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Representative image

With the onset of modernization and globalization, a chain of transformation has taken place in all social institutions of almost all the societies. This transformation has also touched our most prestigious institution - **Our Family**. The modern pressures of daily work life, social isolation, and financial stress have changed the dynamics of the family. Working professionals, especially young parents, have been finding it challenging to balance household chores while managing the family.

For families struggling with childcare, with the elderly grappling to find meaningful connection, and the growing generational disconnect in society

An inter-generational community is the answer.

INTER-GENERATIONAL COMMUNITY NEED OF THE HOUR



Average Indian spends close to
12 hours
a day at work in one form or the other

Source: International Labour Organization



Around **12.5%**
of the Indian Population
will be 60 years &
older by 2030

Source: United Nations Population Fund (UNFPA)



Representative image

People in the age group of
35-49
are the most stressed

Source: Cigna 360 Well-Being Survey

76%
of working age people
expect a comfortable
retired life.

Source: HSBC Future of Retirement Study

47.49%
of Senior Citizens
suffer from loneliness

Source: Agewell Foundation

INTER-GENERATIONAL COMMUNITY TAKES MODERN LIVING TO NEW HEIGHTS

Without compromising on the core roots of family.

Inter-generational community aims to keep the family together in a purposeful way that promotes greater understanding and respect between generations and contributes to cementing relations.



Representative image

IT IS A COMMUNITY WHERE



Happy times are unscripted



Care & affection reside



Satisfaction echoes in every corner



Generational barriers are broken



Life begins and affection never ends

&

**GENERATIONS
LIVE TOGETHER WITHOUT
DEPENDING ON EACH OTHER.**



CARE CONVENIENCE AND COMFORT FOR ALL THREE GENERATIONS

We believe only a happy family transforms a house into a home. This single, powerful force has tied us for centuries with unseen bond, cooperation, and harmony. We aim to reunite that feeling which offers Care for the kids, Convenience for you and Comfort for the parents.

As a society, we are progressing towards a more fast-paced lifestyle. The younger generation is establishing their paths by pursuing opportunities & success. But the seniors are slowing down & are getting used to a relaxed & calmer life, away from the bustling world. While the young needs their primary necessities looked after as they work actively, the seniors need help managing their day-to-day activities.

Where the young desire independence and the elderly look for support and stability. The challenge is to keep them happy together.



The Stability of a joint family or the Independence of a nuclear family. How about both?

PRESENTING FIRST OF ITS KIND INDIA'S JOINT NUCLEAR FAMILY





Representative image

WELCOME TO THE LAND OF
INDIA'S FIRST
INTER-GENERATIONAL
COMMUNITY.
WELCOME TO KUTUMB.



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Your family is the most important priority for you

That's why we've built something that keeps them together.

The time you have for your parents may not be enough

That's why we've created an environment where they can mingle with like-minded people.

We understand cooking after working hours can get tough

So we've built an ecosystem that takes care of the kitchen.

We understand that your parent's well-being makes you anxious

That's why we have a system in place to deal with medical emergencies.

We know that work overload can drain your energy

That's why we have an arrangement for your daily errands.

We understand that office time can get extended without any prior notice

Therefore we've designed a corner that takes care of your kids.

The elderly in the house may not be tech-savvy, we get it.

That's why we have people that guide them to connect.

We know that keeping the family happy is your ultimate goal.

That's why we have designed Kutumb.



**THOUGHTFULLY IMAGINED
AND METICULOUSLY PLANNED,
KUTUMB IS THE IDEAL
ENVIRONMENT
TO LIVE, CONNECT AND
THRIVE TOGETHER.**

Kutumb has been designed to benefit members of the family across their lifespan. It's a cocoon for children where they exhibit more interactive and cooperative play and at the same time experience increased empathy towards the members of the family and the world at large. For parents and elderly it creates better family communication, less worry and social isolation, and greater access to respite care. The elderly benefit from increased strength and balance, decreased social isolation, and improved quality of life. All ages become more accepting of differences and feel more connected to each others.



