



Assotech Sun Growth Abode LLP

Office / Site Address: Assotech Pride, Plot No. 274, Rudrapur, Adjacent to NH- 16, Bhubaneswar - 752101

For more information visit us at - <https://utkal-square.mavenoak.in/>

ORERA No. : MP/19/2021/00585



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Design & Architect:  
Sri SAQIV TANDON, STA DESIGN STUDIO PVT. LTD.  
GURUGRAM, HARYANA -NCR

Structure Design:  
R D CONSULTANTS, MUMBAI

Main Contractor: SPD CONSTRUCTIONS LTD, BHUBANESWAR KOLKATA

MEP Design:  
CONSUMMATE ENGINEERING SERVICES (P) LTD, NOIDA

Landscape Design:  
MUKHERJEE CONSULTANCY SERVICES, KOLKATA

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Inside Out,  
The Rise is  
Breathtaking!



The Landmark of  
**Luxury &**  
**Exclusivity**



Artistic Impression



Own the view &  
the sky above!

Expand into the  
horizon of mindful retreat!





The wait for  
the grandeur, is over!

Give in to temptations!



presenting



LIMITED EDITION LUXURY APARTMENTS

TOWER A1, A2 - 4.5 | 3.5 BHK





Architectural rendering of Atlas & Kronos towers from Assotech Pride Garden Side

## The Essence of Architectural Brilliance!

Nestling on the Cuttack-Bhubaneswar 6-lane expressway, where the silence is punctuated by the cacophony of the birds, the twin iconic luxury masterpiece, Atlas and the charismatic Kronos rises high. A true architectural marvel with ultra luxurious interiors.

Assotech Pride Luxury will comprise three distinctive towers – the twin Atlas towers 1&2 with immaculately crafted 3.5BHK and the Kronos with the 4.5BHK luxury apartments in a grand synthesis of space and design. With 3-side open lifestyle spaces boasting of the largest, spacious deck with a carpet area comparable to a 2BHK apartment.



Aerial View - Artistic Impression of the Atlas & Kronos Luxury Towers within Asotech Pride





Landscaped  
Luxury -  
Vibrant &  
Inviting



Bigger than the biggest in Odisha, these ultra luxury homes are chiseled to perfection with thoughtfully designed landscape. Surroundings so serene and carved with precision that adds value to the living experience. Enveloped in greenery the peace is soothing.

## The Landmark Of Luxury & Exclusivity

Embrace the peace of nature with open green spaces perfectly synced with towering luxury, adorned with tree lined paved pathways & exquisitely designed landscape exuding elegance & serenity. Spend your evenings outdoors in the comfort of nature or soak up the sun, Assotech Pride gives you the luxury of space inside – out.



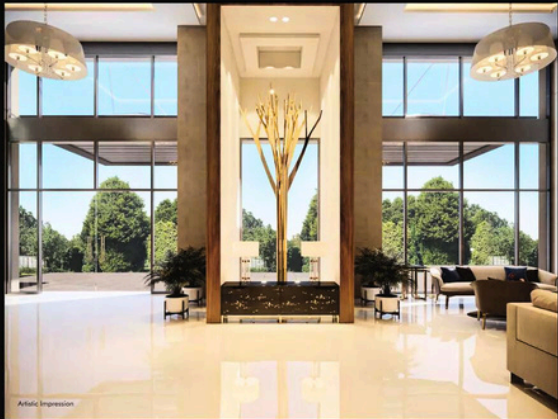


Artistic Impression

## The Luxury of Sports, All Day, Everyday!

Fine-tune your game, day or night! Play, practice and set your own sporting regime across well-maintained and equipped sporting zone.

Luxe  
Redefined!



Artistic Impression

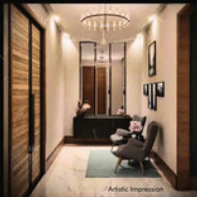
## Grand Entrance Lobby

Feel welcomed as the gates of luxury open into the grand entrance lobby to your haven.



