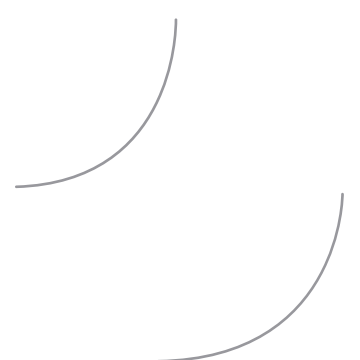
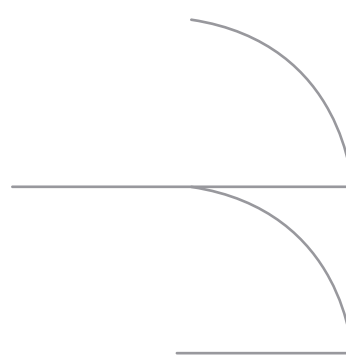
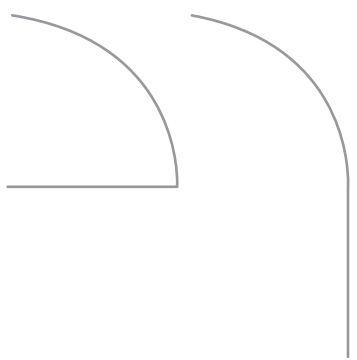
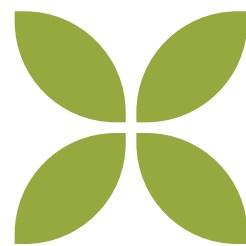
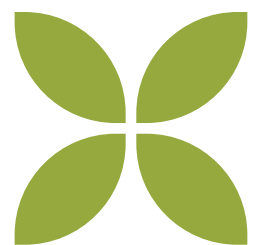


