

AT RANDESAN, GREATER GIFT CITY



ESCAPE TO  
ENDLESS  
**WEEKENDS**  
3 & 4 BHK SERENE LIVING

Pramuda | OMKAR  
**rivanta-2**  
3 & 4 BHK SERENE LIVING





Pramukh Group, spearheaded by the esteemed Chaudhry family from North Gujarat, stands as a cornerstone in Gandhinagar's real estate sector. With a robust legacy spanning over 35 years, Pramukh Group has significantly shaped the city's landscape, playing a pivotal role in its evolution and progress. Their unparalleled confidence in Gandhinagar's potential has led to an impressive feat: undertaking the highest number of projects by a single developer within a remarkably short timeframe. This accomplishment underscores their unwavering dedication and expertise in the field.

Pramukh Group's influence extends across key areas of Gandhinagar, including Sarjapur, Kudaan, Rayan, Rindasan, and South-Sarjapur, where their projects have made a lasting impact, contributing to the city's advancement and prosperity. Their diverse portfolio includes residential, commercial, and mixed-use developments, each reflecting their commitment to innovation and quality. Pramukh Group is also known for its attention to detail in every project, ensuring that each development not only meets but exceeds the expectations of its residents and stakeholders.

Guided by the visionary leadership of the Chaudhry family, Pramukh Group distinguishes itself through its commitment to timely delivery, innovation, and superior craftsmanship. Their deep-rooted community commitment and relentless pursuit of excellence have earned them the trust and admiration of residents and stakeholders alike. From iconic commercial landmarks to thoughtfully crafted residential enclaves, Pramukh Group's projects epitomize excellence & innovation, reshaping Gandhinagar's skyline and setting new benchmarks in urban living. With a future-oriented approach, Pramukh Group continues to push boundaries, driving the growth and development of Gandhinagar while maintaining its core values of trust, quality, and sustainability.

## JOINING FORCES TO CREATE MASTERPIECES



Established in 1955 by Mr. Arvind Barotiya, Omkar Group has been a driving force in reshaping the urban landscape of Ahmedabad and Gandhinagar. With over 55 landmark projects under our belt, Omkar Group has earned a reputation for excellence and sustainability. From our humble beginnings in Isanpur, where Omkar Group embarked on its journey with eight projects, we have expanded our reach to various neighborhoods, including New Ranip, Ghodasar, Vastral, Gandhinagar, and Baroji.

In New Ranip, Omkar Group has made a significant impact with 11 transformative projects, contributing to the area's growth and prosperity. Similarly, in Ghodasar, our commitment to delivering quality projects has elevated living standards for residents through five impactful projects. Vastral has also seen positive changes with over six projects that offer value-for-money homes, enriching the lives of its residents. Our presence in Gandhinagar is notable, with nine projects aimed at enhancing the city's skyline and overall quality of life. Additionally, Omkar Group has put Baroji on the map with visionary projects, contributing to the area's growth and leaving a lasting impression on its urban fabric.

At Omkar Group, sustainability is at the core of everything we do. We prioritize eco-friendly construction practices, aiming to have all our projects registered as green buildings. From meticulous material selection to green building certifications, sustainability is integrated into every aspect of our operations. Under Mr. Arvind Barotiya's visionary leadership, Omkar Group has built a legacy of integrity, innovation, and community welfare. As the next generation of leaders, Omkar Group carries forward his vision, blending tradition with forward-thinking approaches to drive towards even greater heights.



### 35+

Years of Development  
Experience

### 130 LAKH+

Sq. Ft. Construction  
Area Developed

### 110+

Delivered  
Premium Projects





## THANK YOU

FOR BEING AN  
INTEGRAL PART OF  
OUR TREMENDOUS  
SUCCESS.

NOW >>

WE'RE EXCITED TO UNVEIL

AT RANDESAN

PramoKh | OMKAR  
**rivanta**  
3 & 4 BHK SERENE LIVING

PramoKh | OMKAR  
**rivanta-2**  
3 & 4 BHK SERENE LIVING

CONTINUING  
OUR JOURNEY TOGETHER!



