

# IVORY *Orchards*

S B R   E X T E N S I O N   R O A D

A PROJECT BY



Φ

WHATEVER THE CITY TAKES AWAY,  
**IVORY ORCHARDS** GIVES IT BACK



# IVORY *Orchards*

In the midst of the urban rush, the craving for serenity grows stronger. Ivory Orchards stands as your exclusive urban sanctuary, a haven amidst the city's pulse. Delicately designed leisure areas serve as calming canvases, granting you the space to detach from the commotion and rejuvenate your every sense. Embrace the profound peace that Ivory Orchards presents, and watch your concerns dissolve into the background.



20+

AMENITIES

3

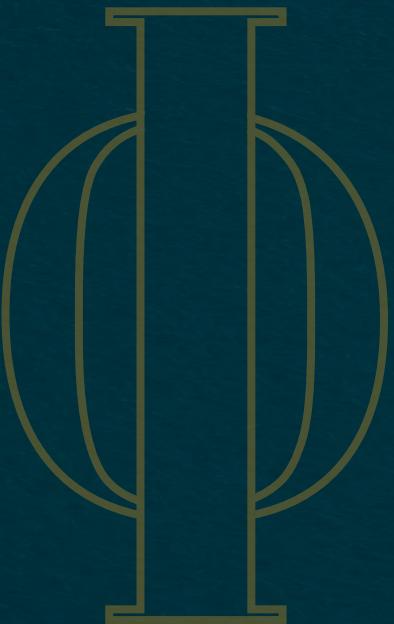
EXCLUSIVE  
HUBS

# 6

## EXCLUSIVE TOWERS







# A community that *thrives*

Ivory Orchards is more than an address; it's a community of like-minded individuals who appreciate the finer aspects of life. Engage in cultural events, build friendships in communal spaces, or find serenity in the lush community gardens. Here, connections are nurtured, and memories are woven.









# A lifestyle that is *elevated*

At Ivory Orchards, we redefine living. Prepare to indulge in a lifestyle that soars above the ordinary. We present three distinct experiences meticulously crafted to nurture a balanced and holistic way of life.



The  
Social  
Hub

The  
Fitness  
Hub

The  
Kids  
Hub

# The Social Hub

Elevate your social quotient in style



- Φ SWIMMING POOL
- Φ PARTY LOUNGE
- Φ TERRACE LOUNGE
- Φ GREEN LAWNS
- Φ SENIOR CITIZEN SITOUTS
- Φ FULLY EQUIPPED LIBRARY







# The Fitness Hub

Make fitness your lifestyle



Φ YOGA STUDIO

Φ GYMNASIUM

Φ BOX CRICKET

Φ SPORTS ZONE





# The Kids Hub

Create memories that will last a lifetime



Φ NO VEHICLE PLAY ZONE

Φ TODDLERS POOL

Φ INDOOR GAME ZONE







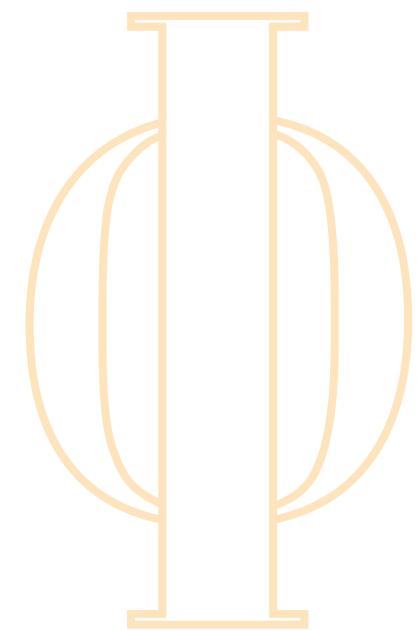
# A space that is *reflection* of you

Step into a realm where your essence finds expression Ivory Orchards. Each corner, each detail is a canvas to portray your individuality. From elegant interiors to serene surroundings, this space mirrors your taste, aspirations, and lifestyle.



