

DEVELOPER



HEAD OFFICE

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IRC Village, Nayapalli Bhubaneswar
Odisha – 751015

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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

ORERA NO. RP/19/2024/01089 | www.rera.odisha.gov.in

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Concept & Design by: BatheBee.in

MOTWANI
ANANTAM
|| YOUR SOUL HOME ||

What do you find
when you search the sky?

ENDLESS
HUES OF
AZ[✋]RE

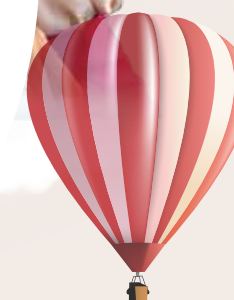
What do you find
when you search the seas?

BOTTOMLESS
BLUE

सूक्ष्म

What do you find
when you search inside?

YOUR
INFINITE
SOUL



Presenting



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 hearts 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 ANANTAM, we have gifted you a home that will feed your soul with endless joy. Spacious and luxurious, your homes will see you well-connected as Jharpada adjoins the futuristic Puri Bypass. Come find your soulful abodes with us for a happy and peaceful future ahead.

Team Motwani ANANTAM



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 across 3.34 acres, these exclusive apartments were made for the people who love being at the heart of things but still enjoy having their own space.

Aakar Architects





ENTRYWAY TO GRANDEUR



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

A GLANCE AT THE
HEIGHT OF OPULENCE



An abode that reflects
the heights of opulence.



Artist's Impression

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

CONNECTIVITY

BHUBANESWAR RAILWAY STATION	6.8 Kms
BIJU PATNAIK INTERNATIONAL AIRPORT	10.7 Kms

SCHOOLS

VENKATESWAR ENGLISH MEDIUM SCHOOL	3.0 Kms
ST. XAVIER INTERNATIONAL SCHOOL	4.2 Kms
MOTHER'S PUBLIC SCHOOL	8.4 Kms
ST. JOSEPH'S HIGH SCHOOL	9.5 Kms
BJEM SCHOOL	10.5 Kms
Delhi Public School	12.2 Kms

COLLEGES

PJ COLLEGE OF MANAGEMENT & TECHNOLOGY	5.2 Kms
MAHARISHI COLLEGE OF NATURAL LAW	7.6 Kms
UTKAL UNIVERSITY	7.6 Kms
BJB COLLEGE	11.0 Kms

MALLS

SYMPHONY MALL	5.9 Kms
NEXUS ESPLANADE	6.3 Kms
BMC BHAWANI MALL	7.6 Kms
UTKAL KANIKA GALLERIA	7.8 Kms

HOSPITALS

HI-TECH MEDICAL COLLEGE & HOSPITAL	3.0 Kms
SUNSHINE HOSPITAL	6.2 Kms
APOLLO HOSPITAL	9.7 Kms
HCG PANDA CANCER HOSPITAL	13.1 Kms
NEW SUM HOSPITAL	16.3 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 Grove
11. Senior Citizen Garden

12. Garden of Reflection

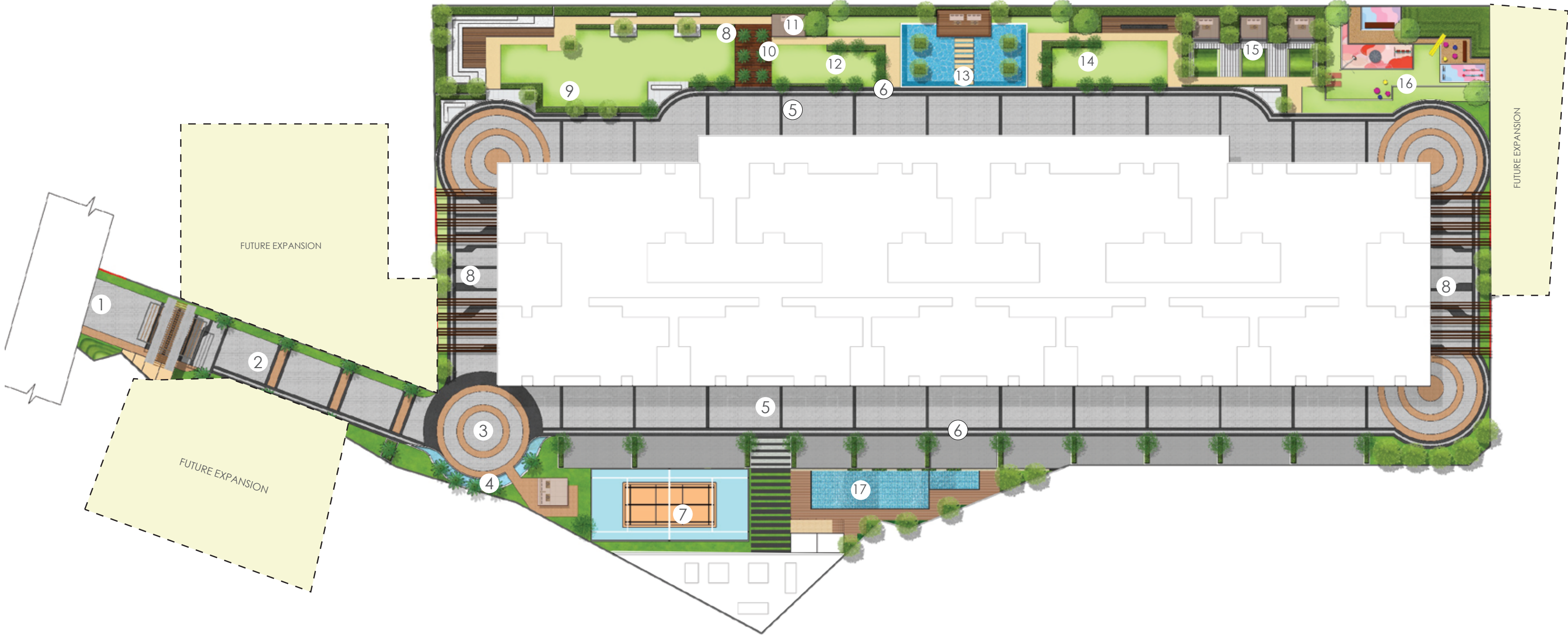
13. Lily Pool

14. Picnic Lawn

15. Family Pavilion

16. Kids' Play Zone

17. Swimming Pool Area





S*ULFUL 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 Grove & Curved Water Feature
|| Lily Pool & Garden of Reflection | Family Pavilion



Artist's Impression

PALM GROVE AND CURVED WATER FEATURE



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

LILY POOL
AND GARDEN
OF REFLECTION



Enjoy peaceful
moments of tranquillity at
the Garden of Reflection
overlooking the serene Lily Pool.





Artist's Impression

FAMILY PAVILION



The Family Pavilion
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



Artist's Impression

MULTI-PURPOSE 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.



