



MOTWANI

Anandam

GHATIKIA, BHUBANESWAR





From sunrise to
sunset, joy never
ends at Anandam

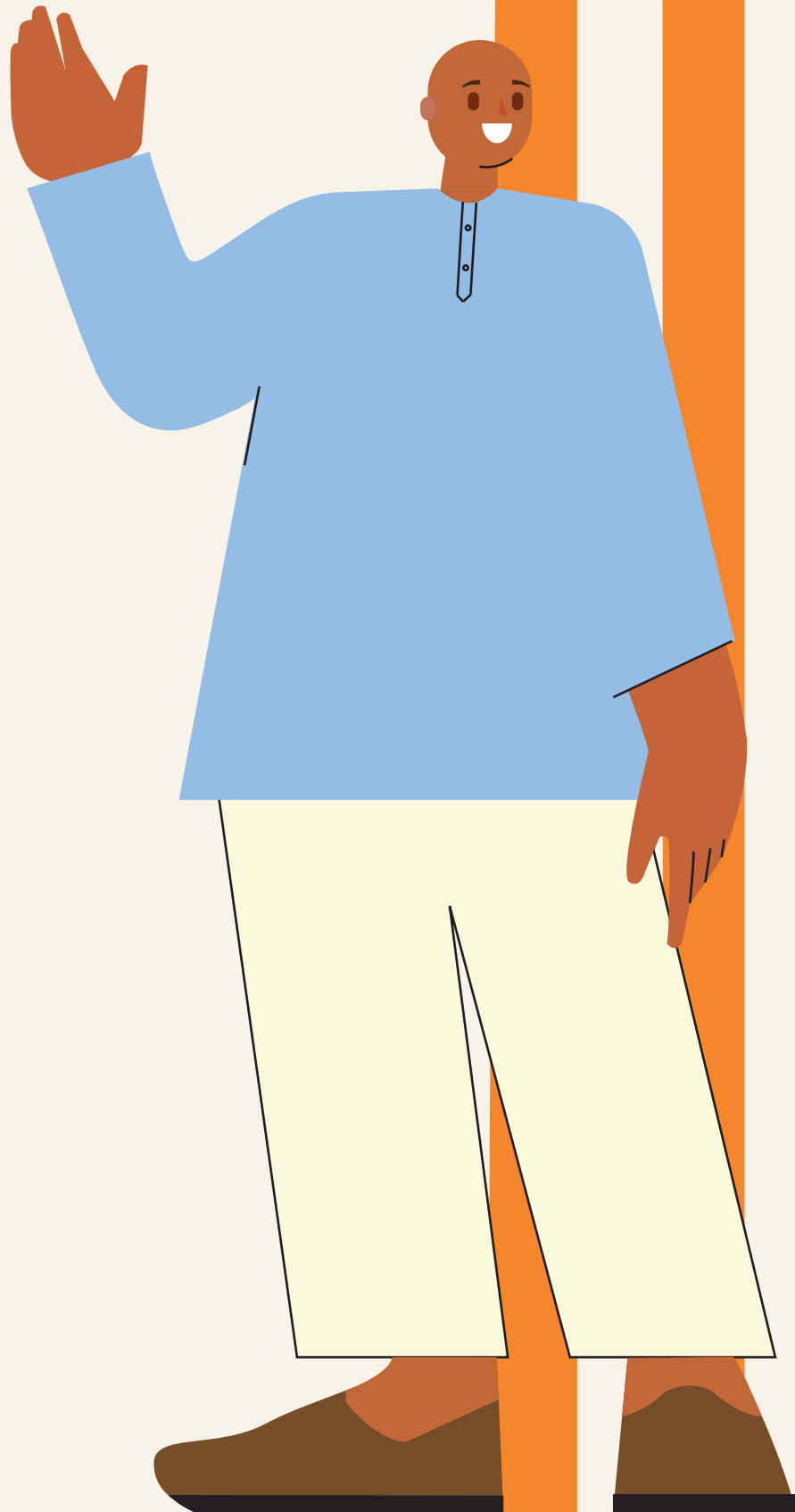


Anandam



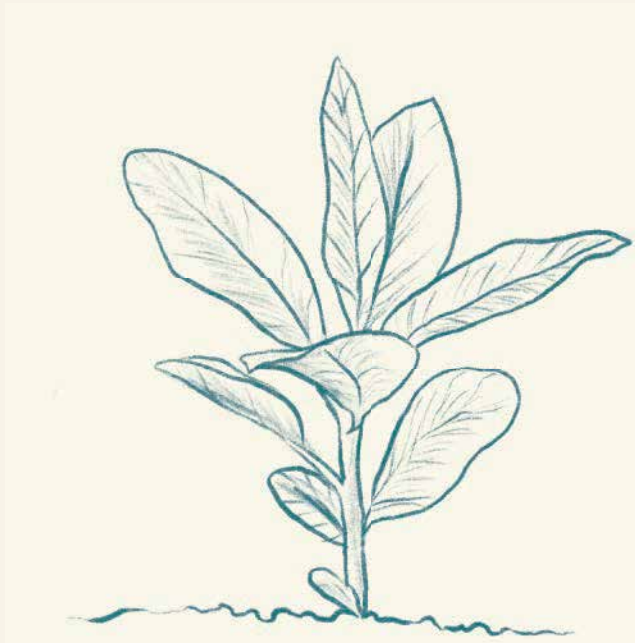
Happiness isn't a mere state of being; it's a tangible reality that surrounds you.

आनन्द



मैं एक नहीं अनेक हूं...
मैं विराट नहीं संकुचित हूं...

