

MOTWANI
ANANTAR
|| YOUR SOUL HOME ||

What do you find
when you search the sky?

ENDLESS
HUES OF
AZURE

What do you find
when you search the seas?

BOTTOMLESS
BLUE



What do you find
when you search inside?

YOUR
INFINITE
SOUL



Presenting

MOTWANI
ANANTARA
|| YOUR SOUL HOME ||

Spacious, Airy and Stylish find perfect balance
in your new abode. Our Luxury apartments will bring
you and your loved ones endless joy, hope, and contentment
in the lap of comfort and greenery!



Artist's Impression



S1+S2+S3+18

320 UNITS

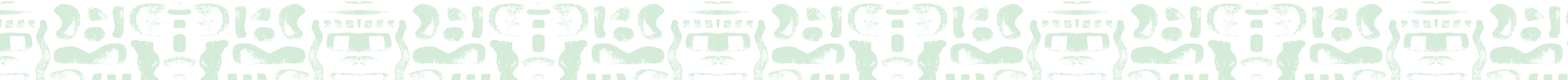
3 & 4 BHK APARTMENTS

VASTU COMPLIANT HOMES

DEDICATED CLUB &
GYM ON FIRST FLOOR

60% OPEN SPACE





DEVELOPER'S NOTE

ABODES OF LUXURY, SPACE & STYLE

We, at Motwani Constructions, have always been the pioneers in the real estate world, to bring to our clients, properties that are close to their heart-in terms of luxury, comfort and style. Our idea was to not just build homes for you but form a relationship that would last a lifetime. With Anantara, we have gifted you a home that will feed your soul with endless joy every day you spend here. Spacious and luxurious, your homes will see you well-connected for Jharpada adjoins the futuristic Puri Bypass. Come find your soulful abodes with us for a happy and peaceful future ahead.

Team Motwani Anantara

ARCHITECT'S NOTE

PEACE FOR THE MIND, SPACE FOR THE SOUL

We wanted to make houses that feel like home. Every aspect of the project was designed with the aim of providing the inhabitants peace of body, mind and soul! With 60% open space, spread of 3,34 acres, these exclusive apartments were for the people who love being in the heart of things but still enjoy having their own space.

Aakar Architects



Artist's Impression

ENTRYWAY TO GRANDEUR



The Grand Entryway
welcomes you to a life of
tranquil prosperity.



Artist's Impression

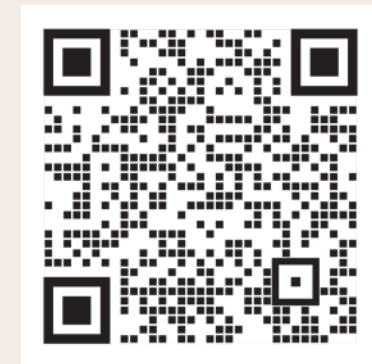
A GLANCE AT THE HEIGHT OF OPULENCE



An abode that reflects
the heights of opulence.

THE MAP TO YOUR SOUL BEGINS AT JHARPADA

Located at the much-coveted Jharpada, Bhubaneswar you are now connected with the world with ease!



Scan for the site location





LOCATION HIGHLIGHTS

SCHOOLS

VENKATESWAR ENGLISH MEDIUM SCHOOL	3.7 Kms
ST. JOSEPH'S HIGH SCHOOL	5 Kms
MOTHER'S PUBLIC SCHOOL	6 Kms
ST. XAVIER INTERNATIONAL SCHOOL	5 Kms
BJEM SCHOOL	7 Kms
Delhi Public School	10 Kms

COLLEGES

MAHARISHI COLLEGE OF NATURAL LAW	5.7 Kms
BJB COLLEGE	6.5 Kms
UTKAL UNIVERSITY	10 Kms
PJ COLLEGE OF MANAGEMENT & TECHNOLOGY	1.5 Kms

MALLS

NEXUS ESPLANADE	4.6 Kms
SYMPHONY MALL	5.8 Kms
BMC BHAWANI MALL	6.5 Kms
UTKAL KANIKA GALLERIA	6.8 Kms

HOSPITALS

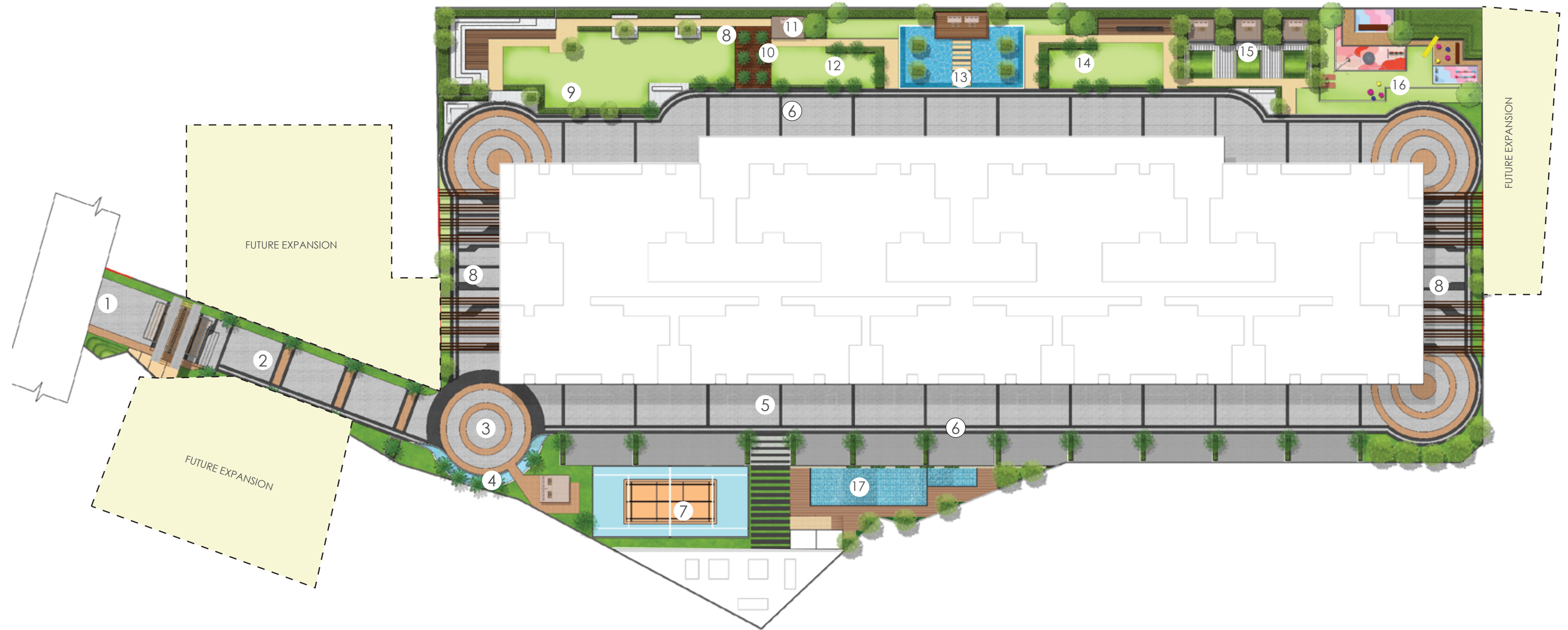
HI-TECH MEDICAL COLLEGE & HOSPITAL	3 Kms
SUNSHINE HOSPITAL	4 Kms
HCG PANDA CANCER HOSPITAL	6 Kms
NEW SUM HOSPITAL	8 Kms
APOLLO HOSPITAL	8 Kms

CONNECTIVITY

BHUBANESWAR RAILWAY STATION	6.8 Kms
BIJU PATNAIK INTERNATIONAL AIRPORT	10.7 Kms

MASTER PLAN

- 1. Entrance Gate Complex
- 2. Entrance Driveway with Palm Avenue
- 3. Arrival Plaza
- 4. Curved Water Feature
- 5. Driveway
- 6. Jogging Track
- 7. Multi-Purpose Court
- 8. Tower Entry Special Zone
- 9. Multi-Purpose Lawn
- 10. Palm Groove
- 11. Senior Citizen Garden
- 12. Garden of Reflection
- 13. Lilly Pool
- 14. Picnic Lawn
- 15. Family Pavilion
- 16. Kids' Play Zone
- 17. Swimming Pool Area



*Not to scale



SULFUL GREENERY FULFILS YOUR PERIPHERY WITH EARTHINESS

They said that the time spent around nature is worth its amount in gold! Built with 60% open space and a plethora of sites to spend quality time with nature, splendid is the word to go for.



