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UTKAL  
VILLAS

# IT'S JUST AROUND THE CORNER

Keeping the modern day pressures in mind, **the location of Utkal Villas has played a pivotal role.** Easy accessibility makes this project an enviable choice for most. Save that time for the loved ones.

UTKAL VILLAS IS LOCATED AT MADHUSUAN NAGAR, CLOSE TO JAYDEV VIHAR CROSSING

RIGHT OPPOSITE KALINGA STADIUM & BEHIND KALYAN MANDAP



# THE MAGIC CALLED FINE LIVING

UTKAL VILLAS IS HERE WITH THE FINEST LIVING STANDARDS THAT YOU ALWAYS DESIRED





GATED COMPLEX



CENTRAL GARDEN



ALL UNITS FACE  
THE CENTRAL GARDEN



DECORATED PAVED  
DRIVEWAY



AMPLE COVERED  
BASEMENT PARKING



DUPLEX WITH DOUBLE  
HEIGHT LIVING ROOM  
AND PRIVATE TERRACES



ELEVATORS



SOCIETY ROOM



DECORATED GROUND  
FLOOR ENTRANCE LOBBY



24/7 SECURITY



CCTV SURVEILLANCE



POWER BACK UP  
FOR COMMON AREAS  
AND ELEVATORS



SET IN POLLUTION  
FREE ENVIRONMENT



INTERCOM FACILITY  
FOR ENTIRE COMPLEX

# SPECIFICATIONS

SUPPER STRUCTURE	<ul style="list-style-type: none"> <li>RCC framed structure for earthquake resistance</li> </ul>
WALL FINISH	<ul style="list-style-type: none"> <li>Internal- Birla white putty or equivalent make</li> <li>External- Textured paint and weather coat acrylic emulsion paint</li> </ul>
FLOORING	<ul style="list-style-type: none"> <li>Living/Dining/Bedroom-Porcelain vitrified tile</li> <li>Master Bedrooms-Laminated wooden flooring/ premium quality vitrified tiles</li> <li>Staircase - Kota stone</li> </ul>
KITCHEN	<ul style="list-style-type: none"> <li>Granite counter, CP fitting of Jaquar or equivalent</li> <li>Flooring - Vitrified tiles</li> <li>Wall finish-Ceramic tiles up to 2' above working platform, rest of the wall in white putty</li> </ul>
TOILET	<ul style="list-style-type: none"> <li>Walls - Premium ceramic digital tiles up to 7'</li> <li>Flooring - Premium quality ceramic tiles</li> <li>Fittings - Sanitary fittings and CP fittings of international make (Kohler, Jaquar or equivalent)</li> </ul>
BALCONY	<ul style="list-style-type: none"> <li>Premium quality anti-skid Tiles with Glass and Stainless Steel Railing up to 3'.½"</li> </ul>
WINDOWS	<ul style="list-style-type: none"> <li>Anodized aluminum glazing window or equivalent</li> </ul>
DOORS	<ul style="list-style-type: none"> <li>Internal door - Flush doors with Veneer finish on front side.</li> <li>External door - Veneer finish flush door</li> </ul>
ELECTRICAL	<ul style="list-style-type: none"> <li>Copper electrical wiring of R.R or equivalent in concealed conduit with provision for light points, AC, TV, Telephone and premium modular switches of Legrand or equivalent</li> <li>100 % Power back-up for common area and Specific Back up for Tube Lights and Bulbs for Individual flat.</li> </ul>
INTERNAL STAIR CASE	<ul style="list-style-type: none"> <li>Granite in Duplex only</li> </ul>

