

**TATA HOUSING**<sup>®</sup>

# PRIMANTI

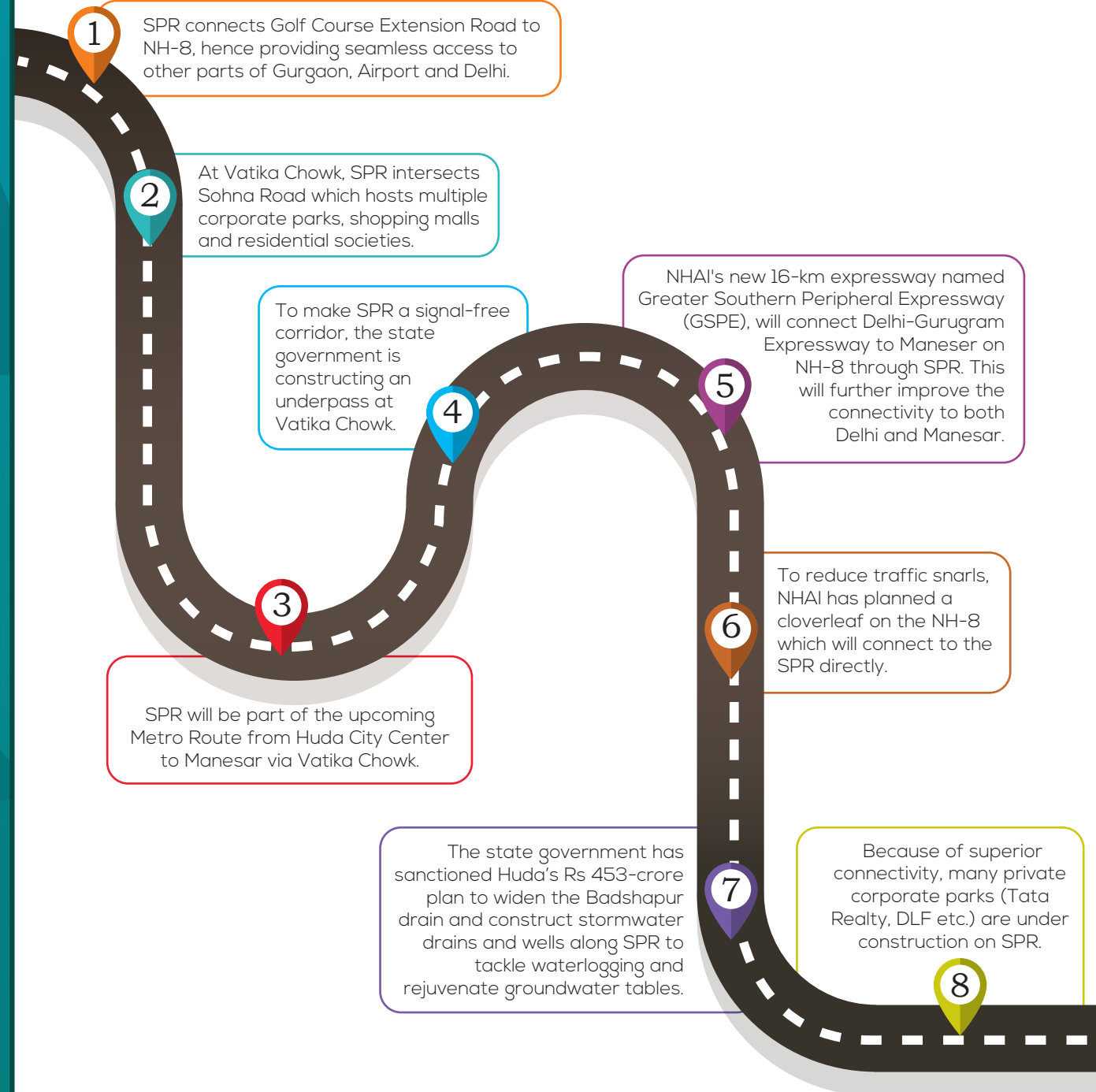
VILLAS AND RESIDENCES



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/>

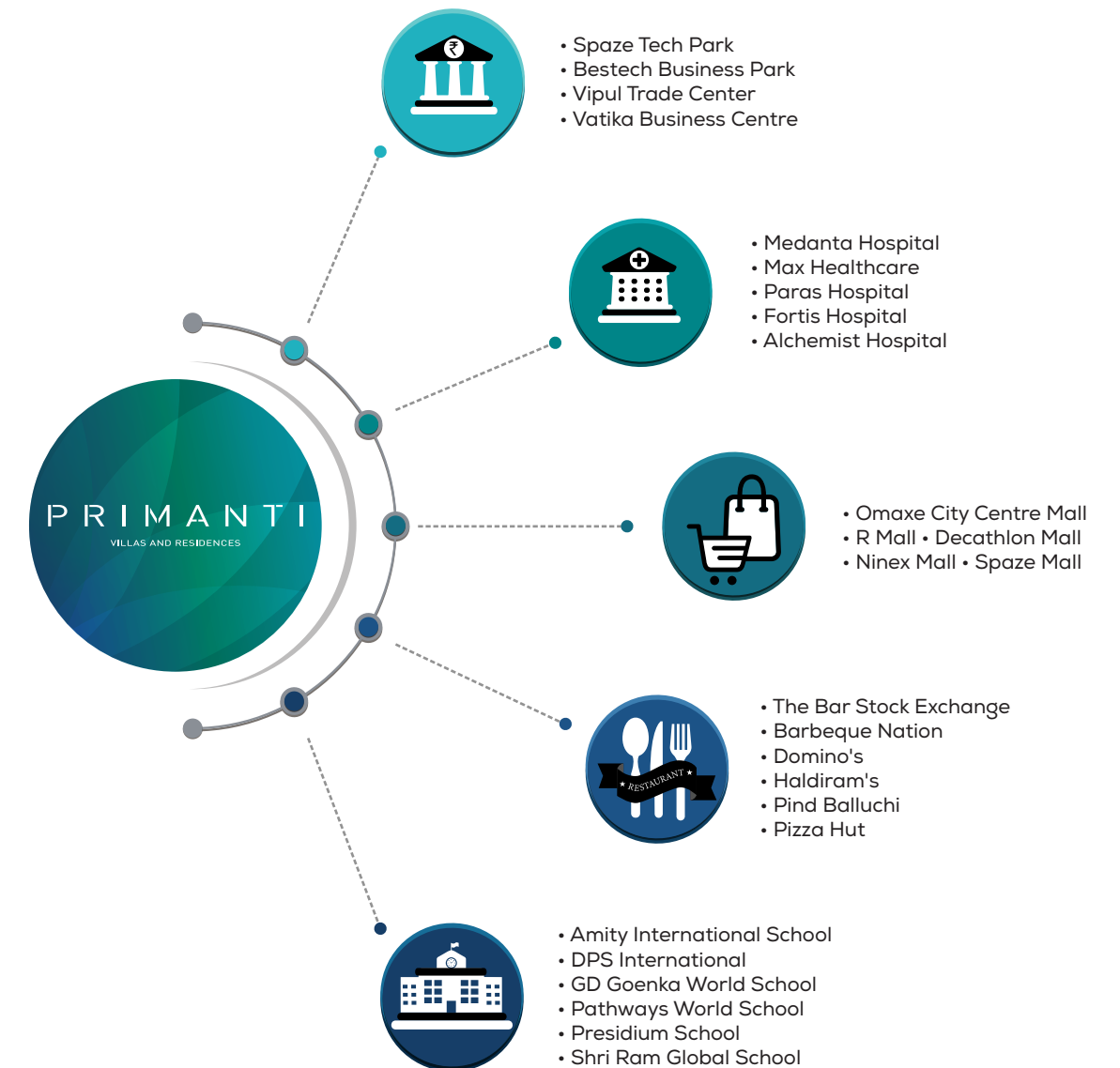
# SPR: The Road to Future Growth



Source : Times Of India

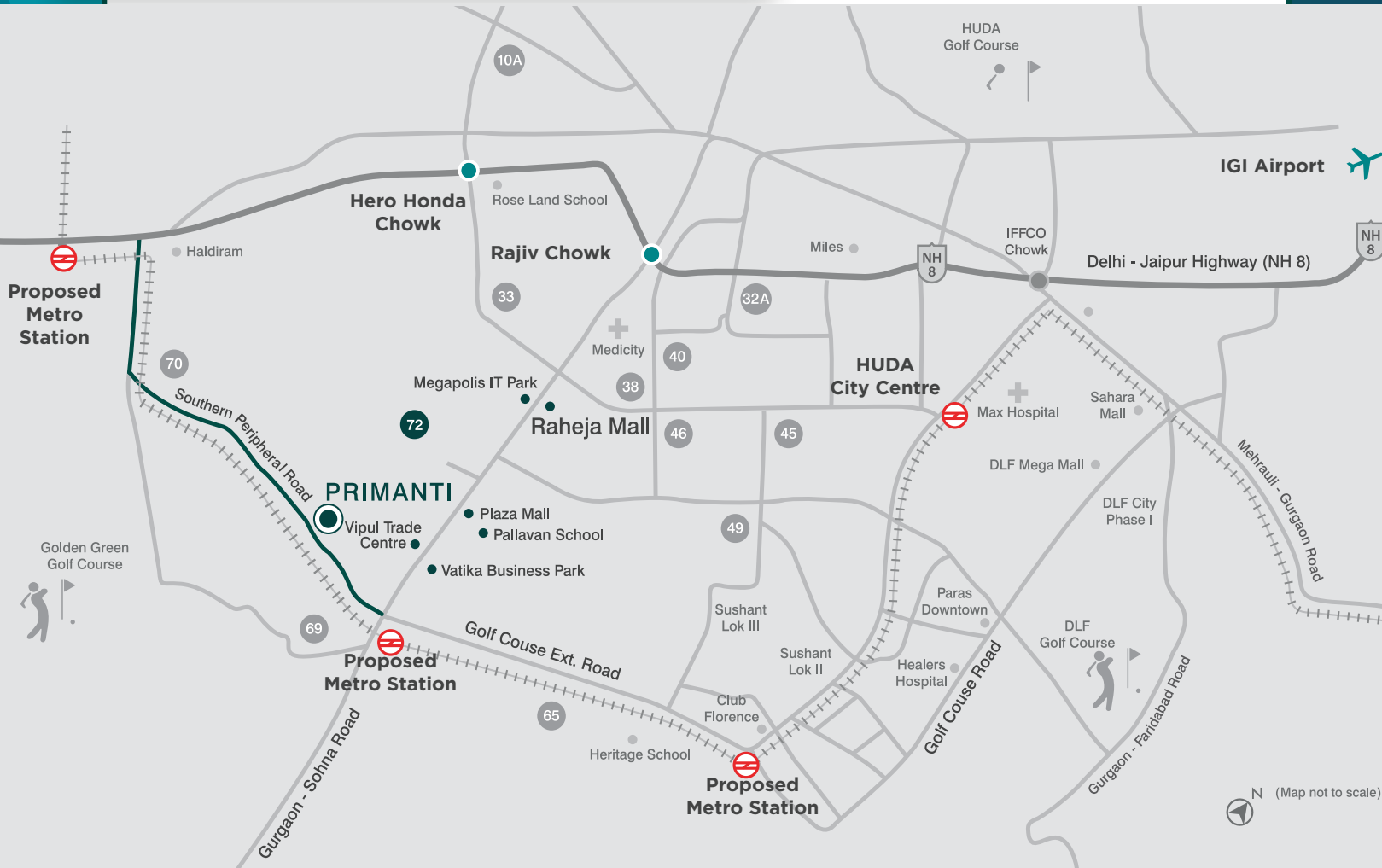
# SPR: The New Social Hub

Everything you could need, at a stone's throw



# CONNECTIVITY

# PRIMANTI: An Overview



Actual Image shot on site in January, 2018

 <b>5 km</b> Access to NH-8	 <b>22 km</b> International Airport
 <b>7 km</b> Medanta Medicity	 <b>3 km</b> 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 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

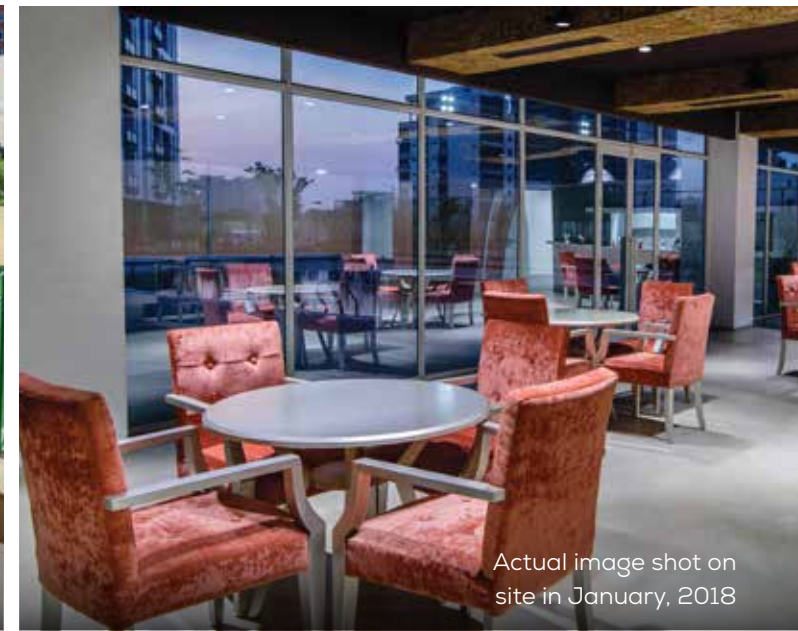
- Outdoor Pool
- Temperature-controlled Indoor Pool
- Squash Court
- Tennis Court
- Basketball Court
- Badminton Court
- Table Tennis
- Gymnasium
- Spa and Sauna
- Pool-side Restaurant
- Multi-media Room



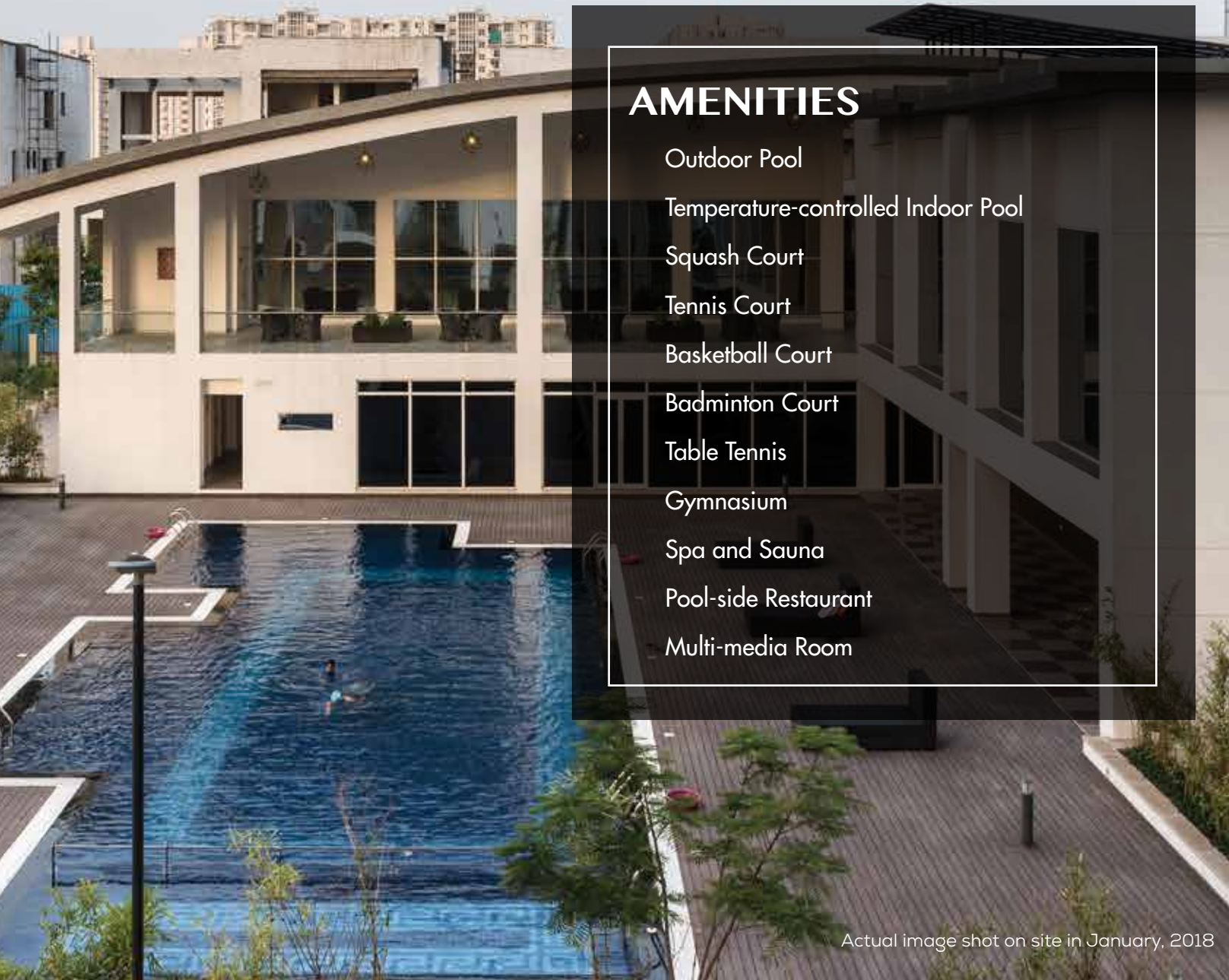
Actual image shot on site in January, 2018



