



# UTPALAA

THE CONDOVILLE

LAUNCHING TOWER CHATURTHI  
THE FINAL COLLECTION OF 4 BHK AC RESIDENCES

📍 Off EM Bypass, Near Ruby

**AmbujaNeotia**



*more space*  
*more life*  
breathe the change



## Where life thrives *Abundantly*

Welcome to *Utpalaa*, a thoughtfully crafted residential address located off EM Bypass in South Kolkata — where life finds the space to flourish.

*Utpalaa* brings together mindful architecture, expansive landscapes, and wellness-led living to create homes that truly breathe.

Set across 10.5 acres of lush greens and enriched with 70+ lifestyle amenities, abundance here is measured by the quality, calm, and completeness of everyday life.

## The Final Collection of *4BHK AC Residences*





5.43 Acres of  
Green Expanse



6 Towers



70+ Amenities



50,000 Sq Ft  
Exclusive Club



IGBC  
Pre-certified  
Gold Rating

Podium Aerial View



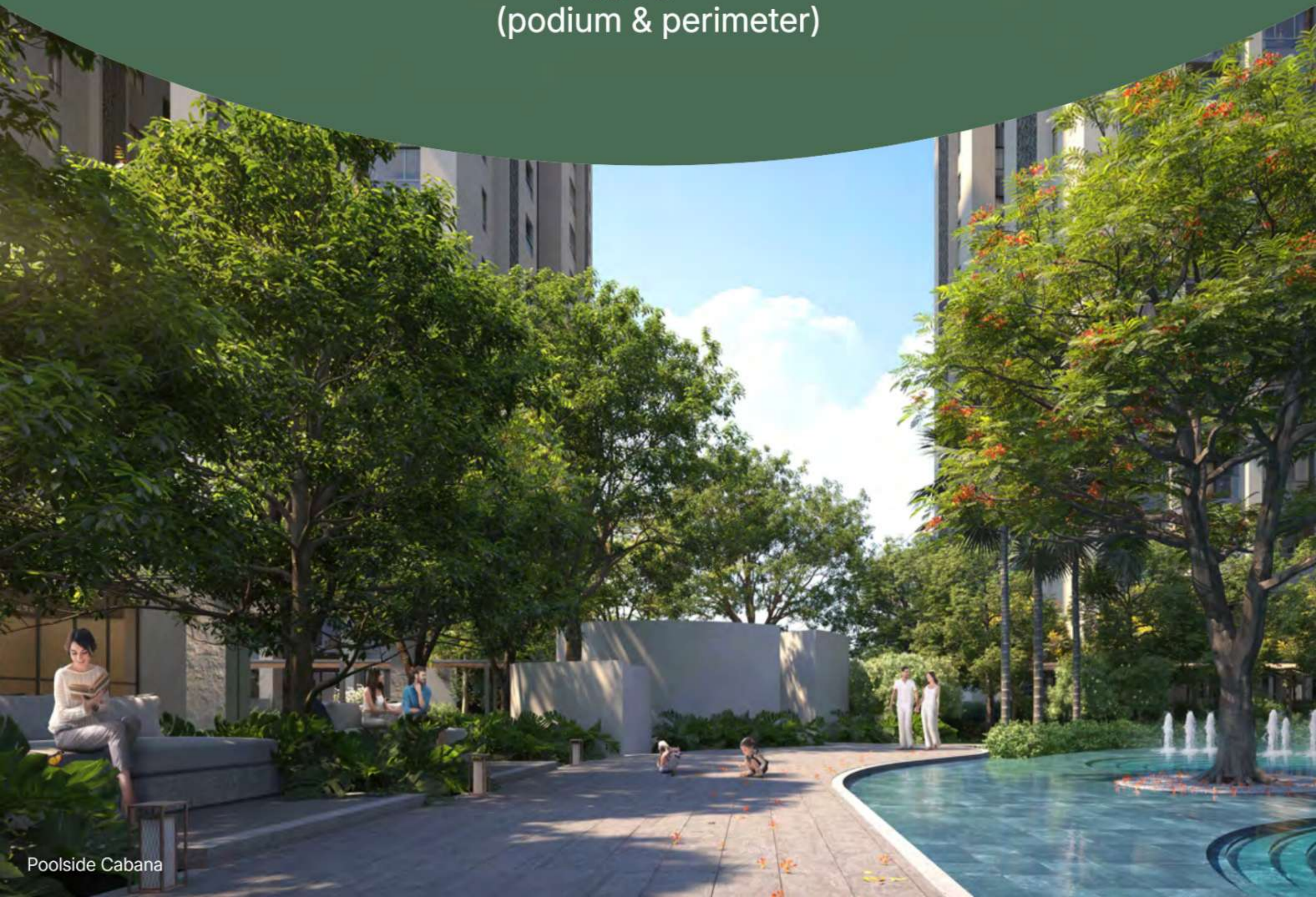


**3.5-side**  
open apartments

**1300+**  
trees planted to  
create microclimate

**Triple-height**  
balconies opening to  
panoramic vistas

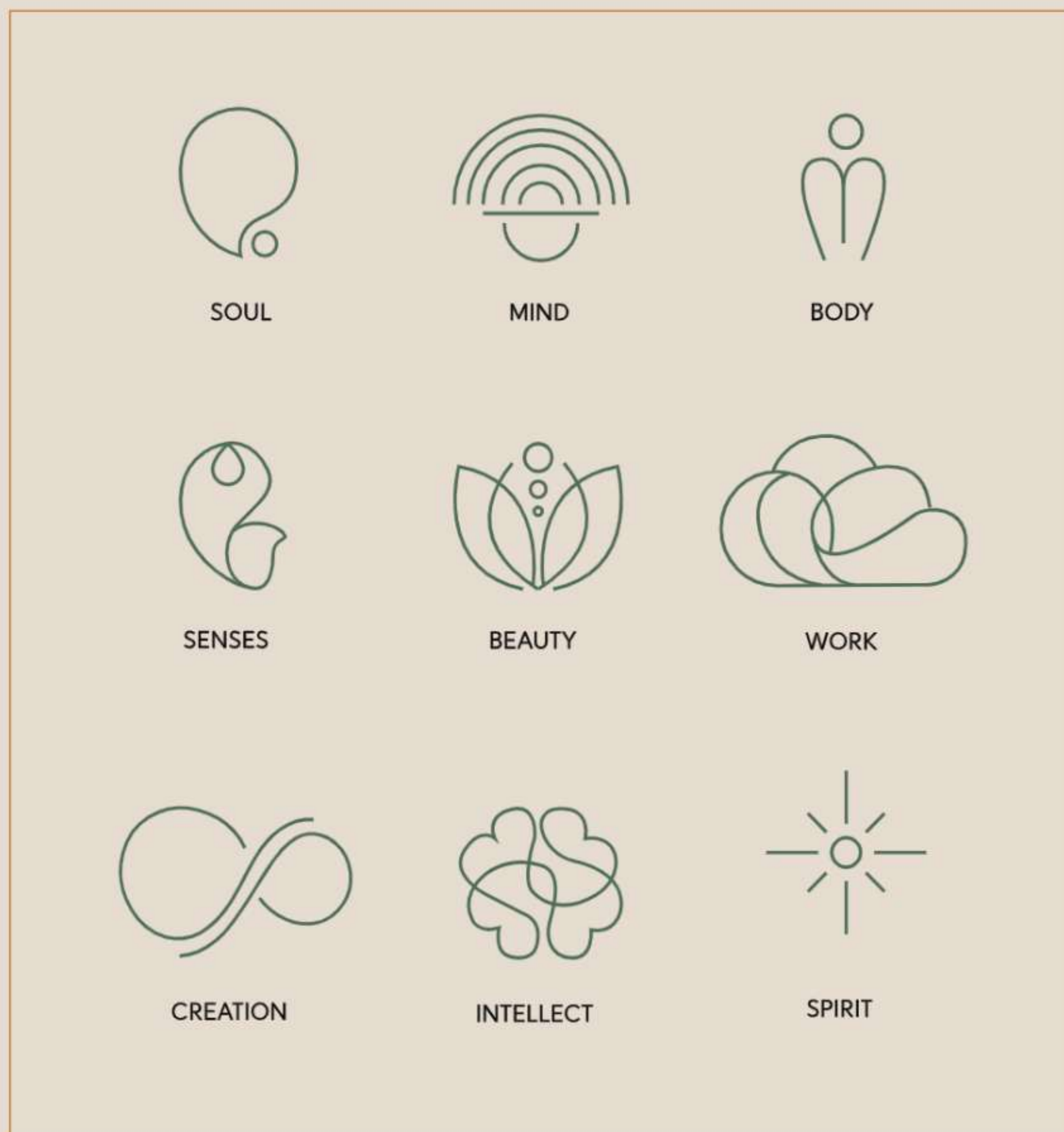
**1.5 km**  
jogging track  
(podium & perimeter)



*thrive in*  
**bliss**  
*embrace abundance*

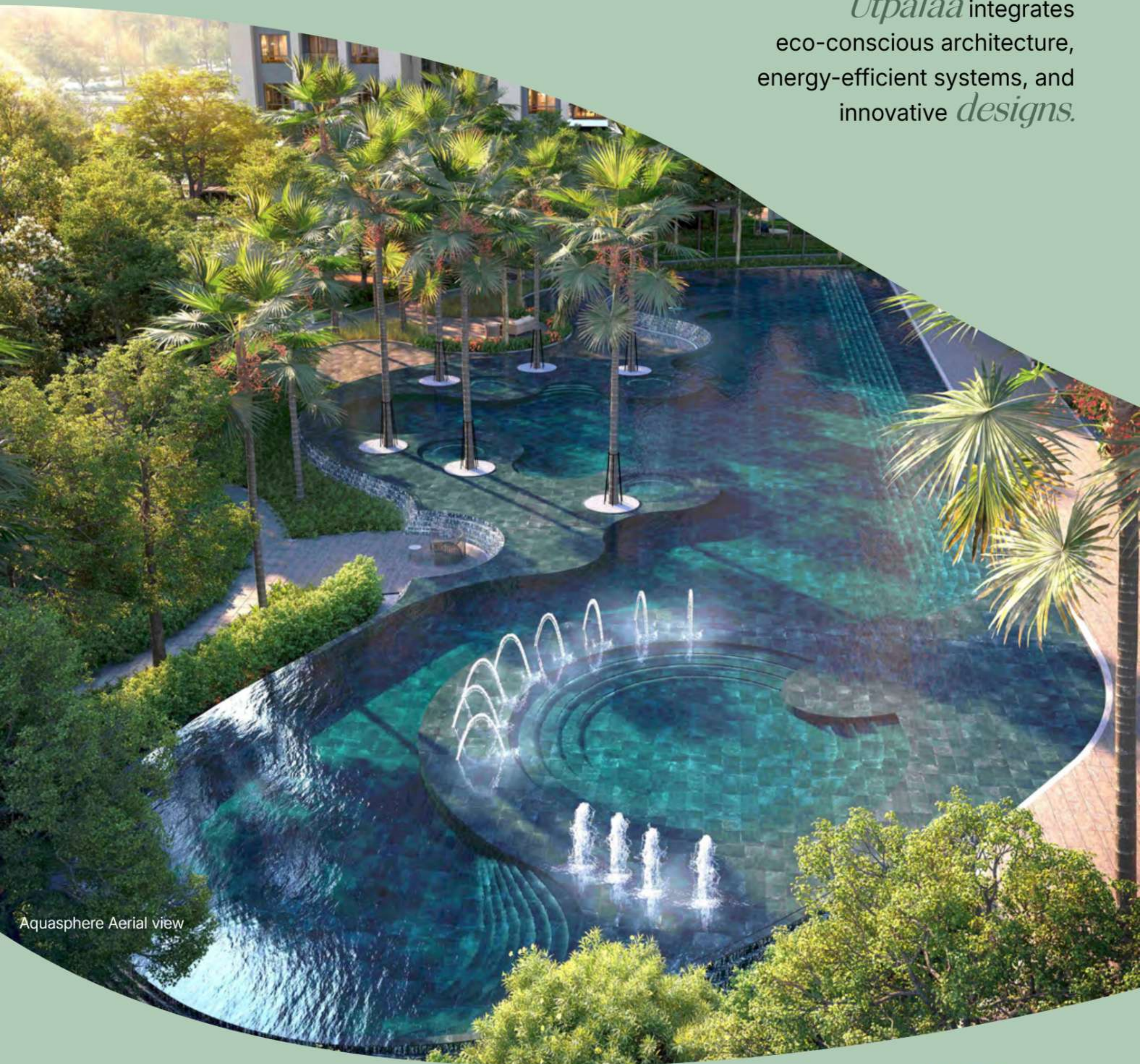
The life-affirming spaces at Utpalaa are designed to evoke pure bliss. Here, life unfolds like the first light of dawn, filling your home with pure, energizing, essence of nature. Every amenity creates an abundance of happiness!

