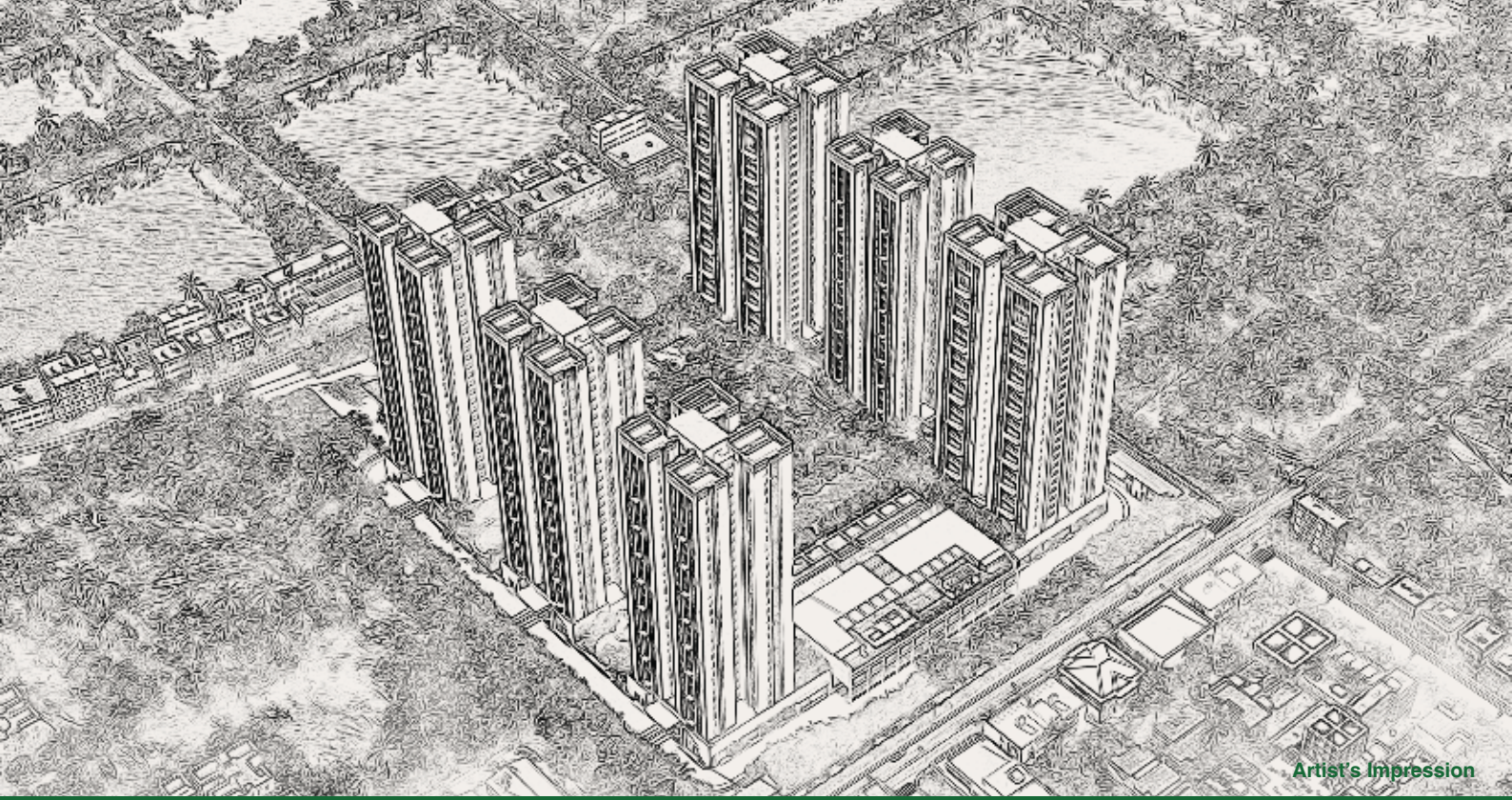




Artist's Impression



Artist's Impression

UTPALAA: A LIVING CANVAS OF DESIGN AND NATURE

Imagine a home that elevates your everyday experiences, where nature isn't an afterthought — it is woven into the very fabric of your surroundings. Where air is fresher, spaces breathe, and life moves at a rhythm that feels both vibrant and effortless.

Welcome to Utpalaa ~ The Condoville — a masterpiece of conscious design thinking, where architecture and nature exist in harmony. Planned as a high-performance ecosystem, **Utpalaa** strives to offer an immersive living environment, crafted to enhance well-being, foster connection, and nurture the senses.

Strategically located in South Kolkata off EM Bypass near Ruby, **Utpalaa** offers the perfect blend of urban connectivity and serene living. With 50% green cover, over 1,300 trees, and a million-litre hydrotherapy zone, every aspect of Utpalaa is curated for a healthier, more balanced lifestyle.

Shaded walkways meander through lush landscapes, creating a seamless flow between built and natural spaces. Homes are designed to maximize natural light and airflow, reducing dependence on artificial cooling while enhancing comfort. Every green corridor, water body, open space serves a purpose — ensuring that the environment isn't just beautiful, but intelligent, restorative, and deeply engaging.

Utpalaa is an experience. Here urban living is redefined with a nuanced commitment to design excellence, ecological balance, and the art of graceful, mindful living.

