



mani
TRIBHUVAN

THIS COULD BE YOUR LIFE. :('WE NEED ADDITIONAL CCTV FOR THE MAIN GATE' | 'THE
ROW HOUSE PLUMBING NEEDS TO BE CHANGED' | 'THE TERRACE ROOF IS LEAKING AFTER
YESTERDAY'S DOWNPOUR' | 'THE MAALI HAS NOT COME FOR THREE DAYS TO CUT THE
GRASS' | 'WE NEED TO INVITE FRIENDS FROM ACROSS THE CITY TO SIT AND CHAT' | 'WATCH
TV IN THE MORNING, WATCH TV DURING THE DAY, WATCH TV IN THE EVENING...'



OR THIS COULD ALSO BE YOUR LIFE. :) 'THE BODY FELT REVIVED AFTER THE MORNING WALK WITH MS AGARWAL' | 'WE HAD A SMALL IMPROMPTU GARDEN PARTY AFTER THE WALK' | 'I WALKED BAREFOOT ON THE GRASS AND FELT THE MORNING DEW ON MY FEET' | 'BITTU BOUGHT A NEW BAT AND WE PLAYED OUR 'TEST' MATCH' | 'THE CHIT-CHAT AFTER YOGA BECAME A TWO-HOUR ADDA SESSION!' | 'WE ARE MEETING UNDER THE TREE AFTER DINNER'




WHY THE AGE OF STANDALONE INDIVIDUALS

1




THERE IS A GROWING NEED FOR SOME COMPANY, NEIGHBOURS AND TOGETHERNESS.

2




THERE IS A GROWING NEED TO ESCAPE THE HEADACHES RELATED TO STANDALONE LIVING (ESPECIALLY RELATED TO MAINTENANCE).




INDIVIDUAL HOMES APPEARS TO BE OVER

3




THERE IS A GROWING CONCERN ABOUT SECURITY, WHICH HAS VIRTUALLY REDUCED EVERY ROW HOUSE OR BUNGALOW TO A FORTRESS.

4



THERE IS A GROWING RECOGNITION THAT A STANDALONE BUNGALOW WITH A SMALL GARDEN IS NO MATCH FOR A GATED COMPLEX WITH A GARDEN 30 (OR EVEN 50) TIMES LARGER.



A FEW DECADES AGO, PEOPLE
LIVED IN RESIDENCES THAT
ENHANCED THEIR PRIVACY.



TODAY, PEOPLE INCREASINGLY
RECOGNIZE THE NEED TO
BEFRIEND AND SOCIALIZE.

AT ORCHARD, MANI TRIBHUVAN, WE ARE OFFERING A UNIQUE HYBRID - PRIVACY IN THE
APARTMENTS AND TOGETHERNESS IN THE SPRAWLING OUTDOORS.





PREMIUM LOW RISE
ELEVATIONS TO
CREATE COCOONED
RESIDENCES THAT
MERGE INTO THE
SURROUNDING GREENS.

BEDECKED WITH GRASSED
BALCONIES OVERLOOKING
GARDENS AND
CONTINUOUSLY FLOWING
GREEN SPACES BETWEEN
THE BLOCKS.



TUCKED INTO
DEDICATED
TRAFFIC-FREE
GREEN AREAS AND
THEME GARDENS.

3 SIDE-OPEN DUPLEX
APARTMENTS WITH A
BUNGALOW FEEL AND
PRIVATE ENTRANCE
LOBBIES.




ORCHARD,
MANI TRIBHUVAN
HAS BEEN
CONSCIOUSLY
DESIGNED AS A
RESIDENTIAL
PROPERTY AROUND
**INTERACTION AND
INTEGRATION.**







mani TRIBHUVAN



Total towers 11
Total duplex units 71
5bhk duplex units 11
4 bhk duplex units 60

5 BHK Duplex
2700-2950 sqft (built up)

4 BHK Duplex
2180-2300 sqft (built up)



THE []-ACRE
MANI TRIBHUVAN
IS DIFFERENT.

IT INTEGRATES THE LONG-STANDING AMENITIES OF THE APARTMENT,
BUNGALOW AND PENTHOUSE. WITH THE CONVENIENT UPSIDES OF LIVING IN
A WORLD-CLASS GATED COMMUNITY.