Palm Groove & Curved Water Feature

Lilly Pool & Garden of Reflection | Family Pavilion



Artist's Impression

PALM GROOVE AND CURVED WATER FEATURE



Spend peaceful hours at the Palm Groove or simply sit by the Curved Water Feature, you will be spoilt for choice, for sure.

LILLY POOL AND GARDEN OF REFLECTION



Enjoy peaceful
moments of tranquility at
the Garden of Reflection
overlooking the serene Lilly Pool





Artist's Impression

FAMILY PAVILION



The Garden of Reflection
lets the peace surround
you with its healing touch.



ACTIVE ENGAGEMENTS HERE AREN'T JUST WHOLESOME, THEY'RE SOULS&ME.

Enjoy some peaceful walks around
the Walking Loop or Jog your way towards that
ideal health line, we got your back!



Kids' Play Area | Multi-Purpose Court

Senior Citizen Garden | Sports Complex



MULTIPURPOSE COURT



You can simply challenge your partner for a round of Badminton at the court. Being healthy and fit is no more just a resolution!

KIDS' PLAY AREA



Relive your childhood days at the Kids' Play Area.





THE SPIRIT OF YOUR SOUL FINDS LIFE AT OUR CLUB

Host that exquisite informal party
for the colleagues or simply have a day
in with the family, we have something
for all your needs.

- Inviting Club Reception | Cheerful Kids' Play Room | Fully Equipped Gymnasium
- Playful Indoor Games Room | Kids' Play Zone | Well Stocked Library Room
- Swimming Pool | Lawn With Barbecue | Community Courtyard



Artist's Impression

INVITING CLUB RECEPTION



Every conversation with
your loved one deserves
a worthy cozy set-up.



CHEERFUL KIDS' PLAY ROOM



Where learning and games
go hand in hand for
your little one.

FULLY EQUIPPED GYMNASIUM



You health plans will achieve fulfilment at the Fully Equipped Gymnasium.





Artist's Impression

PLAYFUL INDOOR GAMES ROOM



Game dates with your partner are now a weekend staple.



Artist's Impression

WELL STOCKED LIBRARY ROOM



The reader in you will spend many gleeful moments at the Well Stocked Library Room.



KIDS' PLAY ZONE

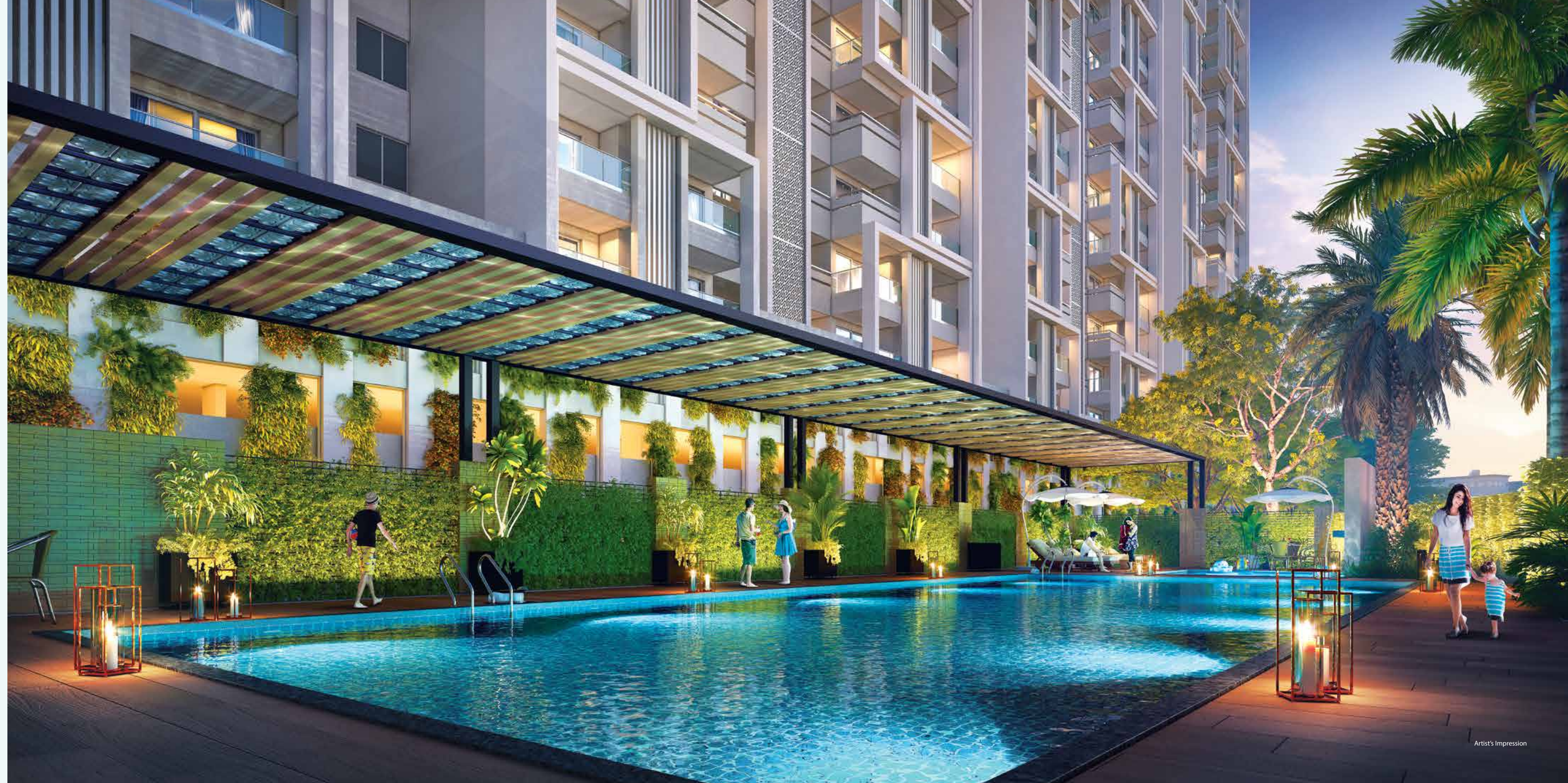


Fun -times are never ending
at the Kids' Play Zone.

SWIMMING POOL



For lazy brunch weekends by the pool after a refreshing dip, our Swimming Pool Zone is perfect.





LAWN WITH BARBECUE



Our Picnic Lawn with Barbecue has your back when you want to host that perfect get-together for the wine club.