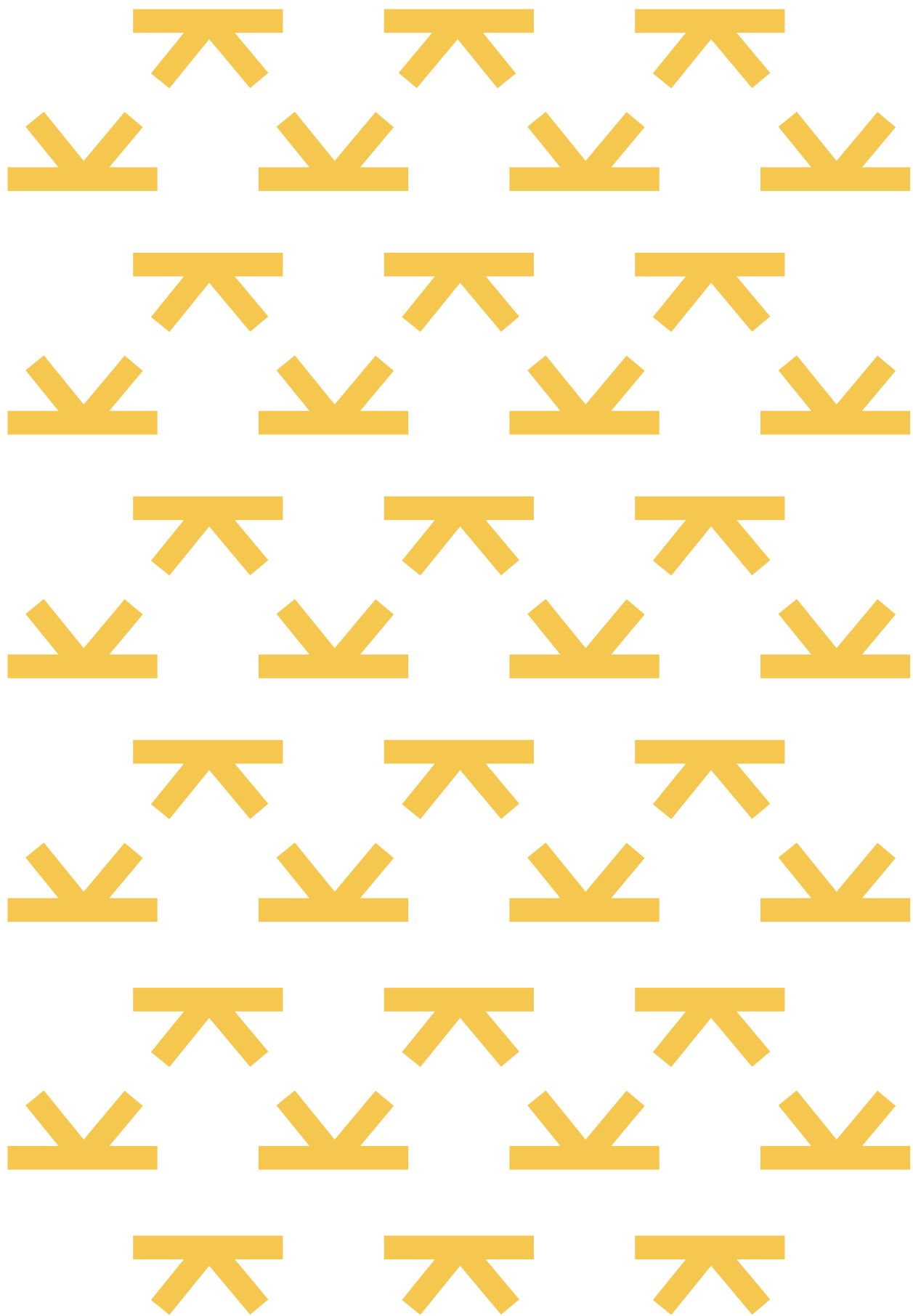
ORBIT  
NIVMAN





Come home to quiet luxury.





What if...  
You could arrive in a world  
That hands you the elixir of luxury living?

☎ +91 824 016 7129

Where prestige and sophistication grace every horizon,  
and the land is enrobed in decadent greenery.

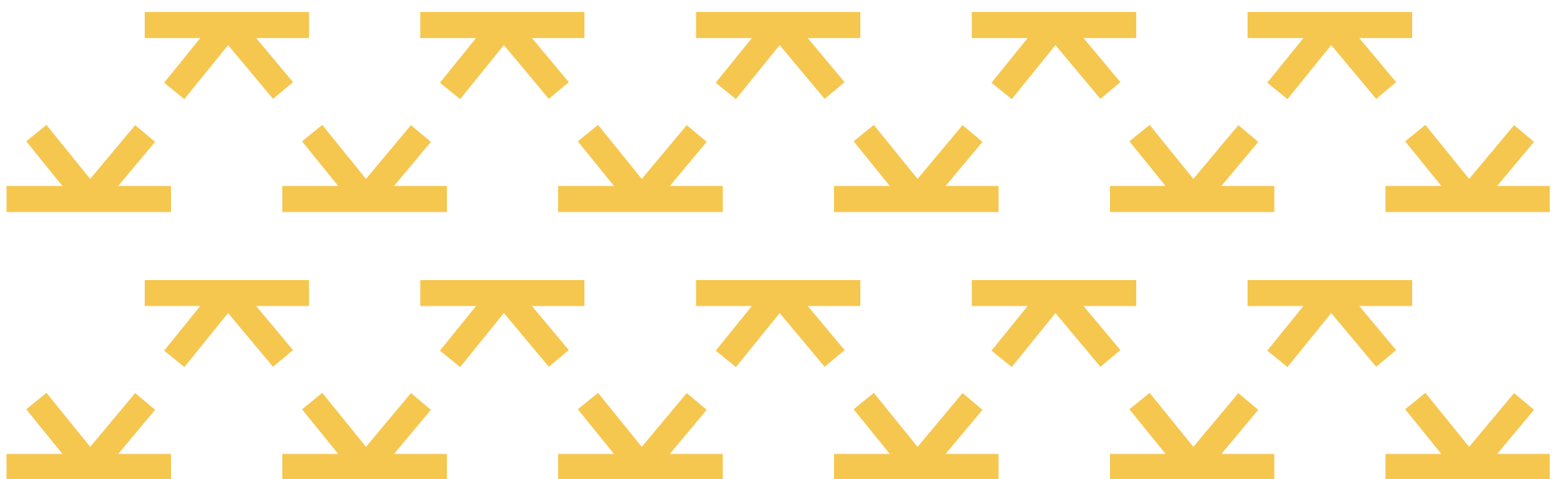
Where the sunrises and sunsets create a picturesque  
backdrop,  
and your nights wear solitude under the stars.

Where living beautifully isn't about grand gestures,  
but the nuanced reflection of refined taste.

Where families gather to celebrate little joys and big  
moments,  
in an opulent oasis where the wealth of togetherness  
precedes everything else.

