

UTAIKA  
THE CONDOVILLE

LUXURY  
RANCHAMI

Floor Plans



Artist's Impression





In this part of the Brochure we have covered everything you need to know about the apartments at Panchami of Utalika ... This includes the master site plan, the floor plans, the types and sizes of the apartments, the details of the Residents' Club, the vehicular movement plan, natural light and airflow, and material specifications.

Artist's Impression

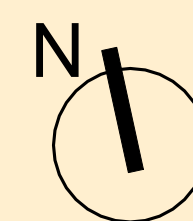
## Floor Plans





**LEGEND**

- 01 Club & Commercial Entry/Exit
- 02 Internal Driveway
- 03 Grass Strips Between Driveway & Jogging Track
- 04 Commercial Drop-off
- 05 MIG Drop-off
- 06 Jogging Track/Pathway
- 07 Entry/Exit
- 08 Tower Drop-off
- 09 Fishing Deck & Marina
- 10 Rock Garden
- 11 Duck Hut
- 12 Aquatic Plants
- 13 Organic Waste Composter
- 14 Hibiscus Garden
- 15 Grass Jointed Pavement
- 16 Gazebos
- 17 Viewing Deck
- 18 Sculpture Garden
- 19 Spill-over for Multipurpose Hall
- 20 Floating Fountain
- 21 Badminton Court
- 22 Cricket Practice Pitch
- 23 Emergency Gate
- 24 Pets' Garden
- 25 Sacred Garden
- 26 Skating Rink
- 27 Electrical Yard
- 28 Climbing Wall
- 29 Tennis Court
- 30 Golf Court
- 31 Playing Area
- 32 DG Yard
- 33 HIG Entry/Exit
- 34 Retail Entry/Exit
- 35 MIG Entry/Exit
- 36 Gas Bank
- 37 Experiential Pathway
- 38 Fire Kiosk
- 39 Proposed Gate
- 40 Organic Waste Composter
- 41 Cascade Water Feature
- 42 Jogging Track
- 43 Party Area—Club De Ville
- 44 Viewing Deck Under Canopy
- 45 Theme Garden
- 46 LED Screen
- 47 Fruit Trail
- 48 Open-Air Theatre with Stage
- 49 Fragrance Trail
- 50 Pergola Over Walkway
- 51 Putting Green
- 52 Gazebos in Herbal Garden
- 53 Yoga & Meditation Garden
- 54 Elderly Sitting Area
- 55 Central Garden
- 56 Sculpture Garden
- 57 Tree House
- 58 Pathway
- 59 Bamboo Garden
- 60 Kids' Play Area
- 61 Viewing Deck
- 62 Feature Wall
- 63 Kids' Pool
- 64 Pool Deck Area
- 65 Main Swimming Pool
- 66 Yoga & Meditation Terrace
- 67 Party Terrace
- 68 Open-to-Sky Yoga Deck
- 69 Spill-over Multipurpose Hall
- 70 Jacuzzi & Deck



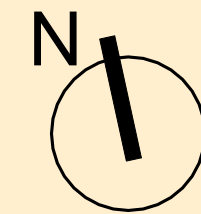


# VEHICULAR MOVEMENT AND COMMON AREA



Vehicle Movement

# RESPONSE TO CLIMATE







Actual Image

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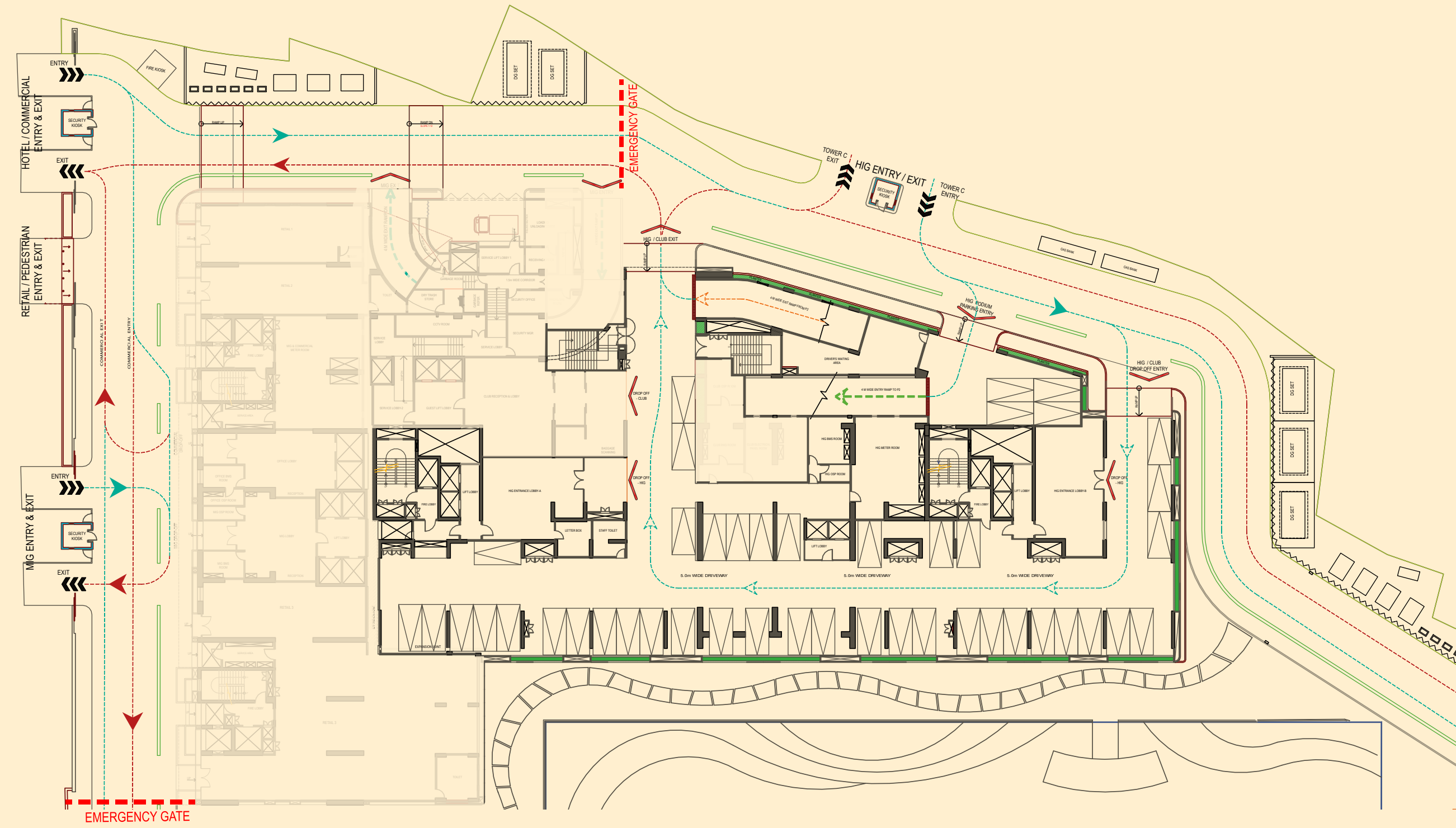
## PODIUM LEVELS

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# P1 LEVEL PLAN

## Parking

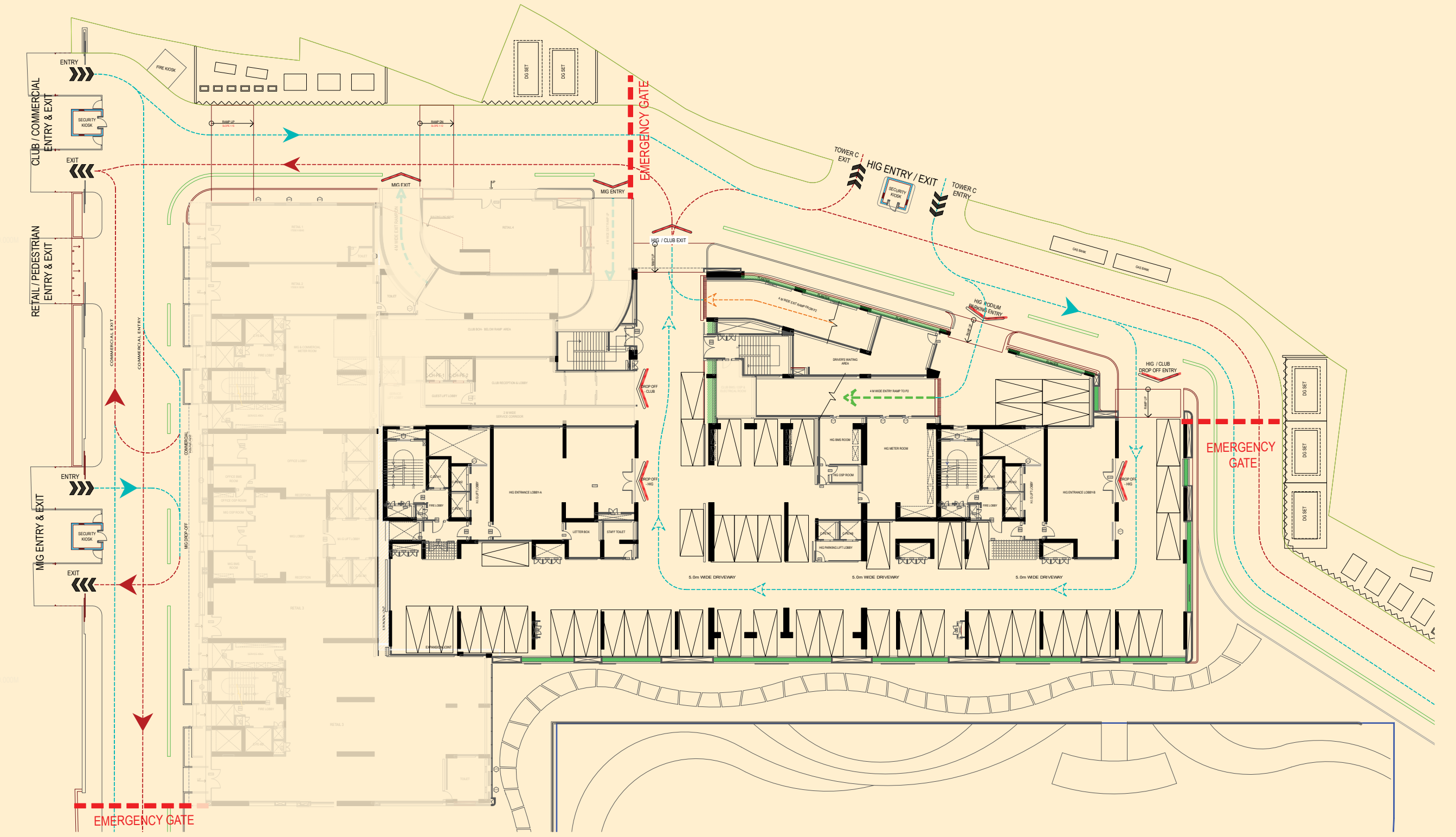


"The masked area is not part of the project on offer. However, it is an integrated part of the building footprint (which includes commercial, retail, promoter's club, and MIG portions)."

**SANCTIONED**

# P1 LEVEL PLAN

## Parking



"The masked area is not part of the project on offer. However, it is an integrated part of the building footprint (which includes commercial, retail, promoter's club, and MIG portions)."

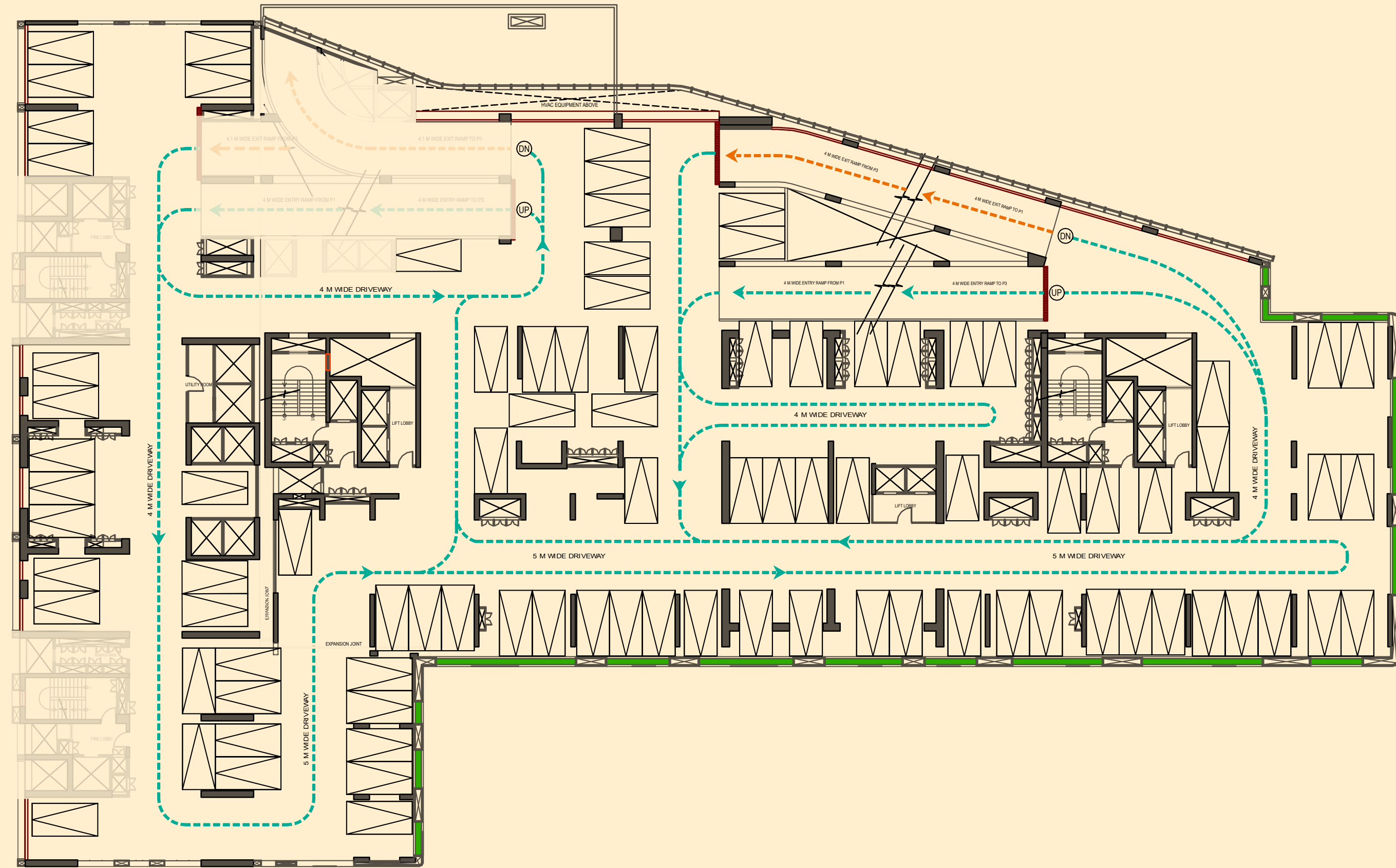
**PROPOSED\***

\*Refer Schedule 'F' of the enclosed Draft Agreement for Sale



# P2 LEVEL PLAN

## Parking

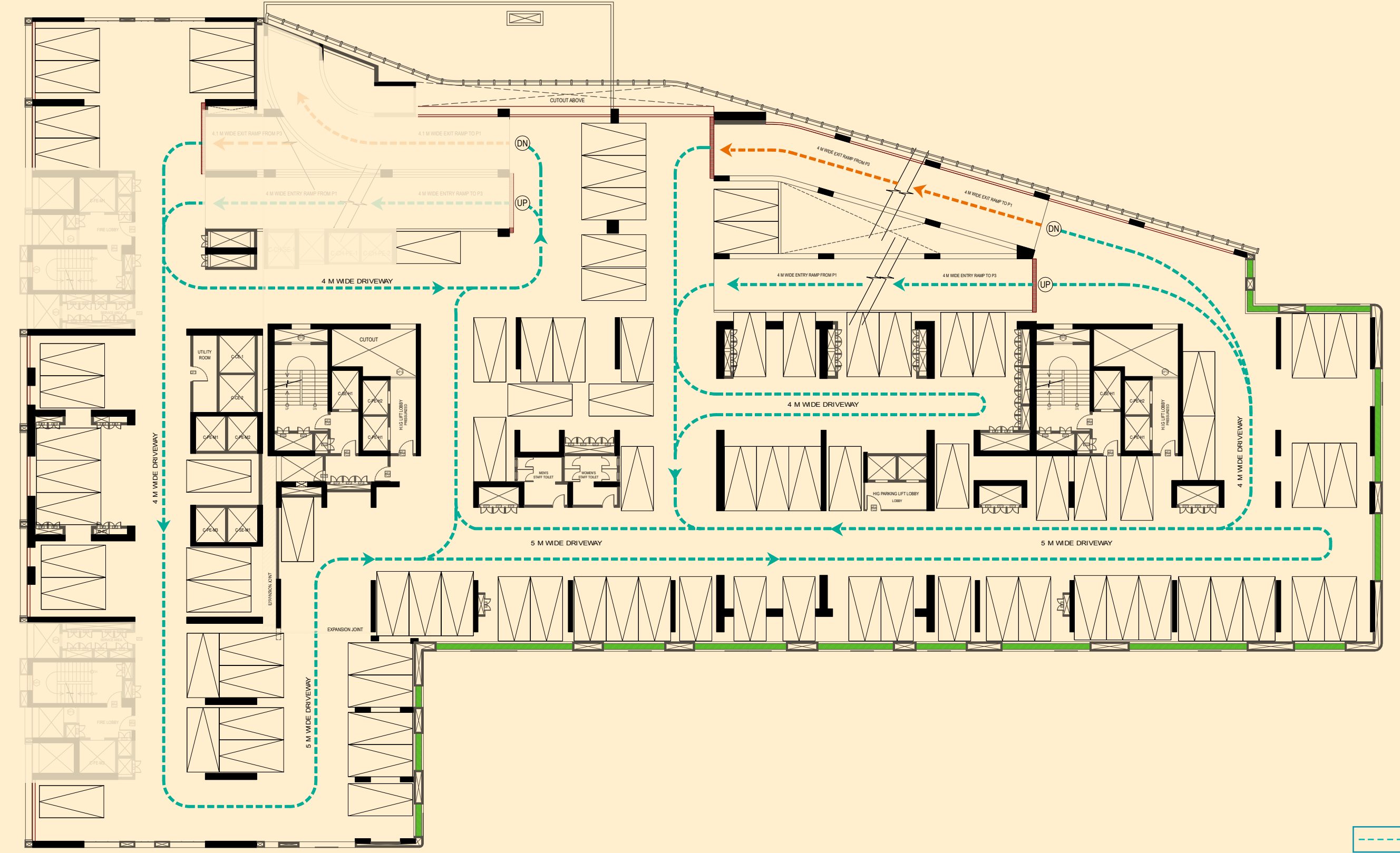


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**SANCTIONED**

# P2 LEVEL PLAN

## Parking



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**PROPOSED\***

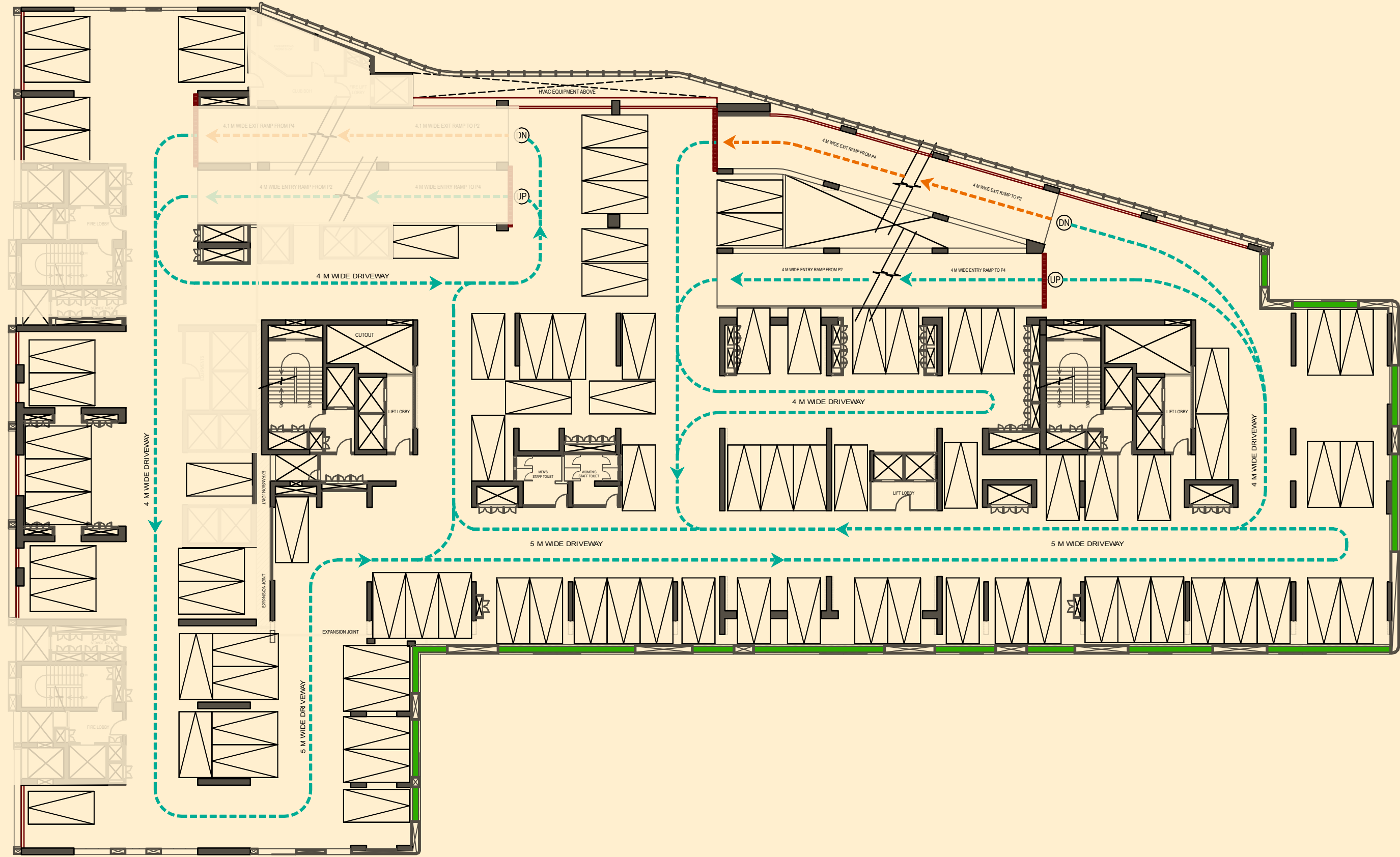
\*Refer Schedule 'F' of the enclosed Draft Agreement for Sale

--- Driveway



# P3 LEVEL PLAN

## Parking

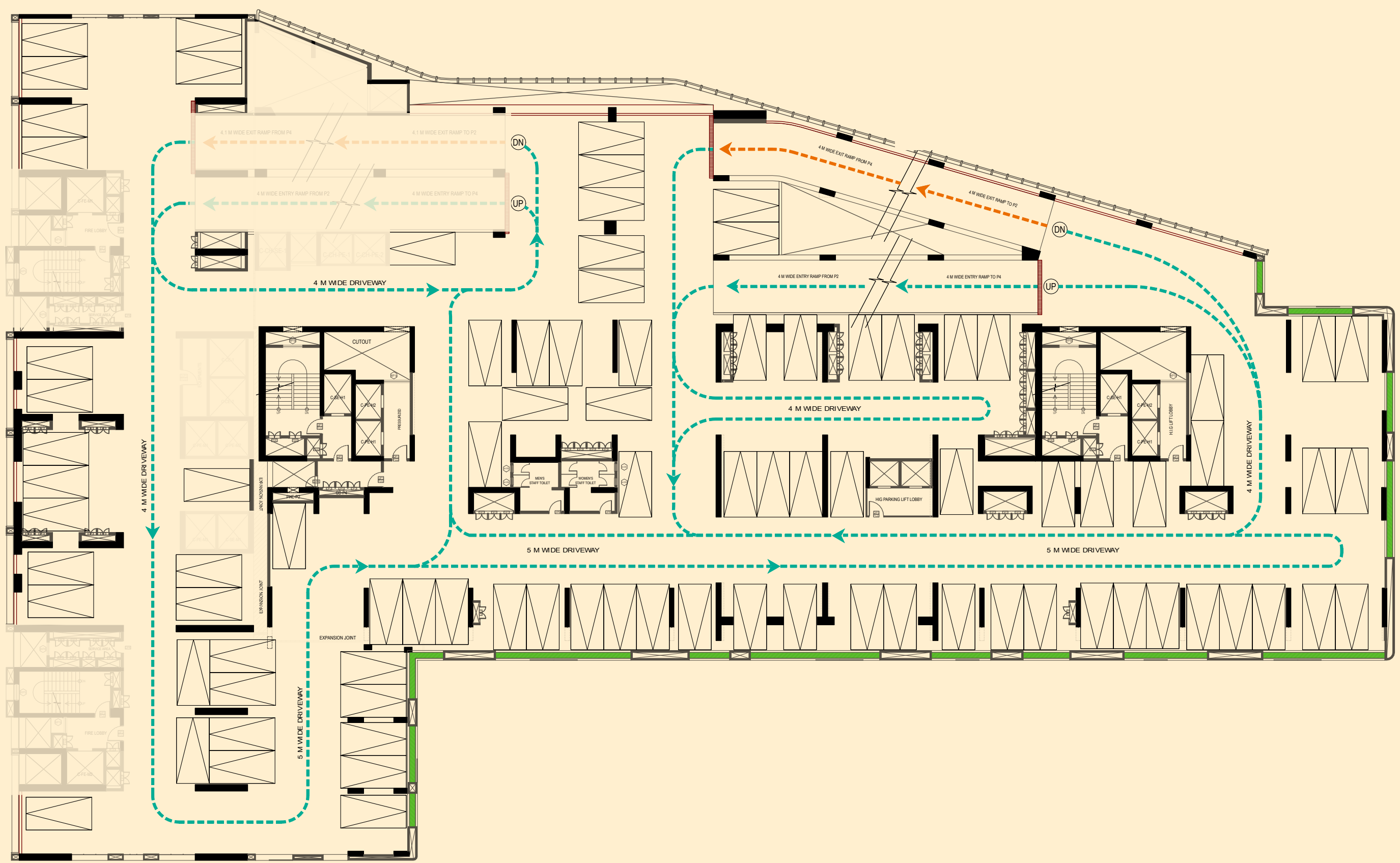


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**SANCTIONED**

# P3 LEVEL PLAN

## Parking



"The masked area is not part of the project on offer. However, it is an integrated part of the building footprint (which includes commercial, retail, promoter's club, and MIG portions)."

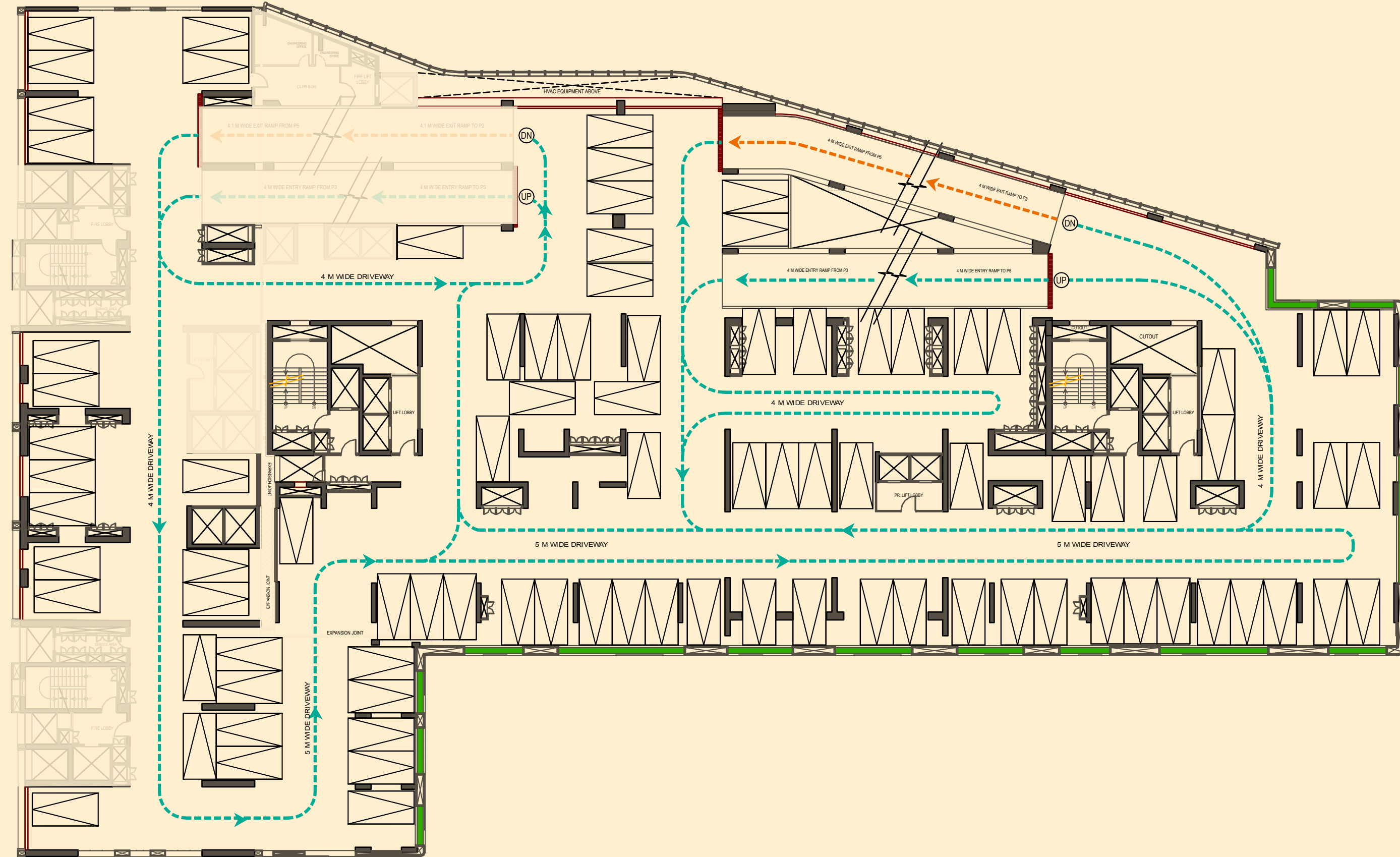
**PROPOSED\***

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# P4 LEVEL PLAN

Parking

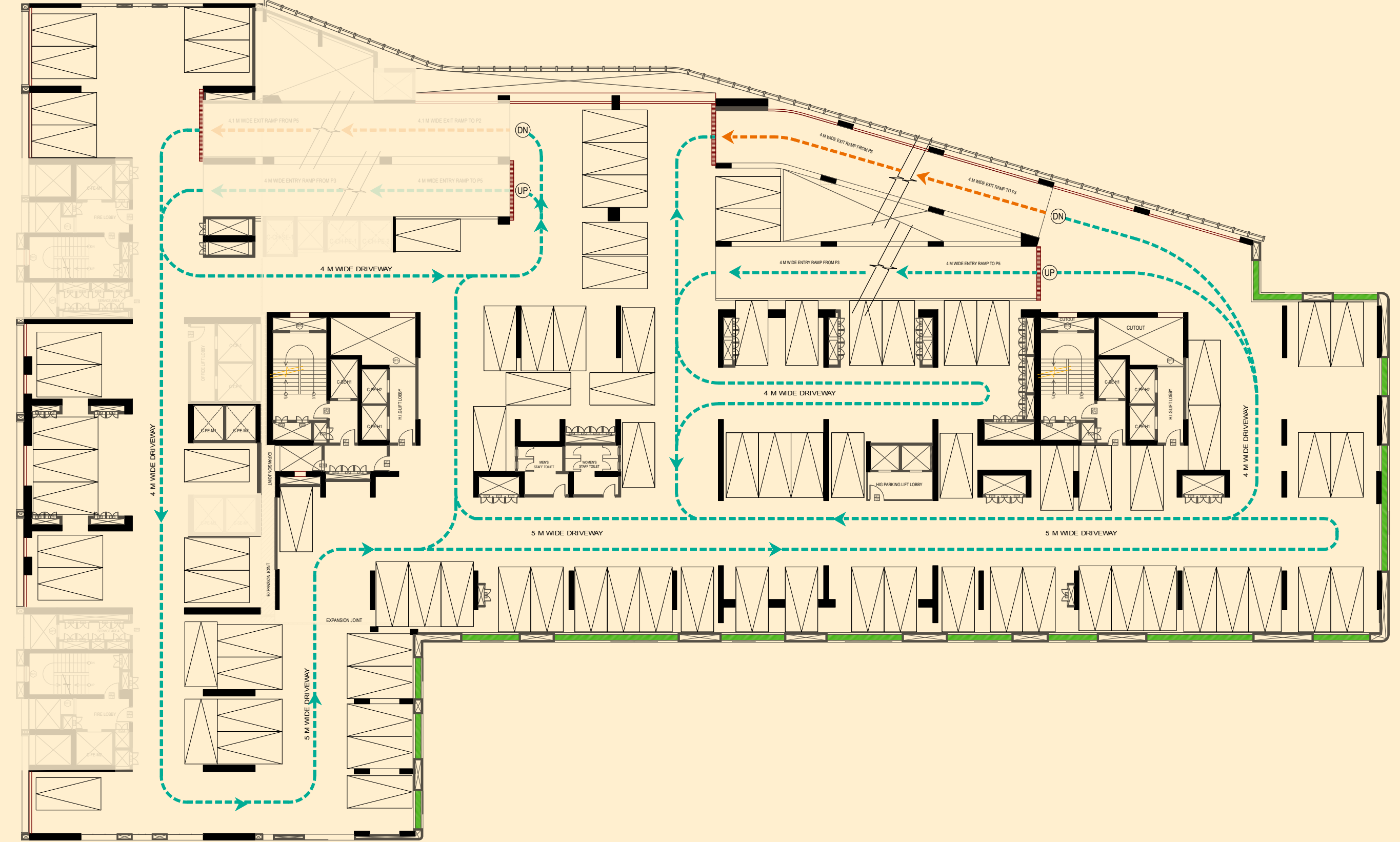


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**SANCTIONED**

# P4 LEVEL PLAN

Parking



"The masked area is not part of the project on offer. However, it is an integrated part of the building footprint (which includes commercial, retail, promoter's club, and MIG portions)."