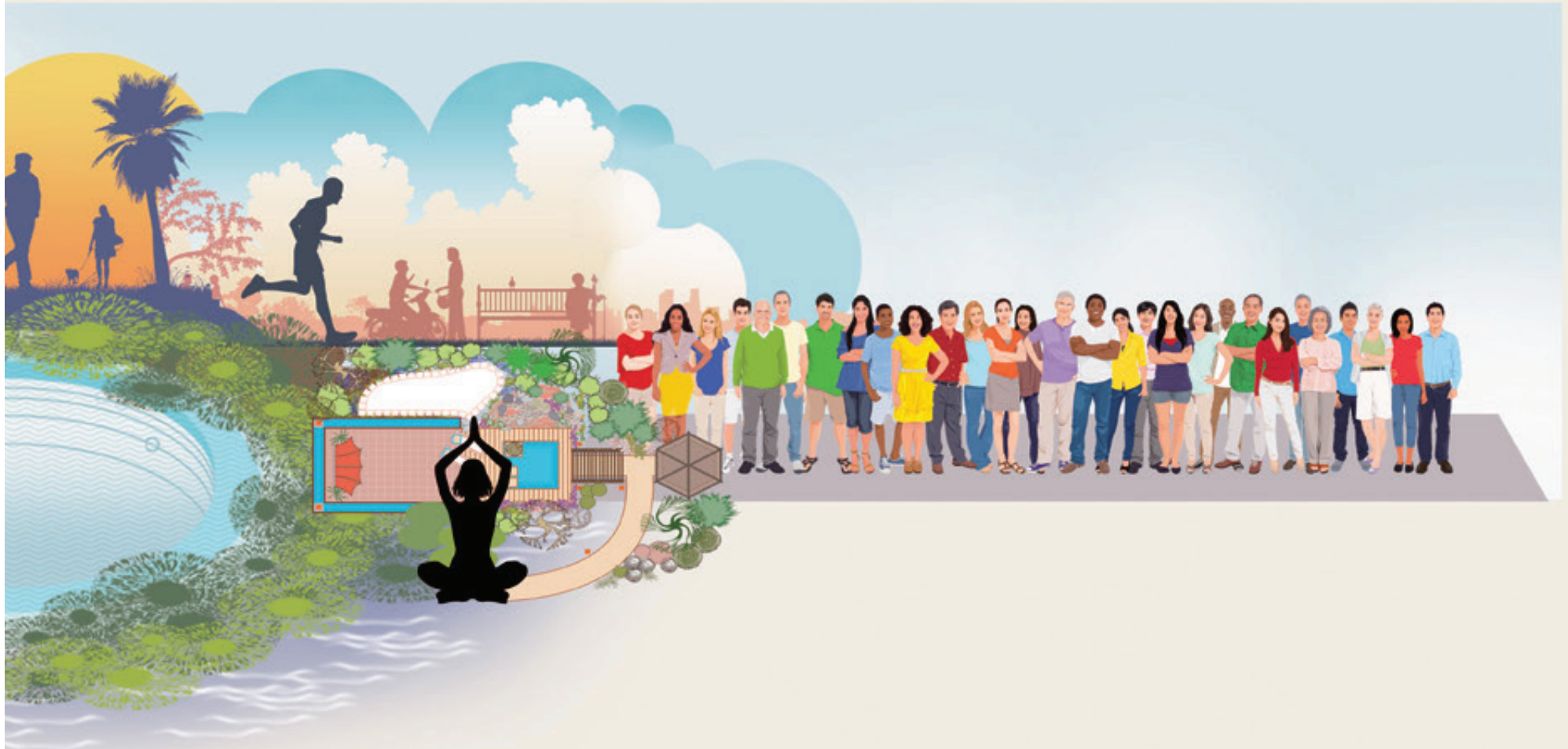




RICH LANDSCAPING AROUND GARDENS AND WATER BODIES. A CENTRAL GREEN SPACE WITH LAGOONS , RECREATIONAL ACTIVITIES, AROMA GARDEN, PLAY AREA, SOUND GARDEN, SIT-OUTS.

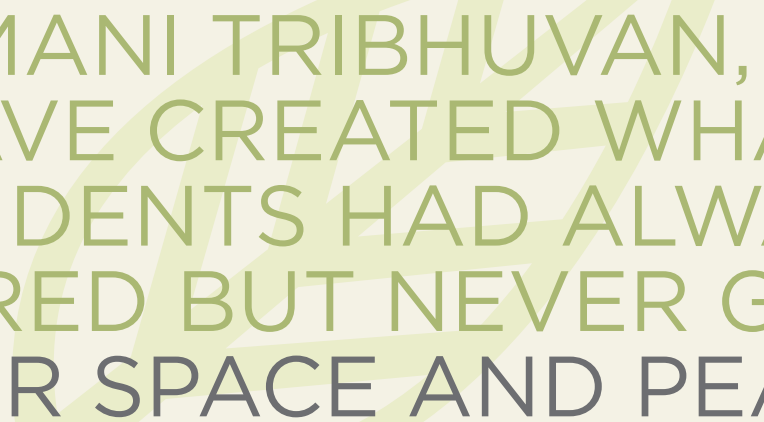
SPACE FOR THOSE WHO WALK, JOG, MEDITATE, CONGREGATE - OR THOSE TO JUST SIT AROUND.

