

TATA HOUSING

PRIMANTI

VILLAS AND RESIDENCES



Phase I, II and III (Part) : OC received
HARERA Regd. no. 98 of 2017 dated 28.08.2017

SPR: The Road to Future Growth

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

2 At Vatika Chowk, SPR intersects Subna 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.

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

4 The state government has sanctioned Huda's Rs 253-crore plan to widen the Badshapur drain and construct stormwater drains and wells along SPR to tackle waterlogging and rejuvenate groundwater tables.

5 NHAI's new 26-km expressway named Greater Southern Peripheral Expressway (GSPE) will connect Delhi-Gurgaon Expressway to Manesar on NH-8 through SPR. This will further improve the connectivity to both Delhi and Manesar.

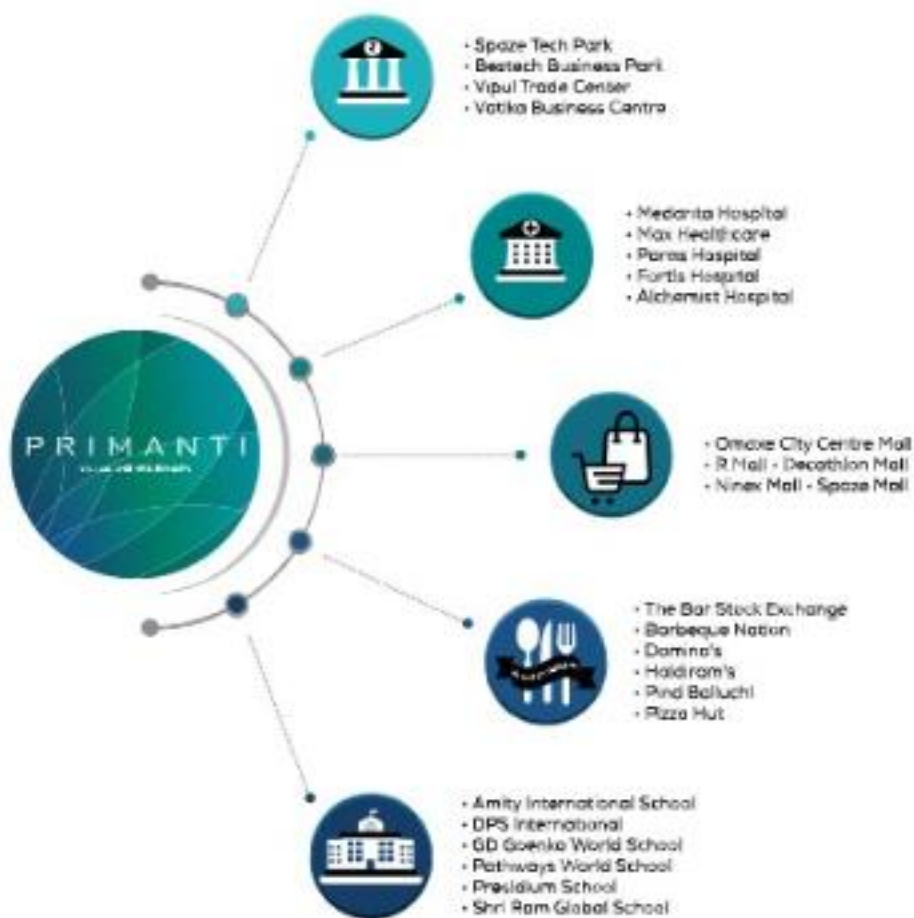
6 To reduce traffic snarls NHAI has planned a overpass on the NH-8 which will connect to the SPR directly.

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

8

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 Medcity



8 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.

PRIMANTI: An Overview



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 & retreat for the senses, within the city of Gurugram.

MASTER PLAN





LEGEND:

- 1 Main Entrance
- 2 Mandarin 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 EVS
- 11 Half Basketball Courts

VERTILLAS

- VA - Villa (Small)
- VB - Villa (Large)
- T1 - 3B Floors
Apts. 1, 4 - 4 BHK Large
Apts. 2, 3 - 4 BHK Small
- T2 - 4D 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
- EA1 - EA 6, G+8 Floors
- EA7 - EA 8, G+8 Floors
- EF1 - EF 25, G+8 Floors
- EF25 - EF 30, G+8 Floors

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



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.

Premant Garden Estate is designed around a series of inter-connected gardens and meadows that span sinuously across the project.

Premant holds 5 gardens within its premises.

EXCLUSIVE FEATURES

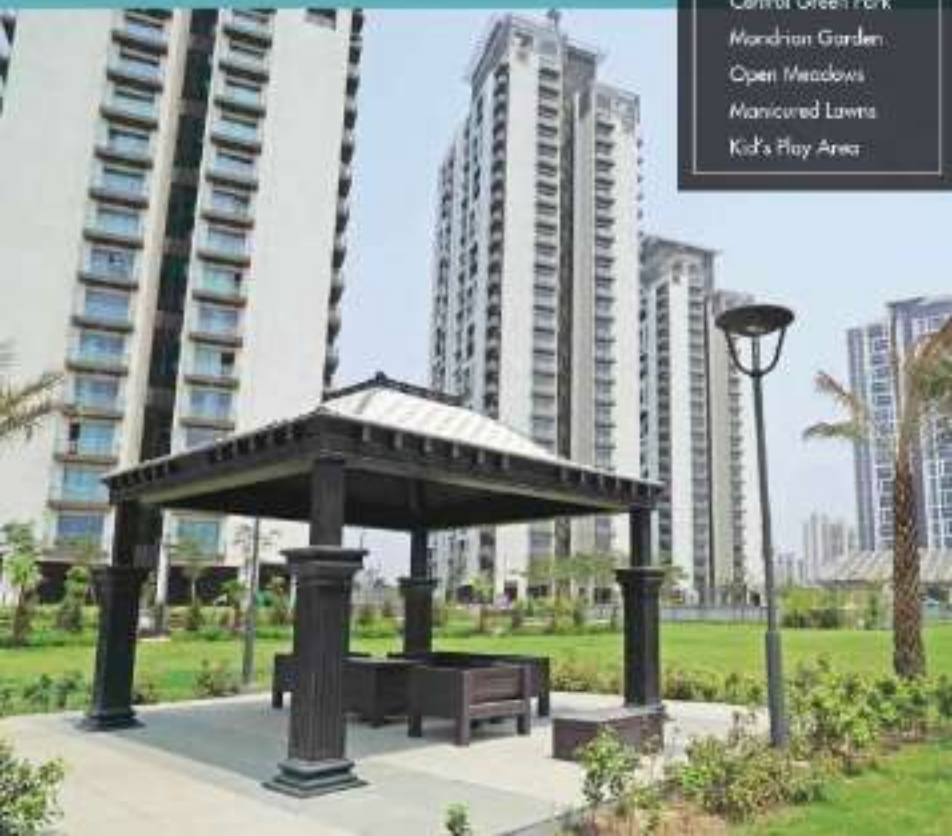
Central Green Park

Mandarin Garden

Open Meadows

Manicured Lawns

Kid's Play Area





RESIDENCES

TOWER RESIDENCES

Tower Residences are 1 and 2 BHK apartments, surrounded by meticulously landscaped gardens and lawns. These 70 to 42 square metre flats offer breathtaking views of the surroundings.



FEATURES & AMENITIES:

VRF air-conditioning • Imported marble flooring in living and dining room • Wooden flooring in master bedroom • Bath tub in master bathroom • Premium modular kitchen • Separate

EXECUTIVE APARTMENTS

Executive Apartments are housed in 9-12 and 10-12 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

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* • Bath tub 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

VERTILLAS





Actual image shot on site in January 2018

It's not just the vertical build but intelligent design that defines a vertical. 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 clean 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



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.



- Villas 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



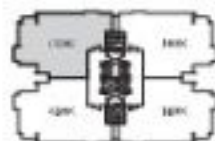
PHASE 1

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



Measurements are approximate and do not include structural elements.
 1. Ex. Master is 12'6" x 12'6". 2. Master is 12'6" x 12'6".
 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	231.009



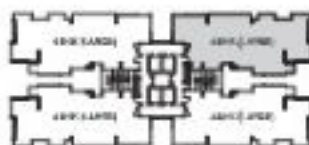
ODD FLOOR UNIT

Dimensions are approximate and subject to change without notice.
 1 Sq. Meter = 10.76 Sq. Feet, 1 Meter = 3.28 Feet.
 All dimensions in meters.

TOWER RESIDENCES

4 BHK LARGE
AVAILABLE IN TOWER 1 AND 2

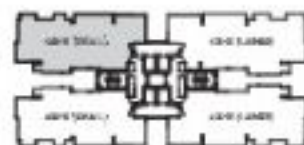
Phase I	Sq.m.	Sq.ft.
Carpet Area	171.303	1843.905
Balconies	21.865	235.670



Dimensions: 10' x 10' (approximate) and 10' x 10' (approximate) are shown in the plan.
10' x 10' (approximate) and 10' x 10' (approximate) are shown in the plan.
All dimensions are in feet.

