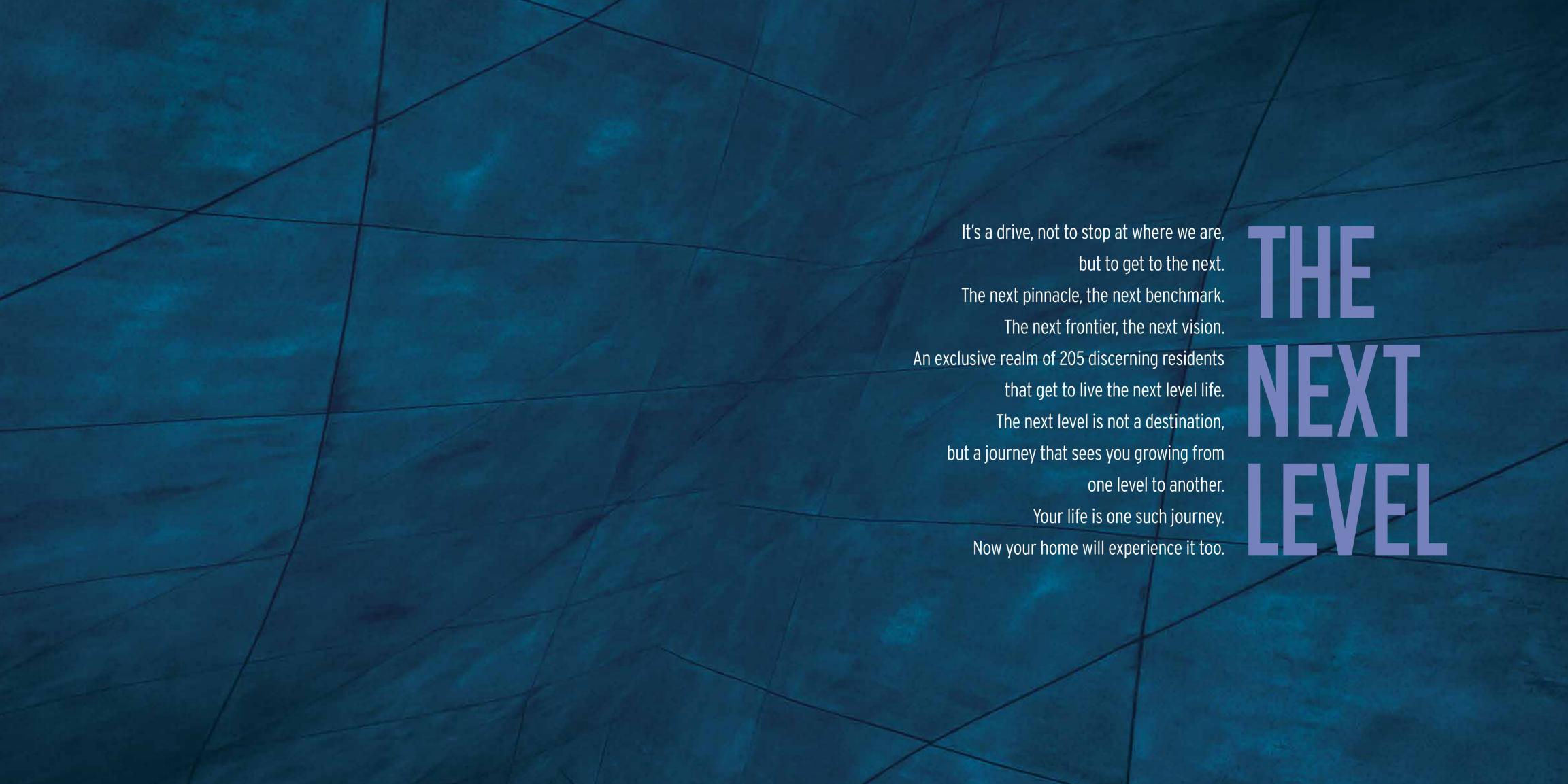


UtkALLEVILS





THE DESIGN INCEPTION

Nestled in the urban environs of Pahal, immense lush greenery surrounds the land parcel. The distinctive shape of the site self-dictates its form & probable outline.