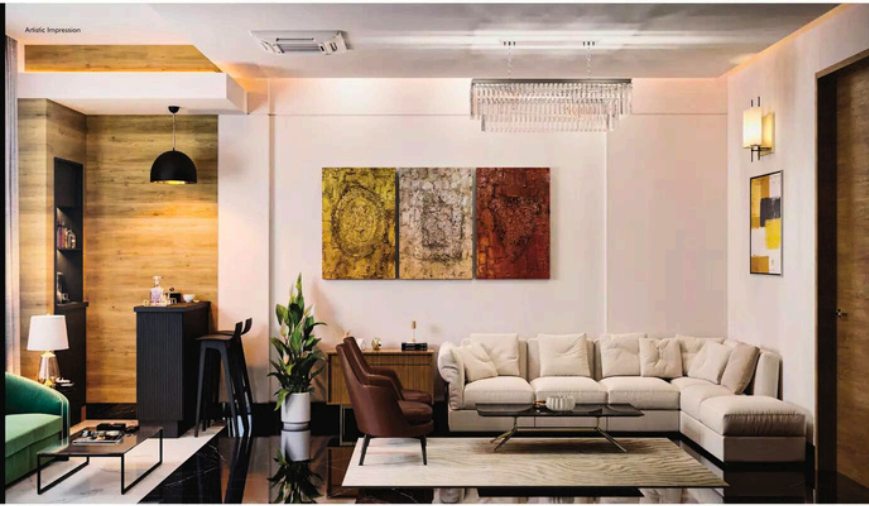
## Lift Lobby & Entrance Foyer

With a high speed lift that opens at your doorstep & beautifully lit entrance foyer, the homely feel wraps you right around.





Artistic Impression



## Living Room



## Bar Lounge



## Biggest Ever Deck

almost the size of  
a 2 BHK Home!

The mega deck can be your own personal observatory from where you explore above & beyond the limits. Or you can turn it into a deck garden that adorns your favorite flora. And also make it your own party corner for all merry occasions.





## Master Bedroom

with Detailed Interiors,  
Study and Deck-view!

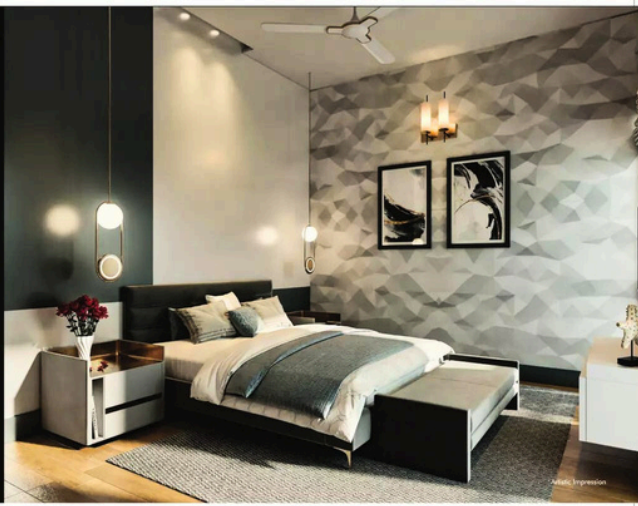
Wake up amidst the clouds with spectacular  
views for a refreshing start to your day.





## Bedroom with Separate Balcony

For you to sink in the peaceful vibe after a hectic day or just spend a leisure day in your corner with the best view right by you.



## Family Lounge



Artistic Impression

The most precious time is the one spent with loved ones. Now make those moments more special with the contemporary vibe that adds a soothing touch to your special events.

## Bathroom



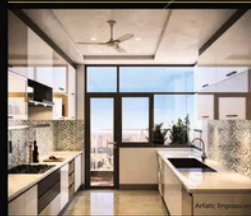
Artistic Impression

Modern and spaced-out bathroom with state of the art fittings.



## Modern Kitchen

Thoughtfully designed for the MasterChef in you!