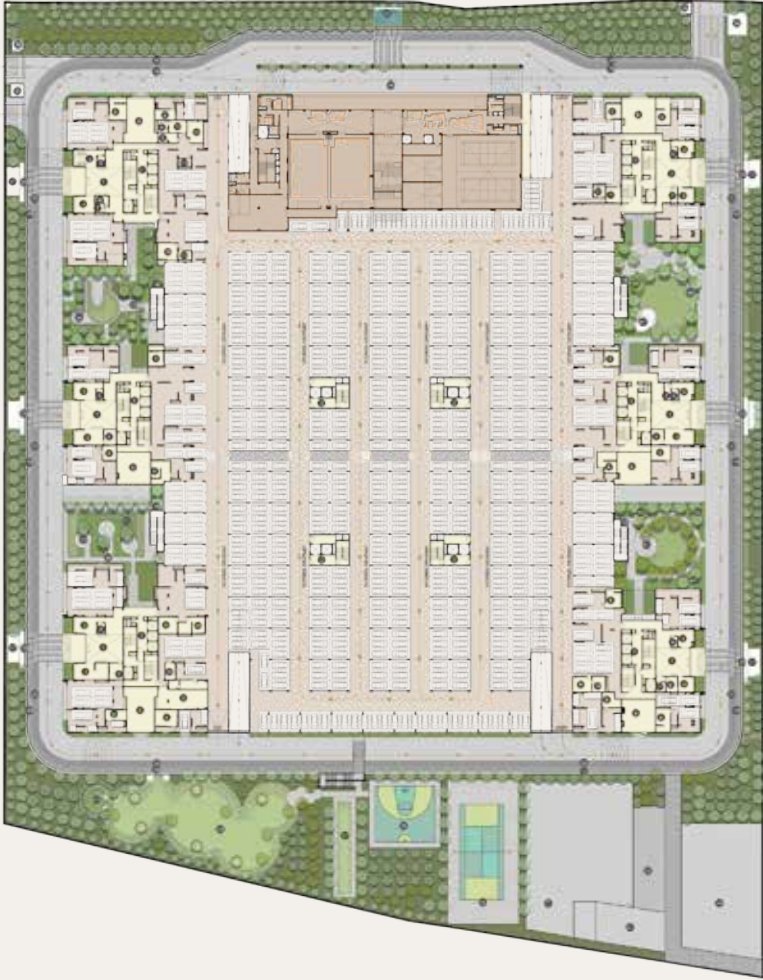
This is not just a home. This is Life in Motion.

- 5.43 Acres of Landscaped Greens
- 6 Towers, 576 Air-conditioned Residences
- 3/4/5 BHK Residences, 68 Duplexes
- 4-side open Apartments
- Triple-Height Balconies (192 units) for Natural Light and Airflow
- 50,000 Sq. Ft. Exclusive Club
- 70+ Amenities Rooted in Wellness and Community
- IGBC Pre-Certified Gold Rating
- Vaastu compliant design
- The project overlooks natural waterbody and open spaces



LEGEND:

1. VERTICAL GARDEN
2. CABANAS
3. OUTDOOR SHOWER AREA
4. CHANGING ROOM
5. INFINITY POOL EDGE
6. LAP POOL
7. KIDS' POOL
8. AQUA GYM
9. JACUZZI
10. PALM ISLAND
11. OUTDOOR LOUNGE
12. GREENERY GARDEN
13. GRAND LAGOON
14. HERBAL GARDEN
15. ROCK GARDEN
16. WATER GARDEN
17. BONFIRE TERRACE
18. FLOATED DECK
19. COWORKING SPACE
20. DRY FOUNTAIN GARDEN
21. SERENE GARDEN
22. PICNIC LAWN
23. GATHERING LAWN
24. SUNKEN LAWN
25. AMPHITHEATRE
26. FAMILY PAVILION
27. TOPIARY GARDEN
28. KIDS' TREE HOUSE
29. KIDS' BASKETBALL COURT
30. PUTTING GOLF
31. FUTSAL FIELD
32. OUTDOOR BOWLING



LEGEND:

1. RECEPTION
2. LIFT LOBBY
3. WAITING LOUNGE
4. TOILET
5. ELV/BMS ROOM
6. UTILITY
7. LUGGAGE ROOM
8. ELECTRICAL SERVICE ROOM
9. DRIVER'S LOUNGE
10. DRIVER'S TOILET
11. TOILET FOR DIFFERENTLY-ABLED
12. FMS ROOM
13. FIRE COMMAND CENTRE
14. CLUBHOUSE ELECTRICAL ROOM
15. ADMIN OFFICE
16. CLUBHOUSE DROP-OFF
17. GAS BANK
18. PODIUM STAIRCASE
19. JOGGING TRACK
20. CYCLING TRACK
21. BIO STP
22. SOLID WASTE MANAGEMENT, OWC
23. DG AREA
24. CESC SUBSTATION AREA
25. TENNIS COURT
26. HALF BASKETBALL COURT
27. CRICKET PITCH
28. ART GARDEN
29. FEATURE WALL
30. FRAGRANCE GARDEN
31. READING GARDEN
32. BUTTERFLY GARDEN
33. FOREST TRAIL
34. FOREST CABANA
35. SECURITY CABIN
36. FIRE KIOSK
37. CLUBHOUSE FEATURE WALL
38. TEMPLE
39. FLOWERING GARDEN
40. YOGA LAWN
41. PAVILION
42. AROMA GARDEN
43. SEASONAL TREE
44. PET PARK



YOUR CHOICE OF HOME

At Utpalaa, we offer multiple types of luxury apartments in Prathama(Tower 1). This ready reckoner will help you choose your own apartment. Listed below is a detailed guide that will aid you make up your mind.

Choose an apartment based on the number of bedroom/s required. To check the apartment layout and size, refer to the following pages.

Note on Apartment Type

Utpalaa offers four apartment types—A, B, C, and D—each with unique configurations: p for podium-level apartments, d for duplexes, r for refuge-level apartments, t for triple-height balcony units, dt for duplexes with triple-height balconies, dr for duplexes at the refuge level, and dtr for duplexes with triple-height balconies at the refuge level.

