



ATC ULTIMA
— a s t h a —



Site address

📍 Moharda Road, Hurlung,
Next to Aastha Twin City, Jamshedpur - 831 017
☎ + 91 823 507 6166
🌐 <https://aasthadevelopers.in/>

Builder's address

📍 Aastha Trade Center, 2nd Floor, Q Road,
Bistupur - 831 001

a s t h a



Ultimate Luxury

A woman with dark hair is lying down, her eyes closed in a peaceful expression. She is wearing light blue pajamas with a pattern of small white stars. Her hands are pressed together against her forehead. The background is a soft, ethereal scene of white clouds against a light blue sky, with a gentle light source creating a soft glow.

Ultimate Relaxation



Ultimate Living

A woman with long, dark, wavy hair is floating in the air, holding two white ropes that extend upwards. She is wearing a strapless, voluminous dress with shades of blue and purple. Her eyes are closed, and she has a serene expression. The background is a bright blue sky with soft, white clouds. The text "Ultimate Amenities" is written in a dark, serif font on the right side of the image.

Ultimate Amenities



A statement in itself.
A towering presence.
A high-rise that lets you rise high.

Welcome to



ATC ULTIMA
a a s t h a

Replete with amenities, housing ultra-luxurious residential apartments, and capped with a Sky Lounge, Ultima offers a once-in-a-lifetime lifestyle.

Featuring twin G+43 towers, Ultima houses 37 floors of residential apartments, naturally well-lit ventilated rooms, and a 4 - level dedicated parking space.

So, come live the sky life.
Live the Ultimate life.



Ultimate Crowning Glory

Glittering like a jewel, it sits on the crown.

Washing everything in glory, it inspires all around.

The sparkling glass crown with a spire, inspired from the renaissance-era architecture, Ultima distinguishes itself from everything else with this sitting atop it. The unmistakable glint and the unseen beauty will be the pride of owners and the envy of everyone else!



Ultimate Star Gazing

Tilt your head upwards and stare at the unending depths of the universe, or teach your kids to trace out the constellations with their fingers, we have a dedicated Observation Deck for you to explore the vastness of space.



Ultimate Deck-athon

Imagine sitting high on our Cafeteria Deck, with a starlit sky above and the entire night skyline spread around you. Or sip coffee and let the gentle breeze sway your soul.

At Ultima's 360° View Sky Lounge & Sky Deck with Cafeteria, experience the magic of an uninterrupted view, all around you.

Ultimate Biz Hub



Ultima offers a one-of-a-kind living experience with a keen focus on the business side of things. The sprawling commercial centre, that's fitted with ultra-modern retail spaces and overlooking the main road, will give business owners the maximum visibility thereby increasing the commercial frontage.

