

UTKAL
BUILDERS
BUILDING TRUST

Site Address

Patia Square, Nandan Kanan Road, Besides Pantaloons
Bhubaneswar 751024

Registered Office

Virayatan, 777 Maharishi College Road
Saheed Nagar, Bhubaneswar 751007

P 94376 01111, 94377 01111, 94378 01111, 94388 07711

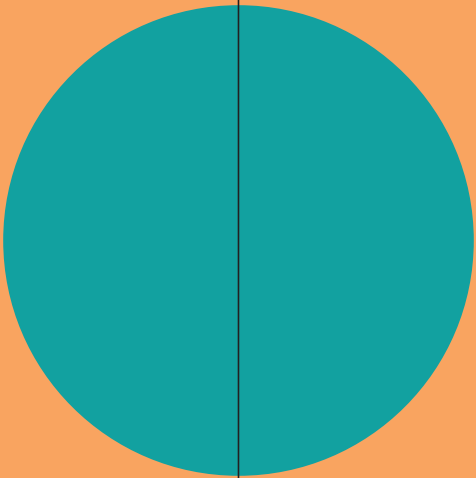
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UTKAL
SQUARE
SMART HOMES IN PATIA

L I F E M E E T S S M A R T

Text
Silver foil



UTKAL
iSQUARE
SMART HOMES IN PATIA

TOMORROW'S

LIVING

Welcome innovation to your life. A living designed with intelligence to cater to the needs of tomorrow. Step forward into the future of urban living with the advantages of automation brought to your life by the smart homes at Utkal iSquare.

Innovation and convenience go hand-in-hand here, amplifying the advantages of a smart living by fusing comfort, opulence and the most agreeable location at Patia Square.





Luxury, convenience and cutting edge modernization make Utkal iSquare the perfect address for new age living.

2-3
BHK Apartments

4
BHK Penthouse

1602-2250
Sq.ft. Apartments



SMART LOOK

INTO SQUARE

- ◆ Bhubaneswar's first ever Smart Homes
- ◆ Located at the most happening place of the city at Patia Square
- ◆ Two iconic towers - residential and commercial
- ◆ 11-storey residential tower with 2/3 BHKs & penthouses
- ◆ 10-storey commercial tower with retail shops, commercial offices, restaurants and banquet hall
- ◆ Dedicated clubhouse with panoramic surrounding view on the top floor
- ◆ Exclusive means of recreation with multiple amenities
- ◆ 11800 sq.ft. rear garden with landscaped greens
- ◆ Well-ventilated apartments with expansive views
- ◆ Convenience of dedicated car parking for residential use
- ◆ A magnificent landscaped terrace



