Sukhii
GROUP

SUKHII

utsavam

WHERE LIFE'S A CELEBRATION

Single Tower 3BHKs Boutique Apartments
Vivekananda Colony, Kukatpally

The Spirit of Utsavam

Imagine waking up in a home where every moment feels like a celebration. A home that blends tradition with modernity, luxury with warmth, and grandeur with intimacy. Welcome to ***Utsavam*** *– a lifestyle designed to elevate your everyday living into an experience worth celebrating.*

Life at **Utsavam** is a symphony of comfort, elegance, and festivity. From thoughtfully designed spaces to grand amenities, every detail is crafted to bring joy, togetherness, and harmony.

Because life isn't just about living—it's about celebrating every day.



A First Look Worth Celebrating



An Invitation to Life's Grandest Celebration

utsavam

At Sukhii Group, we believe a home is more than just a structure; it is a place where memories are created, bonds are strengthened, and happiness is nurtured. **Utsavam** is inspired by the idea of celebration —not just on special occasions but in the everyday joys of life.

From the grandeur of festive gatherings to the quiet luxury of a peaceful evening, **Utsavam** is designed to offer an unparalleled living experience. It is a community where traditions meet contemporary comforts, where laughter echoes through every corner, and where your home is a stage for life's most cherished moments.









Timeless Architecture

A blend of classic and contemporary styles.



Master Layout

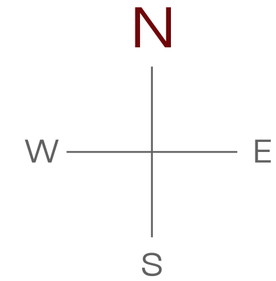


Designed to Celebrate Your Presence

Thoughtful Space Utilization ensuring privacy, aesthetics, and functionality.

Master Layout Plan





Every Plan, A Stage for Grand Memories

A perfect blend of form and function, ensuring that every square foot serves a purpose.

2425 SQFT

3 Bedroom Homes

Provison for Lift

2 Floor and Terrace

Double Hight Space

Parking Space

A Home That Speaks of Celebration

Set in the heart of Kukatpally Hyderabad, **Utsavam** offers an exclusive collection of 3 bedroom premium residences that redefine urban living. Designed with a deep understanding of aesthetics and functionality, these homes are where luxury meets tranquillity.





Spacious layouts

designed to accommodate
modern lifestyles.

Living Spaces That Breathe

High ceilings, elegant flooring, and intelligent design.

Privacy-
Oriented Design

that enhances comfort
and exclusivity.

Luxury Touches

Premium fittings, modular kitchens, and smart home features.

Balconies & Large Windows

ensuring ample ventilation
and natural light.

Smart Living

Equipped with
cutting-edge technology
for modern convenience.



Exclusive Corner Units

Maximum ventilation and 100% Vaastu compliance.

Stilt Area Plan



Utsavam in Every Breath

Play, Pause, and Celebrate Under the Sky

Stilt & OUTDOOR AMENITIES

- Kids Play Zone
- Sandpit
- EPDM Play Area
- Trampoline
- Badminton Court
- Half Basketball Court
- Hammocks
- Relaxation Zone
- Seating Court
- Terrace Amenities
- Swimming Pool
- Party Deck
- BBQ Zone
- Outdoor Lounge
- Reading Zone
- Flower Garden
- Outdoor Yoga
- Pergola with Seating
- Pool Deck

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Grand Entrance & Lobby

Making a statement the moment you step in.

Smart EV Charging Ports

Sustainable, efficient, and future-proof parking designed for the next generation of mobility.

Kids' Play Area in Stilt Area

A thoughtfully designed space where fun meets safety and comfort.

Jogging Track in Stilt Area

A safe, shaded, and refreshing space for your daily fitness routine.

Outdoor Activities

Stay energized and active in refreshing, open-air surroundings.

Sitting Area

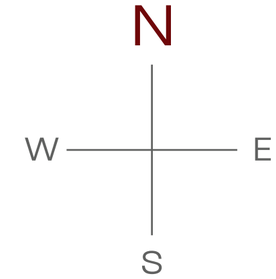
Relax and unwind in a
calm, open-air setting.

