



Utkal

utopia

PATRAPADA

Floor Plans

# Masterplan

1. Residential Terrace Landscape
2. Club House Terrace Landscape
3. Podium Landscape
4. Drop-off Zone
5. Exit Gate with Guard Room
6. Entrance Gate with Guard Room
7. Stepped Green with Visitors' Parking
8. Peripheral Green with Electrical Services
9. Driveway
10. Nature Trail
11. Senior Citizen Garden
12. Paved Terrace



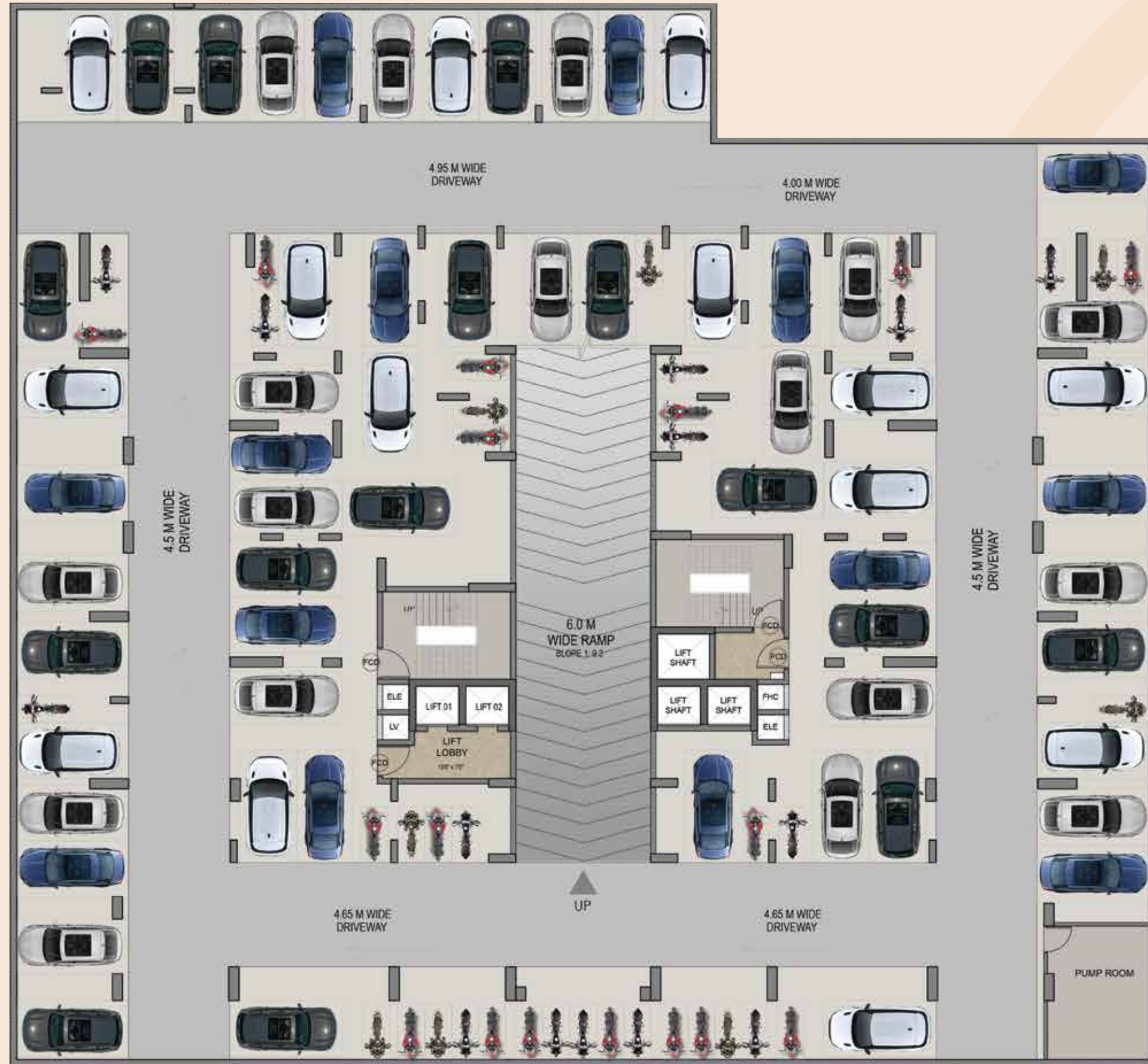
# Ground floor plan





*floor plans*