Sl. No.	Unit Name	Unit Type	BUA (Sq.Ft.)	RERA Carpet (Sq.Ft.)	Balcony (Sq.Ft.)	“Service/ Utility Area (Sq.Ft.)”	No.s	SBUA (Sq.Ft.)	Floor Matrix	Attached Terrace (Sq.Ft.)
1	Type A	3BHK 3T + Flexi Room, Toilet	1,619	1398	66	48	15	2,174	2,4,5,7,8,10,11,13,14,16,17,19, 20,22,23	
2	Type B	3BHK 2T	1,265	1076	52	45	14	1,698	3,4,6,7,9,10,12,13,15,16,18,1 9,21,22	
3	Type C	3BHK 2T	1,266	1073	52	45	7	1,700	3,4,7,12,15,16,19	
4	Type D	3BHK 3T + Flexi Room, Toilet	1,623	1399	67	50	15	2,179	2,4,5,7,8,10,11,13,14,16,17, 19,20,22,23	
5	Type Ap	3BHK 3T +Flexi Room, Toilet	1,620	1398	66	48	1	2,174	1	
6	Type Bp	3BHK 2T	1,265	1076	52	45	1	1,698	1	445
7	Type Cp	3BHK 2T	1,266	1073	52	45	1	1,700	1	721
8	Type Dp	2BHK 3T + Flexi Room, Toilet	1,529	1311	67	50	1	2,052	1	515
9	Type At	3BHK 3T + Flexi Room, Toilet	1,673	1398	119	49	7	2,245	3,6,9,12,15,18,21	
10	Type Bt	3BHK 2T	1,315	1076	103	45	8	1,766	2,5,8,11,14,17,20,23	
11	Type Ct	3BHK 2T	1,317	1077	103	45	5	1,768	2,8,11,20,23	
12	Type Dt	3BHK 3T + Flexi Room, Toilet	1,676	1399	120	50	7	2,250	3,6,9,12,15,18,21	
13	Type Cdr	4BHK 3T	1,995	1677	97	45	2	2,678	9-10,21-22	
14	Type Cdtr	4BHK 3T	2,046	1677	148	45	2	2,746	5-6,17-18	
15	Type C1dtr	4BHK 3T	2,098	1690	201	45	1	2,817	13-14	
16	Type Adt	4BHK 4T + Flexi Room, Toilet	3,026	2617	120	48	1	4,063	24-25	
17	Type Bd	4BHK 4T + Flexi Room, Toilet	2,310	1976	97	45	2	3,101	24-25,26-27	
18	Type C1dr	3BHK 3T	1,883	1570	97	45	1	2,528	24-25	
19	Type Ddt	4BHK 4T + Flexi Room, Toilet	3,033	2619	120	50	1	4,072	24-25	
20	Type Ad	4BHK 4T + Flexi Room, Toilet	2,973	2618	67	48	1	3,991	26-27	
21	Type Cd	4BHK 4T + Flexi Room, Toilet	2,293	1964	97	45	1	3,079	26-27	
22	Type Dd	4BHK 4T + Flexi Room, Toilet	2,980	2615	67	51	1	4,000	26-27	

Dimensions have been rounded off to the next two digits after decimal

TYPICAL FLOOR PLAN

4, 7,16 & 19 FLOORS

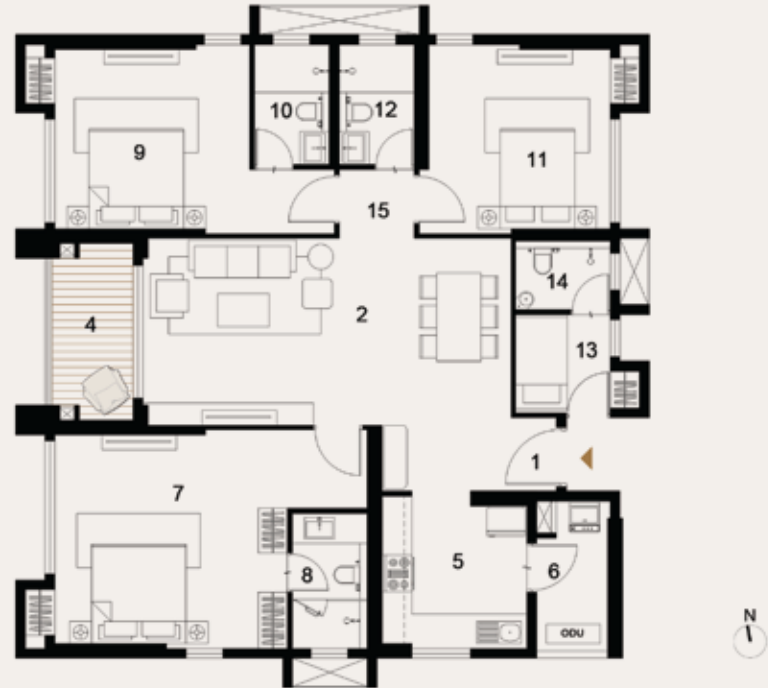


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Your Choice of Home

APARTMENT TYPE A

3 BHK 3T, Flexi Room + Toilet



Type A	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area(Sq.Ft.	Saleable Area(SQ.FT)
	1619.47	1398	66	48	2173.95

APARTMENT TYPE A			11	Bedroom 3	3.70 x 3.65
Sl. No.	Space Type	Dimensions (m)	12	Toilet 3	1.52 x 2.45
1	Foyer	3.55 x 1.35	13	Flexi Room	1.92 x 2.00
2	Living / Dining	7.40 x 3.60	14	Toilet	1.92 x 1.40
3	-	-	15	Passage	1.52 x 1.40
4	Balcony	1.80 x 3.60			
5	Kitchen	2.95 x 2.80			
6	Utility	1.45 x 3.20			
7	Master Bedroom	4.75 x 4.25			
8	Master Toilet	1.52 x 2.75			
9	Bedroom 2	3.97 x 3.65			
10	Toilet 2	1.52 x 2.45			