Sustainability & Green Spaces

Designed to promote eco-friendly living.

Club House Floor Plan





Utsavam Begins Within

Celebrate, Unwind, and Rejoice

Indoor Amenities

- A/C Gym
- **Indoor Games:** Snooker, Table Tennis, Carroms, Chess, Fooseball, Air Hockey
- Yoga & Meditation hall
- 2 Guest rooms
- A/C Multi Purpose hall
- Library
- A/C Lounge
- Entrance lounge

Banquet Hall

Celebrate life's special moments in an elegant and spacious setting.

Guest Rooms

Comfortable and
convenient stays for
your visiting guests.

Indoor Gym

Stay fit and active with modern fitness facilities indoors.

Indoor Games

Premium leisure spaces
designed for recreation
and refined living.

Terrace Amenities

- Swimming Pool
- Party Deck
- BBQ Zone
- Outdoor Lounge
- Reading Zone
- Flower Garden
- Outdoor Yoga
- Pergola with Seating
- Pool Deck

Swimming Pool

Experience elevated leisure with refreshing views from the top.

A serene rooftop escape designed
for relaxation and wellness.

Elevated leisure with refreshing
views from the terrace.

Premium open-air spaces that
bring luxury to new heights.



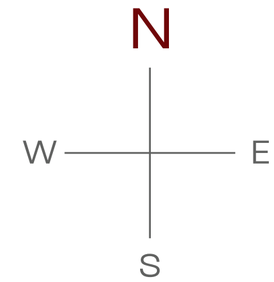


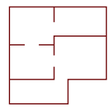

Sitting Area
Kids Play Zone
Voly Ball Court
Parking Area
Party Lawn
Jogging Track
GROUND FLOOR
TERRACE
Game Zone

Ground Floor

South Facing Flat no 1







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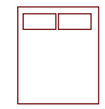
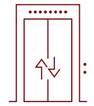
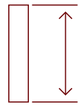


3 Bedroom
Homes



Provison
for Lift



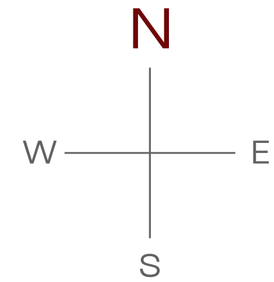
Double
Hight Space

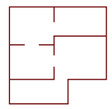
Place	Measurements
Living Room*	12'0 X 8'6
Dining	16'0 X 11'8
Kitchen*	11'0 X 10'8
Utility	5'9 X 7'0
Family Lounge	19'3 X 12'0
M.Bedroom	12'0 X 16'0
M.Toilet	5'0 X 8'0
K.Bedroom	16'0 X 11'0
K.Toilet	5'0 X 8'0
Bedroom	12'0 X 12'0
Toilet	7'6 X 5'0
Powder Room	5'0 X 3'7
Pooja Room	5'0 X 3'7
Deck	4'0 - 16'3 x 16'6

Ground Floor

South Facing Flat no 2







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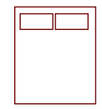
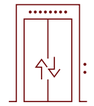


3 Bedroom
Homes



Provison
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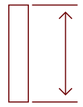

Double
Hight Space

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Kitchen*	11'0 X 10'8
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M.Bedroom	12'0 X 16'0
M.Toilet	5'0 X 8'0
K.Bedroom	16'0 X 11'0
K.Toilet	5'0 X 8'0
Bedroom	12'0 X 12'0
Toilet	7'6 X 5'0
Powder Room	5'0 X 3'7
Pooja Room	5'0 X 3'7
Deck	4'0 - 16'3 x 16'6