Artist's Impression



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 Crèche Room | Fully-equipped Gymnasium
- Playful Indoor Games Room | Kids' Play Zone | Well-stocked Library Room
- Swimming Pool | Lawn with Barbecue | Community Courtyard
- Coffee Shop | Banquet Hall



Artists Impression

INVITING CLUB RECEPTION



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

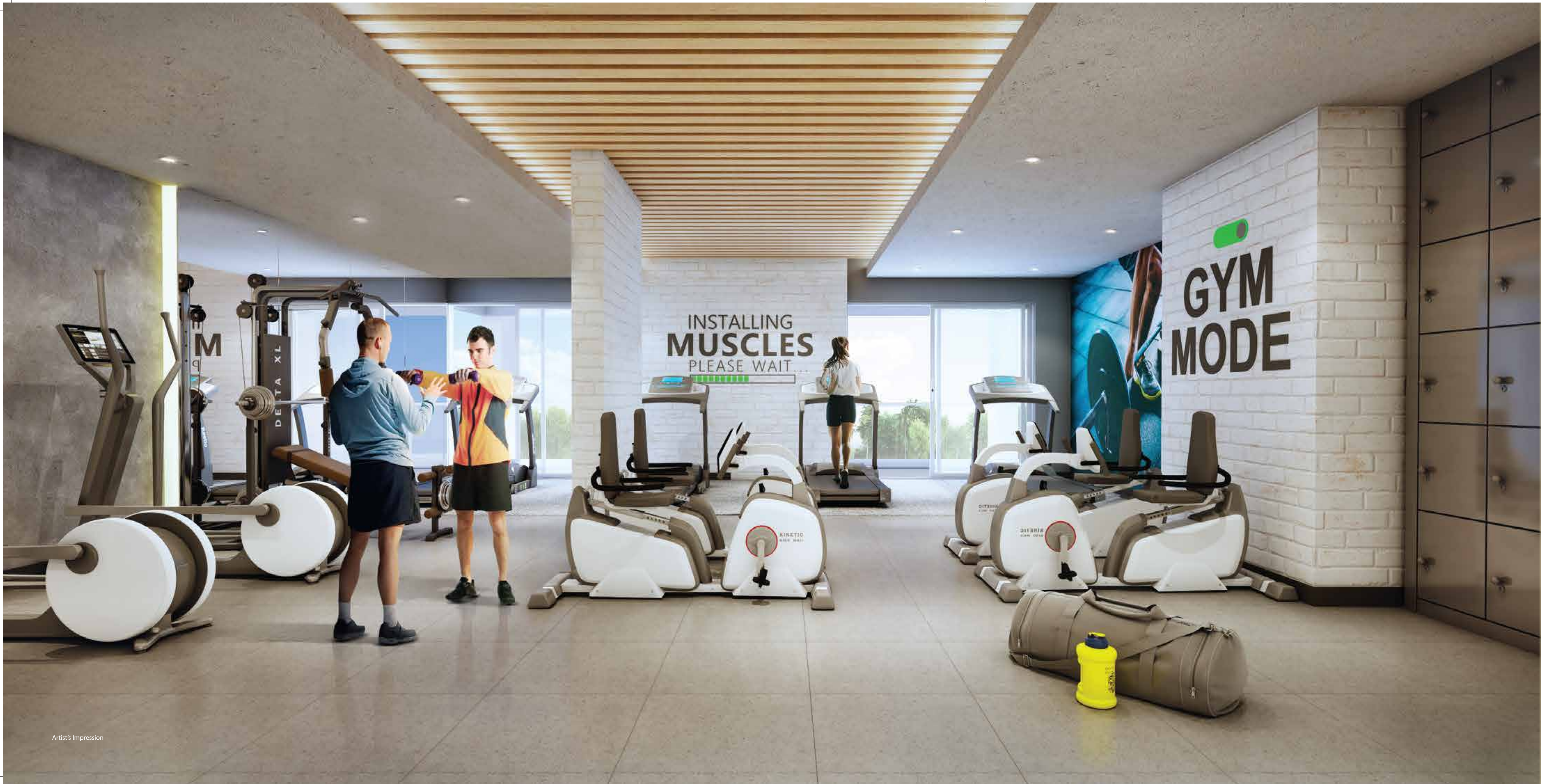
CHEERFUL
CRÉCHE ROOM



Where learning and games
go hand-in-hand for
your little ones.



Artist's Impression



Artist's Impression

FULLY EQUIPPED GYMNASIUM



Your health plans will
achieve fulfilment at the
Fully-equipped Gymnasium.

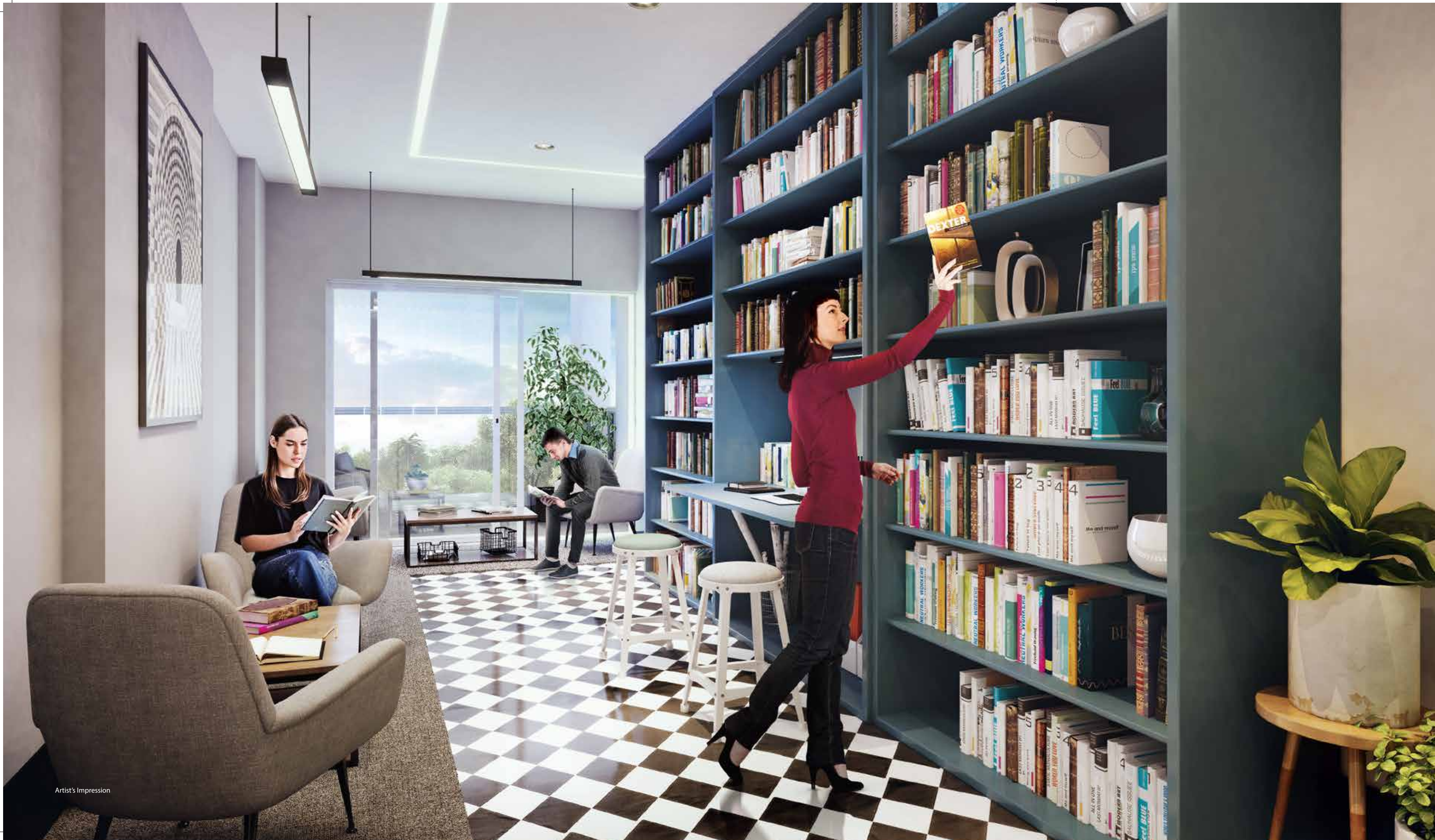
PLAYFUL INDOOR
GAMES ROOM



Game dates with your
partner are now a
weekend staple.



