

IT'S MADE TO BE  
SPACIOUS AND SPLENDID



UTKARSHA  
**Jewel**

TAGARAPUVALASA, VIZAG

**99594 31379 | [utkarshaconstructions.in](http://utkarshaconstructions.in)**



## A SWEET HOME FOR A LOVELY LIFE

When the idea of perfect home erupts in the mind, we want that house to be a sweet memory for us and it should be our own sweet home. In order to stand like that, the dream is possible only with the addition of nice surroundings, more than that, facilities and high architectural values.

At TAGARAPUVALASA, close to the VISAKHAPATNAM - KOLKATA National Highway in Visakhapatnam, the epitome of development. With proximity to all amenities, club house facilities as an added attraction, 'UTKARSHA JEWEL' welcomes you to your luxurious lifestyle.

**For Bookings, Contact: 99594 31379**



## EVERY MOMENT IS BLISS..... EVERY MORNING IS SPECIAL.....

Amidst all the comforts in a tranquil environment, every morning begins with happiness in a dream home. Every day that begins like this is the beginning of a blissful life. Such a peaceful life is possible only with natural surroundings. UTKARSHA JEWEL is always at the forefront in the selection of green nature and developed surroundings.





## OVERVIEW

### SITE AREA

2.5 Acres

### STRUCTURE

2 Towers

### FLOORS

Cellar+ Ground + 5 Floors

### BLOCKS

A & B Blocks

### CLUBHOUSE

G + 3 Floors

12400 sft.

### TYPE OF UNITS

2 & 3 BHK

### UNITS RANGE

1083 to 1660. Sft.

### TOTAL NO OF FLATS

233 Flats

### EACH FLAT

1 Car Parking

### CLUBHOUSE AMENITIES

Swimming Pool, Gym & Indoor Games

Multi Purpose Hall & Guest Rooms





## MASTER PLAN

### LEGEND

1. MAIN ENTRANCE
2. ENTRANCE PAVED AREA
3. LAWN WITH STEPPING STONES
4. JOGGING TRACK CUM CONNECTING PATHWAY
5. LAWN
6. ORNAMENTAL PLANTS
7. SEATING DECK UNDER PERGOLA
8. OPEN SPACE ENTRANCE PERGOLA
9. HALF BASKETBALL COURT
10. CRICKET PITCH
11. OUTDOOR FITNESS STATION
12. CHILDREN PLAY AREA
13. SAND PIT PLAY AREA
14. EVENT AREA
15. COFFEE DECK
16. FLOWER BED
17. BOUNDARY PLANTS
18. AMPHITHEATRE
19. CLUB HOUSE
20. SWIMMING POOL (GROUND FLOOR)
21. GRASS PAVERS / GROUND COVERS





## OUTDOOR LANDSCAPING

### A MIRROR TO YOUR PASSIONS...

UTKARSHA JEWEL invites with attractive artworks that reflect your artistic tastes. Uniquely designed to reflect your artistic tastes by well experienced architects. It is designed to enhance your status while welcoming guests with soothing art-work, ornamentation and eye-pleasing colours to attract everyone.



