

Developers:

Utkal Builders Ltd.
"Virayatan"
777 Saheed Nagar
Bhubaneshwar-751007
Phone: +91 674 2543294, 2544529
Cell: +91 94377 01111, 94378 01111
Email: sales@utkalbuilders.com
Website: www.utkalbuilders.com

Site Address:

77 A,B,C Gautamnagar
Close to Kalpana Square
Bhubaneshwar

Architect:

Agrawal & Agrawal
96 Beltala Road, 1st Floor
Kolkata-700 026
Phone: +91 33 24740571-72

Preferred Financiers:



where your life resides...





“In those innocent smiles,
In their ageless support,
In her gorgeous love,
In their generous hearts,
Is my life somewhere.”

Give them a home so lovely, they will love forever.



The Utkal Royal Residency!

197 De Royal, Signature Apartments,
on four, 11 storied towers in
Gautamnagar, Bhubaneswar!





“Some new neighbours!”



Every morning, the sun first knocks at your window. The rain too, wishes you, before reaching out to the rest... You are living in the upscale and the most admired and posh neighbourhoods, Gautamnagar, near Kalpana Square, at the centre of Bhubaneswar. The address itself is a statement about you. Being close to nature in all its purity as well as every relevant landmark in the city, is a luxury not all deserve. You and your family does.

- A Posh Residential locale, in the circumcentre of Bhubaneswar (Think of Utkal Royal Residency as the last piece of Paradise available in the city's most coveted neighbourhood, Gautamnagar.)
 - Distance from Major Landmarks:

| | |
|---------------------|------------|
| Airport | 2.5 Km |
| Railway Station | 1 Km |
| Market (Unit 1 & 2) | 1.5 Km |
| Master Canteen | 1.5 Km |
| BJB College | 200 Meters |
- State Museum, BMC, Dist. Session Court are in a stone throw away distance

Utkal Royal Residency is sometimes the centre of the world. And sometimes, far away from it.
Address De Royal





Too often, nature means just the greens. At Utkal Royal Residency, you will discover, it's more. In the white clouds that float from your balcony into the largest open space of them all-the blue sky. And the light brown of the sparrows visiting you at your window... The burning orange of the sun. The silver strokes of the stars and the moon... Utkal Royal Residency, of course, is the connect between them and the greens of the earth below.

- Central multi-level landscaping garden around main arena
- Landscaped play area for children with equipments
- Decorated water body
- Elevators going upto the terrace garden in each block



“Somewhere,
the stars must meet the earth”

Utkal Royal Residency has every colour of nature. Share them.
Nature De Royal

“They call it pampering. Let them”



Don't just win at work. Win life-live it. With the people you love. In a home, that doubles up as a lifestyle destination, a club. Explore these in the evenings... All, in an ambience of sophistication and finesse; just the way you want it.

- Royal Club, a 7500 sq.ft. Recreation Club for residents
- Well decorated Entrance Lobby in Italian Marble flooring & False Ceiling. Lift wall cladding in Granite
- Air Conditioned double height Community Hall
- Swimming Pool, a Baby Splash Pool & separate changing rooms
- Complete, hi-end Gymnasium
- Indoor sports with Table Tennis, Pool and a Toddlers Play Room
- Library – with books for all age group
- Spacious Guest Room & Society Lounge