Ultimate Locational Advantage



Landmark Distance from ATC Ultima

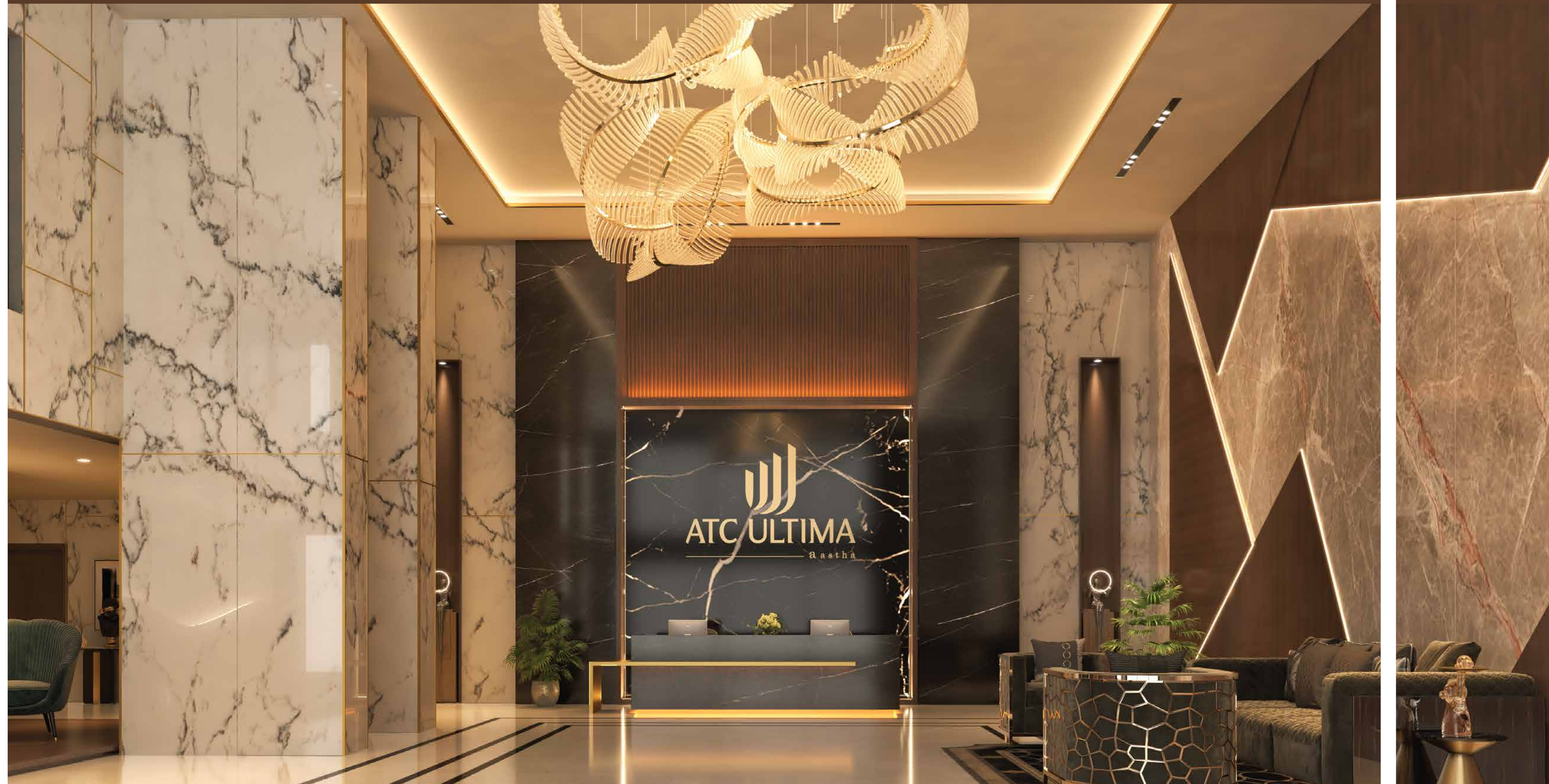
Mercy Hospital	2.5 KM
Manipal Tata Medical collage	2.5 KM
Vidya Bharti Chinmaya School	2.5 KM
Millennium Park	2.7 KM
Tata Motors	5.5 Km
Telco Stadium	3.5 Km
Plaza Market	2.2 Km
Loyola School, Telco	1.5 Km
Baridih Market	2.7 Km
Mango Bus stand	7.5 Km
Railway station	11 km
NH 33	6 Km

Ultimate Welcome to Ultima



The gravel path paves the way as you leave the hustle bustle of the city and enter the serene and tranquil world of Ultima. With flush lighting and tasteful choice of aesthetics for the entrance, you will feel like royalty every time you enter the project.

Ultimate Greet & Meet



Enter a world of opulence. Enter a world of elegance. Enter a world of luxury. The reception area will leave you awestruck with the finest marble flooring, exquisite design and gorgeous lighting. You'll feel like you are in a different world altogether.

Ultimate Green Cover

Stretching far and wide, Ultima is covered in a carpet of lush and rolling greenery.
The quaint surroundings bring tranquility to the soul and calm the eyes.