Cricket Nets



Outdoor Gym



Children Play Area



Entrance Gates



Half Basketball Court



Amphitheatre



Pathway



**CLUB JEWEL**



**CLUB HOUSE AMENITIES**



Swimming Pool



Ground Floor Area 3096 Sft

**CLUB HOUSE FLOOR PLANS**

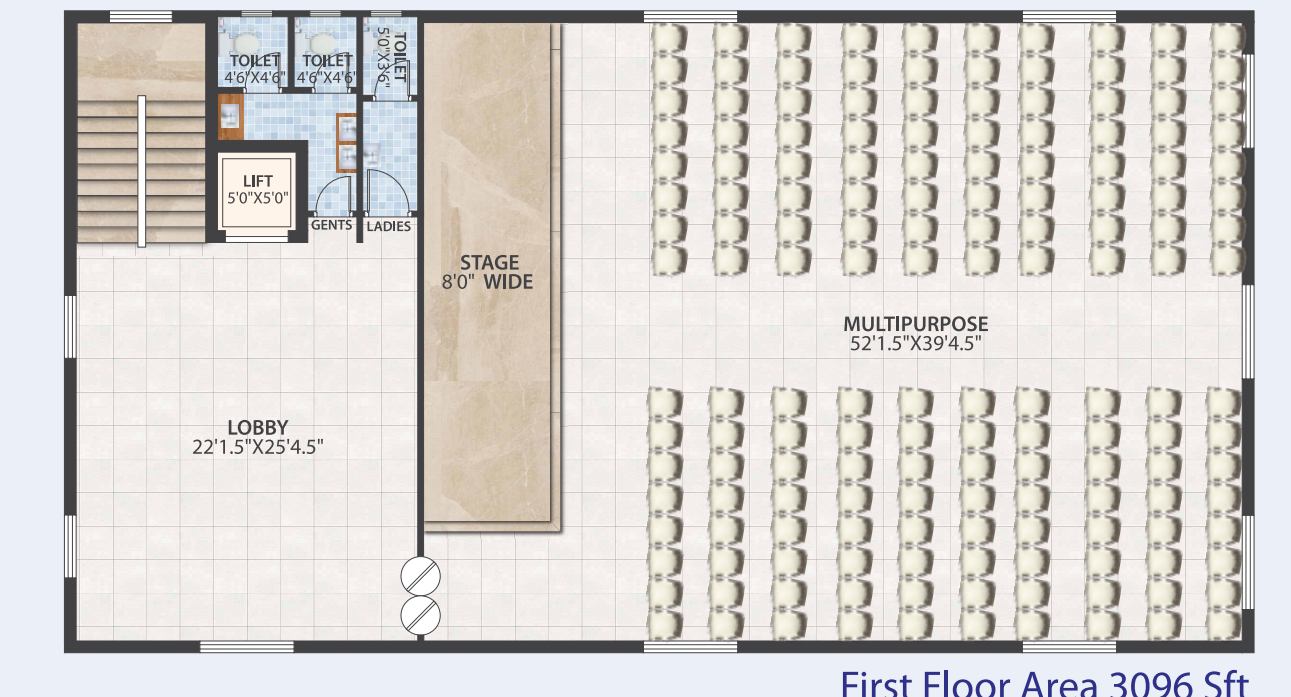
**CLUB HOUSE FACILITIES ARE A CELESTIAL PLEASURE**

'UTKARSHA JEWEL' has every comfort at your doorstep with spacious 12400 sq.ft. area, G+3 Club House, to immerse you and your family instantly with utmost joy.

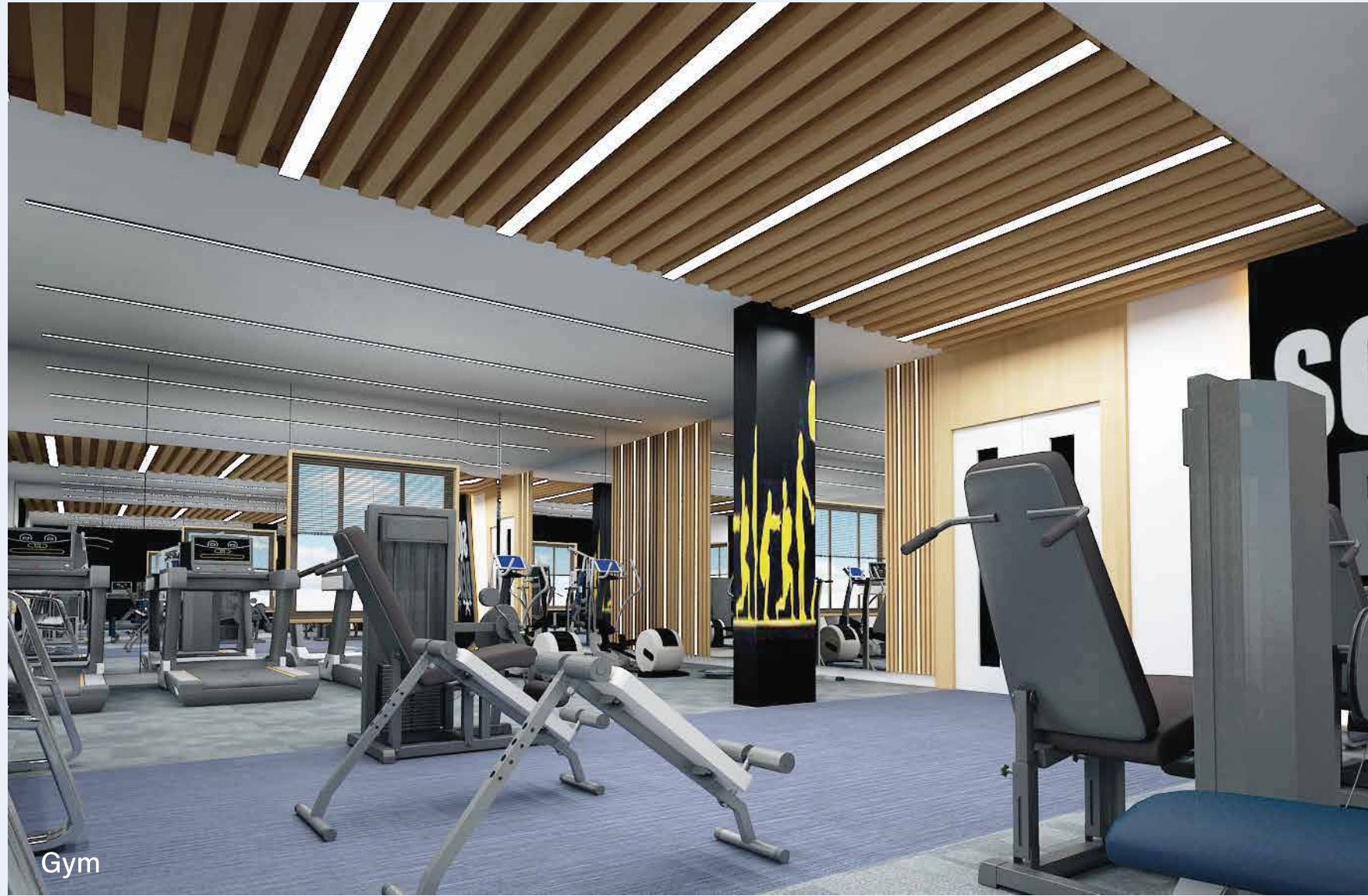
- Indoor SWIMMING POOL at Ground Floor
- GYM & INDOOR GAMES facility at 2nd Floor
- MULTIPURPOSE HALL at 1st Floor
- LIBRARY & GUEST ROOMS at 3rd Floor