# Lower Basement Plan

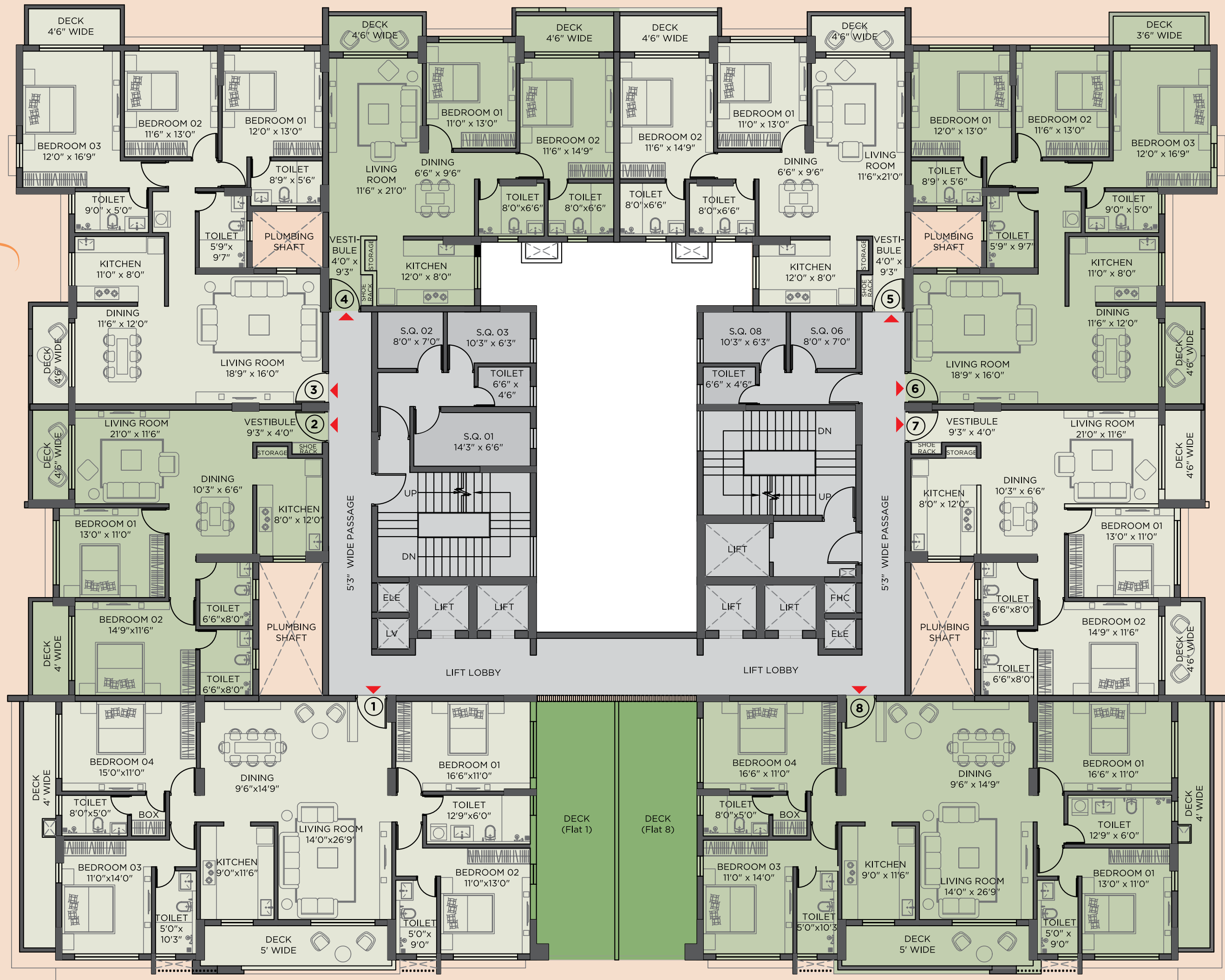


# Upper Basement Plan



# 1<sup>ST</sup> floor Plan

FLAT NO.	FLAT TYPE	RERA CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	BUA (SQ. FT.)	SBA (SQ.FT)
1	4 BHK+SERVANT CUBIC	1852	231	2236	3106
2	2 BHK+SERVANT CUBIC	1041	105	1234	1714
3	3 BHK+SERVANT CUBIC	1476	101	1699	2360
4	2 BHK	948	101	1128	1566
5	2 BHK	948	101	1128	1566
6	3 BHK+SERVANT CUBIC	1455	90	1671	2321
7	2 BHK	949	98	1136	1577
8	4 BHK+SERVANT CUBIC	1815	231	2199	3054

