Utkal BUILDERS
Happy Communities

Utkal LEVELS
PAHAL

INFORMATION DOSSIER

RERA No- RP/19/2022/00840

Utkal BUILDERS
Happy Communities

Site Address: Facing Jagannath Temple, NH-16, Pahal, Bhubaneswar - 752 101.
Corporate Office Address: 777, Virayatan, Maharishi College Road, Saheed Nagar, Bhubaneswar, Odisha - 751 007.

sales@utkalbuilders.com | www.utkalbuilders.com | ORERA No.: RP/19/2022/00840 I https://pacms.orera.in

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Artist's Impression

RERA No- RP/19/2022/00840

THE NEXT LEVEL OF PLANNING

- Master Plan
- Stilt Floor Plan
- Basement Plan
- MLCP 1 Plan
- MLCP 2 Plan
- Podium Plan
- Crest - Terrace Plan
- Crown & Pinnacle - Terrace Plan
- Crest - Typical Floor Plan
- Crest - Flat No 1 (Unit Plan)
- Crest - Flat No 2 (Unit Plan)
- Crest - Flat No 3 (Unit Plan)
- Crest - Flat No 3 Isometric View - 4 BHK
- Crown - Typical Floor Plan
- Crown - Flat No 1 (Unit Plan)
- Crown - Flat No 2 (Unit Plan)
- Crown - Flat No 2 Isometric View - 3 BHK
- Crown - Flat No 3 (Unit Plan)
- Crown - Flat No 4 (Unit Plan)
- Pinnacle - Typical Floor Plan
- Pinnacle - Flat No 1 (Unit Plan)
- Pinnacle - Flat No 2 (Unit Plan)
- Pinnacle - Flat No 3 (Unit Plan)
- Pinnacle - Flat No 4 (Unit Plan)

MASTER PLAN

1. ENTRY / EXIT
2. LANDSCAPING
3. SECURITY ROOM
4. CYCLE TRACK
5. DROP OFF
6. DRIVE WAY
7. BASKET BALL COURT
8. SHADED SEATING
9. TEMPLE

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Artist's Impression

STILT FLOOR PLAN

1. ENTRY / EXIT
2. LANDSCAPE
3. SECURITY ROOM
4. SEATING
5. DRIVEWAY
6. CYCLE TRACK
7. DROP OFF
8. ENTRANCE LOBBY
9. METER ROOM
10. LV ROOM
11. DEPARTMENTAL STORE
12. PHARMACY
13. PANEL ROOM
14. RAMP
15. DRIVER ROOM
16. DG/SUB/ STATION / TRANSFORMER
17. BASKET BALL COURT
18. SHADED SEATING
19. TEMPLE
20. PLANTATION