Actual image shot on site in January, 2018



Actual image shot on site in January, 2018



Actual image shot on site in January, 2018



Actual image shot on site in January, 2018

# THE GARDEN ESTATE

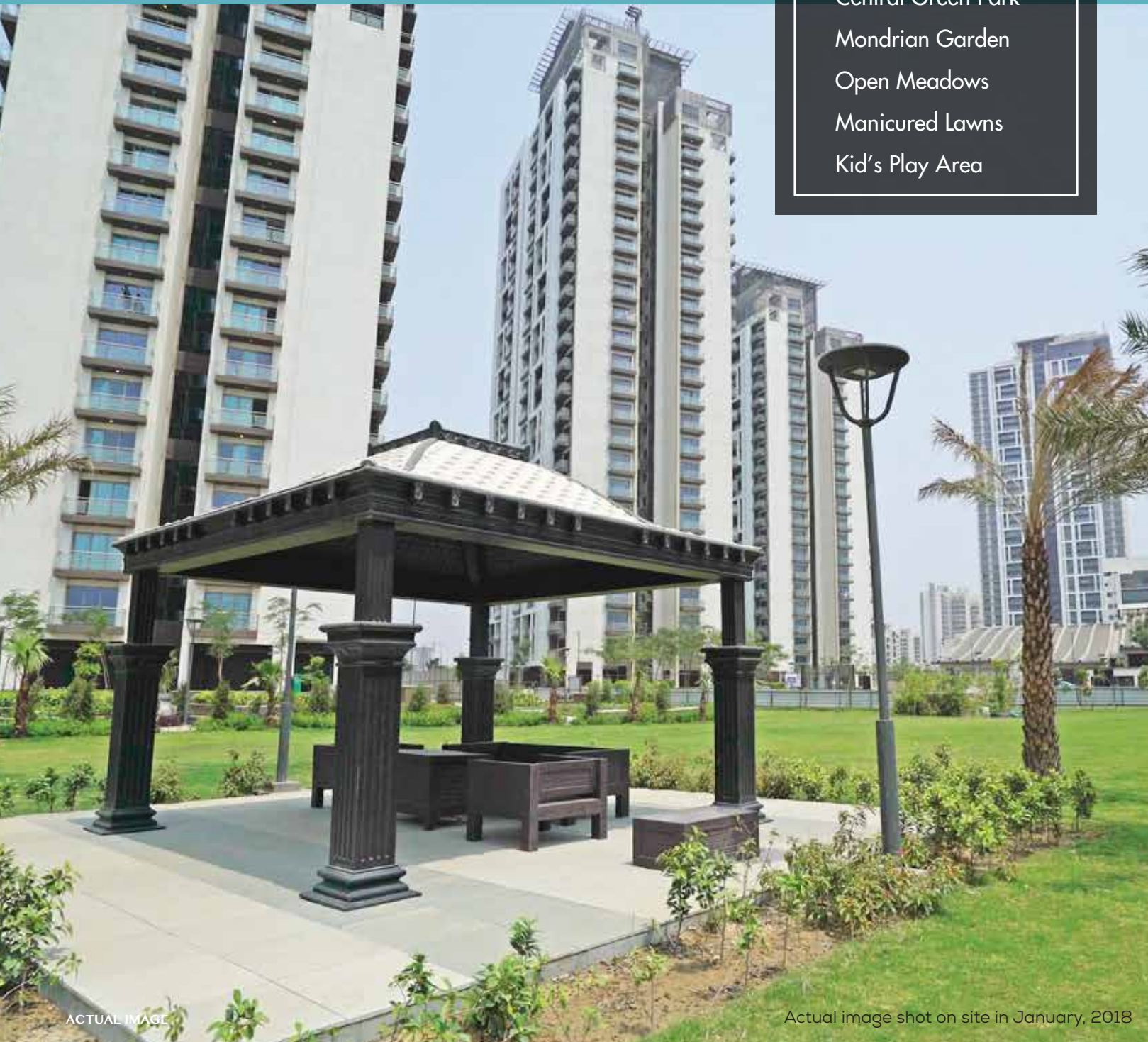
Imagine life in a place where tree-lined boulevards wind their way through lush green parks. Where picturesque pergolas and water bodies dripped with sunlight and shade glimmer through trees.

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

Actual image shot on site in January, 2018



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.



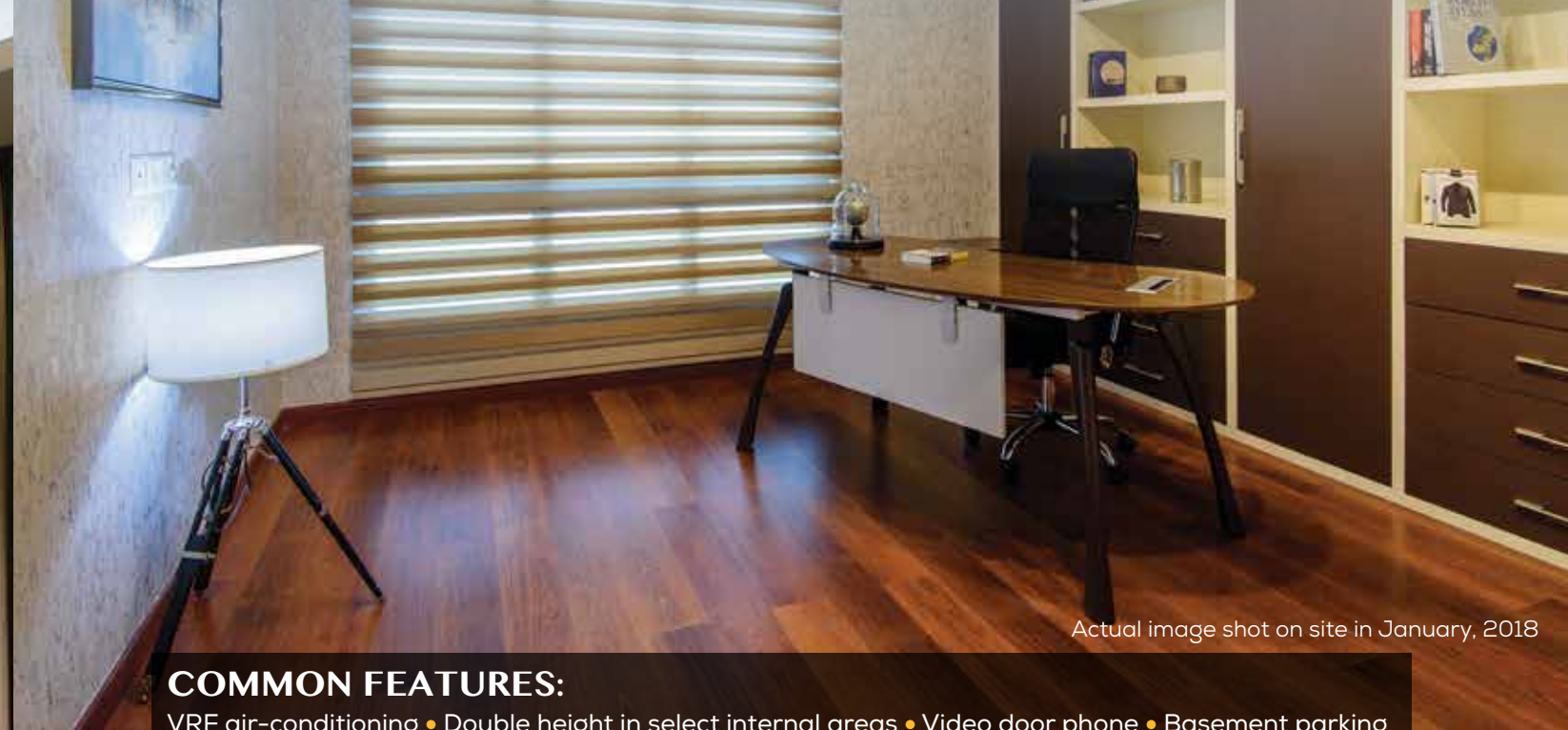
### FEATURES & AMENITIES:

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 seperate 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

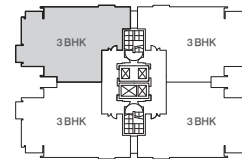
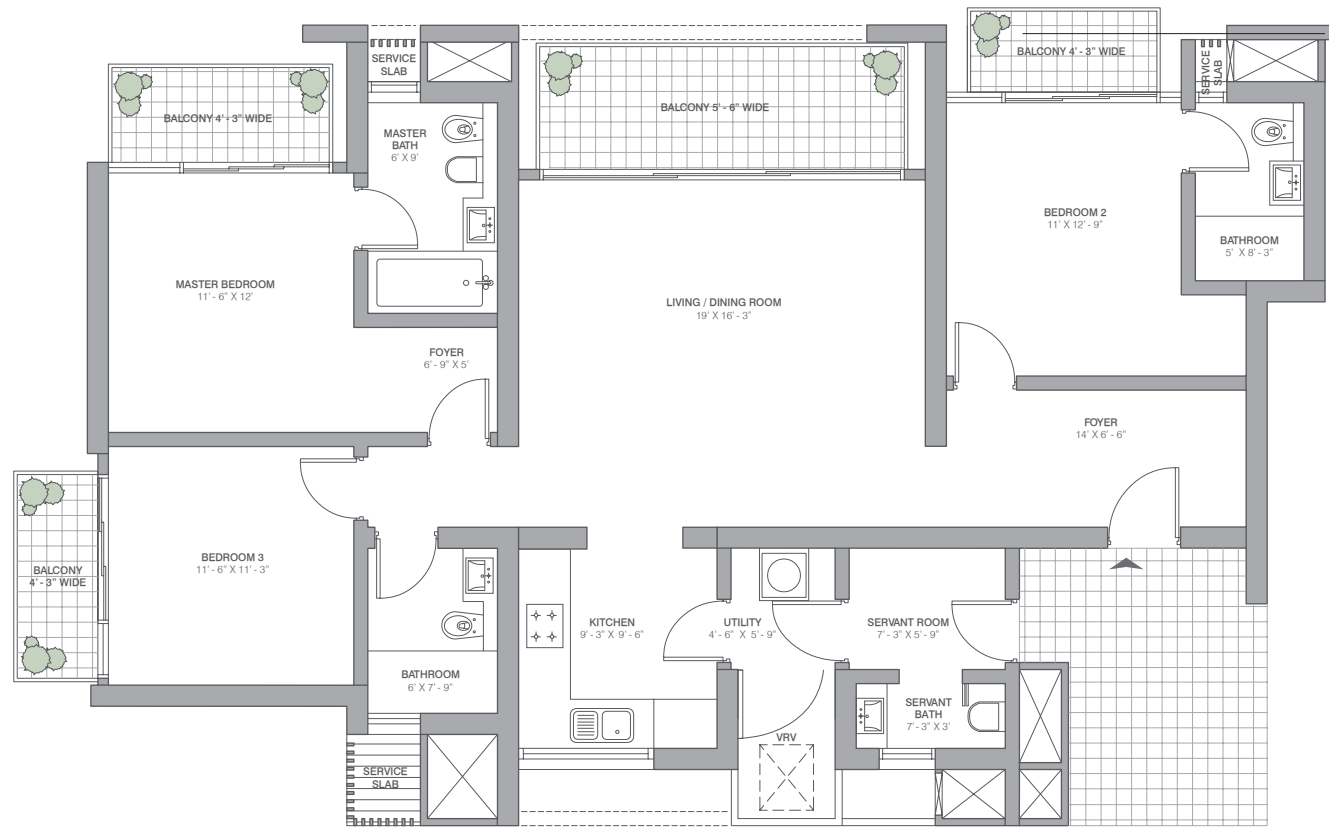
PHASE 1

Actual images shot on site.

## 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

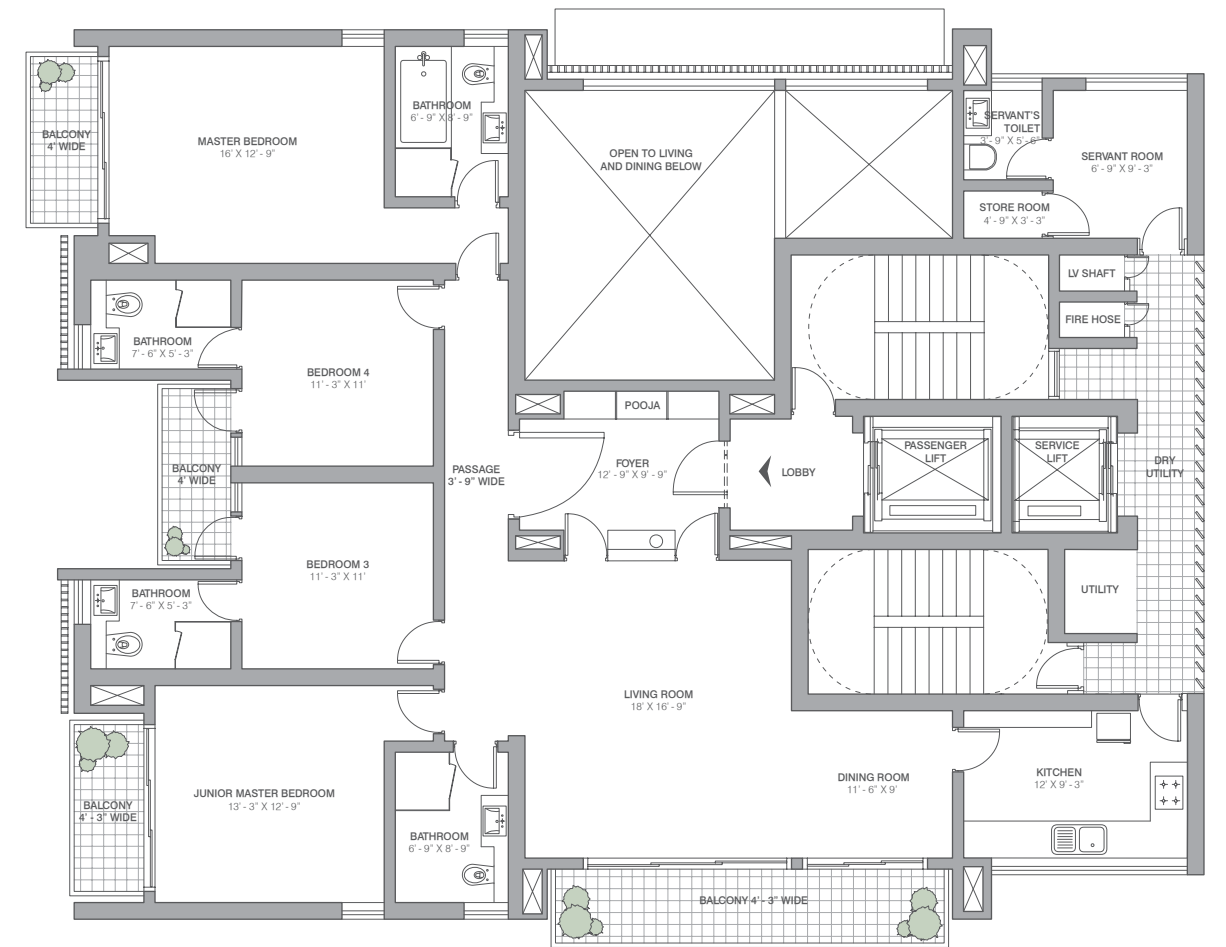


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All dimensions are in feet.

## 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



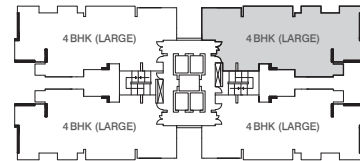
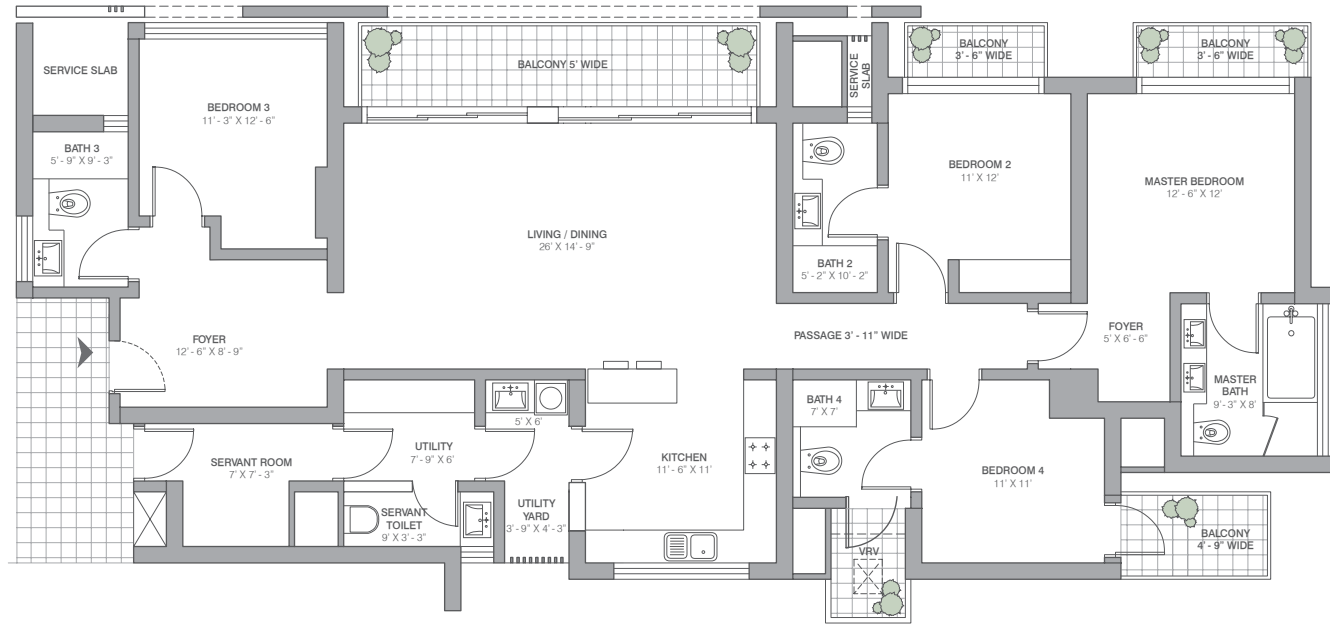
ODD FLOOR UNIT