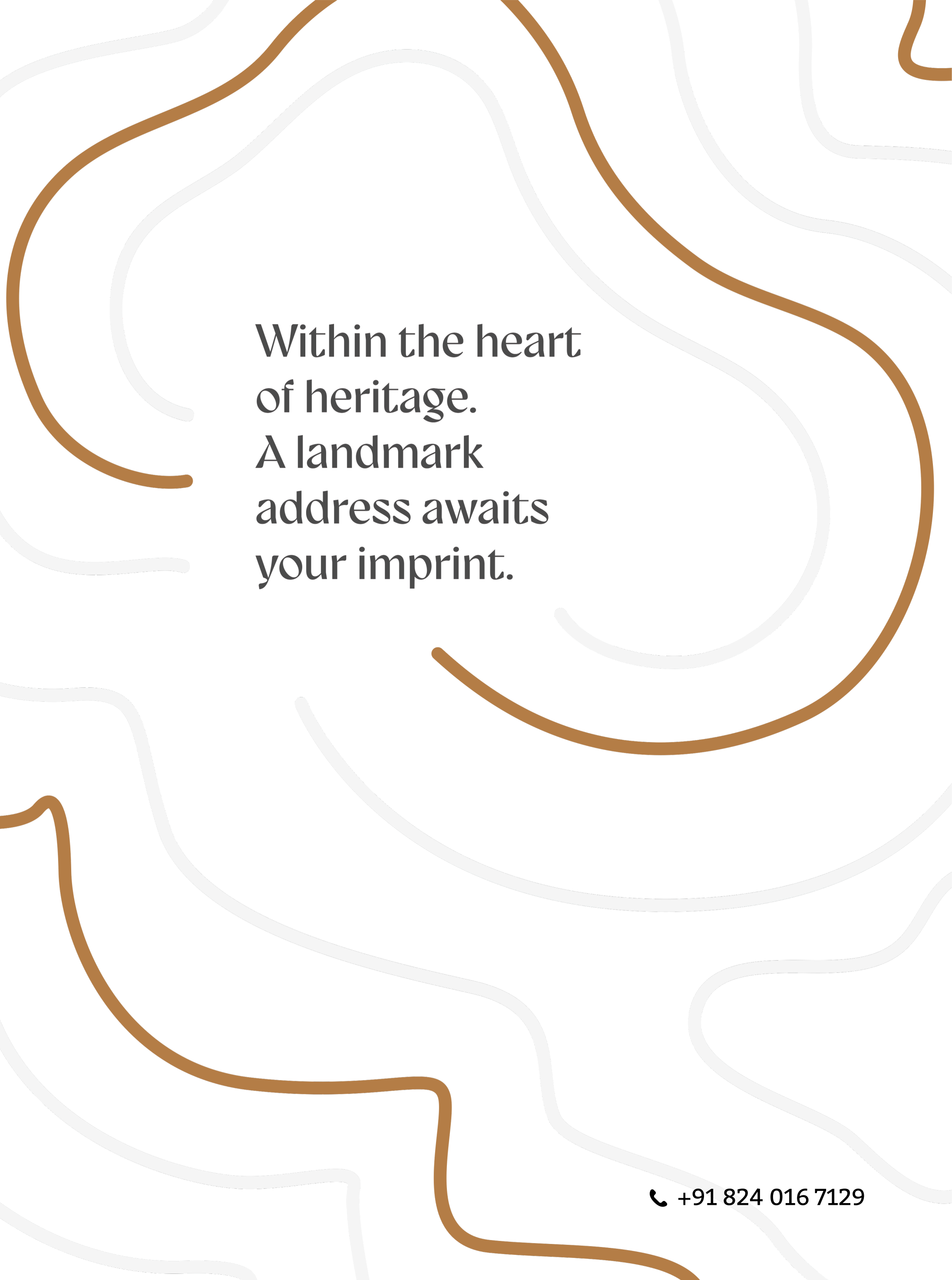
Where the select arrive to savour a world that doesn't  
boast but just fulfils.  
And luxury is found in the quiet appreciation of life's finer  
things.

Where the pathways are flanked with nature's finest  
adornments,  
opening doors to eternal tranquillity and beauty that you  
can call home.