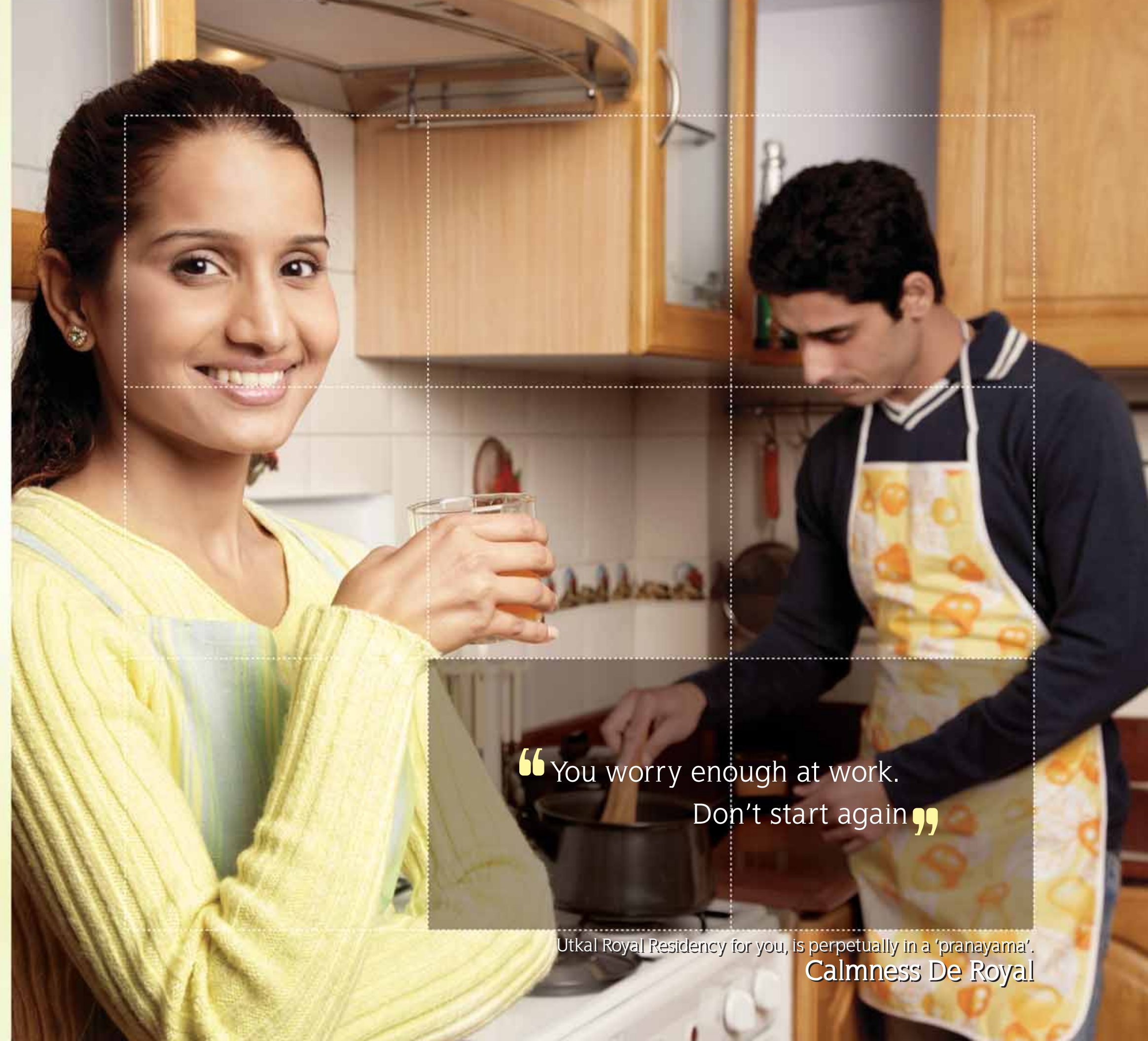
Utkal Royal Residency takes care of you and your family; just the way you want it to.
Comfort De Royal





Ever felt happy without feeling secure about your close ones? You won't. Just why, Utkal Royal Residency includes the security blanket to cover it all. That, apart from the fool proof materials, technology and gadgets, barely noticeable to you. Simply, because worries must stop at home. Not start.

- 24/7 security personnel and CCTV surveillance
- Intercom in each apartment, connected to the entrance lobby, basement and security cabins
- Ample car parking on the basement and stilt floor
- Standby generator
- Water treatment plant
- Servant quarters and washrooms on each floor
- Sewerage treatment plant for systematic and hygienic disposal of sewage
- Efficient fire fighting system



“ You worry enough at work.
Don't start again ”

Utkal Royal Residency for you, is perpetually in a 'pranayama'.
Calmness De Royal





“Yesterday’s traditions
Tomorrow’s technology
Today’s workplace and markets”

Utkal Kanika Galleria, the associated commercial complex at Utkal Royal Residency, is ideally located, in front of the residential complex. It has a 300 feet long facade.