**IVORY**  
*Orchards*

FLOOR PLANS



## TYPICAL FLOOR PLAN



36 MTS. ROAD

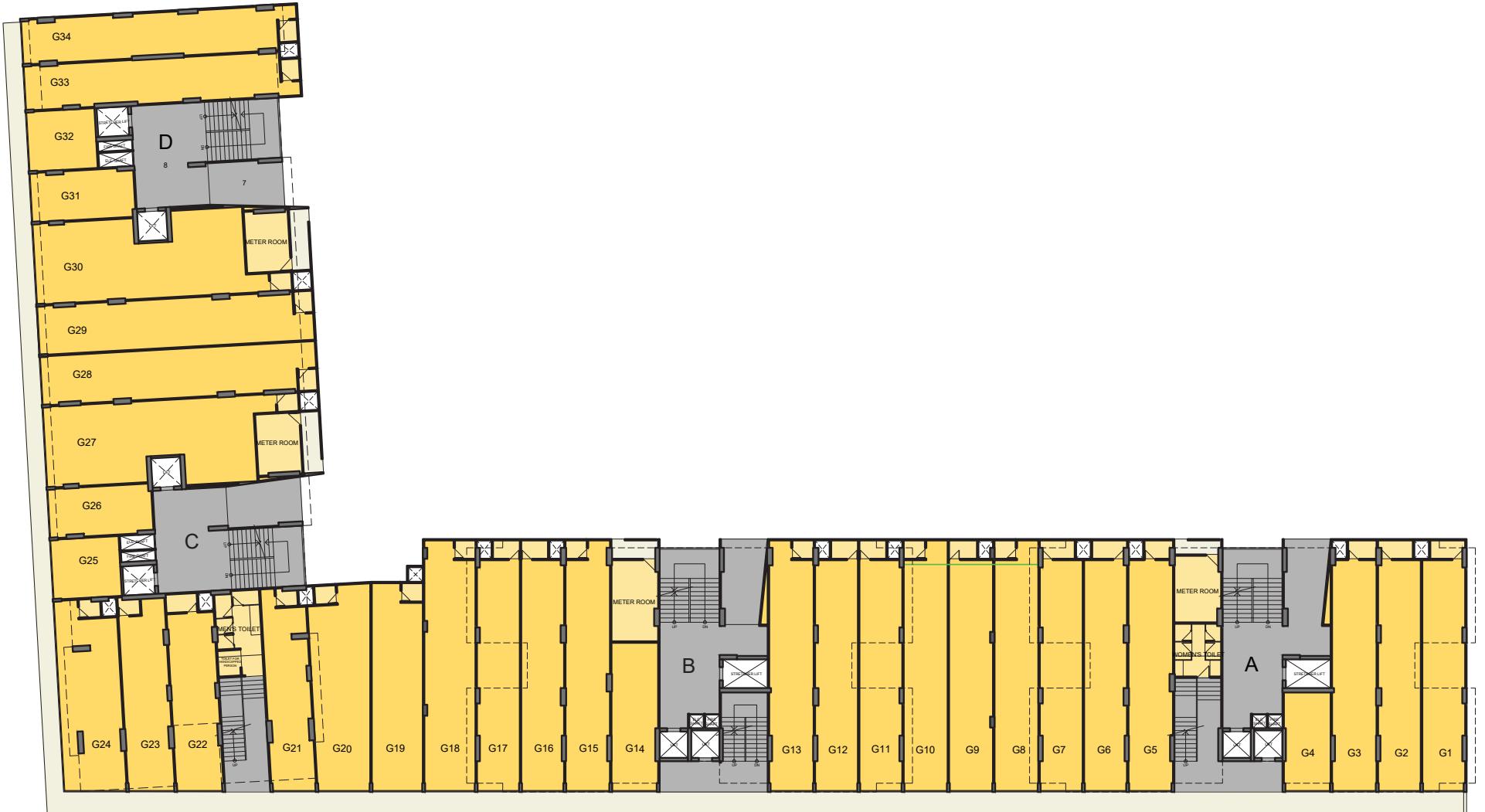


# GROUND FLOOR PLAN

- 1 Entry/Exit
- 2 Security Cabin
- 3 Basement Ramp
- 4 4.5 M Wide One Way Drive Way
- 5 Two Wheeler Parking
- 6 Electric Substation
- 7 Foyer
- 8 Lift/Staircase Lobby
- 9 Meter Rooms
- 10 Gymnasium
- 11 Indoor Games
- 12 Library
- 13 Banquet/Multi Purpose Hall
- 14 Society Office
- 15 Visitor's Parking
- 16 Gents Toilet(Retail)
- 17 Ladies Toilet(Retail)
- 18 Lawns
- 19 Splash Pool
- 20 Gazebo
- 21 Sunken Sitting
- 22 Kids Play Area
- 23 Plaza
- 24 Multi Purpose Court
- 25 Deck
- 26 Tensile Structure
- 27 Changing Room/Steam/Toilet Gents
- 28 Changing Room/Steam/Toilet Ladies



## GROUND FLOOR SHOPS



Shop No.	Size (Feet Inch)	Built up area (Sqft)
G1	9'-7" x 56'-6"	574
G2	9'-7" x 56'-6"	565
G3	10'-0" x 56'-6"	590
G4	10'-6" x 22'-4"	245
G5	10'-0" x 56'-6"	595
G6	9'-7" x 56'-6"	566
G7	9'-7" x 56'-6"	565
G8	9'-10" x 56'-6"	580
G9	9'-10" x 56'-6"	579
G10	9'-10" x 56'-6"	580
G11	9'-7" x 56'-6"	565
G12	9'-7" x 56'-6"	565
G13	10'-0" x 56'-6"	596
G14	10'-6" x 33'-6"	371
G15	10'-0" x 56'-6"	591
G16	9'-7" x 56'-6"	565