NUMBER OF CARS: 75

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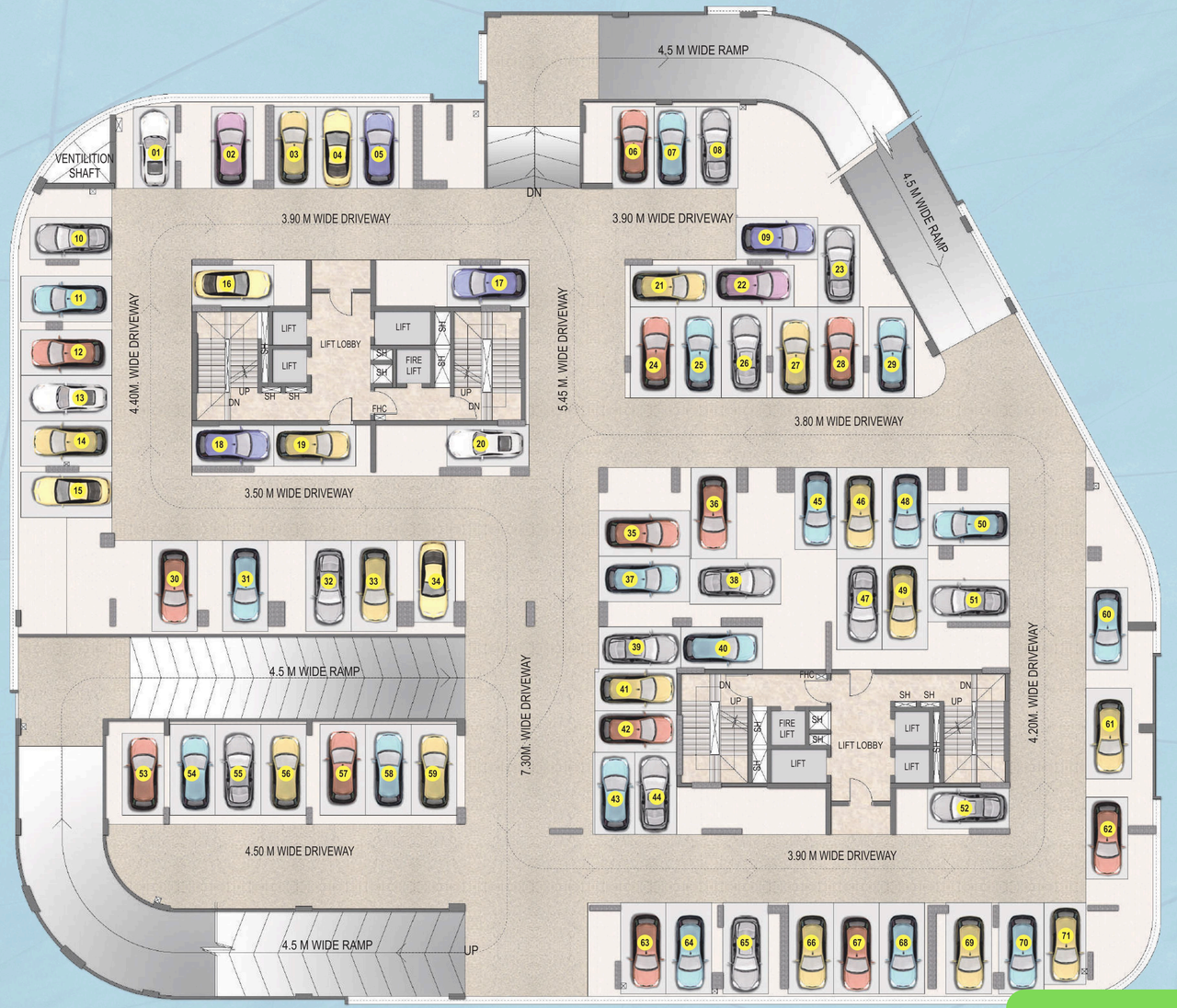
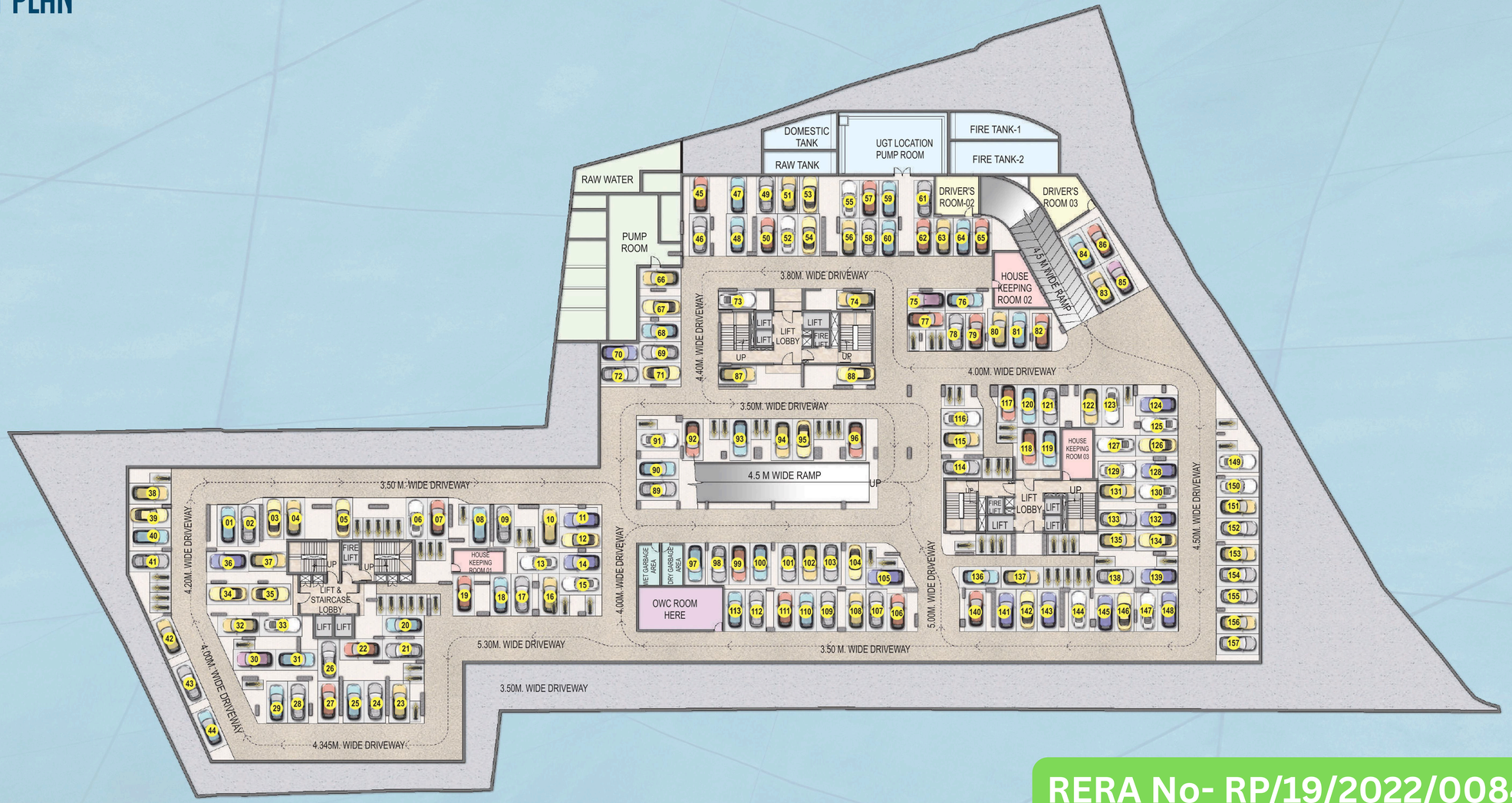
MLCP 1 PLAN



