

*An abode you would love to call  
your own palace.*

***“Welcome to Ivana”***

*Where each home is enshrined in  
an architectural wonder.*

*Where each home is bathed in  
abundant light & ventilation and  
offers you an uncluttered view of  
the grand outdoors.*

*Where to live, is an  
Extraordinary!*



Night Elevation View



**iVANA**  
LIVE EXTRAORDINARY



Gate View



## *Arrive at Your Palace of Bliss*

Enter a world of royal luxurious living, in homes that have been designed for your utmost bliss!



*Gated Community*



*Premium Lifestyle Facilities*



*Highly Accessible*



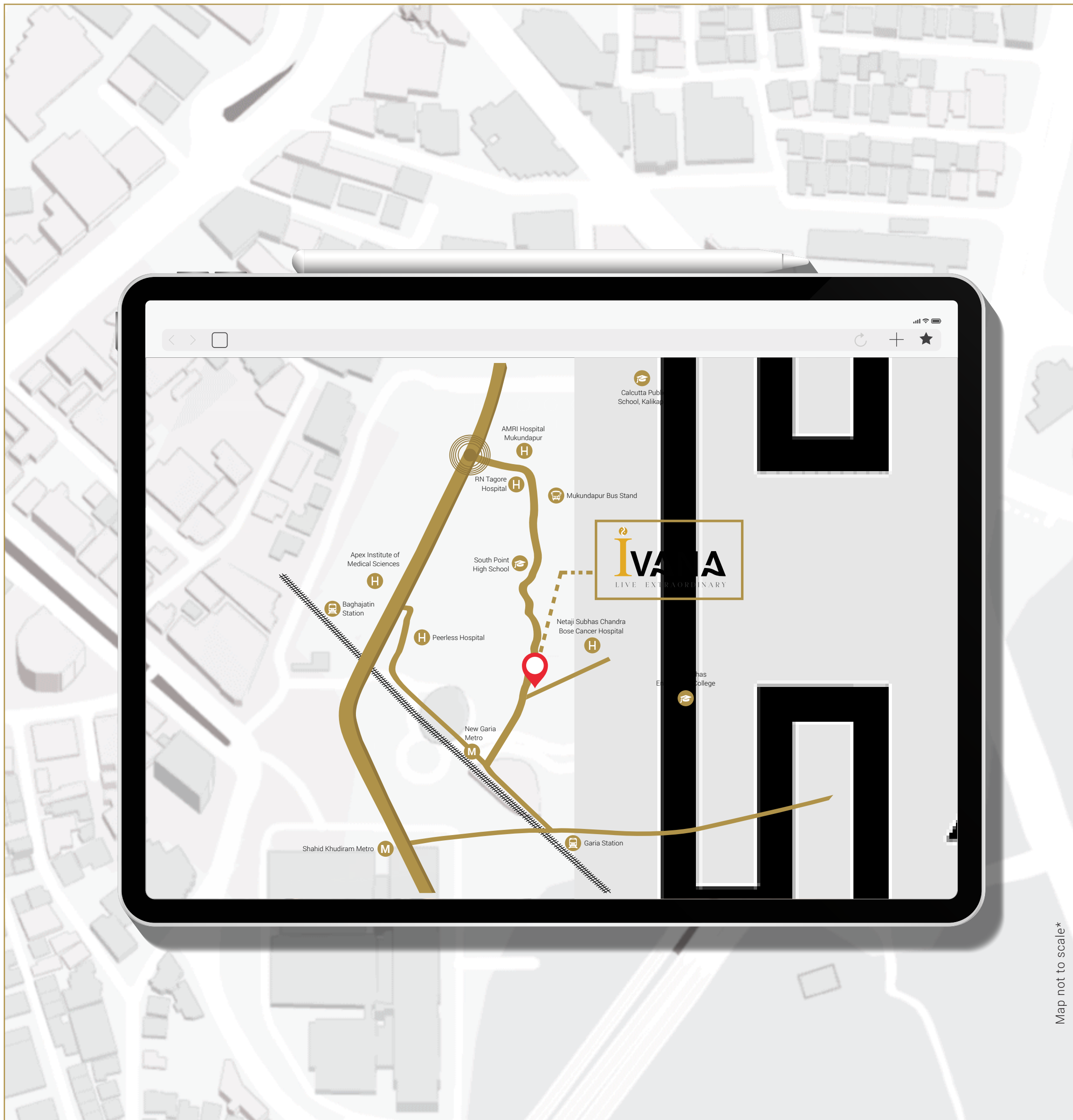
*Vastu Compliant*



*G+12 Single Tower*



*24 X 7 Security*



**I** *Belong to a Landmark  
Built for the Future*

Live in the heart of the city, which keeps you connected to every comfort and urban convenience.

*Key Distances*

|  |                |
|--|----------------|
| New Garia Metro -                      | 850m / 4 Min   |
| Netaji Subhas Engineering College -    | 1.6km / 6 Min  |
| South Point High School (2nd Campus) - | 1.7km / 7 Min  |
| Garia Railway Station-                 | 1.8km / 9 Min  |
| RN Tagore Hospital-                    | 2.2km / 10 Min |
| Mukundapur Bus Stand -                 | 2.3km / 10 Min |
| Baghajatin Railway Station-            | 2.6km / 11 Min |
| Apex Institute of Medical Sciences -   | 2.7km / 12 Min |
| Sahid Khudiram Metro-                  | 2.8km / 14 Min |
| Calcutta Public School, Kalikapur-     | 3.6km / 16 Min |
| AMRI Hospital, Mukundapur-             | 4.0km / 18Min  |

Map not to scale\*



Aerial View



## *A TERRACE THAT IS PART OF YOUR OWN MOMENTS*

Your greatest dream comes true at **Ivana** that lays claim to some of your most precious moment. An open terrace that finds you Celebrating and also reminiscing about all that is a part of you.