Multipurpose Hall



First Floor Area 3096 Sft



Gym



CLUB HOUSE AMENITIES

- ENTRY LOBBY
- MULTIPURPOSE HALL
- INDOOR GAMES
- LIBRARY
- FULLY EQUIPPED GYM
- GUEST ROOMS
- INDOOR SWIMMING POOL



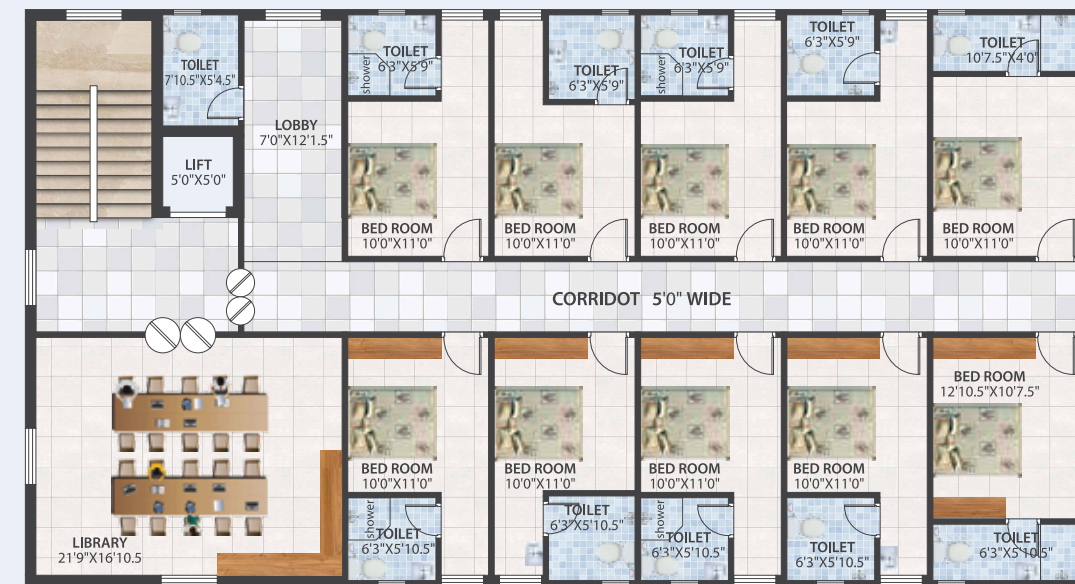
Library



Table football



Table tennis



Guest Rooms



Entry Lobby



## FACILITIES OFFERED BY 'UTKARSHA JEWEL' ARE SYMBOLS OF TRUE HAPPINESS

Our surroundings influence us. Mesmerizing comforts excite us. We are always one step ahead when it comes to providing amenities. The UTKARSHA introduces you to the prestigious 'UTKARSHA JEWEL' is one of the best project with facilities. 'UTKARSHA JEWEL' architecture is designed to fit the ultimate lifestyle.



