



**YOUR HAPPINESS CAPITAL
FOR A LIFETIME**



BAKKANNAPALEM, VIZAG



YOUR HAPPINESS CAPITAL FOR A LIFETIME

Home is where our story begins. It's the place where we enjoy being around, where we create moments of happiness that we'll cherish for a lifetime.

When we have a home which is nestled amidst peaceful, pleasant surroundings and comes with features we've always wished for - it becomes our center of happiness. In essence, our happiness capital.

Presenting Utkarsha Capital Towers at Bakkannapalem, Vizag your happiness capital for a lifetime.





Overview

BLOCK A



Type of Units
2, 2.5 & 3 BHK

Units Range
1233 to 2004 Sft.

BLOCK B



Clubhouse with Amenities

BLOCK C



Clubhouse
G + 3 Floors

Clubhouse
17,000 Sft.

BLOCK D



FOUR BLOCKS

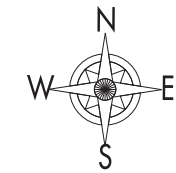
Site Area
3 Acres

Structure
4 Towers

Floors
G + 7 Floors

Each Flat
2 Car Parkings in the Cellar

Master Plan



Legend

1. MAIN ENTRANCE
2. ENTRANCE PAVED AREA
3. ORNAMENTAL PALMS
4. FLOWER BED
5. JOGGING TRACK
6. LAWN
7. SPECIMEN PALMS
8. BOUNDARY TREES
9. SEATING
10. FITNESS STATION
11. GRASS PAVERS
12. CHILDREN PLAY AREA
13. BADMINTON COURT
14. PLANTER WALL
15. DENSE PLANTATION
16. PLANTATION
17. TEMPLE TREES
18. SEATING DECK UNDER PERGOLA
19. 4' WIDE CONNECTING PATHWAY
20. PAVED AREA
21. HALF BASKETBALL COURT
22. GATE
23. AMPHITHEATRE
24. CLUBHOUSE
25. SWIMMING POOL





HOMES CRAFTED FOR HAPPINESS

Every little detail, from contemporary architecture and landscaping to the smallest comfort is meticulously planned to offer its residents a premium lifestyle. Modern amenities, big balconies and engaging outdoor spaces are a testimony to our commitment for a blissful living experience.



AN INVITING ENTRANCE

We believe, the first impression is the best impression. Our elegantly designed entrance with separate entry and exit gates ensures smooth passage to enter and exit the gated community.

The two basements offer ample parking spaces for residents to park their vehicles comfortably and securely. What's more, with dedicated visitor parking spaces, your friends can simply drive in and enjoy their day.



Outdoor Landscaping

Badminton Court



Half Basketball Court



Landscaped Spaces



Landscaped Pathway



Amphitheatre

ENVIRONS THAT INSPIRE WELL-BEING AND SATISFACTION

Nurture your soul and immerse yourself in the gorgeous green environs around you. Start your day with a refreshing walk around the community; take pleasure in playing with your friends at the outdoor badminton court; meet, greet and have extended conversations with your fellow residents at the amphitheatre.



Outdoor Gym



Children Play Area



Children Play Area

Homes

AS SPACIOUS AS YOUR DREAMS

Spacious and well-ventilated, Utkarsha Capital Towers is designed for a harmonious life. Infusing happiness into every aspect, the 2, 2.5 & 3 BHK apartments are built as per vastu principles. Designed to let in abundance of natural air and light, the premium homes come with finest fitments and finishes to accommodate your desires.



Living Area



Kitchen



Dining Area



Bedroom



Bedroom



Master Bedroom

Clubhouse



Clubhouse Amenities

- Multipurpose Hall
- Indoor Games
- Squash Court
- Fully Equipped Gym
- Guest Rooms
- Provision for Convenience Store
- Association Office
- Cafeteria
- Rooftop Swimming Pool