NOT OUTDOORS WHERE PEOPLE WILL MERELY WALK OR RELAX; A DESIGN INTENDED TO ENHANCE HAPPINESS BY BRINGING RESIDENTS TOGETHER.



NOT MERELY RESIDENTS ENGAGING IN THE USUAL CONVERSATION WITH EACH OTHER; A SENSE OF COMMUNITY THAT MAKES IT POSSIBLE TO SUPPORT AND CELEBRATE COLLECTIVELY.

**THE 'BUILT' AND 'UNBUILT' BALANCE. A NEW LIFESTYLE.
TODAY'S HOME. TOMORROW'S LIVING.**



AT MANI TRIBHUVAN, WE
HAVE CREATED WHAT
RESIDENTS HAD ALWAYS
DESIRED BUT NEVER GOT -
INNER SPACE AND PEACE.

AT ORCHARD, MANI TRIBHUVAN, WE OFFER A WELCOME DIFFERENCE -
BUNGALOW-STYLE LIVING WITH APARTMENT-TYPE EASE.







LAVISH SPLIT-LEVEL HOMES
WITH EXCLUSIVE PRIVATE
LOBBIES. DOUBLE HEIGHT LIVING
SPACES. LARGER WINDOWS
ALLOWING MORE NATURAL
LIGHT PENETRATION AND BETTER
VENTILATION.



EACH APARTMENT ON THE GROUND
WILL HAVE A PRIVATE GARDEN
OVERLOOKING THE LIVING ROOM.
AND EVERY BUILDING WILL HAVE
A LANDSCAPED TERRACE WITH
WATER BODIES.



IN MOST MODERN APARTMENTS, THE STRICTLY USABLE AREA IS MUCH LOWER THAN WHAT THE CUSTOMER PAYS FOR; AT ORCHARD, MANI TRIBHUVAN, SUPERIOR DESIGN PLANNING HAS RESULTED IN THE USABLE AREA BEING HIGHER THAN MOST PROPERTIES.

BECAUSE THE SIMPLICITY OF APARTMENT DESIGN HAS ENHANCED SPACE EFFICIENCY, OPTIMIZED INTERNAL MOVEMENT AND MAXIMIZED VALUE FOR THE RESIDENT.

SPACIOUS OUTSIDE. SPACIOUS INSIDE.



LOCATION

SITUATED ON NANDAN KANAN MAIN ROAD WHICH LEADS INTO CUTTACK.

THE NEW RAILWAY STATION UNDER CONSTRUCTION IS A STONE'S THROW FROM MANI TRIBHUVAN.

AT KALARAHANGA, NANDANKANAN ROAD, PATIA, BHUBANESWAR.

NEAR RAGHUNATHPUR BRIDGE (OPPOSITE RELIANCE FRESH).



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TRIBHUVAN

Big Bazar (1.5 km)

KIIT University (2.3km)

KIMS Hospital (2.7km)

Sai International School (3.3km)

Infosys, Wipro & TCS (4km)

Kalinga Hospital (5.5km)

Apollo Hospital (6.7km)

Hotel Trident (7.5km)



mani
tribhuvan
ORCHARD

Janpath

Rasulgarh Circle



Mancheswar Railway station



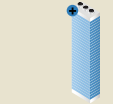
Bhubaneswar Railway station



Bhubaneswar State Museum Municipal Corporation Office



Lingaraj Temple



Railway Hospital

Vani Vihar

Acharya Vihar

Jaydev Vihar



GPO

Sachivalaya Marg

Bidyut Marg

MG Marg

Rajpath

Nandan Kanan Road



Nandan Kanan Zoological Park



KIIT



College of Engineering Bhubaneswar



Kalinga Hospital



XIMB



Hotel Trident



Hotel Mayfair Lagoon



Raj Bhavan



Bhubaneswar club



Airport



TCS



Wipro



Infosys

Azad Marg

Ekamra Marg

Raj Bhavan (11.5km)

Bhubaneswar Railway Stn (13km)


Airport (15km)



FOR A NUMBER OF PEOPLE, THE GREATEST UNWIND WOULD BE PUTTING UP THEIR LEGS, SIPPING THE BEST DRINK, SEEING THE SUN TRANSFORM INTO AN ORANGE BALL AT TWILIGHT AND FEELING A COOL CHILL ROLL DOWN THE PLAINS.