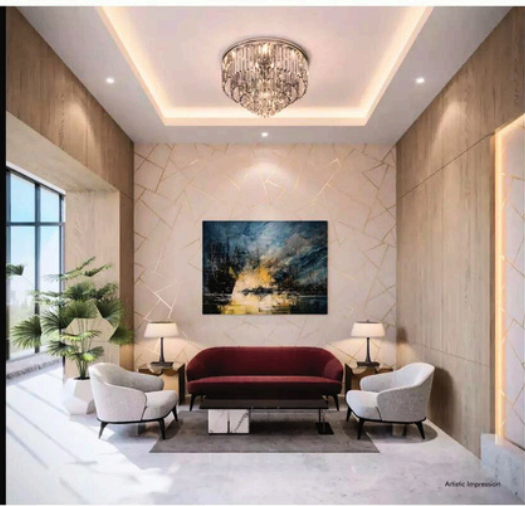
Artistic Impression

Artistic Impression

Extravagant  
Club House

## Glamour & Class - 5 Star Club Lobby

Laden with super luxury amenities and premium choices, the well-appointed Club House features one of the perfect architectural marvel with its 5 Star-like grand Club Lobby.







Artistic Impression



Artistic Impression

## Extravagant & Unending -

The Plush & perfect place  
to unwind at!



## Exquisitely crafted Club with recreational features like

- Swimming pool - (Outdoor)
- Fitness centre with Spa, Gym, Steam, Sauna, Jacuzzi
- Yoga and Aerobics hall
- Mini home theatre
- Basket Ball court
- Banquet Halls
- Restaurant & Coffee lounges
- Table Tennis, Lawn Tennis, Cricket Net Practice
- Cards room, Reading room
- Snooker & Billiard Room

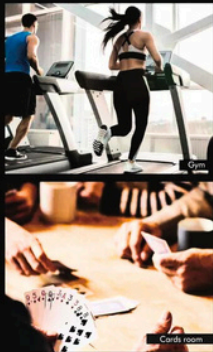




Lawn Tennis



Basket Ball Court



Gym



Cards room



Sauna & Jacuzzi

**CONVENIENT  
LOCATION**

## Highway of Economic Progress & Prosperity

Towards Bhubaneswar City

Asiatech Pride

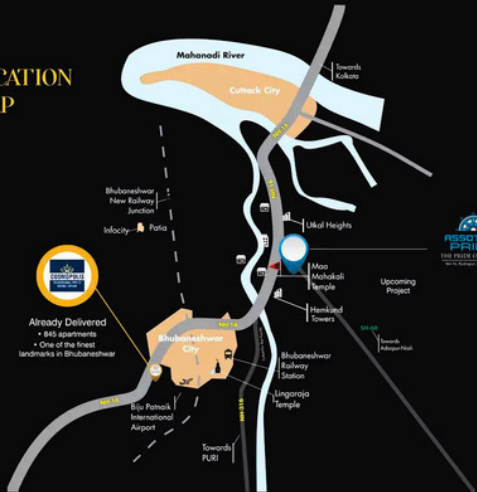
Actual Picture of Asiatech Pride  
shot in the month of October -2021

Towards  
Cuttack

## The Plus Side of Location!

Nestling on the Cuttack-Bhubaneswar 6-lane expressway, where the silence is punctuated by the cacophony of the birds, the twin iconic luxury masterpiece, Atlas and the charismatic Kronos rises high. A true architectural marvel with ultra luxurious interiors.

## LOCATION MAP



- Seamless Connectivity to 3 Prime Cities - PURI, CUTTACK and BHUBANESWAR
- 10 Minutes Drive to City Centre
- 20 Minutes Drive to Biju Patnaik International Airport, Bhubaneswar
- 20 Minutes Drive to Infocity

# FLOOR PLANS



## KRONOS TOWER- FLOOR PLAN: 4.5 BHK



**CARPET AREA** : 216.73 SQ.MT. ( 2332 SQ.FT.)  
**DECK AREA** : 44.14 SQ.MT (475 SQ.FT.)  
**BALCONY AREA** : 11.15 SQ.MT. (120 SQ.FT.)  
**BUILT UP AREA** : 332.24 SQ.MT. (3575 SQ.FT.)