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# TOWER RESIDENCES

4 BHK LARGE  
AVAILABLE IN TOWER 1 AND 2

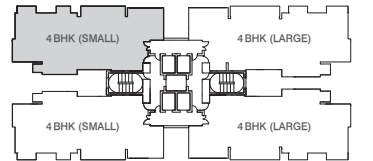
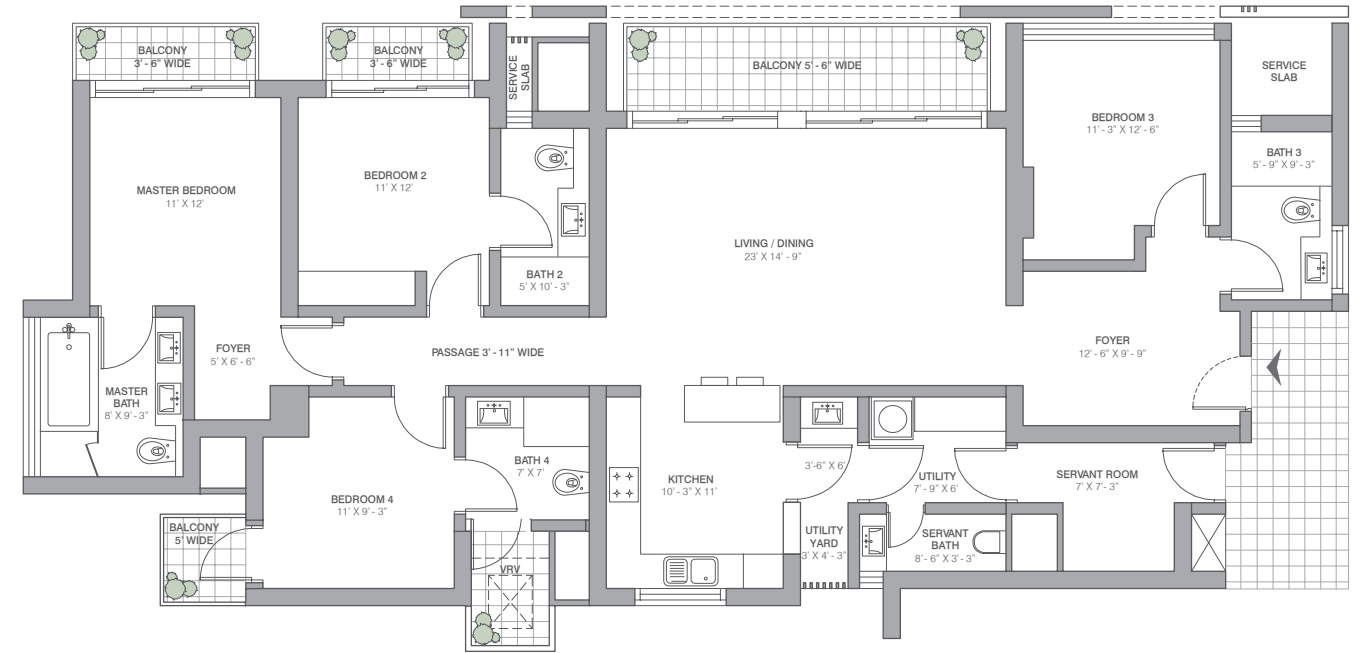
Phase I	Sq.m.	Sq.ft.
Carpet Area	171.303	1843.905
Balconies	21.885	235.570



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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

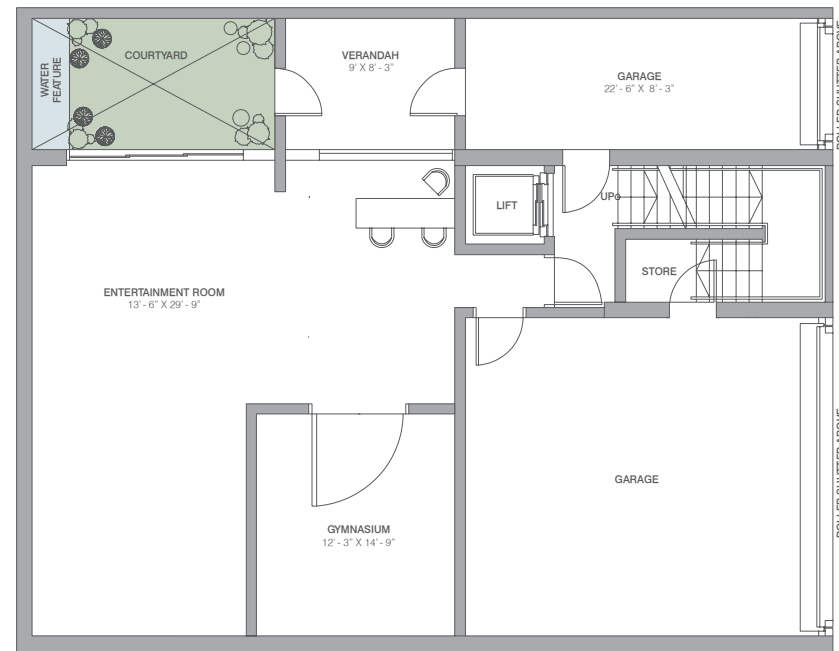


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# VERTILLAS

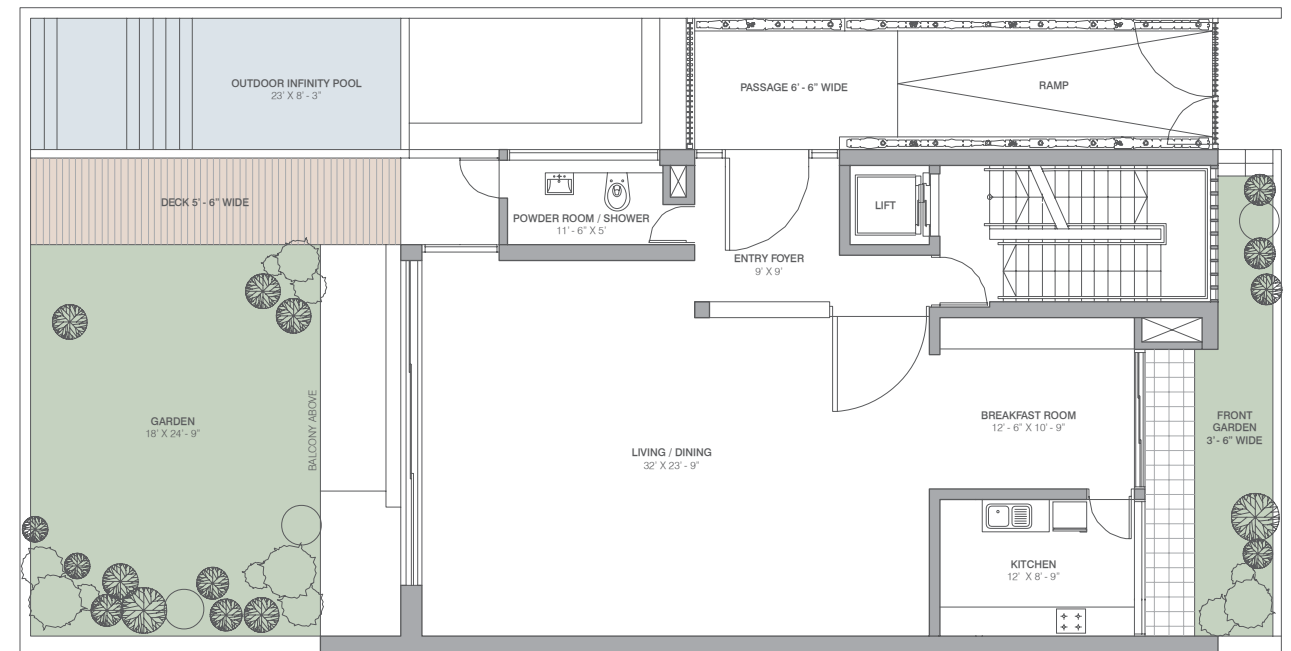
LARGE (VB)

	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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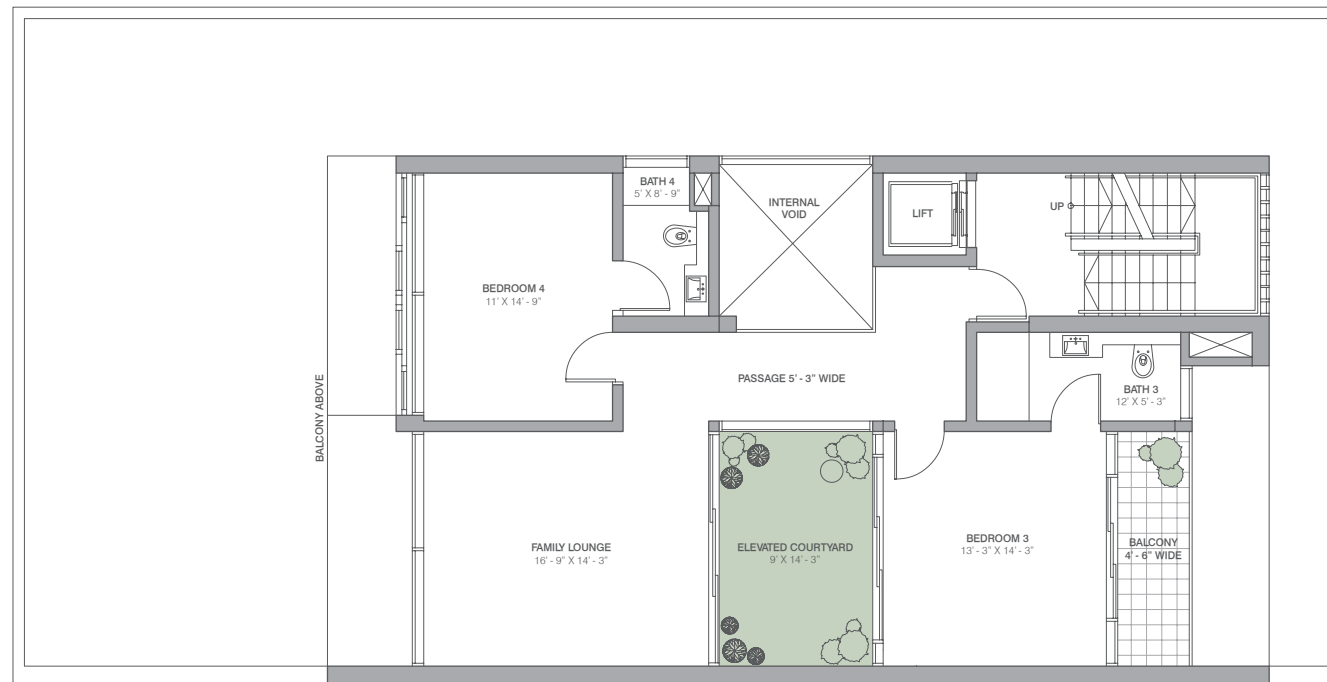


GROUND FLOOR

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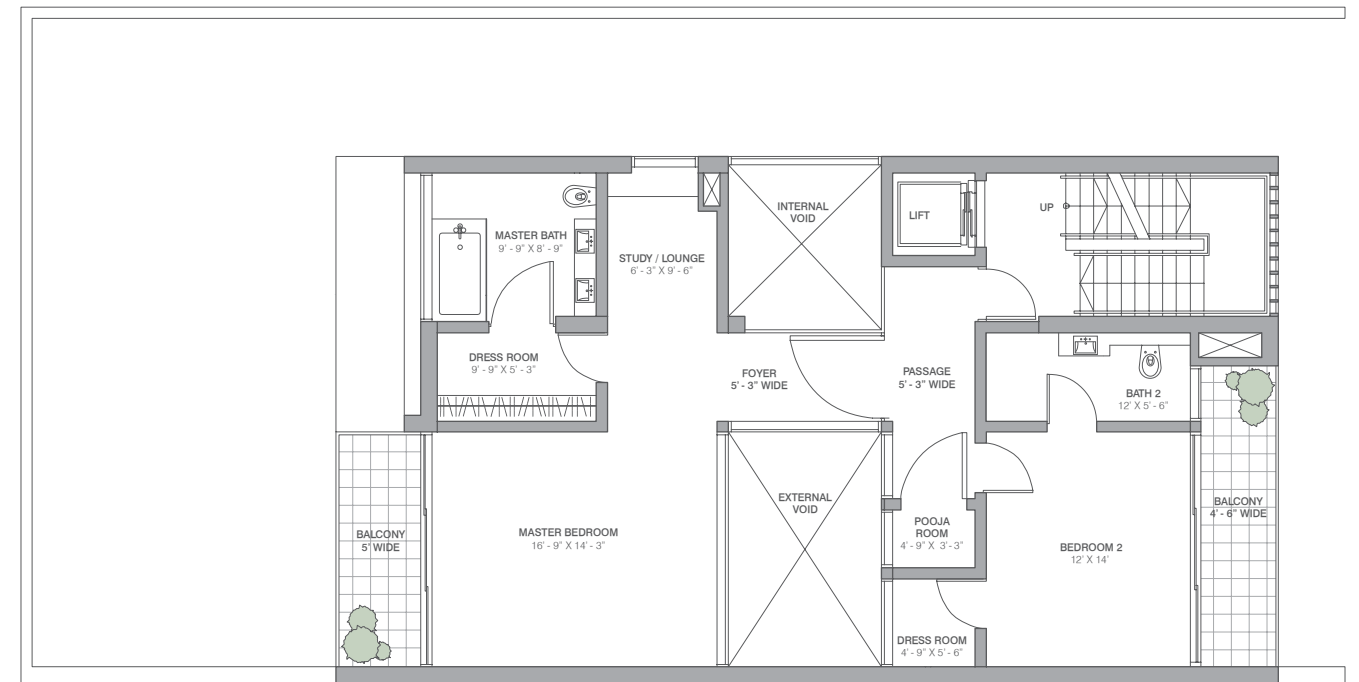
# VERTILLAS

LARGE (VB)



FIRST FLOOR

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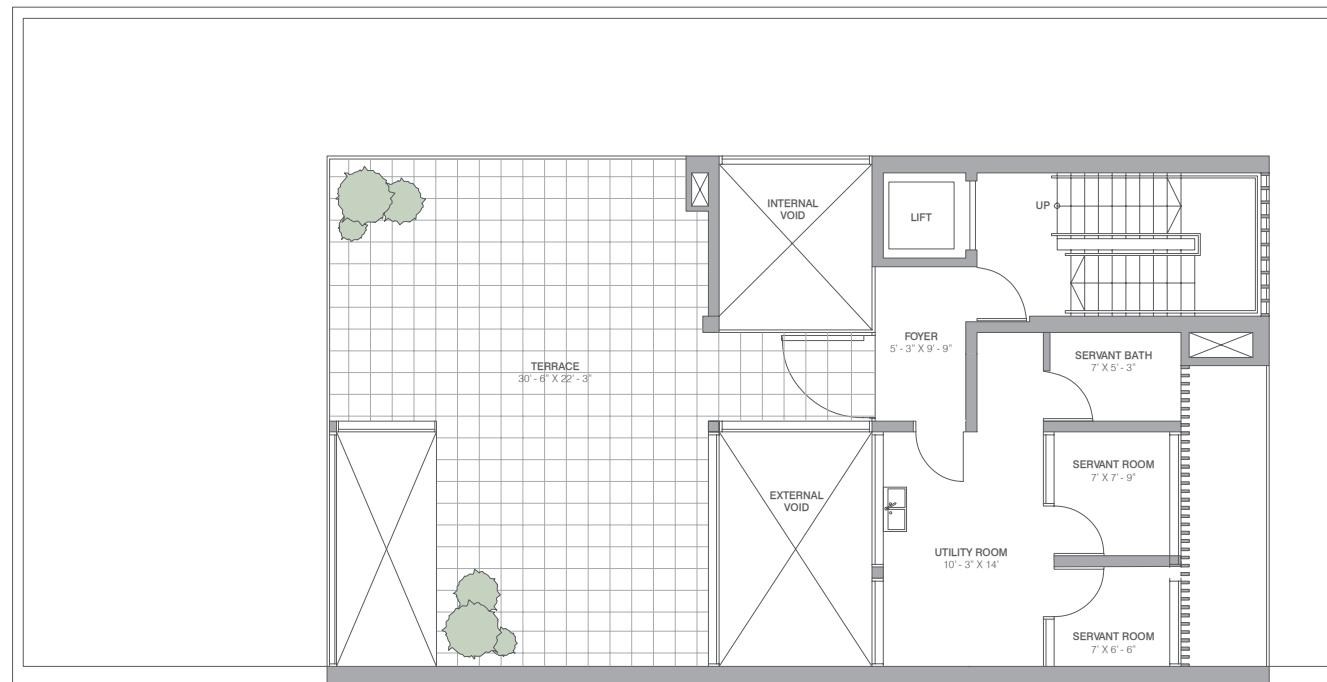


SECOND FLOOR

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# VERTILLAS

LARGE (VB)



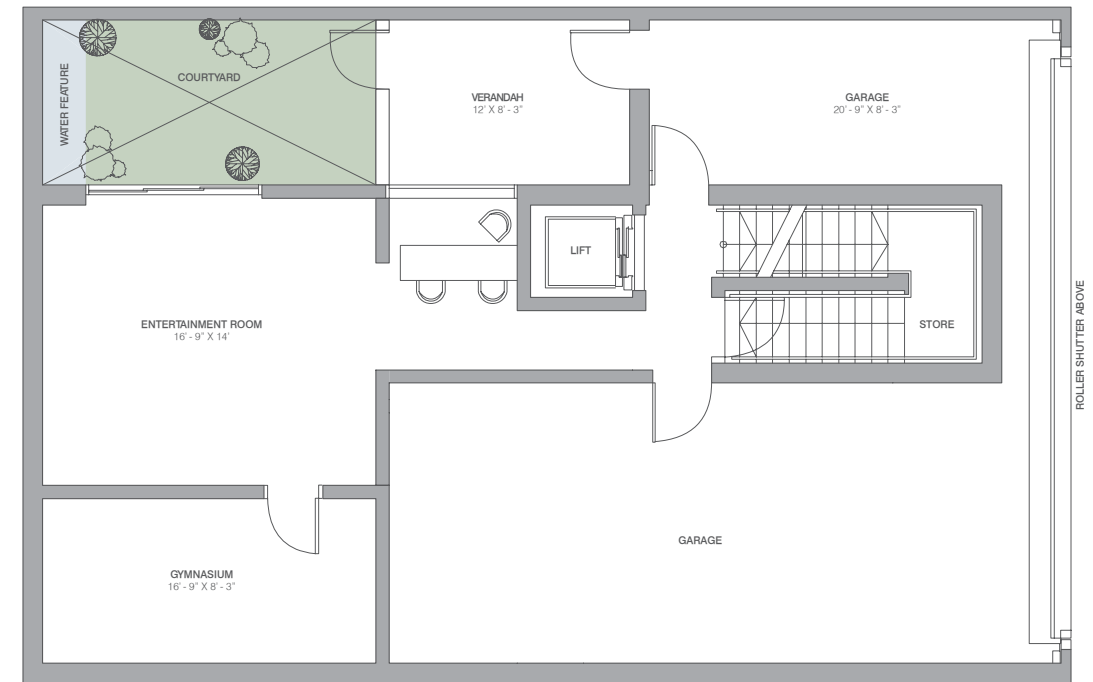
TERRACE

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# VERTILLAS

SMALL (VA)

