



**IVORY ARCHES**  
LUXURY MADE SIMPLE



## **Project Report: IVORY ARCHES**

**Luxury Made Simple**

## **1. Project Overview**

Ivory Arches is a luxury residential development located in Vatika India NXT2, on the newly-built Dwarka Expressway, Gurugram, Haryana. Part of a 200-acre integrated township, the project offers low-rise, low-density living with thorough planning, smart home automation, and premium specifications.

This township is designed for both comfort and practicality, offering a lifestyle upgrade and strong investment potential as Dwarka Expressway emerges as the region's next commercial and retail hub.

## **2. Location & Connectivity**

- Location: Sectors 88A and 88B, Gurugram, Haryana
- Located on the Dwarka Expressway
- Proximity:
  - 8 km from ISBT (Inter-State Bus Terminal) – Proposed
  - 5 min drive to NH8 (Delhi-Jaipur Highway)
  - Easy access to IGI Airport
  - Near reputed schools (e.g., Delhi Public School), hospitals, and shopping malls

## **3. Project Highlights**

- Forms part of a 200-acre planned township
- Design: Entirely low-rise, low-density community
- Inclusive of hospitals, nursing homes, and schools within the township
- Managed by a reputed facility management company
- Exclusive clubhouse with multiple lifestyle amenities
- Excellent NH8 & IGI Airport connectivity

## **4. Floor Plans and Configurations**

Available Plot Sizes & Configurations:

- 180 sq. yd.
  - Type: 3 BHK & 3 BHK + Terrace
  - Orientation: East facing
  - Plot No: H-40/22
- 227 sq. yd.
  - Type: 3 BHK + Study & 3 BHK + Study + Terrace
  - Orientation: East facing
  - Plot No: E-31/24

- 261 sq. yd.
  - Type: 4 BHK & 4 BHK + Terrace
  - Orientation: Park facing
  - Plot No: J-12/24

Pricing: On Request

## 5. Specifications

Structure & Materials:

- RCC framed structure using premier steel (FE500, Rathi/Kamdhenu/equivalent) and Ultratech (or equivalent) cement
- First-class brickwork, waterproofing by Dr. Fixit
- External/internal plaster (1:4 and 1:6)

Finishes:

- Flooring: Italian stone (main areas), granite (kitchen/staircase), vitrified tiles (terrace)
- Walls: POP with veneer panelling, ceramic tiles in toilets, plastic paint finishing
- Ceilings: POP ceilings with coves
- Doors: Veneer flush doors with fittings
- Windows: Aluminium windows with DGU (double glazed units, 5+5mm)
- Modular kitchen, designer wardrobes/consales

Other Features:

- Electronic locks (Godrej/equivalent)
- Split AC (Daikin)
- Elevator (Otis)
- Complete electrical and plumbing works with reputed brands
- CCTV cameras for common areas (CP Plus)
- Front & rear boundary walls, stainless steel entrance gate
- EV charger provision
- Overhead and underground water storage tanks

## 6. Lifestyle & Amenities

- CLUBHOUSE FACILITIES:
  - Gym
  - Swimming pool
  - Party hall

- Children's play area
- OUTDOOR SPACES:
  - Green gardens
  - Terraces
  - Ample parks and landscaped green zones
- SECURITY:
  - CCTV surveillance
  - Intercom
  - Gated, secured community

### **7. Payment Plan**

- Booking Amount: ₹10,00,000
- Within 30 days: 10% of Total Sale Consideration (less booking amount)
- Within 60 days of booking: 10% of TSC
- Within 15 days of Super Structure Completion: 30% of TSC
- On Offer of Possession: 50% of TSC

*Note: Payment plan may change at the seller's discretion.*

### **8. Project Team**

- Deepak Arora  
Entrepreneur, business leader, with a background in real estate and fashion.
- Vishesh Swarup Mathur  
Over 25 years of experience, heads ZAK Spaces, specializes in turnkey construction and interiors.
- Karan Bhalla  
Family of Vatika Group promoters, with experience in medical, hospitality, and real estate sectors.

### **9. Investment Perspective**

- Located at an upcoming prime corridor (Dwarka Expressway)
- Limited, low-density inventory supports property value appreciation
- Immediate access to highways, transit, and urban infrastructure ensures strong rental and resale value

### **10. Disclaimer**

All images used are artistic impressions; actual delivered product may differ.

For further details:

Visit [www.ivoryarches.com](http://www.ivoryarches.com)

Developed by ZAK Spaces & Interiors.

### Project Cost Estimate

<b>Project cost details</b>			
<b>Sr. No.</b>	<b>Component</b>	<b>Amount in lacs</b>	
<b>1.</b>	<b>1. Total land cost</b>	497.00	
	<b>2. External Development Charges</b>	-	
	<b>3. Infrastructure Development Charges (as per LOI)</b>	-	
	<b>4. Cost of construction (apartment + commercial units)</b>	723.68	
	<b>5. Other costs</b>		
	Administrative cost	190.77	
	Interest to financial institutions	-	
	Renewable of approvals	27.54	
	Taxes & Cess	3.94	
	Marketing cost	95.38	
	Any other	38.15	
	<b>6. Total (1+2+3+4+5)</b>	<b>1,576.46</b>	
<b>2.</b>	<b>Internal development works</b>		
	<b>1. Services</b>	172.51	
	<b>2. Community building/ site</b>		
		i. Community Centre	NA
		ii. Nursery School(s)	NA
		<b>Sub Total</b>	-
<b>3. Total cost of IDW (1+2)</b>	<b>172.51</b>		
<b>4. Total project cost (6+3)</b>	<b>1,748.97</b>		

***END OF REPORT***