G17	9'-7" x 56'-6"	565
G18	11'-6" x 56'-6"	674
G19	11'-6" x 40'-3"	557
G20	11'-11" x 46'-1"	628
G21	10'-0" x 45'-10"	485
G22	10'-8" x 44'-7"	498
G23	10'-6" x 44'-0"	480
G24	13'-11" x 43'-4"	625
G25	13'-5" x 15'-7"	215
G26	11'-1" x 23'-6"	271
G27	18'-2" x 47'-5"	918
G28	11'-0" x 62'-0"	707
G29	11'-0" x 62'-0"	707
G30	18'-2" x 47'-5"	918
G31	11'-1" x 23'-6"	271
G32	13'-5" x 15'-7"	215
G33	10'-0" x 62'-0"	646
G34	10'-0" x 62'-0"	653

# FIRST FLOOR TERRACE PLAN

Flat No. Carpet area (Sqft)

C 103 315

D 102 206

D 103 289

D 104 64

Shop No. Size (Feet Inch) Built up area (Sqft)

F1 9'-7" x 56'-6" 575

F2 9'-7" x 49'-7" 496

F3 10'-0" x 49'-7" 805  
10'-10" x 25'-11"

F4 10'-6" x 15'-5" 170

F5 10'-0" x 25'11" 807  
10'-10" x 25'-8"

F6 9'-7" x 49'-7" 497

F7 9'-7" x 49'-7" 496

F8 9'-10" x 49'-7" 509

F9 9'-10" x 49'-7" 508

F10 9'-10" x 49'-7" 509

F11 9'-7" x 49'-7" 496

F12 9'-7" x 49'-7" 496

F13 10'-0" x 49'-7" 808  
10'-10" x 25'-11"

F14 10'-6" x 49'-7" 547

F15 10'-0" x 49'-7" 516

F16 9'-7" x 49'-7" 496

F17 9'-7" x 49'-7" 496

F18 11'-6" x 49'-7" 592

F19 11'-6" x 40'-0" 476

F20 12'-3" x 39'-3" 543

F21 10'-0" x 39'-1"  
10'-5" x 14'-4"