The project houses the uber luxury living segment sized apartments. Offering 180 degrees external views to all units. The plan ticks basic Vaastu points and gets shaped into 3 distinct towers. Tower CREST rests abutting the national highway with 4 BHK cross ventilated apartments facing the main road & lush green podium, framed by the greenscape ahead. Towers CROWN & PINNACLE interlock with cross ventilated 3 BHK (ultima & optima) apartments, placed on the multilevel car parking with lush green podium floor.

The magnitude of healthy living gets redefined in multi-fold aspects at various LEVELS. Amenity menu exceeds more than 50 true functions offering a community living with the fundamentals of joy, peace, health & sustainability. With dedicated spaces for various activities as well as open spaces for movement, community living and interaction, focus has been on the mental, physical, and emotional wellbeing of the inhabitants.

The lungs of the project breathe fresh air with a substantial canvas of landscape.

The LANDSCAPE gets its due surface on various LEVELS, respecting the open space on mother earth and a vast percentage of green- deciphered into a podium & terrace, offering respite and comfort within the premise.

The project expresses ROYAL LIVING with the selection of colour combinations of White and Prussian blue. The architectural features in terms of the 7 feet wide sky decks and the vertical folds which hug the decks, accentuate the heights of the towers to offer a recognisable façade to the building. Sticking to absolute basics of math & geometry of architecture, the project stands true to the concept and culminates into the 'NEXT LEVEL' of living.

Ar. Suhas Nalawade
STELLAR Design Studio



INTRODUCING

LEVAL

An exclusive community of 205 like-minded families, UTKAL LEVELS, located on NH16, facing Jagannath Temple, presents the next level of luxury living with a choice of 3-side open naturally ventilated spacious designer apartments in multiple configurations with 50+ curated amenities that appeal to the entire family.





LEVEL-01 (Ground)

THE NEXT LEVEL OF PRIDE

THE ENTRANCE PLAZA
WITH DESIGNER LANDSCAPE

• 21+ Lifestyle Amenities

THE NEXT LEVEL OF HOMECOMING

THE ARRIVAL LOBBY

- Designer Lobby
- Exclusive Lounge Area

LEVEL-02 (Podium)

THE NEXT LEVEL OF EXPERIENCES THE PODIUM (OUTDOOR)

- 12,554 Sq.ft. Greenscape
- 15+ Resort Style Amenities

THE NEXT LEVEL OF SOCIAL LIFE THE CLUB (INDOOR)

- 19,594 Sq.ft. Clubhouse
- 13+ Curated Indulgences

LEVEL-03 (Terrace)

THE NEXT LEVEL OF SKY LIFE THE ROOFTOP

- 19,737 Sq.ft. Greenscape
- 19+ Skylife Avenues

LEVEL-04

BLOCK A | 1ST - 21ST floors

BLOCK B & C | 4TH - 21ST floors

THE NEXT LEVEL OF LUXURY LIVING

THE RESIDENCES

- Supersized 3, 4 BHK Residences and Penthouses
- 3-side open apartments with abundant sunlight & natural air
- Large Lifestyle Decks
- City & Green Views

THE NEXT LEVEL OF HOLISTIC HOMES

PROJECT HIGHLIGHTS

- Three 21-Storey Towers offering 3 & 4 BHK Homes and Penthouses
- 50+ Lifestyle Amenities
- Residences with Lofty 11' 4" for Tower Crest,
 11' for Tower Crown & Pinnacle
- Super-sized homes which overlook the highway and the greens
- Dedicated 32,148 Sq.ft. Podium with Stately Clubhouse
- Exclusive Sky Level Recreation
- Landscaped arrival avenue with peripheral enclave of 110 plants
- Convenient & well organized multilevel car parking



THE NEXT LEVEL OF CONNECTIVITY

PAHAL- THE EMERGING MEGA RESIDENTIAL HUB OF BHUBANESWAR.