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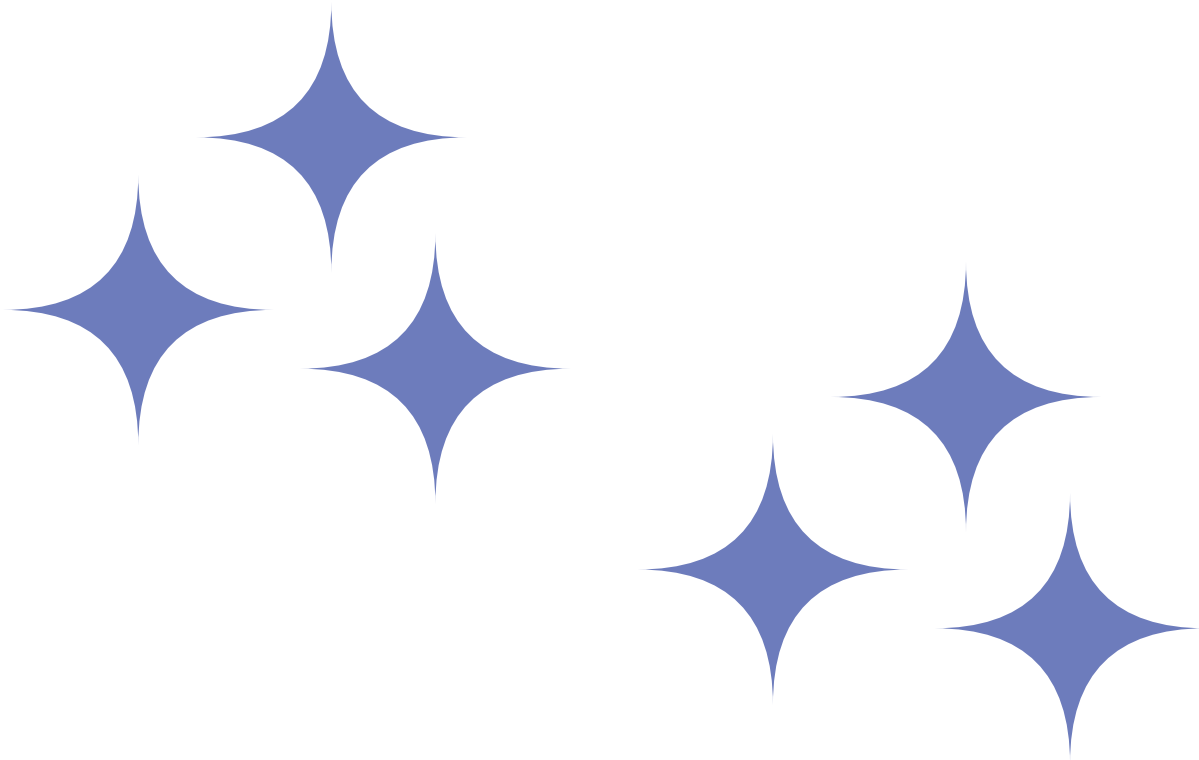
Within the heart  
of heritage.  
A landmark  
address awaits  
your imprint.

☎ +91 824 016 7129



At Orbit Nivaan,  
the limitlessness of luxury shines.  
With only 19 boutique homes,  
it offers stunning 4 BHK spaces.  
Meticulously designed with vastu compliance,  
these homes epitomise modernity in every aspect.  
So that you can enjoy being enrobed by a  
second-to-none masterpiece.

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## LIVING IN NATURAL ALIGNMENT

At Orbit Nivaan, design does more than delight the eye, it resonates with the deeper rhythms of life. By embracing the guiding principles of Vastu, every residence becomes a sanctuary where energy flows freely and harmony is felt in every corner.



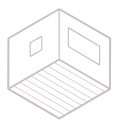
### A GATEWAY TO ABUNDANCE

East and West entrances open the home to prosperity, and influences social well-being, ensuring every arrival feels blessed.



### ANCHORED IN SERENITY

Bedrooms placed in the Southwest offer grounding, calm, and enduring stability for those who dwell within.



### BOUNDLESS BY DESIGN

Four-sided open layouts invite sunlight and breeze from all directions, creating homes filled with vitality and openness.



### THE WISDOM OF THE NORTHEAST

An extended Northeast brings clarity of mind, spiritual depth and balance to daily living.



### **PURE GEOMETRY**

Perfectly rectangular residences with no cuts ensure a sense of wholeness and completeness in form and spirit.



### **A LIFE ABOVE GROUND**

With no basement, energy remains vibrant and spaces feel uplifting, connected and alive.



### **THE NOURISHING FLAME**

Kitchens positioned in the East and Northwest nurture financial stability, harmony within families and well-being of the mind and heart.



