



Utkal
LEVELS
PAHAL

It's a drive, not to stop at where we are,
but to get to the next.

The next pinnacle, the next benchmark.

The next frontier, the next vision.

An exclusive realm of 205 discerning residents
that get to live the next level life.

The next level is not a destination,
but a journey that sees you growing from
one level to another.

Your life is one such journey.

Now your home will experience it too.

THE NEXT LEVEL



4 levels of curated indulgences.

A host of unique experiences that elevate your life to the next level.



THE DESIGN INCEPTION

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

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

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

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

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

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

Ar. Suhas Nalawade
STELLAR Design Studio



INTRODUCING

UTKAL LEVELS

PAHAL

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



Artist's Impression

DIFFERENT LEVELS OF EXPERIENCES
TO ELEVATE YOU TO YOUR NEXT LEVEL OF LIFE



LEVEL-01 (Ground)
THE ENTRANCE PLAZA WITH DESIGNER LANDSCAPE
THE ARRIVAL LOBBY



LEVEL-02 (Podium)
THE LANDSCAPE PODIUM (OUTDOOR)
THE CLUB (INDOOR)



LEVEL-03 (Terrace)
THE ROOFTOP



LEVEL-04 (BLOCK A | 1ST - 21ST floors
BLOCK B & C | 4TH - 21ST floors)
THE RESIDENCES

LEVEL-01 (Ground)

THE NEXT LEVEL OF PRIDE THE ENTRANCE PLAZA WITH DESIGNER LANDSCAPE

- 21+ Lifestyle Amenities

THE NEXT LEVEL OF HOMECOMING THE ARRIVAL LOBBY

- Designer Lobby
- Exclusive Lounge Area

LEVEL-02 (Podium)

THE NEXT LEVEL OF EXPERIENCES THE PODIUM (OUTDOOR)

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

THE NEXT LEVEL OF SOCIAL LIFE THE CLUB (INDOOR)

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

LEVEL-03 (Terrace)

THE NEXT LEVEL OF SKY LIFE THE ROOFTOP

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

LEVEL-04

BLOCK A | 1ST - 21ST floors
BLOCK B & C | 4TH - 21ST floors

THE NEXT LEVEL OF LUXURY LIVING THE RESIDENCES

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



THE NEXT LEVEL OF HOLISTIC HOMES

PROJECT HIGHLIGHTS

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



Artist's Impression

THE NEXT LEVEL OF CONNECTIVITY

PAHAL- THE EMERGING MEGA RESIDENTIAL HUB OF BHUBANESWAR.



KEY LANDMARKS & DISTANCE

Hospitals

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

Schools

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

Malls & Market Complex

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

Hotels & Restaurants

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

Transport

- Railway Station - 10.6 km
- Airport - 14.6 km



Scan for Site Location



THE ADDRESS OF PRIDE | A Bird's Eye View

Tucked in one of the quietest corner plot, Utkal Levels is a development that places you in the lap of solitude. Here nature ensconces you in its abundance and a closer to the highway location puts you on the fast track of connectivity to all parts of Bhubaneswar and beyond.



LVL-01 | GROUND

THE NEXT LEVEL OF PRIDE

- A THE ENTRANCE PLAZA WITH DESIGNER LANDSCAPE
- B THE ARRIVAL LOBBY

A THE ENTRANCE PLAZA WITH DESIGNER LANDSCAPE

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

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



THE GRAND WELCOME | The Entrance Plaza

The Landscaped Avenue beginning from the entrance leading all the way to the drop-off makes for a refreshing sight when you drive in. With 110 plants covering you in their shade you can also enjoy a brisk walk here with your spouse.



THE GRAND WELCOME | The Entrance Plaza

The Landscaped Avenue beginning from the entrance leading all the way to the drop-off makes for a refreshing sight when you drive in. With 110 plants covering you in their shade you can also enjoy a brisk walk here with your spouse.