4 BHK SMALL
AVAILABLE IN TOWER 1 AND 2

	Sq.m.	Sq.ft.
Carpet Area	141.927	1742.982
Balconies	20.487	220.148

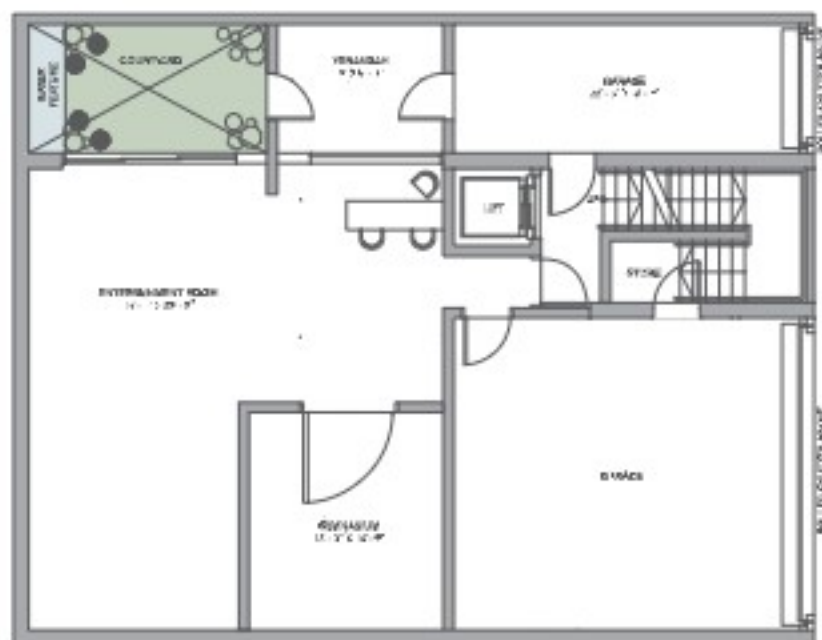


Dimensions: Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet, 1 Meter = 3.28 Feet.
All dimensions are in feet and inches.

VERTILLAS

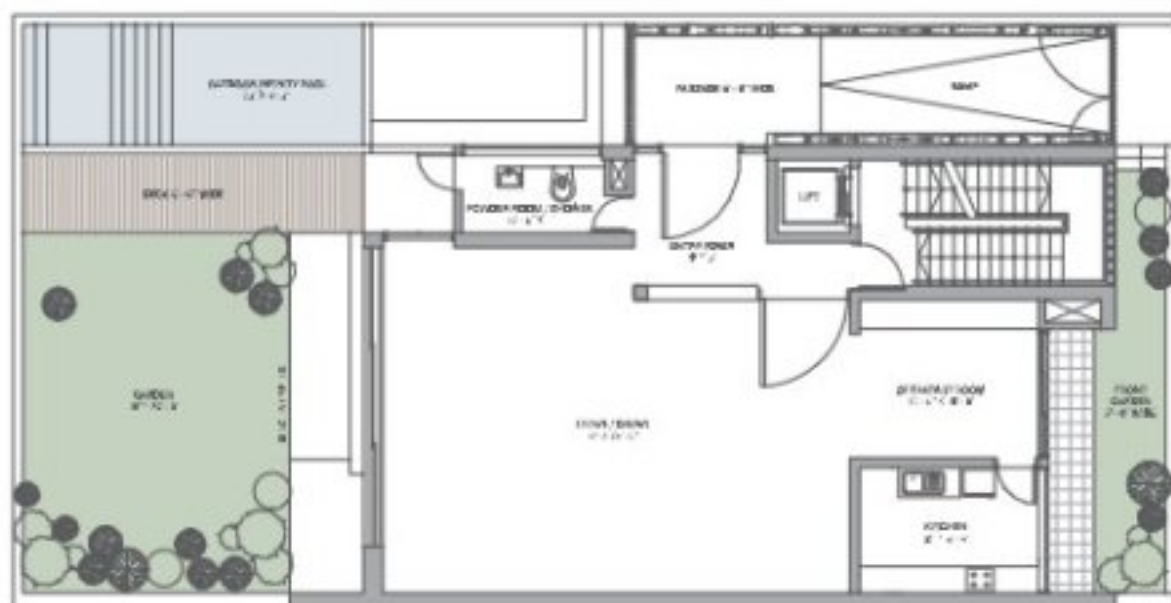
LARGE (VB)

	Sq.m.	Sq.ft.
Carpet Area	478.289	5148.303
Balconies	17.044	183.483
Verandah	10.715	115.336
GA/Terrace/ Courtyard	262.358	2608.742
Garage	59.762	643.278



BASEMENT

Plots shown: Minimum minimum approach roads and are subject to minor variations.
 1 Bay: Measure is 18.75 Bay: 1 Bay: 1 Measure is 2.28 Bay:
 All dimensions are in feet.



GROUND FLOOR

Dimensions: Measurements are approximate and are subject to change. Measurements are in feet and inches. 1" = 1/8" scale. 1" = 1/8" scale. 1" = 1/8" scale. All dimensions are in feet.

VERTILLAS

LARGE (VB)

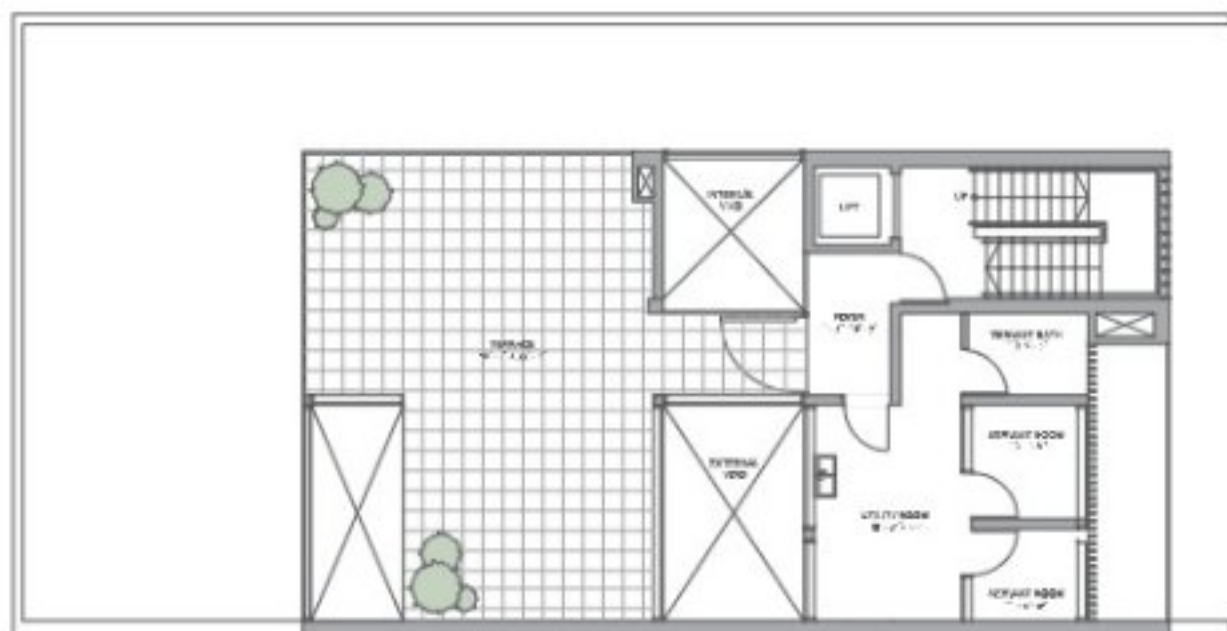


FIRST FLOOR

Disclaimer: Measurements are approximate and are subject to minor variations.
 1 Kg. Metric = 2.20462 lb. 1 Meter = 3.281 Feet.
 All dimensions are in feet.

VERTILLAS

LARGE (VB)

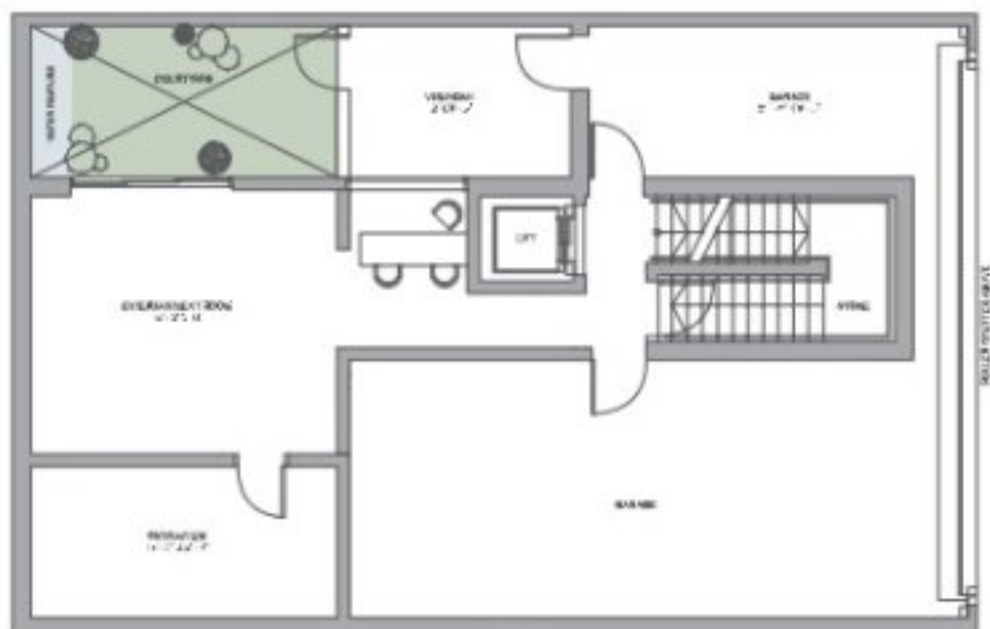


TERRACE

Disclaimer: Measurements and fittings may vary and are subject to minor variations.
 1 Sq. Meter = 10.76 Sq. Feet, 1 Meter = 3.28 Feet.
 All dimensions are in feet.