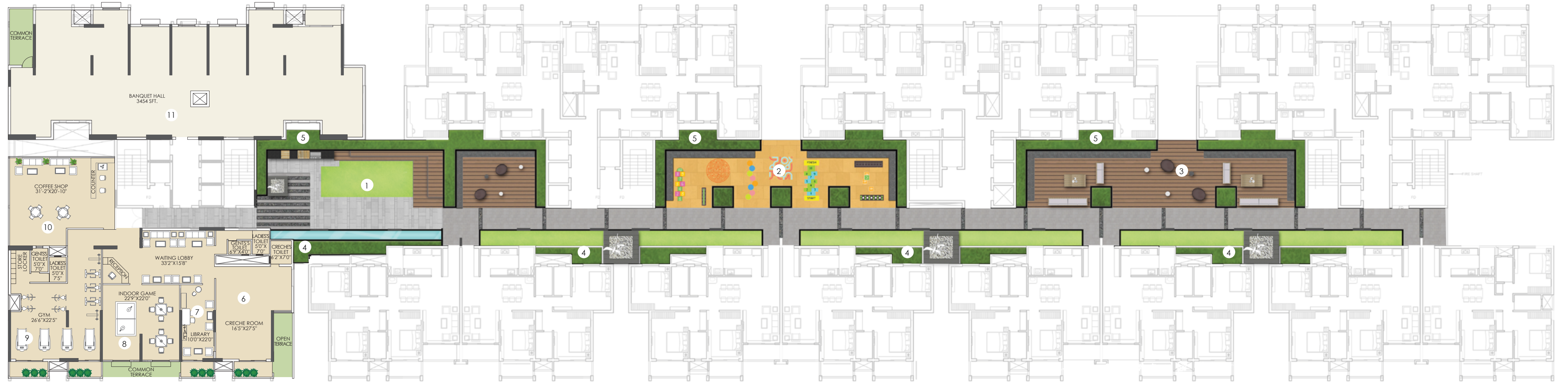
COMMUNITY COURTYARD



Form bonds with your neighbours
to form a community that
stays a lifetime.



PODIUM PLAN



LEGEND

- | | | | |
|-------------------------|----------------------|----------------|--------------------|
| 1. Controlled Courtyard | 4. Sculpture Pockets | 7. Library | 10. Coffee Shop |
| 2. Kids' Courtyard | 5. Planter | 8. Indoor Game | 11. Community Hall |
| 3. Community Courtyard | 6. Creche Room | 9. Gymnasium | |



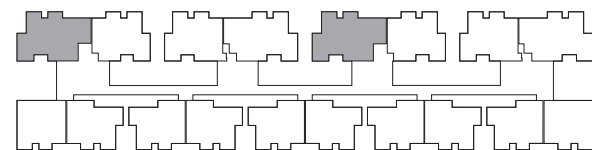
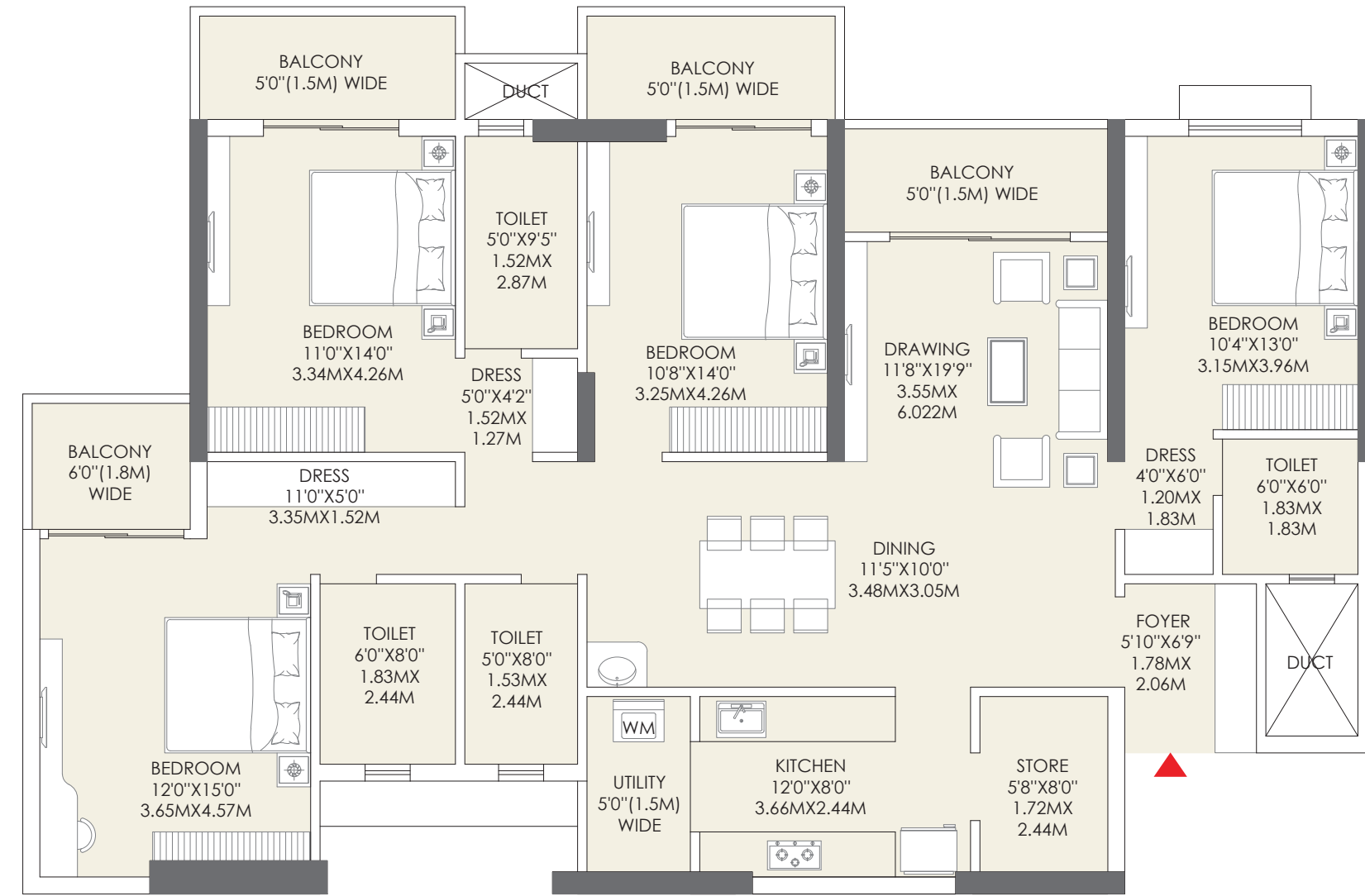
*Not to scale

TYPICAL 4TH TO 20TH FLOOR



*Not to scale

TYPICAL UNIT PLAN - 4 BHK
 FLAT NO. - 401 to 2001
 305 to 2005



Flat/ House No.	Carpet Area	Built Up Area
401 - 2001 4 BHK	In Sq mt.	
	140.93	180.23
	In Sq ft.	
	1517	1940