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

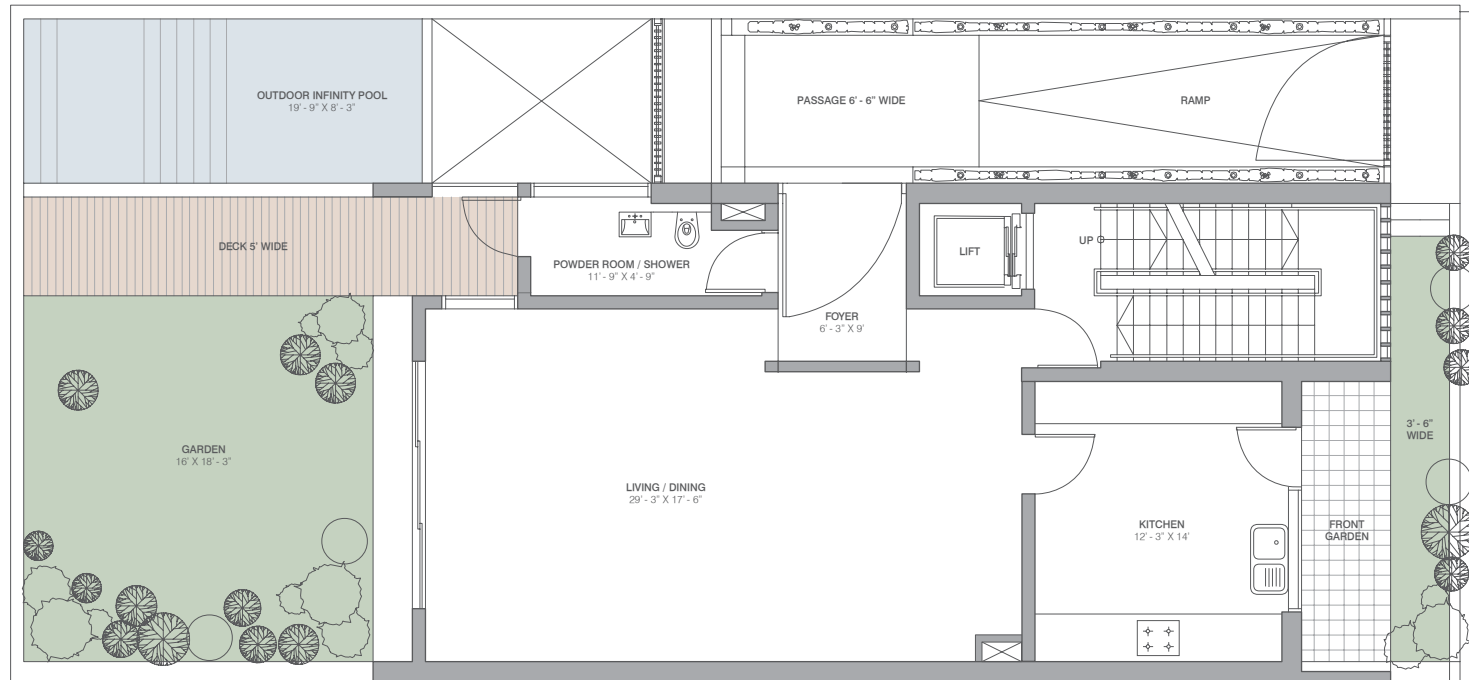


BASEMENT

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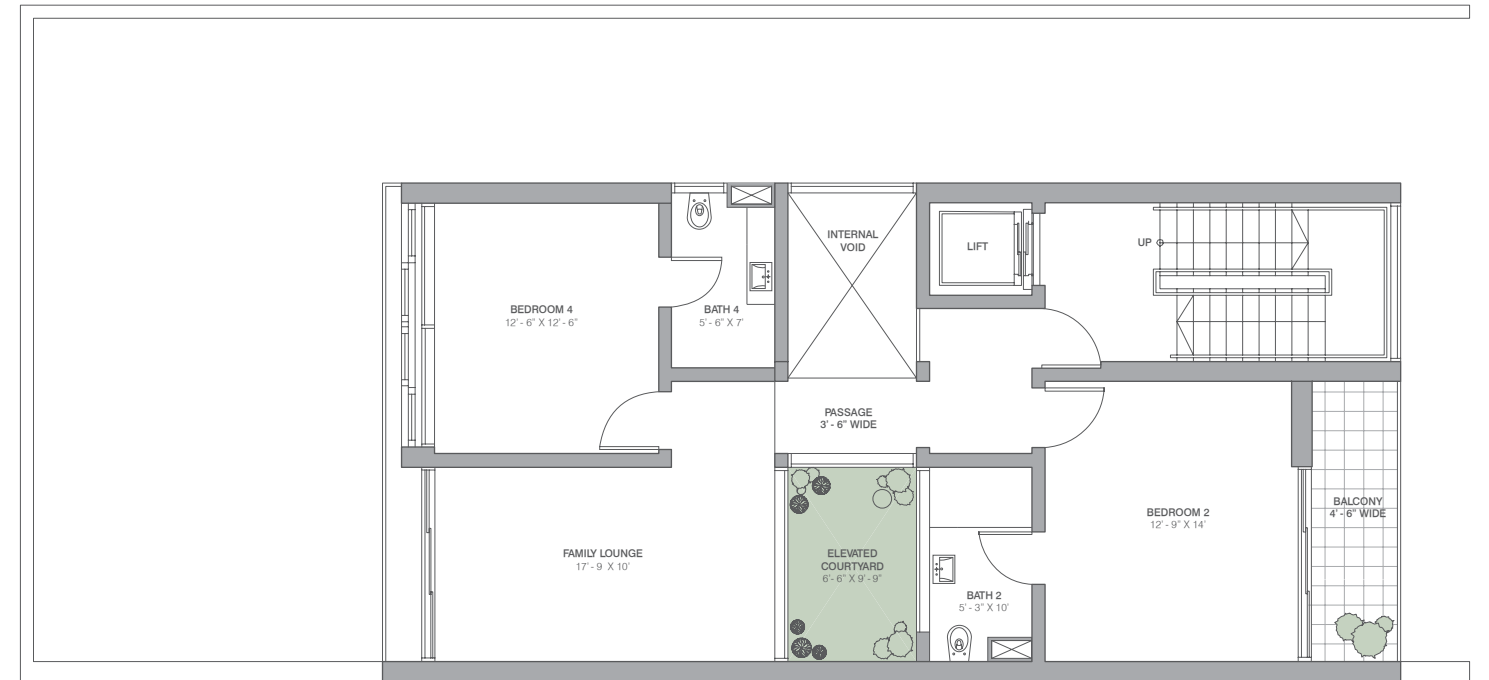
# VERTILLAS

SMALL (VA)



GROUND FLOOR

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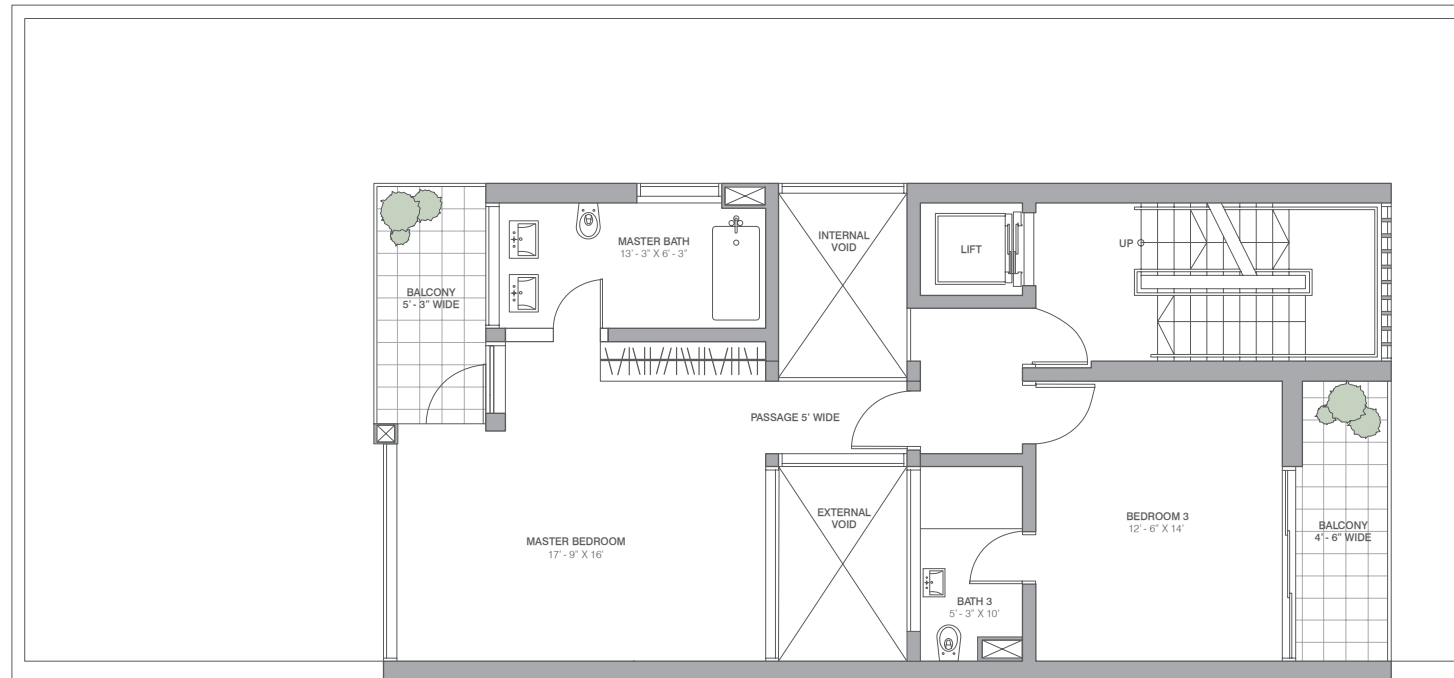
FIRST FLOOR

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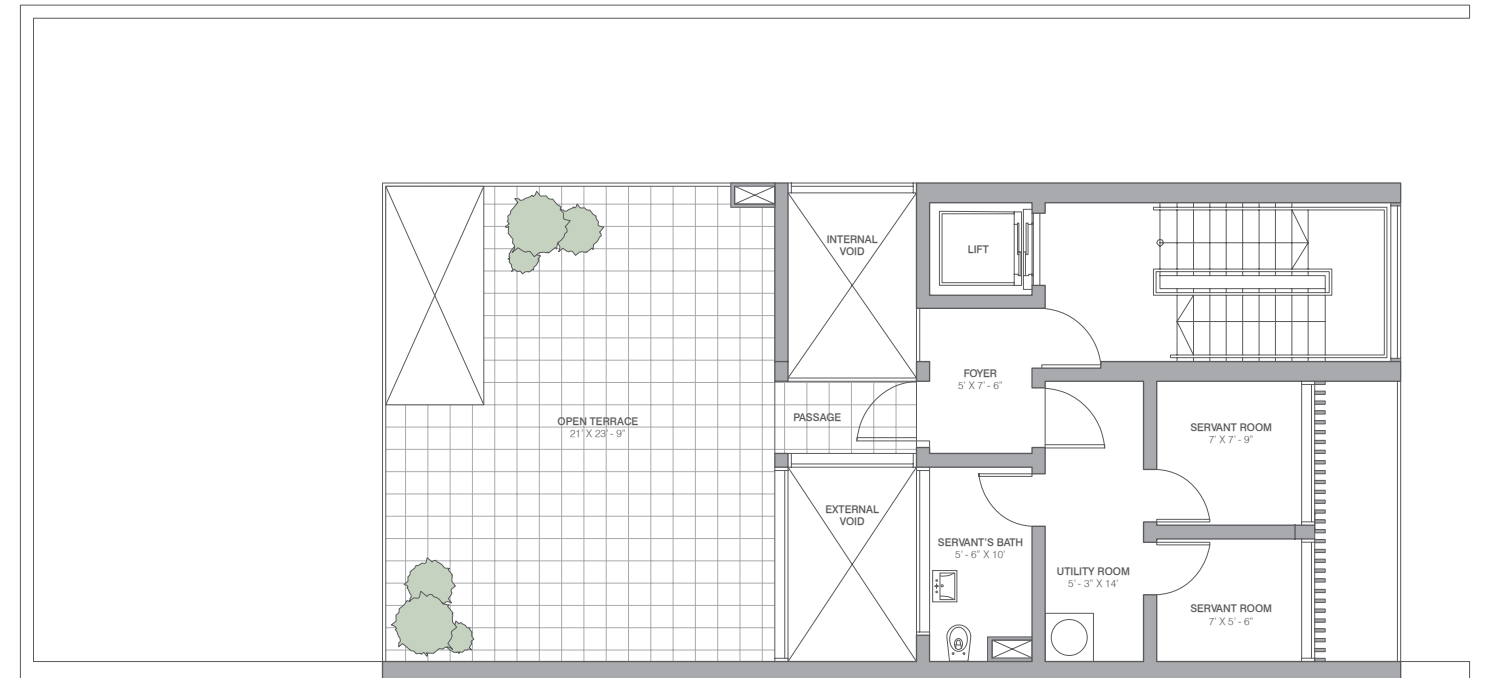
# VERTILLAS

SMALL (VA)



SECOND FLOOR

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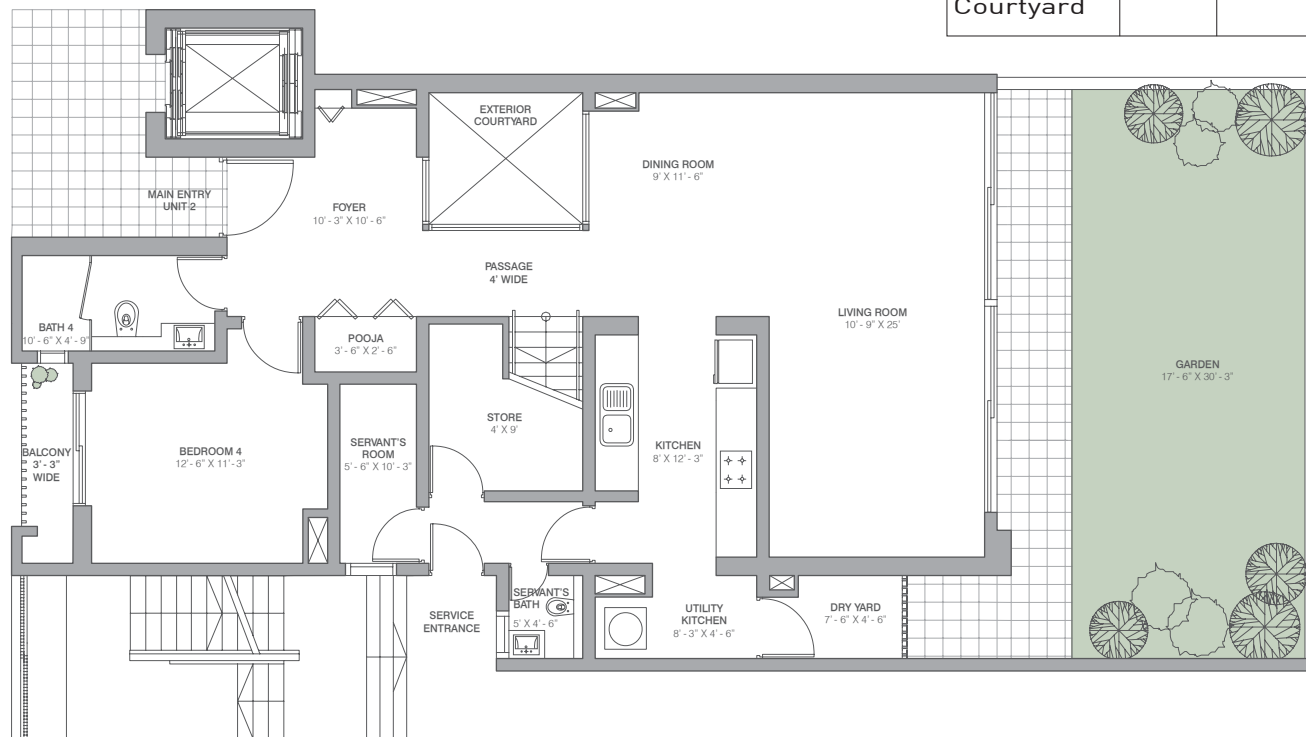
TERRACE

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# EXECUTIVE FLOORS

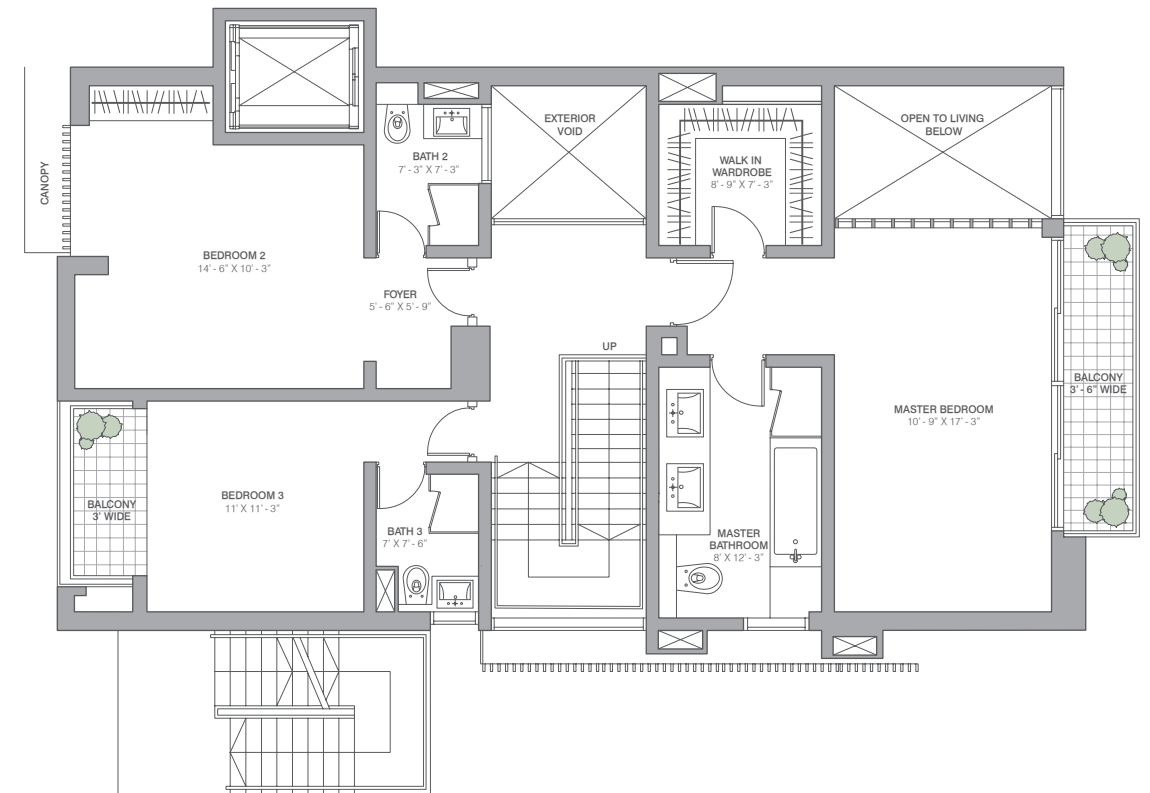
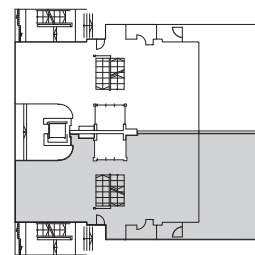
DUPLEXE UNITS

