

The logo for Utkal Reserve is centered on a dark blue background with a subtle, wavy texture. It consists of the word "Utkal" in a bold, sans-serif font, with the "k" featuring a stylized dot. Below it, the word "RESERVE" is written in a larger, all-caps, bold, sans-serif font. The text is enclosed within a thin, light-colored rectangular border that has a slightly offset, layered appearance.

Utkal
RESERVE

your own spaceverse



Space

*to comfort
to live free
to dream
to create moments
to find peace*



Dreams you aspire to. Expanse you seek. In your Spaceverse.

A Spaceverse of Versatility

*A spacious apartment
unfurls many sides of YOU*

The avid reader YOU

The music connoisseur YOU

The health-conscious YOU

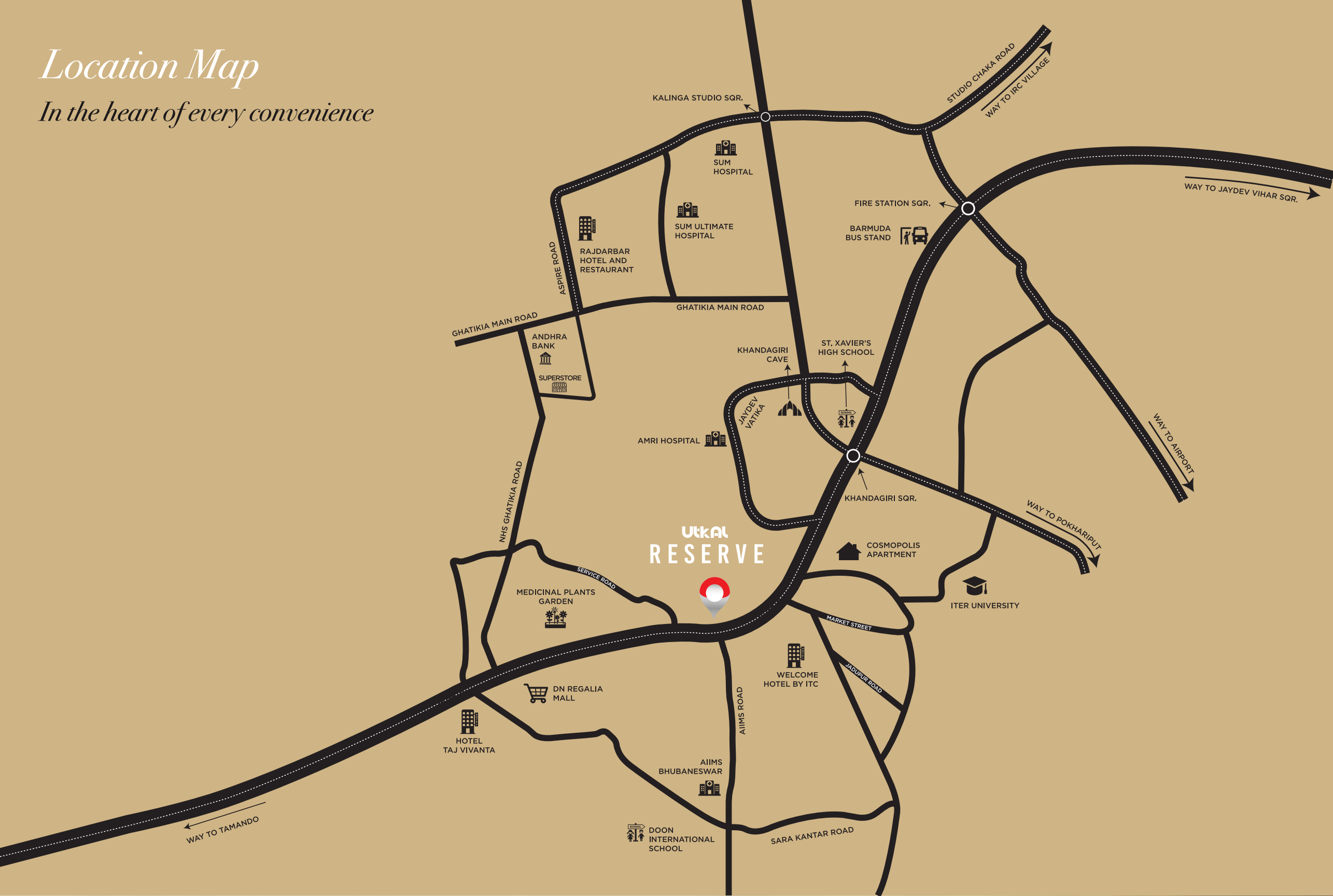
The workaholic YOU

The passion chaser YOU

The party thrower YOU

Location Map

In the heart of every convenience



Scan for Google Map

Commercial establishments

- Infocity - 2 (IT Hub) - 11.7 Kms
- STPI - 8.7 Kms

Colleges

- C. V. Raman Global University - 7.5 Kms
- ITER, Siksha 'O' Anusandhan - 5 Kms
- The Techno School - 1.6 Kms
- GITA Autonomous College - 8.1 Kms
- International Management Institute - 8.6 Kms
- Birla Global University, Gothapatna - 10 Kms
- College of Engineering & Technology, Ghatikia, - 4.4 Kms
- IIT Bhubaneswar - 16.4 Kms
- Niser - 19.4 Kms