F22 10'-8" x 38'-0" 427

F23 10'-6" x 37'-4" 398

F24 13'11" x 43'-4" 628



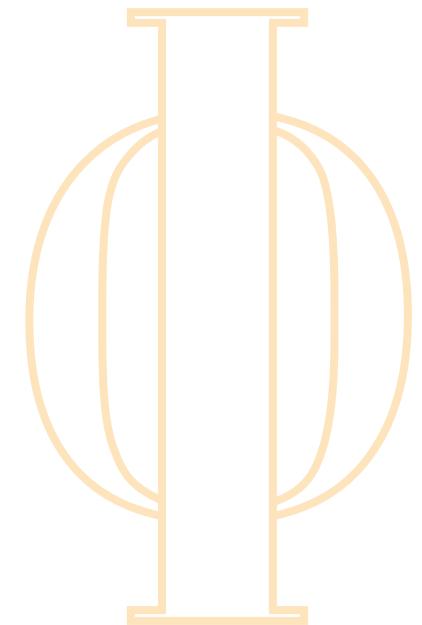
36 MTS. ROAD



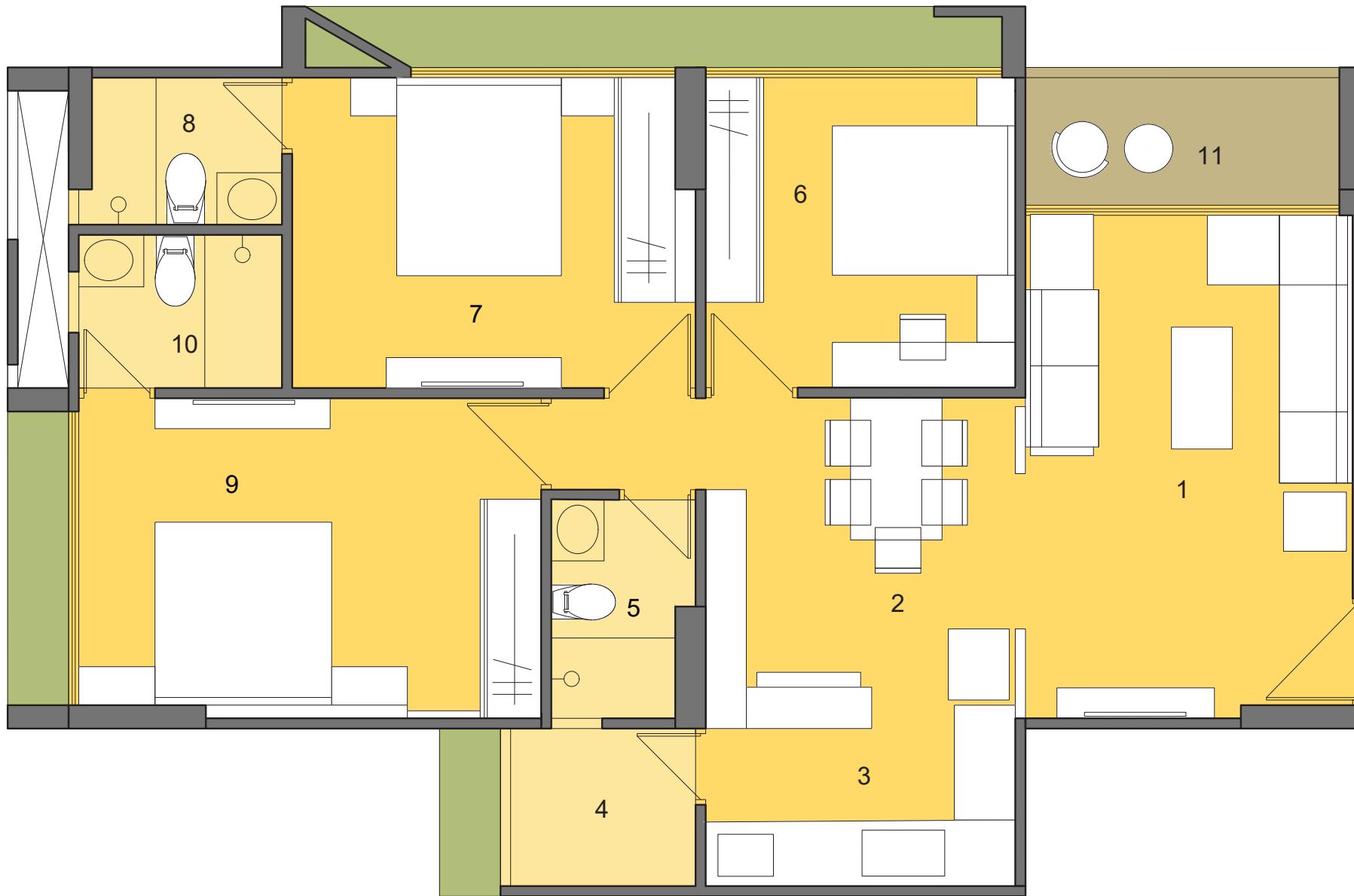


**IVORY**  
*Orchards*

**UNIT PLANS**



**UNIT PLAN TYPE 1  
TOWER A B C**



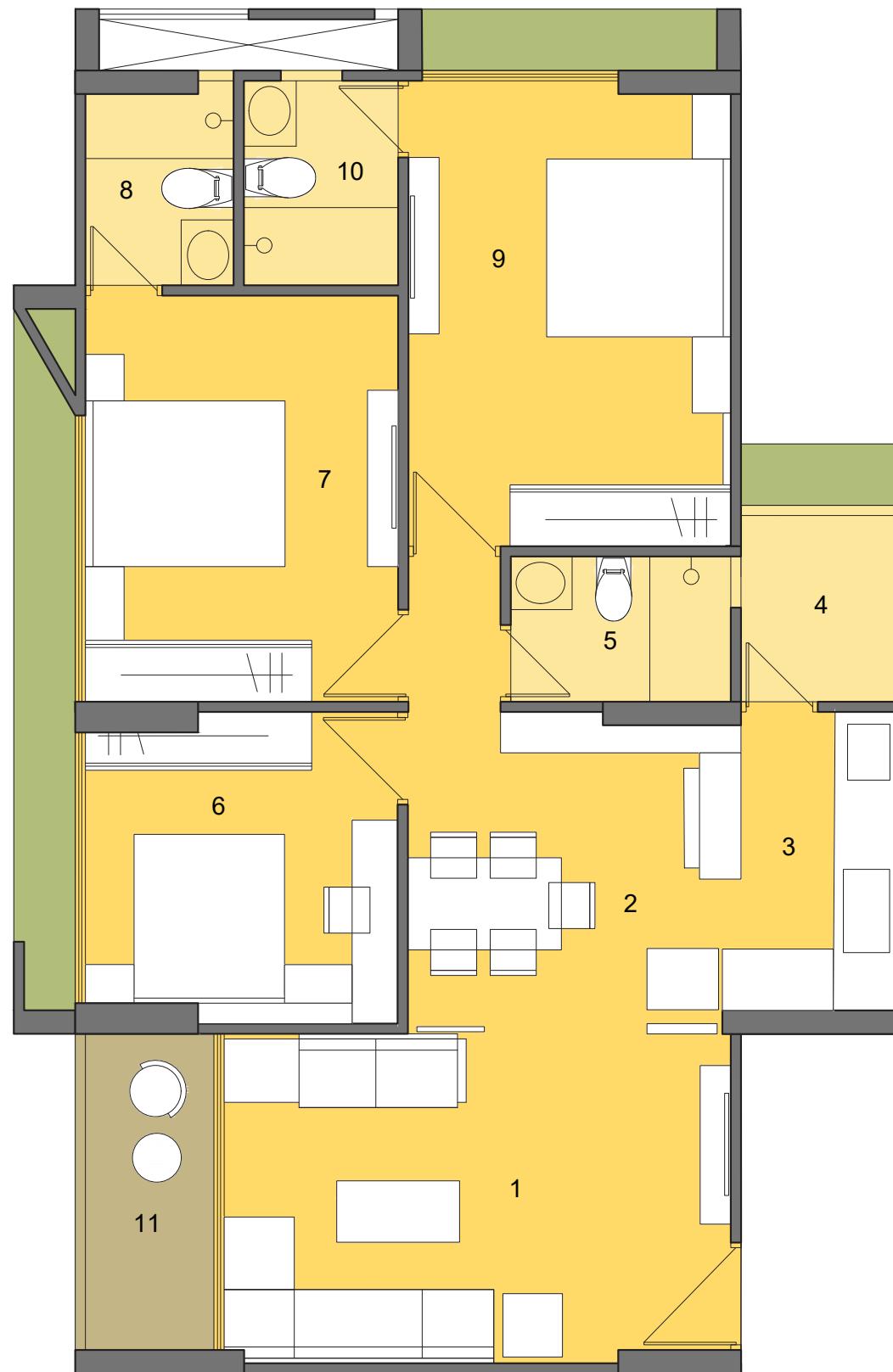
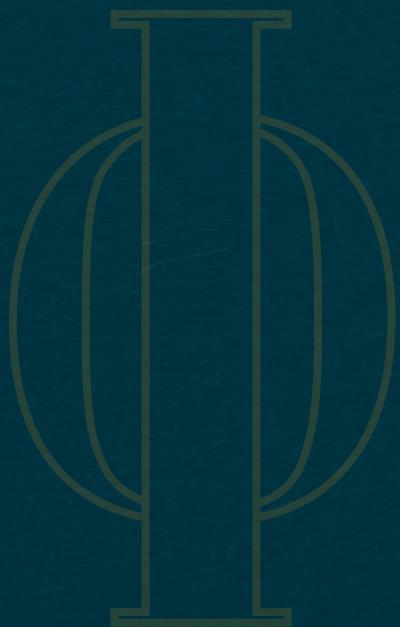
1	Living Area	10'-6" x 16'-0"
2	Dining Area	10'-0" x 8'-0"
3	Kitchen/Store	10'-3" x 7'-6"
4	Wash	5'-9" x 5'-0"
5	Powder Toilet	4'-6" x 7'0"
6	Bedroom 1	10'-0" x 10'-0"
7	Bedroom 2	13'-0" x 10'-0"