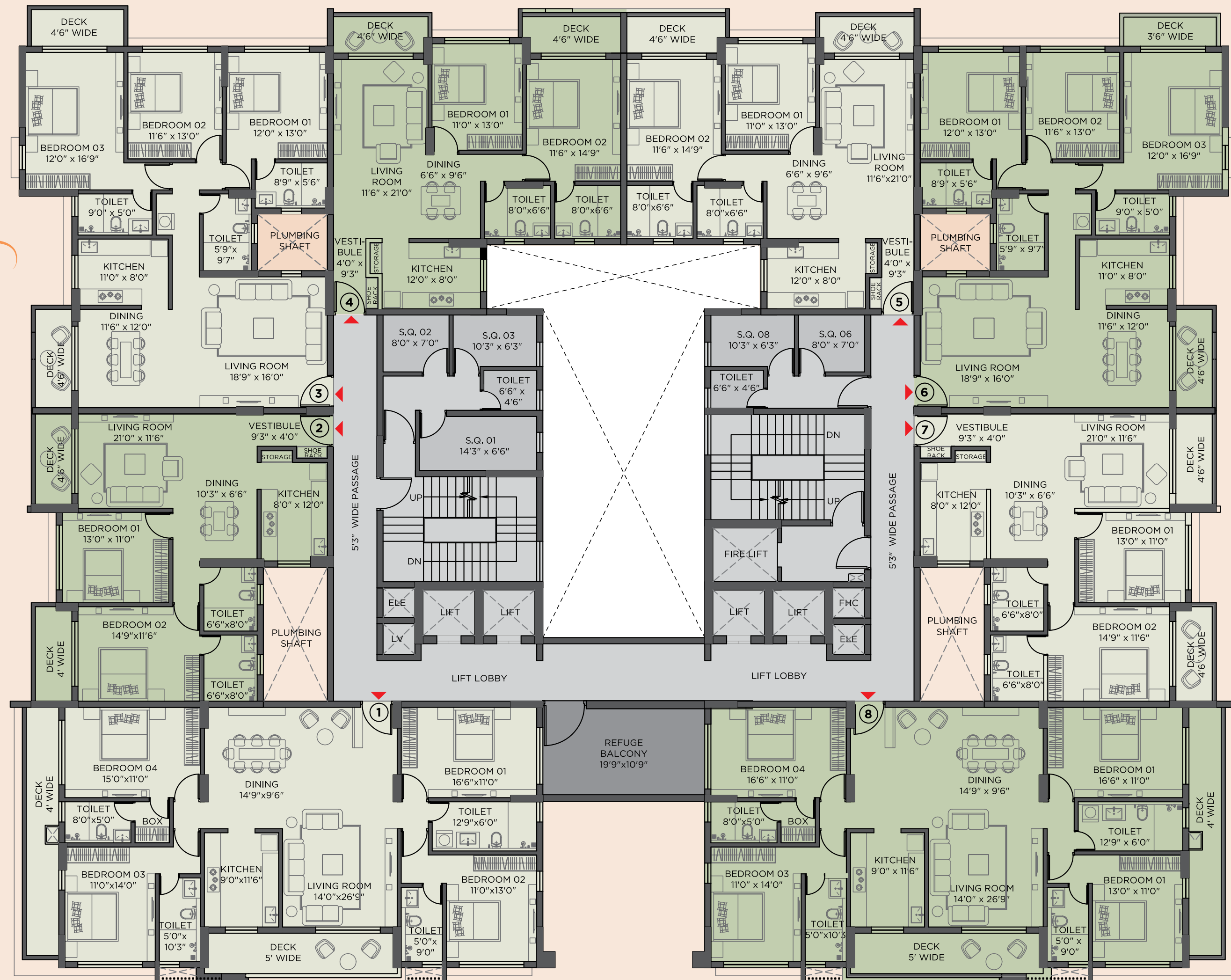


# Typical 2<sup>nd</sup>-6<sup>th</sup>, 8<sup>th</sup>-10<sup>th</sup> floor Plan

FLAT NO.	FLAT TYPE	RERA CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	BUA (SQ. FT.)	SBA (SQ.FT)
1	4 BHK+SERVANT CUBIC	1852	231	2236	3106
2	2 BHK+SERVANT CUBIC	1041	105	1234	1714
3	3 BHK+SERVANT CUBIC	1476	101	1699	2360
4	2 BHK	948	101	1128	1566
5	2 BHK	948	101	1128	1566
6	3 BHK+SERVANT CUBIC	1455	90	1671	2321
7	2 BHK	949	98	1136	1577
8	4 BHK+SERVANT CUBIC	1815	232	2199	3054