NO OF CARS: 71

RERA No- RP/19/2022/00840

BASEMENT PLAN



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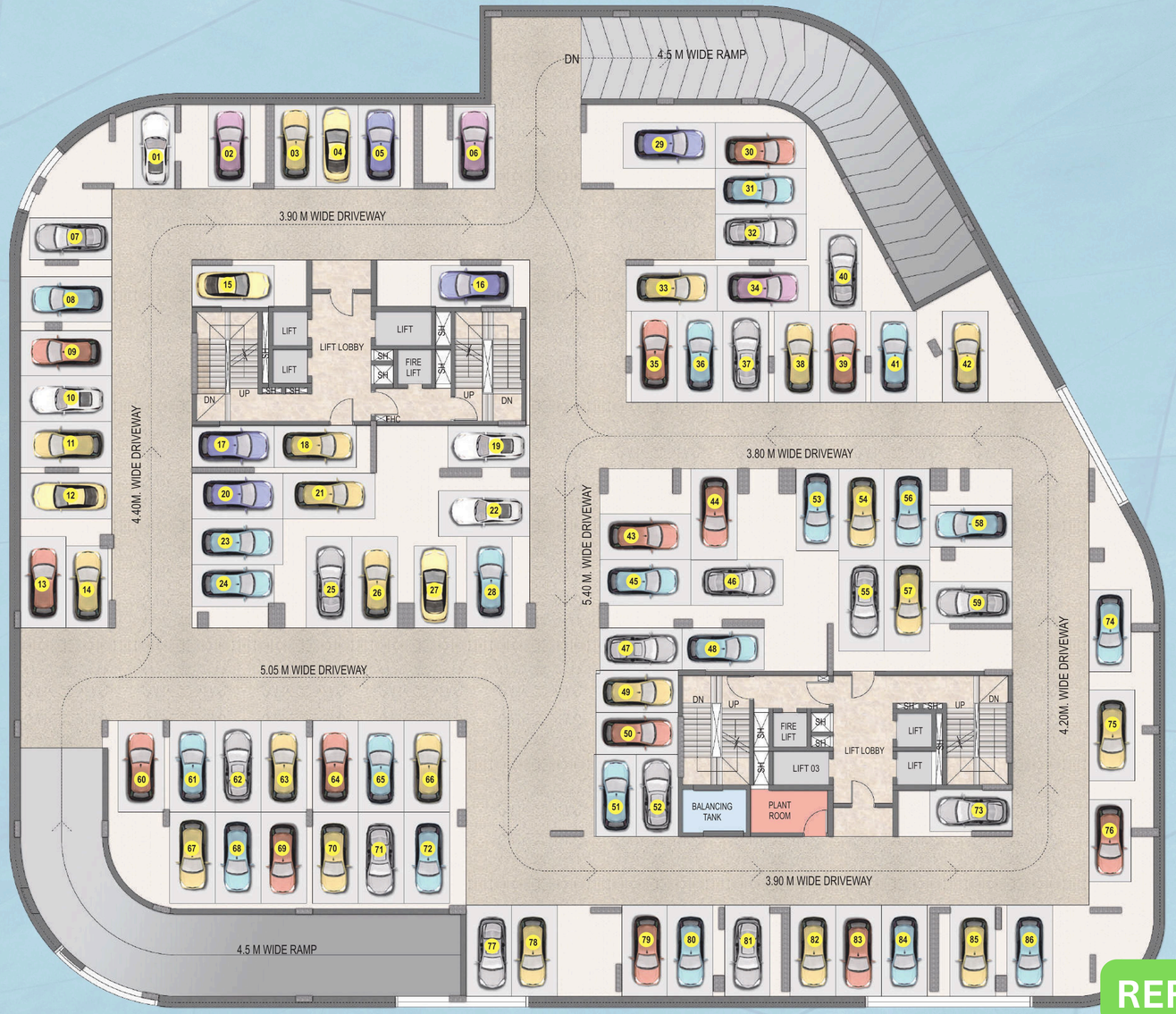
NO OF CARS: 159