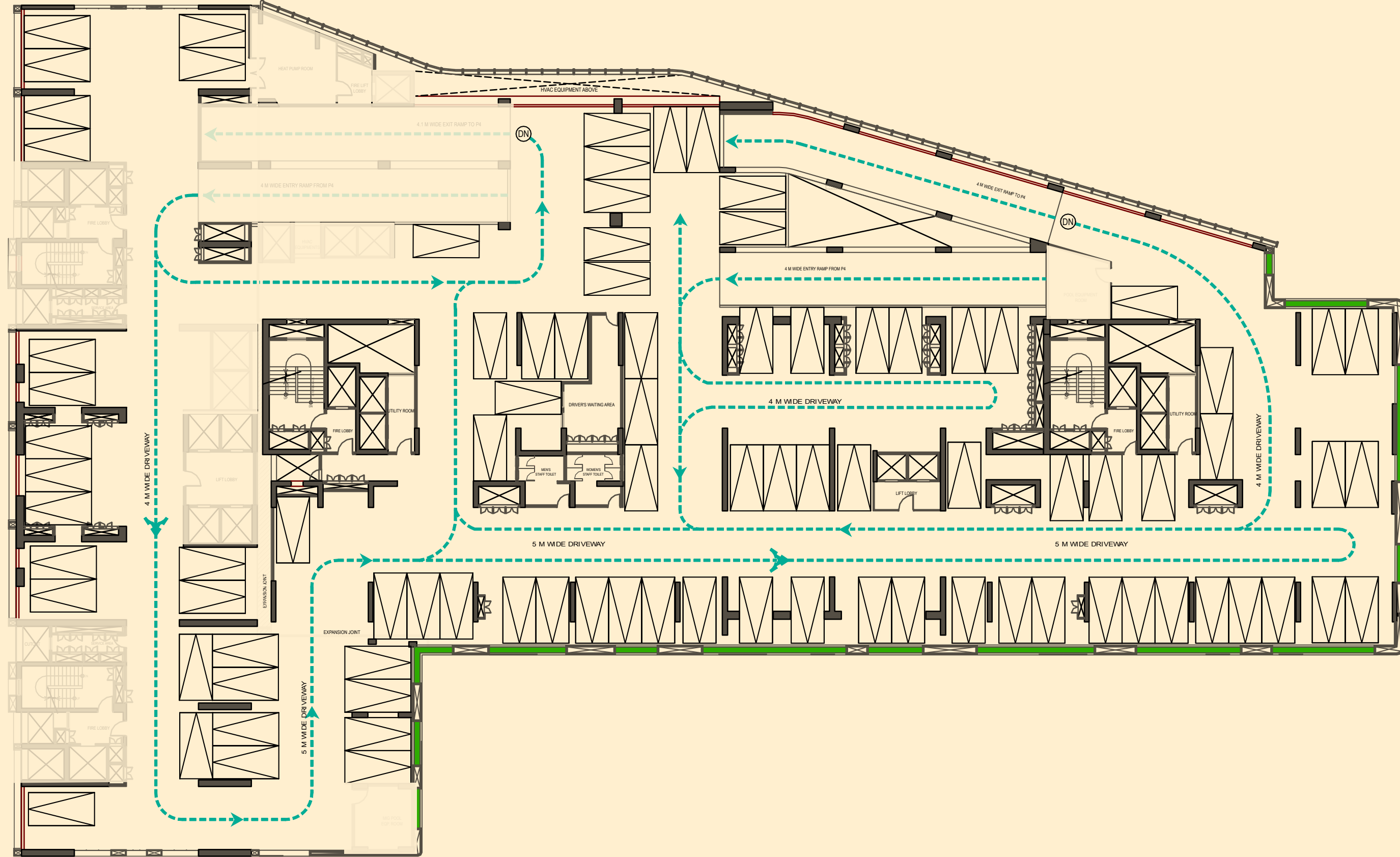
**PROPOSED\***

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# P5 LEVEL PLAN

## Parking

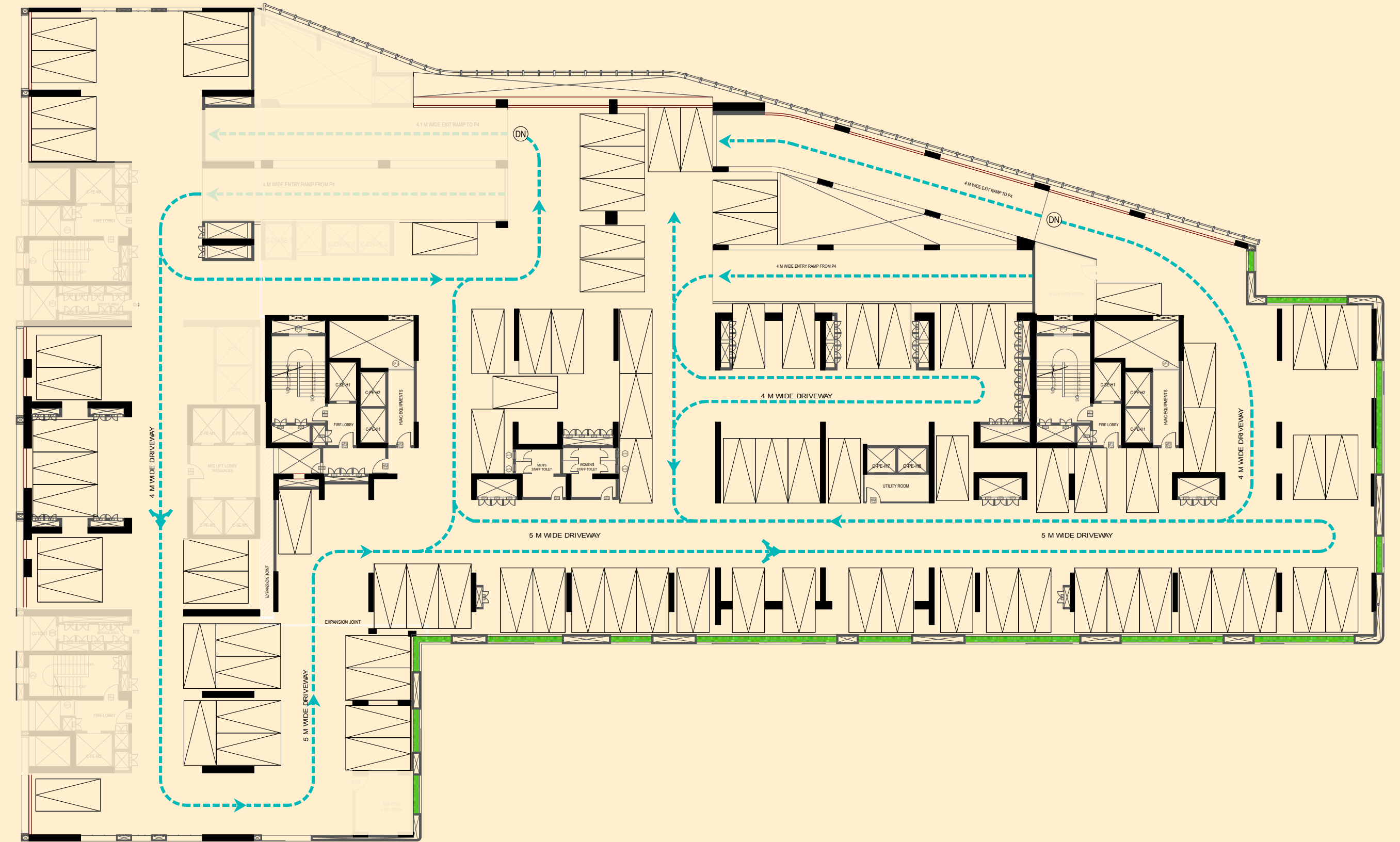


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**SANCTIONED**

# P5 LEVEL PLAN

## Parking



"The masked area is not part of the project on offer. However, it is an integrated part of the building footprint (which includes commercial, retail, promoter's club, and MIG portions)."

**PROPOSED\***

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Artist's Impression

**PANCHAMI**  
Floor Plans







# 6TH FLOOR



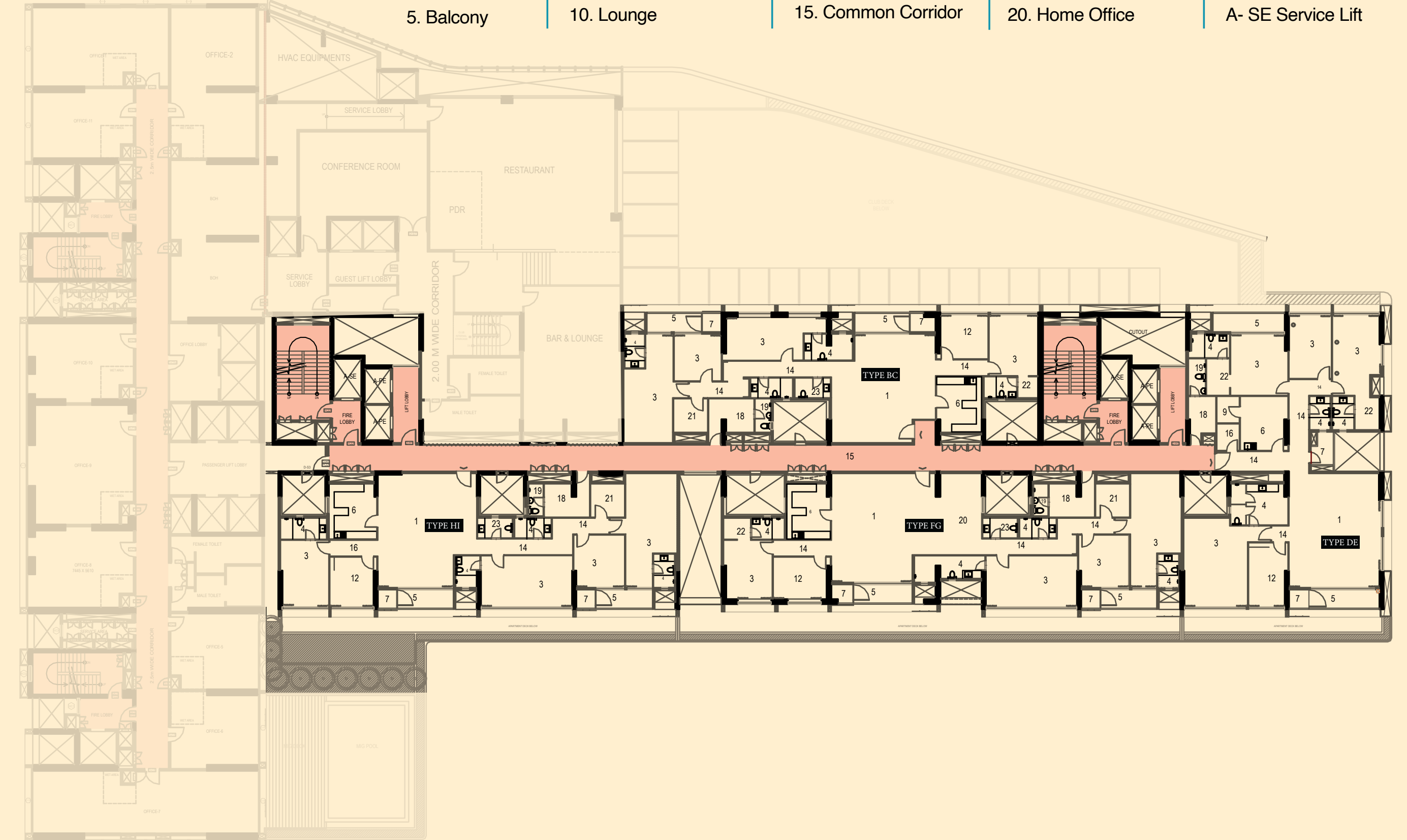
"The masked area is not part of the project on offer. However, it is an integrated part of the building footprint (which includes commercial, retail, promoter's club, and MIG portions)."

**SANCTIONED**

# 6TH FLOOR

## LEGEND

- |                  |                      |                     |                      |                      |
|------------------|----------------------|---------------------|----------------------|----------------------|
| 1. Living/Dining | 6. Kitchen           | 11. Family Room     | 16. Utility          | 21. Spare Room       |
| 2. Dining        | 7. Services/AC Ledge | 12. Study/ TV Area  | 17. Apartment Garden | 22. Walk in Wardrobe |
| 3. Bedroom       | 8. Wash/W.C.         | 13. Terrace         | 18. Staff Room       | 23. Powder Room      |
| 4. Toilet/Bath   | 9. Store             | 14. Corridor        | 19. Staff Toilet     | A- PE Passenger Lift |
| 5. Balcony       | 10. Lounge           | 15. Common Corridor | 20. Home Office      | A- SE Service Lift   |



"The masked area is not part of the project on offer. However, it is an integrated part of the building footprint (which includes commercial, retail, promoter's club, and MIG portions)."

**PROPOSED\***

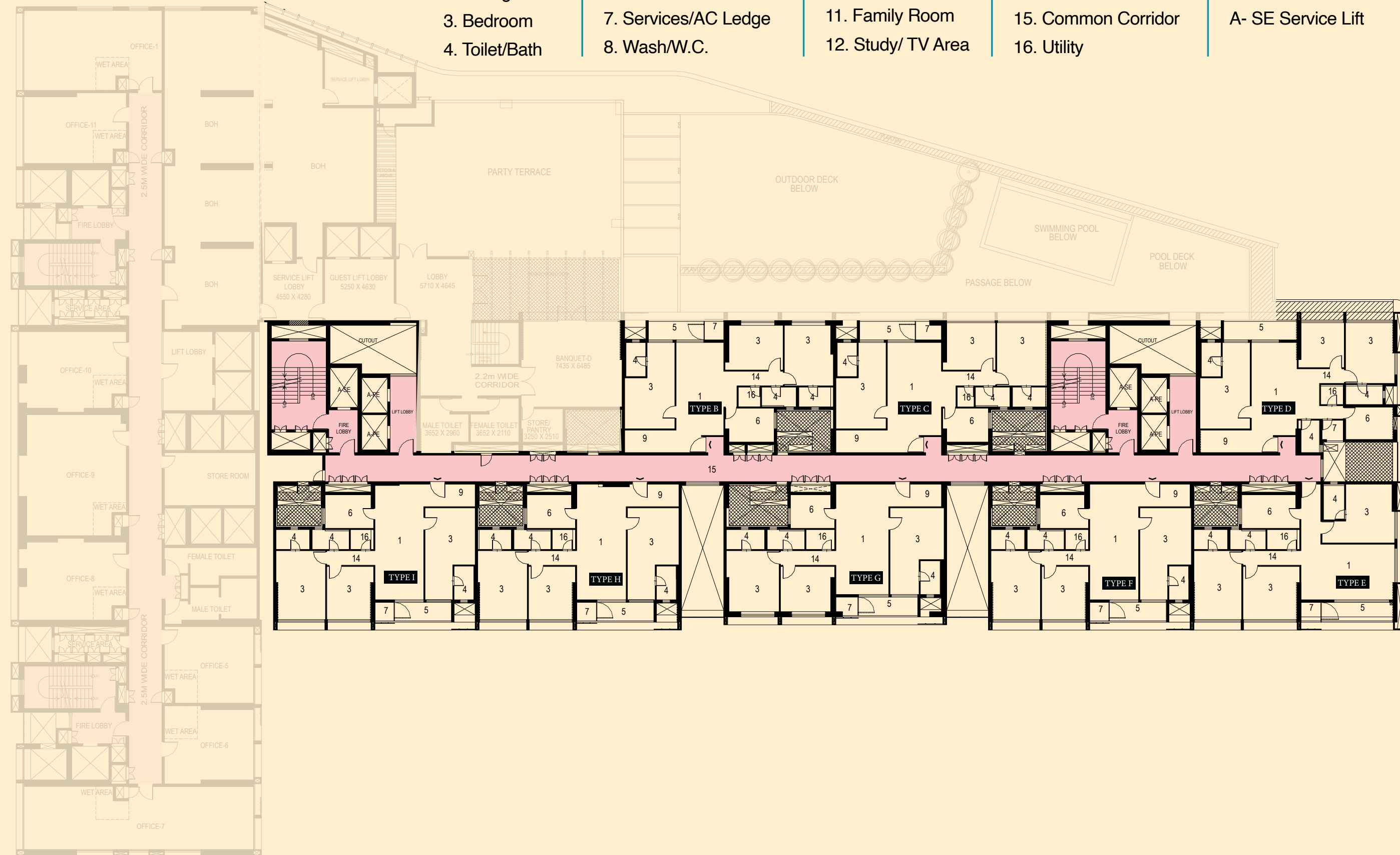
\*Refer Schedule 'F' of the enclosed Draft Agreement for Sale



# 7TH FLOOR

## LEGEND

- |                 |                      |                    |                     |                      |
|-----------------|----------------------|--------------------|---------------------|----------------------|
| 1 Living/Dining | 5. Balcony           | 9. Store           | 13. Terrace         | 17. Apartment Garden |
| 2. Dining       | 6. Kitchen           | 10. Lounge         | 14. Corridor        | A- PE Passenger Lift |
| 3. Bedroom      | 7. Services/AC Ledge | 11. Family Room    | 15. Common Corridor | A- SE Service Lift   |
| 4. Toilet/Bath  | 8. Wash/W.C.         | 12. Study/ TV Area | 16. Utility         |                      |



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**SANCTIONED**

# 7TH FLOOR

## LEGEND

- |                 |                      |                    |                     |                       |
|-----------------|----------------------|--------------------|---------------------|-----------------------|
| 1 Living/Dining | 5. Balcony           | 9. Store           | 13. Terrace         | 17. Apartment Garden  |
| 2. Dining       | 6. Kitchen           | 10. Lounge         | 14. Corridor        | A- PE Passenger Lift  |
| 3. Bedroom      | 7. Services/AC Ledge | 11. Family Room    | 15. Common Corridor | A- SE Service Lift    |
| 4. Toilet/Bath  | 8. Wash/W.C.         | 12. Study/ TV Area | 16. Utility         | 18. Multipurpose Hall |
|                 |                      |                    |                     | 19. Terrace           |



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**PROPOSED\***

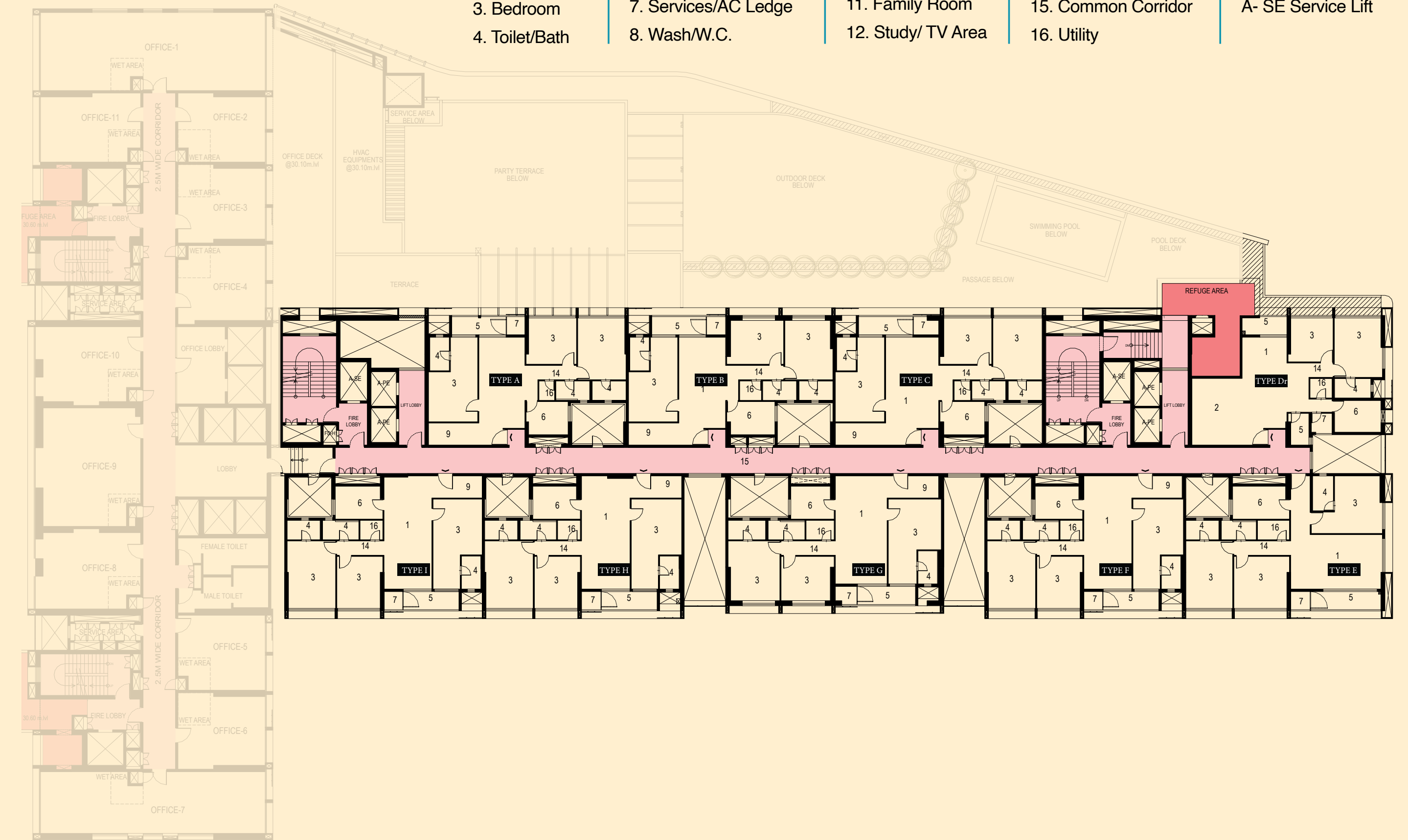
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# 8TH FLOOR

## LEGEND

- |                 |                      |                    |                     |                      |
|-----------------|----------------------|--------------------|---------------------|----------------------|
| 1 Living/Dining | 5. Balcony           | 9. Store           | 13. Terrace         | 17. Apartment Garden |
| 2. Dining       | 6. Kitchen           | 10. Lounge         | 14. Corridor        | A- PE Passenger Lift |
| 3. Bedroom      | 7. Services/AC Ledge | 11. Family Room    | 15. Common Corridor | A- SE Service Lift   |
| 4. Toilet/Bath  | 8. Wash/W.C.         | 12. Study/ TV Area | 16. Utility         |                      |



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**SANCTIONED**

# 8TH FLOOR

## LEGEND

- |                 |                      |                    |                     |                      |
|-----------------|----------------------|--------------------|---------------------|----------------------|
| 1 Living/Dining | 5. Balcony           | 9. Store           | 13. Terrace         | 17. Apartment Garden |
| 2. Dining       | 6. Kitchen           | 10. Lounge         | 14. Corridor        | A- PE Passenger Lift |
| 3. Bedroom      | 7. Services/AC Ledge | 11. Family Room    | 15. Common Corridor | A- SE Service Lift   |
| 4. Toilet/Bath  | 8. Wash/W.C.         | 12. Study/ TV Area | 16. Utility         |                      |



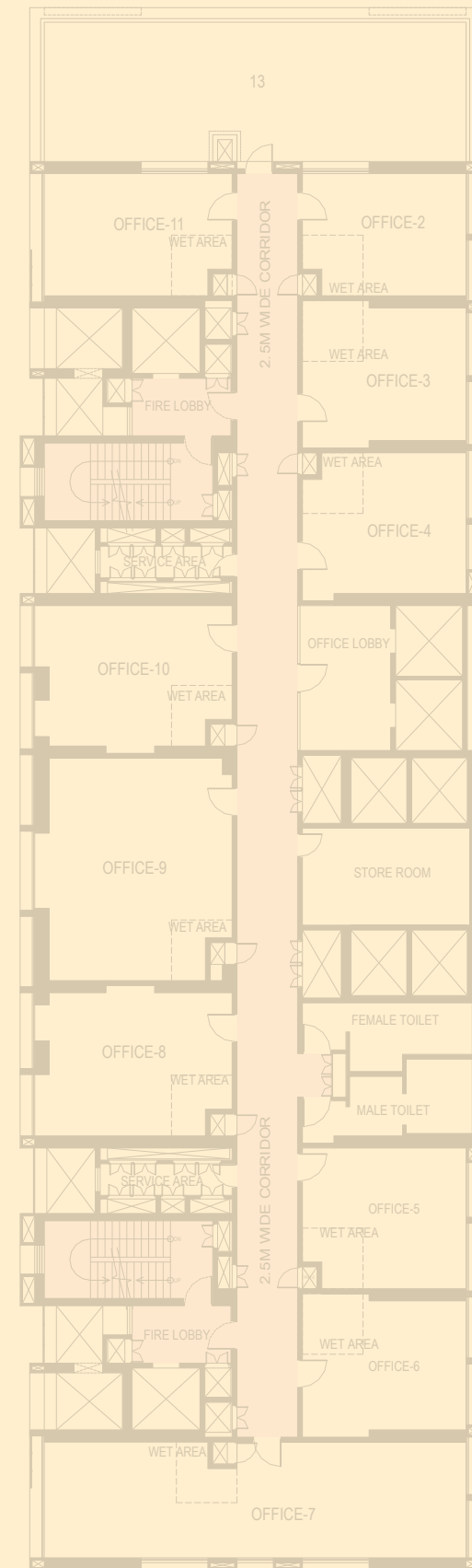
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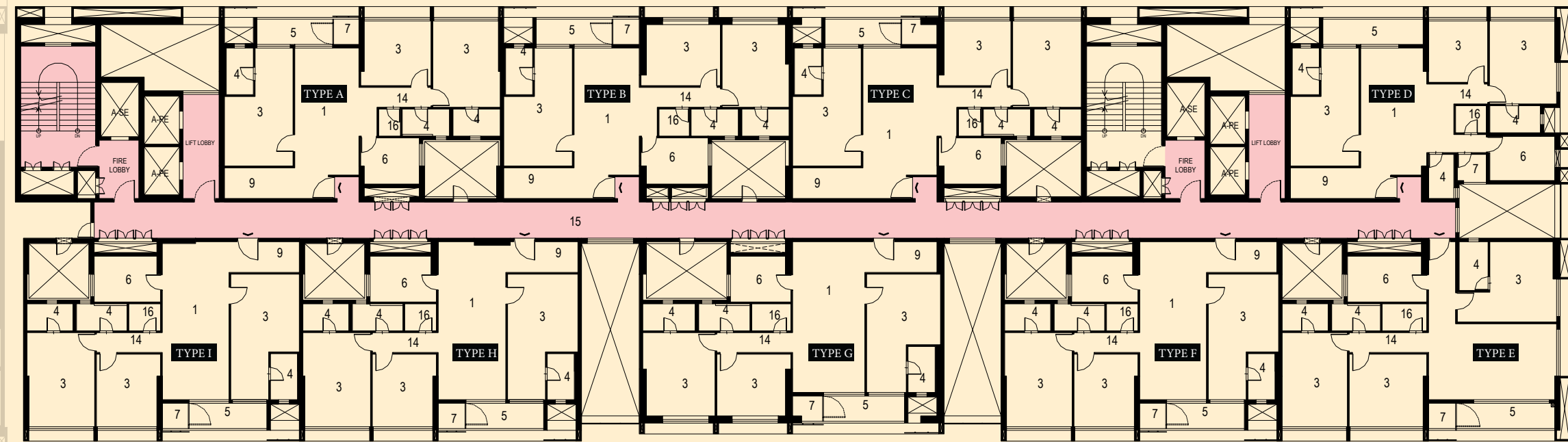


# 9TH FLOOR



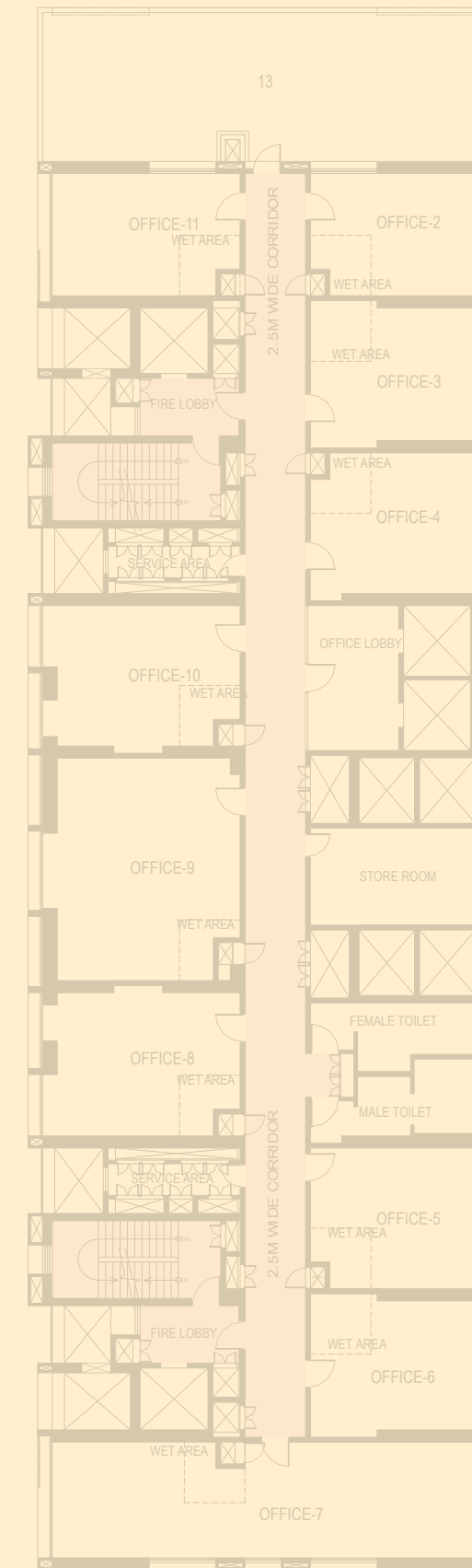
## LEGEND

- |                 |                      |                    |                     |                      |
|-----------------|----------------------|--------------------|---------------------|----------------------|
| 1 Living/Dining | 5. Balcony           | 9. Store           | 13. Terrace         | 17. Apartment Garden |
| 2. Dining       | 6. Kitchen           | 10. Lounge         | 14. Corridor        | A- PE Passenger Lift |
| 3. Bedroom      | 7. Services/AC Ledge | 11. Family Room    | 15. Common Corridor | A- SE Service Lift   |
| 4. Toilet/Bath  | 8. Wash/W.C.         | 12. Study/ TV Area | 16. Utility         |                      |



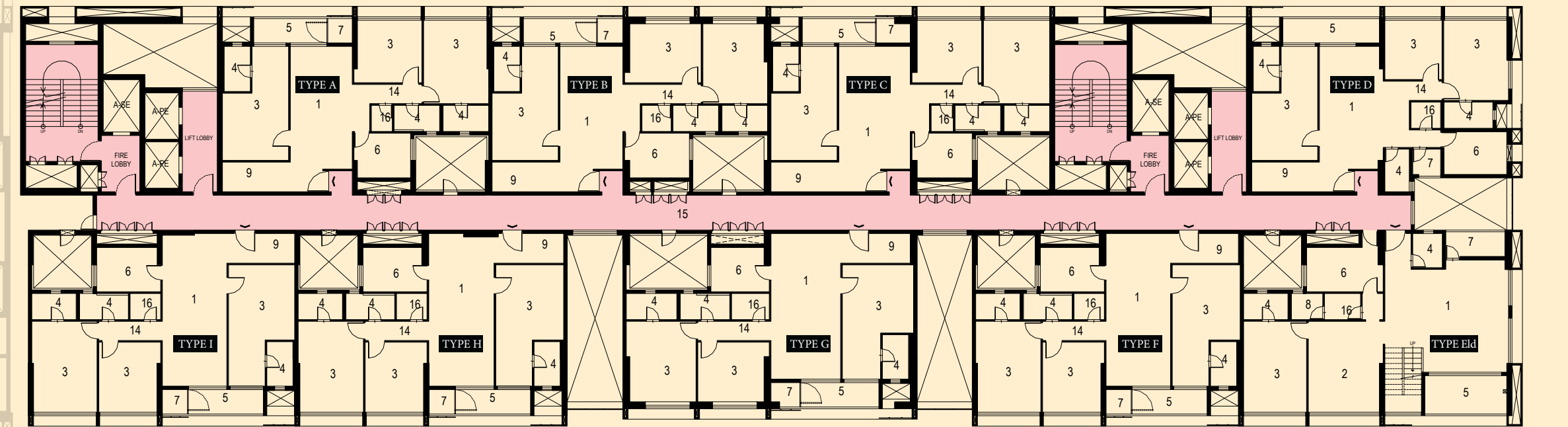
"The masked area is not part of the project on offer. However, it is an integrated part of the building footprint (which includes commercial, retail, promoter's club, and MIG portions)."