THE GREEN LUNG | Landscaped Driveway with 110 Peripheral Plants

The landscaped Avenue beginning from the entrance gate leading all the way to the drop-off lobby is a pleasant sight to drive or walk.



UP THE GAME | Half Basketball Court

The Avenue also hosts a whole lot of active spaces including a half basketball court which is perfect to practice your shooting skills or engage in a fast half court duel with friends or residents.



THE DIVINE SPACE | Community Temple

Begin your day seeking the blessings of the almighty at the community temple. This divine space is designed to exude positive energy and calm vibes.



HEALTH IN TRACK | Cycling & Jogging Track

The breathtaking beauty of the landscaped avenue is also the space where the fragrance of fresh Chafa flowers linger. Push a pedal, ring a bell and cycle away in joy.



B THE ARRIVAL LOBBY

Designer Arrival Lobby

Exclusive Sit-outs | Dedicated Concierge

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



ULKAL
LEVELS
FANAL



LVL-02 | PODIUM

THE NEXT LEVEL INDULGENCE

A THE PODIUM

B THE CLUB

A THE PODIUM (Outdoor)

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



RESORT LIVING COMES HOME | Podium Cut Section

An expansive lifestyle podium spread across 32,148 sq. ft., presents the next level of indulgence, hosting 30+ resort style activities that appeal to every member of the family.

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A GIFT OF NATURE | The Tropical Podium

A tropical podium with a breathtaking infinity pool & kid's pool not only makes up for an everyday escape, it also doubles up as bragging rights for you with friends and colleagues. Make your own picture perfect postcard moments and Instagram memories.



YOUR CENTRESTAGE | Amphitheatre with Resting Pods

Picture your talented child taking centrestage at the community amphitheater, giving his or her best performance with the resident community gathering in a thunderous applause. Proud moments like these are everyday at Levels



THE AZURE LAGOON | Resort Style Infinity Pool with Kids Pool & Shower Area

Get transported to your Balinese resort without ever having to leave home. Immerse yourself in the azure lagoon pool and chase away all the blues.



THE WILDERNESS WALK | Wilderness Trails Pathway

Get back to your childhood fantasies of ambling along the jungle trails. Relive the pure joy of losing yourself in the wildernesses walk.



CHILL OUT ZONE | Designer Water Body with Barbecue Counter

A beautiful landscape hosting a meandering water body and a barbecue zone is an invitation to a never ending party for life. Find your Ibiza right here.



EXPERIENCE THE CLUB LIFE | Club View from the Pool

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



THE ENDLESS HORIZONS | Landscape Pathway

Walk along the landscaped greenways enjoying the fresh air and the solitude. Designed to relax the eyes and improve the eye sight, this is a thoughtfully designed area for our discerning residents



SOULFUL SERENITY

Mist Garden

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



HOLISTIC HEALTH

The Yoga Deck

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



GOLDEN MOMENTS

Senior Citizen Hangout

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




PARTY IN-STYLE | Party Lawn by the water body

Celebrate your small moments, big occasions and grand festivals at the community party lawn. The outdoor party place where you are free to be yourself.



FUN SPACE | Kids Play Area with Rock Climbing Wall

Making the little ones happy is no child's play. But count on us to create a fun space for your children that will keep them engaged in many active pursuits.



CELEBRATE LIFE | Double Height AC Community Hall

Echoing in cheer, laughter and revelry, the double height community hall doubles up to make your every small moment and big celebration a memorable one.