MLCP 2 PLAN



NO OF CARS: 86

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CREST - TERRACE PLAN

1. SEATING DECK
2. PANTRY
3. EXCLUSIVE SKY LOUNGE
4. SKATING RINK
5. TOILET
6. SKY PLEX AREA
7. SCREEN
8. AMPHITHEATRE
9. PARTY LAWN

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CROWN & PINNACLE - TERRACE PLAN

1. EXCLUSIVE SKY LOUNGE
2. SENIOR CITIZENS SITTING
3. TAI CHI YOGA LAWN
4. SEATING DECK
5. FITNESS COURT
6. REFLEXOLOGY GARDEN
7. DAY BED
8. PARTY LAWN
9. WATER FEATURE
10. SCULPTURE
11. DJ/DRINKS COUNTER
12. CHILDREN'S PLAY AREA
13. TOILET
14. TODDLER'S PLAY AREA
15. OBSERVATORY DECK WITH TELESCOPE
16. BOX CRICKET PITCH
17. PAVILION

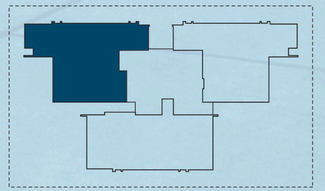
RERA No- RP/19/2022/00840

CREST - TYPICAL FLOOR PLAN

FLAT NO.	FLAT TYPE	RERA CARPET AREA	EXCLUSIVE BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	BUA (SQ.FT)	SBA (SQ.FT)
1	4 BHK - SERVANT CUBIC	1835	257	2092	2291	3096
2	4 BHK - SERVANT CUBIC	1755	257	2012	2218	2997
3	4 BHK - SERVANT CUBIC	1909	228	2137	2334	3155

RERA No- RP/19/2022/00840

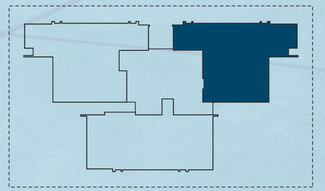
CREST - FLAT NO 1 (UNIT PLAN)



FLAT NO.	FLAT TYPE	RERA CARPET AREA	EXCLUSIVE BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	BUA (SQ.FT)	SBA (SQ.FT)
1	4 BHK - SERVANT CUBIC	1835	257	2092	2291	3096

RERA No- RP/19/2022/00840

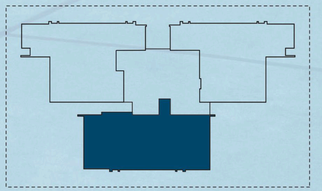
CREST - FLAT NO 2 (UNIT PLAN)



FLAT NO.	FLAT TYPE	RERA CARPET AREA	EXCLUSIVE BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	BUA (SQ.FT)	SBA (SQ.FT)
2	4 BHK - SERVANT CUBIC	1755	257	2012	2218	2997