Ground Floor

South Facing Flat no 3



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2425 SQFT

3 Bedroom Homes

Provison for Lift

Double Hight Space

Place	Measurements
Living Room*	12'0 X 8'6
Dining	16'0 X 11'8
Kitchen*	11'0 X 10'8
Utility	5'9 X 7'0
Family Lounge	19'3 X 12'0
M.Bedroom	12'0 X 16'0
M.Toilet	5'0 X 8'0
K.Bedroom	16'0 X 11'0
K.Toilet	5'0 X 8'0
Bedroom	12'0 X 12'0
Toilet	7'6 X 5'0
Powder Room	5'0 X 3'7
Pooja Room	5'0 X 3'7
Deck	4'0 - 16'3 x 16'6

Celebrating Everday Convenience

Life's grandest celebrations begin with the simplest joys—like seamless connectivity, effortless commutes, and having everything you need within reach. Nestled in a thriving locale - Kukatpally, **Utsavam** offers the perfect blend of accessibility and lifestyle, making convenience an everyday celebration!

Proximity to Major Hubs

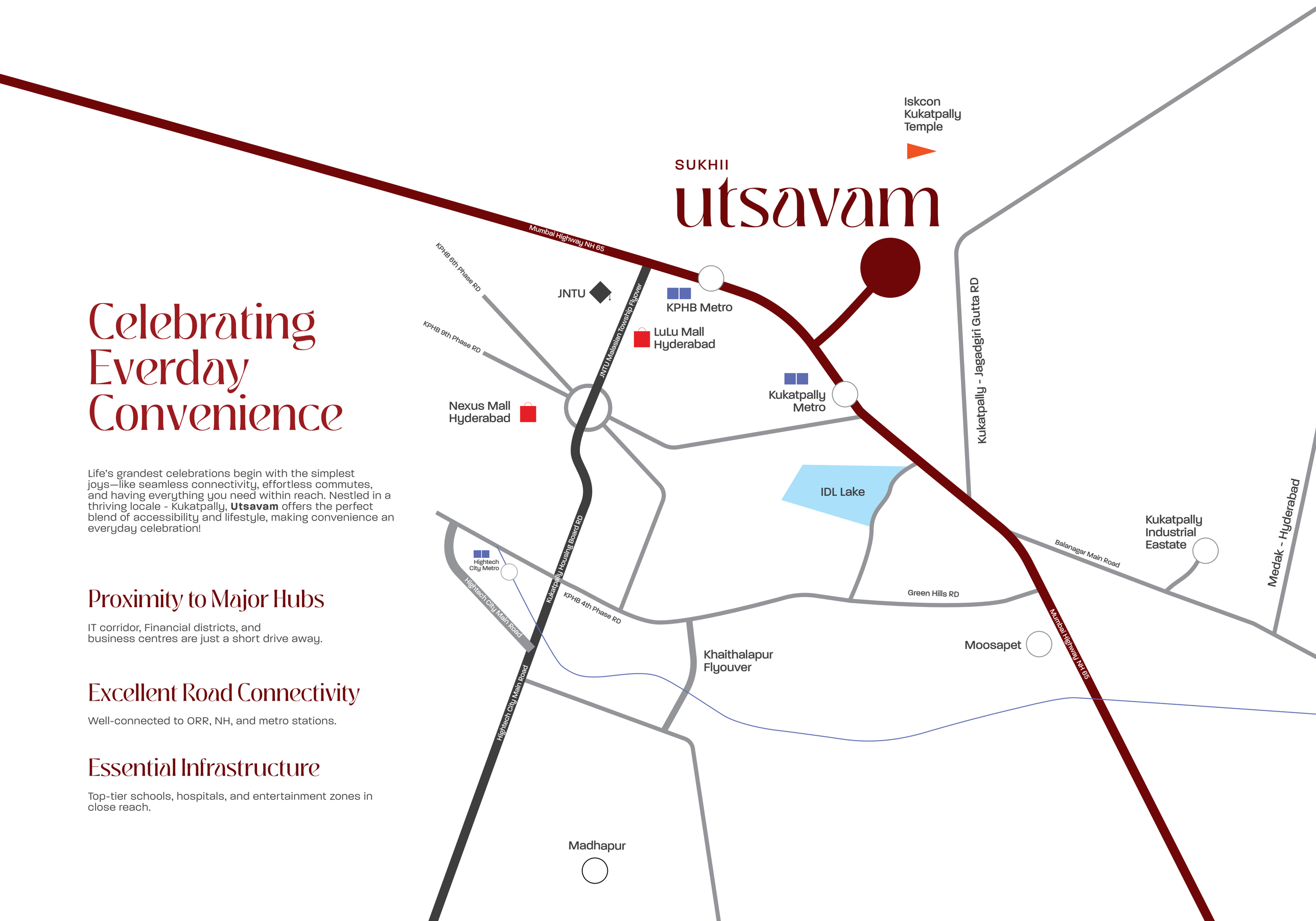
IT corridor, Financial districts, and business centres are just a short drive away.