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Your Choice of Home

APARTMENT TYPE Ap

3 BHK 3T, Flexi Room + Toilet



Type Ap	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area(Sq.Ft.	Saleable Area(SQ.FT)
	1619.47	1398	66	48	2173.95

APARTMENT TYPE Ap			11	Bedroom 3	3.70 x 3.65
Sl. No.	Space Type	Dimensions (m)	12	Toilet 3	1.52 x 2.45
1	Foyer	3.55 x 1.35	13	Flexi Room	1.92 x 2.00
2	Living / Dining	7.40 x 3.60	14	Toilet	1.92 x 1.40
3	-	-	15	Passage	1.52 x 1.40
4	Balcony	1.80 x 3.60			
5	Kitchen	2.95 x 2.80			
6	Utility	1.45 x 3.20			
7	Master Bedroom	4.75 x 4.25			
8	Master Toilet	1.52 x 2.75			
9	Bedroom 2	3.97 x 3.65			
10	Toilet 2	1.52 x 2.45			



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Your Choice of Home

APARTMENT TYPE B

3 BHK 2T



Type B	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area(Sq.Ft.	Saleable Area(SQ.FT)
	1264.65	1076	52	45	1697.65

APARTMENT TYPE B		
Sl. No.	Space Type	Dimensions (m)
1	Foyer	-
2	Living / Dining	7.20 x 3.65
3	-	-
4	Balcony	1.50 x 3.45
5	Kitchen	3.22 x 2.85
6	Utility	3.22 x 1.40
7	Master Bedroom	3.65 x 4.25
8	Master Toilet	1.52 x 2.75
9	Bedroom 2	3.65 x 3.65
10	Toilet 2	1.52 x 2.45

11	Bedroom 3	3.22 x 3.65
12	Toilet 3	-
13	Flexi Room	-
14	Toilet	-
15	Passage	1.52 x 1.40

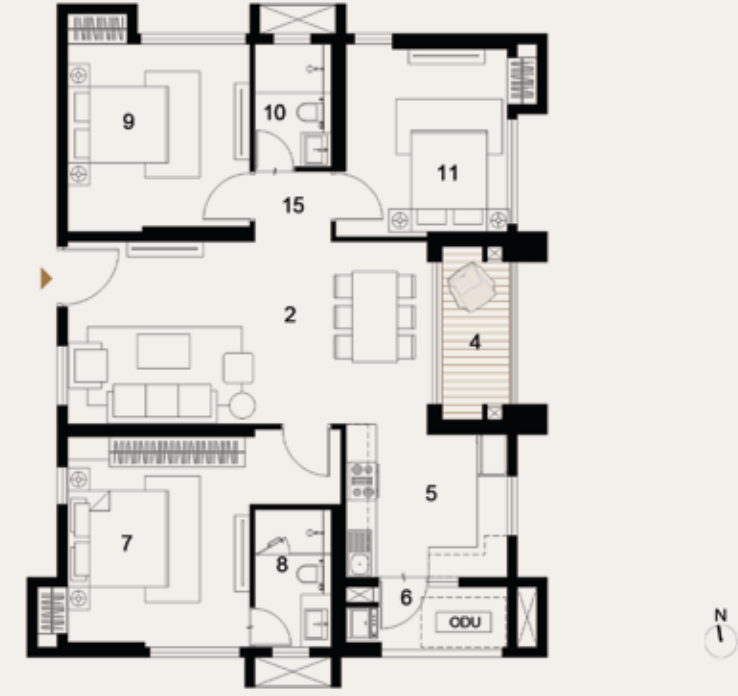


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Your Choice of Home

APARTMENT TYPE C

3 BHK 2T



Type C	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area(Sq.Ft.	Saleable Area(SQ.FT)
	1266.17	1073	52	45	1699.68

APARTMENT TYPE C		
Sl. No.	Space Type	Dimensions (m)
1	Foyer	-
2	Living / Dining	7.20 x 3.65
3	-	-
4	Balcony	1.50 x 3.45
5	Kitchen	3.22 x 2.85
6	Utility	3.22 x 1.40
7	Master Bedroom	3.65 x 4.10
8	Master Toilet	1.52 x 2.75
9	Bedroom 2	3.65 x 3.65
10	Toilet 2	1.52 x 2.45

11	Bedroom 3	3.22 x 3.65
12	Toilet 3	-
13	Flexi Room	-
14	Toilet	-
15	Passage	1.52 x 1.40



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Your Choice of Home

APARTMENT TYPE D

3 BHK 3T, Flexi Room + Toilet



APARTMENT TYPE D		
Sl. No.	Space Type	Dimensions (m)
1	Foyer	0.92 x 1.50
2	Living / Dining	7.40 x 3.80
3		2.82 x 1.25
4	Balcony	1.80 x 3.60
5	Kitchen	2.95 x 2.90
6	Utility	1.50 x 3.20
7	Master Bedroom	4.75 x 4.25
8	Master Toilet	1.52 x 2.85
9	Bedroom 2	3.97 x 3.65
10	Toilet 2	1.52 x 2.45

11	Bedroom 3	3.70 x 3.65
12	Toilet 3	1.52 x 2.45
13	Flexi Room	1.92 x 2.00
14	Toilet	1.92 x 1.35
15	Passage	1.52 x 1.40



KEY PLAN

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Your Choice of Home

APARTMENT TYPE At

3 BHK 3T, Flexi Room + Toilet



APARTMENT TYPE At		
Sl. No.	Space Type	Dimensions (m)
1	Foyer	3.55 x 1.35
2	Living / Dining	7.40 x 3.80
3		-
4	Balcony	3.45 x 3.60
5	Kitchen	2.95 x 2.80
6	Utility	1.45 x 3.20
7	Master Bedroom	4.75 x 4.25