AC Community Hall



AC Gymnasium



Roof Top Party Area



Infinity Swimming Pool



Seating Deck Area



Outdoor Children's Play Area



**iVANA**  
LIVE EXTRAORDINARY

*Live larger than life as opulence  
and recreation intertwine  
at Club House*



Infinity Swimming Pool

**I** A spectacular infinity swimming pool that rewards you and your senses with its fresh water and superior design, with a dedicated staff and maintenance, you experience magnificence under the blue.





AC Community Hall

**I** The community hall at Ivana brings a truly regal backdrop for all your life celebrations. Share your joys and make memories in this aesthetic space!



**i** The urban, fully equipped gymnasium at Ivana makes your daily workouts a breeze. Get into your finest regal shape and meet all your fitness goals!



Roof top Party Area



**I** Whether for solitude or conversations with your favorite people, Ivana's outdoor Party area are perfectly suited for both. Saviour refreshing hours at all time!

# Master Plan



## Legends

- 01. ENTRY / EXIT
- 02. INTERNAL DRIVEWAY
- 03. DROP -OFF AREA
- 04. MULTI LEVEL CAR PARKING
- 05. SERVICES
- 06. ROOF TOP INFINITY POOL
- 07. WOODEN DECK
- 08. ROOF TOP PARTY AREA
- 09. GREEN ZONE
- 10. PERIPHERAL GREEN

# 1st Floor Plan



| FLAT MARKED | RERA CARPET AREA (SQ.FT) | BALCONY (SQ.FT) | BUILT UP AREA (SQ.FT) | SALEABLE AREA (SQ.FT) |
|-------------|--------------------------|-----------------|-----------------------|-----------------------|
| A           | 755                      | 66              | 1137                  | 1421                  |
| B           | 873                      | 95              | 1346                  | 1683                  |
| C           | 722                      | 80              | 1131                  | 1414                  |



