



PRIMANTI

GARDEN ESTATE



THE NEW LUXURY

Welcome to Primanti Garden Estate.  
Premium residences in a parkland setting at  
Southern Peripheral Road, Gurgaon.





LIFE IN A VERDANT  
GARDEN ESTATE.  
IT GIVES LUXURY A WHOLE  
NEW MEANING.

Imagine life in a place where tree-lined boulevards wind their way through lush, wooded parks. Where picturesque pergolas and water bodies, dappled with sunlight and shade, glimmer through the trees. And 80% of the property is open space that shelters and nurtures residents.

Primanti is designed around a series of interconnected orchards, meadows and gardens that span sinuously across the development. The rich flora forms dramatic patterns with stone structures and water features, inspired by Delhi's Mughal Gardens.

Ensnconced within this garden estate are premium apartments and duplexes, with courtyards, open terraces and private gardens. Green spaces meander from residential areas through manicured lawns to the luxurious clubhouse and spa, inviting residents to spend more time outdoors.

Discover a home where modern architecture merges seamlessly with the natural landscape. A retreat for the senses within the city.



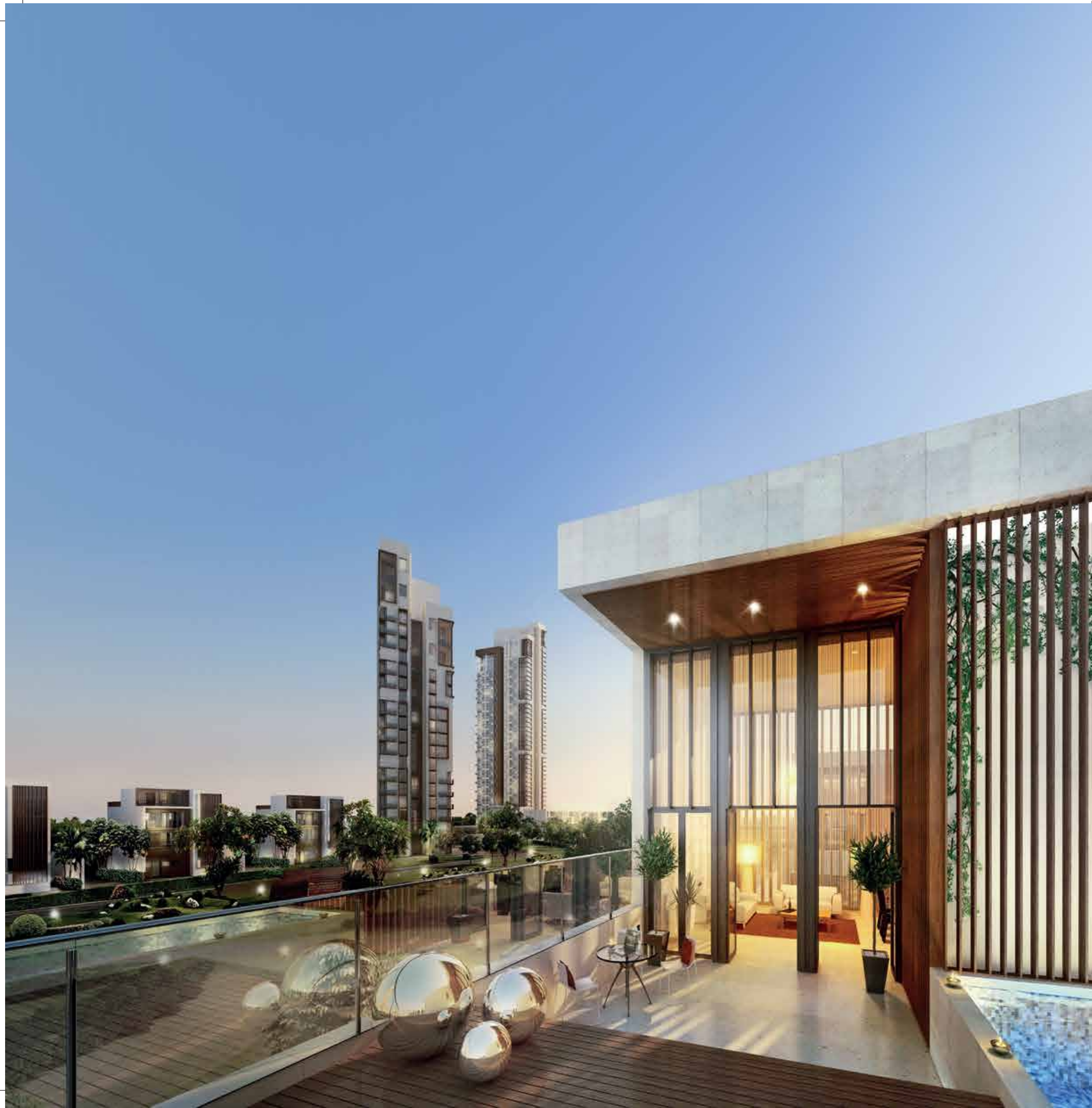
## THE ESSENCE OF LIFE AT PRIMANTI GARDEN ESTATE: A CENTRAL PARK WITH UNTOLD EXPERIENCES.

At the heart of Primanti garden estate is a private central park - a lush green zone around which premium residences are built.

A shaded, sinuous central walkway divides the park into a series of spaces, each offering its own unique experience. A reflective pool and water-wall form a contemplative focal point that invites residents to pause and enjoy the outdoors. Orchard groves, planted with flowering and fruiting native trees, provide seasonal interest and colour. Sheltering tea pavilions become spaces for socialising and rejuvenating amid nature.

The central park offers residents a visual respite with views of greenery, while revealing unexpected experiences as you explore its idyllic environs.





## RESIDENCES

## EXECUTIVE FLOORS

Executive Floors are luxurious duplexes, housed in exclusive 3 storey elegantly designed buildings. The two, 4250 sq.ft. ground +1 units feature 4 bedrooms and exclusive green landscaped gardens. While the larger 6105 sq.ft. duplex above has an open terrace with a roof deck and a separate servant's room. Each duplex also comes with a private plunge pool exclusively for its residents.





FEATURES & AMENITIES:

VRV air-conditioning • Private plunge pool in all units • Double height in select internal areas • Basement parking space  
Imported marble flooring in living and dining areas • Wooden flooring in master bedroom • Bathtub with Jacuzzi jet in master bathroom • Premium modular kitchen • Premium brand fittings and fixtures • Video door phone





## EXECUTIVE APARTMENTS

Executive Apartments are housed in G+9 and G+11 storey mid-rise buildings with just one apartment on each floor. All apartments are open on 3 sides. These 3850 sq.ft., 4 BHK units feature a unique double height living area.

The top 2 level penthouse units have grand open terraces while the ground floor units have 3 bedrooms with attached private garden areas. All Executive Apartments have separate servant's room and a service elevator.





