



## THE COMPANY

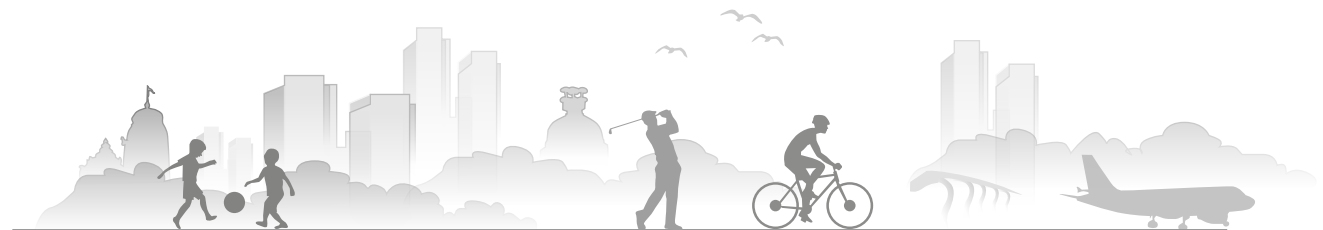
Led by young and aspiring professionals, The promoter of Utkal Greenex has earned the trust and goodwill of patrons and has carved out a niche for itself in the real estate business. Uncompromising quality, attention to details and timely delivery of its projects has been the core strength of the company. In the last three decades of its operations in and around Bhubaneswar, the company has created a large pool of satisfied customers and has received immense support and encouragement from them. The company is ever committed to maintain and enhance its credibility by providing unique and value added experiences to the customers.





## COME ON BOARD

Reinterpret the concepts of contemporary living with a developer who is giving consideration to both the environment and the needs of its inhabitants through sustainable architecture. Enjoy your irreplaceable assets.



# A MEGA PROJECT

Spread over about 7.88 acres of land, Utkal Greenex defines premium living in the lap of nature.

A one of its kind urban living that ironically lets you disconnect from the urban hustle the moment you step inside the gated residential community.

The project focuses on green living by incorporating water recharging system, sewage treatment plant and much more. Not taking away from the comfort of the modern amenities, the project is designed with a conscious effort to weave premium living aesthetics around the natural habitat of Sundarpada.

Again, this robust project owes its practicality to its location that's present next to the upcoming National Highway, which will connect with AIIMS Hospital in just a 5 min drive. The airport is within 5 kms, railway station within 8 kms and a boutique mall Utkal Kanika Galleria is just 6 kms away.