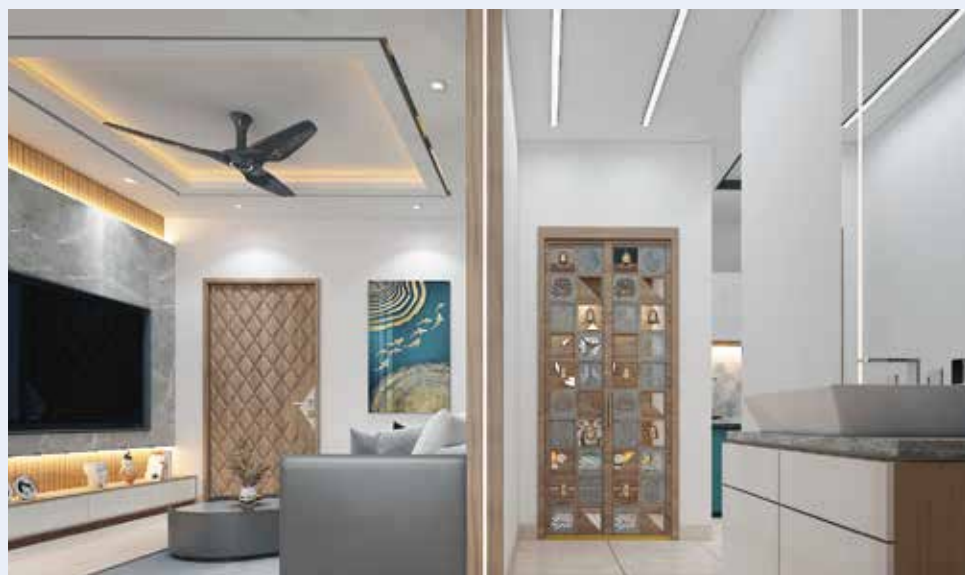


HOMES

# UTKARSHA Jewel

## INVENTIVE INSPIRED INTERIORS

UTKARSHA has forged an indelible legacy of excellence across all facets of construction. With utmost precision, we orchestrate designing, planning, and elevation works of sublime distinction, embracing the cherished aspirations of our esteemed clientele. A testament to our focus on precision is that we prioritize architecture and construction in perfect harmony.



# UTKARSHA Jewel



## PARKING PLAN



"It is not only the beauty of the building you should look at; it is the firm foundation of the construction that will stand the test of the time. When we build, we build forever."