2nd Floor Plan



| FLAT MARKED | CARPET AREA INCLUDING BALCONY (SQ.FT) | BALCONY (SQ.FT) | OPEN TERRACE (SQ.FT) | BUILT UP AREA (SQ.FT) | SALEABLE AREA (SQ.FT) |
|-------------|---------------------------------------|-----------------|----------------------|-----------------------|-----------------------|
| A           | 755                                   | 66              |                      | 1062                  | 1328                  |
| B           | 873                                   | 95              |                      | 1257                  | 1571                  |
| C           | 722                                   | 74              |                      | 1041                  | 1301                  |
| D           | 707                                   | 24              |                      | 938                   | 1173                  |
| E           | 757                                   | 39              | 52                   | 1079                  | 1349                  |



Typical Floor Plan  
(3rd, 6th, 9th Floor)



| FLAT MARKED | CARPET AREA INCLUDING BALCONY (SQ.FT) | BALCONY (SQ.FT) | BUILT UP AREA (SQ.FT) | SALEABLE AREA (SQ.FT) |
|-------------|---------------------------------------|-----------------|-----------------------|-----------------------|
| A           | 755                                   | 84              | 1064                  | 1330                  |
| B           | 875                                   | 116             | 1261                  | 1576                  |
| C           | 722                                   | 74              | 1023                  | 1279                  |
| D           | 707                                   | 24              | 935                   | 1169                  |
| E           | 757                                   | 123             | 1121                  | 1401                  |



4th Floor Plan



| FLAT MARKED | CARPET AREA INCLUDING BALCONY (SQ.FT) | BALCONY (SQ.FT) | BUILT UP AREA (SQ.FT) | SALEABLE AREA (SQ.FT) |
|-------------|---------------------------------------|-----------------|-----------------------|-----------------------|
| A           | 755                                   | 113             | 1111                  | 1389                  |
| B           | 873                                   | 95              | 1250                  | 1563                  |
| C           | 722                                   | 125             | 1097                  | 1371                  |
| D           | 707                                   | 24              | 934                   | 1168                  |
| E           | 765                                   | 97              | 1122                  | 1403                  |



Typical Floor Plan  
(5th, 8th, 11th Floor)



| FLAT MARKED | CARPET AREA INCLUDING BALCONY (SQ.FT) | BALCONY (SQ.FT) | BUILT UP AREA (SQ.FT) | SALEABLE AREA (SQ.FT) |
|-------------|---------------------------------------|-----------------|-----------------------|-----------------------|
| A           | 747                                   | 118             | 1111                  | 1389                  |
| B           | 873                                   | 95              | 1250                  | 1563                  |
| C           | 722                                   | 125             | 1083                  | 1354                  |
| D           | 707                                   | 24              | 948                   | 1185                  |
| E           | 757                                   | 97              | 1122                  | 1403                  |



Typical Floor Plan  
(7th, 10th Floor)



| FLAT MARKED | CARPET AREA INCLUDING BALCONY (SQ.FT) | BALCONY (SQ.FT) | BUILT UP AREA (SQ.FT) | SALEABLE AREA (SQ.FT) |
|-------------|---------------------------------------|-----------------|-----------------------|-----------------------|
| A           | 755                                   | 113             | 1111                  | 1389                  |
| B           | 873                                   | 95              | 1250                  | 1563                  |
| C           | 722                                   | 125             | 1083                  | 1354                  |
| D           | 707                                   | 24              | 938                   | 1185                  |
| E           | 765                                   | 97              | 1122                  | 1403                  |



12th Floor Plan



| FLAT MARKED | CARPET AREA INCLUDING BALCONY (SQ.FT) | BALCONY (SQ.FT) | OPEN TERRACE (SQ.FT) | BUILT UP AREA (SQ.FT) | SALEABLE AREA (SQ.FT) |
|-------------|---------------------------------------|-----------------|----------------------|-----------------------|-----------------------|
| A           | 755                                   | 67              |                      | 1058                  | 1323                  |
| B           | 873                                   | 95              |                      | 1252                  | 1565                  |
| C           | 909                                   | 84              | 267                  | 1296                  | 1620                  |