B THE CLUB (Indoor)

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

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



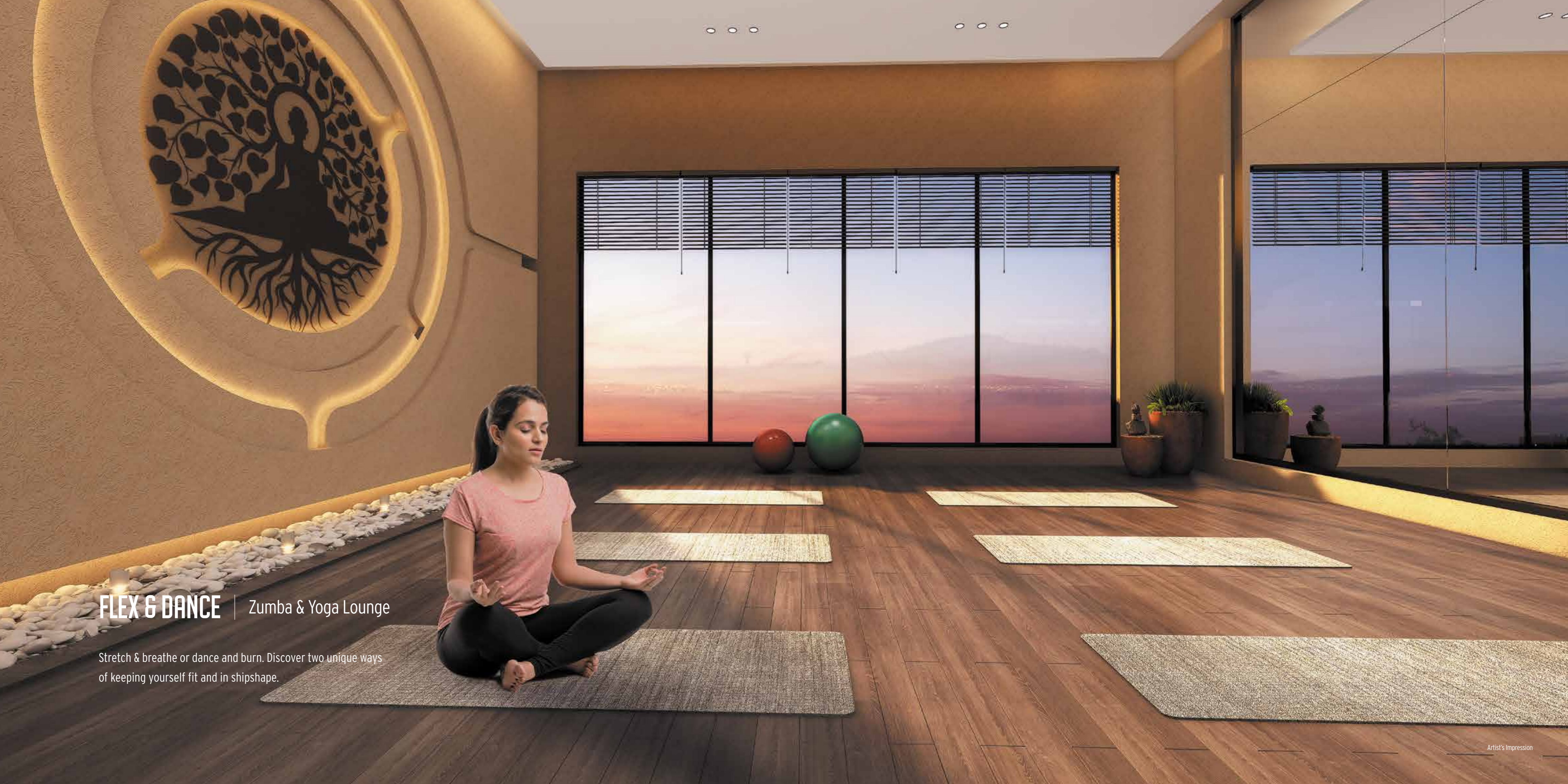
CELEBRATE LIFE | Double Height AC Community Hall

Echoing in cheer, laughter and revelry, the double community hall doubles up to make your every small moment and big celebration a memorable one.



LEVEL UP | Double Height AC Community Hall Cum Compact Badminton Court

Up your game and energy by engaging in the indoor sport of badminton court spread across 17x44 Ft.



