



✓ **PRIME**  
**אורח**

3 & 4 BHK SERENE HOMES



*At Prime Parivar, we don't offer you just walls. We bring to you a place where you can come together with your loved ones. A place where you can create memories. The project boasts of an Anand-Lambhvel Road, around which the residence township has been developed. The lush landscaping, and the bungalows too, seamlessly blends time, bringing the past and the future together, creating myriad occasions for families to come together. The surrounding grasslands just add to the beauty of the place.*



*Great care has gone into creating everything at "Prime Parivar".*

*Whether it's recreational zones or lounging areas, facilities at this project have been designed to help people come together.*



## Layout Plan

Legends...

**A-Type : 4 BHK**  
Plot Nos. A-1 to A-18

**B-Type : 4 BHK**  
Plot Nos. B-1 to B-14

**Row House : 3 BHK**  
Plot Nos. R-1 to R-42

Common Plots : 3 nos  
Swimming Pool  
Club House | Main Gate





## ...welcome a new life, together

"Prime Parivar" is the credential of 'Prime Developers' which has been remarkably imprinted a higher impression at the scenic landscape of Anand outskirts expands as prestigious living in closed vicinity of Anand and Lambhvel green corridor.

"Prime Parivar" has been designed in total 74 units of 3 & 4 BHK blends with different design options of Twin Units and Row House cluster are set as a green paradise with modern edifice enjoys the best comforts greets you here is an abundance of natural light and ventilation, right across the length and breadth of your home. These are just some of the many aspects of our unique concept bestows upon you with special amenities like Club House, Gym, Indoor Games, Children's Play Area, Party Lawn, Modern Infrastructure, Wide Roads, proximity to Green Environs and Fresh Air. It is also an 'eco-home' that nourishes your life and nurtures the environment, too.

Above all, at "Prime Parivar", your enriched lifestyle takes on a different meaning altogether.





Lifestyle Amenities enjoy every moment...

### Special Features :

1. Club House with Gym, Indoor Games and 38' x 14' wide Swimming Pool with Kids Splash Pool
2. Decorative Gate with security Cabin for 24 hour security
3. 3 Common Plot
4. Allocated Individual Parking Space
5. Sewage Treatment Plant with septic tank for Drainage
6. Two 8" Bores with 5 HP 3-Phase Motor
7. 15 KW Generator for Street Lights and Bore for power backup
8. EPABX System (Security Cabin-to-Home and Home-to-home)
9. AC, Telephone, TV Cable and EPABX Point for all Bedroom, Living Room
10. Wiring for Invertor
11. Rain Water Harvesting System
12. Underground cabling for electricity and telephone with bus bar control
13. For all unit individual lift area provision
14. CCTV Surveillance for Security Purpose
15. Pile foundation system for compound wall with barbwire fencing cover (upto 10ft)
16. 31 feet wide society road with pavement and streetlights
17. Anti-Termite treatment - 3 Layer (Foundation, Plinth, Flooring) with concealed HDPE pipe around plinth (15 Years Subjective Warranty)



## The Club House

...a multi-functional happening address  
(2000 sq.ft.)

"Prime Parivar" is high end designer luxury homes for families claims health & Joy.