◆  
Bedroom



◆  
Living & Dining



◆  
Kitchen

◆  
Toilet





# Specifications

## LIVING / DINING

Flooring – Vitrified tiles  
Wall and ceiling – Putty finish



## KITCHEN

Wall – Ceramic tiles up to two feet above counter level  
Floor – Anti-skid ceramic tiles  
Counter – Granite countertop  
Fitting and fixtures – Stainless steel sink  
Wall and ceiling – Putty finish



## BEDROOM

Flooring – Vitrified tiles  
Wall and ceiling – Putty finish



## TOILETS

Walls - Designer ceramic tiles upto door height  
Floor – Anti-skid ceramic tiles  
CP fittings – Reputed brand (ISI standard)  
Sanitary - Reputed brand (ISI standard)



## DOORS AND WINDOWS

Entrance door – Decorative front door with locks  
Internal door – Flush door with reputed brand  
Window – Environment friendly UPVC window or reputed make



## COMMON AREAS

Lobby – Exquisitely designed entrance lobby  
Stairwell - Two staircase with granite flooring  
Elevator - Automatic elevators of reputed make



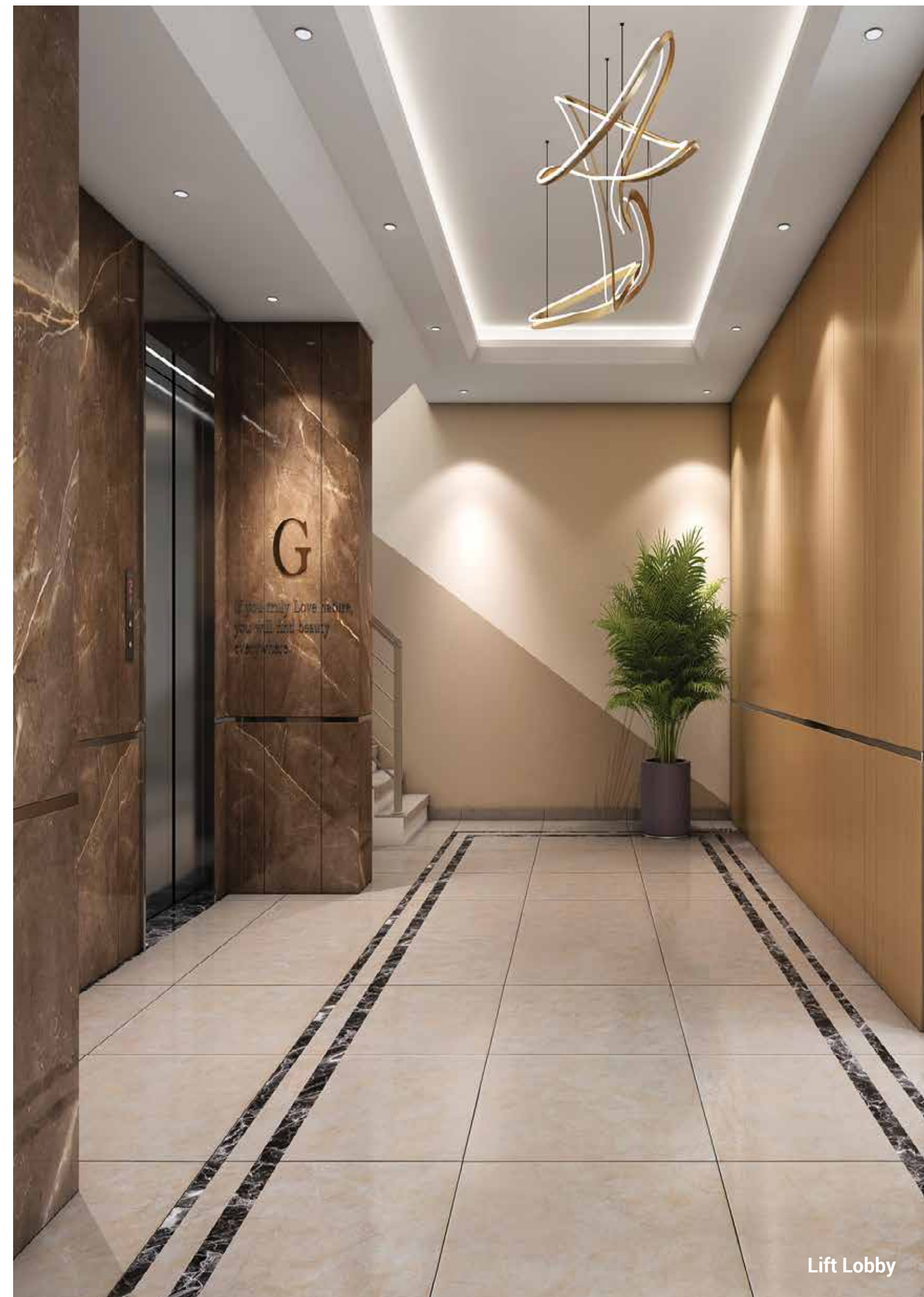
## ELECTRICALS

Concealed copper wiring  
Switches – Modular of reputed brand  
AC points – AC points in all living rooms & bedrooms  
Geyser points in all toilet



## SAFETY AND SECURITY

Intercom system  
24x7 CCTV surveillance system for common areas  
24 x 7 power backup  
Modern fire fighting provisions as per government regulations



Lift Lobby



**IVANA**  
LIVE EXTRAORDINARY

*Your wish our command*  
*get everything you wish for in your*  
*own home at **Ivana**, its brings in*  
*the best aspects of urban lifestyle.*

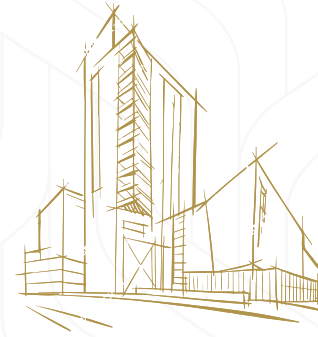
# Things u would love to do...

- 100% exposed roof is SRI painted for high solar reflectivity
- 46.5% Water saving done by project by using efficient fixtures
- 17% Energy savings done by project by meticulous simulation and lighting design
- Entire common area lighting are to be done by Solar Power
- All amenities are available within 1 km of project
- 77% of all materials used in building construction are locally sourced to reduce environmental impact