# 10TH FLOOR



## LEGEND

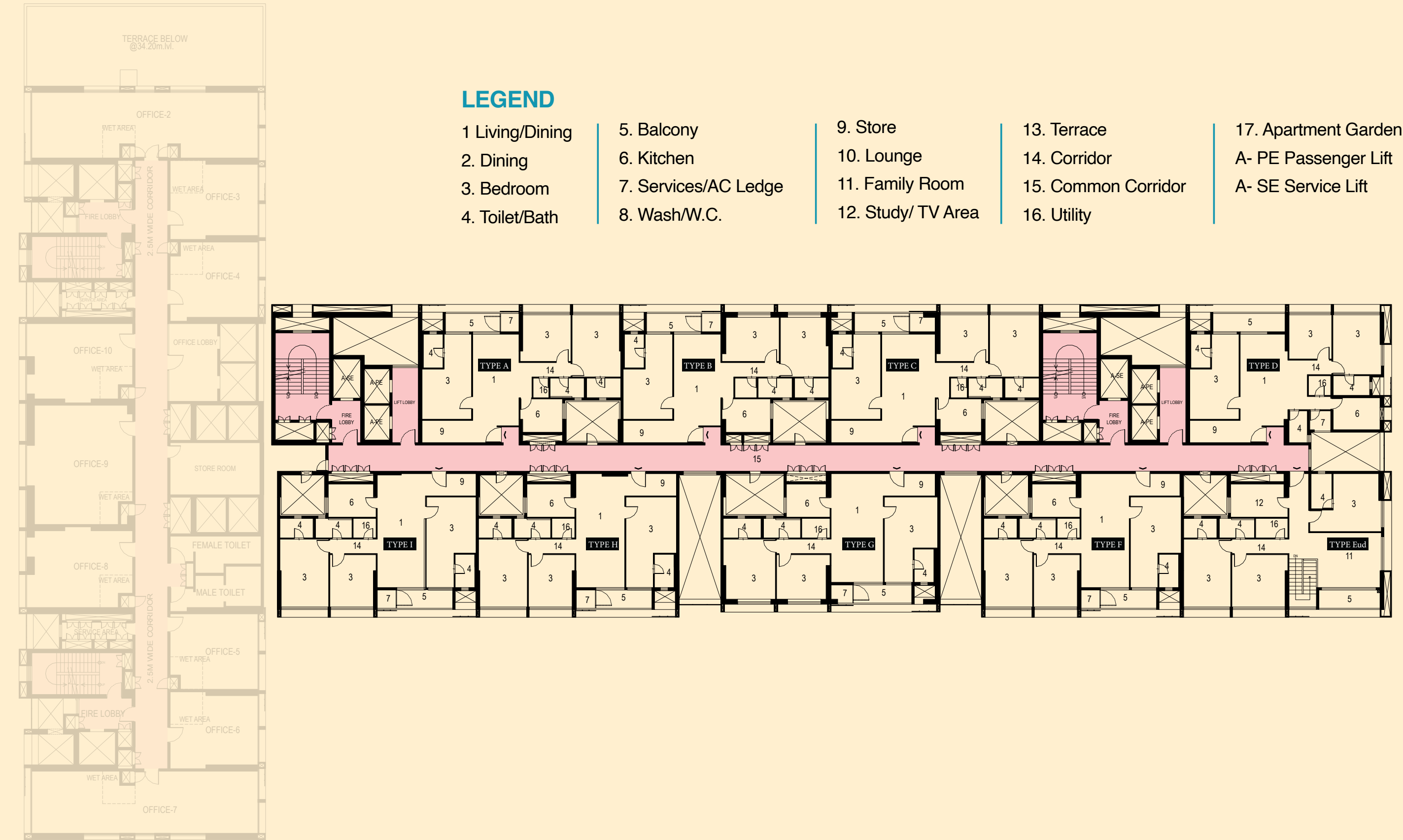
- |                 |                      |                    |                     |                      |
|-----------------|----------------------|--------------------|---------------------|----------------------|
| 1 Living/Dining | 5. Balcony           | 9. Store           | 13. Terrace         | 17. Apartment Garden |
| 2. Dining       | 6. Kitchen           | 10. Lounge         | 14. Corridor        | A- PE Passenger Lift |
| 3. Bedroom      | 7. Services/AC Ledge | 11. Family Room    | 15. Common Corridor | A- SE Service Lift   |
| 4. Toilet/Bath  | 8. Wash/W.C.         | 12. Study/ TV Area | 16. Utility         |                      |



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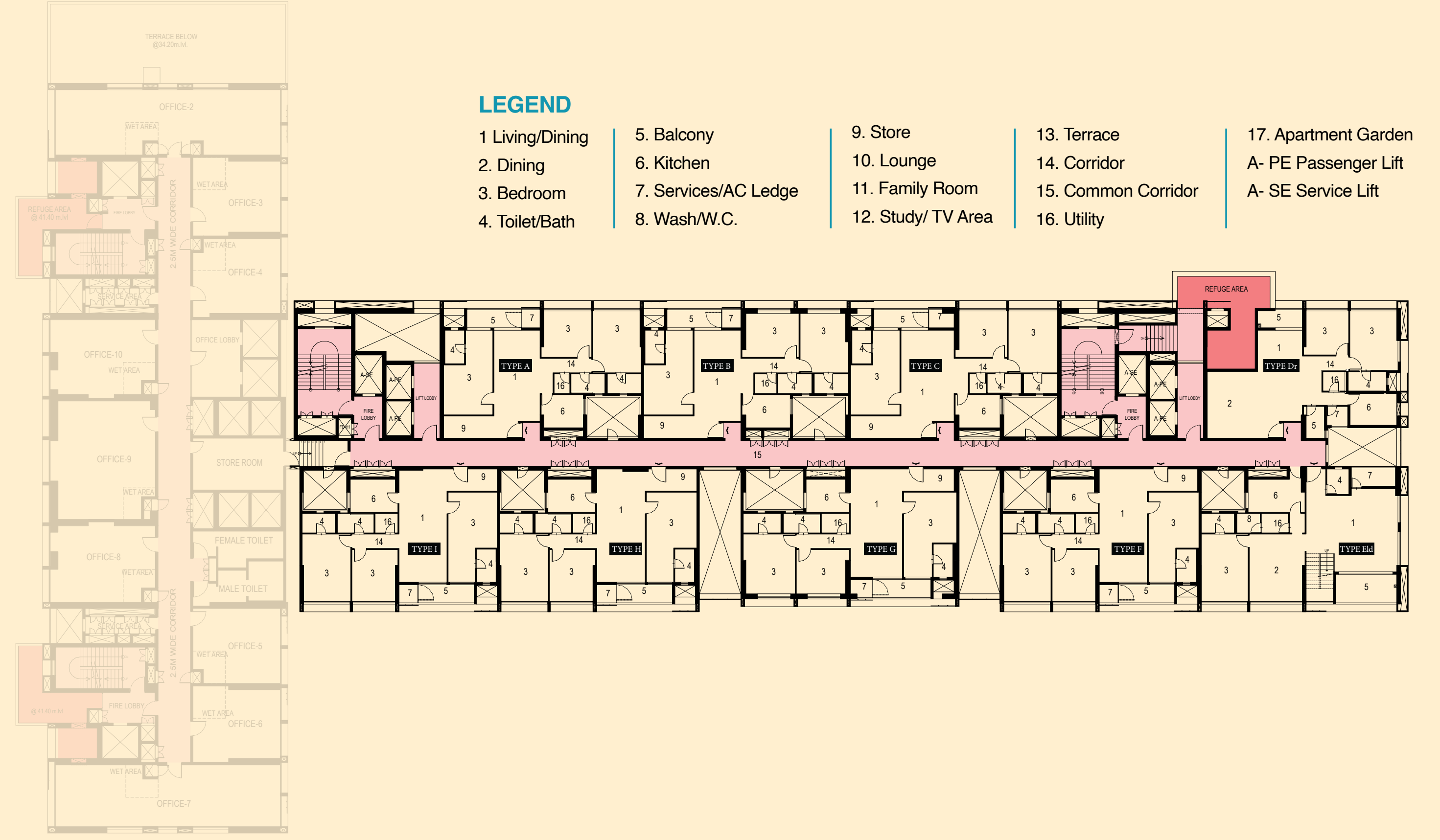
# 11TH FLOOR



"The masked area is not part of the project on offer. However, it is an integrated part of the building footprint (which includes commercial, retail, promoter's club, and MIG portions)."

# 12TH FLOOR

Refuge Floor



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**SANCTIONED**

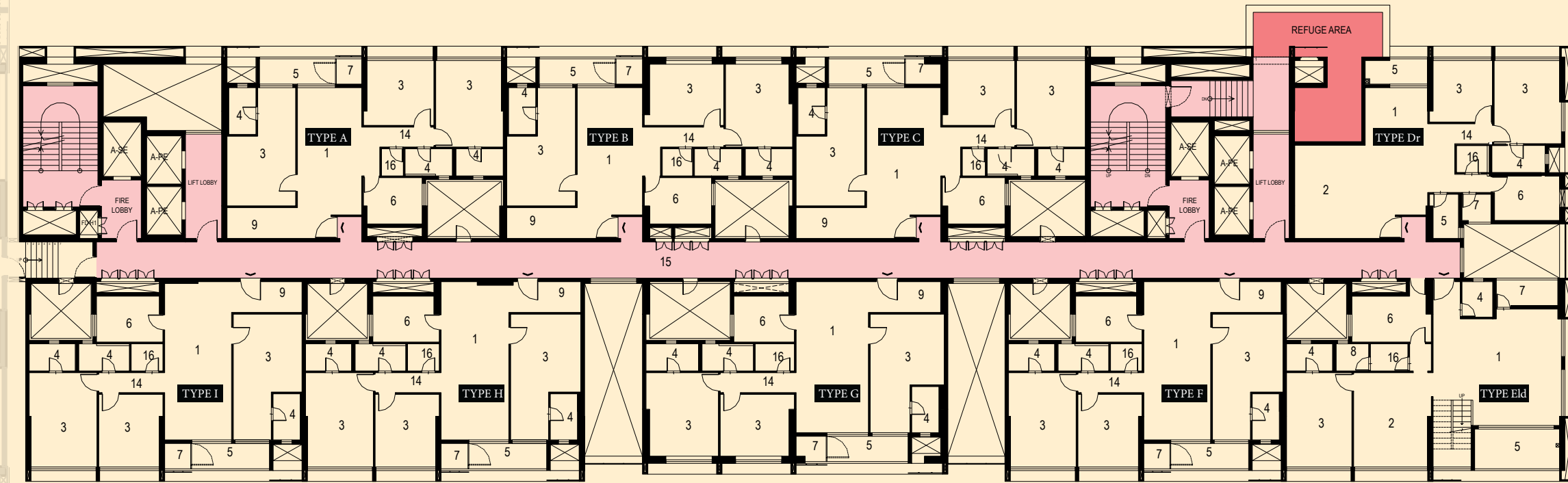


# 12TH FLOOR

Refuge Floor

## LEGEND

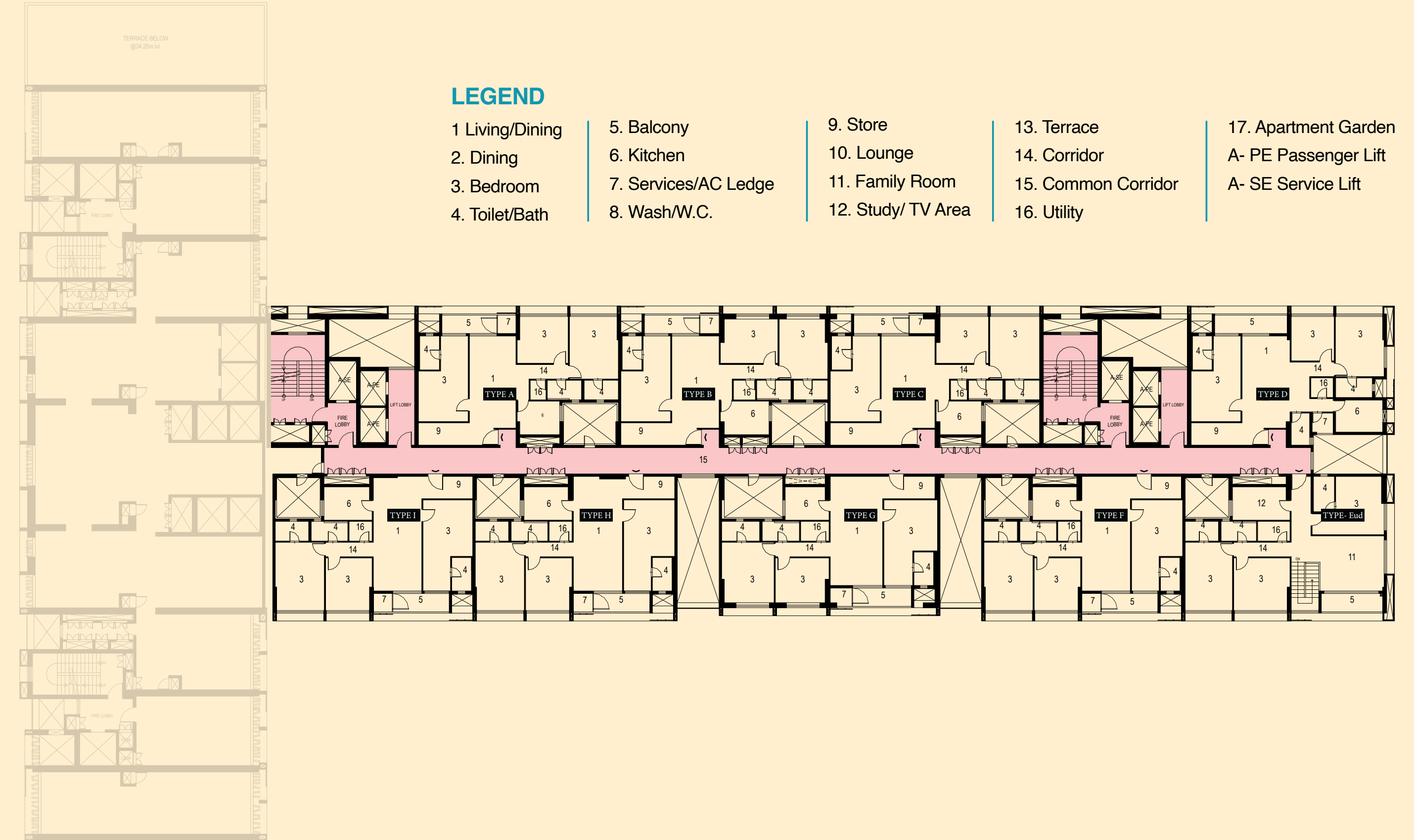
- |                 |                      |                    |                     |                      |
|-----------------|----------------------|--------------------|---------------------|----------------------|
| 1 Living/Dining | 5. Balcony           | 9. Store           | 13. Terrace         | 17. Apartment Garden |
| 2. Dining       | 6. Kitchen           | 10. Lounge         | 14. Corridor        | A- PE Passenger Lift |
| 3. Bedroom      | 7. Services/AC Ledge | 11. Family Room    | 15. Common Corridor | A- SE Service Lift   |
| 4. Toilet/Bath  | 8. Wash/W.C.         | 12. Study/ TV Area | 16. Utility         |                      |



# 13TH FLOOR

## LEGEND

- |                 |                      |                    |                     |                      |
|-----------------|----------------------|--------------------|---------------------|----------------------|
| 1 Living/Dining | 5. Balcony           | 9. Store           | 13. Terrace         | 17. Apartment Garden |
| 2. Dining       | 6. Kitchen           | 10. Lounge         | 14. Corridor        | A- PE Passenger Lift |
| 3. Bedroom      | 7. Services/AC Ledge | 11. Family Room    | 15. Common Corridor | A- SE Service Lift   |
| 4. Toilet/Bath  | 8. Wash/W.C.         | 12. Study/ TV Area | 16. Utility         |                      |



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**PROPOSED\***

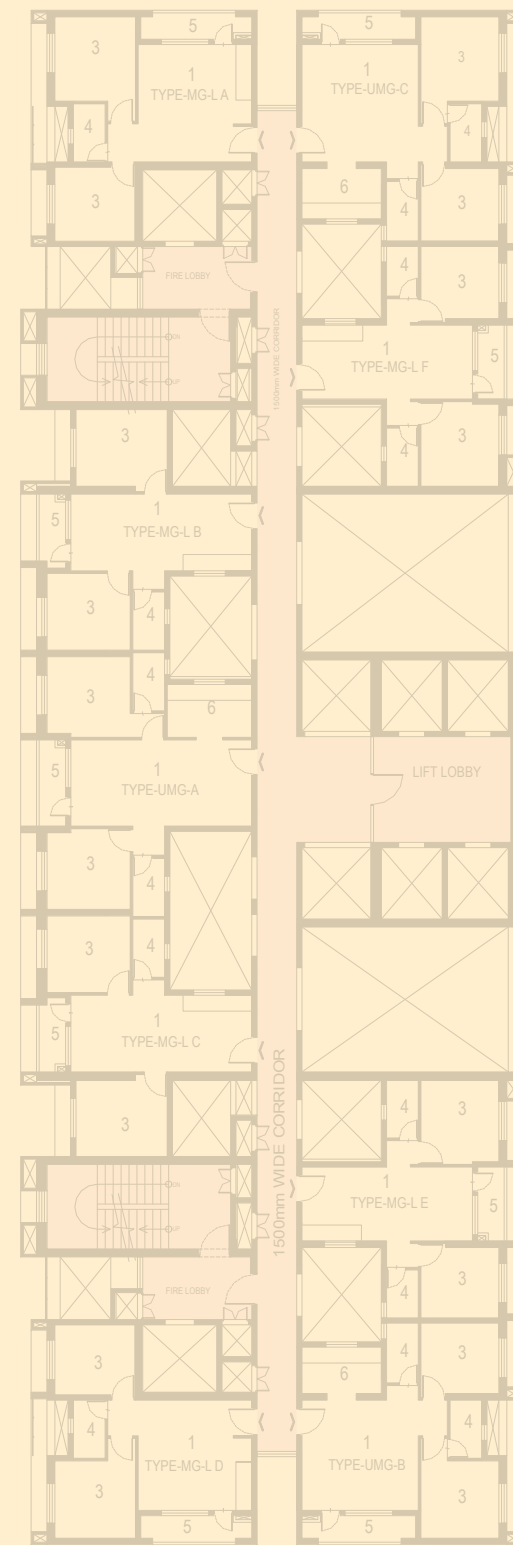
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**SANCTIONED**

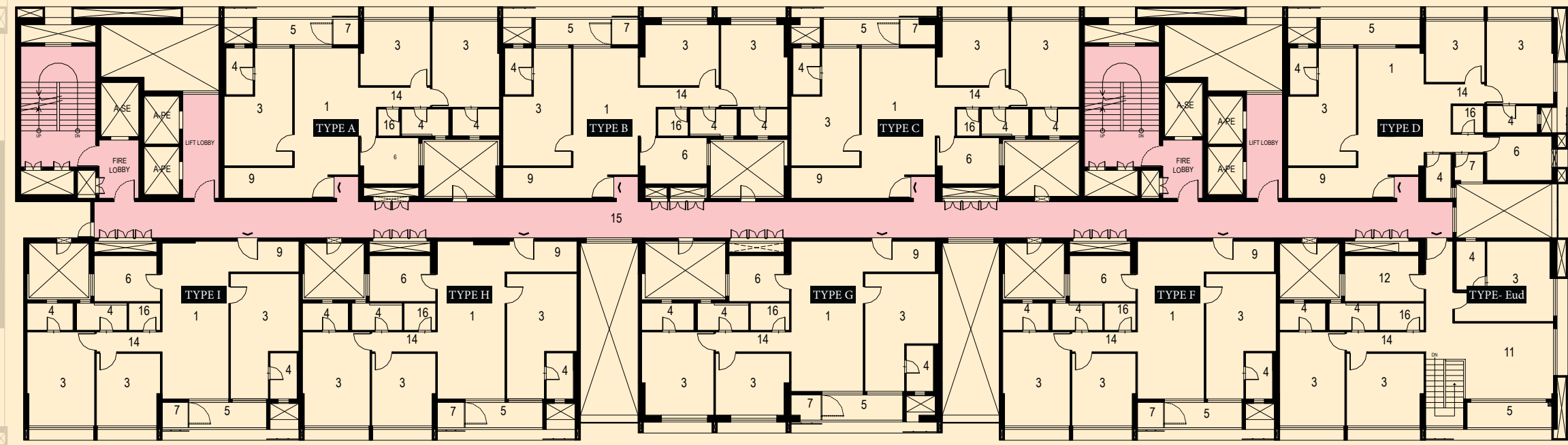


# 13TH FLOOR

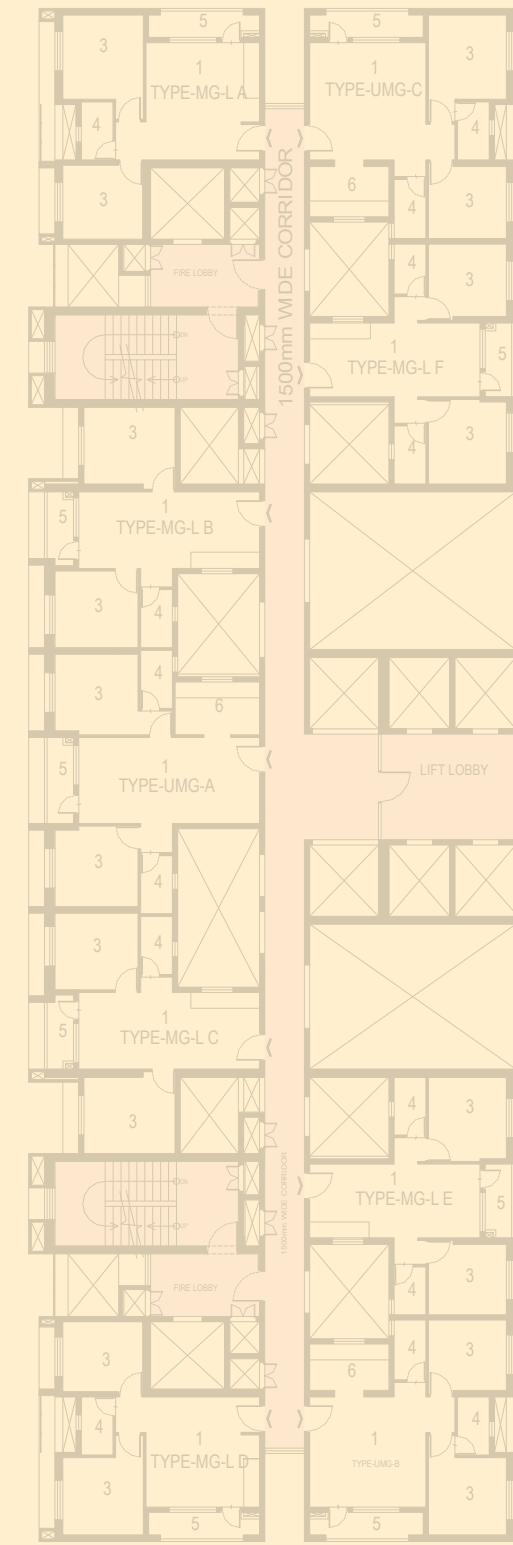


## LEGEND

- |                 |                      |                    |                     |                      |
|-----------------|----------------------|--------------------|---------------------|----------------------|
| 1 Living/Dining | 5. Balcony           | 9. Store           | 13. Terrace         | 17. Apartment Garden |
| 2. Dining       | 6. Kitchen           | 10. Lounge         | 14. Corridor        | A- PE Passenger Lift |
| 3. Bedroom      | 7. Services/AC Ledge | 11. Family Room    | 15. Common Corridor | A- SE Service Lift   |
| 4. Toilet/Bath  | 8. Wash/W.C.         | 12. Study/ TV Area | 16. Utility         |                      |

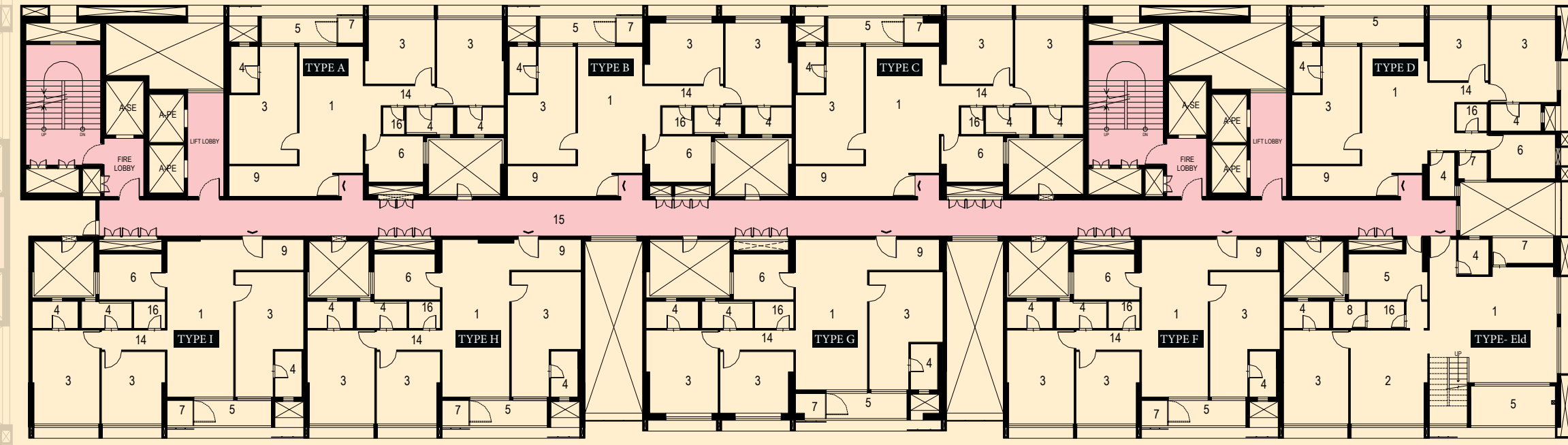


# 14TH, & 18TH, 22ND & 26TH FLOOR



## LEGEND

- |                 |                      |                    |                     |                      |
|-----------------|----------------------|--------------------|---------------------|----------------------|
| 1 Living/Dining | 5. Balcony           | 9. Store           | 13. Terrace         | 17. Apartment Garden |
| 2. Dining       | 6. Kitchen           | 10. Lounge         | 14. Corridor        | A- PE Passenger Lift |
| 3. Bedroom      | 7. Services/AC Ledge | 11. Family Room    | 15. Common Corridor | A- SE Service Lift   |
| 4. Toilet/Bath  | 8. Wash/W.C.         | 12. Study/ TV Area | 16. Utility         |                      |



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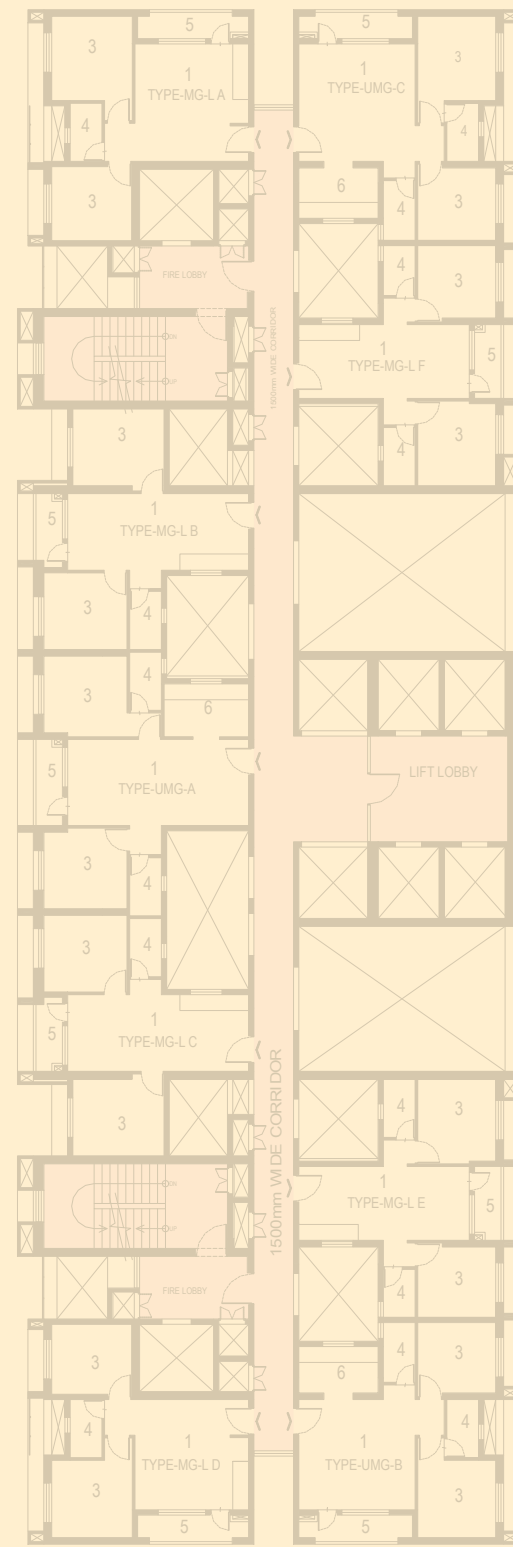
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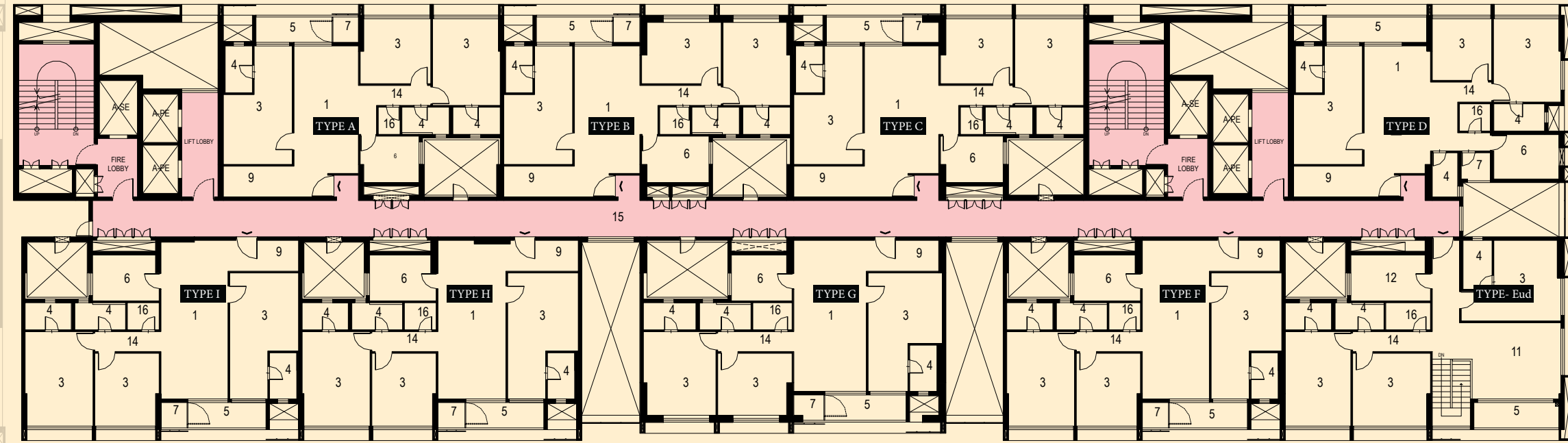