### Ground Floor :

Gymnasium - She  
Swimming Pool | Baby pool

### First Floor :

Gymnasium - He | Indoor Games



## A-Type : 4 BHK

Twin Bungalows

Plot Nos. A-1 to A-18



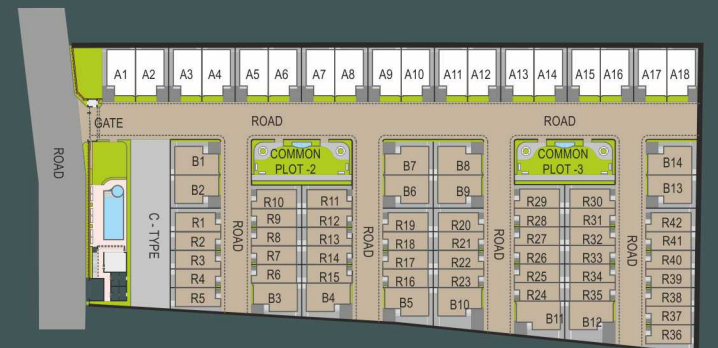
Isometric View of Ground Floor

A-Type : Plot Nos. A-1 to A-18



A-Type : Ground Floor Plan

Plot Nos. A-1 to A-18







## B -Type : 4 BHK

Twin Bungalows

Plot Nos. B-1 to B-14



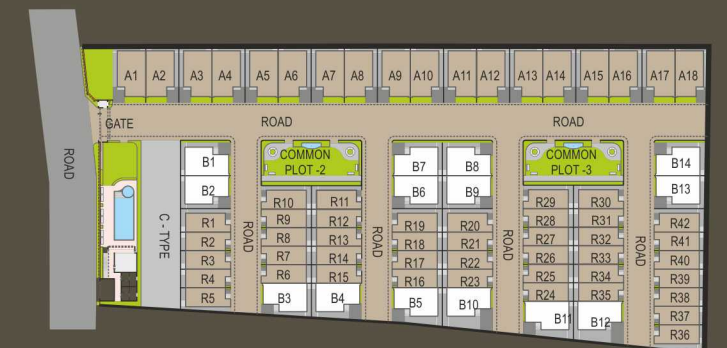
Isometric View of Ground Floor

B-Type : Plot Nos. B-1 to B-14



B-Type : Ground Floor Plan

Plot Nos. B-1 to B-14



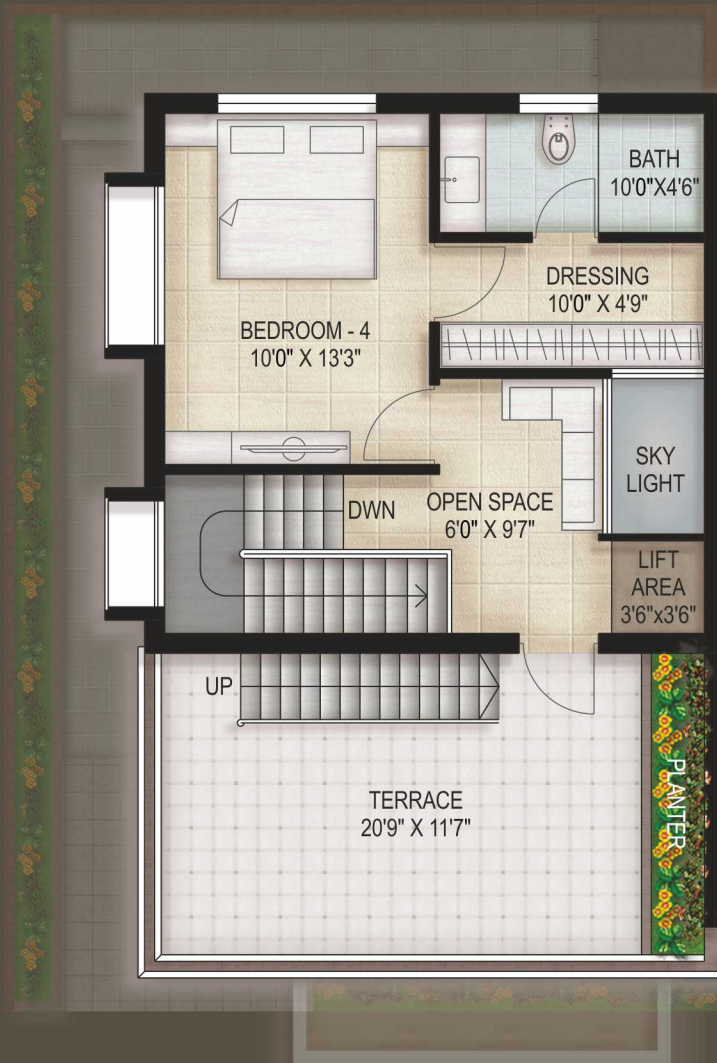