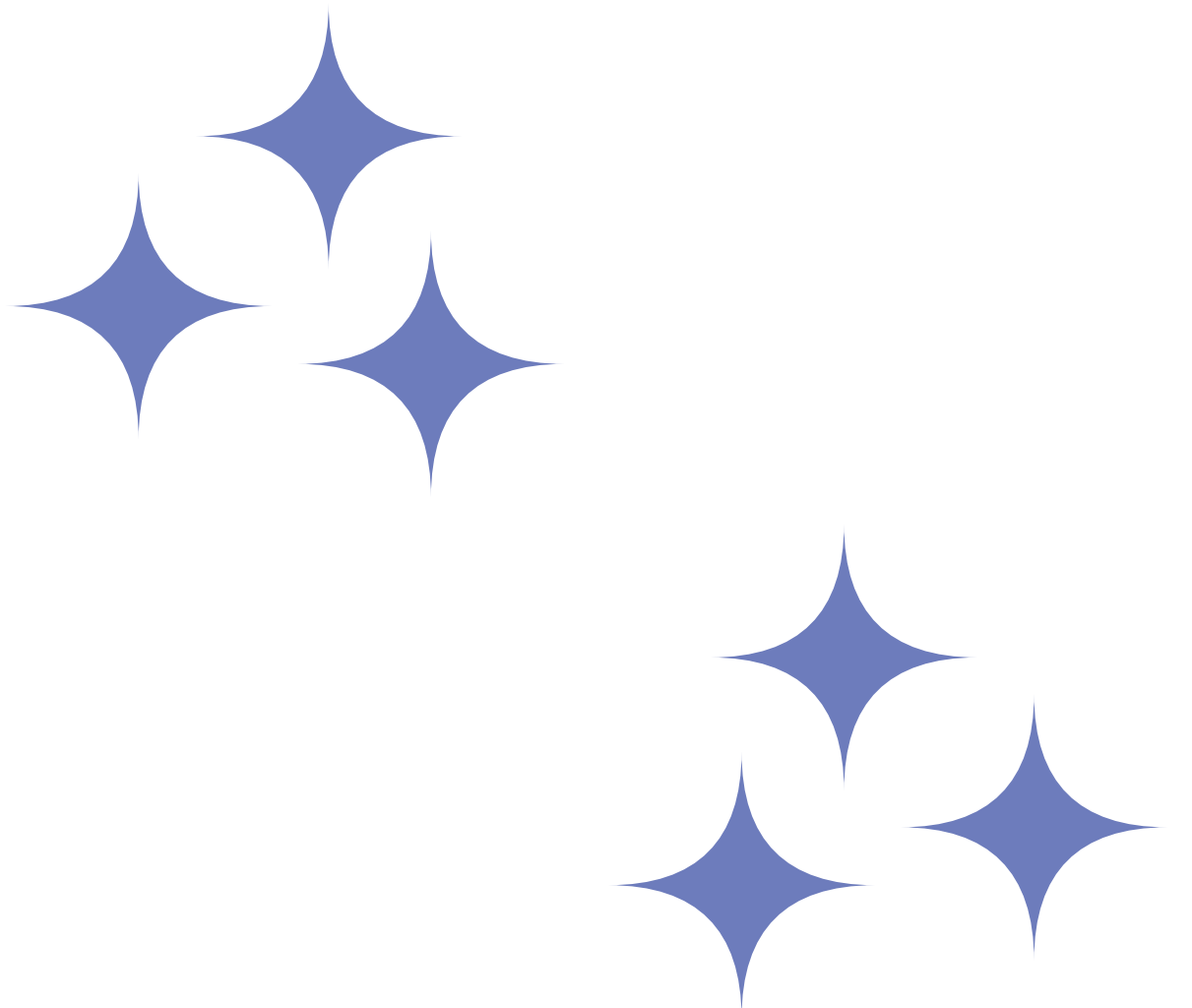
### **EAST-OPEN FLATS**

Welcome the morning sun and positive energy with Vastu-aligned East-facing homes that bring light, warmth, and harmony every day.

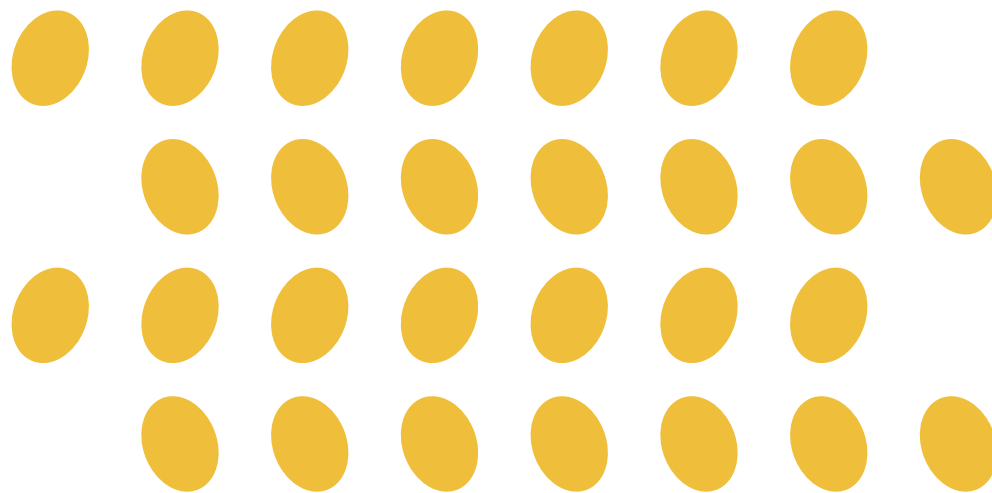


### **CROSS VENTILATION**

Enjoy well-lit spaces with seamless airflow that keeps your home fresh, cool, and full of positive energy.



## Amenities that say You are your golden investment.




At Orbit Nivaan, your days find all the time to nourish your soul and pamper it with experiences that soothe, surprise, and simply keep you coming back for more. Perched above the city, our exclusive rooftop club is where luxury meets the sky.

Imagine yourself surrounded by panoramic views, the skyline stretching endlessly, as you revel in the exquisite amenities designed to elevate every moment. Whether you're enjoying a serene morning alone, finding solace in the tranquil ambience, or sharing delightful evenings with family and friends, the rooftop club at Orbit Nivaan is the epitome of indulgence.