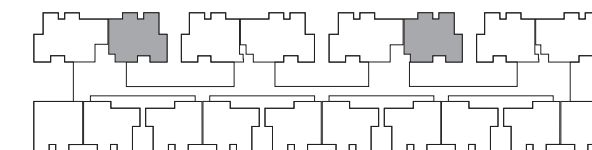
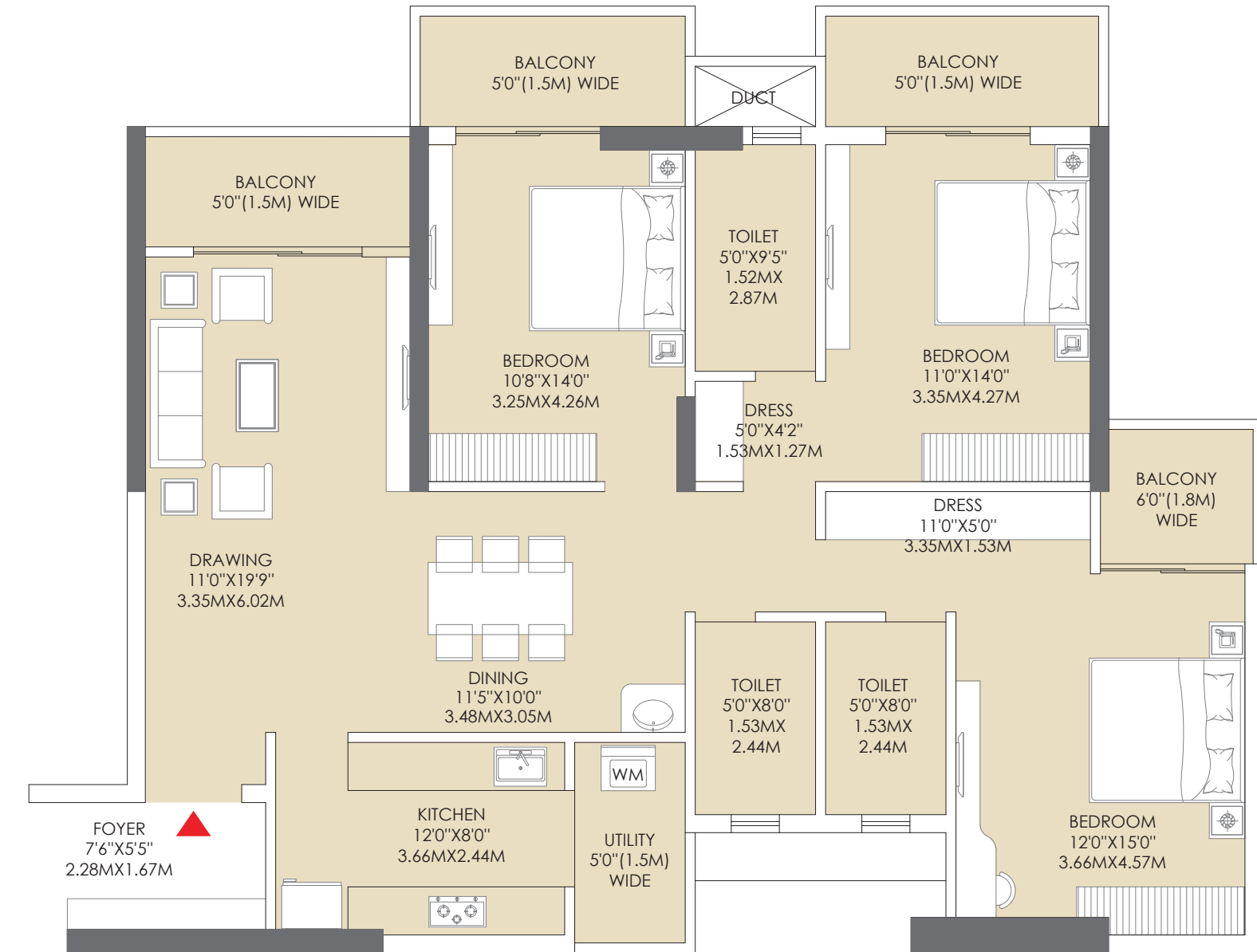


Scan QR for Interior Tour



*Not to scale

TYPICAL UNIT PLAN - 3 BHK
 FLAT NO. - 402 to 2002
 306 to 2006



Flat/ House No.	Carpet Area	Built Up Area
402 - 2002 3 BHK	In Sq mt.	
	115.66	152.18
	In Sq ft.	
	1245	1638

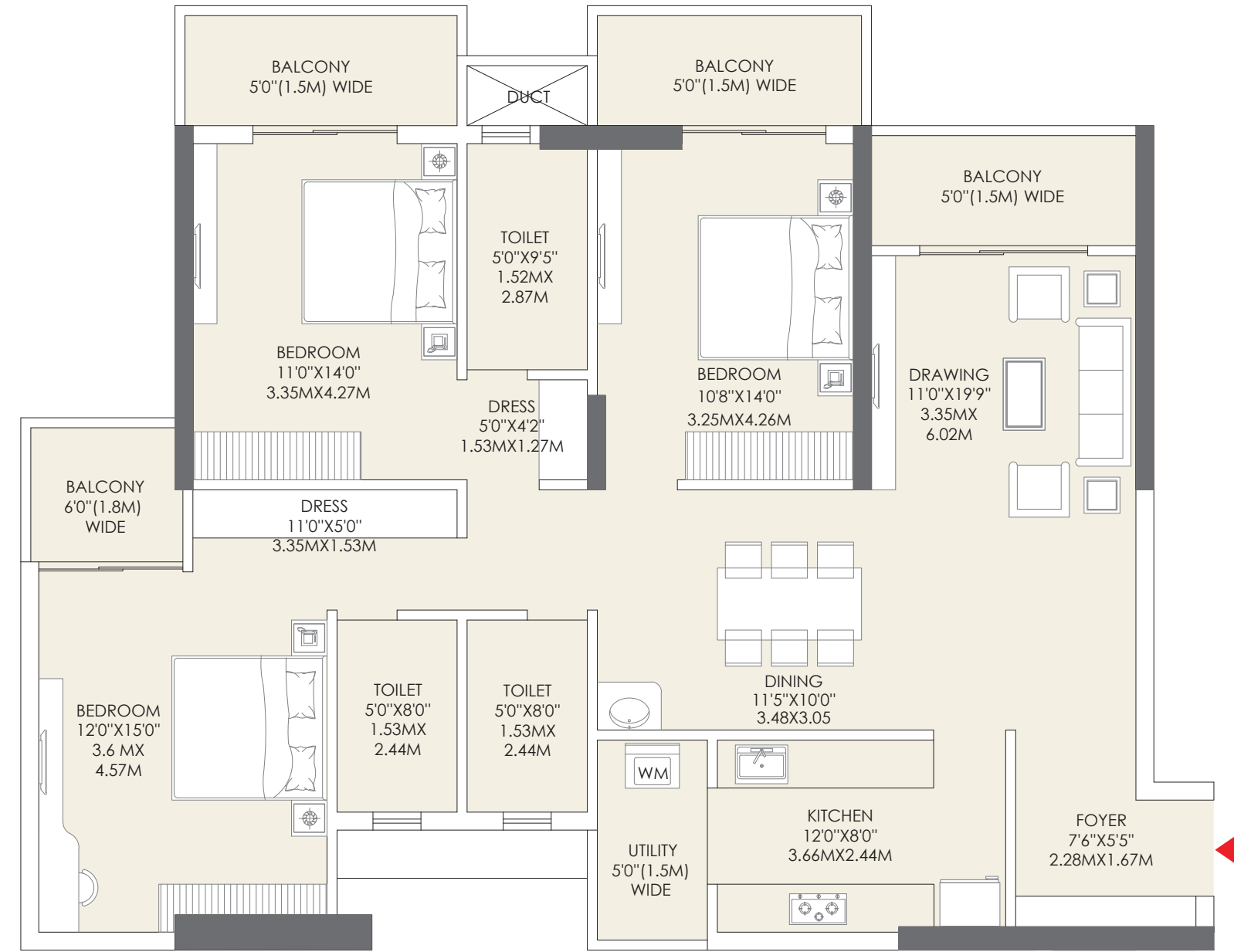


Scan QR for Interior Tour



*Not to scale

TYPICAL UNIT PLAN - 3 BHK
 FLAT NO. - 303 to 2003
 307 to 2007



Flat/ House No.	Carpet Area	Built Up Area
303 - 2003	In Sq mt.	
	115.66	152.18
3 BHK	In Sq ft.	
	1245	1638