*feel the bliss of*



feel the bliss of *S.O.U.L*

*Utpalaa* integrates  
eco-conscious architecture,  
energy-efficient systems, and  
innovative *designs*.



Aquasphere Aerial view

© morphogenesis.

*Sustainable*

Lesser energy consumption through passive design and microclimate creation

*Optimised*

Resource optimisation through design innovation

*Unique*

Globally pertinent unique climate responsive design

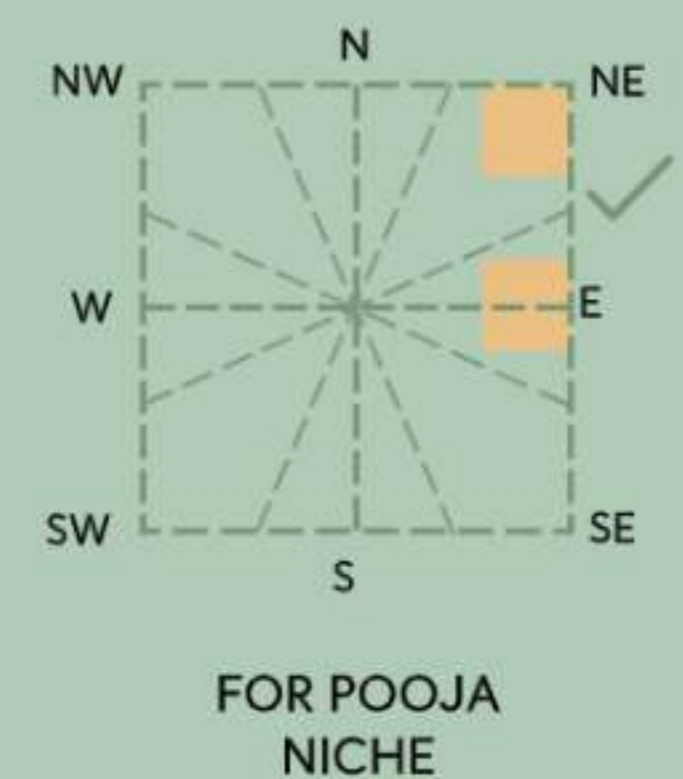
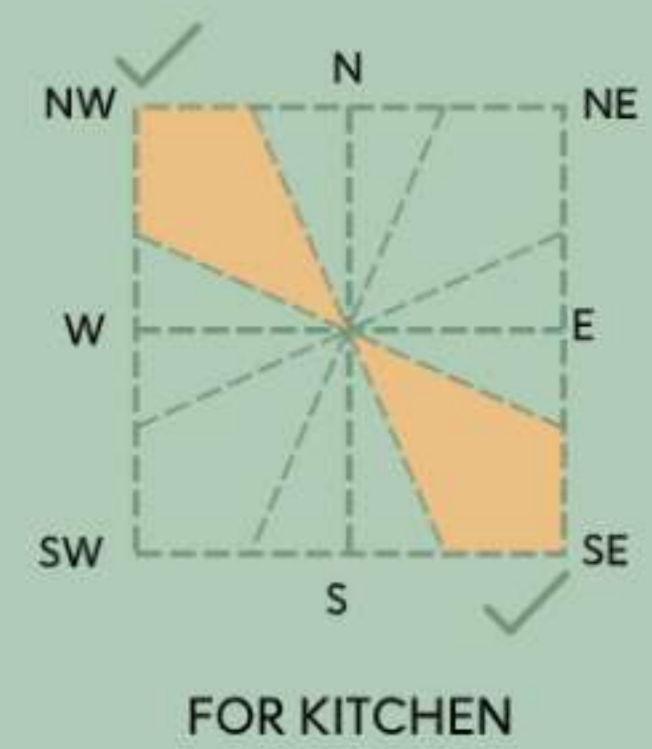
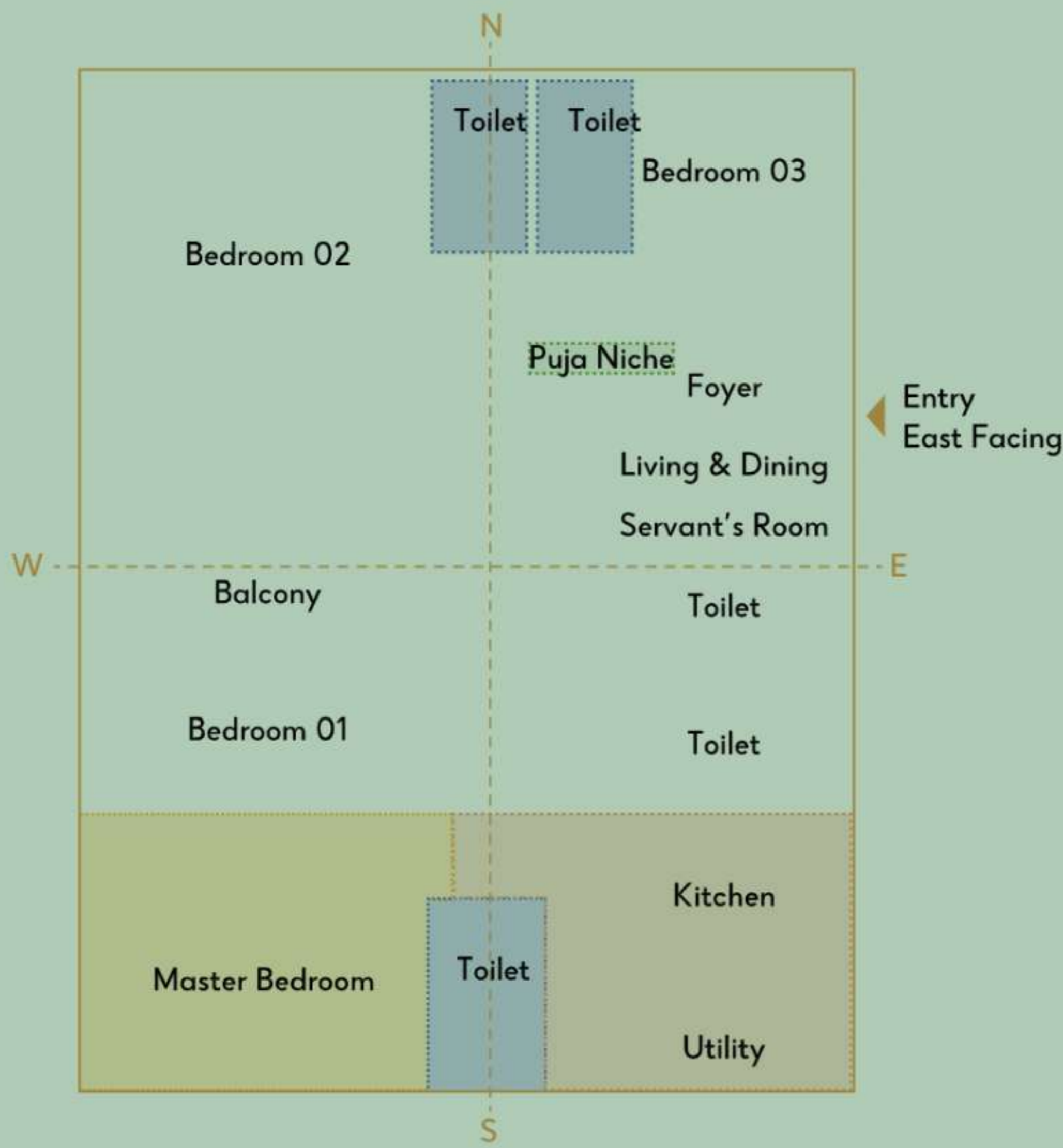
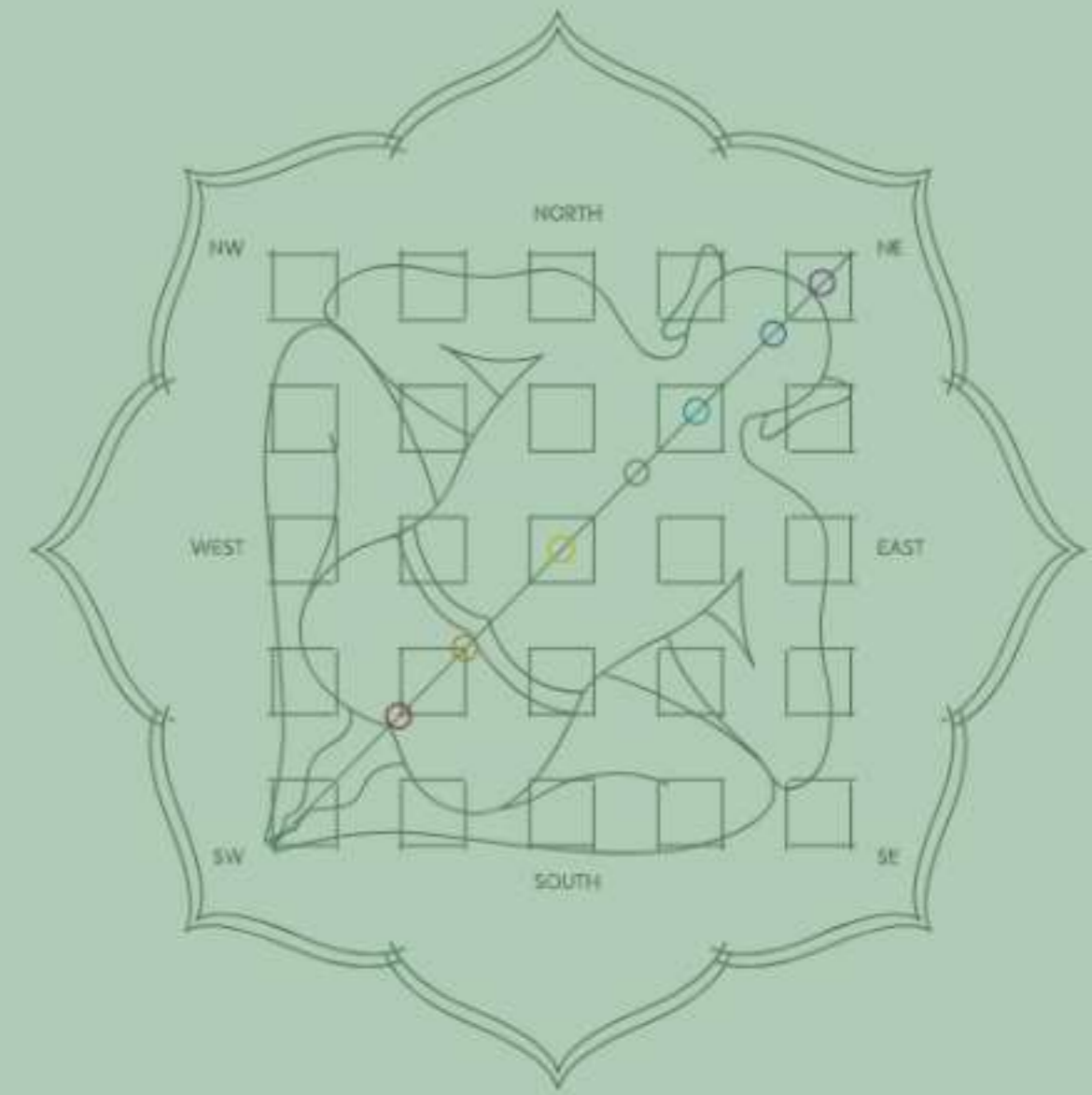
*Liveable*

Creating smart environments by placing the resident at the centre of the design process

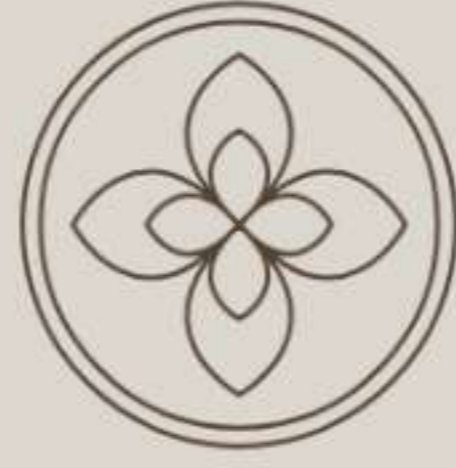
# vaastu

*the timeless blueprint of harmony*

Beneath it all, Vaastu shapes every space with intention.