**B-Type : 4 BHK**

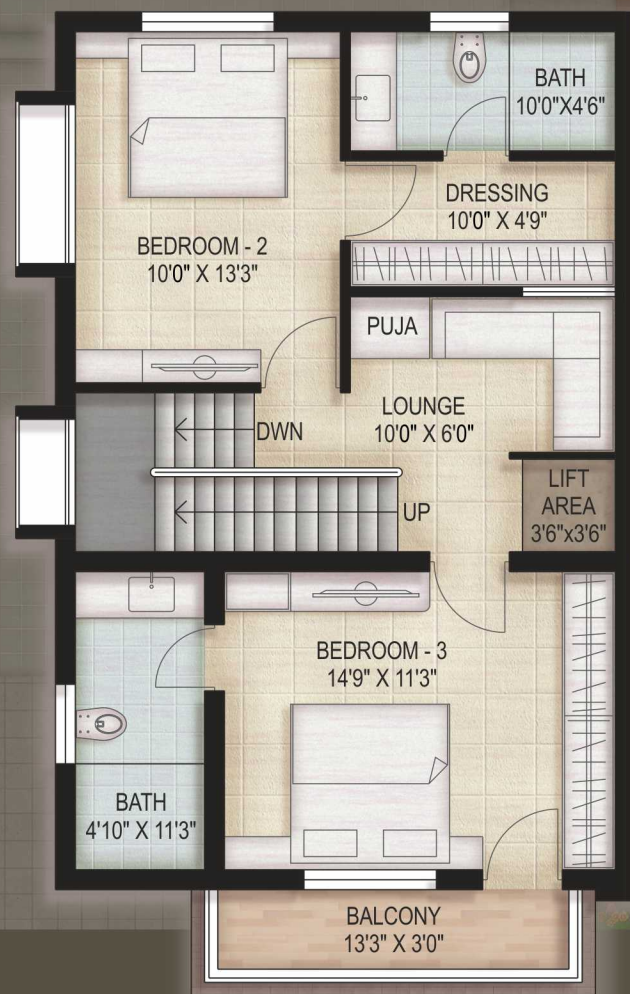
Twin Bungalows

Plot Nos. B-1 to B-14



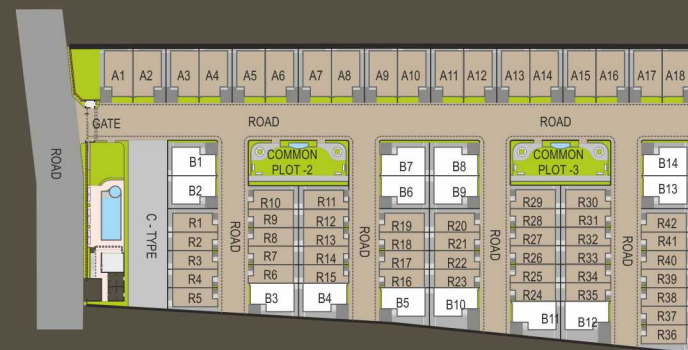
**B-Type : Second Floor Plan**

Plot Nos. B-1 to B-14



**B-Type : First Floor Plan**

Plot Nos. B-1 to B-14



**Isometric View of Second Floor**

B-Type : Plot Nos. B-1 to B-14



**Isometric View of First Floor**

B-Type : Plot Nos. B-1 to B-14



*At "Prime Parivar" lies an experience that touches the core of your heart. Their beauty lies in their effortless elegance and fine craftsmanship. The class apart insists through spacious area for maximum comfort at developed garden.*