RERA No- RP/19/2022/00840

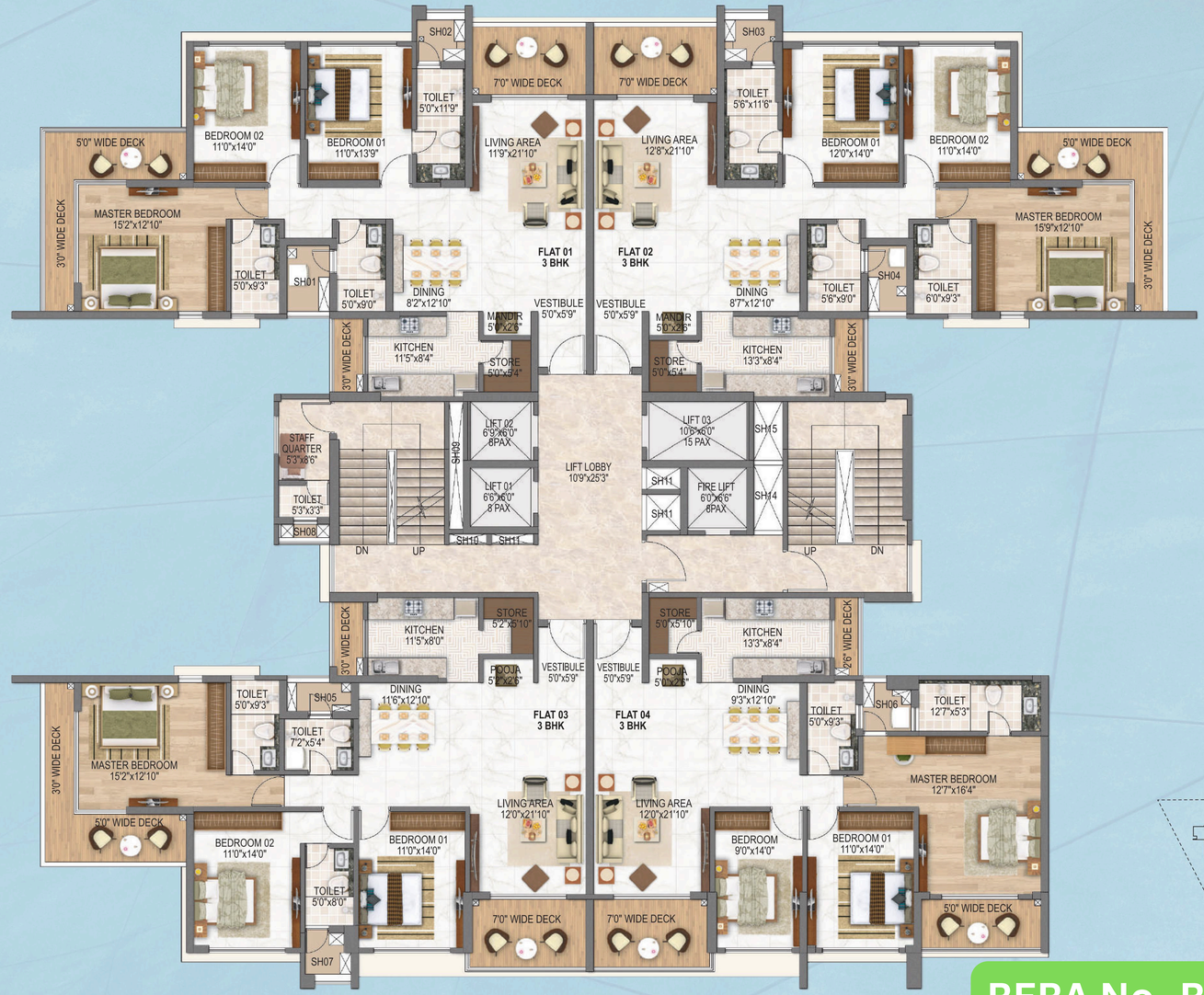
CREST - FLAT NO 3 (UNIT PLAN)

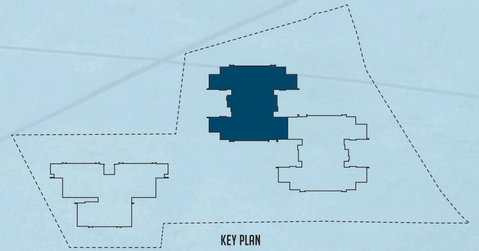

KEY PLAN

FLAT NO.	FLAT TYPE	RERA CARPET AREA	EXCLUSIVE BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	BUA (SQ.FT)	SBA (SQ.FT)
3	4 BHK - SERVANT CUBIC	1909	228	2137	2334	3155

RERA No- RP/19/2022/00840

CROWN - TYPICAL FLOOR PLAN



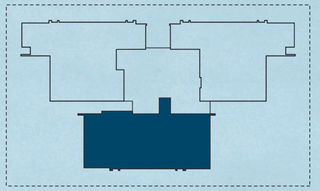


FLAT NO.	FLAT TYPE	RERA CARPET AREA	EXCLUSIVE BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	BUA (SQ.FT)	SBA (SQ.FT)
1	3 BHK	1328	261	1589	1743	2355
2	3 BHK	1411	272	1683	1841	2488
3	3 BHK	1333	260	1593	1743	2355
4	3 BHK	1271	194	1465	1588	2146

RERA No- RP/19/2022/00840

CREST - FLAT NO 3

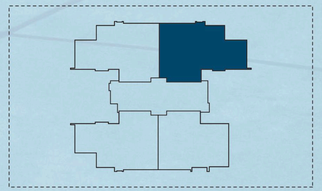
ISOMETRIC VIEW - 4 BHK



KEY PLAN

RERA No- RP/19/2022/00840

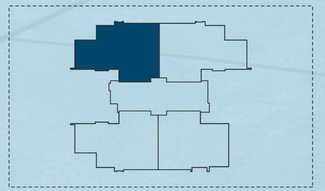
CROWN - FLAT NO 2 (UNIT PLAN)



FLAT NO.	FLAT TYPE	RERA CARPET AREA	EXCLUSIVE BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	BUA (SQ.FT)	SBA (SQ.FT)
2	3 BHK	1411	272	1683	1841	2488

RERA No- RP/19/2022/00840

CROWN - FLAT NO 1 (UNIT PLAN)



KEY PLAN

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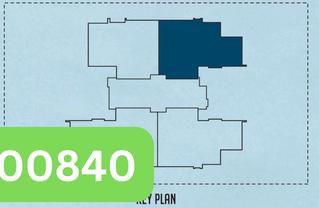
FLAT NO.	FLAT TYPE	RERA CARPET AREA	EXCLUSIVE BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	BUA (SQ.FT)	SBA (SQ.FT)
1	3 BHK	1328	261	1589	1743	2355