Ultimate Podium Finish



Packed with amenities, and stacked with facilities, our podium is the perfect place to unwind, relax, lounge, and live life to the fullest. Let's just say, here, everyone is a winner!



Ultimate Pool Time



Our large, open swimming pool comes with a deck and will help you de-stress after a long week.



Take a deep dive into the refreshing, clear water, teach your little one their first strokes, or simply lounge by the pool, the pool area is designed to give you a whale of a time.

More than any other worry plaguing our society, the most worrisome is limiting screen time for our children and making them participate in physical activities. Our play area, with all manners of play accessories enables your child's healthy physical growth.



Ultimate Children's Den





Ultimate Garden of Honour

The rustle of leaves and the hush of breeze, our landscaped garden nestles breathtaking floral bio-diversity. Abundant in greenery and vast in natural habitat, relax, unwind, chill, and spent life at your own space.

Ultimate Jog Around



The rise of the on-the-go lifestyle demands counter balancing it, by keeping yourself fit and fab. That's just what our jogging track has been designed for. Skip, hop or jog, keep those muscles in motion.



Ultimate Fitness Centre

Burn those extra kilos and go from flab to fab at our gymnasium. Also find inner peace at our dedicated yoga lawn adjoining the gym.

The carefully designed setting, the colours used along with the presence of greenery makes this place a zone your fitness-come-inner-peace.

Ultimate Culture Convention

Enjoy kinetic performances under the open sky at our amphitheatre. Nestled amidst the greens, witness culture coming to life here. From dance to singing, from poetry recitation to live theatres, our amphitheatre is for everyone.

Ultimate Court-ship

Our multipurpose court will keep you occupied throughout the day. Step into our court and game, set and match. That's one courtship you'll love to have.





Ultimate Hall of Fame

Birthday party. Check. Anniversary. Check. Engagement. Check. Our community hall is equipped for hosting any function or occasion. Make the most of your event momentous and ever memorable!



World-class amenities.
Best-in-class facilities.

- 37 residential apartment floors
- 4 levels of dedicated covered residential parking with 4-wheeler and 2-wheeler, additional on-site visitor's parking
- 1 level of vehicular-free pedestrian-only landscaped podium with amenities
- 2 levels of in-house commercial/retail space
- Cafeteria and sky lounge at 43rd floor level
- Capped by an observation deck above the sky lounge cafeteria
- Double height lobbies & waiting lounges + drop offs (for individual towers)
- Dedicated entry and exit points, with security housed to ensure strict security within premises
- Four types of 3BHK units
- Large balconies adjoining living & dining space for views
- Large master bedroom with attached toilet
- Utility balcony attached to kitchen for services
- Well lit and naturally ventilated rooms
- Dedicated zones for driver's lounge & restroom



Ground Floor Plan

LEGEND

- 1 ENTRY GATE
- 2 EXIT GATE
- 3 **TOWER 1**
RESIDENTIAL RECEPTION & LOUNGE
- 4 **TOWER 2**
RESIDENTIAL RECEPTION & LOUNGE
- 5 COMMERCIAL / RETAIL SPACE
- 6 COMMERCIAL PARKING
- 7 RESIDENTIAL PARKING
- 8 VISITOR'S PARKING
- 9 RAMP
- 10 SERVICES
- 11 PLAYGROUND



Podium Floor Plan

LEGEND

- 1 INDOOR GAMES ROOM
- 2 COMMUNITY HALL
- 3 RESIDENTIAL LOUNGE
PRE FUNCTION LOBBY
- 4 GYMNASIUM
- 5 POOLSIDE CAFETERIA
- 6 CHANGING & SHOWERS
- 7 POOLSIDE LOUNGE
- 8 SWIMMING POOL
- 9 KID'S POOL
- 10 CHILDREN'S PLAY AREA
- 11 GREEN LAWN
- 12 MULTIPURPOSE COURT
- 13 OUTDOOR AMPHITHEATER
- 14 PARTY LAWN