दरअसल, बांट देता हूं मैं खुदको छोटे-छोटे पलों में, उनके एहसासों में।
आओ कभी मिलो तो मुझसे..



Bricks are the seeds of happiness, each laborer's effort, the smiles woven into the very structure, and the foundation bedrock of love. It's where beams of support symbolize unity and windows, the open arms to embrace life's moments. A roof, a shield from life's storms, and doors, the gateways to cherished memories. In this symphony of materials and labor, a happy home rises, it is where you get Anand.

- Your Anandam.





Harmonious living

Our commitment to sustainability is the foundation of happiness, where the harmony we create with nature brings boundless joy and contentment.



“

ढूँढ लेना मुझे अपने society के उस Community Hall में...
वो hall केवल चार दिवारी नहीं बल्कि खुशियों का ठिकाना है।

”



Forge lasting connections within our community, where every moment becomes a collective memory





Project Details

- B+S+12
- 165 Units
- 3 & 3.5 BHK Apartments
- Vastu Complaint Homes
- Roof top terrace garden
- Infinity swimming Pool
- Indoor AC gym & open gym, on the terrace

“

या फिर ढूंढ लेना मुझे उन पेड़- पौधों में, उन हरियाली में...
जहाँ हर शाम बच्चों के खेलने की शोर और दिन ढलते घर लौटती चिड़ियां।

”



From sports tournaments to cultural
festivals, this space unites residents
in joyous camaraderie.







Infinity Pool



“

अच्छा- अच्छा ठीक है, मैं वहां भी न मिलूं तो वो Swimming Pool
देखा hai na, सुकून भी साथ रहता है वहां।

”



Whether you seek an escape from
the daily hustle or a place to create
cherished moments, it's all here.





Open air gym



“

कुछ लोगों को तो मैं उन Dumbbell और Treadmill में भी मिल जाता हूँ,
तुम भी आना कभी उस Gym में, शायद तुम्हे भी वही मिल जा

A photograph of a person running on a treadmill in a gym. The treadmill is in the foreground, and a large window in the background shows a park with a bench and trees. The image is partially covered by a large, light-colored circular graphic on the right side. The text is positioned within this circular area.

Enjoy a fully equipped space
designed to inspire and empower
your commitment to a healthier
lifestyle.





open air cafe and
Roof top entrance



An aerial photograph of a modern, multi-story building with a distinctive architectural design featuring a grid-like facade. The building is surrounded by lush greenery, including palm trees and other tropical plants. A large, rectangular swimming pool is visible on the rooftop of the building, and a smaller pool is located on the ground level. The image is framed by a large, semi-circular white shape on the right side, which contains the text.

Whether you seek relaxation of
a touch of greenery, discover a
haven where nature
becomes an everyday
luxury.



एक बार जरूर आना मुझसे मिलने, यकीन मानो तुम खुदसे
मिल लोगे।

इसीलिए कहता हूं,
मैं एक नहीं, अनेक हूं,
मैं वीराट नहीं, संकुचति हूं...