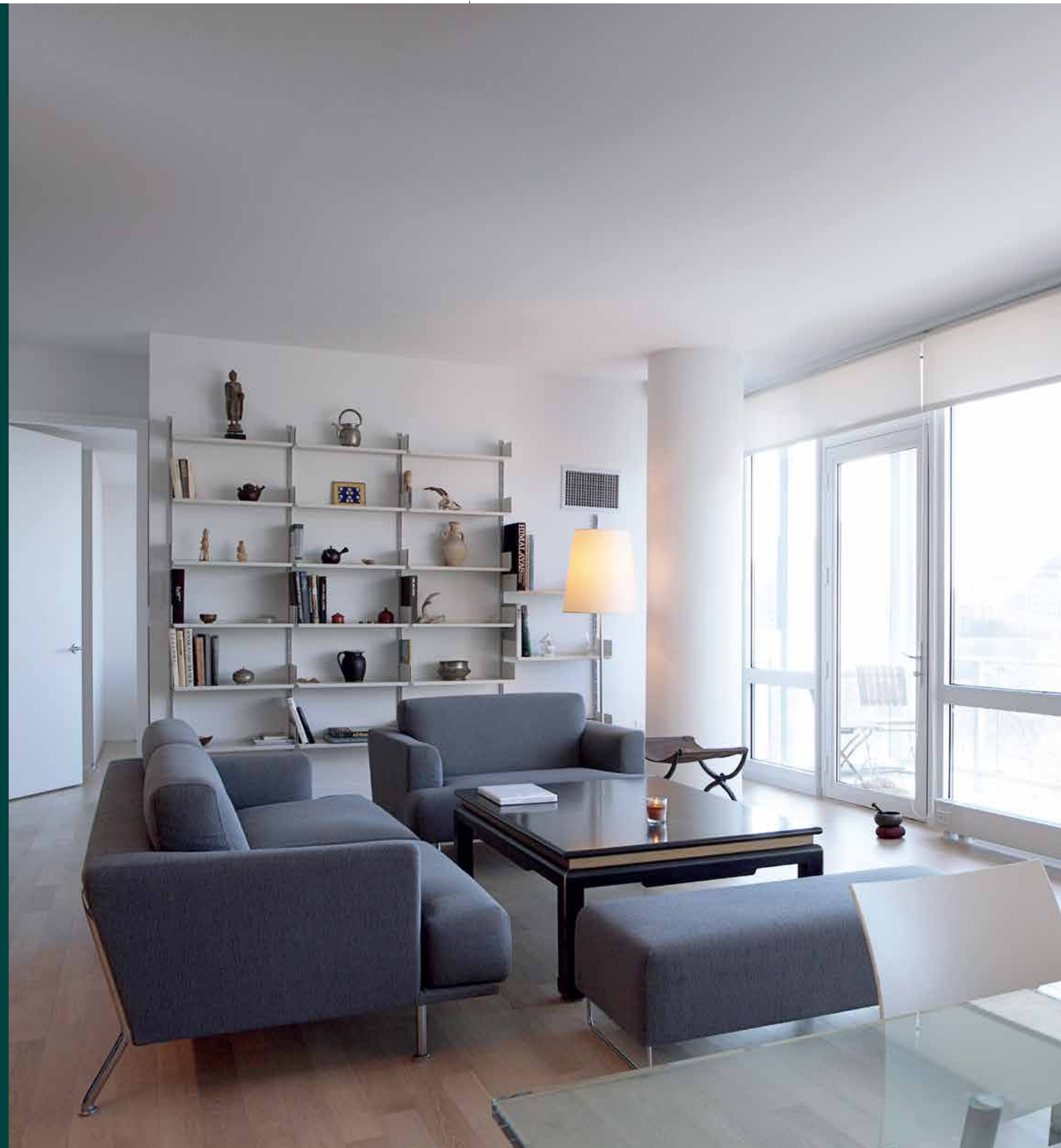
FEATURES & AMENITIES:

VRV air-conditioning • Service elevator • Double height living area  
Designated parking space • Imported marble flooring in living and  
dining areas • Premium modular kitchen • Wooden flooring in  
master bedroom • Premium brand fittings and fixtures • Bathtub  
with Jacuzzi jet in master bathroom • Video door phone

## TOWER RESIDENCES

Tower Residences are luxurious 3 and 4 BHK apartments, surrounded by interconnected orchards, formal gardens and squares. These 30 to 40 storey, high rise towers offer you a breathtaking view of the surroundings. A winding path leads through the gardens to the clubhouse and spa areas, allowing residents to enjoy the best of nature.

The 2550/2560 sq.ft., 3 BHK apartments are housed in separate towers with 4 apartments on each floor. 4 BHK towers will have a choice of two sizes of 4 apartments on each floor of the tower - larger 3355 sq.ft. units and smaller 3320 sq.ft. units. All the units shall have a servant's room.



### FEATURES & AMENITIES:

VRV air-conditioning • Imported marble flooring in living and dining room • Efficiently conceptualised rooms • Wooden flooring in master bedroom • Bathtub with Jacuzzi jet in master bathroom • Premium modular kitchen • Separate servant's room • Separate access to servant's room



## LIFESTYLE FACILITIES



## ROOFTOP RESTAURANT

The spa sweeps up to a rooftop restaurant on the 40th floor in Tower 2. Sip a hot cup of cappuccino as you enjoy open views of the Delhi Ridge. You'll find world-class cuisines cooked to perfection at this gourmet restaurant.

Residents will be able to relish the convenience of dining out without leaving the complex.





## CLUBHOUSE

The 25,000 sq. ft. (approx) development features a state-of-the-art clubhouse and sporting zone where you'll find every facility, from an outdoor swimming pool, a temperature controlled indoor pool and gym to gaming and courts for tennis, basketball and other sports. An entertainment and relaxation complex contains a juice bar, entertainment venues and card rooms.

### REJUVENATION ZONE:

- Outdoor swimming pool
- Indoor temperature controlled pool
- Poolside restaurant and juice bar
- Well equipped gymnasium
- Sauna, steam and Jacuzzi
- Aqua gym
- Squash and badminton courts
- Card room
- Male/female changing rooms

### REFRESHING ZONE:

- Restaurant and juice bar
- Entertainment room
- Multipurpose hall with pantry
- Table tennis and pool table
- Badminton court
- Male/female washrooms