# 15TH, 17TH, 19T, 21ST, 23 RD, 25TH & 27TH FLOOR



## LEGEND

- |                 |                      |                    |                     |                      |
|-----------------|----------------------|--------------------|---------------------|----------------------|
| 1 Living/Dining | 5. Balcony           | 9. Store           | 13. Terrace         | 17. Apartment Garden |
| 2. Dining       | 6. Kitchen           | 10. Lounge         | 14. Corridor        | A- PE Passenger Lift |
| 3. Bedroom      | 7. Services/AC Ledge | 11. Family Room    | 15. Common Corridor | A- SE Service Lift   |
| 4. Toilet/Bath  | 8. Wash/W.C.         | 12. Study/ TV Area | 16. Utility         |                      |

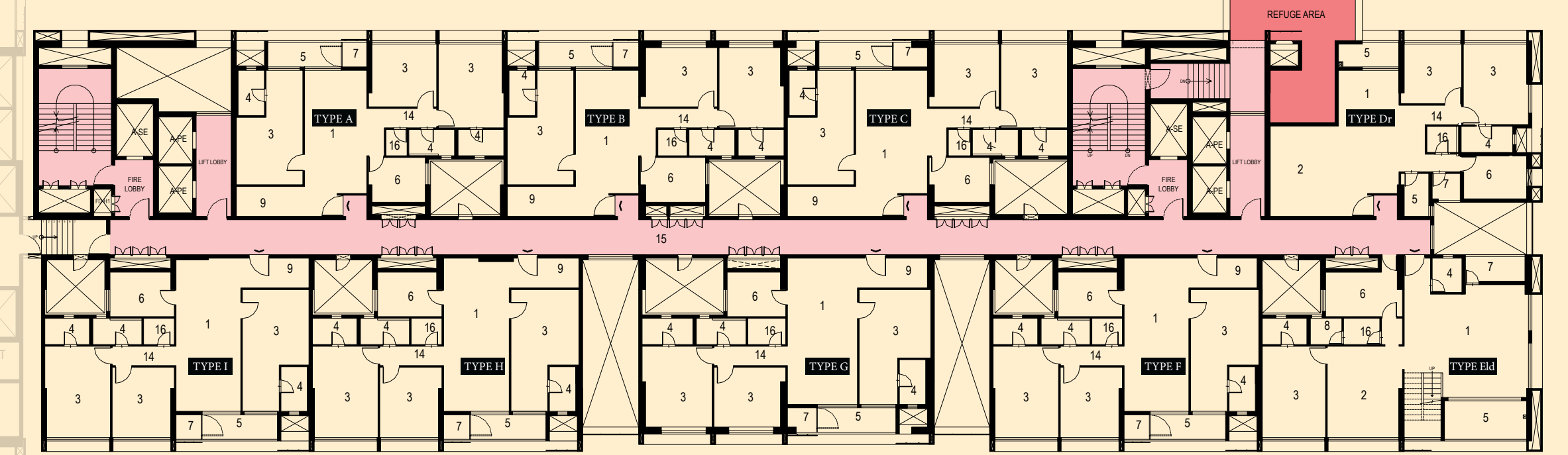
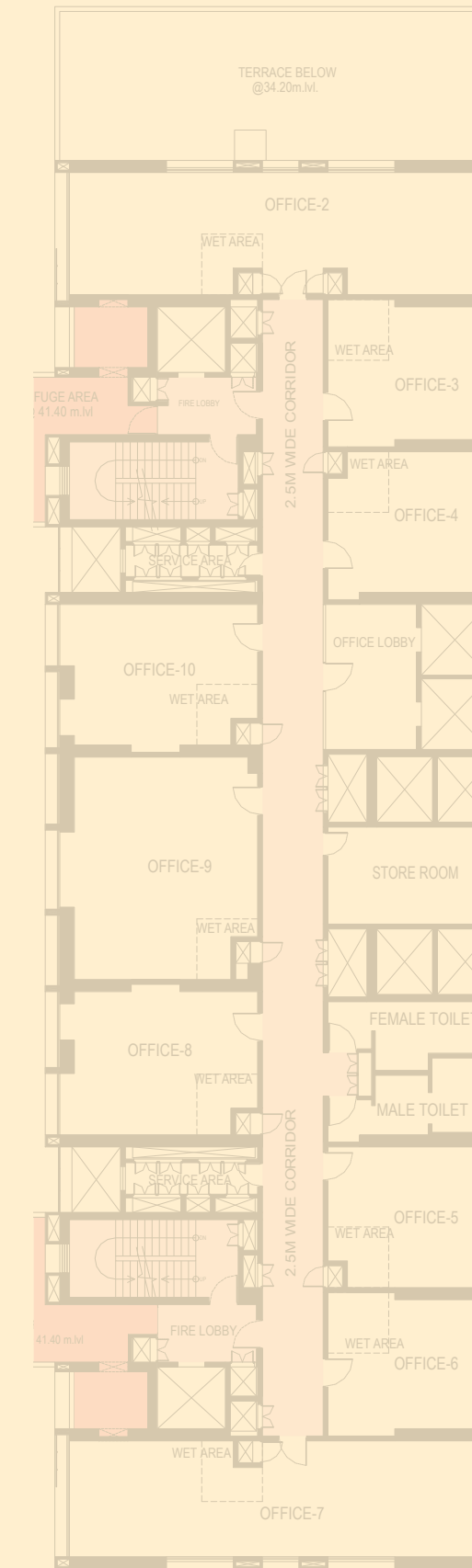


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# 16TH, 20TH & 24TH FLOOR

## LEGEND

- |                 |                      |                    |                     |                      |
|-----------------|----------------------|--------------------|---------------------|----------------------|
| 1 Living/Dining | 5. Balcony           | 9. Store           | 13. Terrace         | 17. Apartment Garden |
| 2. Dining       | 6. Kitchen           | 10. Lounge         | 14. Corridor        | A- PE Passenger Lift |
| 3. Bedroom      | 7. Services/AC Ledge | 11. Family Room    | 15. Common Corridor | A- SE Service Lift   |
| 4. Toilet/Bath  | 8. Wash/W.C.         | 12. Study/ TV Area | 16. Utility         |                      |



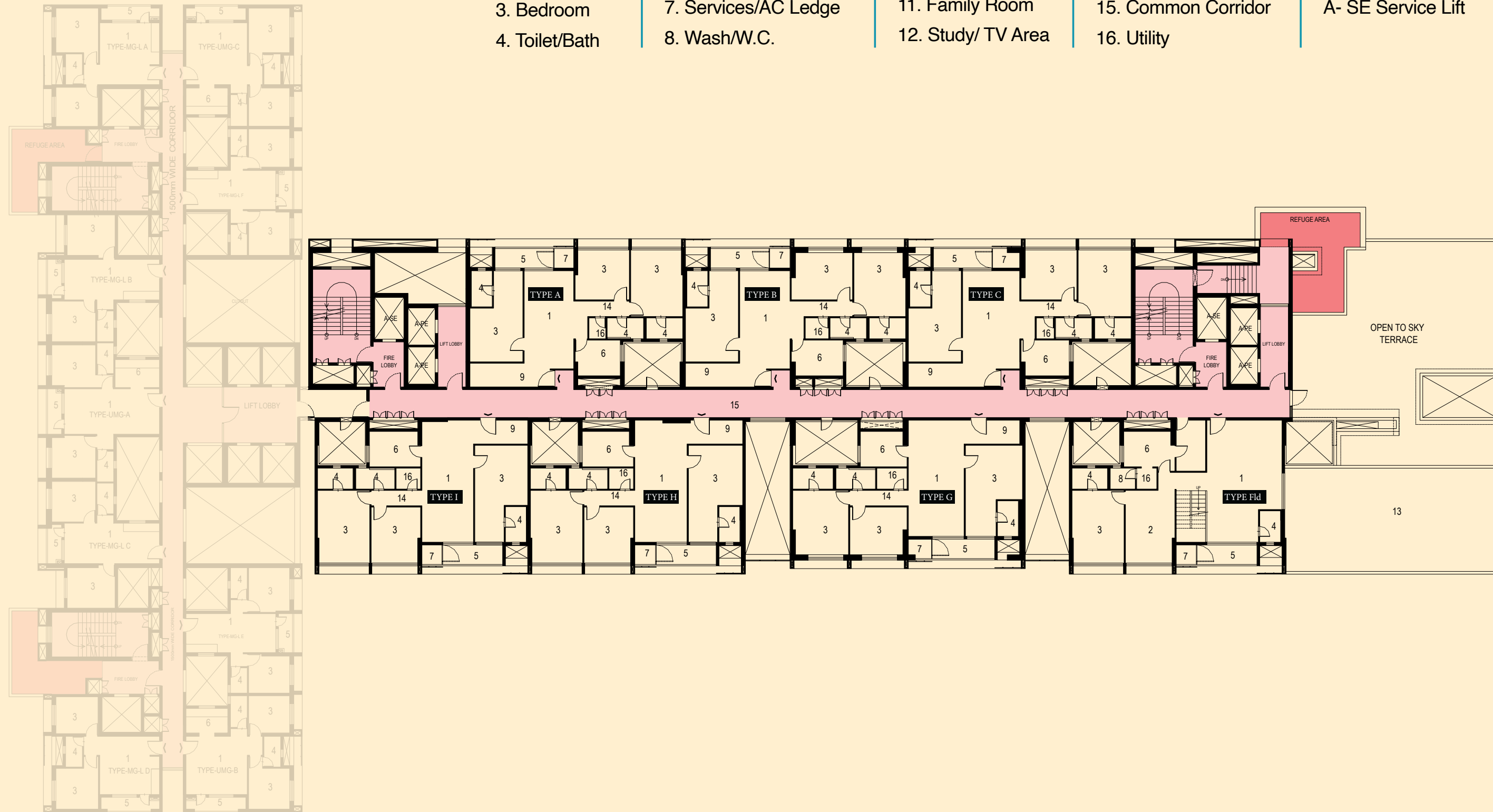
"The masked area is not part of the project on offer. However, it is an integrated part of the building footprint (which includes commercial, retail, promoter's club, and MIG portions)."



# 28TH FLOOR

## LEGEND

- |                 |                      |                    |                     |                      |
|-----------------|----------------------|--------------------|---------------------|----------------------|
| 1 Living/Dining | 5. Balcony           | 9. Store           | 13. Terrace         | 17. Apartment Garden |
| 2. Dining       | 6. Kitchen           | 10. Lounge         | 14. Corridor        | A- PE Passenger Lift |
| 3. Bedroom      | 7. Services/AC Ledge | 11. Family Room    | 15. Common Corridor | A- SE Service Lift   |
| 4. Toilet/Bath  | 8. Wash/W.C.         | 12. Study/ TV Area | 16. Utility         |                      |

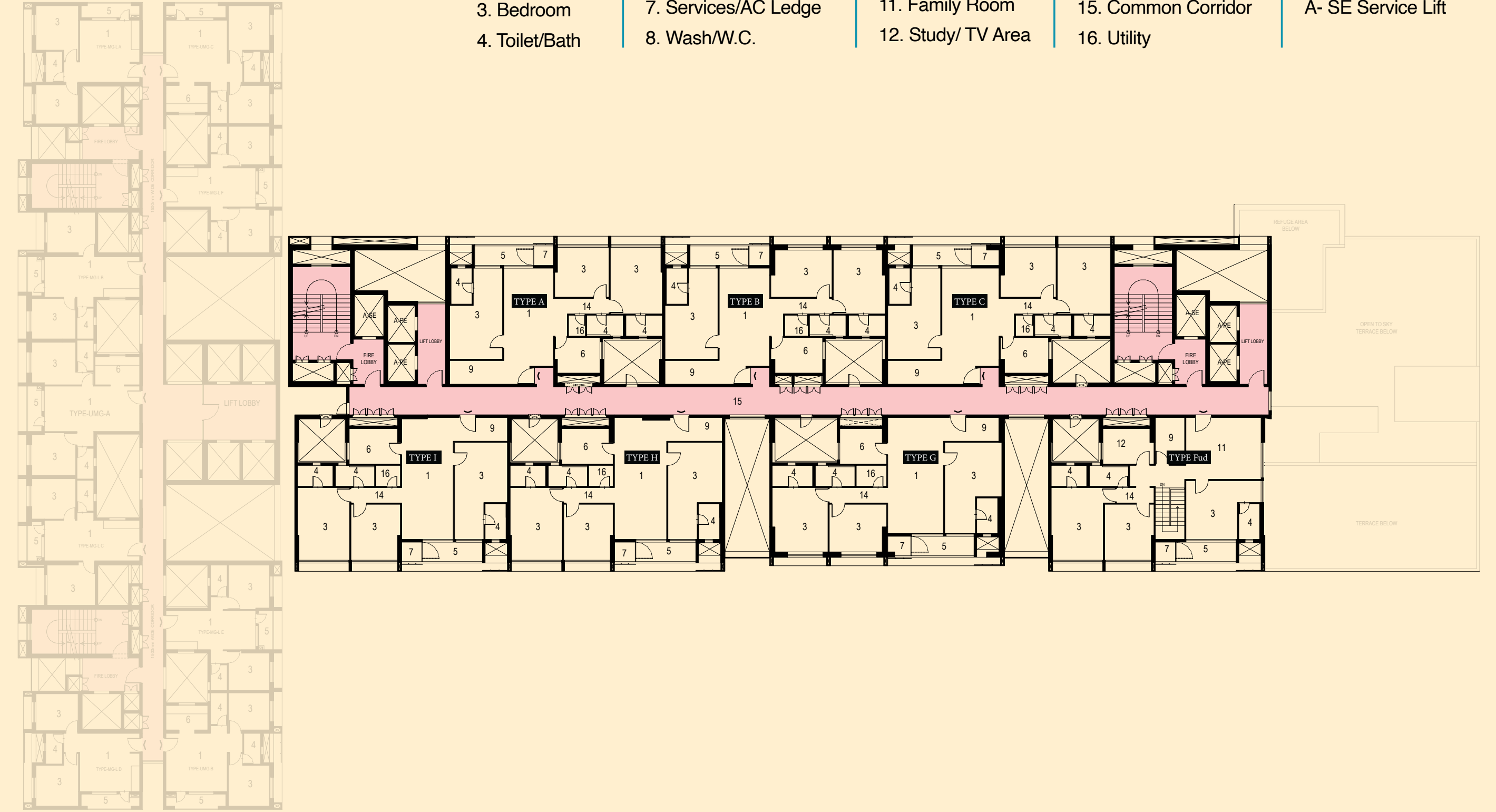


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# 29TH FLOOR

## LEGEND

- |                 |                      |                    |                     |                      |
|-----------------|----------------------|--------------------|---------------------|----------------------|
| 1 Living/Dining | 5. Balcony           | 9. Store           | 13. Terrace         | 17. Apartment Garden |
| 2. Dining       | 6. Kitchen           | 10. Lounge         | 14. Corridor        | A- PE Passenger Lift |
| 3. Bedroom      | 7. Services/AC Ledge | 11. Family Room    | 15. Common Corridor | A- SE Service Lift   |
| 4. Toilet/Bath  | 8. Wash/W.C.         | 12. Study/ TV Area | 16. Utility         |                      |



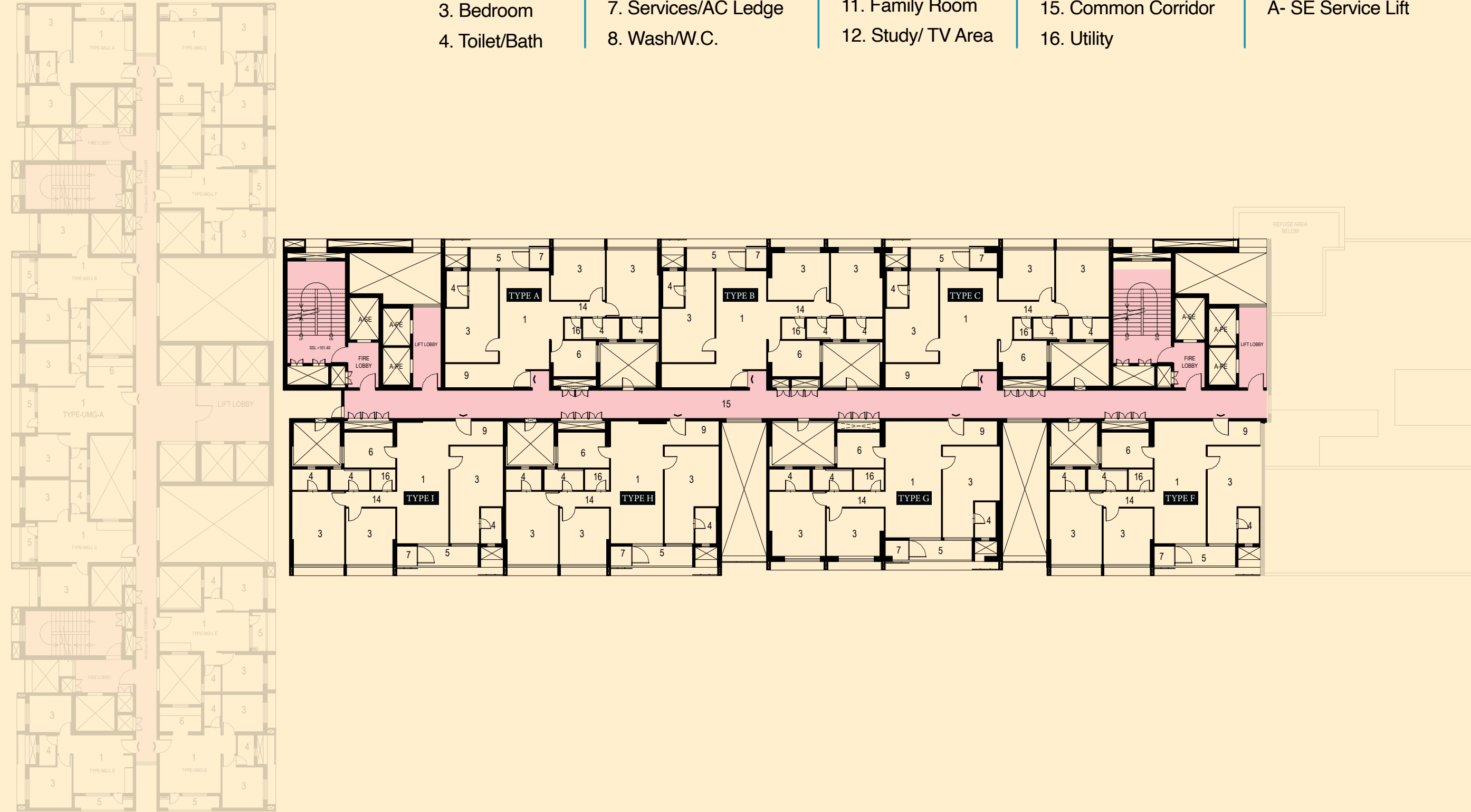
"The masked area is not part of the project on offer. However, it is an integrated part of the building footprint (which includes commercial, retail, promoter's club, and MIG portions)."



# 30TH FLOOR

## LEGEND

- |                 |                      |                    |                     |                      |
|-----------------|----------------------|--------------------|---------------------|----------------------|
| 1 Living/Dining | 5. Balcony           | 9. Store           | 13. Terrace         | 17. Apartment Garden |
| 2. Dining       | 6. Kitchen           | 10. Lounge         | 14. Corridor        | A- PE Passenger Lift |
| 3. Bedroom      | 7. Services/AC Ledge | 11. Family Room    | 15. Common Corridor | A- SE Service Lift   |
| 4. Toilet/Bath  | 8. Wash/W.C.         | 12. Study/ TV Area | 16. Utility         |                      |

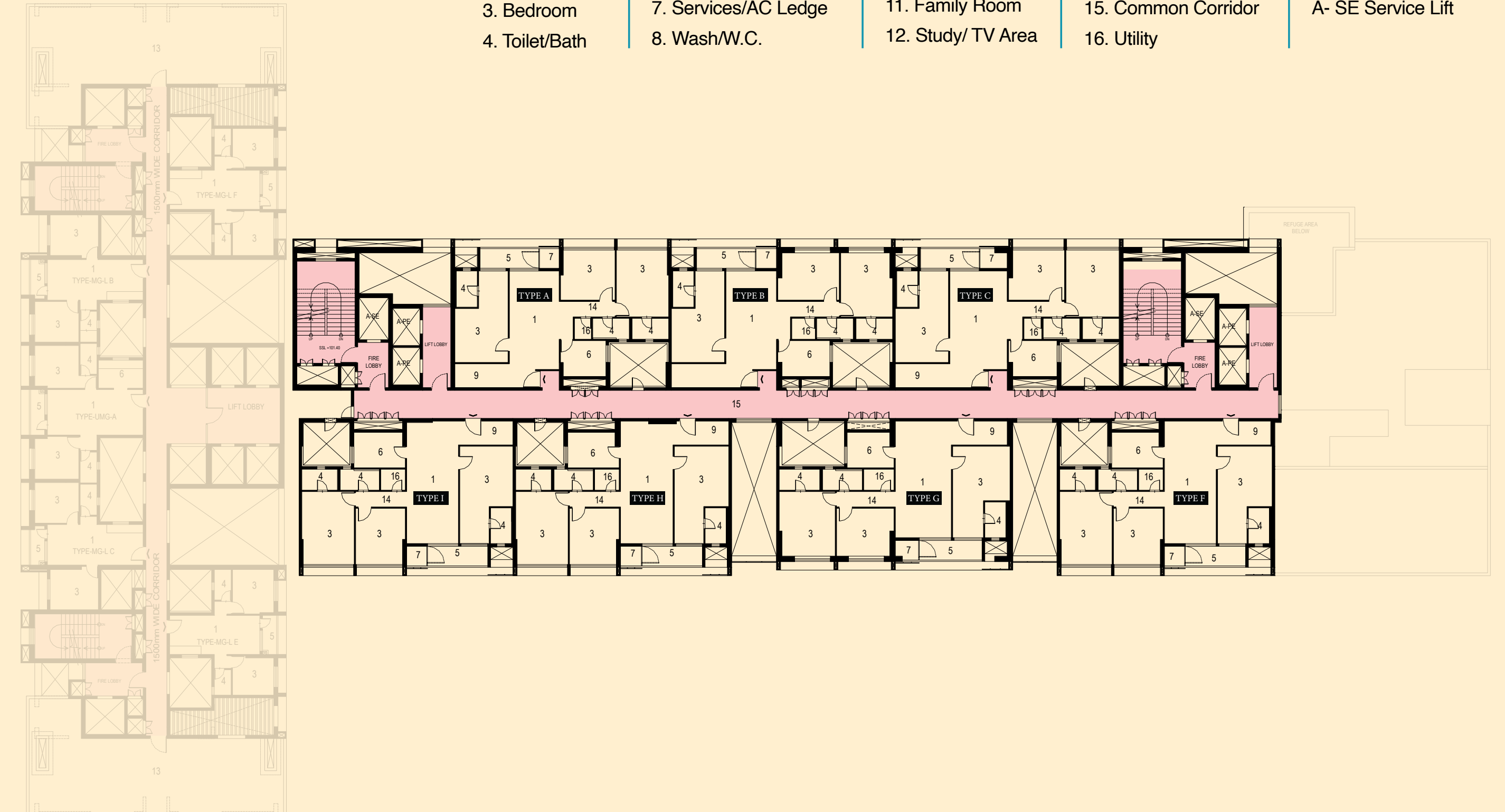


“The masked area is not part of the project on offer. However, it is an integrated part of the building footprint (which includes commercial, retail, promoter’s club, and MIG portions).”

# 31ST FLOOR

## LEGEND

- |                 |                      |                    |                     |                      |
|-----------------|----------------------|--------------------|---------------------|----------------------|
| 1 Living/Dining | 5. Balcony           | 9. Store           | 13. Terrace         | 17. Apartment Garden |
| 2. Dining       | 6. Kitchen           | 10. Lounge         | 14. Corridor        | A- PE Passenger Lift |
| 3. Bedroom      | 7. Services/AC Ledge | 11. Family Room    | 15. Common Corridor | A- SE Service Lift   |
| 4. Toilet/Bath  | 8. Wash/W.C.         | 12. Study/ TV Area | 16. Utility         |                      |



“The masked area is not part of the project on offer. However, it is an integrated part of the building footprint (which includes commercial, retail, promoter’s club, and MIG portions).”



# 32ND FLOOR

Club De Ville

## FACILITIES

- 18. Gym
- 19. Toilet
- 20. Multipurpose Hall
- 21. Pre-Function Area
- 22. Pantry
- 23. Open to Sky Spill-Over Deck for Multipurpose Hall
- 24. Open to Sky Yoga Deck
- 25. Jacuzzi & Lounge
- 26. Male Wet Area
- 27. Female Wet Area
- 28. Electrical Services
- 29. HVAC Services
- 30. Common Corridor
- A- PE Passenger Lift
- A- SE Service Lift



“The masked area is not part of the project on offer. However, it is an integrated part of the building footprint (which includes commercial, retail, promoter’s club, and MIG portions).”

**SANCTIONED**

# 32ND FLOOR

Club De Ville

## FACILITIES

- 18. Gym
- 19. Toilet
- 20. Multipurpose Hall
- 21. Pre-Function Area
- 22. Pantry
- 23. Open to Sky Spill-Over Deck for Multipurpose Hall
- 24. Open to Sky Yoga Deck
- 25. Jacuzzi & Lounge
- 26. Male Wet Area
- 27. Female Wet Area
- 28. Electrical Services
- 29. HVAC Services
- 30. Common Corridor
- A- PE Passenger Lift
- A- SE Service Lift



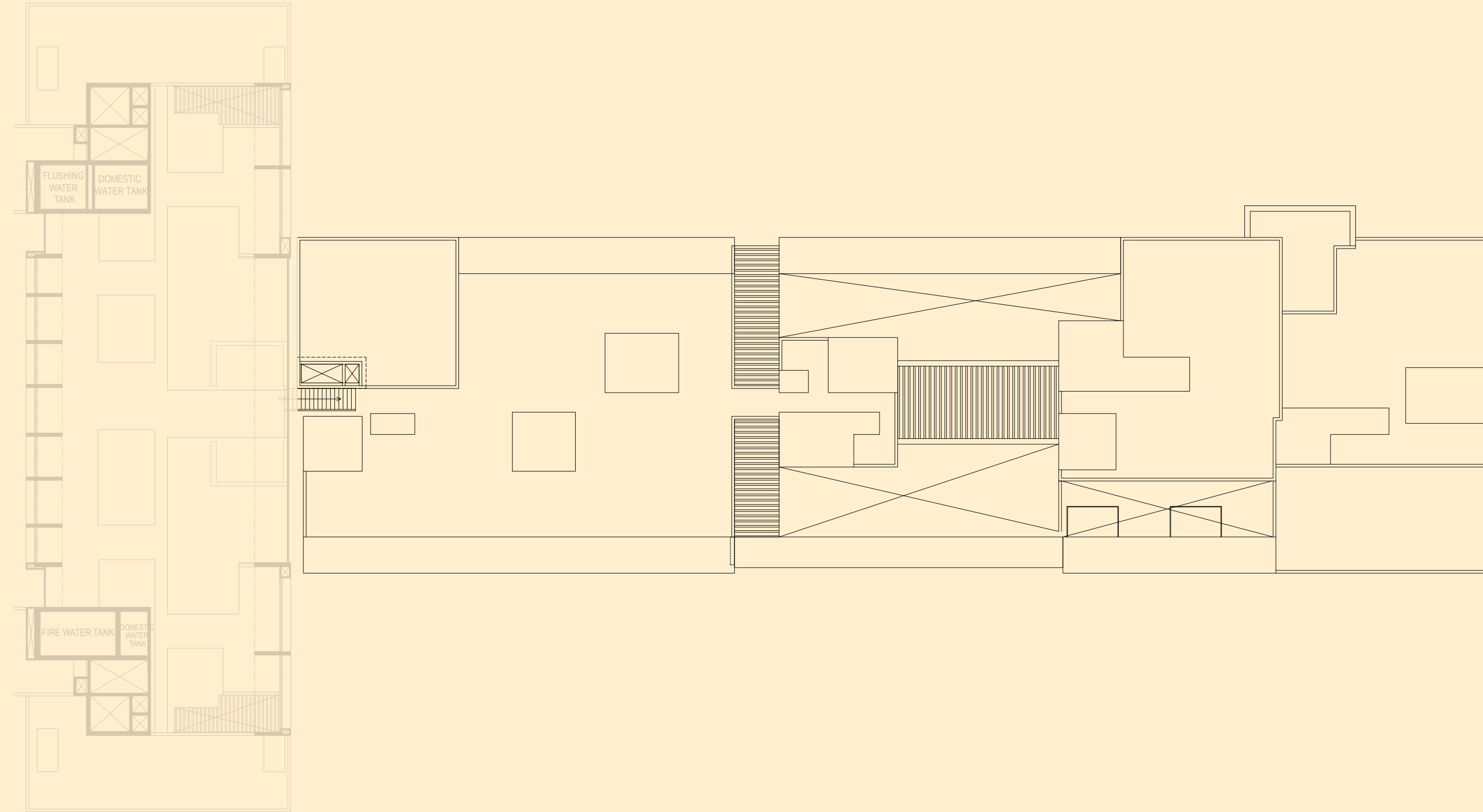
“The masked area is not part of the project on offer. However, it is an integrated part of the building footprint (which includes commercial, retail, promoter’s club, and MIG portions).”

**PROPOSED\***

\*Refer Schedule 'F' of the enclosed Draft Agreement for Sale



# ROOF



# YOUR CHOICE OF HOME

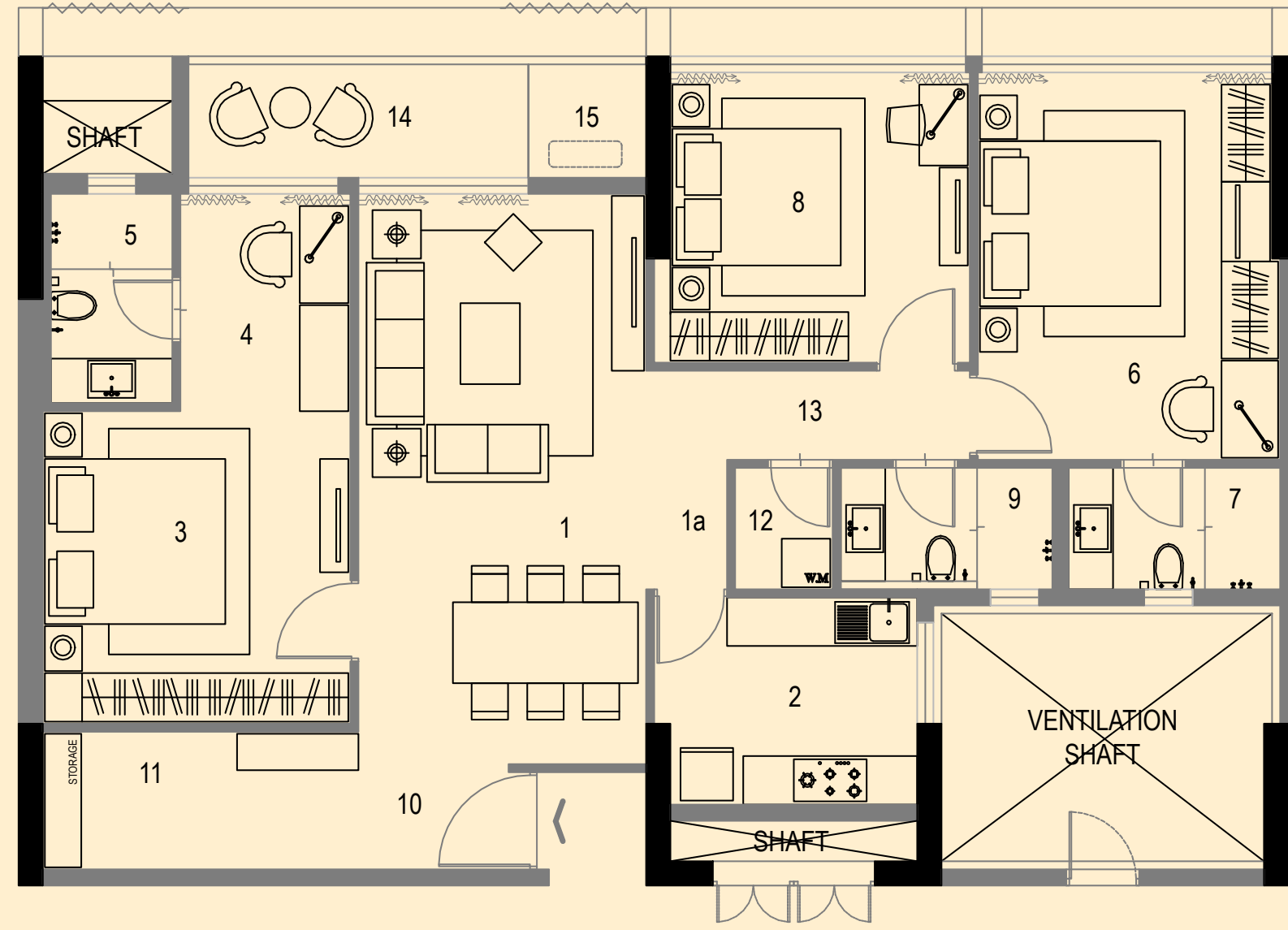
TYPE OF APARTMENT	BUA OF APARTMENT (SQ.FT)	RERA CARPET (SQ.FT)	BALCONY (SQ.FT)	NUMBER OF APARTMENTS PER TOWER (NO.)	SALEABLE AREA OF EACH APARTMENT (SFT)	AVAILABLE ON FLOORS	ATTACHED TERRACE AREA (SFT)
A-3BHK+3T	1482	1297	91	24	2007	8TH TO 31ST FLOOR	
B-3BHK+3T	1524	1330	92	25	2064	7TH TO 31ST FLOOR	
C-3BHK+3T	1558	1365	96	25	2110	7TH TO 31ST FLOOR	
D-3BHK+3T	1555	1318	120	16	2106	7TH, 9TH TO 11TH, 13TH TO 15TH, 17TH TO 19TH, 21ST TO 23RD, 25TH TO 27TH	
DR-2BHK+2T	1360	1185	81	5	1842	8TH, 12TH, 16TH, 20TH, & 24TH	
E-3BHK+3T	1615	1411	113	3	2187	7TH TO 9TH	
F-3BHK+3T	1589	1398	94	23	2152	7TH TO 27TH & 30TH TO 31ST	
G-3BHK+3T	1636	1406	98	25	2216	7TH TO 31ST	
H-3BHK+3T	1592	1404	94	25	2157	7TH TO 31ST	
I-3BHK+3T	1582	1390	94	25	2143	7TH TO 31ST	
E DUPLEX-4BHK+5T+SERV TOILET	3230	2799	257	9	4375	10TH, 12TH, 14TH, 16TH, 18TH, 20TH, 22ND, 24TH & 26TH	
F (DUPLEX)-4BHK+5T+SERV TOILET	3179	2780	187	1	4305	28TH	1300

"The masked area is not part of the project on offer. However, it is an integrated part of the building footprint (which includes commercial, retail, promoter's club, and MIG portions)."