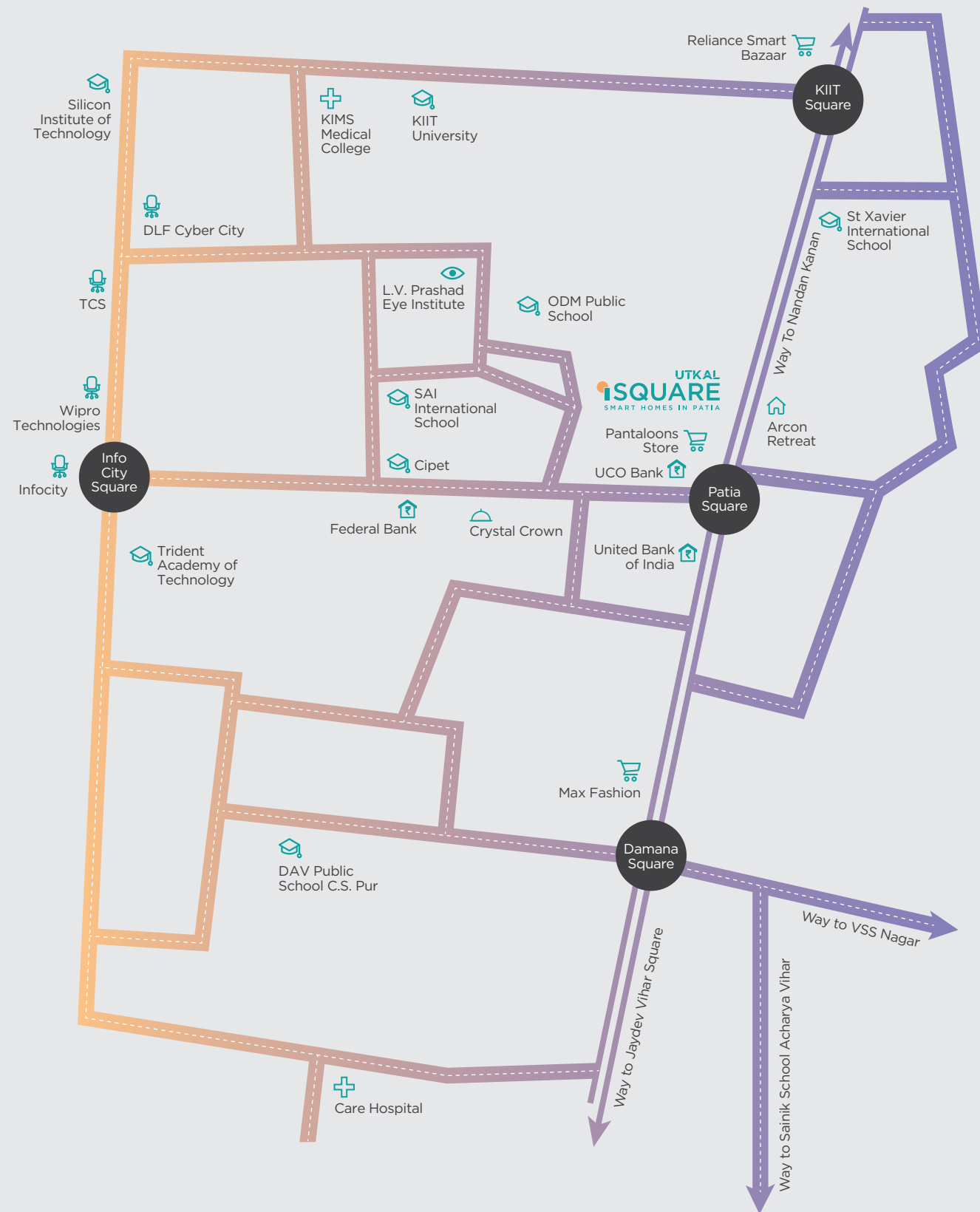
Convenience

Walk into a life devised to improve your living by leaps and bounds. Situated at the most happening location of Bhubaneswar at Patia Square, Nandan Kanan Road, Utkal iSquare is your gateway to step into tomorrow's living.

A smart life is supplemented infinitely by the most conducive location that is agreeable and well-planned and Patia Sqaure justifies this immensely. Utkal iSquare is located in a way that will facilitate your life by opening doors to innumerable scopes. Its position is in rage with next generation buyers with infinite access to every need of life.



LOCATION



Scan QR Code
for Google map location



Educational Institution

St Xavier International School	0.7 Km
ODM Public School	1.1 Km
Sai International School	1.5 Km
KIIT University	1.8 Km
Trident Academy of Technology	2.0 Km
DAV Public School - C.S. Pur	2.3 Km
Silicon Institute of Technology	2.6 Km
Kendriya Vidyalaya No. 4 Chandrasekharapur	3.0 Km
XIMB	4.3 Km



Hospital

L.V. Prasad Eye Institute	2.3 Km
Kalinga Institute of Medical Sciences	2.8 Km
Care Hospital	3.7 Km
Utkal Hospital	4.8 Km



Offices

Infocity	2.8 Km
TCS	2.8 km
Wipro Technologies	2.9 Km
DLF Cyber City	3.3 Km
Mindtree Limited	3.5 Km
Mindfire Solutions	3.5 Km



Banks

UCO Bank	0.1 Km
United Bank of India	0.3 Km
Federal Bank	0.4 Km
Bank of Baroda	1.0 Km
Axis Bank	1.6 Km
SBI	2.3 Km



Malls & Shopping Arcade

Pantaloons	0.1 Km
Reliance Smart Bazaar	1.1 Km
Max Fashion	1.5 Km



Hotels

Crystal Crown	0.6 Km
Lemon Tree	4.5 Km
Swosti Premium	4.7 Km
Ginger	4.7 Km
Mayfair Lagoon	4.9 Km
Hotel Trident	5.4 Km



Transport

Railway Station	10.0 Km
Airport	11.1 Km



Recreation Ground/Park

Buddha Park	3.9 Km
Mahatma Gandhi Park	4.4 Km



SMART LIVING

Your everyday crafted for

Perks of automation will enhance your way of living by multitude. Imagine your home, an address that integrates comfort, convenience and luxury with the perquisites of a leading-edge lifestyle designed to uplift your living.





