



RDB
UTSAV™

Celebrating Life



WELCOME TO
RDB
UTSAV™

Celebrate Life Every Day

Situated in the serene environment of Baruipur, a short journey from the dynamic city of Kolkata, UTSAV offers a grand expression of luxury living, crafted by the renowned **RDB GROUP** and **MEWA**. This prestigious community stands as a testament to harmony, community, and a daily celebration of life amidst nature and opulence.



RDB REAL ESTATE CONSTRUCTIONS LIMITED

It is with great pleasure that we announce our exciting new venture, “Utsav,” a meticulously planned township in Baruipur, promoted by RDB Mewa Township LLP. With over two decades of experience in diversified businesses, we believe that “Utsav” is poised to set a benchmark for township living in the region. Our journey has been driven by a commitment to innovation, growth, and community impact. As part of RDB Group, one of India’s leading business conglomerates, and with the support of our honorary role as Consul of Malawi in Kolkata, we have consistently sought ways to bridge progress and philanthropy.

Our involvement in projects like Inter Kashi FC, which successfully combines the world of sports and business, highlights our passion for driving change across various sectors. “Utsav” embodies this ethos of balancing progress with a deep-rooted connection to community and nature. This township is not just a real estate development; it is a vision brought to life. Nestled in the serene environs of Baruipur, it offers a harmonious blend of contemporary design and natural surroundings, creating an unparalleled living experience for all.



MEWA REALTY LLP

The township boasts modern architecture, comprehensive amenities, and expansive green spaces, thoughtfully crafted to meet the needs of families, professionals, and individuals seeking a tranquil yet connected lifestyle. Ideally located with excellent connectivity to the city and close to essential services like schools, healthcare, and leisure spaces, it ensures a convenient and comfortable life for its residents.

Through “Utsav,” we aim to create a township that fosters community, connectivity, and sustainability. This project represents growth—not just for the region but for the people who choose to call it home. Our vision is to provide residents with more than just a home but a vibrant and thriving community where they can enjoy life to the fullest.

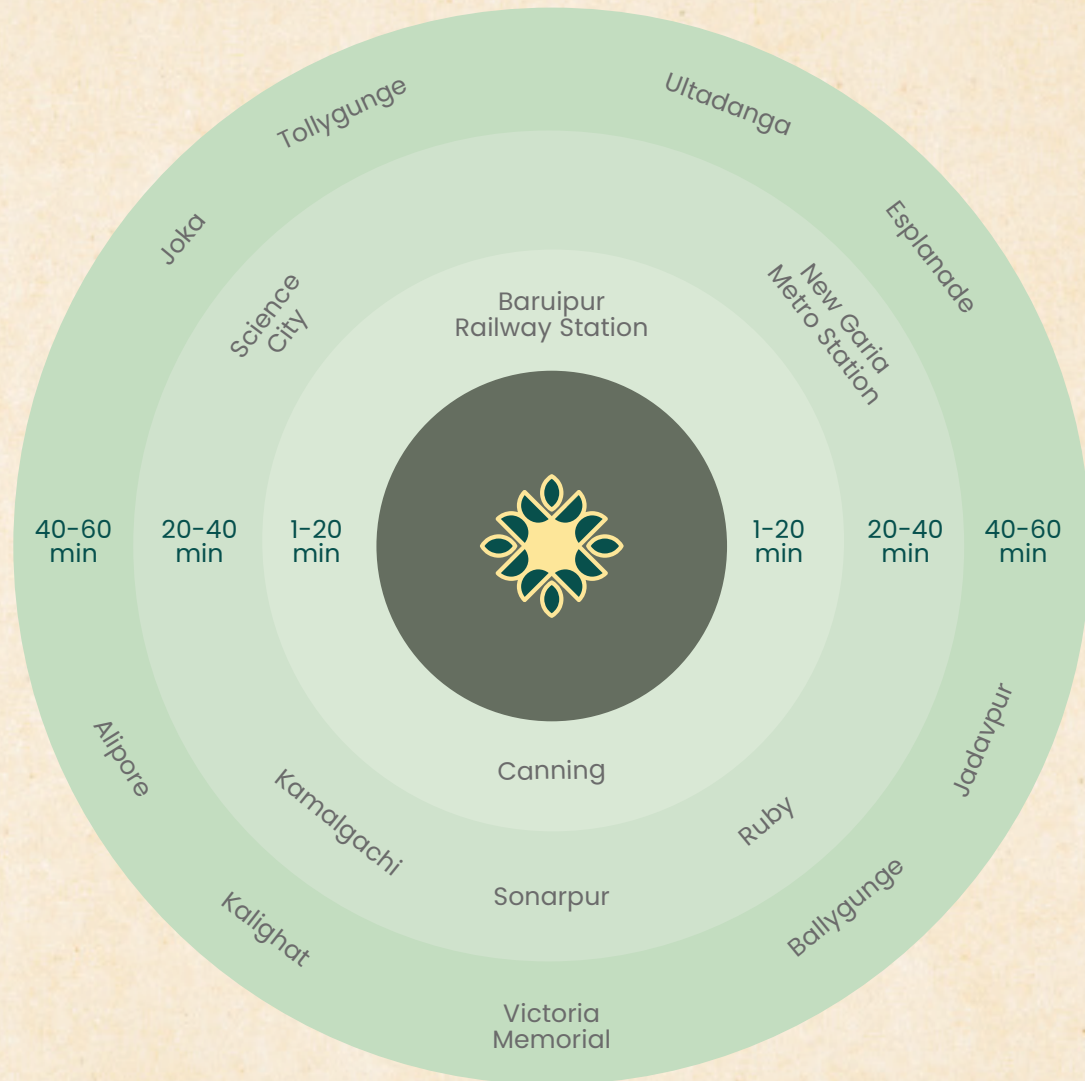
We invite you to join us on this transformative journey, as we create a space where every resident feels proud to be part of something truly extraordinary.

LOCATION MAP

OPTIMAL LOCATION FOR CONTEMPORARY LIVING

A Sanctuary Near the City:

UTSAV's strategic location in Baruipur offers the tranquility of suburban life combined with the convenience of nearby city amenities, creating an ideal balance for modern living.





PROPOSED MASTER PLAN

Legend:

01. Central lawn cum festival ground
02. Informal OAT
03. Informal OAT stepped seating
04. Grass mound
05. Feature plantation
06. Herb garden
07. Sculptural installations
08. Walkway
09. Yoga lawn
10. Tree court temple plaza
11. Stepped planter
12. Lily pond
13. Champa court
14. Grass grid pavers
15. Seating alcove
16. Seat cum planter
17. Temple plaza
18. Core temple
19. 9.15M wide driveway
20. Accent paving at node
21. Speed tables for pedestrian crossing
22. Bicycle track
23. Outdoor fitness station
24. Cantilever seat
25. Seniors' garden
26. Dense green
27. Floral garden cum adda circle
28. Kids play area
29. Multipurpose play ground
30. 3.5M wide driveway
31. 7.625M wide driveway
32. 5.0M wide driveway
33. Sports arena
34. Orchard
35. Central party lawn
36. Yoga lawn
37. Tot-lot area
38. Tree court seating
39. Cricket net practice
40. Palm court with reflexology pathway
41. Swing court
42. Leisure garden
43. Lotus pond
44. Water body
45. Event alcove
46. Sculpture courtyard
47. F&B stalls
48. Space for organic farming
49. Ev charging hub
50. Commercial plaza
51. Stepped court
52. Elders' park
53. Waterside promenade
54. Sitting with tensile canopy
55. Waterside boardwalk
56. Play court plaza
57. Convenience store/ Utility store
58. Security cabin
59. Residential entry gate
60. Open parking
61. Entry/exit gate



(FUTURE EXPANSION)

- SWARN VILLA
- VASANT VILLA
- ANMOL VILLA
- UDAY VILLA
- DUPLEX



Elegant Villa Offerings

AT RDB UTSAV

UTSAV features a sophisticated array of villa options, each designed to meet the highest standards of luxury and comfort. Each villa at UTSAV showcases unique architectural features that combine functionality with aesthetic splendor. The meticulous planning and superior design of our homes ensure that every resident enjoys luxury, comfort, and style.



