

**TATA HOUSING**<sup>®</sup>

# PRIMANTI

VILLAS AND RESIDENCES



Actual image shot on site in Jan, 2018

Phase I, II and III (Part) : OC received  
HARERA Regd. no. 98 of 2017 dated 28.08.2017  
Website: <http://www.harera.in/>

# SPR: The Road to Future Growth

1

SPR connects Golf Course Extension Road to NH-8, hence providing seamless access to other parts of Gurgaon, Airport and Delhi.

2

At Vatika Chowk, SPR intersects Sohna Road which hosts multiple corporate parks, shopping malls and residential societies.

To make SPR a signal-free corridor, the state government is constructing an underpass at Vatika Chowk.

4

NHAI's new 16-km expressway named Greater Southern Peripheral Expressway (GSPE), will connect Delhi-Gurugram Expressway to Manesar on NH-8 through SPR. This will further improve the connectivity to both Delhi and Manesar.

5

3

SPR will be part of the upcoming Metro Route from Huda City Center to Manesar via Vatika Chowk.

6

To reduce traffic snarls, NHAI has planned a cloverleaf on the NH-8 which will connect to the SPR directly.

7

The state government has sanctioned Huda's Rs 453-crore plan to widen the Badshapur drain and construct stormwater drains and wells along SPR to tackle waterlogging and rejuvenate groundwater tables.

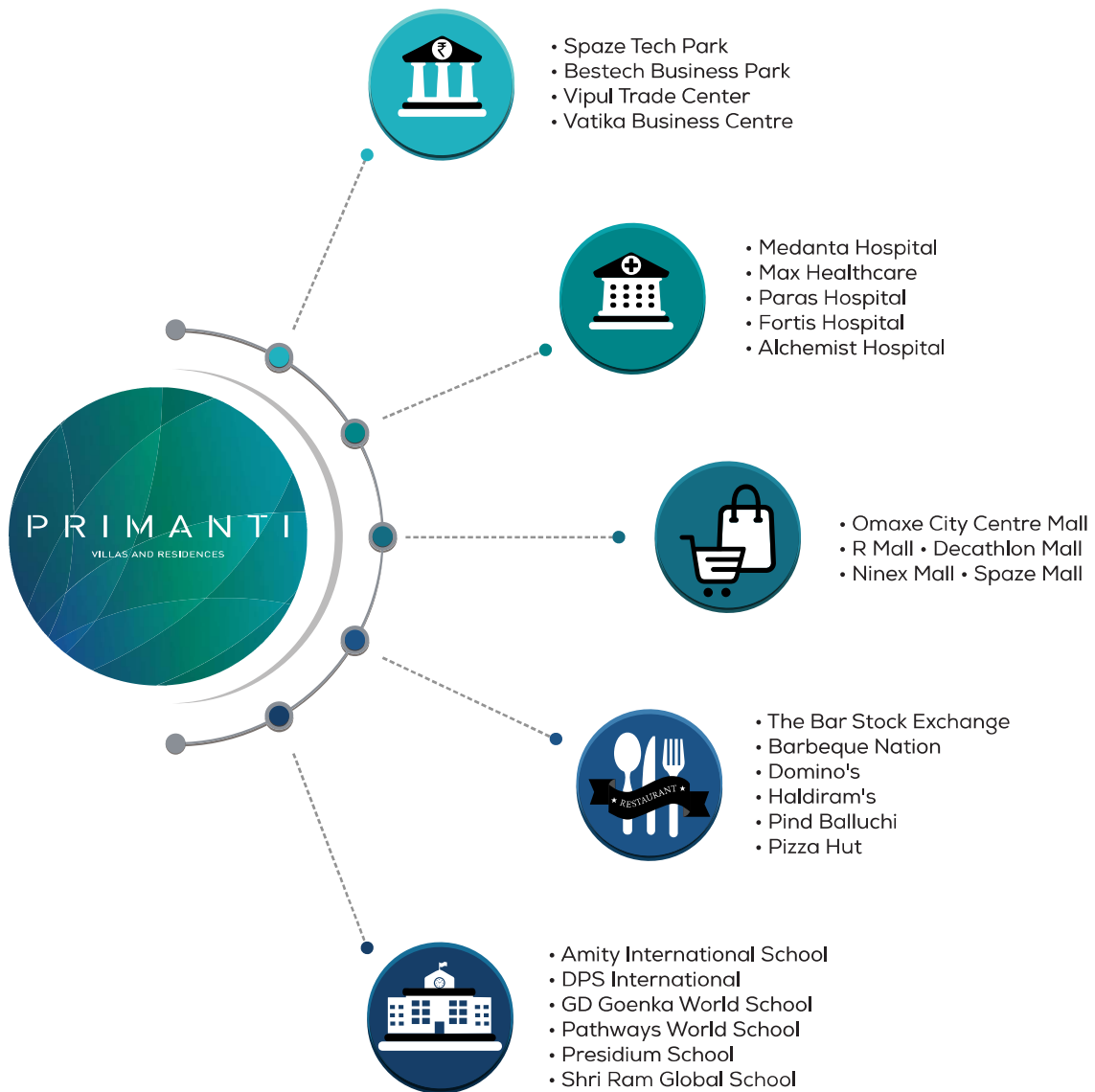
8

Because of superior connectivity, many private corporate parks (Tata Realty, DLF etc.) are under construction on SPR.

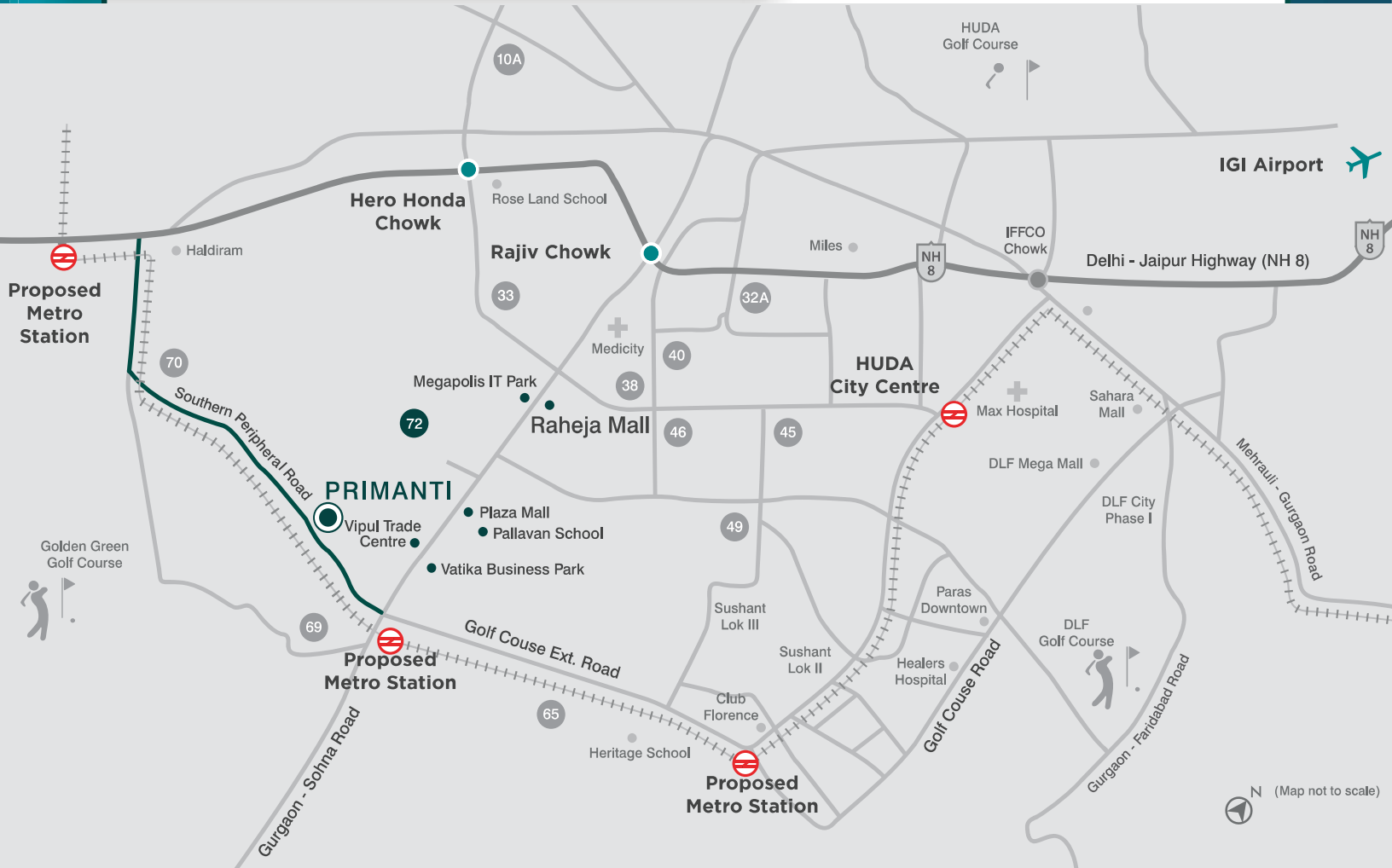
Source : Times Of India

# SPR: The New Social Hub

Everything you could need, at a stone's throw



# CONNECTIVITY



  
5 km  
Access to NH-8

  
22 km  
International Airport

  
7 km  
Medanta Medicity

  
3 km  
Shopping Malls

## KEY DRIVING DURATIONS:

Delhi-Jaipur Highway (NH 8)	: 5 min.
Golf Course Ext. Road	: 5 min.
Gurgaon-Sohna Road	: 5 min.
Golf Course Road	: 20 min.
Cyber Hub	: 25 min.
I.G. International Airport	: 35 min.

Distances and timelines are tentative and approximate subject to road and infrastructure facilities provided by the appropriate authorities.



# PRIMANTI: An Overview



Actual image shot on site in January, 2018

Primanti is situated on the Southern Peripheral Road (SPR) in Sector 72, Gurugram.

It is a residential development spread over an area of 36 acres and offers:

apartments, duplexes, row houses and villas.

Discover a home where modern architecture merges seamlessly with the natural landscape.

A retreat for the senses, within the city of Gurgaon.

# MASTER PLAN







## LEGEND:

1. Main Entrance
2. Mondrian Park
3. Community building (clubhouse)
4. Swimming Pool
5. Tennis Court/ Basketball Court
6. Children's Play Area
7. Community Shopping Area
8. Primary School
9. Proposed Nursery School Plot
10. EWS
11. Half Basketball Courts

### VERTILLAS

- VA : Villa (Small)  
 VB : Villa (Large)
- T1 : 38 Floors  
 Apts. 1, 4: 4 BHK Large  
 Apts. 2, 3: 4 BHK Small
- T2 : 40 Floors  
 Apts. 1, 4: 4 BHK Large  
 Apts. 2, 3: 4 BHK Small
- T3 : 22 Floors, 3 BHK  
 T4 : 26 Floors, 3 BHK  
 T5 : 30 Floors, 3 BHK  
 T6 : 34 Floors, 3 BHK  
 T7 : 40 Floors, 4 BHK Large
- EA 1 - EA 6: G+9 Floors  
 EA 7 - EA 8: G+11 Floors  
 EF 1 - EF 25: G+3 Floors  
 EF26 - EF 31: G+3 Floors

Disclaimer: The amenities, specifications, designs, facilities etc. are indicative. The Company reserves the right to change/revise/amend the same at its sole discretion without any prior notice and obligation. List of amenities, specifications, designs and facilities provided in the Agreement shall stand final and binding. Trees and green area shown are for representation purpose only. Layout for reference purpose only.

# COMMUNITY BUILDING

Primanti boasts of a top-of-the-class community building (clubhouse) spread over approx. 2647 sq. m. (28492.07 sq. ft.) The clubhouse is carefully planned to provide an entire range of modern amenities catering to all the lifestyle needs of the residents.

## AMENITIES

- Outdoor Pool
- Temperature-controlled Indoor Pool
- Squash Court
- Tennis Court
- Basketball Court
- Badminton Court
- Table Tennis
- Gymnasium
- Spa and Sauna
- Pool-side Restaurant
- Multi-media Room

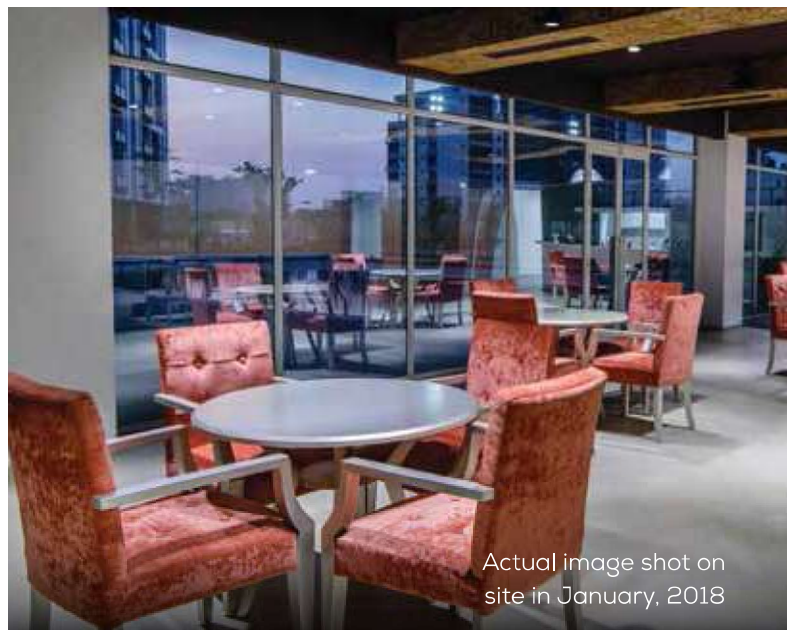




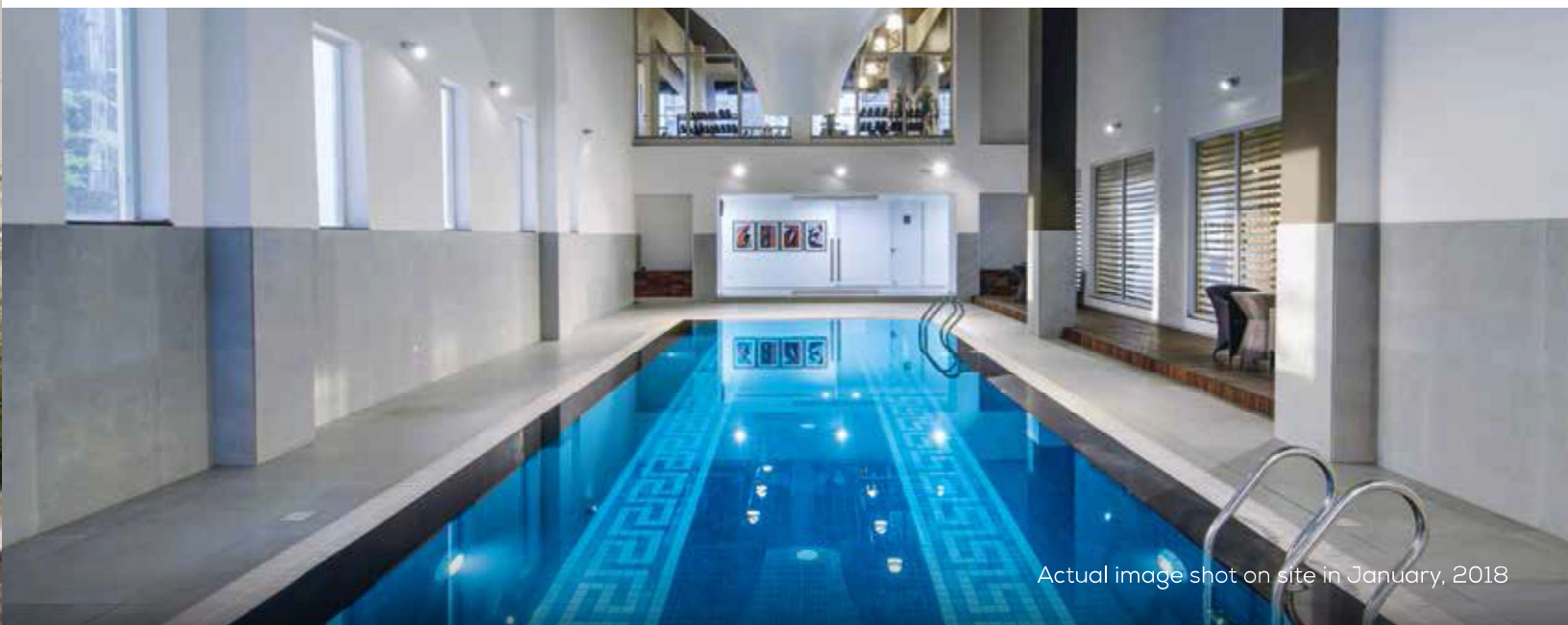
Actual image shot on site in January, 2018



Actual image shot on site in January, 2018



Actual image shot on site in January, 2018



Actual image shot on site in January, 2018



# THE GARDEN ESTATE

Imagine life in a place where tree-lined boulevards wind their way through lush green parks. Where picturesque pergolas and water bodies dripped with sunlight and shade glimmer through trees.

Primanti garden estate is designed around a series of interconnected gardens and meadows that span sinuously across the project.

Primanti hosts 5 gardens within its premises.

## EXCLUSIVE FEATURES

Central Green Park

Mondrian Garden

Open Meadows

Manicured Lawns

Kid's Play Area







Actual image shot on site in January, 2018



Actual image shot on site in January, 2018



# RESIDENCES

## TOWER RESIDENCES

Tower Residences are luxurious 3 and 4 BHK apartments, surrounded by interconnected, formal gardens and squares. These 30 to 40 storey high-rise towers offer breathtaking views of the surroundings.



### FEATURES & AMENITIES:

VRF air-conditioning • Imported marble flooring in living and dining room • Wooden flooring in master bedroom\* • Bathtub in master bathroom • Premium modular kitchen • Separate servant's room • Separate access to servant's room

Actual image shot on site in January, 2018



## EXECUTIVE APARTMENTS

Executive Apartments are housed in G+9 and G+11 storey mid-rise buildings with just one apartment on each floor. Each apartment is open on 3 sides. These 4 BHK residences feature a unique double-height living area.



Actual image shot on site in January, 2018

### COMMON FEATURES:

VRF air-conditioning • Double height in select internal areas • Video door phone • Basement parking space • Imported marble flooring in living and dining area • Wooden flooring in master bedroom\* • Bathtub in master bathroom • Premium modular kitchen.



### EXECUTIVE FLOORS:

Executive Floors are luxurious duplexes, housed in exclusive 3-storey elegantly designed buildings. The two ground +1 residences feature 4 bedrooms and garden with plunge pool. While the larger duplex above has an open terrace with a roof deck and a plunge pool.