Aerial View

Utkal iSquare offers much more than the mere benefits of a residential complex. It is an amalgamation of every single supreme preference that you want to define your life by, collectively offering you an access to a life blended in opulence and exemplary uniqueness.











SMART

Reside amidst

Here at iSquare, life acquires an upgrade up to the minute. The highlight of every day that one spends at iSquare is an experience curated with the most cutting edge technology to amp up life.

Smart Homes with integrated smart features

-  Visitor Management
-  Integrated Security Sensors
-  Integrated CCTV systems
-  Lighting Automation
-  Television Control
-  Integrated Digital Door Locks
-  Elderly Care
-  Mood-based Scenarios
-  Air Conditioning Control
-  Entertainment

SMART

FEATURES

Visitor Management - iSquare homes are equipped with video door phones connected to broadband enabled smart phones or tablets and can be accessed from anywhere using app notification. Calls from visitors to your home can be forwarded from one configured smartphone or tablet to the next, if users are busy or unavailable.

Integrated Digital Door Locks - You can unlock your home door securely through the app notifications and allow visitors into your home incase you're unable to open the door physically and can access from anywhere.

Integrated Security Sensors - While leaving home you can arm (engage) security sensors and disarm (disengage) them with code while entering using the app. You can also receive real time app notification and/or email alerts when an intruder enters protected premises.

Touch Panels - Touch screen based automation system to control your home appliances which are commonly used in households.

Elderly Care - Now elderly people can call and receive help at the touch of a button.

Integrated CCTV Systems - Gain real-time access to CCTV images through an integrated app and take instant action when necessary.

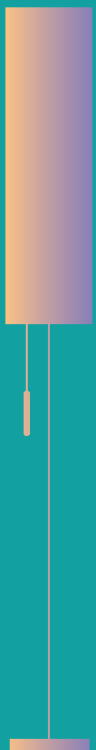
Mood-based Scenarios - Create customized mood-based scenarios for relaxation, watch movie or read by integrating lights, music, air conditioners and media devices at the touch of a button.

Lighting Automation - Lights can be configured to automatically turn on/off at various times during the day. You can also monitor the status of lights in floor-plan view.

Air Conditioning Control - Control air conditioning systems using mobile app. Air conditioners can also be turned on/off based on time schedules, occupancy and check-in/checkout time.

Television Control - Equipped with universal remote control functions, user can control devices from their mobile app.

















Entertainment - OTT platforms such as YouTube, Netflix, Spotify and Amazon Prime can be integrated through this feature.



UNWIND

amidst smart

The verdure of the sprawling greenery spread in every nook and corner takes up the innovative narrative of life offered by Utkal iSquare by a notch. Carefully crafted ingenuity blends every aspect of a smart living with a green visage that qualifies your home to be the synonym of perfection.

- | | |
|--|---|
|  Multipurpose Court |  Water Feature |
|  Walkway |  Planter |
|  Pavilion |  Drop Off Area |
|  Stepping Stone Trail |  Stage |
|  Lawn |  Screen Wall |
|  Kids' Play Zone |  Changing Room |
|  Splash Pool |  Open Shower |
|  Swimming Pool | |
|  Pool Deck | |





The Rear Garden

An expansive 11,800 sq.ft. of greenery ensures blooming balance of freshness and novelty in life offering you the best integrated wholesomeness and comfort.





Kids' Play Zone



Splash Pool



Swimming Pool

Your very own alluring oasis that offers you respite in the most rejuvenating manner, perfect for your restful leisure.



Swimming Pool



REPOSE

within smart

At Utkal iSquare, life is exhilarating, not limited only by the elements of an urban lifestyle. Here, life is a reflection of everything that determines well-rounded vitality. The newness of the property sets a refreshing new outlook towards a sound lifestyle brimming with verve and enrichment.



iSQUARE SKYLIGHT

Soak in the expansive view of a high living from iSquare Skylight, your exclusive clubhouse on the top floor with wide-ranging means of recreation.

The 7,000 sq.ft. rooftop club and open courtyard is wholesome and integrated exceptionally to give the residents the advantages of living a dynamic, contemporary life.