Your Choice of Home

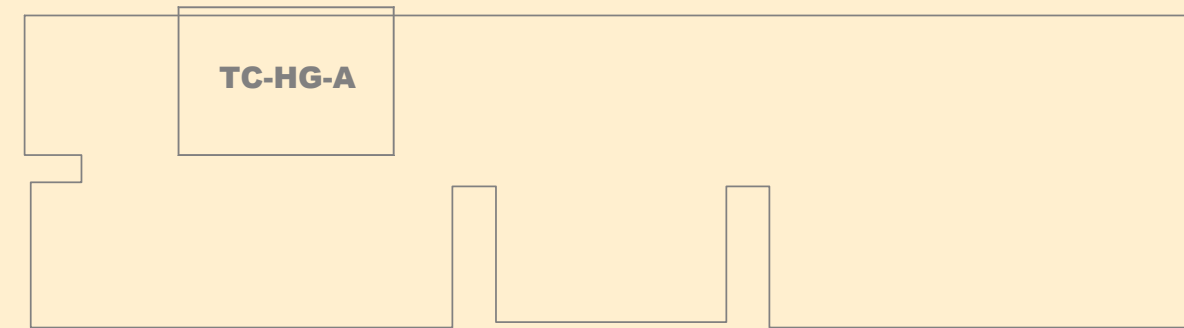
# APARTMENT TYPE A



## APARTMENT TYPE - A

SPACE DIMENSION		
NO.	SPACE	AREA
1	LIVING / DINING	3555 X 7045
1a	LIVING / DINING	1000 X 1600
2	KITCHEN	3050 X 2560
3	BEDROOM 1	3800 X 3860
4	STUDY AREA	2100 X 2685
5	TOILET 1	1500 X 2585
6	BEDROOM 2	3635 X 4785
7	TOILET 2	2615 X 1500
8	BEDROOM 3	3700 X 3585
9	COMMON TOILET	2615 X 1500
10	ENTRANCE	2205 X 1300
11	UTILITY/STORE	3900 X 1700
12	UTILITY	1205 X 1500
13	CORRIDOR	4000 X 1100
14	BALCONY	4200 X 1500
15	SPACE FOR ODU	1455 X 1500

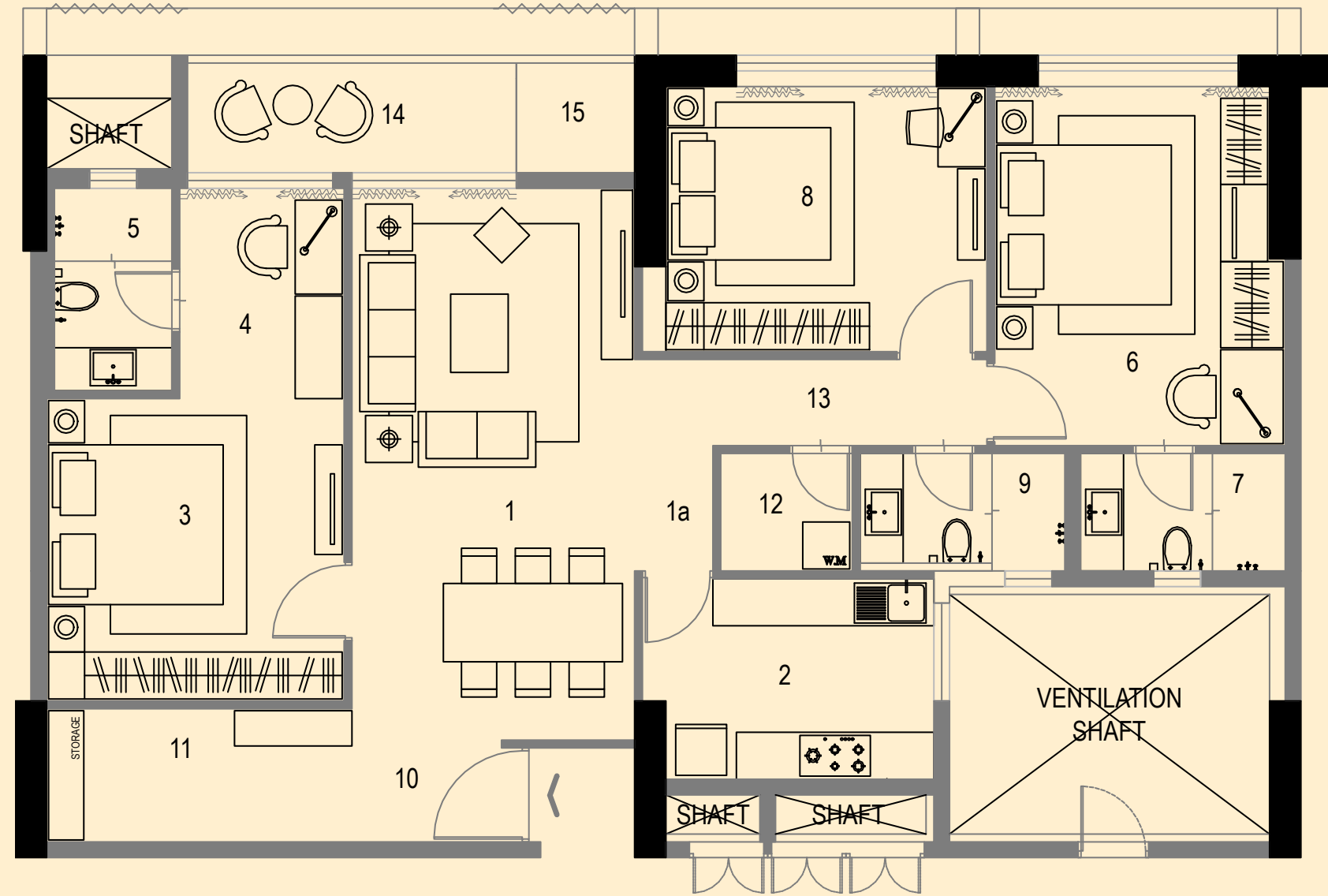
Type A	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony(SQ. FT)	Saleable Area(SQ.FT)
	1482	1297	91	2007





Your Choice of Home

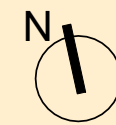
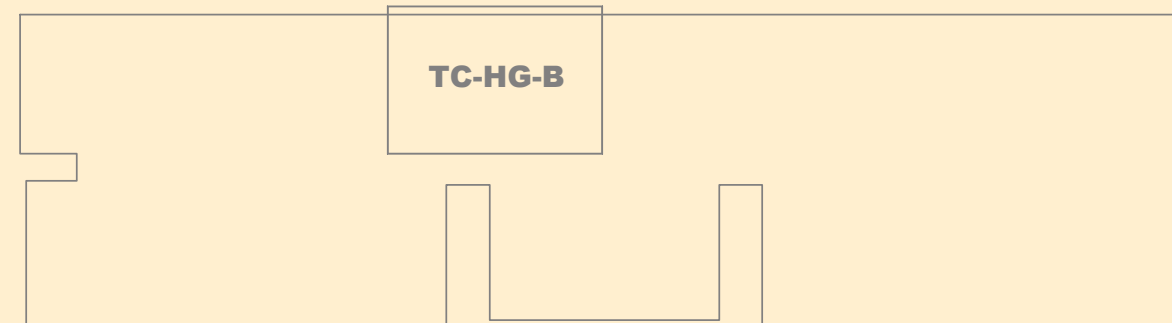
# APARTMENT TYPE B



## APARTMENT TYPE - B

SPACE DIMENSION		
NO.	SPACE	AREA
1	LIVING / DINING	3610 X 7045
1a	LIVING / DINING	1000 X 1600
2	KITCHEN	3422 X 2560
3	BEDROOM 1	3800 X 3860
4	STUDY AREA	2100 X 2685
5	TOILET 1	1500 X 2585
6	BEDROOM 2	3510 X 4585
7	TOILET 2	2615 X 1500
8	BEDROOM 3	4100 X 3385
9	COMMON TOILET	2615 X 1500
10	ENTRANCE	2260 X 1300
11	UTILITY/STORE	3900 X 1700
12	UTILITY	1680 X 1500
13	CORRIDOR	4500 X 1100
14	BALCONY	4200 X 1500
15	SPACE FOR ODU	1510 X 1500

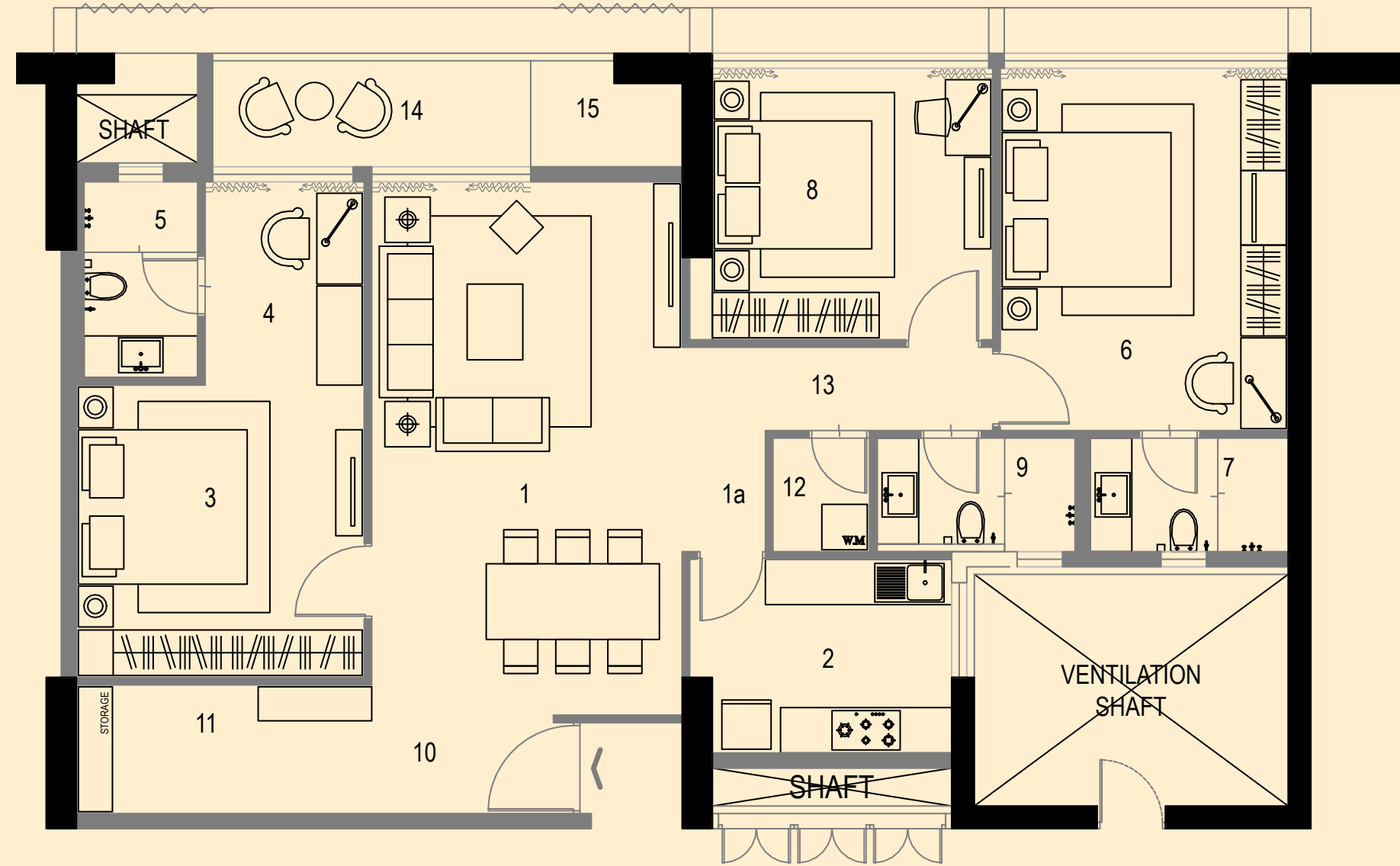
Type B	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony(SQ. FT)	Saleable Area(SQ.FT)
	1524	1330	92	2064





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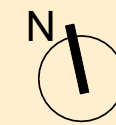
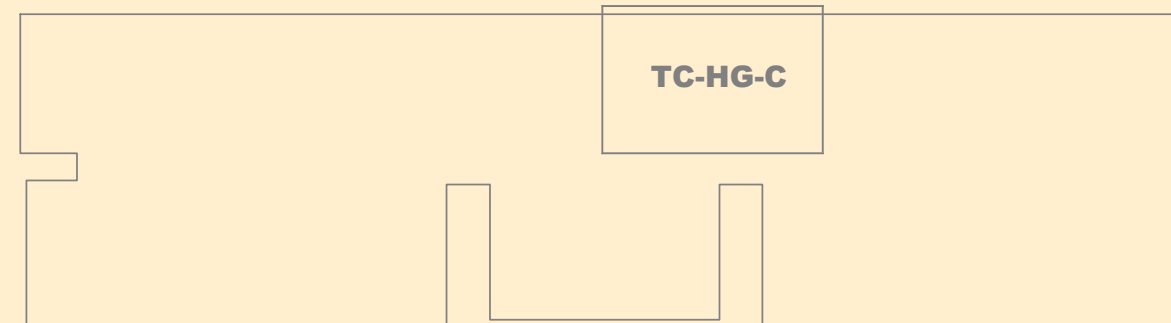
# APARTMENT TYPE C



## APARTMENT TYPE - C

SPACE DIMENSION		
NO.	SPACE	AREA
1	LIVING / DINING	4100 X 7045
1a	LIVING / DINING	1100 X 1600
2	KITCHEN	3160 X 2560
3	BEDROOM 1	3800 X 3860
4	STUDY AREA	2100 X 2685
5	TOILET 1	1500 X 2585
6	BEDROOM 2	3803 X 4785
7	TOILET 2	2615 X 1500
8	BEDROOM 3	3703 X 3585
9	COMMON TOILET	2615 X 1500
10	ENTRANCE	2750 X 1300
11	UTILITY/STORE	3900 X 1700
12	UTILITY	1275 X 1500
13	CORRIDOR	4102 X 1100
14	BALCONY	4200 X 1500
15	SPACE FOR ODU	2000 X 1100

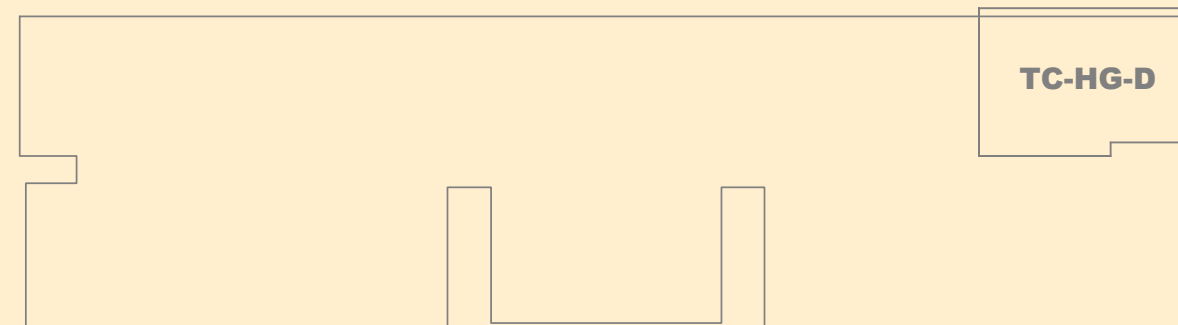
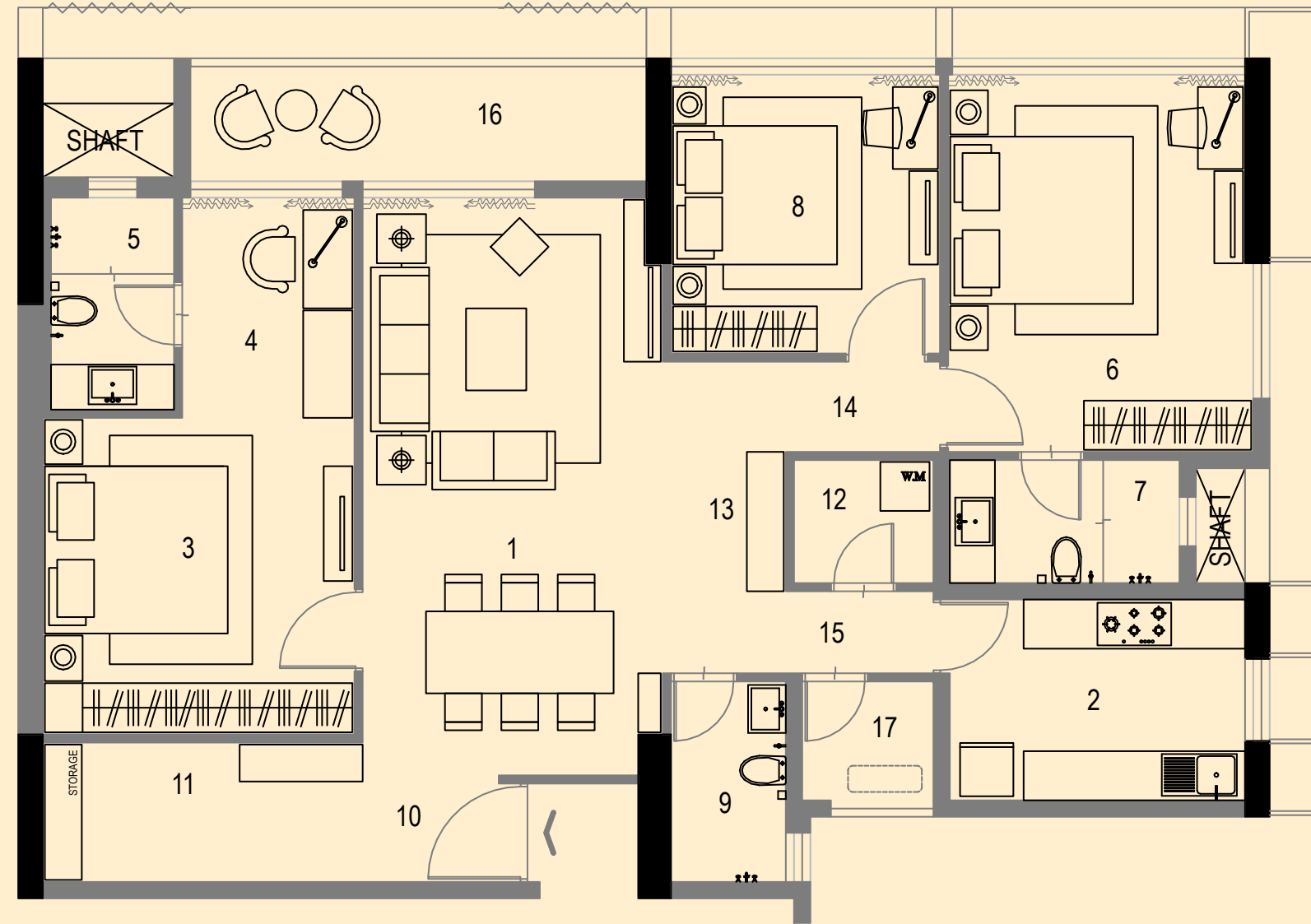
Type C	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony(SQ. FT)	Saleable Area(SQ.FT)
	1558	1365	96	2110





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# APARTMENT TYPE D



## APARTMENT TYPE - D

SPACE DIMENSION		
NO.	SPACE	AREA
1	LIVING / DINING	3460 X 7045
2	KITCHEN	3600 X 2450
3	BEDROOM 1	3800 X 3860
4	STUDY AREA	2100 X 2685
5	TOILET 1	1500 X 2585
6	BEDROOM 2	3620 X 4600
7	TOILET 2	2800 X 1500
8	BEDROOM 3	3280 X 3400
9	COMMON TOILET	1400 X 2445
10	ENTRANCE	2010 X 1300
11	UTILITY/STORE	3900 X 1700
12	UTILITY	1700 X 1500
13	CORRIDOR-1	1500 X 3800
14	CORRIDOR-2	1880 X 1100
15	CORRIDOR-3	1800 X 1000
16	BALCONY	5560 X 1500
17	DRY BALCONY SPACE FOR ODU	1600 X 1450

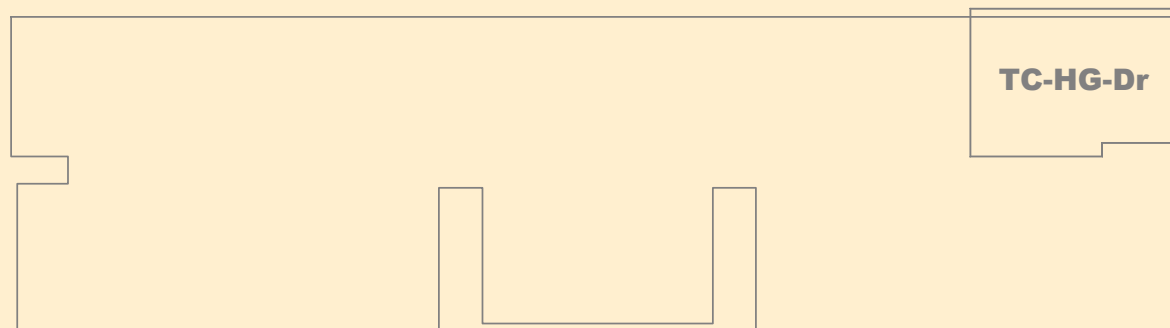
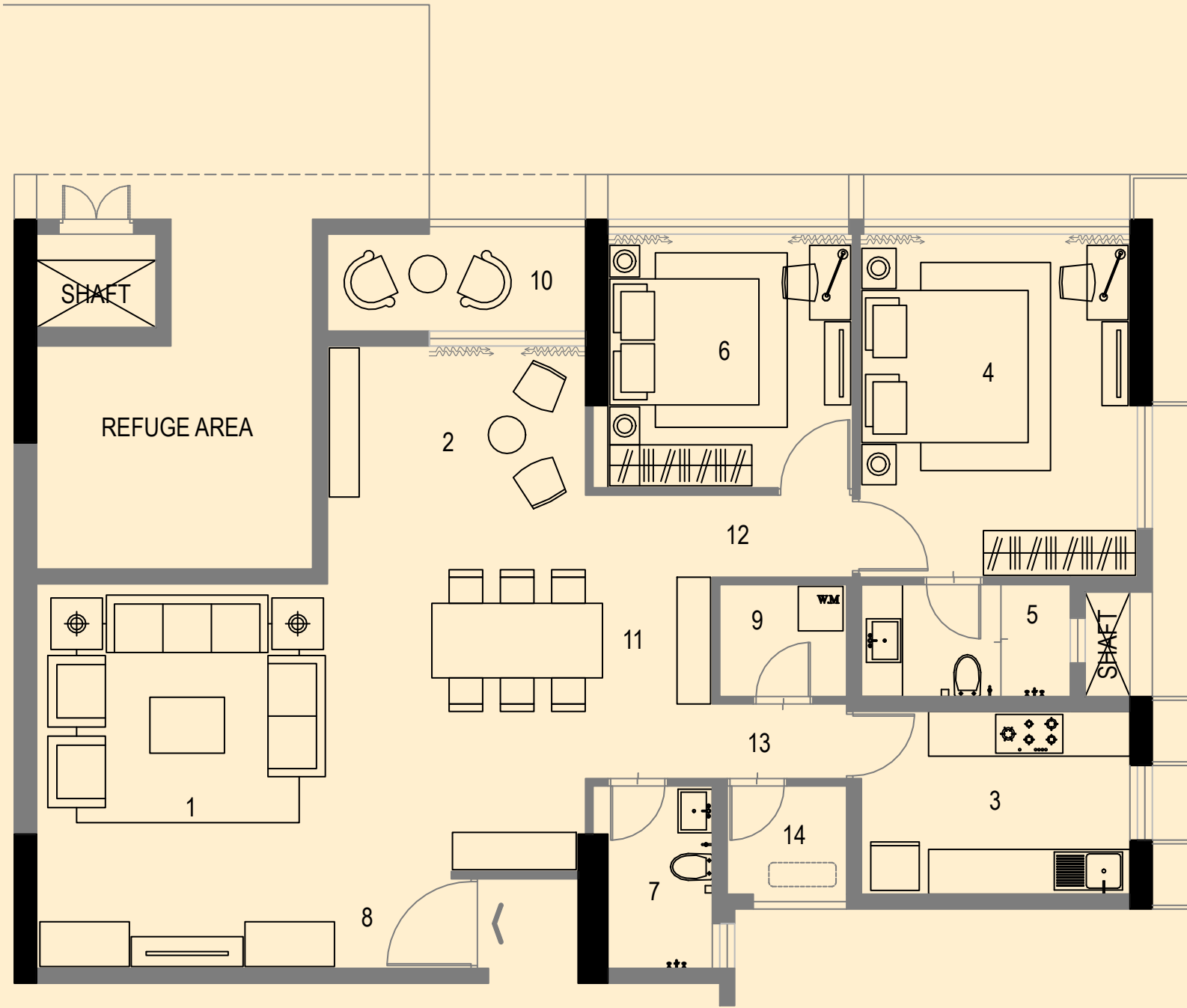
Type D	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony(SQ. FT)	Saleable Area(SQ.FT)
	1555	1318	120	2106





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# APARTMENT TYPE Dr



## APARTMENT TYPE - Dr

SPACE DIMENSION		
NO.	SPACE	AREA
1	LIVING / DINING	3900 X 5155
2	LIVING / DINING	3460 X 7045
3	KITCHEN	3600 X 2450
4	BEDROOM 1	3620 X 4600
5	TOILET 1	2800 X 1500
6	BEDROOM 2	3280 X 3400
7	COMMON TOILET	1400 X 2445
8	ENTRANCE	2010 X 1300
9	UTILITY	1700 X 1500
10	BALCONY	3460 X 1300
11	CORRIDOR -1	1700 X 3800
12	CORRIDOR -2	3580 X 1100
13	CORRIDOR -3	1800 X 1000
14	DRY BALCONY SPACE FOR ODU	1600 X 1450

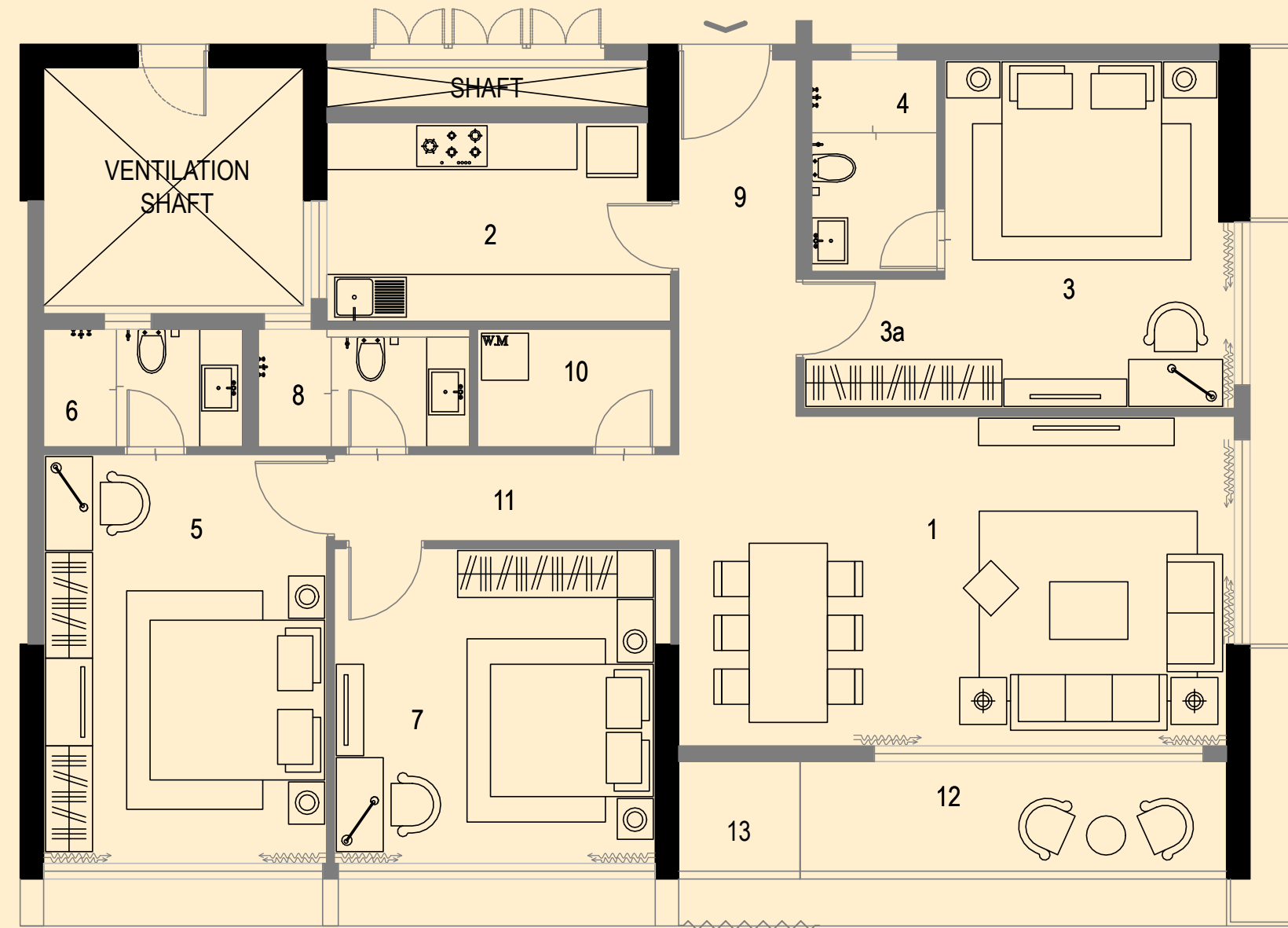
Type Dr	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony(SQ. FT)	Saleable Area(SQ.FT)
	1360	1185	81	1842