UDAY VILLA

(3BHK, 3Toilets)

The Epitome of Family Luxury

The Udaay Villa is designed to cater to families, offering expansive spaces that balance luxury with everyday living. These villas are perfect for family-oriented residents who value both privacy and communal living spaces. The meticulous design ensures that every room is functional, with an elegant aesthetic that makes the villa a joy to live in.

Spacious living and dining areas offer a warm and inviting space for family gatherings.

Modern kitchens fitted with premium appliances, designed for both daily cooking and entertaining guests.

Luxurious bedrooms with en-suite bathrooms, providing privacy and comfort for all family members.

Private outdoor spaces, including gardens or courtyards, perfect for relaxation or family activities.



Target Resident: Families looking for a balance of functionality and luxury.

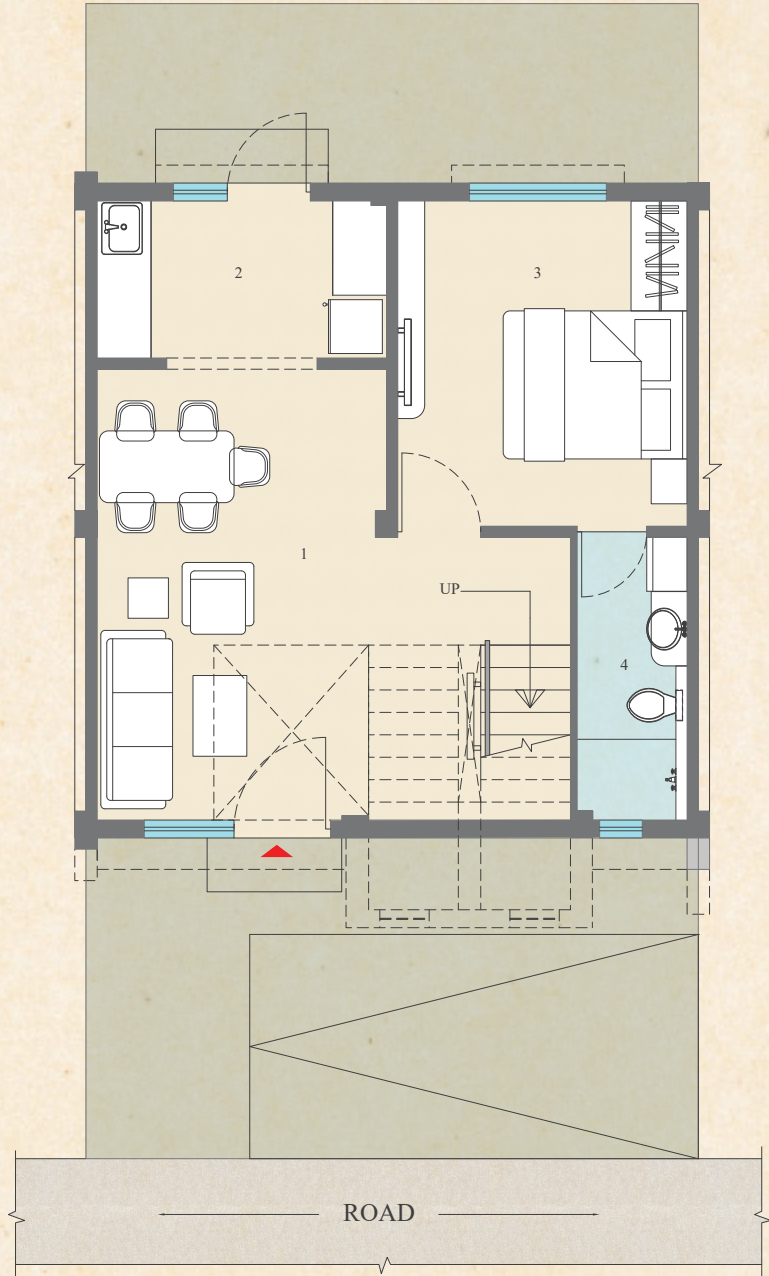
Key Specifications: Spacious living and dining areas, ideal for family gatherings.

Three bedrooms spread across two floors, providing ample privacy and space for family members.

Functional outdoor spaces, including a terrace and jacuzzi pool.

A focus on combining practicality with comfort, ideal for everyday family life.

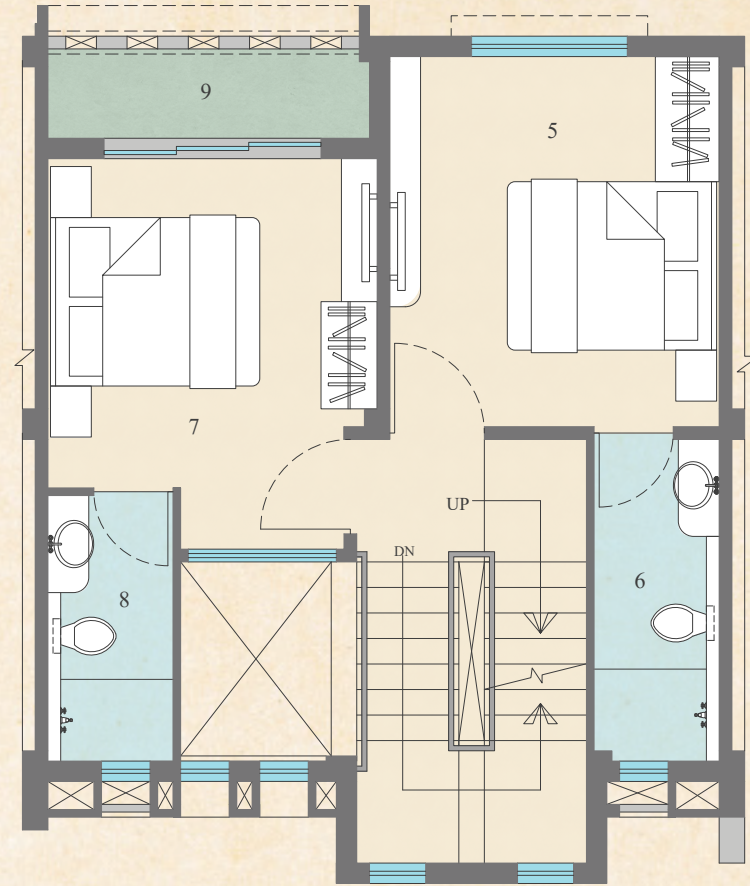
GROUND FLOOR



No.	Space Type	Space Size(In Mm)
1.	Living & Dining	3225 X 5025
2.	Kitchen	3225 X 1750
3.	Bedroom-1	3225 X 3625
4.	Toilet-1	1225 X 3150