मैं आनंद हूं।

Master Plan



Scan for Walkthrough



SEWERAGE TREATMENT PLANT 4

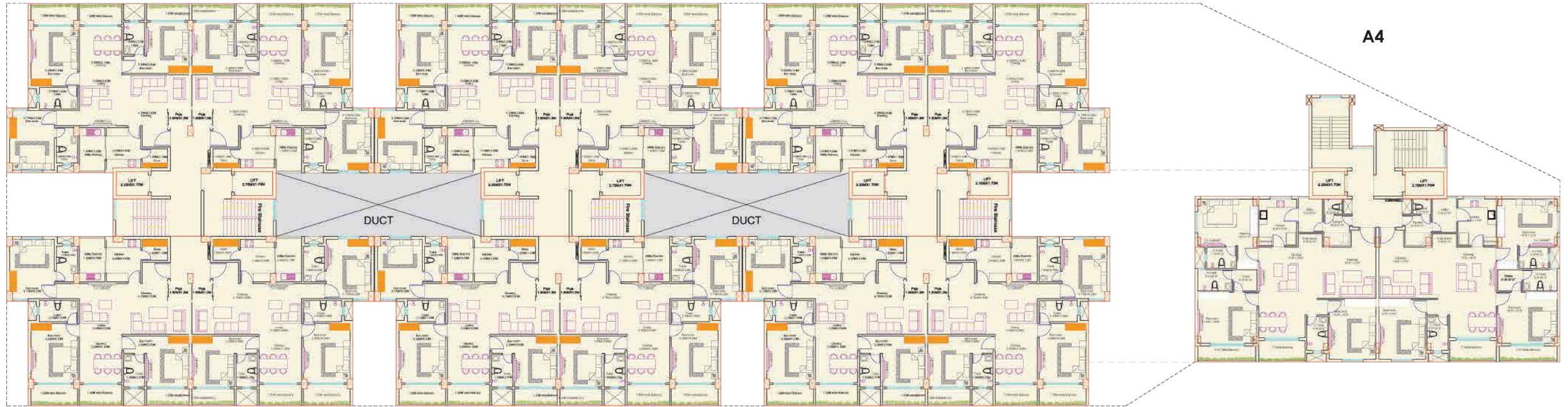


A1

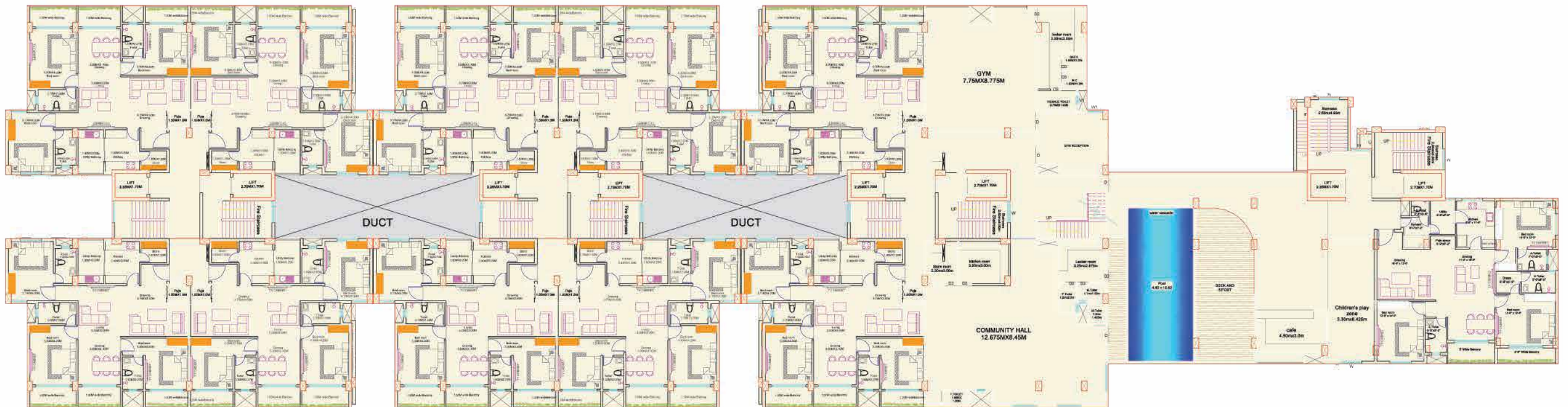
A2

A3

A4



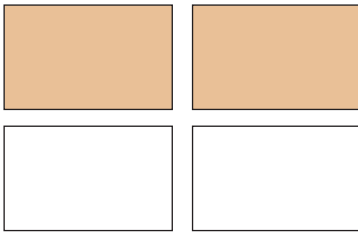
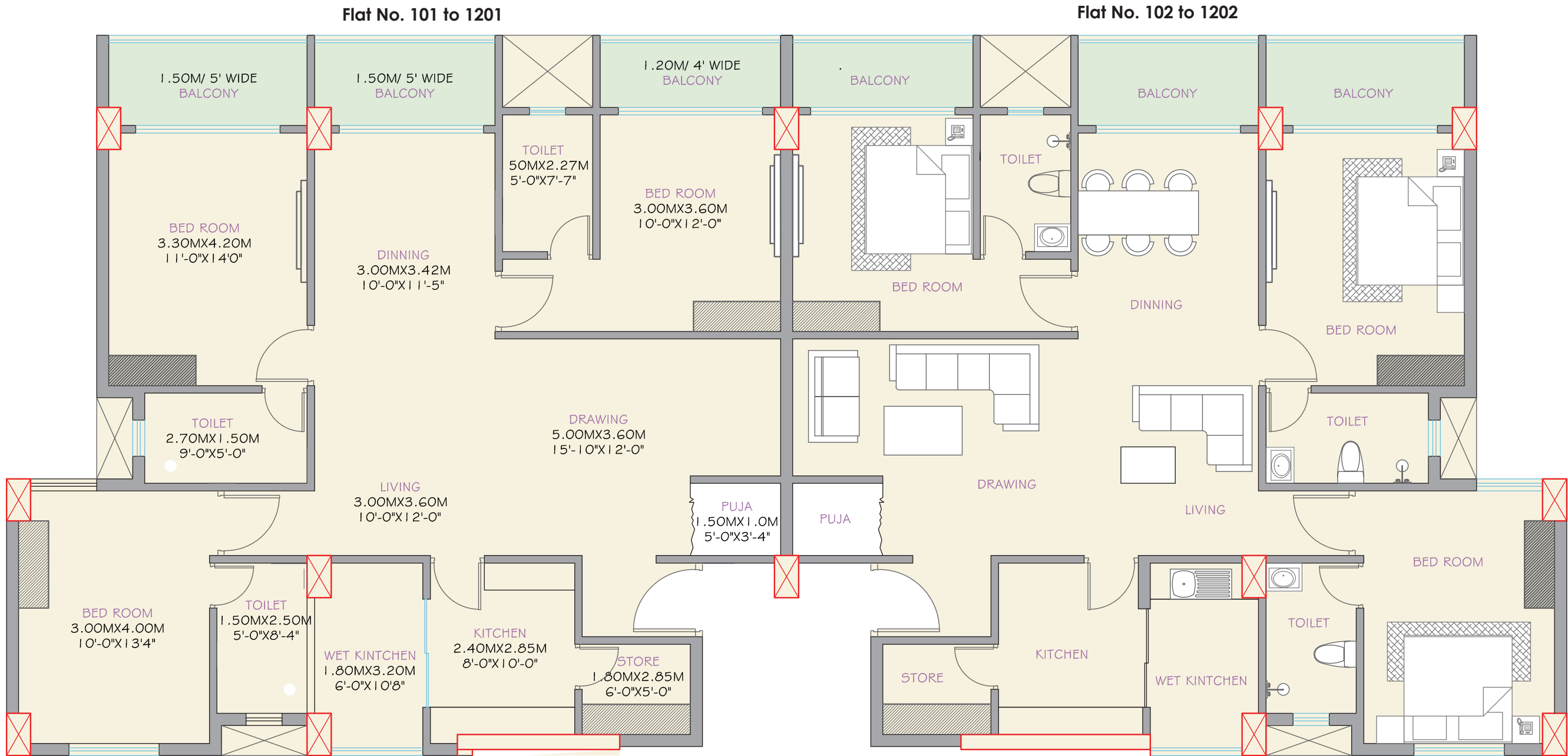
Typical Floor Plan (1st to 11th)