SMALL (VA)

	Sq.m.	Sq.ft.
Carpet Area	341,130	3687,200
Balconies	18,901	171,158
Verandah	15,999	172,213
GA/Terrace/ Courtyard	168,237	1818,903
Garage	59,031	636,410



Dimensions: Maximum weight and applied loads are subject to minor variations.
 1 Top Motor = 18.75 kg (41.3 lb) 1 Motor = 2.27 kg (5.0 lb)
 All dimensions given in feet

VERTILLAS

SMALL (VA)

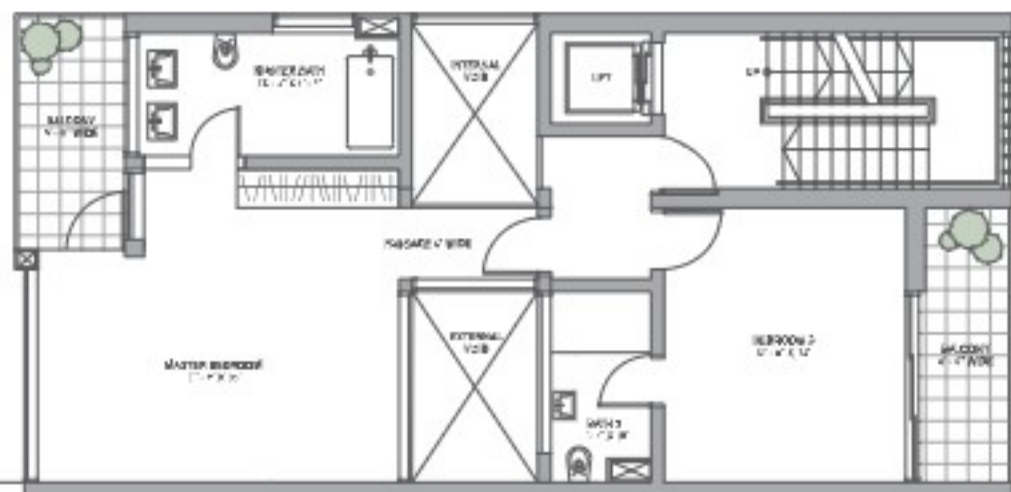


GROUND FLOOR

Disclaimer: Measurements are approximate and are subject to minor variations.
 1 Mo. Min. = 18 Sq. Ft. 1 Mo. = 2.25 Sq. Ft.
 All dimensions are in feet.

VERTILLAS

SMALL (VA)



SECOND FLOOR

Disclaimer: Measurements are approximate and are subject to minor variations.
 1 Kg. Meter = 1.1023 Kg. Feet: 1 Meter = 3.281 Feet.
 All dimensions are in feet.

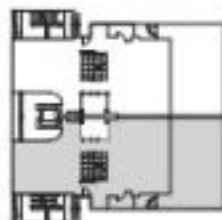
EXECUTIVE FLOORS

DUPLEXE UNITS

	Sq.m.	Sq.ft.
Carpet Area	188.634	2030.456
Balconies	5.660	60.817
Verandah	28.632	309.109
GA/Terrace/Courtyard	39.368	422.681



GROUND FLOOR

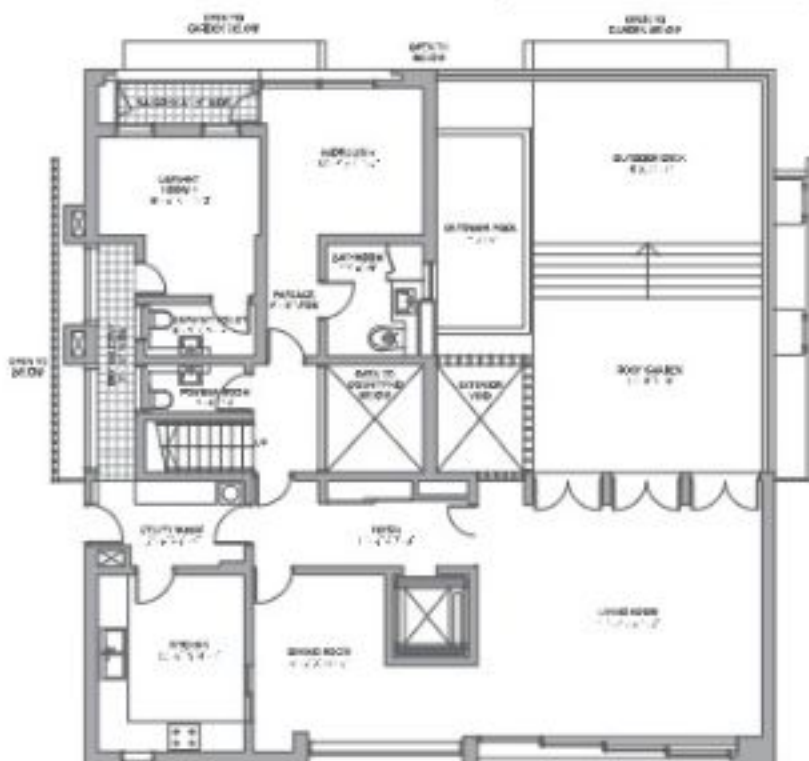


Dimensions: 1/8" = 1'-0" (1/4" = 2'-0") and 1/16" = 1'-0" (1/32" = 2'-0")
 1/8" = 1'-0" (1/4" = 2'-0") and 1/16" = 1'-0" (1/32" = 2'-0")
 All dimensions are in feet and inches.

EXECUTIVE FLOORS

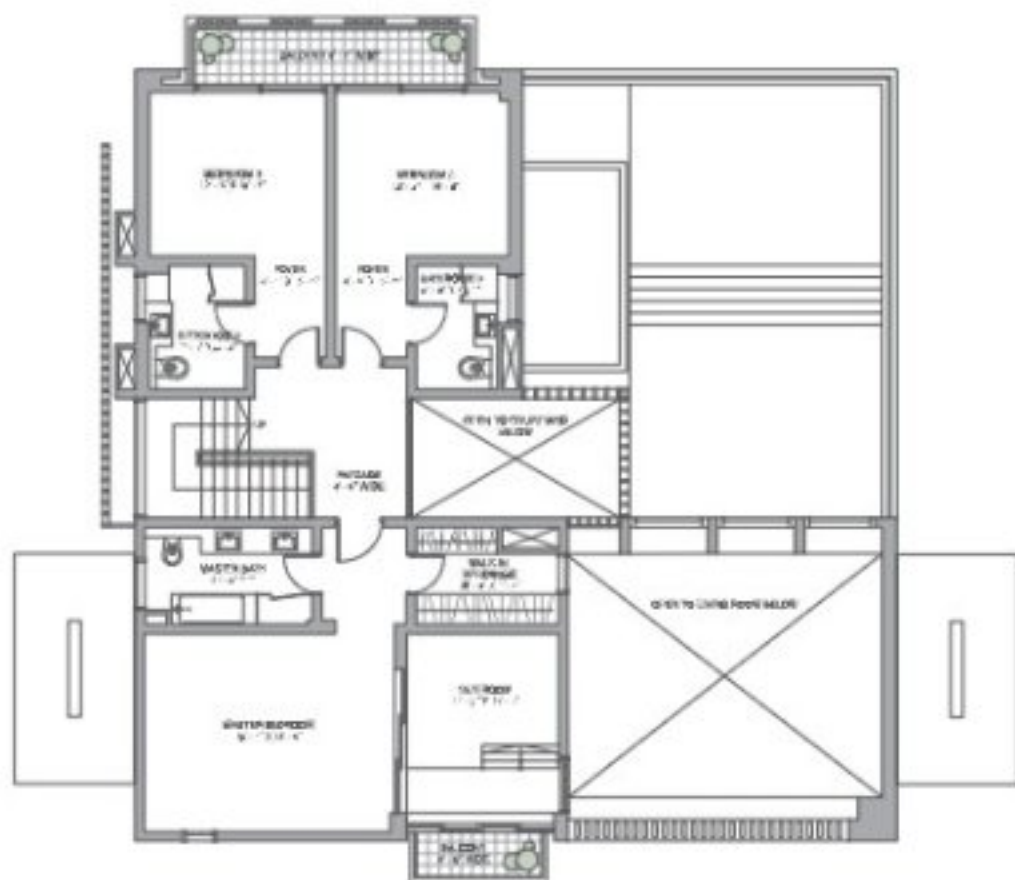
DUPLEXE UNITS

	Sq.m.	Sq.ft.
Carpet Area	260.394	2802.831
Balconies	10.674	113.819
GA/Terrace/Courtyard	40.498	431.200



SECOND FLOOR

Dimensions shown are approximate and are subject to change without notice.
 1" = 1 Meter = 39.37" = 1.0936 Yards
 All dimensions are in feet and inches.



