

AT RANDESAN, GREATER GIFT CITY

ESCAPE TO
ENDLESS
WEEKENDS

3 & 4 BHK SERENE LIVING

Pramukh | 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 Sargasan, Kudasani, Raysan, Randesan, and South-Sargasan, 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 1989 by Mr. Arvind Baroliya, 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 Bareja.

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 Bareja 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 Baroliya'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.



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NOW >>

WE'RE EXCITED TO UNVEIL

AT RANDESAN

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—
CONTINUING
OUR JOURNEY TOGETHER!



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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 tranquillity 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

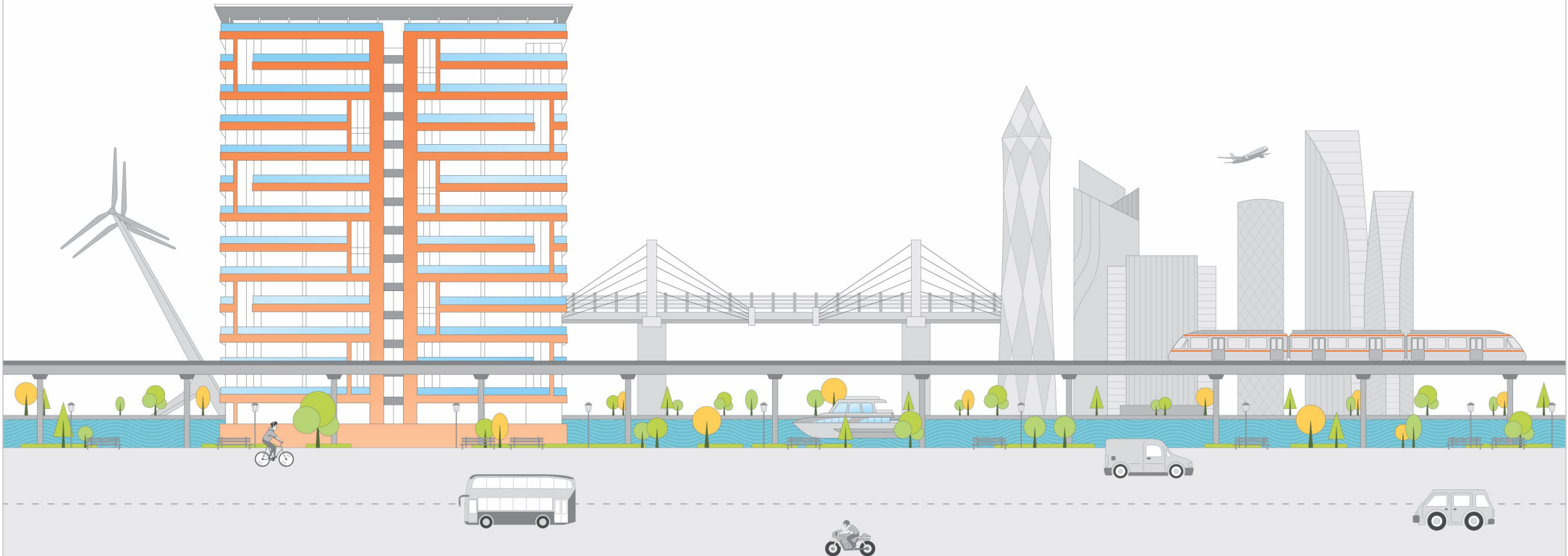
PVR
CINEMA
10 MINUTES

UPCOMING
LILAVATI HOSPITAL
10 MINUTES

DHOLESHWAR
MAHADEV
05 MINUTE WALK

S.G.
HIGHWAY
07 MINUTES

AHMEDABAD
AIRPORT
20 MINUTES



ICONIC LIVING,
ICONIC VIEWS

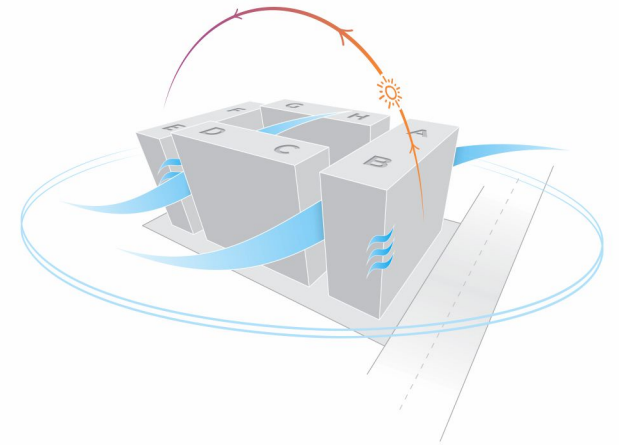
ABUNDANCE OF NATURAL LIGHT

CROSS AIR VENTILATION

GARDEN/ROAD FACING ALL UNITS

OPEN VIEW FROM LIVING & DINING AREA

GREEN BUILDING PROJECT



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: 361 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 2030, energy demand is set to double, necessitating sustainable solutions.
What will the energy demand be like in 2050?



ELECTRICITY AND FOSSIL FUELS

Currently, 56.8% 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.