\*Engineered Wooden Flooring in Master Bedroom. Laminated Wooden Flooring in other Bedrooms.

Image for representative purpose only.



# VERTILLAS



Actual image shot on site in January, 2018





Actual image shot on site in January, 2018

It's not just the vertical build but intelligent design that defines a vertilla. Take its skylight courtyard for instance, which allows natural light and air to seep into every corner. Or the remote-controlled basement parking that ensures open green spaces on ground floor. The massive common areas housed within allow for memorable parties. All intelligently designed with only one thing in mind. You.

## FEATURES

### G+3 STOREY VILLAS WITH BASEMENT

- 4 Bed Residences
- Skylight Courtyard
- Remote-controlled Basement Parking
- Common Area on each floor
- Private Garden
- Plunge Pool
- Personal Elevator



Actual image shot on site in January, 2018

# DESIGN ADVANTAGE



- Conceived and designed to provide maximum area to open green spaces, public gardens & plazas.
- Primanti hosts multiple community gardens.



- Towers are planned in a way to maximize views and daylight for the apartments.
- Towers on western edge provide visible presence of the project at the main entrance towards SPR.



- Vertillas are placed in a separate block towards the north to ensure exclusivity and privacy of the villa residents.



- Underground parking to keep the ground level vehicle free

# CUSTOMERS SPEAK

”

**Anupam Chowdhury**

The construction quality is the best in Gurgaon.

”

**Mr. Parag Agarwal**

TATA Housing as a brand means Trust. They will go the extra mile to maintain this trust.

”

**Anil Sharma**

Buying a TATA home gives us peace of mind.

”

**Rear Admiral  
Kishan K. Pandey**

Tata Housing has exceeded my expectations of construction quality and fittings inside the apartment.

”

**Mr. Bibhash Jha**

The Tata Housing team is very responsive. Whenever issues are brought to their notice, they do justice to it.



# VIBRANT COMMUNITY



Earth Day Celebration



Summer Fiesta



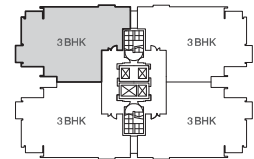
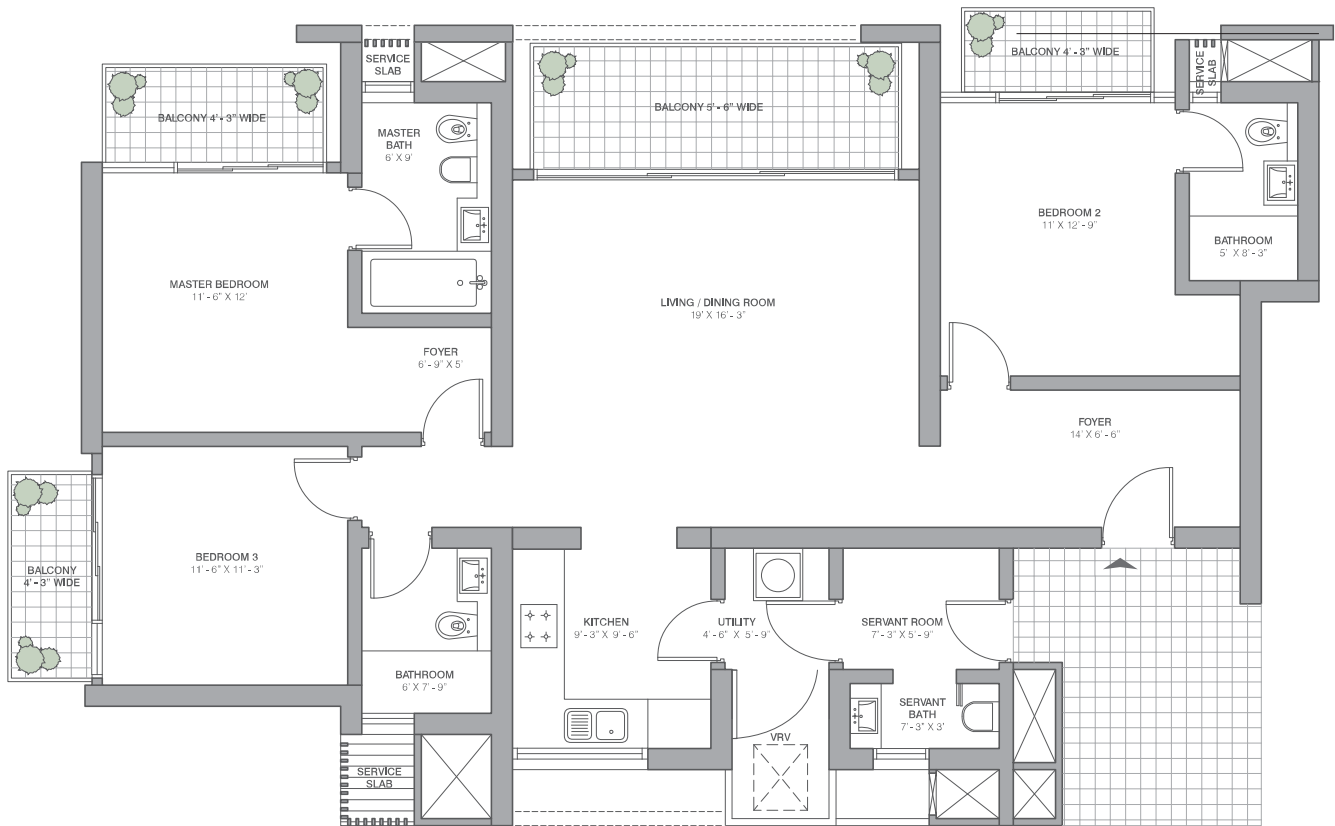
**PHASE 1**



# TOWER RESIDENCES

3 BHK  
AVAILABLE IN TOWER 3 AND 4

	Sq.m.	Sq.ft.
Carpet Area	122.1	1313.79
Balconies	21.28	228.97

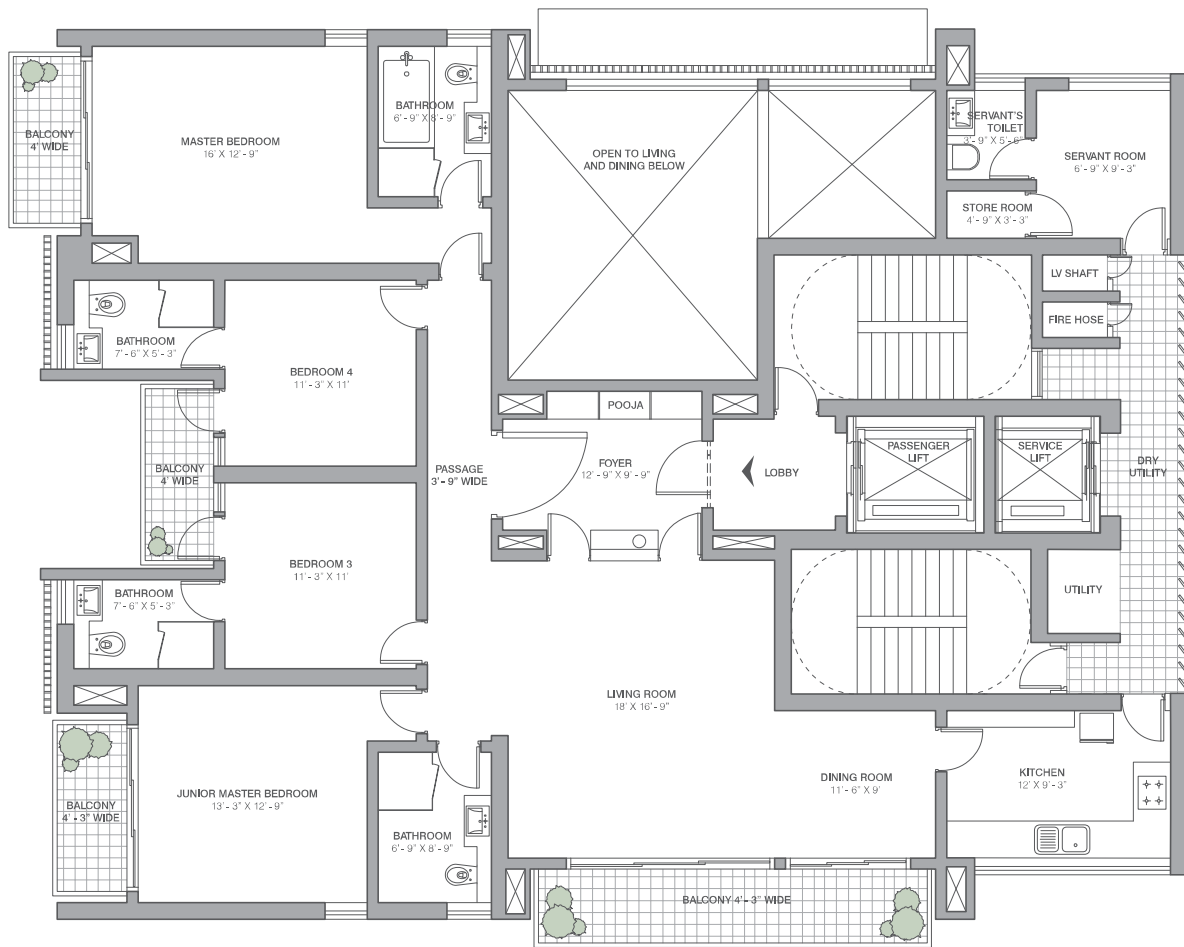


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1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.  
All dimensions are in feet.

# EXECUTIVE APARTMENTS

TYPE 1  
AVAILABLE IN EA 1 TO EA 6

	Sq.m.	Sq.ft.
Carpet Area	186.010	2002.212
Balconies	21.461	231.006



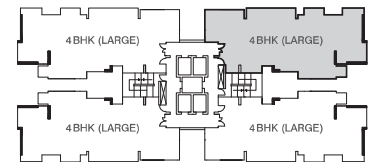
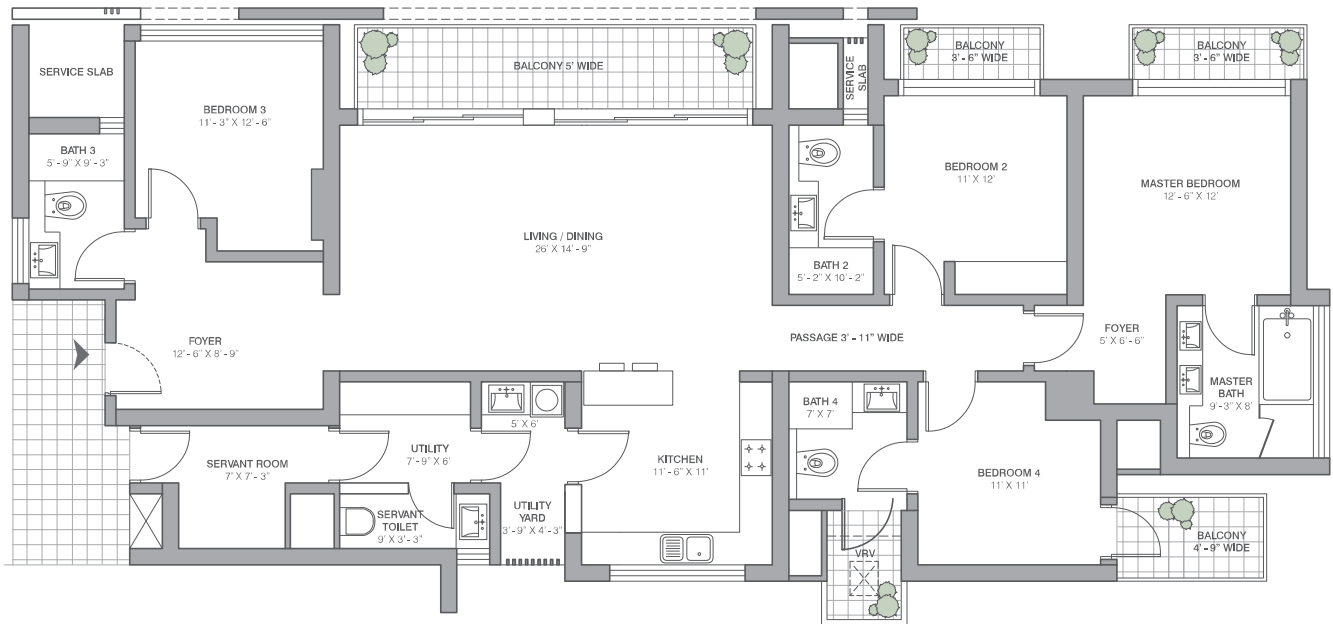
## ODD FLOOR UNIT

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# TOWER RESIDENCES

4 BHK LARGE  
AVAILABLE IN TOWER 1 AND 2

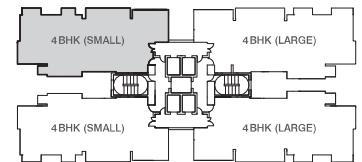
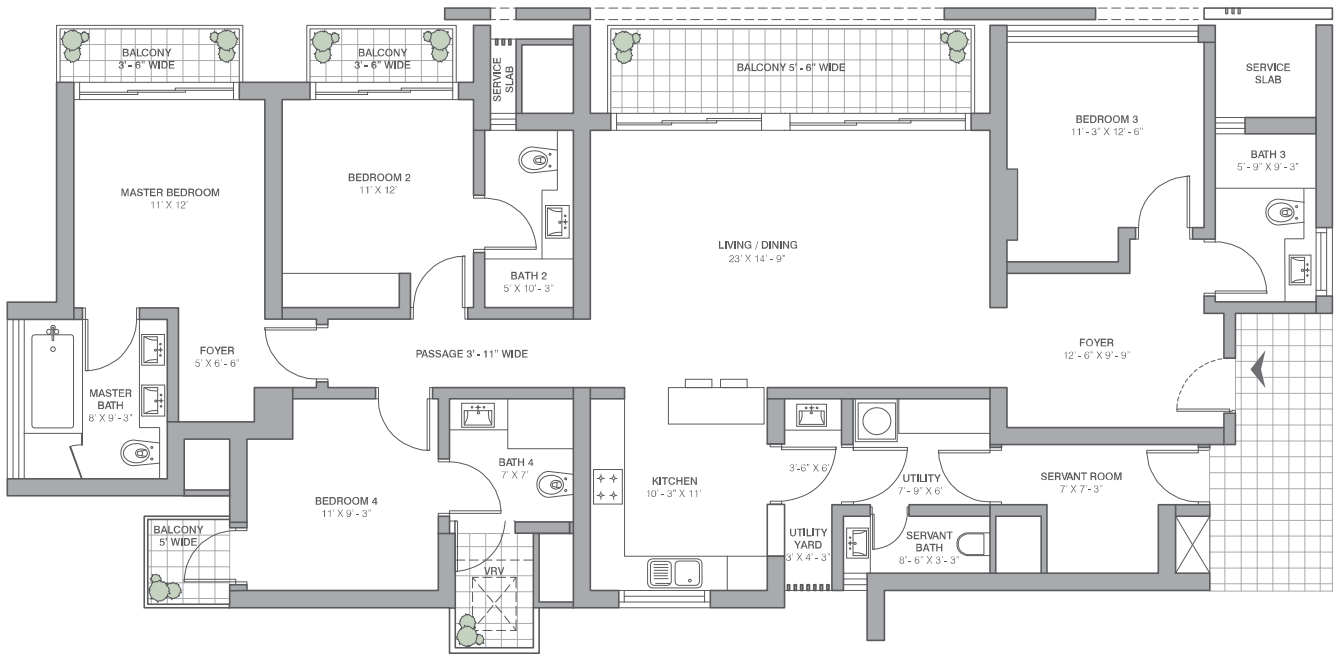
Phase I	Sq.m.	Sq.ft.
Carpet Area	171.303	1843.905
Balconies	21.885	235.570



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4 BHK SMALL  
AVAILABLE IN TOWER 1 AND 2

	Sq.m.	Sq.ft.
Carpet Area	161.927	1742.982
Balconies	20.457	220.145

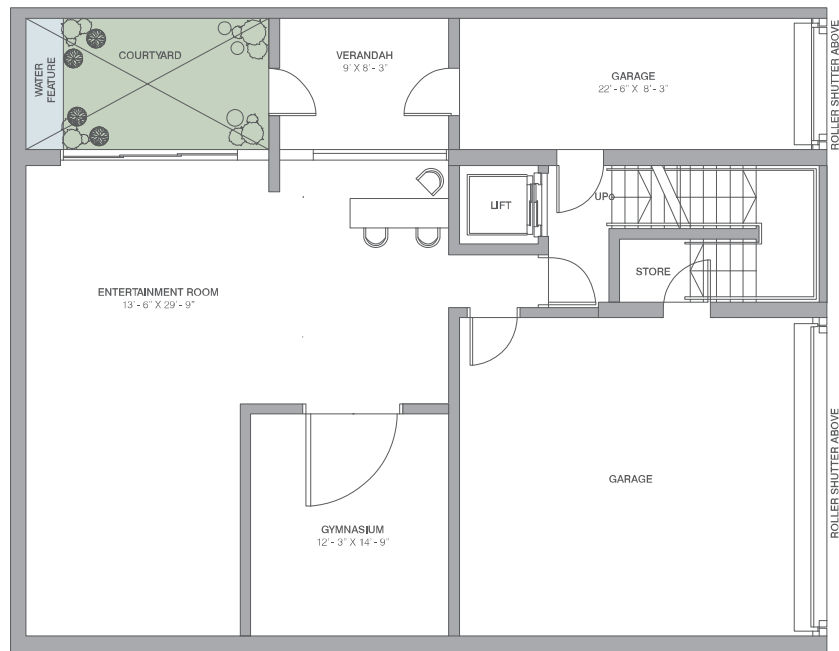


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# VERTILLAS

LARGE (VB)