8	Attached Toilet	6'-3" x 4'-6"
9	Master Bedroom	14'-6" x 10'-3"
10	Attached Toilet	6'-3" x 4'-9"
11	Balcony	10'-6" x 4'-3"



## UNIT PLAN TYPE 2

### TOWER D

1	Living Area	10'-6" x 16'-0"
2	Dining Area	10'-0" x 8'-0"
3	Kitchen/Store	10'-3" x 7'-6"
4	Wash	5'-6" x 5'-0"
5	Powder Toilet	4'-6" x 7'0"
6	Bedroom 1	10'-0" x 10'-0"
7	Bedroom 2	13'-6" x 10'-0"
8	Attached Toilet	6'-3" x 4'-6"
9	Master Bedroom	15'-0" x 10'-3"
10	Attached Toilet	6'-3" x 4'-9"
11	Balcony	10'-6" x 4'-3"



# 3 BHK





## SPECIFICATIONS



### DOORS

Main door with laminate finish.

All internal flush doors with branded hardware.

### BATHROOMS

Vitrified tiles on the floor and walls upto lintel level.

Granite basincounters in all bathrooms.

### ELECTRICAL WORK

Modular switches.

3 Phase concealed copper wiring with an adequate number of points in all rooms.

Provisions for TV cable/WIFI points in the living room.

### INTERNAL AND EXTERNAL FINISHES

All internal walls and ceiling plastered with putty finish.

Double coat plaster on external walls.