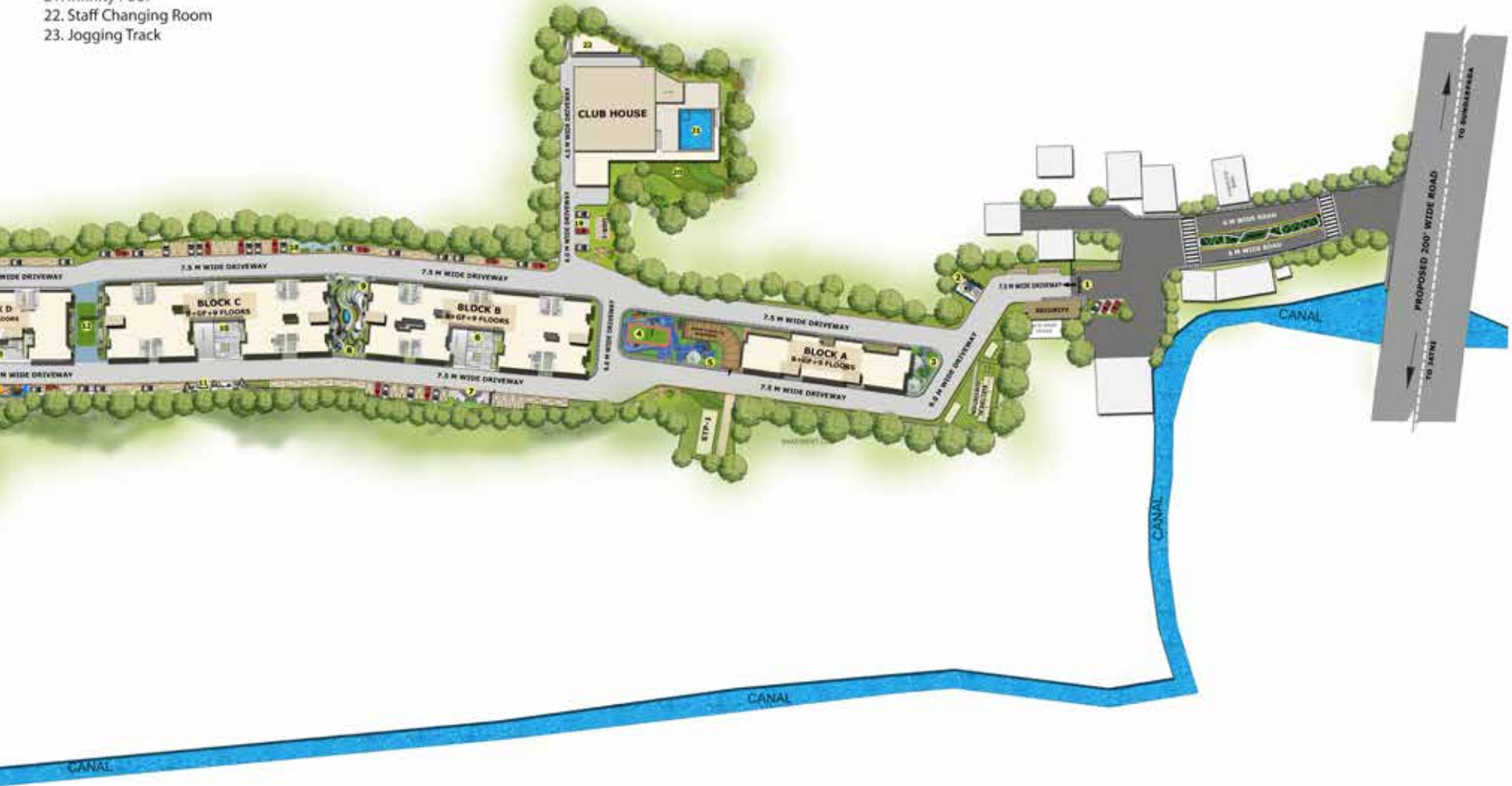
As an amalgamation of environmental, financial, social and cultural aspects, we present the future of green living through Utkal Greenex.

## LEGEND - UTKAL GREENEX

- |  |                                 |                                  |
|--|---------------------------------|----------------------------------|
| 1. Entry & Gate Complex                    | 7. Senior Citizen Hangout Space | 13. Block D Entry Plaza          |
| 2. Temple                                  | 8. Organic Garden               | 14. Open Gym                     |
| 3. Healing Garden                          | 9. Sitting Space with Trellis   | 15. Family Hangout Space         |
| 4. Badminton Court & Half Basketball Court | 10. Block C Entry Plaza         | 16. Garden with Water Cascade    |
| 5. Hangout Space                           | 11. Kids Play Area              | 17. Pergolla with Sitting        |
| 6. Block B Entry Plaza                     | 12. Badminton Court             | 18. Kids Play Area with Sand Pit |



- 19. Visitor's Parking
- 20. Party Lawn
- 21. Infinity Pool
- 22. Staff Changing Room
- 23. Jogging Track



**WE CHANGE LIVES**  
*For a better tomorrow.*





# DREAM & EXPLORE

*A place you will love to live.*

*Spread over 7.88 acres of land*





*Mindful planning for every member of the family*





### Flat No 1

3 BHK with 3 Toilets

Carpet Area	1091
Balcony 1	48
Balcony 2	44
Total Carpet Area	1183
Super Builtup Area	1985

### Flat No 2

2 BHK with 2 Toilets

Carpet Area	745
Balcony 1	36
Balcony 2	39
Total Carpet Area	820
Super Builtup Area	1412

### Flat No 3

2 BHK with 2 Toilets

Carpet Area	746
Balcony 1	31
Balcony 2	39
Total Carpet Area	816
Super Builtup Area	1392

### Flat No 4

3 BHK with 3 Toilets

Carpet Area	1226
Balcony 1	55
Balcony 2	46
Total Carpet Area	1327
Super Builtup Area	2223

Area in Sqft.