## GRAND ENTRANCE

Arrive in style, so that every time you come home, it feels like the red carpet.

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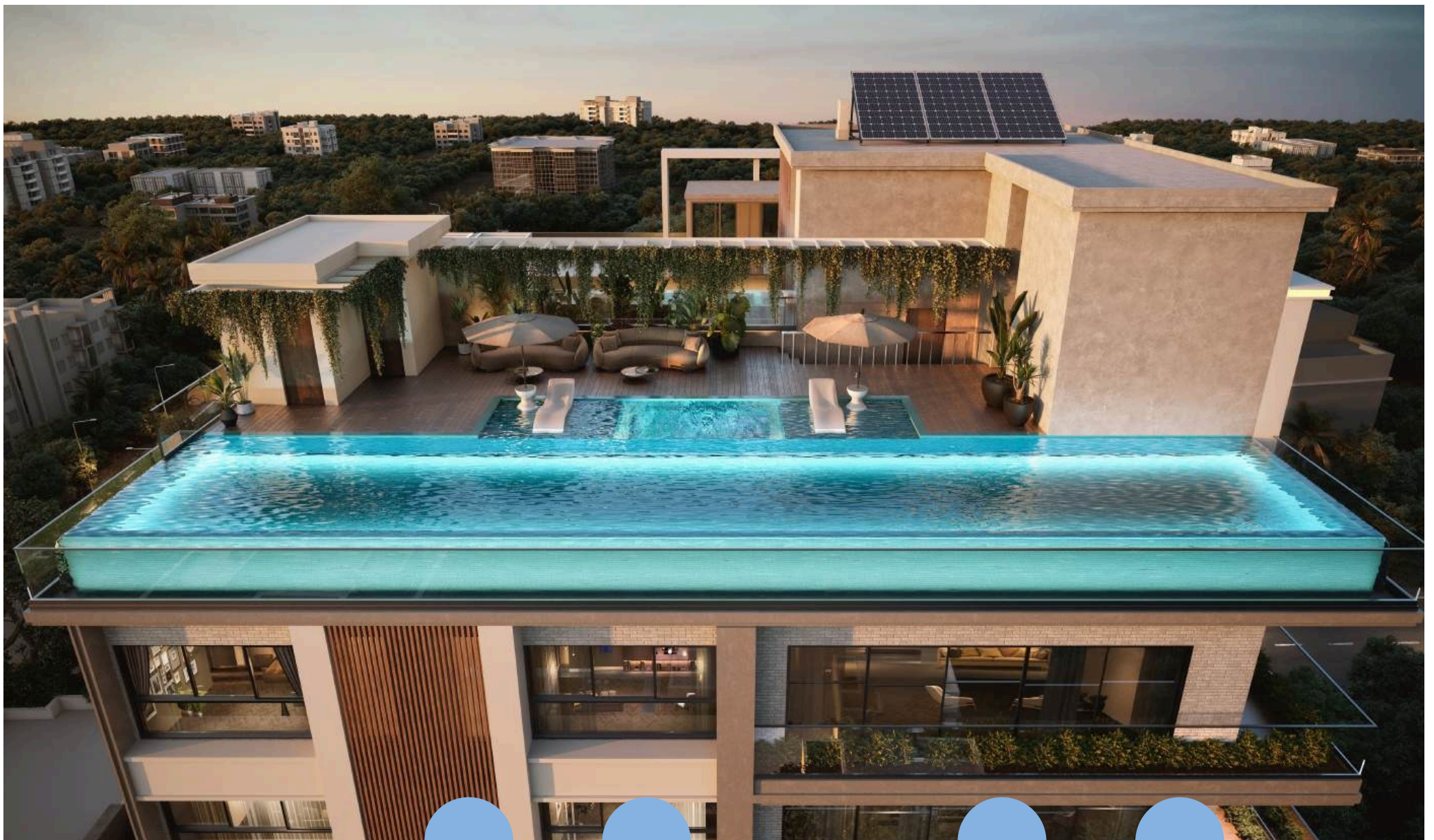


## LOBBY

Find your calm amid curated elegance, where every arrival feels like a grand entrance.

# ROOFTOP SWIMMING POOL

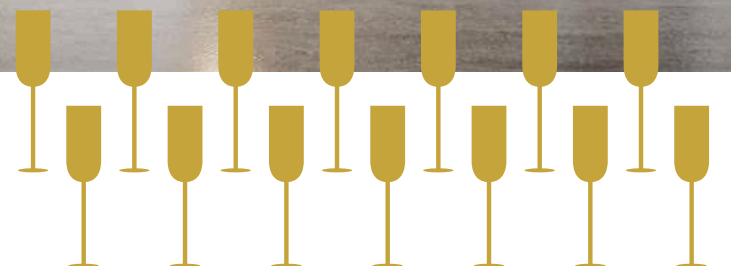
Find your human fins under sun-soaked skies.