THIRD FLOOR

Disclaimer: Measurements and dimensions are subject to minor variations.
 1" = 10' 0" (1" = 10' 0" Feet, 1 Meter = 3.28' Feet)
 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



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

TOWER RESIDENCES

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

	Sq.m.	Sq.ft.
Carpet Area	192.404	2071.027
Balconies	22.307	240.113



Disclaimer: Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet, 1 Meter = 3.28 Feet.
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

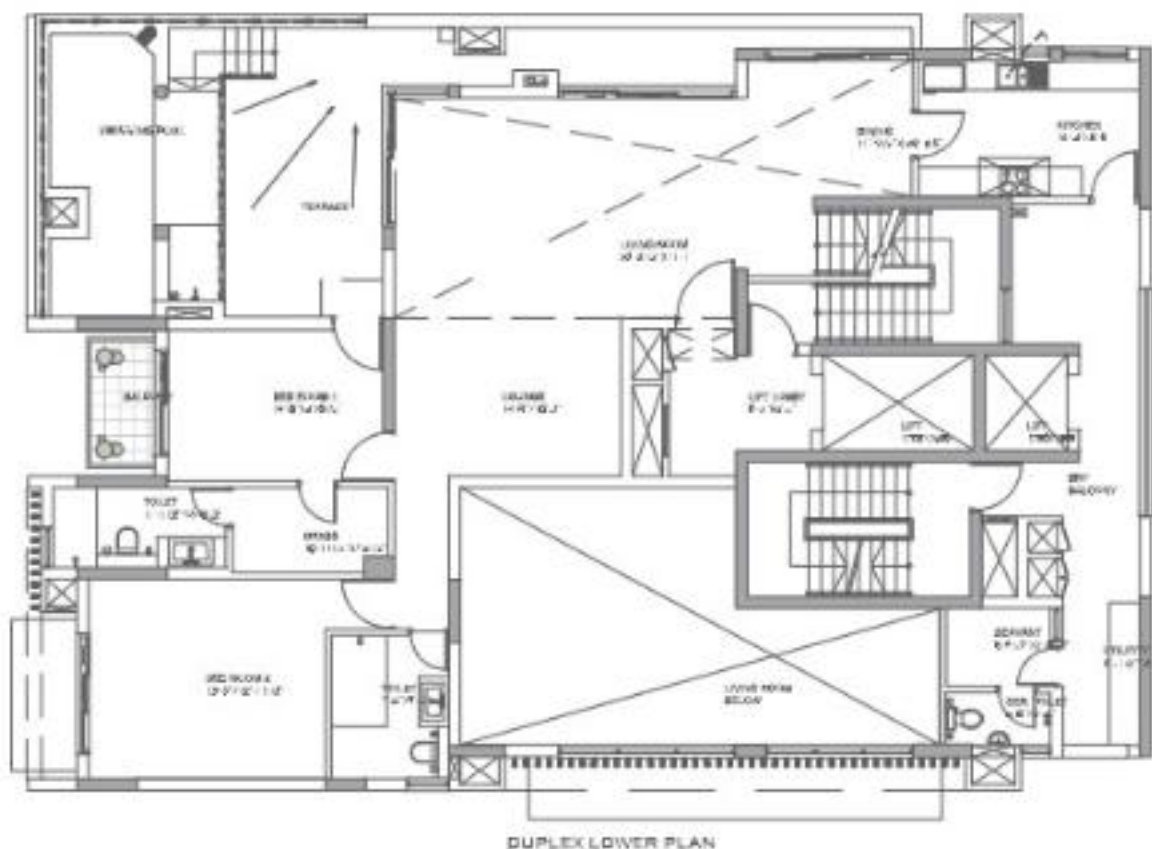


Disclaimer: Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet, 1 Meter = 3.28 Feet.
All dimensions are in feet and inches.

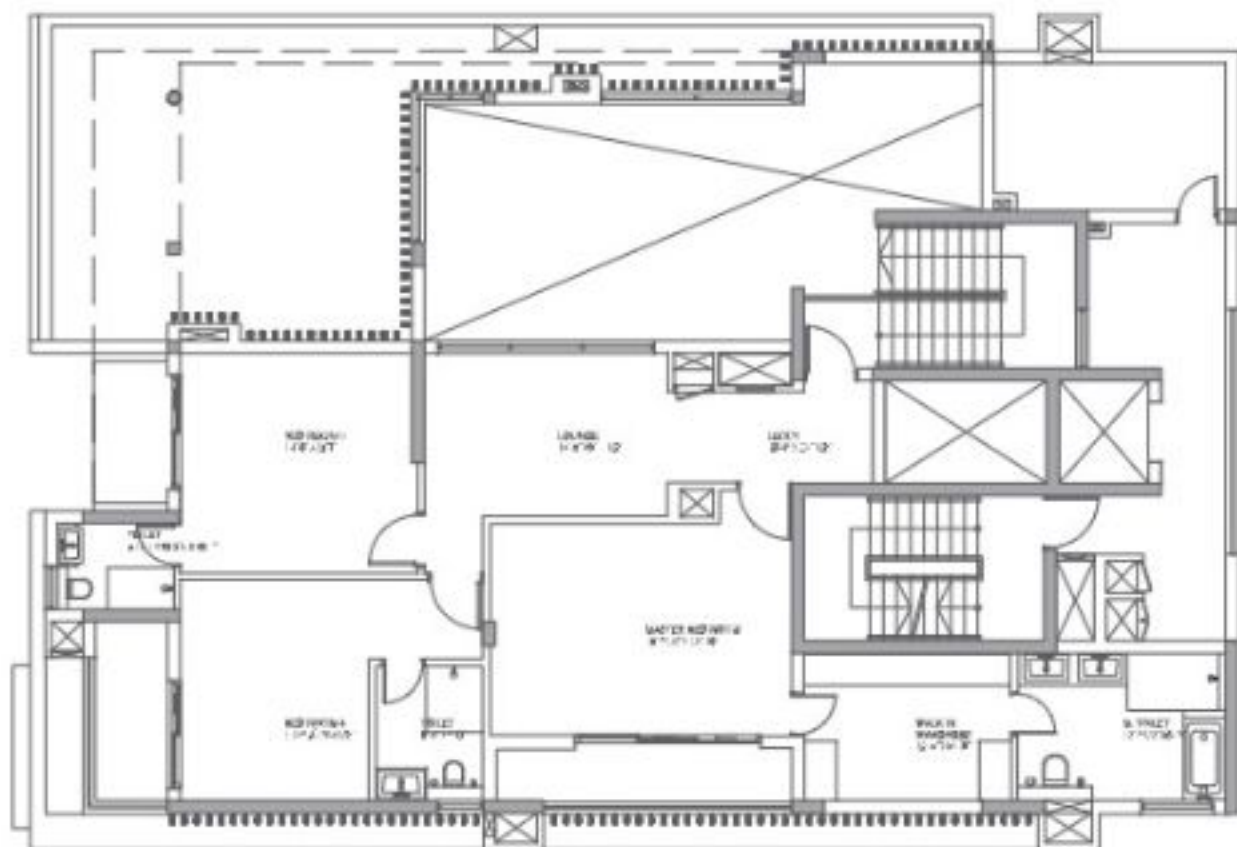
DUPLEX UNIT

TYPICAL UNIT - EVEN / ODD

	Sq.m.	Sq.ft.
Carpet Area	298.854	3216.864
Balconies	22.088	237.795



Dimensions shown are approximate and are subject to minor variations.
 1 kg Meter = 1.102 kg. Feet = 3.281 Feet.
 All dimensions in m/s.



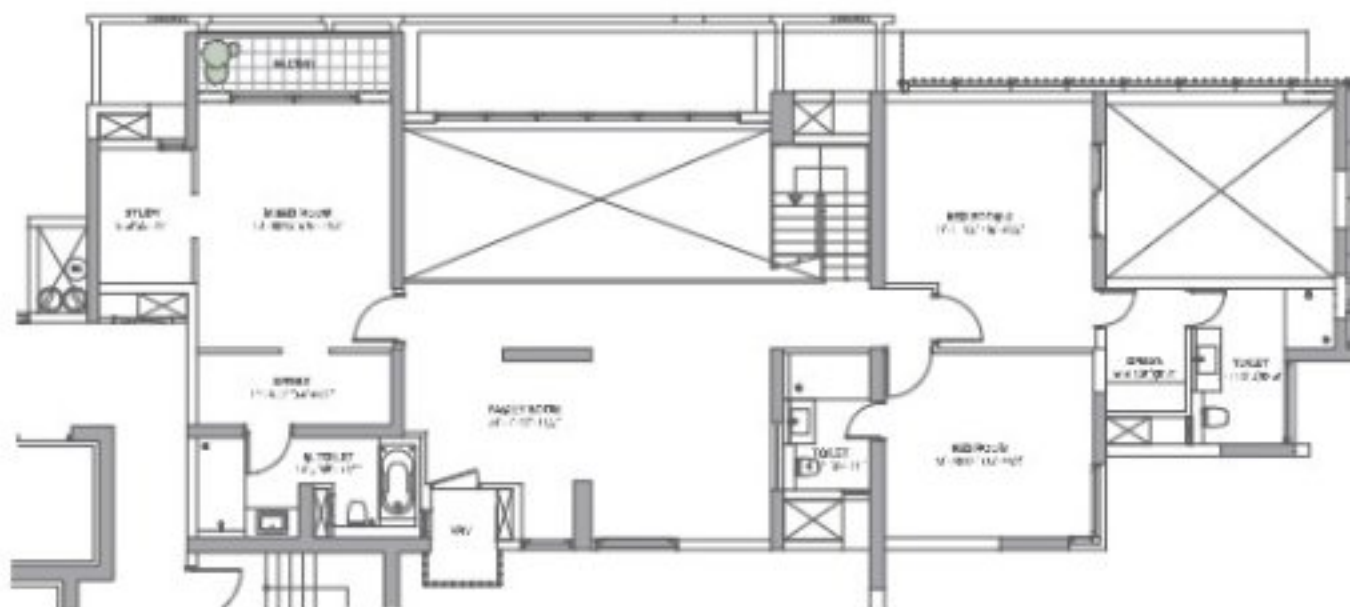
DUPLEX UPPER PLAN

Dimensions: 1/8" = 1'-0" (1/4" = 2'-0") and 1/16" = 1'-0" (1/32" = 2'-0")
 1/8" = 1'-0" (1/4" = 2'-0") and 1/16" = 1'-0" (1/32" = 2'-0")
 All dimensions are in feet and inches.