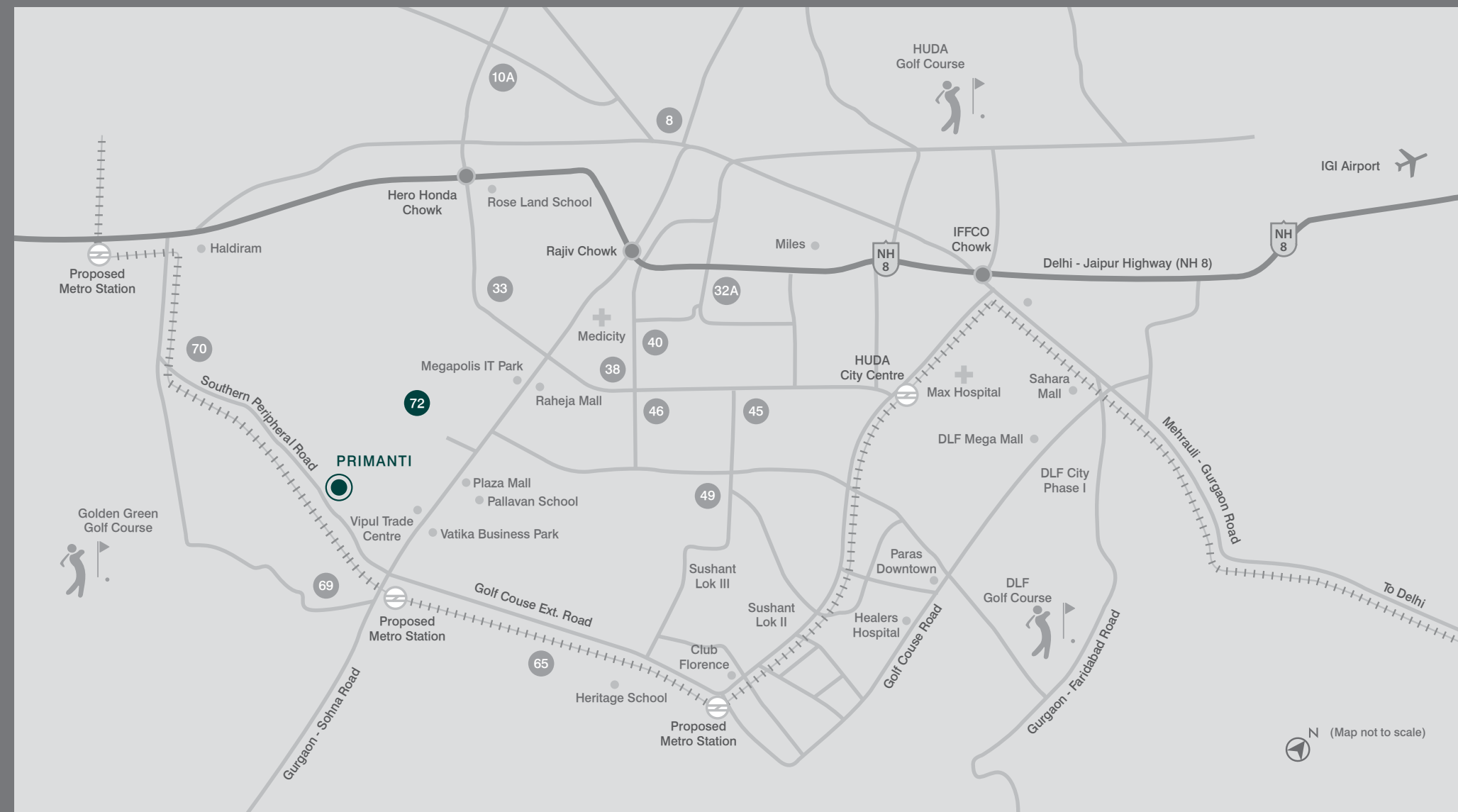
## SPA

Take off your shoes and stroll through manicured lawns to the expansive spa. Escape into a tranquil solitude as you experience a host of treatments and therapies in a contemporary setting. It is designed to provide the perfect ambience to de-stress and unwind overlooking lush greenery.

Revitalise your senses with some of the signature massages or simply lie back, close your eyes and enjoy the soothing sense of stillness. It's an experience that strives to achieve perfect harmony between your body and soul.

### FEATURES:

- Massage room
- Sauna, steam and jacuzzi
- Relaxation areas
- Cold and hot pools



## MASTER PLAN | FLOOR PLANS

### LOCATION

Primanti is located at Sector 72 in Gurgaon on Southern Peripheral Road. A 150-metre wide road leads into the site, connecting Sohna Road to NH 8. It's proximity to NH 8 gives you high speed access to airports, business centres, shopping malls and many other important destinations like New Delhi Schools, healthcare facilities and entertainment areas are also a stone's throw away.

#### DISTANCES:

Access to NH 8 - 5 kms • International Airport - 22 kms  
 Domestic Airport - 25 kms • Shopping Malls - 3 kms