Excellent Road Connectivity

Well-connected to ORR, NH, and metro stations.

Essential Infrastructure

Top-tier schools, hospitals, and entertainment zones in close reach.



Stay Sukhii

At Sukhii, we craft spaces that embrace life in its most joyous form. As civil engineers at heart, we understand that a home is more than just walls and ceilings—it is the foundation of your dreams, the canvas of your memories, and the setting for life's most cherished moments.

Every detail matters to us, from the way sunlight filters through your windows to the amenities that enrich your everyday life. We go beyond the ordinary, ensuring that each element of our projects is designed with precision, passion, and a deep understanding of what makes a home truly special. Because at Sukhii, we believe that happiness is built, not just found—and we take pride in building it for you.

Our Purpose

Your Happiness, Your Utsavam.

Our purpose is simple yet profound—to create communities that don't just provide shelter but nurture happiness. We strive to deliver homes where families grow, friendships flourish, and celebrations never cease. Every project we build carries forward our legacy of excellence, ensuring that the joy we create today is remembered for generations to come.

The Experts Behind Your Utsavam

Renowned Architects & Designers

Experienced Consultants

Commitment to Quality & Transparency



Architect Name

Exclusive community spaces for festive gatherings.



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SPECIFICATIONS

STRUCTURE			Tower Area:R.C.C.framed earthquake resistant structure to withstand wind and seismic loads Non-Tower Area :R.C.C.PT/FLAT SLAB structure to withstand wind and seismic loads Super Structure:R.C.C structure with the applicable codes
BRICK WORK			Red Brick Wall Construction with RCC Bed
PLASTERING & PAINTING	Internal		Smooth putty finish with premium quality of acrylic emulsion paints like ASIAN/BERGER/ICI or equivalent
	External		make over a coat of primer Textured finish and two Coats of weather proof exterior emulsion paint of Asian /Berger/ICI/SKK/JUTzON/equivalent make. With Damp Proof Paint application of 2 coats.
DOORS & RAILINGS finishes	Main Door		High - end engineered wooden door frame & aesthetically designed veneered shutter with premium and hardware of reputed make of 7Ft height
	Internal Doors		High - end engineered wooden door frame & shutter with premium finishes and hardware of reputed make of 7Ft Height
	Utility Doors		High - end engineered wooden door frame & shutter with premium finishes and hardware of reputed make of 7Ft Height
	French Doors		UPVC sliding doors of premium make with glass and mosquito mesh
	Windows		UPVC sliding window shutters of premium make with glass and mosquito mesh
ELEVATORS/LIFTS	Passenger Lifts	Specification	High speed automatic passenger Lifts of KONE/Schindler or equivalent make with group control and ARD with V3F for energy efficiency high speed lifts
		Flooring	Aesthetically designed flooring with Vitrified Tiles of Premium make.
		Lift Surrouding Cladding	Combination of Marble/Granite/large format tile cladding
ENTRANCE LOUNGE	Flooring & Shuttering		Granite/ marble/ tile flooring & skirting
	False Ceiling		Aesthetically designed false ceiling for entrance lounge.
CORRIDORS	Flooring		Combination of Granite/Vitrified Tile combination as per architects design
DRAWING ROOM/LIVING & DINING ROOM/ HOMETHEATERS			Flooring & Skirting: Large format italian shade vitrified tiles of reputed make
MASTER BED ROOM			Flooring & Skirting: Vitrified tiles with wooden finish of reputed make
BED ROOMS			Flooring & Skirting: Large format vitrified tiles of reputed make
KITCHEN			Flooring & Skirting: Large format italian shade vitrified tiles of reputed make
BATHROOMS			Flooring & Skirting: Anti-skid vitrified tiles of reputed make
TOILETS & POWDER ROOM	Flooring		Flooring & Skirting: Anti-skid vitrified tiles of reputed make
	~~Dado~~		~~Vitrified tiles as per design~~
	~~Sanitary Fixtures~~		~~Reputed make like Grohe/toto/Jaquar or Equivalent~~
	~~CP Fittings~~		~~Reputed make like Grohe/Toto/ Jaquar or Equivalent~~
UTILITY	Flooring		Flooring with anti-skid vitrified tiles of reputed make
	Dado		Vitrified tiles up to sill height
	Dishwasher/Washing Machine		Provision for dish washer / washing machine