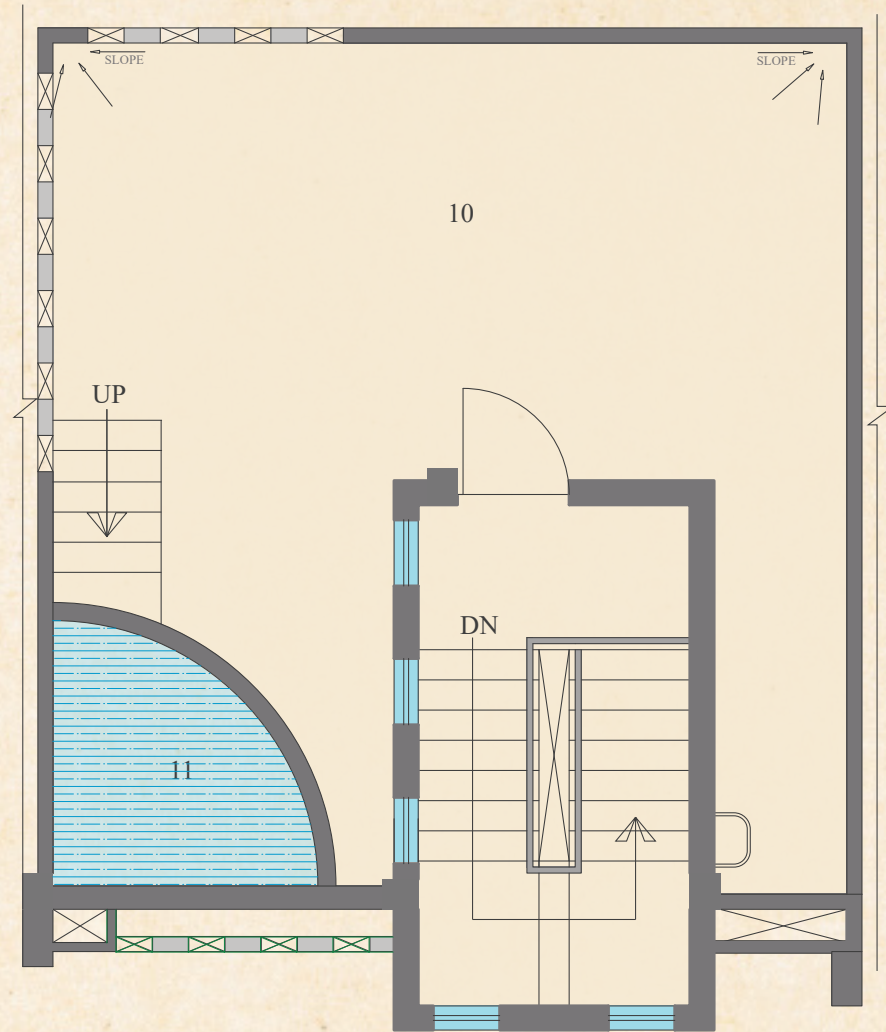


FIRST FLOOR



No.	Space Type	Space Size(In Mm)
5.	Bedroom-2	3225 X 3625
6.	Toilet-2	1225 X 3150
7.	Bedroom-3	3225 X 3825
8.	Toilet-3	1225 X 2600
9.	Balcony	3150 X 1000

ROOF FLOOR



No.	Space Type	Space Size(In Mm)
10.	Open Terrace	6575 X 7050
11.	Jacuzzi Pool	2200 X 2200



ANMOL VILLA

(4BHK, 4Toilets)

Elevated Luxury for a Higher Standard of Living

The Anmol Villa offers an enhanced living experience with premium features that cater to those who aspire to a higher standard of living. These villas are perfect for individuals and families who seek exclusivity and refined design in every detail of their home.

Premium finishes throughout the villa, from flooring to lighting, creating a sophisticated living environment.

Expansive living spaces that seamlessly transition between indoor and outdoor areas, providing a luxurious lifestyle.

Private balconies and terraces, offering stunning views and serene spaces for unwinding.

High-tech amenities integrated into the design, ensuring that residents enjoy a modern, convenient lifestyle.



Target Resident: Those seeking a higher standard of luxury living.

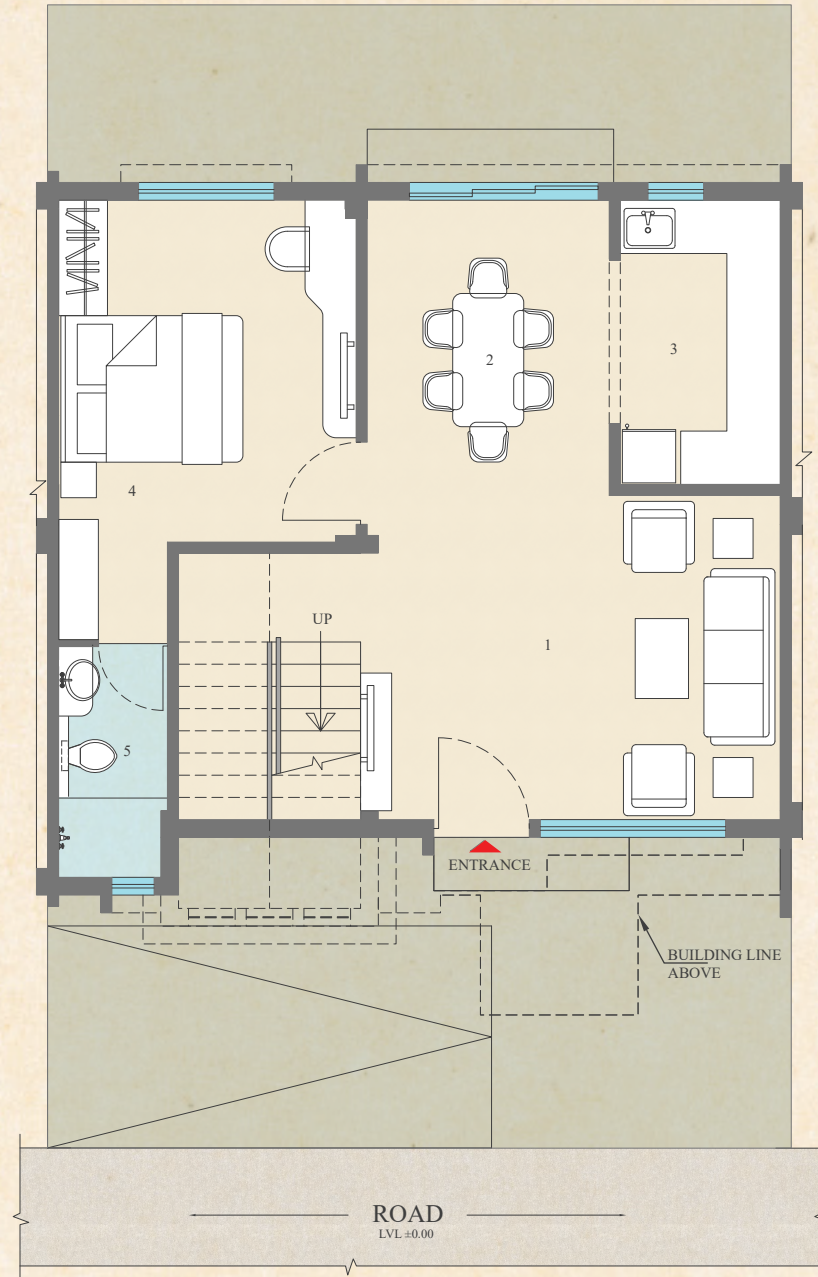
Key Specifications: Enhanced with premium materials and finishes for a refined living experience.

