



WELCOME TO THE  
**HOME OF  
ICONS**

Utkal  
ICONIC



URKOL  
ICONIC

TATA STEEL

Asianpaints

Kotak

Mercedes-Benz

URKOL  
ATLAS

HAVELLS

STATE BANK OF INDIA

YAMAHA

IndianOil

LUPIN

BAJAJ  
FINSERV

KOHLER

ABB

LARSEN & TOUBRO

Indefeo

Kajaria

URKOL  
ICONIC

apella

URKOL  
ICONIC

URKOL  
ICONIC

DAIKIN

KANAN

URKOL  
ICONIC

URKOL  
ICONIC

Simpolo





# PRIME. PROMINENT. PRECISE.

Being iconic is not just about being famous. It's much more, it's about standing for beliefs, and delivering on them. Utkal Iconic is built with a belief in the extraordinary, that extra edge that makes icons who they are.





# DESIGNED FOR A FEW

Designed for a single retail space combining ground and 1st floor, starting from 3056 sq.ft.

State-of-the-art office spaces on 2nd, 3rd and 4th floor starting from 834 sq.ft. These spaces are ideal for any commercial activities including offices



# BUILT TO CAPTURE IMAGINATION

Utkal Iconic is the result of the desire, deliberation and action it takes to create greatness.

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Column free showroom spaces combining ground and first floor with internal staircase

4 meter of ceiling height for ground and first floor. Flexibility to combine two or more retail spaces

3.5 meters of ceiling height for commercial spaces on the other floors

150 ft. wide modern front façade with a combination of energy efficient glass, tiles &

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high pressure laminates on the 300 ft wide NH-5 road offering great visibility of every brand

Well decorated front landscape plaza to accommodate visitor's car parking

Complete flexibility for the users to add to the space taken and customize further

Well decorated air conditioned entrance lobby finished in the Italian marble










# **CELEBRATED. AND A STEP AHEAD.**

Utkal Iconic, a future home to modern businesses. The ideal location, outstanding design, spectacular views, flexible layout, are ensuring to live up to its reputation of being iconic for decades to come



