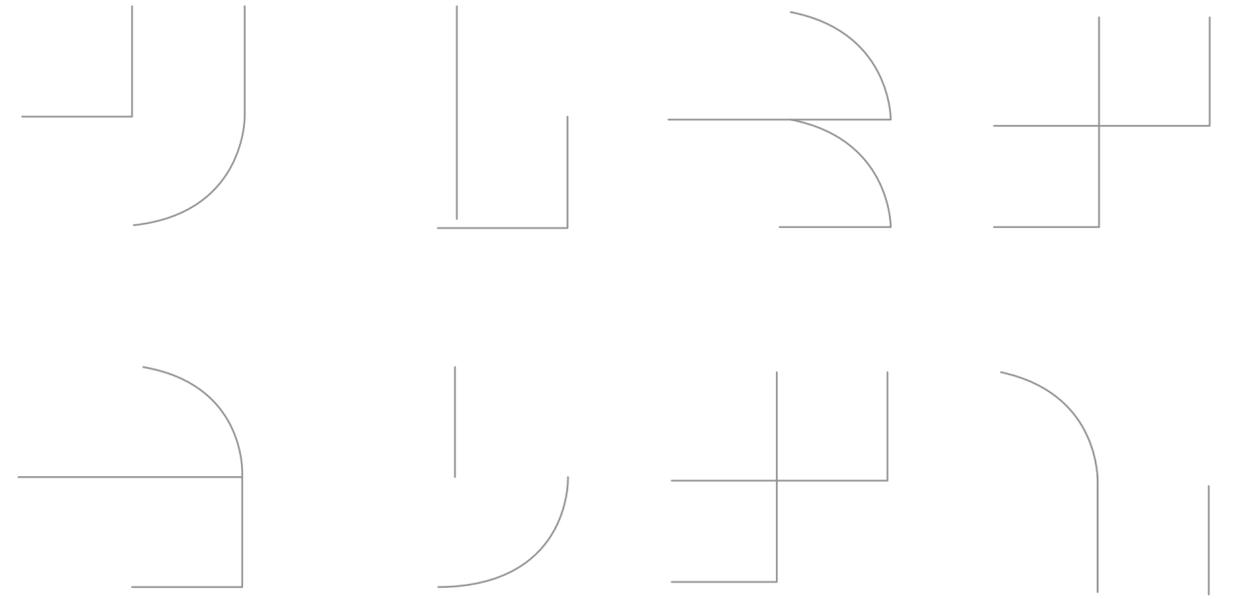
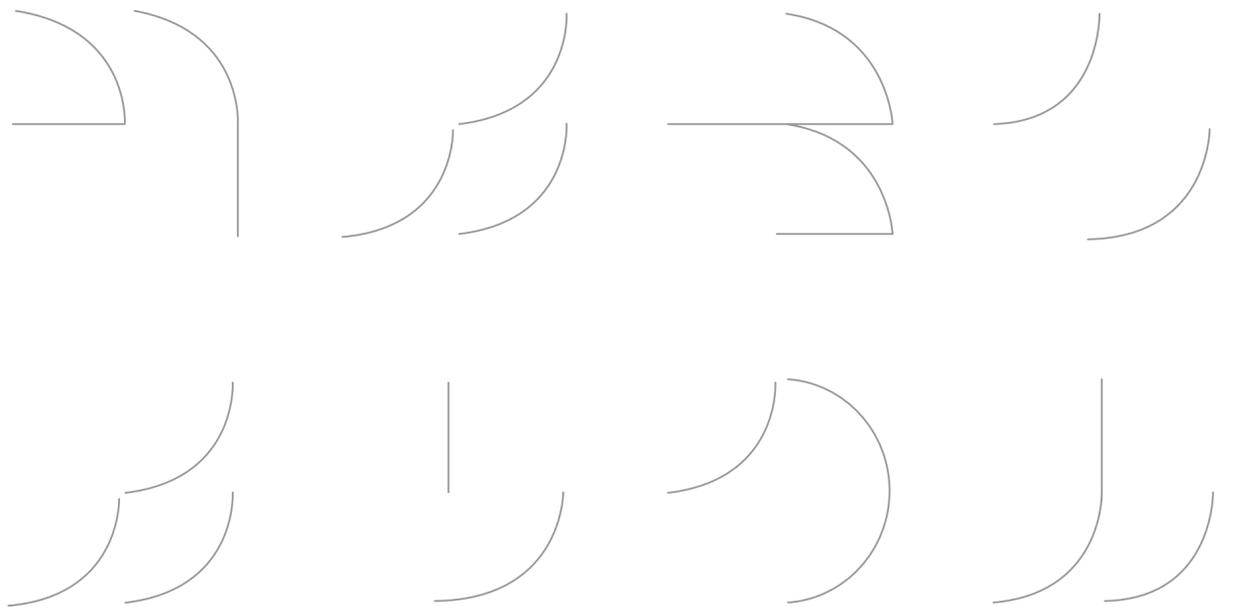