## CENTRAL LANDSCAPE



**CENTRAL LAND SCAPE**



**CENTRAL LAND SCAPE**

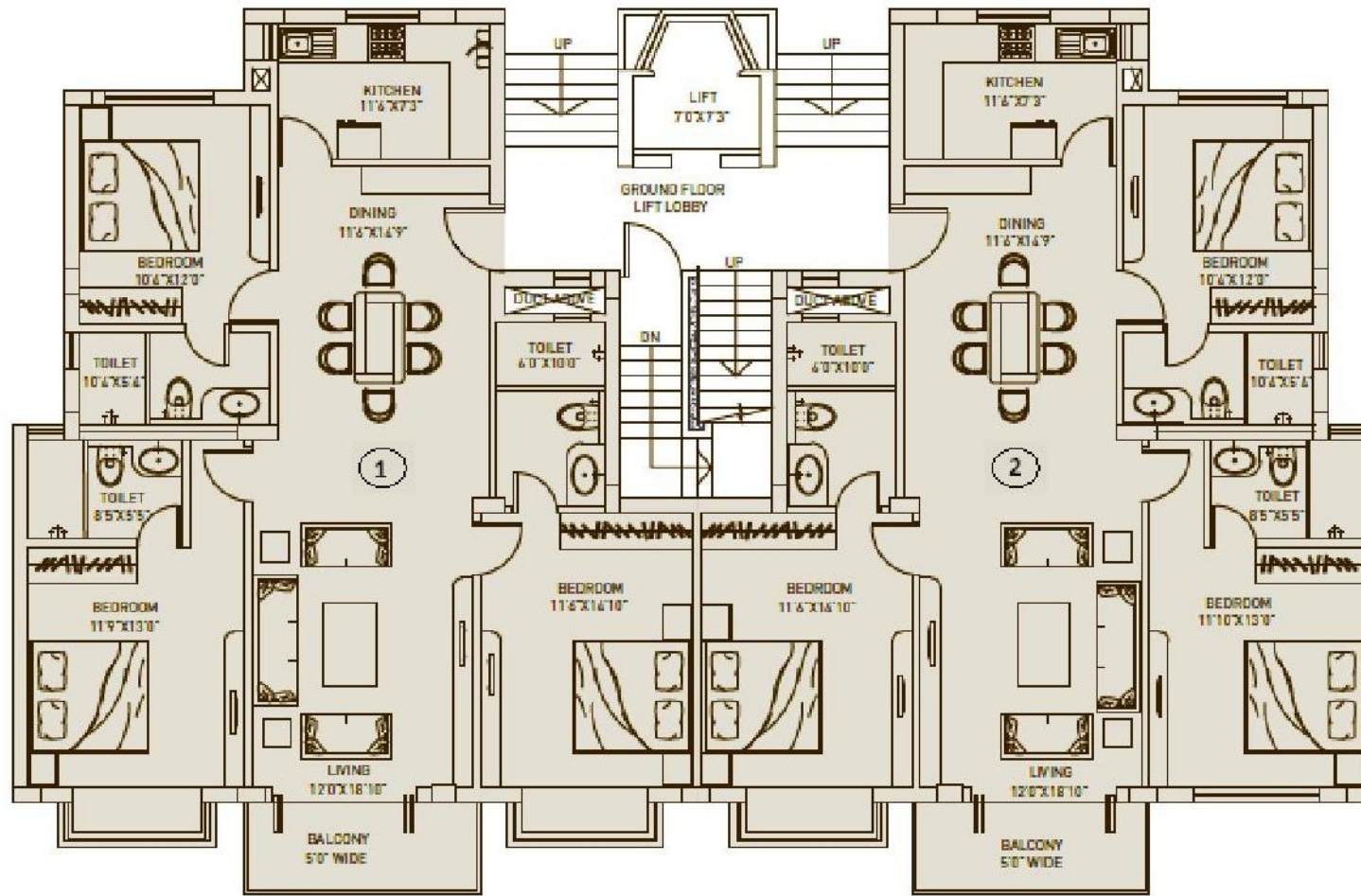


**COMMUNITY HALL**



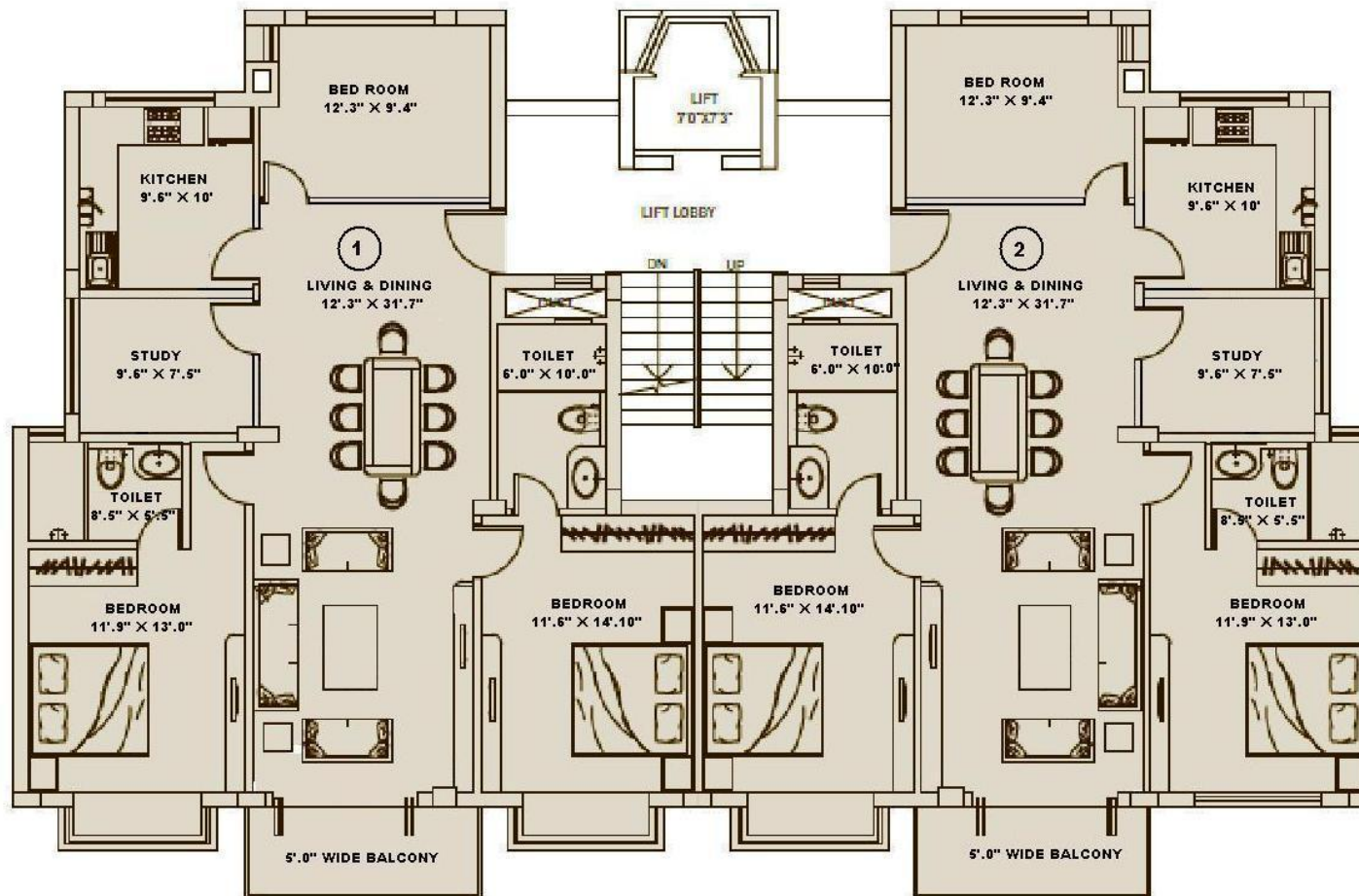


BLOCK LAYOUT PLAN



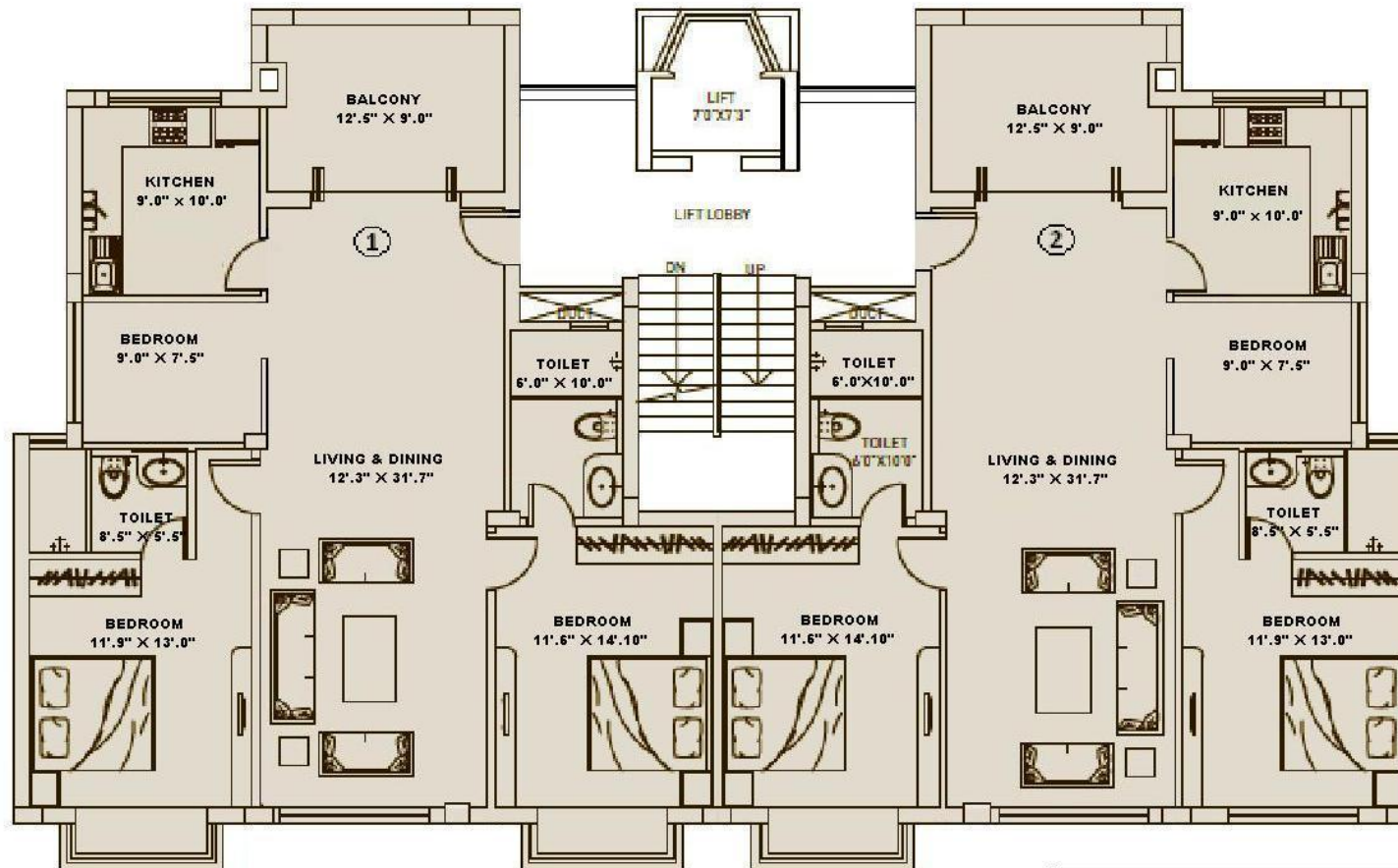
BLOCK A 1ST FLOOR PLAN