Clubhouse Entrance



AVENUES FOR HAPPINESS TO FLOURISH

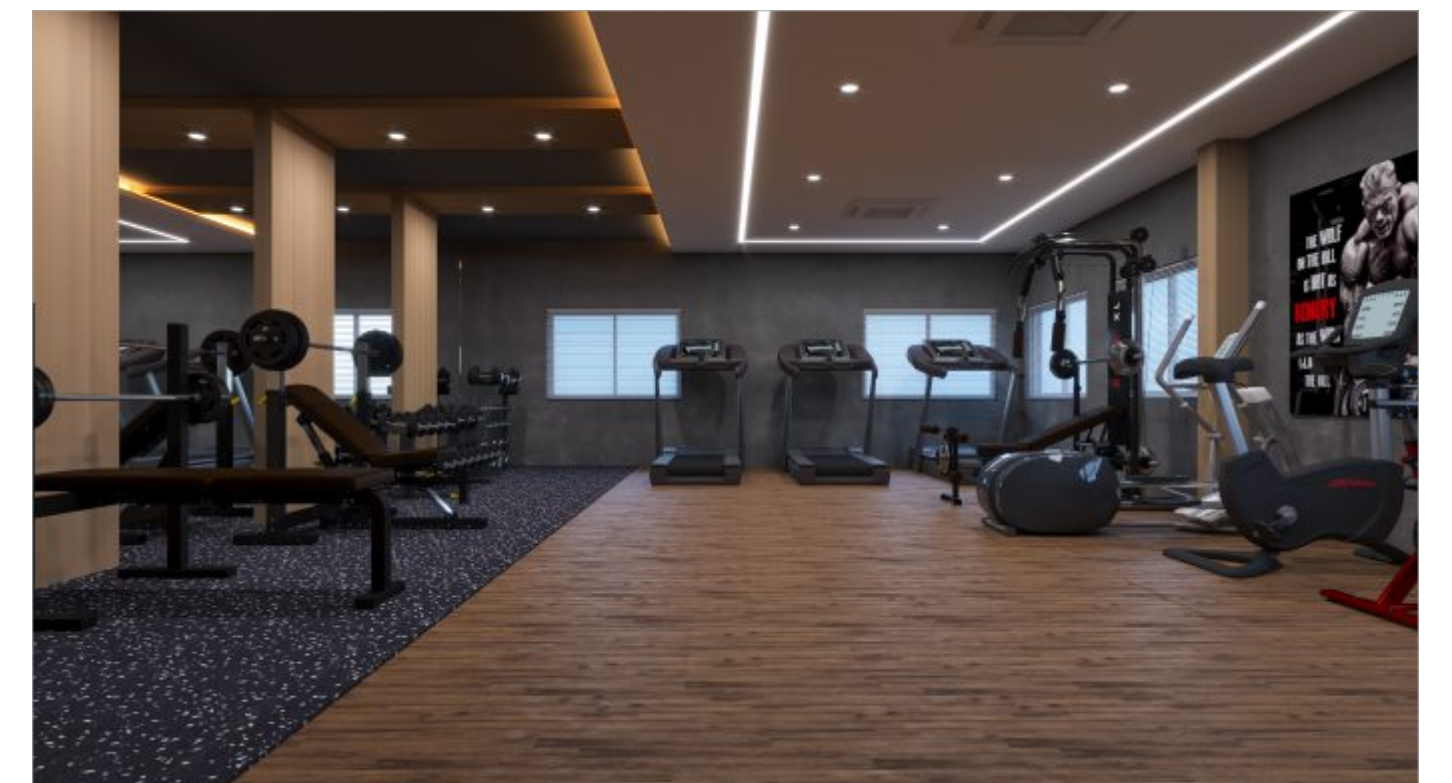
Happiness unfolds at Utkarsha Capital Towers in multiple forms. One such unwinding destination is the three-storey grand clubhouse that sprawls across 17,000 Sft.

Our fully equipped Gym motivates you to raise your fitness to a whole new level and enjoy a healthy lifestyle. The cafeteria plays host to invite your friends and have good time over a warm coffee. Celebrate your special events and create lasting memories with your friends and family in a tranquil environment at the Multipurpose Hall.

Multipurpose Hall



Cafeteria



Gym

Clubhouse Amenities

Rooftop Swimming Pool



AS PROMISED, A TRULY IMMERSIVE EXPERIENCE

Workout your mind and body with an intense squash session in the morning. Have a delightful experience with your kids in the terrace swimming pool. Spend some moments in quietude at the Yoga/Meditation Center and treat your visitors to a wonderful stay in the exquisite guest suite.