Typical Floor Plan (12th)



TYPICAL UNIT PLAN - 3BHK

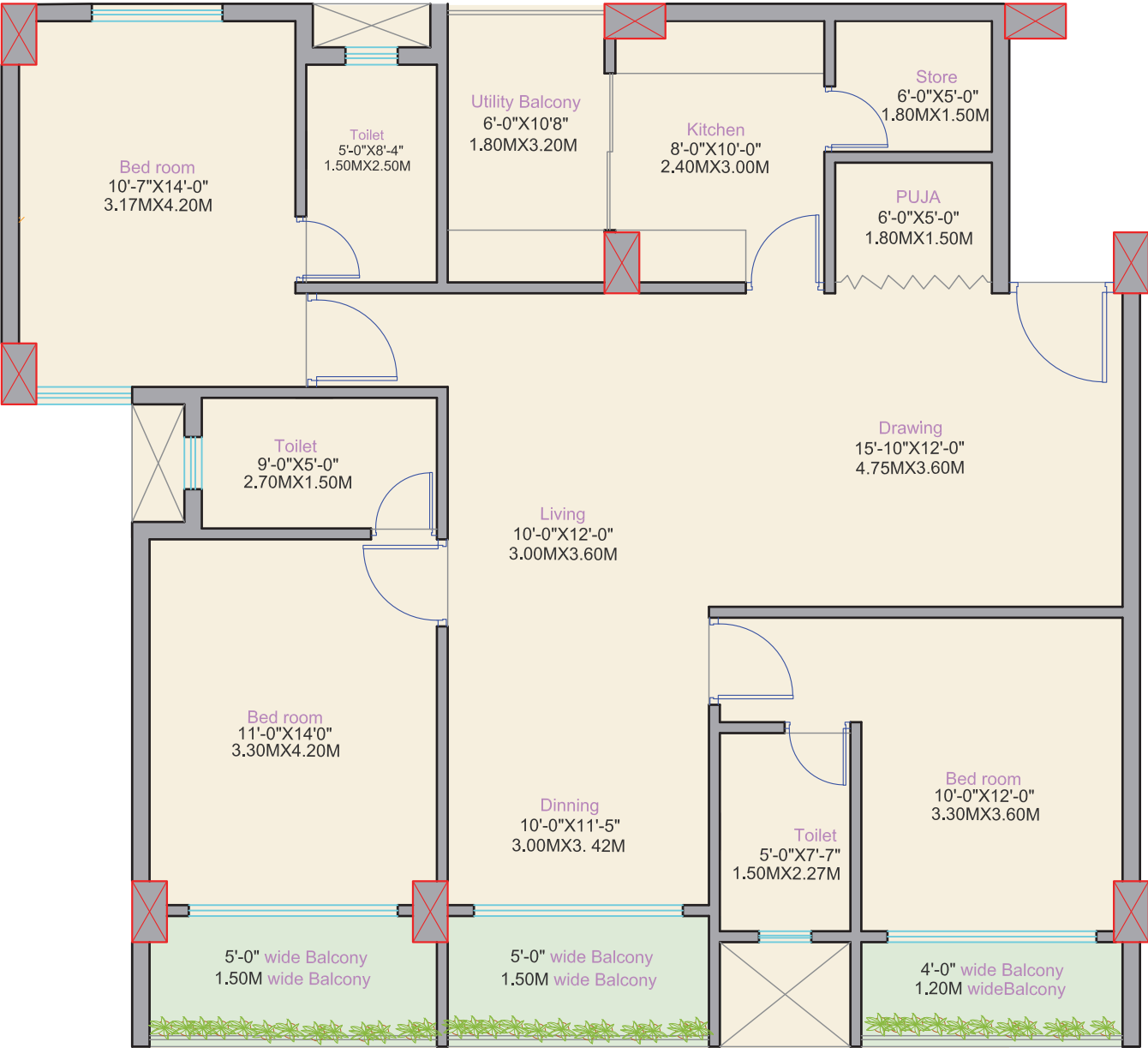


	In Sq. Mt.	In Sq. Ft.
Carpet Area	113.50	1222
Balcony Area	14	151
Built Up Area	141.21	1520
Super Built Up Area	197.41	2180