Artist's Impression



Artist's Impression

WELL STOCKED LIBRARY ROOM



The reader in you will spend many gleeful moments at the well stocked Library Room.

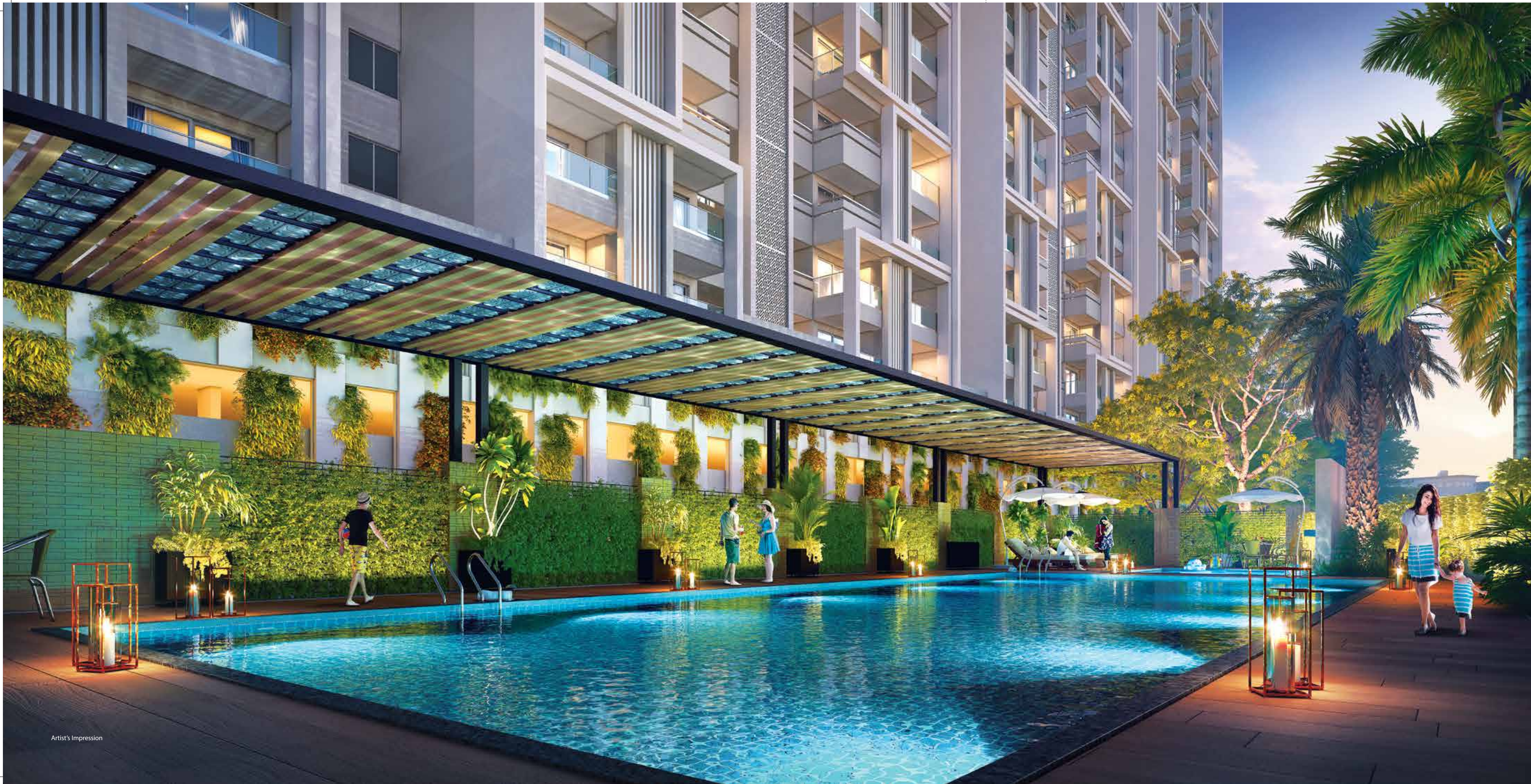
KIDS' PLAY ZONE



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



Artist's Impression



Artist's Impression

SWIMMING POOL



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

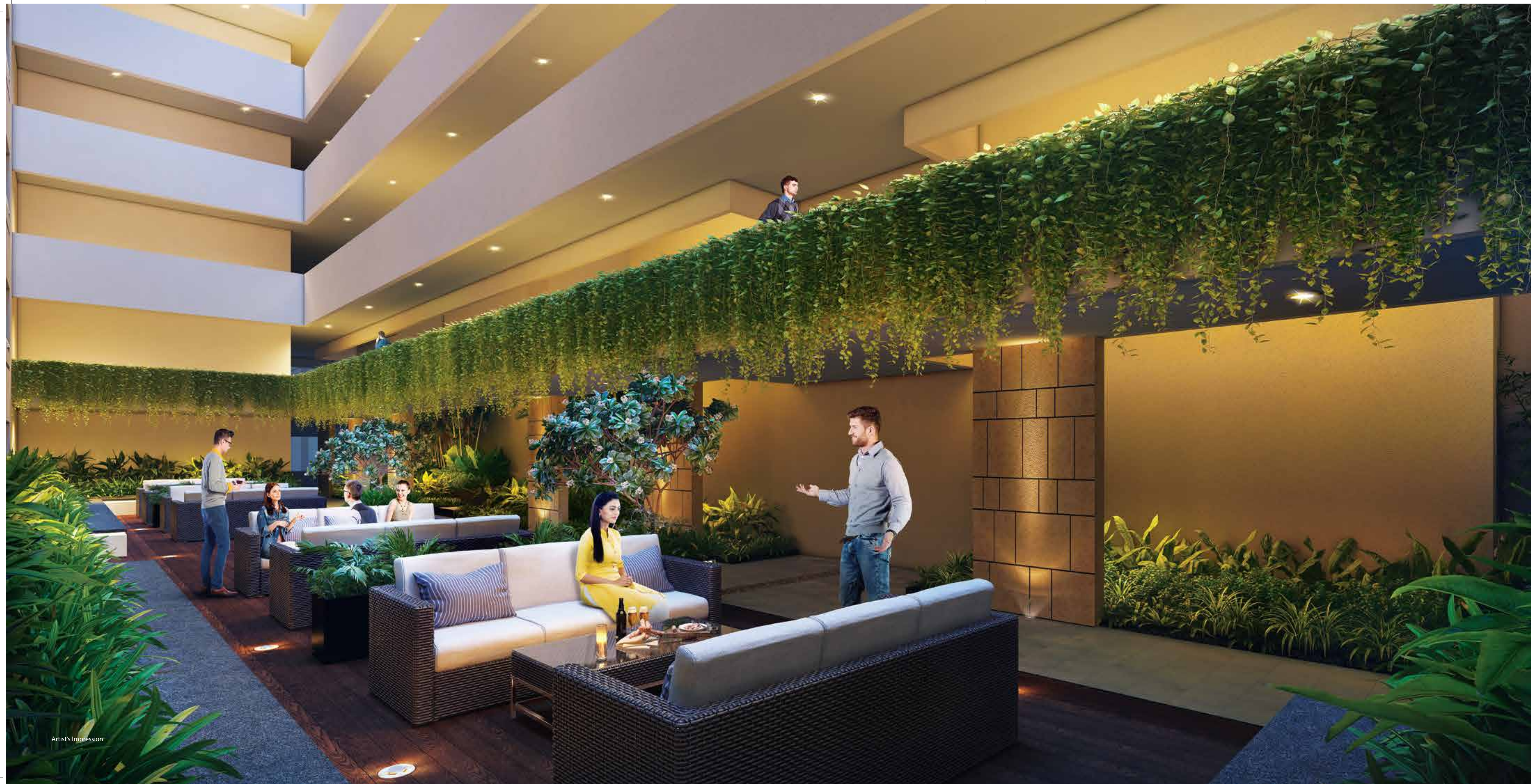
LAWN WITH BARBECUE



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



Artist's Impression



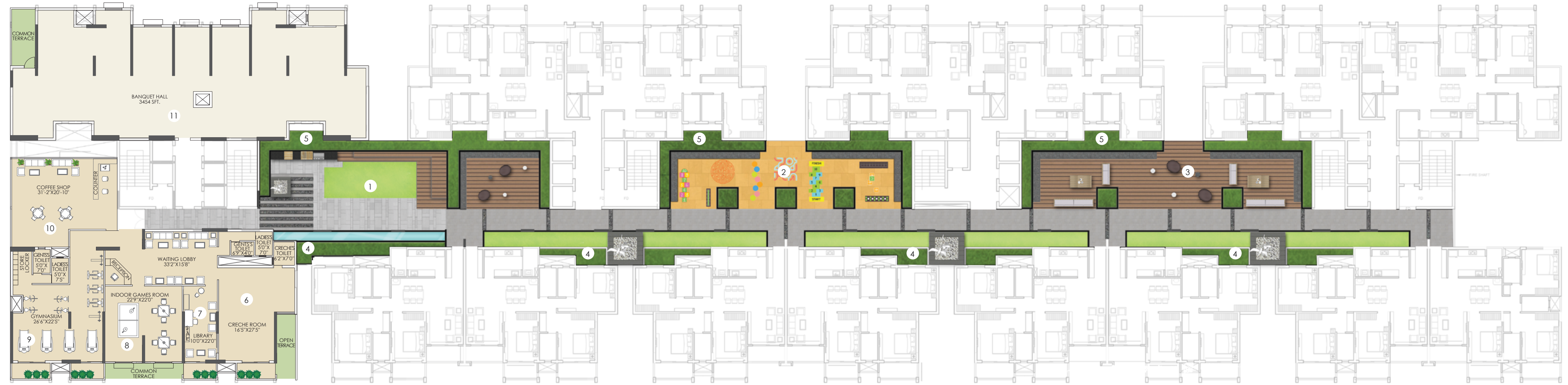
Artist's Impression