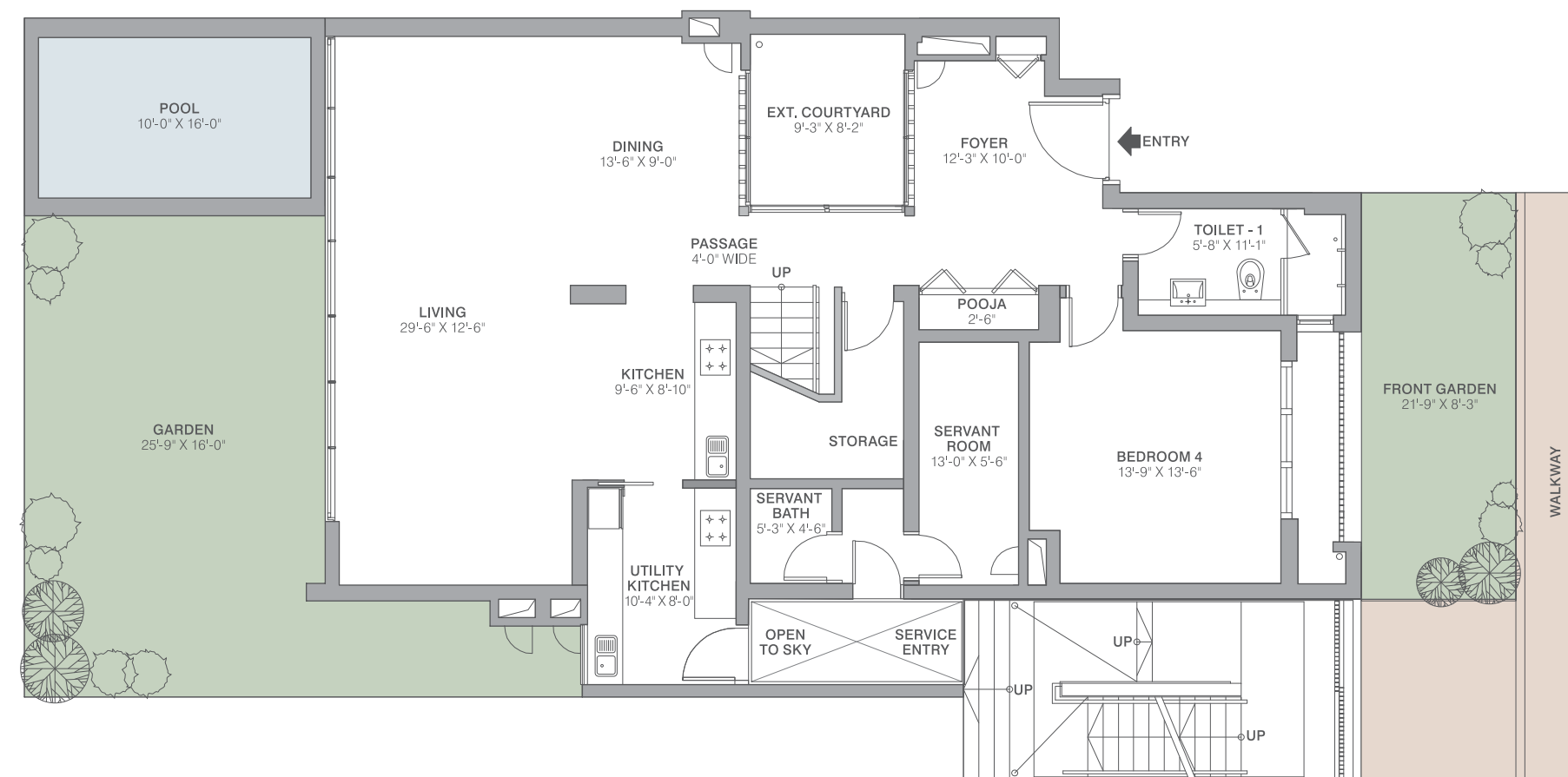


## LEGEND:

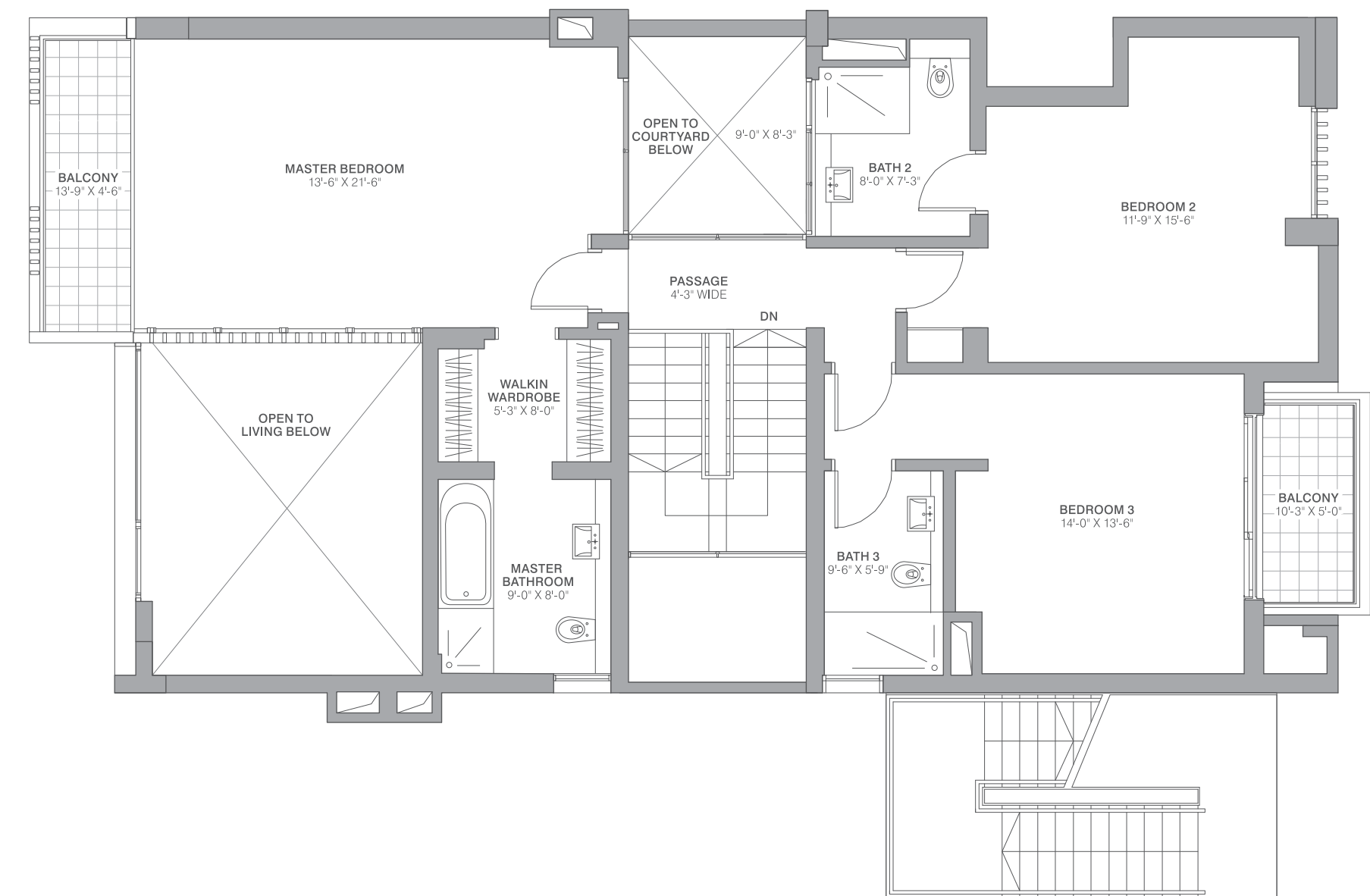
1. Main Entrance
  2. Mondrian Park
  3. Clubhouse
  4. Swimming Pool
  5. Tennis Court/Basketball Court
  6. Children's Play Area
  7. Convenient Shopping
  8. Proposed Primary School
  9. Proposed Nursery School
  10. EWS
  11. Restaurant : 39th & 40th floor
- VA: Villa (Small)  
 VB: Villa (Large)
- 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 31: G+3 Floors

# EXECUTIVE FLOORS

DUPLEX UNITS - 4250 SQ. FT. (394.84 SQ. MTR.)