KEY LANDMARKS & DISTANCE

Hospitals

- High-tech Medical College 5.2 km
- Panda Cancer Hospital 5.6 km

Schools

- Delhi Public School Kalinga 5 km
- Mothers Public School 3 km
- Pravuji English Medium School 7.9 km
- Kendriya Vidyalaya No. 3 13.5 km

Malls & Market Complex

- Utkal Iconic 200m
- Symphony Mall 3 km
- Esplanade Mall 8.3 km
- Grand Bazar 4.5 km

Hotels & Restaurants

- Pal Mantra 100 m
- La-franklin 7.3 km
- Big Cup Cafe 2 km

Transport

- Railway Station 10.6 km
- Airport 14.6 km







A THE ENTRANCE PLAZA WITH DESIGNER LANDSCAPE

- The Entrance Plaza
- Landscaped Driveway with 110 Peripheral Plants
- Half Basketball Court
- Temple
- Cycling & Jogging Track
- Arrival Lobby
- Pergola Seating for Social Interactions
- Departmental Store

Tucked in a scenic land parcel surrounded with 110 Peripheral Plants, LEVELS with its three gracious towers occupying the pride of the place in an exclusive spot that is quiet and serene. The landscaped avenue beginning from the entrance gate all the way to the drop-off lobby made for a pleasant sight and drive.















B THE ARRIVAL LOBBY

Designer Arrival Lobby

Exclusive Sit-outs | Dedicated Concierge

An impressive designer lobby with exclusive sit-outs offers the next level of welcoming experience. The lobby leads to high-speed passenger lifts. It also hosts a dedicated delivery area to handle safe deliveries made to every resident in the building.





A THE PODIUM (Outdoor)

- Tropical Podium
- Amphitheatre with Resting Pods
- Resort Style Infinity Pool with Kids Pool & Shower Area
- Wilderness Trails Pathway
- Designer Water Body with Barbecue Counter
- Mist Garden
- The Yoga Deck
- Senior Citizen Hangout
- Party Lawn by the water body
- Kids Play Area with Rock Climbing Wall
- Fitness Court
- Outdoor Seating Deck









THE AZURE LAGOON | Resort Style Infinity Pool with Kids Pool & Shower Area Get transported to your Balinese resort without ever having to leave home. Immerse yourself in the azure lagoon pool and chase away all the blues.



CHILL OUT ZONE Designer Water Body with Barbecue Counter A beautiful landscape hosting a meandering water body and a barbecue zone is an invitation to a never ending party for life. Find your Ibiza right here.

EXPERIENCE THE CLUB LIFE | Club View from the Pool The pool side is flanked by The Club spread over 12,554 Sqft presenting the next level of social life with 15+curated indulgences. Here residents can realise their health and wellness pursuits, gather and celebrate every important moment or occasion or simply bask in the indulging activities without having any need to step out for anything.





SOULFUL SERENITY Mist Garden

A must have for a tropical climate, a mist garden is a welcome relief to beat the sweltering heat and sit cool and pretty.



HOLISTIC HEALTH The Yoga Deck

There's nothing more powerful than Yoga to keep your body in ship shape. And nothing more perfect than our Yoga Bay to begin your mornings paying tribute the sun god of the sun city.



GOLDEN MOMENTS Senior Citizen Hangout

Seniors deserve their happy space, a place where they can relive their golden memories and revel in good times. Find a space for just that at Utkal Levels. It's a perk the young at heart deserve.





CELEBRATE LIFE | Double Height AC Community Hall Echoing in cheer, laughter and revelry, the double height community hall doubles up to make your every small moment and big celebration a memorable one.

B THE CLUB (Indoor)

- Double Height AC Community Hall

 Cum (17x44 ft) Compact Badminton Court
- Zumba & Yoga Lounge
- Exclusive guest suites
- Well-equipped Gymnasium
- Indoor Games
- Toddler's Play area
- Themed Spa with Steam and Sauna
- Laundry Lounge
- Video Game Lounge
- Theatre
- Business Centre & Work from Home Pads

Located at Level 2, The Club spread over 19,594 Sq.ft. presents the next level of social life providing for 13+curated indulgences. Here residents can realise their health and wellness pursuits, gather and celebrate every important moment or occasion or simply bask in the indulging activities without having any need to step out for anything.