This simply means, powerful retail and corporate addresses! With the same contemporary technology and quality of Utkal Royal Residency, packaged around your time tested values and practices. Go, achieve more! The entry and exit of the residential complex is totally segregated for the convenience of the residents.



Utkal Kanika Galleria is designed to be the friendly support you always needed.
Spirit De Royal





“Royal Residency offers
Premium
Specifications”



● Super Structure

RCC framed structure

● Wall Finish

Internal : Birla White Putty or equivalent make
External : Combination of tiles & textured paint finish
Servant's Room : Birla White Putty or equivalent make

● Flooring

Lobby / Living / Dining / Bedrooms : Vitrified tiles / Marble / Granite
Servant's room : Ceramic tiles
Staircase : Granite / Step tiles

● Kitchen

Flooring : Ceramic tiles / Marble / Granite
Wall finishes : Ceramic tiles up to 2' above working platform, rest of the wall in White Putty
Others : Granite counter with stainless steel sink with good quality CP sanitary fittings

● Toilets

Walls : Select Ceramic tiles upto ceiling level
Flooring : Ceramic tiles / Granite / Marble
Fittings : Granite / Marble counter, sanitary fixtures of reputed make

● Windows

Powder coated / anodized Aluminium glazing

● Doors

Internal Door: Sal wood frame, flush door / panel door
External Door: Sal wood frame, teak veneered & polish shutters

● Electrical

Copper electrical wiring throughout in concealed conduit with provision for light points, TV & telephone and modular switches of reputed make

● Main Lift Lobby

Elegantly decorated entrance lobby with flooring in Italian marble & false ceiling. Lift wall cladding in Granite

● Elevators

Two high performance elevators going upto the terrace garden and service elevator in each block

● Green Area

Multi-level landscaping garden around main arena
Landscaped play area for children with equipments

● Security

CCTV surveillance in basement and ground floor
Intercom facility connecting each flat to ground floor lobby and basement

● Club and Recreation Facilities

Swimming pool
Kids splash pool
Double height community hall overlooking the garden
Library
State of the art gymnasium
Indoor games room - pool, billiards
Common lounge area and pool area along with landscaped sit-out





“Elevating Life - The Utkal Way”

The Utkal Royal Residency is conceived by its promoters and founders - Utkal Builders.

Two decades ago, in 1989, Utkal builders built Bhubaneshwar's first multistoried residence "Niharika Apartments" in the city. Today, after a series of more landmarks, virtually the skyline of the city; including the Pantaloons store on Janpath,

over a host of more commercial complexes and 800 homes; quality, integrity and value are a given. The purpose now at Utkal is simple: Push the skyline limits of Bhubaneshwar and create lifestyle marvels with newer creative, architectural-scientific challenges every year outperforming our laurels of the past. Utkal Royal Residency, is the youngest example of the endeavour.



City Mart Baramuda



Nirmala Plaza Forest Park



Srikhetra Bhakta Nivas Grand Road, Puri



Pantaloons Store Janpath

Utkal Royal Residency is founded by Utkal Builders; where trust is more than integrity; it also implies passion and creative excellence. Challenges De Royal



“Forthcoming projects”

How would the future impact work and life as a whole? Can we create spaces today, that will be ready for tomorrow? We have endeavoured to explore this in our architecture. Sample some of our forthcoming projects here.



Utkal Corporate Park
17 storied Twin Towers
Pahal



Utkal Villas
Premium duplex villas
Madhusudan Nagar
Near Jaydev Vihar Crossing



Utkal Heights
21 storied tallest residential
towers in Bhubaneswar
Pahal



Godrej Waterside

“Space is more than the square feet”

J.P. Agrawal and Vijay Agrawal, sought a dream that encompassed life. “Architecture is about life, the implications as landmarks simply follow”, they believe. Well, what has followed from their philosophy is a series of marvels. After two-million-square-foot residences, three-million-square-foot-corporate parks, a million-square-foot-mall and 300 more landmarks, across a period of two decades and ten cities and towns in India, they still value spaces as springboards of life;

not measurable in square feet. Testimonies include Infinity, Forum, Millenium City, Technopolis, Space Circle, Space Town; some of the most noted landmarks in Kolkata. Infact, ‘The Telegraph’ has featured several of them as the top landmarks in the city. The clientele of course includes the real estate and corporate leadership in India: Godrej, Seimens, Airtel, Keppelland, Ambuja Realty, Mani Group, Infinity Group, Space Group, Diamond Group, South City Group and more.