DUPLEX TYPE-1 UNIT

TOWER-T7

	Sq.m.	Sq.ft.
Carpet Area	295.758	3183.539
Balconies	68.426	736.527



DUPLEX UPPER PLAN

Dimensions: Maximum overall dimensions and spacing are subject to minor variations.
 1. Top: 1/4" = 1' 0" (1/4" = 1' 0")
 2. Bottom: 1/4" = 1' 0" (1/4" = 1' 0")

TOWER-T7



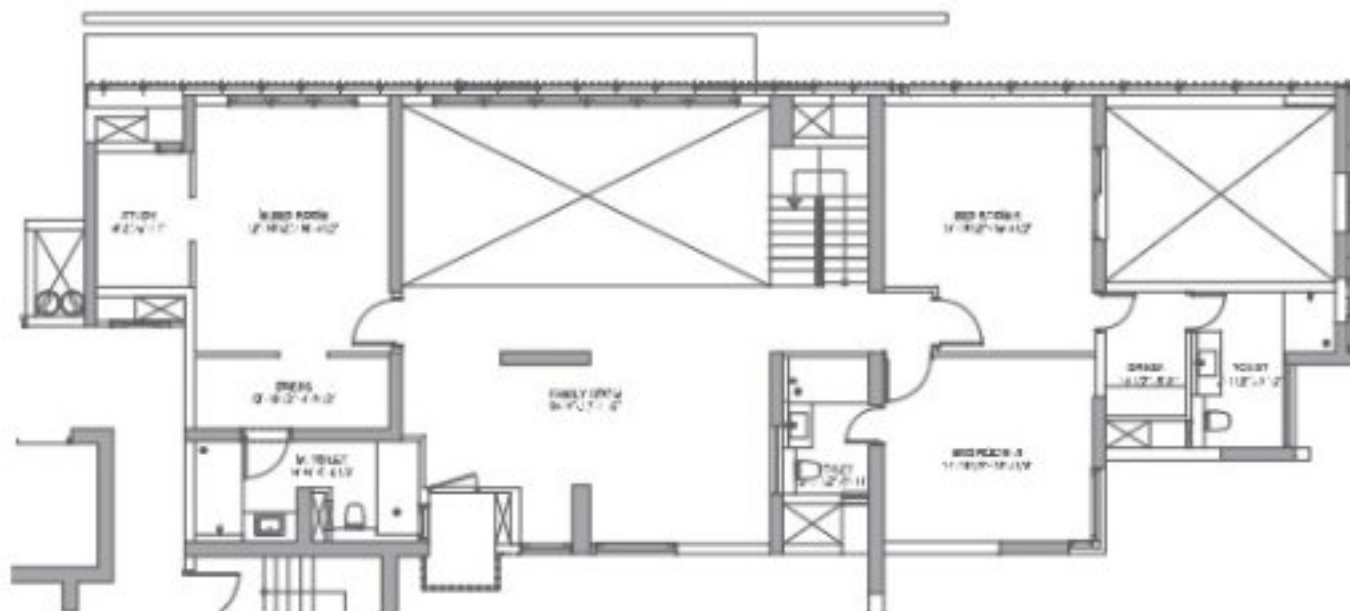
DUPLEX LOWER PLAN

Dimensions: Minimum dimensions are given in parentheses and are subject to minor variations.
 1. Top: 10' 0" x 17' 0" (10' 0" x 17' 0")
 2. Bottom: 10' 0" x 17' 0" (10' 0" x 17' 0")
 3. Right: 10' 0" x 17' 0" (10' 0" x 17' 0")

DUPLEX TYPE-2 UNIT

TOWER-T7

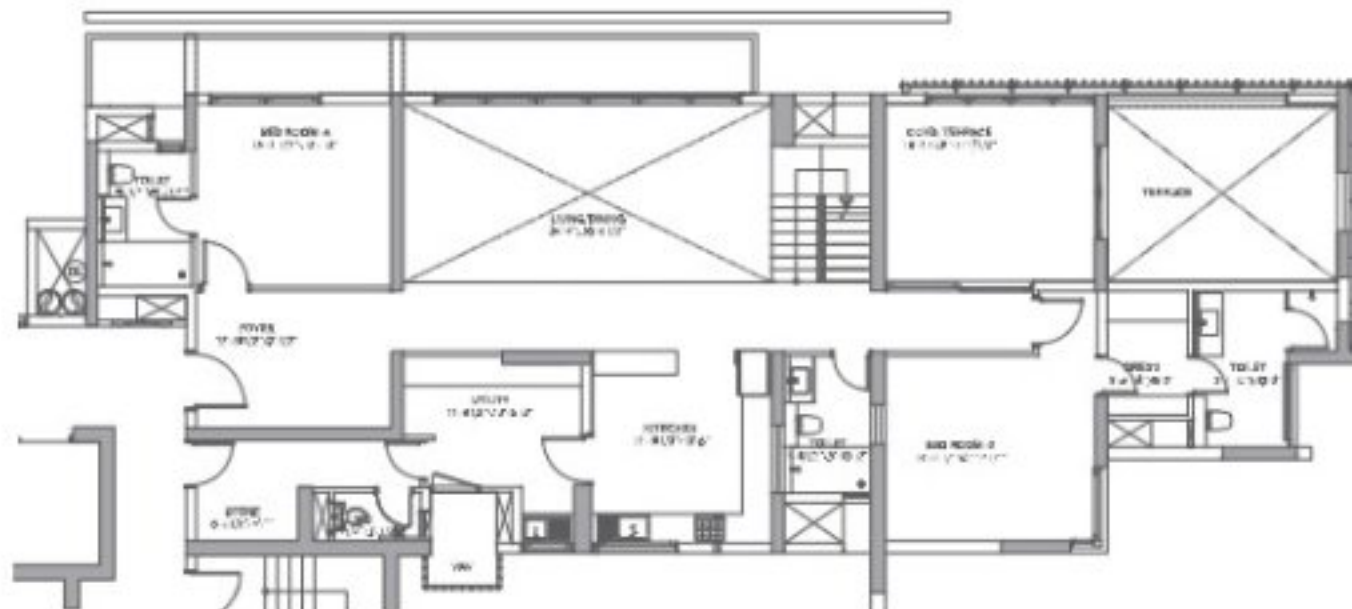
	Sq.m.	Sq.ft.
Carpet Area	294.704	3172.194
Balconies	55.590	598.371



DUPLEX UPPER PLAN

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

TOWER-T7



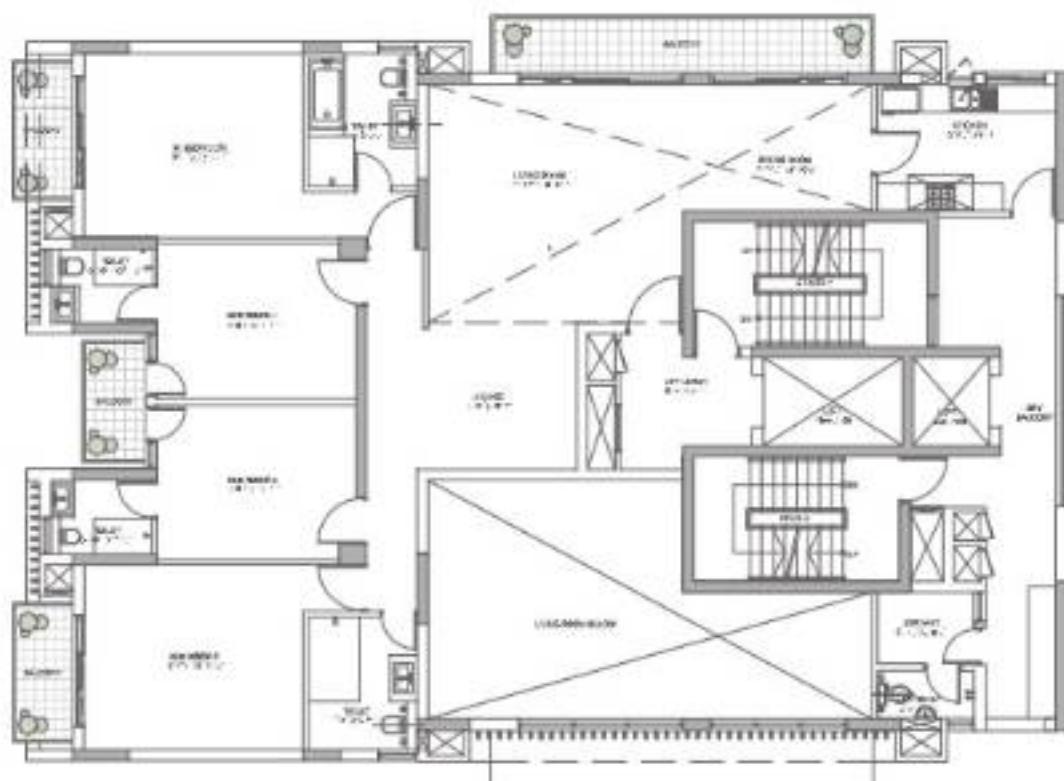
DUPLEX LOWER PLAN

Disclaimer: Measurements are approximate and are subject to minor variations.
 1" = 10' 0" (1" = 10' 0" (1" = 10' 0")
 All dimensions are in feet.