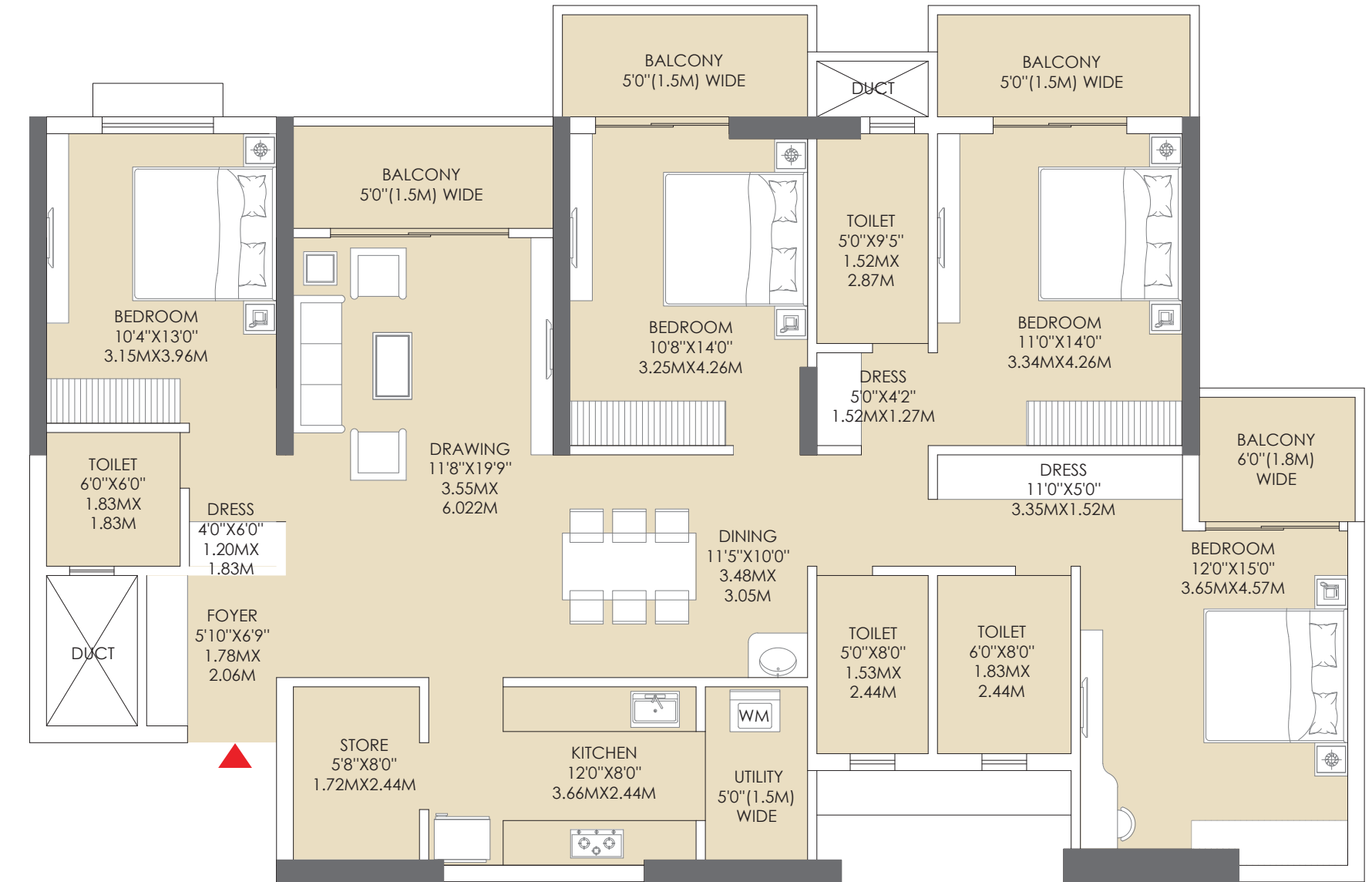


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*Not to scale

TYPICAL UNIT PLAN - 4 BHK
 FLAT NO. - 304 to 2004
 308 to 2008



Flat/ House No.	Carpet Area	Built Up Area
304 - 2004	In Sq mt.	
	140.93	180.23
4 BHK	In Sq ft.	
	1517	1940