Silver Spring



Forum Mall



Technopolis



9A Alipore



Active Acres



Ekta Oleander

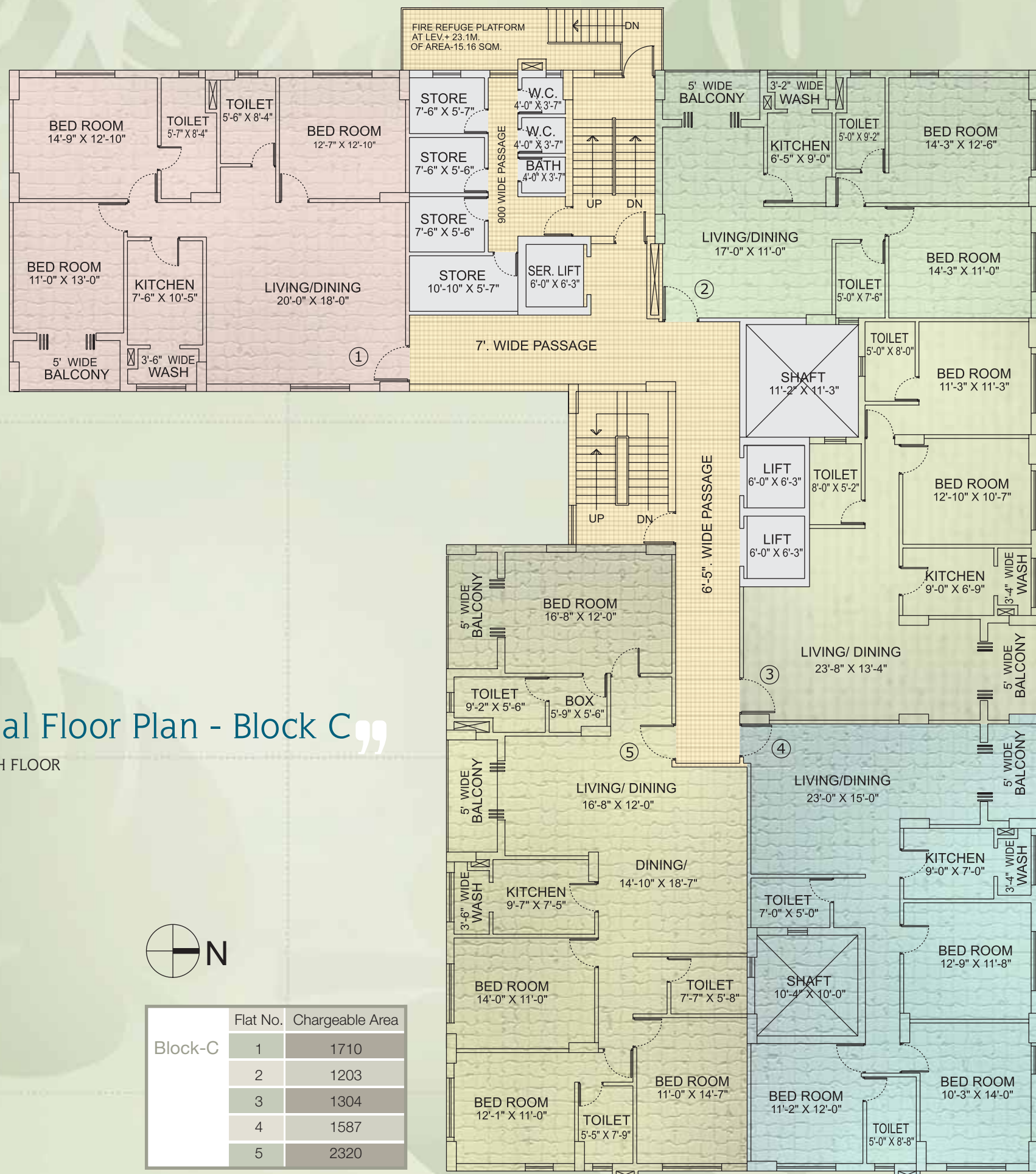
Utkal Royal Residency means spaces of joy.
Architecture De Royal