1	MAIN ENTRY / EXIT	
2	ENTRANCE FOYER	7'-6" x 14'-11"
3	LIVING ROOM	12'-6" x 22'-2"
4	BEDROOM-1	11'-2" x 14'-5"
5	TOILET-1	5'-0" x 8'-0"
6	STORE	5'-0" x 6'-2"
7	POWDER ROOM	4'-6" x 5'-8"
8	DINING & FAMILY LOUNGE	12'-0" x 30'-5"
9	KITCHEN	10'-0" x 14'-11"
10	PUJA ROOM	5'-0" x 6'-1"
11	BEDROOM-2	10'-9" x 14'-5"
12	TOILET-2	5'-0" x 8'-1"
13	BEDROOM-3	16'-10" x 11'-0"
14	TOILET-3	6'-0" x 5'-0"
15	BALCONY	10'-1" x 5'-0"
16	MASTER BEDROOM	12'-0" x 22'-11"
17	MASTER TOILET	11'-1" x 12'-10"
18	DECK AREA	58'-11" x 9'-0"
19	SERVANT ROOM	11'-6" x 9'-2"
20	SERVANT TOILET	4'-6" x 7'-6"
21	UTILITY BALCONY	15'-0" x 4'-11"
22	DISTRIBUTION BOARD	

Built up area includes 60.22 sq.mt. (648 Sq.ft.) External wall area and proportionate common area.



# KRONOS TOWER- ISOMETRIC VIEW



# KRONOS TOWER - CLUSTER PLAN



## ATLAS TOWER- FLOOR PLAN: 3.5 BHK



**CARPET AREA** : 165.52 SQ.MT. ( 1781 SQ.FT.)  
**DECK AREA** : 26.39 SQ.MT (284 SQ.FT.)  
**BALCONY AREA** : 11.62 SQ.MT. (125 SQ.FT.)  
**BUILT UP AREA** : 259.76 SQ.MT. (2795 SQ.FT.)

1	MAIN ENTRY / EXIT	
2	ENTRANCE FOYER	- 6-10x12-10"
3	LIVING ROOM	- 14-6x13-10"
4	BEDROOM-1	- 11-2x13-10"
5	TOILET-1	- 5-0x8-0"
6	POWDER ROOM	- 4-0x5-1"
7	STORE	- 3-1x5-1"
8	PUJA ROOM	- 5-0x5-7"
9	DINING & FAMILY LOUNGE	- 11-2x26-11"
10	KITCHEN	- 9-5x12-0"
11	MASTER BEDROOM	- 16-8x13-8"
12	MASTER TOILET	- 17-0x7-8"
13	BEDROOM-2	- 14-4x11-11"
14	TOILET-2	- 5-1x8-5"
15	BALCONY	- 11-0x7-2"
16	DECK AREA	- 43-5x7-3"
17	SERVANT ROOM	- 14-0x7-10"
18	SERVANT TOILET	- 4-7x6-10"
19	UTILITY BALCONY	- 12-0x5-5"

Built up area includes 60.22 sq.mt. (648 Sq.ft.) External wall area and proportionate common area.

ATLAS TOWER -  
ISOMETRIC VIEW



ATLAS TOWER - CLUSTER PLAN



# MASTER LAYOUT

## Legend- The Pride of Ownership!

### LUXURY APARTMENTS A1, A2, A3

- A1. Pergola/canopy over entrance foyer
- A2. OAT
- A3. Senior citizens hangout lawn
- A4. Planter
- A5. Sculpture/feature wall
- A6. Planter with seats
- A7. Yoga pavilion
- A8. Open gym

### PREMIUM APARTMENTS B1,B2,B3,B4,B5,B6,B7 - SEPARATE OUTDOOR AREA

- B1. Yoga pavilion
- B2. Badminton court
- B3. Tennis court
- B4. Planter with seats
- B5. Pergola - seating
- B6. Cricket pitch
- B7. Senior citizens handout
- B8. Pergola - seating
- B9. Multi court
- B10. Pavilion
- B11. Adult pool
- B12. Kids pool
- B13. Pathway trellis
- B14. OAT
- B15. Stepped green seating
- B16. Skating rink
- B17. Kids play
- B18. Family hang out
- B19. Planter

### STANDARD APARTMENTS C1 & C2

- C1. Accent paving
- C2. Planter with signage feature wall
- C3. Open gym equipments
- C4. Lawn/playground
- C5. Trellis - sit out
- C6. Lawn seat
- C7. Planter/seat
- C8. Kids play
- C9. Senior citizens hangout
- C10. Temple