COMMUNITY COURTYARD



Forming bonds with your neighbours
to forming a community that stays
a lifetime.

PODIUM PLAN



LEGEND

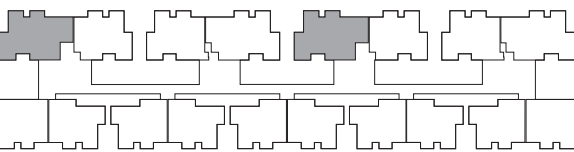
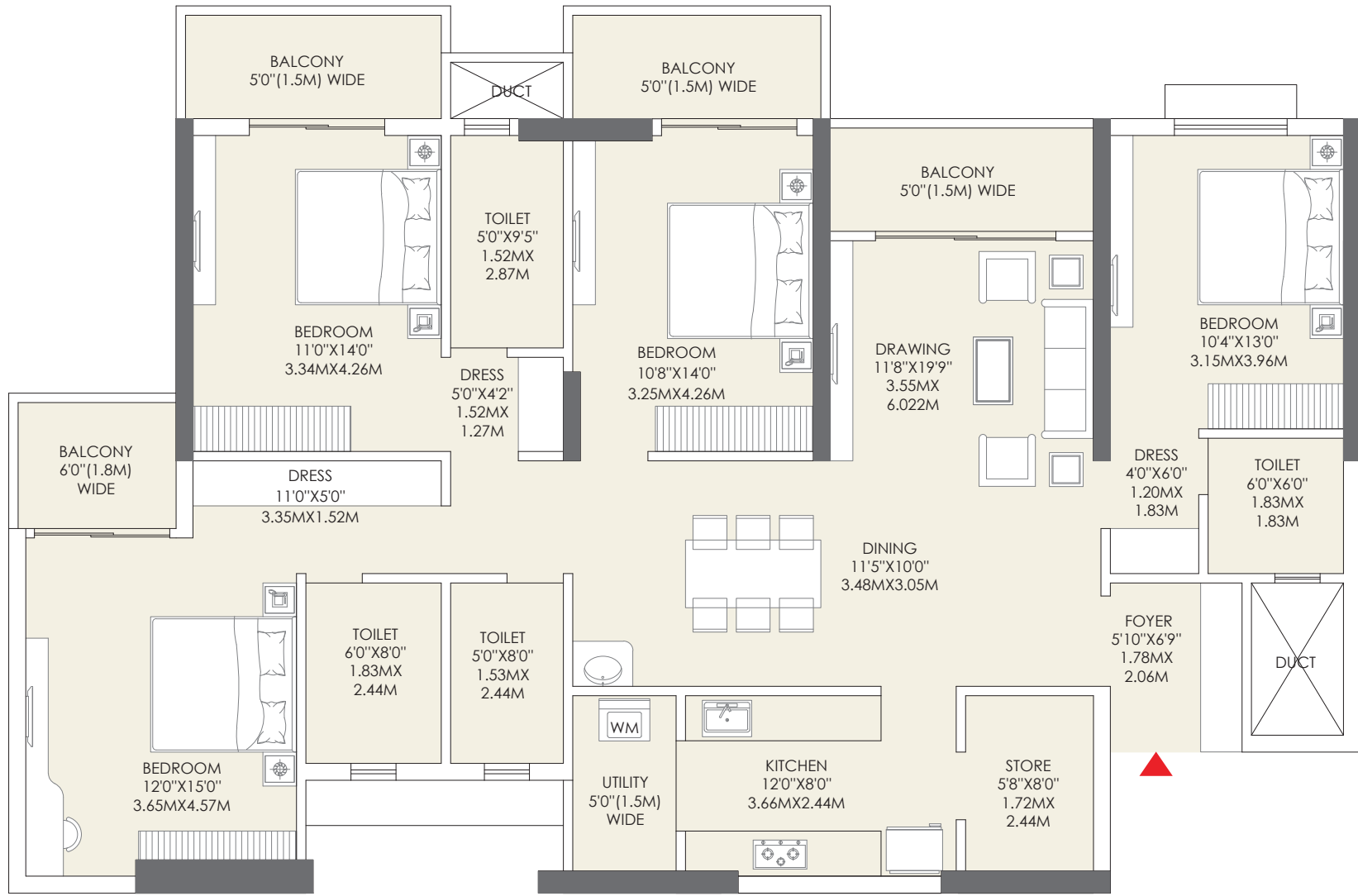
- | | | | |
|-------------------------|----------------------|----------------|------------------|
| 1. Controlled Courtyard | 4. Sculpture Pockets | 7. Library | 10. Coffee Shop |
| 2. Kids' Play Zone | 5. Planter | 8. Indoor Game | 11. Banquet Hall |
| 3. Community Courtyard | 6. Crèche Room | 9. Gymnasium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