P2 Level Plan

LEGEND

- 1 COMMERCIAL / RETAIL SPACE
- 2 **TOWER 1**
RESIDENTIAL RECEPTION
& LOUNGE BELOW
- 3 **TOWER 2**
RESIDENTIAL RECEPTION & LOUNGE BELOW
- 4 MEETING ROOM
- 5 MEETING ROOM / ASSOCIATION OFFICE
- 6 DRIVER'S LOUNGE
- 7 4-WHEELER PARKING
- 8 2-WHEELER PARKING
- 9 RAMP



P3 Level Plan

LEGEND

- 1 DRIVER'S LOUNGE
- 2 4-WHEELER PARKING
- 3 2-WHEELER PARKING
- 4 RAMP



P4 Level Plan

LEGEND

- 1 DRIVER'S LOUNGE
- 2 4-WHEELER PARKING
- 3 2-WHEELER PARKING
- 4 RAMP



2D Unit Plan With Connected Terrace

LEGEND

- 1 LANDSCAPE & AMENITIES BELOW
- 2 PRIVATE GREEN TERRACES



3D Unit Plan With Connected Terrace



TOWER 2 | TYPICAL FLOOR | 5TH FLOOR

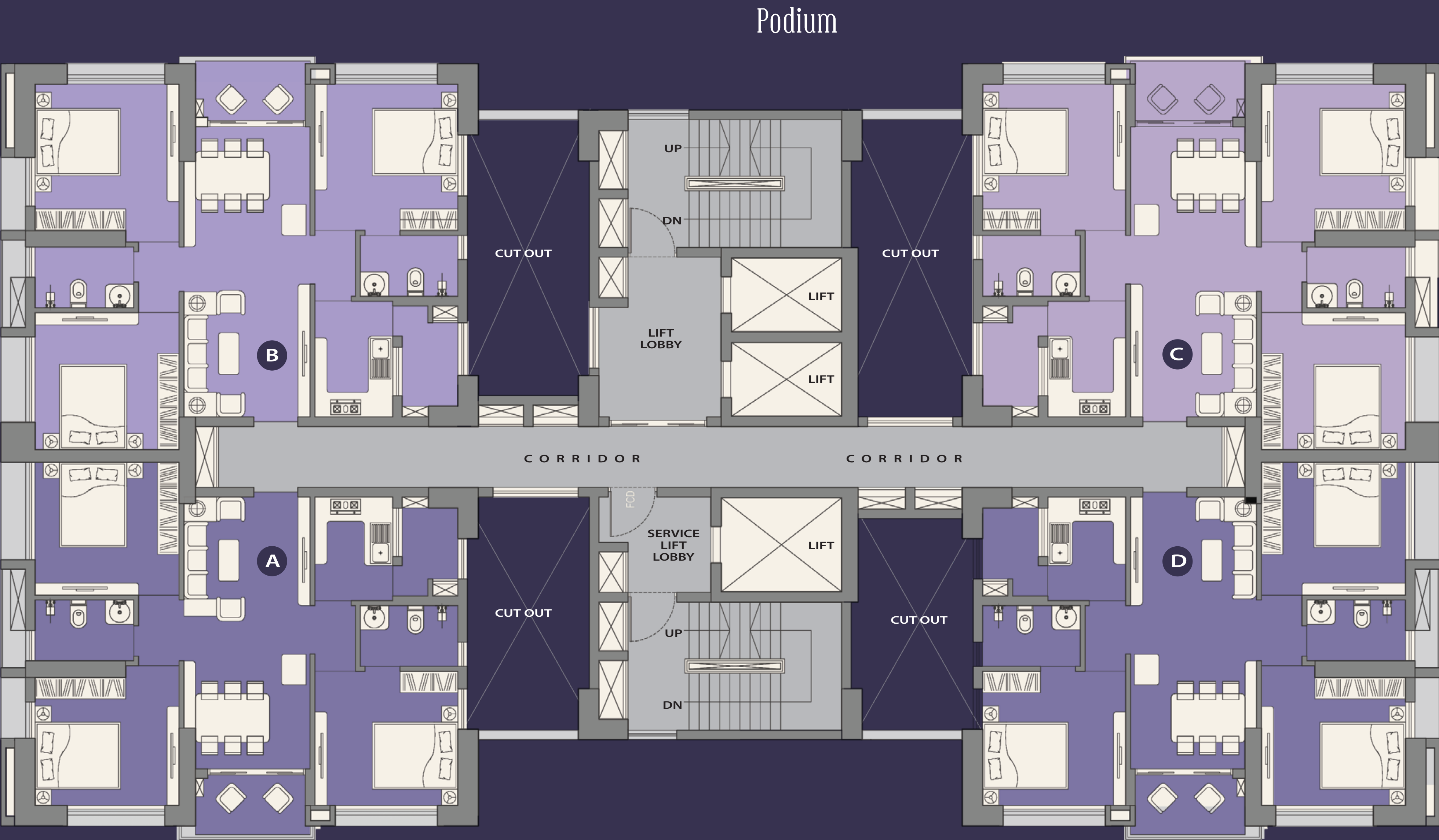
Flat	TYPE	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA	TERRACE
A1	3	924 SQ.FT.	89 SQ.FT.	1593 SQ.FT.	-
B1	3	1110 SQ.FT.	161 SQ.FT.	1812 SQ.FT.	-
C1	3	1110 SQ.FT.	161 SQ.FT.	1812 SQ.FT.	-
D1-T	3	924 SQ.FT.	89 SQ.FT.	1593 SQ.FT.	916 SQ.FT.