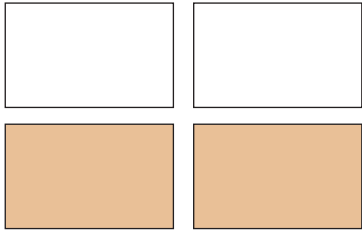
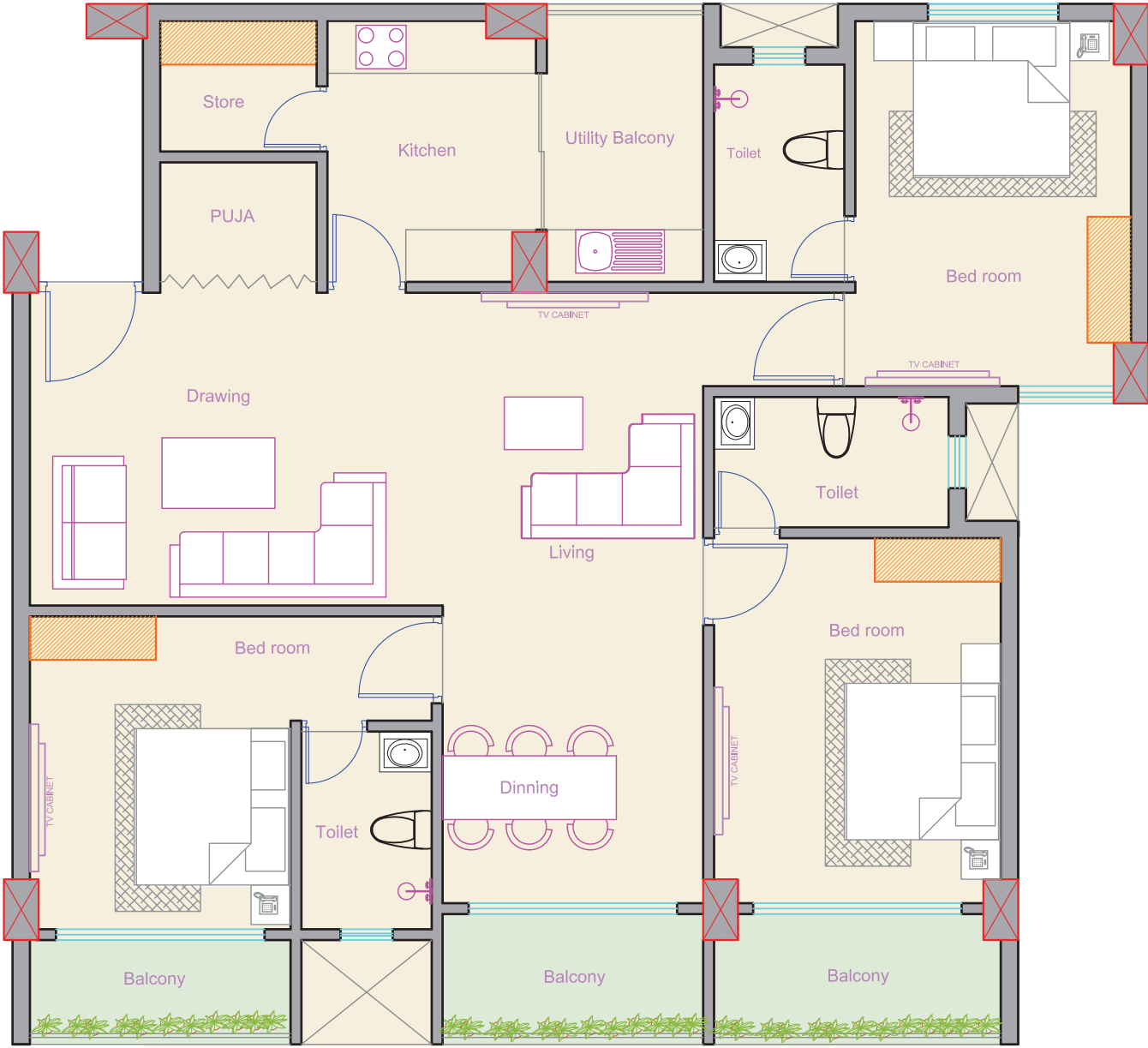