Pramish | OMKAR  
**rivanta-2**  
3 & 4 BHK SERENE LIVING

WEEKDAY IS YOUR  
**NEW**

**WEEKEND!**

AT RANDESAN, GREATER GIFT CITY

Welcome to Rivanta 2! Experience a lifestyle where weekdays feel like weekends. Get ready to embrace relaxation, excitement, and endless possibilities.

04 | INDIVIDUAL  
TOWERS

02 | BASEMENT  
LEVEL

204 | PREMIUM  
APARTMENTS

13 | STOREY  
BUILDING

EDGELESS  
DESIGN,  
ELEVATION  
DIVINE.

24 X 7 CCTV SURVEILLANCE

ARRIVAL PLAZA | SECURITY CABIN

ELEGANT ENTRANCE GATE





## STEP OUT, STEP INTO PARADISE

Embrace the perfect balance of tranquility and convenience.  
Whether you crave urban excitement or serene retreats, our  
location puts you at the heart of it all.

RADESAN  
METRO ST.  
05 MINUTE WALK

UPCOMING  
RIVERFRONT  
05 MINUTE WALK

GIFT CITY  
GANDHINAGAR  
07 MINUTES

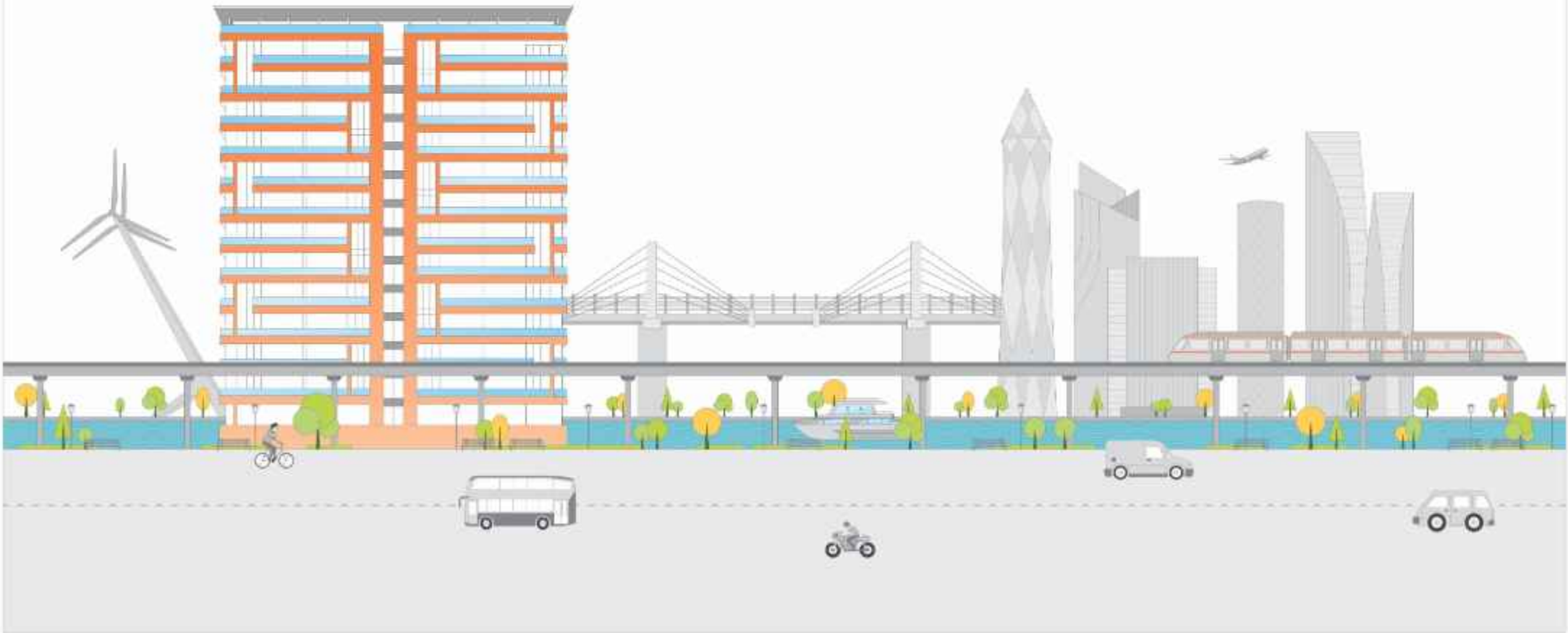
PVR  
CINEMA  
10 MINUTES

UPCOMING  
LILAVATI HOSPITAL  
10 MINUTES

DHOLESHWAR  
MAHADEV  
05 MINUTE WALK

S.G.  
HIGHWAY  
07 MINUTES

AHMEDABAD  
AIRPORT  
20 MINUTES



ICONIC LIVING.  
ICONIC VIEWS



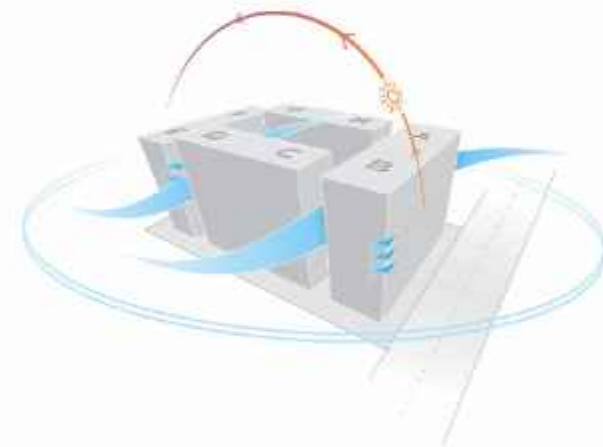
ABUNDANCE OF NATURAL LIGHT

CROSS AIR VENTILATION

GARDEN/ROAD FACING ALL UNITS

OPEN VIEW FROM LIVING & DINING AREA

GREEN BUILDING PROJECT



EMERALD-2



# PAST, PRESENT, FUTURE



## WATER CRISIS

1974: 5,177 cubic meters of water per person.  
2024: Decreased to 1,486 cubic meters.  
What will be the situation in 2050?



## POPULATION SURGE

1951: 367 million people.  
2024: Surpassed 1.4 billion people, straining resources.  
What can be expected in 2050?



## POLLUTION

India is home to 22 of the world's 30 most polluted cities.  
How might the scenario look in 2050?