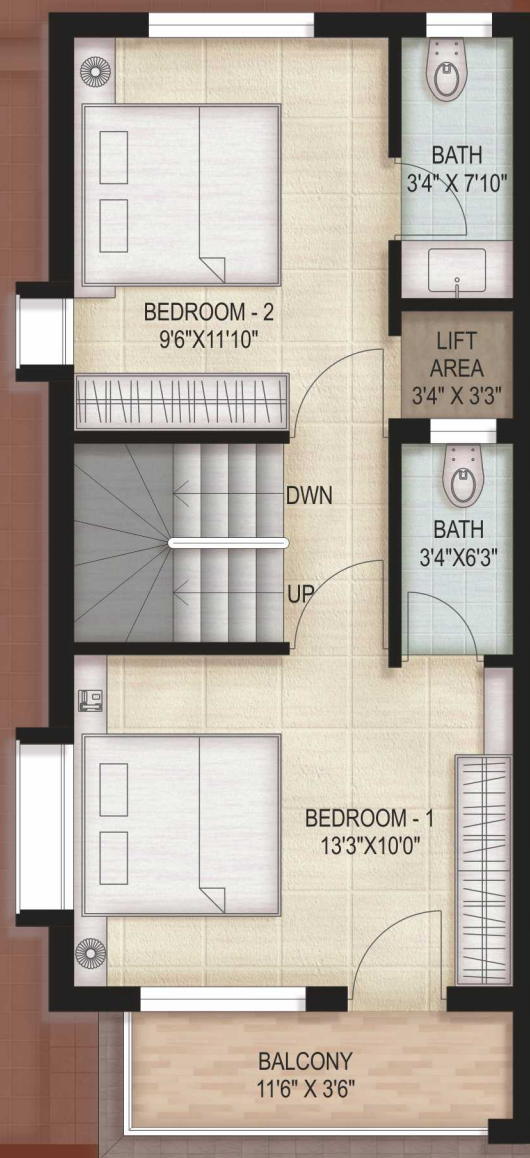
*... class meets the class*





**Row House : 3 BHK**

Plot Nos. R-1 to R-42



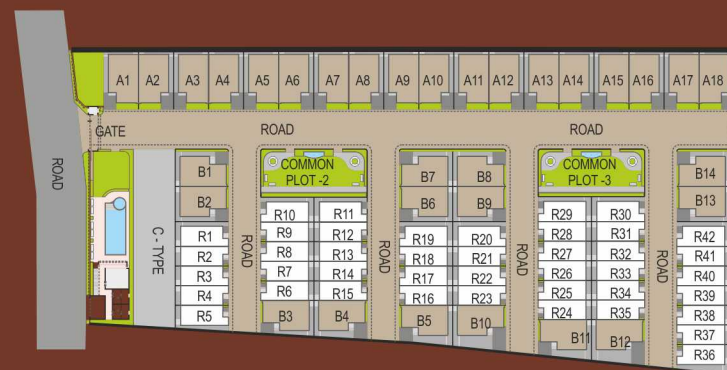
**Row House : First Floor Plan**

Plot Nos. R-1 to R-42



**Row House : Second Floor Plan**

Plot Nos. R-1 to R-42



**Isometric View of Second Floor**

Row House : R-1 to R-42



**Isometric View of First Floor**

Row House : R-1 to R-42



## Specifications

We deliver, what we offer...