TYPICAL 4TH TO 20TH FLOOR



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



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

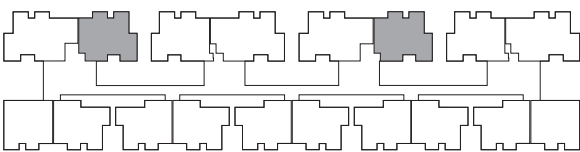
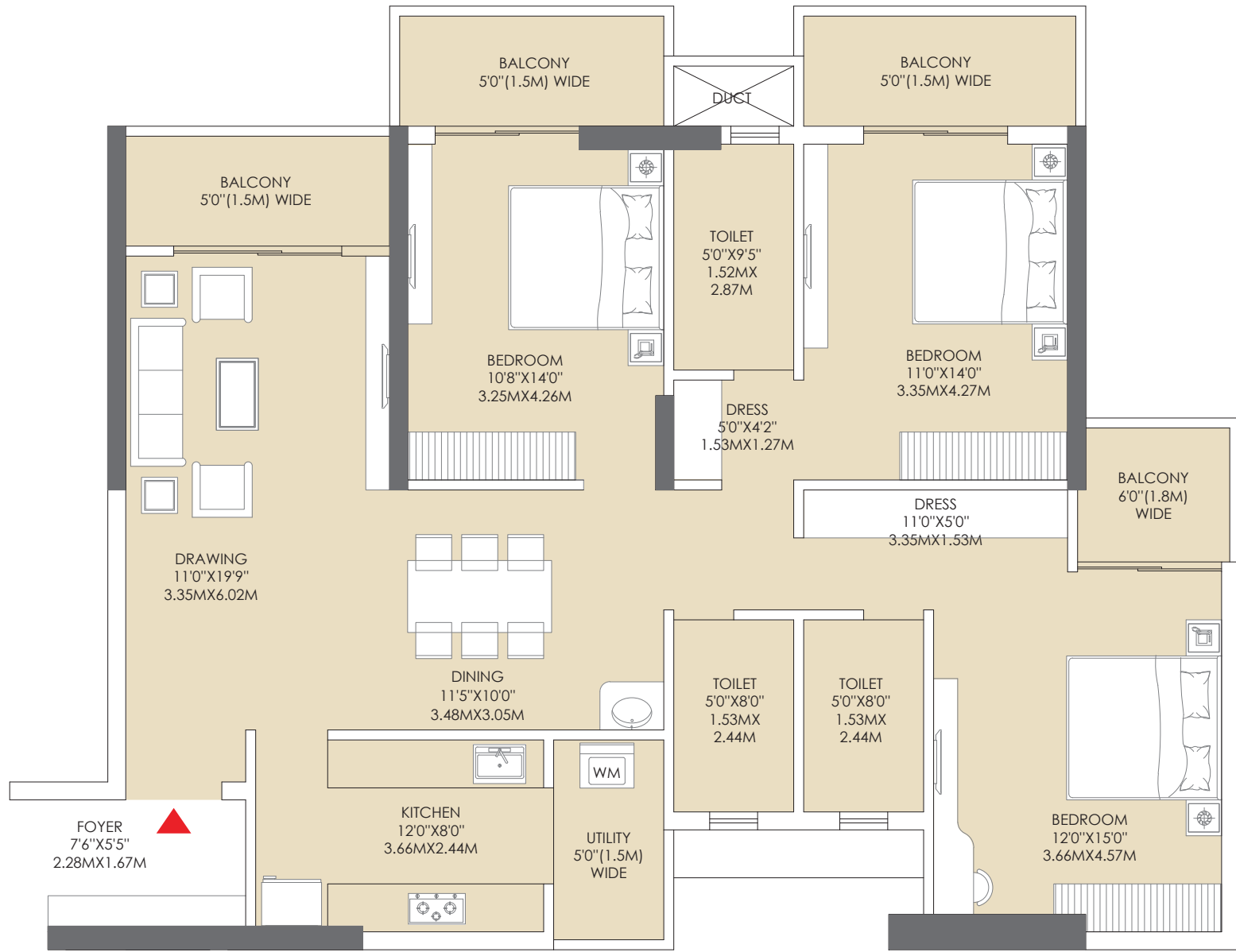


Scan QR for Interior Tour



*Not to scale

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



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

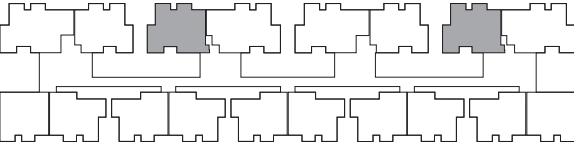
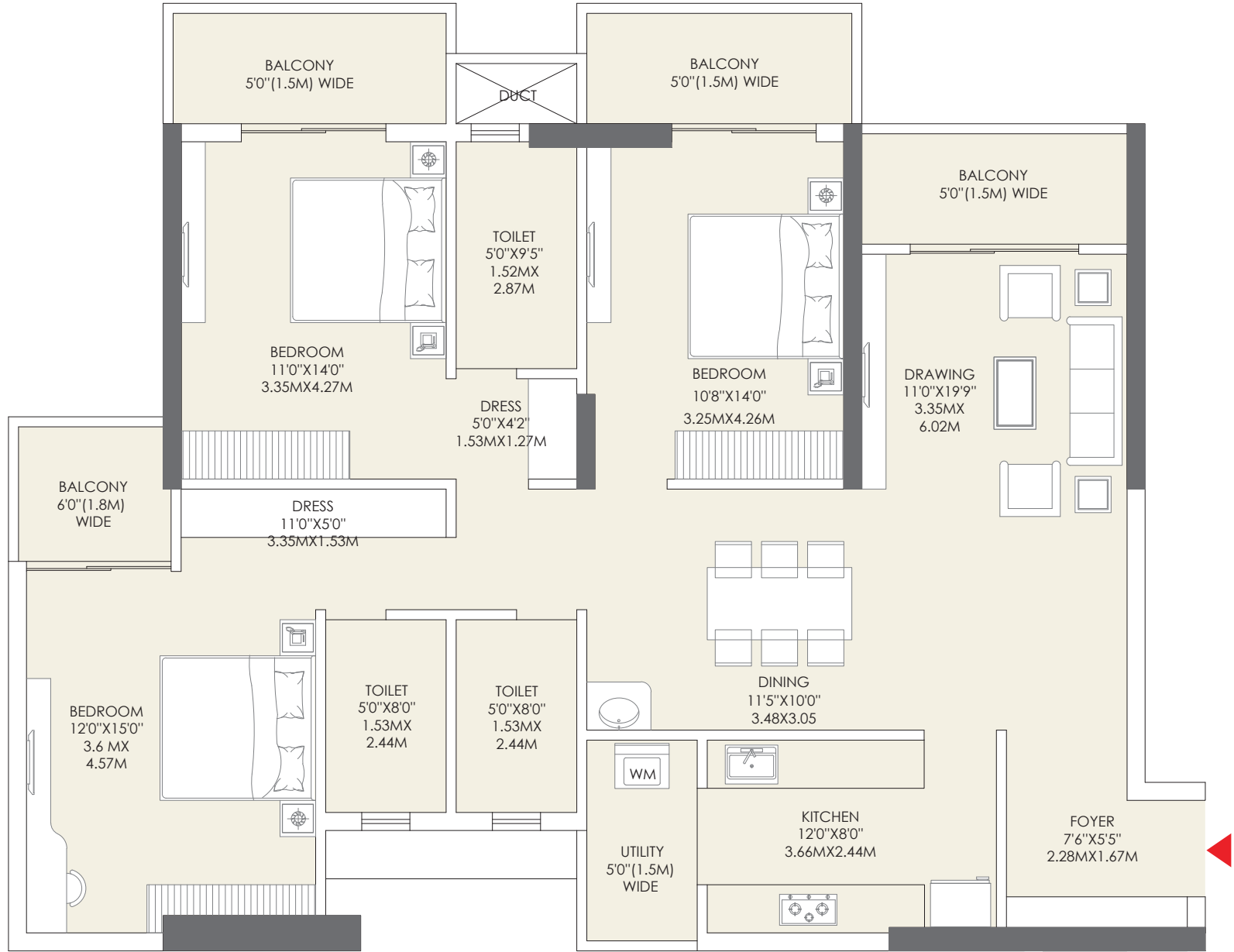