## ENERGY DEMAND

By 2050, energy demand is set to double, necessitating sustainable solutions.  
What will the energy demand be like in 2050?



## ELECTRICITY AND FOSSIL FUELS

Currently, 96.8% of India's electricity is generated from fossil fuels, with efficiency measures to reduce impact.  
How will the electricity generation mix evolve by 2050?

## OUR STRATEGY FOR A MORE SUSTAINABLE FUTURE



### SUSTAINABLE CONSTRUCTION

Utilizing eco-friendly materials and practices has the potential to slash water and energy consumption by 50%.



### RENEWABLE ENERGY

The integration of solar panels can lead to a reduction of building energy expenses by up to 40%.



### WASTE REDUCTION

Adopting sustainable construction techniques can result in a 50% decrease in construction waste.



### ECONOMIC & ENVIRONMENTAL BENEFITS

Green buildings can elevate property market value by as much as 10% while reducing energy consumption by 30%.



### CLIMATE RESILIENCE

Green buildings are engineered to endure severe weather conditions, thereby improving overall resilience.

Source: Future Smart - Green Building | Possible Environment Trends

# HIGH PERFORMANCE GREEN BUILDING CONCEPT

## RESPONSIBLE LUXURY



Rainwater Harvesting



Energy Saving 20-30%



Water Saving 30-50%



Water Management System to treat 100% Organic Waste



Low Carbon Emission

## SMART BUILDING EFFICIENT LIVING



Sewage Treatment Plant



Energy Lighting Fixture with Standard Lux Level



Water Plumbing Fixture



Performance Window Glass

## DESIGNING A BETTER LIFE



Universal Design for Differently Abled



Enhanced Air Quality



Natural Light & Ventilation



Low VOC Material used like Paints, Adhesive, etc.