Well-equipped air conditioned Gymnasium



Air conditioned Community/Banquet Hall



Indoor Games Room



Club Courtyard



Kids' Play Zone



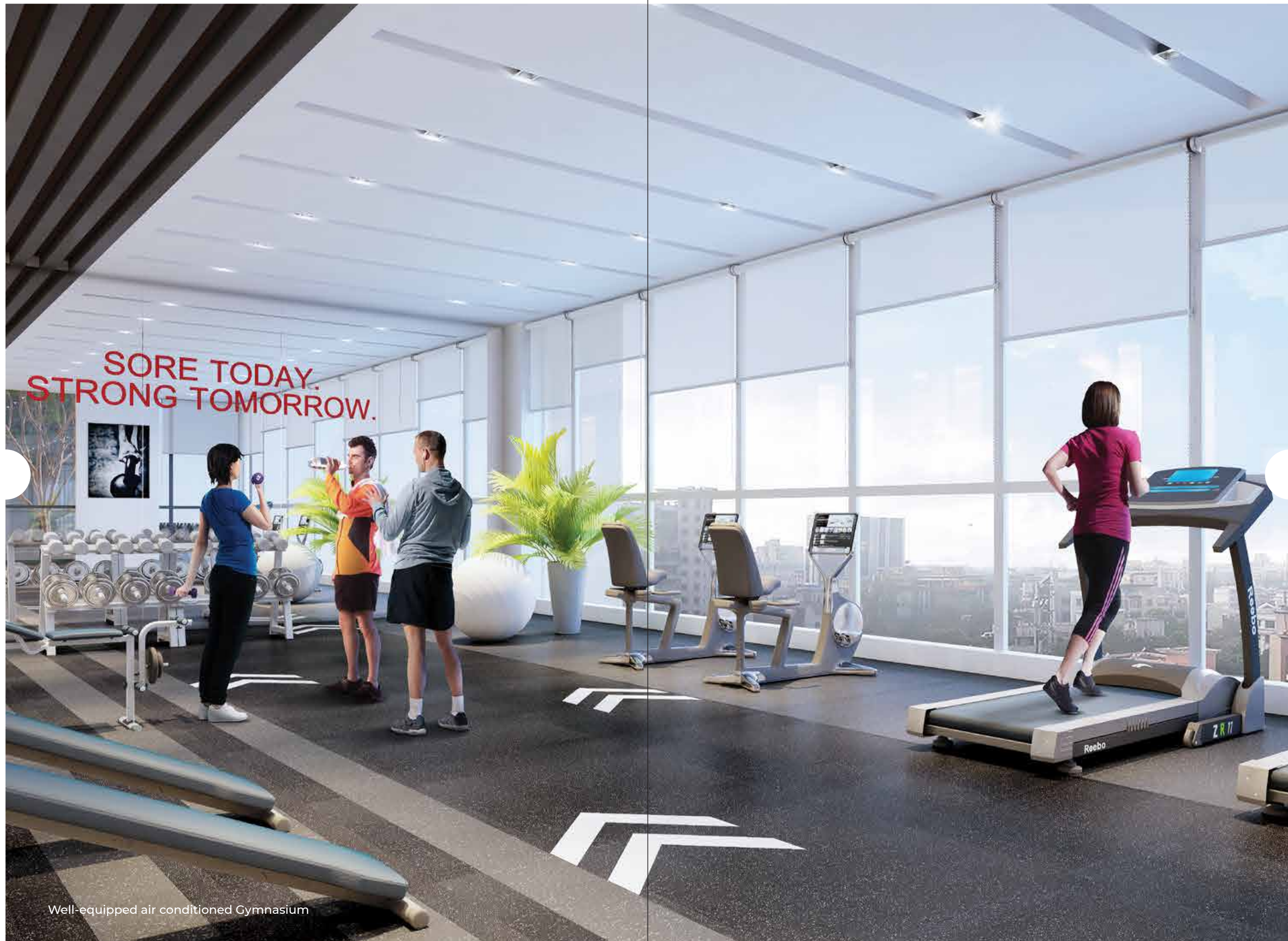
Club Courtyard



Air conditioned Community/Banquet Hall



Indoor Games Room



SORE TODAY.
STRONG TOMORROW.

Well-equipped air conditioned Gymnasium



LANDSCAPED TERRACE

Here, one beholds the presence of the spectacular greens in every nook and corner. The breathtaking terrace is designed with the seamless fusion of leisure, entertainment and active lifestyle. It is crafted to amalgamate the exceptional with a restful abundance that uplifts your world.