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# SKY LOUNGE

Find your chill, thrill and party mode getting activated here.



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## GYMNASIUM

Find the perfect excuse to meet your fitness goals.

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# GROUND FLOOR



# 1ST FLOOR



FLOOR	FLAT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL BUILT-UP AREA (SFT)	OPEN TERRACE (SFT)	CHARGEABLE AREA
1st Floor	A	2312	135	2642	641	4210
	B (lower level duplex)	2605	145	2948	635	4660

# 2ND FLOOR



FLOOR	FLAT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL BUILT-UP AREA (SFT)	OPEN TERRACE (SFT)	CHARGEABLE AREA
2nd Floor	A	2312	101	2606	163	4020
	B (upper level duplex)	2137	0	2357	-	3470

# 3RD, 6TH & 9TH FLOOR



FLOOR	FLAT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL BUILT-UP AREA (SFT)	OPEN TERRACE (SFT)	CHARGEABLE AREA
3RD, 6TH & 9TH	A	2314	102	2702	77	4020
	B	2605	108	2953	251	4470

# 4TH & 7TH FLOOR



FLOOR	FLAT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL BUILT-UP AREA (SFT)	OPEN TERRACE (SFT)	CHARGEABLE AREA
4TH & 7TH	A	2314	102	2684	137	4020
	B	2605	108	3014	72	4470

# 5TH & 8TH FLOOR



FLOOR	FLAT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL BUILT-UP AREA (SFT)	OPEN TERRACE (SFT)	CHARGEABLE AREA
5TH & 8TH	A	2314	102	2663	174	4010
	B	2605	108	3014	72	4470

# CLUB PLAN

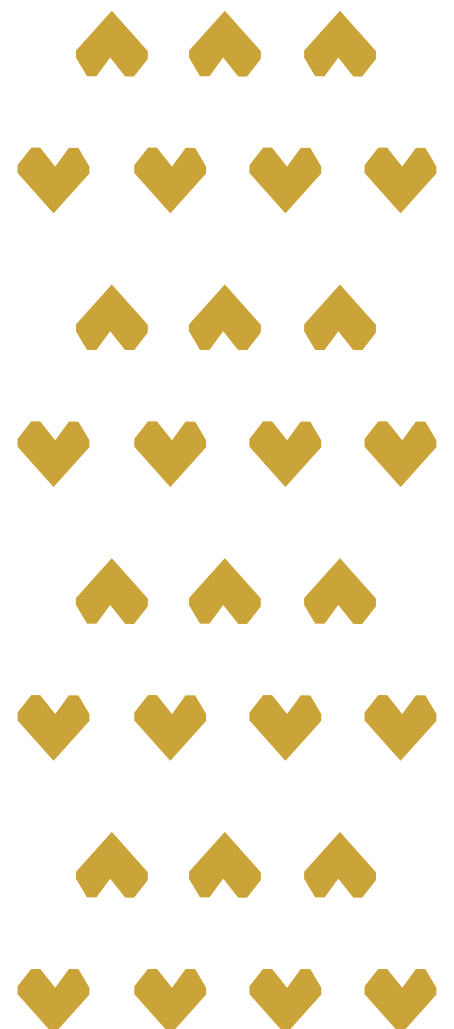


Rooted in the essence of meaningful connections. Revolutionising Kolkata's landscape. Orbit Group.



We created a space that combines the best of all. If there's a word that encapsulates Orbit, it is 'passion'. We don't just build, we create experiences. We tailor architectural designs around the lives of people who live in it. At Orbit, there's no foundation deeper than a relationship and nothing more monumental than reputation.

Orbit, Ek Alag Soch.



# Building the skyline of Kolkata



ORBIT VICTORIA  
Shakespeare Sarani



ORBIT EKAM  
Lower Rawdon Street



ORBIT ROYALE  
Alipore



ORBIT CRYSTAL  
Alipore



ORBIT URBAN PARK  
Newtown



ORBIT SKY ROYALE  
Panditiya Road



ORBIT BELLA  
Shakespeare Sarani

# The honor of pride & prestige.



Credai Realty Awards  
Luxury Housing Project  
Orbit Nivaan



Credai Realty Awards  
Ultra-luxury Housing Project  
Orbit Emora



Credai Bengal Realty Awards  
Luxury Project of the Year 2024  
Orbit Sky Royale



16th Realty+ Excellence Awards  
2024, EAST  
Design Project of the Year 2024  
Orbit Urban Park



16th Realty+ Excellence Awards  
2024, EAST  
Luxury Project of the Year 2024  
Orbit Ekam



16th Realty+ Excellence Awards  
2024, EAST  
Mid-segment Project of the Year 2024  
Orbit Lumiere