8	Master Toilet	1.52 x 2.75
9	Bedroom 2	3.97 x 3.65
10	Toilet 2	1.52 x 2.45
11	Bedroom 3	3.70 x 3.65
12	Toilet 3	1.52 x 2.45
13	Flexi Room	1.92 x 2.00
14	Toilet	1.92 x 1.40
15	Passage	1.52 x 1.40



KEY PLAN

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Your Choice of Home

APARTMENT TYPE Bp

3 BHK 2T



Type Bp	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Attached Terrace (SQ.FT)	Service Utility Area(Sq.Ft.	Saleable Area(SQ.FT)
	1264.65	1076	52	445	45	1697.65

APARTMENT TYPE Bp					
Sl. No.	Space Type	Dimensions (m)			
1	Foyer	-	10	Toilet 2	1.52 x 2.45
2	Living / Dining	7.20 x 3.65	11	Bedroom 3	3.22 x 3.65
3	Balcony	-	12	Toilet 3	-
4	Kitchen	1.50 x 3.45	13	Flexi Room	-
5	Utility	3.22 x 2.85	14	Toilet	-
6	Master Bedroom	3.22 x 1.40	15	Passage	1.52 x 1.40
7	Master Toilet	3.65 x 4.25	17	Private Terrace	1.70 x 10.40
8	Bedroom 2	1.52 x 2.75	18	Private Terrace	1.50 x 8.00
9	Bedroom 1	3.65 x 3.65			



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Your Choice of Home

APARTMENT TYPE Cp

3 BHK 2T



Type Cp	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Attached Terrace (SQ.FT)	Service Utility Area(Sq.Fl.	Saleable Area(SQ.FT)
	1266.17	1073	52	721	45	1699.68

APARTMENT TYPE Cp					
Sl. No.	Space Type	Dimensions (m)			
1	Foyer	-	10	Toilet 2	1.52 x 2.45
2	Living / Dining	7.20 x 3.65	11	Bedroom 3	3.22 x 3.65
3	Balcony	-	12	Toilet 3	-
4	Kitchen	1.50 x 3.45	13	Flexi Room	-
5	Utility	3.22 x 2.85	14	Toilet	-
6	Master Bedroom	3.22 x 1.40	15	Passage	1.52 x 1.40
7	Master Toilet	3.65 x 4.25	17	Private Terrace	7.65 x 18.00
8	Bedroom 2	1.52 x 2.75	18	Private Terrace	26.00x 2.30
9	Bedroom 1	3.65 x 3.65	19	Private Terrace	3.20 x 18.93



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Your Choice of Home

APARTMENT TYPE B_t

3 BHK 2T



APARTMENT TYPE B _t			8	Master Toilet	1.52 x 2.75
Sl. No.	Space Type	Dimensions (m)	9	Bedroom 2	3.65 x 3.65
1	Foyer	-	10	Toilet 2	1.52 x 2.45
2	Living / Dining	7.20 x 3.65	11	Bedroom 3	3.22 x 3.65
3	-	-	12	Toilet 3	-
4	Balcony	3.15 x 3.45	13	Flexi Room	-
5	Kitchen	3.22 x 2.85	14	Toilet	-
6	Utility	3.22 x 1.40	15	Passage	1.52 x 1.40
7	Master Bedroom	3.65 x 4.25			



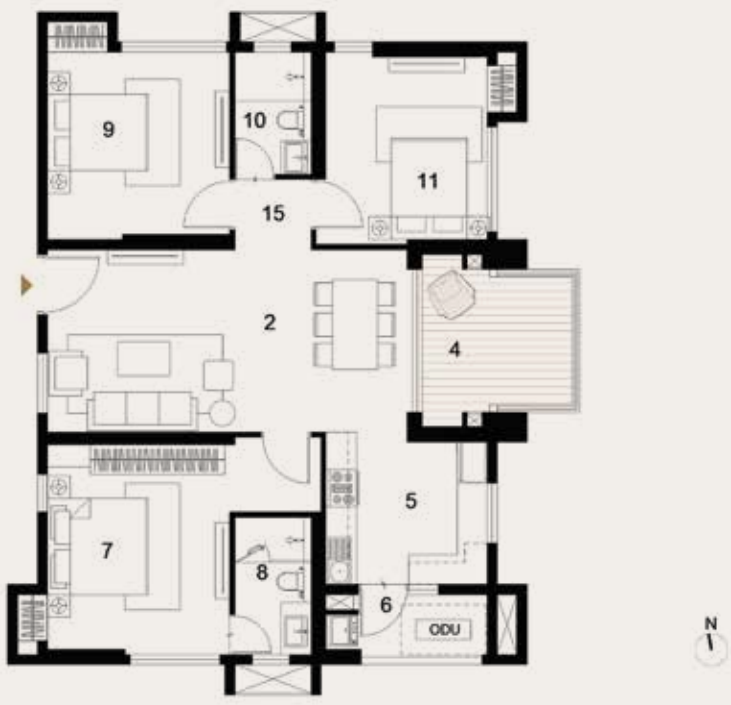
Type B _t	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area(Sq.Ft.	Saleable Area(SQ.FT)
	1315.27	1076	103	45	1765.60

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Your Choice of Home

APARTMENT TYPE C_t

3 BHK 2T



APARTMENT TYPE C _t			8	Master Toilet	1.52 x 2.75
Sl. No.	Space Type	Dimensions (m)	9	Bedroom 2	3.65 x 3.65
1	Foyer	-	10	Toilet 2	1.52 x 2.45
2	Living / Dining	7.20 x 3.65	11	Bedroom 3	3.22 x 3.65
3	-	-	12	Toilet 3	-
4	Balcony	3.15 x 3.45	13	Flexi Room	-
5	Kitchen	3.22 x 2.85	14	Toilet	-
6	Utility	3.22 x 1.40	15	Passage	1.52 x 1.40
7	Master Bedroom	3.65 x 4.10			