Hospital

- AIIMS - 1.7 Kms
- Amri Hospital - 1.7 Kms
- Kids Hospital - 1.3 Kms
- Vivekananda Hospital - 4.8 Kms
- Sum Ultimate Medicare - 6 Kms
- Institute of Medical Sciences & SUM Hospital - 6.4 Kms

Schools

- ST. Xavier's High School, Khandagiri - 1.8 Kms
- Doon International School, Patrapada - 4.4 Kms
- DAV Public School, Kalinga Nagar, Bhubaneswar - 6.7 Kms

Malls

- D N Regalia - 3.2 Kms

Transport

- Bus Stand - 3.7 Kms
- Airport - 9 Kms
- Railway Station - 12 Kms

Hotels

- Taj Vivanta - 3.2 Kms
- Welcome Hotel by ITC - 1 Km



Bhubaneswar's Spacious Living at Patrapada

Presenting **Utkal Reserve**. Your spacious vessel to hold all your precious moments in one place. Added to being a premium residential condominium, it comes with large airy apartments that are open on 3 sides, to let you experience the most of life's beauty.

*LB+UB+S+12 | 2.5/3/4 BHK & Penthouses | 1808 Sq.ft. onwards | 4 Towers
174 well-ventilated apartments*





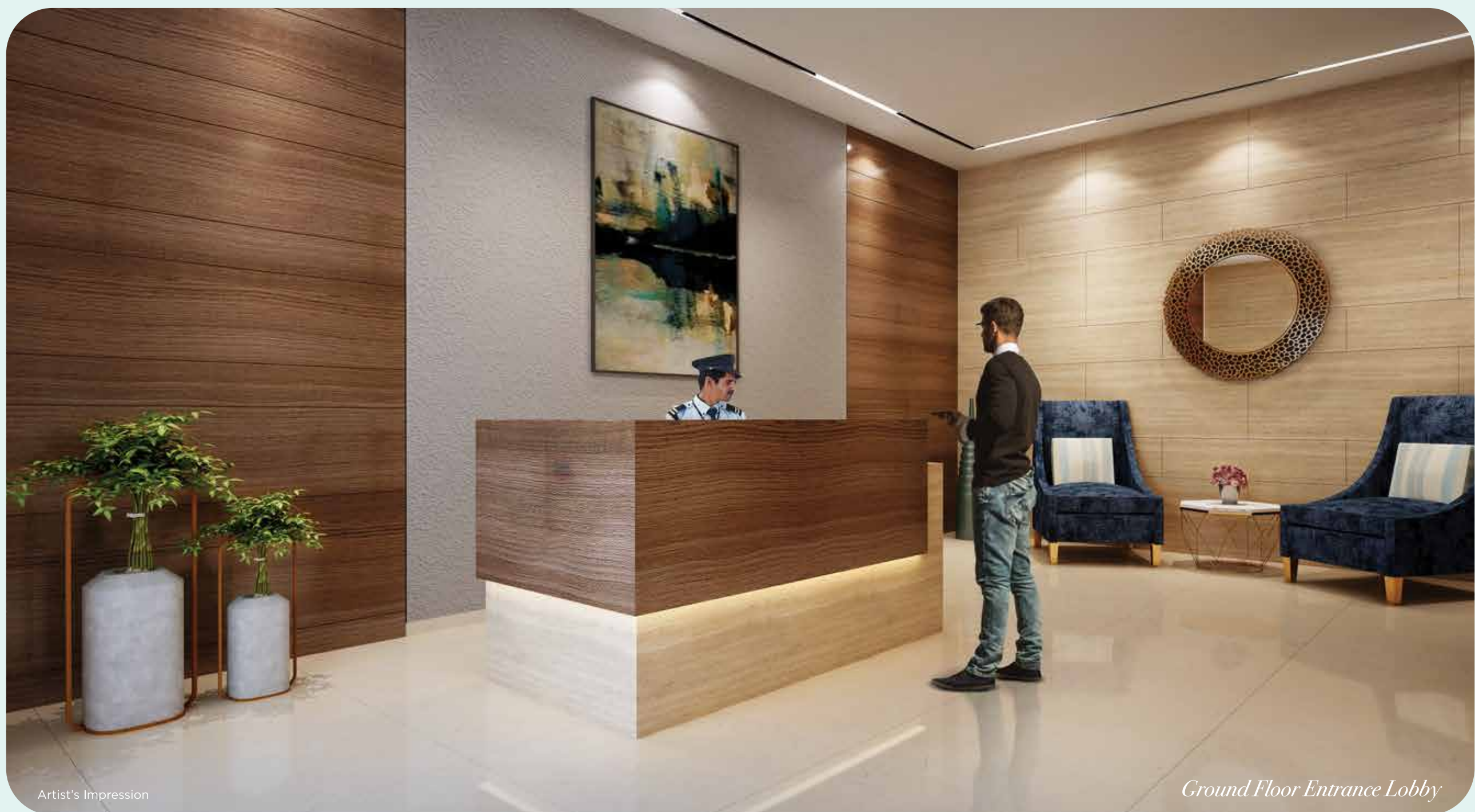
Artist's Impression

Welcoming Entrance



Artist's Impression

Drop-off Point



Artist's Impression

Ground Floor Entrance Lobby



*Grandeur personified
in its own stunning way*

Artist's Impression



*Seek expanse in your life.
Discover. Reserve.*

Of the lifestyles that flourish in contemporary times, what is the most unique, necessary, and defining feature? Simple. It is space.

In Utkal Reserve we have brought luxury and comfort and blended them into this single feature of ‘space’. The apartments here are vast and open on three sides, letting nature spread itself out within. These expansive apartments are airy and readily welcome the sunlight, keeping your personal spaces bright and warm, always.

While the design of the towers spell out magnificence, their architectural placement gives the residents a sense of being embraced in community living.

All in all, Utkal Reserve is truly a spaceverse reserved for your kind of luxury.

Ar. JP Agrawal



Opening the gates to a spacious living

To bring a lifestyle revolution for the people of Bhubaneswar, we are coming up with this new project – Utkal Reserve. It’s not only a new kind of lifestyle we are offering, but it also expands the luxury-sphere for its true connoisseurs. It’s a spaceverse dedicated to the people who are in search for their kind of universe.

As one of India’s first smart cities, Bhubaneswar has been rising as the paradise for development. And we particularly found potential in Patrapada, which is quickly becoming the hotspot for real estate. Not only does it have easy accessibility, but it also has its share of the greenery of Mother Nature.

Just like its strategic location, every other aspect of Utkal Reserve has been set keeping the consumers’ comfort in mind. This residential condominium offers vast luxurious apartments that urge one to re-live their hobbies, and find spaces for every aspect of their lifestyle to flourish.

Welcome to Utkal Reserve, where luxury has got a spacious address in the form of lifestyle revolution. Come, discover a world never experienced before.

Team Utkal

Finest address for finest soul



Artist's Impression

*to soul
to new
to talk luxury
to find yourself
to sunny raindrops*

Green



Soul you belong to. Peace you possess. In your Natureverse.

The elaborate greens inside is a soulful experience. The expanse of nature embraces you to get immersed in the serenity.

