

# LEASING PRESENTATION



Kalpana Square, Bhubaneswar



CITY SCAPE

**The first state in India to be formed on a linguistic basis, Odisha is the meeting point of culture, heritage, temple and natural beauty.**

# ABOUT SMART CITY BHUBANESWAR



Near the Bay of Bengal lies one of the **first planned cities of India and the capital of Odisha** - Bhubaneswar (tracing the map of Odisha, the focus shifts to Bhubaneswar).

The **city of temples** with a history of more than 600 magnificent temples in the medieval period, Bhubaneswar is now **home to major commercial, educational, and cultural hubs with close to 1 million metro area population**

- Since, a lot of initiatives has been taken by the state and the central government **Bhubaneswar City** has witnessed a materialistic change and is titled as **No.1 in the SmartCity** programme by Shri Narendra Modi.
- The components of Bhubaneswar city's economy varies from **horticulture, IT,tourism, agriculture, sericulture, minerals sector, agro-based and engineering industries.**
- Recently many big companies which include **Infosys, TCS, Mahindra Satyam, Genpact, Tata Power & Steel, Jindal Power & Steel, Aditya Birla Group, Reliance Energy, GMR, Vedanta, NTPC, NALCO, SAIL, Indian Oil Corporation Ltd., Bharat Petroleum Corporation Ltd, etc.** have invested in the city.
- Rapid industrialization and increase in growth of services sector activities has resulted into **increasing disposable income, favorable demographics, changing lifestyles and growth of population.**
- Because of the increase in corporate offices and industries people from nearby cities and state are migrating to Bhubaneswar and as such huge demand for **Housing, Retail, Hospitality** has been witnessed.
- Orissa has a rich cultural heritage and is endowed with vast natural and **mineral resources**, which helps to build substantial industrial base. There exist large numbers of medium and small scale **Mining Industries** which offer the foundation for the development of a strong corporate sector.

# ABOUT UTKAL KANIKA GALLERIA



- A luxury shopping mall located in the heart of Bhubaneswar at Kalpana Square opposite Orissa State Museum.
- Spread over 2,40,000 square feet
- Ground +3 floors of Retail and 2 levels of Basement with a capacity to accommodate 300 cars
- Fully Air-Conditioned Shopping Mall
- Staggering 300ft Modern Facade with a combination of Glass, Wooden Planks, Aluminum Perforated Jali & Aluminum Composite Panels
- Retail spaces ranging from 500 square feet to 1800 square feet
- Within a 5 km radius, the entire city's premium residential area exists

# MALL KEY POINTS

400+

Sitting capacity at Food Court

75+

National/International Brands

4 Screen

Signed with PVR Multiplex

2.4 lacst+

Built-Up Area

500+ feet

Modern Front Facade

300+

Car Parking Facility With 2 Levels Parking

1.8 lacs

Gross Leasable Area

50,000 Sq.

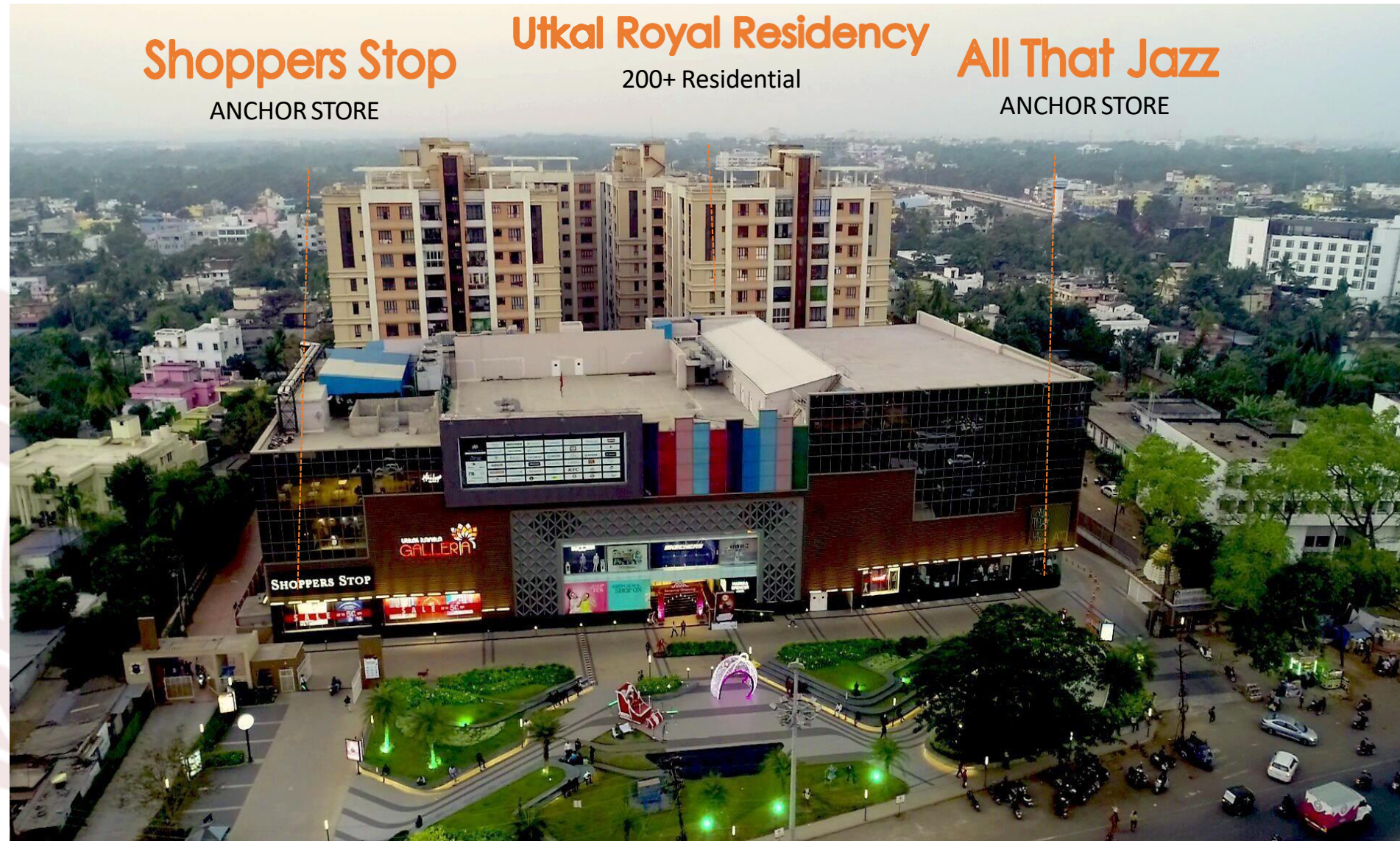
ON A MISSION TO MATCH INTERNATIONAL STANDARDS OF BUILDING AND RAISE THE LEVEL OF DEVELOPMENT IN INDIA, UTKAL BUILDERS GIFTED ONE OF A KIND SHOPPING MALL TO BHUBANESWAR IN 2019.