# 7th floor Plan



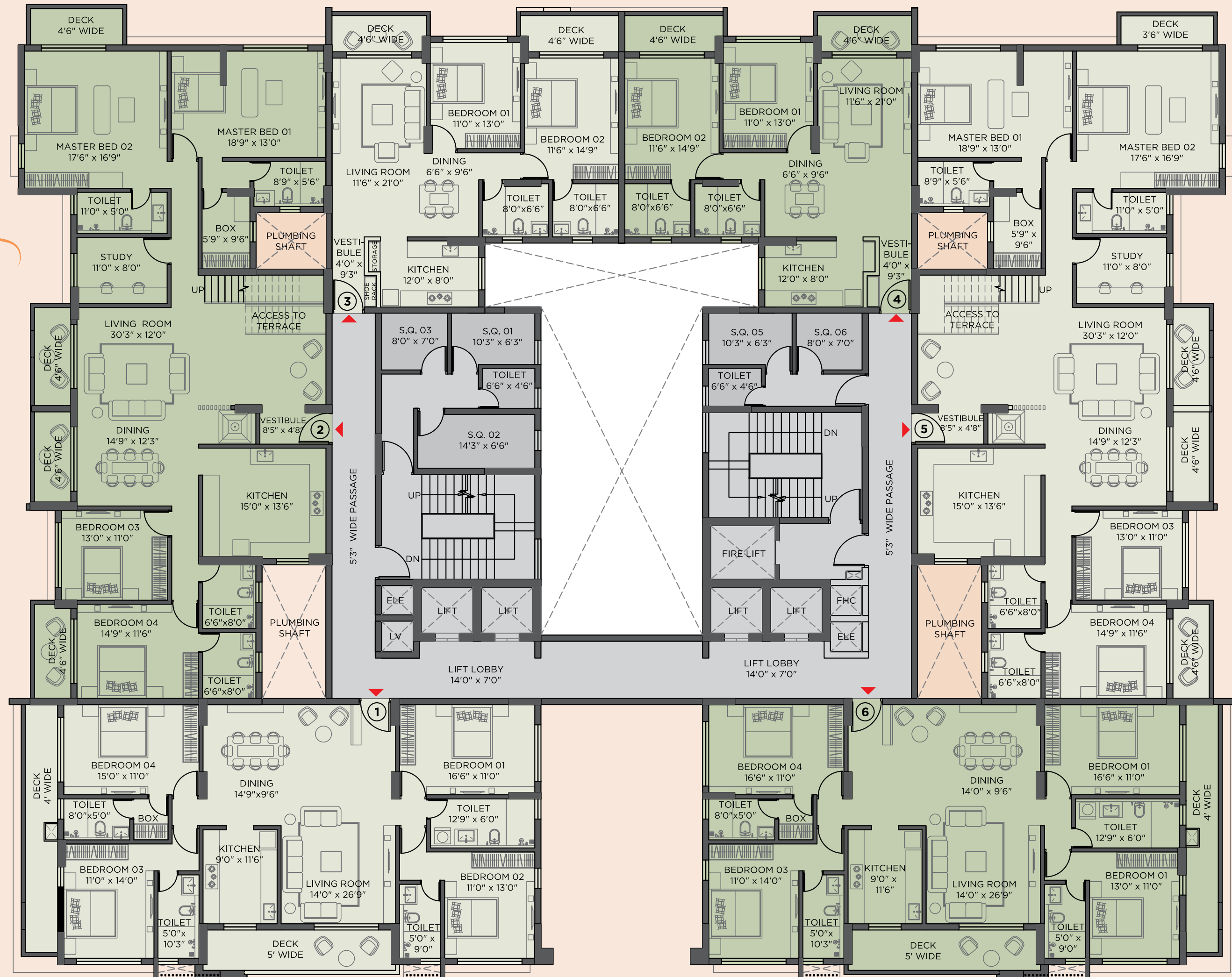
FLAT NO.	FLAT TYPE	RERA CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	BUA (SQ. FT.)	SBA (SQ. FT.)
1	4 BHK+SERVANT CUBIC	1852	231	2236	3106
2	2 BHK+SERVANT CUBIC	1041	105	1234	1714
3	3 BHK+SERVANT CUBIC	1476	101	1699	2360
4	2 BHK	948	101	1128	1566
5	2 BHK	948	101	1128	1566
6	3 BHK+SERVANT CUBIC	1455	90	1671	2321
7	2 BHK	949	98	1136	1577
8	4 BHK+SERVANT CUBIC	1815	232	2199	3054