TYPICAL EVEN FLOOR PLAN

EX. APARTMENTS-PH-2

	Sq.m.	Sq.ft.
Carpet Area	194,803	2096,869
Balconies	20,388	219,455

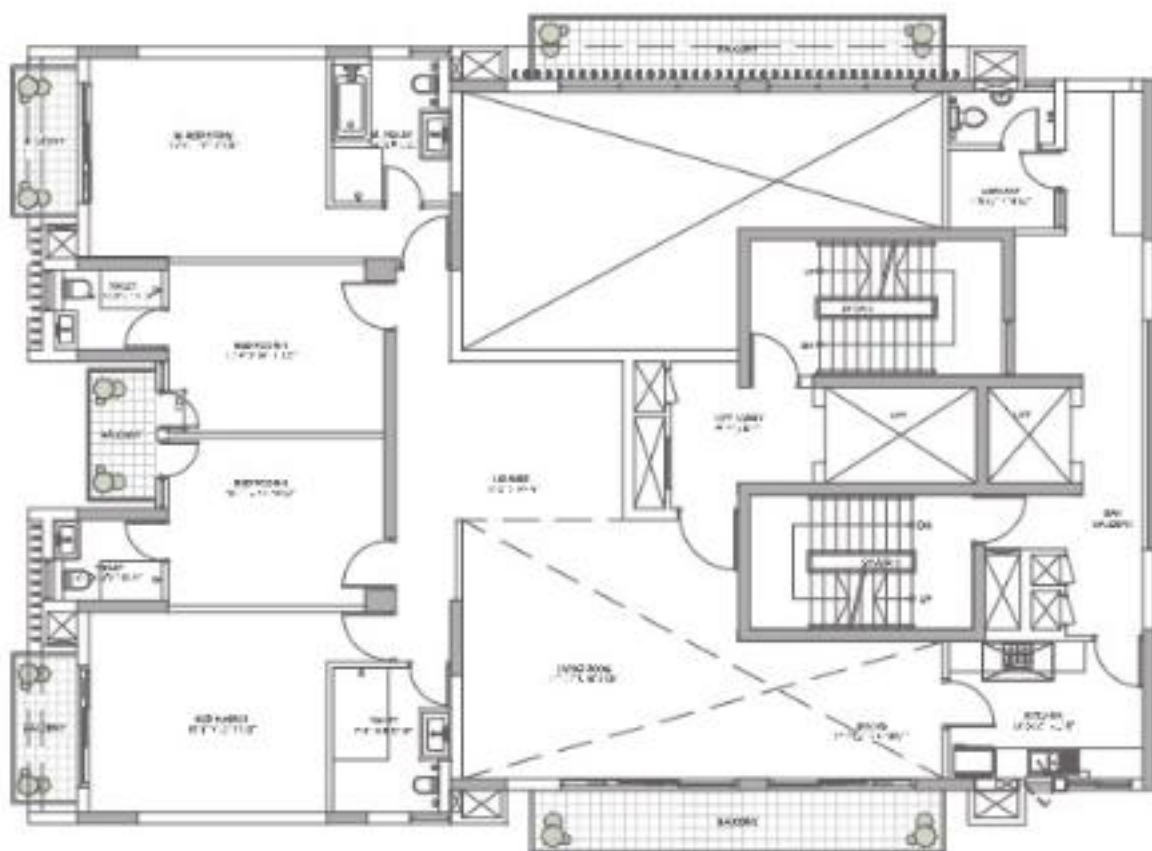


Dimensions: 1/8" = 1'-0" (1:24) and 1/4" = 1'-0" (1:12)
 All dimensions are in feet and inches
 All dimensions are in feet and inches

TYPICAL ODD FLOOR PLAN

EX. APARTMENTS-PH-2

	Sq.m.	Sq.ft.
Carpet Area	194.803	2094.859
Balconies	20.388	219.456



Dimensions are approximate and dependent on actual construction.
 1 Sq. Meter = 10.76 Sq. Feet, 1 Meter = 3.28 Feet.
 All dimensions in meters.

LOWER UNIT PLAN

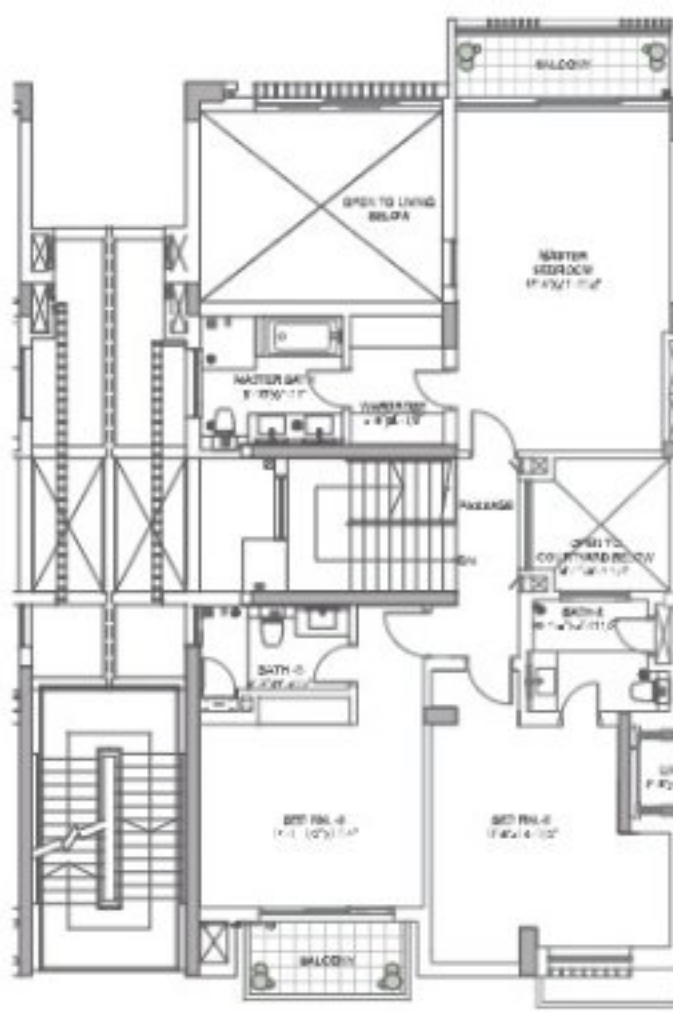
EX-FLOOR-PH-2



GROUND FLOOR PLAN

Disclaimer: Measurements are approximate and are subject to minor variations.
 1 Mm = 1/32 inch, 1 Mm = 1/8 inch, 1 Mm = 1/16 inch, 1 Mm = 1/32 inch.
 All dimensions are in feet.

	Sq.m.	Sq.ft.
Carpet Area	222.750	2398.00
Balconies	10.223	110.40
Verandah	5.092	54.80
GA/Terrace/Courtyard	66.662	718.00



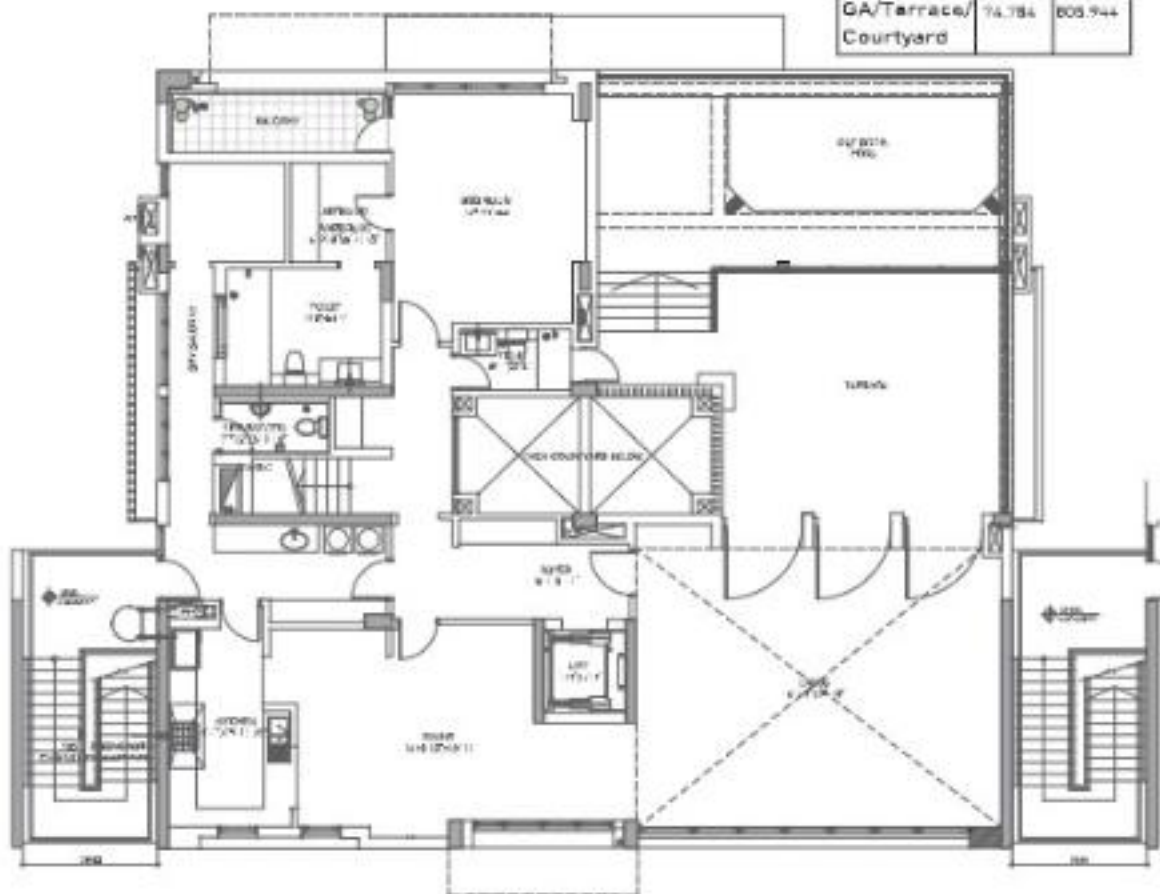
FIRST FLOOR PLAN

Disclaimer: Measurements and equipment are subject to minor variations.
 1" = 1'0" Master = 18" 1/2" 1/2" 1/2" 1" Master = 2 1/2" 1/2" 1/2"
 All dimensions are in feet and inches.