Four bedrooms, offering both space and privacy for larger families or residents who appreciate more room.

Multiple terraces, including a large roof terrace with a jacuzzi pool, creating ample outdoor living space.

Modern, high-tech features, ensuring a contemporary lifestyle with all modern conveniences.

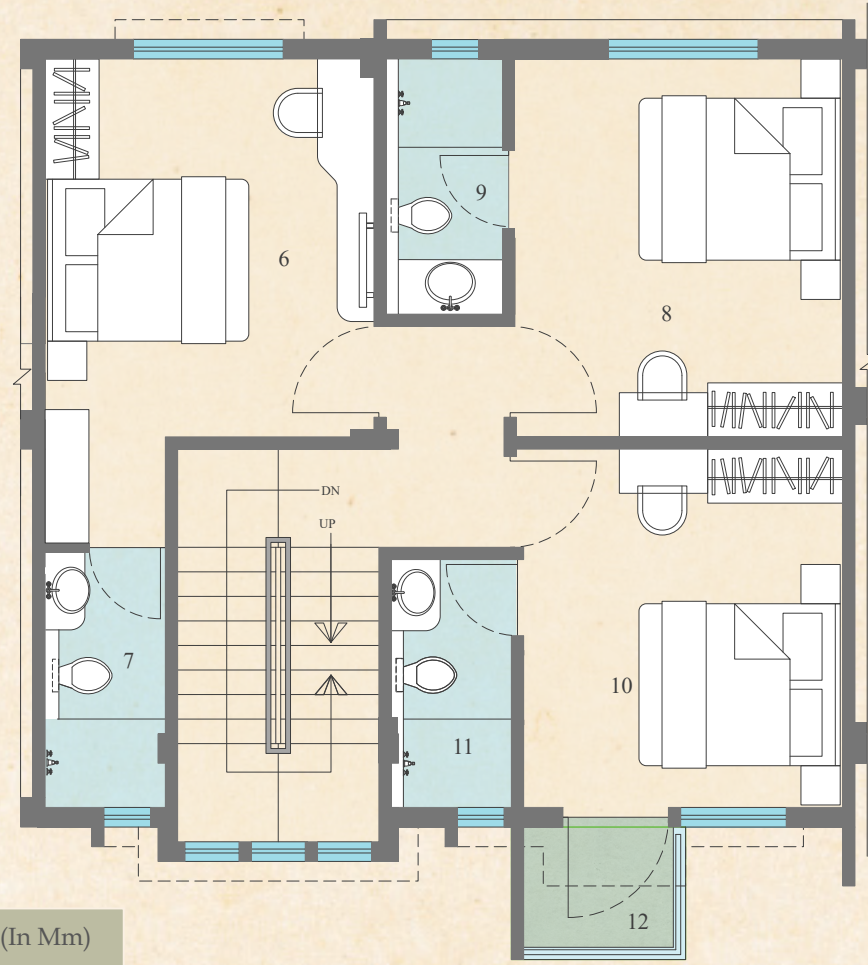
GROUND FLOOR



No.	Space Type	Space Size(In Mm)
1.	Living	4725 X 3650
2.	Dining	2725 X 3325
3.	kitchen	1800 X 3200
4.	Bedroom-1	3350 X 3850
5.	Toilet-1	1225 X 2600



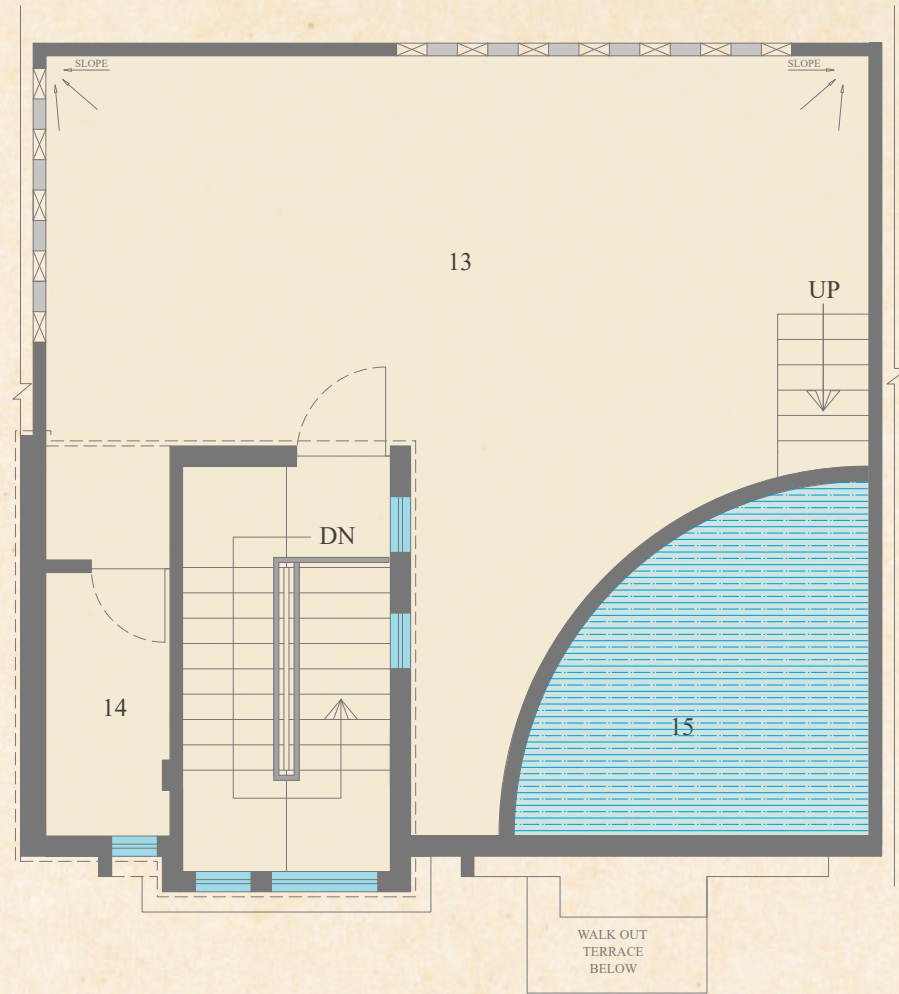
FIRST FLOOR



No.	Space Type	Space Size(In Mm)
6.	Bedroom-2	3350 X 3850
7.	Toilet-2	1225 X 2600
8.	Bedroom-3	3325 X 3850
9.	Toilet-3	1200 X 2600
10.	Bedroom-4	3250 X 3650
11.	Toilet-4	1225 X 2525
12.	Walk-out Terrace	1775 X 1350



ROOF FLOOR



No.	Space Type	Space Size(In Mm)
13.	Open Terrace	8125 X 3850
14.	Utility	1225 X 2600
15.	Jacuzzi Pool	3520 X 2290



VASANT VILLA

(4BHK, 5Toilets)

A Vibrant and Engaging Living Experience

For those who enjoy being part of a vibrant community, the Vasant Villa offers an ideal living environment. These villas are designed to promote interaction and engagement, making them perfect for those who value social connection.

Open-plan living areas, perfect for hosting gatherings and enjoying family time.