7/3 Burdwan Road, Kolkata 700027  
RERA NO: WBRERA/P/KOL/2025/003593



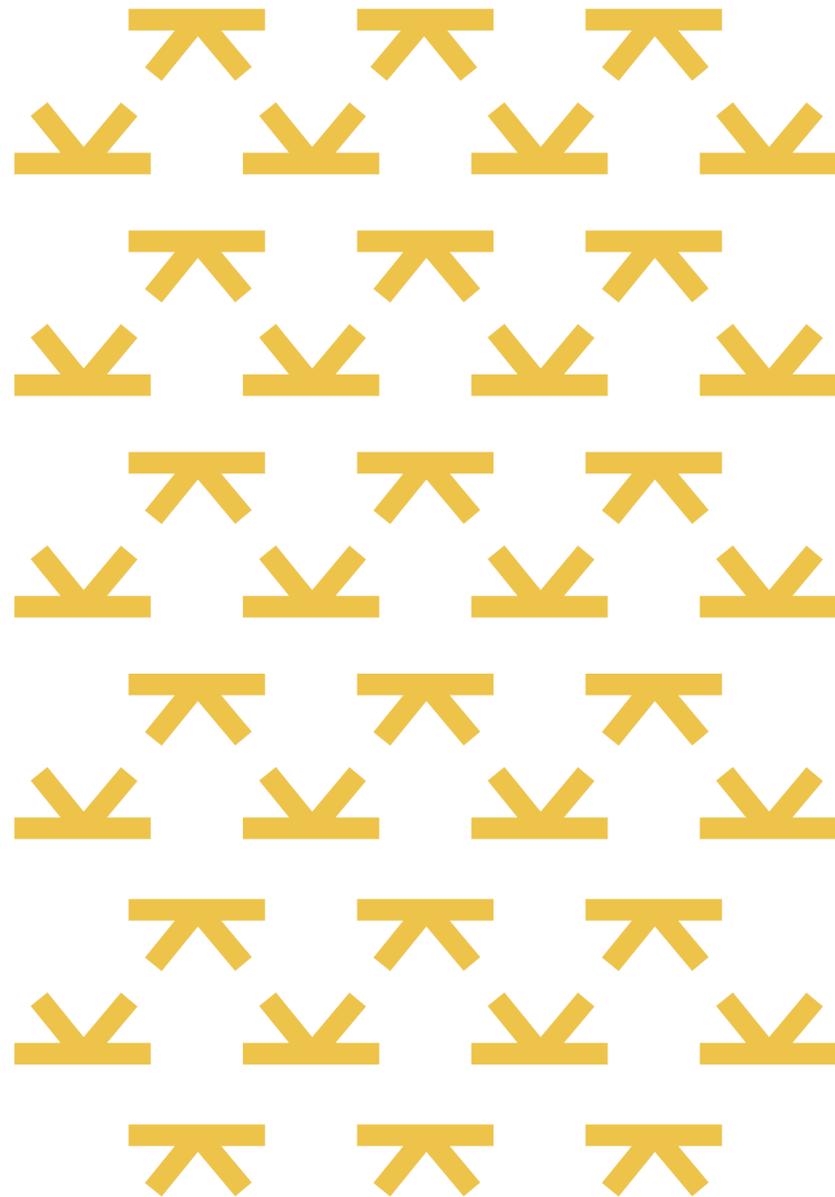
# ORBIT NIVAN





Come home to quiet luxury.