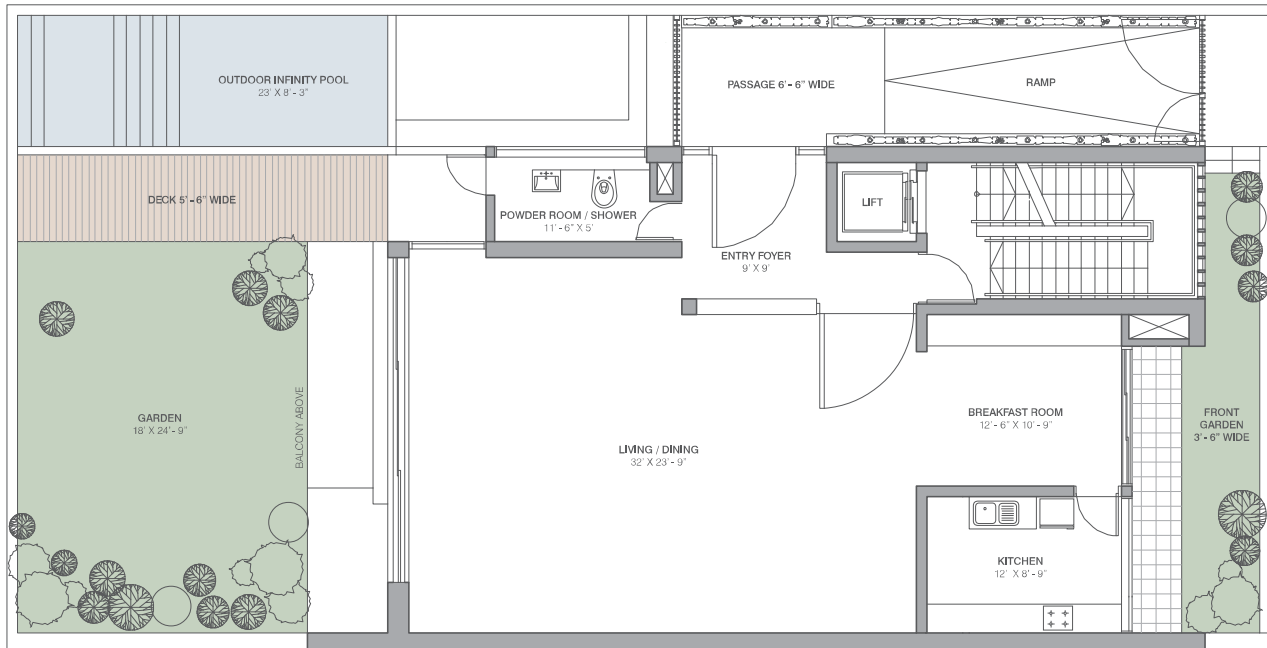
	Sq.m.	Sq.ft.
Carpet Area	478.289	5148.303
Balconies	17.046	183.483
Verandah	10.715	115.336
GA/Terrace/ Courtyard	242.358	2608.742
Garage	59.762	643.278



## BASEMENT

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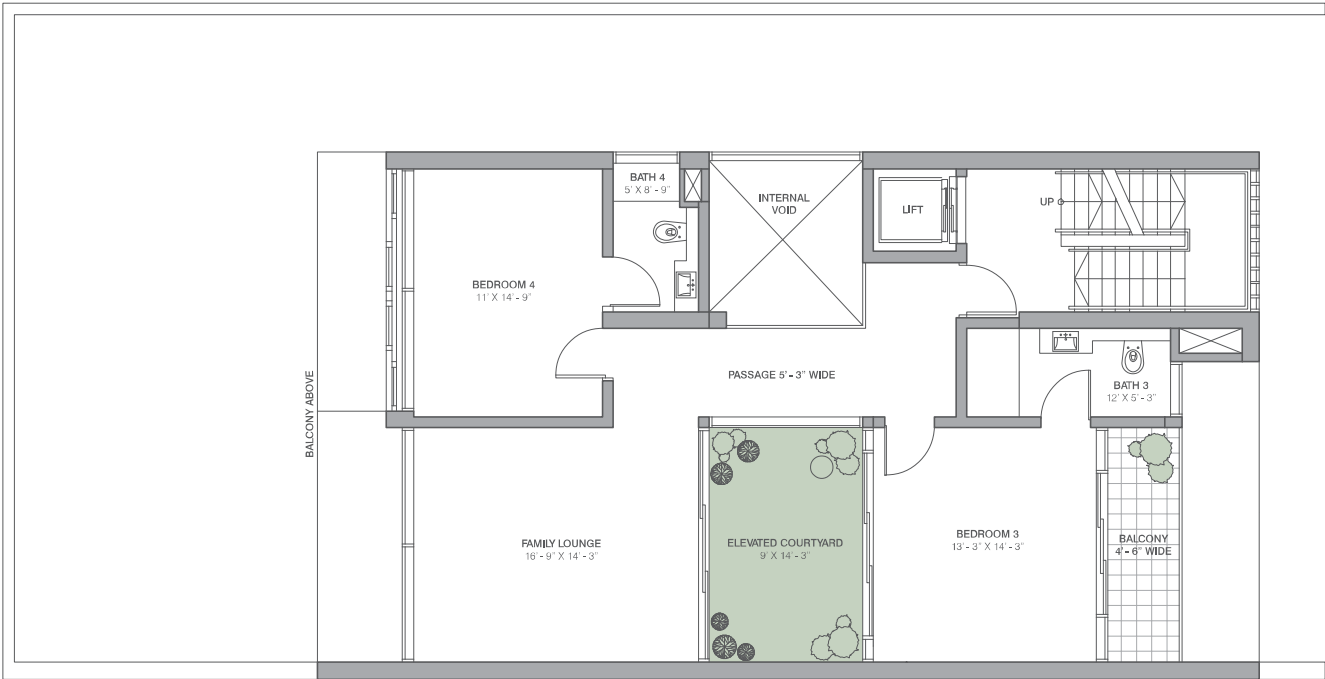


**GROUND FLOOR**

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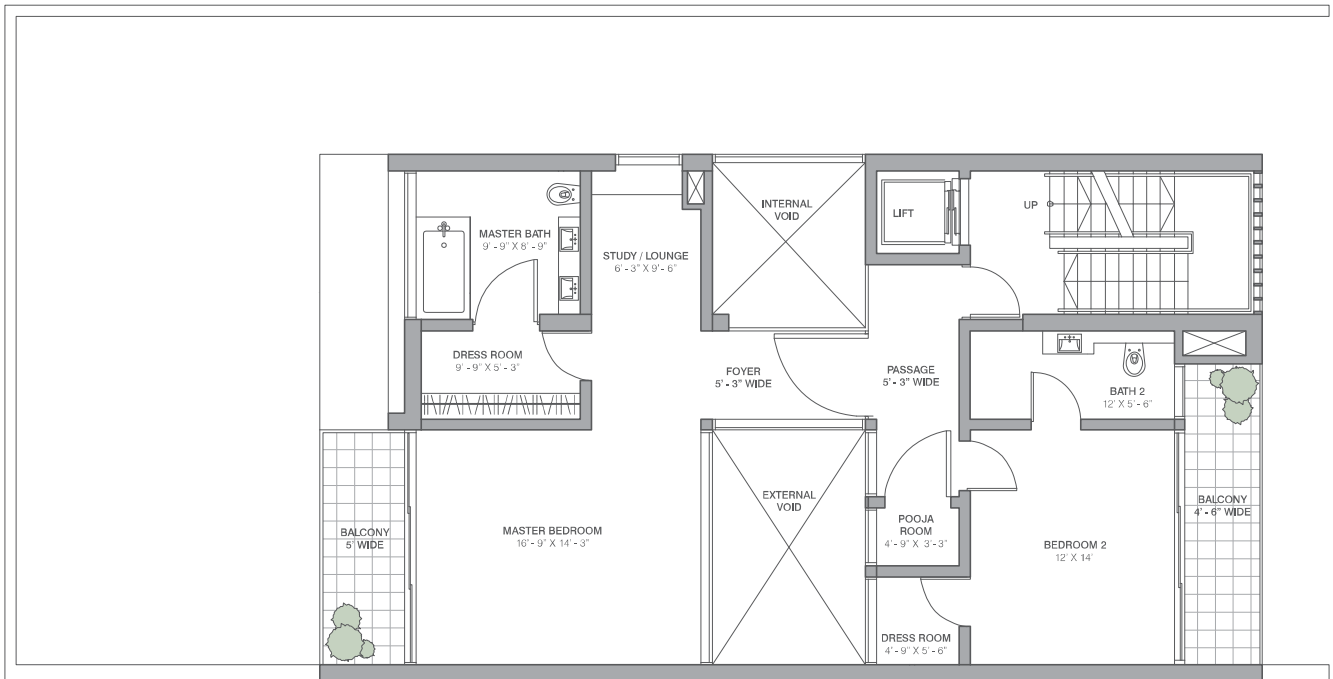
# VERTILLAS

LARGE (VB)



## FIRST FLOOR

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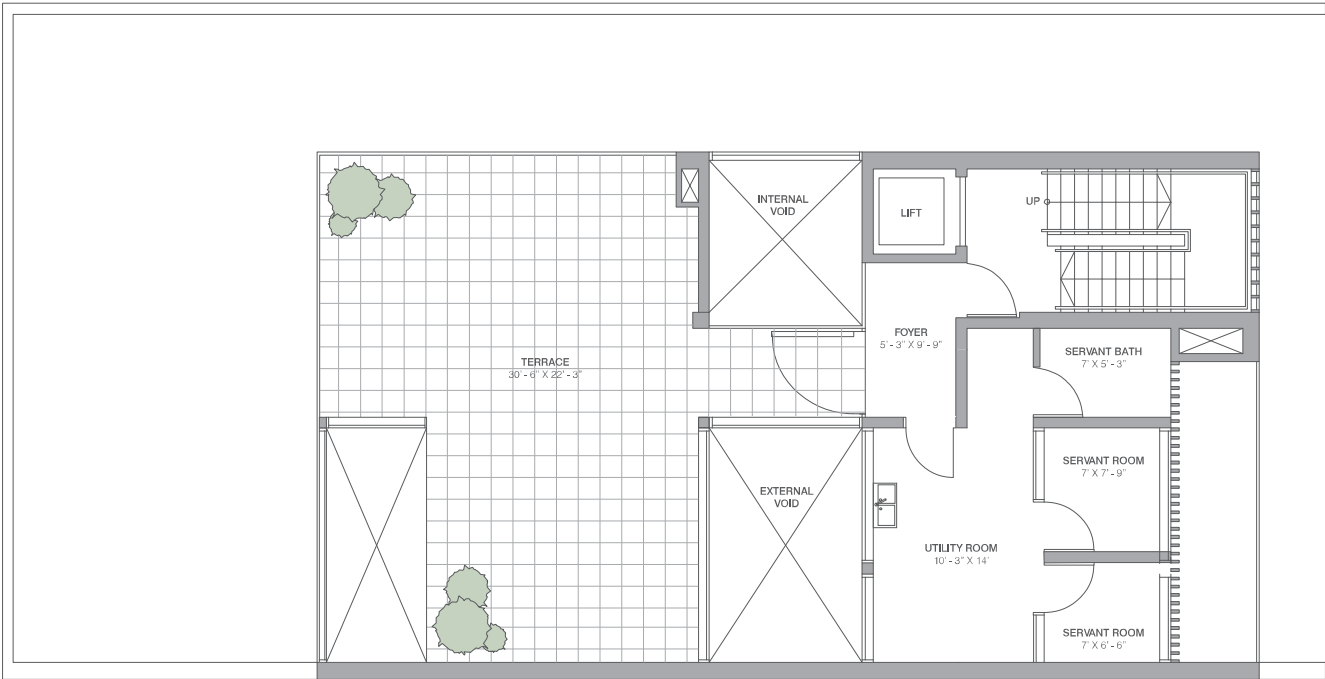
## SECOND FLOOR

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# VERTILLAS

LARGE (VB)



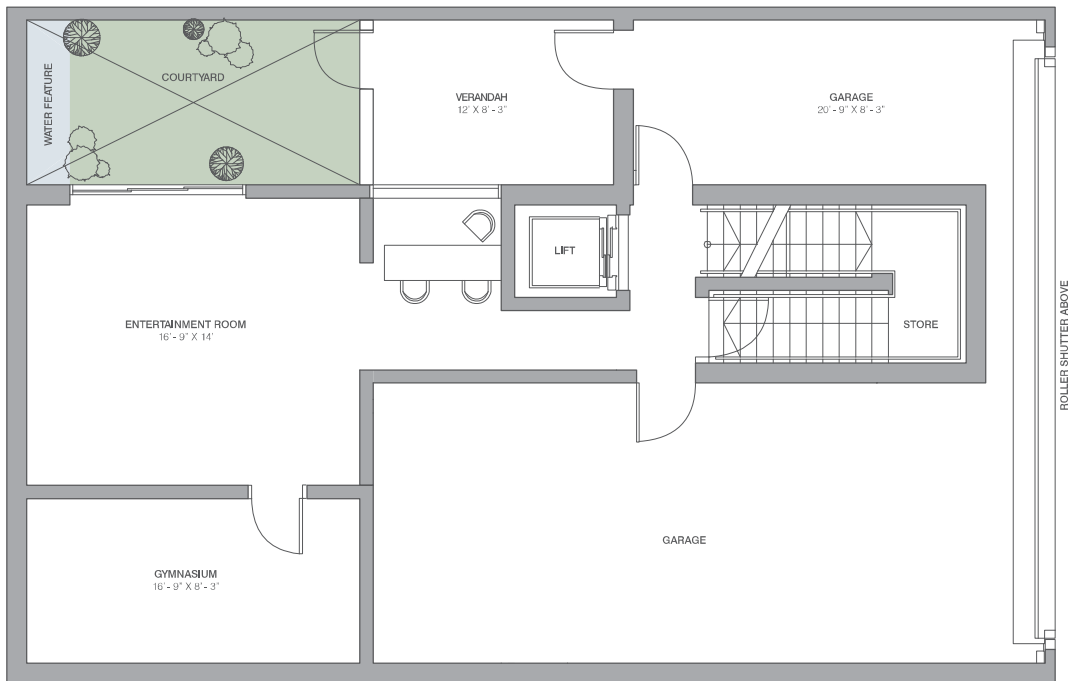
## TERRACE

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# VERTILLAS

SMALL (VA)

	Sq.m.	Sq.ft.
Carpet Area	361.130	3887.203
Balconies	15.901	171.158
Verandah	15.999	172.213
GA/Terrace/ Courtyard	168.237	1810.903
Garage	59.031	635.410

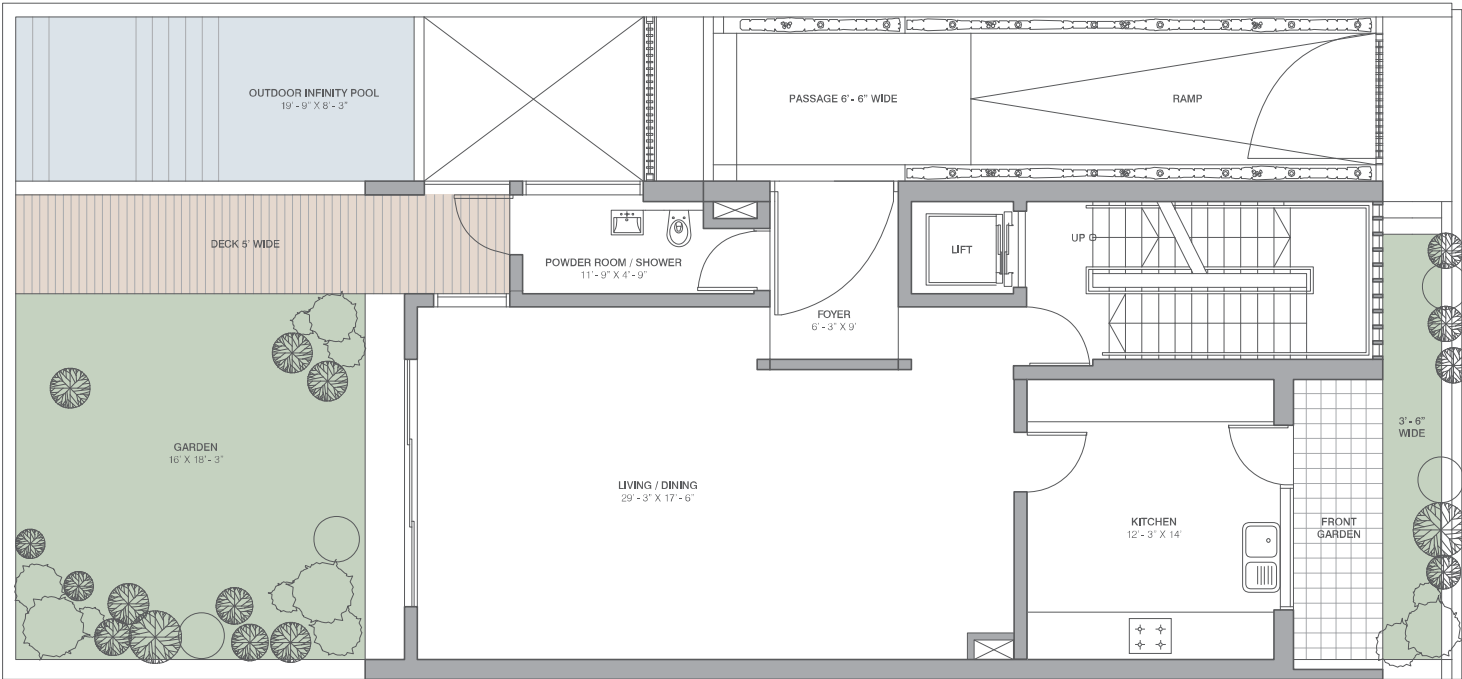


## BASEMENT

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# VERTILLAS

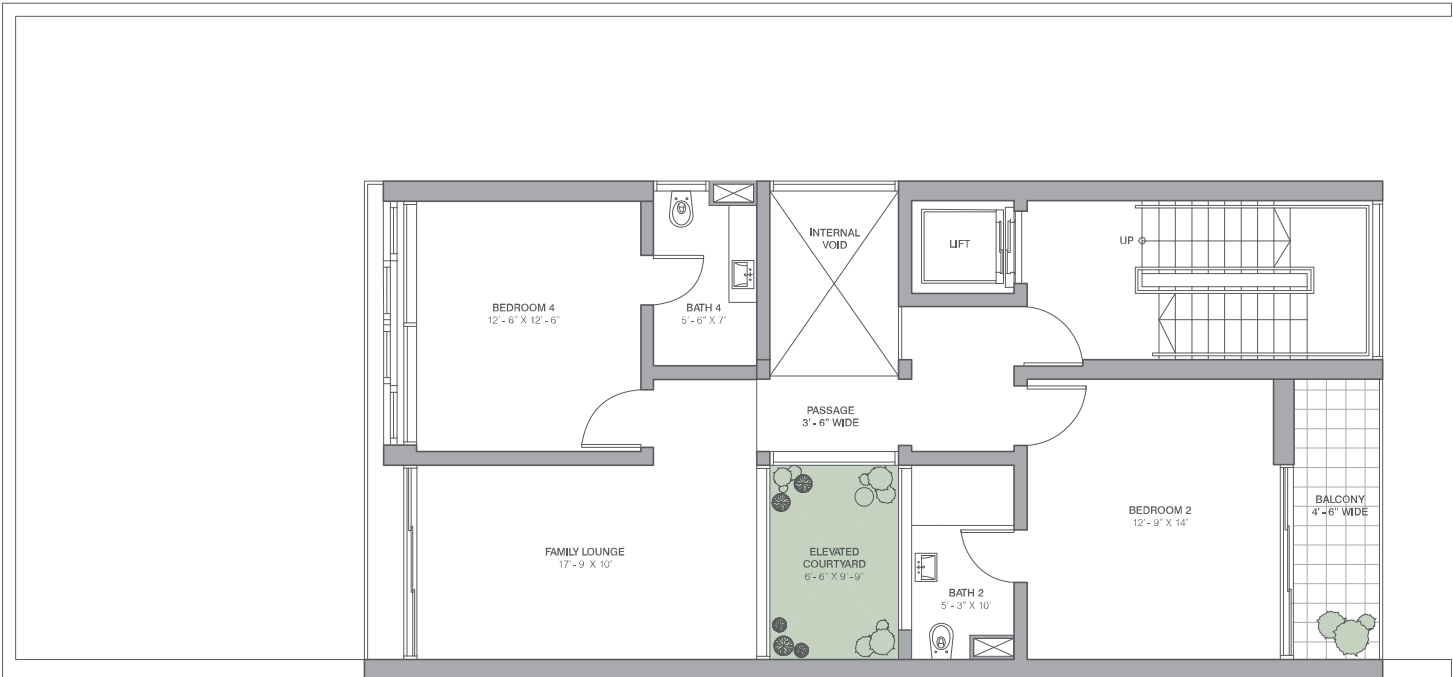
SMALL (VA)



## GROUND FLOOR

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All dimensions are in feet.