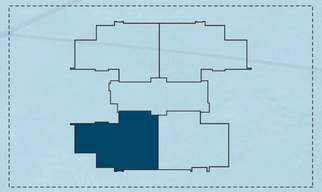
RERA No- RP/19/2022/00840

CROWN - FLAT NO 2
ISOMETRIC VIEW - 3 BHK



RERA No- RP/19/2022/00840

CROWN - FLAT NO 3 (UNIT PLAN)

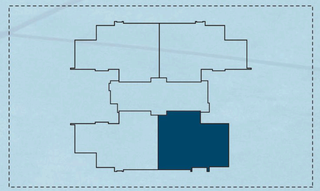


KEY PLAN

FLAT NO.	FLAT TYPE	RERA CARPET AREA	EXCLUSIVE BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	BUA (SQ.FT)	SBA (SQ.FT)
3	3 BHK	1333	260	1593	1743	2355

RERA No- RP/19/2022/00840

CROWN - FLAT NO 4 (UNIT PLAN)



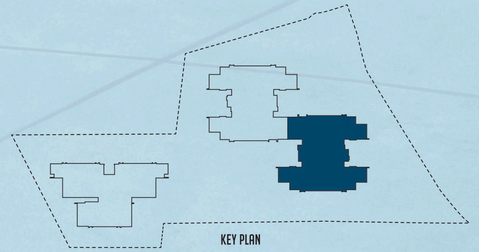
FLAT NO.	FLAT TYPE	RERA CARPET AREA	EXCLUSIVE BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	BUA (SQ.FT)	SBA (SQ.FT)
4	3 BHK	1271	194	1465	1588	2146

RERA No- RP/19/2022/00840

PINNACLE - TYPICAL FLOOR PLAN

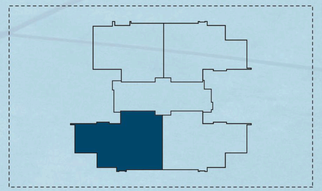
TOWER 'C'

FLAT NO.	FLAT TYPE	RERA CARPET AREA	EXCLUSIVE BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	BUA (SQ.FT)	SBA (SQ.FT)
1	3 BHK	1328	261	1589	1743	2355
2	3 BHK	1411	272	1683	1841	2488
3	3 BHK	1333	260	1593	1743	2355
4	3 BHK	1271	194	1465	1588	2146



RERA No- RP/19/2022/00840

PINNACLE - FLAT NO 2 (UNIT PLAN)

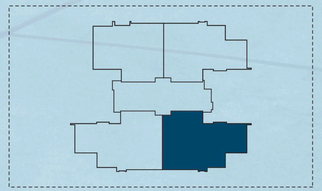


KEY PLAN

FLAT NO.	FLAT TYPE	RERA CARPET AREA	EXCLUSIVE BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	BUA (SQ.FT)	SBA (SQ.FT)
2	3 BHK	1411	272	1683	1841	2488

RERA No- RP/19/2022/00840

PINNACLE - FLAT NO 1 (UNIT PLAN)

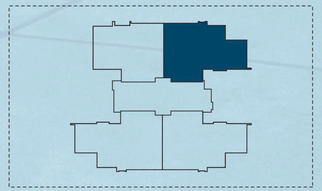


KEY PLAN

FLAT NO.	FLAT TYPE	RERA CARPET AREA	EXCLUSIVE BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	BUA (SQ.FT)	SBA (SQ.FT)
1	3 BHK	1328	261	1589	1743	2355

RERA No- RP/19/2022/00840

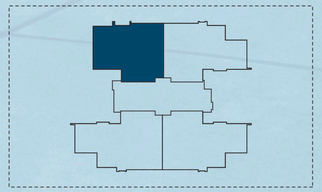
PINNACLE - FLAT NO 3 (UNIT PLAN)



FLAT NO.	FLAT TYPE	RERA CARPET AREA	EXCLUSIVE BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	BUA (SQ.FT)	SBA (SQ.FT)
3	3 BHK	1333	260	1593	1743	2355

RERA No- RP/19/2022/00840

PINNACLE - FLAT NO 4 (UNIT PLAN)



KEY PLAN

FLAT NO.	FLAT TYPE	RERA CARPET AREA	EXCLUSIVE BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	BUA (SQ.FT)	SBA (SQ.FT)
4	3 BHK	1271	194	1465	1588	2146