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# APARTMENT TYPE E

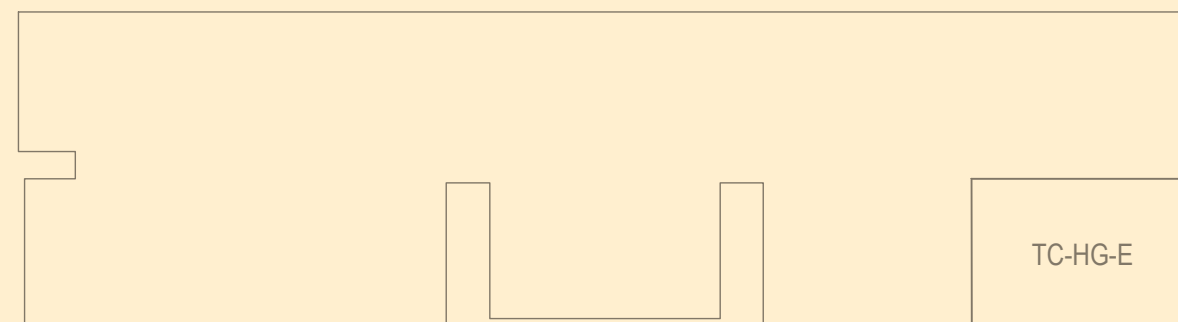


## TC-HG-E-3BHK

SPACE DIMENSION		
NO.	SPACE	AREA
1	LIVING / DINING	7100 x 4210
2	KITCHEN	4095 X 2540
3	BEDROOM 1	3500 X 4450
3a	BEDROOM 1	1800 X 1650
4	TOILET 1	1600 X 2700
5	BEDROOM 2	3615 X 5220
6	TOILET 2	2545 X 1500
7	BEDROOM 3	4100 X 4020
8	COMMON TOILET	2700 X 1500
9	ENTRANCE	4550 X 1500
10	UTILITY	2470 X 1500
11	CORRIDOR 1	4400 X 1100
12	BALCONY	5450 X 1500
13	SPACE FOR ODU	1550x1500

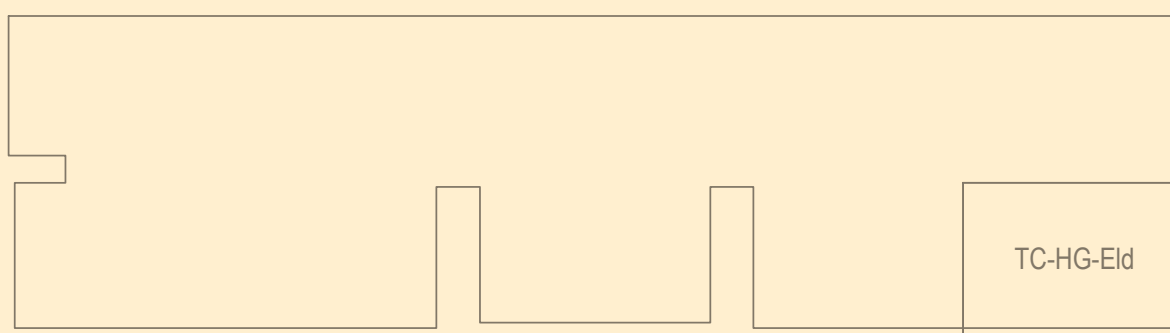
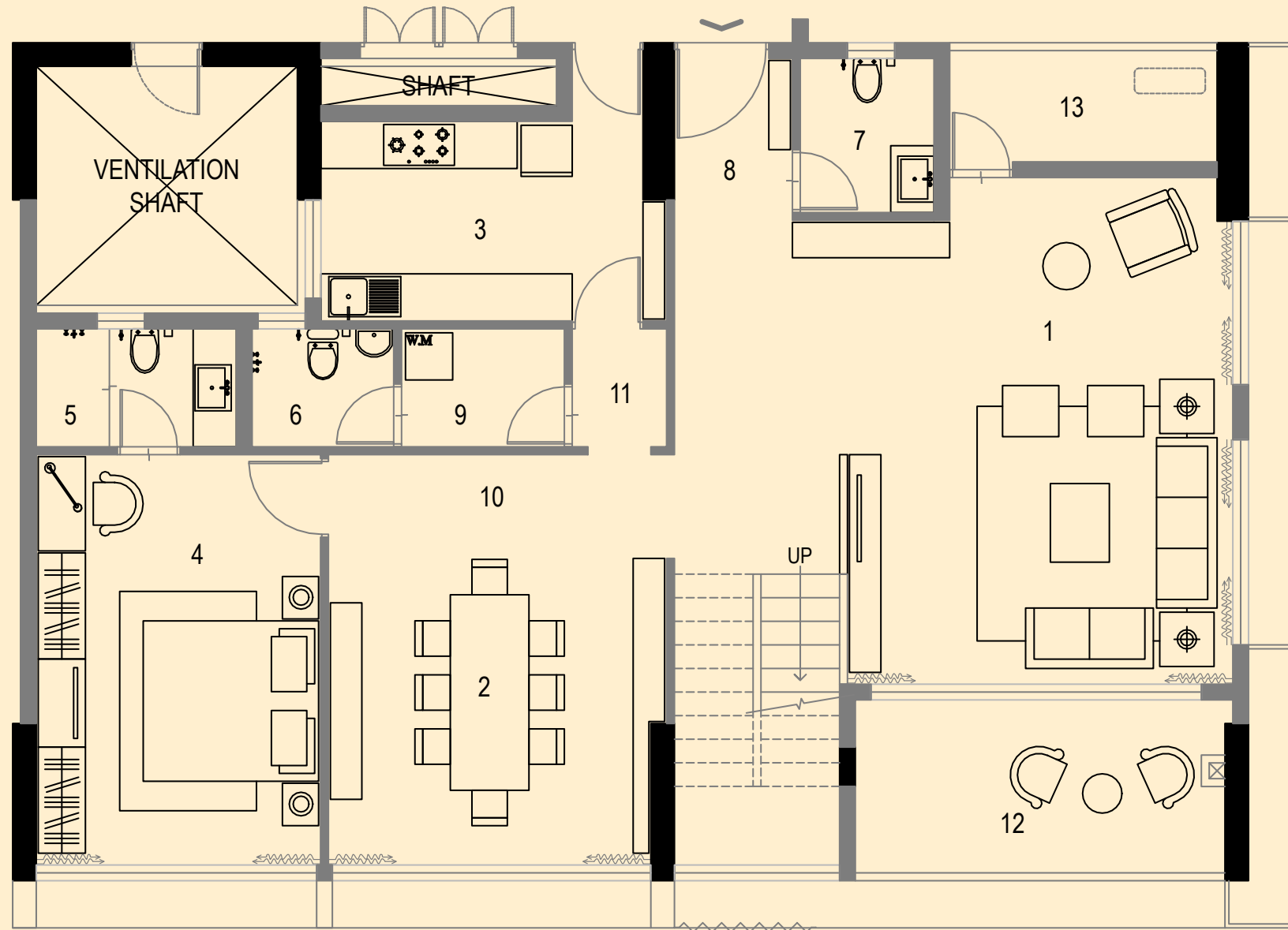


Type E	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony(SQ. FT)	Saleable Area(SQ.FT)
	1615	1411	113	2187





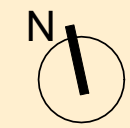
# APARTMENT TYPE E (LOWER DUPLEX)



## APARTMENT TYPE - E LOWER DUPLEX

SPACE DIMENSION		
NO.	SPACE	AREA
1	LIVING / DINING	4800 X 5900
1a	LIVING / DINING	2100 X 4500
2	DINING	4100 X 3900
3	KITCHEN	4095 X 2540
4	BEDROOM 1	3615 X 5220
5	TOILET 1	2545 X 1500
6	SERVICE TOILET	1800 X 1500
7	COMMON TOILET	1700 X 1960
8	ENTRANCE	1500 X 2060
9	UTILITY	2070 X 1500
10	CORRIDOR 1	4400 X 1320
11	CORRIDOR 2	1200 X 1500
12	BALCONY	4700 X 2300
13	DRY BALCONY SPACE FOR ODU	3400 X 1515

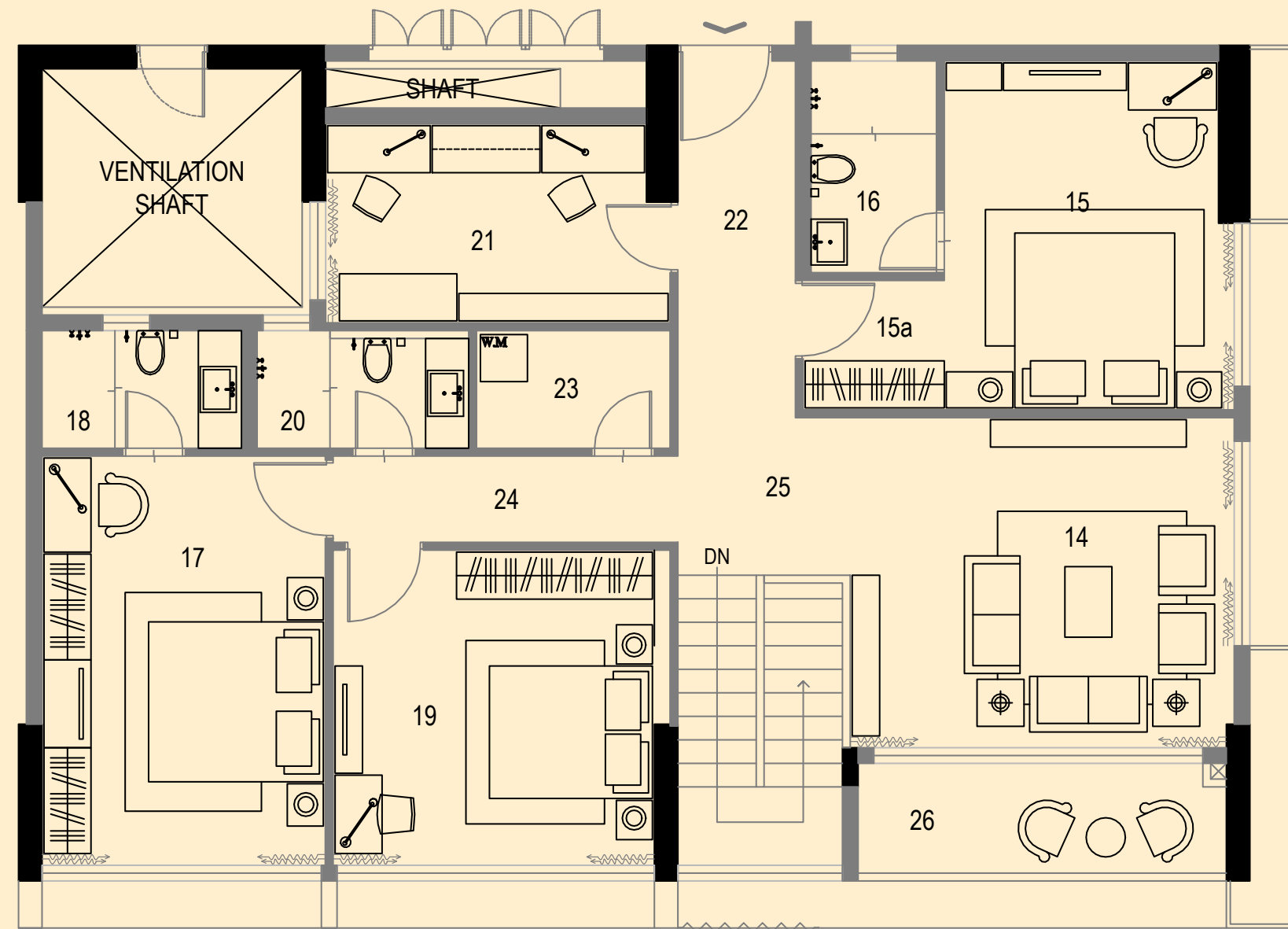
Type E (Duplex)	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony(SQ. FT)	Saleable Area(SQ.FT)
	3230	2799	257	4375





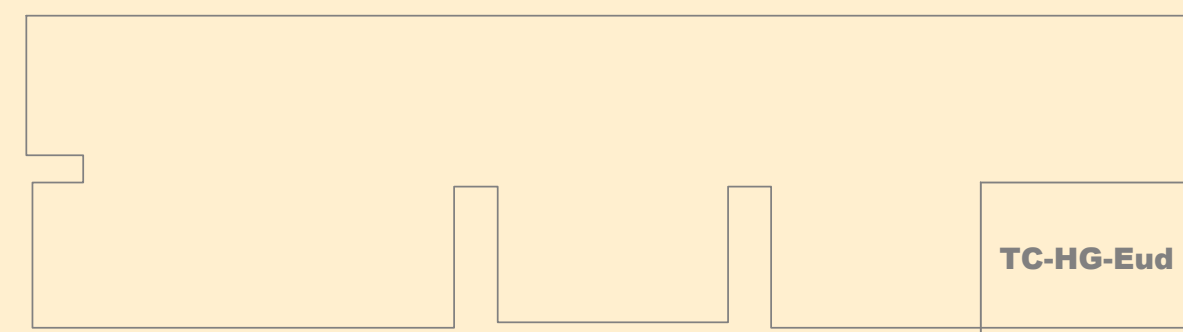
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# APARTMENT TYPE E (UPPER DUPLEX)



APARTMENT TYPE - E  
UPPER DUPLEX

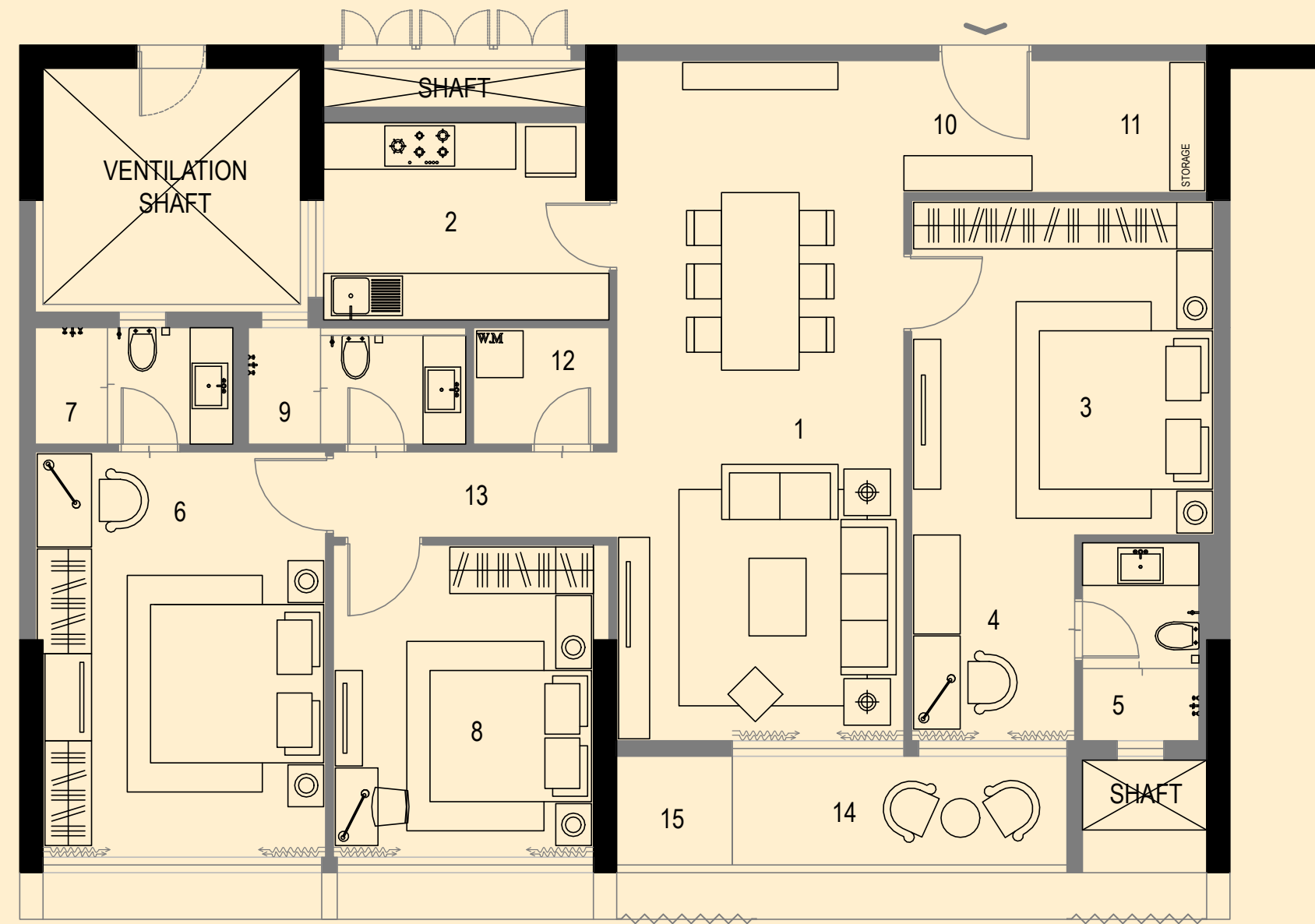
SPACE DIMENSION		
NO.	SPACE	AREA
14	FAMILY ROOM	4900 X 4210
15	BEDROOM 2	3500 X 4450
15a	BEDROOM 2	1800 X 1650
16	TOILET 2	1600 X 2700
17	BEDROOM 3	3615 X 5220
18	TOILET 3	2545 X 1500
19	BEDROOM 4	4100 X 4020
20	COMMON TOILET	2700 X 1500
21	STUDY ROOM	4095 X 2540
22	ENTRANCE	1500 X 4550
23	UTILITY	2470 X 1500
24	CORRIDOR 1	4400 X 1100
25	CORRIDOR 2	2100 X 2010
26	BALCONY	4700 X 1500





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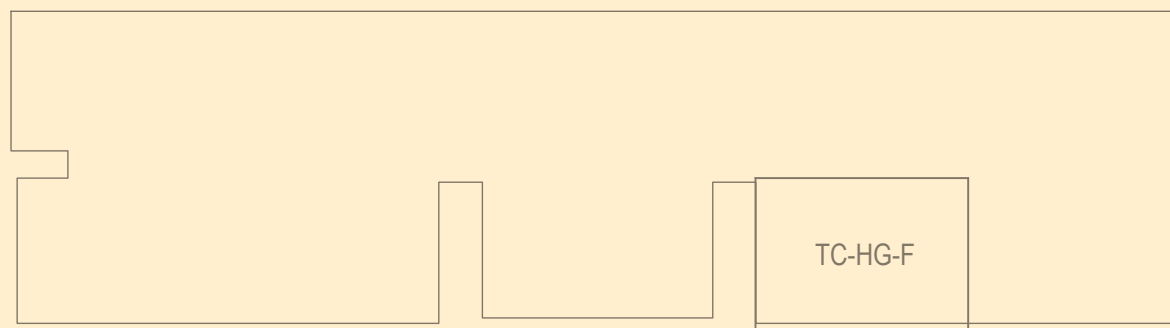
# APARTMENT TYPE F



## TC-HG-F-3BHK

SPACE DIMENSION		
NO.	SPACE	AREA
1	LIVING / DINING	3700 X 8760
2	KITCHEN	3375 X 2540
3	BEDROOM 1	3900 X 4310
4	STUDY AREA	2100 X 2650
5	TOILET 1	1500 X 2550
6	BEDROOM 2	3600 X 5220
7	TOILET 2	2545 X 1500
8	BEDROOM 3	3350 X 4020
9	COMMON TOILET	2800 X 1500
10	ENTRANCE	1650 X 1700
11	UTILITY/STORE	2250 X 1700
12	UTILITY	1745 X 1500
13	CORRIDOR	3650 X 1100
14	BALCONY	4310 X 1500
15	SPACE FOR ODU	1490 X 1500

Type F	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony(SQ. FT)	Saleable Area(SQ.FT)
	1589	1398	94	2152

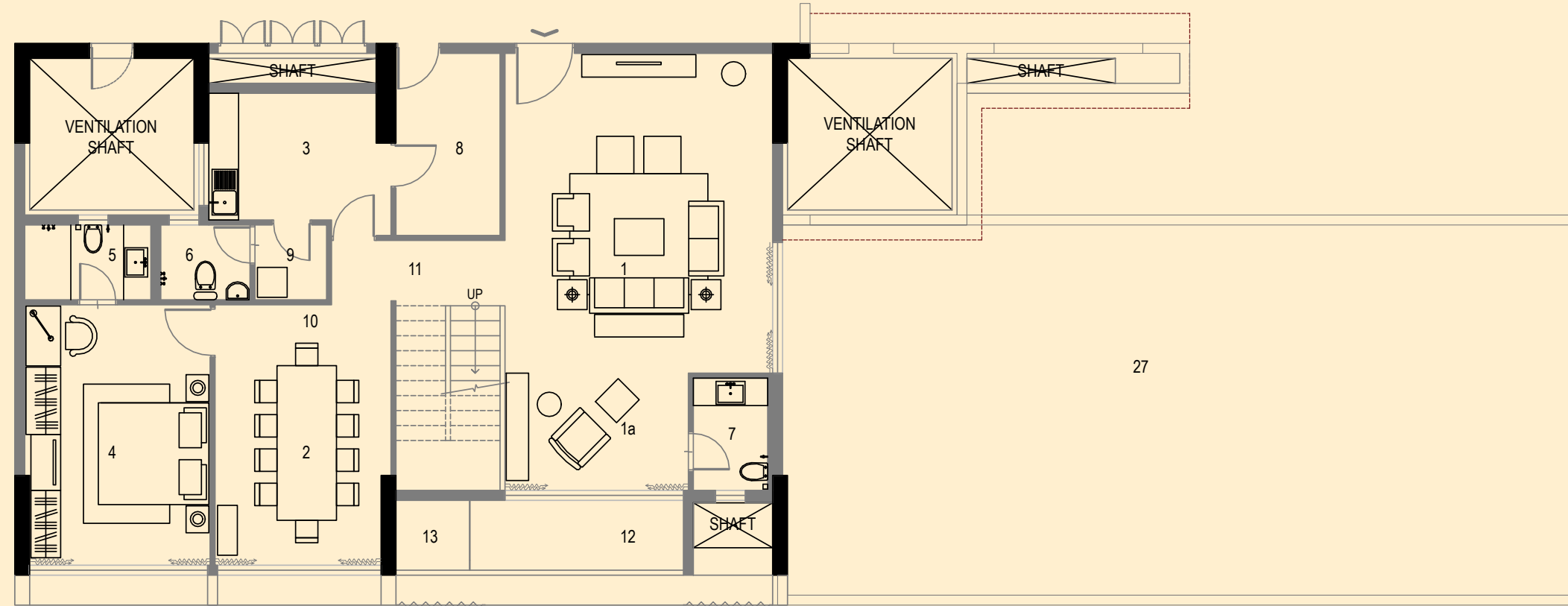




Your Choice of Home

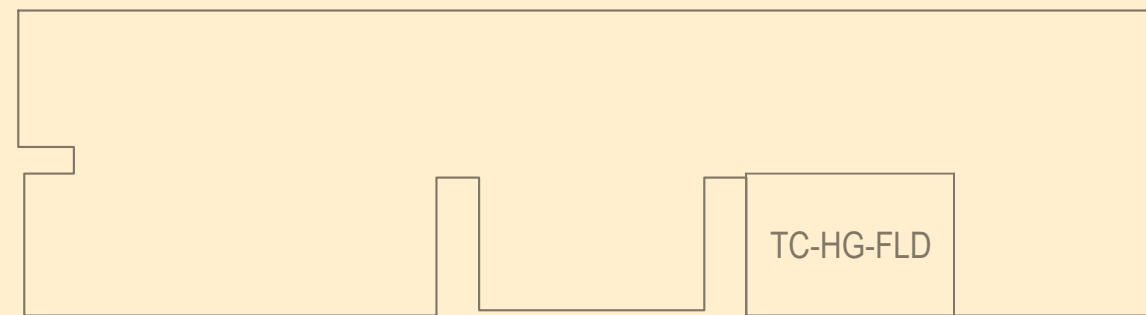
# APARTMENT TYPE F (LOWER DUPLEX)

## TC-HG-F-4BHK LOWER DUPLEX



SPACE DIMENSION		
NO.	SPACE	AREA
1	LIVING / DINING	5400 X 6410
1a	LIVING / DINING	3700 X 2350
2	DINING	3350 X 4170
3	KITCHEN	3375 X 2540
4	BEDROOM 1	3640 X 5220
5	TOILET 1	2545 X 1500
6	SERVICE TOILET	1800 X 1500
7	COMMON TOILET	1500 X 2250
8	SPARE ROOM	2100 X 3650
9	UTILITY	1445 X 1500
10	CORRIDOR 1	3500 X 1290
11	CORRIDOR 2	3550 X 1050
12	BALCONY	4310 X 1500
13	SPACE FOR ODU	1490 X 1500
27	OPEN TERRACE	16115 X 7820

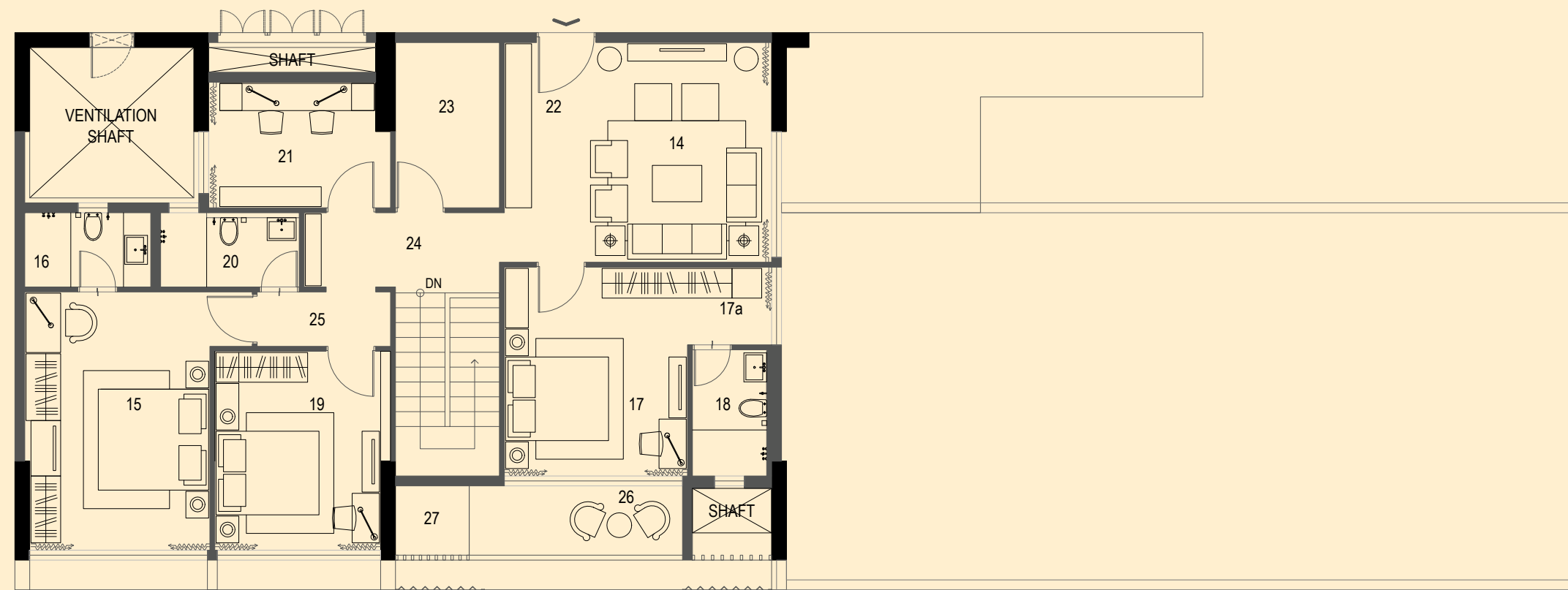
Type F (Duplex)	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony(SQ. FT)	Saleable Area(SQ.FT)	Attached Terrace (SQ.FT)
	3179	2780	187	4305	1300





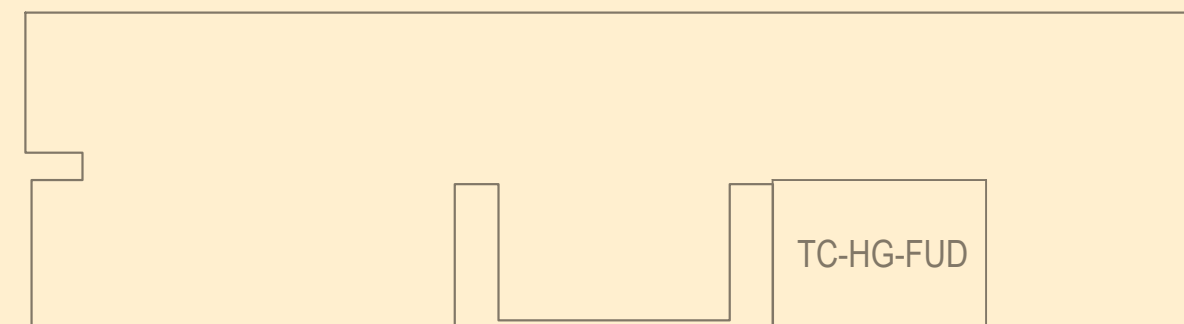
Your Choice of Home

# APARTMENT TYPE F (UPPER DUPLEX)



## TC-HG-F-4BHK UPPER DUPLEX

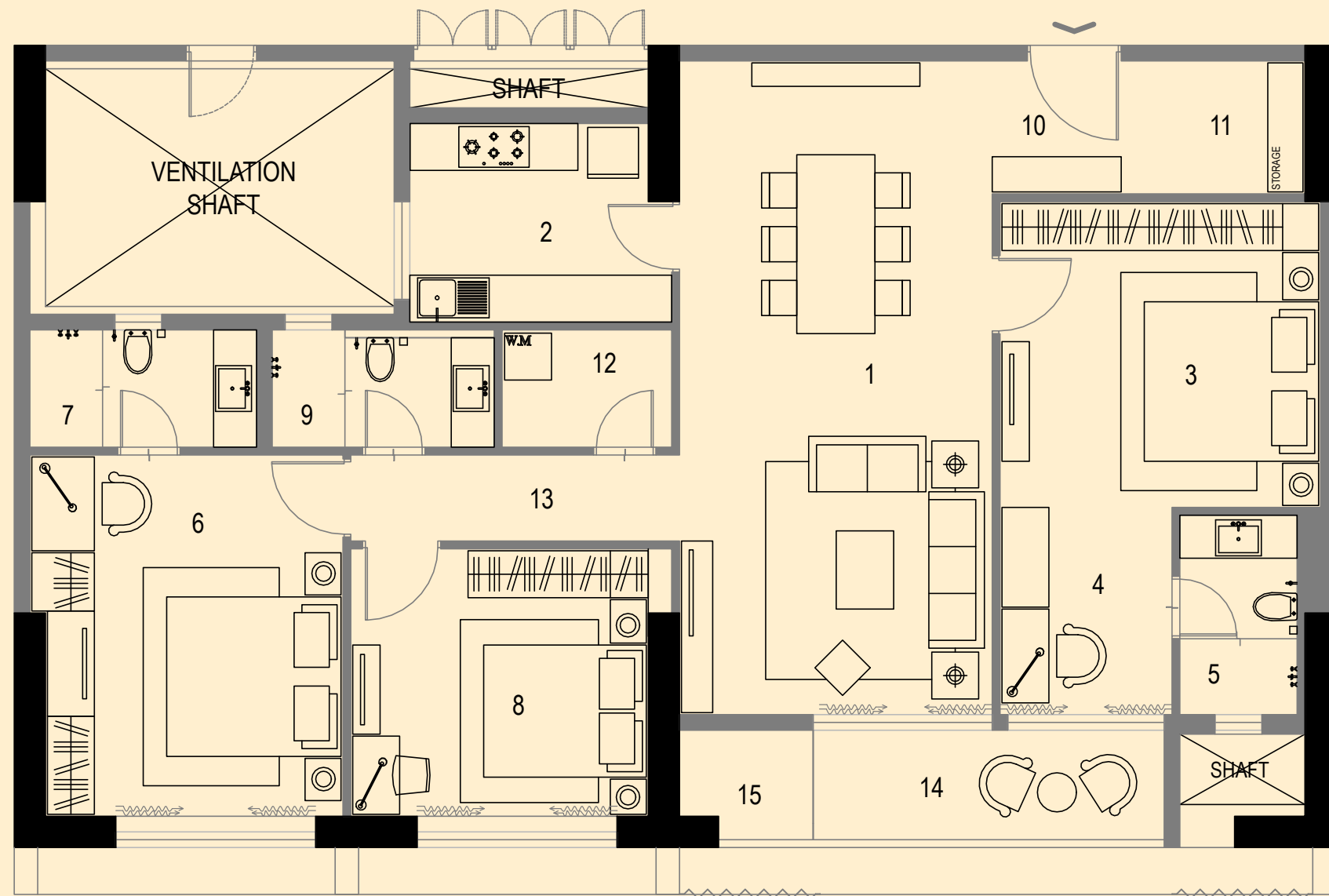
SPACE DIMENSION		
NO.	SPACE	AREA
14	FAMILY ROOM	3550 X 4440
15	BEDROOM 2	3640 X 5220
16	TOILET 2	2545 X 1500
17	BEDROOM 3	3700 X 4220
17a	BEDROOM 3	1700 X 1570
18	TOILET 3	1500 X 2550
19	BEDROOM 4	3350 X 4020
20	COMMON TOILET	2800 X 1500
21	STUDY ROOM	3375 X 2540
22	ENTRANCE	1850 X 4440
23	STORE ROOM	2100 X 3340
24	CORRIDOR 1	3945 X 1500
25	CORRIDOR 2	2695 X 1100
26	BALCONY	4310 X 1500
27	SPACE FOR ODU	1490 X 1500