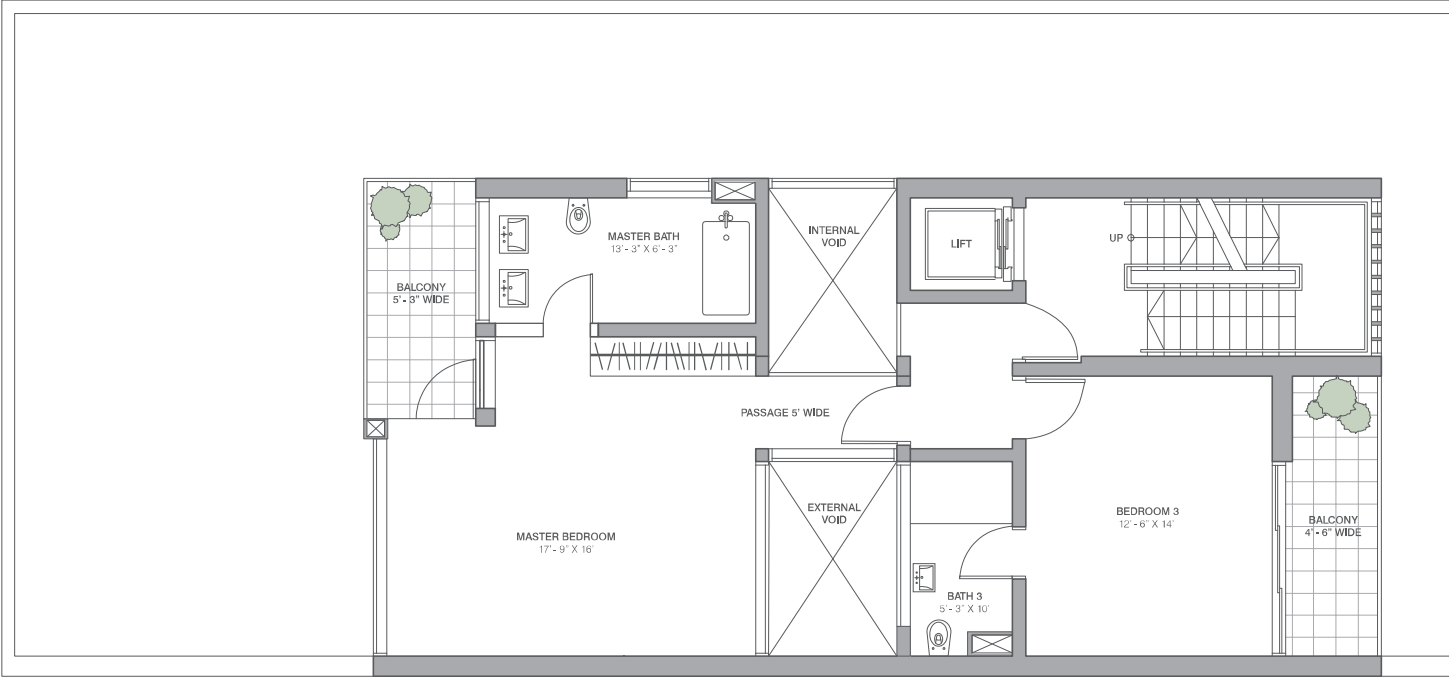


FIRST FLOOR

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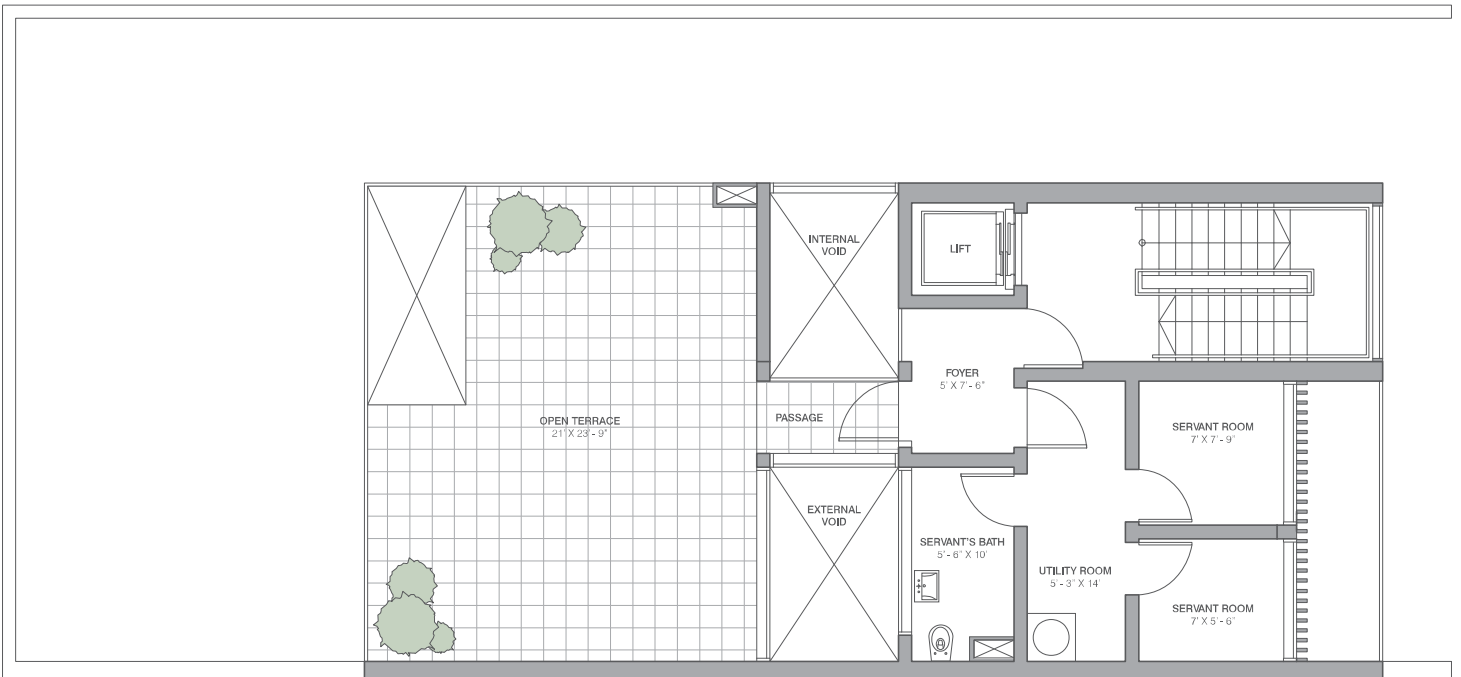
# VERTILLAS

SMALL (VA)



## SECOND FLOOR

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## TERRACE

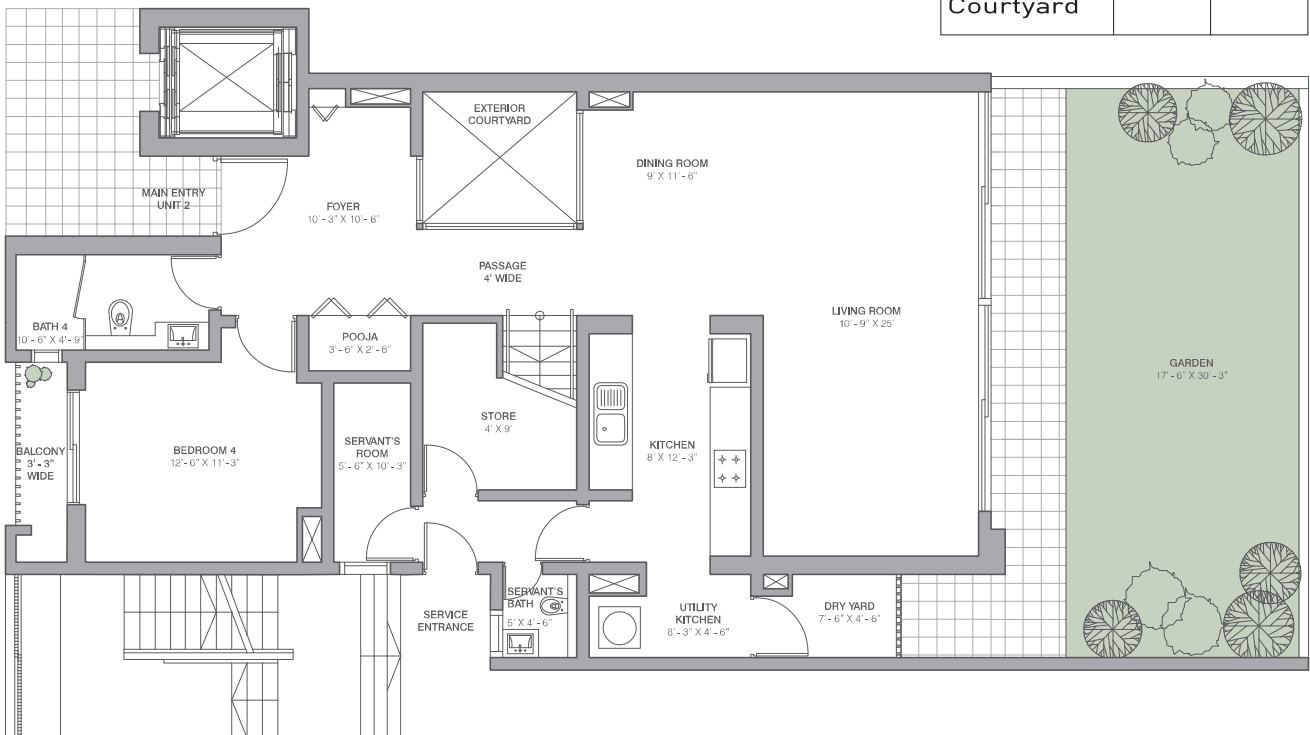
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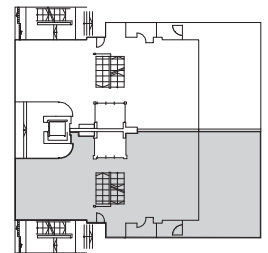
# EXECUTIVE FLOORS

DUPLEXE UNITS

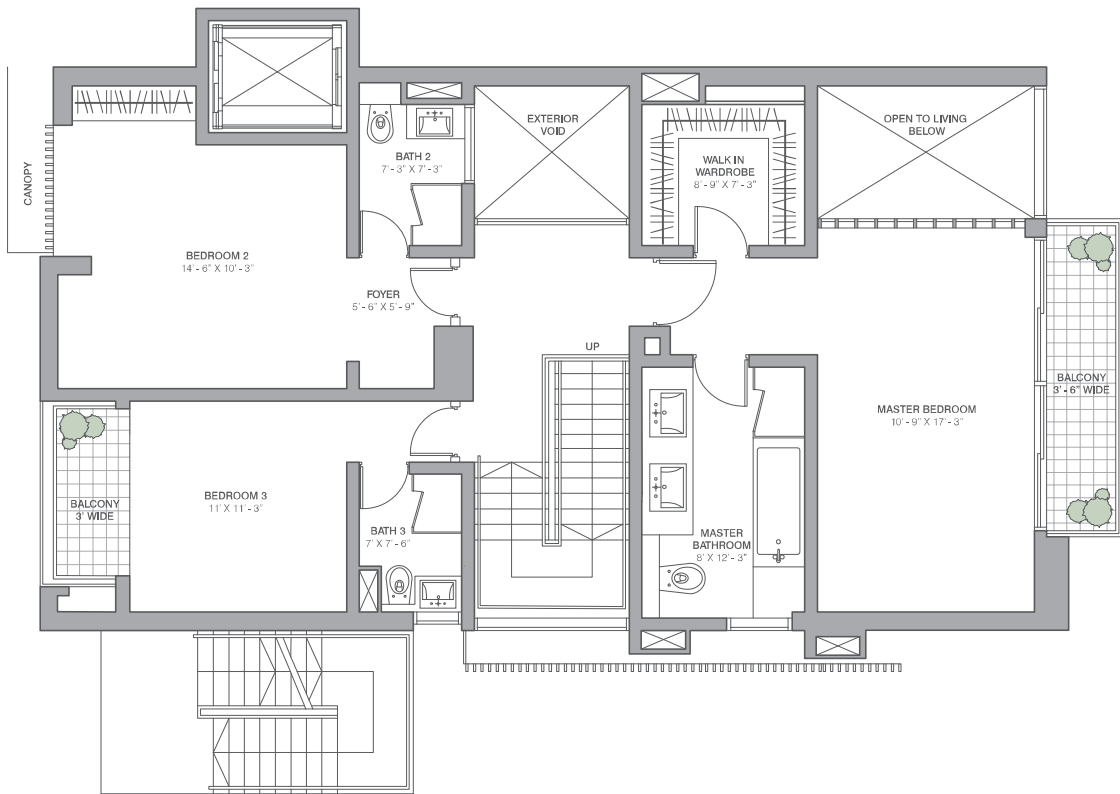
	Sq.m.	Sq.ft.
Carpet Area	188.634	2030.456
Balconies	5.650	60.817
Verandah	24.632	265.139
GA/Terrace/ Courtyard	39.268	422.681



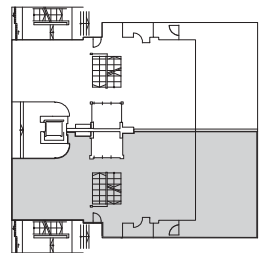
GROUND FLOOR



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FIRST FLOOR

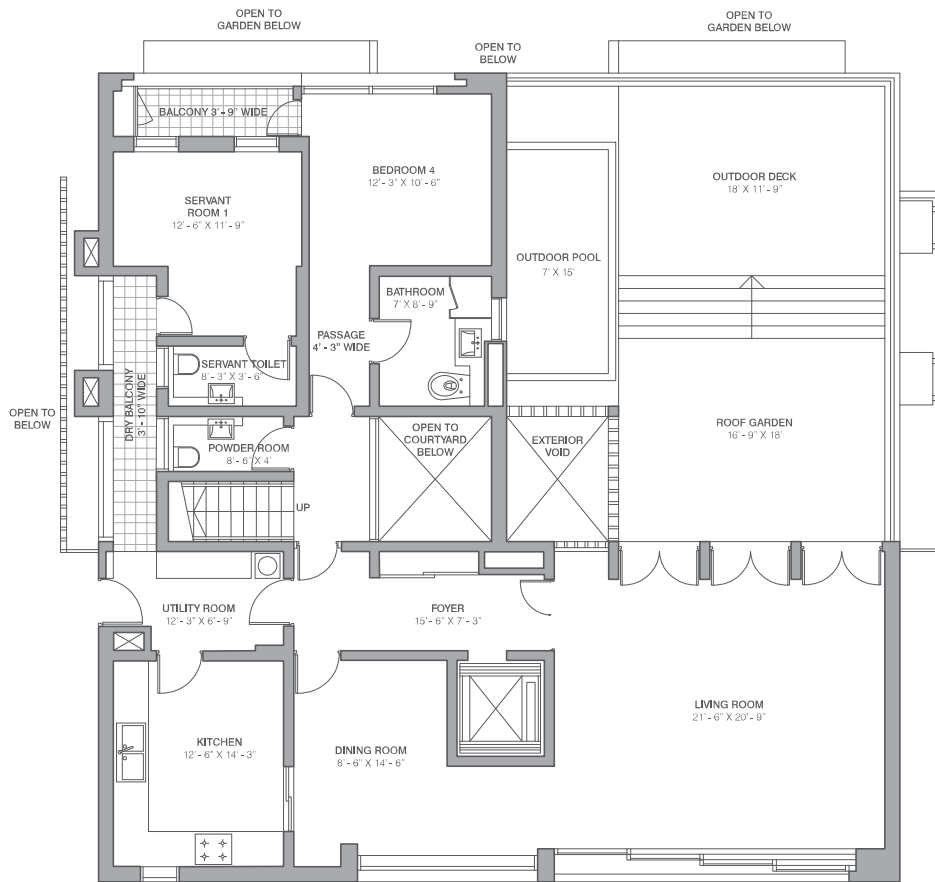


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# EXECUTIVE FLOORS

DUPLEXE UNITS

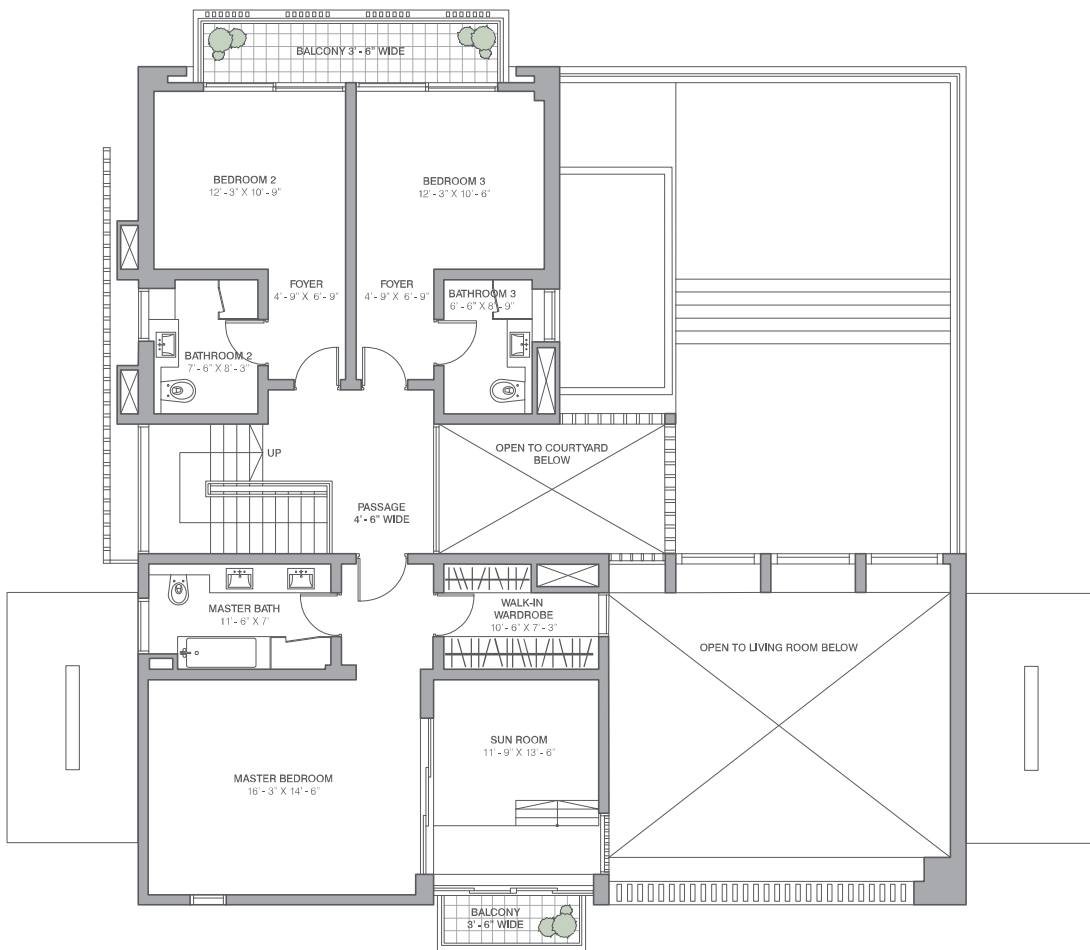
	Sq.m.	Sq.ft.
Carpet Area	260.394	2802.881
Balconies	10.574	113.819
GA/Terrace/ Courtyard	60.498	651.200