Artificial Turf Lawn



Stepping Stone Walkway



Deck



Green Amphitheatre



Planter



Skyplex Green



Seating



Stage



Meditation Lawn
with Pavilion



Adda Zone



Yoga Deck



Pergola



Skyplex Screen



Kids' Lawn
with Equipment



Night Observatory



Parent's Deck



Walking Trail



Chess Court



Cabana



Leisure Lawn



Barbeque Deck
with Counter



Feature Wall



Coffee Deck
with Counter



Landscaped Terrace

Experience leisurely respite at the terrace amidst a tranquil setting. A marvel designed with all the means to open doors to a serenity that elevates calm and composure of mind.



Green Lawn





Barbeque Deck with Counter



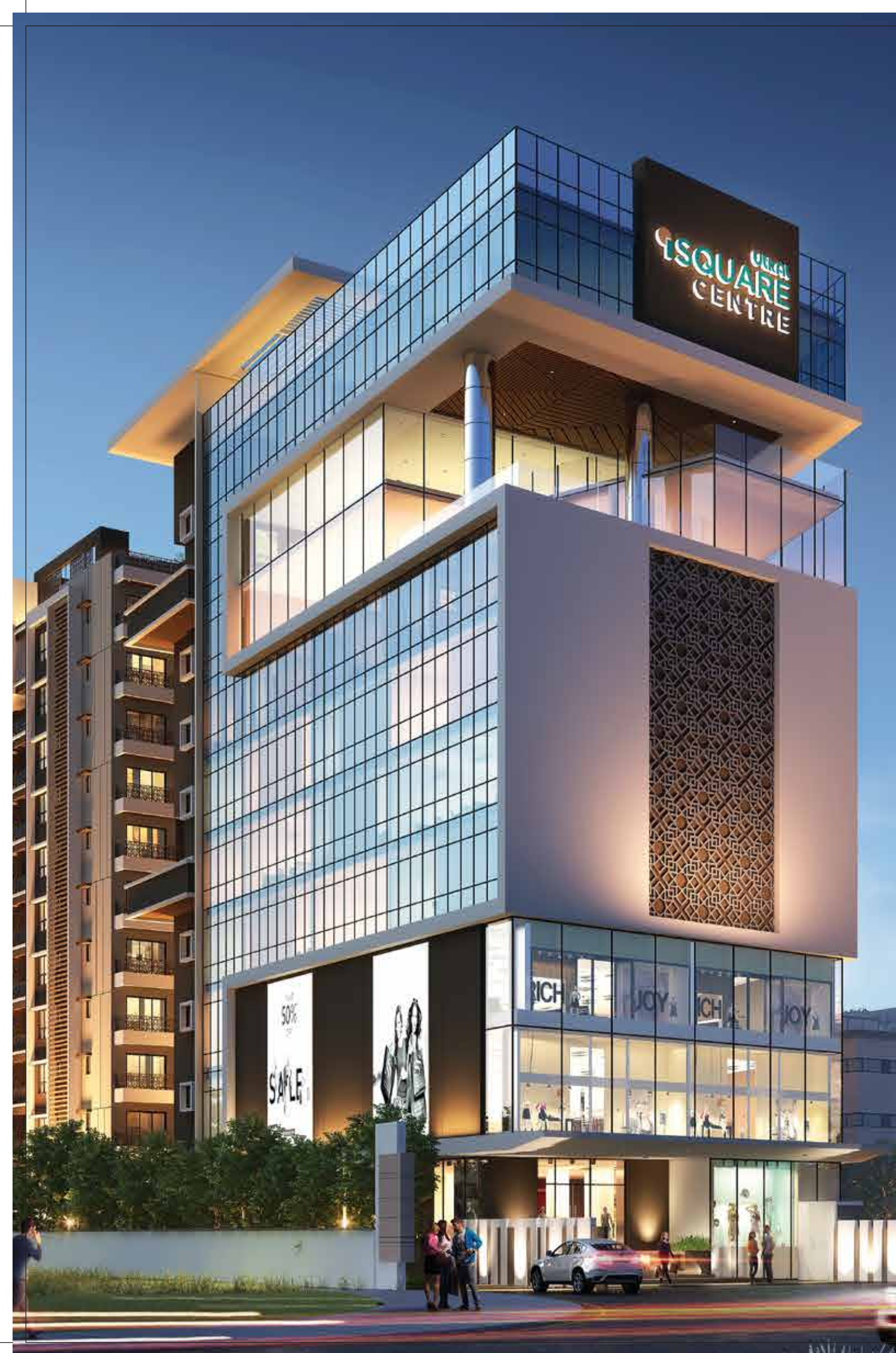
Coffee Deck with Counter



Kids' Lawn with Equipment



Yoga Deck



LEISURE ENCOMPASSED

by smart

The commercial Utkal iSquare Centre, located at a stone's throw from Utkal iSqaure provides maximum ease to the residents. Whether it is ease of having a work space at close proximity or the comfort of having a happening leisure destination adjacent to your home, all adds to the smart choices for new-age living.

Utkal iSquare Centre is a commercial masterpiece that balances multiple functionalities and opportunities. Provision for offices, retail anchors, F&B outlets, banquets smartly integrated within proximity makes Utkal iSquare a place of paramount importance.

A photograph of a woman and a young girl laughing heartily. The woman is on the left, wearing a white lace-trimmed top, and the girl is on the right, wearing a blue denim jacket over a white sweater. They are outdoors with greenery in the background. The text 'INNOVATION ACCENTUATED' is overlaid on the right side of the image.

INNOVATION ACCENTUATED

The facilities are laid out to enhance the all-round capacity of life down to the minute detail.

Lift & Lobby

Well decorated entrance lobbies finished in Italian Marble & walls clad with designer tiles

Two high-speed elevators and one stretcher/service lift in each block

Parking

All covered parking spaces in 2 basements and stilt floor

Guest parking

Ample parking space for bikes

Vehicle washing station in the guest parking area

Electric vehicle charging station

Smart Service

100% power back up for common area and facilities