### TYPES OF TOWER

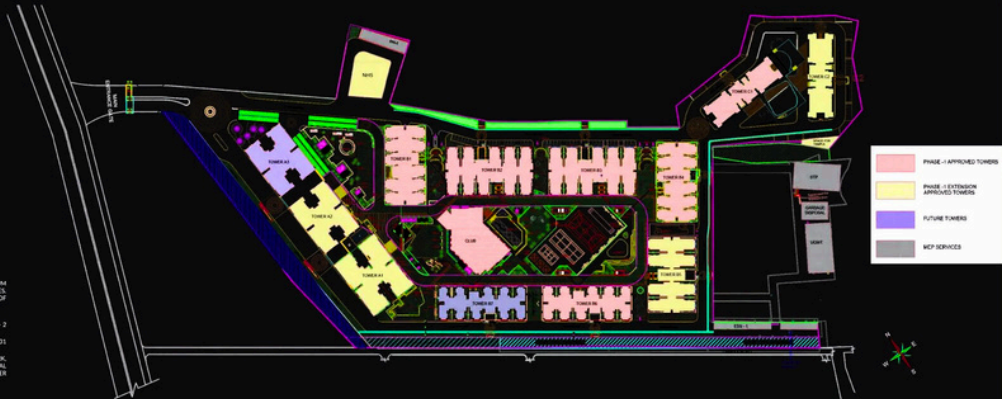
- TOWER A-1 : 4.5 BHK LUXURY
- TOWER A-2, A-3 : 3.5 BHK LUXURY
- TOWER B-1 : 3 BHK EXECUTIVE
- TOWER B-2 : 3 BHK PREMIUM
- TOWER B-3 : 3 BHK PREMIUM
- TOWER B-4 : 3 BHK EXECUTIVE
- TOWER B-5 : 3 BHK PREMIUM
- TOWER B-6, B-7 : 2.5 BHK
- TOWER C-1, C-2 : 2 BHK



## MASTER PLAN

### NOTE:-

- 1) THE PROMOTER IS PROPOSING TO DEVELOP A RESIDENTIAL CUM HOUSING PROJECT WHICH WILL BE DEVELOPED IN VARIOUS PHASES. THE PROMOTER HAS PREPARED THIS MASTER PLAN COMPRISING OF VARIOUS PHASES IN APPROXIMATELY 20-22 ACRES.
- 2) THE HEIGHT OF THE TOWER PROPOSED IN THIS MASTER PLAN:  
TOWER B1, B2, B3, B4 - 2 STILTS + 14 FLOORS. TOWER B5, B6, B7 - 2 STILTS + 20 FLOORS.  
TOWER C1, C2 - 1 STILT + 14 FLOORS. TOWER A1, A2, A3 - 2 STILTS + 21 FLOORS
- 3) ALL THE AMENITIES LIKE CLUB HOUSE, SWIMMING POOL, PARK, GARDEN, STP, LGT, FIRE TANK, ROAD / DRIVEWAY, ELECTRICAL SUBSTATION ETC. HAS BEEN PROVIDED FOR ACHIEVING THIS MASTER PLAN POPULATION AND DWELLING UNITS AS SHOWN HERE.



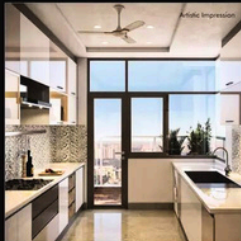
## SPECIFICATIONS

LOCATION	FLOORING	WALL FINISH	CEILING FINISH
Living/Dining Room/ Bed Room	Premium Vitrified Tiles	Premium Acrylic Emulsion paint with POP Pyraming Base	False ceiling with Acrylic Emulsion Point
Kitchen	Anti-skid Premium Vitrified Tiles, Granite Counter	Ceramic Tiles height upto 2' above working counter, Balance Area Acrylic Emulsion paint	Acrylic Emulsion Point
Toilet	Anti-skid Premium Tiles, Granite Counter	Premium ceramic Tiles upto 8' Height all around and rest of the Area OBD	Grid False ceiling
Balcony	Anti-skid Ceramic Tiles	Weather Proof paint/ Texture point	OBD
Deck	Wooden Finish Deck Tile, Partially Artificial Grass Turf	Weather Proof paint/ Texture point	OBD
Servant Room	Antiskid Ceramic/Vitrified Tile	OBD	OBD
Staircase	Stone/Tile Flooring	OBD	OBD