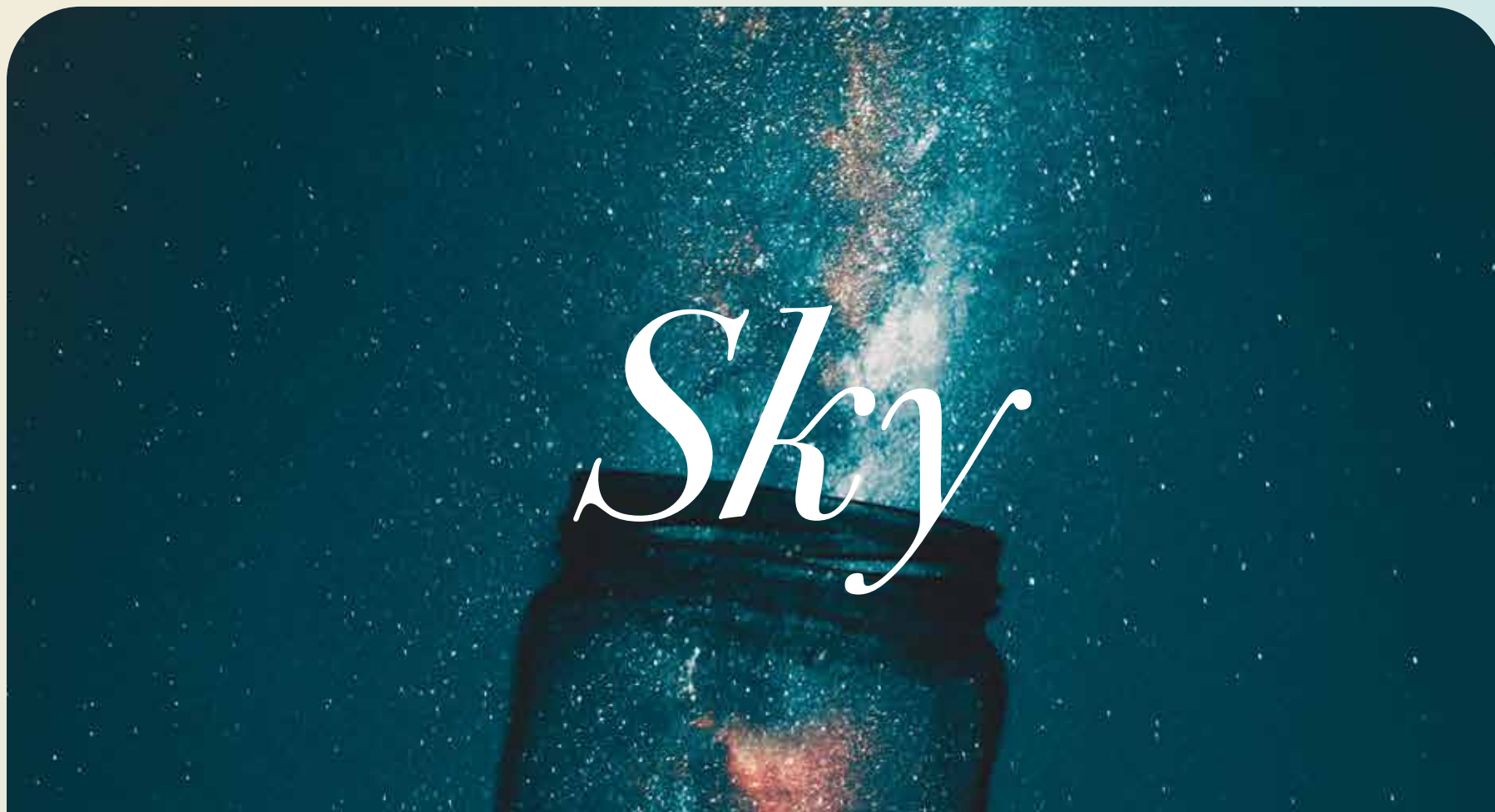
100+ Varied Trees | Arrival Green
Sit-out Cove | Badminton Court | Kids' Play Area





Artist's Impression

to revel
to giggle
to treasure
to gaze beyond
to muse





Crafted for you. For precious moments. Your skyverse.