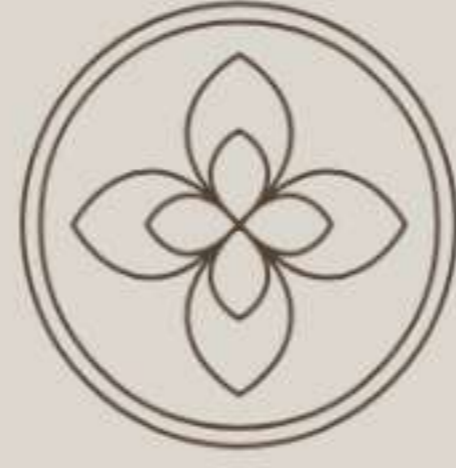


Designed for balance, energy, and well-being - *Utpalaa* is aligned to optimise light, ventilation and flow - ensuring your home isn't just architecturally stunning but also spiritually uplifting.



## Living Room

An inviting living room designed for comfort and conversations every day



## Master Bedroom

A spacious master bedroom designed for  
leisure and relaxation

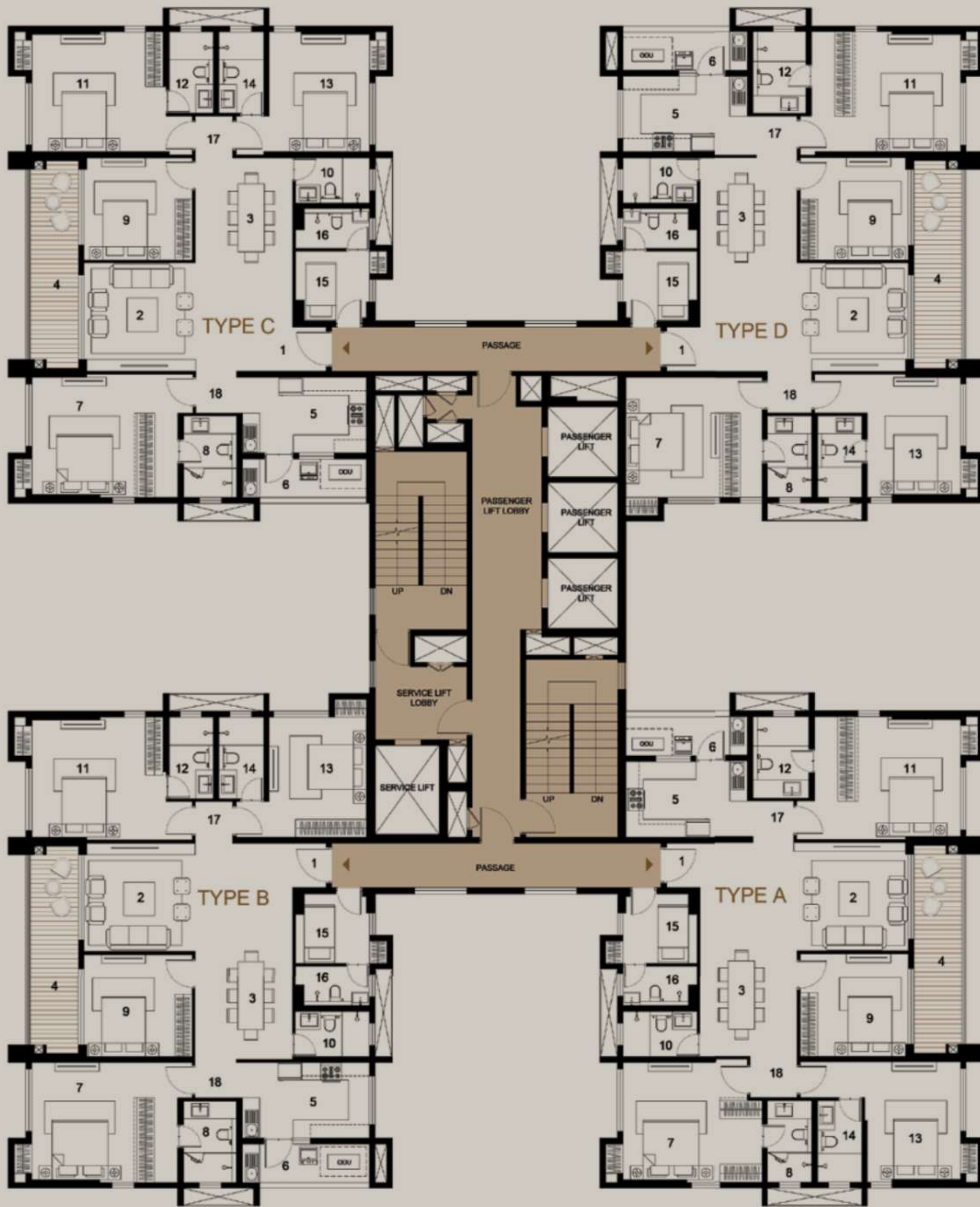


## Bedroom

A cosy and well-appointed bedroom, thoughtfully designed for comfort

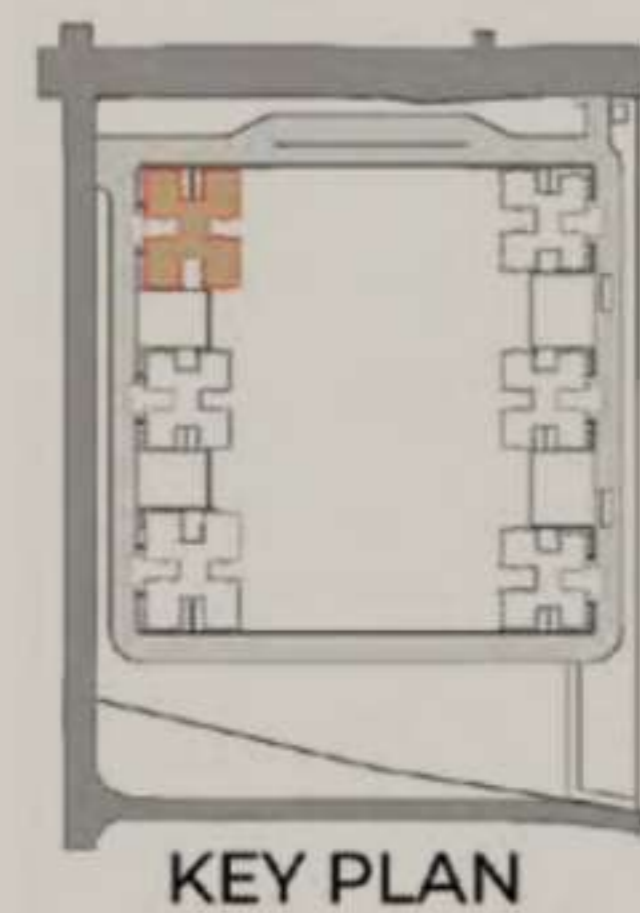


# TYPICAL Floor Plan



## LEGEND

- |                    |                        |
|--------------------|------------------------|
| 1. FOYER           | 10. COMMON TOILET      |
| 2. LIVING / DINING | 11. BEDROOM 3          |
| 3. LIVING / DINING | 12. TOILET 3           |
| 4. BALCONY         | 13. BEDROOM 4          |
| 5. KITCHEN         | 14. TOILET 4           |