TYPICAL UNIT PLAN - 3BHK

Flat No. 104 to 1204



Flat No. 103 to 1203

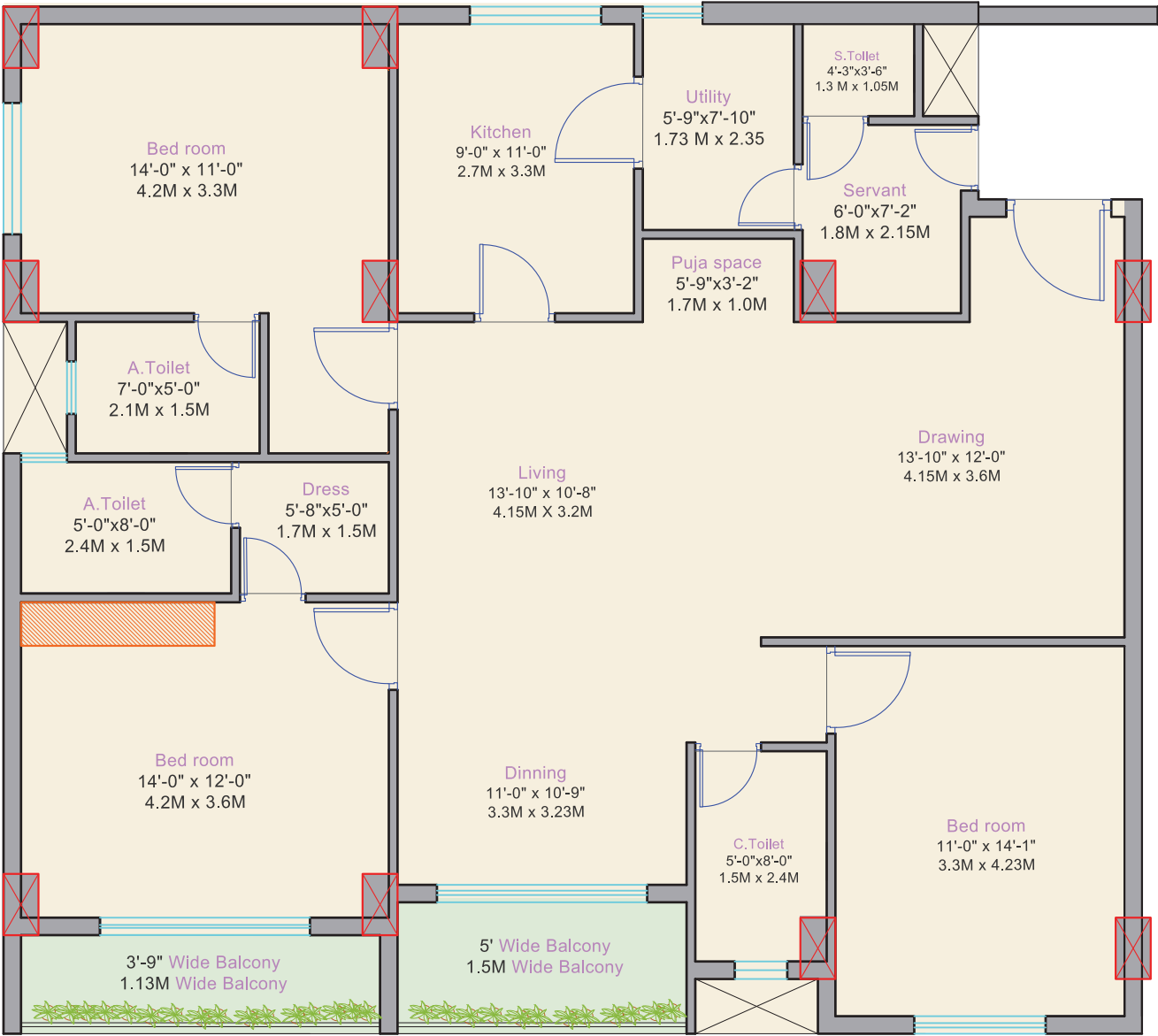


	In Sq. Mt.	In Sq. Ft.
Carpet Area	113.50	1222
Balcony Area	14	151
Built Up Area	141.21	1520
Super Built Up Area	197.41	2180

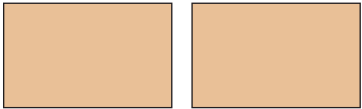
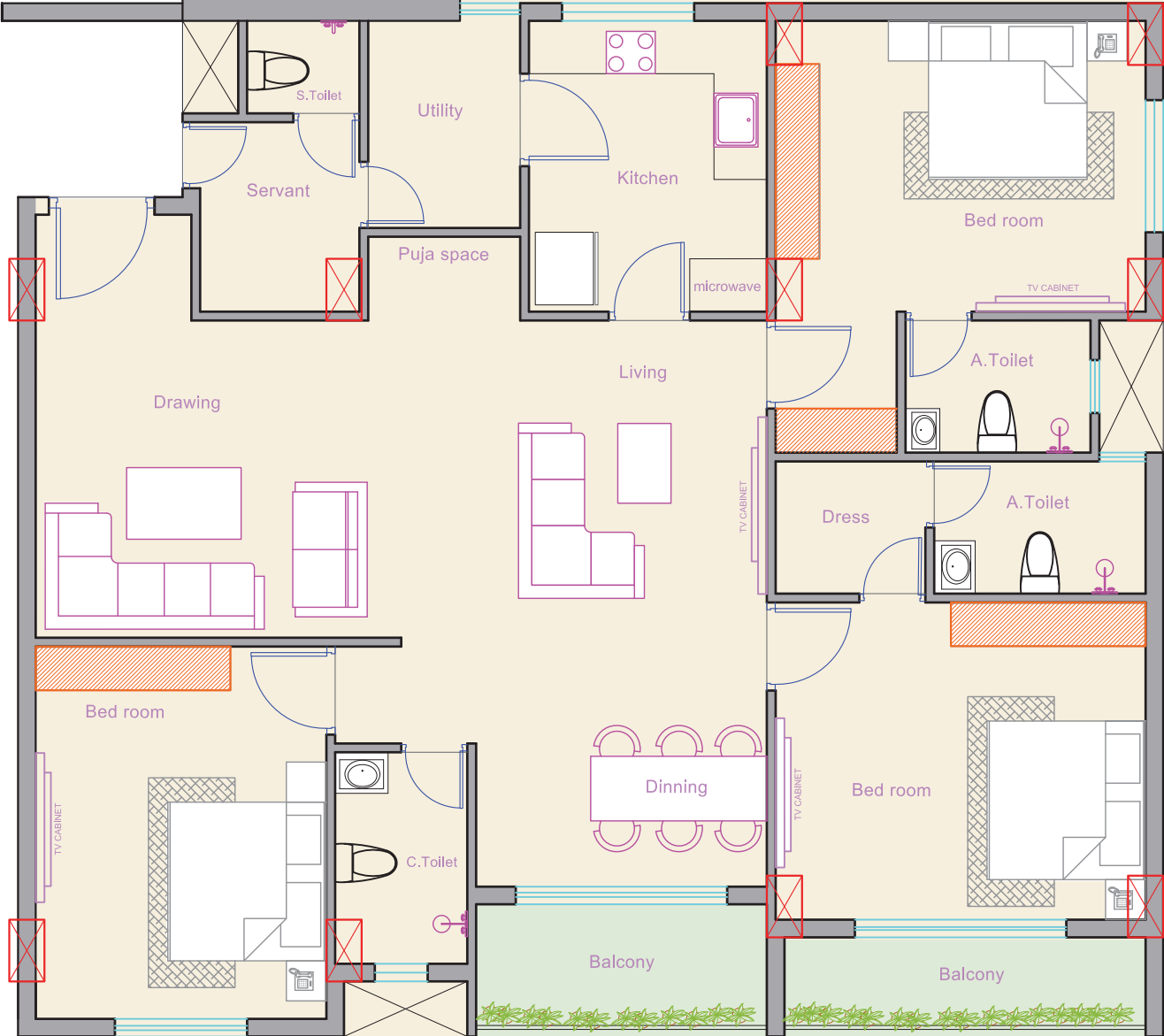