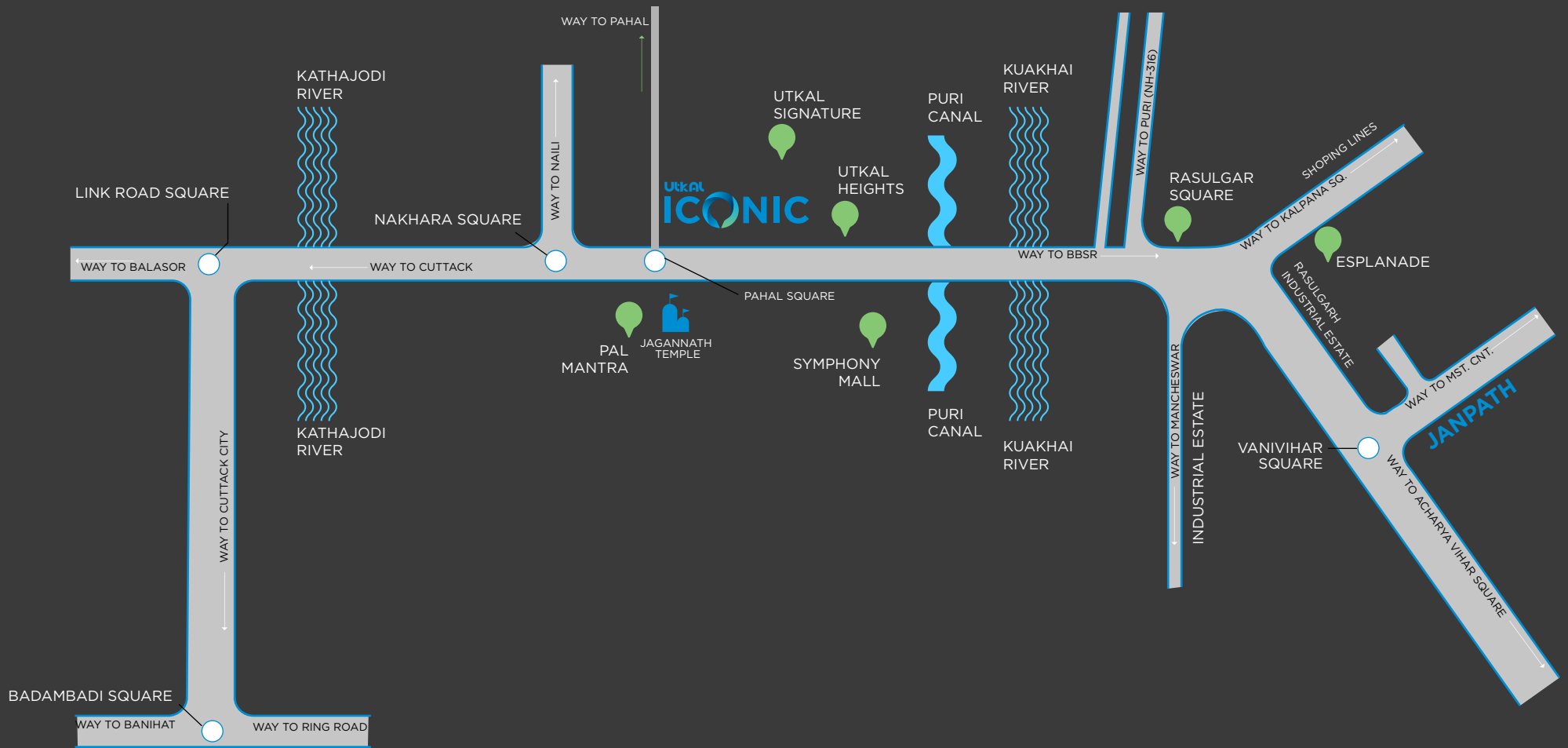


-  Energy-efficient building with 150 ft modern glass facade for superb display of products - creating a sense of openness to the people inside, while saving energy costs
-  Provision for VRV air conditioning system
-  Mechanical PIT car parking system
-  World-class 12-passenger elevators from Schindlers
-  Complete firefighting and detection system
-  24x7 security with CCTV surveillance
-  100% power backup for the entire premises



# SITUATED TO STAND OUT

Built at a key location which is easily accessible and ideal for businesses, Utkal Iconic is all set to have the advantage of being at the right place at all times





Strategically located on NH5 for superb visibility.  
The area is a hub of automobile, furniture & fittings,  
and home decor showrooms

Only 6 kms away (10 mins drive) from Rasulgarh Square

2 kms away from Symphony Mall and 7 kms away from Esplanade

Surrounded by Audi, BMW, Toyota, Honda, Mercedes,  
Maruti Nexa, Harley Davidson and Nissan showrooms  
among others

Diagonally opposite to Hotel Pal Mantra and Pahal Jagannath Temple



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# DISTINCTION. AT A GLANCE

**Project area** 48,000 sq.ft. approx

**Height** B+G+4

Minimum showroom spaces on offer : 3058 sq.ft.

Minimum commercial spaces on offer : 834 sq.ft.

LGF	Car parking
UGF & 1st Floor	6 Showroom space (combining both floors with an exclusive independent staircase)
2nd Floor	10 (Commercial space)
3rd Floor	10 (Commercial space)
4th Floor	10 (Commercial space)