### Construction Work

Foundation	: 5 ft deep RCC/Brick Work & Metal Concrete
Cement	: 'UltraTech'/'Ambuja'/'Hathi'
Sand	: Bodeli Sand
Steel	: 'Kamdhenu'/'Kothi'(ISI)TMT
Bricks	: Chimney Bhattha bricks
Plinth	: PCC (Metal Concrete)
Plaster	: Inside - Mala Plaster Outside - Mala and Butki Plaster Chicken mesh on all electrical zari work



### Plumbing / Sanitary

Pipes	: 'Ashirvad' Brand CPVC + UPVC Pipes 'Dutron' brand PVC Pipes
Water Tank	: 'Reno' (Sintex's Brand) 1500 Ltr. Black Tank
C.P. Fitting	: 'Essess' (Asian Paint's Brand) Deon Series (10 years warrantee)
Basin/WC	: 'Sonnet' Brand Ceramic Basin Wall hung and Floor Mounted WC
Kitchen Sink	: 'Jayna' Brand SS Sink 304, Galaxy series 18x16, glossy finish
Geysers	: Hot and Cold Points in all toilets

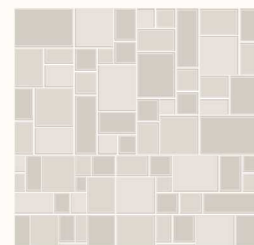


### Fabrication

M.S. Railing	: 'Asian'/'Surya Prakash'/'Surani' Brand ISI Steel pipe 2.0 mm thick
Window Grill	: Paata framing with 12 mm Bright Bar
Staircase	: SS 304 grade SS Railing

### Tiles Work

Granite	: For Window, Ventilation Sill, Door Choktha, Stair Tappa, Kitchen Platform
Flooring	: Double Charged Vitrified Tiles 600mm x 600mm OR 800mm x 800mm
Bathroom	: Full height wall tiles & flooring 600 x 300 OR 450 x 300
Kitchen	: Full Height Glaze tiles 600 x 300
Margin Space	: Rustic Tiles 300 x 300
Chokdi	: Kota Stone
Water Proofing	: Terrace - China Mosaic Bathroom - Chemical, Brick Bat & Coalsi



### Electrification

Wires	: 'Havells'/'V-Guard' (ISI Wires)
Switches	: "Elleys"/'Hi-Fi' Make with 10 years warrantee
Piping	: 1 mm thick PVC concealed piping in wall with chicken mesh cover for good plaster grip
Earthing	: 12" x 12" one or two Copper Plates as per requirement
Geysers points	: All bathrooms



### Paint Finish

Inside	: 'Asian Paints' brand 2 coat wall putty on plaster surface, 1 coat Primer, 2 Coat Tractor Emulsion Color
Outside	: 'Asian Paints' 2 coat Primer, 2 coat "Apex Ultima" Color
Fabrication	: 'Asian Paints' 2 coat Red Oxide, 2 coat Oil Paint



### Aluminum Work

Window/Ventilation	: 'National' Brand, Sliding window with 3 Track section & Mosquito Mesh, 1.2 mm thick, 18 mm width with 4 mm 'Saint-Gobain' glass. Aluminum louvers with mosquito mesh for ventilation. Anodize OR PP Powder Coating color for long life.
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### Wood Work

Door	: All flush doors of Pine wood 30 mm, with laminate and door screen
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### Terms & Conditions

- All rights regarding addition/alternation in building plan and its specification are reserved with the Organizer & Architect.
- Changes/Alternation of any elevation, exterior colour scheme of the unit or any other change affecting the over all design concept & outlook of the scheme shall not be permitted during or after completion of the scheme.
- organizer reserves right regarding any change/alternation of any above mentioned brand or short of availability.
- Extra work will be done only after receiving the full amount as per the estimation given by the engineer of the company.
- Possession of the property will be given only on receipt of full payment and no religious celebrations will be allowed in case of incomplete payments.
- Member should take possession within 30 days after completion.
- If payment is not completed within given time then interest at the rate of 18% will be applicable.
- Additional documentation charges such as Stamp Duty, Registration Fees, all MGVCCL Connection Deposit, GST, Legal Documents & maintenance charge shall be borne by the purchaser.
- Panchayat taxes shall be borne by the purchaser from the date of sale deed.
- Payment Conditions:
  - 25% on booking
  - 20% after casting ground floor slab
  - 20% after casting first floor slab
  - 15% after casting second floor slab
  - 15% after completion of plaster
  - 05% at the time of possession
- If any extra taxes raised by the Government shall be borne by the purchaser.
- In case of cancellation of booking, booking amount will be forfeited.
- The brochure is intended only for presentation and information of the scheme and does not form part of legal document.
- In case of any dispute, it will be resolved by mutual discussion & understanding, failing which the matter will be at Anand Jurisdiction only.