DOORS & WINDOWS		FITTING & FIXTURES		RAILING	
Main Door	Designer Teak finish Polished door with smart locking system	Kitchen	Premium Modular Kitchen with Branded Chimney, Hob and Garbage crusher, Double Bowl Stainless Steel Sink.	Balcony/Deck	Stainless Steel Glass Fitted Railing
Internal Doors	Polished Hard wood Door frames, Polished Teak finish Flush door shutter	Bedroom	Premium Quality Wardrobe	Staircase	M.S Tube/Solid Bar Railing
Toilet Doors	Hard wood Door frames, One side Teak finish Flush door shutter.	Toilet	Branded sanitary/chinaware/CP fixtures, Heat pump.cubical shower only in Master Toilet.	EXTERNAL WALL FINISH	
External Door & Window	UPVC Window with Glass	Modular switches, Copper wiring, Ceiling fans in all rooms, Exhaust fan in Toilet.		Weather Proof Paint/Texture Point	

## DISTINCTIVE FEATURES

- Earthquake Resistant RCC Framed structure.
- Three side open Apartment with large deck area.
- Grand 11' 3" inches (Approx) slab to slab height.
- Grand Entrance 9' high, 6' Wide with designer Teak finish Polished door with smart locking system.
- High Speed Dedicated Lift opening at Door step.
- Air-conditions : VRV System with Cassette and high wall split units excluding Kitchen, Toilet and Servant Room.
- Automation System inside the Apartment and Motion Sensor Light control system in the Deck Area.
- Fiber to Home (FTH) - For Internet, TV & Telephone.
- Modular switches, Copper wiring, Ceiling fans in all rooms Exhaust fan in Toilet and ceiling light fixtures in Balconies.
- Two Car Park for each flat and Electric car charging points in parking Floor.
- 100% DG Power Backup with suitable diversity and load Factor
- Three Tier security system, Secured Gated community with access control at Entrance. CCTV in driveway of Parking, Ground floor entrance lobby and inside the car of Elevator
- Rain water harvesting system to recharge aquifer and uses of treated water from STP for flushing and Horticulture.
- Water Softening Plant.





Assotech Group, established in 1987, is reckoned as the foremost and one of the most renowned developer in the Real Estate Industry. The Group's successes spans an incredible track record of delivering over 40,000 homes across several prestigious projects in Noida, Greater Noida, Ghaziabad and Gurugram in Delhi NCR, Odisha, Jharkhand, Uttarakhand and Madhya Pradesh.



Its innovative projects are symbols of "Reliability with High Standard Quality" undertaken with extensive research-led engineering, design and construction experiences with strong observance to ethical business practices.

**33** YEARS OF  
COMMITMENT

**45+** SUCCESSFUL  
PROJECTS

**40000+** DELIVERED  
UNITS

## ESTEEMED PROJECTS

Golf Vista (Greater Noida) | Windsor Greens (Noida) | Windsor Park (Indirapuram) | Crossings Republic (Ghaziabad) | The Nest (Ghaziabad) | Assotech Hi-Street (Ghaziabad)  
Assotech Hills Sector 1 | Assotech Hills Sector 2 | Windsor Hills (Gwalior) | Windsor Galleria (Gwalior) | Metropolis City (Rudrapur Uttarakhand) | Windsor Court (Noida)  
Celeste Towers (Noida) | Stella Service Apartments (Noida) | Cosmopolis (Bhubaneswar) | Assotech Bith (Gurgaon) | Assotech One (Noida) | Windsor Street (Ghaziabad)  
Windsor Galleria (Noida) | Assotech Pride | VSNL Apartments (Noida) | Yarrow Apartments (Noida) | Cabana Service Apartments (Ghaziabad) | Gaggal Housing Colony (Himachal)