# LOWER GROUND FLOOR PLAN



# UPPER GROUND FLOOR PLAN

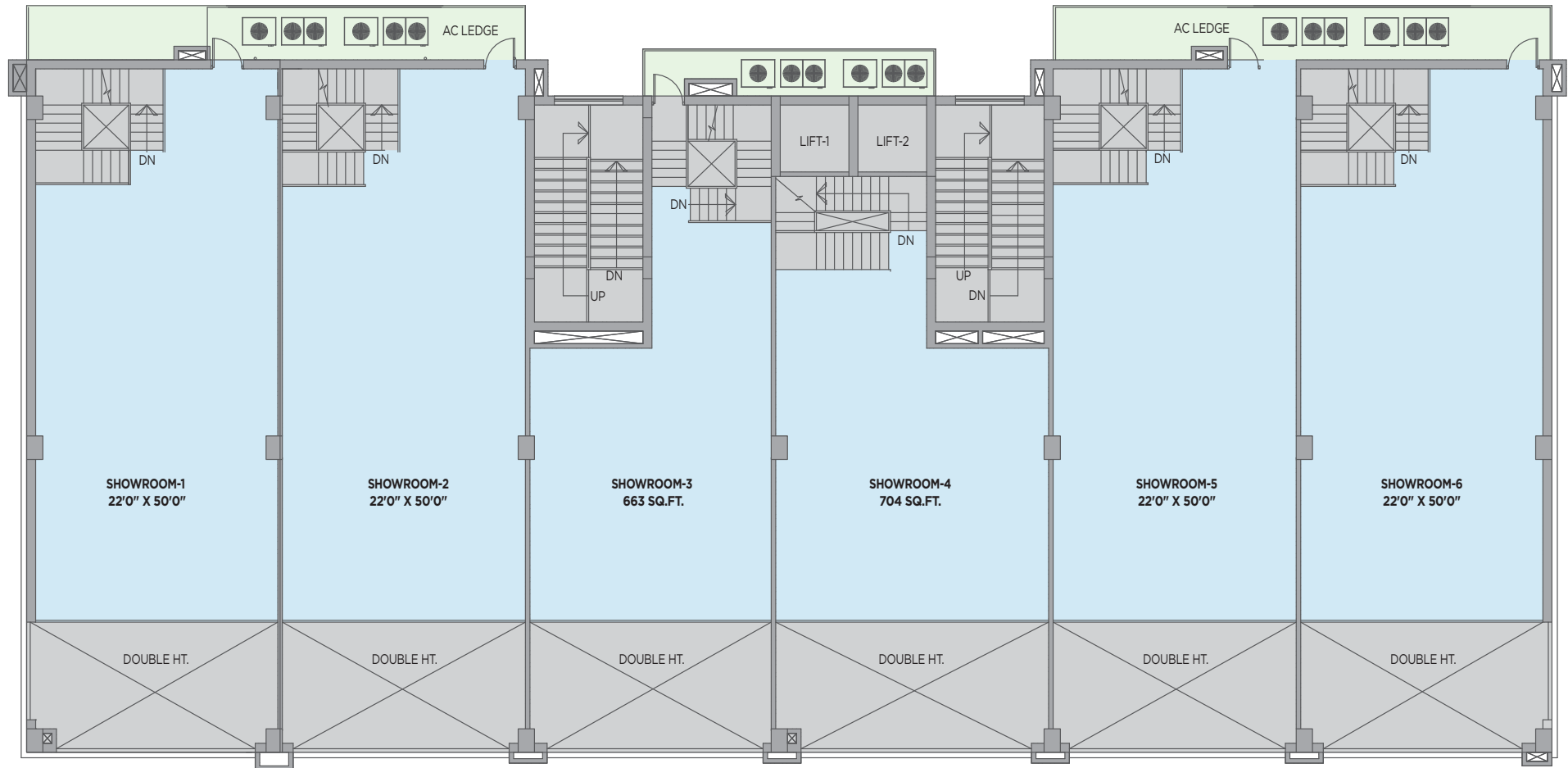




# FIRST FLOOR PLAN

Upper Ground and First Floor Combined Plan

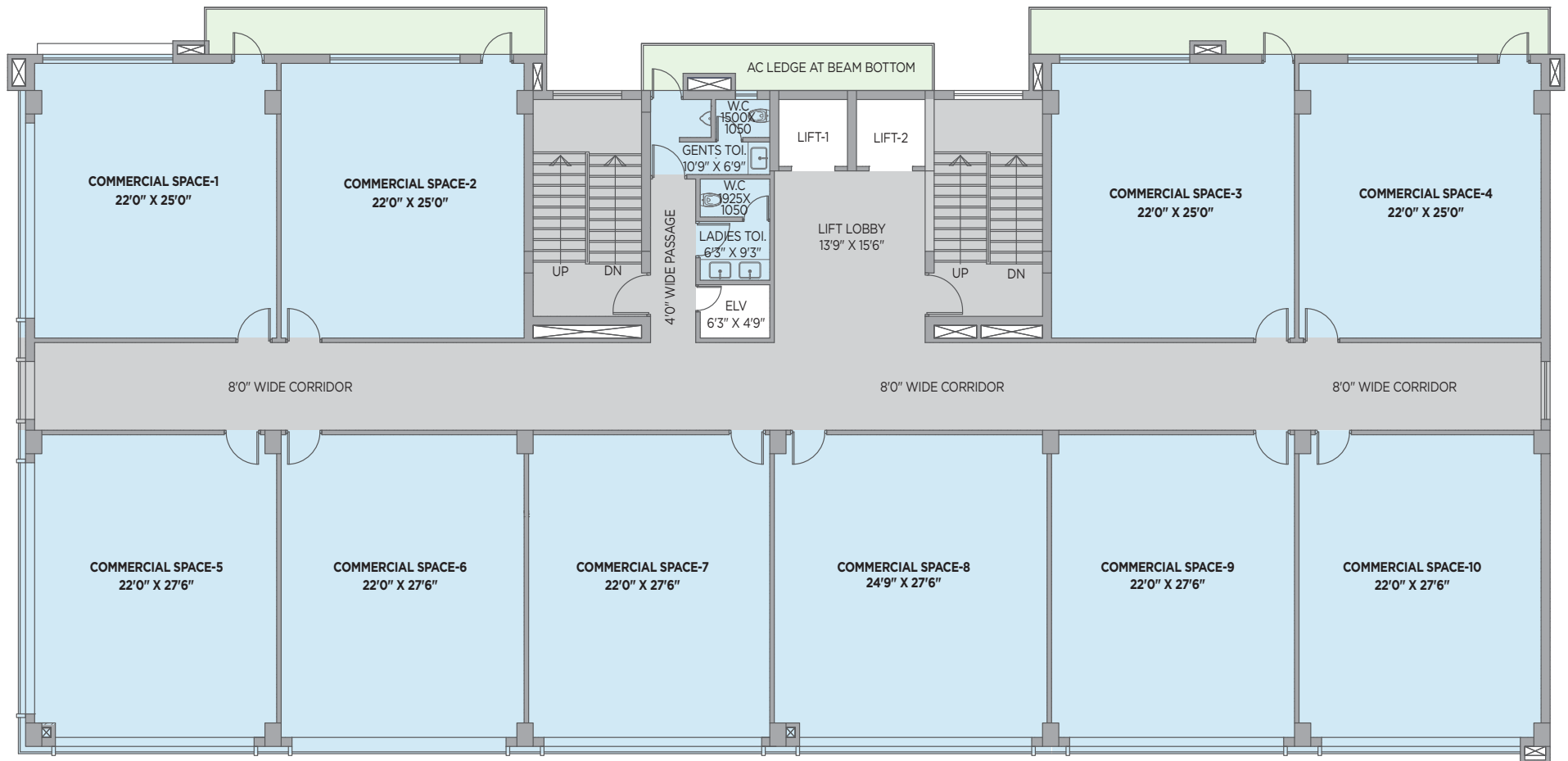
Unit type	Showroom 1	Showroom 2	Showroom 3	Showroom 4	Showroom 5	Showroom 6
Chargable Area (in sq.ft.)	3758	3712	2854	3024	3712	3758