# MALL SNAP SHOT

**Shoppers Stop**  
ANCHOR STORE

**Utkal Royal Residency**  
200+ Residential

**All That Jazz**  
ANCHOR STORE





# RESIDENTIAL CATCHMENT

## RESIDENTIAL AREA (WITHIN 10KM)

1. Patia
2. Kalinga international
3. Mancheswar
4. Jaydev Vihar
5. Chandrasekherpur
6. Sastri Nagar
7. Gopobandhu Nagar
8. Bhoi Nagar
9. Unit-9
10. Ashok Nagar
11. Keshri Nagar
12. Satya Vihar
13. Saheed Nagar
14. Ganga Nagar
15. Bapuji Nagar
16. Kharbel Nagar
17. Siva Nagar
18. BJB Nagar
19. Biswanath Nagar
20. Laxmi Sagar
21. Sishupagarh
22. Nua Goan
23. Sundarpada
24. Jagamara
25. Patrapada
26. Khandagiri
27. Barmunda
28. Baragarh
29. Hi- Tech Medical College
30. Bomikhal
31. Hanspal
32. Haridaspur
33. Baliana



# RETAIL CATCHMENT

## RETAIL SNAPSHOTS

(WITHIN 5KM )

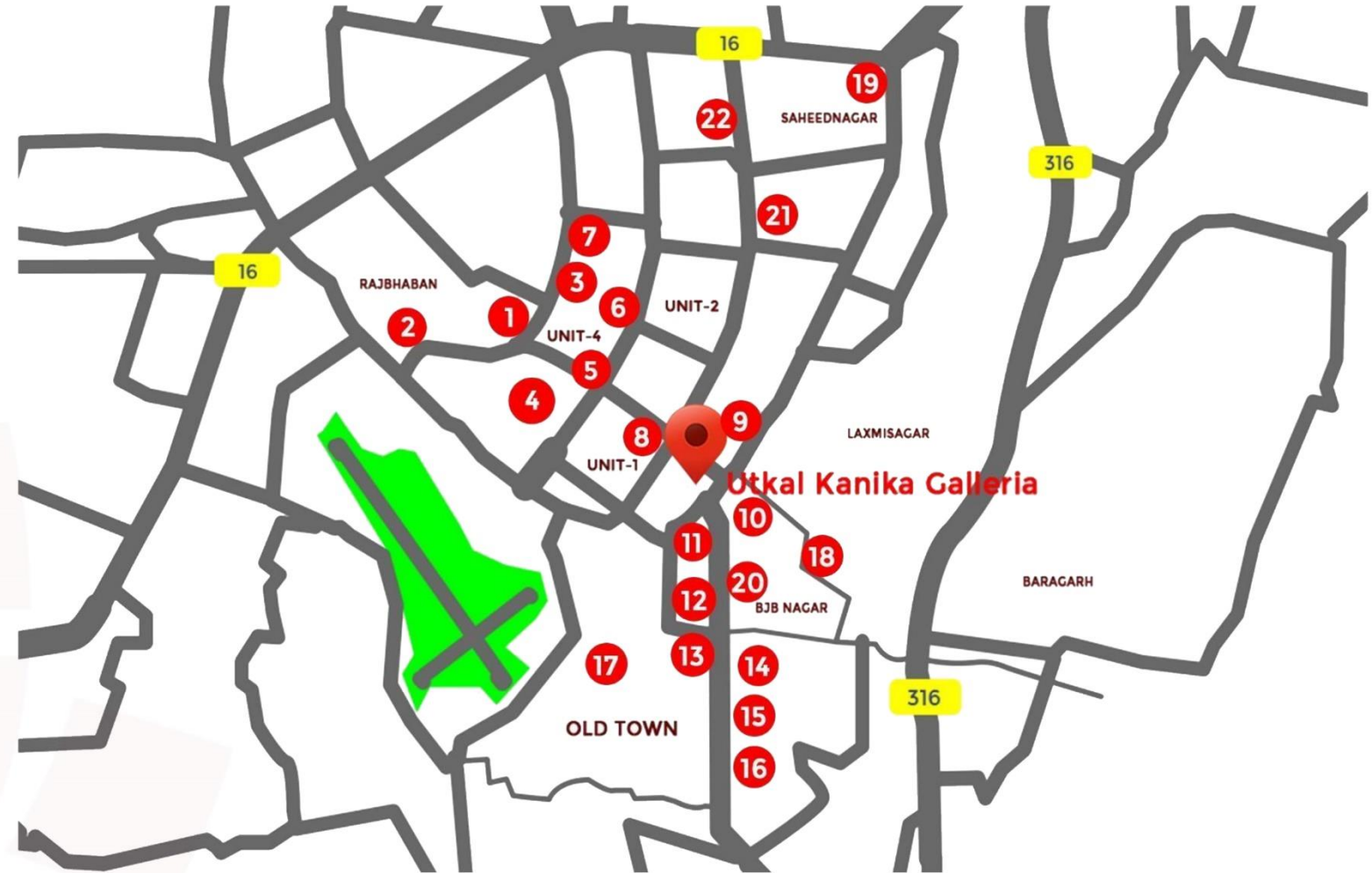
1. Pantaloons Kalyan Jewellers, centra mall
2. Peter England Raymond Kalamandir
3. Reliance Trends, H&M, Blackberry
4. Panda Life Style, Manyavar & Mohey
5. Nike
6. Home Town,Westside,Louis Philippe
7. KFC, Dominos
8. Epari Sadashiv Jewellers
9. Puma
10. Lal Chand Jewellers, Helios & Reliance Smart
11. unit-4 market
12. the world mall
13. Priyadarshini market
14. Reliance fresh
15. Reliance fresh
16. Mom & Me
17. Reliance fresh