# 11<sup>TH</sup> floor Plan

FLAT NO.	FLAT TYPE	RERA CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	BUA (SQ. FT.)	SBA (SQ.FT)
1	4 BHK+SERVANT CUBIC	1807	231	2192	3044
2	4.5 BHK+SERVANT CUBIC	2485	212	2880	3999
3	2 BHK+SERVANT CUBIC	1046	101	1226	1703
4	2 BHK	948	101	1128	1566
5	4.5 BHK+SERVANT CUBIC	2448	212	2832	3933
6	4 BHK+SERVANT CUBIC	1790	231	2174	3020



2 BHK Unit Plan



3 BHK Unit Plan



# 4 BHK Unit Plan



Type - 1



Type - 2

# 4.5 BHK Unit Plan

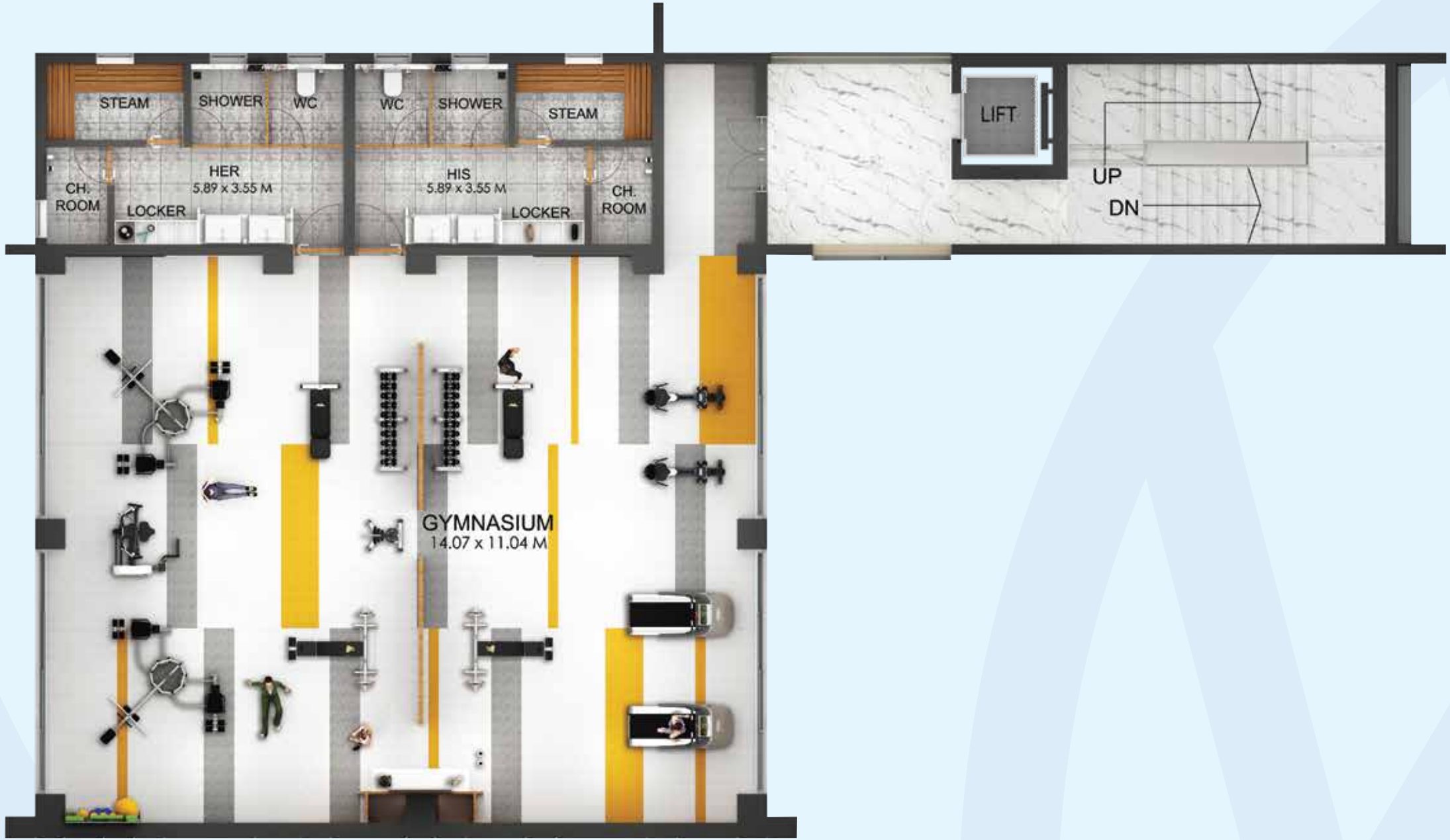


Club plans



1st Floor Plan

2nd Floor Plan



3rd Floor Plan



Terrace Floor Plan



# specifications

## Structure

- Earthquake Resistance RCC Framed Structure [ as per NBC 2016]

## Flooring

### Apartment

- Living/Drawing/Dining/Bedroom - Premium Designer Vitrified Tile (600\*1200mm or above) with Skirting
- Master Bedroom - Wooden Finish Vitrified Tiles
- Kitchen - Designer Anti-skid Vitrified Tiles
- Balcony - Designer Anti-skid Ceramic Tiles
- Servant Quarters - Vitrified Tiles
- External Driveways - Heavy Duty Tiles

### Common Areas

- Entrance Lobby - Flooring and Lift Wall Cladding in Italian/Imported Marble
- Staircase - Polished Granite or Stone
- Terrace - Anti-skid Ceramic Exterior Tiles/Granites

## Ceiling

### Entrance Lobby and Common Areas

- False Ceiling with POP/Gypsum Board with Led Lights
- All Walls & Passages painted with Lustre Paint

## Walls

- Internal Walls Finished with Branded Putty (Birla/JK)
- External Walls Finished with Texture Paint/Weather Coat Paint/Stone Cladding in Selected Areas as per Architect Design

## Doors

### Main Entrance

- Polished Veneer Faced Solid 35mm Designer Flush Doors with Stainless Steel Built Hinges and with Salwood Door Frames

### Other doors

- Moulded Skinned Flush Doors with Laminate