A sprawling decorated sky garden reserved
for your pleasures. The plethora of amenities
envelops you in comforts of every kind.

Paved Terraces with Deck Seating

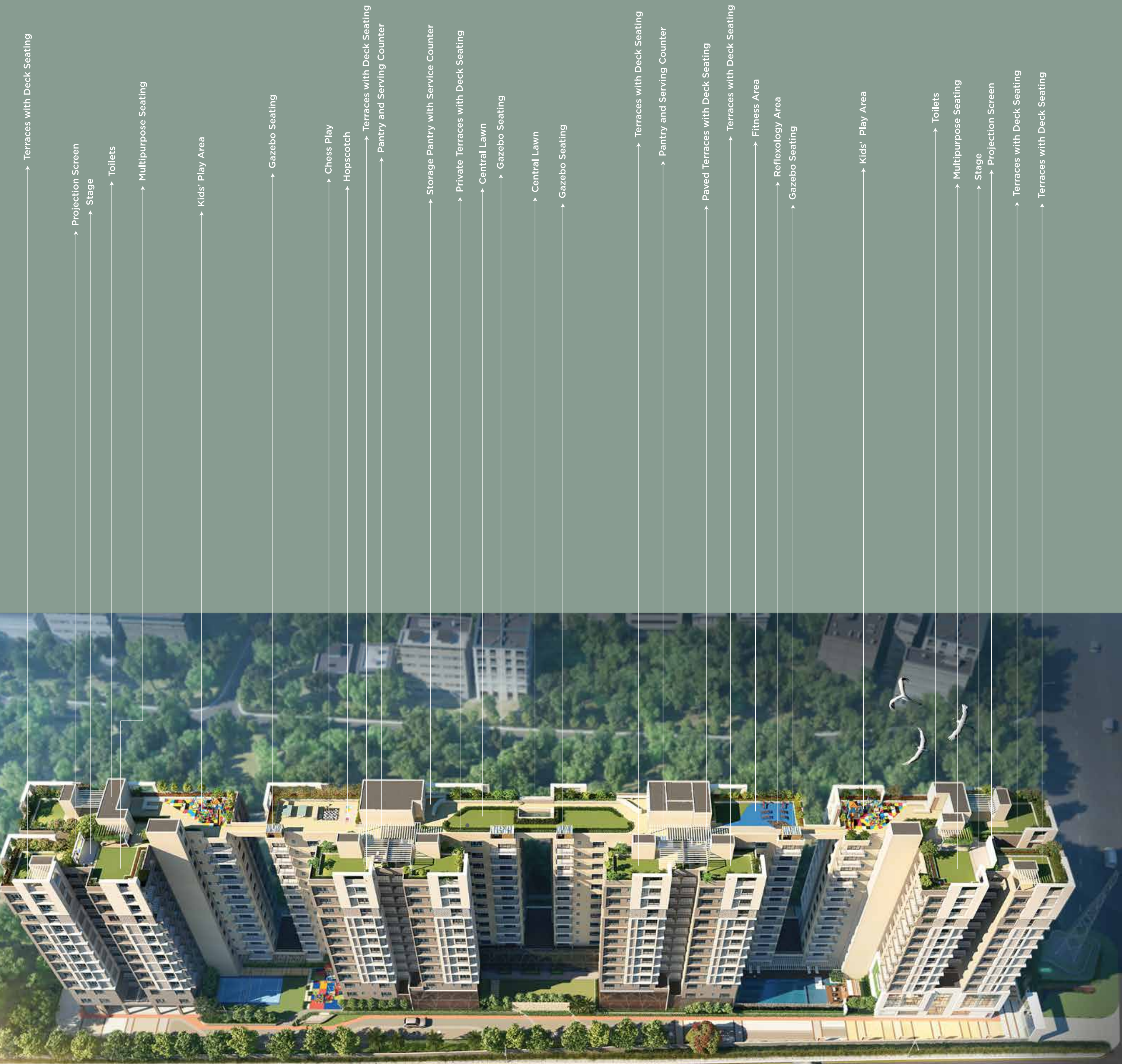
Kids' Play Area | Multipurpose Seating | Stage with Projection Screen