# CORPORATE OFFICE CATCHMENT

## OFFICE CATCHMENT SNAPSHOT (WITHIN 5KM )

1. SAIL
2. GOVERNER HOUSE
3. Commissionerate of Police
4. Bhubaneswar Club
5. Secretariate
6. Odisha Legislative Assembly
7. BDA
8. ITC Fortune
9. Kalinga Ashok
10. State Museum
11. bmc museum
12. Sub Register Office
13. Khordha discript court
14. BJB Autonomouse College
15. Odisha Tourism
16. Mescosteel
17. Axis Bank
18. BJEM
19. IMFA
20. L&T Finance
21. Bmc Office
22. Gridco



# BHUBANESWAR & ADJACENT CITIES

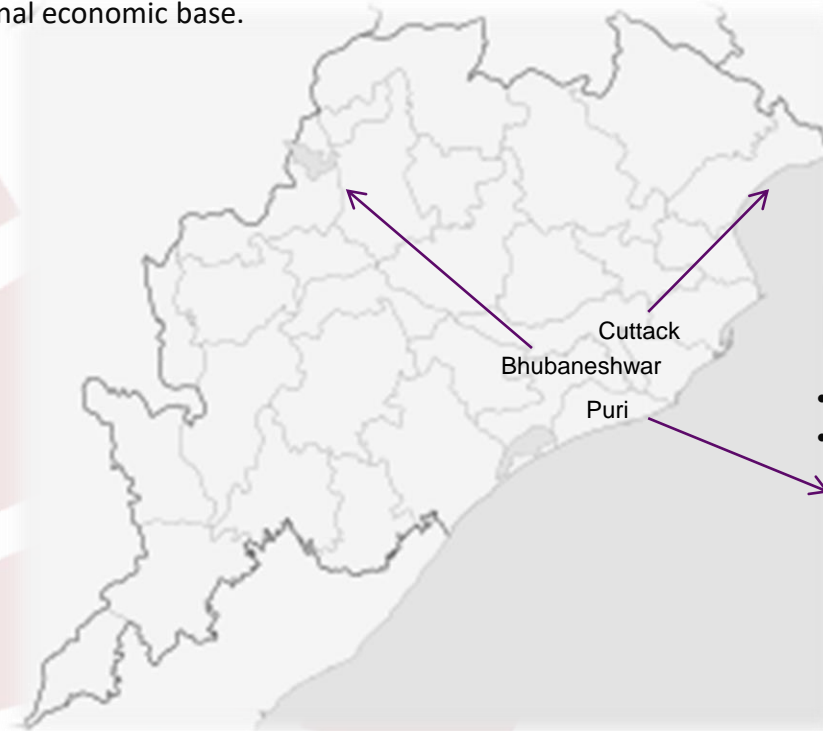
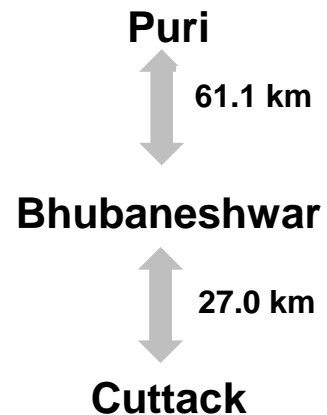
## BHUBANESHWAR (CAPITAL OF ODISHA)

- Population :12,26,000
- Centre of economic and cultural importance
- Known as the "Temple City", Bhubaneswar holds a unique position within Indian cities by virtue of its ability to seamlessly integrating its rich cultural heritage with a strong regional economic base.

## CUTTACK (COMMERCIAL CAPITAL)

- Population : 7,63,000
- Cuttack are renowned for celebrating festivals irrespective of religions, with huge fanfare and gaiety
- Cuttack is an excellent commercial center in Odisha. Tourists from all over the World visit Cuttack for its exclusive tourist attractions and shopping. Cuttack is famous for its silver filigree, handicrafts, and exquisite handlooms that are sold in various markets, shops, and malls.

### MAPPING CITIES



## PURI (TOURIST PLACE)

- Population : 2,00,564
- Economy of Puri is dependent (80%) on tourism, temple being the focal point and provides employment to the people of the town

# PRESENCE OF YOUTH IN BHUBENESWAR

Bhubaneswar is surrounded with best in class colleges and universities for youths, coming from different parts of the country. For leisure and entertainment this city is equipped with all modern facilities like rooftop restaurants, disks, night clubs, shopping malls and high end retail brands.

List of Renowned University/Colleges :

TOP COLLEGES / UNIVERSITY
All India Institute of Medical Sciences
Indian Institutes of Technology
KIIT
Institute of Medical Sciences and Sum Hospital
Shiksha 'O' Anusandhan University
Utkal University
C.V Raman Global University
Xavier Institute of Fashion Technology
National Institute of Fashion Technology
Birla Global University

## OUTDOOR ACTIVITES & EAT OUT BEHAVIOR AND FOOD HABITS.

- Visiting multiplex /theatres and fine dine-in restaurants is largely preferred
- Indian & Chinese fast food likely to draw attention and increase craving. However, local odia to be also on offering
- Consumers look for unique experience / good ambience and best quality of food while eating out
- Interest level for Bhubaneshwar lies in entertainment & food

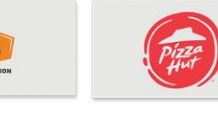
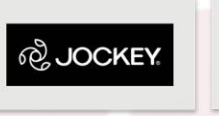
# MALL SNAP SHOT