Running Projects...



 **elite**

**Shops, Offices & Flats**  
**@ V V Nagar**  
**Site Address :**  
B/h. Ravi Furniture,  
Nr Railway Station, Janta Crossing,  
V V Nagar - 388120. Gujarat. India  
Contact : +91 98255 82831



 **pearl**

**10 Luxurious 3BHK Flats**  
**@ TP-2, Anand**  
**Site Address :**  
Nr Shastri Baug,  
B/h. M. B. Patel Science College,  
Anand - 388 001. Gujarat. India  
Contact : +91 97277 42877

Successfully Completed projects by us...



36 units 3BHK Twins\_Row Houses



35 units of 3BHK Twins



59 units of 3BHK Twins

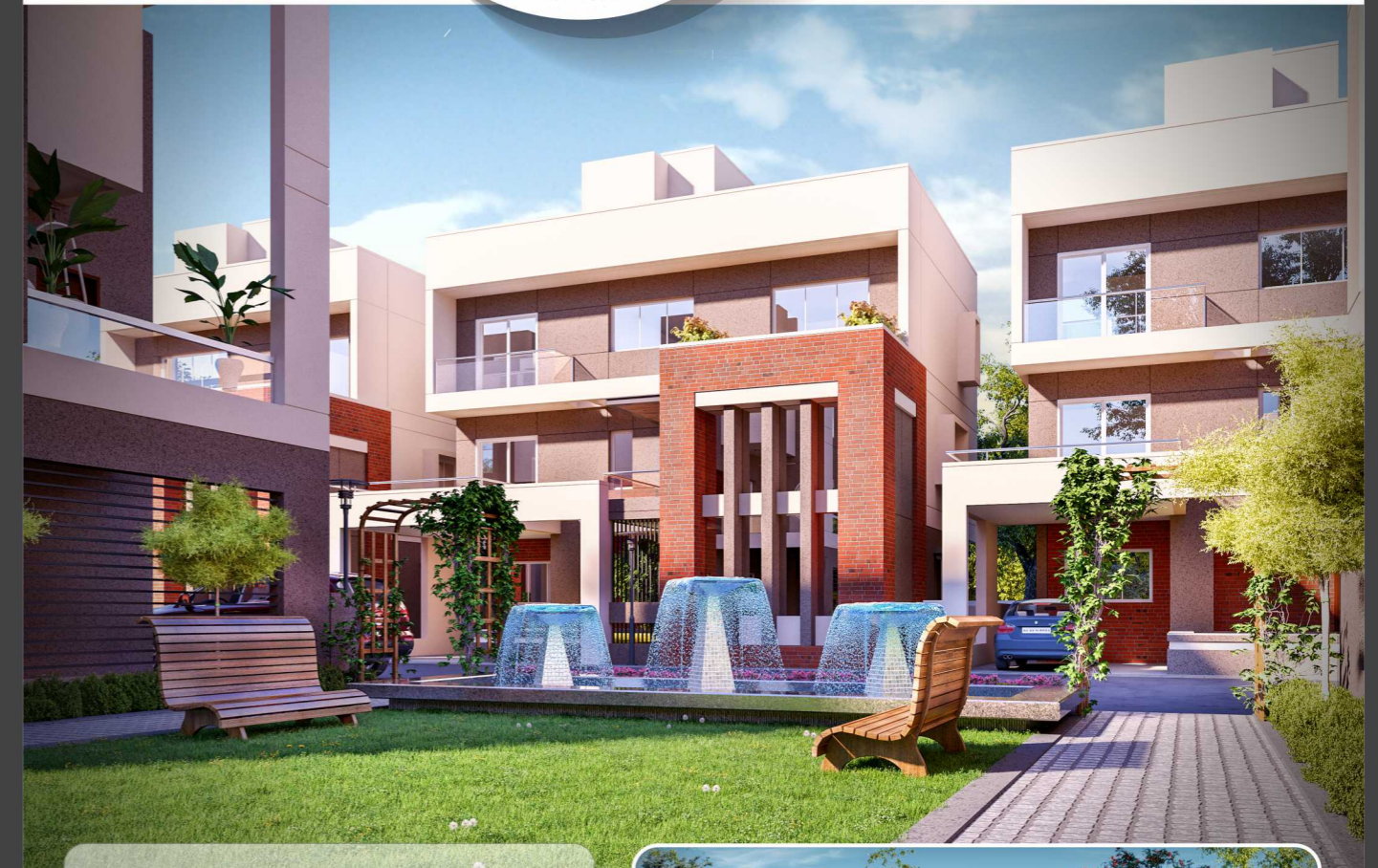
All three sites are located nearby Big lion Cinema, Anand-Lambhvel Road, Anand.