## CO-CREATING THE FUTURE



Solar Panel Backup for Common Usage



Charging Points for Electric Vehicle





## BALCONY SIZE

4 BHK  
22'9" X 6'0"

3 BHK  
24'3" X 5'5"

# DECK

Whether it's a sunrise over the city skyline or a sunset painting the horizon, your balcony is your sanctuary to soak in the beauty of nature and city life alike.



**LEGENDS**

- |                          |                        |
|--------------------------|------------------------|
| 01 ARRIVAL PLAZA         | 20 POOL DECK - 1       |
| 02 LAWN                  | 21 SWIMMING POOL       |
| 03 YOGA DECK WITH HERBES | 22 SPA POOL            |
| 04 TENNIS COURT          | 23 THERA WALL          |
| 05 COLLECTING BRIDGE     | 24 POOL DECK - 2       |
| 06 FLOATING DECK         | 25 MULTI PURPOSE COURT |
| 07 LOTUS POND            | 26 CHILDREN PLAY AREA  |
| 08 SENIOR CITIZEN DECK   | 27 BASKETBALL          |
| 09 CONGRATULATION LAWN   | 28 SKATING RINK        |



60 FEET WIDE ROAD



60 FEET WIDE ROAD

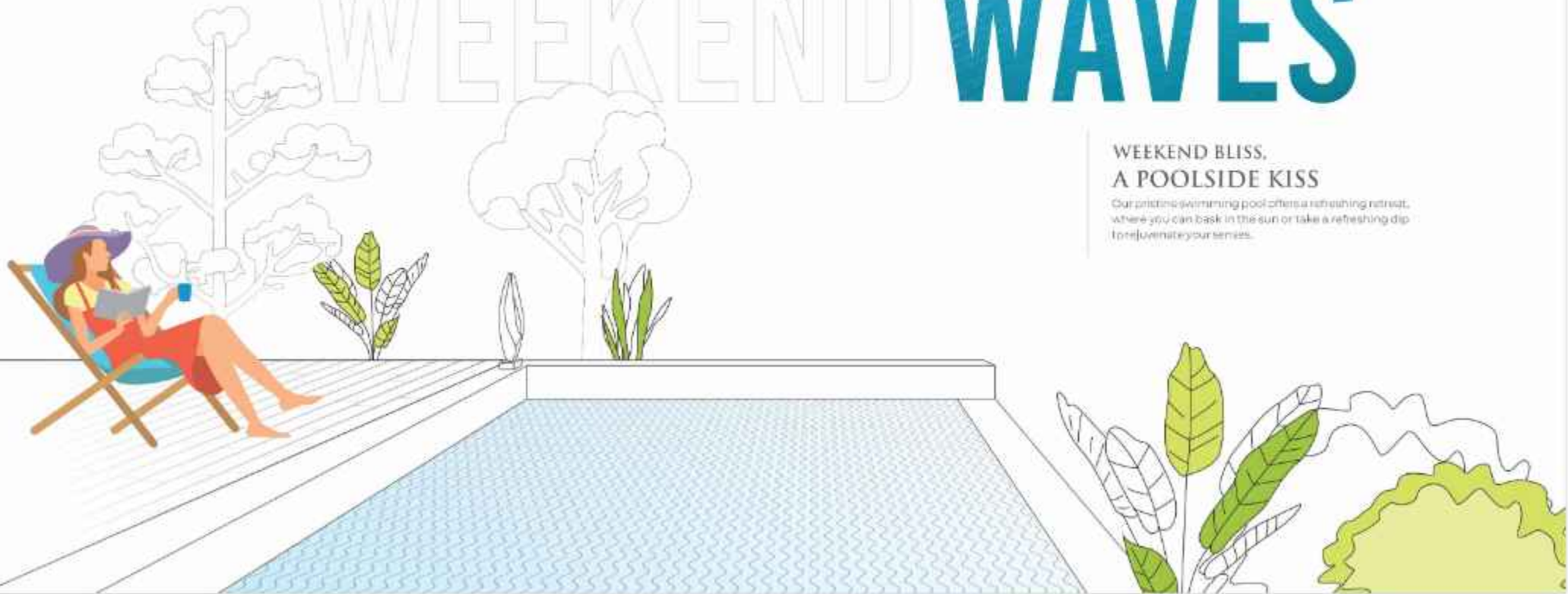
SWIMMING POOL \_\_\_\_\_  
BABY POOL WITH SPOUT \_\_\_\_\_  
POOL DECK \_\_\_\_\_  
CHANGING ROOM \_\_\_\_\_