Guest Bedroom



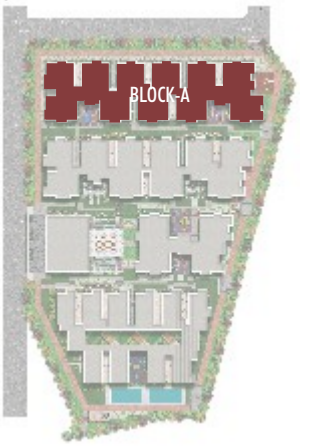
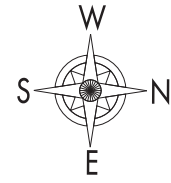
Squash Court



Indoor Games

GROUND & FIRST FLOOR PLAN

Block - A



3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1009	91.25	92.75	1193	298	1491

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
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3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1019	93.12	93.88	1206	302	1508



70" WIDE CORRIDOR



3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1089	92.25	88.75	1270	318	1588

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
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1089	92.25	88.75	1270	318	1588

3 BHK

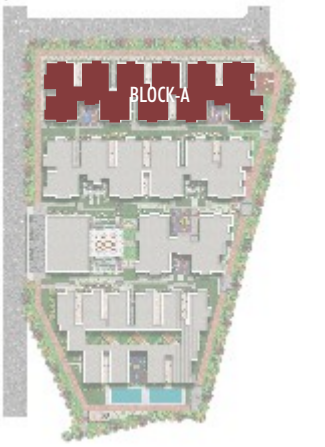
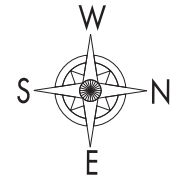
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1089	92.25	88.75	1270	318	1588

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1092	92.87	89.13	1274	319	1593

TYPICAL FLOOR PLAN

Block - A



3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1180	156.13	92.87	1429	357	1786

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1136	117.38	97.62	1351	338	1689

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1136	117.38	97.62	1351	338	1689

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1136	117.38	97.62	1351	338	1689

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1136	117.38	97.62	1351	338	1689

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1150	252.00	97.00	1499	375	1874



70" WIDE CORRIDOR

70" WIDE CORRIDOR



3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1260	161.00	93.00	1514	379	1893

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1208	144.19	92.81	1445	361	1806

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1208	144.19	92.81	1445	361	1806

3 BHK

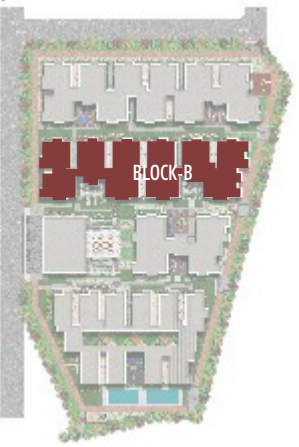
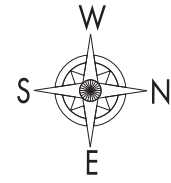
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1208	144.19	92.81	1445	361	1806

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1208	280.00	98.00	1586	397	1983

GROUND & FIRST FLOOR PLAN

Block - B



3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1015	89.75	94.25	1199	300	1499

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1015	89.75	94.25	1199	300	1499

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1015	89.75	94.25	1199	300	1499

3 BHK

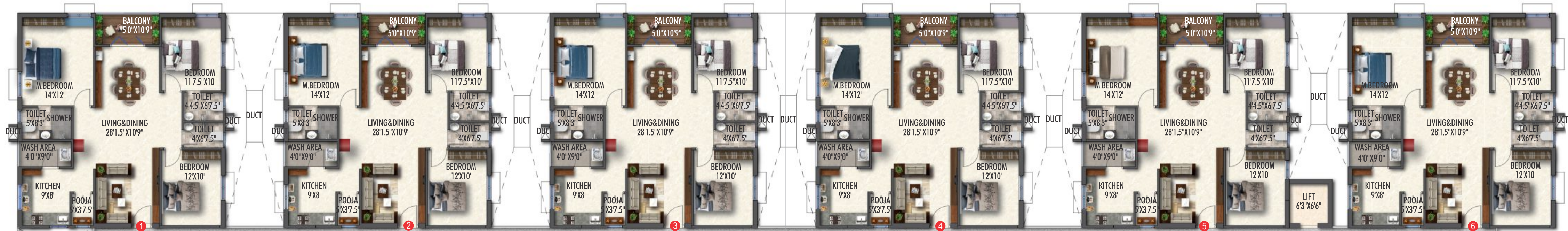
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1015	89.75	94.25	1199	300	1499