Community-focused outdoor spaces, including shared courtyards and gardens that encourage socializing.

Bright and lively interiors, with vibrant design elements that reflect the joy of community living.

Proximity to amenities, including the clubhouse and social plazas, providing easy access to recreational and social activities.



Target Resident: Socially active individuals and families who enjoy community living.

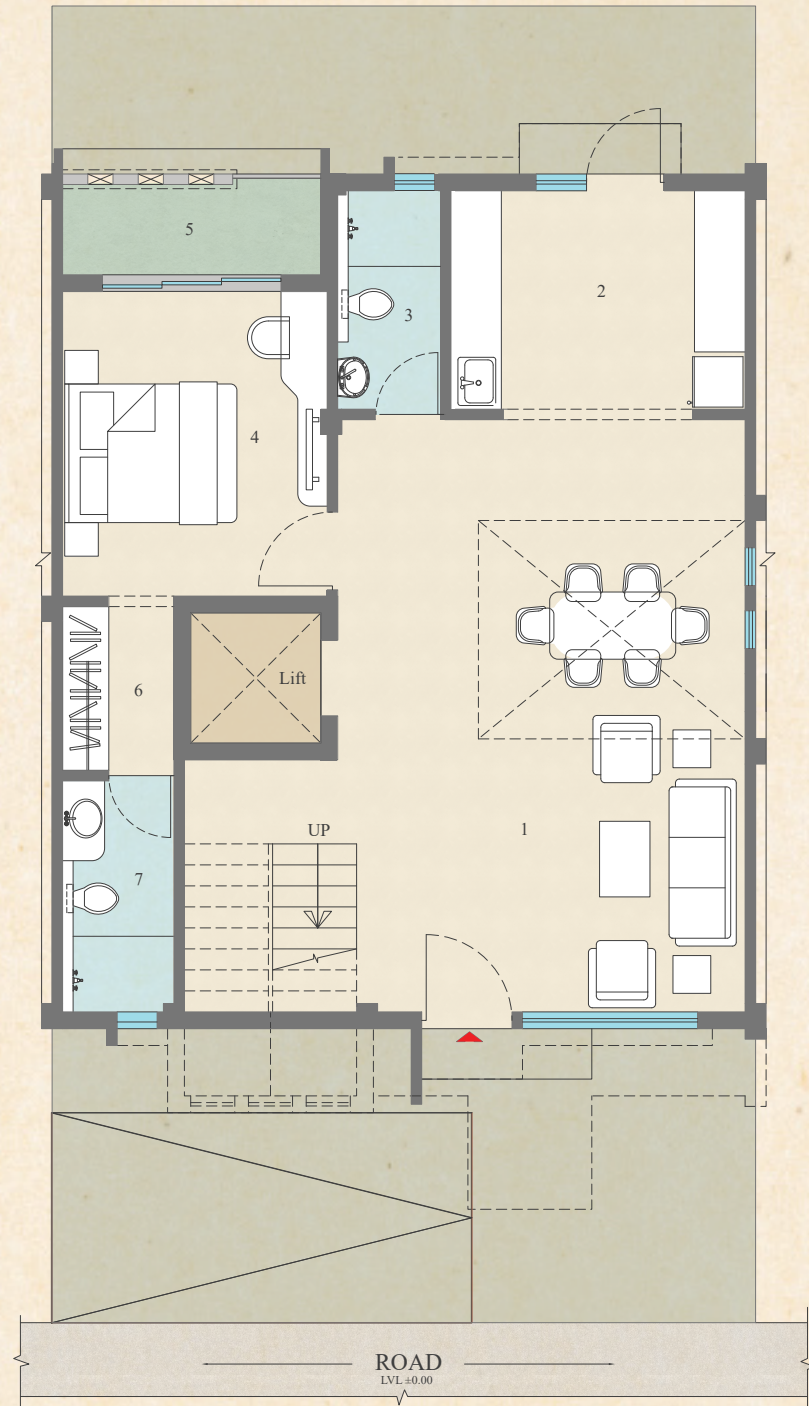
Key Specifications: Spacious open-plan living areas designed to foster interaction and social gatherings.

Four bedrooms with multiple balconies, ensuring both privacy and spaces for outdoor engagement.

Proximity to common amenities like parks, social plazas, and the clubhouse, making it ideal for those who value community engagement.

Designed with vibrant interiors and communal outdoor spaces, encouraging a lively and active lifestyle.

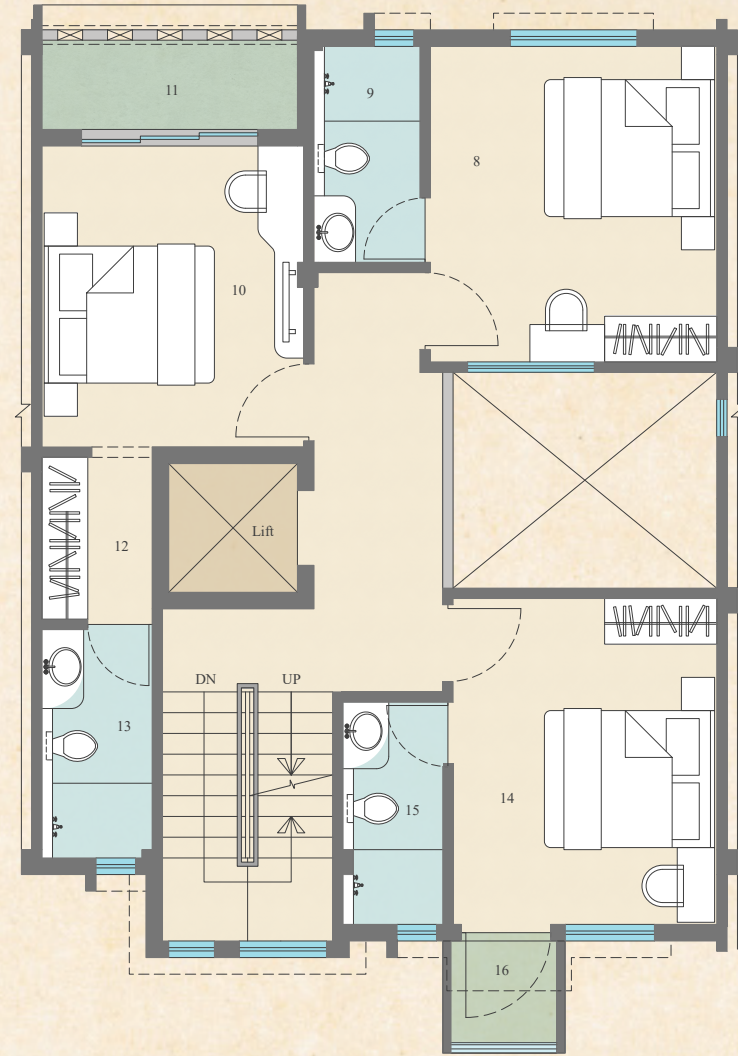
GROUND FLOOR



No.	Space Type	Space Size(In Mm)
1.	Living & Dining	4850 X 7050
2.	Kitchen	3500 X 2600
3.	Toilet-1	1225 X 2600
4.	Bedroom-1	3150 X 3625
5.	Balcony	3075 X 1200
6.	Dresser	1950 X 1325
7.	Toilet-2	1325 X 2750