UPPER UNIT PLAN

EX-FLOOR-PH-2

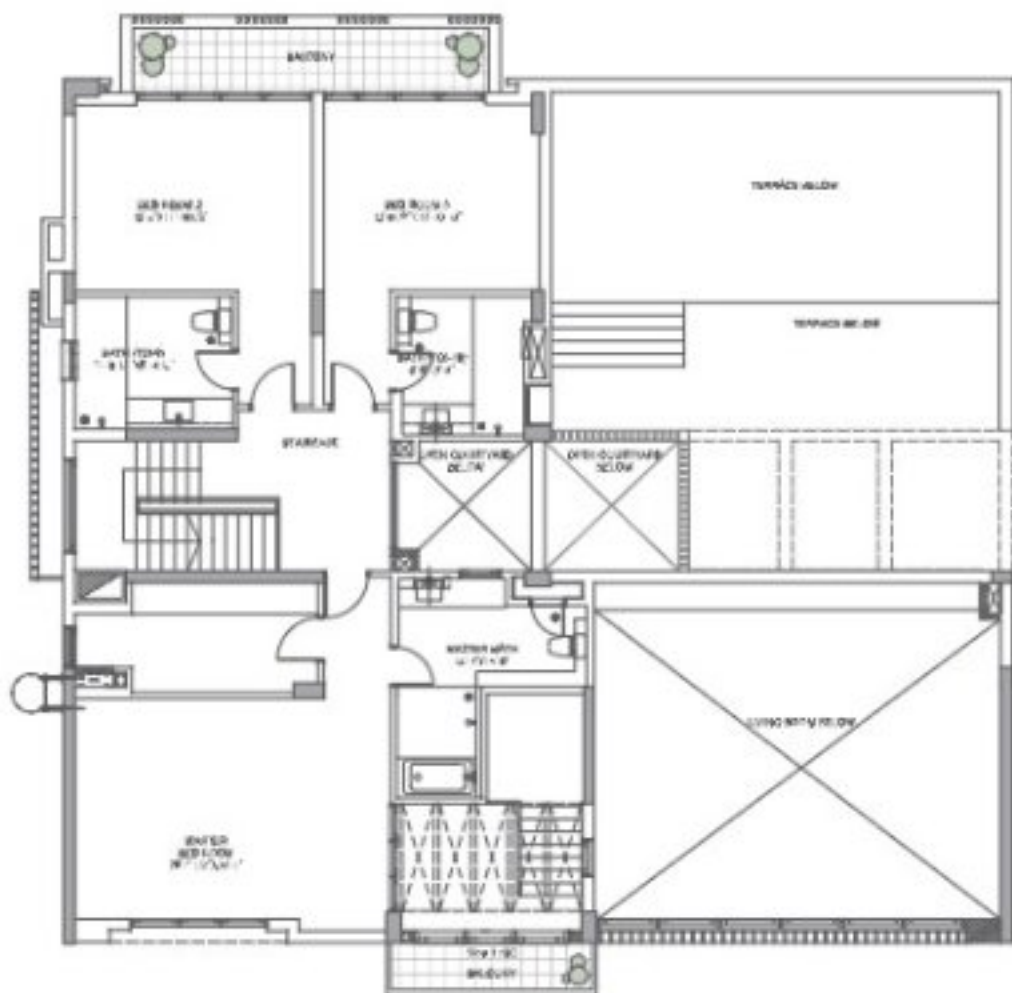
	Sq.m.	Sq.ft.
Carpet Area	303.32*	3265.033
Balconies	32.784	352.887
GA/Terrace/ Courtyard	74.784	805.944



SECOND FLOOR PLAN

Dimensions: floor area, room area, and area subject to other conditions
 1 kg. Meter = 1.10 kg. Feet = 3.28 Feet
 All dimensions in m/s

EX-FLOOR-PH-2

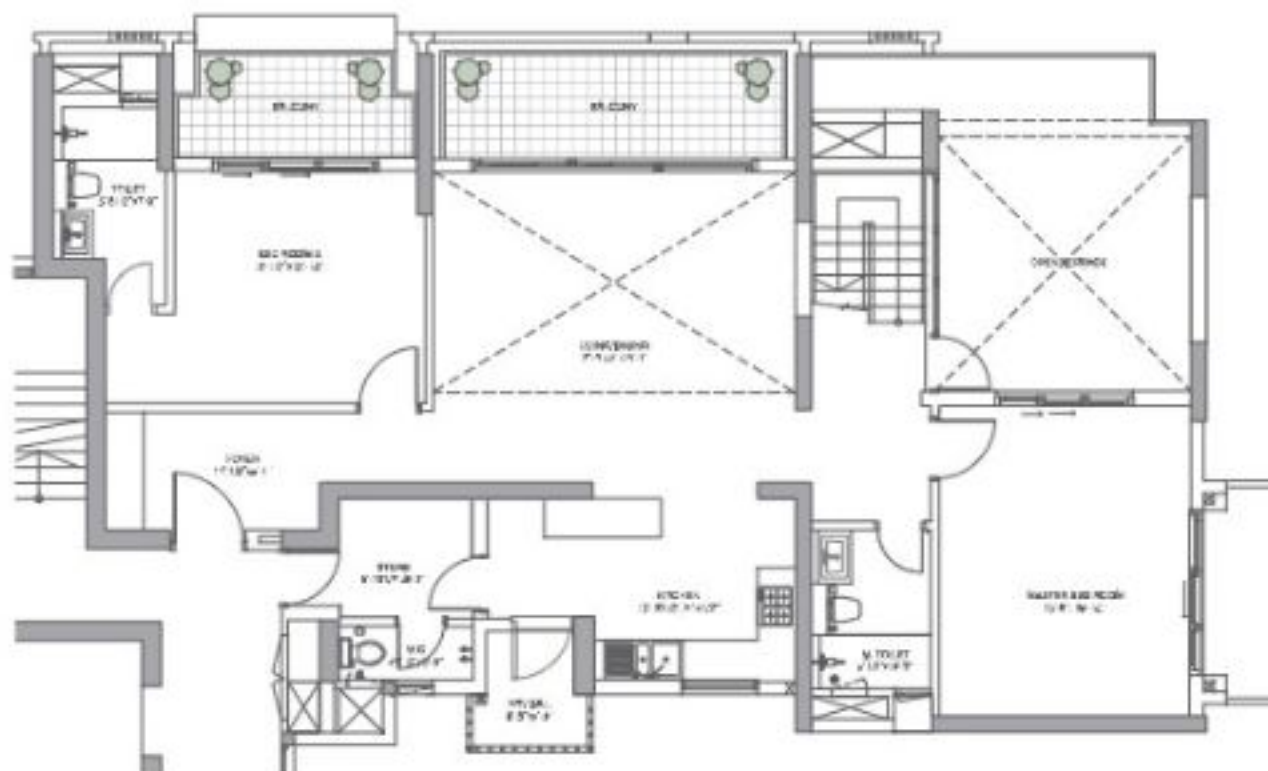


Disclaimer: Measurements are approximate and are subject to minor variations.
 1 No. Mirror = 18 7/8" Hg. 1 Mirror = 22 1/2" Feet.
 All measurements given in feet.

DUPLEX TYPE-1 UNIT

TOWER-T5 & T6

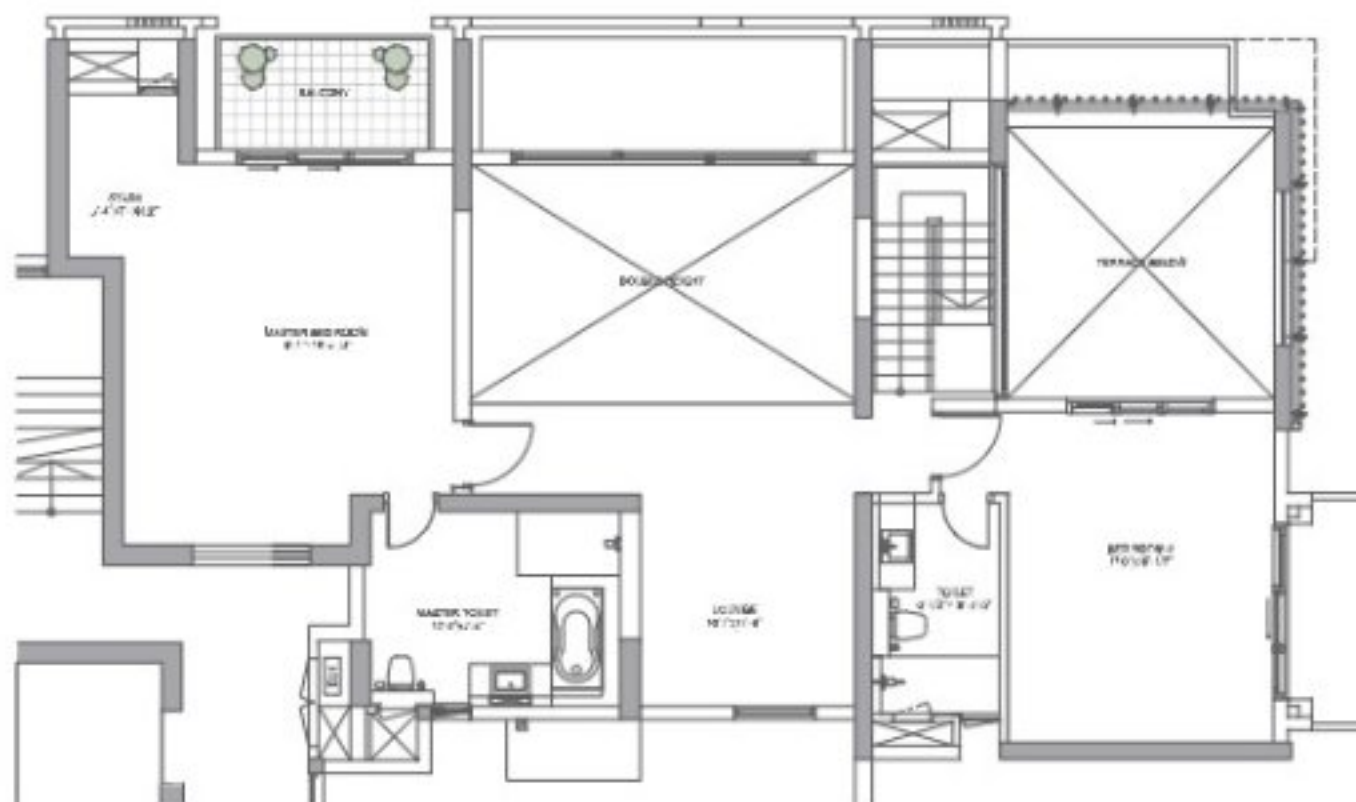
	Sq.m.	Sq.ft.
Carpet Area	210.995	2271.150
Balconies	46.206	497.361



DUPLEX LOWER PLAN

Dimensions shown are approximate and are subject to minor variations.
 1 kg Meter = 39.37 in, 1 Meter = 3.28 Feet.
 All dimensions are in feet and inches.