| 6. UTILITY         | 15. FLEXI ROOM         |
| 7. MASTER BEDROOM  | 16. TOILET             |
| 8. MASTER TOILET   | 17-18. PRIVATE TERRACE |
| 9. BEDROOM 2       |                        |



KEY PLAN

## Apartment Type A | 4BHK 4T , Flexi Room + Toilet



2,4,5,7,8,10,11,13,14,16,17,19,20,22 & 23 FLOORS



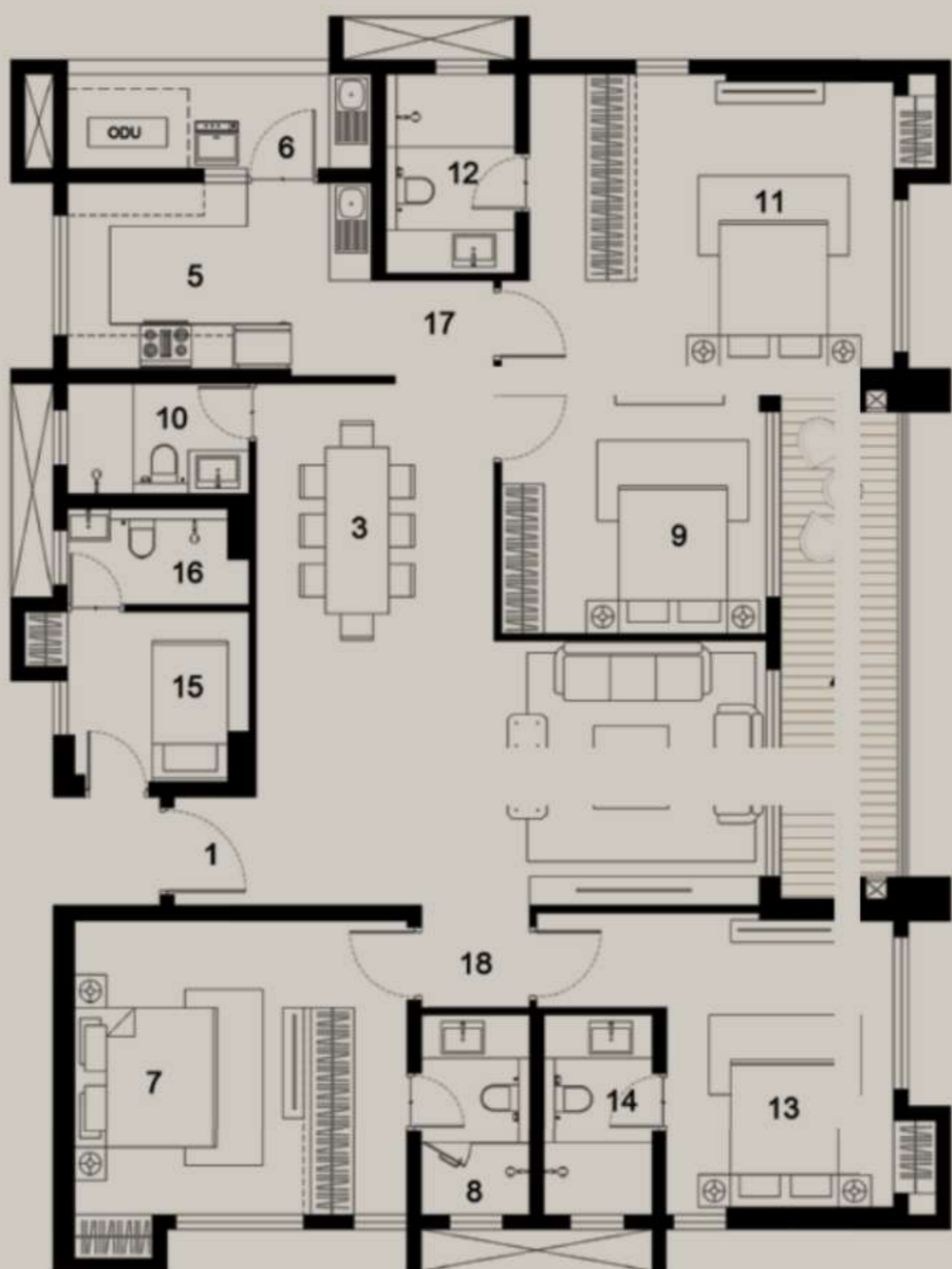
Type A	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area(SQ.FT)	Saleable Area(SQ.FT)
	2095	1785	132	66	2812

### APARTMENT TYPE A

Sl. No.	Space Type	Dimensions (m)	Sl. No.	Space Type	Dimensions (m)
1	Foyer	1.15 x 1.50	10	Common Toilet	2.55 x 1.52
2	Living / Dining	7.07 x 3.65	11	Bedroom 3	5.02 x 3.95
3		3.35 x 3.55	12	Toilet 3	1.92 x 2.75
4	Balcony	1.80 x 7.00	13	Bedroom 4	3.20 x 3.95
5	Kitchen	4.17 x 2.55	14	Toilet 4	1.52 x 2.75
6	Utility	4.17 x 1.50	15	Flexi Room	2.15 x 2.35
7	Master Bedroom	4.77 x 3.95	16	Toilet	2.25 x 1.32
8	Master Toilet	1.52 x 2.75	17	Passage	1.40 x 1.40
9	Bedroom 2	3.62 x 3.45	18		1.62 x 1.40