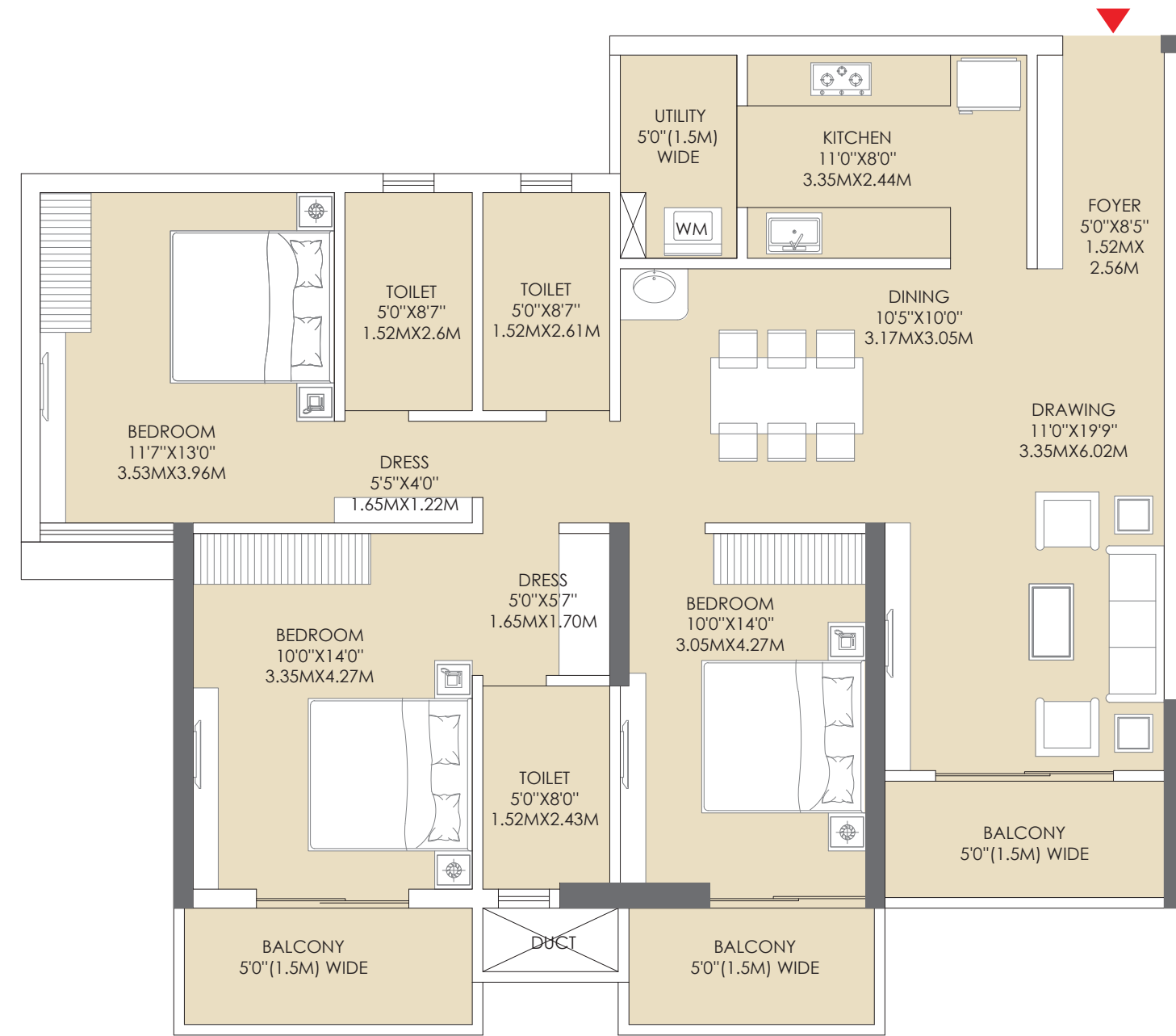


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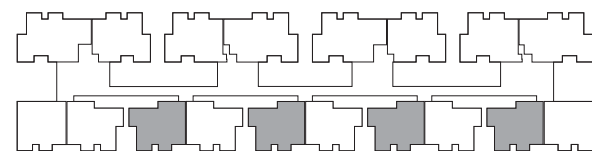


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TYPICAL UNIT PLAN - 3 BHK
 FLAT NO. - 310 to 2010
 312 to 2012
 314 to 2014
 316 to 2016



Flat/ House No.	Carpet Area	Built Up Area
310 - 2010 3 BHK	In Sq mt.	
	106.37	136.57
	In Sq ft.	
	1145	1470

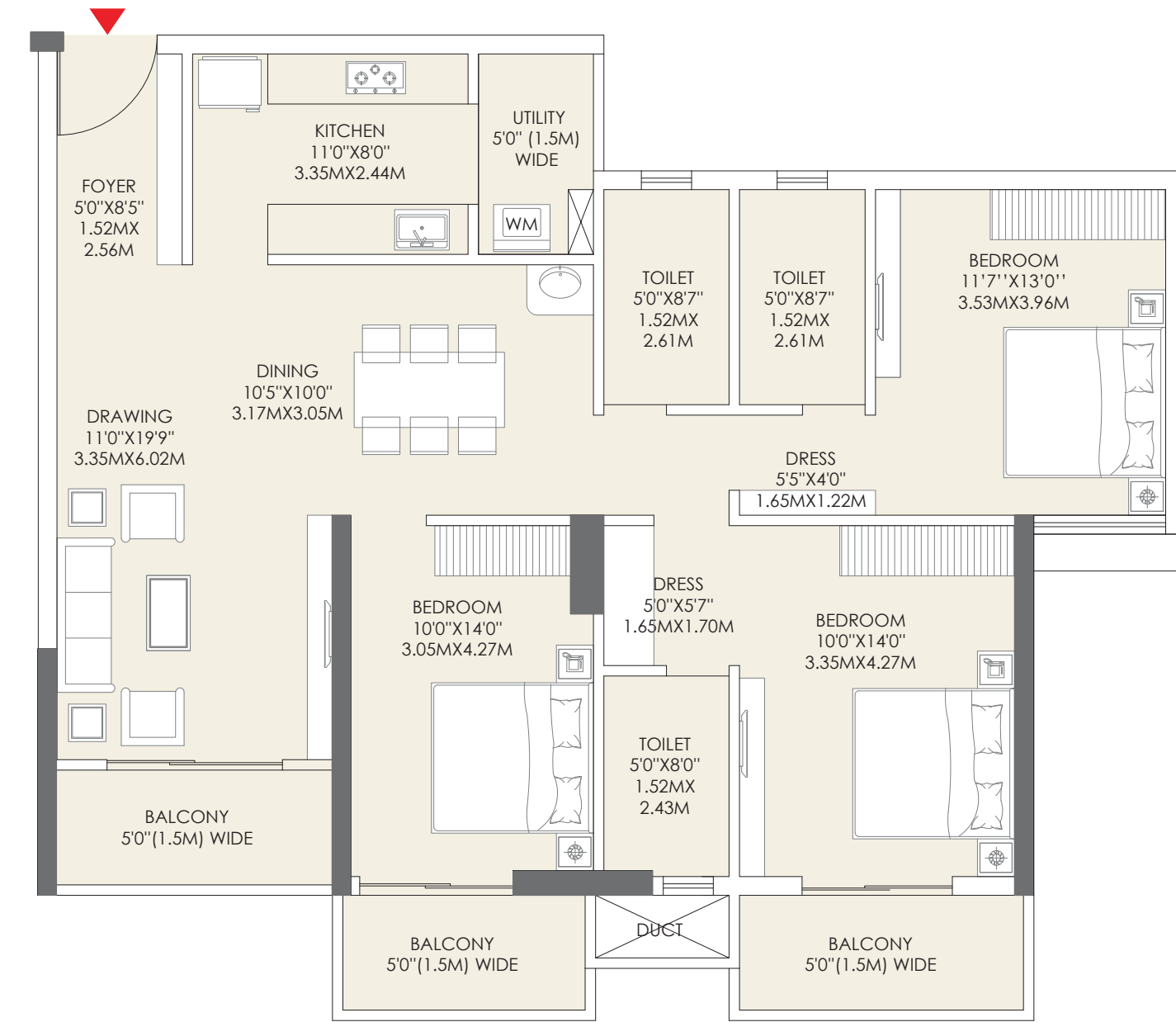


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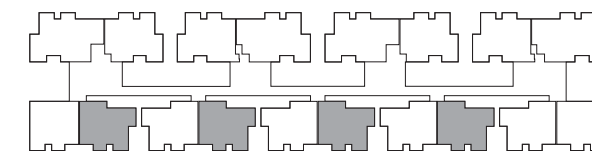


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TYPICAL UNIT PLAN - 3 BHK
 FLAT NO. - 311 to 2011
 313 to 2013
 315 to 2015
 417 to 2017



Flat/ House No.	Carpet Area	Built Up Area
311 - 2011 3 BHK	In Sq mt.	
	106.37	136.57
	In Sq ft.	
	1145	1470