# TYPICAL FLOOR PLAN (2ND, 3RD & 4TH)



Unit type	Office 1	Office 2	Office 3	Office 4	Office 5	Office 6	Office 7	Office 8	Office 9	Office 10
Chargable Area (in sq.ft.)	903	906	906	903	991	968	961	1084	968	1039





# CONSULTANTS ON BOARD

## **AGRAWAL & AGRAWAL**

Architectural Consultant

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Agrawal & Agrawal started operations in 1986 under the stewardship of Architect JP Agrawal. Over the the years, it grew in scope and achieve ment, and presently has 450 projects to its name, across 12 states. The firm specialises in IT parks and malls, along with residential projects. It has been awarded with the most prestigious awards in the industry, and has been featured in several leading publications

## **P DAS & CO**

Structural Consultant

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P. Das and associates brings over a decade of practical experience in structural engineering. With a wealth of experience across residential, commercial and retail spaces, the firm has been instrumental in building over 50 projects across Odisha, and is one of the most sought-after names in the industry

## **LAYERS DESIGN STUDIO**

Landscape Consultant

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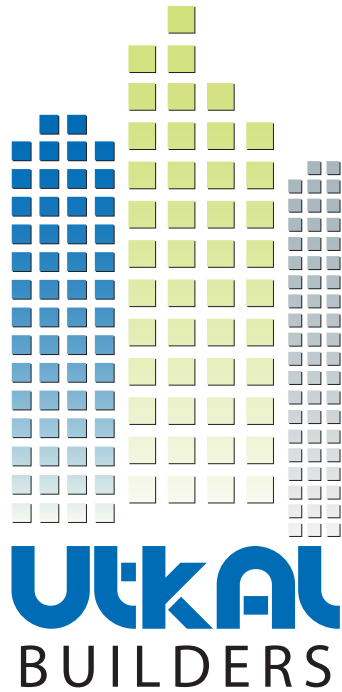
Layers Design Studio is a boutique design firm offering specialized professional services in Landscape Architecture, core Architecture, Interior Design and Environmental Planning. A melting pot of enthusiasm, talent and experience from Kolkata and New Delhi, Layers Design Studio has worked with the biggest builders and architects, to add their touch of class to several projects

## **FACADE CONSULTANT**

Facade Technik

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An engineering company with more than 30 years of industry expertise in planning, design, procurement, fabrication and execution. It is run by a group of engineers and architects with rich experience. Facade Technik is primarily operational in the Middle East, Far East and India



# ICONIC PROJECTS IN THE CITY



# COMMERCIAL



UTKAL SIGNATURE



UTKAL GALLERIA



UTKAL CENTRE POINT

# RESIDENTIAL



UTKAL VATIKA



UTKAL ROYAL RESIDENCY



UTKAL HEIGHTS

# AWARDS AND ACCREDITATIONS



Proud recipient of the CNBC AWAAZ, Real Estate Awards (2013) for Utkal Royal Residency, in the category 'Best 50% Complete Residential Project, Mid-segment'



Recipient of 5-star rating from CRISIL's Real Estate City Star Rating for the project Utkal Heights. (Year 2014)



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