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a reflection of  
the lifestyle to come

**kokila**  
**Villa Ivory**





Welcome Home... ..

A home is more than just walls and ceilings. it's a place where dreams are dreamed, memories are made and where the passage of time is celebrated with the people you love.

In more ways than one, your home is a place that reflects who you are to the world, and is the place where you spend most of your non-working hours.

Which is why choosing the right home is important. It has been specially conceived for people who want more from life and their homes for that rare breed of dreamers and achievers for whom good is not good enough.



The next dimension of vill life



is everything you wanted in a home and more spacious, well designed, loaded with amenities and surrounded by the beauty of nature to give you a quality of life that is comparable with the best the world has to offer.

welcome to Kokila Villa Ivory

welcome home





**LAYOUT PLAN**





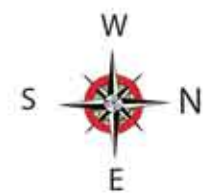
# FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



### AREA STATEMENT

Ground Floor Area : 1082 Sq.ft.  
 First Floor Area : 984 Sq.ft.  
 St. Case Head Room : 146 Sq.ft.  
 Total Built Up Area : 2212 Sq.ft.

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## Specification

- Structure : RCC framed structure. Fly Ash masonry work for walls.
- Flooring finishes : Vitrified floor tiles in living, dining, kitchen, puja and bedrooms.  
Granite/Kota/marble finish to the staircase. Antiskid floor tiles in the toilets and balconies.
- Kitchen : Granite based kitchen top with stainless steel sink. 2' height ceramic tiles above cooking platform with modular points, Provision for exhaust fan.
- Doors : Main door : Bothside vineered flush door.  
All other doors are of Company made flush door.
- Windows : UPVC framed glass shutters with MS grill protection.
- Electrical : Premium quality copper wire with modular switches and fitting. Provision for Telephone, Inverter, Internet Cable, A.C. and Geyser point.
- Sanitary : Wash basin in Dining area. Jaquar/ Hindware / Equivalent closets, wash basins and health faucet will be provided in toilets with Jaquar/Hindware/ Equivalent CP fittings and wall mixture.
- Wall finish : Internal walls : finished with two coat putty.
- External walls : Finished with exterior weather coat paints. Asian/Berger/Equivalent
- Toilet walls : Finished ceramic glazed tiles up to 7' height.
- Staircase : Fitted with stainless steel railing.





## Amenities

- ▶ 30' Internal Road
- ▶ 24 hrs Security
- ▶ Individual Boundary wall
- ▶ Community Hall
- ▶ Provision for Power Back up
- ▶ All round Plantation
- ▶ Septic tank & Soakpit



## Location Map

### Proximity

#### Health Care

AIIMS, Sum Hospital, AMRI  
Kanungo Institute of Diabetes  
Ayurvedic College cum Hospital

#### Entertainment

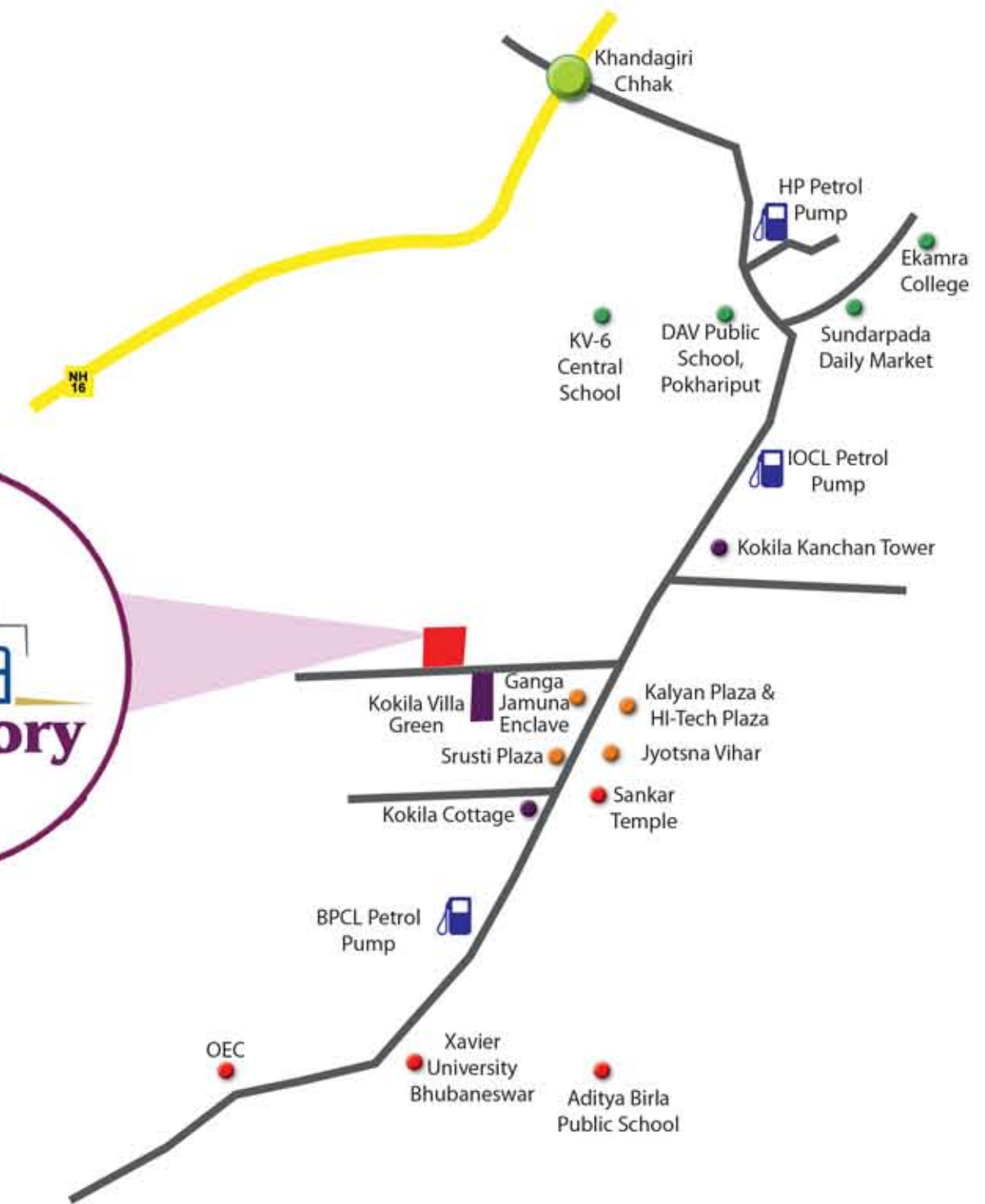
Khandagiri & Udaygiri, Dhauli  
Jaydev Vatika

#### School

Happy Kidz School,  
Central School Pokhariput  
Pokhariput DAV, Redcliff School,  
Aditya Birla Public School

#### College

CV Raman Engineering College  
NM Institute of Engineering &  
Technology, Utkal Aerospace  
Engineering College, NIIS Business  
School, GITA, ITER, Kalinga Industrial  
Training Centre, Ekamra College  
Gopabandhu School of Hotel  
Management, Satya Sai Womens  
College, Xavier University,  
Odisha Engineering College.



NOT TO SCALE