Type C _t	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area(Sq.Ft.	Saleable Area(SQ.FT)
	1316.79	1077	103	45	1767.64

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Your Choice of Home

APARTMENT TYPE D_p

2 BHK 3T, Flexi Room + Toilet



Type Dp	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Attached Terrace (SQ.FT)	Service Utility Area(Sq.Ft.	Saleable Area(SQ.FT)
	1528.99	1311	67	515	50	2052.49

APARTMENT TYPE Dp					
Sl. No.	Space Type	Dimensions (m)			
1	Foyer	2.42 x 1.50	10	Toilet 2	1.52 x 2.45
2	Living / Dining	5.42 x 3.80	11	Bedroom 3	-
3	Living / Dining	2.62 x 3.59	12	Toilet 3	1.52 x 2.45
4	Balcony	1.80 x 3.60	13	Flexi Room	1.92 x 2.00
5	Kitchen	2.95 x 2.90	14	Toilet	1.92 x 1.35
6	Utility	1.50 x 3.20	15	Passage	1.52 x 1.40
7	Master Bedroom	4.75 x 4.25	16	Study	2.00 x 3.65
8	Master Toilet	1.52 x 2.75	17	Private Terrace	1.55 x 25.12
9	Bedroom 2	3.97 x 3.65	18	Private Terrace	6.90x 18.00



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Your Choice of Home

APARTMENT TYPE D_t

3 BHK 3T, Flexi Room + Toilet



Type Dt	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area(Sq.Ft.	Saleable Area(SQ.FT)
	1676.14	1399	120	50	2250.02

APARTMENT TYPE Dt					
Sl. No.	Space Type	Dimensions (m)			
1	Foyer	0.92 x 1.50	8	Master Toilet	1.52 x 2.75
2	Living / Dining	7.40 x 3.80	9	Bedroom 2	3.97 x 3.65
3	Living / Dining	2.62 x 1.25	10	Toilet 2	1.52 x 2.45
4	Balcony	3.45 x 3.60	11	Bedroom 3	3.70 x 3.65
5	Kitchen	2.95 x 2.90	12	Toilet 3	1.52 x 2.45
6	Utility	1.50 x 3.20	13	Flexi Room	1.92 x 2.00
7	Master Bedroom	4.75 x 4.25	14	Toilet	1.92 x 1.35
			15	Passage	1.52 x 1.40