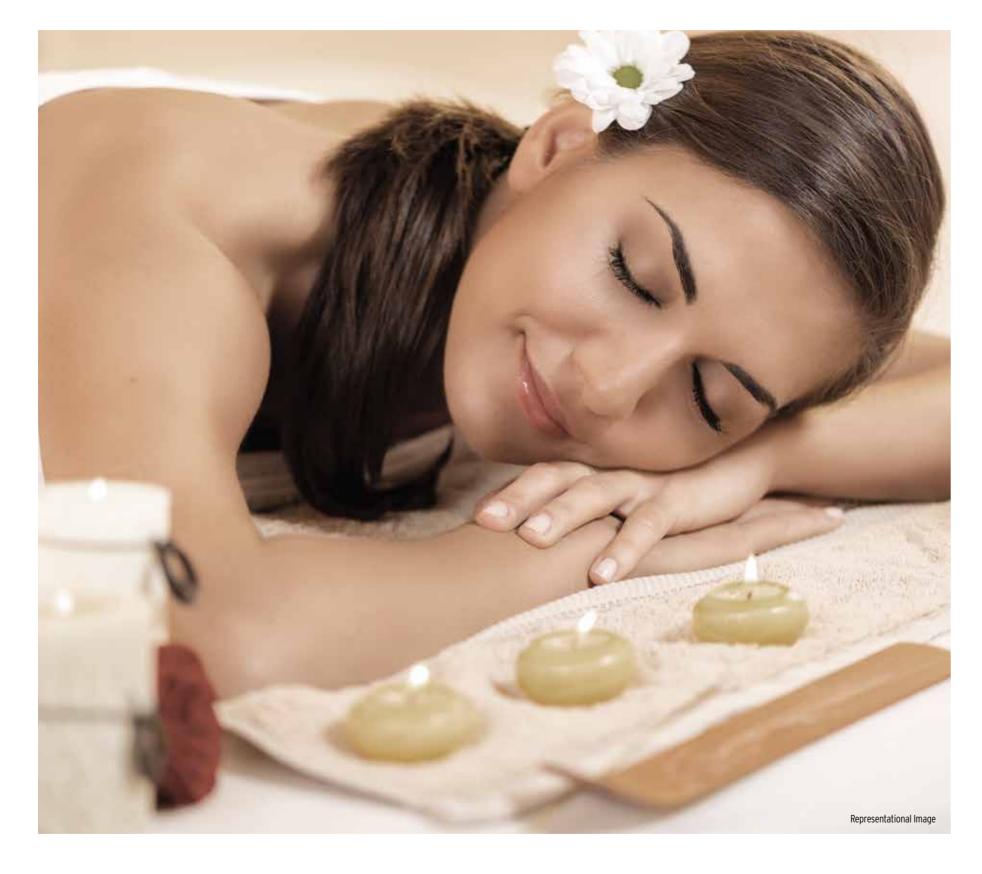












RELAX & REJUVINATE Themed Spa with Steam and Sauna

Pampering yourself is easy when you have a serviced spa right by your home. Enjoy the liberty.



CLEAN & CONVENIENT

Laundry Lounge

A dedicated serviced laundry lounge ensures that your clothes get the care they deserve and you spend your time on things that are more important.



GAME ONVideo Game Lounge

Indulge in a duel with your neighbour or wage a war with your family playing over 25+ games at Video Lounge.

ENTERTAINMENT REPUBLIC | Mini Theatre The big games, the movie marathons, experience them all at your residence. Bring your own popcorn and enjoy!