TYPICAL UNIT PLAN - 3.5BHK

Flat No. 101 to 1101



Flat No. 102 to 1202



	In Sq. Mt.	In Sq. Ft.
Carpet Area	124.80	1344
Balcony Area	11.06	119
Built Up Area	149	1604
Super Built Up Area	207.17	2265



AMENITIES

GROUND LEVEL

Children Play Area	Landscape Garden	Living fence	Seating Area	Badminton Court
Modern Lightings	IT Central Room	Guard Houses	Curated Lobby Space	Ampitheatre Sitting

CLUB LEVEL (12TH FLOOR)

Infinity Swimming Pool	Community Hall	Community Office	AC Gymnasium	Creche
Pool Side Café				

ROOF TOP

Board Games	Barbeque Area	Picnic Lawn	Children Play Area	Cricket Turf
Pickleball Turf	Open Air Gym	Granite Top Food Counters	Party Lawn	Star Gazing Point
Table Tennis Board	Cozy Sit out Space	Yoga Lawn		

PAYMENT PLAN

Installment	Particulars of Installment	Amount
	INITIAL BOOKING AMOUNT	
1st	On Agreement (Including the booking amount)	10%
2nd	On Completion of Foundation of respective block	10%
3rd	On Completion of Basement slab casting of respective block	10%
4th	On Completion of stilt floor slab casting of respective block	3%
5th	On Completion of 1st floor slab casting of respective floor	3%
6th	On Completion of 2nd floor slab casting of respective floor	3%
7th	On Completion of 3rd floor slab of respective floor	3%
8th	On Completion of 4th floor slab of respective floor	3%
9th	On Completion of 5th floor slab of respective floor	3%
10th	On Completion of 6th floor slab of respective floor	3%
11th	On Completion of 7th floor slab of respective floor	3%
12th	On Completion of 8th floor slab of respective floor	3%
13th	On Completion of 9th floor slab of respective floor	3%
14th	On Completion of 10th floor slab of respective floor	3%
15th	On Completion of 11th floor slab of respective floor	3%
16th	On Completion of 12th floor slab of respective floor	3%
17th	On Completion of brick wall plaster of respective flat	6%
18th	On Completion of flooring of respective flat	6%
19th	On Completion of fixation of doors & windows of respective flats	6%
20th	On Completion of fixation of CP fitting & wiring of respective flats	6%
21st	On Possession	7%

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

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

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

COLOUR

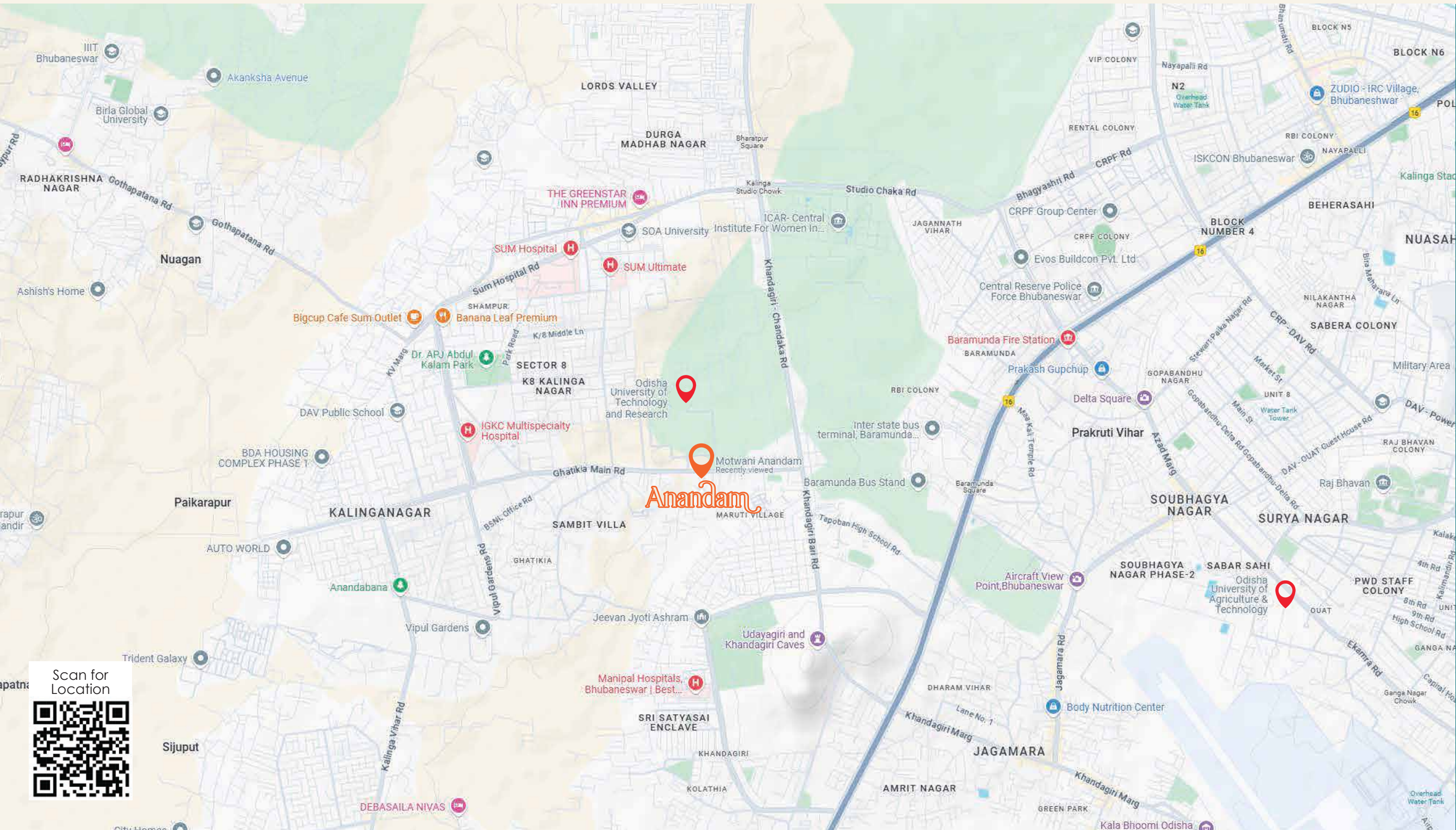
Internal: Double Coat with Wall Putty
xternal: Weather resistance paint