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

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

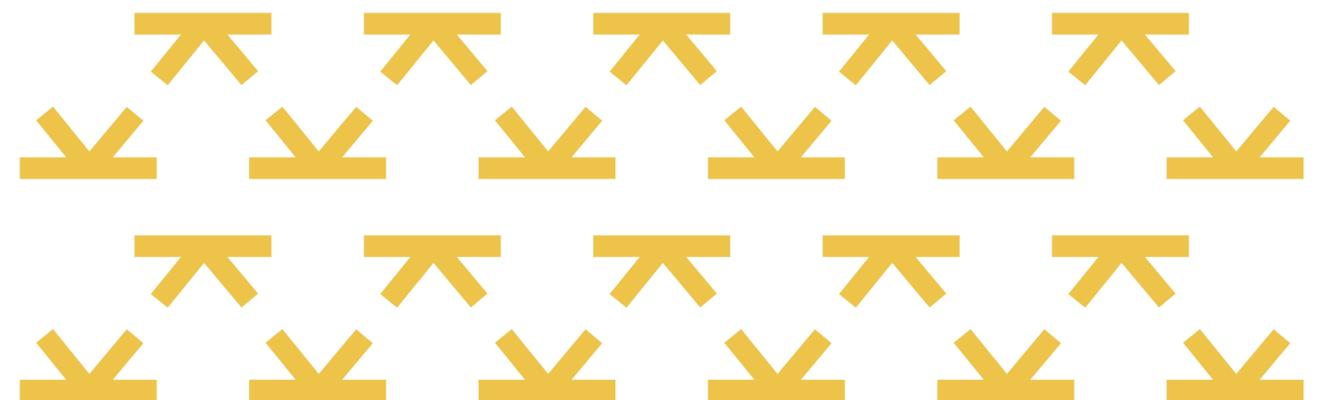
Where the sunrises and sunsets create a picturesque  
backdrop,  
and your nights wear solitude under the stars.

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.

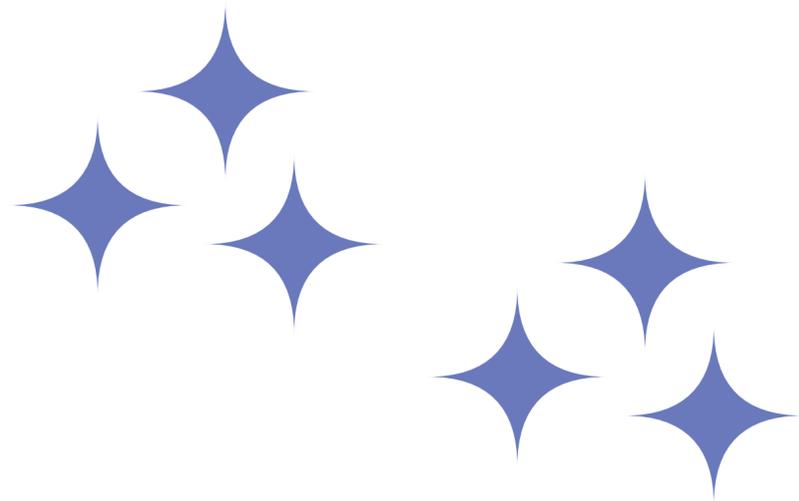






Within the heart  
of heritage.  
A landmark  
address awaits  
your imprint.

At Orbit Nivaan,  
the limitlessness of luxury shines.  
With only 17 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.