## Windows

- Branded Anodized Aluminium Powder Coated/UPVC Windows with Toughened Glass
- Granite/Stone Cladding on Window Sill

## Kitchen

- Engineered Stone/Granite Cooking Platform and Ceramic Tiles Dado up to 600mm Height above the Counter
- Provision for Modular Kitchen and Electrical Chimney
- Ceramic Designer Sink with Drain Board
- Electrical Points for Refrigerator, Water Purifier, Exhaust Fan, Microwave, Grinder etc.
- Ceramic Tiles Dado upto 600mm height above the counter

## Toilets

- Anti-skid Ceramic Floor Tiles with Modern Wash Basin
- Ceramic Wall Tile as per Design
- CP and Sanitary Fixtures - Kohler, Grohe or Equivalent Make
- Half Glass Partition between Dry and Wet Area

## Balcony

- Stainless Steel Grade 304 Railing with Glass in 4 BHK
- MS Railing in Other Flats

## Electrical Fittings

- Copper Fr Electrical Wiring throughout in Concealed Conduit with Provision for Light Points, AC, TV & Telephone (Finolux, RR Cables or Equivalent)
- Premium Modular Switches, Sockets and Switch Gears of Arteor / Legrand or Equivalent Make
- Emergency Power Backups for all the Flats

## Security Systems:

- Security Booth with be Provided of the Entrance and Exit with Boom Barrier
- Video Surveillance and CCTV Systems
- Apartment Intercom System
- Video Door Phone : Panasonic/Godrej (or) Equivalent Video Door Phone
- Door Lock : Yale/Godrej (or) Equivalent
- 24Hrs Security Surveillance

## Others

- Elevation - Modern Aesthetic Head Turning Elevation
- Elevators - Technological Advance High Speed Modern Automatic Elevators of Mitsubishi or Schindler

The art of happiness  
starts with

*art of*  
anandam



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## Developer



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