Flat	Chargeable Area
101	1670
102	1635



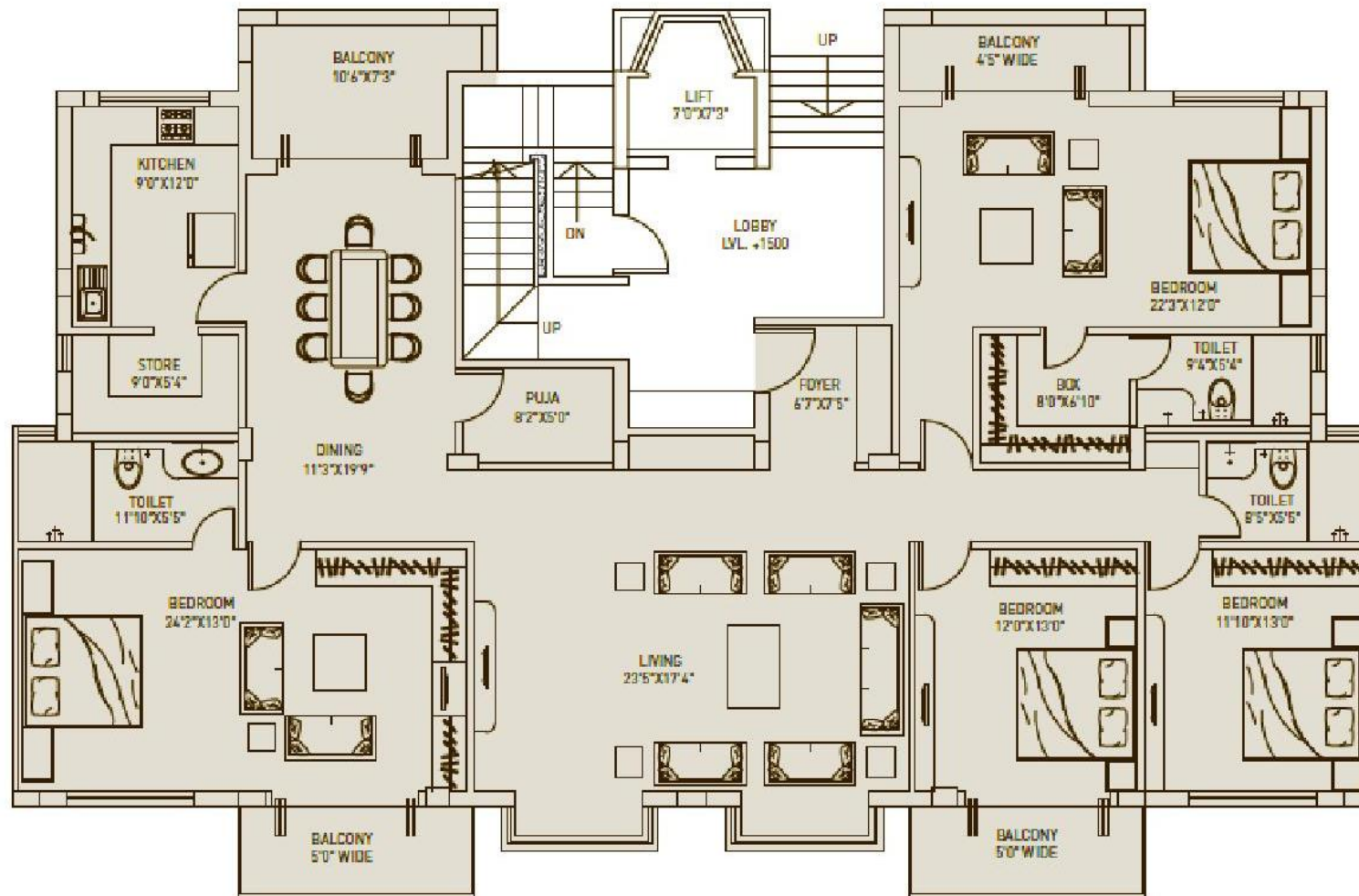
**BLOCK-A 2ND & 4TH FLOOR PLAN**

FLAT NO.	TYPE	CHARGEABLE AREA
201	3 BHK+STUDY	1735 SQ.FT
202	3 BHK+STUDY	1700 SQ.FT
401	3 BHK+STUDY	1735 SQ.FT
402	3 BHK+STUDY	1700 SQ.FT