Yoga Deck | Fitness Area | Reflexology Area | Chess Play

Hopscotch | Gazebo Seating | Central Lawn

Storage Pantry with Service Counter

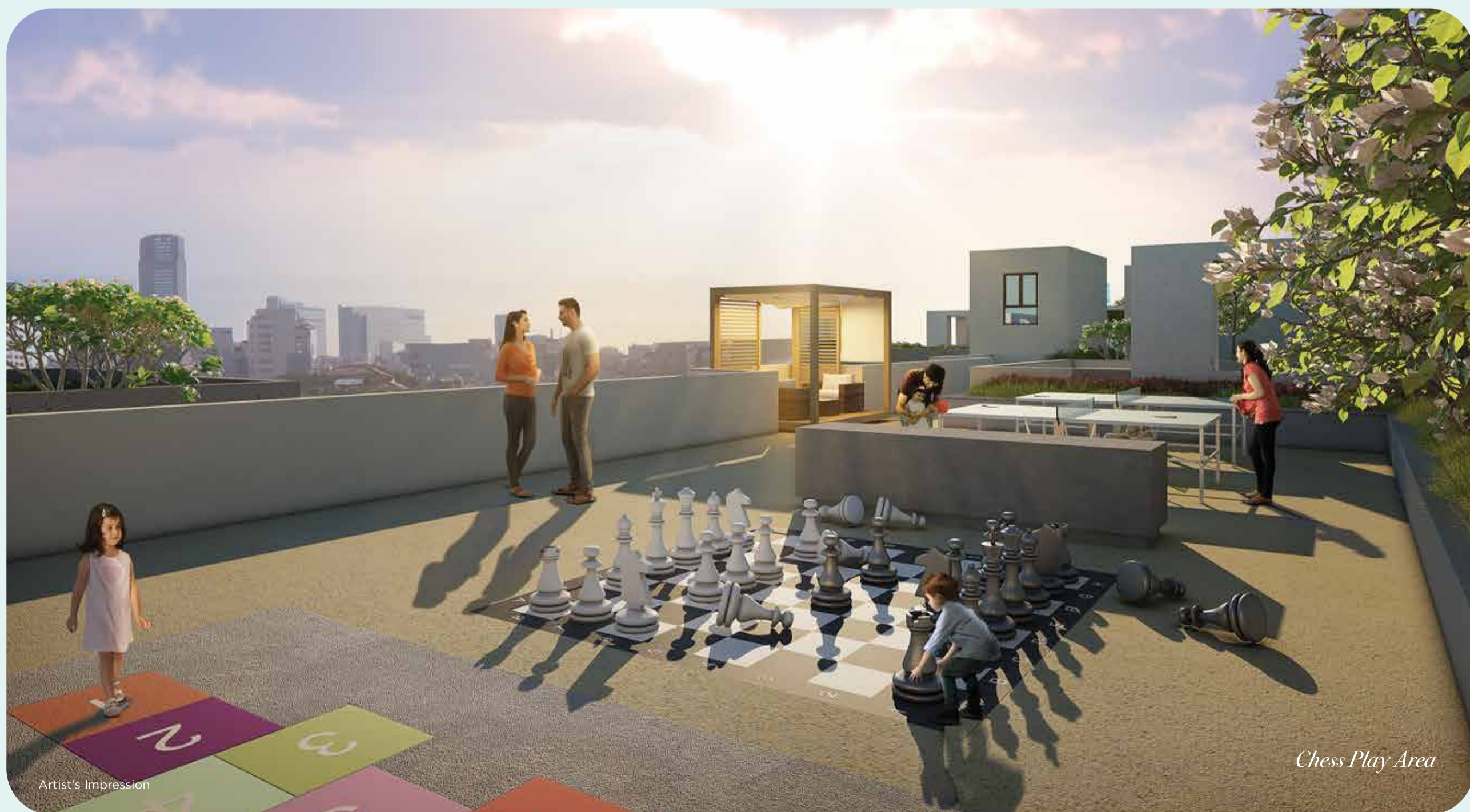
UTKAL RESERVE





Terrace View

Artist's Impression



Artist's Impression

Chess Play Area



Artist's Impression

Kids' Play Area



Artist's Impression

Terrace Lawn 1



Artist's Impression

Terrace Lawn 2



Artist's Impression

Stage with Projection Screen



to relax
to make memories
to mingle
to happiness
to share views

A photograph of three men playing pool in a dimly lit club. The man in the center, wearing a green shirt, is leaning over the table and about to take a shot with a cue stick. He is smiling at the camera. To his right, another man in a grey shirt is also leaning over the table, looking at the camera with a smile. On the far left, a third man in a brown jacket is partially visible, holding a cue stick. The pool table has a blue felt top and several balls are scattered on it, including a white cue ball, a red ball with the number 15, a black ball with the number 8, an orange ball, and a green ball with the number 14. The background is dark and out of focus, showing shelves with various items and a warm, ambient light.

Quintessentially yours. Beyond imagination. Your Clubverse.

Clubbing gets exclusive here.
The wide spread club is a testament to lush.
You deserve to belong here.