Pramulh | OMKAR  
**rivanta-2**  
3 & 4 BHK SERENE LIVING

# WEEKEND WAVES

## WEEKEND BLISS, A POOLSIDE KISS

Our pristine swimming pool offers a refreshing retreat, where you can bask in the sun or take a refreshing dip to rejuvenate your senses.





OZONE POOL SYSTEM

AQUA  
ESCAPE



LANDSCAPE GARDEN FLOATING DECK INSIDE LOTUS POND

SWING COURT WALKING TRACK KID'S PLAY AREA

SENIOR CITIZEN SIT-OUT SPACE DESIGNER GAZEBO

CONNECTING BRIDGE BEAUTIFUL PLANTATION

## GARDEN GRACE. NATURE'S EMBRACE

Find solace amidst the greenery, where the symphony of breezing and rustling leaves provides a soothing backdrop to your leisurely strolls.





GYMNASIUM  
INDOOR GAME ZONE  
MULTI PURPOSE COURT

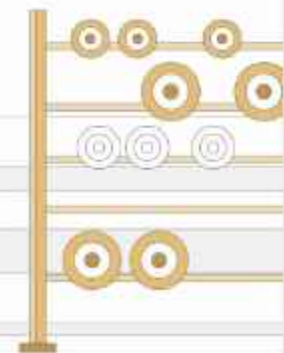


Pramukh | OMKAR  
**rivanta-2**  
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# VITALITY

## DAILY DOSE, WORKOUT INTO WEEKEND

Whether you're an avid fitness enthusiast or just beginning your wellness journey, our fitness facilities cater to your every need.





## PUSH YOUR LIMITS, PLAY YOUR WAY

Push your boundaries in the gym with cutting-edge equipment and personalized training programs, or unleash your competitive spirit in our indoor games zone.





- TODDLER PLAY AREA
- SKATING RINK
- SPACIOUS FOYER
- MINI THEATER
- CO-WORKING SPACE
- BANQUET HALL
- YOGA SPACE
- HOBBY ROOM
- BOX CRICKET
- LIBRARY

## UNLOCK THE FUN UNLOCK YOUR ADVENTURE

Whether you're seeking family bonding or solo relaxation, our entertainment amenities offer something for everyone. Unlock the fun and create unforgettable memories.