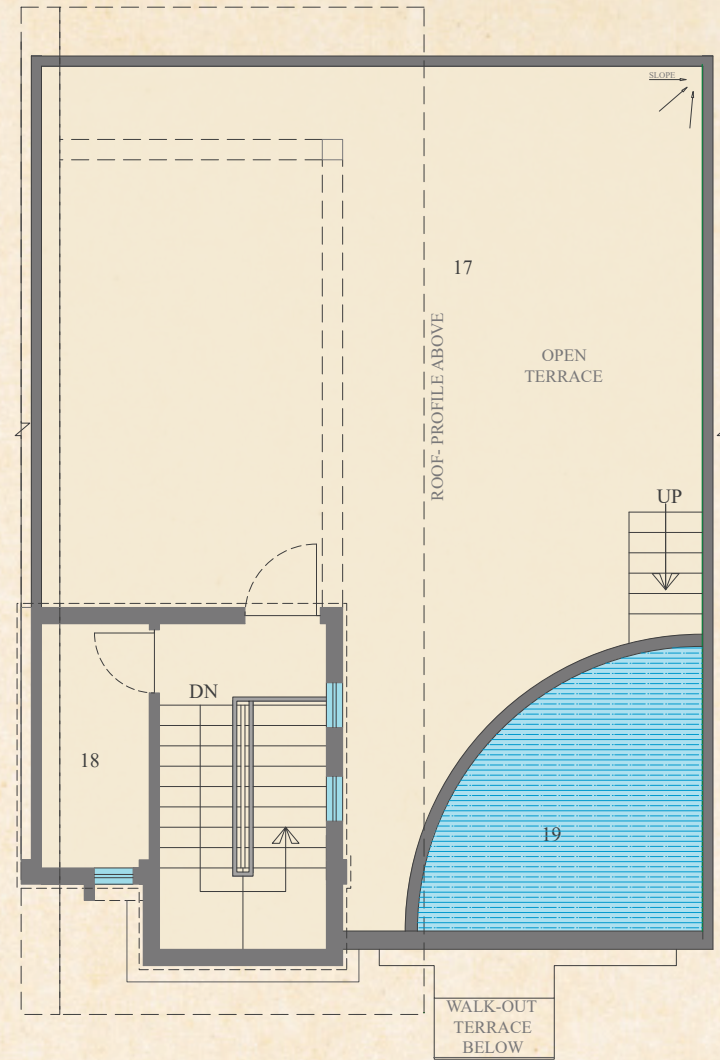
FIRST FLOOR



No.	Space Type	Space Size(In Mm)
8.	Bedroom-2	3500 X 3800
9.	Toilet-3	1225 X 2600
10.	Bedroom-3	3150 X 3625
11.	Balcony	3075 X 1200
12.	Dresser	1950 X 1325
13.	Toilet-4	1325 X 2750
14.	Bedroom-4	3175 X 3925
15.	Toilet-5	1200 X 2675
16.	Walk-out Terrace	1475 X 1350



ROOF FLOOR



No.	Space Type	Space Size(In Mm)
17.	Open Terrace	8125 X 6650
18.	Utility	1325 X 3000
19.	Jacuzzi Pool	3520 X 2290



Unmatched Craftsmanship

THE ARTISTRY OF UTSAV

At UTSAV, every detail from the ground up is meticulously fashioned to deliver an unmatched living experience, where luxury coexists with practical elegance. Our commitment to excellence is evident in every aspect of construction, sustainability, and innovative design. UTSAV isn't merely constructed; it's thoughtfully crafted with a vision of enduring luxury. Here, "Celebrate Life Every Day" means surrounding yourself with the finest features that elevate your living standards to spectacular new heights.



SWARN VILLA

(6BHK, 7Toilets)

Ultimate Exclusivity and Privacy

The Swarn Villa is the most exclusive offering at UTSAV, designed for those who seek unparalleled luxury and privacy. With only 76 units, these villas provide an extraordinary living experience, offering a secluded retreat where every detail is crafted for exclusivity.

Expansive living areas with grand designs that emphasize luxury and sophistication.

Private pools and landscaped gardens, offering a personal sanctuary within the home.

Smart home features and energy-efficient appliances, ensuring a modern and sustainable living experience.

Luxurious master suites with walk-in closets, private balconies, and en-suite bathrooms, offering a haven of comfort.



Target Resident: Individuals seeking the utmost in luxury and privacy.

Key Specifications: Five or more bedrooms across multiple floors, offering maximum privacy and exclusivity.

Private pools, landscaped gardens, and multiple terraces for ultimate relaxation and outdoor enjoyment.

Smart home technology and modern conveniences throughout the villa, catering to those who desire the latest in luxury living.

Designed with exclusivity in mind, featuring secluded spaces that provide a retreat from the outside world.





DOUBLE HEIGHT
LIVING ROOM



SWIMMING POOL



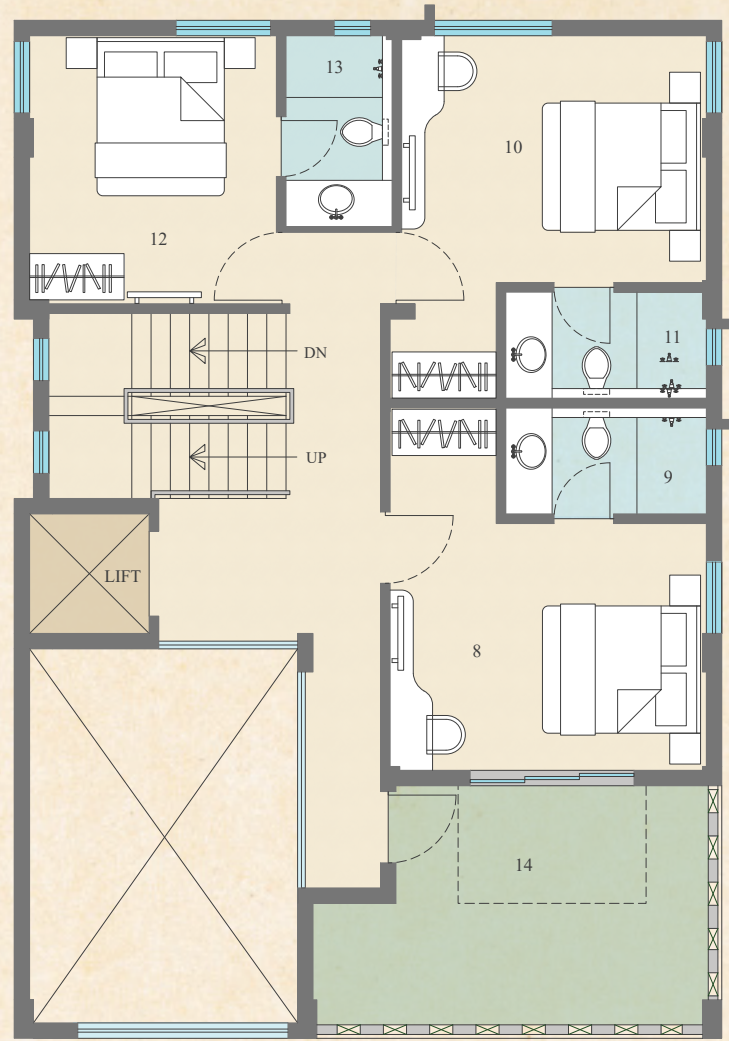
GROUND FLOOR



No.	Space Type	Space Size(In Mm)
1.	Parking	5100 X 5000
2.	Living	3475 X 4850
3.	Dining	3775 X 4150
4.	Kitchen	2950 X 3475
5.	Toilet-1	1550 X 1300
6.	Servant's Room	1550 X 2350
7.	Toilet-2	1500 X 1050