ABSOLUTELY FICTIONAL.
UNTIL NOW.



AN INCREASING NUMBER OF
PEOPLE RECOGNIZE THAT LEISURE
NEEDS TO EXTEND BEYOND THE
PHONE, MALL AND CINEMA.

THERE IS A GROWING OPINION
TO SUPPORT THAT THE BEST
LEISURE IS SPENT IN THE
COMPANY OF OTHER PEOPLE.



AND THE EVIDENCE OF
THE DAY IS AT HAND TO
INDICATE THAT THESE
LEISURE FORMS ARE MOST
EFFECTIVE WHEN THEY
ARE PROXIMATE (NO
COMMUTES, NO QUEUES!).

BY BRINGING THE KIND OF LEISURE
THAT WOULD EARLIER BE ACCESSED
ACROSS LOCATIONS INTO A
SINGLE RESIDENTIAL FACILITY,
ORCHARD, MANI TRIBHUVAN HAS
TAKEN BHUBANESWAR'S LIFESTYLE
STANDARD AHEAD.



BRINGING A
SPARKLE TO LIFE!

SWIMMING

NOTHING LIKE A DIP IN THE COOL BLUE TO DROWN YOUR TIREDNESS
INDOOR AND OUTDOOR SWIMMING POOLS WITH CHANGING ROOMS (M/F)





KIDS' PLAY AREA

The purest thing in the world is the innocence of children being children.

Creche

COFFEE SHOP

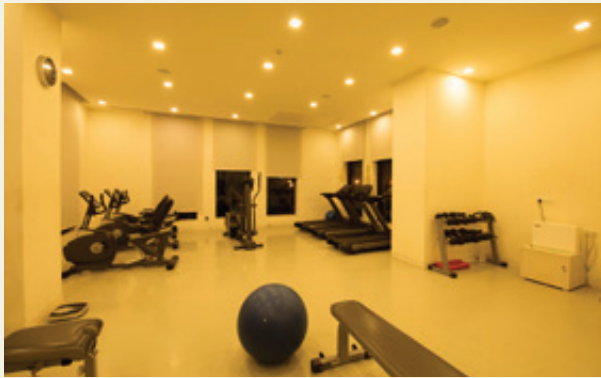
The tongue smoothens.
The mind tingles. The eyes mist. The world slows. The mood improves. After a drink...



INDOOR GAMES

Sometimes it is not as important to win and excel as to simply play and have a good time.

Carom | TT | Pool | Video games | Billiard's/
Darts room | Mini bowling | Air hockey | Virtual
golf



GYMNASIUM

An opportunity to flex your muscles in front of a mirror without wifey hissing 'Narcissist!'

- State-of-the-art equipment
- Fully air-conditioned multi-gym
- Professional trainers

SPORTS

It is still possible to sweat ...without stress. Pant ...without getting a stroke. Strategise ...without thinking money. Through the good old sports!

Tennis | Badminton | Basketball | Cricket nets | Squash courts





BANQUET HALL

You can always celebrate in St Moritz. Until then, there is our banquet hall.

- [] sq. ft. banquet hall
- []-seating cover
- Ideal for celebrations and corporate meetings
- Overlooking lush lawns
- Provision for barbecue and buffet style parties



YOGA / MEDITATION ROOM

Shut your eyes. Open your mind.

- Aesthetic interiors
- Peaceful surroundings
- Qualified trainers

MINI THEATRE

Get Shah Rukh to entertain you at your chosen hour! Or Patrick Swayze. Or Bradd Pitt. Take your pick.

GOOD LIVING

Jog 20 kmph, run up an incline, drip with sweat ...and find you are still happily in the same place.

-Joggers track

-Landscaped greens



SPA/SAUNA

Heard about the neck squeeze you can feel in your knees?

- Thai, herbal and Swedish massages
- Trained masseuse
- Private steam and sauna rooms



MULTI-ACTIVITY ROOM

You are never too old to learn!

Hone a hobby: Dance | Drawing | Music |
Cookery

LIBRARY

Dream with your eyes open. Travel without
stepping out.

PROPOSED FACILITIES

Advanced Fire Fighting System | Intercom | Cable | Broadband Network | Visitors' Car Park | Sewage Treatment Plant
| Rainwater Harvesting system | Power Backup for Common Areas | Water Filtration Plant | 24-hour Water Supply

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change**for**good

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TRIBHUVAN

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