## 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.



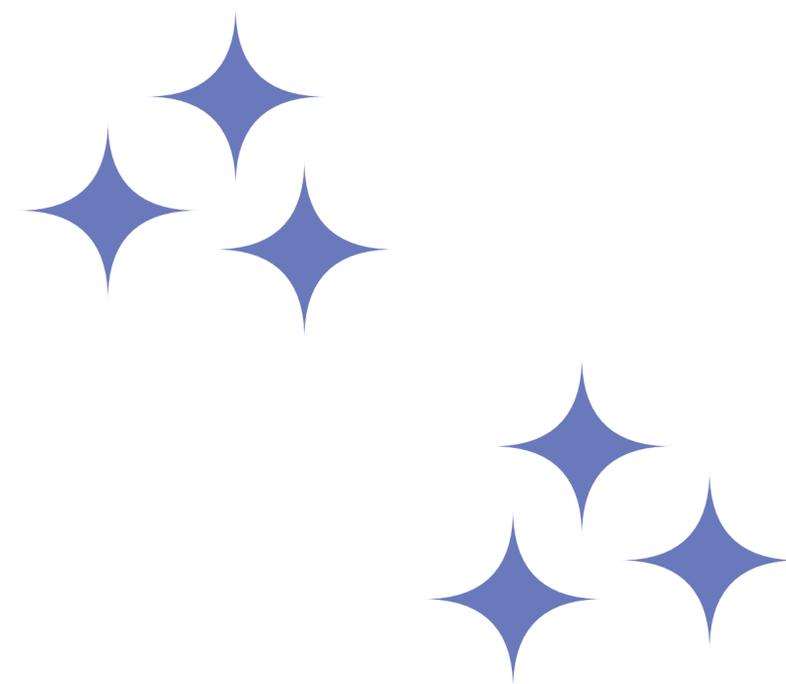
### EAST-OPEN FLATS

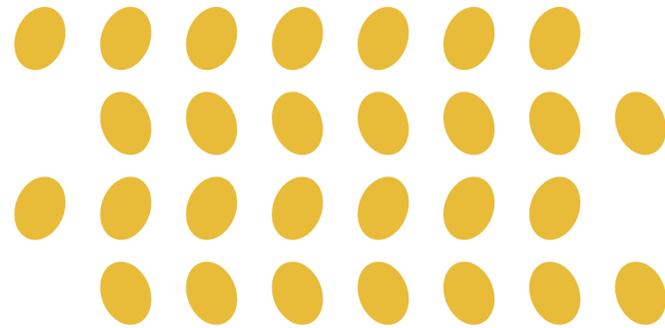
Welcome the morning sun and positive energy with Vastu-aligned East-facing homes that bring light, warmth, and harmony every day.



### 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.

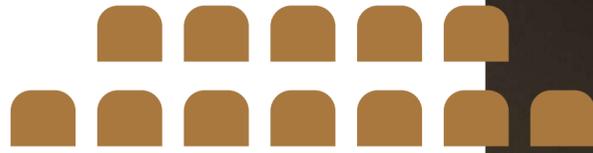
At Orbit Nivaan, your days find all the time to nourish your soul and pamper it with experiences that soothe, surprise, and simply keep you coming back for more. Perched above the city, our exclusive rooftop club is where luxury meets the sky.

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.



## 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.





## SKY LOUNGE

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





## GYMNASIUM

Find the perfect excuse to meet your fitness goals.



## GROUND FLOOR



## 2ND FLOOR



FLOOR	FLAT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL BUILT-UP AREA (SFT)	OPEN TERRACE (SFT)	CHARGEABLE AREA
2nd Floor	A	2314	102	2625	745	4240
	B	2605	108	2971	643	4700

## 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 URBAN PARK  
Newtown



ORBIT ROYALE  
Alipore



ORBIT CRYSTAL  
Alipore



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. 2025 Orbit Urban Park	Credai Bengal Realty Awards One Site Experience Centre. 2025 Orbit Urban Park	15th Realty+ Excellence Awards 2025, EAST Luxury Project of the Year 2025 Orbit Ekam
15th Realty- Excellence Awards 2025, EAST Mixed-Use Project of the Year 2025 Orbit Urban Park	14th Annual Estate Awards 2025 Luxury/Premium project of the Year (East) 2025 Orbit Ekam	CREDAI Realty Awards Mid-segment Housing Project 2022 Orbit Lumiere
Realty+ Excellence Awards Mid segment project of the year 2022 Orbit Lumiere	15th 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	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.



### 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 1 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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