# KEY PLAN

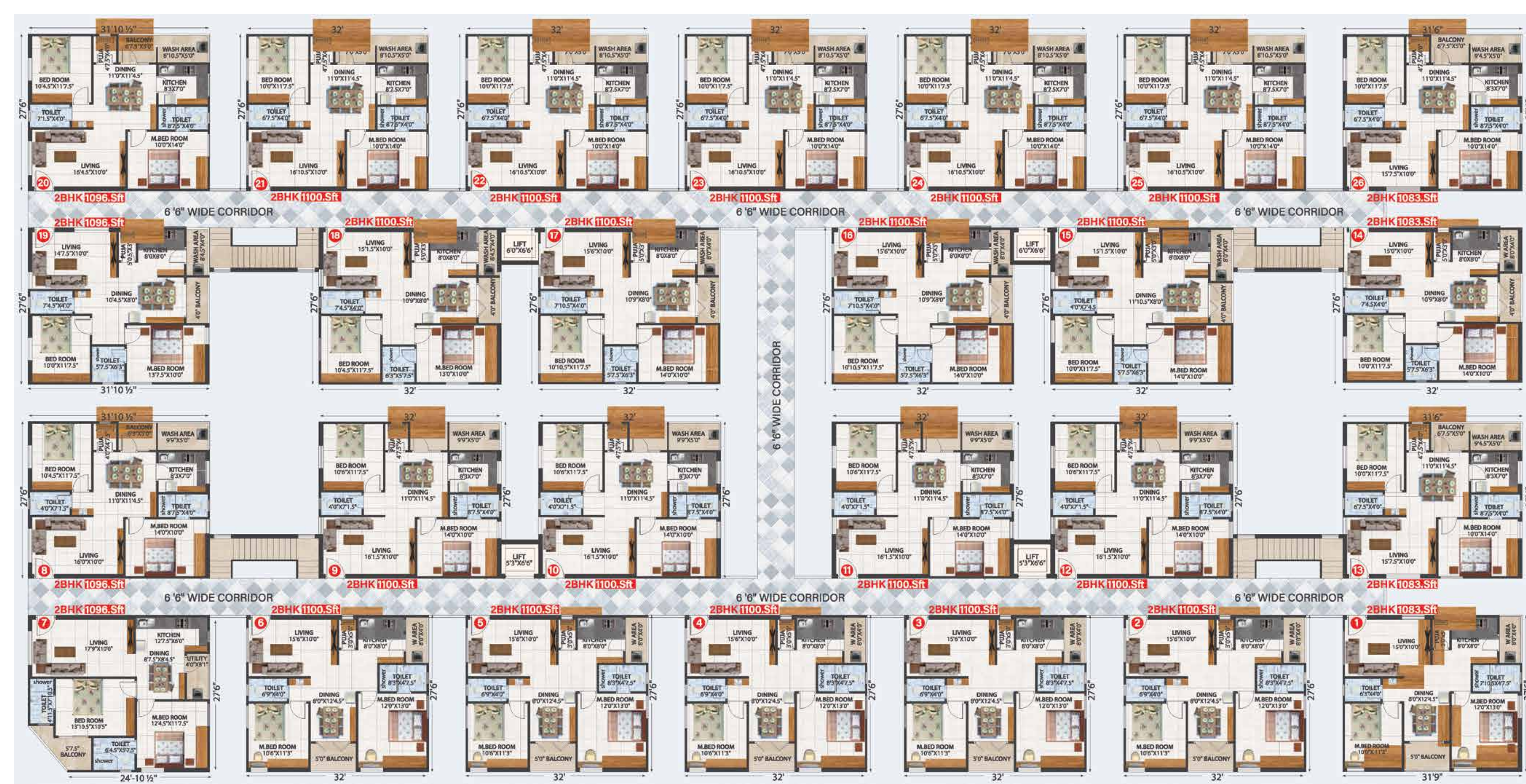


# TYPICAL FLOOR PLAN : BLOCK - A



## Area Statement

FLAT NO'S	FLAT CARPET AREA IN (SFT)	BALC/WASH AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
01	725	73.49	67.51	866	217	1083
02 to 06	743	71.99	65.01	880	220	1100
07	732	71.99	73.01	877	219	1096
08	731	80.00	66.00	877	219	1096
09 to 12	735	80.00	65.00	880	220	1100
13 & 26	721	80.00	65.00	866	217	1083
14	737	65.50	63.50	866	217	1083
15	754	58.73	67.27	880	220	1100
16	762	59.27	58.73	880	220	1100
17	758	63.86	58.14	880	220	1100
18	754	60.35	65.65	880	220	1100
19	746	65.22	65.78	877	219	1096
20	738	80.00	59.00	877	219	1096
21 to 25	748	65.50	66.50	880	220	1100



TYPICAL FLOOR PLAN : BLOCK - B



For Bookings, Contact: 99594 31379

KEY PLAN



UTKARSHA JEWEL – VISAKHA MANIHARAM

Nestled amid pleasant beaches and towering hills, Vizag stands true to its name, the city of destiny. Set to be the executive capital of Andhra Pradesh (comes under 'SMART CITY' announced by Central Government), Head quarter of 'EASTEREN NAVAL COMMAND', it is sought as a major part of the coastal economic corridor. Rising to the occasion, several projects have been announced to boost the growth of the city such as BHOGAPURAM (GREEN-FIELD) INTERNATIONAL AIRPORT, VIZAG METRO RAIL, I.T. SEZ, ADANI BIG DATA centre, KAPULUPPADA NATURAL HISTORY PARK, SEA HARRIER MUSEUM, CRUISE TERMINAL ...

It is developing rapidly close to the NH - 16 (Visakhapatnam - Kolkata National Highway), in the midst of residential complexes, close to educational, medical, transport and commercial complexes, the construction of 'UTKARSHA JEWEL' was initiated by UTKARSHA CONSTRUCTIONS.