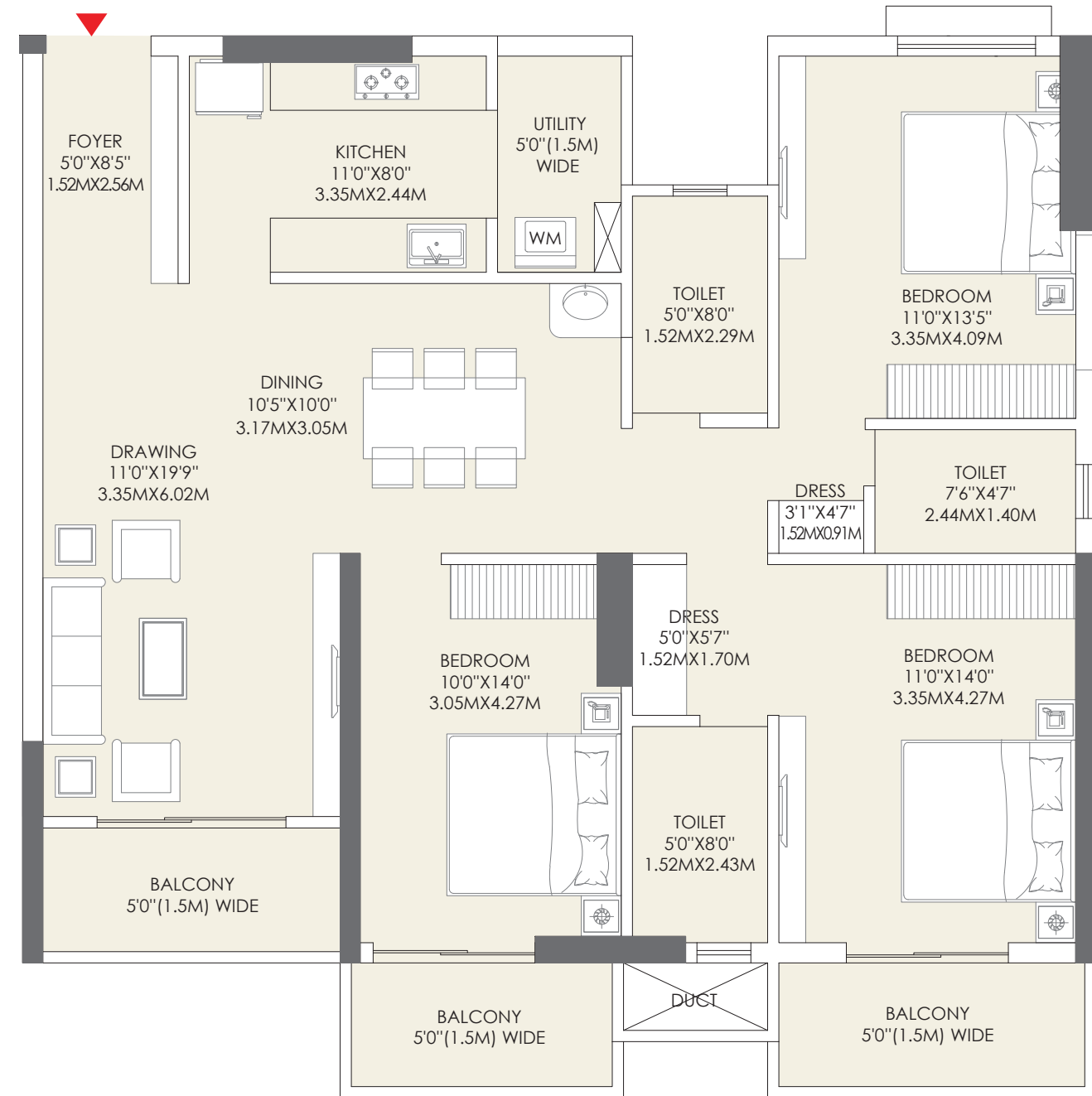


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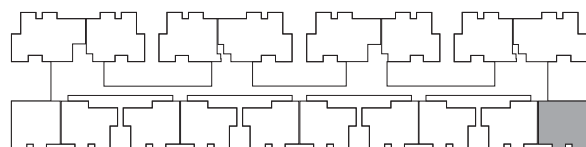


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TYPICAL UNIT PLAN - 3 BHK
FLAT NO. - 309 to 2009

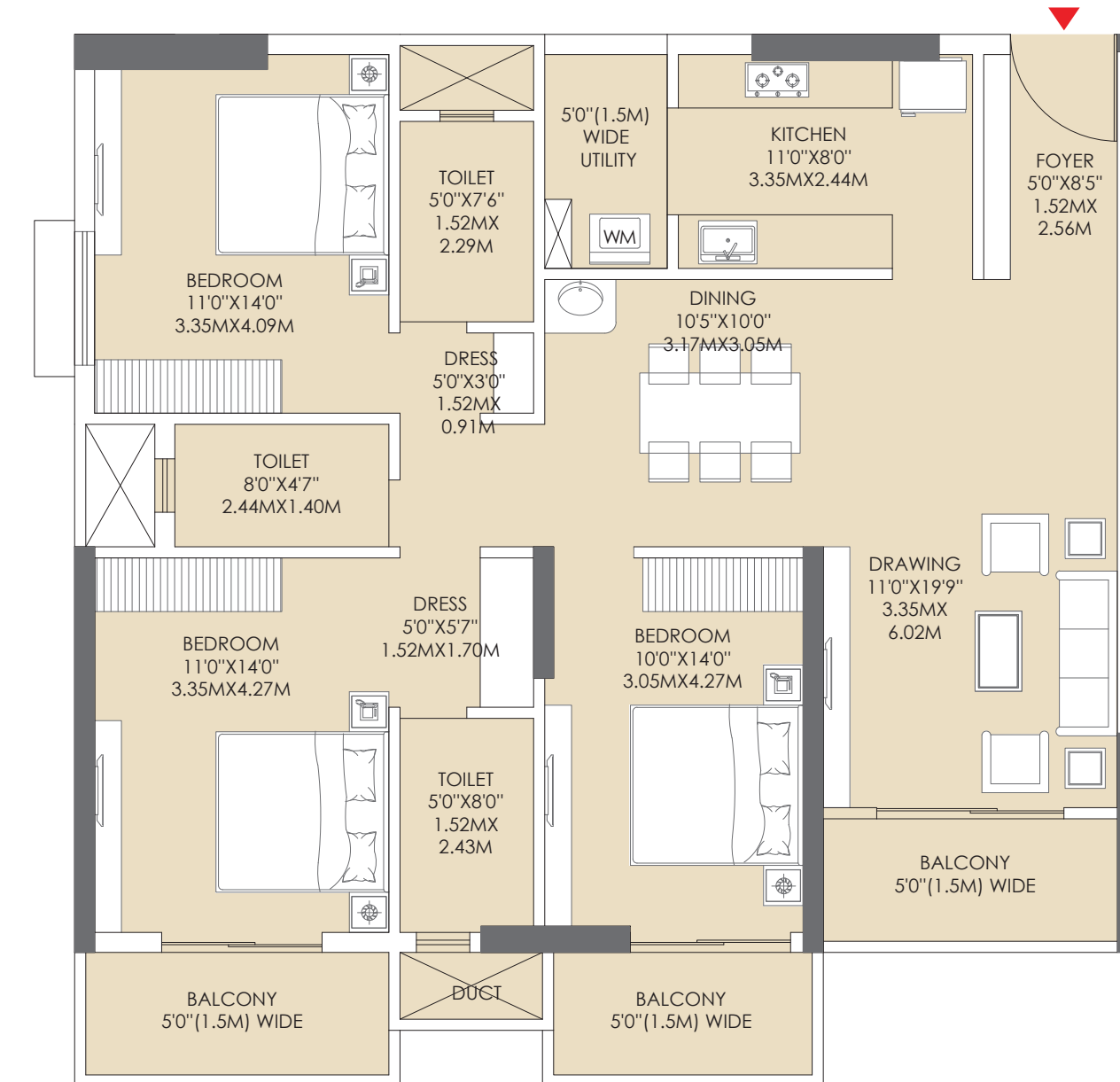


Flat/ House No.	Carpet Area	Built Up Area
309 - 2009	In Sq mt.	
	104.61	133.78
3 BHK	In Sq ft.	
	1126	1440