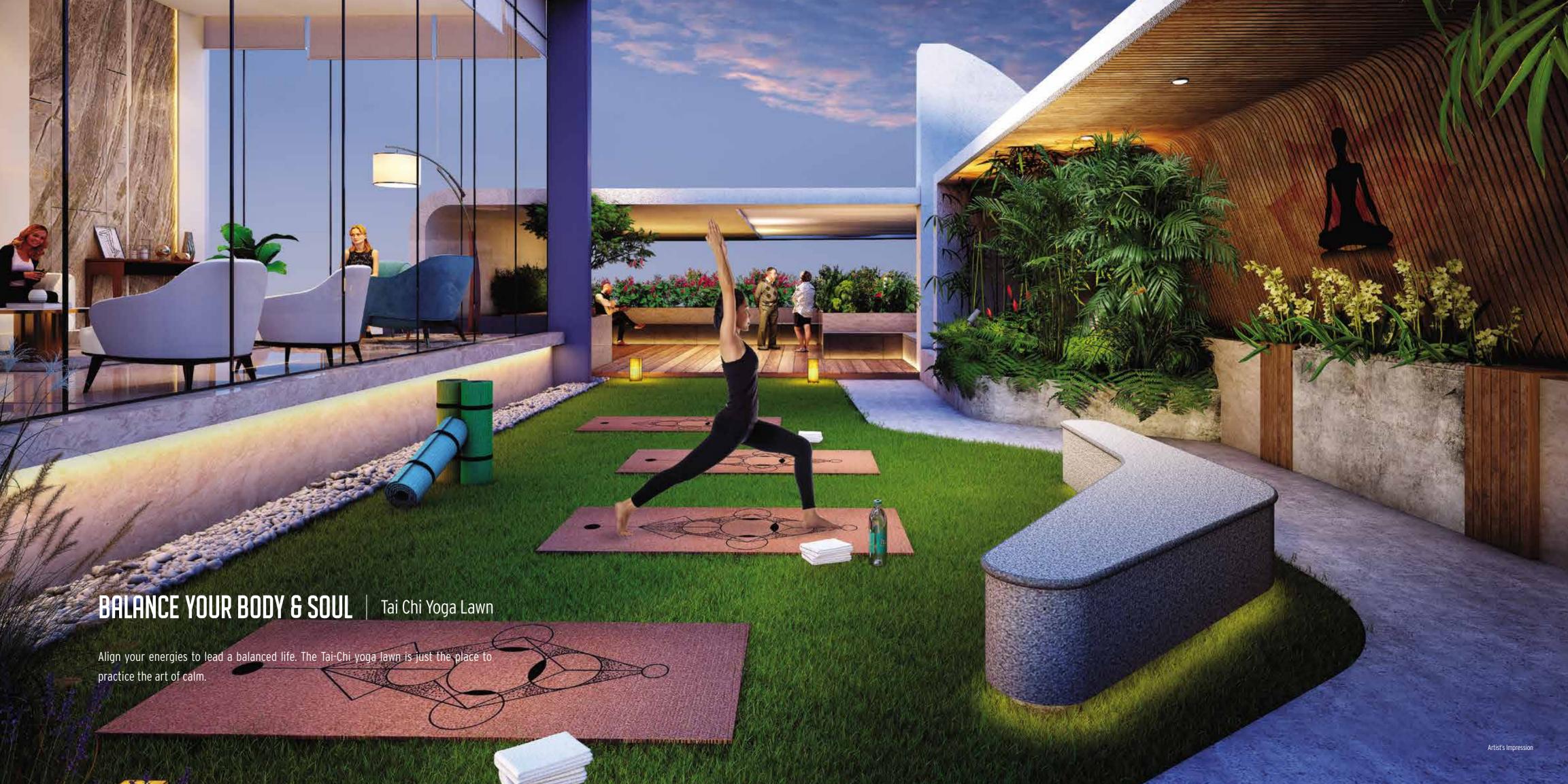
THE ROOFTOP

- PARTY LAWN WITH DJ LOUNGE AND WATERBODY
- TAI CHI YOGA LAWN
- REFLEXOLOGY GARDEN
- SKY THEATRE
- SKATING RINK
- FITNESS COURT
- BOX CRICKET PITCH
- YOGA & MEDITATION ZONE
- EXCLUSIVE ELEVATED SKY LOUNGE
- KID'S PLAY AREA
- OBSERVATORY DECK WITH TELESCOPE
- SEATING DECK
- SENIOR CITIZEN'S DECK