3 BHK

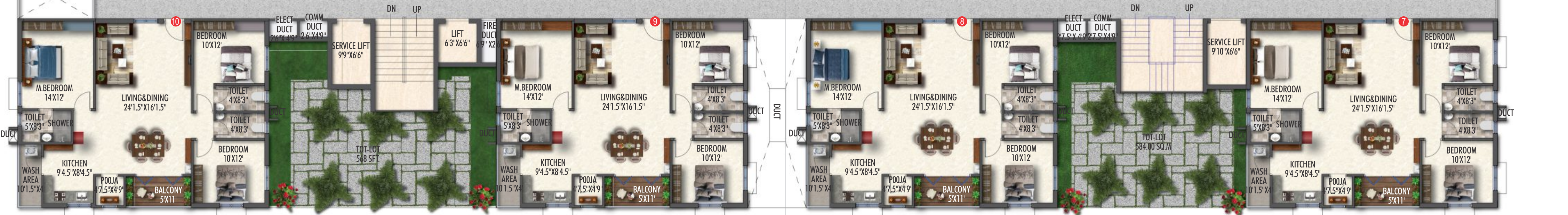
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1015	89.75	94.25	1199	300	1499

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1015	89.75	94.25	1199	300	1499



7'0" WIDE CORRIDOR



3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1096	110.00	76.00	1282	321	1603

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1096	110.00	76.00	1282	321	1603

3 BHK

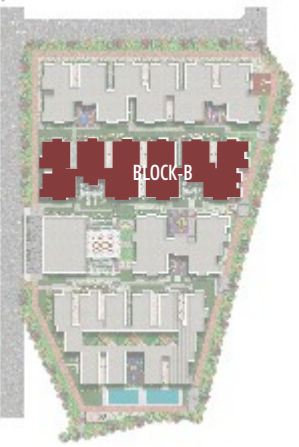
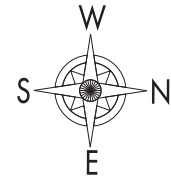
CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1096	110.00	76.00	1282	321	1603

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1096	110.00	76.00	1282	321	1603

TYPICAL FLOOR PLAN

Block - B



3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1185	151.68	92.32	1429	357	1786

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1136	119.39	96.61	1352	338	1690

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1136	119.39	96.61	1352	338	1690

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1136	119.39	96.61	1352	338	1690

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1136	119.39	96.61	1352	338	1690

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1136	254.13	96.87	1487	372	1859



3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1270	169.72	94.28	1534	384	1918

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1226	156.47	94.53	1477	369	1846

3 BHK

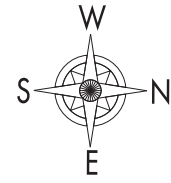
CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1226	156.47	94.53	1477	369	1846

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1226	281.99	95.01	1603	401	2004

GROUND & FIRST FLOOR PLAN

Block - C



3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1009	95.00	98.00	1202	301	1503

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1012	91.99	94.01	1198	300	1498



3 BHK

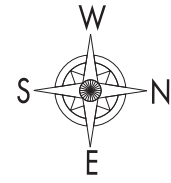
CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1095	97.60	84.40	1277	319	1596

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1014	83.44	81.56	1179	295	1474

TYPICAL FLOOR PLAN

Block - C



3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1191	154.75	93.25	1439	360	1799

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1164	221.19	96.81	1482	371	1853



3 BHK

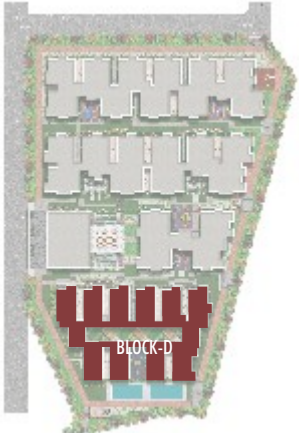
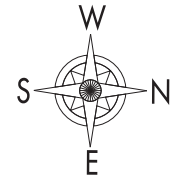
CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1262	169.40	94.60	1526	382	1908

3 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
1122	187.01	92.99	1402	351	1753

GROUND & FIRST FLOOR PLAN

Block - D



2 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
818	78.74	102.26	999	250	1249

2 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
822	78.74	98.26	999	250	1249

2 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
822	78.74	98.26	999	250	1249