80 FEET WIDE ROAD

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Pramish | OMKAR  
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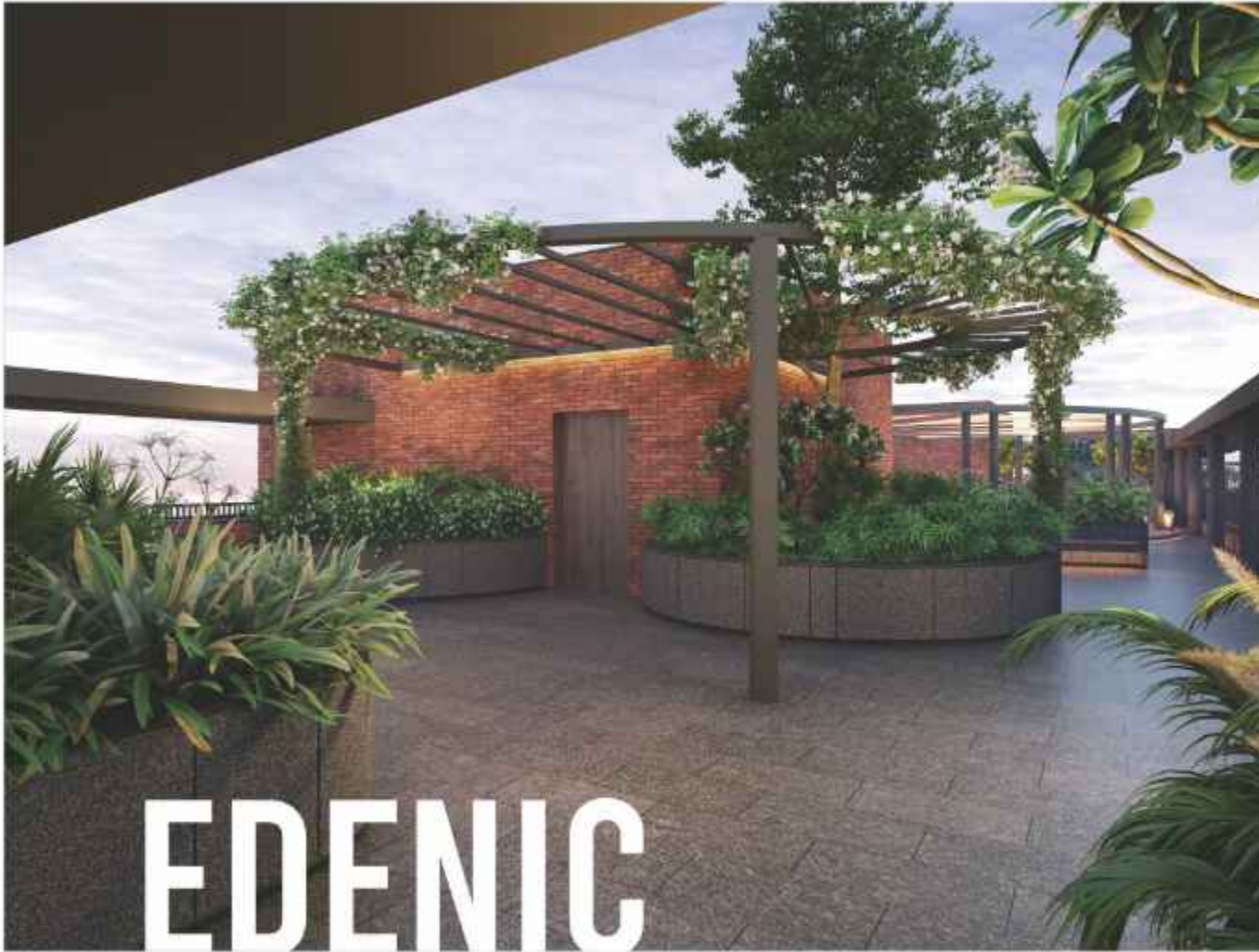


# RETREAT

**TERRACE TRANQUILITY,  
WHERE WEEKDAYS  
MEETS WEEKEND SKIES**

Escape the hustle and bustle of the city and embrace yourself in the blissful ambience of our green retreat. Experience the perfect blend of fun, greenery, and peace on our terrace.





## TRANQUIL TERRACE, BLISSFUL SPACE

Our terrace offers a serene escape from the bustle of daily life, providing a tranquil setting to unwind and recharge. Embrace leisure and experience the epitome of luxury living.





- DENSE PLANTING
- SEATING SPACE WITH PLANTATION
- SPACE FOR MEDITATION/YOGA
- CONNECTING BRIDGE
- DECK AT UPPER LEVEL
- BENCH FOR EXERCISE
- OUTDOOR FAMILY DINING AREA
- CURVILINEAR BENCH

## GLOWING GREENS, ILLUMINATED SCENES

The serenity of the greens, the sounds of nature and the peaceful atmosphere create a beautiful symphony of life with a visual treat that soothes the senses.





# LUXE

## PALATIAL PLEASURES, INTERIOR TREASURES

Indulge in our luxe interiors, featuring exquisite finishes and lavish amenities for unparalleled comfort. Immerse yourself in palatial spaces adorned with intricate details and luxurious furnishings.