Exterior walls will be painted with acrylic-based paint & textured.

### BALCONY

Vitrified Tiles/ Granite Flooring.

### KITCHEN

Ceramic tiles dedo up to the lintel level on the walls above the kitchen counter.

Vitrified Tiles Flooring

Stainless Steel Sink

Provision for R.O. water system.

### PLUMBING WORK

C.P.V.C water supply pipes and PVC pipes for soil, waste and drainage systems.

Branded Sanitary & CP fittings.

### WASH AREA

Vitrified/Granite flooring in the wash area and dedo of ceramic tiles.

Provision for washing machine.

### WINDOWS

Powder Coated aluminum sliding glass windows with stone jambs.

### FLOORING

Vitrified tiles flooring in living, dining and all bedrooms.

### TERRACE

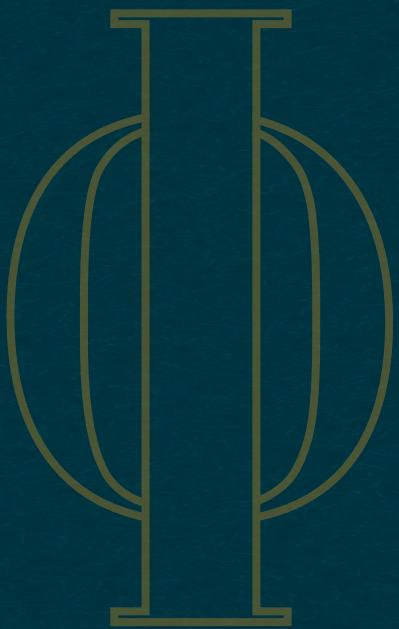
China mosaic with waterproofing.

### OTHER SPECIFICATIONS

Earthquake resistant RCC structure.

Anti-termite treatment.





# An address that is *powerful*

AT SBR extension road this architectural masterpiece is more than just a residence; it's a statement of distinction. With luxurious design and thoughtfully curated amenities, Ivory Orchards offers a lifestyle that reflects your achievements and aspirations.

5

MINS FROM  
TAJ SBR

10

MINS FROM  
PAKWAN CROSS ROADS

15

MINS FROM  
PRALHAD NAGAR

SHILAJ  
CIRCLE

IVORY  
*Orchards*

DPS  
BOPAL

TAJ  
SKYLINE

JAIN  
DERASAR

RAJPATH CLUB  
ROAD

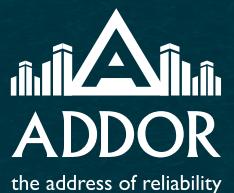


TAJ SKYLINE

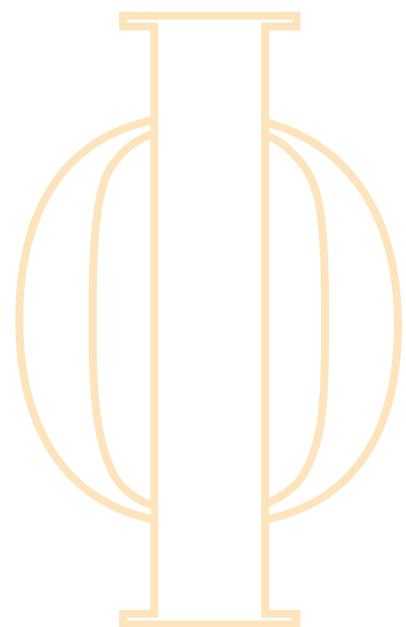
SP RING ROAD

SBR EXTENSION  
(120 ft Road)

# A project *by*



With Ivory Orchards as our canvas, we at Kothari Realty, Addor Group, and Nirman Group have humbly united our expertise. This journey is a heartfelt collaboration, blending our individual strengths and visions into a residential masterpiece that embodies the pinnacle of luxury and elegance. As we pave the path, we're ushering in a new era of luxury, setting benchmarks and redefining opulence for generations to come.



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SBR EXTENSION ROAD

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