**Flat No 1**

3 BHK with 3 Toilets

Carpet Area	1,003
Balcony 1	58
Balcony 2	48
Total Carpet Area	1,109
Super Builtup Area	1,870

**Flat No 2**

2 BHK with 2 Toilets

Carpet Area	703
Balcony 1	48
Balcony 2	44
Total Carpet Area	795
Super Builtup Area	1,340

**Flat No 3**

2 BHK with 2 Toilets

Carpet Area	752
Balcony 1	46
Balcony 2	34
Total Carpet Area	832
Super Builtup Area	1,399

**Flat No 4**

2 BHK with 2 Toilets

Carpet Area	729
Balcony 1	47
Balcony 2	45
Total Carpet Area	821
Super Builtup Area	1,385

**Flat No 5**

2 BHK with 2 Toilets

Carpet Area	763
Balcony 1	43
Balcony 2	34
Total Carpet Area	840
Super Builtup Area	1,415

**Flat No 6**

3 BHK with 3 Toilets

Carpet Area	991
Balcony 1	46
Balcony 2	45
Total Carpet Area	1,082
Super Builtup Area	1,823

Area in Sqft.



### Flat No 7

3 BHK with 3 Toilets

Carpet Area	1,082
Balcony 1	42
Balcony 2	49
Total Carpet Area	1,173
Super Builtup Area	1,975

### Flat No 8

3 BHK with 3 Toilets

Carpet Area	1,177
Balcony 1	44
Balcony 2	48
Total Carpet Area	1,269
Super Builtup Area	2,162

### Flat No 9

3 BHK with 3 Toilets

Carpet Area	1,216
Balcony 1	49
Balcony 2	44
Total Carpet Area	1,309
Super Builtup Area	2,223

### Flat No 10

3 BHK with 3 Toilets

Carpet Area	1,081
Balcony 1	38
Balcony 2	54
Total Carpet Area	1,173
Super Builtup Area	1,951



**Flat No 1**

3 BHK with 3 Toilets

Carpet Area	996
Balcony 1	39
Balcony 2	44
Total Carpet Area	1,079
Super Builtup Area	1,804

**Flat No 2**

2 BHK with 2 Toilets

Carpet Area	768
Balcony 1	45
Total Carpet Area	813
Super Builtup Area	1,365

**Flat No 3**

2 BHK with 2 Toilets

Carpet Area	769
Balcony 1	43
Total Carpet Area	812
Super Builtup Area	1,364

Area in Sqft.

**Flat No 4**

3 BHK with 3 Toilets

Carpet Area	967
Balcony 1	38
Balcony 2	47
Total Carpet Area	1,052
Super Builtup Area	1,772

**Flat No 5**

3 BHK with 3 Toilets

Carpet Area	976
Balcony 1	42
Balcony 2	47
Total Carpet Area	1,065
Super Builtup Area	1,820

**Flat No 6**

3 BHK with 3 Toilets

Carpet Area	967
Balcony 1	41
Balcony 2	47
Total Carpet Area	1,055
Super Builtup Area	1,786







**No step has  
been missed  
to put your  
soul at ease.**

Having somewhere to go is a house; having someone there who you love is a home, and a dream home is a place where every member of the family has amenities at their doorstep. Amenities for our elders and for our children as well will ensure that a home becomes a legacy and one which transcends time itself.





## SPECIFICATIONS



BLOCK A | 3BHK | FLAT-1



BLOCK A | 2BHK | FLAT-2

*Quality living from the team that cares*

### Structure

RCC Framed Structure

### Lobby

Elegant tiles flooring in lobby

Lift cladding in marble/granite as per architect's design

Staircase in kota stone/granite

All lobby walls and ceiling will be finished with emulsion paint.

### Apartments Flooring

High quality vitrified tiles in the foyer, living, dining and all bedrooms.

Anti-skid floor tiles in kitchen and balcony.





BLOCK B&C | 2BHK | FLAT-4



BLOCK B&C | 3BHK | FLAT-10



BLOCK D | 3BHK | FLAT-1

### Electricity

Three phase system with concealed wiring.

Provision for TV point in living and bedrooms.

Sufficient power points for electricity and other necessary gadgets inside the apartment.