**ONLY 2 UNITS  
ON EACH FLOOR**

**ATTACHED TOILET  
IN ALL BEDROOMS**



**4 BHK**  
 UNIT FLOOR PLAN

TYPE 01

**BLOCK - A**  
 UNIT NO. 102 TO 1302

**BLOCK - B**  
 UNIT NO. 101 TO 1301



**4 BHK**  
 UNIT FLOOR PLAN

TYPE 02

**BLOCK - A**  
 UNIT NO. 101 TO 1301

**BLOCK - B**  
 UNIT NO. 102 TO 1302





**3 BHK**  
 UNIT FLOOR PLAN

TYPE 01

**BLOCK - C & G**  
 UNIT NO. 102 TO 1302

**BLOCK - D & H**  
 UNIT NO. 101 TO 1301



**3 BHK**  
 UNIT FLOOR PLAN

TYPE 02

**BLOCK - C & G**  
 UNIT NO. 101 TO 1301

**BLOCK - D & H**  
 UNIT NO. 102 TO 1302



**3 BHK**  
UNIT FLOOR PLAN

TYPE 03

**BLOCK - E**  
UNIT NO. 102 TO 1202

**BLOCK - F**  
UNIT NO. 101 TO 1201



**3 BHK**  
 UNIT FLOOR PLAN

TYPE 04

**BLOCK - E**  
 UNIT NO. 101 TO 1201

**BLOCK - F**  
 UNIT NO. 102 TO 1202



## SPECIFICATIONS

### STRUCTURE

- Earthquake resistant RCC frame structure (as per Indian standard code)

### MASONRY

- Premium quality AAC blocks
- Internal wall finish: Internal m/s plaster with double coat putty finish (OR Laid Plm, B/F or equivalent)
- External Wall Finish: Double Coat plaster

### FLOORING

- Living, Dining, Kitchen and Bedrooms: Premium Quality Vitrified
- Balcony: Premium Quality Vitrified
- Kitchen: Granite kitchen platform and sink
- Bathroom: Antiskid flooring of premium quality
- Wash area: Kota stone or similar

### PLUMBING

- Plumbing Material: Astral, Hullet, Wavinor, Gebro, or equivalent
- Sewage treatment Plant
- Rain Water Harvesting: Percolation wells as per CCWC Guidelines
- Sanitary and CP fitting: Roca, Kohler or equivalent

### ELECTRIFICATION

- 3 Phase connection for each apartment
- Copper wiring: Aaper, Finolex, Polycab, Havells or equivalent
- Modular switches: Schneider, Havells or equivalent
- Common services will be provided with DG Backup

### DOOR

- Main Door: Flush Door with Veneer Finish
- Internal Door: Flush Door

### WINDOWS

- Aluminium/Powder Coated/UPVC Sliding Windows Jindal, National or equivalent

### EXTERNAL PAINT

- Acrylic Paint (Asian or equivalent)