## SECOND FLOOR

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### THIRD FLOOR

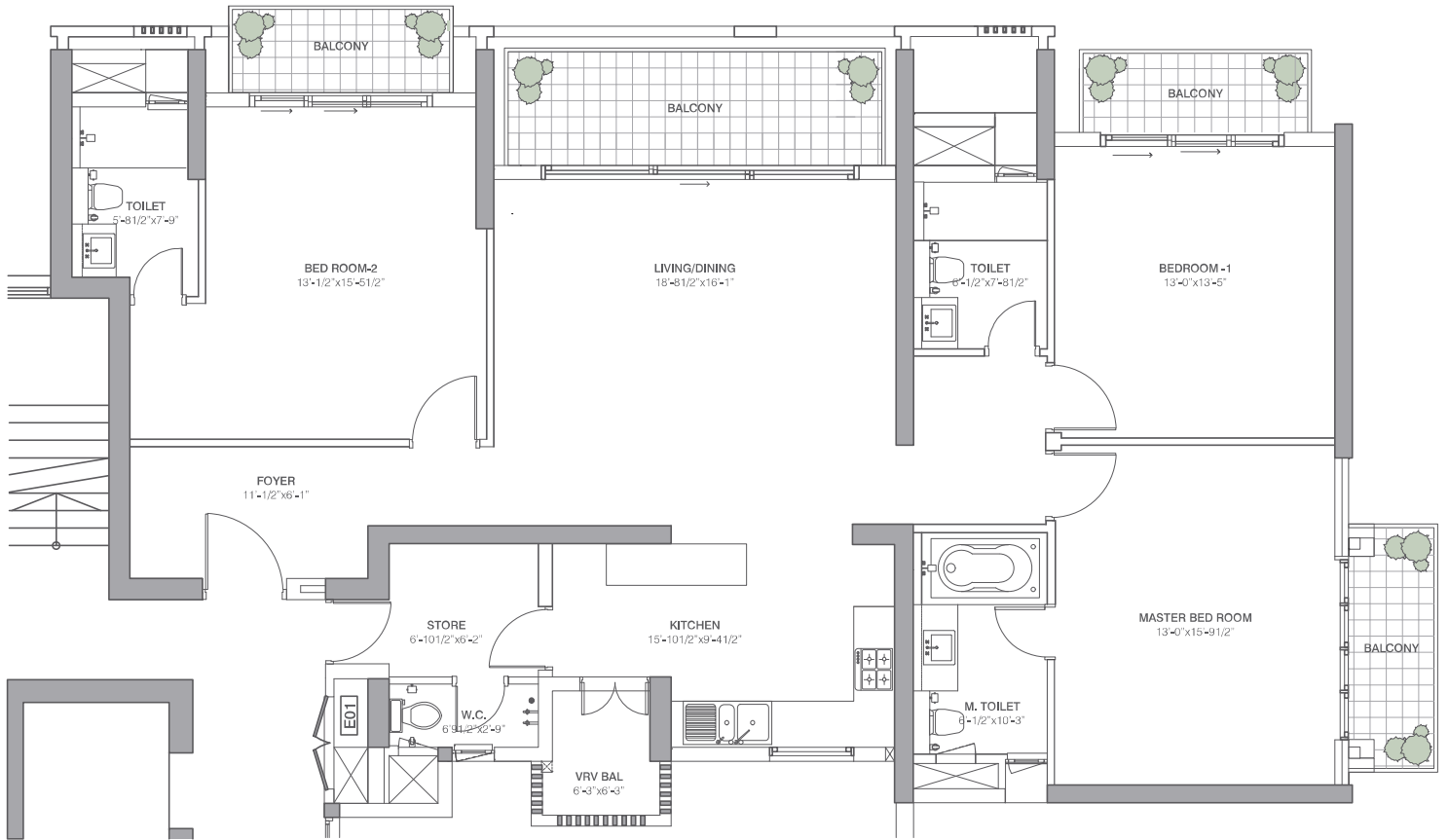
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## PHASE 2

# TOWER RESIDENCES

3 BHK-UNIT PLAN  
AVAILABLE IN TOWER T5 AND T6

	Sq.m.	Sq.ft.
Carpet Area	140.038	1507.369
Balconies	23.983	258.153



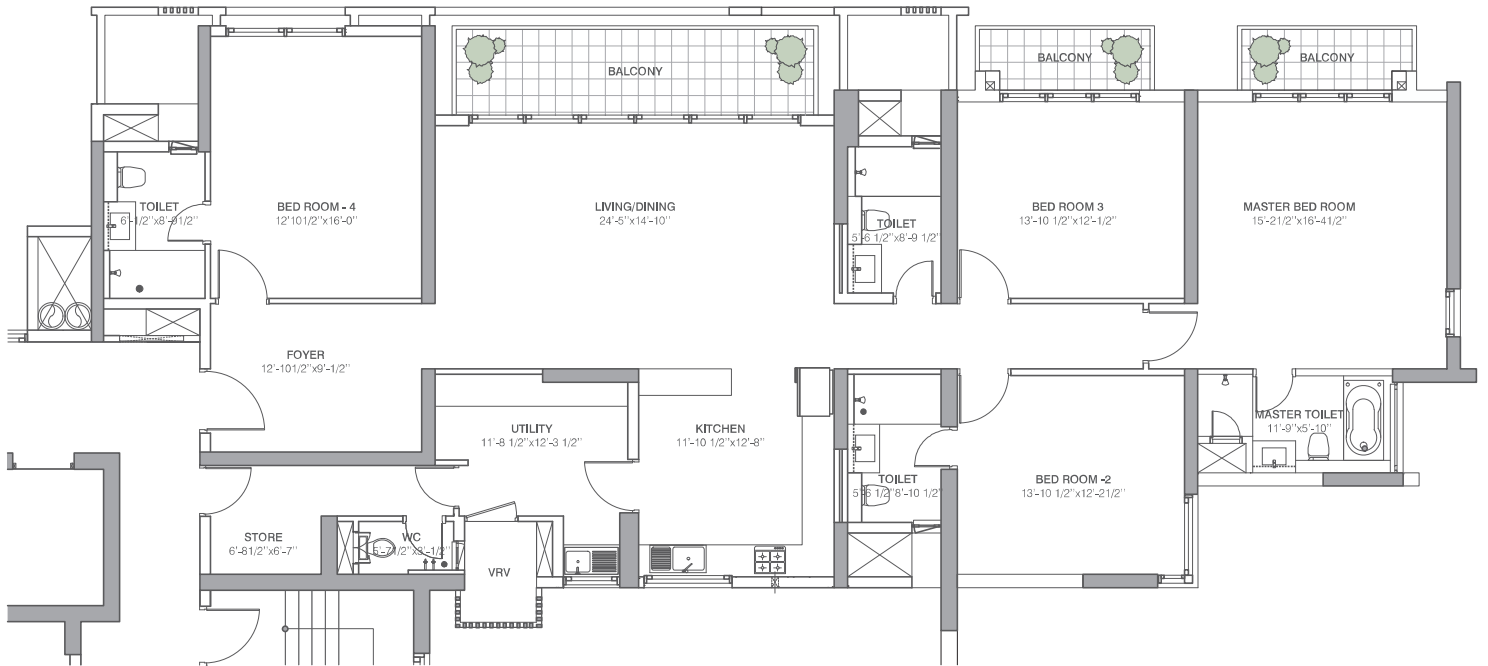
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All dimensions are in feet.



# TOWER RESIDENCES

4 BHK-UNIT PLAN (EVEN FLOOR)  
TOWER-T7

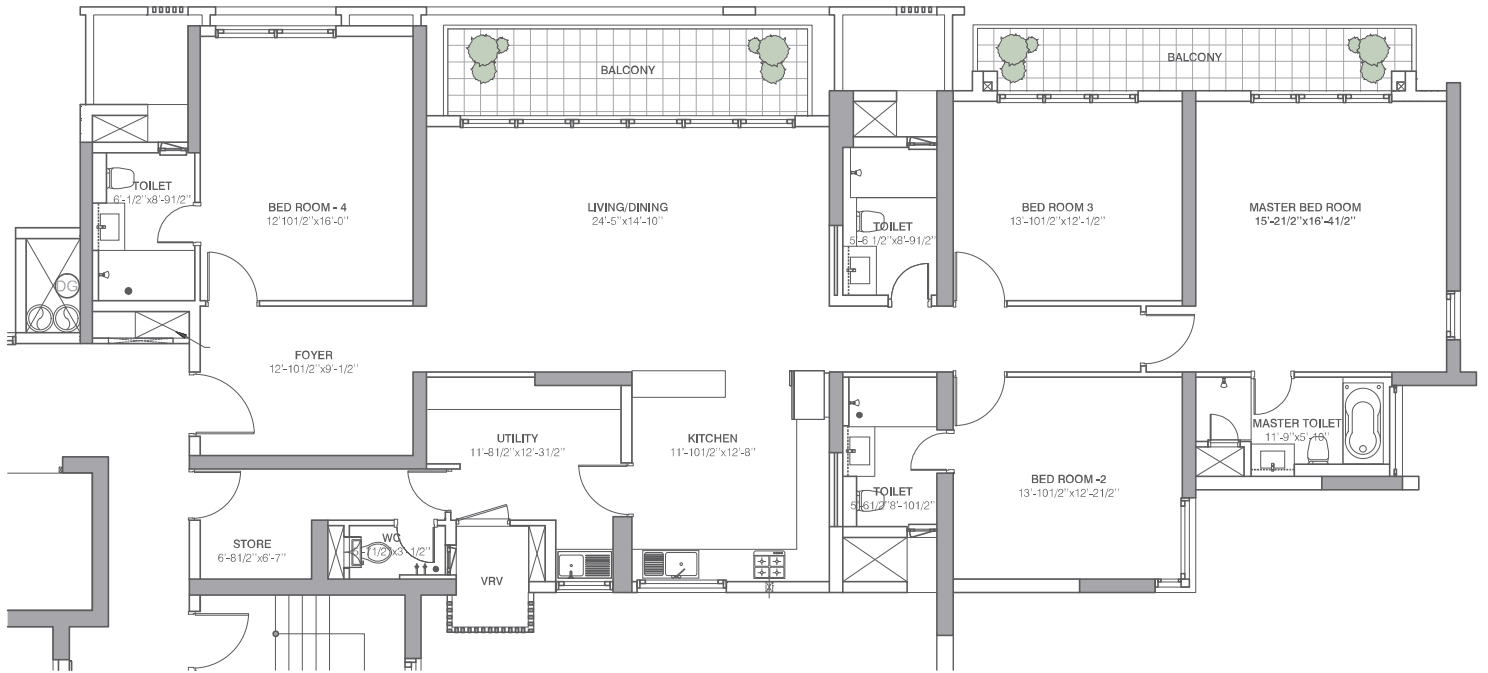
	Sq.m.	Sq.ft.
Carpet Area	192.404	2071.037
Balconies	22.307	240.113



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All dimensions are in feet.

4 BHK-UNIT PLAN (ODD FLOOR)  
TOWER-T7

	Sq.m.	Sq.ft.
Carpet Area	192.404	2071.037
Balconies	24.143	259.875

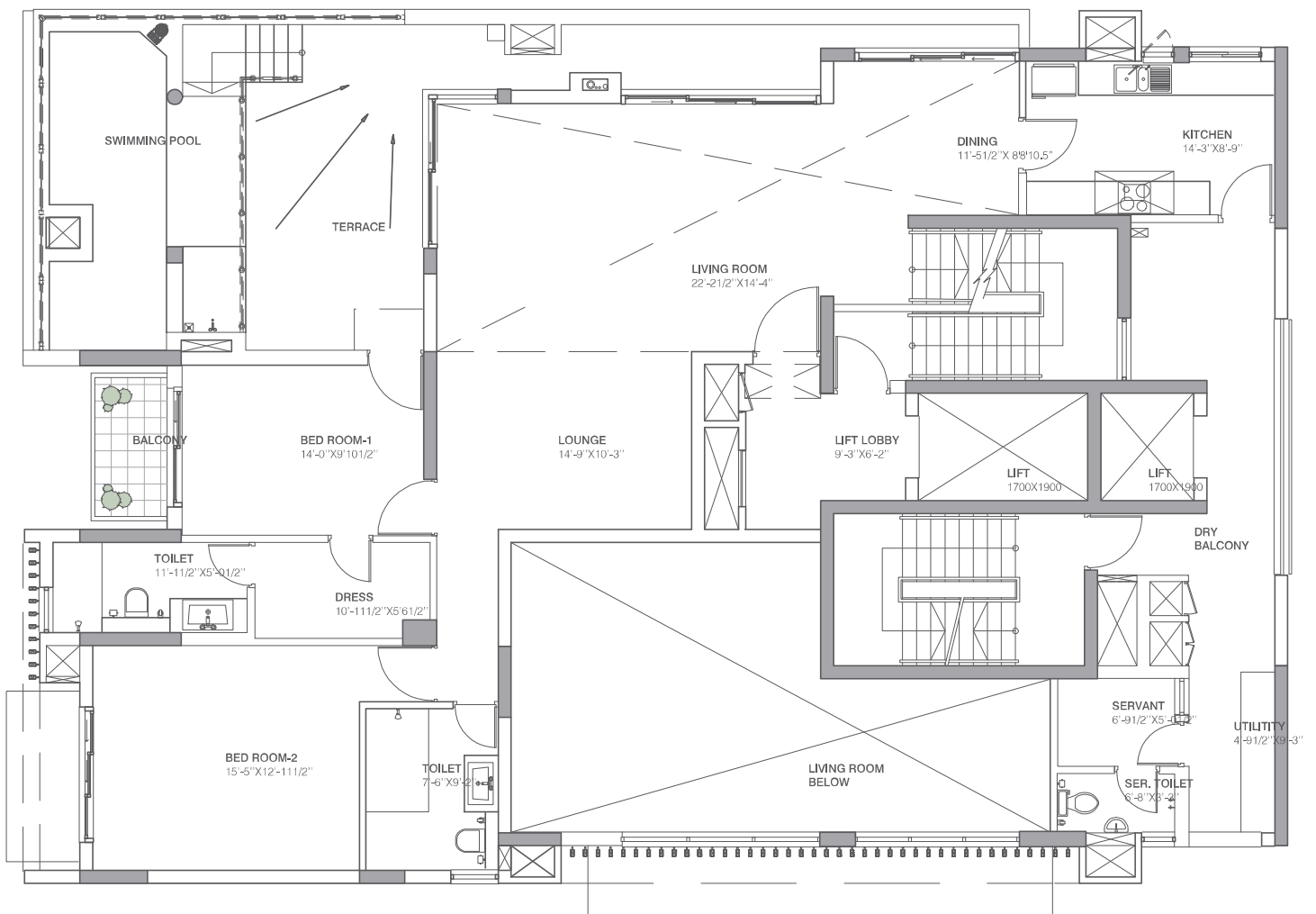


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# DUPLEX UNIT

TYPICAL UNIT - EVEN / ODD

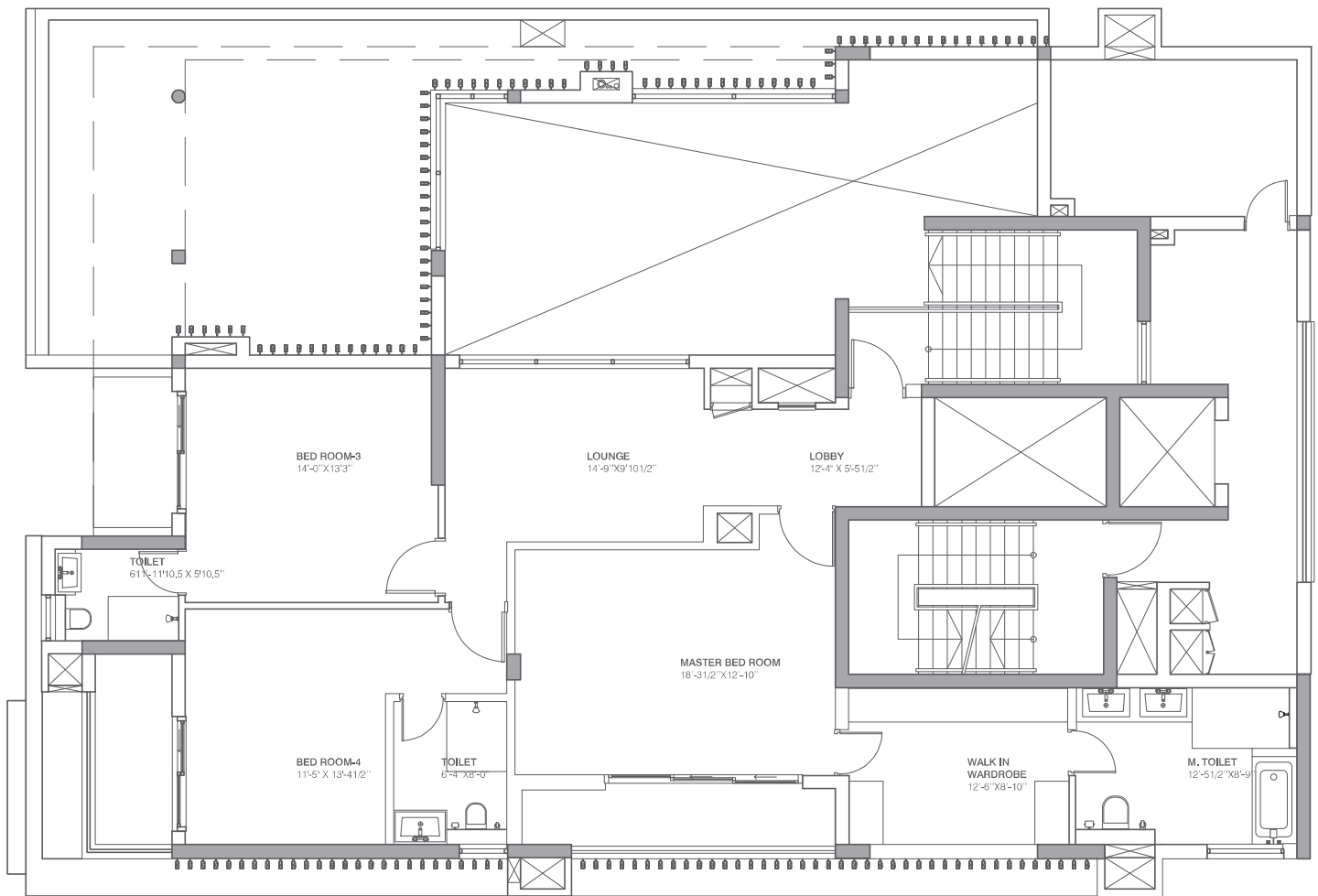
	Sq.m.	Sq.ft.
Carpet Area	298.854	3216.864
Balconies	22.088	237.755