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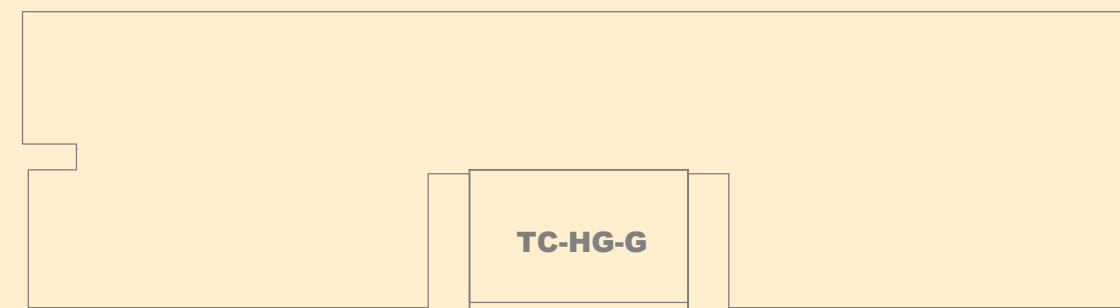
# APARTMENT TYPE G



## APARTMENT TYPE - G

SPACE DIMENSION		
NO.	SPACE	AREA
1	LIVING / DINING	4000 X 8340
2	KITCHEN	3050 X 2540
3	BEDROOM 1	4100 X 3890
4	STUDY AREA	2200 X 2340
5	TOILET 1	1500 X 2550
6	BEDROOM 2	3805 X 4620
7	TOILET 2	2900 X 1500
8	BEDROOM 3	3805 X 3420
9	COMMON TOILET	2840 X 1500
10	ENTRANCE	1650 X 1700
11	UTILITY/STORE	2350 X 1700
12	UTILITY	2170 X 1500
13	CORRIDOR	4205 X 1100
14	BALCONY	4490 X 1500
15	SPACE FOR ODU	1710 X 1100

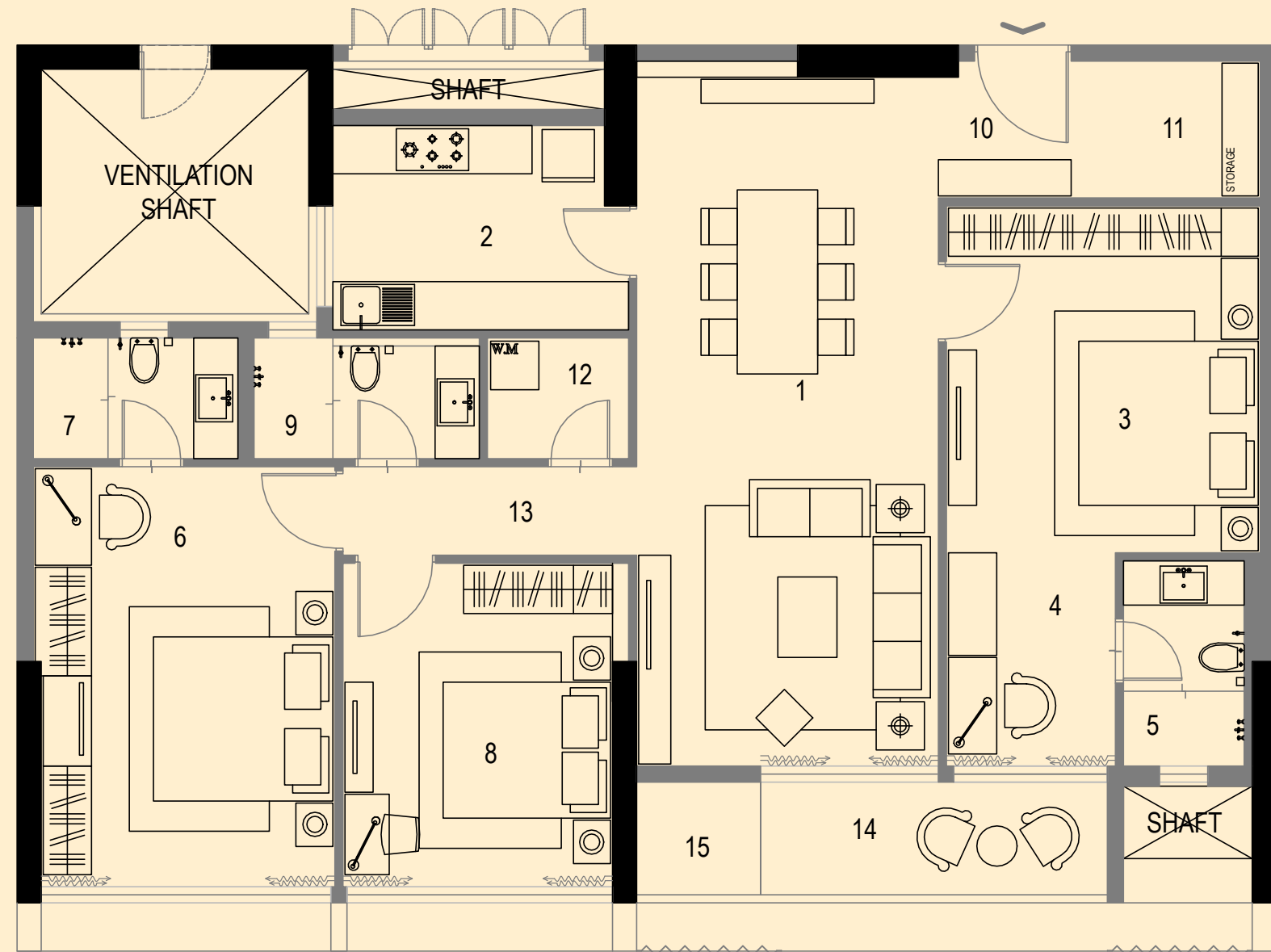
Type G	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony(SQ. FT)	Saleable Area(SQ.FT)
	1636	1406	98	2216





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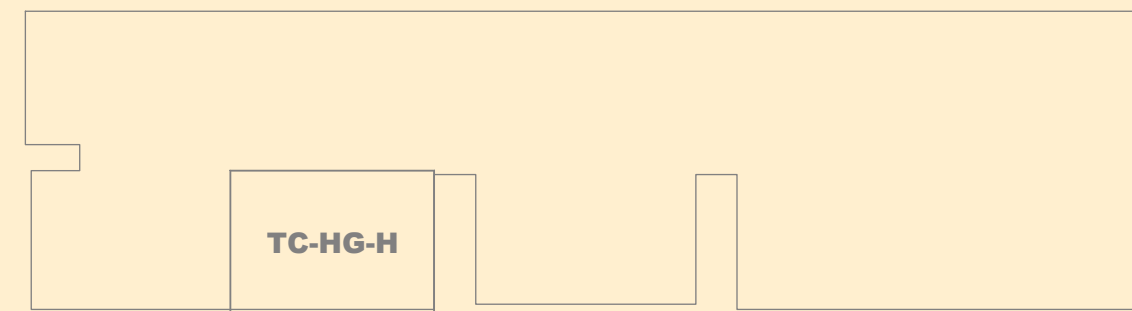
# APARTMENT TYPE H



## APARTMENT TYPE - H

SPACE DIMENSION		
NO.	SPACE	AREA
1	LIVING / DINING	3750 X 8560
2	KITCHEN	3375 X 2540
3	BEDROOM 1	3900 X 4310
4	STUDY AREA	2100 X 2650
5	TOILET 1	1500 X 2550
6	BEDROOM 2	3650 X 5220
7	TOILET 2	2545 X 1500
8	BEDROOM 3	3350 X 4020
9	COMMON TOILET	2800 X 1500
10	ENTRANCE	1650 X 1700
11	UTILITY/STORE	2350 X 1700
12	UTILITY	1755 X 1500
13	CORRIDOR	3650 X 1100
14	BALCONY	4310 X 1500
15	SPACE FOR ODU	1540 X 1500

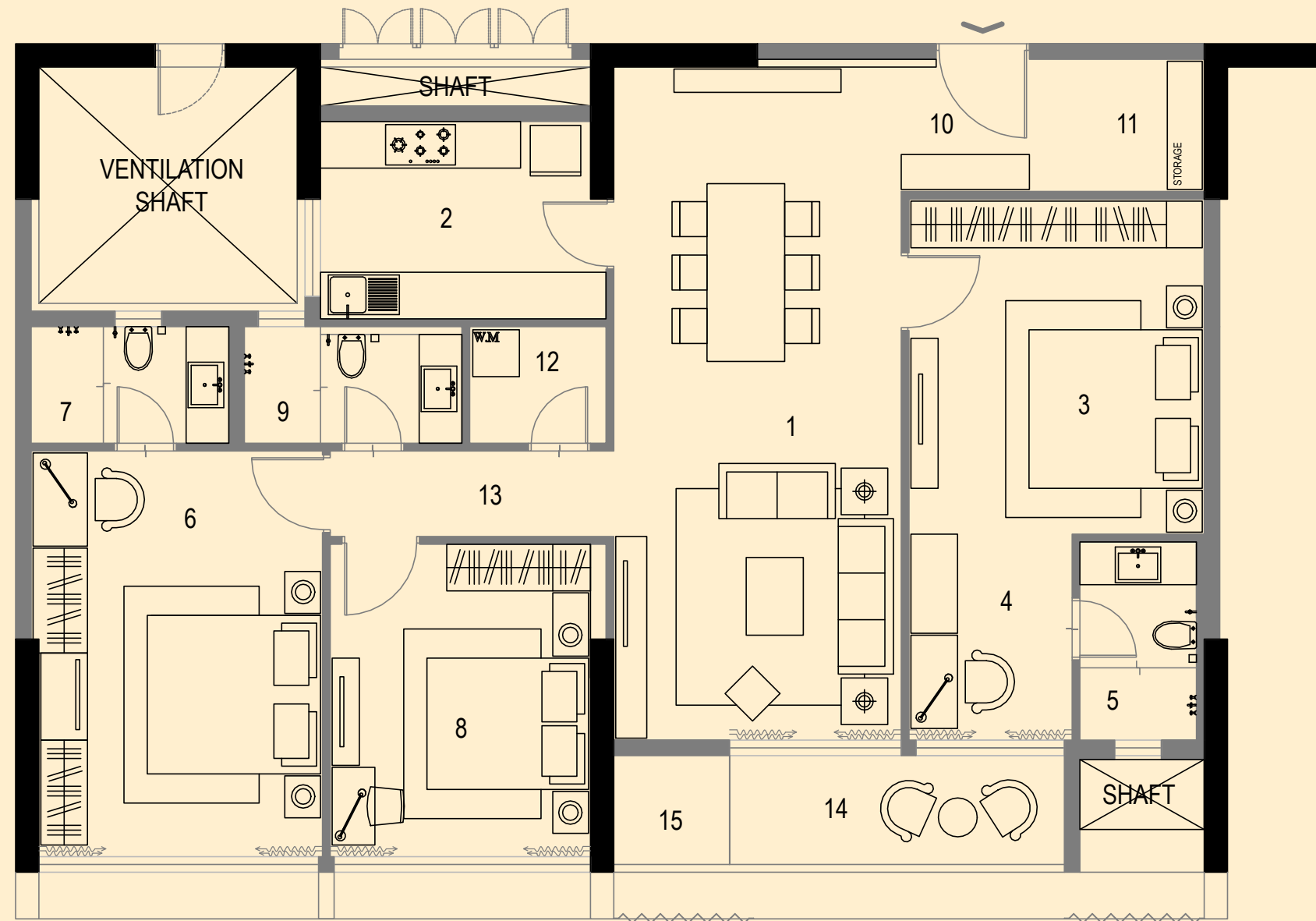
Type H	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony(SQ. FT)	Saleable Area(SQ.FT)
	1592	1404	94	2157





Your Choice of Home

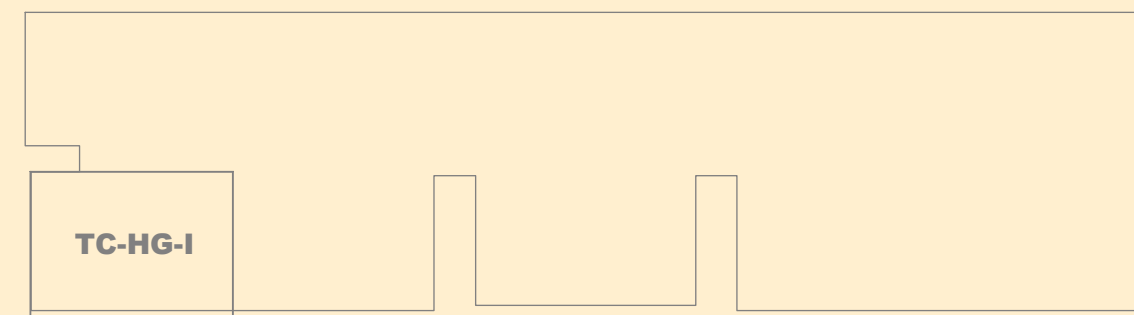
# APARTMENT TYPE I



## APARTMENT TYPE - I

SPACE DIMENSION		
NO.	SPACE	AREA
1	LIVING / DINING	3700 X 8660
2	KITCHEN	3375 X 2540
3	BEDROOM 1	3800 X 4310
4	STUDY AREA	2100 X 2650
5	TOILET 1	1500 X 2550
6	BEDROOM 2	3600 X 5220
7	TOILET 2	2545 X 1500
8	BEDROOM 3	3350 X 4020
9	COMMON TOILET	2800 X 1500
10	ENTRANCE	1650 X 1700
11	UTILITY/STORE	2250 X 1700
12	UTILITY	1755 X 1500
13	CORRIDOR	3650 X 1100
14	BALCONY	4310 X 1500
15	SPACE FOR ODU	1490 X 1500

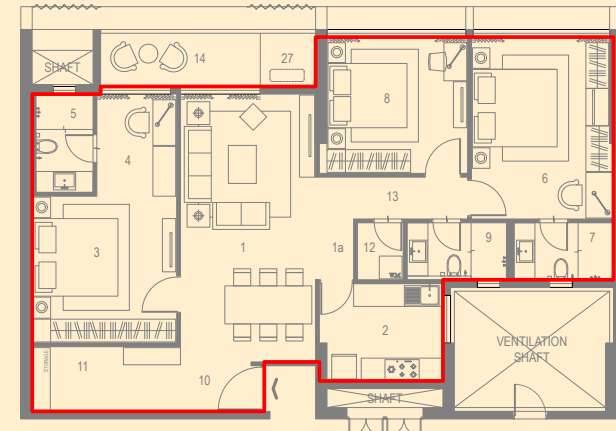
Type I	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony(SQ. FT)	Saleable Area(SQ.FT)
	1582	1390	94	2143



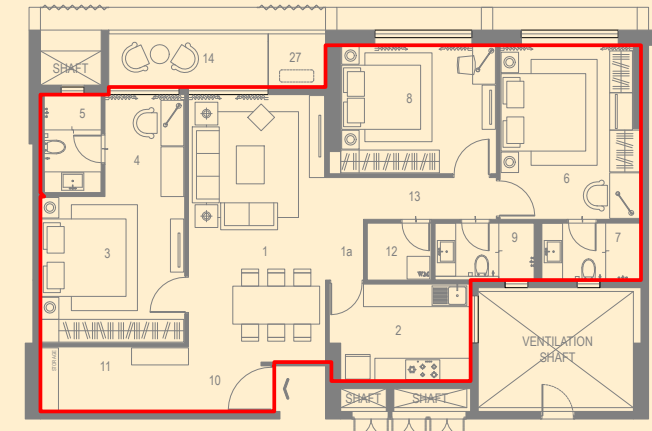


# CARPET AREA

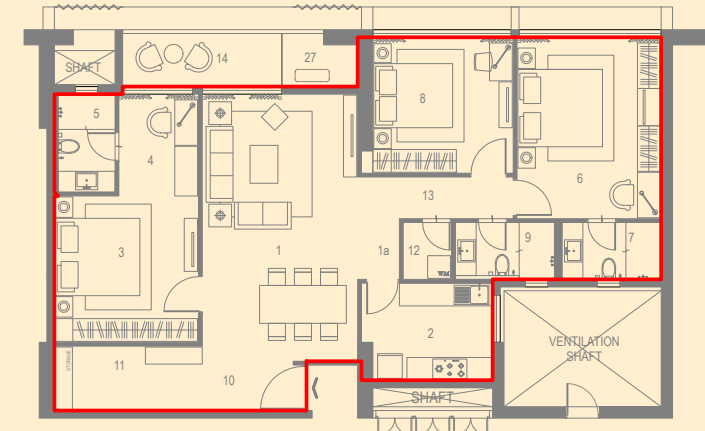
Utalika~Panchami



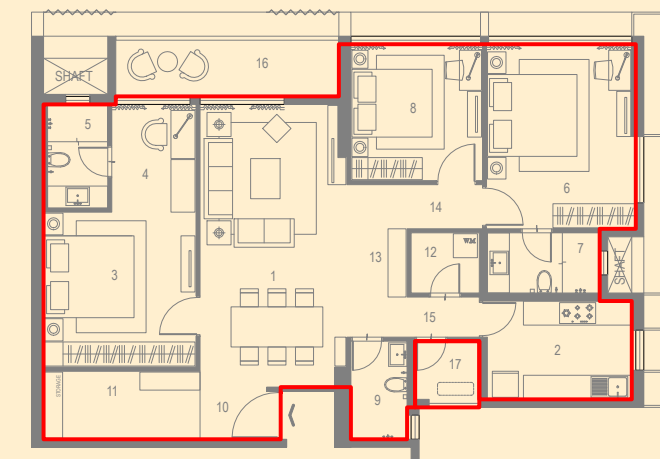
A | Apartment Carpet Area: 120.47 SQM  
Exclusive Balcony Area: 8.48 SQM



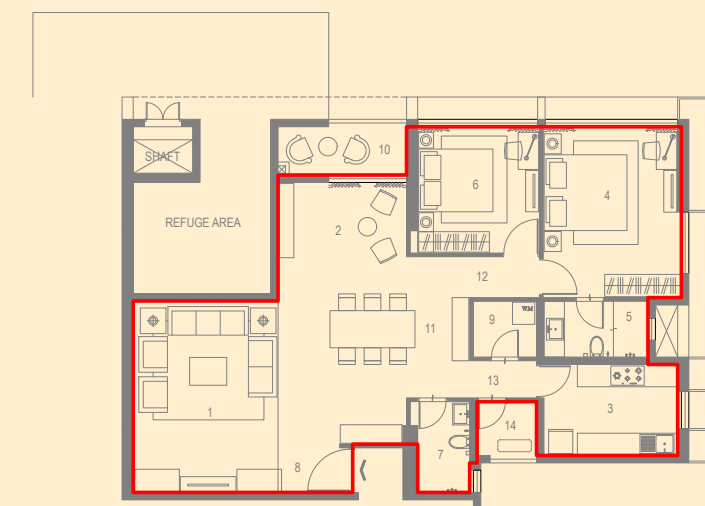
B | Apartment Carpet Area: 123.54 SQM  
Exclusive Balcony Area: 8.56 SQM



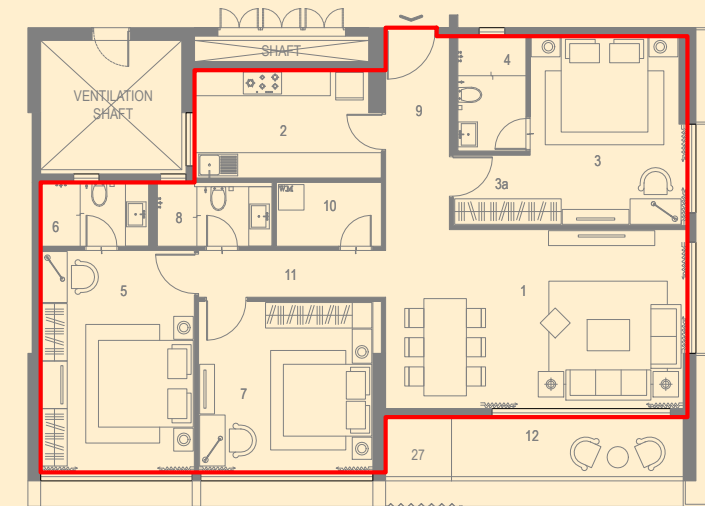
C | Apartment Carpet Area: 126.77 SQM  
Exclusive Balcony Area: 8.94 SQM



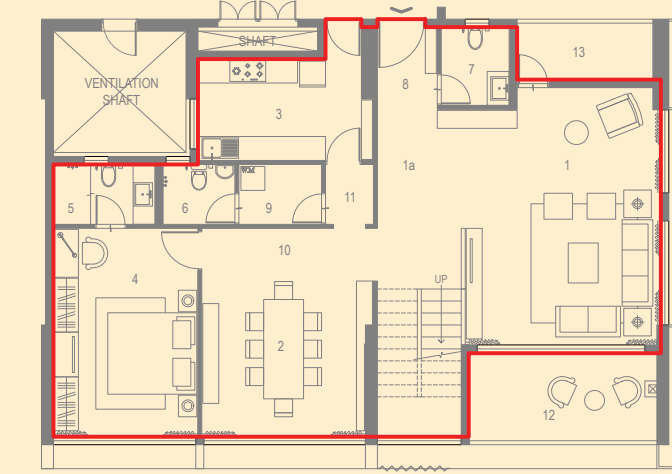
D | Apartment Carpet Area: 122.47 SQM  
Exclusive Balcony Area: 11.14 SQM



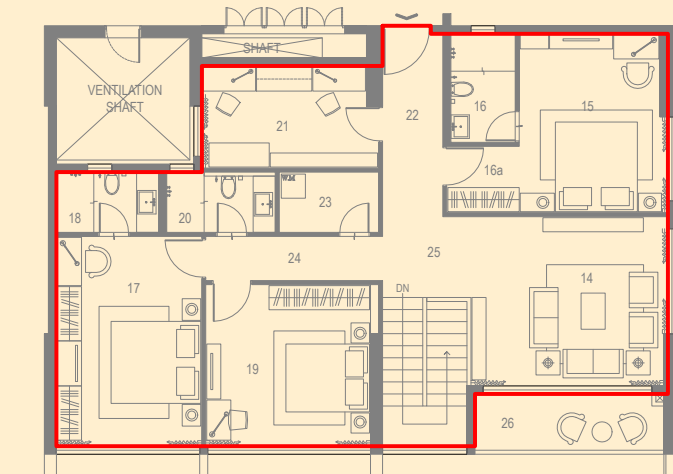
Dr | Apartment Carpet Area: 110.08 SQM  
Exclusive Balcony Area: 7.49 SQM



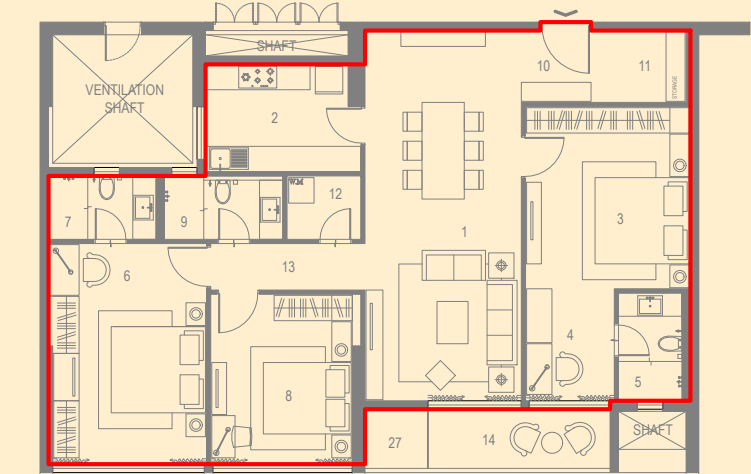
E | Apartment Carpet Area: 131.07 SQM-  
Exclusive Balcony Area: 10.50 SQM



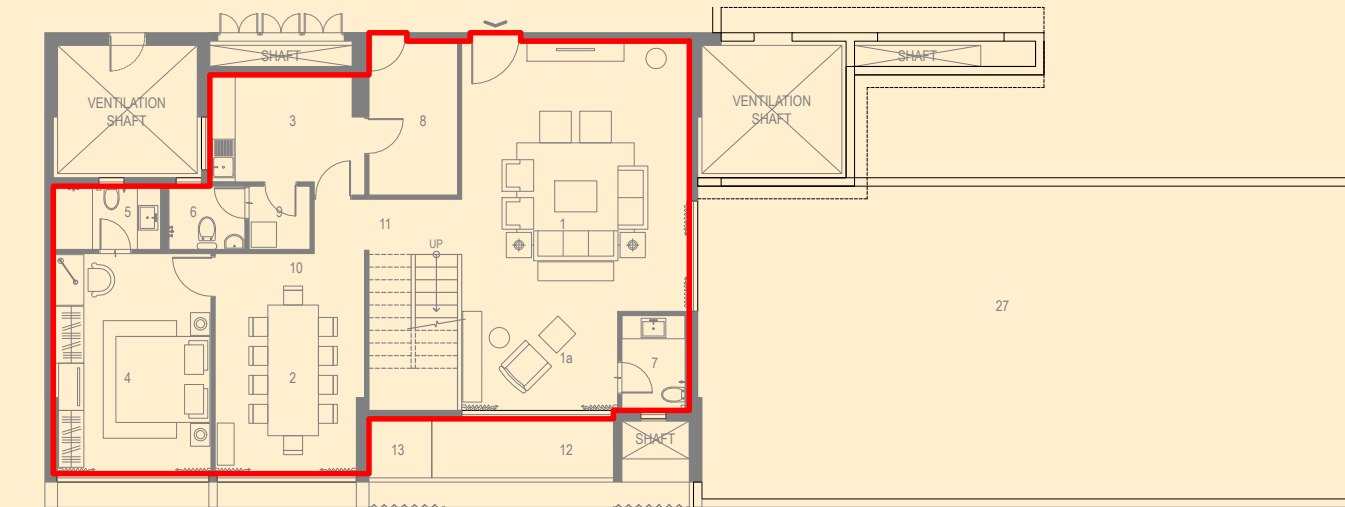
E Lower Duplex



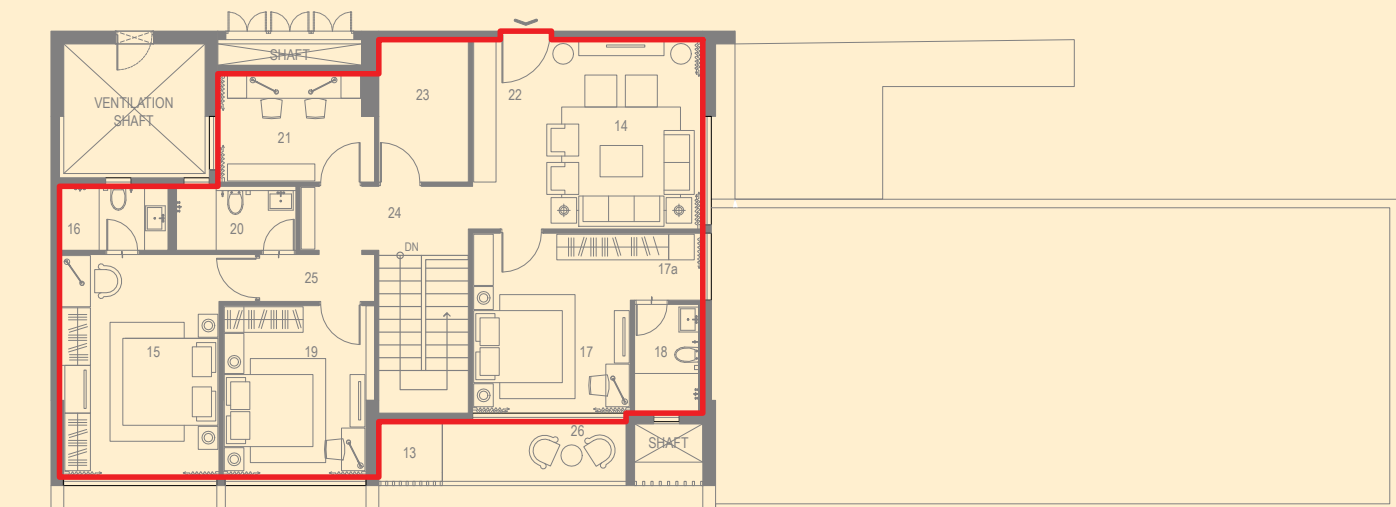
E Upper Duplex  
Lower + Upper Duplex Apartment Carpet Area: 260.04 SQM  
Exclusive Balcony Area: 23.92 SQM



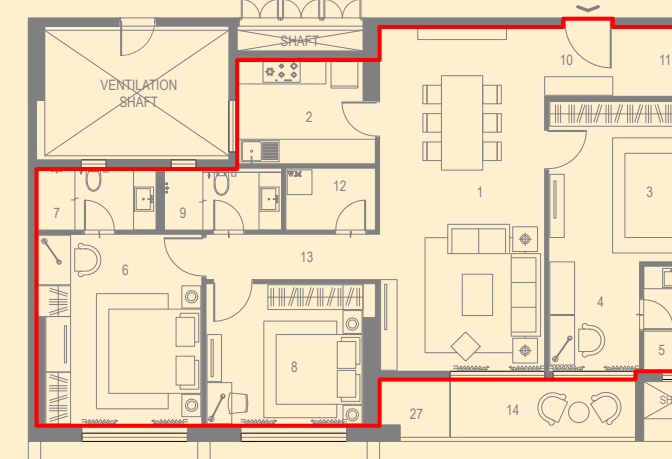
F | Apartment Carpet Area: 129.90 SQM  
Exclusive Balcony Area: 8.70 SQM



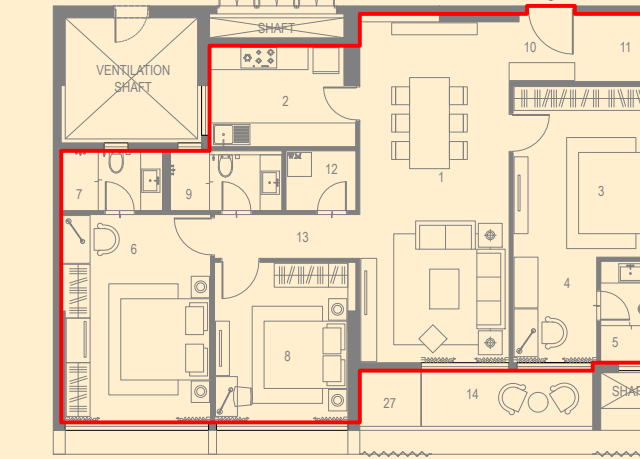
F Lower Duplex



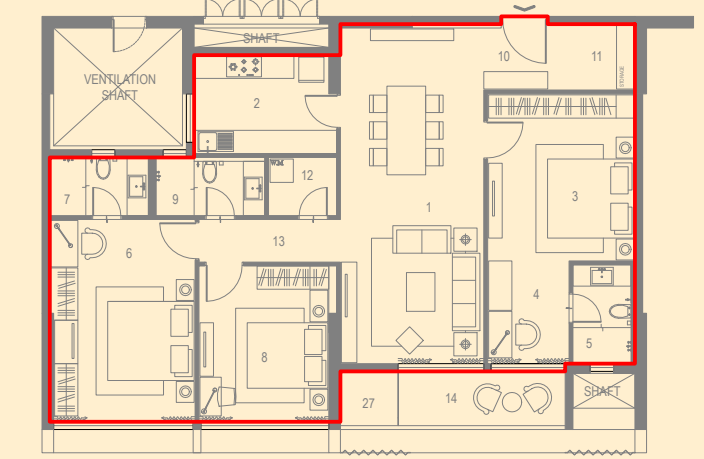
F Upper Duplex  
Lower + Upper Duplex Apartment Carpet Area: 258.23 SQM  
Exclusive Balcony Area: 17.40 SQM