### FIRE PROTECTION

- As per Fire Norms

### SECURITY SYSTEM

- VDR Provision, CCTV camera for security



ARCHITECT



LANDSCAPE



STRUCTURE



PMC



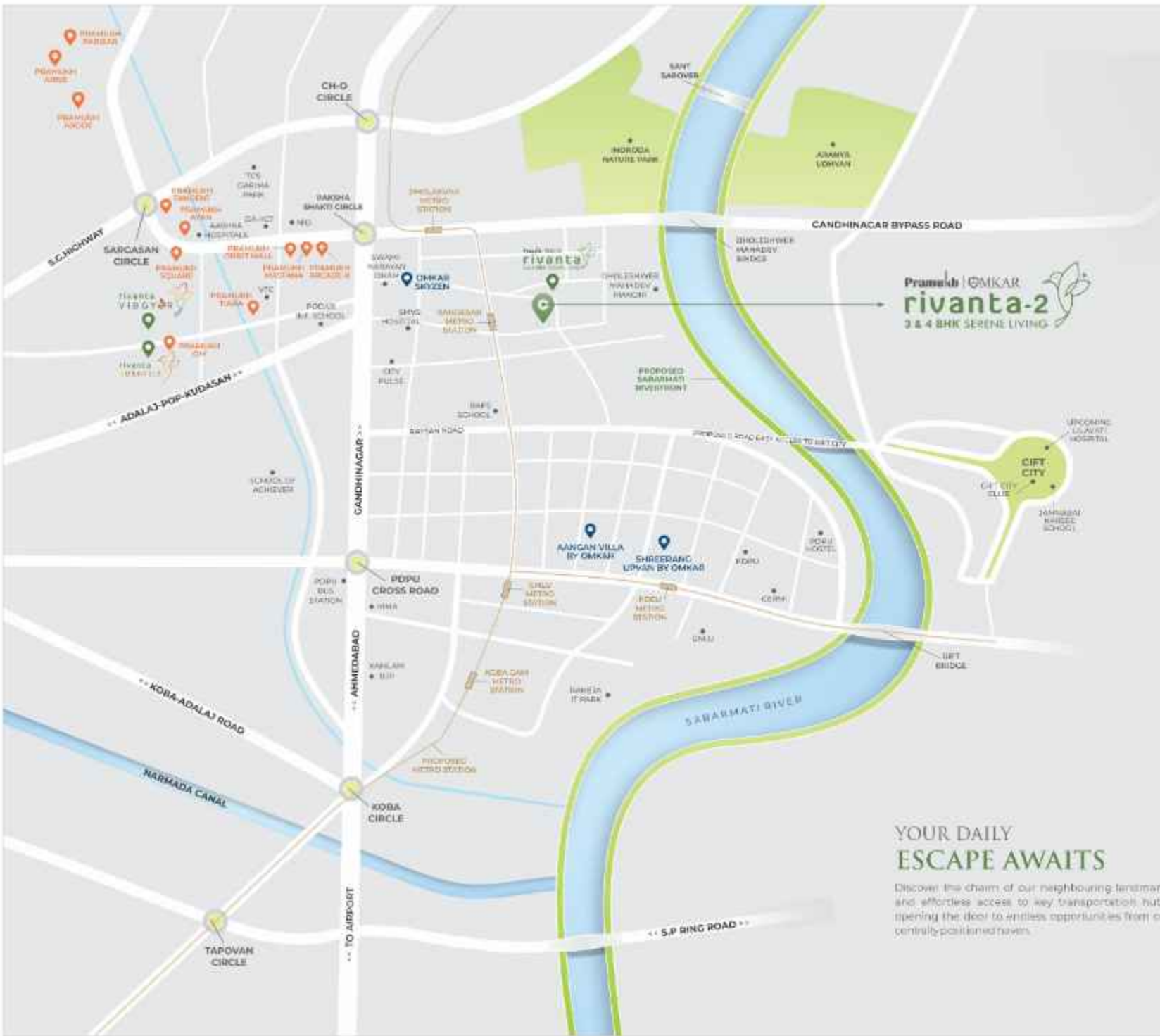
MEPP



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LOCATION MAP



Pratiksha | **OMKAR**  
**rivanta-2**  
 3 & 4 BHK SERENE LIVING

- 05 MINS** CITY FOLK CINEMA, INDRODA PARK, SUPER MARKET, RAJES VIDYAMANDIR, DURGESHWAR MAHADEV
- 07 MINS** GIFT CITY, SVS HOSPITAL, TCS IT CAMPUS, INOCITY IT PARK, SWAMINARAYAN DEHAM
- 10 MINS** D-MART, SARIGASAN, SCHOOL OF ACHIEVERS, RAJWADI STATION, NID / PDEU / GNID
- 15 MINS** APOLLO HOSPITAL, JAMNABAI NARSEE SCHOOL, E. RAJES IT PARK, MAHATMA MANDIR
- 20 MINS** AHMEDABAD AIRPORT, NARENDRJI ANODE STADIUM (MOTERA)

**YOUR DAILY ESCAPE AWAITS**

Discover the charm of our neighbouring landmarks and effortless access to key transportation hubs, opening the door to endless opportunities from our centrally positioned haven.





A JOINT INITIATIVE OF

DEVELOPER

**RIVANTA**

HOUSING PROJECT

SITE - RIVANTA II, D44,  
NE SHANDHYA APARTMENT, RANDESAN,  
GANDHINAGAR, GUJARAT-382007

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[www.rivanta.in](http://www.rivanta.in)

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FORWARD ENQUIRY



FOR CONTACT

 L'ORÉAL PARIS