SECURITY

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

Charting the path to joy

Situated in the highly sought-after area of Kalinga Nagar, Bhubaneswar, you are now seamlessly connected to the world!



Location Highlights

Educational Institutes

OUTR - 0 Kms
Apeejay School - 1.2 Kms
SOA University - 4 Kms
IIIT - 5 Kms
Wisdom Global School - 11 Kms
DAV School, Kalinganagar - 2.8 Kms

Connectivity

Bhubaneswar Railway Station - 9.5 Kms
Baramunda Bus Stand - 3 Kms
Biju Patnaik Airport - 7.5 Kms

Hospitals

SUM Ultimate - 1.4 Kms
IGKC Multispeciality Hospital - 2.2 Kms
SUM Hospital - 4.2 Kms
Manipal Hospital (AMRI) - 3 Kms
AIIMS - 7.5 Kms

Attractions

Udayagiri & Khandagiri - 5.2 Kms
Jayadev Vatika - 2.4 Kms
Kalinga Stadium - 10 Kms
Anandabana - 2.6 Kms
Regalia Mall - 7.6 Kms

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)

Awards & Recognitions



REAL ESTATE GOODWILL AMBASSADOR 2024

Motwani Constructions was proudly recognized as the Real Estate Goodwill Ambassador by the Times of India Awards 2024.



PMAY AFFORDABLE HOUSING AWARD 2025

MJ Woods by Motwani Constructions has been honoured with the PMAY Affordable Housing Award 2025, presented by Shri Tokhan Sahu, Hon'ble Minister of State for Housing & Urban Affairs, Government of India.

Architect's Note



Preetech was founded in the year 1988, since then serving different sectors of construction which includes residences, institution, commercial complex, real estate development etc. Preetech has grown steadily since its inception and has already built up a portfolio of high quality work across India. We wish to give the leadership of spreading the beam of knowledge to the world & also take the social responsibility while designing. We are serving in three major states of India like Delhi, Kolkata & Bhubaneswar.

The Principal Architect of the Firm is Proff. Partha Pratim Karmakar.

Preetech has had a long-standing partnership with Motwani Constructions for over a decade, showcasing its reliability and expertise in the field.

The Project "Anandam at Ghatikia" is strategically located near the renowned OUTR University. It is conceived as a space where sleek architecture meets nature's grandeur. From your vantage point, the lush green expanse of Chandaka forest stretches endlessly, a vibrant green canopy teeming with life and is the most favourable Project for the clients with Opulence. The project features luxurious 3-BHK and 3.5-BHK apartments, with spacious rooms and a variety of amenities such as a rooftop swimming pool, library, children's play area, society hall, and more. Anandam is poised to become one of the most sought-after residential projects in Bhubaneswar.

Few Completed Projects

Highlighting Years of Integrity and Diligence

1. Basant Villa Apartment, Bhoomikhal	1998
2. Bhawani Ashok Enclave, Ganga Nagar, Unit - 6	2001
3. Yashodhara Enclave, Sahid Nagar	2002
4. Laxmi Vihar, Nandan Kanan Road	2003
5. Jyotshna Enclave, Jaydev Vihar	2003
6. Palm Homes, Sampur	2004
7. Dharendra Nath Villa, Vivekanand Marg	2005
8. Lake View Enclave, Madhusudan Nagar	2008
9. Arcon Retreat, Patia	2009
10. Saswat Homes, Patia	2010
11. Kanika Devi Cottages, Ranga Bazar	2015
12. Bijay Kaxmi Enclave, Patia	2016
13. Vinayak Enclave, Sundarpada	2016
14. M. J Woods, Andharua	2017
15. Lordsway, Siula	2019
16. Utkal Greenex, Sundarpada	2023

Ongoing Projects



Bliss



Anantara



GM Terrace



Lordsway Laxmi

DEVELOPERS



HEAD OFFICE

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

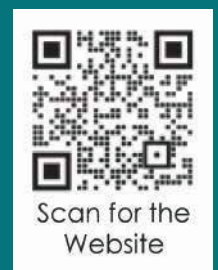
W motwaniconstructions.com
E enquiry@motwaniconstructions.com
P 91 8598 099 099
P 91 6742 915 131

EXPERIENCE CENTRE

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

SITE ADDRESS

Motwani Anandam,
Ghatikia Main Road,
Infront of CET College,
Khandagiri, Ghatikia,
Dist-Khordha, Pin-751003



DISCLAIMER: This is not a legal document. The plans and photographs are conceptual and subject to change. The actual product shall vary according to the sole discretion of the developer. No claims shall be entertained by the developer depending on this material. Though the contents of the brochure have been compiled with the intention to provide information to the best of our knowledge, there may be some changes from time to time which may not reflect on the brochure. While enough care is taken by the developer to ensure that the information on the brochure is up to date and accurate, the users are advised to verify designs, plans, specifications, facilities, features, etc. with our team.