Swimming Pool with Splash Pool | Cabana Deck

State-of-the-art Gymnasium | Card Room | Indoor Games Hall

Kids' Play Room | Café Lounge | Banquet Hall with Pantry | Banquet Lawn

Yoga & Meditation Room | Double Height Entrance Lobby



Artist's Impression

Swimming Pool with Splash Pool



Artist's Impression

Cabana Deck



Artist's Impression

State-of-the-art Gymnasium

Artist's Impression



Artist's Impression

Cards Room



Artist's Impression

Indoor Games Room



Artist's Impression

Kids' Play Room



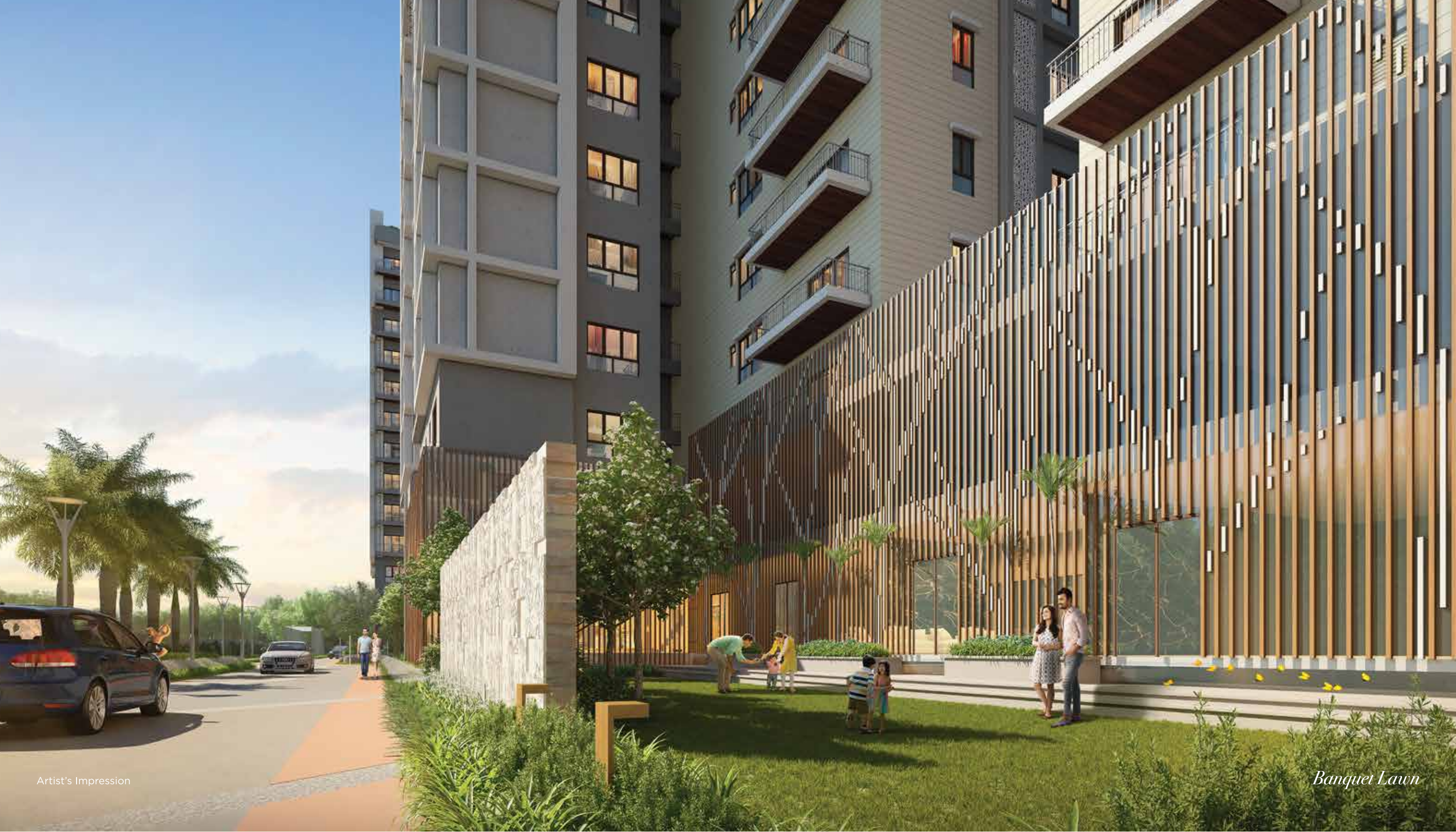
Artist's Impression

Café lounge



Artist's Impression

Banquet Hall with Pantry



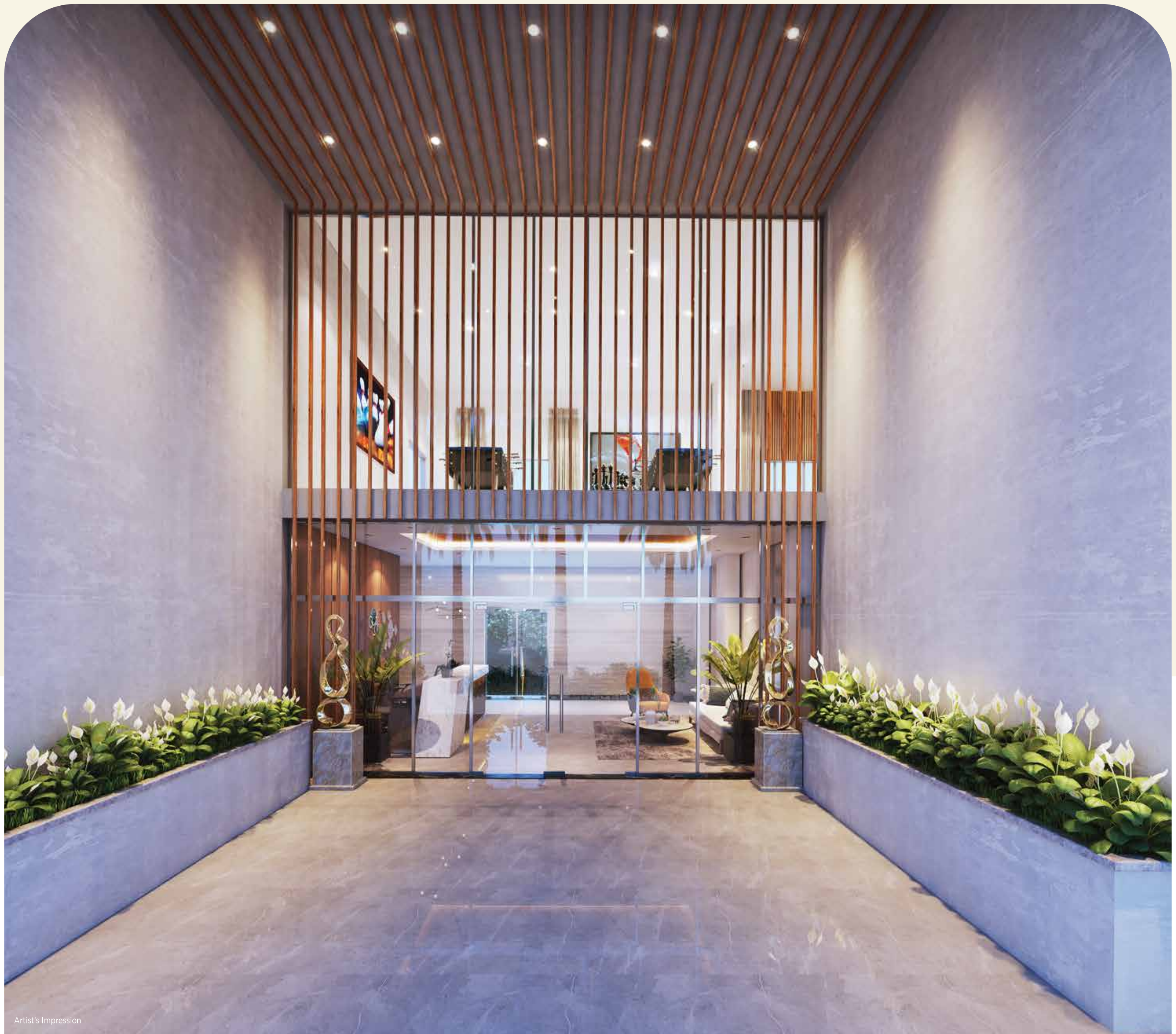
Artist's Impression

Banquet Lawn



Artist's Impression

Yoga & Meditation Room



Artist's Impression

Double height entrance lobby - Clubhouse

Artist's Impression

*The splendour ushers you into a
lifestyle you deserve*





- *24x7 Security Surviellance*
- *Intercom system*
- *Power Backup for flats and common areas*
- *Fire fighting systems*
- *Double Basement for Covered Car Parking*
- *Space for Guest Car Parking and 2 Wheelers Parking*
- *Electrical Charging Point for Cars*
- *Electric power supply with prepaid meter*

Team



AGRAWAL & AGRAWAL which was established in 1986 as a professional architectural firm, under the leadership of Architect JP Agrawal, grew to become well established and reputed firm of eastern India. Till date the firm has completed more than 700 projects which includes various use groups and varieties.

Our work got recognized time to time by several national level awards and publications. This includes A+D Spectrum Award, Ultratech Excellence Award, CNBC Real Estate Awards and Credai Real Estate Awards.

The firm has received “Green Champion Awards” from “Indian Green Building Council” for designing the highest green footprint in the country.