“Typical Floor Plan - Block C”

1ST TO 11TH FLOOR

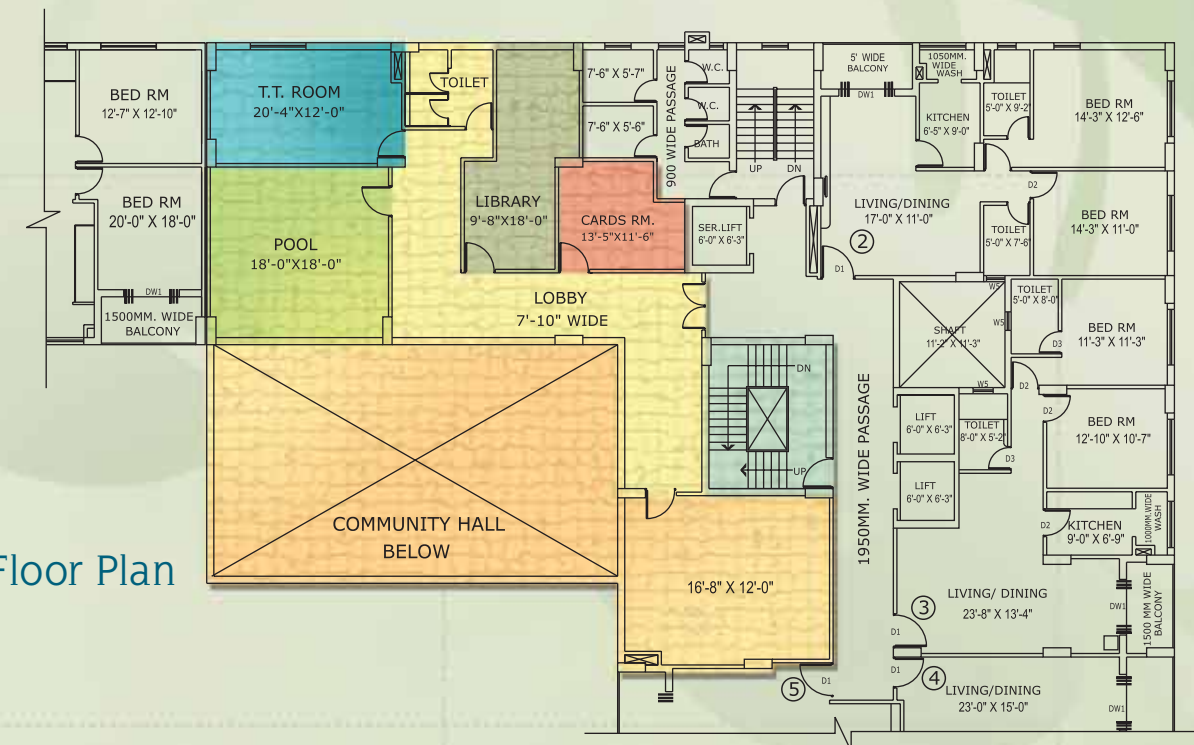


| Block-C | Flat No. | Chargeable Area |
|---------|----------|-----------------|
| | 1 | 1710 |
| | 2 | 1203 |
| | 3 | 1304 |
| | 4 | 1587 |
| | 5 | 2320 |



“Club Plan”

First Floor Plan



Ground Floor Plan



Utkal Royal Residency is one of its kind address in Bhubaneswar. Also, the only option now, in the coveted neighbourhood of Gautamnagar. Seriously, un-miss-able! Your family deserves it!

“Want to know more about Utkal Royal Residency?
Call +91 94377 01111
+91 94378 01111”