2 BHK

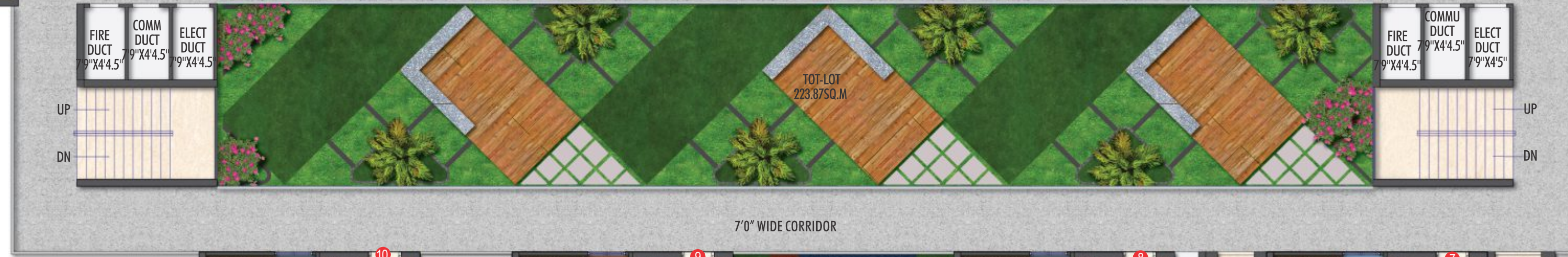
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822	78.74	98.26	999	250	1249

2 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
822	78.74	98.26	999	250	1249

2 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
826	78.74	99.26	1004	251	1255



2 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
807	103.79	75.21	986	247	1233



2 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
807	103.79	75.21	986	247	1233

2 BHK

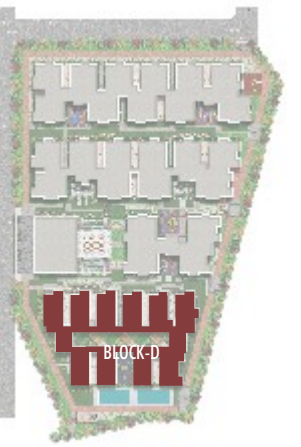
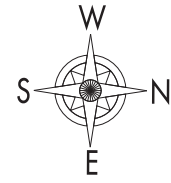
CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
807	103.79	75.21	986	247	1233

2 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
807	103.79	75.21	986	247	1233

TYPICAL FLOOR PLAN

Block - D



2.5 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
879	100.76	80.24	1060	265	1325

2.5 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
879	100.76	80.24	1060	265	1325

2.5 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
879	100.76	80.24	1060	265	1325

2.5 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
879	100.76	80.24	1060	265	1325

2.5 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
917	163.27	81.73	1162	291	1453



2.5 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
884	165.07	80.93	1130	283	1413



2.5 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
897	115.98	92.02	1105	276	1381

2.5 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
897	115.98	92.02	1105	276	1381

2.5 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
897	115.98	92.02	1105	276	1381

2.5 BHK

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
897	168.93	92.07	1158	290	1448



Block A, 3 BHK East - 1689 Sft.

Isometric Views



Block B, 3BHK East - 1859 Sft.

Isometric Views



Block A, 3BHK West - 1806 Sft.



Block B, 3BHK West - 2004 Sft.



Block C, 3BHK East - 1799 Sft.

Isometric Views



Block D, 2BHK East - 1325 Sft.

Isometric Views



Block C, 3BHK West - 1753 Sft.



Block D, 2BHK West - 1381 Sft.

Specifications

STRUCTURE

RCC framed, structure to withstand wind & seismic loads

SUPER STRUCTURE

9" Thick Cement / Fal-g Brick work for external walls
4½" Thick Cement / Fal-g Brick work for internal walls.

WALL FINISHES

Internal Wall Finishes: Smooth plastered surface treated with putty and painted with emulsion.

External wall finishes: Sponge finished sand faced cement plaster and painted with exterior paint.

DOORS

Main Door: Teak wood frame & Teak wood shutter aesthetically designed and finished with polish fixed with reputed make hardware of the best brand.

Internal Doors: Teak wood frame & flush shutter with reputed make hardware of the best brand.

French Doors: UPVC / Aluminum door frames with glass paneled sliding shutter with provision for mosquito mesh track.

Window: UPVC / Aluminum make with glass and mosquito mesh.

FLOORING

Internal Rooms Flooring with 600 X 600 size vitrified / PGVT tiles.

All Balconies: Anti-skid ceramic tiles

Bathrooms: Anti-Skid ceramic / porcelain tiles

Corridors: Granite / Vitrified tiles

Staircase: Natural stone / Tile

Brands: Rak / AGL / Johnson tiles or equivalent.

TILE CLADDING

Bathrooms: Glazed / Matt finish / Ceramic tiles dado up to door height

Utility Area: Ceramic tile dado to sill height

Brands Used: Rak / AGL / Johnson tiles or equivalent.

KITCHEN

Granite platform with SS Make sink.