Credai Bengal Realty Awards  
Commercial Project (Ongoing)  
2 Lakh sq.ft. and above. 2023  
Orbit Urban Park



Credai Bengal Realty Awards  
One Site Experience Centre. 2023  
Orbit Urban Park



15th Realty+ Excellence Awards  
2023, EAST  
Luxury Project of the Year 2023  
Orbit Ekam



15th Realty+ Excellence Awards  
2023, EAST  
Mixed-Use Project of the Year 2023  
Orbit Urban Park



14th Annual Estate Awards 2023  
Luxury/Premium project of the  
Year (East) 2023  
Orbit Ekam



CREDAI Realty Awards  
Mid-segment Housing Project 2022  
Orbit Lumiere



Realty+ Excellence Awards  
Mid segment project of the year 2022  
Orbit Lumiere



13th Annual Awards for Developers,  
Realtors & Architects - Estate Awards  
Most Innovative Project of the Year 2021  
Orbit Lumiere



13th Annual Awards for Developers,  
Realtors & Architects - Estate Awards  
Luxury Housing Developer of the year  
(East) 2021  
Orbit Group



ET Real Estate Conclave East  
Realty Personality of the Year 2021  
Basant Kumar Parakh



ET Real Estate Conclave East  
Young Achiever of the Year 2021  
Arihant Raj Parakh



ET Real Estate Conclave East  
Residential Project Developer  
(Metro) 2021  
Orbit Group



Realty Plus Award  
Residential Project of the Year 2021  
Orbit Victoria



Realty Plus Award  
Young Achiever of the Year 2021  
Arihant Raj Parakh



Global Real Estate Congress  
Most Trusted Real estate brand  
of the year 2021  
Orbit Group



Realty Plus Award  
Residential Project of the year 2021  
Orbit Victoria



Realty Plus Award  
Mid segment project of the year 2020  
Orbit Ashwa



IGBC Green Champion Award  
Developer Leading the Green Building  
Movement in West Bengal 2019  
Orbit Group



Realty Plus Award  
Ultra Luxury-Lifestyle Project  
of the Year 2019  
Orbit Victoria



Realty Plus Award  
Real-Estate Website of the Year 2019  
[www.orbitgroup.net](http://www.orbitgroup.net)



Realty Plus Award  
Green Building of the Year 2018  
Orbit Royale



IGBC  
Green Champion Developer  
All India 2017  
Orbit Group



IGBC  
IGBC Green Homes Gold 2017  
Orbit Royale



CREDAI Realty Awards  
Luxury Mid Segment Project 2017  
Orbit Skygardens



The hands  
that have brought  
Your haven to life.



## **Spectrum Design Group** (Principal Architect)

A Mumbai-based group of architects and interior designers, constantly implementing and influencing the fields of architecture, urbanism, interior design and master planning. With several years of experience in the design industry an environment of efficiency and serenity is the objective. In this incessant hustle and bustle of the world, driving architecture to a field that manipulates to the needs of the client is strived for.

## **S.P.A. Consultants** (Structural Consultant)

Founded by Mr. Sanjiv Parekh, SPA Consultants has evolved into a leading force in structural engineering consultancy. With a reputation for excellence, the firm plays a pivotal role in bringing projects to life, ensuring every structure is built on a foundation of precision, strength and innovation. Their expertise provides the essential backbone to the successful realisation of visionary architectural concepts, enabling designs to flourish within their intended forms.

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## **r. ginodia & co.** SOLICITORS & ADVOCATES

### **R. Ginodia** (Legal Consultant)

Established in 1967 and having extensive experience in Real Estate transactional work, like advising on the title, purchase of land, development and sale/lease of residential, commercial and retail projects. The Asia Pacific Legal 500 has classified the firm as a Tier I firm in Kolkata.



### **Sanon Sen & Associates** (Local/Associate Architect)

Founded in 1958, Sanon Sen & Associates(S&S) was established by two accomplished architects of the time, The Late V P Sanon and the late P M Sen, with a vision and belief in a simple credo: "The future belongs to those with the vision to see it." Today, S&S is a group of architects, interior designers, engineers, builders and thinkers operating within the realms of modern day architecture. This promising and committed team of experts have taken the once, humble establishment to newer heights, undertaking the development of a varied range of projects – apartments, offices, commercial buildings, residential colonies, bungalows, condos, factories, temples and educational institutions. The establishment has also undertaken specialist projects in renovation and conservation. The firm's biggest attribute – its flair for intricacy and attention to detail, is unmatched and is one of the primary reasons behind S&S's popularity among its clients. The firm today, stands as one of the leading architectural firms in Kolkata, weaving its way to a new dream everyday.



Come home to uninterrupted  
tranquil bliss

Come home to quiet luxury

Only at Orbit Nivaan.





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Orbit Group



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