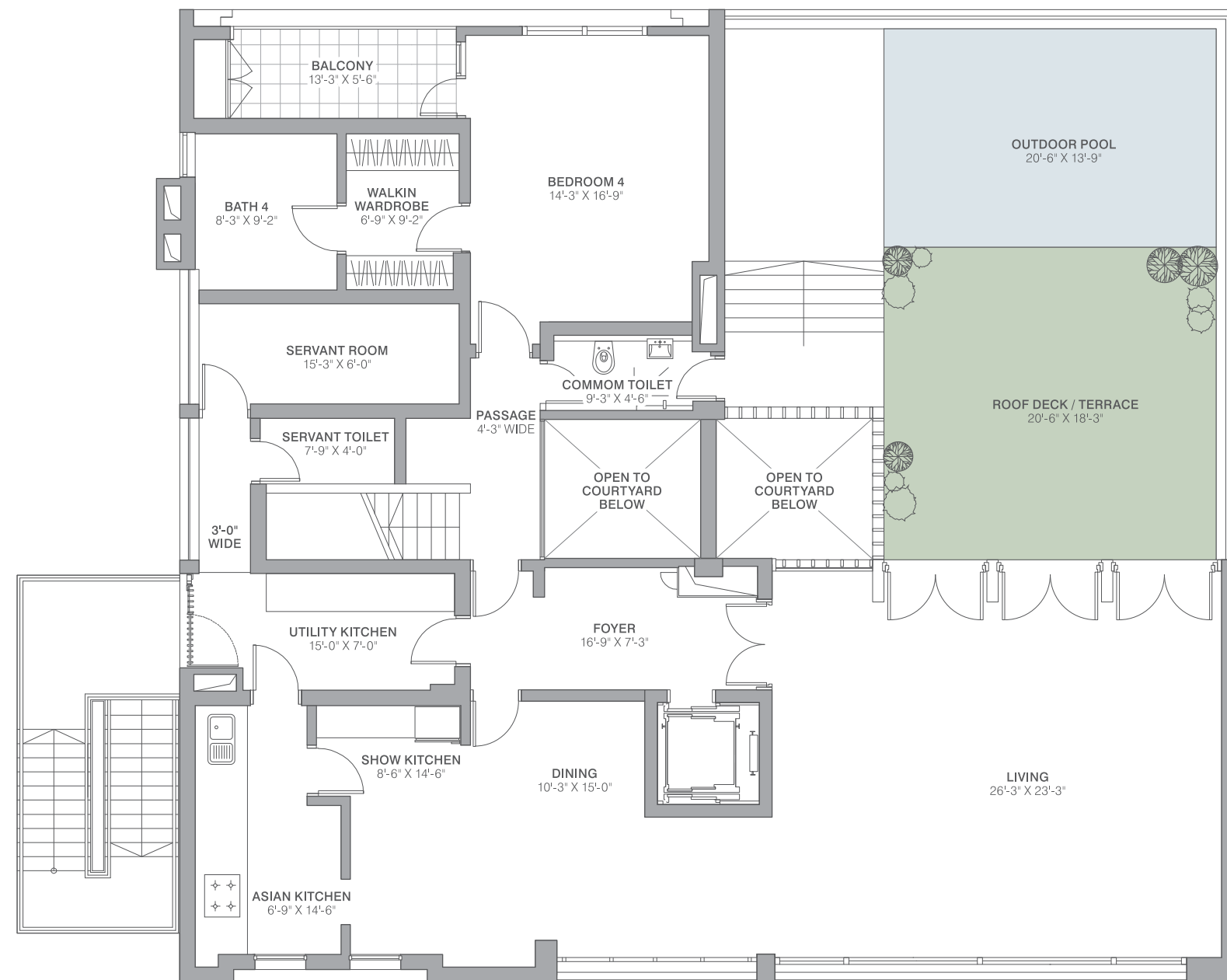
GROUND FLOOR | LOWER UNIT



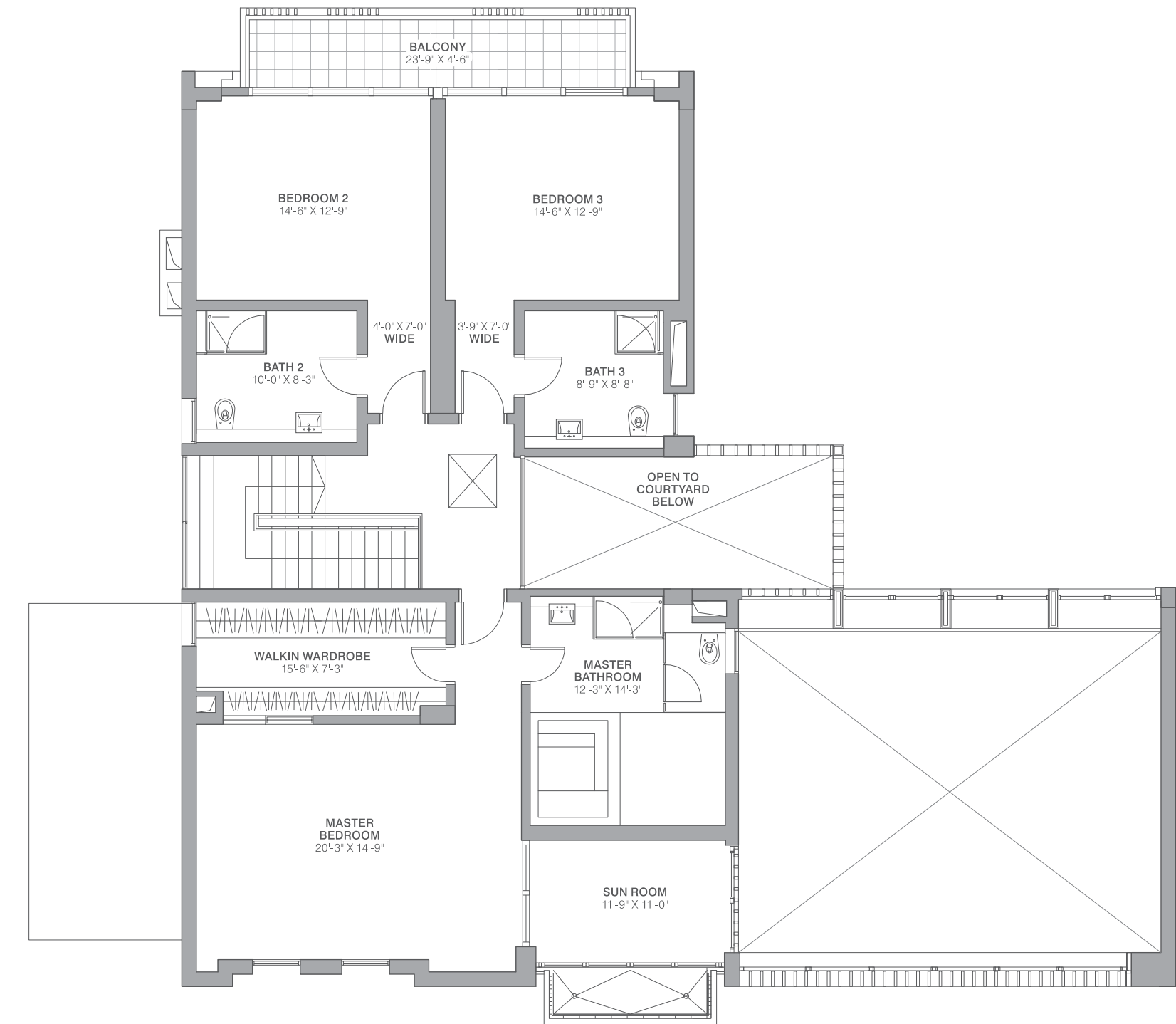
FIRST FLOOR | LOWER UNIT

# EXECUTIVE FLOORS

DUPLEX UNITS - 6105 SQ. FT. (567.17 SQ. MTR.)