G | Apartment Carpet Area: 130.66 SQM  
Exclusive Balcony Area: 9.11 SQM



H | Apartment Carpet Area: 130.42 SQM  
Exclusive Balcony Area: 8.77 SQM



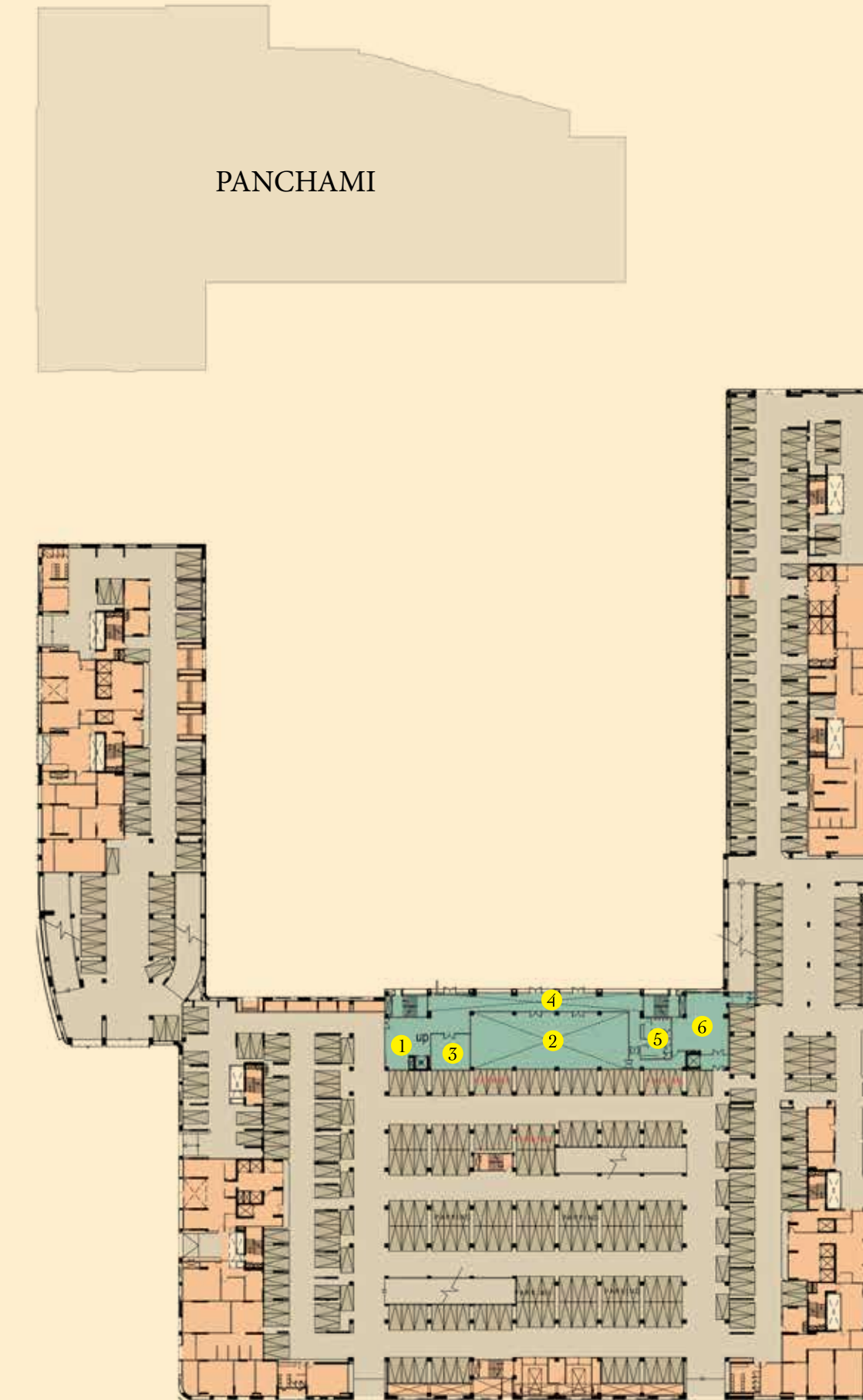
I | Apartment Carpet Area: 129.09 SQM  
Exclusive Balcony Area: 8.70 SQM



# CLUB DE VILLE

# CLUB DE VILLE

P1 Level Ground Floor



Residents' Club Facilities

### Facilities

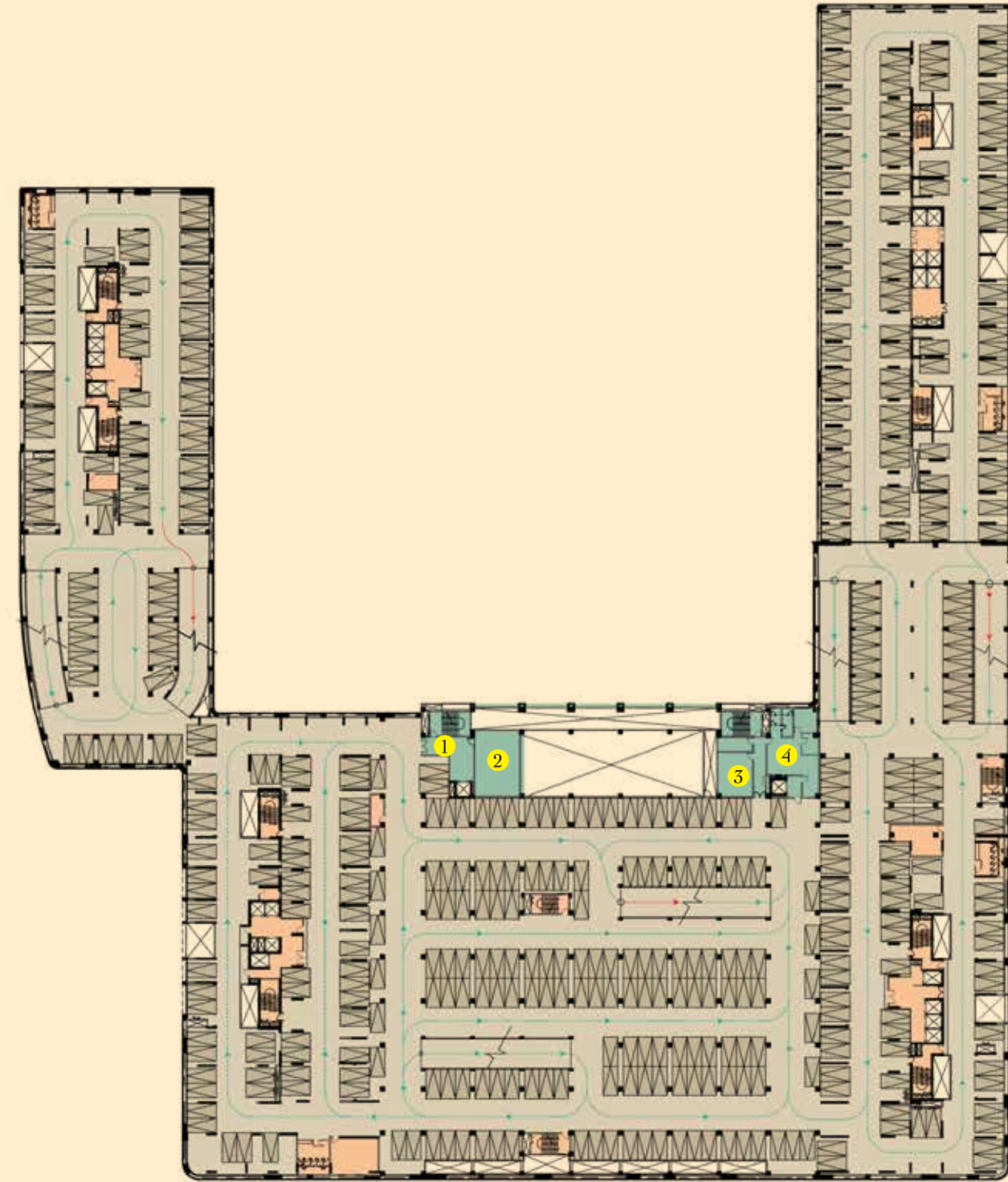
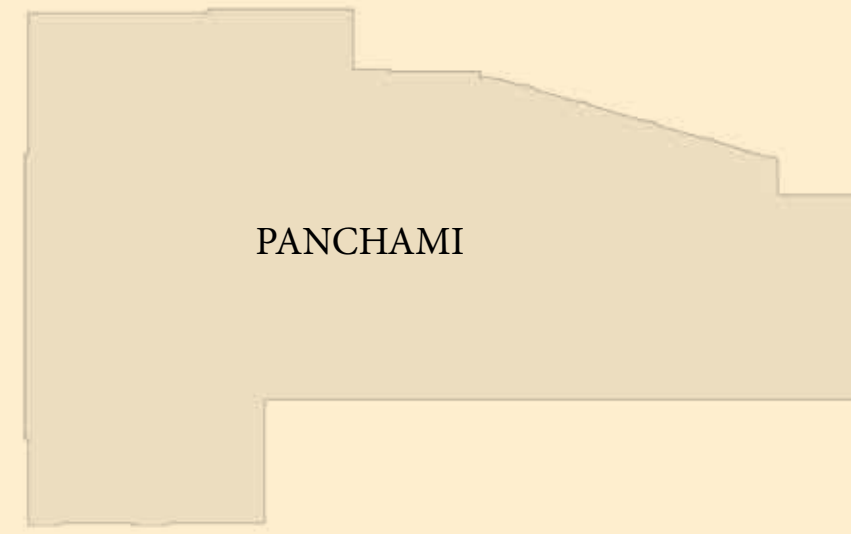
1. Lobby
2. Royal Pavilion
3. Rose Room
4. Portico & Pre-function
5. Ladies' & Gents' Toilet
6. Kitchen & BOH





# CLUB DE VILLE

1st Floor



Residents' Club Facilities

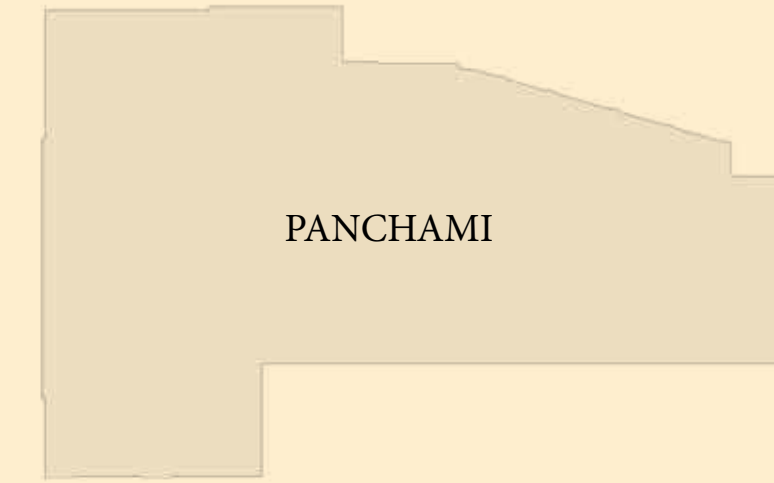
## Facilities

1. Lobby
2. Squash Court
3. Conference Room
4. Building Management Office



# CLUB DE VILLE

2nd Floor



Residents' Club Facilities

## Facilities

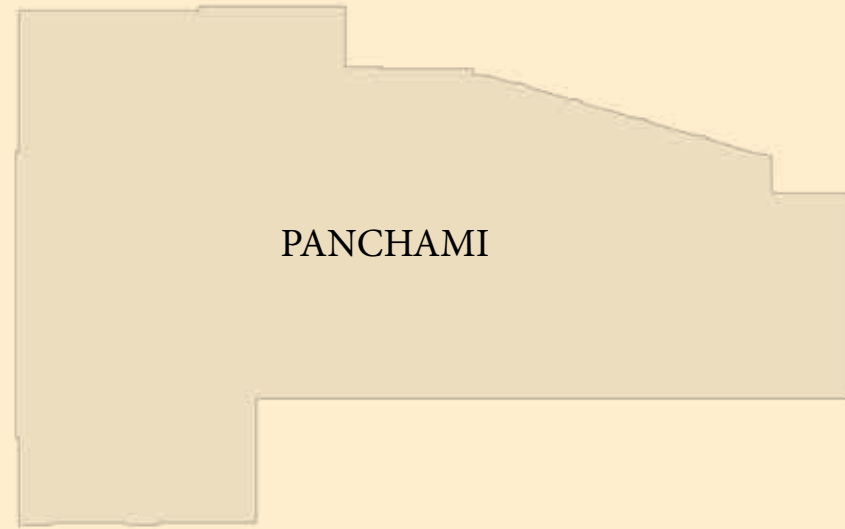
1. Viewing Deck
2. Galaxy
3. Pre-function
4. Utility Room



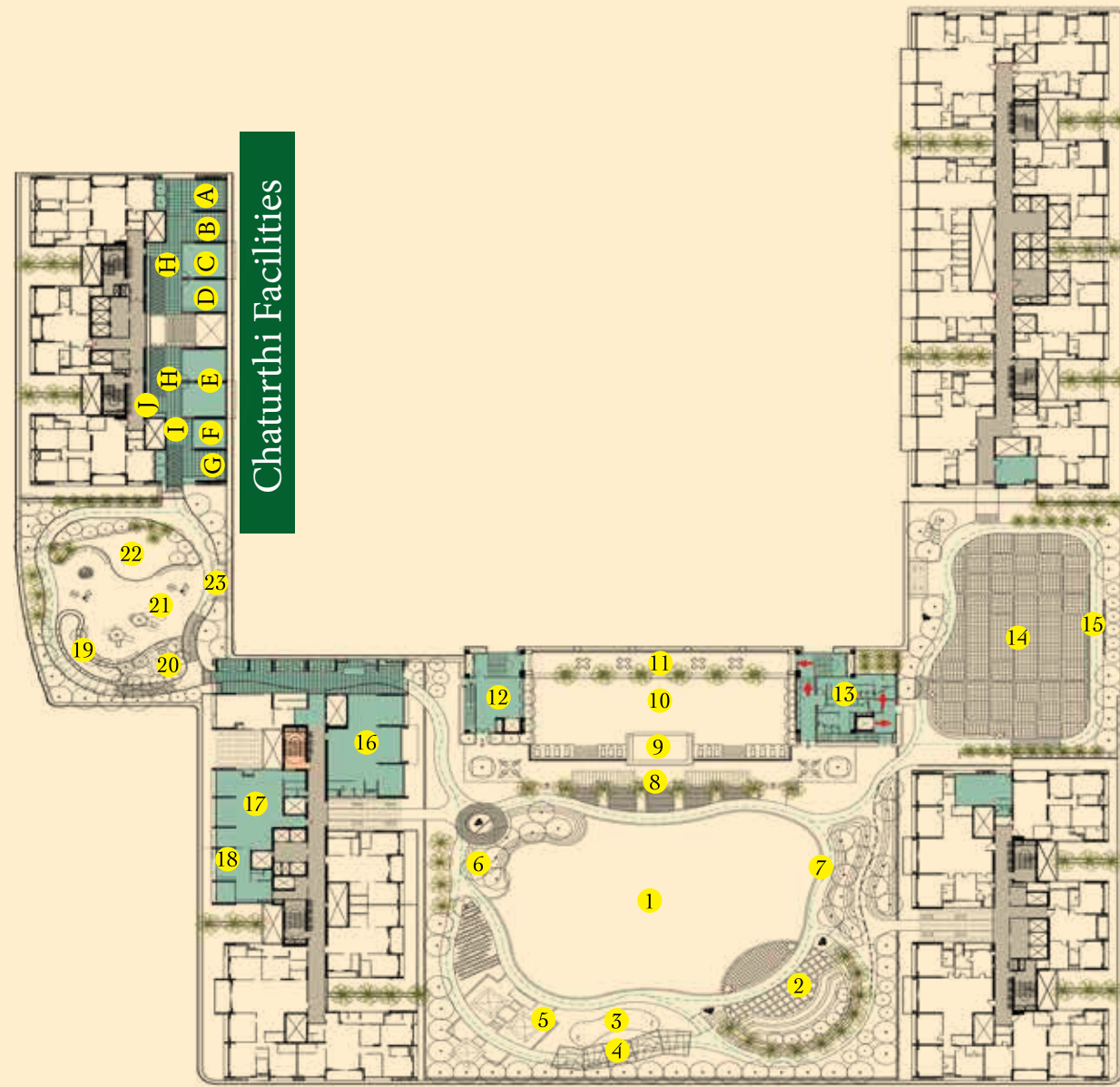


# Club De Ville

3rd Floor



PANCHAMI



Chaturthi Facilities

## Facilities

1. Central Garden
2. Open-Air Theatre With Stage
3. Putting Green
4. Pergola over Walkway
5. Elders' Sitting Area
6. Sculpture Garden
7. Fruit Trail
8. Viewing Deck
9. Kids' Pool
10. Main Swimming Pool
11. Viewing Deck
12. Yoga & Meditation Terrace
13. Party Terrace
14. Celebration Terrace
15. Giant LED Screen
16. Gym
17. Indoor Games
18. Tiny Tots' Room
19. Bamboo Garden
20. Tree House
21. Kids' Play Area
22. Feature Wall
23. Viewing Deck

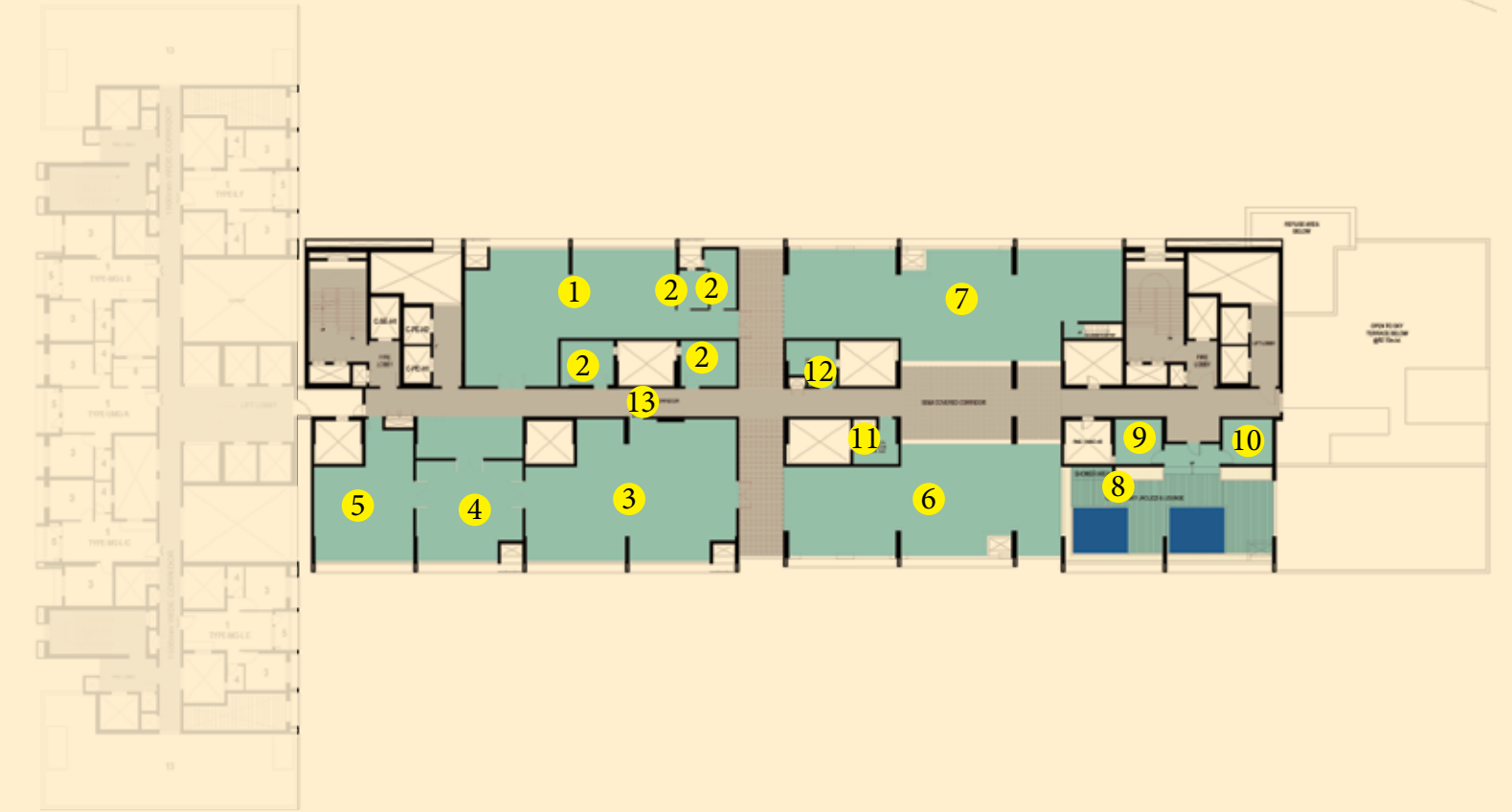
Residents' Club Facilities

A. Pop-up Restaurant | B. Pool Table | C. Conference Room | D. Class Room | E. Visual Gaming Room  
F. Music Room | G. Multipurpose Room | H. Common Corridor | I. Reception | J. Toilet



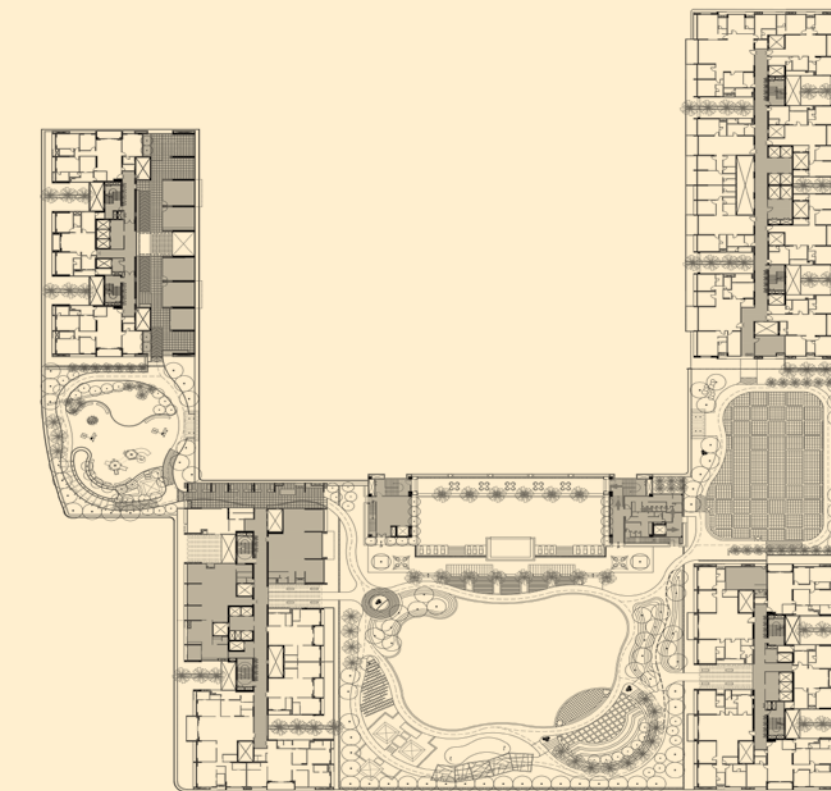
# Club De Ville

Panchami Terrace (32nd Floor)



## Facilities

1. Gym
2. Toilet
3. Multipurpose Hall
4. Pre-Function Area
5. Pantry
6. Open to Sky Spill-Over Deck for Multipurpose hall
7. Open to Sky Yoga Deck
8. Jacuzzi & Lounge
9. Male Wet Area
10. Female Wet Area
11. Electrical Services
12. HVAC Services
13. Common Corridor
- A- PE Passenger Lift
- A- SE Service Lift







Artist's Impression

## SPECIFICATIONS

Utalika~Panchami

Structure	RCC FRAMED STRUCTURE
Wall	AAC BLOCK INFILL / PARTITION WALL
Living And Dining Room	MARBLE FLOORING
Bedroom / Study	TILED FLOORING
Balcony	TILED FLOORING
Kitchen	TILED FLOORING
Kitchen Counter	TILE / STONE FINISH
Kitchen Dado	TILE FINISH UPTO TWO FEET HEIGHT ABOVE COUNTER
Toilet	TILED FLOORING
Door Frame	SOLID / ENGINEERED WOODEN FRAME
Door Shutter	FLUSH DOOR
Window	ALUMINIUM GLAZED WINDOW
Internal Finishes	WHITE CEMENT PUTTY FINISH
External Finishes	WEATHER COAT PAINT
Electrical	CONCEALED WIRING WITH MODULAR SWITCHES

Disclaimer:  
Dimensions have been rounded off to the next two digits after decimal wherever appearing. Marginal revisions in dimensions may be necessary during construction. Dimensions indicated in the building/floor plans are in millimeter and are inner dimensions of all spaces, excluding wall thickness. Images used in the brochure of Utalika Luxury, Panchami are artist's impressions or representative stock photographs provided to give indicative visual and physical impressions as advised by the project's architect and interior designer. These are mere options to show as to how the Building/Apartment may look like or may be used. No furniture is provided with the apartments.



# YOU ARE OUR PRIORITY

## AMBUJA NEOTIA'S AFTER CARE ADVANTAGE

Ambuja Neotia believes in providing each residence with orderly management and upkeep. We further believe that the value of a property appreciates not only for how well it is built but also equally for how well it is maintained, till the complex is handed over to the association.

Therefore, our expertise stands tall through our special vehicle, QMVL (Quality Maintenance Venture Limited), which manages all the City Centre Malls, Residential Projects, as well as our Business Parks. It gives a distinct edge to property maintenance and also keeps the residents' living experience pleasant.

With a strong 100-plus member team of engineers and managers, we have acquired the necessary experience and developed the required expertise to fulfil your dreams. Essentially, your home will be an asset that will last you for generations to come.

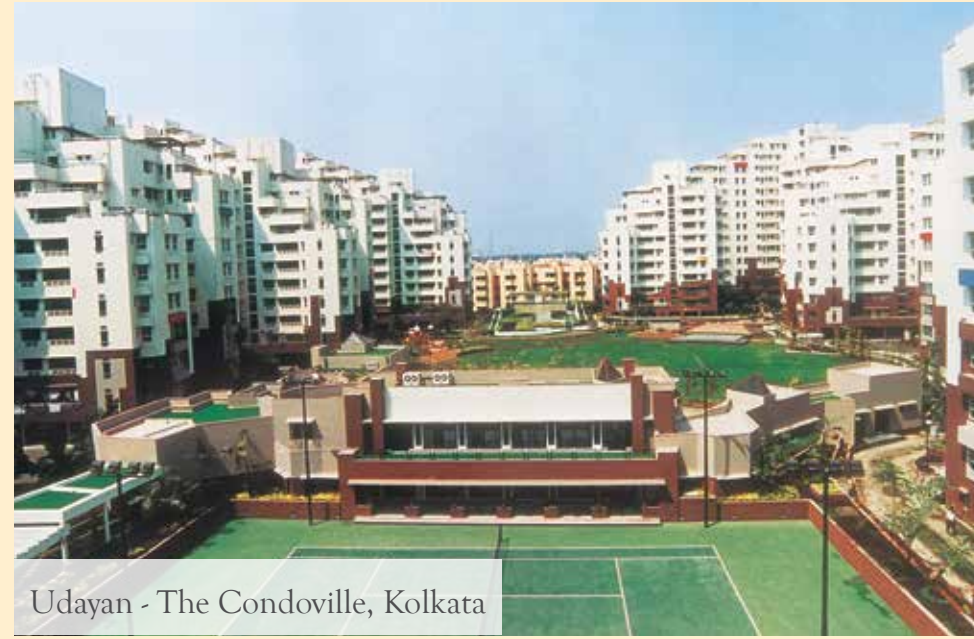
## COMMERCIAL & RETAIL PROJECTS



## RESIDENTIAL







Udayan - The Condoville, Kolkata



Ujjwala - The Condoville, New Town



Upohar - The Condoville, Kolkata



Uttorayon - The New Township, Siliguri



Utsodhaara Teesta Township, Siliguri



Ecospace Business Park, New Town



City Centre Salt Lake



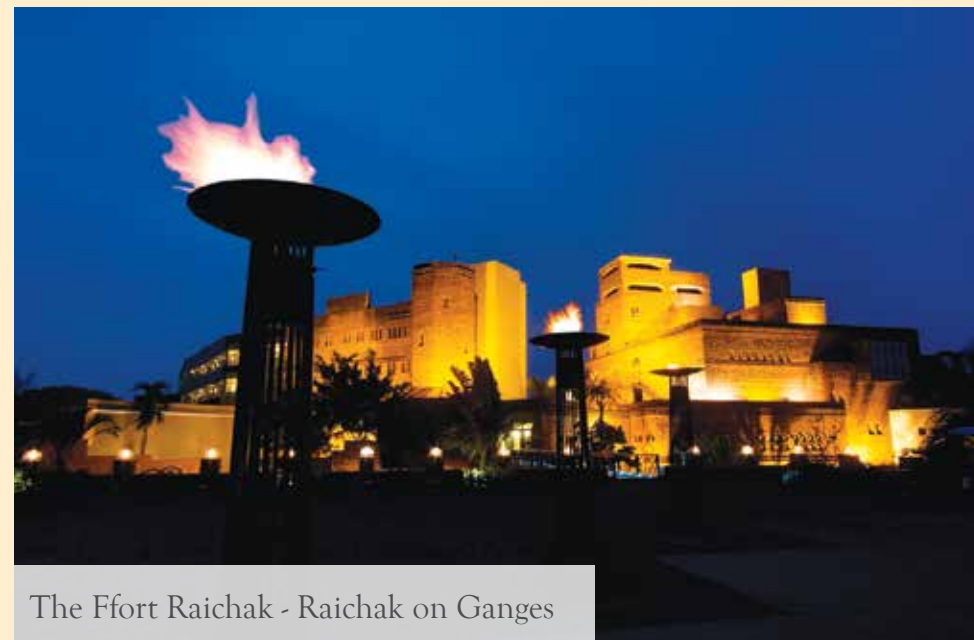
City Centre New Town



Montana Vista, Siliguri



Ganga Kutir Resort - Raichak on Ganges



The Fort Raichak - Raichak on Ganges



Taj Chia Kutir Resort & Spa



Raajkutir IHCL SeleQtions



Neotia Getwel Multispecialty Hospital, Siliguri



The Neotia University

## About AmbujaNeotia

Ambuja Neotia is one of the most prominent and respected corporate houses headquartered in Kolkata, with its forte in real estate and subsequent forays into hospitality, healthcare and education.

The company, under the stewardship of Harshavardhan Neotia, has been responsible for landmark projects in and around Kolkata. Udayan, Kolkata's first condoville built on the PPP (Public-Private Partnership) model, made good living 'affordable' for the first time in the country and earned Harshavardhan Neotia the Padma Shri in 1999. Upohar - The Condoville, one of the largest residential projects of Ambuja Neotia, brought together efficiency, comfort and luxury, transforming dreams into reality.

With City Centre Salt Lake, the mall concept was revolutionized that was followed by City Centre's in New Town, Haldia, Siliguri, Raipur and Patna. Leisure destinations like Raichak on Ganges, Taj Chia Kutir, Taj Guras Kutir, IHCL SeleQtions Raajkutir, Taj City Centre New Town and Taj Taal Kutir Hotel & Convention Centre added to luxury escapades. In a strategic move to enhance its presence in the hospitality sector, Ambuja Neotia has recently expanded its geographic footprint by acquiring the Tree of Life Hotel and Resorts chain. This acquisition marks a significant step, solidifying its position as a national player in the hospitality industry.

The Group also forayed into healthcare with Neotia Bhagirathi Woman and Child Care Centre and the Neotia Getwel Multispecialty Hospital. Business Parks & Towers including Ecospace and Ecocentre were developed to give the city smarter, greener workspaces for better work-life balance. With the vision of imparting education to transform students into leaders for global society, the Group embarked on a new journey with The Neotia University.

The Group continues to launch strings of projects across Real Estate, Hospitality and Healthcare to add to the experiences and keep making a difference to the way people live.

For more details visit: [ambujanеotia.com](http://ambujanеotia.com)



## AmbujaNeotia

A Project of Bengal Ambuja Housing Development Limited (A JV Company of West Bengal Housing Board & Ambuja Neotia Group)

Developed by S.E. Builders & Realtors Limited (Subsidiary of Bengal Ambuja Housing Development Limited)

Ecospace Business Park New Town Kolkata 700160 | P +91 98308 83088  
W [ambujaneotia.com](http://ambujaneotia.com) | [utalikaluxury.com](http://utalikaluxury.com)

Project Address  
405 Barakhola Mukundapur Kolkata 700099

**WBREERA Registration No.: WBREERA/P/KOL/2024/001094**  
**[www.rera.wb.gov.in](http://www.rera.wb.gov.in)**

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