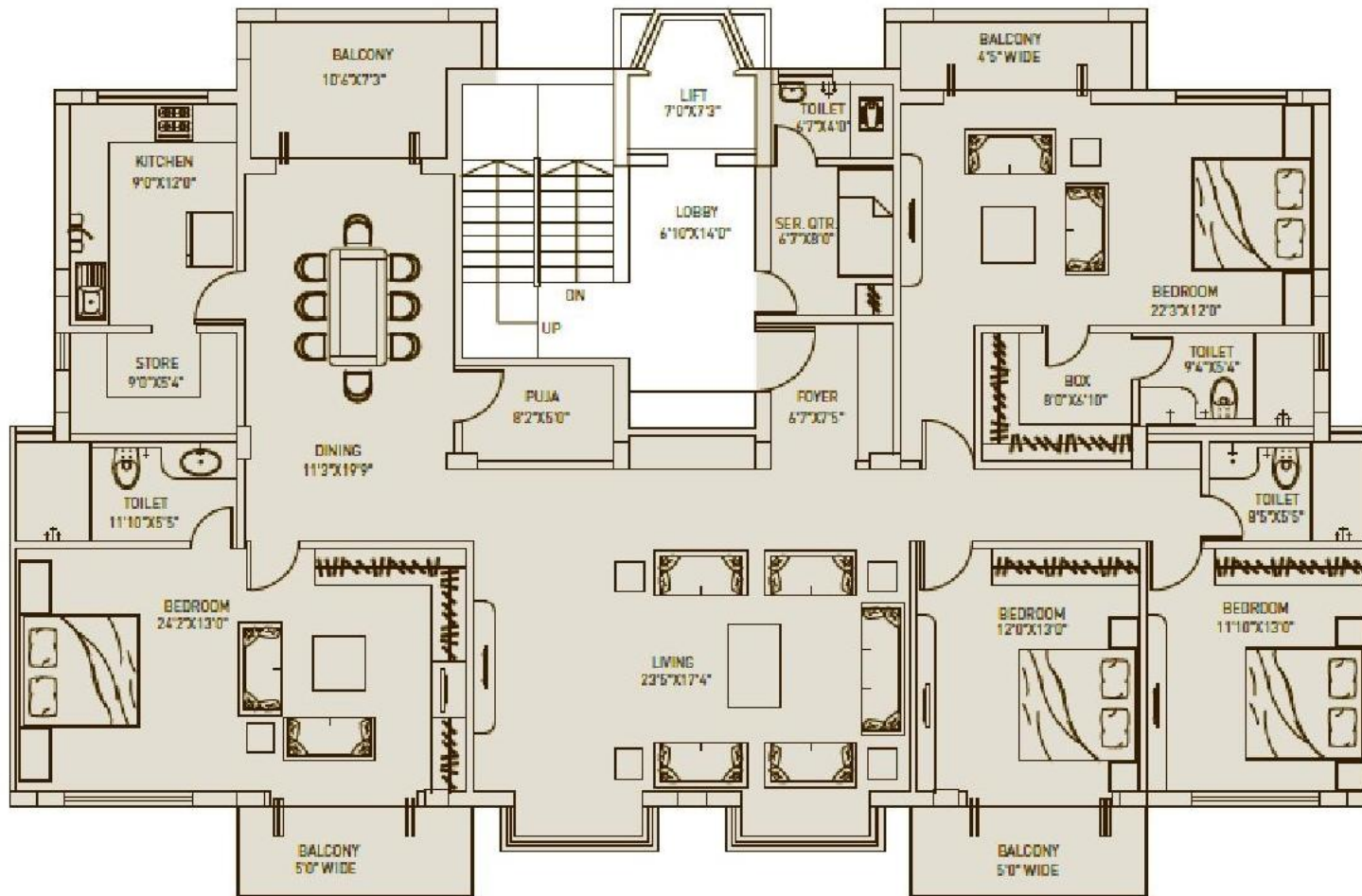
**BLOCK A 3RD & 5TH FLOOR PLAN**

FLAT NO.	TYPE	CHARGEABLE AREA
301	3 BHK	1660 SQ.FT
302	3 BHK	1620 SQ.FT
501	3 BHK	1660 SQ.FT
502	3 BHK	1620 SQ.FT



