



THE NEW LUXURY

Welcome to Primanti.

Premium residences in a parkland setting at
Southern Peripheral Road, Gurgaon.





Image, area and facilities for representative purposes.

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.

Primanti Garden Estate is designed around a series of interconnected meadows and gardens that span sinuously across the development. The rich flora forms dramatic patterns with stone structures and water features.

Ensconced 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: 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 forms a contemplative focal point that invites residents to pause and enjoy the outdoors. Flowering native trees provide seasonal interest and colour.

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



Disclaimer: Artist's impression of the layout plan. Green areas are for indicative purposes only.



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RESIDENCES

EXECUTIVE FLOORS

Executive Floors are luxurious duplexes, housed in exclusive 3-storey elegantly designed buildings. The two ground +1 units feature 4 bedrooms and exclusive green landscaped gardens. While the larger 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.





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FEATURES & AMENITIES:

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



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 4 BHK units feature a unique double-height living area.

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





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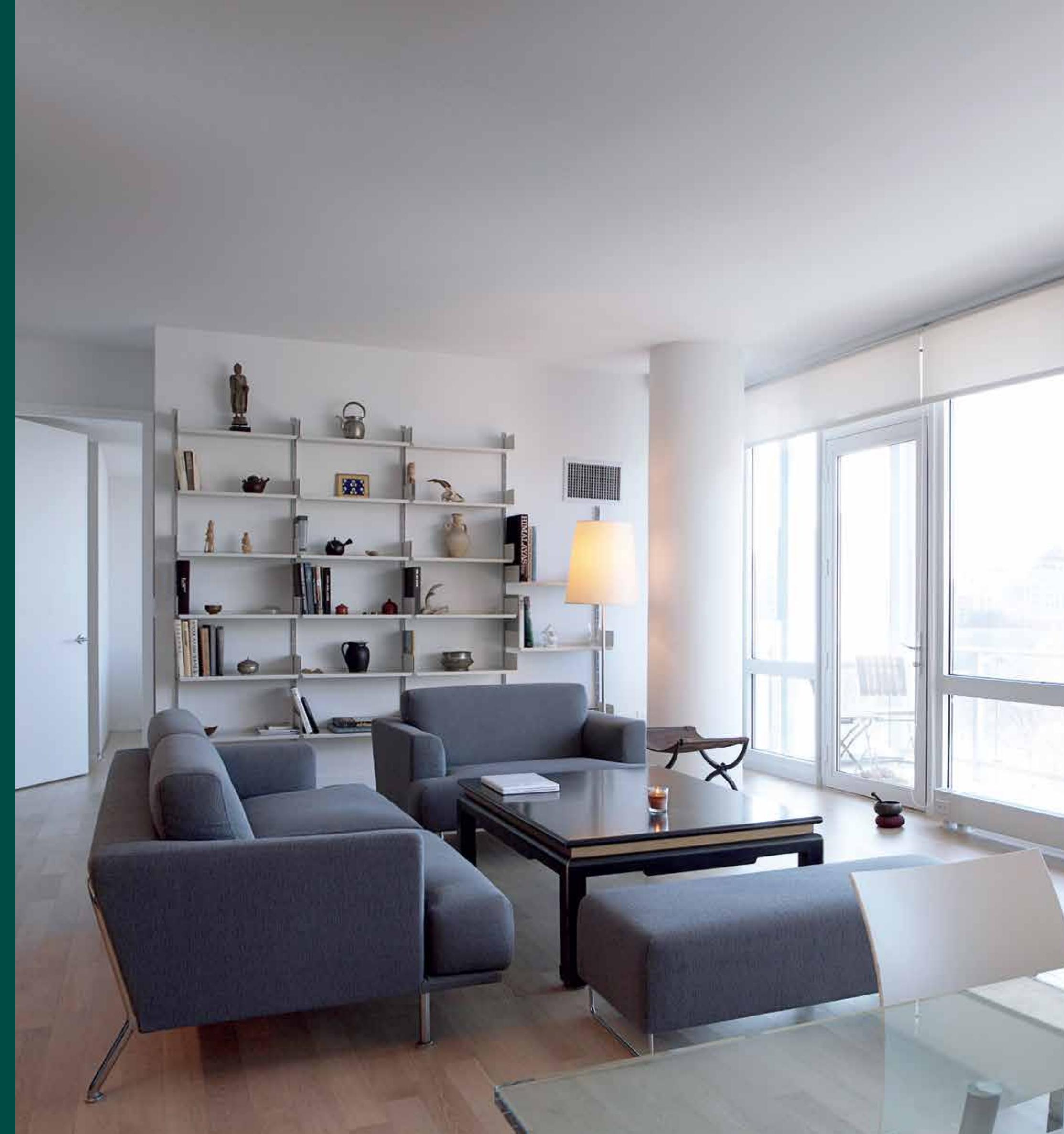
FEATURES & AMENITIES:

- VRF 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 in master bathroom
- Video door phone

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 you breathtaking views 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 3 BHK apartments are housed in separate towers with 4 apartments on each floor. 4 BHK towers will have a choice of 2 sizes of 4 apartments on each floor of the tower: larger units and smaller units. All the units will have a servant's room.



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



LIFESTYLE FACILITIES



ROOFTOP RESTAURANT

The spa sweeps up to a rooftop restaurant on the 40th floor in Tower 2 (phase 1). 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.



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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 a gym to courts for tennis, basketball, badminton and squash. An entertainment and relaxation complex contains a juice bar, AV and card rooms.