DUPLEX LOWER PLAN

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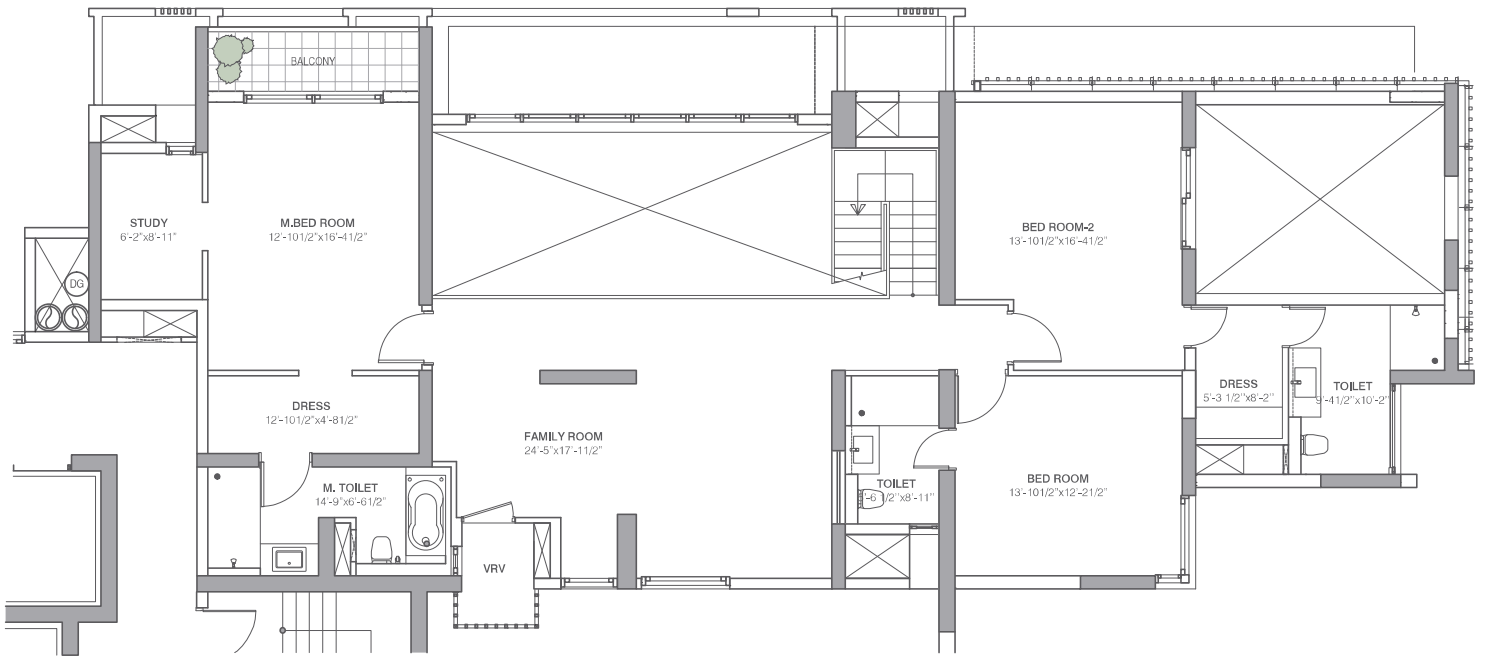
DUPLEX UPPER PLAN

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 All dimensions are in feet.

# DUPLEX TYPE-1 UNIT

TOWER-T7

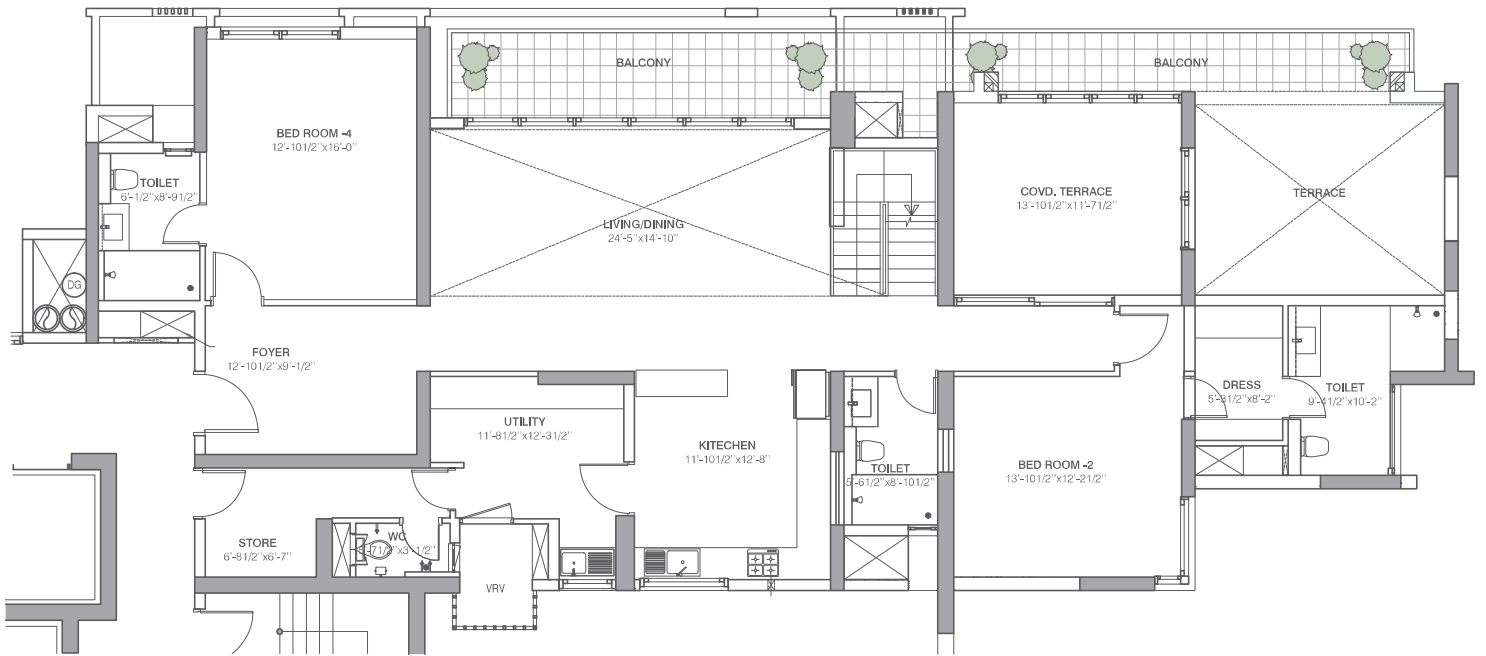
	Sq.m.	Sq.ft.
Carpet Area	295.758	3183.539
Balconies	68.425	736.527



## DUPLEX UPPER PLAN

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 All dimensions are in feet.

TOWER-T7



DUPLEX LOWER PLAN

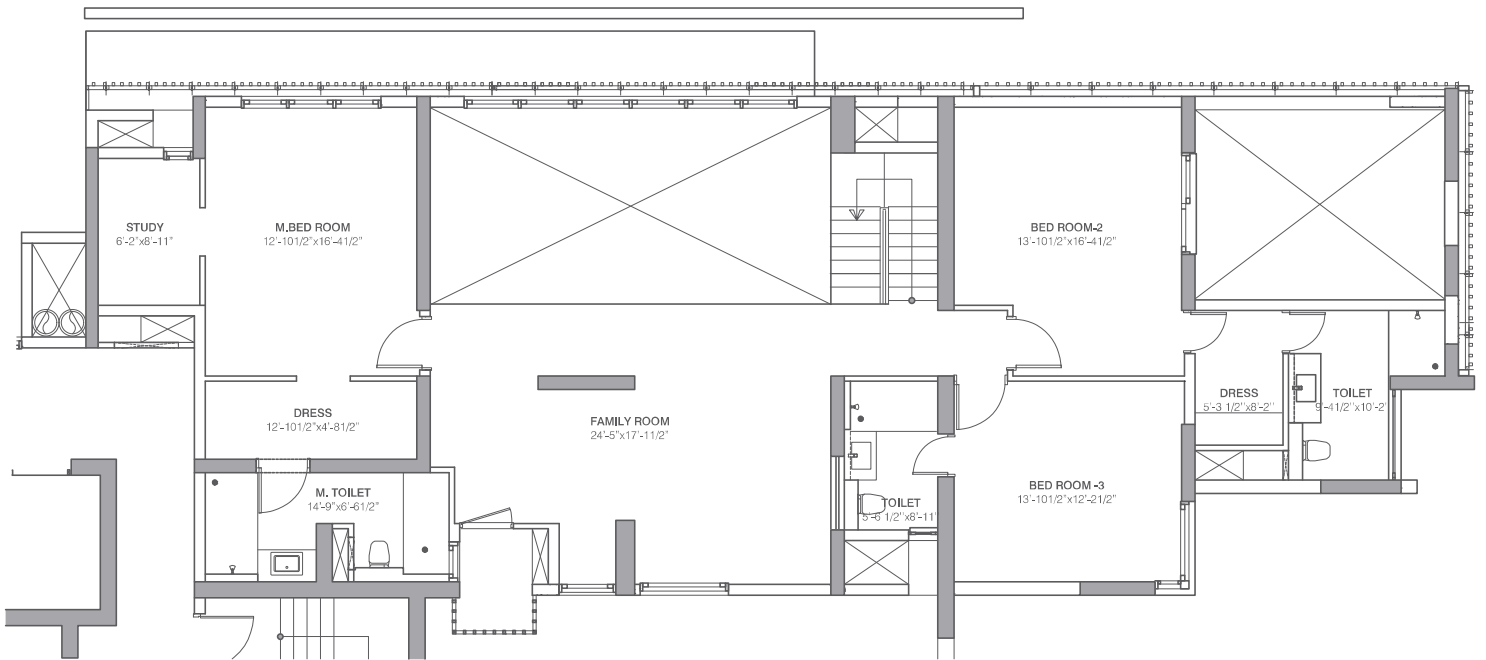
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# DUPLEX TYPE-2 UNIT

TOWER-T7

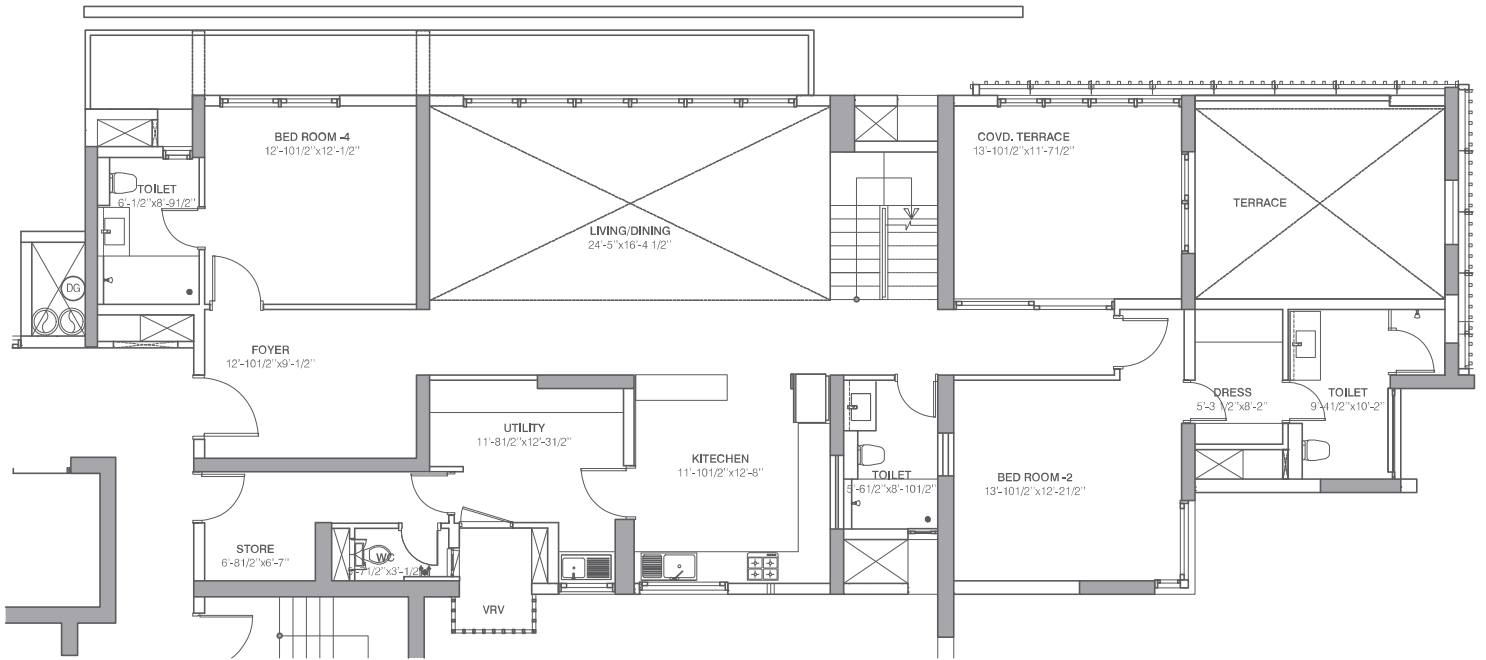
	Sq.m.	Sq.ft.
Carpet Area	294.704	3172.194
Balconies	55.590	598.371



## DUPLEX UPPER PLAN

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 All dimensions are in feet.