	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



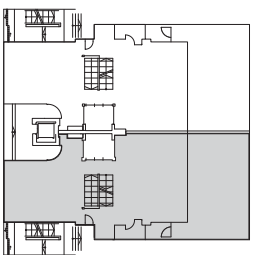
GROUND FLOOR

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FIRST FLOOR

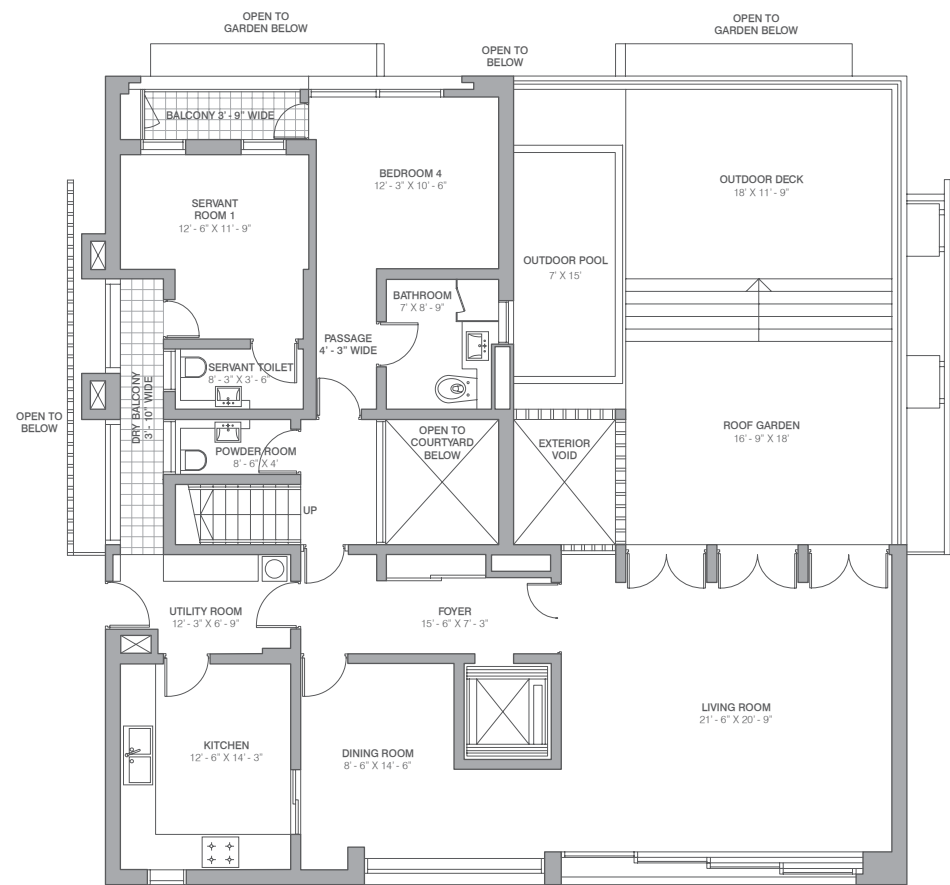
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# EXECUTIVE FLOORS

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

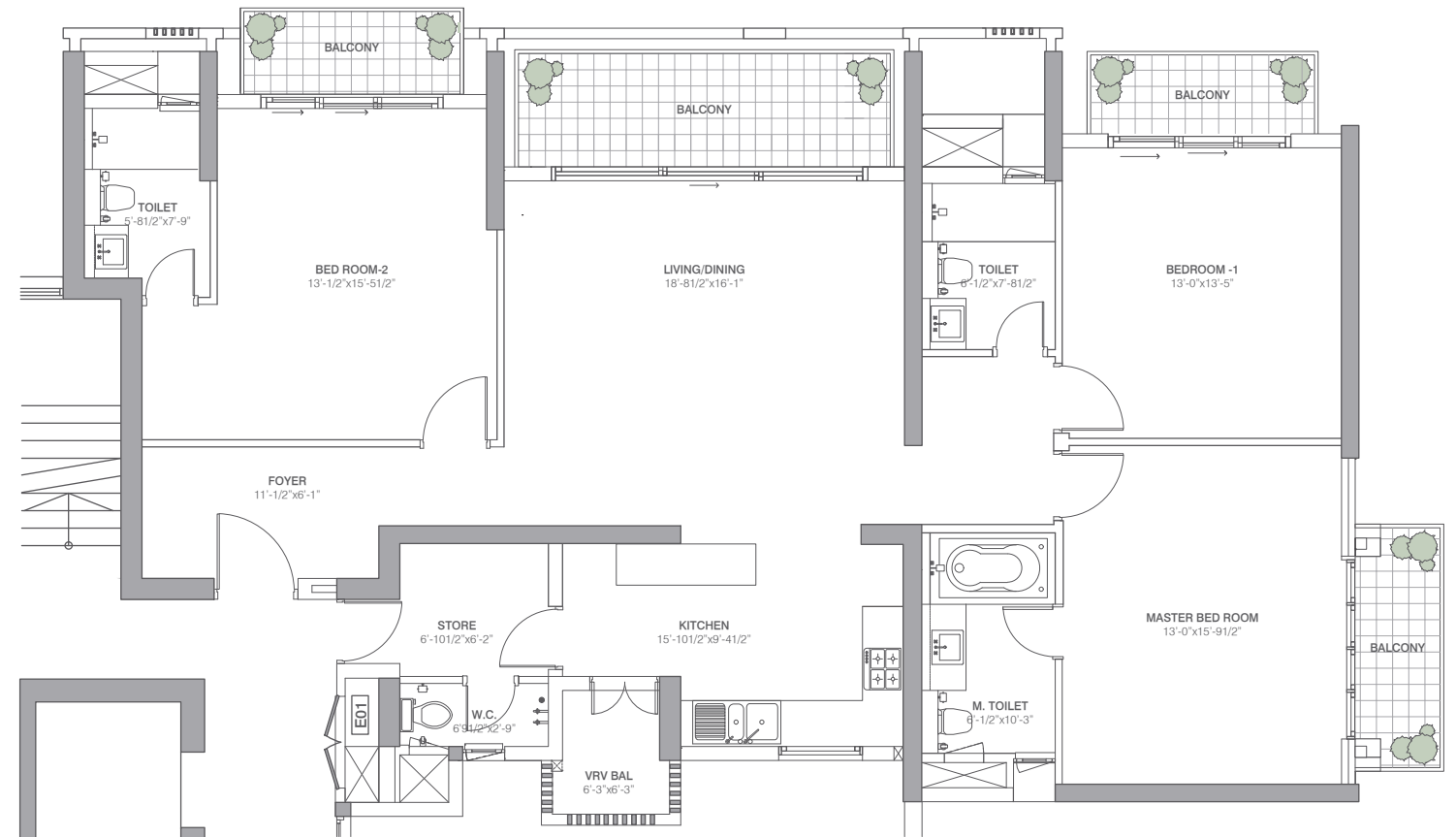
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All dimensions are in feet.

# 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

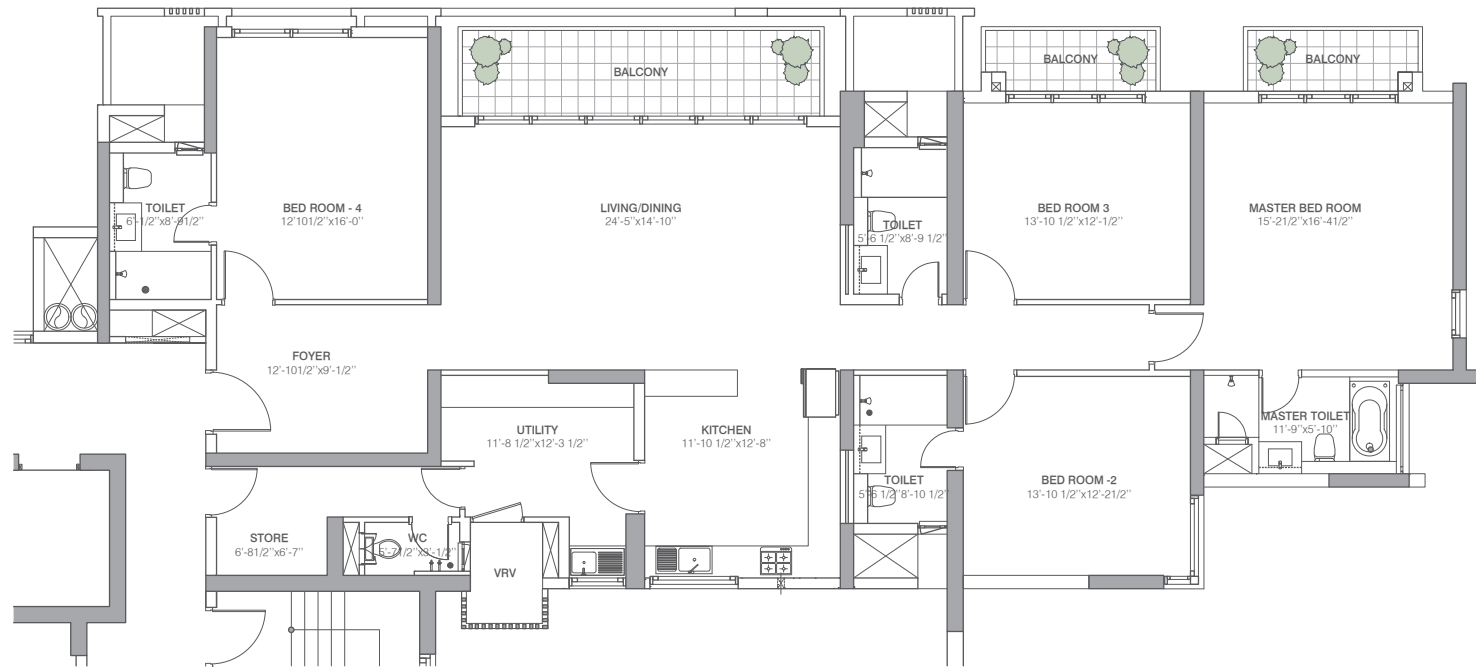


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# TOWER RESIDENCES

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

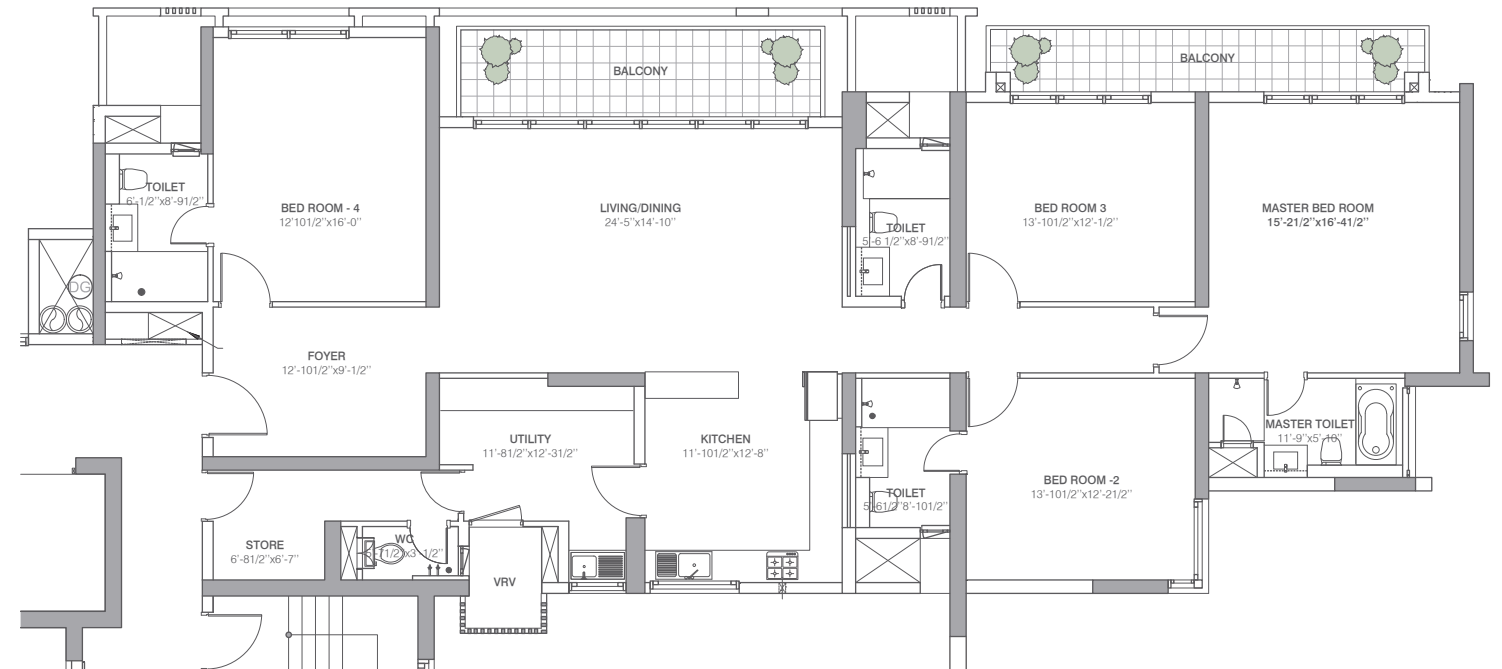
	Sq.m.	Sq.ft.
<b>Carpet Area</b>	192.404	2071.037
<b>Balconies</b>	22.307	240.113



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All dimensions are in feet.