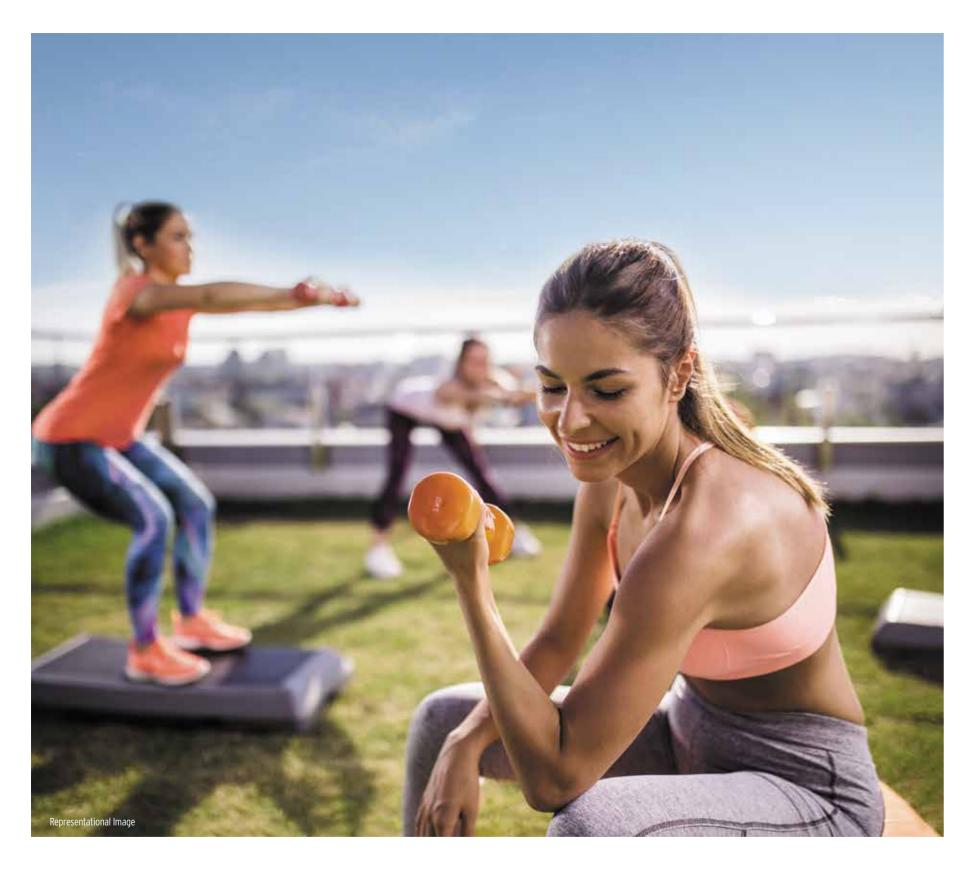


















THE PERFECT MATCH Box Cricket pitch

Show off your batting skills or simply enjoy being bowled over

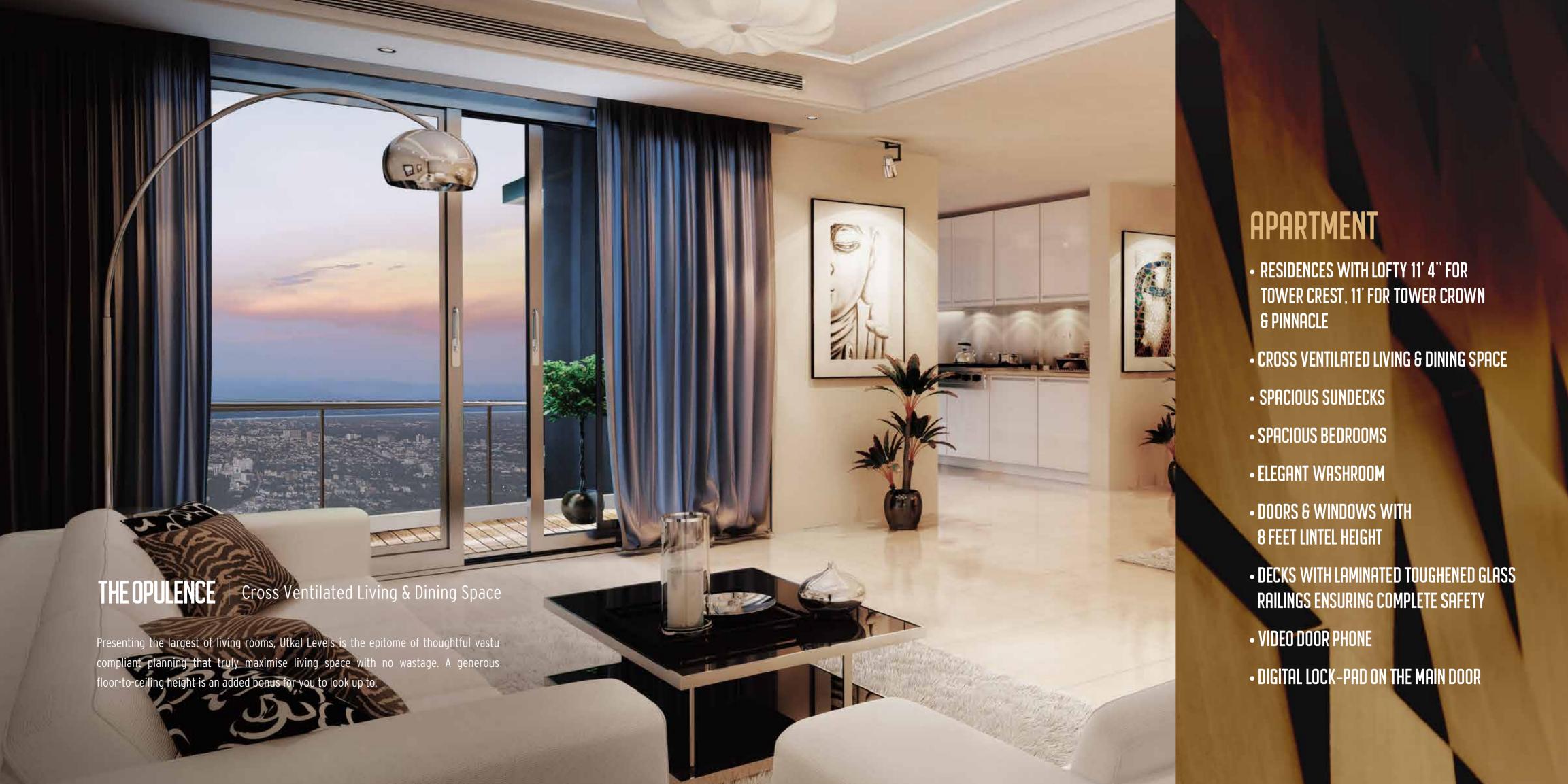














THE OPULENCE | Spacious Bedrooms Spacious and airy bedrooms opening up to expansive decks that give you the perfect reason to wake up and greet the rising sun. Good Night and Good Mornings here are not mere greetings, but a way of life.

THE NEXT LEVEL HALLMARKS TOWER FEATURES

Expect every aspect of life factored in at LEVELS. Be it your need for dedicated parking, express lifts, uninterrupted power and Wi-Fi connectivity. The tower is also equipped with a vigilant 3-Tier security and world class fire safety equipment to secure your complete peace of mind



4 LEVEL Parking



ELECTRIC VEHICLES CHARGING POINTS

HIGH SPEED

ELEVATORS



ADVANCED FIRE SAFETY STANDARDS



100% POWER BACK UP FOR COMMON AREA



24X7 WATER SUPPLY



WATER TREATMENT PLANT (WTP)