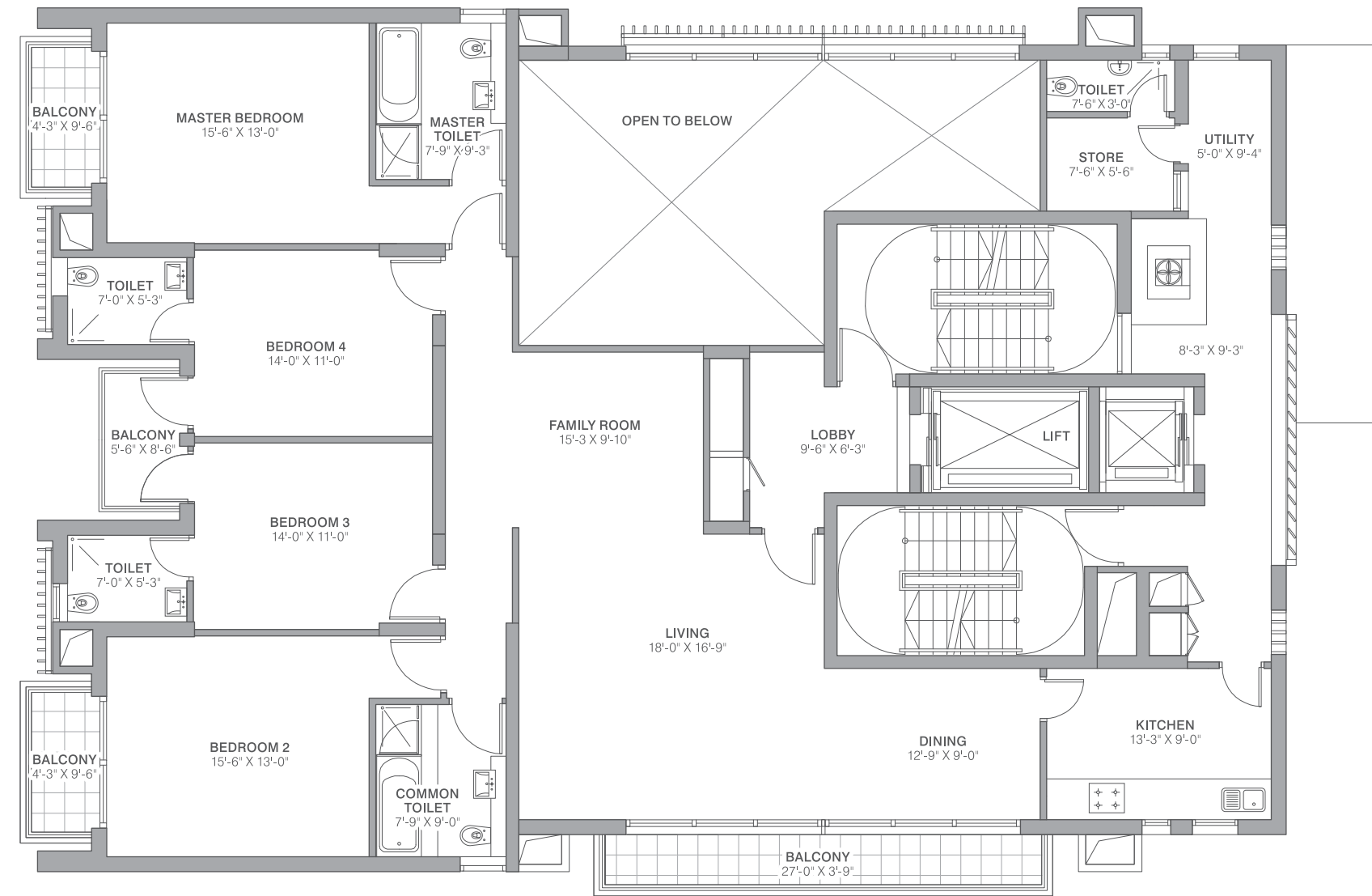
SECOND FLOOR | UPPER UNIT



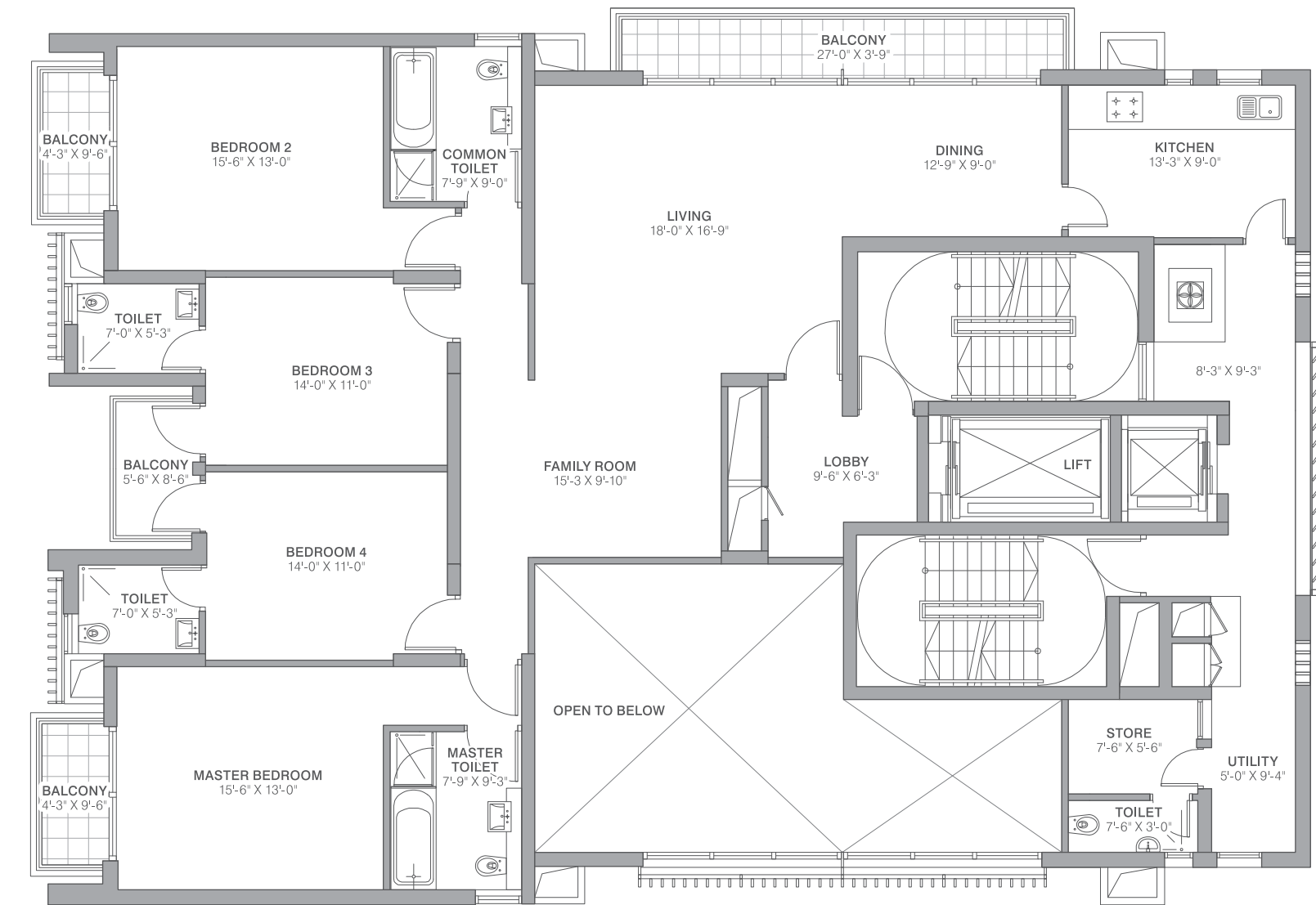
THIRD FLOOR | UPPER UNIT

# EXECUTIVE APARTMENT

TYPE 1 - 3850 SQ. FT. (ODD FLOOR UNIT) (357.68 SQ. MTR.)

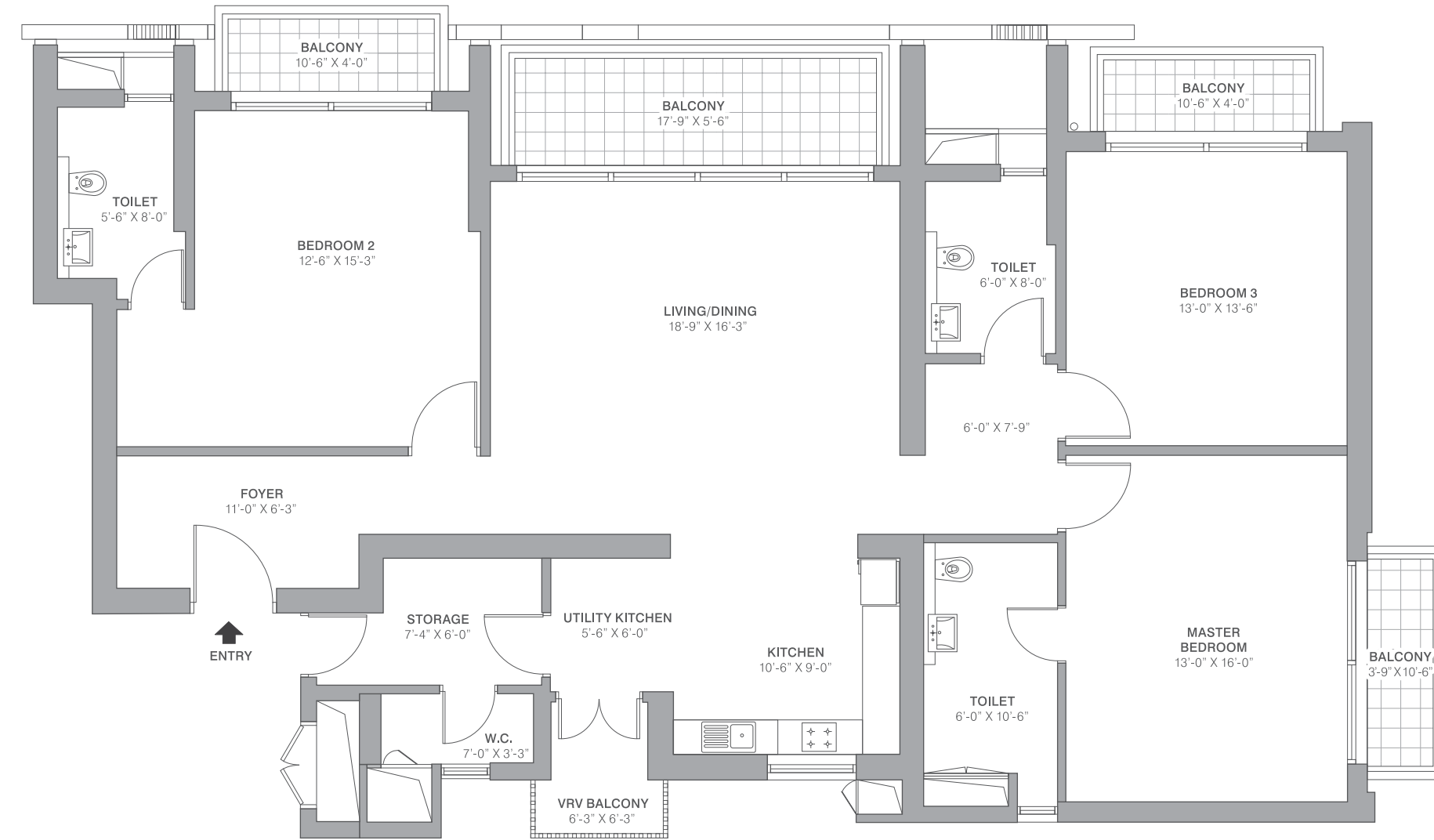


TYPE 1 - 3850 SQ. FT. (EVEN FLOOR UNIT) (357.68 SQ. MTR.)