FLEX & DANCE | Zumba & Yoga Lounge

Stretch & breathe or dance and burn. Discover two unique ways of keeping yourself fit and in shipshape.



DISCIPLINE
STRENGTH
ENDURANCE



FIT & FINE | Well-equipped Gymnasium

The state-of-art gymnasium with cardio equipment is ready to meet your fitness goals. Now there's no excuse for you to neglect your health.



WIN
THE
GAME
BEFORE
IT'S
PLAYED"

GETS
EASIER
YOU
JUST
GET
BETTER

THE GAMES ROOM | Indoor Games

A stately indoor games room is at hand for you to show off your pool skills with friends. There's carrom for those who wish to engage in a family game and table tennis for a quick sweat out.



FUN ANYTIME | Toddler's Play area

Keeping the little ones engaged is no child's play but we have all it takes to bring a smile on their faces. Their delight makes us truly content.



Representational Image

RELAX & REJUVINATE

Themed Spa with Steam and Sauna

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



Representational Image

CLEAN & CONVENIENT

Laundry Lounge

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



Representational Image

GAME ON

Video Game Lounge

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



ENTERTAINMENT REPUBLIC | Mini Theatre

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



WORK IN HARMONY | Business Centre & Work from Home Pads

Work deserves to be a priority and we have a dedicated space to cater that. Now complete your tasks, fulfil your responsibilities and grow your skills to reach new heights of success.



GOOD TIME, GREAT TASTE | Cafeteria

Enjoy the premium style outside food without actually stepping out.



LVL-03 | TERRACE

THE NEXT LEVEL OF SKYLIFE

THE ROOFTOP

THE ROOFTOP

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



CELEBRATE SPACE | Birds Eye view of Indulgences

Beautifully landscaped and laced with thoughtful amenities, the SKY LEVEL at Utkal LEVELS is no less but a coming together of top-notch immersive experiences. There is pretty much life at top.



CELEBRATE SPACE | Birds Eye view of Indulgences

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Le sac en papier merci
Ce sac est fabriqué à partir de papier recyclé et est entièrement biodégradable. Merci de le réutiliser et de le recycler.

GET ALONG & GROOVE | Party Lawn with DJ Lounge and Waterbody

We've taken your night life seriously and created just the space for you to get footloose and free. The party here has just begun.



BALANCE YOUR BODY & SOUL | Tai Chi Yoga Lawn

Align your energies to lead a balanced life. The Tai-Chi yoga lawn is just the place to practice the art of calm.



AWAKEN YOUR SENSES | Reflexology Garden

A dedicated stress repellent space where you can walk amidst the cool breeze and relax your senses.

ENTERTAINMENT AMIDST STARS | Sky Theatre

With a rooftop that offers a massive sky screen, never miss out on your favourite big games having your favourite people around you.





GLIDE WITH GRACE | Skating rink

Learn the fun art of skating that not only relaxes your mind but also is a great exercise option for those who don't like going to the gym.



Representational Image

WELLNESS COMES FIRST

Fitness court

An outdoor gym provides the best environment for you to train and be fit.



Representational Image

THE PERFECT MATCH

Box Cricket pitch

Show off your batting skills or simply enjoy being bowled over



EXPLORE THE COSMOS | Exclusive Sky Lounge

Fuel your curiosity to know the mystical cosmos, engaging in star gazing at our exclusive sky lounge. Your journey beyond the Milky Way begins here.



FOR THE CURIOUS MINDS | Kid's Play Area

Remember the days when your parents took you to parks where you had fun time. How much you longed for that moment. Well with a Children's Play Area right next to your home, your children need not wait to realise their fun time.



DATE WITH THE STARS | Observatory Deck with Telescope

Stargazing never looked more enticing. A delight for all astronomy enthusiasts.