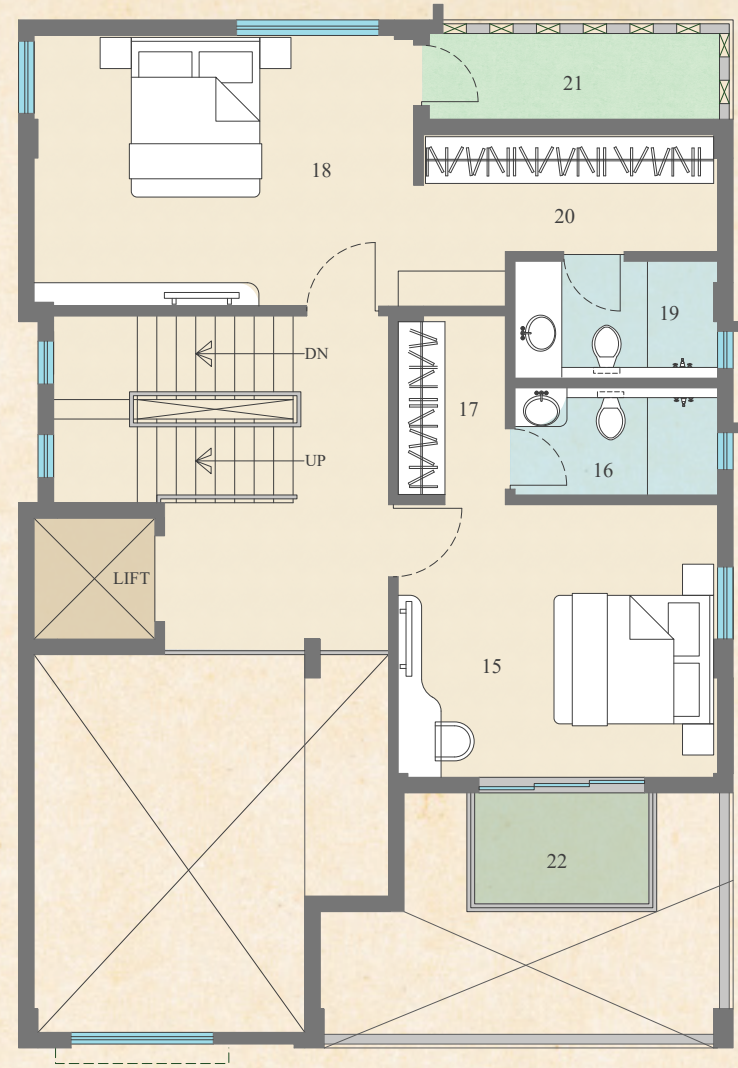


FIRST FLOOR



No.	Space Type	Space Size(In Mm)
8.	Bedroom-1	4100 X 3200
9.	Toilet-3	2600 X 1375
10.	Bedroom-2	3950 X 3200
11.	Toilet-4	2600 X 1375
12.	Bedroom-3	3200 X 3475
13.	Toilet-5	1375 X 2475
14.	Walk Out Terrace	5125 X 3100

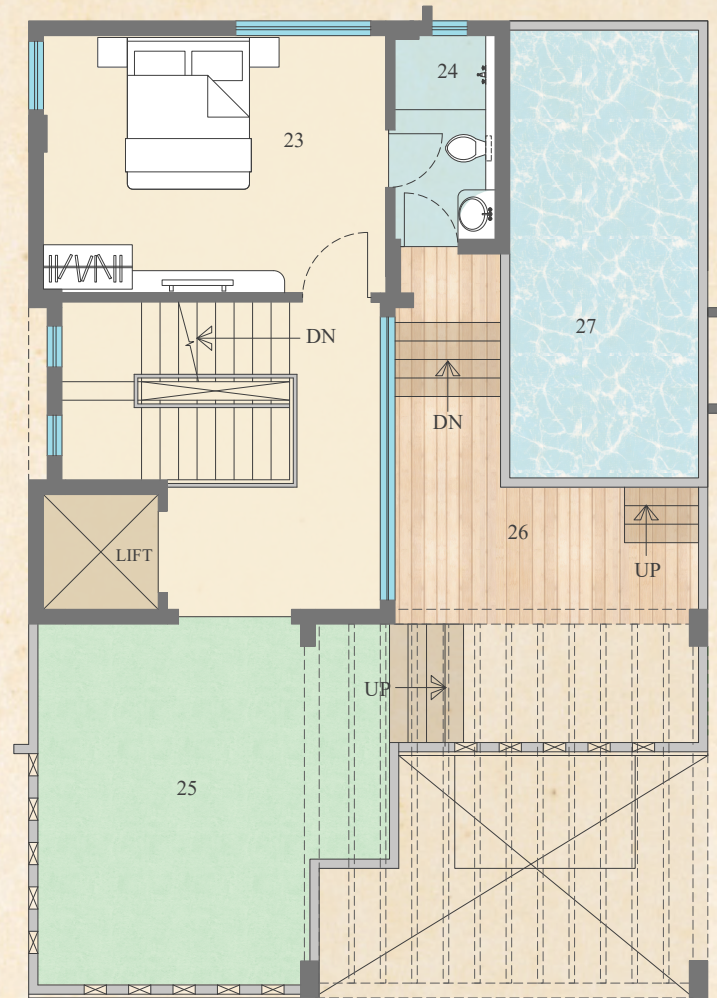
SECOND FLOOR



No.	Space Type	Space Size(In Mm)
15.	Bedroom-4	4100 X 3200
16.	Toilet-6	2600 X 1375
17.	Dresser	2360 X 1375
18.	Bedroom-5	4875 X 3475
19.	Toilet-7	2600 X 1500
20.	Dresser	3750 X 1500
21.	Balcony	3725 X 1100
22.	Walk Out Terrace	2440 X 1525



TERRACE FLOOR



No.	Space Type	Space Size(In Mm)
23.	Bedroom-6	4625 X 3475
24.	Toilet-8	1350 X 2750
25.	Open Terrace	4750 X 4875
26.	Pool Deck	4100 X 3075
27.	Swimming Pool	2550 X 6050



Tree Court Temple Plaza
**A SANCTUARY FOR
SPIRITUAL REFLECTION**

The Tree Court Temple Plaza serves as the spiritual heart of UTSAV. This beautifully designed mandir offers a peaceful retreat for residents to engage in spiritual reflection, prayer, and community worship. Surrounded by lush greenery, the mandir provides a tranquil environment that promotes inner peace and harmony.