Dado in kitchen: Ceramic tiles dado up to 2'0" height above kitchen platform

UTILITY / WASH AREA

Provision for washing machine & wet area for washing utensils etc.

SANITARY WARE

Good quality ceramic wash basins

Good quality EWC to all bathrooms

Brand: Rak / Hind ware or equivalent.

ELECTRICAL

Concealed copper wiring of RR cable / Havells / KEI / Finolex or equivalent

Power outlets for air conditioners in all bedrooms

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinder in kitchen & washing machine in utility area

Miniature circuit breakers (MCB) for each distribution boards Siemens, Legrand, Panasonic, Schneider or its equivalent.

Modular switches of Panasonic / Legrand / Havells or equivalent.

TELECOM & INTERNET

Telephone points in living room and master bedroom

Intercom facility to all the units connecting security and neighborhood.

Provision for internet connection in living rooms and master bedroom

CABLE TV/ DISH TV

Provisions for Cable connection in living room and master bedroom

LIFTS

Automatic lifts with ARD of Johnson / Kone make with granite / marble / tile cladding

STP

Sewage treatment plant of adequate capacity

GENERATOR

Generator backup for common areas & lights & fans in living, dining & bedrooms of Ashok Leyland / Kirloskar make or equivalent make.

CAR PARKING

2 Car parking slots for each flat in Cellar 1 & Cellar 2

Provision for parking visitors vehicles

SECURITY

Surveillance cameras at the main security and entrance of each block

Intercom connecting each flat to security

CLUB HOUSE & AMENITIES

Grand Entrance Lounge, provision for Convenience Store, provision for Cafeteria, Multipurpose hall, Guest Rooms. Squash Court, Well Equipped Gym, Swimming Pool on terrace. These facilities will be provided only after completion of construction of the project.

Outside Activities: Amphitheatre, Children Play Zone, Jogging / Walking track, Badminton Court & Basketball Court.



AMBITIOUS. FOCUSED. DETERMINED.

Utkarsha Constructions is a rapidly flourishing real estate developer established by well experienced, young, ethical and committed professionals.

At Utkarsha Constructions, we are committed to provide superior quality, robust engineering and on-time delivery of homes to every customer. Our new project, Utkarsha Capital Towers is conceived to elevate the lifestyle of home seekers by giving them all the modern day comforts and conveniences at their doorstep.

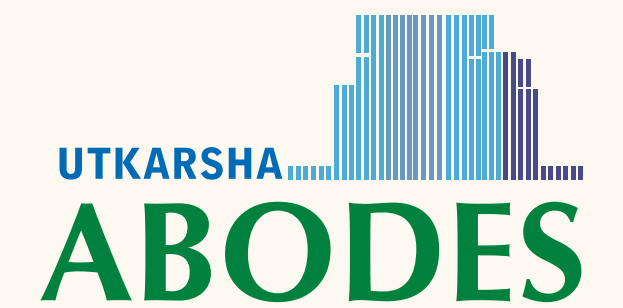
OUR OTHER ONGOING PROJECT



2 & 3 BHK Luxury Apartments
@Utkarsha Enclave, Tagarapuvalasa, Visakhapatnam



OUR OTHER COMPLETED PROJECT



2, 2.5 & 3 BHK Luxury Apartments
@India's fastest growing smart city - Visakhapatnam

THE HOTSPOT FOR A HAPPIER LIFESTYLE

Located in the heart of Vizag city at Madhurwada, Utkarsha Capital Towers ensures its residents lead a completely hassle-free lifestyle. Centered around numerous sports, educational facilities and a host of shopping malls, life here is going to be nothing short of complete bliss.

5 mins drive to NH5 and within the vicinity of all top schools and colleges.

In close proximity to New Capital and IT SEZ.



Dr. YSR Cricket Stadium



Shilparamam



Dr. Ramanaidu Film Studios

PROXIMITY:

- Shilparamam < 05 mins
- Dr. YSR Cricket Stadium < 05 mins
- Visakhapatnam IT SEZ < 10 mins
- Dr. Ramanaidu Film Studios < 15 mins
- Rushikonda Beach < 15 mins
- Airport < 40 mins



GITAM University Campus

| PROJECT CONSULTANTS |

ARCHITECT

PRASAD DESIGN TEAM
HYDERABAD

STRUCTURAL ENGG.

SSM CONSULTANTS
HYDERABAD

LANDSCAPE

TEJA ASSOCIATES
HYDERABAD

NEWMEDIA

TEAMWORKS NEWMEDIA
HYDERABAD



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Project approved by