# BRANDS OPERATIONAL

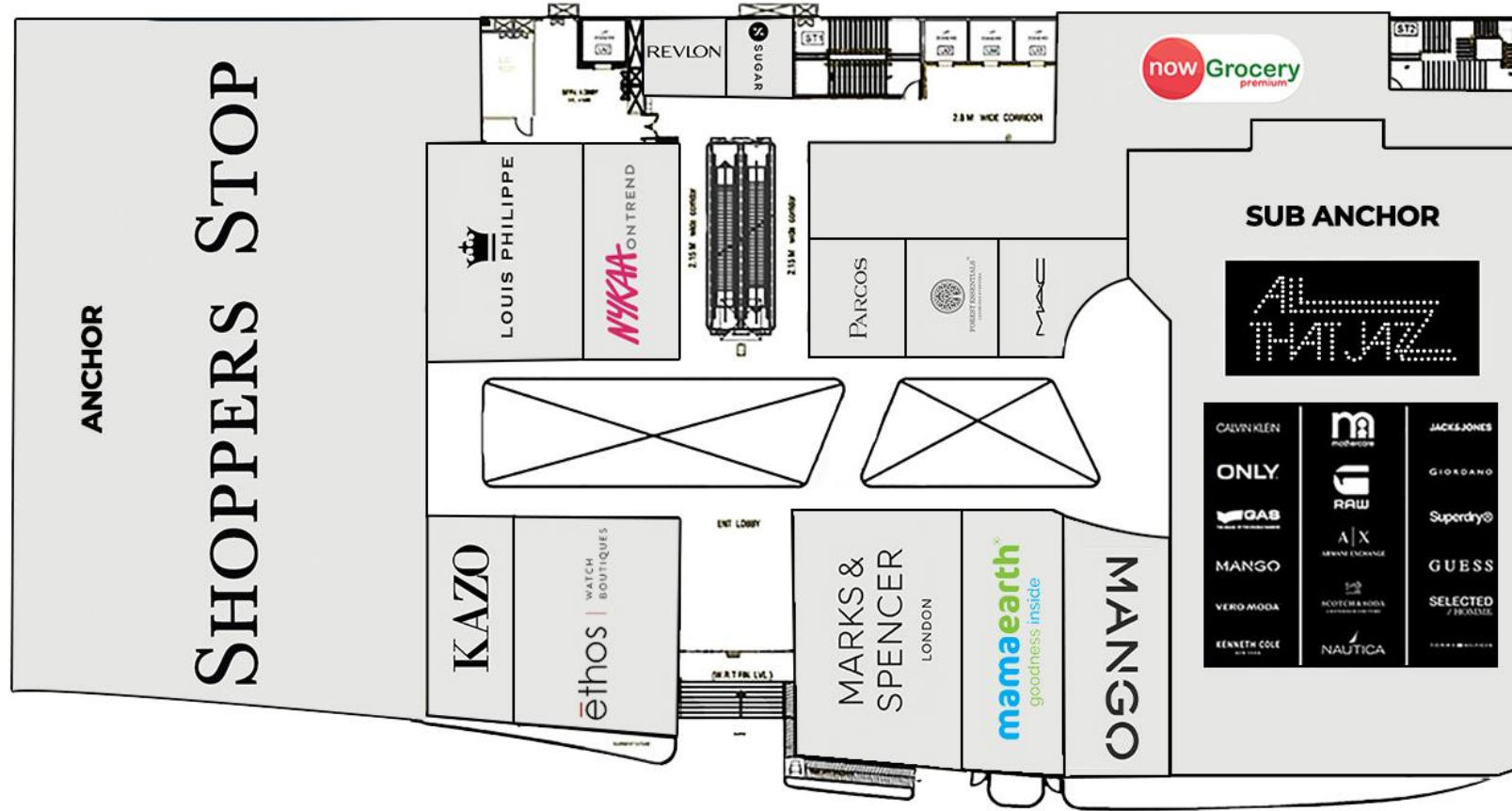




# GROUND FLOOR

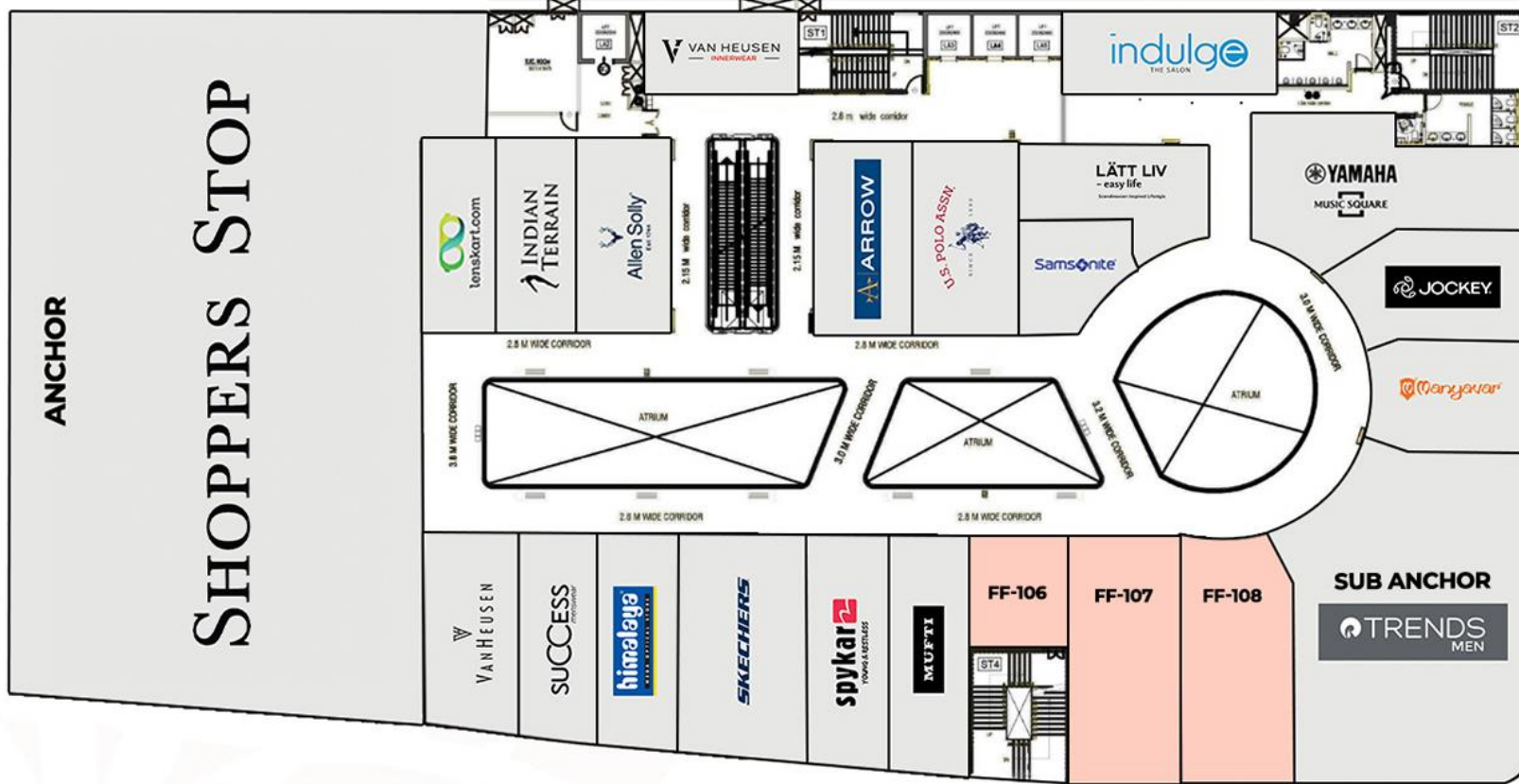
## GROUND FLOOR





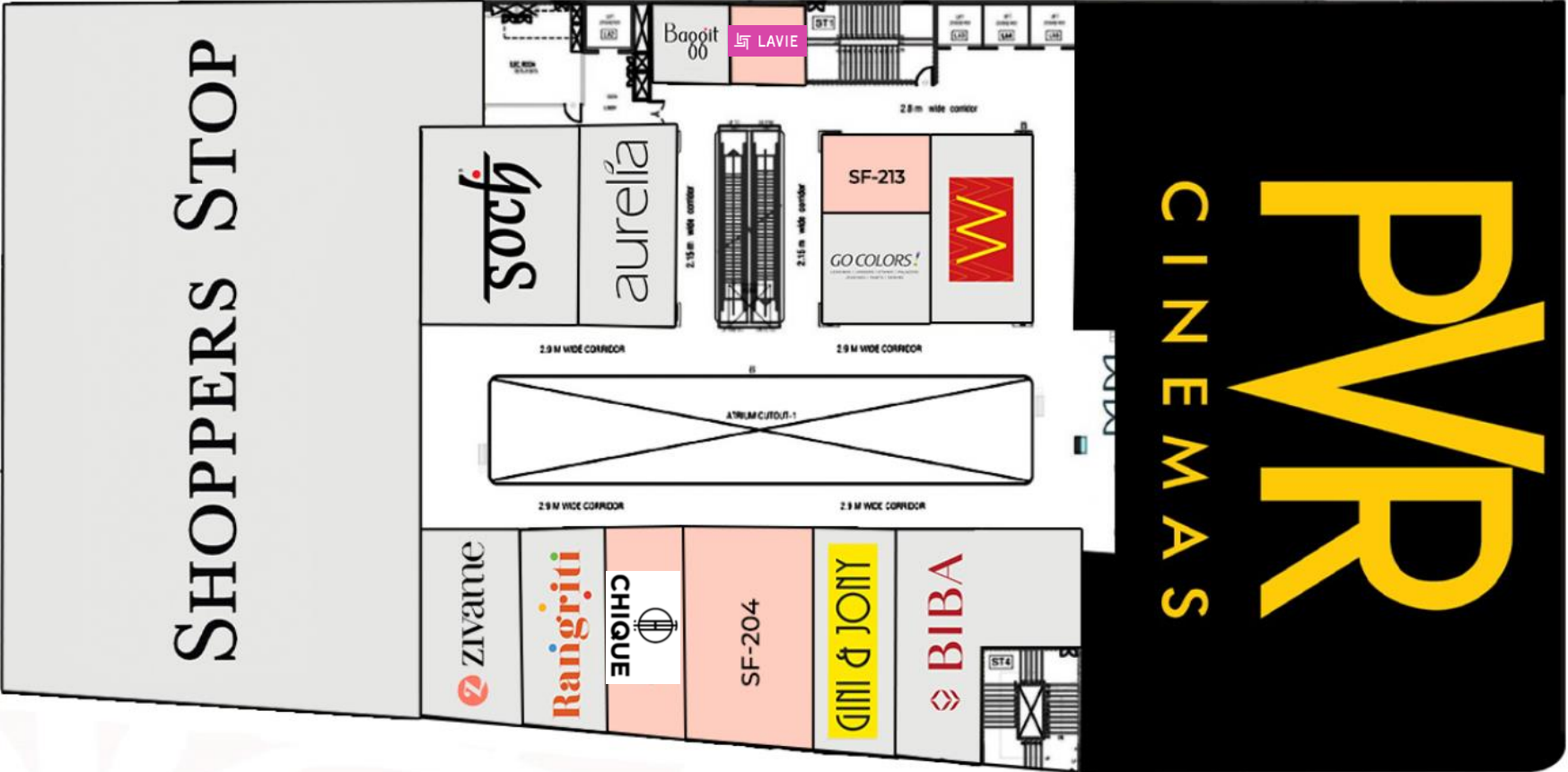
# FIRST FLOOR

## FIRST FLOOR



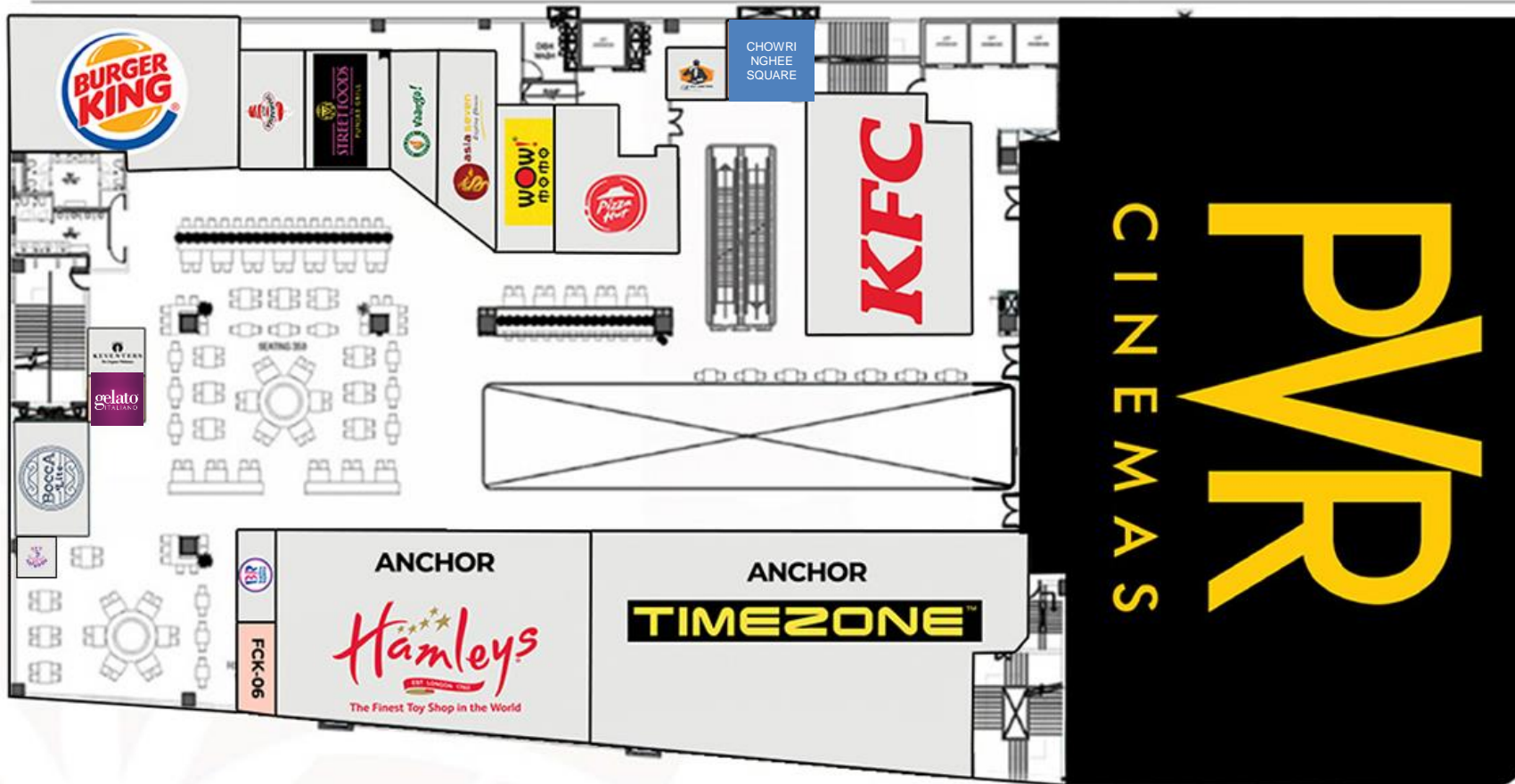
# SECOND FLOOR

## SECOND FLOOR



# THIRD FLOOR

## THIRD FLOOR



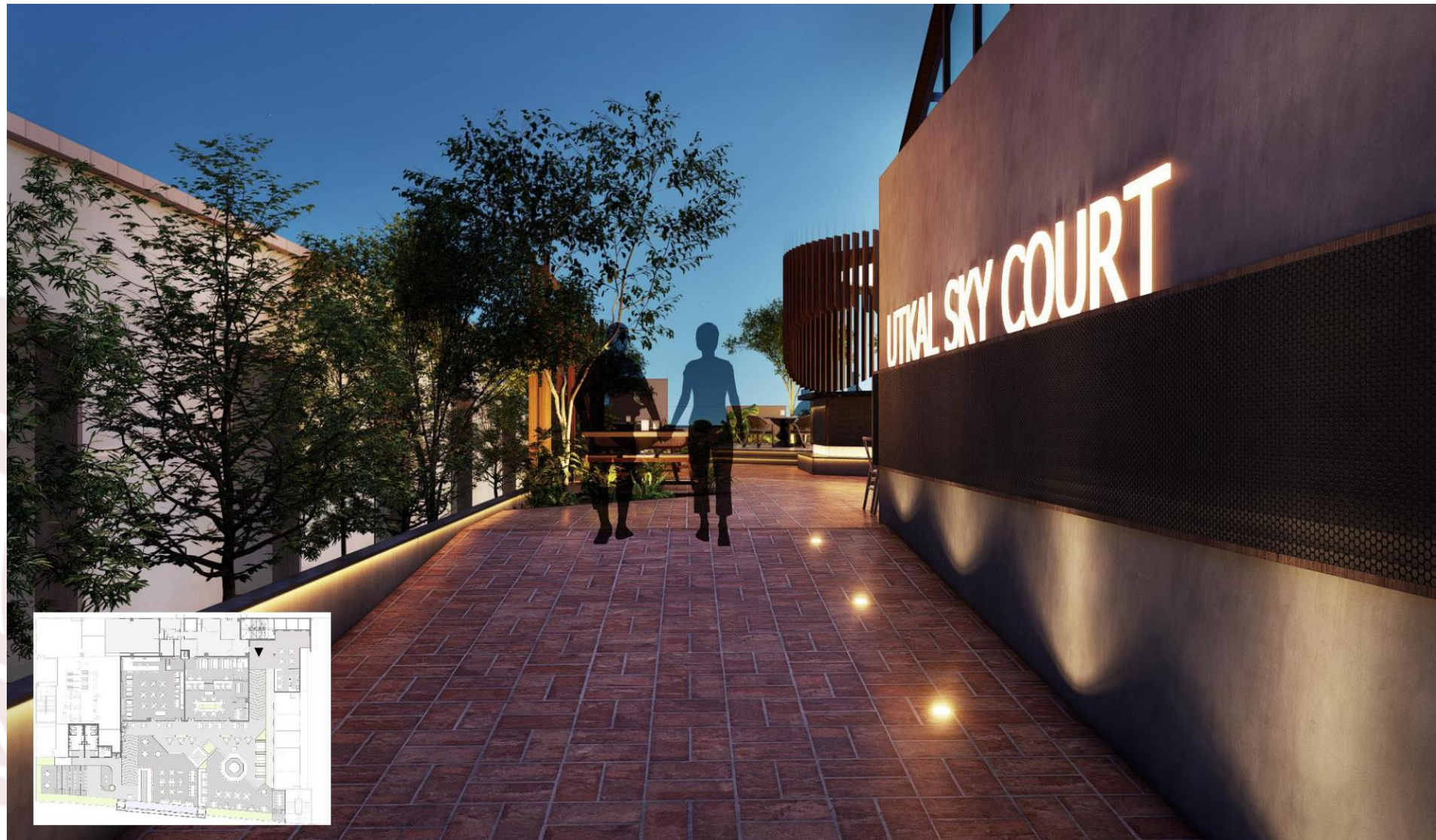
# ROOF TOP PLAN



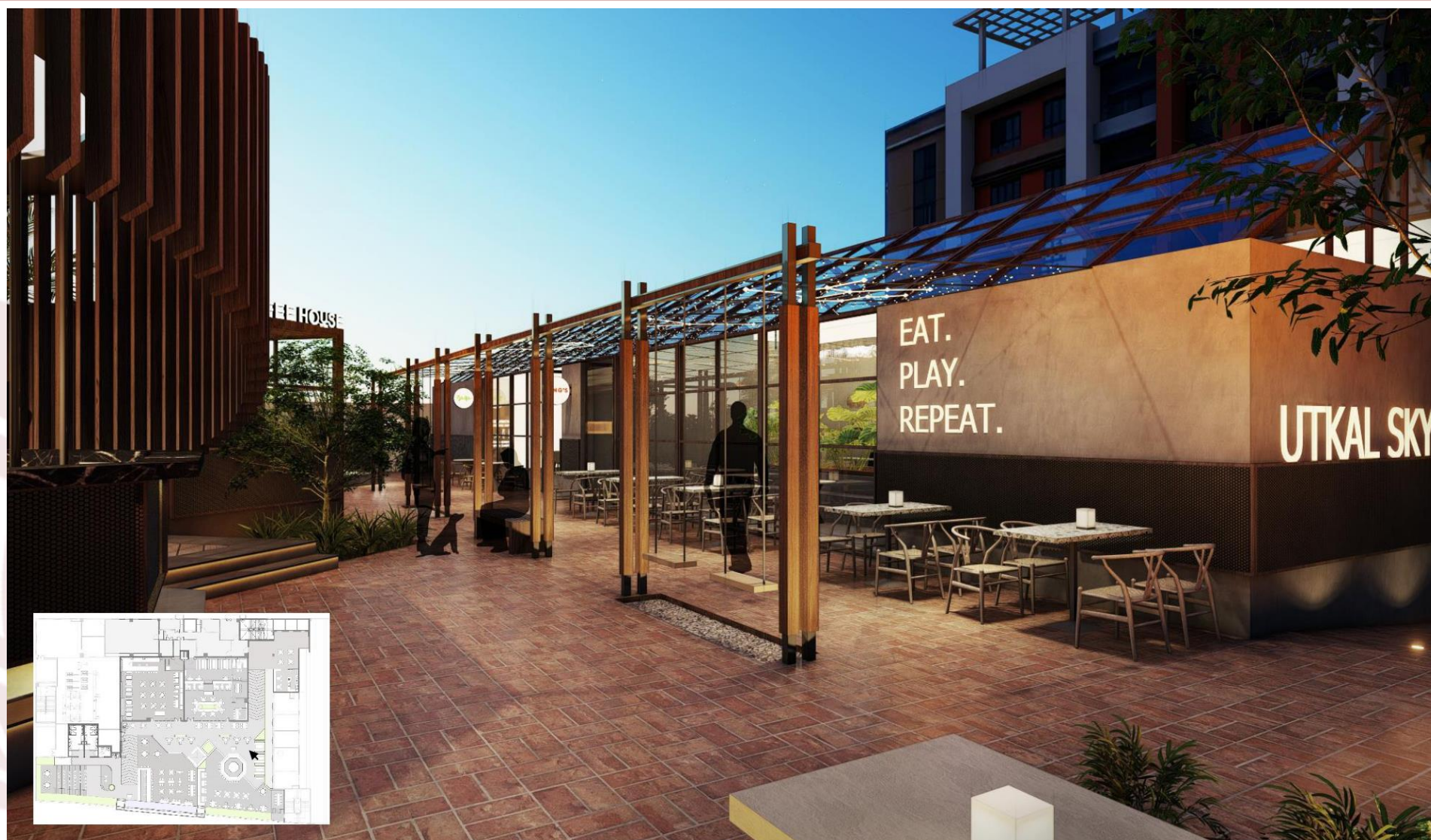