**Project**  
**Launching**  
**Soon...**

 **AURIUS**

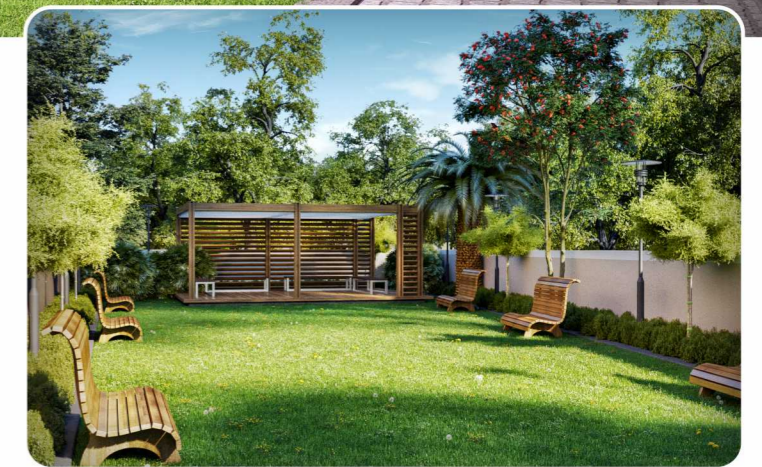
**8 Luxurious bungalows**  
in 30,000 sq ft area  
@ Anand - Bakrol Road, Anand

**5 BHK bungalows**  
(4700 Sq.ft. construction area)



**Lifestyle Amenities...**

A contemporary modern architectural planning  
with 3 storey bungalows having Lift & Double  
Height Living Room & Servant Quarter  
Stunning lawn to each residence  
Main gate with security cabin  
Developed common plot, Wide Open Space  
with Gazibo to enjoy luxurious life  
Children play area & Senior Citizen sitouts



**Site Address :**

Opp. Surya Interia, B/h. Sanket Mall, Anand - Bakrol Road, Anand



**prime**  
પ્રિયાર

**Site Address :**

Behind Jay Jalaram Int. School,  
Devakaka Marg,  
Lambhvel Rd, At, Lambhvel,  
Anand, Gujarat - 388310

**Contact for Inquiry :**

+91 98255 82831  
+91 78744 56056

**Organiser :**



Choksi Estate,  
Swaminarayan Society Road,  
Sardar Gunj, ANAND - 388 001.  
Ph. +91 2692 266267  
[www.primedevelopers.org](http://www.primedevelopers.org)  
[inquiry@primedevelopers.org](mailto:inquiry@primedevelopers.org)

**Architects :**



Anand - 388 001.