As a professional in the field of architectural services, we commit ourselves to the creativity & perfections in discharging our duties. In our endeavour, we are guided by the inspiring words

“Aspiration towards Perfection is the True Spirituality”

Landscape Consultant

DESIGN ACCORD

Design Accord is a Boutique Design Firm based out of New Delhi, India established in 2002, offering specialized design services in Architecture, Master Planning, Urban Spaces Design, Landscape Design & Interior Design. Design Accord is an energetic team of young Architects & Landscape Architects having diverse exposure at handling vast spectrum of projects across the country and abroad including hospitality, mixed use, commercial, residential, landscape, master planning and public realm projects.

Structural Consultant

ADROIT CONSULTANT

ADROIT CONSULTANT, set up in 1999, is an Engineering Consultancy firm specialising in the structural design of all civil engineering applications. Since inception, Adroit has successfully executed the structural design of a host of civil engineering applications, ranging from school to IT building, Mall, Commercial Building to residential complex to water reservoirs (Underground & Overhead & Water Treatment Plant).

Brand Consultant

Be the Bee

Bibhor Singhania & Banibrata Goswami have been working with the real estate pioneers across the nation, and serving more than 100 clients and 250 real estate projects across West Bengal, Maharashtra, Chattisgarh, Assam, Bihar, Orissa & many more states.

Be the Bee is one of India's most promising advertising agencies, with a bunch of innovative ideators and strategic thinkers. We aim to serve the most creative as well as effective branding approaches, that touch all the verticals of marketing and create a distinguished position with the help of outstanding aesthetic skills for each real estate project.