# ROOF TOP PLAN



# ROOF TOP PLAN



# ROOF TOP PLAN



# ROOF TOP PLAN





# ROOF TOP PLAN



# ROOF TOP PLAN



# ROOF TOP PLAN



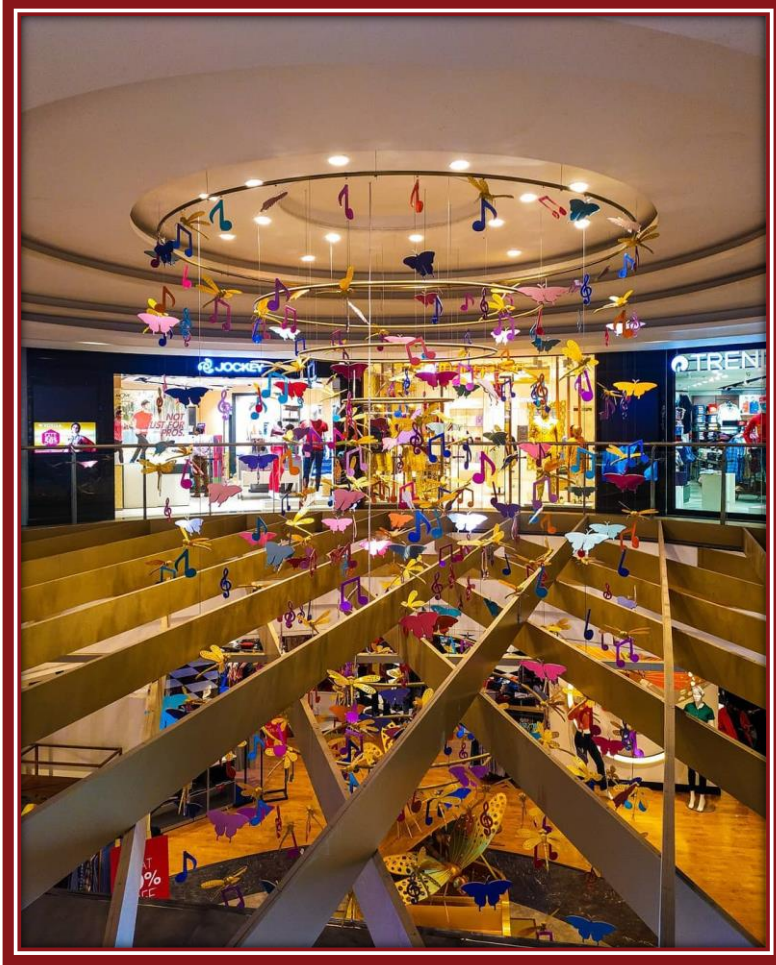
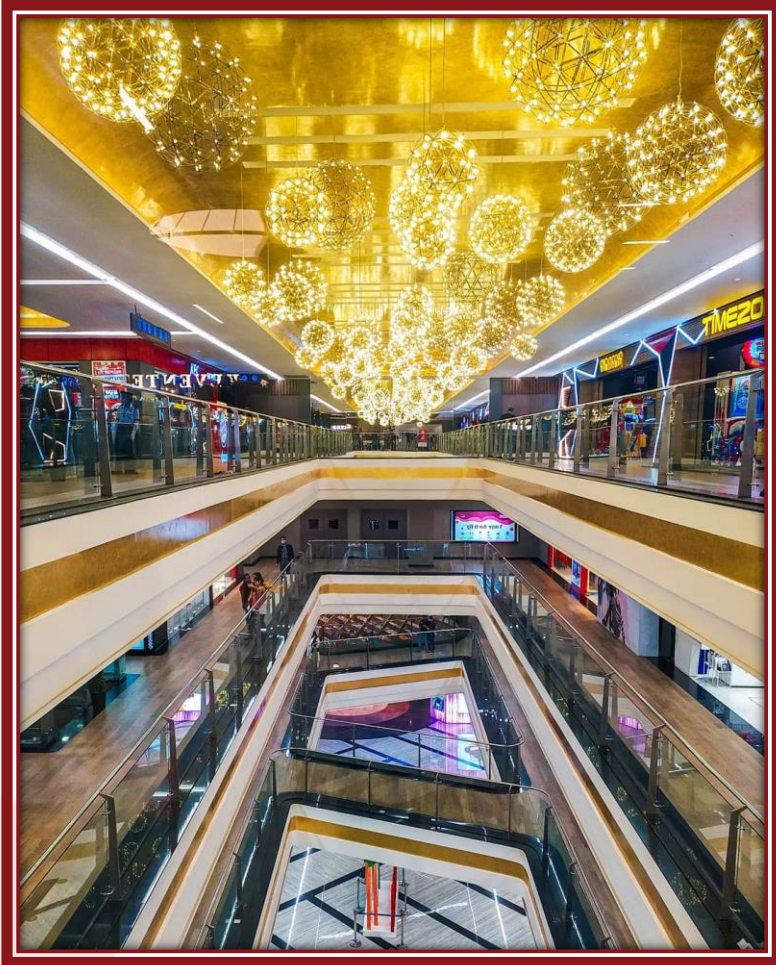
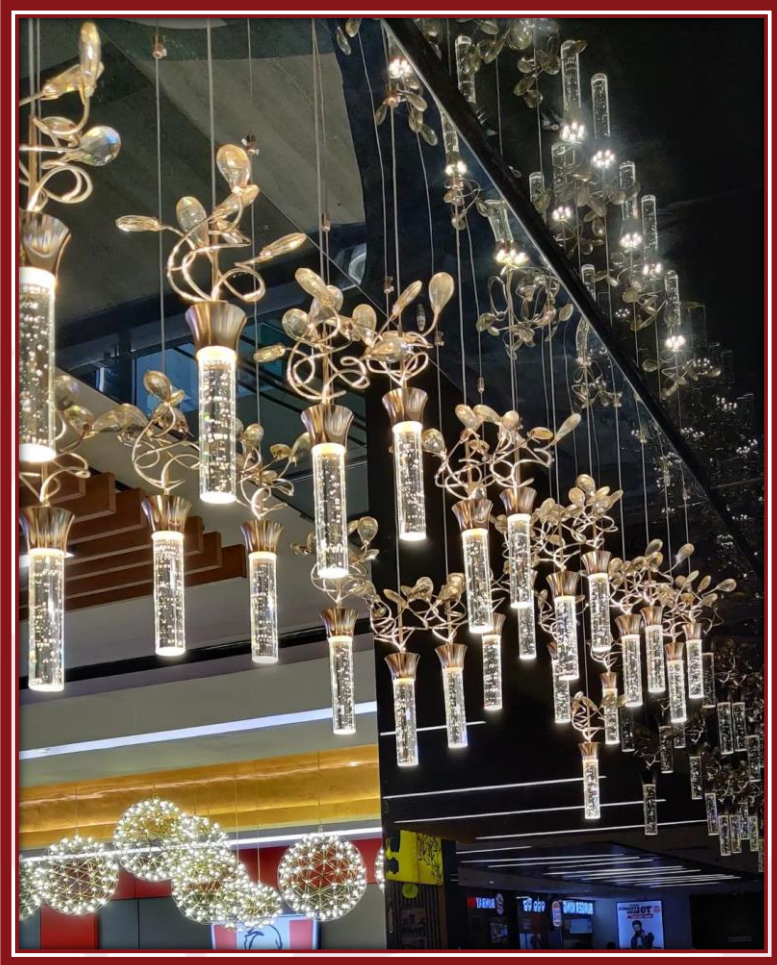
# MALL FACADE



# LANDSCAPE PLAZA



# MALL INTERIORS



# MALL INTERIORS



# MALL EXTERIOR





# MALL MARKETING & EVENTS



# MALL MARKETING & EVENTS