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

	Sq.m.	Sq.ft.
<b>Carpet Area</b>	192.404	2071.037
<b>Balconies</b>	24.143	259.875

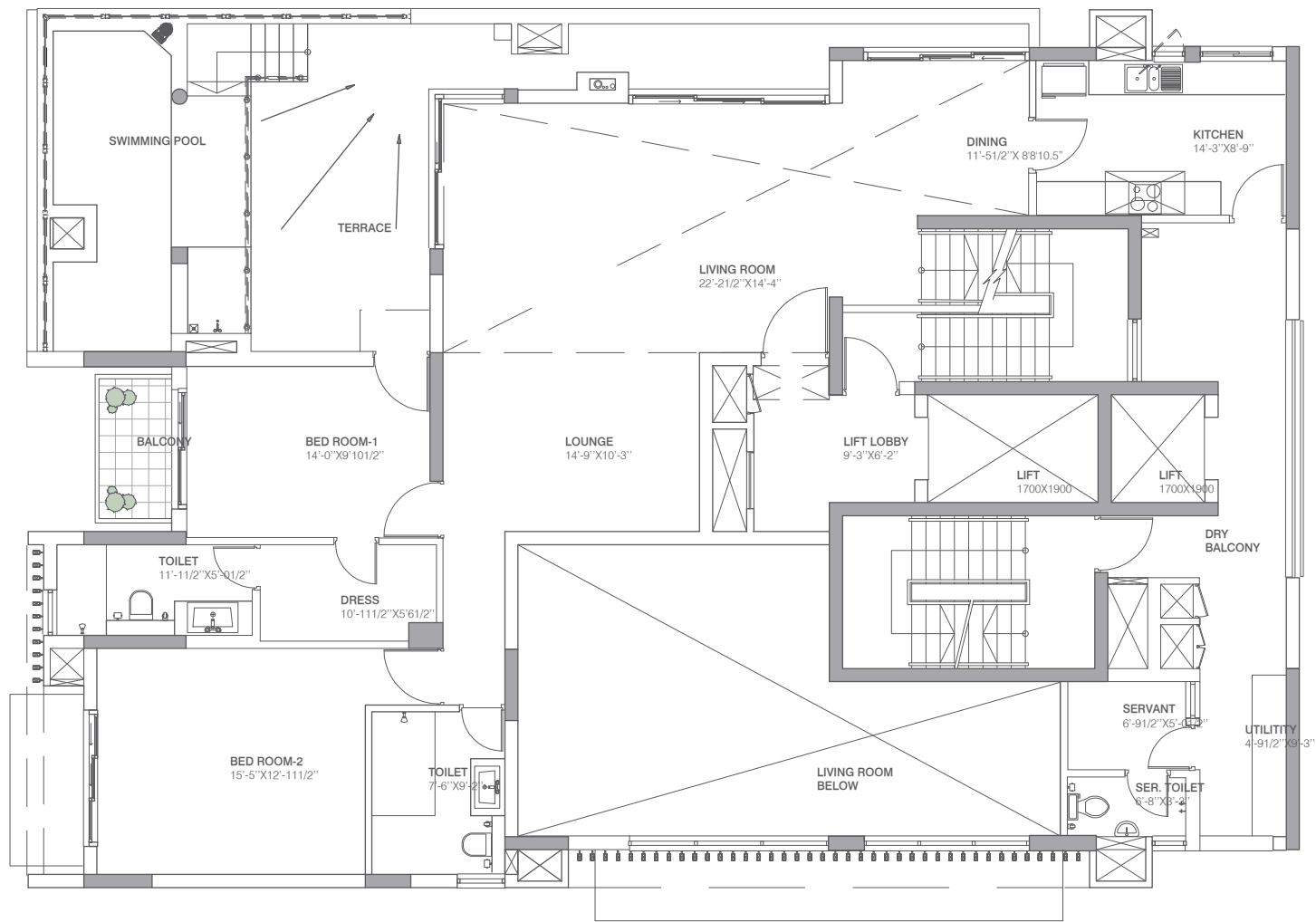


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# DUPLEX UNIT

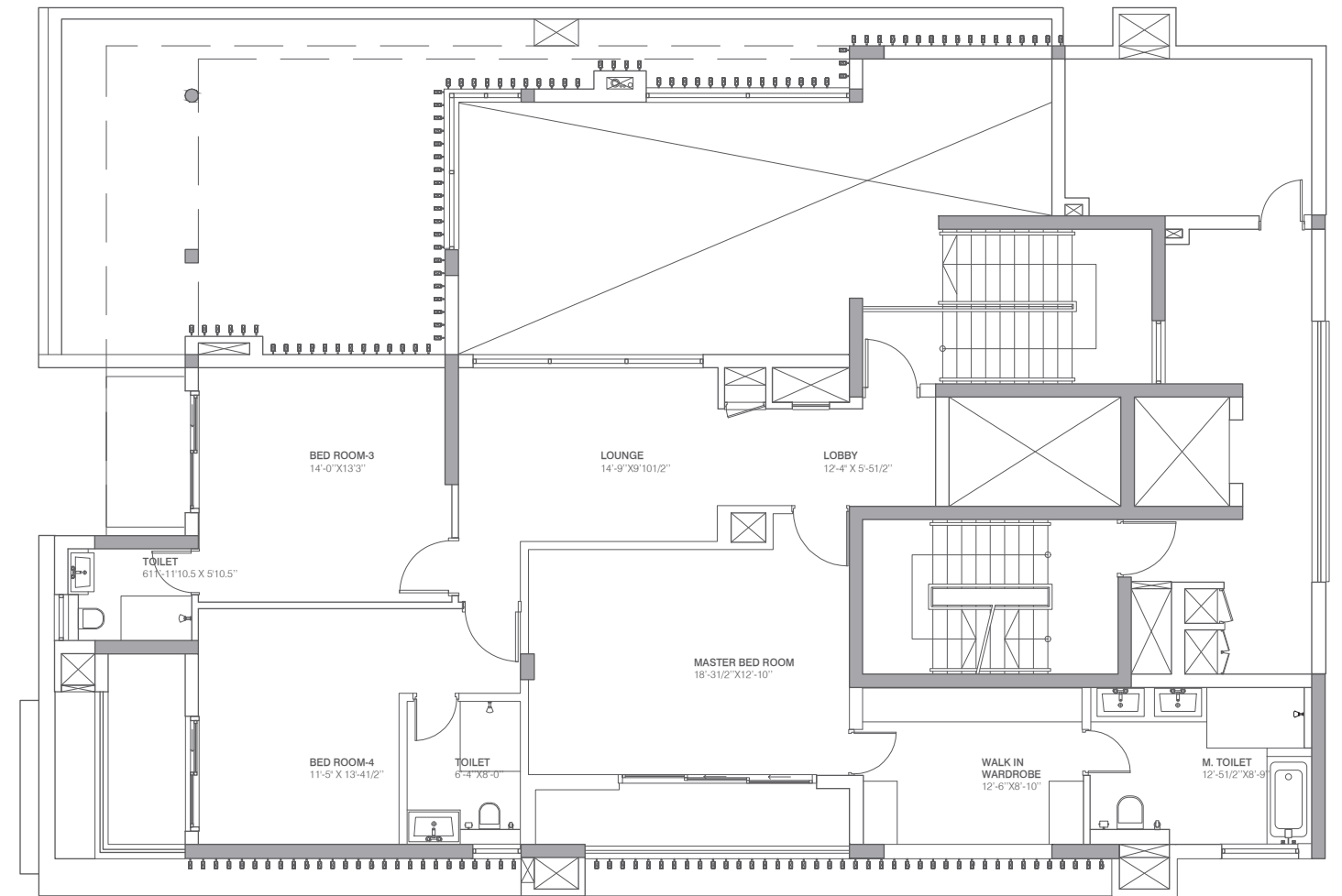
TYPICAL UNIT - EVEN / ODD

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



DUPLEX LOWER PLAN

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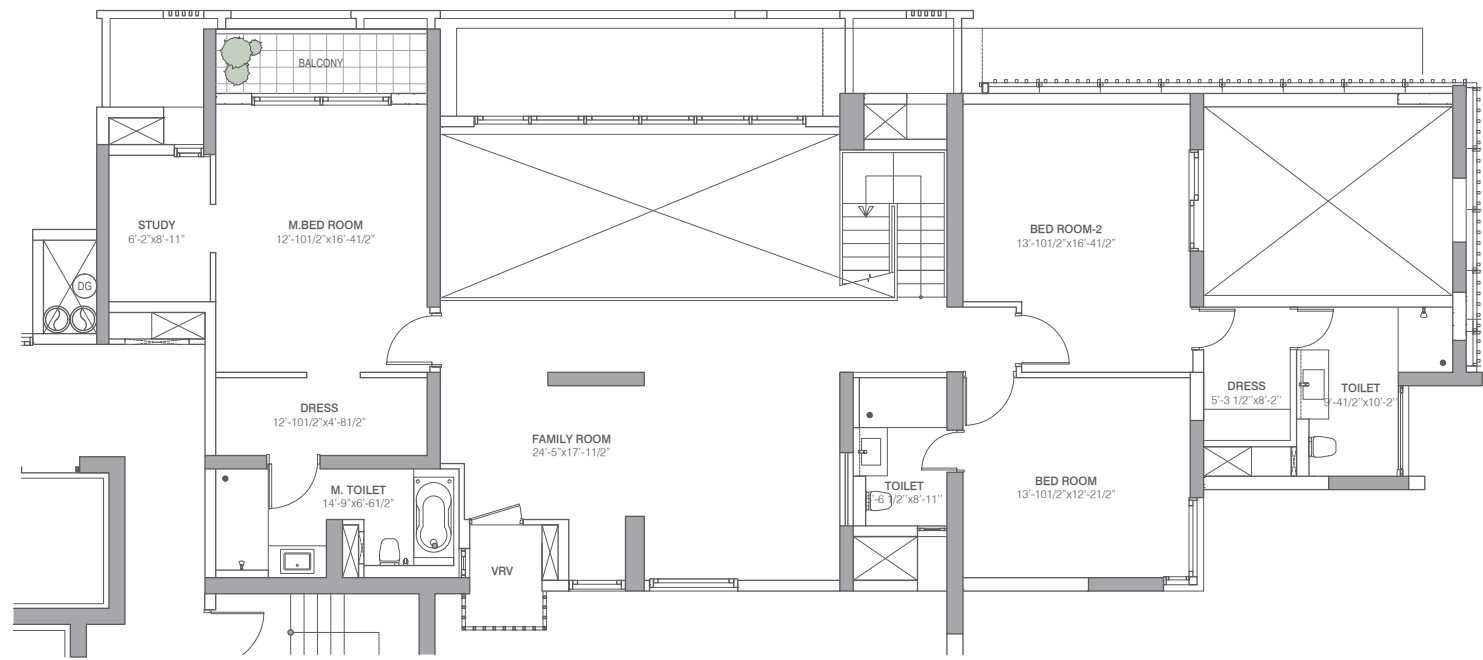
DUPLEX UPPER PLAN

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# DUPLEX TYPE-1 UNIT

TOWER-T7

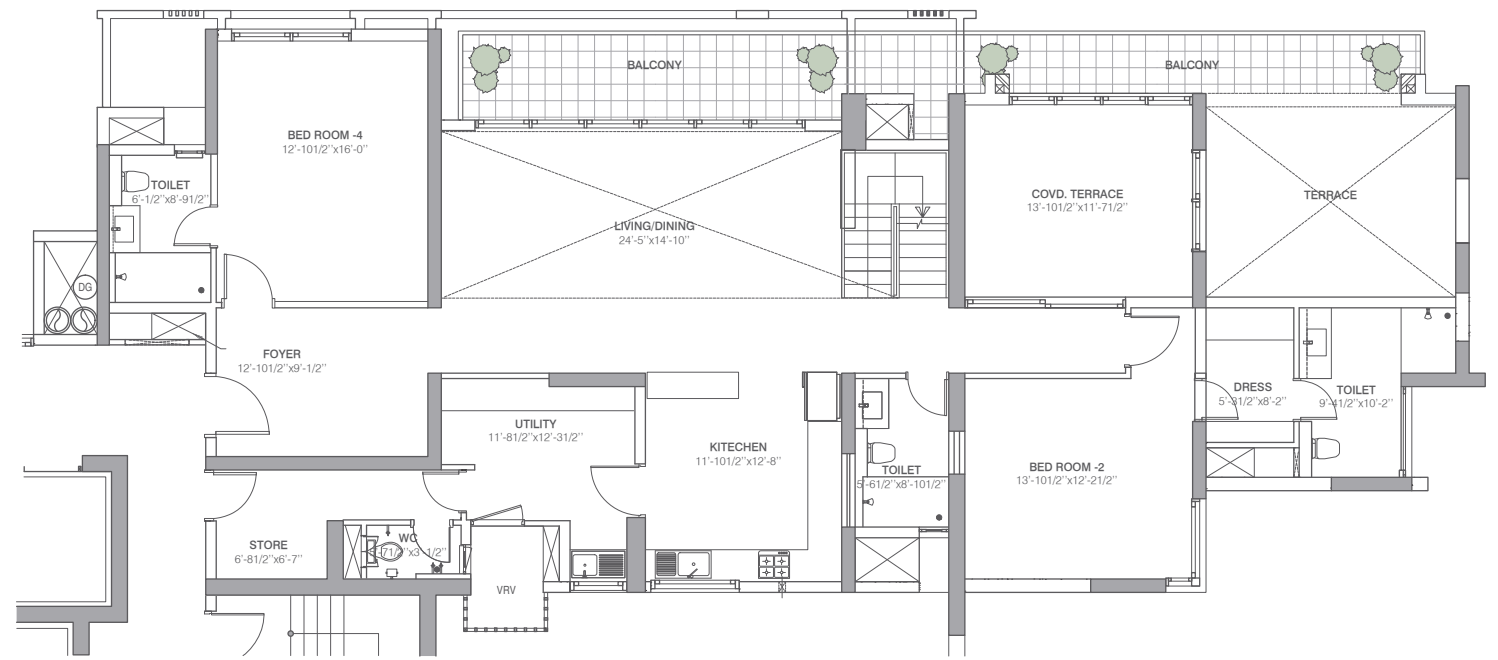
	Sq.m.	Sq.ft.
Carpet Area	295.758	3183.539
Balconies	68.425	736.527



DUPLEX UPPER PLAN

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TOWER-T7



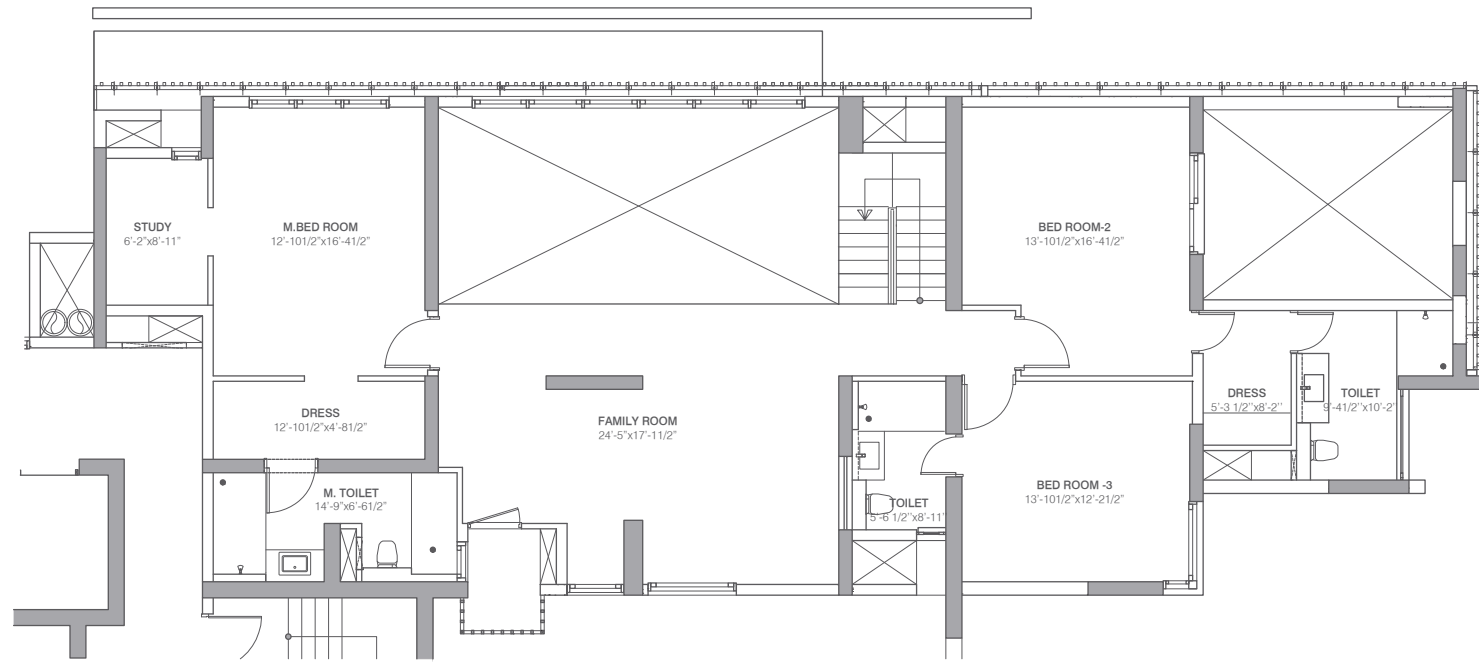
DUPLEX LOWER PLAN

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# DUPLEX TYPE-2 UNIT

TOWER-T7

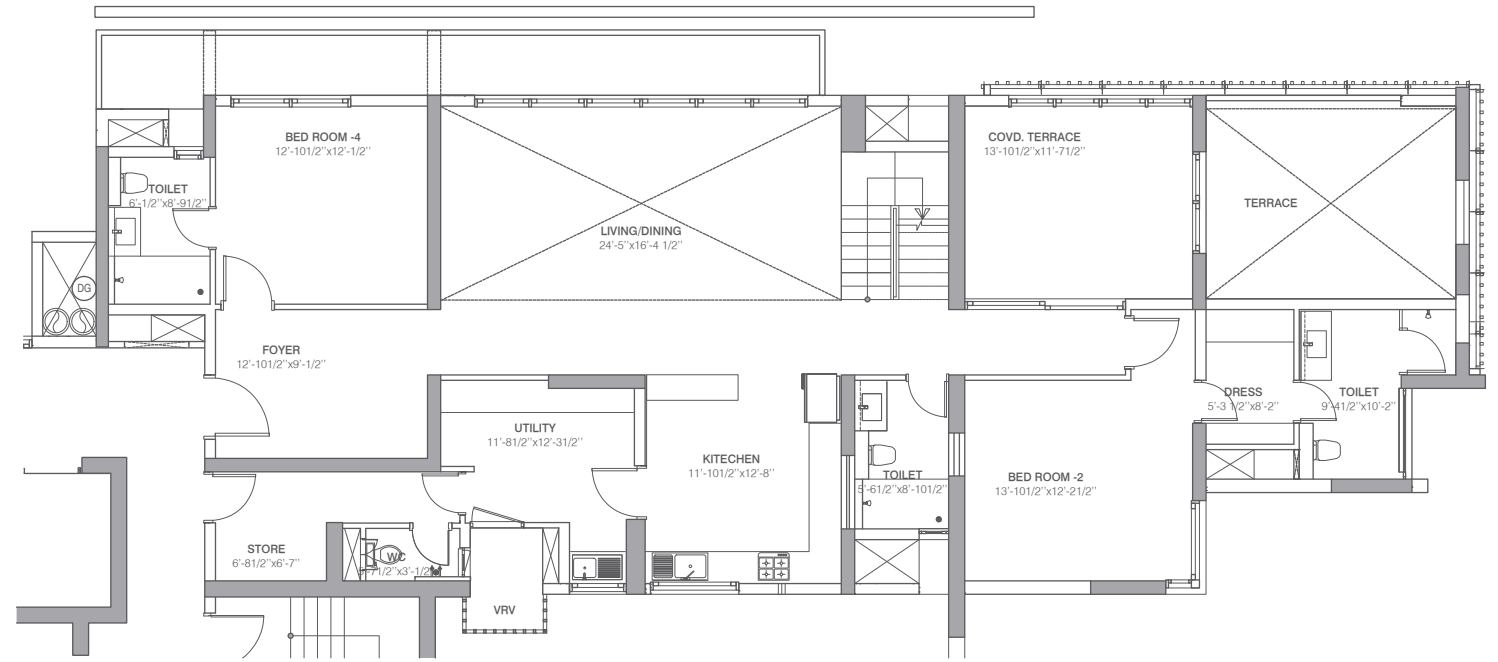
	Sq.m.	Sq.ft.
Carpet Area	294.704	3172.194
Balconies	55.590	598.371



DUPLEX UPPER PLAN

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TOWER-T7



DUPLEX LOWER PLAN

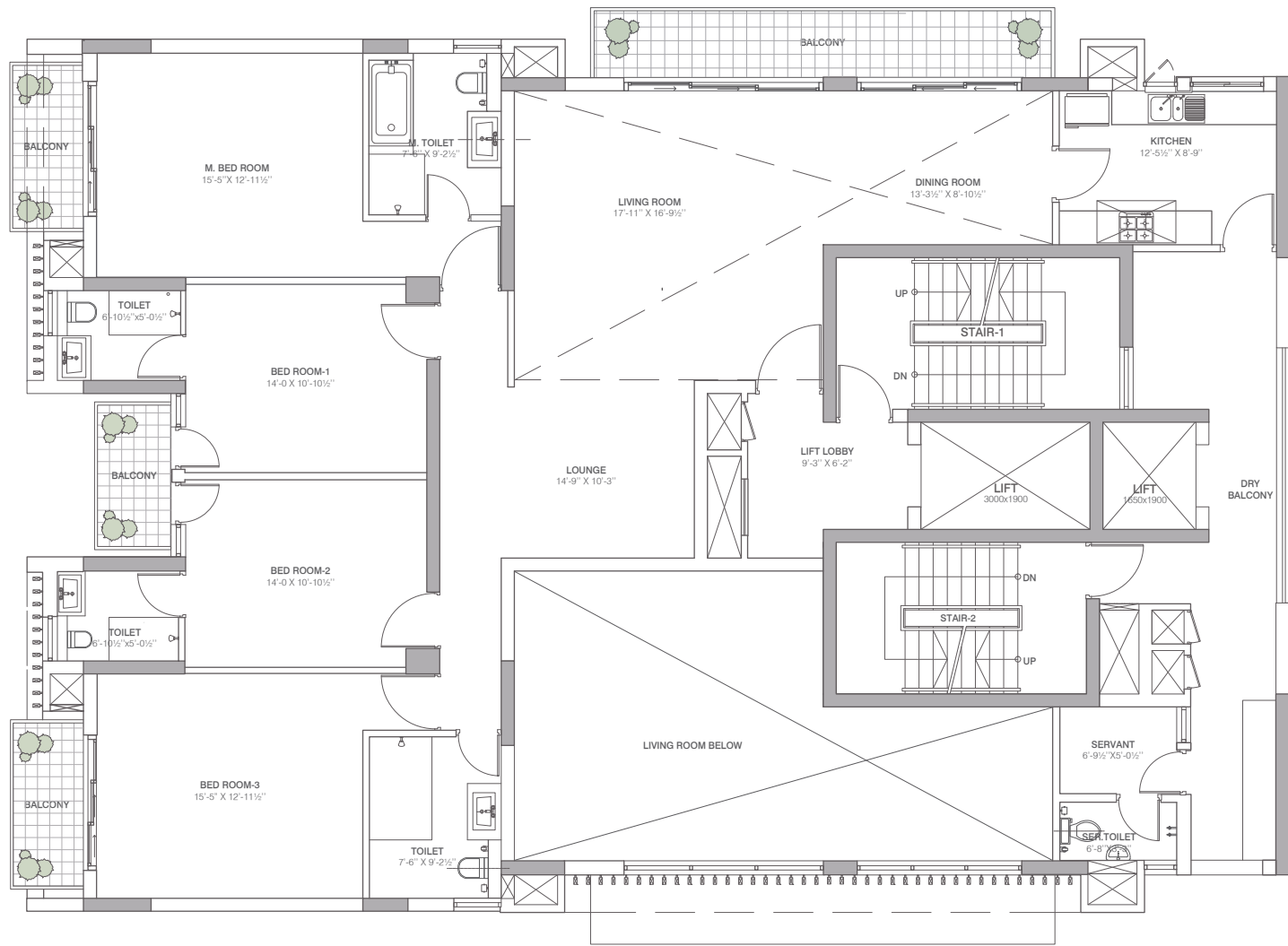
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# TYPICAL EVEN FLOOR PLAN