Quality earthing for all electro-mechanical gadgets.

Individual prepaid meter system for each flat.

### Kitchen & Utility

Granite counter with chrome plated tap and single bowl stainless steel sink.

Ceramic tile cladding of 2 feet over the granite counter.

Provision for water purifier.

### Toilets

Anti-skid for flooring & designer tiles on wall

Reputed make sanitary ware & chrome plated CP fittings, state-of-the-art hot & cold mixer/diverter unit with shower facility.

Suspended pipelines in all toilets concealed within a false ceiling

Provision for exhaust fan & geyser's Point

### Doors & Window

Main door- WPC/wooden frames and both side laminated flush shutters

Other internal doors- WPC/ wooden frames and single side laminated flush shutters

UPVC/Aluminum framed windows with clear glass and safety MS grills

### Painting

Premium exterior emulsion on exterior walls.

Internal walls and ceilings finished with putty

### Air Conditioner

Water drainage to all points

Provision for power outlets in all bedrooms

### Elevator

Elevator of reputed brand with ARD (Automatic Rescue Device) features.





### **Water Supply**

Ground water supply through separate sumps and overhead tanks.

### **Fire Safety**

Smoke detectors, heat activated water sprinklers, extinguishers, water hose reel and fire alarm system as per Odisha Fire Service recommendations

### **Power Backup**

100% power backup for common area, 0.75 KVA for 2BHK, 1KVA for 3BHK

### **Security Arrangements**

Boom barriers for efficient traffic management.

Surveillance cameras at the main security and designated locations







## Stay Connected, Stay Safe

Power backup for essential facilities and regulated supply for all the flats

Three-phase power supply

Society wide communication through EPABX/IPPBX

Surveillance camera and 24 hrs security

## Stay Relaxed, Stay Happy

Swimming pool & kids pool for children

Club House with pool table, table tennis, card room, crèche, carrom room, air hockey and other indoor games

Fully equipped air-conditioned fitness station

Air-conditioned party hall/multi-purpose community hall with pantry

Air-conditioned guest rooms with pantry

Abundant greenery & landscaping for social gatherings and cultural activities

Children playing corner

Dance/Aerobic room

Jogging track

Sun deck & Yoga area

Multipurpose court

Library & reading room

Open air theatre



Refresh, rejuvenate and revitalize your body and mind





*Creating value  
in land and lives*



**Stay comfortably. Stay conveniently.**

- Water Recharging pits (Recharge Ground Water)
- Auto-door passenger and stretcher elevator with ARD serving
- Ample parking space
- Sewage treatment plant
- Provision for laundry services
- Provision for barber area





# PAMPER YOURSELF

*Elegance in every corner*









*Sport, relaxation and fun for the entire family, life is cool in the pool. Swim your heart out or just relax on its edges. The best escape you could have.*



## Your neighbourhood places within easy reach

### TEMPLES

Lingaraj Temple	5 kms
Jain Temple	9 kms

### HOSPITALS

Capital Hospital	6 kms
BMC Hospital	5 kms

### SCHOOLS & COLLEGES

Xaviers University Bhubaneswar	8 kms
DAV Public School - Pokhariput	3 kms
Kendriya Vidyalaya VI	4 kms
Aditya Birla Public School	7 kms
Ekamra College	2 kms

### DESTINATIONS

Bhubaneswar Airport	5 kms
Bhubaneswar Railway Station	8 kms
Lingaraj Station	2 kms
AG Square	7 kms
Sundarpada Daily Market	2 kms
Utkal Kanika Galleria Mall	6 kms

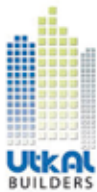
Note: Distances are approximate.



## Utkal Greenex

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Forest Park, Bhubaneswar 751009  
Email: sales@utkalgreenex.com  
info@utkalgreenex.com

[www.utkalgreenex.com](http://www.utkalgreenex.com)



A joint venture of  
**Utkal Builders Group**  
&  
**AMJ Global Homes LLP.**

### Site Office

Utkal Greenex, Ebaranga Mouza  
Near Syndicate Bank  
Sundarpada - 751002

Consultanting Architect

**ARCHITECTS' STUDIO**  
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Member

**CREDAI**  
BHUBANESWAR

Approved by



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