## Parking Entrance



# LIST OF BRANDS

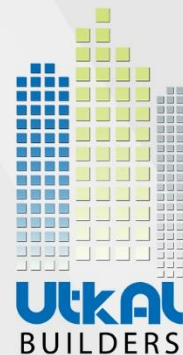
LUXURY BRANDS	BRANDS UNDER ALL THAT JAZZ	FIRST IN BHUBANESWAR	ENTERTAINMENT
ALL THAT JAZZ	ARMANI EXCHANGE	SHOPPERS STOP	TIMEZONE
MARKS & SPENCERS LINGERIE	MANGO	MAC	HAMLEYS
FOREST ESSENTIAL	SUPERDRY	DA MILANO	PVR (UNDERFITOUT)
MAC	SELECTED	PARCOS	
DA MILANO	CALVINKLEIN	REVLON	
NYKAA ON TREND	G STAR RAW	MANGO	
KAZO	NAUTICA GAS	YAMAH MUSIC SQUARE	
	VEROMODA	PVR	
	HUG BOSS	LATT LIV	
	LAMARTINA		
	ADDIDAS KIDS		
	BABE		

# LIST OF BRANDS

THE EVER GREEN	THE EVER GREEN	THE EVER GREEN	FOOD COURT BRANDS
LOUIS PHILLIPE	SKECHERS	GINI & JONNY	PIZZA HUT
ARROW	HIMALAY OPTICAL	VOYLLA	KFC
US POLO	SUCCESS	HOUSE OF CANDY	WOW MOMO
MANYAVAR	VAN HEUSEN MEN	SOCH	ASIA SEVEN
GO COLOR	LENSKART	SAMSONITE	VAANGO
W	INDIAN TERRAIN	JOCKEY	STREET FOOD BY PUNJAB GRILL
INDULGE	ALLEN SOLLY	TRENDS MEN	SHAWARMA HUT
BIBA	SUGAR	MOCHI	BURGER KING
RANGRITI	NOW GROCERY	CROCS	BIRYANI BOX
AURELIA		MUFTII	TEA JUNCTION
BAGGIT		SPYKAR	BOCCA LITE
			WAFFLE BITE
			KEVENTERS
			TURQUOISE ICE CREAM

# NIGHT VIEW





# For Leasing Enquiries

## Contact Us:

Dulal Chandra Sahu

Utkal Builders Limited  
777, Saheed Nagar, Bhubaneswar

[dsahu@utkalbuilders.com](mailto:dsahu@utkalbuilders.com)

+91-8197487861