EX. APPARTMENTS-PH-2

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

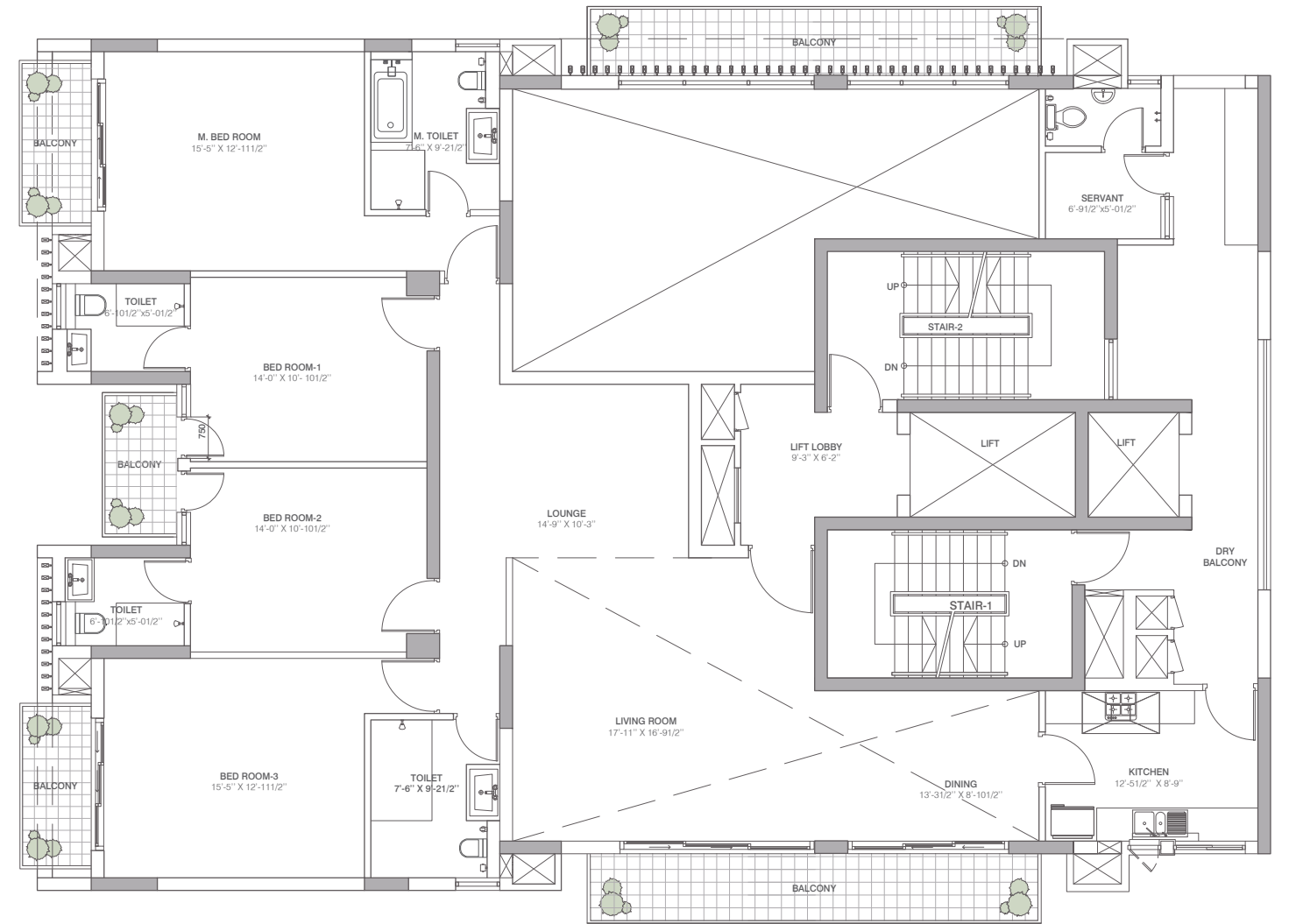


Disclaimer : Measurements are approximate and are subject to minor variations.  
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.  
 All dimensions are in feet.

# TYPICAL ODD FLOOR PLAN

EX. APPARTMENTS-PH-2

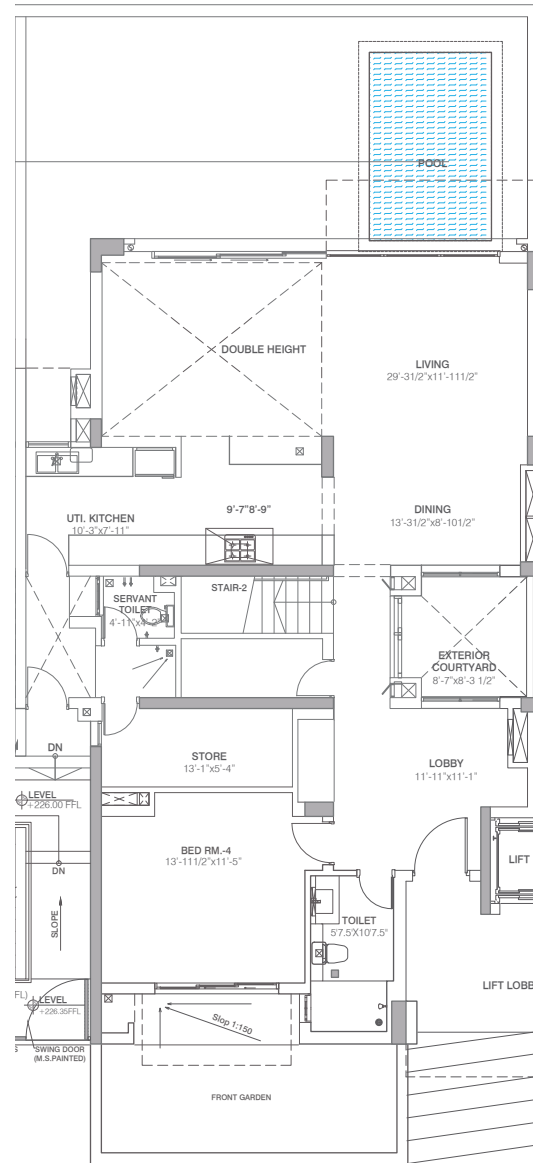
	Sq.m.	Sq.ft.
Carpet Area	194.803	2096.859
Balconies	20.388	219.456



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

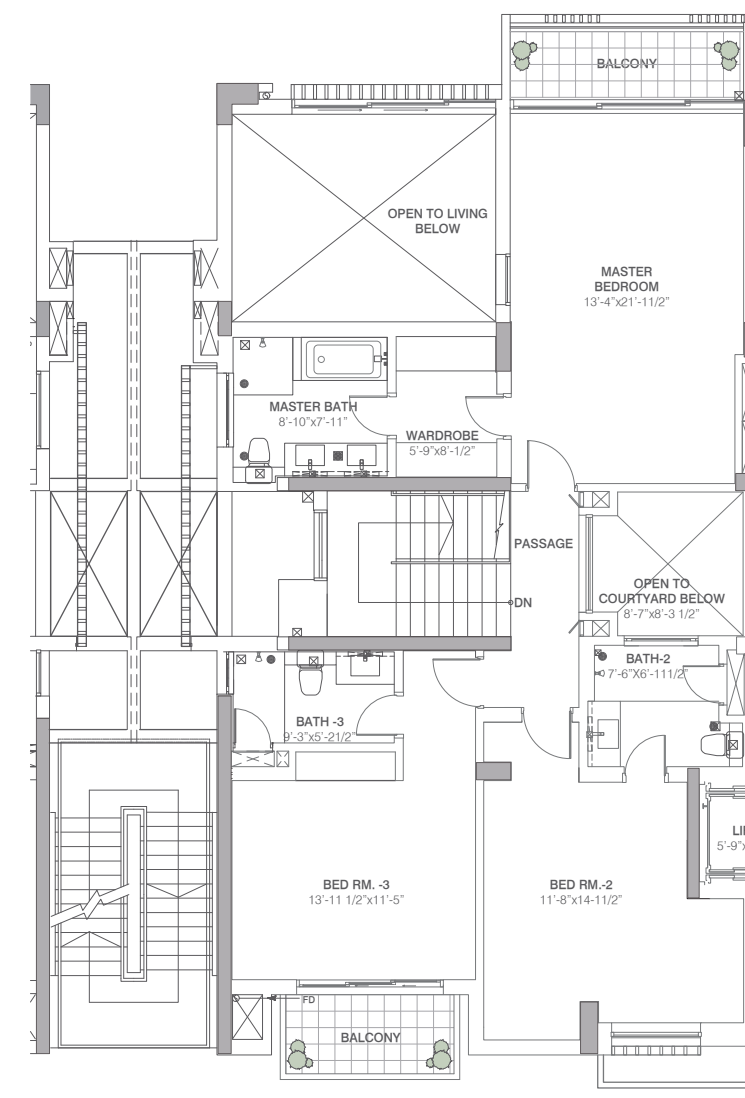
EX-FLOOR-PH-2



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.

	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



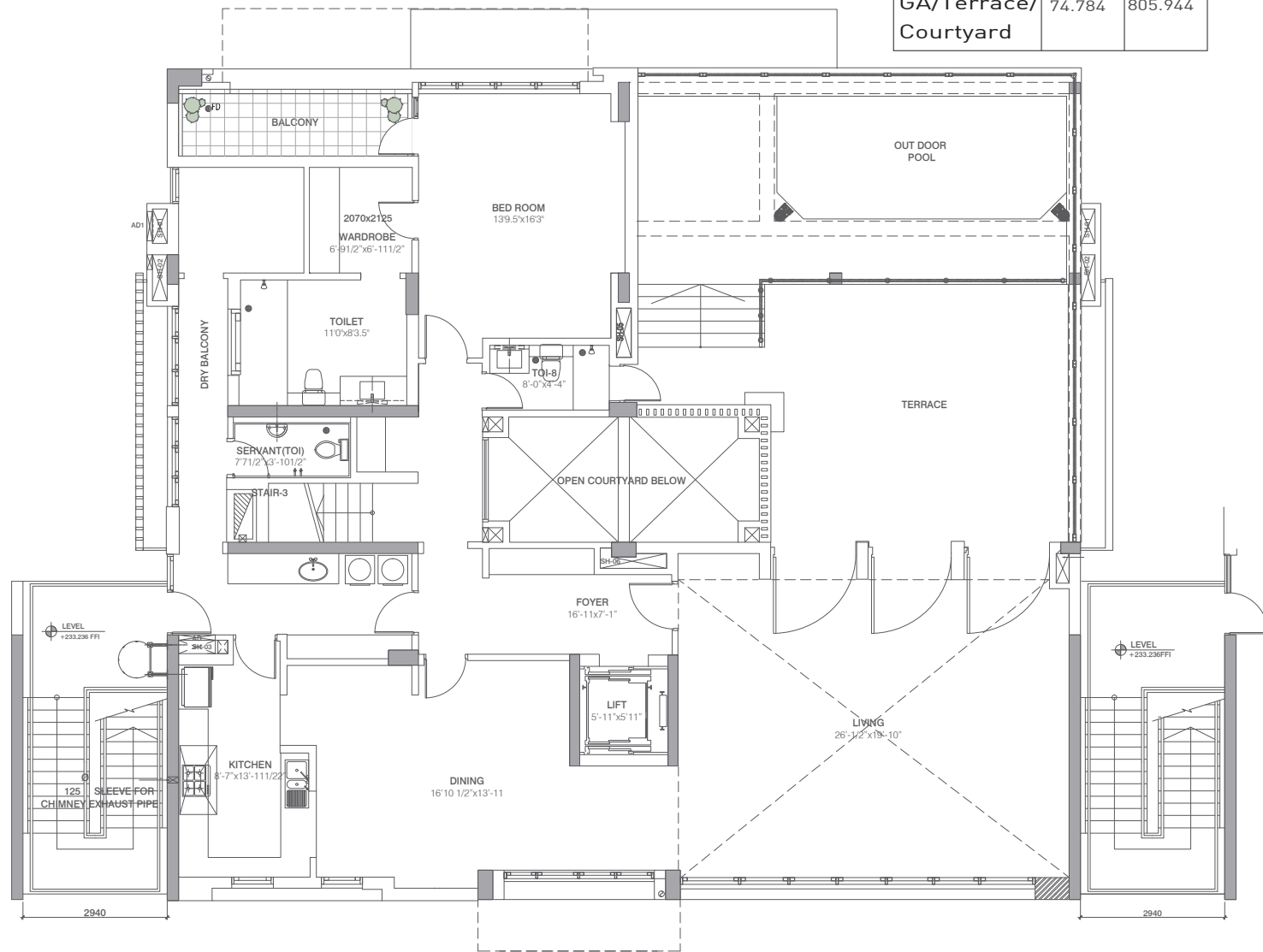
FIRST FLOOR PLAN

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

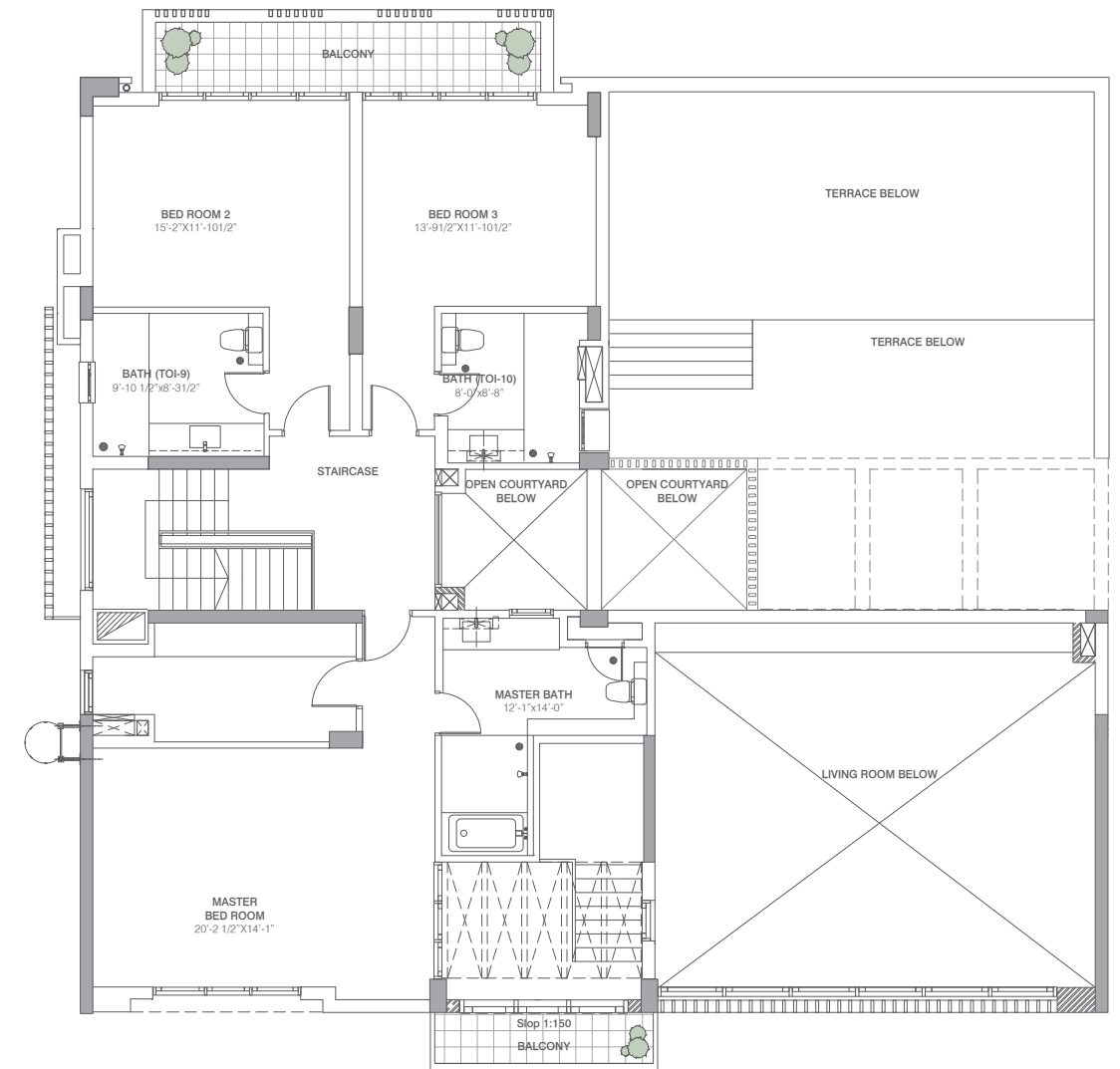
	Sq.m.	Sq.ft.
Carpet Area	303.329	3265.033
Balconies	32.784	352.887
GA/Terrace/ Courtyard	74.784	805.944