TOWER-T7



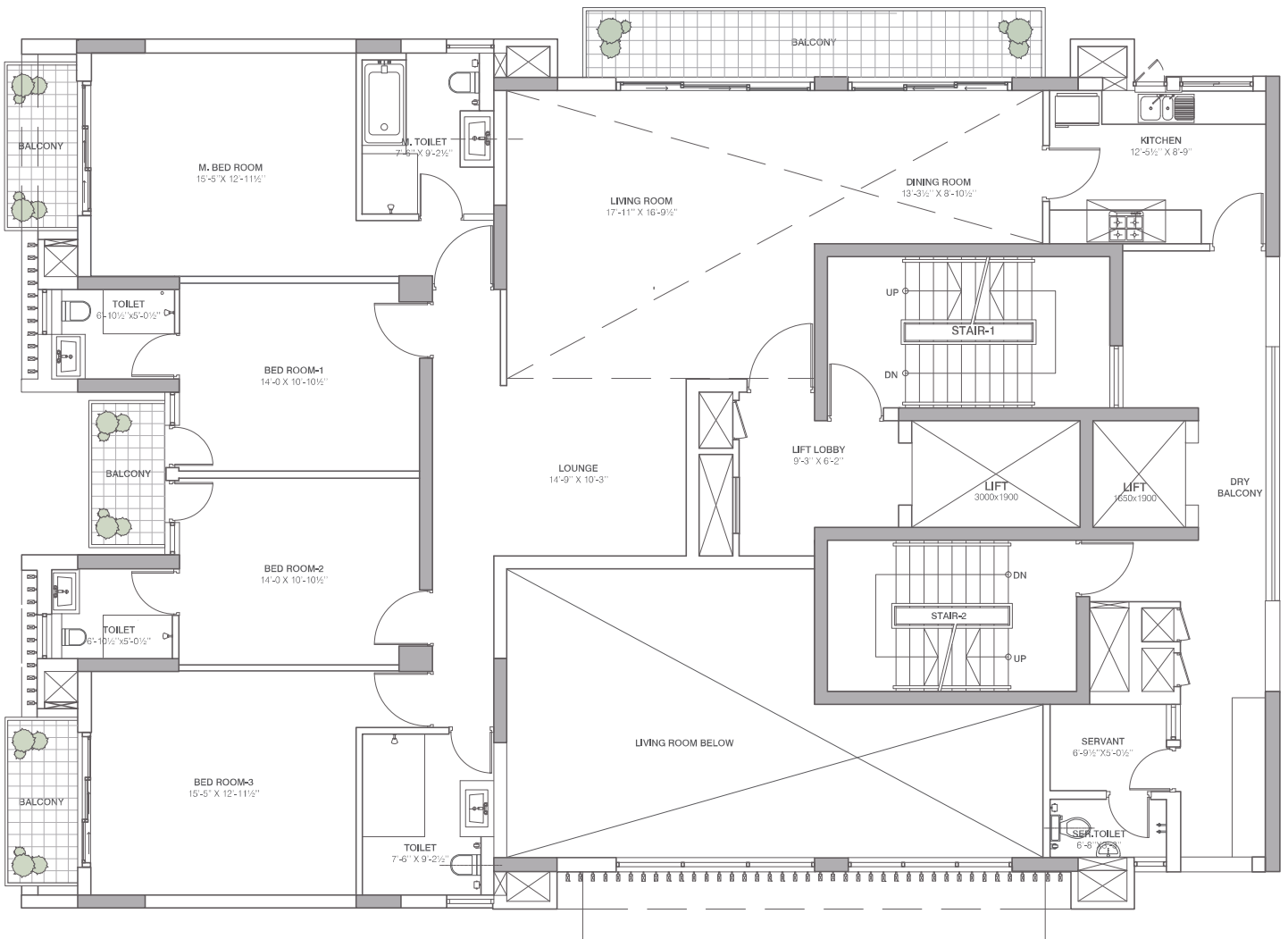
DUPLEX LOWER PLAN

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# TYPICAL EVEN FLOOR PLAN

EX. APPARTMENTS-PH-2

	Sq.m.	Sq.ft.
Carpet Area	194.803	2096.859
Balconies	20.388	219.456

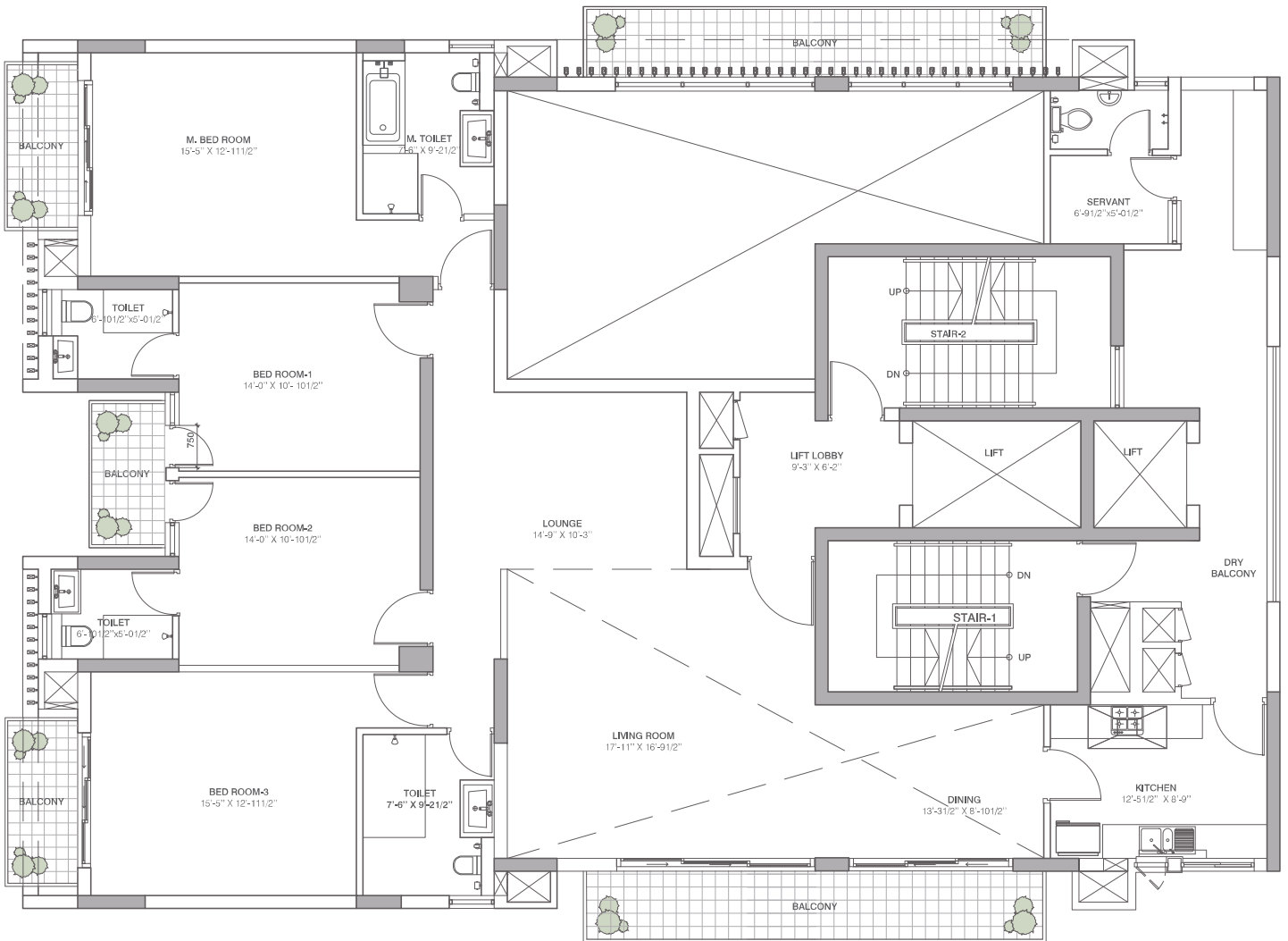


Disclaimer : Measurements are approximate and are subject to minor variations.  
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.  
 All dimensions are in feet.

# TYPICAL ODD FLOOR PLAN

EX. APPARTMENTS-PH-2

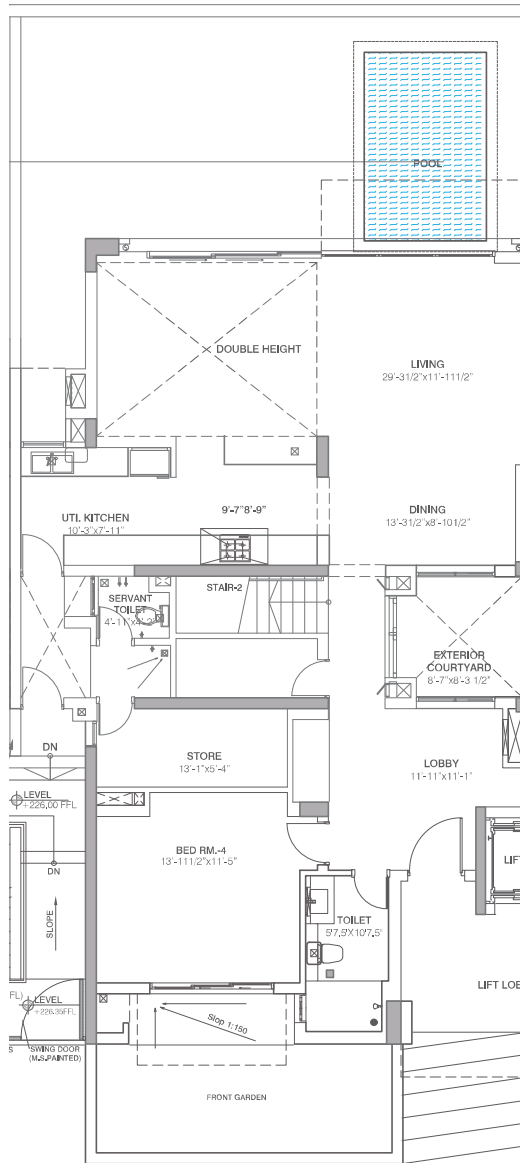
	Sq.m.	Sq.ft.
Carpet Area	194.803	2096.859
Balconies	20.388	219.456



Disclaimer : Measurements are approximate and are subject to minor variations.  
 1 Sq. Meter = 10,76 Sq. Feet. 1 Meter = 3,28 Foot.  
 All dimensions are in feet.

# LOWER UNIT PLAN

EX-FLOOR-PH-2

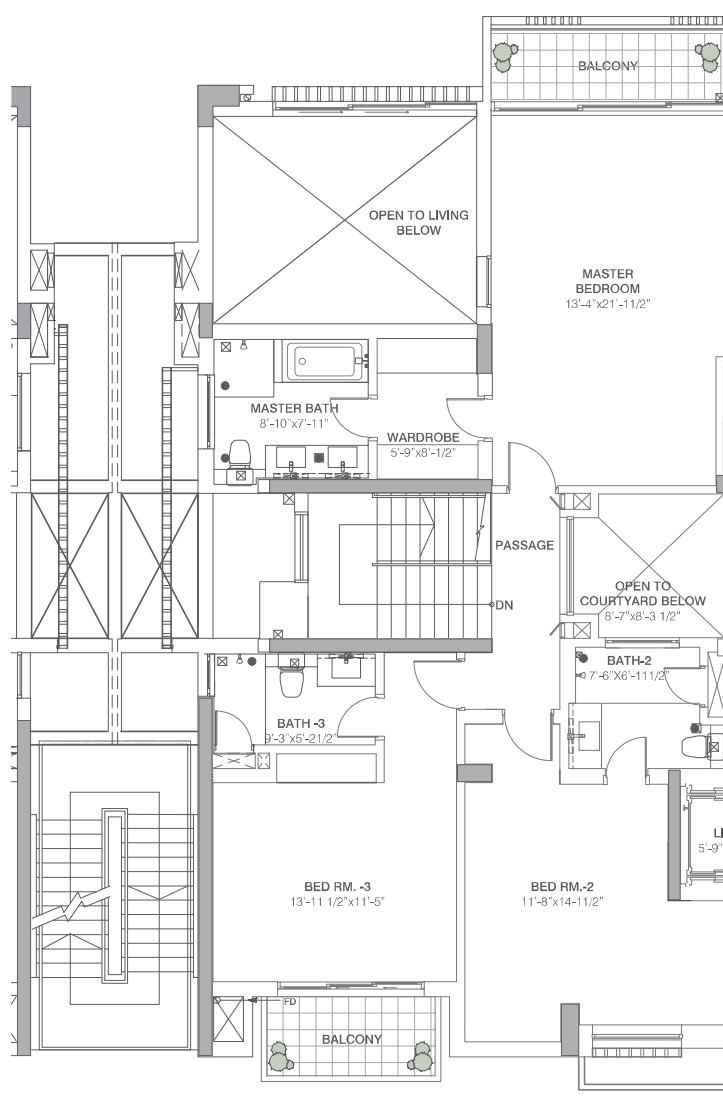


	Sq.m.	Sq.ft.
Carpet Area	222.750	2397.681
Balconies	10.223	110.040
Verandah	5.092	54.810
GA/Terrace/Courtyard	64.662	696.022

GROUND FLOOR PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.  
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.  
 All dimensions are in feet.





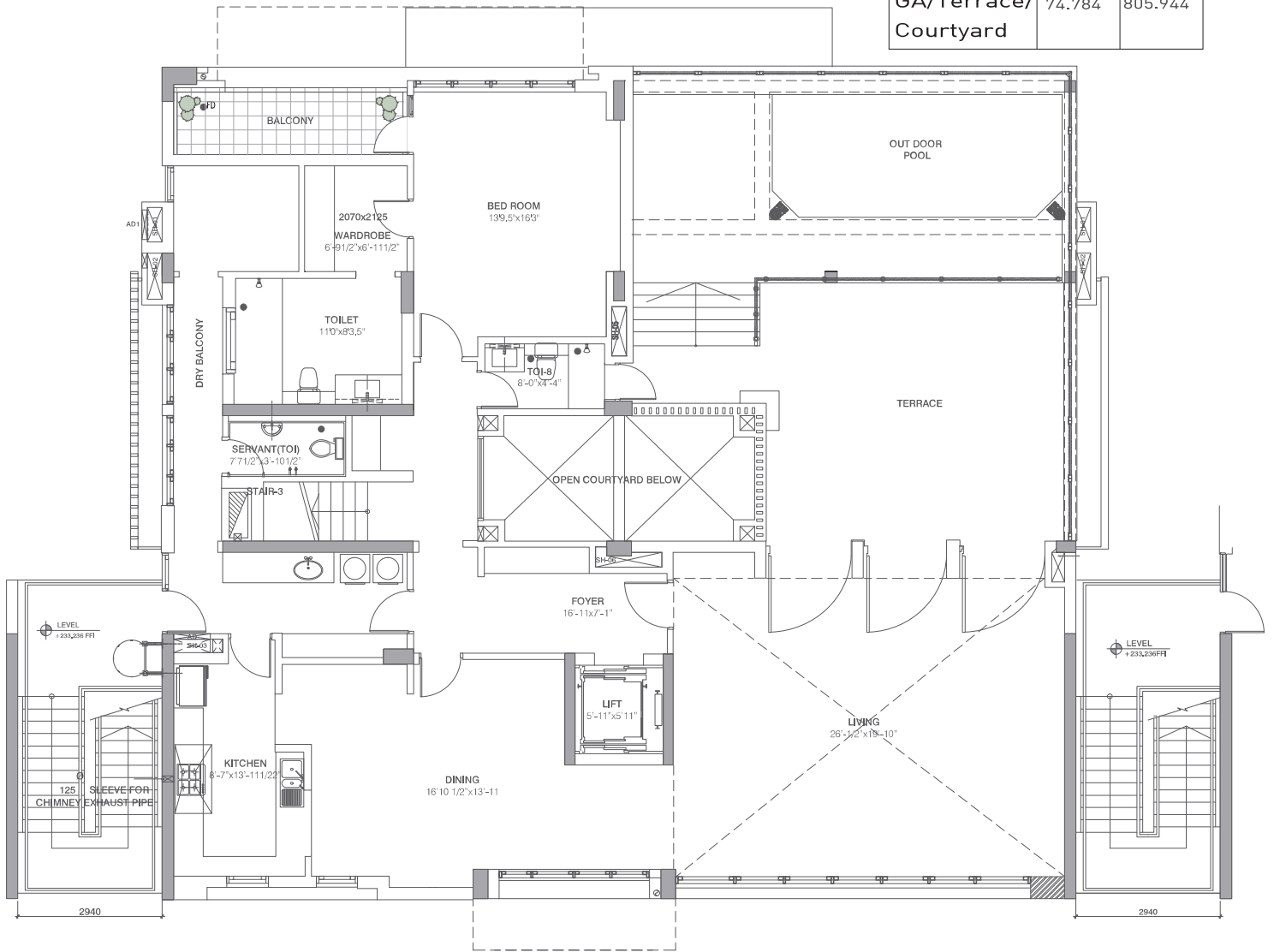
### FIRST FLOOR PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.  
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.  
 All dimensions are in feet.

# UPPER UNIT PLAN

EX-FLOOR-PH-2

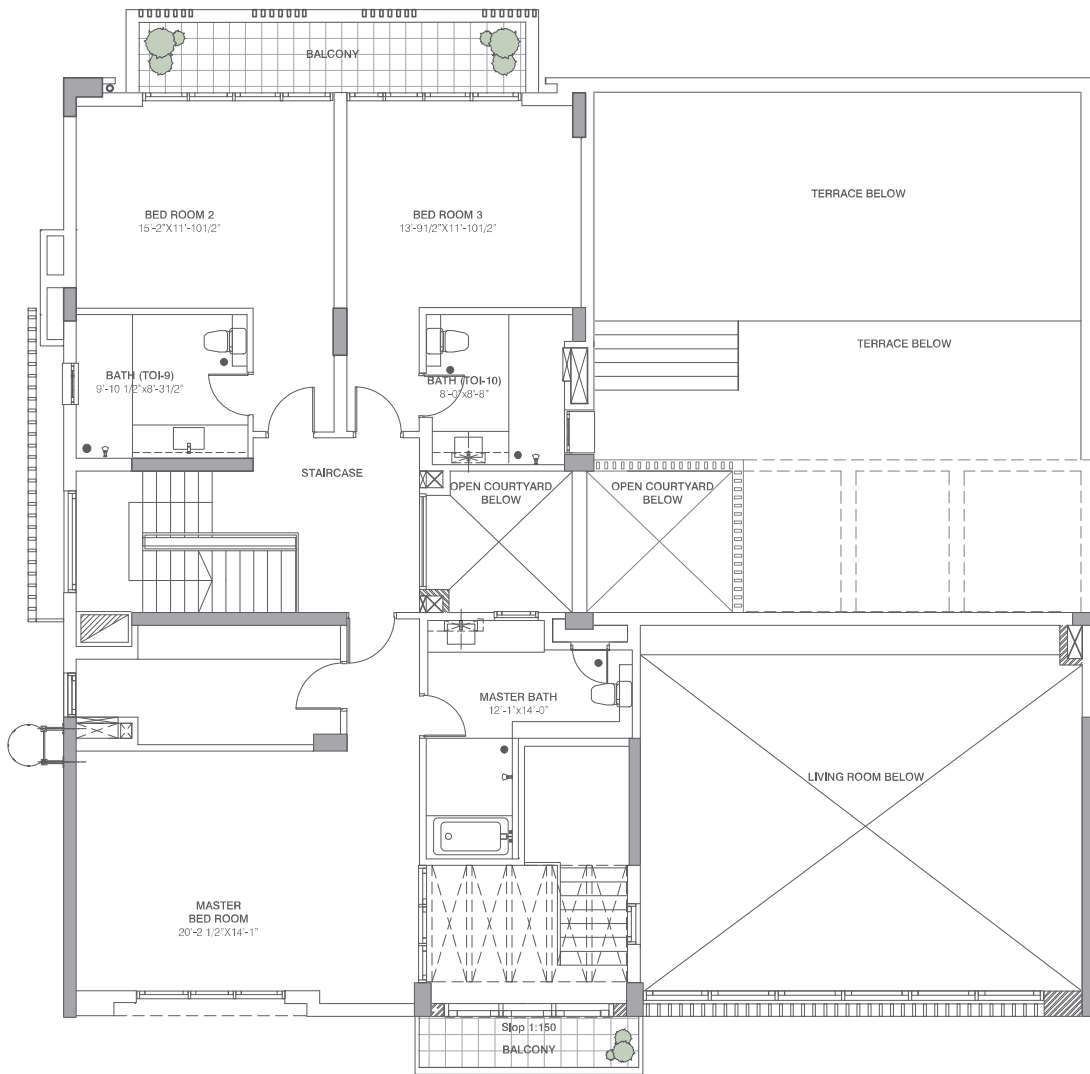
	Sq.m.	Sq.ft.
Carpet Area	303.329	3265.033
Balconies	32.784	352.887
GA/Terrace/ Court yard	74.784	805.944



SECOND FLOOR PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.  
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.  
 All dimensions are in feet.