Sources: Public domain data and reputable environmental studies.

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 | 10) POOL DECK - 1 |
| 02) LAWN | 11) SWIMMING POOL |
| 03) YOGA DECK WITH GAZEBO | 12) BABY POOL |
| 04) SWING COURT | 13) THEME WALL |
| 05) CONNECTING BRIDGE | 14) POOL DECK - 2 |
| 06) FLOATING DECK | 15) MULTI PURPOSE COURT |
| 07) LOTUS POND | 16) CHILDREN PLAY AREA |
| 08) SENIOR CITIZEN DECK | 17) BOX CRICKET |
| 09) CONGREGATION LAWN | 18) SKATING RINK |



GROUND
FLOOR PLAN



60 FEET WIDE ROAD



SWIMMING POOL _____
BABY POOL WITH SPOUT _____
POOL DECK _____
CHANGING ROOM _____

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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.



A modern multi-story brick building with a swimming pool and lush landscaping. The building features multiple levels with balconies and large windows. The pool area is surrounded by trees, plants, and lounge chairs. A waterfall feature is visible on the right side of the pool.

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

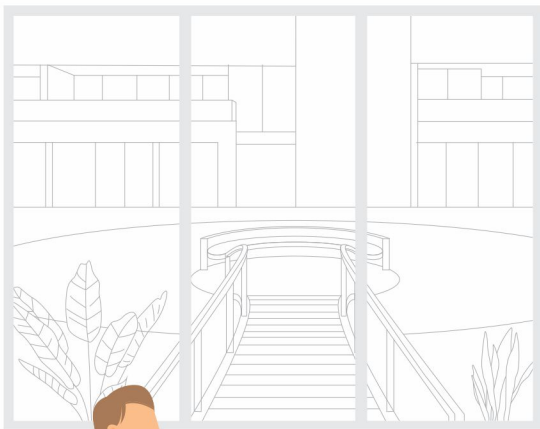


GARDEN GRACE, NATURE'S EMBRACE

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



GYMNASIUM
INDOOR GAME ZONE
MULTI PURPOSE COURT

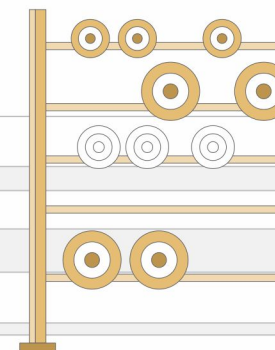


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VITALITY

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.





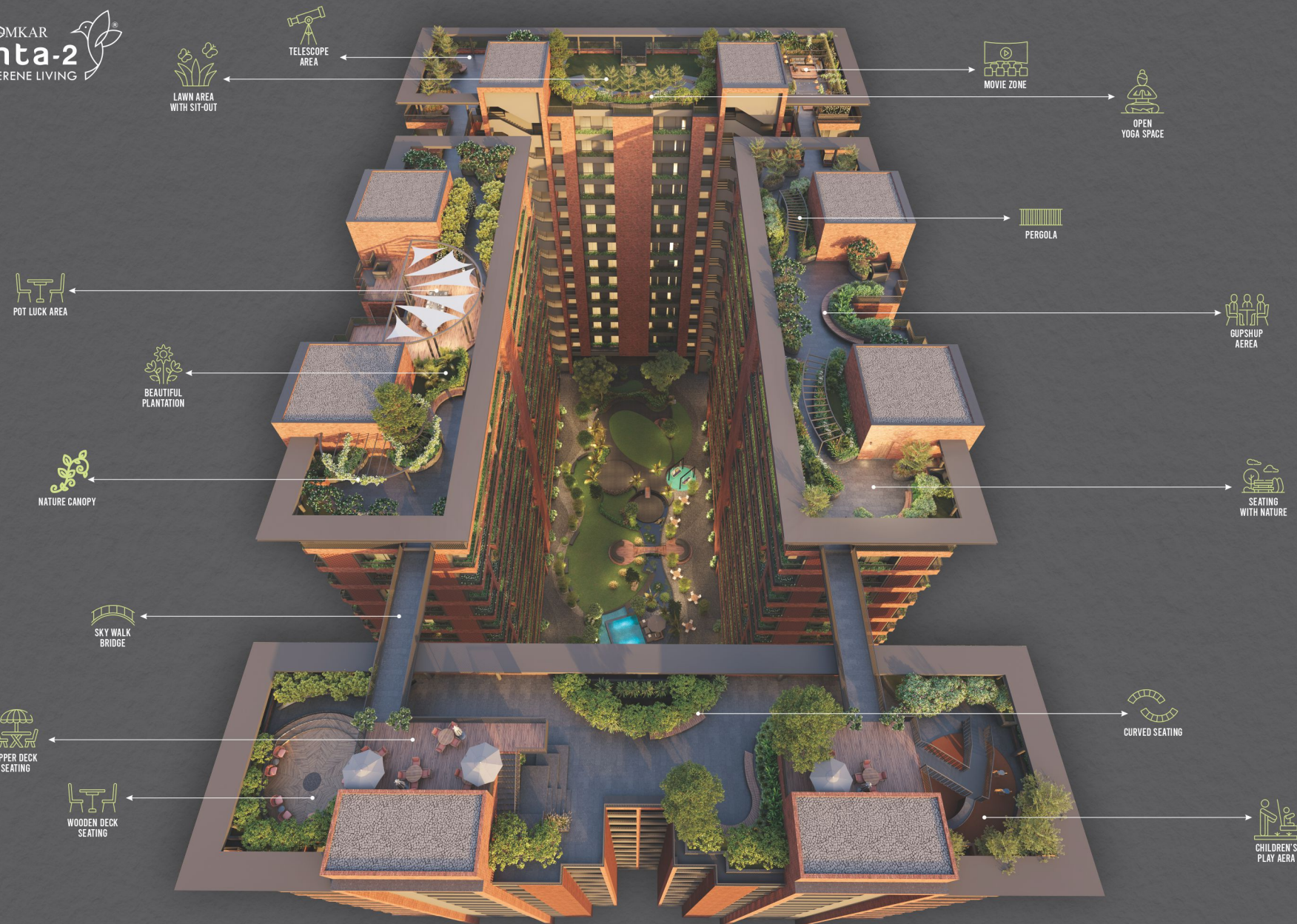
TODDLER PLAY AREA	SKATING RINK	SPACIOUS FOYER
MINI THEATER	CO-WORKING SPACE	BANQUET HALL
YOGA SPACE	HOBBY ROOM	BOX CRICKET
	LIBRARY	