Adequate power back up to each apartment

High speed internet bandwidth

Piped gas supply to each flat

Electric power supply with prepaid meter

Safety & Security

High-end, 24x7, CCTV surveillance

24x7 security

Video door phones

Traffic boom barriers

Modern firefighting system

Health & Sanitisation

Solid waste management system

Water treatment plant

Sewage treatment plant

Others

Waste management system

MDU DTH Service

SPECIFICATIONS

SI No.	Particular	Specification	Brand
1.	SMART HOMES		
1.1	Structure	RCC frame structure	Sail/Jindal/Tata/Vizag/Equivalent
1.2	Concrete		Inhouse concrete manufacturing with GGBS (Ground granulated blast furnace slag), that results in 25% higher concrete strength
1.3	Walls	Fly ash bricks	Inhouse manufactured bricks, giving quality assurance and best finishes of the walls
		Putty	Birla White
1.4	Toilets	CPVC internal pipes	Supreme/Astral/Equivalent
		Digital designer wall tiles and anti-skid floor tiles.	Premium brand
		CP fittings	Water efficient fixtures by GROHE/ Jaguar Premium/Equivalent
		Sanitary fittings	Duravit/Grohe/Equivalent
		Glass partition for shower (Master toilet)	Saint Gobain/ Jaquar/Equivalent
1.5	Main flooring /bedroom	GVT premium vitrified tile (600x1200) or higher size	Premium brand
1.6	Master bedroom flooring	Laminated wooden flooring	Welspung flooring/Square Foot/ Equivalent
1.7	Kitchen	Kitchen platform	Granite/Engineered stone
		Ceramic tile upto 2 feet high from the kitchen platform	
		Provision for modular kitchen	
		Kitchen sink	Hafele
		Kitchen tap	Grohe/Kohler/American Standard
		CPVC	Supreme/Astral/Equivalent
1.8	Deck/balcony	Intricate Jali inspired railing	
		Anti-skid designer tiles	
		All weather proof wooden texture polymer based soffit ceiling with LED lights	VOX/Equivalent Philips/Havells/LEDs
1.9	Doors	Factory finished pre-engineered doors with matching door, frame and architrave	Sumai/Doormak/Equivalent
		Locks	Godrej/Dorset/Equivalent
		Digital main door locks	Yale/Hafele
		Video door phone	Panasonic/One touch/basIP/Equivalent
1.10	Windows	Japanese/European aluminium anodised windows with toughened glass	Tostem/Alu-k/Alumil/Equivalent
1.11	Air-Conditioning	A/C System to be provided in all the rooms & living/dining area at extra cost	Mitsubishi/Daikin/Blue star/ OGeneral/Equivalent