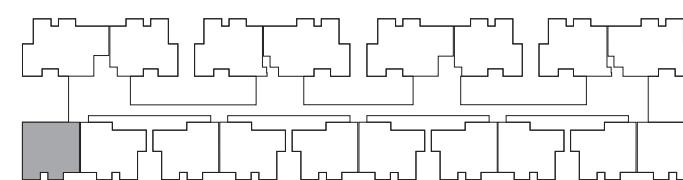


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TYPICAL UNIT PLAN - 3 BHK
FLAT NO. - 418 to 2018



Flat/ House No.	Carpet Area	Built Up Area
418 - 2018	In Sq mt.	
	104.61	133.78
3 BHK	In Sq ft.	
	1126	1440



*Not to scale

FACILITIES

PERIPHERY LIGHTING

4 HOURS CCTV SURVEILLANCE

SOCIETY HALL

INTERCOM FACILITY

SEWAGE TREATMENT PLANT(STP)

RAIN WATER HARVESTING

SPECIFICATION

STRUCTURE

RCC Framed Structure
Earthquake & Fire Resistance

WALL

Internal ACC Block Wall with Plaster and Putty

WALL FINISH

Living/Dining/Bedroom/Balcony – Double coat of putty
Kitchen - Provision of Dado 2 ft. above Kitchen Top
Toilet - Provision of tile wall upto beam level

FLOORING

Living/Dining/Bedroom - Vitrified Tiles
Toilet/Kitchen/Balcony - Anti-skid Ceramic Tiles
Common Area: Granite/Vitrified Tiles

DOORS & WINDOWS

Laminated Flush Door with Solid/Engineered
WPC Frame, SS Hinge, Lock & Tower Bolt of brands like
Godrej/Doorset or similar
Main door with double lever locks
Sliding Aluminium/UPVC windows with glass brands like NCL, Seccolor
/Fenesta/Reklad or similar protected with MS Grill

KITCHEN

Cooking Platform with Granite Top
Stainless steel sink with tap and drainage

TOILET

CP Fittings of Jaguar/Hindware collection or similar
CPVC pipes for Hot & Cold water distribution
Concealed & Underslung plumbing work
Provision of Exhaust Fan & Geyser

ELECTRICAL

Concealed Wiring & Modular Switches of Legrand/Scinder or similar
Provision of AC point & TV point in all Bedrooms & Living Room
Provision of Power Back up to 1 KW

COLOUR

Internal: Double Coat with Wall Putty
External: Weather resistance paint

SECURITY

Gated Security System
Intercom Facilities & CCTV Surveillance
ICT room to be provided



ABOUT DEVELOPER



25 Saal
ka Vishwas

With over a decade of experience in real estate, Motwani Constructions have been the pioneers in introducing homes that seamlessly blend comfort and luxury to the world of real estate. Committed to providing homes with large and optimum spaces, we believe that a spacious home not only accommodates your present needs but also sustains your growth over the years. As advocates of sustainable development and innovative design, each Motwani Constructions project reflects our vision and unwavering commitment to creating unique living spaces. Our residences boast best-in-class amenities and expansive open spaces, making them distinctive in every aspect. We aim to provide homes that not only meet the needs of today but also adapt to the evolving comforts of tomorrow, ensuring a timeless and fulfilling living experience for our valued customers.



MR. DILIP MOTWANI
(Chairman)



MR. PANKAJ MOTWANI
(Managing Director)



MR. MANAS MOTWANI
(Managing Director)

COMPLETED PROJECTS



Arcon Retreat



Gymkhana Palm Heights



Lakeview Homes



Laxmi Vihar



Lordsway



MJ Woods



Prestige Residency



Vinayak Enclave

ONGOING PROJECTS



AMRIT KALASH



BLISS



GM TERRACE



LORDSWAY LAXMI



MJ ICON



SACRED SOIL



UTKAL GRENEEX

TEAM

ABOUT ARCHITECT



Aakaar Architects is a visionary architectural firm established in 2002 by Ar. Umasankar Parida and Ar. Durgadutt Dhalsamant, dedicated to delivering imaginative solutions. With a focus on real estate builder's projects for over two decades, our core competency lies in transforming ideas into spaces that elevate living standards.

We view design as a dual responsibility to our clients and the public, emphasizing quality and functionality in every project. Over the past 21 years, our commitment to high-quality designs has solidified our reputation as a creative powerhouse. At Aakaar Architects, we believe that the environments we create profoundly influence the quality of life, which is why we prioritize modern efficiency and honest expression of materials in our designs. As a built environmental consultant, sustainability is at the forefront of our approach. We prioritize the efficient utilization of construction space and functionality of spaces as core values in our projects.

In this particular project, we faced unique challenges due to the sensitive location of the site, which prohibited the inclusion of basement parking. To overcome this obstacle, we meticulously designed a solution to integrate all parking within three stilt levels, carefully organizing the layout with proper grids for driveways and parking spaces. Our emphasis on sustainability extended to prioritizing ample lighting and ventilation for each individual unit. All windows/openings faced outward, allowing residents to enjoy the surrounding views while maintaining privacy.

Presently Aakaar Architects is doing 15million sft of housing projects



AR. UMASANKAR
PARIDA



AR. DURGADUTT
DHALSAMANT

LANDSCAPE CONSULTANT



A boutique design firm offering specialized professional services in Landscape Architecture, Core Architecture, Interior Design and Environmental Planning. The young and energetic team brings proven credentials across Institutional Campuses, Residential Complexes, Boutique Villas, Commercial Projects and Urban Spaces in Kolkata and Delhi.

3D VISUALS



At Mayabious we practice what we think. We explore the domain of communication through constant advancement in technology. As such, we prioritize new practices and techniques through a persistent pursuit of technological innovation and excellence.

Having invested our time and resources in pursuing sustainable technologies that serve the purpose of taking the entire industry forward while also assisting our clientele, we are eager to share the snippets of our thoughts and practices through our stories. Thoughts, musings and indeterminate sketches are all archived in an engaging and user-friendly portal where we share our "Story".

STRUCTURAL CONSULTANT



M/s. MS STRUCTURAL CONSULTANTS engaged in Structural analysis and design of various building structures since last 27 years. The consulting firm comprises of competent professionals rendering structural services of various type structures including high rise buildings, Hotel building, Hospital Building and commercial building in various part of state and out side state.

BRAND CONSULTANT



Bibhor Singhanian & Banibrata Goswami have been working with the real estate pioneers across the nation, and serving more than 100 clients and 250 real estate projects across West Bengal, Maharashtra, Chattisgarh, Assam, Bihar, Orissa & many more states.

Be the Bee is one of India's most promising advertising agencies, with a bunch of innovative ideators and strategic thinkers. We aim to serve the most creative as well as effective branding approaches, that touch all the verticals of marketing and create a distinguished position with the help of outstanding aesthetic skills for each real estate project.

EMBRACING THE
EXPANSIVE LIFESTYLE



A spacious living rising
on the horizon.





COME FIND
THE PERFECT ABODES
FOR YOU SOUL TO
LIVE IN PEACE!



Scan for
Walkthrough

DEVELOPER



MOTWANI
CONSTRUCTIONS

MEMBER OF
CREDAI
BENGAL

HEAD OFFICE

Plot No. 229, N-4
IRC Village, Nayapalli Bhubaneswar
Odisha – 751015

W motwaniconstructions.com

E enquiry@motwaniconstructions.com

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P 91 6742 915 131

EXPERIENCE CENTRE

744 – 746, Esplanade Mall
Rasulgarh, Bhubaneswar
Odisha – 751010

SITE ADDRESS

Puri bypass Road, Koraddakanta
Jharpada, Bhubaneswar
Odisha-751006



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Website

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