UTKARSHA JEWEL, which is shaping up to be an epitome of high life style, is going to stand as another cornerstone in our city – Jewel of East Coast - Visakhapatnam.

Area Statement

FLAT NO'S	FLAT CARPET AREA IN (SFT)	BALC/WASH AREA (SFT)	OUTER WALL AREA (SFT)	BUILT-UP AREA (SFT)	COMMON AREA 25% (SFT)	SALEABLE AREA (SFT)
01	1002	79.49	73.51	1155	289	1444
02 to 05	992	92.49	70.51	1155	289	1444
06	979	92.49	83.51	1155	289	1444
07	988	82.95	90.05	1161	290	1451
08	1004	82.63	79.37	1166	292	1458
09	1008	83.00	75.00	1172	293	1465
10	1014	83.00	75.00	1172	293	1465
11	1005	83.00	78.00	1166	292	1458
12	1036	92.73	75.27	1204	301	1505
13	1007	138.24	182.76	1328	332	1660

ISOMETRIC VIEWS



Block A, 2 BHK  
East - 1096 Sft.



Block B, 3 BHK  
East - 1444 Sft.



ISOMETRIC VIEWS



Block A, 2 BHK  
West - 1096 Sft.



Block B, 3 BHK  
West - 1451 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 neighbourhood.  
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:

One car parking slot for each flat in Cellar  
Provision for visitors vehicle parking.

### CLUB HOUSE & AMENITIES:

Grand Entrance Lobby, Indoor Swimming Pool, Multipurpose hall, Indoor games, Well Equipped Gym, Guest Rooms & Library. These facilities will be provided only after completion of construction of the project.  
**Outside Activities:** Amphitheatre, Children Play Zone, Jogging / Walking track, Half 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 JEWEL is conceived to elevate the lifestyle of home seekers by giving them all the modern day comforts and conveniences at their doorstep.

### COMPLETED PROJECTS:



2, 2.5 & 3 BHK Luxury Apartments  
@ Bakkannapalem - Visakhapatnam



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



### ONGOING PROJECT:



2, 2.5 & 3 BHK Luxury Apartments  
@ Bakkannapalem - Visakhapatnam  
with clubhouse facility



### UTKARSHA GROUP - VMRDA APPROVED RESIDENTIAL LAYOUTS:



VUDA approved  
Residential PLOTS LAYOUT  
@ TAGARAPUVALASA,  
VISAKHAPATNAM



VMRDA approved  
Residential PLOTS LAYOUT  
@ BHOGAPURAM,  
VISAKHAPATNAM



VMRDA approved  
Residential PLOTS LAYOUT  
@ TAGARAPUVALASA,  
VISAKHAPATNAM



VMRDA approved  
Residential PLOTS LAYOUT  
@ DAKAMARRI,  
VISAKHAPATNAM

### LOCATION ADVANTAGE

500.mtrs from 'VISAKHAPATNAM – KOLKATA' National Highway (NH16)  
Situated next to UTKARSHA ENCLAVE Highway Facing Layout at TAGARAPUVALASA.

Beside UTKARSHA EMERALD apartments  
Adjacent to UTKARSHA ENCLAVE & UTKARSHA SAPPHIRE residential LAYOUT

Strategically lies before 'Vizianagaram Y Junction' at NH-16  
10 Min drive to BHOGAPURAM AIRPORT JUNCTION.

Adjacent to AVANTHI ENGG & PHARMACY COLLEGE  
10 Min Drive to Pharma Zone ( Dr Reddy Labs, Aurobindo...)

10 Min Drive from I.I.M. Campus at GAMBHEERAM.  
20 Min Drive from MADHURAWADA, VISAKHAPATNAM.

5 Min drive to OAKRIDGE INT. SCHOOL  
Nearer to AMEYA International School.

15 Min from BHEEMILI BEACH  
25 Min from RUSHIKONDA Beach.

20 Min to SHILPARAMAM  
25 Min to RAMANAIDU FILM STUDIO.



### LOCATION MAP

Not to scale







Office: Flat #402, Meghana Enclave, Opp. Cricket Stadium  
P.M. Palem, Madhurawada, Visakhapatnam 42.

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## PROJECT CONSULTANTS

### ARCHITECT

PRASAD DESIGN TEAM  
HYDERABAD

### STRUCTURAL ENGG.

SSM CONSULTANTS  
HYDERABAD

Project approved by