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TYPICAL UNIT PLAN - 3 BHK
FLAT NO. - 303 to 2003
307 to 2007



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

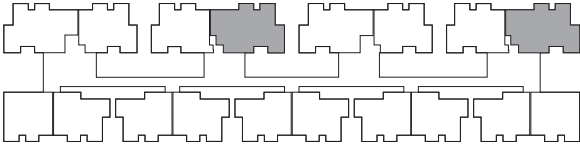
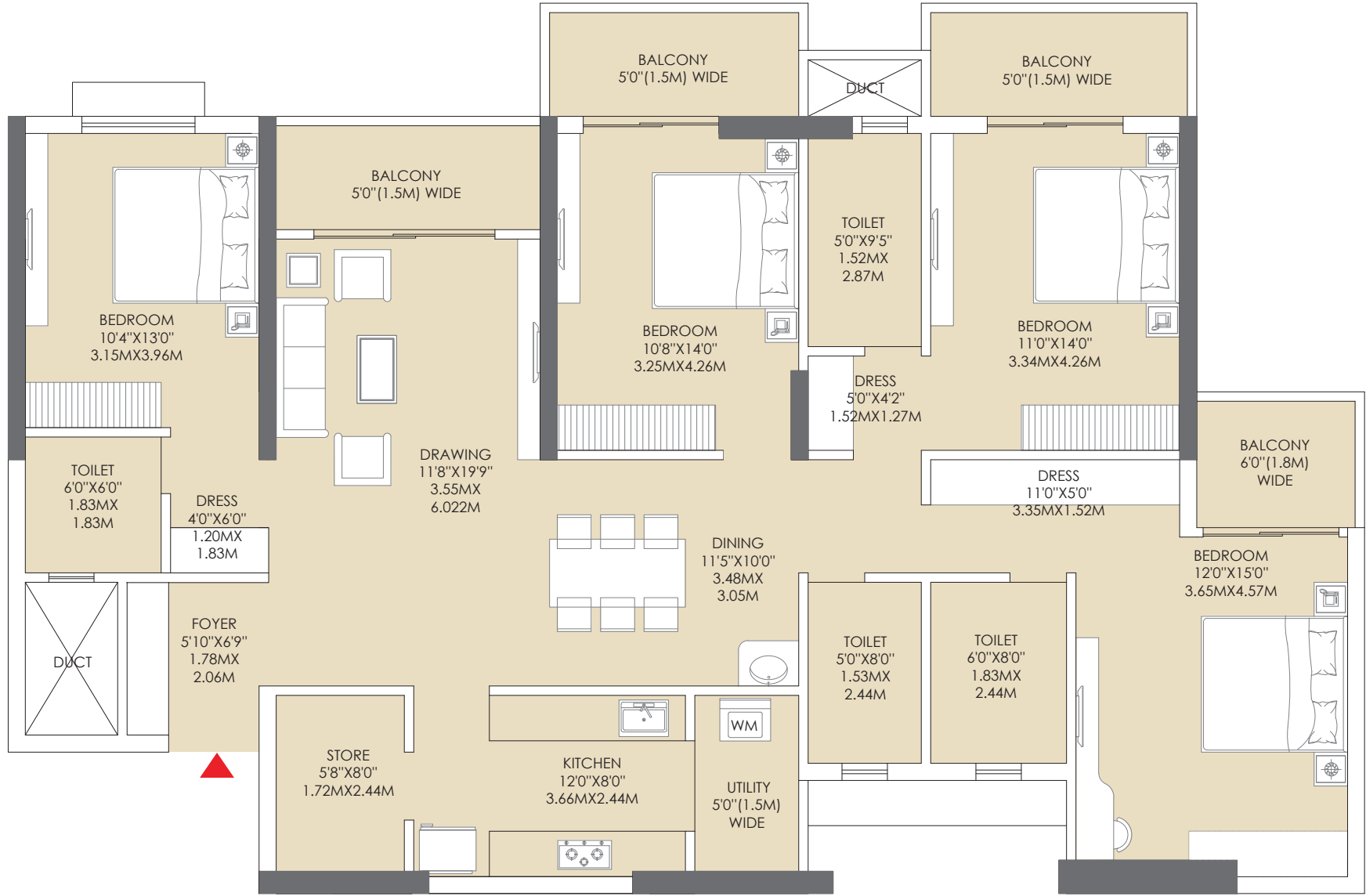