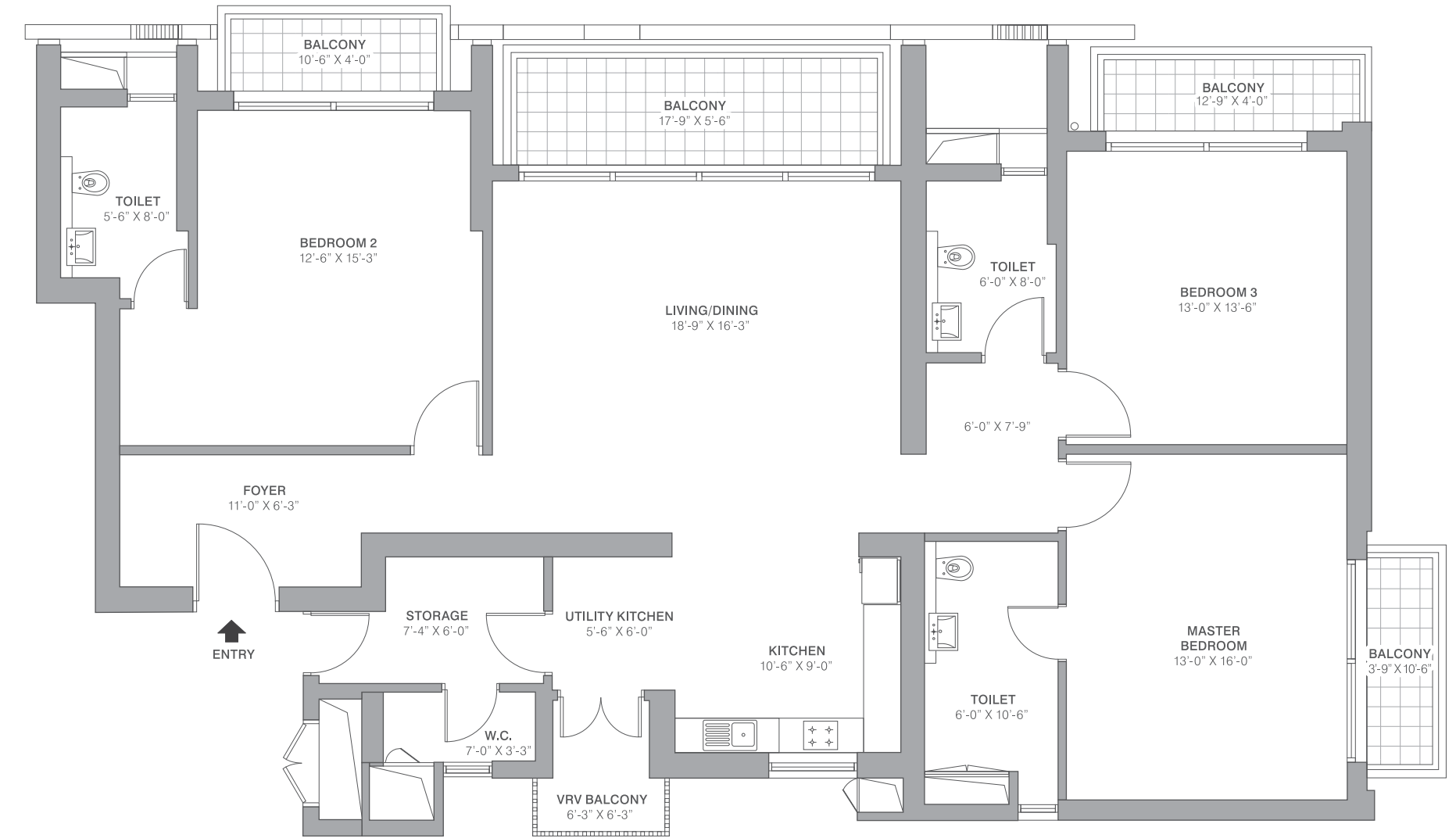


# TOWER RESIDENCES

3 BHK - 2550 SQ.FT. (TYPE 1) [236.90 SQ.MTR.]

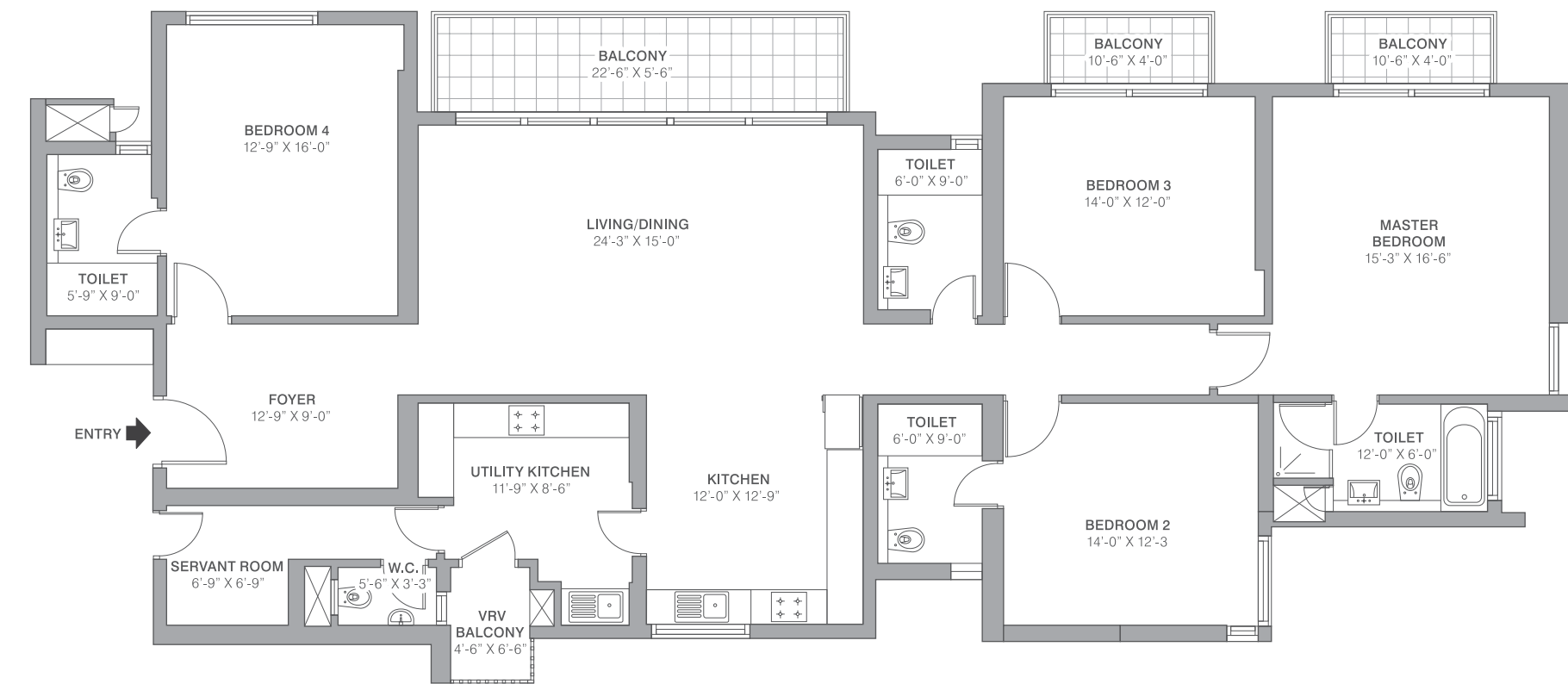


3 BHK - 2560 SQ.FT. (TYPE 2) [237.83 SQ.MTR.]

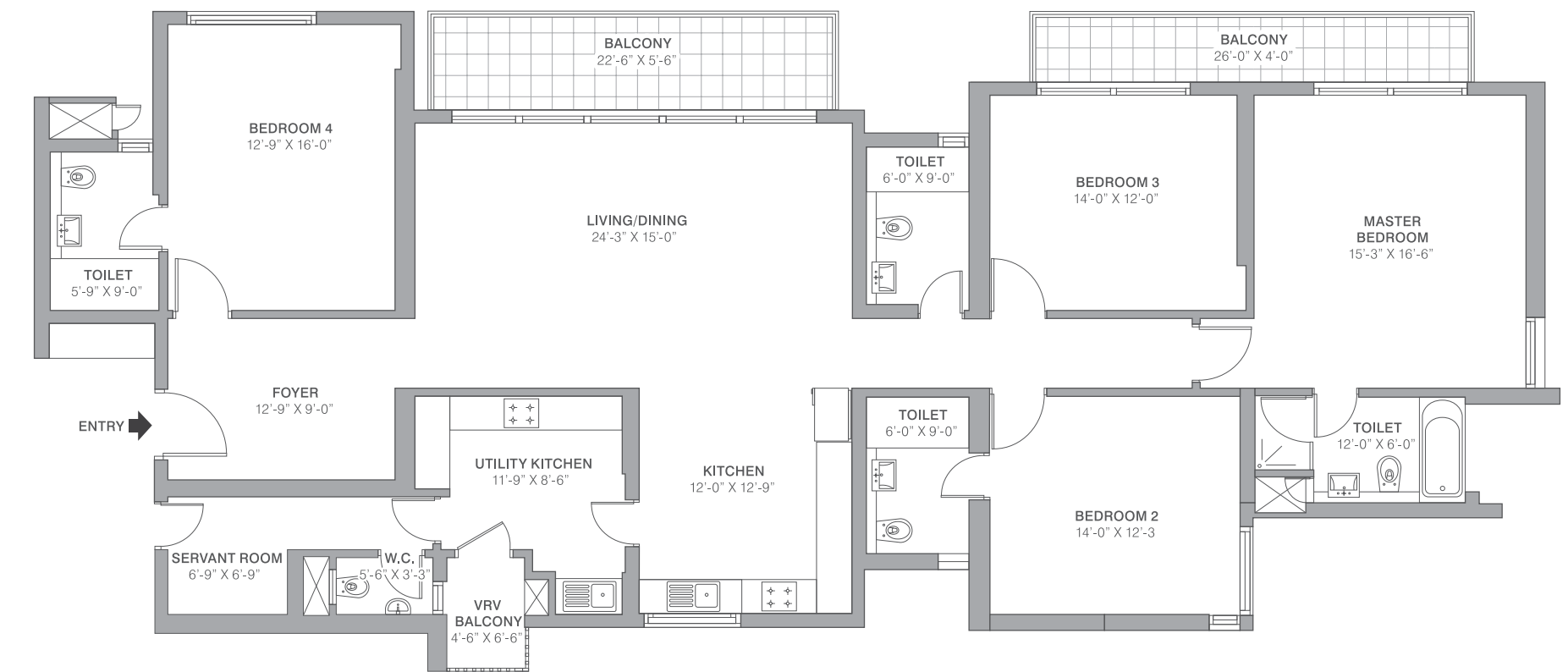


# TOWER RESIDENCES

4 BHK - 3320 SQ.FT. (EVEN FLOOR) (308.44 SQ.MTR.)



4 BHK - 3355 SQ.FT. (ODD FLOOR) (311.69 SQ.MTR.)





Aerial view of the verdant garden estate.



Evening view of the Primanti residences.





Executive Floors with private plunge pools.

## THE DEVELOPERS

### TATA HOUSING

Established in 1984, Tata Housing Development Company Ltd. is a fully owned subsidiary of Tata Sons Limited. Tata Housing has stood out in the industry with its ethical business practices, rapidly acquiring a public image of a reliable, quality conscious developer. Every conceptualised project is designed and implemented in association with architects and landscape designers who are the best in the business. On-time delivery, low operating costs and an international standard of design has led to various accolades, including the prestigious Asia Pacific Property Award, 2009.

### GREEN HOMES INITIATIVE: BUILDING HOMES. PRESERVING ENVIRONMENTS.

At Tata Housing, we aim to create a clean, sustainable environment for our residents after careful consideration of the following parameters: energy and water conservation, site selection, indoor air quality and the use of environment friendly materials.

These parameters are in strict accordance with the Indian Green Building Council (IGBC).

Tata Housing's foray into green buildings began with Xylem - Bengaluru's first Green IT park, which has been awarded a Gold LEED rating by USGBC. The group has since, had many residential projects, like Raisina Residency in Gurgaon, awarded a Gold Pre-Certification from the Indian Green Building Council.

## PROJECT CONSULTANTS

### ARCHITECTURAL DESIGN: KPF, UK

Kohn Pedersen Fox Associates is an international practice headquartered in New York, with offices in London, Shanghai, Hong Kong, Seoul, and Abu Dhabi. The firm provides architectural, interior, urban design as well as programming and master planning services for their clients in both public and private sectors.