RERA No- RP/19/2022/00840

FACILITIES

Particular	Specification	Brand
Elevators	High speed elevators with access to the terrace	Mitsubishi/ Schindler/Toshiba
Stretcher lift	For services	Mitsubishi/ Schindler/Toshiba
Fire Fighting and detection system	As per fire departments recommendation.	PUMPS- Kirloskar/Armstrong/Equivalent
Wheelchair access	To all blocks	
Sewage Treatment Plant (STP).		Ion exchange/Enva water technology /ALFA Maxworth/Eros Envirotech/Unicare Technologies/ Equivalent
Water Treatment Plant (WTP)		Ion exchange/Enva water technology /ALFA Maxworth/Eros Envirotech/Unicare Technologies/ Equivalent
E-waste	Collection point	
Food waste	Organic composter	Ion exchange/Excel Industries/ ECOBOT/Equivalent
Drive way	Designer tiles driveway VDF/Paver blocks	
Street lights	Energy efficient LED street lights.	Philips/Jaquar/Equivalent
EV Charging	Electric Vehicle charging facilty available	
Car Wash	Facility available	

EXCLUSIVE SMART FEATURES

Particular	Specification	Brand
Video Door phone		Panasonic/One touch/baslP/ Equivalent
Digital Main door locks		Yale/Hafele
WIFI router inside the home		Tp-Link/ Equivalent

USP`S 4 BHK

- Apartments with expansive decks offering sweeping views of nature.
- Fitted with state-of-the-art VRF Air Conditioning at extra cost.
- No wall sharing with adjacent apartments ensuring total privacy.
- All apartments with dedicated Servant Quarters.
- Lofty Floor to Floor height of 11 ft.4 inches.
- Lintel level at 8ft high, for maximum openness and abundant light.
- Three side open spaces for ample cross ventilation.
- Laminated toughened glass railing in all decks.
- Master toilet featuring a fitted Shower Cubicle.
- Smart features such as digital main door locks, Video door phones and Wi-Fi that secure your complete peace of mind.

USP`S 3 BHK

- Large 3 BHK apartments with spacious carpets.
- Column less L shape aluminium profiles giving access to the deck.
- Large kitchens with ample storage and separate utility balcony.
- Option to combine 2 flats as a Jodi for large family needs.
- Apartments with expansive decks offering sweeping nature views.
- Laminated toughened glass railings in all the decks.
- Lofty Floor to Floor height of 11 feet.
- Pre- installed Air-conditioning system at extra cost.
- Lintel level at 8ft high, for maximum openness and light.
- Smart features such as digital main door locks, Video door phones and Wi-Fi that secure you of complete peace of mind.
- Master bathrooms with fitted shower cubicle.

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APARTMENT SPECIFICATIONS

Particular	Specification	Brand
Structure	Residences with Lofty 11' 4" for Tower Crest ,11' for Tower Crown & Pinnacle	
	Steel	Sail/Jindal/Tata/Vizag/Equivalent
	RCC frame structure	Aluminium from work By S-Form (South Korea)
	Pile Foundation	
Concrete		Inhouse concrete manfacturing with GGBS (Ground granulated blast furnace slag) that results in higher concrete strength
Walls	RCC wall/Fly Ash Bricks	Inhouse manufactured bricks, giving quality assurance and best finishes of the walls
	Putty	Birla white/JK
Toilets	CPVC internal Pipes	Supreme/Astral / Equivalent
	Digital designer wall tiles and anti-skid floor tiles.	Premium Brand
	CP fittings	Water efficient fixtures by Grohe/ Jaquar Premium/Equivalent
	Sanitary fittings	Duravit/Grohe/Equivalent
	Full Glass partition for Shower (Master toilet)	Saint Gobain/ Jaquar/Equivalent
Main flooring/Bed room	GVT Premium Vitrified tile (600x1200)or higher size	Premium Brand
Master bedroom Flooring	Laminated woodern flooring	Welspun/Square Foot/Equivalent
Kitchen	Kitchen platform	Granite/Engineered stone
	Ceramic tile upto 2' high from the kitchen platform	Premium Brand
	Provision for modular kitchen	
	Kitchen sink	Hafele/Nirali/Equivalent
	CP Fitting	Grohe/Kohler/Equivalent
	CPVC	Supreme/Astral/ Equivalent
Deck/Balcony	Laminated Toughened Glass Railing	Saint Gobain/Guardian/Equivalent
	Anti-skid designer tiles	
	All weather proof wooden texture polymer based soffit ceiling with LED lights	VOX/Equivalent
		Philips/Havells/Equivalent
Doors	Factory finished pre-engineered doors of 8ft. high	Sumai/Doormak/Equivalent
	with matching door, frame and architrave	
	Locks	Godrej/Dorset/Equivalent
	Digital main door locks	Yale/Hafele/Equivalent
	Video door phone	Panasonic/One touch/basIP/ Equivalent
Windows	Japanese/European Aluminium anodised system windows with toughened glass	Tostem/Alu-k/Alumil/ Equivalent
Air- Conditioning	A/C System to be provided in all the rooms & living/dining area at extra cost as actual	Mitsubishi/Daikin/ Blue star/ OGeneral/Equivalent
Electrical	Fire Retardant wires inside PVC Conduits	RR cable/Polycab/Kei/Finolex
	Switchgear	ABB/Legrand/L&T/Schneider
	Switches	ABB/Legrand/Norisys/Schneider/GM
Telecommunication	High speed internet connectivity through optic fiber along with a router	
	DTH connectivity	Tata Play/Airtel