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*Not to scale

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



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

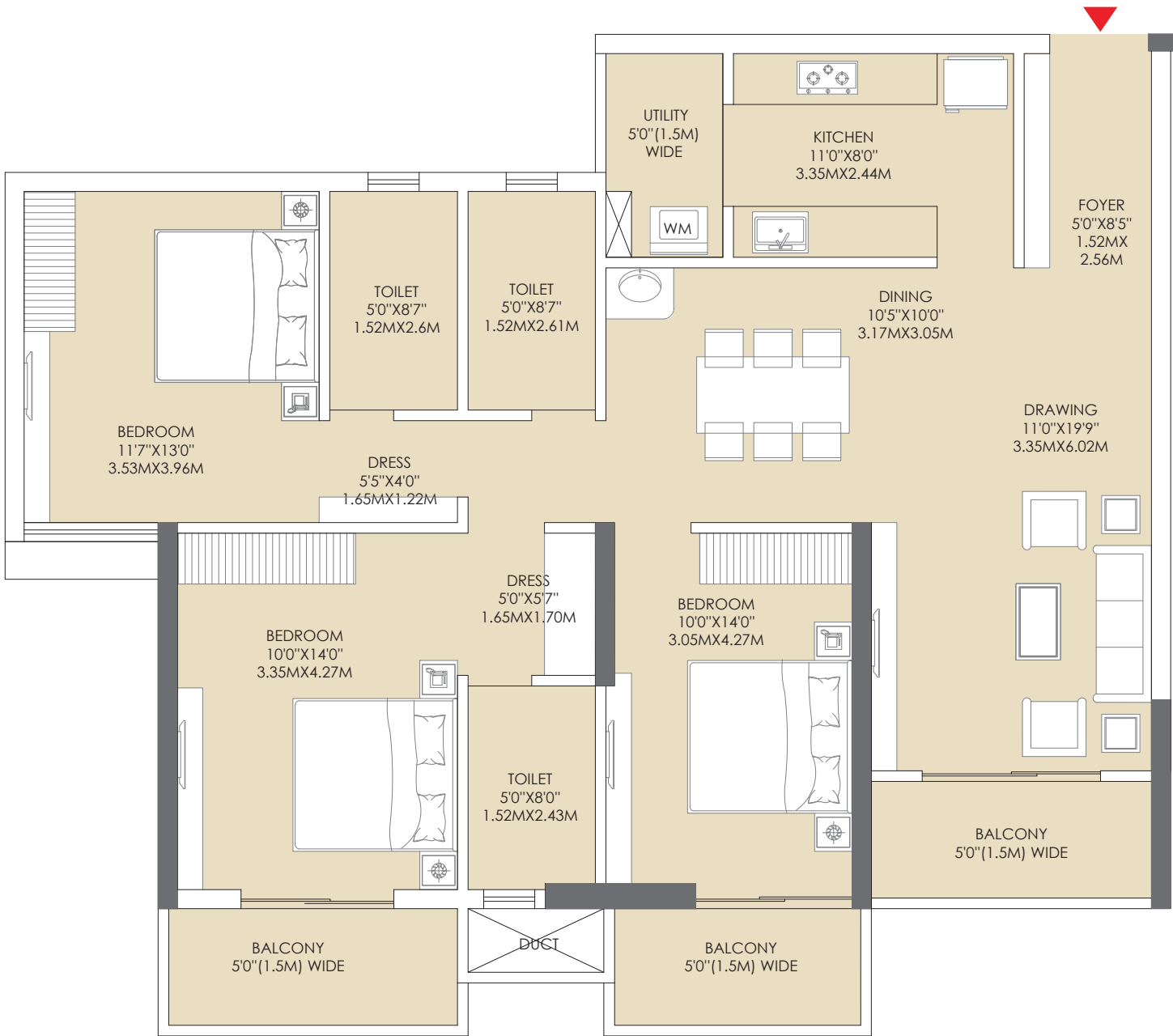


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TYPICAL UNIT PLAN - 3 BHK
FLAT NO. - 310 to 2010
312 to 2012
314 to 2014
316 to 2016



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

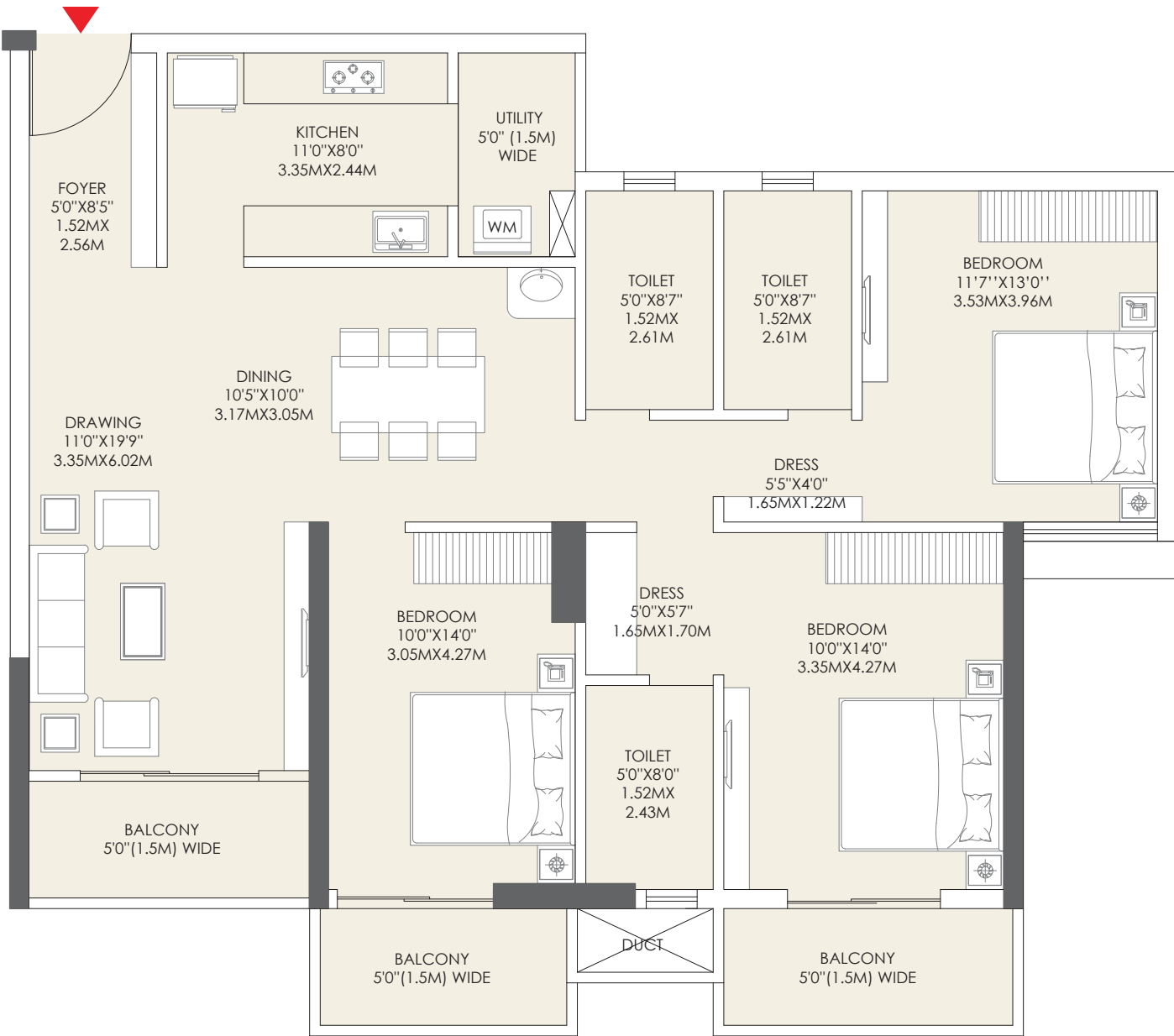


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TYPICAL UNIT PLAN - 3 BHK
FLAT NO. - 311 to 2011
313 to 2013
315 to 2015
417 to 2017