Developer



In the supremely dynamic and competitive sphere of property development, one name has consistently been a trail blazer, setting the trends for others to follow. The innovation-led, future-focused **“Utkal Builders”** established in the year 1989. The company has been the pioneering force behind the rapidly changing skyline of Odisha, with developments that span in residential, retail and commercial sectors.

Since the last three decades, the group, with the spirit of innovation at its core, has carved a niche for itself as an industry benchmark for quality, customer focus, robust engineering, uncompromising business ethics and the unswerving commitment to timeless values and total transparency in every aspect of its business. These exceptional attributes have helped us to become one of the most preferred real estate brands in Odisha.

As part of our diversified portfolio that is cumulatively spread over 3 million sq. ft., under various stages of construction in residential, retail and office space, we have been successfully catering to the real estate needs of Odisha, since the last three decades.

Past Projects

Residential



Utkal Heights



Utkal Royal Residency



Utkal Vatika



Utkal Villas

Commercial



Utkal Kanika Galleria



Utkal Iconic



Utkal Signature



Utkal Centre Point

Reserved for your kind



Scan for Walkthrough

Developer



Utkal Builders Ltd.
VIRAYATAN, Plot No: 777, Saheed Nagar, Bhubaneswar 751 007, Odisha
P: 0674-258294 / 9509 121 121 | www.utkalbuilders.com

Site address:

NH-16, Patrapada, Bhubaneswar
P: 94377 01111, 94376 01111, 94378 01111, 94388 07711

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