TYPICAL CORRIDOR

Particular	Specification	Brand
Walls	Putty	Birlawhite/JK
	Paint	Asian/Berger/ Equivalent
	Decorated false ceiling with LED lights	Philips/Havells/LEDS
Flooring	Anti-skid vitrified tile	
Emergency Staircase	2 hrs rated fire doors	ISO Certified & approved by CBRI (Central Building Research Institute)

ENTRANCE LOBBY

Particular	Specification	Brand
Walls	Imported Italian Marble cladded design along with designer stone and veneer	
Flooring	Imported Italian Marble with inlays	
Elevator wall cladding	Imported Italian Marble cladded design along with designer stone and veneer	
False Ceiling	Decorated false ceiling with LED designer lights	Philips/Havells

EXCLUSIVE SMART FEATURES

Particular	Specification	Brand
Video Door phone		Panasonic/One touch/basIP/ Equivalent
Digital Main door locks		Yale/Hafele
WIFI router inside the home		Tp-Link/ Equivalent

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UtkAL
LEVELS
PAHAL
RERA No- RP/19/2022/00840
Artist's Impression

AT A GLANCE

PROJECT HIGHLIGHTS

- Three 21 - Storey Towers offering 3 & 4 BHK Homes and Penthouses
- Residences with Lofty 11' 4" for Tower Crest, 11' for Tower Crown & Pinnacle
- Super-sized Homes with Views of Highway & Greens
- Landscaped Arrival Avenue with Peripheral Plantation of 110 Plants
- Dedicated 32,148 sq. ft. Podium with Stately Clubhouse
- 50+ Lifestyle Amenities
- Exclusive Sky Level Recreation
- Convenient & well organized multilevel car parking

THE ENTRANCE PLAZA

- The Entrance Plaza
- Landscaped Driveway with 110 Peripheral Plant
- Half Basketball Court
- Temple
- Cycling + Jogging Track
- Arrival Lobby
- Pergola Seating for Social Interactions
- Departmental Store

THE ARRIVAL LOBBY

- Designer Arrival Lobby
- Exclusive Sit-outs
- Dedicated Concierge

THE PODIUM (Outdoor)

- Tropical Podium
- Amphitheatre with Resting Pods
- Resort Style Infinity Pool with Kids Pool & Shower Area
- Wilderness Trails Pathway
- Designer Water Body with Barbecue Counter
- Mist Garden
- The Yoga Deck
- Senior Citizen Hangout
- Party Lawn by The Water Body
- Kids Play Area With Rock Climbing Wall
- Fitness Court
- Outdoor Seating Deck

CLUB LEVELS (Indoor)

- Double Height AC Community Hall Cum (17x44 ft) Compact Badminton Court
- Zumba & Yoga Lounge
- Exclusive Guest Suites
- Well-equipped Gymnasium
- Indoor Games
- Toddler's Play area
- Spa with Steam and Sauna
- Laundry Lounge
- Video Game Lounge
- Theatre
- Business Centre & Work from Home Pads

ROOFTOP RECREATION (TERRACE)

- Party Lawn with DJ Lounge and Water Body
- Tai Chi Yoga Lawn
- Reflexology Garden
- Sky Theatre
- Skating Rink
- Fitness Court
- Box Cricket Pitch
- Yoga & Meditation Zone
- Exclusive Elevated Sky lounge
- Kid's Play Area
- Observatory Deck with Telescope
- Seating Deck
- Senior Citizen's Zone

APARTMENT FEATURES

- Residences with Lofty 11' 4" for Tower Crest, 11' for Tower Crown & Pinnacle
- Cross Ventilated Living & Dining Space
- Spacious Sundecks
- Spacious Bedrooms
- Elegant Washroom
- Doors & Windows with 8 Feet Lintel Height
- Decks with Laminated Toughened Glass Railings Ensuring Complete Safety
- Video Door Phone
- Digital Lock-pad on The Main Door

TOWER FEATURES

- 4 Level Parking
- Electric Vehicles Charging Points
- 3 Tier Security
- Firefighting System with Advance Safety Standards
- High Speed Elevators
- 100% Power Back Up for Common Area
- Sewage Treatment Plant (STP)
- 24x7 Water Supply
- Solid Waste Management System
- Water Treatment Plant (WTP)
- MDU DTH Service

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