The Primus logo is displayed in white, uppercase letters within a solid purple rectangular box.

WE HAVE COLLABORATED
WITH AN AWARD-WINNING PARTNER - PRIMUS

We have joined forces to offer you world class services. You get to experience care and comfort in a gated community like Kutumb. This collaboration promises to change the way you live. Primus, a Bangalore based company that is focused on Senior Care and inter-generational community is known for insightful and technology-based solutions that enrich people and communities.

**In short, Primus is the software that takes care of
all the conveniences you need for our hardware – Kutumb.**

Representative image

BUILDING A ROBUST ECOSYSTEM FOR INTER-GENERATIONAL LIVING IN INDIA

Primus is one of the leading senior living communities in India. Being a pioneer in its category, it is completely reimagining senior living. It is an organization that seeks to redefine the concept of modern living through a range of services that have been carefully crafted for the most convenient and luxurious experiences. The expertise and professional approach they bring are invaluable. What differentiates them is their use of technology and people to create an ecosystem that offers the comfort of security. They focus on promoting holistic living and ensuring all the members of the family get the best of care and comfort.



Senior
Living Project
of the Year

Awards 2014



Young
Entrepreneur
of the Year

Awards 2015



Most Outstanding
Senior Living
Housing Developers
in Asia

Awards 2017



Best Senior
Living Project
of the Year

Awards 2018



Best Senior
Living Project
of the Year

Awards 2019



Excellence
in creating
Senior Living
Communities

Awards 2020



Best
Senior Living
Community
in Bangalore

Awards 2021



SERVICES DESIGNED BY PRIMUS TO DE-STRESS YOU.

Togetherness grows when things get taken care of without any hassles. Primus ensures absolute freedom from worries, chores, cooking, or daily errands. Be it tea at your table when you want or whenever your elders need any medication when you are away. Everything is taken care of in a professional way.



ACCOMPANYING YOUR
SENIORS IN THE COMFORT
OF YOUR HOME



ENGAGING
PHYSICAL ACTIVITIES



Representative image



IN-HOUSE DINING HALL
WITH ALL INDIAN CUISINE



PROFESSIONAL
HOME MAINTAINANCE



24X7 MEDICAL
ASSISTANCE



CONCIERGE
SERVICE



TIFFIN SERVICE



DAY CARE CENTER



PHYSIOTHERAPY SESSION



AMBULANCE ON CAMPUS



AT TALEGAON, PUNE

AN ECOSYSTEM OF APARTMENTS, ROW HOUSES, DUPLEXES, TOWNHOUSES & NA SERVICED PLOTS

Kutumb is an integrated housing project that boasts a vast array of housing options: apartments, row houses and villas. The NA serviced plots have been added to this mix to provide yet another alternative. As opposed to other plotting projects, which bear an isolated look, Kutumb is offering you NA serviced plots in a housing project that is already bubbling with life. This enables you to own a plot within a bustling neighbourhood that is nestled, quite literally, in the lap of nature.



Artist's Impression

KUTUMB - MASTER LAYOUT



LEGEND - (AMENITIES)

- A. ENTRANCE GATEWAY
- B. CLUBHOUSE
- C. PARTY LAWN
- D. SWIMMING POOL
& KID'S POOL
- E. POOL DECK AREA
- F. AMPHI - THEATER
- G. KID'S PLAY AREA
- H. MULTI-ACTIVITY PLAY
COURT
- I. COMMON SERVICES AREA/
SENIOR CITIZEN PARK
- J. CHANGING ROOMS
& TOILETS



LEGEND - (BUILDING TYPES)