At the core of our architectural practice is design excellence. Winning over 300 awards KPF has earned recognition as one of the most respected architectural design practices in the world. Its body of work has been widely exhibited and is also a subject of 13 monographs.

Some of their famous works include projects like the Gold Coast Towers in Australia, Marina Towers in Lebanon, Mandarin Oriental in Las Vegas and the Ritz Carlton in Toronto amongst many others.

### LANDSCAPE DESIGN: CAPTIVA LOVEJOY, UK

Capita Lovejoy is one of UK's largest multifaceted consultancies, delivering infrastructure projects on a local, national and international scale.

Capita Lovejoy has a staff of over 4,500 people spread across 63 offices in UK and other international countries. They offer a vast range of professional and technical expertise across an unrivalled number of services.

The company believes in being a strategic partner to their clients and supports them at all stages of a project. Capita Lovejoy understands the key risks and challenges in their client's business and ensure to put their efforts where it's most needed.

Some of their previous work includes Disneyland Paris, Royal Ascot Racecourse, Sheldon Square Paddington, the Canary Riverside Four Seasons Hotel and a residential development at London's Canary Wharf.

Licence no.: 155 of 2008 and 200 of 2008.

**Disclaimer:** Internal dimension mentioned in the floor plans are including wall finish material thickness like plaster / paint / tiles. These plans are for representation purpose only and do not form a part of any agreement or legal binding on part of the company. Balcony dimensions are upto the outer edge of balcony slab.

Shown views are not a part of the actual deliverable. These are artistic representations only. Soft furnishing / furniture, gadgets are not part of the offering. The product and technology displayed if any, or referred to is for representation only and the company does not guarantee the use of all of them. Marble / Granite being natural material have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the company or competent authority. Marginal variation may be necessary during construction. The extent / number / variety of the equipment / appliances and their brand thereof is tentative and liable to change at sole discretion of the company. Applicant / allottee shall not have any right to raise objection in this regard.