TOWER-T5 & T6



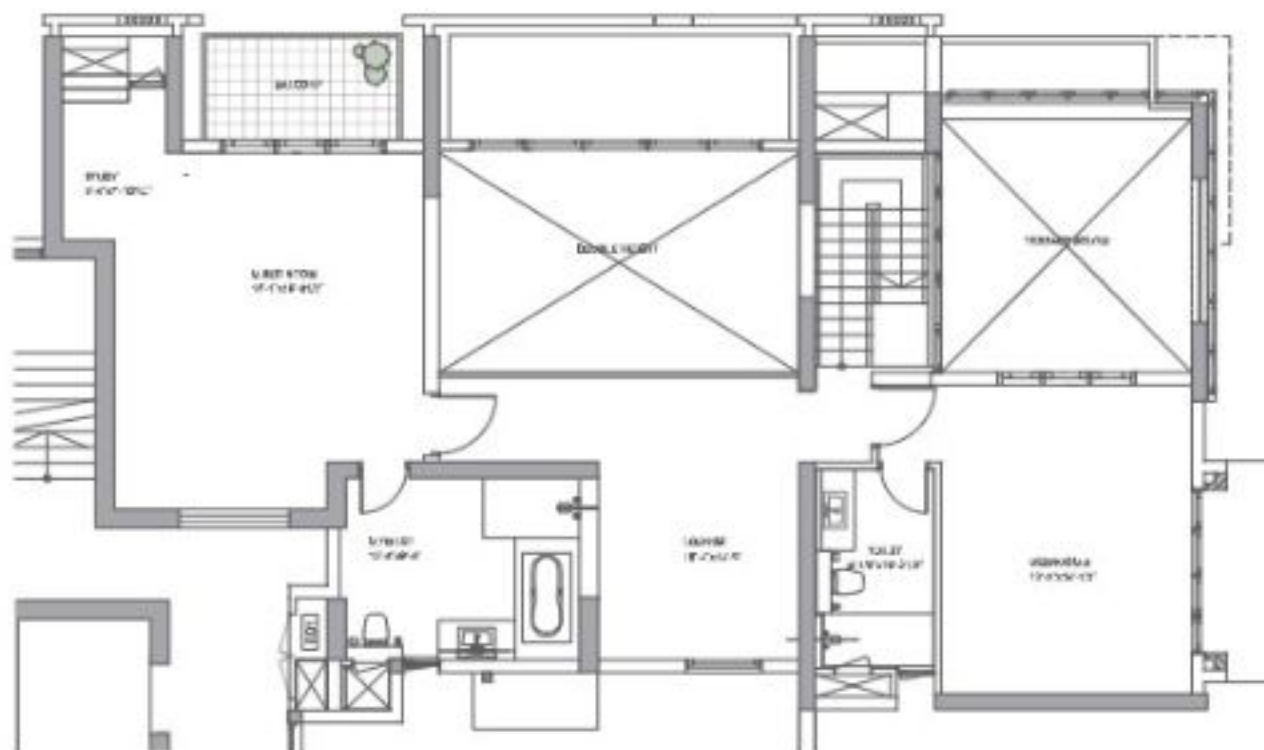
DUPLEX UPPER PLAN

Disclaimer: Measurements are approximate and are subject to minor variations.
 1" = 1'0" (1" = 1'0" (1" = 1'0")
 All dimensions are in feet.

DUPLEX TYPE-2 UNIT

TOWER-T5 & T6

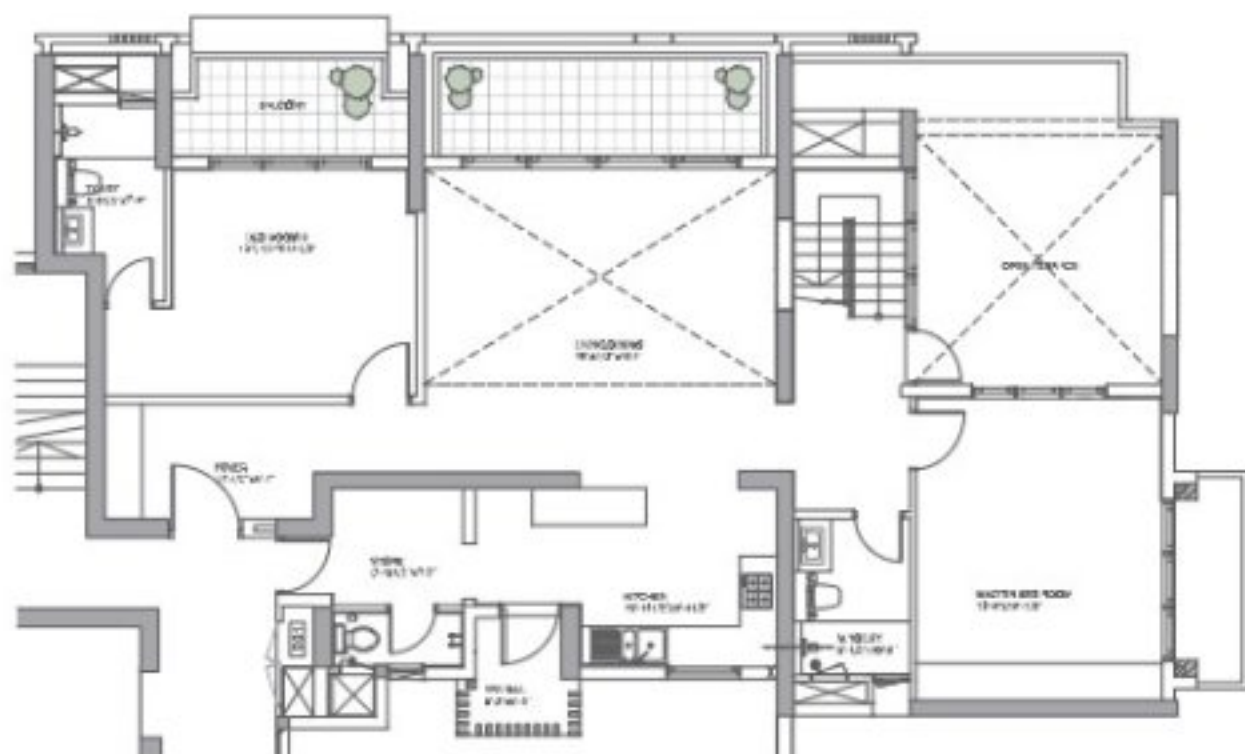
	Sq.m.	Sq.ft.
Carpet Area	209.293	2252.830
Balconies	41.434	448.148



DUPLEX UPPER PLAN

Dimensions: Overall width and height, and area are in meters and feet.
 1 Mm = 0.0393708 In. 1 In. = 25.4 Mm.
 All dimensions are in feet.

TOWER-T5 & T6



DUPLEX LOWER PLAN

Disclaimer: Measurements are approximate and are subject to minor variations.
 1" = 1'0" (1" = 1'0" (1" = 1'0")
 All dimensions are in feet.

OUR PRESENCE



Over 12,000 satisfied customers

5000 units delivered and over 5000
possessions planned in coming 2 years

Over 6.50 million sq.mt. underconstruction



11 Cities



36 Projects

₹20 Lac* to ₹15Crore*

TATA HOUSING ADVANTAGE



High Quality of
Construction



Location
Advantage



Transparency in
Transaction and Costs



Superior Quality
Material



Committed
THDC Team



Unique
Project Structure

TATA HOUSING*

PRIMANTI

VILLAS AND RESIDENCES

Call : 1800 266 5022 | Visit us : tatahousing.in/primanti | Site Office: Southern Peripheral Road, Sector 72, Gurugram-122 101.

*Disclaimer: Some of the pictures/images/renderings / maps are artist's conception. Others are actual images. This is not an official invitation to offer. The FAREPA registration No. 96 of 2017 dated 30/08/17 and 18 2018 available on maharatna.in. OC for Phase I, I & II (Park and) Towers 1 to 7 and Villas, Executive apartments, Executive floors & Shops received on 20/06/2016 and 06/03/2018. Development by Tata Housing Development Co. Ltd. under License No. 195 of 2008 (valid upto 13 August, 2016) and 200 of 2008 (valid upto 7 December, 2015) both in favour of Tata Housing Development Co. Ltd., for land measuring about 36.75 acres in the revenue estate of Faridkot, Jalandhar, Tarn Taran District, Punjab. STCP Reg. Number No. / Ahmed No. 2014/03/01/2014/ 15668 dated 26 July, 2014 for Residential Group Housing Colony having 1,266 units with nursery and primary. FAREPA, Formers, Builders, Contractors, Architects and consultants are requested to be sensible for any not part of the official documents for sale. The address and time period for each residential is mentioned in maps and