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Your Choice of Home

APARTMENT TYPE Adt LOWER

4 BHK 4T, Flexi Room + Toilet

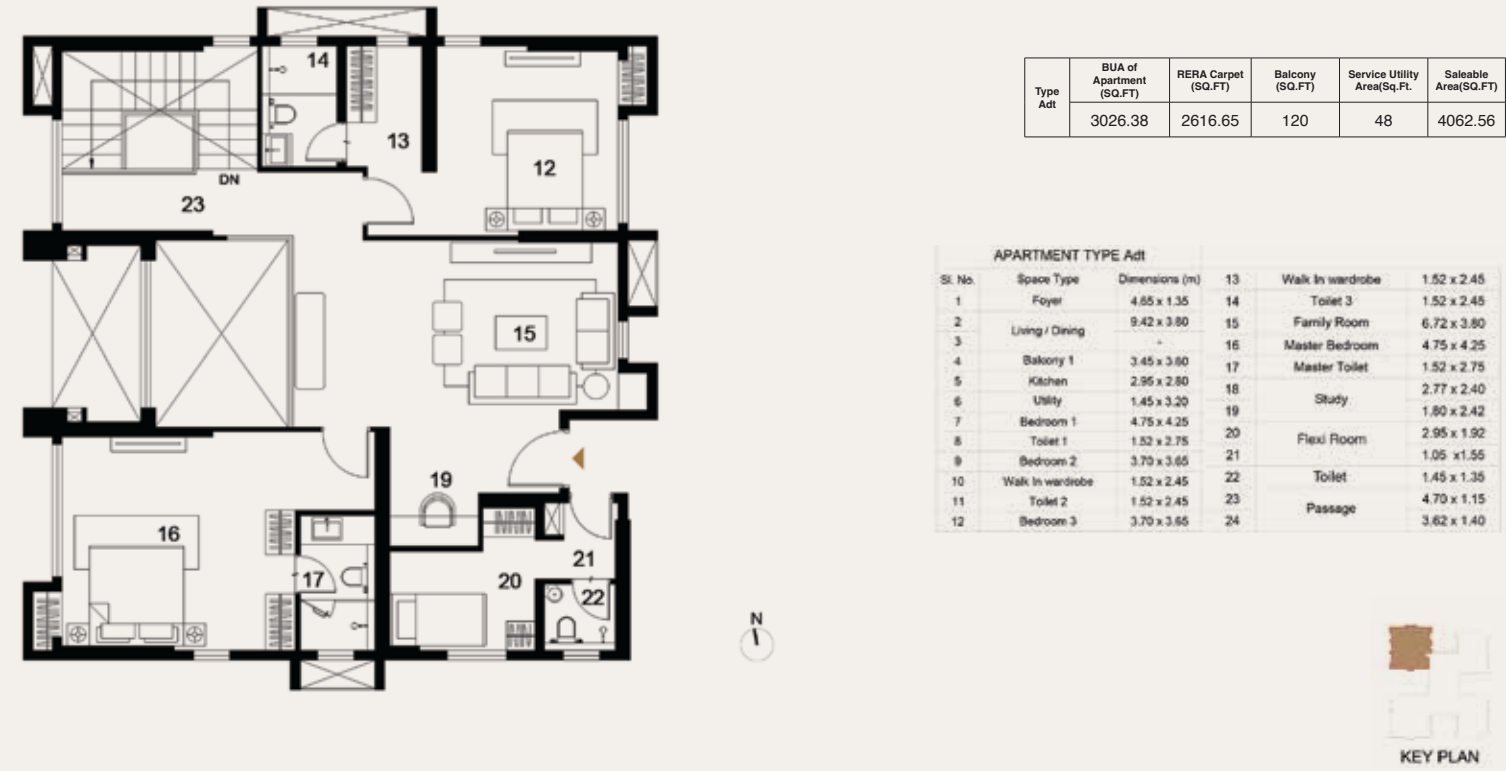


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Your Choice of Home

APARTMENT TYPE Adt UPPER

4 BHK 4T, Flexi Room + Toilet



Disclaimer: The shower glass shown in the toilet is for indicative purposes only and is not part of the final project deliverables. The window and door design, including glass modulation, is illustrative and may change based on design feasibility and suitability. The tile size and design depicted are indicative and may be modified as per design requirements and availability. For clarity on any specifications, please refer to the AFS document.

Type Adt	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area(Sq.Ft.	Saleable Area(SQ.FT)
	3026.38	2616.65	120	48	4062.56

APARTMENT TYPE Adt					
Sl. No.	Space Type	Dimensions (m)			
1	Foyer	4.65 x 1.35	13	Walk In wardrobe	1.52 x 2.45
2	Living / Dining	9.42 x 3.80	14	Toilet 3	1.52 x 2.45
3		-	15	Family Room	6.72 x 3.80
4	Balkony 1	3.45 x 3.80	16	Master Bedroom	4.75 x 4.25
5	Kitchen	2.95 x 2.80	17	Master Toilet	1.52 x 2.75
6	Utility	1.45 x 3.20	18	Study	2.77 x 2.40
7	Bedroom 1	4.75 x 4.25	19		1.80 x 2.42
8	Toilet 1	1.52 x 2.75	20	Flexi Room	2.95 x 1.92
9	Bedrooms 2	3.70 x 3.65	21		1.05 x 1.55
10	Walk In wardrobe	1.52 x 2.45	22	Toilet	1.45 x 1.35
11	Toilet 2	1.52 x 2.45	23		4.70 x 1.15
12	Bedroom 3	3.70 x 3.65	24	Passage	3.62 x 1.40



THE BEATING HEART OF UTPALAA

At the core of **Utpalaa's** dynamic lifestyle is **Club Nova**, a 50,000 sq. ft. world of possibilities where leisure, wellness, and social connection come together in perfect sync. More than just an amenity, **Club Nova** is the soul of **Utpalaa** — a space that promises to inspire, rejuvenate, and bring people together.

- **Wellness & Vitality** – From a state-of-the-art fitness centre to rejuvenating hydrotherapy pools, every detail is designed for holistic well-being.
- **Unrivalled Recreation** – Whether it's a game of tennis, a swim under open skies, or a mindful moment in the yoga studio, movement is effortless and exhilarating.
- **Inspired Social Spaces** – Elegant lounges, private dining areas, and vibrant community zones set the stage for meaningful connections.
- **A World of Indulgence** – Curated gourmet experiences, celebration hubs, and immersive relaxation zones ensure that life at Club Nova is as enriching as it is exciting.

Every day is an invitation here — to connect, to unwind, to rediscover the joy of inspired living. It is a destination within a destination, the very essence of **Utpalaa's** vision of a life well-lived.

Club Nova promises a new way of being. A place where movement, environment, and design merge into an effortless rhythm. Where every day feels instinctively in tune with the world around you.

Your Choice of Home

CLUB NOVA GROUND FLOOR PLAN



LEGEND

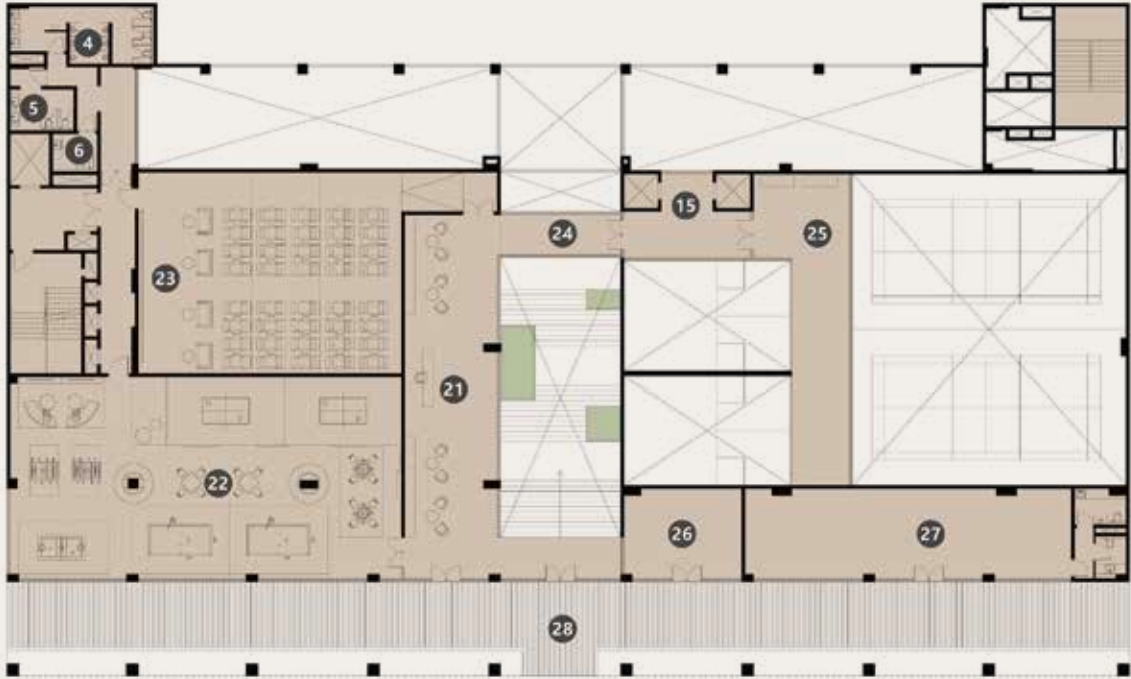
- | | | |
|-----------------------|----------------------|-----------------------|
| 1. CLUBHOUSE DROP-OFF | 8. FEMALE STAFF ROOM | 13. GRAND STAIRCASE |
| 2. RECEPTION | 9. MALE STAFF ROOM | 14. LOBBY |
| 3. PRE-FUNCTION AREA | 10. KITCHEN | 15. LIFT LOBBY |
| 4. MEN'S TOILET | 11. BANQUET HALL 1 | 16. ADMIN OFFICE |
| 5. LADIES' TOILET | 12. BANQUET HALL 2 | 17. BADMINTON COURT 1 |
| 6. HANDICAPPED TOILET | | 18. BADMINTON COURT 2 |
| 7. TIME OFFICE | | 19. SQUASH COURT 1 |
| | | 20. SQUASH COURT 2 |