3 TIER SECURITY



MDU DTH SERVICE



INTERCOM System



SEWAGE TREATMENT PLANT (STP)



SOLID WASTE MANAGEMENT SYSTEM



AT A GLANCE

PROJECT HIGHLIGHTS

- Three 21 Storey Towers offering 3 & 4 BHK Homes and Penthouses
- Residences with Lofty 11' 4" for Tower Crest, 11' for Tower Crown & Pinnacle
- Super-sized Homes with Views of Highway & Greens
- Landscaped Arrival Avenue with Peripheral Plantation of 110 Plants
- Dedicated 32,148 sq. ft. Podium with Stately Clubhouse
- 50+ Lifestyle Amenities
- Exclusive Sky Level Recreation
- Convenient & well organized multilevel car parking

THE ENTRANCE PLAZA

- The Entrance Plaza
- Landscaped Driveway with 110 Peripheral Plant
- Half Basketball Court
- Temple
- Cycling + Jogging Track
- Arrival Lobby
- Pergola Seating for Social Interactions
- Departmental Store

THE ARRIVAL LOBBY

Designer Arrival Lobby

- Exclusive Sit-outs
- Dedicated Concierge

THE PODIUM (Outdoor)

- Tropical Podium
- Amphitheatre with Resting Pods
- Resort Style Infinity Pool with Kids Pool & Shower Area
- Wilderness Trails Pathway
- Designer Water Body with Barbecue Counter
- Mist Garden
- The Yoga Deck
- Senior Citizen Hangout
- Party Lawn by The Water Body
- Kids Play Area With Rock Climbing Wall
- Fitness Court
- Outdoor Seating Deck

CLUB LEVELS (Indoor)

- Double Height AC Community Hall Cum (17x44 ft) Compact Badminton Court
- Zumba & Yoga Lounge
- Exclusive Guest Suites
- Well-equipped Gymnasium
- Indoor Games

- Toddler's Play area
- Spa with Steam and Sauna
- Laundry Lounge
- Video Game Lounge
- Theatre
- Business Centre & Work from Home Pads

ROOFTOP RECREATION (TERRACE)

- Party Lawn with DJ Lounge and Water Body
- Tai Chi Yoga Lawn
- Reflexology Garden
- Sky Theatre
- Skating Rink
- Fitness Court
- Box Cricket Pitch
- Yoga & Meditation Zone
- Exclusive Elevated Sky lounge
- Kid's Play Area
- Observatory Deck with Telescope
- Seating Deck
- Senior Citizen's Zone

APARTMENT FEATURES

• Residences with Lofty 11' 4" for Tower Crest, 11' for Tower Crown & Pinnacle

- Cross Ventilated Living & Dining Space
- Spacious Sundecks
- Spacious Bedrooms
- Elegant Washroom
- Doors & Windows with 8 Feet Lintel Height
- Decks with Laminated Toughened Glass Railings Ensuring Complete Safety
- Video Door Phone
- Digital Lock-pad on The Main Door

TOWER FEATURES

- 4 Level Parking
- Electric Vehicles Charging Points
- 3 Tier Security
- Firefighting System with Advance Safety Standards
- High Speed Elevators
- 100% Power Back Up for Common Area
- Sewage Treatment Plant (STP)
- 24x7 Water Supply
- Solid Waste Management System
- Water Treatment Plant (WTP)
- MDU DTH Service



A UTKAL MAGNIFIENCE

Since the last three decades, Utkal Builders, 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 trusted real estate brand 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.

COMPLETED PROJECTS



UTKAL HEIGHTS

COMPLETED PROJECTS



UTKAL KANIKA GALLERIA



UTKAL SIGNATURE



UTKAL ROYAL RESIDENCY



UTKAL CENTER POINT



PANTALOONS, JANPATH



UTKAL VATIKA

ONGOING PROJECTS



UTKAL UTOPIA



UTKAL ICONIC



UTKAL RESERVE



UTKAL SAPPHIRE



UTKAL PRIME



UTKAL AUTOGRAPH



UTKAL PRISTINE