BALCONY/SIT - OUT FLOORING		Flooring: Premium quality anti-skid tiles with wooden finish
STAIRCASE		Flooring: Granite/Kota stone for riser and thread
HOME AUTOMATION		Fan and light automation in hall, living and bedrooms
AIR CONDITIONING		AIR CONDITIONING:Suitable capacity of Air-Conditioning system of reputed make like Daikin/Mitsubishi/O'
		general/equivalent make shall be provided in all the units. (Shall be provided at extra cost).
ELECTRIC VEHICLE CHARGING		Provision for charging of electric vehicles in parking areas for all Individual Flats (one point for each flat)
ELECTRICAL FIXTURES	Internal Electrical Fixtures	Provision for geysers shall be provided in all bathrooms & kitchen · Power plug for cooking range chimney,refrigerator,microwave ovens,mixer/grinders in kitchen.Wahing mahine/dishwasher in utility area.
		· Power plug for cooking range chimney,refrigerator,microwave ovens,mixer/grinders in kitchen.Wahing mahine/dishwasher in utility area.
		· 3 phase Supply for each unit and individual meter boards.
		· Miniature Circuit Breakers (MCB) for each distribution boards of reputed make
		· Modular Switches of reputed makes like Legrand/Schneider/equivalent
		· LED light fixtures for all common areas & landscape area lighting.
TELECOMMUNICATIONS, CABLE TV & INTERNET	Video Door Phone	Video Door Phone is Provided for all Units .
	Cable TV	Provision for cable connection in living and all bedrooms
	Internet	Provision for internet connection in each flat
CAR PARKING	3 BHK	Two car parks for 3 BHK Apartment.
POWER BACK UP		· 100% DG set backup with acoustic enclosure
STP & WTP		· Domestic water made available
		· A sewage treatment plant of adequate capacity as per norms will be provided inside the project,treated sewage water will be used for landscaping and flusing purpose
		· Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms.
SECURITY/BMS		· Sophisticated round - the - clock security with surveillance system
		· BMS for electricity consumption with Postpaid card system will be provided (Centralized billing)
		· Surveillance cameras at the main security, in open areas as per design and entrance of each block, CCTVs provided inside the lifts and also in Corridors
PARKING MANAGEMENT		· Entire parking is well designed to suit the number of car parks provided with parking signages and equipment at required places to ease of traffic flow
FIRE & SAFETY		· Fire hydrant and fire sprinkler system in all floors and basements.
		· Fire alarm and Public Address System in all floors and parking areas(basements)
		· Control panel will be kept at main security
LPG		· Supply of gas from centralised gas bank to all individual flats with Postpaid Gas meters.



Your Celebration Begins Here..

Step into a life of grandeur, joy, and endless festivities.

WELCOME TO

SUKHII
utsavam

CI, No, 5/06, 5 Rd, Chaitanya Nagar, Vivekananda Nagar, Kukatpally, Hyderabad, Telangana 500 072

Phone : +91 9647 363636

E-Mail : sales@sukhii.group

Web : www.sukhiiutsavam.com

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hmda Growing Global

RERA Number: P02400003677

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