SI No.	Particular	Specification	Brand
1.12	Electrical	Fire retardant wires inside PVC conduits	RR Cable/Polycab/Kei/Finolex
		Switchgear	ABB/Legrand/L&T/Schneider
		Switches	ABB/Legrand/Norisys/Schneider/GM
1.13	Telecommunication	High speed internet connectivity through optic fiber along with a router	
		TATA PLAY connectivity	
2.	TYPICAL CORRIDOR		
2.1	Walls	Putty	Birla White/JK
		Paint	Asian/Berger/ Equivalent
		Decorated false ceiling with LED lights	Philips/Havells/LEDs
2.2	Flooring	Anti-skid vitrified tile	
2.3	Emergency staircase	2 hrs. rated fire doors	
3.	G.F. ENTRANCE LOBBY		
3.1	Walls	As per design intent	
3.2	Flooring	Imported Italian marble	
3.3	Elevator wall cladding	Imported Italian marble cladded design along with designer stone and veneer	
3.4	False Ceiling	Decorated false ceiling with LED designer lights	Philips/Havells
4.	FACILITIES		
4.1	Elevators	High speed elevators with terrace access	Mitsubishi/Schindler/Toshiba
		Stretcher lift	For services Mitsubishi/Schindler/Toshiba
4.2	Fire Fighting and detection system	As per fire departments recommendation	PUMPS - Kirloskar/Armstrong /Mather & Platt
4.3	Wheelchair access	Available	
4.4	Sewage Treatment Plant (STP)		Ion Exchange/Enva Water Technology/ALFA Maxworth/Eros Envirotech/Equivalent
4.5	Water Treatment Plant (WTP)		Ion Exchange/Enva Water Technology/ ALFA Maxworth/Eros Envirotech /Unicare Technologies/Equivalent
4.6	E-waste	Collection point	
4.7	Food waste	Organic composter	Ion Exchange/Excel Industries/ ECOBOT/Equivalent
4.8	Covered Parking	VDF/Tile	
4.9	Drive way	Designer driveway VDF/Paver blocks	
4.10	Street lights	Energy efficient LED street lights	
5.	EXCLUSIVE SMART FEATURES		
5.1	Video door phone		One Touch/BasIP/Equivalent
5.2	Digital main door locks		Yale/Hafele
5.3	WIFI router inside the home		Tp-Link/Equivalent
5.3	Touchscreen panel in L/D area		

MASTER PLAN



LEGEND

- | | | | |
|-----------------------|-------------------------|-------------------|-------------------|
| 1. Main Gate | 7. Walkway | 13. Swimming Pool | 19. Stage |
| 2. Front Plaza | 8. Pavilion | 14. Pool Deck | 20. Screen Wall |
| 3. Signage Wall | 9. Stepping Stone Trail | 15. Water Feature | 21. Changing Room |
| 4. Peripheral Green | 10. Lawn | 16. Planter | 22. Open Shower |
| 5. Drive Way | 11. Kids' Play Zone | 17. Feature Wall | 23. Entry Gate |
| 6. Multipurpose Court | 12. Splash Pool | 18. Drop Off Area | 24. Exit Gate |



BUILDING POSSIBILITIES WITH INNOVATION

With a promise to transform buildings into homes, Utkal Builders embarked on a significant voyage back in 1990. Since then they have treaded many paths and transcended myriad milestones. Bringing heart to every home was what inspired the brand to dream big. Building and shaping the skyline, today Utkal Builders is one of the revered real estate conglomerates of Odisha.

Dynamic, eclectic and distinct are the three driving forces that have steered the company's growth in the last three decades (33 years). Over time, Utkal Builders have impeccably crafted multifarious establishments encompassing both residential and commercial segments.

Raising the bar with every brick, today Utkal Builders is a benchmark in the sphere of real estate. Moving forward, the brand is now diversifying into multiple innovative sectors and one them being introducing the first-of-its-kind smart homes in Odisha powered by intelligent designing and innovative technologies.

UTKAL
BUILDERS
BUILDING TRUST

ONGOING PROJECTS



Utkal Levels



Utkal Utopia



Utkal Sapphire



Utkal Prime



Utkal Autograph



Utkal Iconic



Utkal Reserve

COMPLETED PROJECTS



Utkal Heights



Utkal Signature



Utkal Center Point



Utkal Royal Residency



Pantaloons



Utkal Vatika



Utkal Kanika Galleria