1. DUPLEX APARTMENT BUILDING D1 & D2
2. APARTMENT BUILDING D3 & D4
3. 3BHK ROW HOUSE-(RH-II) (1 TO 7)
4. 3.5BHK TOWN HOUSE-(TH-II) (8 TO 14)
5. BUILDING A1 (P+9 FLOOR, 3BHK APARTMENT)
6. BUILDING A2 (P+9 FLOOR, 2BHK APARTMENT)
7. PLOT- C LAYOUT OF PLOTS FOR BUNGALOWS
8. PLOT- D LAYOUT OF PLOTS FOR BUNGALOWS
9. PLOT- E LAYOUT OF PLOTS FOR BUNGALOWS
10. PROPOSED KUTUMB CARE
11. FRUIT FOREST (NON BUILDABLE AREA)
12. VISITOR'S PARKING
13. PEDESTRIAN PATHWAY
14. NON BUILDABLE AREA
15. STP
16. AMENITY PLOT

DISCLAIMER NOTES :

- 1.Club house, Service Plot / Senior citizen park , Open space & Internal roads etc. shall remain common for Plots A to E as well as future development by the Developer.
- 2.Internal roads and green landscape spaces with (*) mark shall be continued into roads/ plots/ buildings in future development as planned by the Developer.
- 3.Development charges for sanctioned floor space in plots 'C', 'D', 'E' have been paid.
- 4.Plot owners can change sanctioned building plans and get revised sanction by appointing his / her own Architect. The revision will allow use of balance floor space per plot on payment of additional common development charges to the Authority.
- 5.Areas under steep slopes within some bungalow plots in PLOT-E shown in light green are non buildable and maybe used by the plot owner for plantation , access way etc.
- 6.Amenity plots shall be developed / sold / leased by developer as per the regulations of the authority.

LIFE ENRICHMENT CENTRE TO ENJOY PERFECT GATHERINGS

At Kutumb, you have the luxury of choosing from a host of amenities at the clubhouse. You can sweat it out in the gym or de-stress in the spa, depending on your mood. Or you could just let the azure evening sky keep you company while you unwind by the pool.



LIFE ENRICHMENT CENTRE

Ground Floor Plan



LEGENDS

- | | |
|----------------------|------------------------|
| 1 CLUB HOUSE ENTRY | 11 GARBAGE COLL |
| 2 ENT. LOBBY | 12 LOADING & UNLOADING |
| 3 MEDICAL CENTER | 13 GENTS TOILET |
| 4 MANAGER CANBIN | 14 LADIES TOILET |
| 5 PHYSIOTHERAPY | 15 DINING HALL |
| 6 PANTRY | 16 ALFRESCO |
| 7 KITCHEN | 17 PARTY LAWN |
| 8 DISHWASH / POTWASH | 18 SECURITY CABIN |
| 9 CROCKERY STORAGE | |
| 10 STOREROOM | |

First Floor Plan



LEGENDS

- | |
|-------------------------------|
| 1 LIBRARY |
| 2 OPEN TERRACE GAME ZONE |
| 3 MULTIPURPOSE HALL / THEATER |
| 4 GYM |
| 5 INDOOR GAMES |
| 6 LADIES TOILET |
| 7 GENTS TOILET |





AT TALEGAON, PUNE







NOW THERE ARE
MORE WAYS TO ENJOY
TOGETHER

- | | | | |
|---|---|---|--|
|  <p>Swimming Pool & Kid's Pool</p> |  <p>Impressive Entrance Gateway & Security Cabin</p> |  <p>Vehicle-free, Large Landscaped Garden With Jogging/walking Track</p> |  <p>Kid's Play-area</p> |
|  <p>Multi-activity Play court</p> |  <p>Intercom facility for all units</p> |  <p>Generator Back-up For Common Lights, Lifts, Pumps, Club House</p> |  <p>Paved Internal Roads</p> |
|  <p>Amphitheatre</p> |  <p>Sewage Treatment Plant</p> |  <p>Garbage Converter System</p> |  <p>Rainwater Harvesting-by Re-charging Pits And Bore-wells</p> |
|  <p>Senior Citizen Park</p> |  <p>Clubhouse with a Multipurpose Hall, Gym, Indoor Games Room, Medical Center, Dinning Hall, Alfresco Dinning and Party-lawn.</p> | | |