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

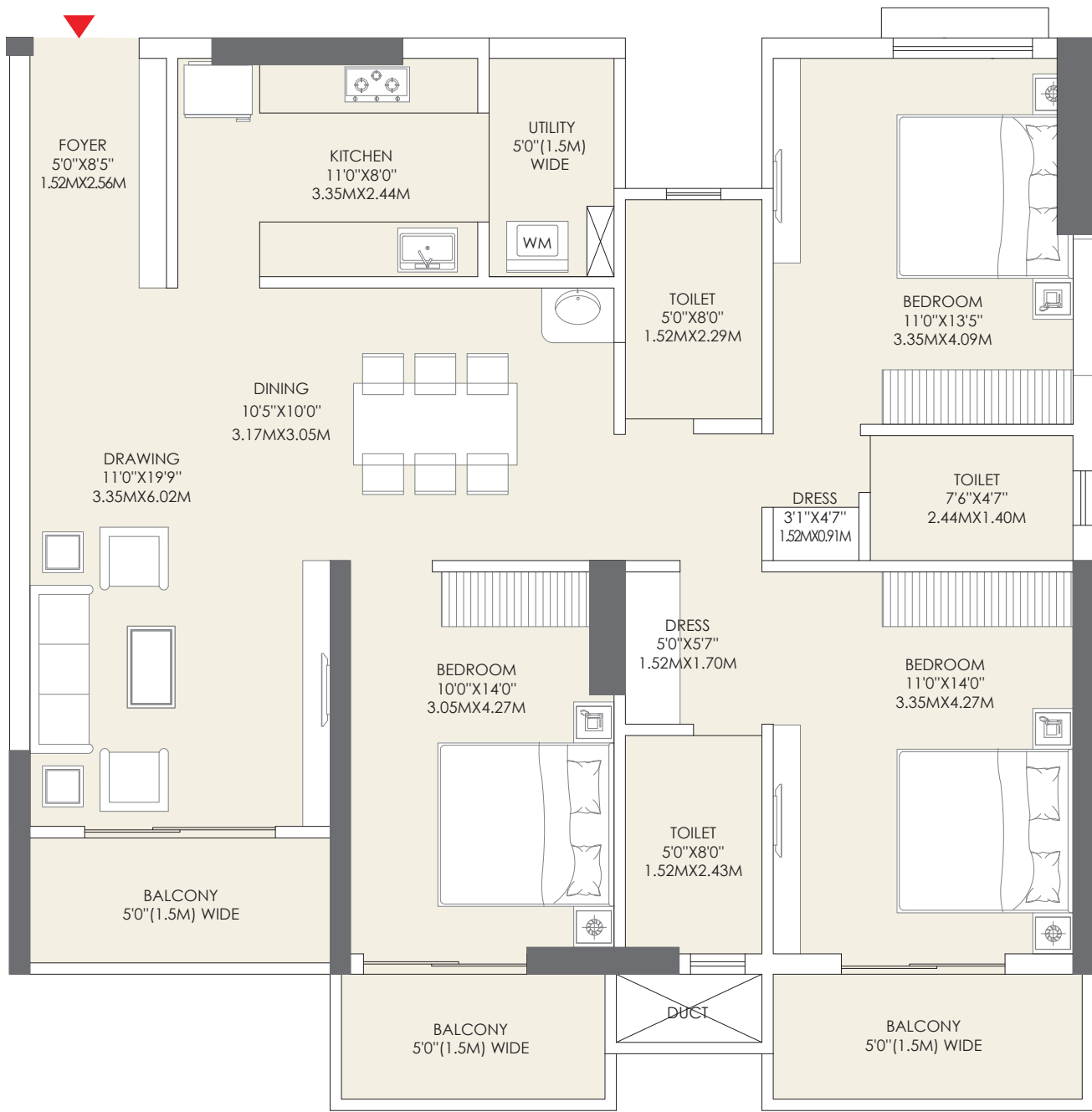


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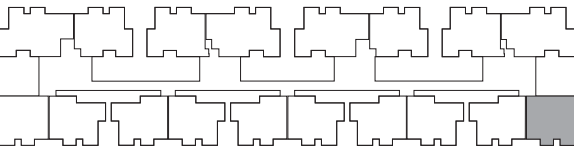


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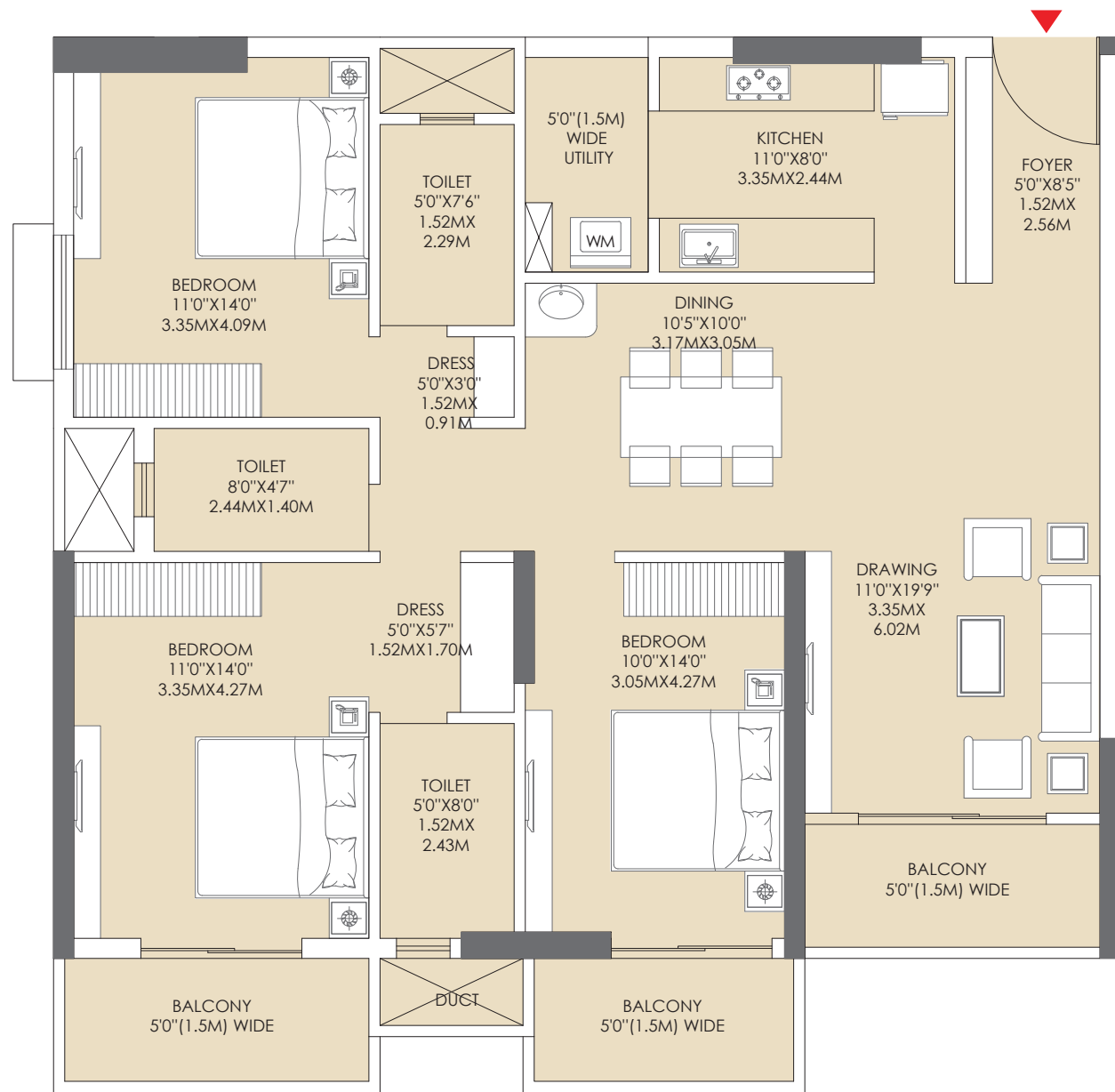
TYPICAL UNIT PLAN - 3 BHK
FLAT NO. - 309 to 2009



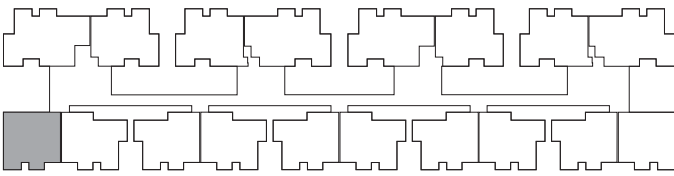
Flat/ House No.	Carpet Area	Built Up Area
309 - 2009 3 BHK	In sq. mt.	
	104.61	133.78
	In sq. ft	
	1126	1440



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



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



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/Dorset 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 Jaquar/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/Schindler 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 resistant paint

SECURITY

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



ABOUT DEVELOPER



4500
HOMES

48
PROJECTS

27000
LIVES TOUCHED

55 Lacs
SQ. FT COMPLETED

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 15 million sq. ft of housing projects

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.



Artist's Impression

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



Scan for
Walkthrough