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.



60 FEET WIDE ROAD





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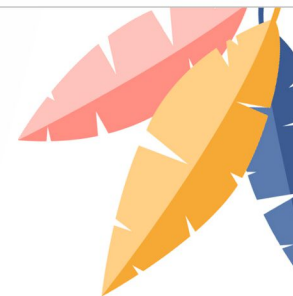


RETREAT

TERRACE TRANQUILLITY,
WHERE WEEKDAYS
MEETS WEEKEND SKIES

Escape the hustle and bustle of the city and immerse yourself in the blissful ambiance 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





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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 mala plaster with double coat putty finish (JK Lakshmi, Birla or equivalent)
- External Wall Finish: Double Coat plaster

FLOORING

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

PLUMBING

- Plumbing Material: Astral, Hulirot, Wavinor, Gebrite or equivalent
- Sewage treatment Plant
- Rain Water harvesting: Percolation walls as per CGWC Guidelines
- Sanitary and CP fitting: Roca, Kohler or equivalent

ELECTRIFICATION

- 3 Phase connection for each apartment
- Copper wiring: Apar, Finolex, Polycab, Havells or equivalent
- Modular Switches: Schnieder, 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

- VDP Provision, CCTV camera for security

ARCHITECT



LANDSCAPE



STRUCTURE



PMC



MEPF



Commencement and timely execution of the project is subject to all necessary approvals from relevant govt. Authorities, occurrence of Natural calamities or any other external beyond developer's control. • The dimensions shown in the brochure are approximate. • The furniture layout shown in the brochure is only suggestive. • In the interest of continual development in design and quality of construction, the developers reserve all rights to make any changes in the project including technical specification, design, layout and all purchase shall abide by such changes as per RERA. • The brochure is only for illustration & private circulation purpose & is not a legal document or a binding one. • Stamp duty, registration charges, legal charges, GST, GMC charges, Ele.Co.Charges for cable & sub-station Cost and any other govt. Cesses (if applicable) shall be borne by the purchaser/Buyer/legal possession holder. • Maintenance charges shall be borne by the member/purchaser/legal possession holder as and when required. • Membership of member will be cancelled automatically who will be unable to make payment in-time and deposited amount will be refunded only after new booking with 20% deduction of unit cost as administration charges. • This brochure is intended only for easy display and information of the scheme only does not form part of legal document. • Subject to Gandhinagar jurisdiction only. • Payments in favour of "Salient Infratech".



LOCATION MAP



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3 & 4 BHK SERENE LIVING

05
MINS

CITY PULSE CINEMA
INDRODA PARK
SUPER MARKET
BAPS VIDYAMANDIR
DHOLESHWAR MAHADEV

07
MINS

GIFT CITY
SMVS HOSPITAL
TCS IT CAMPUS
INFOCITY IT PARK
SWAMINARAYAN DHAM

10
MINS

D-MART, SARGASAN
SCHOOL OF ACHIEVERS
RAILWAY STATION
NID / PDEU / GNLU

15
MINS

APOLLO HOSPITAL
JAMNABAI NARSEE SCHOOL
K-RAHEJA IT PARK
MAHATMA MANDIR

20
MINS

AHMEDABAD AIRPORT
NARENDRA MODI 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, 244,
NR. SHANIDHYA APPARTMENT, RANDESAN,
GANDHINAGAR, GUJARAT-382007.

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MUNICIPAL CORPORATION/RAA13938/050824/311229
web : www.gujrera.gujarat.gov.in



FOR WALKTHROUGH



FOR INSTAGRAM