REJUVENATION ZONE:

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

REFRESHING ZONE:

- Restaurant and juice bar
- Entertainment room
- Multipurpose hall
- 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 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 achieves the perfect harmony between body and soul.

FEATURES:

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



LOCATION

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

KEY DRIVING DURATIONS:

Delhi-Jaipur Highway (NH 8)	: 5 min.
Gurgaon Centre	: 10 min.
Golf Course Road	: 20 min.
Golf Course Ext. Road	: 20 min.
Gurgaon-Sohna Road	: 20 min.
I.G. International Airport	: 30 min.

PROJECT GLIMPSES



LEGEND:

1. Main Entrance
 2. Mondrian Park
 3. Clubhouse
 4. Swimming Pool
 5. Tennis Court/ Basketball Court
 6. Children's Play Area
 7. Community Shopping
 8. Primary School
 9. Proposed Nursery School Plot
 10. EWS
- 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 : 38 Floors, 4 BHK Large
EA 1 - EA 5: G+9 Floors
EA 6 - EA 9: G+11 Floors
EF 1 - EF 25: G+3 Floors

Disclaimer: The amenities, specifications, designs, facilities etc. are indicative. The Company reserves the right to change/revised/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.



LEGEND:

1. Government land substation
2. Others' land
3. Retail / Shops
4. EWS
5. School

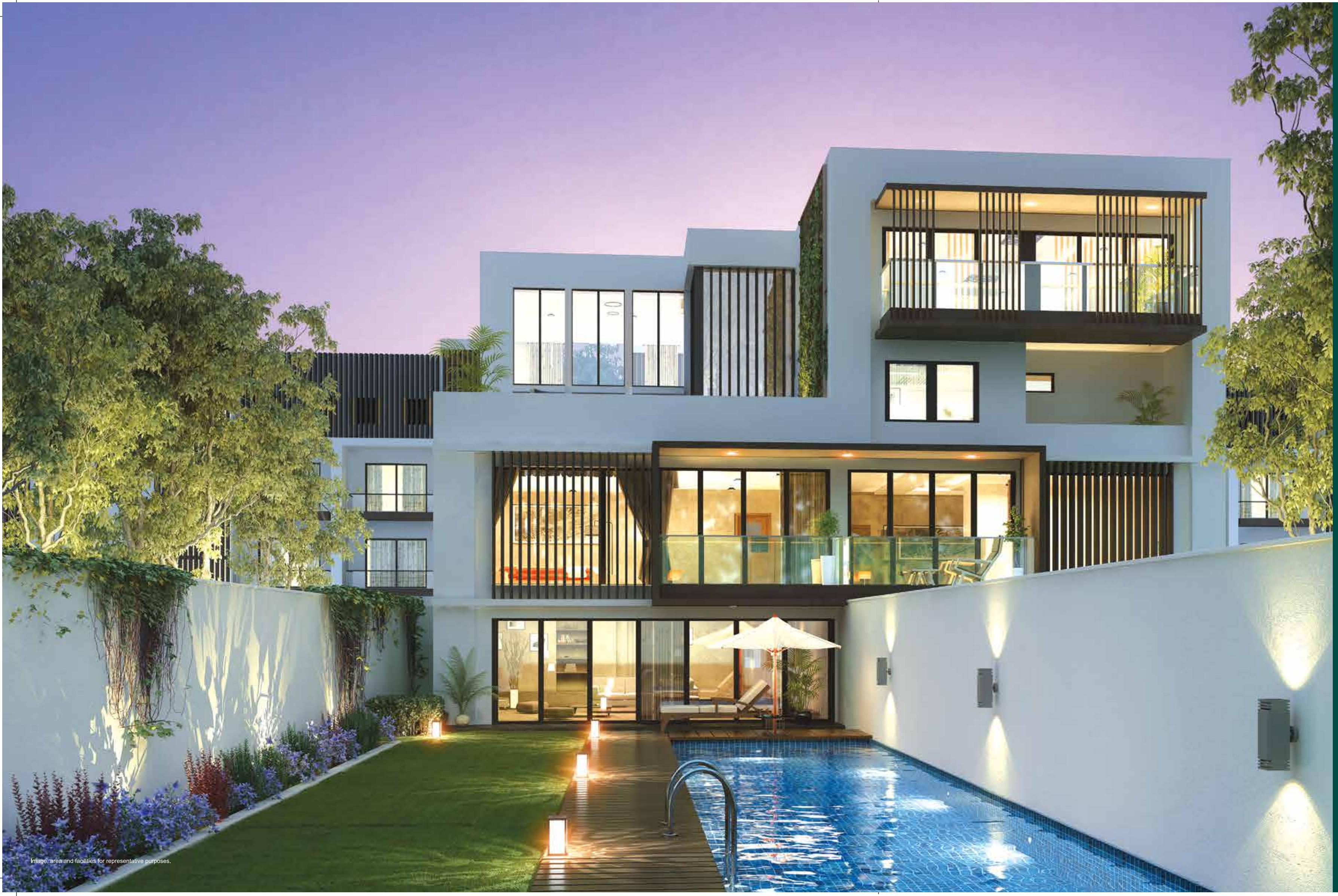
Aerial view of the verdant garden estate.

Image, area and facilities for representative purposes.



Image, area and facilities for representative purposes.

Evening view of the Primanti residences.



Executive Floors with private plunge pools.

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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 THE ENVIRONMENT.

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 was 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 the 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 the UK's largest multifaceted consultancies, delivering infrastructure projects on local, national and international levels.

Capita Lovejoy has a staff of over 4,500 people spread across 63 offices in the 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 clients' businesses 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.