- 96% of all waste generated during construction will be diverted to reduce landfill and environmental impact
- 87% of regularly occupied space are sufficiency daylight to reduce unnecessary energy consumption
- 100% wood product used in the project will be FSC certified to mitigate the impact of deforestation
- All paints and sealants used in the project contains minimum to low volatile organic compound to enhance indoor air quality
- 27% of building material used are ecolabelled or Green pro certified to reduce carbon emission footprint
- Project has prioritized parking provision for Differently abled , Alternate fueled vehicles along with bicycles



Front Elevation View

*A promise  
to deliver the best of  
luxury lifestyle*



*A Construction that You Can Count on*



Organization comprising of entrepreneurs having acumen in the real estate segments for so long. Partners promoted a venture with a real business credo to be utilized for ultra modern developments providing all possible facilities thereto.

Vision is to create a exemplary development.

Mission is to continuous search for providing afford ability to the dwellers.

Trust is there, opportunities exits so the team members are confident to grow and grab with the business during the upcoming period of time.



At Collage, we are an Architectural team with the passion to see projects manifest that are Critically meaningful and creatively unique.

Our studio's focus is on exploration of design strategies that mediate and reinterpret that boundary between traditional / cultural values and contemporary living. A synthesis that blends old and new, international and regional.

We belief in identifying, engaging deeply with and simplifying the complexities of projects. We go by the motto that Good Design is always simple. it should provoke and stimulate but not be and seem unnatural.

Developer



Co. Developer



Site Address

1581, Nayabad Road, Ward no 109  
Mouza - Nayabad, P.S - Purba Jadavpur  
Kolkata - 700 094



Architect



Strategic Partner



**RERA Reg. No. : WERERA/P/KOL/2023/000B19**

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