EX-FLOOR-PH-2



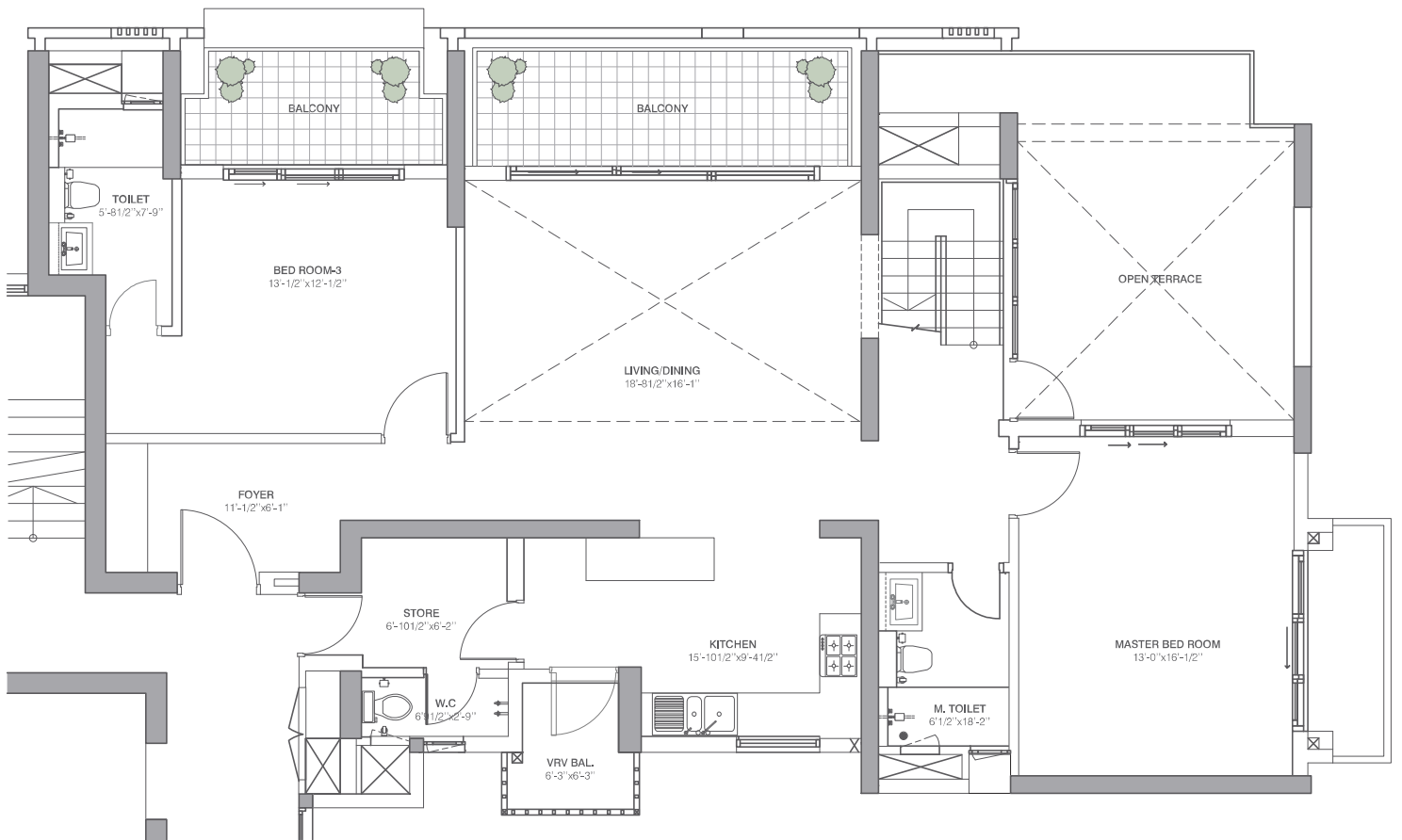
THIRD FLOOR PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.  
1 Sq. Meter = 10,76 Sq. Feet. 1 Meter = 3,28 Foot.  
All dimensions are in feet.

# DUPLEX TYPE-1 UNIT

TOWER-T5 & T6

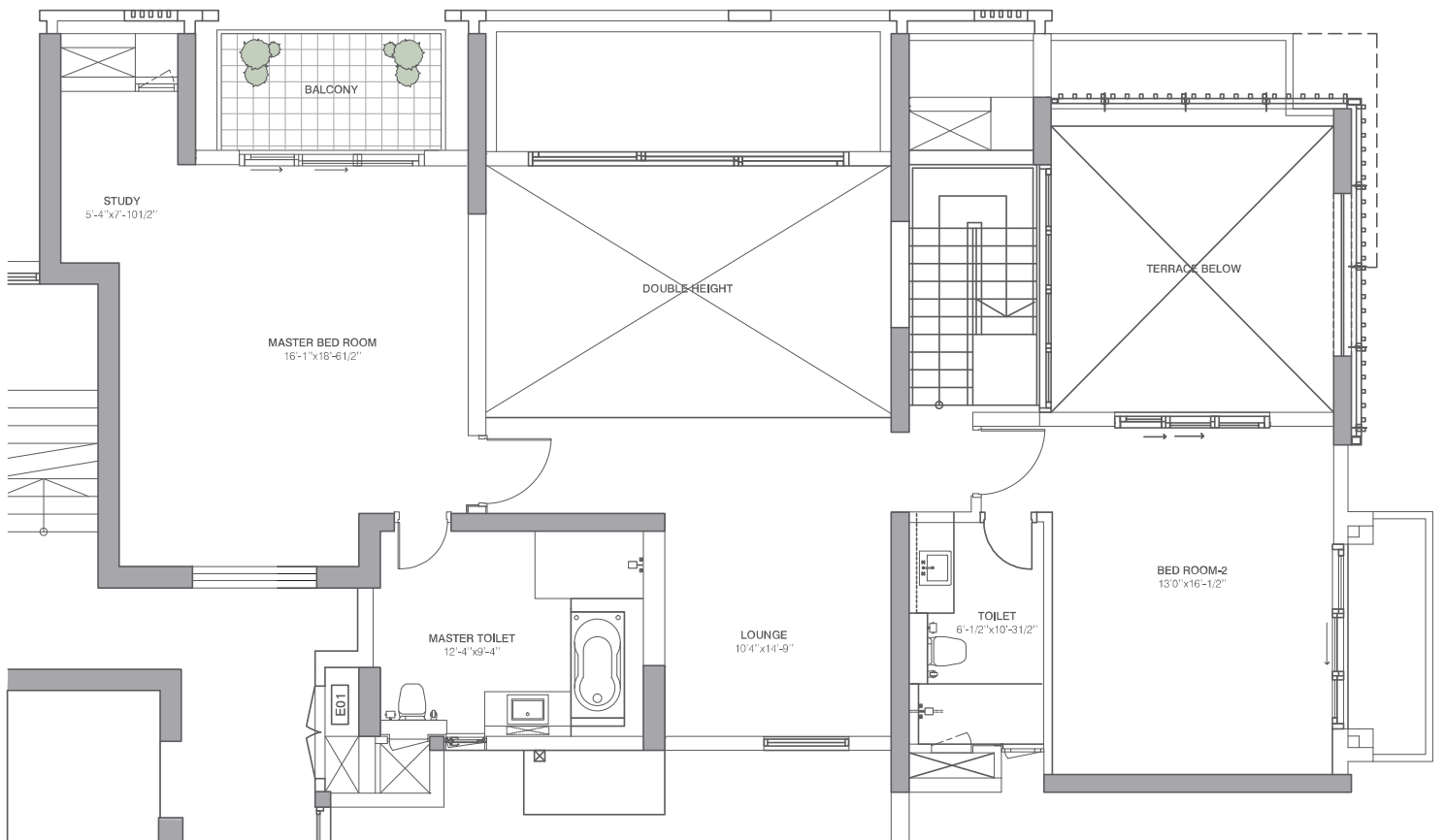
	Sq.m.	Sq.ft.
Carpet Area	210.995	2271.150
Balconies	46.205	497.351



DUPLEX LOWER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.  
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.  
 All dimensions are in feet.

TOWER-T5 & T6



DUPLEX UPPER PLAN

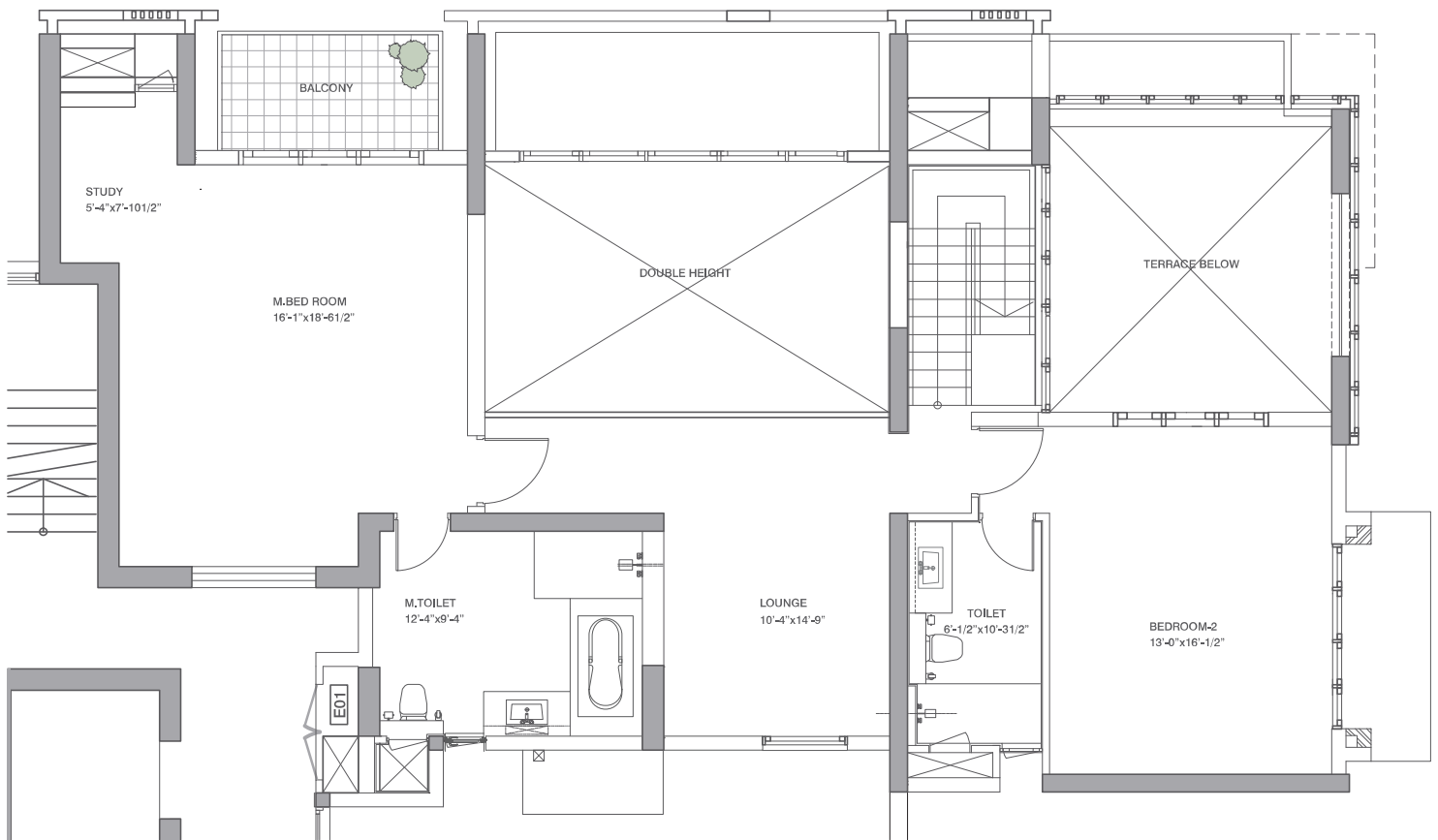
Disclaimer : Measurements are approximate and are subject to minor variations.  
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.  
All dimensions are in feet.



# DUPLEX TYPE-2 UNIT

TOWER-T5 & T6

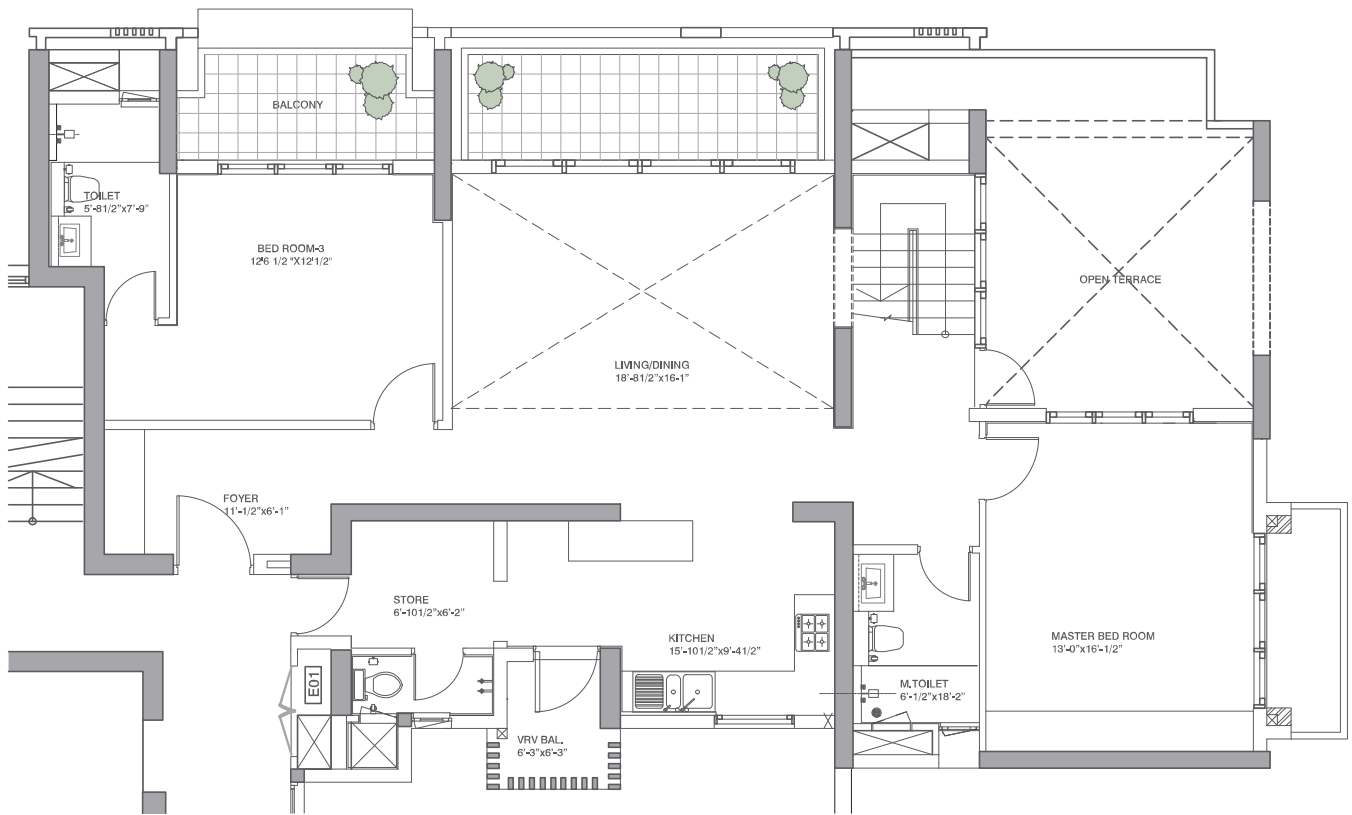
	Sq.m.	Sq.ft.
Carpet Area	209.293	2252.830
Balconies	41.634	448.148



## DUPLEX UPPER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.  
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.  
 All dimensions are in feet.

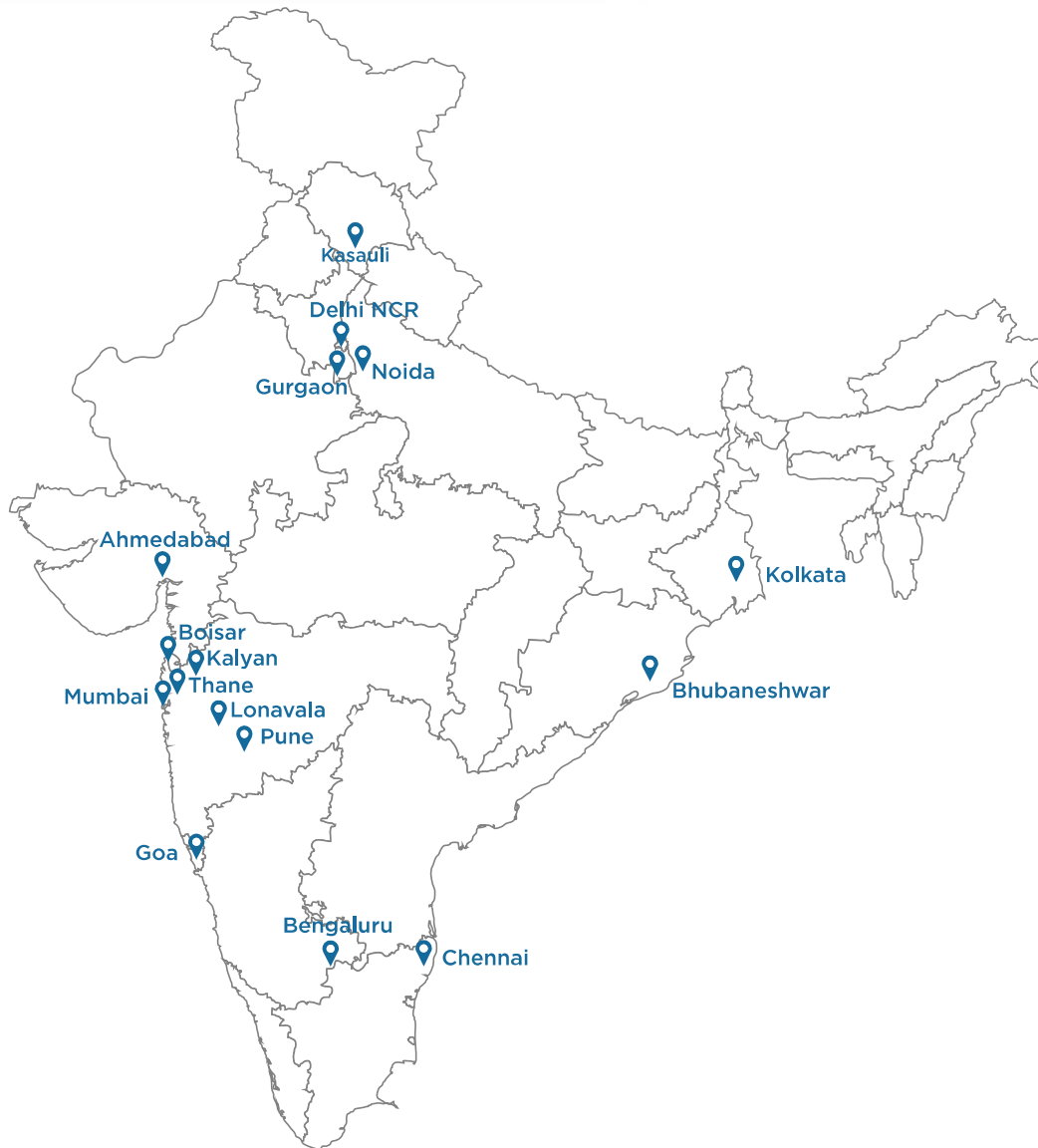
TOWER-T5 & T6



DUPLEX LOWER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.  
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.  
All dimensions are in feet.

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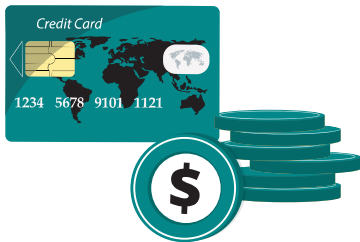
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