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



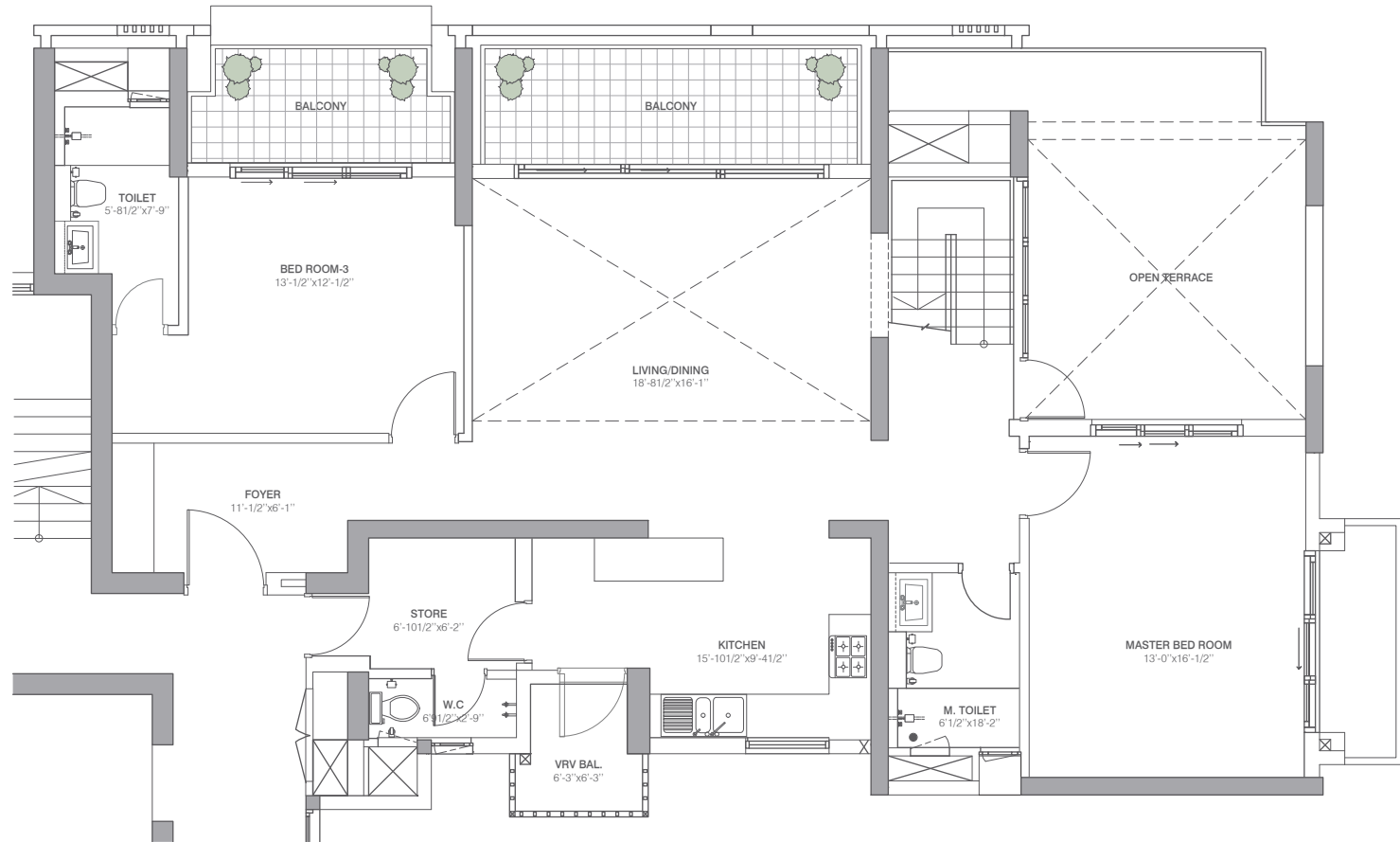
THIRD FLOOR PLAN

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

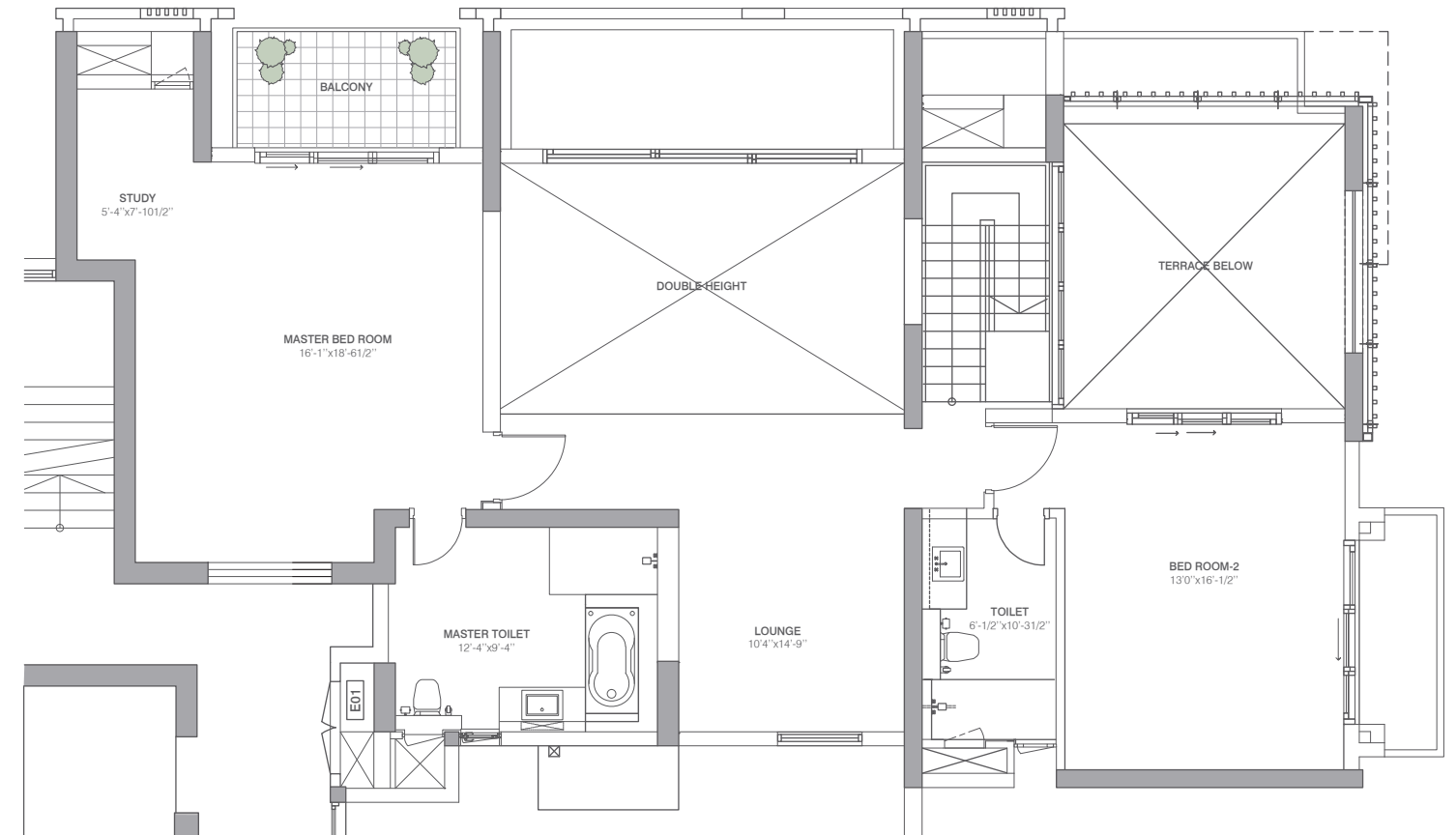
	Sq.m.	Sq.ft.
Carpet Area	210.995	2271.150
Balconies	46.205	497.351



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



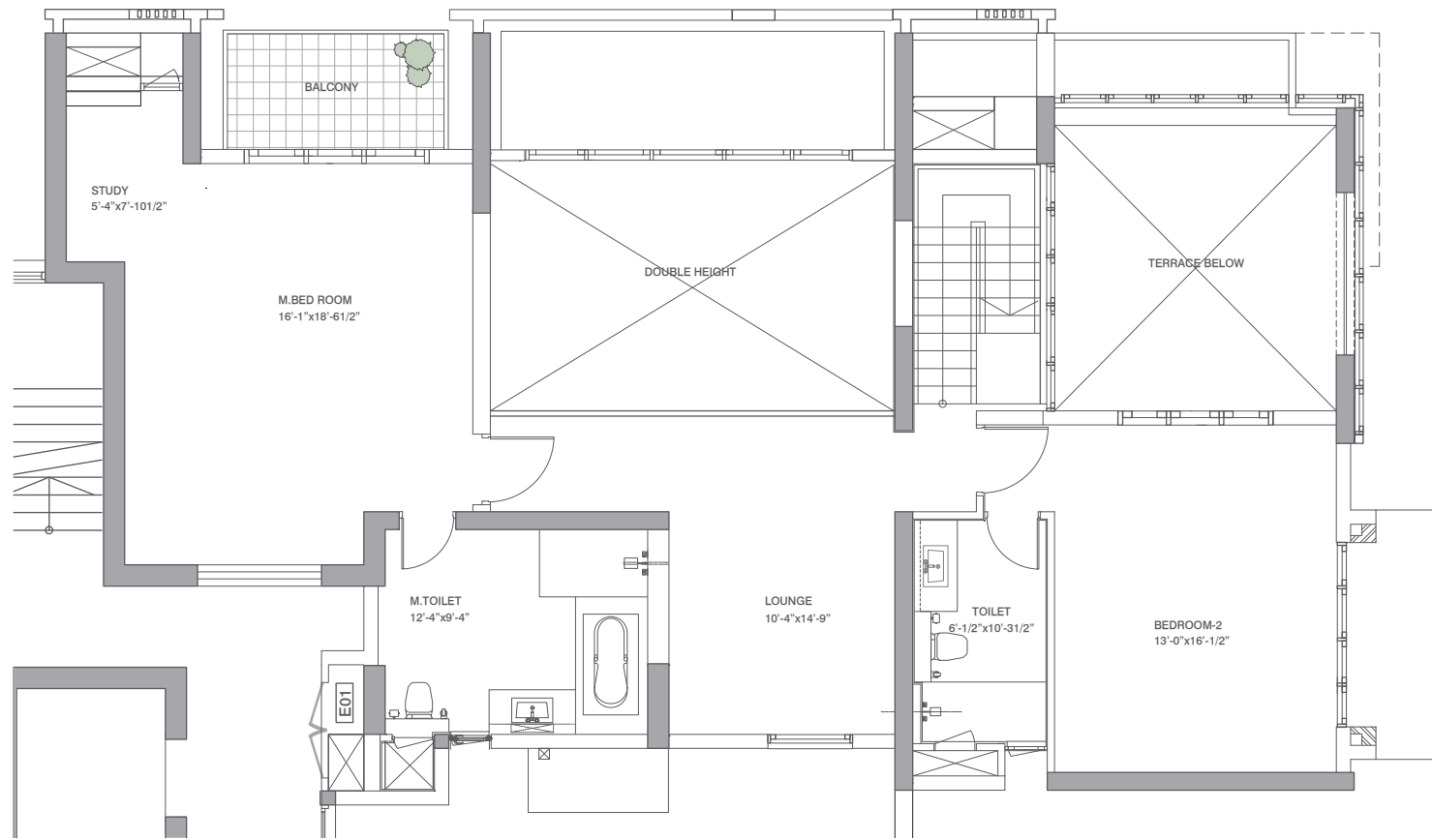
DUPLEX UPPER PLAN

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

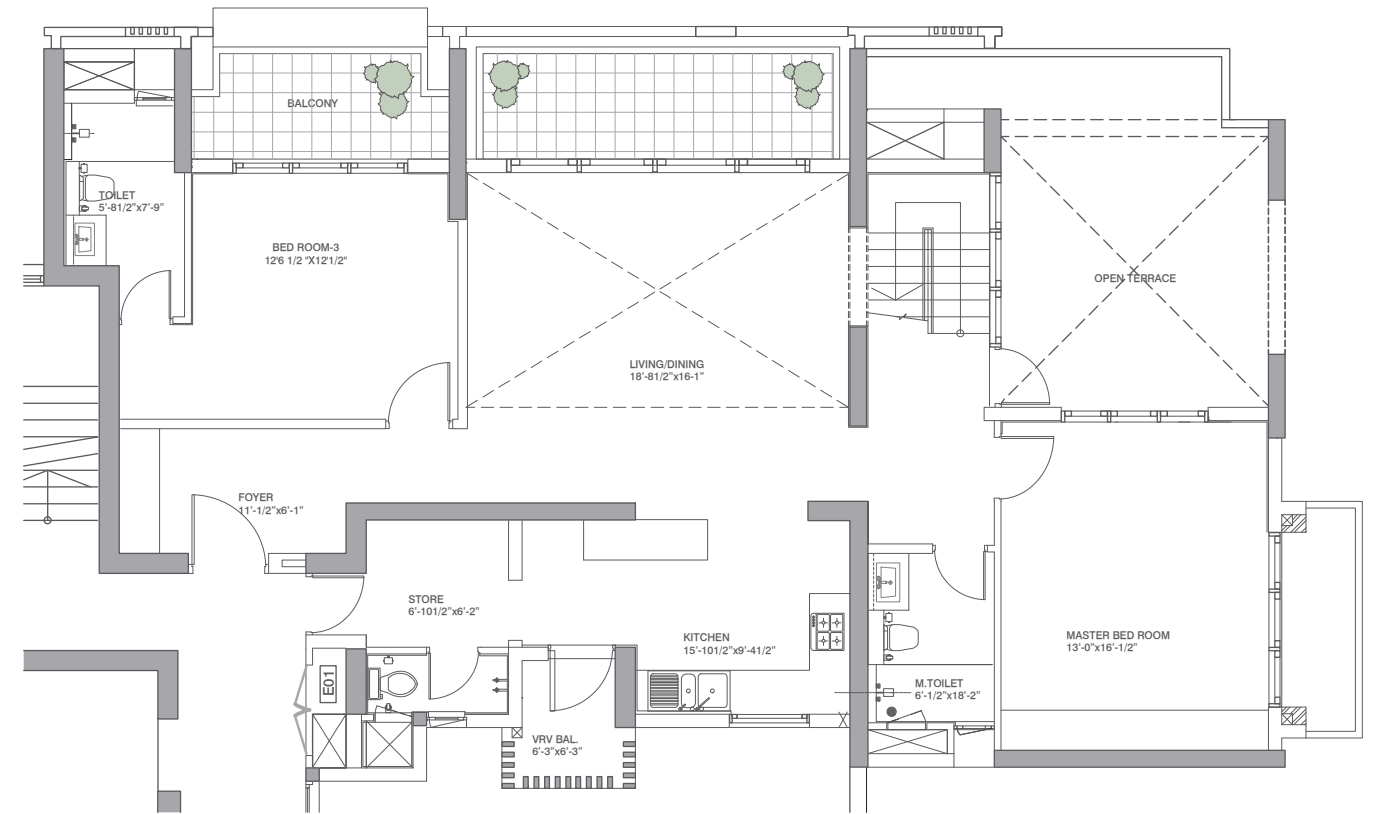
	Sq.m.	Sq.ft.
Carpet Area	209.293	2252.830
Balconies	41.634	448.148



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.

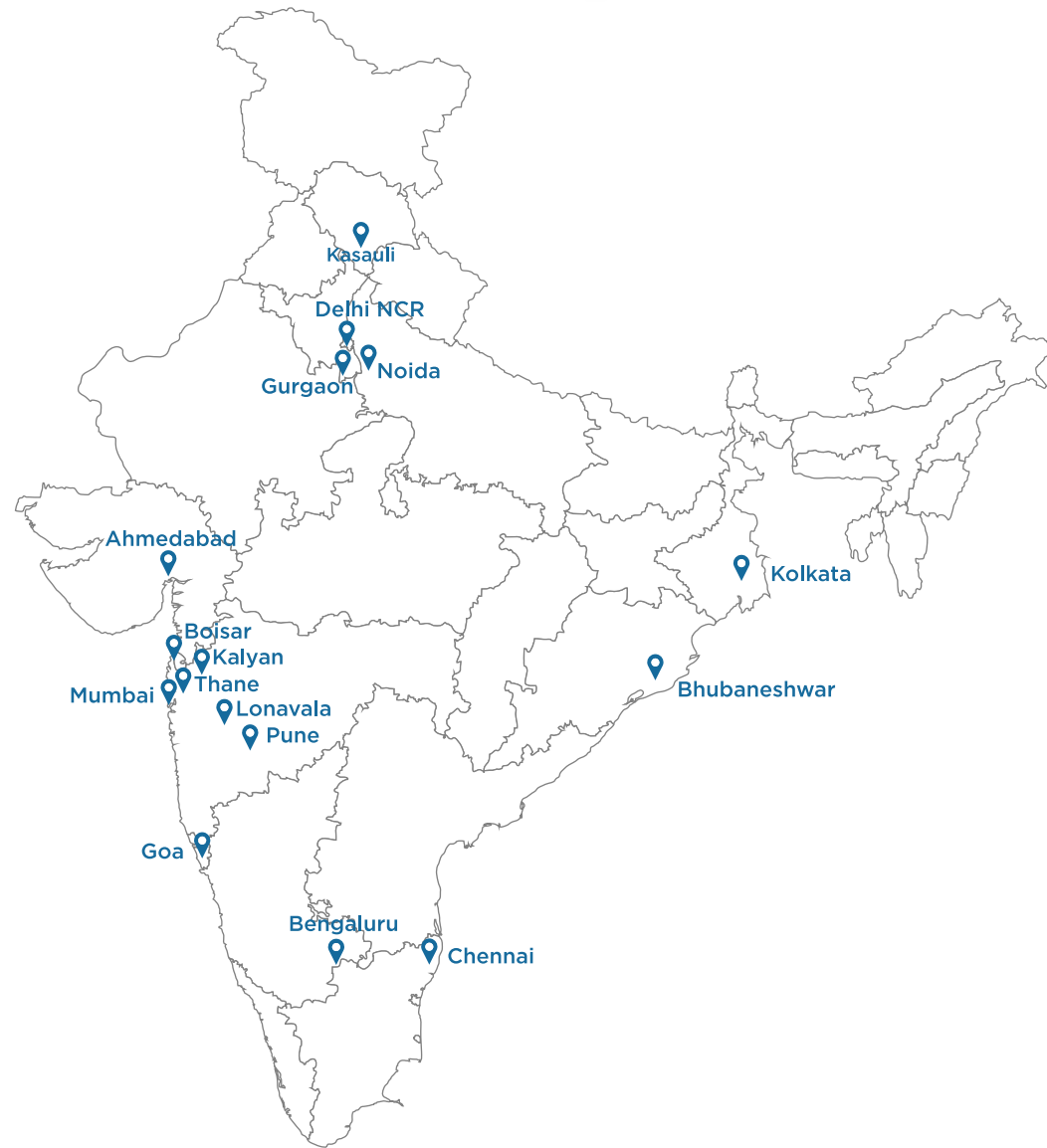
TOWER-T5 & T6



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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