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SPECIFICATIONS



STRUCTURE

- Combination of conventional RCC frame-structure & RCC shearwall construction



FLOORING

- Living, Dining, passage, kitchen, Bedrooms, attached Balcony-designer vitrified tiles
- Toilets : Matt vitrified tiles for flooring and designer ceramic tiles for dado upto 7' height



KITCHEN

- Granite kitchen platform with S.S. sink



TOILETS

- Sanitary fittings, cp fittings and wall-mixer of standard make
- Grab bars & Panic switch for grandparents



ELECTRIFICATION & CABLING

- Concealed copper wiring with modular switches
- Provision of telephone point in living & master bedroom
- Provision of TV point in living room



DOORS

- Main Door – Designer laminated flush door/skin-moulded door with wooden frame
- Bedroom door – Skin-moulded with paint finish and wooden frame
- Toilet door – Skin-moulded with paint finish and wooden frame
- Wheel chair friendly doors for grandparents bedrooms



WINDOWS

- Powder-coated aluminium sliding windows with mosquito net



PAINTING

- Internal Painting – Oil-bound distemper (OBD) paint for all walls and ceilings
- External Painting – Acrylic paint

LOCATION MAP



Sandwiched between the Mumbai-Pune expressway and the old Mumbai-Pune highway.

- Schools:**
 - Empros International School : 7.3 KM
 - Kendriya Vidyalay : 4.1 KM
 - Poddar International School : 3.5 KM
 - Jain English School and Junior college : 6.4 KM
- Connectivity:**
 - Somatne Phata : 4 KM
 - Vadgaon Station : 2.5 KM
 - Talegaon Station : 3.5 KM
 - Hinjewadi Phase 1 : 18 KM
 - Talegaon MIDC : 6.5 KM
 - Chakan MIDC : 24.2 KM
- Institutes:**
 - MIMER Medical College : 5.3 KM
 - Dr. D.Y. Patil Educational Federation : 7.7 KM
 - RUDSET Institute : 7 KM
- Entertainment:**
 - Fun Square Multiplex : 6.1 KM
- Hospitals:**
 - Matoshri Hospital : 2 KM
 - Pioneer Hospital : 11.3 KM
 - Talegaon General Hospital : 5.2 KM
 - Sai Jeevan Children's Hospital : 10.8 KM
- Religious:**
 - Jain Mandir : 4 KM
 - Prathi Shirdi : 9 KM
 - Talegaon Ganpati Mandir : 7 KM



Established in 1986 with a vision to create something that can serve & uplift all strata of society, Naiknavare Developers has made a name for itself in Pune, Mumbai Goa, Kolhapur and Navi Mumbai's rapidly growing real estate markets. With 15 million sq. ft. constructed assets and 3.1 million sq. ft. under construction, it aims to design and deliver **'better living for all'** as a commitment to the diversity of Indian society.



BUILD FOR ALL

Naiknavare Developers has been building a legacy of integrity & reliability since 1986. Delivered projects across Residential, Commercial, SRA, Redevelopment, Hospitality & Education segments.

35+ Years
of Industry Leadership

50+
Projects Completed

5 Cities
Presence

15 Million
Sq. Ft. of Built Assets

3.1 Million
Sq. Ft. Under Construction

4.8 Million
Sq. Ft. Under Planning

300+
Skilled Professionals

30+ Awards
Amongst the team



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PRIMUS
www.primuslife.in

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Disclaimers:

The images and information contained in this brochure are indicative of the kind of development that is proposed. This brochure is issued for guidance only and does not constitute part of an offer or contract. • The subscription of full services articulated in this brochure will be available for NA serviced plots on demand at additional monthly charges at rates prevalent at the time of demand. • A separate service contract will be entered into between Primus and the Purchaser on registration encompassing a detailed scope of services to be rendered. This bilateral contract will be the point of reference for all the services included in this brochure. • The services rendered may vary on basis of collective customer demands in the community with due consideration to a minimum service standards and will be commenced in phases basis the possession of various sectors required to gain operational efficiencies.

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