LVL-04 | BLOCK A | 1ST - 21ST floors
BLOCK B & C | 4TH - 21ST floors

THE NEXT LEVEL OF LUXURY LIVING

THE RESIDENCES



THE OPULENCE | Cross Ventilated Living & Dining Space

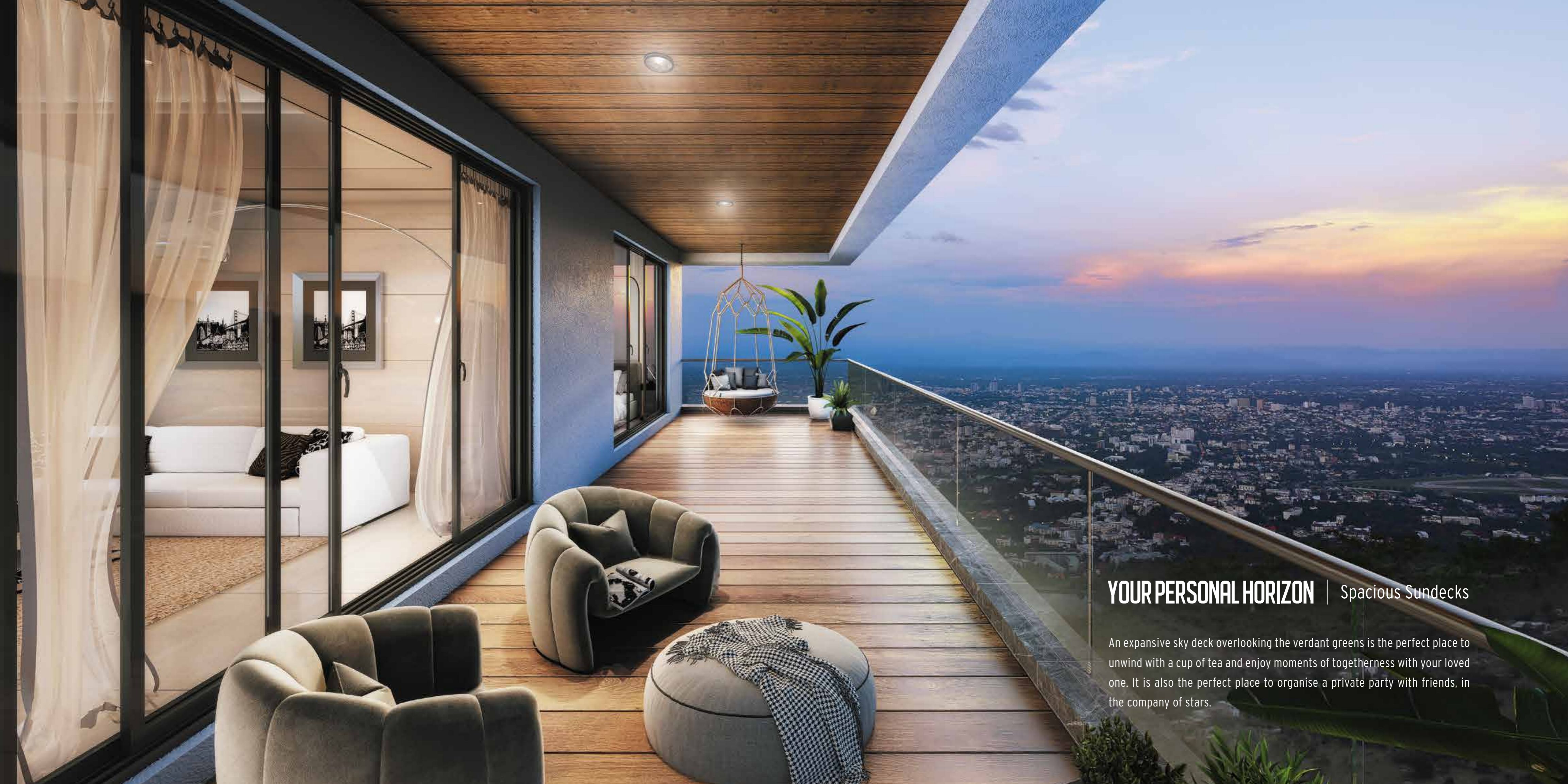
Presenting the largest of living rooms, Utkal Levels is the epitome of thoughtful vastu compliant planning that truly maximise living space with no wastage. A generous floor-to-ceiling height is an added bonus for you to look up to.