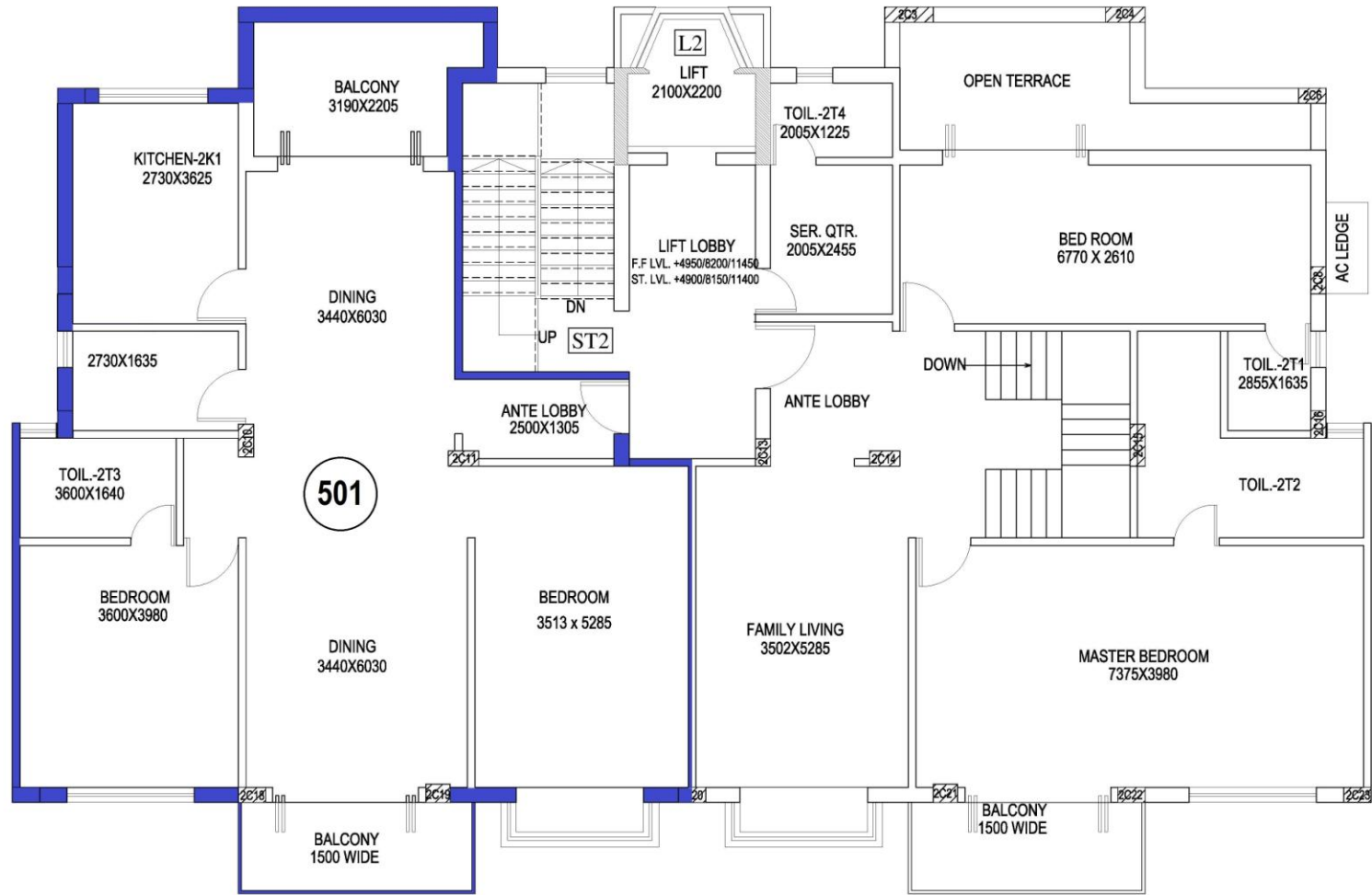
BLOCK B, 1ST FLOOR PLAN

Flat	Chargeable Area
101	3250



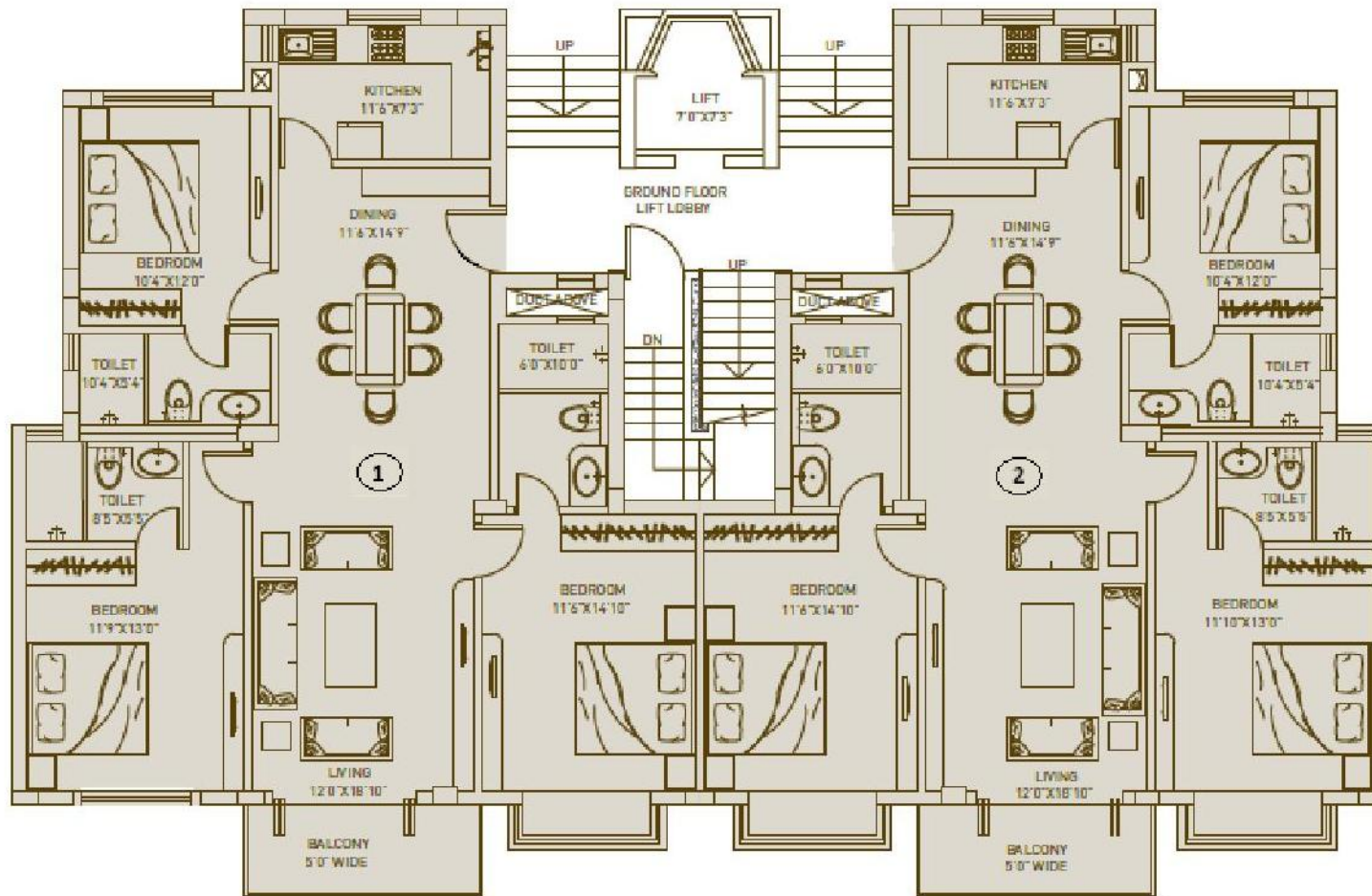
**BLOCK-B 2ND TO 4TH FLOOR PLAN**

FLAT NO.	CHARGEABLE AREA