Exclusive Clubhouse:

A SANCTUARY OF LUXURY

The **clubhouse** at UTSAV is a masterpiece of design and functionality, offering elite amenities for relaxation, socializing, and personal growth:



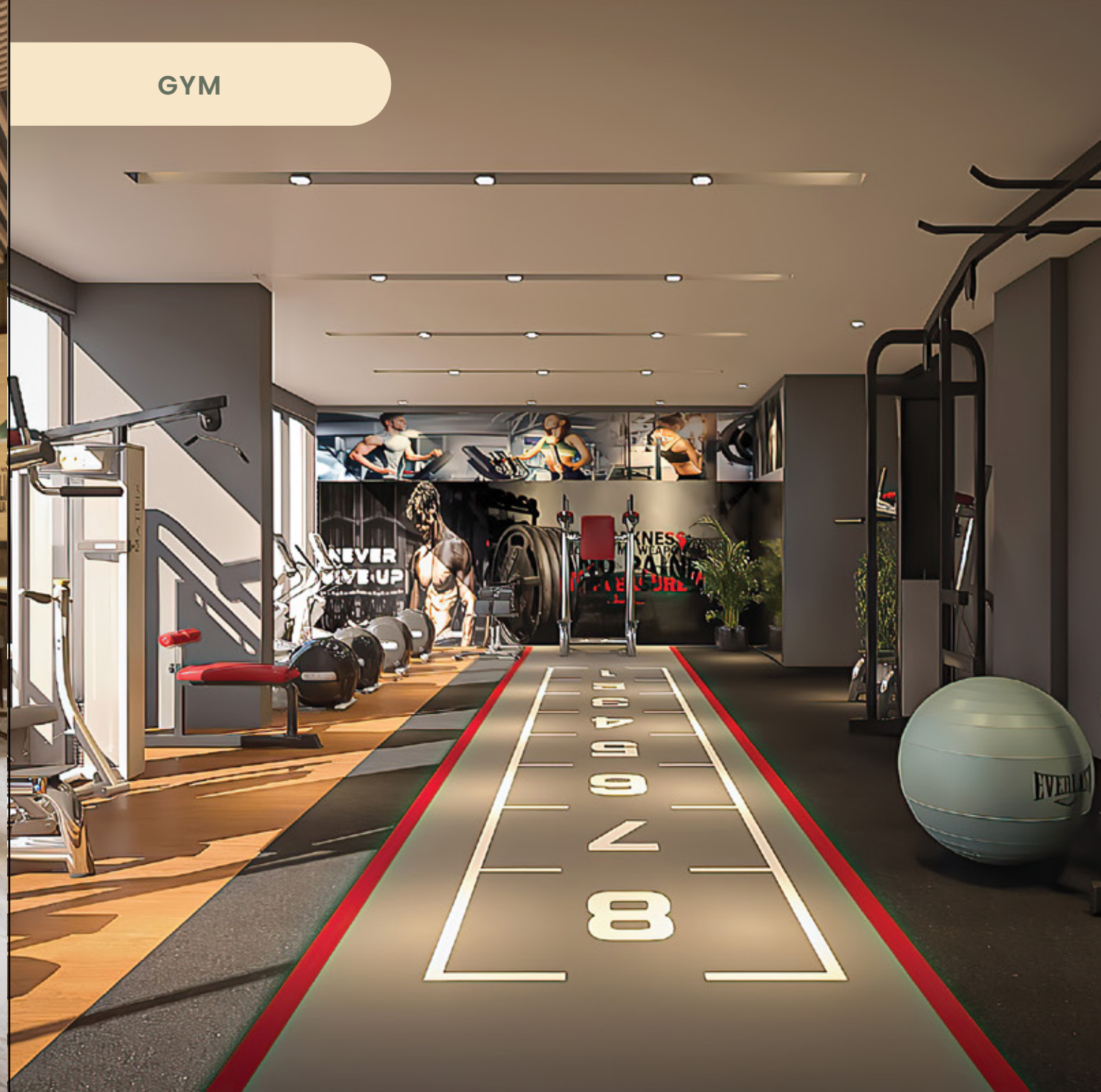




GAMES ROOM



GYM



COMMUNITY HALL



LOBBY





FAMILY AND RECREATION

Playgrounds, family alcoves, a seniors' garden, and tot-lot areas cater to all age groups for enjoyment and interaction.











Convenience Redefined

PROPOSED ON-SITE SHOPPING COMPLEX

The on-site shopping complex at UTSAV is a key highlight of the community, bringing urban conveniences right to your doorstep. Designed to cater to the daily needs of residents, the complex features an assortment of retail outlets, dining options, and entertainment venues.



STAR MALL
ARUP
THE CENTRE OF CELEBRATIONS


BY RDB GROUP

SHOPIE

PANTALCOONS

labeX labeX





Retail Outlets: From fashion to lifestyle stores, the shopping complex offers a wide variety of shopping options, ensuring that residents can find everything they need without leaving the comfort of their community.

Gourmet Dining: A selection of cafes and restaurants provides residents with a range of culinary delights, offering both casual and fine dining experiences.

Entertainment Venues: The shopping complex also includes spaces for entertainment, from cinemas to performance areas, ensuring that residents have ample options for leisure and recreation.

Convenient Access: Located within the UTSAV community, the shopping complex ensures that residents can enjoy urban conveniences just steps away from their homes.

SPECIFICATION

1) Foundation: R.C.C. as per design

2) Superstructure: R.C.C. framed structure

3) Wall: Brick / AAC Block masonry

4) Flooring: Living & Dining – Vitrified tile finish

Bedroom – Vitrified tile finish

Kitchen - Vitrified tile finish, Granite counter, Stainless steel sink,

Designer tiles up to 2 ft dado above counter in kitchen

Bathroom - Anti skid ceramic/rectified floor tiles, Ceramic/rectified tiles dado

5) Doors: Flush doors with wooden frames

6) Windows: Aluminium/ U.P.V.C. sliding and casement windows

7) Internal Finish: Putty finish over plaster on the walls and ceiling

8) External Finish: Weather resistant paint finish as per Architect's façade design

9) Electrical: Concealed ISI wiring, Modular switches

10) Sanitary: High gloss ceramic fittings & C.P. Fixtures

11) Plumbing: U.P.V.C. plumbing pipes

12) Lift: Home lift of reputed brand (Additional Cost)

13) Connectivity: Intercom

14) Power: 24 hours back-up (at additional cost).

15) Water Supply: 24 hours water supply.

Ongoing PROJECTS



REGENT KUSUM
Barasat, Kolkata



REGENT LAKE VIEW



**REGENT GARMENT AND
APPAREL PARK**
Kazipara, North 24 Parganas



REGENT SEM PARK



REGENT INTERNATIONAL HAAT



REGENT CROWN
342 G.T Road, Burdwan

Past PROJECTS

Residential



REGENT PARADISE
Ghoramara, Bhetapara,
Guwahati, Assam



**REGENT SONARPUR
PHASE II**
Sonarpur Station Road,
Simultala More, Sonarpur,
Narendrapur, 700103



REGENT SAPPHIRE
12A Chakaberia(North),
Kolkata, W.B.



REGENT SARAS
Kharagpur



REGENT JAYA
Sodepur, Kolkata

Commercial



REGENT CITY SHOPPER
Howrah Maidan, Howrah,
W.B.



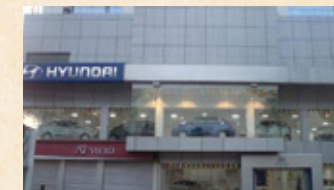
REGENT STAR MALL
Kotrung, G.T. Road, Uttarpara,
W.B.



REGENT HERITAGE
Jhapatapur, Kharagpur, W.B.



REGENT SUPER MARKET
Amtala, Diamond Harbour Road.



MILLENNIUM TOWER
Durga Chawk, Haldia,
W.B.



RDB UTSAV™

Site Address:

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PROJECT APPROVED BY MAJOR BANKS

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Architect

**ARCHITECTONIC
SERVICES**

architects
engineers
urban designers



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