KEY PLAN

Your Choice of Home

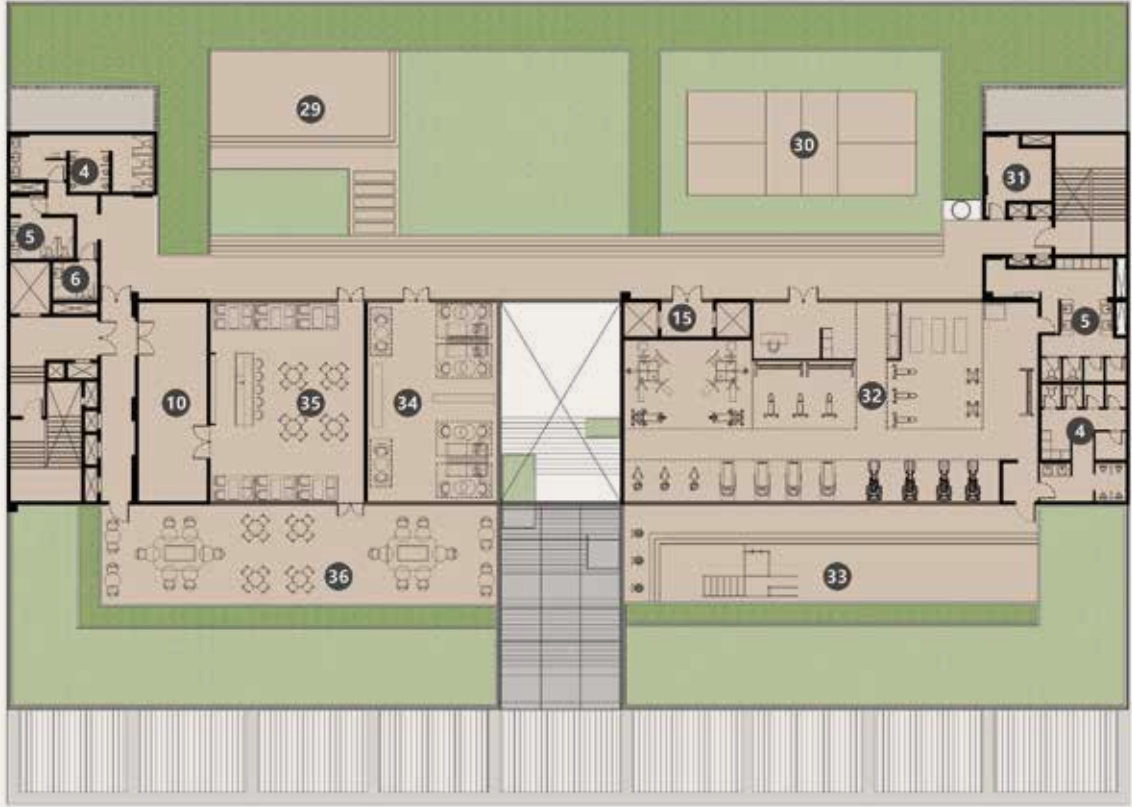
CLUB NOVA FIRST FLOOR PLAN



- LEGEND
- | | |
|---------------------------------|-----------------------|
| 4. MEN'S TOILET | 24. SKY BRIDGE |
| 5. LADIES' TOILET | 25. VIEWING GALLERY |
| 6. TOILET FOR DIFFERENTLY-ABLED | 26. GOLF SIMULATOR |
| 15. LIFT LOBBY | 27. MULTIPURPOSE HALL |
| 21. READING LOUNGE | 28. OUTDOOR DECK |
| 22. GAMES ROOM | |
| 23. AV ROOM | |

Your Choice of Home

CLUB NOVA TERRACE FLOOR PLAN



- LEGEND
- | |
|------------------------------------|
| 4. MENS' TOILET |
| 5. LADIES' TOILET |
| 6. HANDICAPPED TOILET |
| 10. KITCHEN |
| 15. LIFT LOBBY |
| 29. FAMILY PAVILION/ PARTY TERRACE |
| 30. PICKLEBALL COURT |
| 31. STORE ROOM |
| 32. GYMNASIUM |
| 33. YOGA DECK/ JUNGLE GYM |
| 34. MULTIPURPOSE LOUNGE |
| 35. RESTAURANT |
| 36. ALFRESCO DINING |

AmbujaNeotia

A project of Ambuja Realty Development Limited

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WBREERA Registration No.: WBREERA/P/KOL/2025/002427

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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 Utpalaa The CondoVille, Prathama (Tower 1) 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.