201	3365 SQ.FT
301	3365 SQ.FT
401	3365 SQ.FT



**BLOCK-B : 5TH FLOOR PLAN**

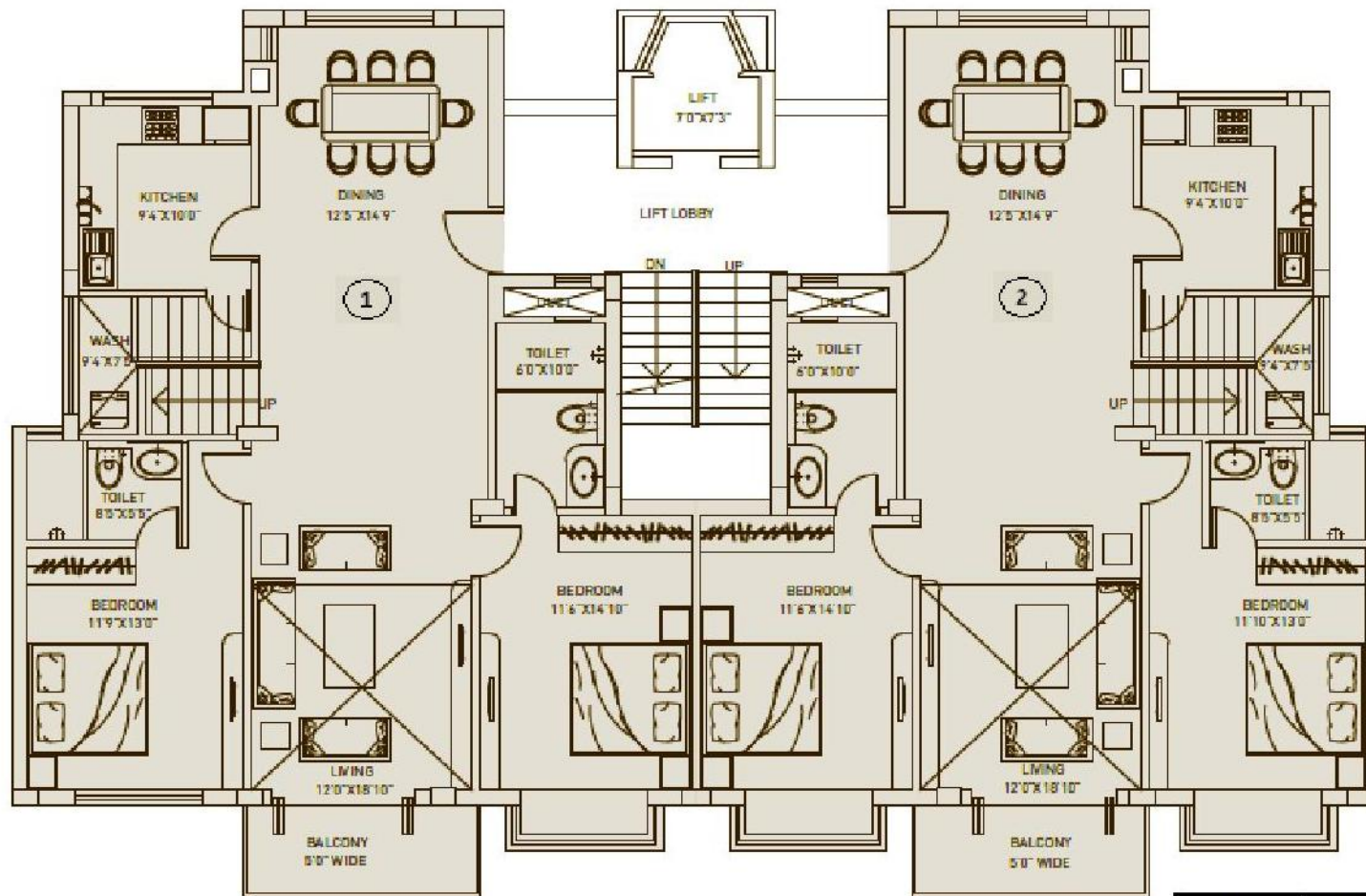
FLAT NUMBER	CHARGEABLE AREA
B-501	1594 SQ.FT