## Apartment Type D | 4BHK 4T , Flexi Room + Toilet



2,4,5,7,8,10,11,13,14,16,17,19,20,22 & 23 FLOORS



Type D	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area(SQ.FT)	Saleable Area(SQ.FT)
	2097	1782	132	68	2815

### APARTMENT TYPE D

Sl. No.	Space Type	Dimensions (m)	Sl. No.	Space Type	Dimensions (m)
1	Foyer	1.15 x 1.50	10	Common Toilet	2.55 x 1.52
2	Living / Dining	7.07 x 3.65	11	Bedroom 3	5.12 x 3.95
3		3.35 x 3.55	12	Toilet 3	1.82 x 2.75
4	Balcony	1.80 x 7.00	13	Bedroom 4	3.20 x 3.95
5	Kitchen	4.27 x 2.55	14	Toilet 4	1.52 x 2.75
6	Utility	4.27 x 1.50	15	Flexi Room	2.15 x 2.35
7	Master Bedroom	4.67 x 4.05	16	Toilet	2.25 x 1.32
8	Master Toilet	1.52 x 2.75	17	Passage	1.40 x 1.40
9	Bedroom 2	3.62 x 3.45	18		1.52 x 1.40





## Triple-height Balcony

Enjoy uninterrupted view from the triple-height balcony

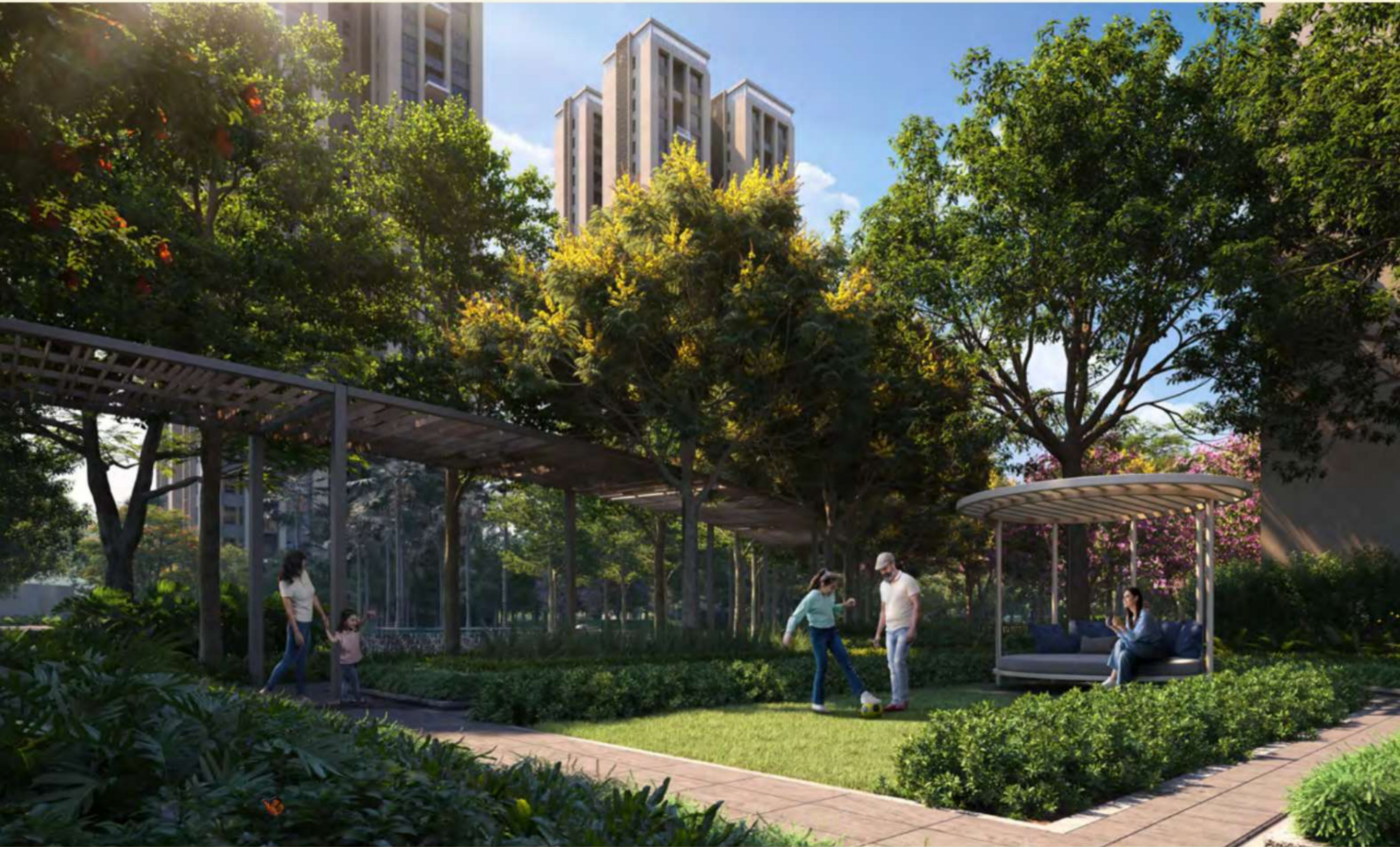
# bliss of *mind*



Multipurpose Lawn  
Senior Citizen Zone  
Family Pavilion

Serene Garden  
Greenery Garden





## Multipurpose Lawn

Let the energy of the space recharge you



## bliss of *body*



Jogging Track  
Jungle Gym  
Lap Pool  
Aqua Gym  
Infinity Pool  
Jacuzzi  
Tennis Court

Basketball Court (Half & Kids')  
Futsal Field  
Outdoor Bowling  
Cricket Practice Pitch  
Putting Golf  
Cycling Track





## Infinity Pool

A boundless oasis where the sky meets the water,  
inviting you to unwind in endless serenity