THE OPULENCE | Cross Ventilated Living & Dining Space

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APARTMENT

- RESIDENCES WITH LOFTY 11' 4" FOR TOWER CREST, 11' FOR TOWER CROWN & PINNACLE
- CROSS VENTILATED LIVING & DINING SPACE
- SPACIOUS SUNDECKS
- SPACIOUS BEDROOMS
- ELEGANT WASHROOM
- DOORS & WINDOWS WITH 8 FEET LINTEL HEIGHT
- DECKS WITH LAMINATED TOUGHENED GLASS RAILINGS ENSURING COMPLETE SAFETY
- VIDEO DOOR PHONE
- DIGITAL LOCK-PAD ON THE MAIN DOOR



YOUR PERSONAL HORIZON | Spacious Sundecks

An expansive sky deck overlooking the verdant greens is the perfect place to unwind with a cup of tea and enjoy moments of togetherness with your loved one. It is also the perfect place to organise a private party with friends, in the company of stars.



THE OPULENCE | Spacious Bedrooms

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

THE NEXT LEVEL HALLMARKS

TOWER FEATURES

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



**4 LEVEL
PARKING**



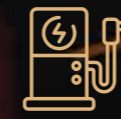
**3 TIER
SECURITY**



**MDU DTH
SERVICE**



**INTERCOM
SYSTEM**



**ELECTRIC VEHICLES
CHARGING POINTS**



**HIGH SPEED
ELEVATORS**



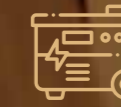
**SEWAGE TREATMENT
PLANT (STP)**



**SOLID WASTE
MANAGEMENT SYSTEM**



**ADVANCED FIRE SAFETY
STANDARDS**



**100% POWER BACK UP
FOR COMMON AREA**



**24X7
WATER SUPPLY**



**WATER TREATMENT
PLANT (WTP)**

Utkal
LEVELS
PAHAL



AT A GLANCE

PROJECT HIGHLIGHTS

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

THE ENTRANCE PLAZA

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

THE ARRIVAL LOBBY

- Designer Arrival Lobby

- Exclusive Sit-outs
- Dedicated Concierge

THE PODIUM (Outdoor)

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

CLUB LEVELS (Indoor)

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

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

ROOFTOP RECREATION (TERRACE)

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

APARTMENT FEATURES

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

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

TOWER FEATURES

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



A UTKAL MAGNIFIENCE

Since the last three decades, Utkal Builders, with the spirit of innovation at its core, has carved a niche for itself as an industry benchmark for quality, customer focus, robust engineering, uncompromising business ethics and the unswerving commitment to timeless values and total transparency in every aspect of its business. These exceptional attributes have helped us to become one of the most trusted real estate brand in Odisha.

As part of our diversified portfolio that is cumulatively spread over 3 million sq. ft., under various stages of construction in residential, retail and office space, we have been successfully catering to the real estate needs of Odisha, since the last three decades.

COMPLETED PROJECTS



Actual Photograph

UTKAL HEIGHTS

COMPLETED PROJECTS



UTKAL KANIKA GALLERIA



UTKAL SIGNATURE



UTKAL ROYAL RESIDENCY



UTKAL CENTER POINT



PANTALOONS, JANPATH



UTKAL VATIKA

ONGOING PROJECTS



UTKAL UTOPIA



UTKAL RESERVE



UTKAL AUTOGRAPH



UTKAL ICONIC



UTKAL SAPPHIRE



UTKAL PRIME



UTKAL PRISTINE



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