BLOCK C, 1ST FLOOR PLAN

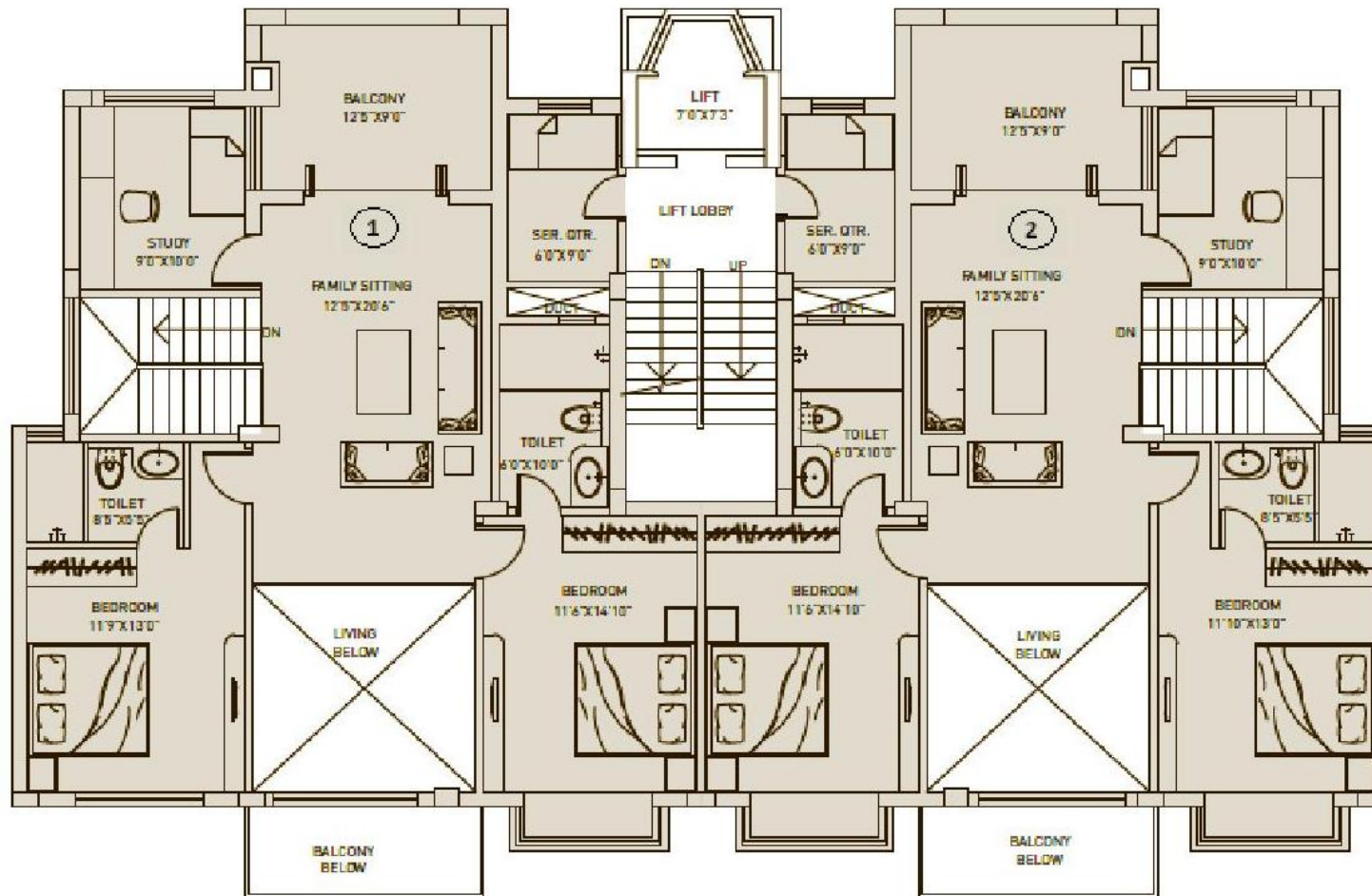
Flat	Chargeable Area
101	1635
102	1670



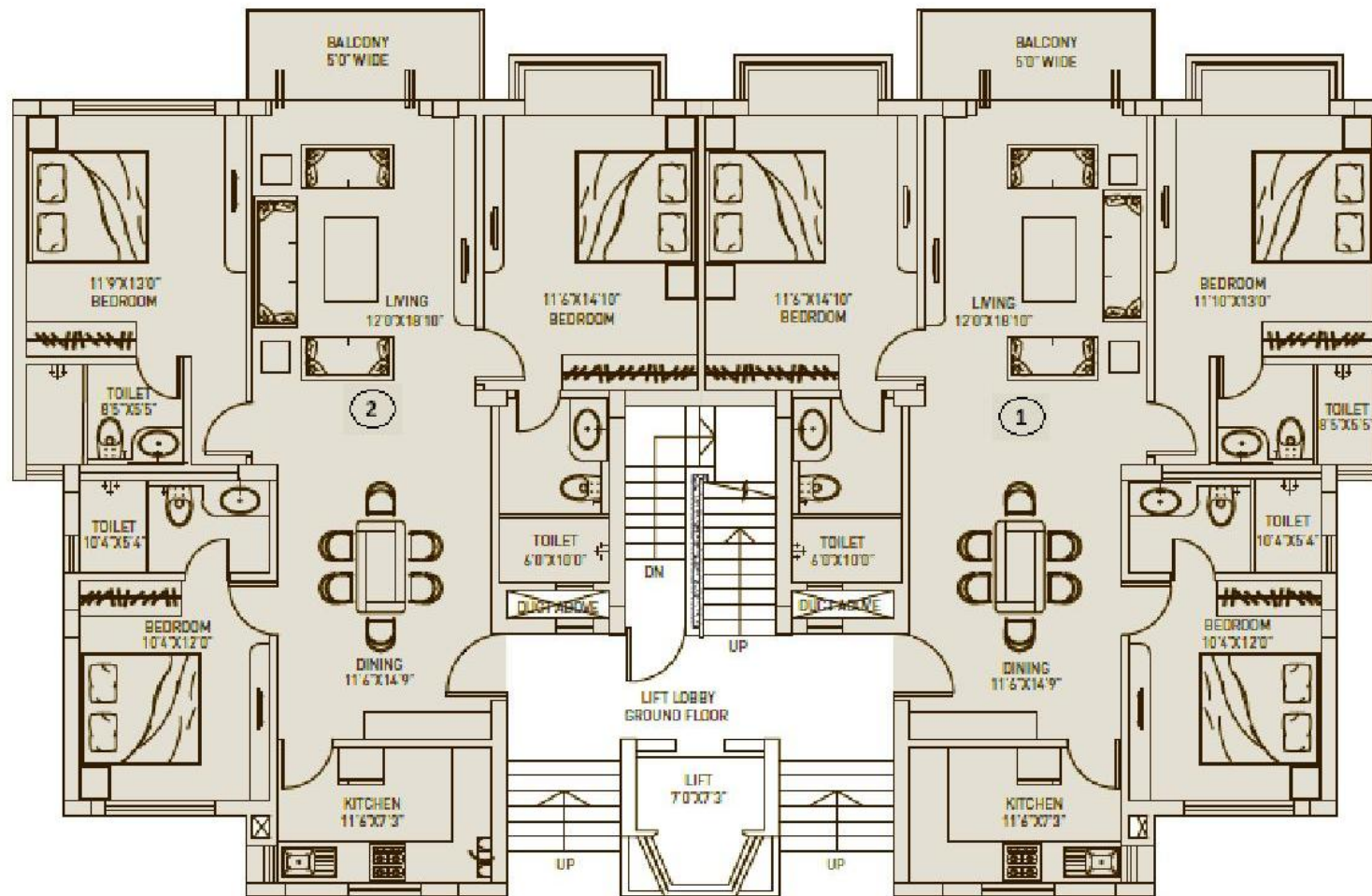


BLOCK C, 2ND & 4TH FLOOR PLAN

Flat	Chargeable Area
201	3280
202	3350
401	3280
402	3350

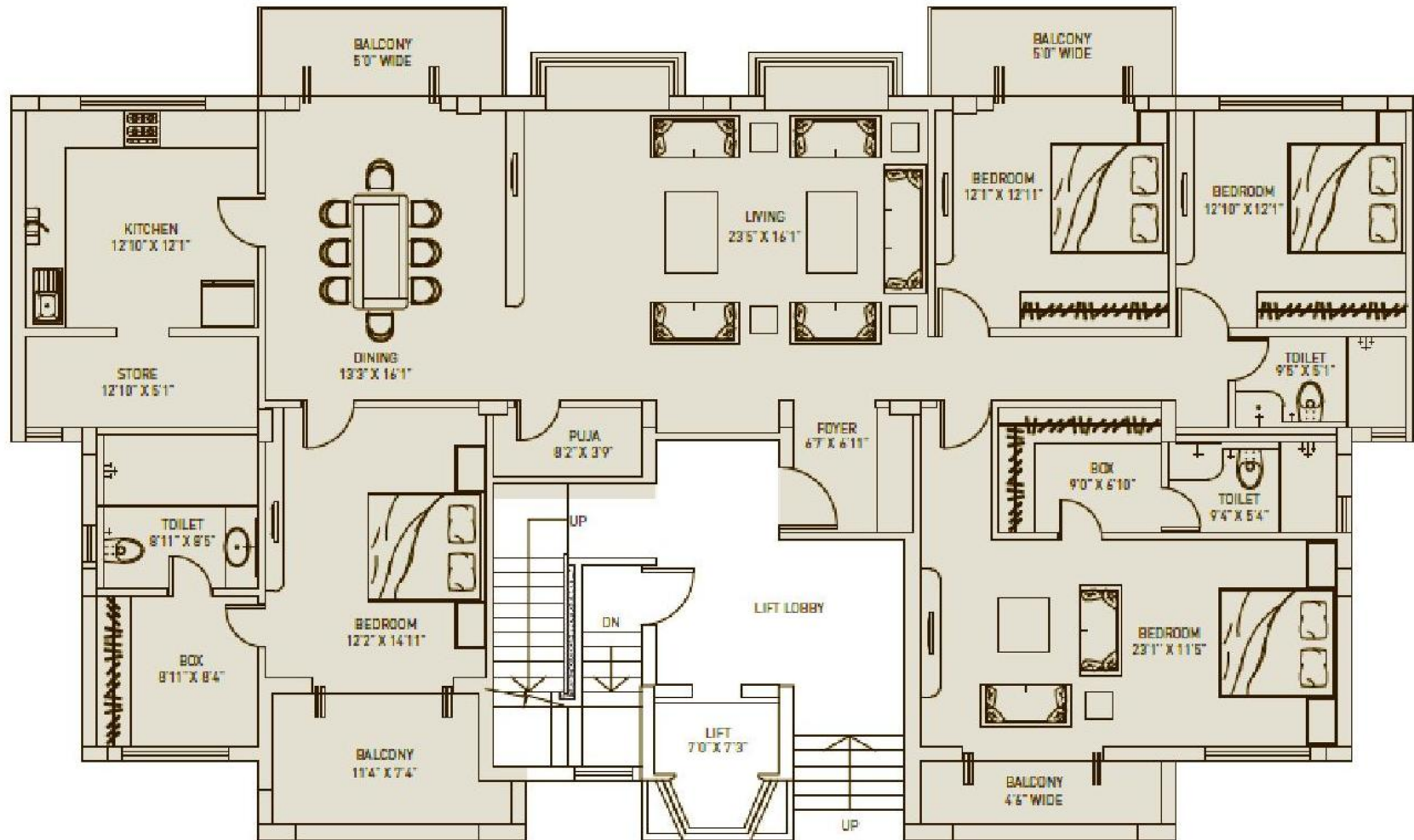


BLOCK C, 3RD & 5TH FLOOR PLAN



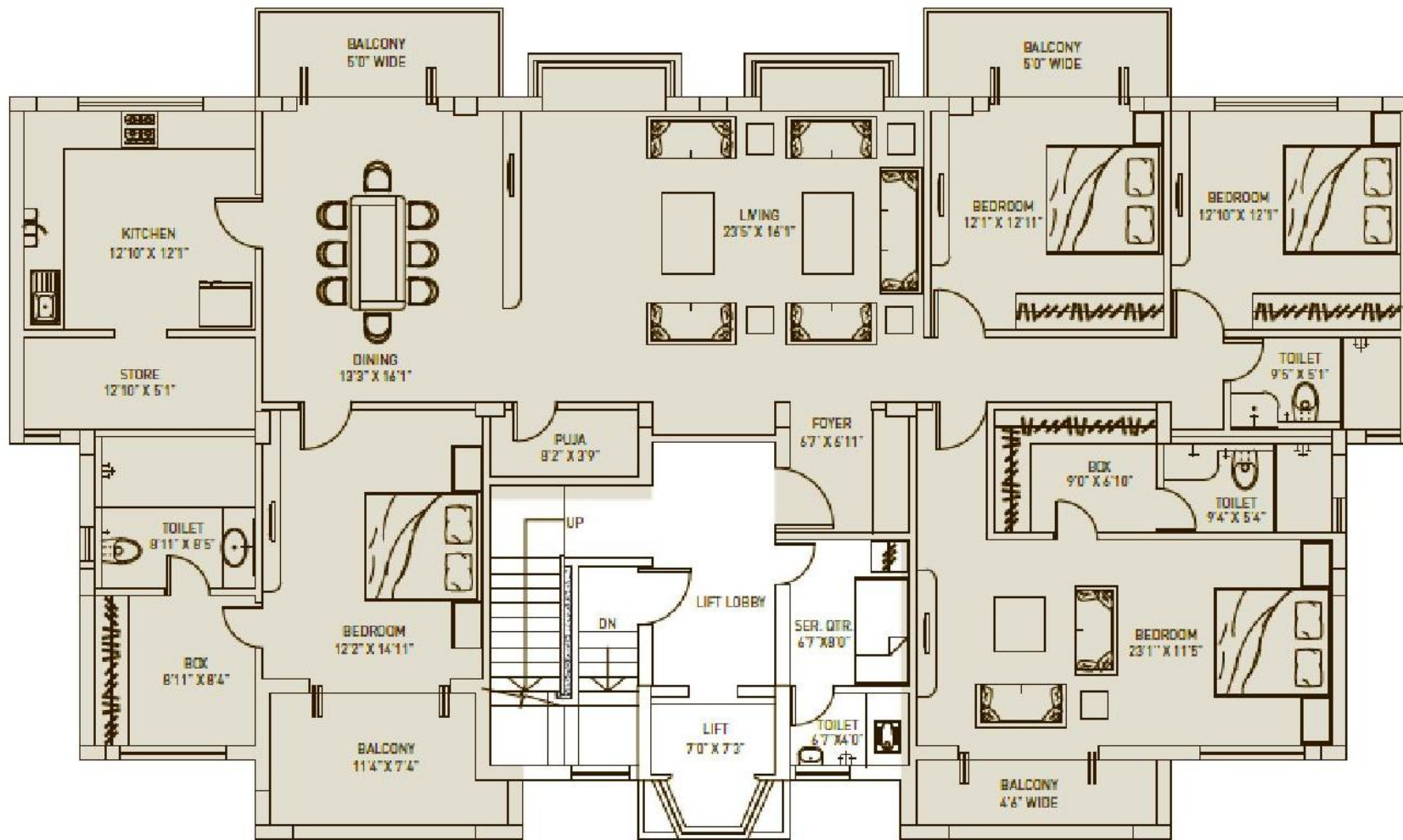
BLOCK D, TYPICAL FLOOR PLAN

Flat	Chargeable Area	Flat	Chargeable Area
101	1670	102	1635
201	1670	202	1635
301	1670	302	1635
401	1670	402	1635
501	1670	502	1635



BLOCK E, 1ST FLOOR PLAN

Flat	Chargeable Area
101	3255



BLOCK E, 2ND TO 5TH FLOOR PLAN

Flat	Chargeable Area
201	3370
301	3370
401	3370
501	3370

**THANK YOU**