## Outdoor Bowling

Step out, breathe in the fresh air, and  
have some good old fun



## Basketball Court

A spirited court where every shot soars and  
teamwork thrives



## Futsal Field

A dynamic arena where energy flows and every game ignites passion



Grand Lagoon

bliss of *senses*



Aroma Garden  
Herbal Garden  
Butterfly Garden  
Flowering Garden

Seasonal Trees  
Grand Lagoon  
Poolside Cabana





## Butterfly Garden

A serene spot where nature flutters to life, creating  
a haven of colours and tranquillity

bliss of *beauty*



Vertical Garden

Vertical Garden

Topiary Garden

Rock Garden

Dry Fountain Garden

Outdoor Lounge

Outdoor Pavilion

Sunken Lawn

Pet Park

Floating Deck



## Pet Park

A happy space for your furry friends to play, bond  
and prance around

bliss of *work*



Outdoor Coworking Space

Outdoor Coworking Space | Gathering Lawn

bliss of *creation*



Art Garden

Art Garden  
Amphitheatre





# Amphitheatre

A vibrant stage where stories unfold  
under the open sky

bliss of *intellect*



Reading Garden  
Kids' Tree House  
Walkway Canopy  
Stargazing Lawn





## Tree House

A magical tree house where imagination takes  
flight amidst nature's embrace



# Reading Garden

A tranquil space where stories unfold



Bonfire Terrace

## bliss of *spirit*



- Temple
- Forest Spring
- Forest Path
- Picnic Lawn
- Water Garden
- Bonfire Terrace
- Fragrance Garden





# Temple

Bow down your head to the Almighty

## PODIUM LEVEL PLAN



### LEGEND:

- |                        |                     |                         |                            |
|------------------------|---------------------|-------------------------|----------------------------|
| 1. VERTICAL GARDEN     | 9. JACUZZI          | 17. BONFIRE TERRACE     | 25. AMPHITHEATRE           |
| 2. POOLSIDE CABANAS    | 10. PALM ISLAND     | 18. FLOATED DECK        | 26. FAMILY PAVILION        |
| 3. OUTDOOR SHOWER AREA | 11. OUTDOOR LOUNGE  | 19. COWORKING SPACE     | 27. TOPIARY GARDEN         |
| 4. CHANGING ROOM       | 12. GREENERY GARDEN | 20. DRY FOUNTAIN GARDEN | 28. KIDS' TREE HOUSE       |
| 5. INFINITY POOL EDGE  | 13. GRAND LAGOON    | 21. SERENE GARDEN       | 29. KIDS' BASKETBALL COURT |
| 6. LAP POOL            | 14. HERBAL GARDEN   | 22. PICNIC LAWN         | 30. PUTTING GOLF           |
| 7. KIDS' POOL          | 15. ROCK GARDEN     | 23. GATHERING LAWN      | 31. FUTSAL FIELD           |
| 8. AQUA GYM            | 16. WATER GARDEN    | 24. SUNKEN LAWN         | 32. OUTDOOR BOWLING        |
|                        |                     |                         | 33. STARGAZING LAWN        |

# GROUND LEVEL PLAN



## LEGEND:

- |                                  |                                     |                            |
|----------------------------------|-------------------------------------|----------------------------|
| 1. RECEPTION                     | 16. CLUBHOUSE DROP-OFF              | 32. BUTTERFLY GARDEN       |
| 2. LIFT LOBBY                    | 17. GAS BANK                        | 33. FOREST PATH            |
| 3. WAITING LOUNGE                | 18. ELEVATED FOREST PATH            | 34. FOREST SPRING          |
| 4. TOILET                        | 19. JOGGING TRACK                   | 35. SECURITY CABIN         |
| 5. ELV/BMS ROOM                  | 20. CYCLING TRACK                   | 36. FIRE KIOSK             |
| 6. UTILITY                       | 21. BIO STP                         | 37. CLUBHOUSE FEATURE WALL |
| 7. LUGGAGE ROOM                  | 22. SOLID WASTE MANAGEMENT, OWC     | 38. TEMPLE                 |
| 8. ELECTRICAL SERVICE ROOM       | 23. DG AREA                         | 39. FLOWERING GARDEN       |
| 9. DRIVER'S LOUNGE               | 24. CESC SUBSTATION AREA            | 40. MULTIPURPOSE LAWN      |
| 10. DRIVER'S TOILET              | 25. TENNIS COURT                    | 41. OUTDOOR PAVILION       |
| 11. TOILET FOR DIFFERENTLY-ABLED | 26. HALF BASKETBALL COURT           | 42. AROMA GARDEN           |
| 12. FMS ROOM                     | 27. CRICKET PRACTICE PITCH          | 43. SEASONAL TREES         |
| 13. FIRE COMMAND CENTRE          | 28. ART GARDEN                      | 44. PET PARK               |
| 14. CLUBHOUSE ELECTRICAL ROOM    | 29. FEATURE WALL AT DROP-OFF        | 45. SENIOR CITIZEN ZONE    |
| 15. ADMIN OFFICE                 | 30. FRAGRANCE GARDEN                | 46. FOREST RESTING CORNER  |
|                                  | 31. READING GARDEN AT MEADOW CABANA |                            |

bliss of *abundance*



Feel the pulse of *Utpalaa*

At the 50,000 sq ft

CLUB  
NOVA



### 1 Million Litre Aquasphere

Pool Deck  
Infinity Pool  
Lap Pool  
Aqua Gym  
Jacuzzi  
Kids' Pool  
Poolside Cabana  
Palm Island

### Celebration Spaces

Banquet Halls  
Party Terrace  
Multipurpose Hall  
Outdoor Deck  
Pre-function Area

### Activity Arena

Gymnasium  
Senior Citizen Gymnasium  
Jungle Gym  
Yoga Deck  
Pickleball Court  
Games Room  
Badminton and Squash Courts  
Golf Simulator  
Kids' Play Area  
Sports Lounge

### Wellness Spots

Hair Dressing Area  
Massage Room  
Steam and Sauna Room  
Grooming Room  
Shower Room

### Leisure Hub

Private Theatre  
Multipurpose Lounge  
Viewing Gallery  
Reading Lounge

### Collab Circle

Meeting Room  
Coworking Space

### Comfort Corners

Alfresco Dining  
Restaurant  
Guest Rooms

A project by

**AmbujaNeotia**

Ambuja Realty Development Limited  
(an Ambuja Neotia Group Company)

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**Disclaimer:**

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