TOWER 1 | TYPICAL FLOOR | 5TH FLOOR

Flat	TYPE	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA	TERRACE
A-T	3	835 SQ.FT.	74 SQ.FT.	1446 SQ.FT.	898 SQ.FT.
B	3	896 SQ.FT.	80 SQ.FT.	1541 SQ.FT.	-
C	3	896 SQ.FT.	80 SQ.FT.	1541 SQ.FT.	-
D	3	835 SQ.FT.	74 SQ.FT.	1446 SQ.FT.	-

Typical Floor Plans

Tower -1
(6th-41st floor)



TOWER 1 | TYPICAL FLOOR | 6TH - 41ST FLOOR

Flat	TYPE	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA
A	3	835 SQ.FT.	74 SQ.FT.	1446 SQ.FT.
B	3	896 SQ.FT.	80 SQ.FT.	1541 SQ.FT.
C	3	896 SQ.FT.	80 SQ.FT.	1541 SQ.FT.
D	3	835 SQ.FT.	74 SQ.FT.	1446 SQ.FT.

FLAT NAME	NUMBER
A	37 no.s
B	37 no.s
C	37 no.s
D	37 no.s

COMMON SPACE



TOWER-I 3BHK

TOWER-I 3BHK

Flat A & D

Flat A & D



SPACE & DIMENSIONS		
No.	SPACE TYPE	DIMENSIONS (Ft-in)
1.	LIVING ROOM	12'0" X 12'10"
2.	DINING ROOM	12'0" X 9'5"
3.	MASTER BEDROOM	11'11" X 11'3"
4.	MASTER TOILET	8'1" X 5'0"
5.	BEDROOM 2	12'0" X 11'0"
6.	COMMON TOILET	8'2" X 5'0"
7.	BEDROOM 3	12'0" X 10'11"
8.	KITCHEN	7'6" X 8'6"
9.	SERVICE BALCONY	4'2" WIDE
10.	BALCONY	5'0" WIDE

APARTMENT CARPET AREA	835 SQ.FT.
BALCONY AREA	74 SQ.FT.
SUPER BUILT-UP AREA	1446 SQ.FT.

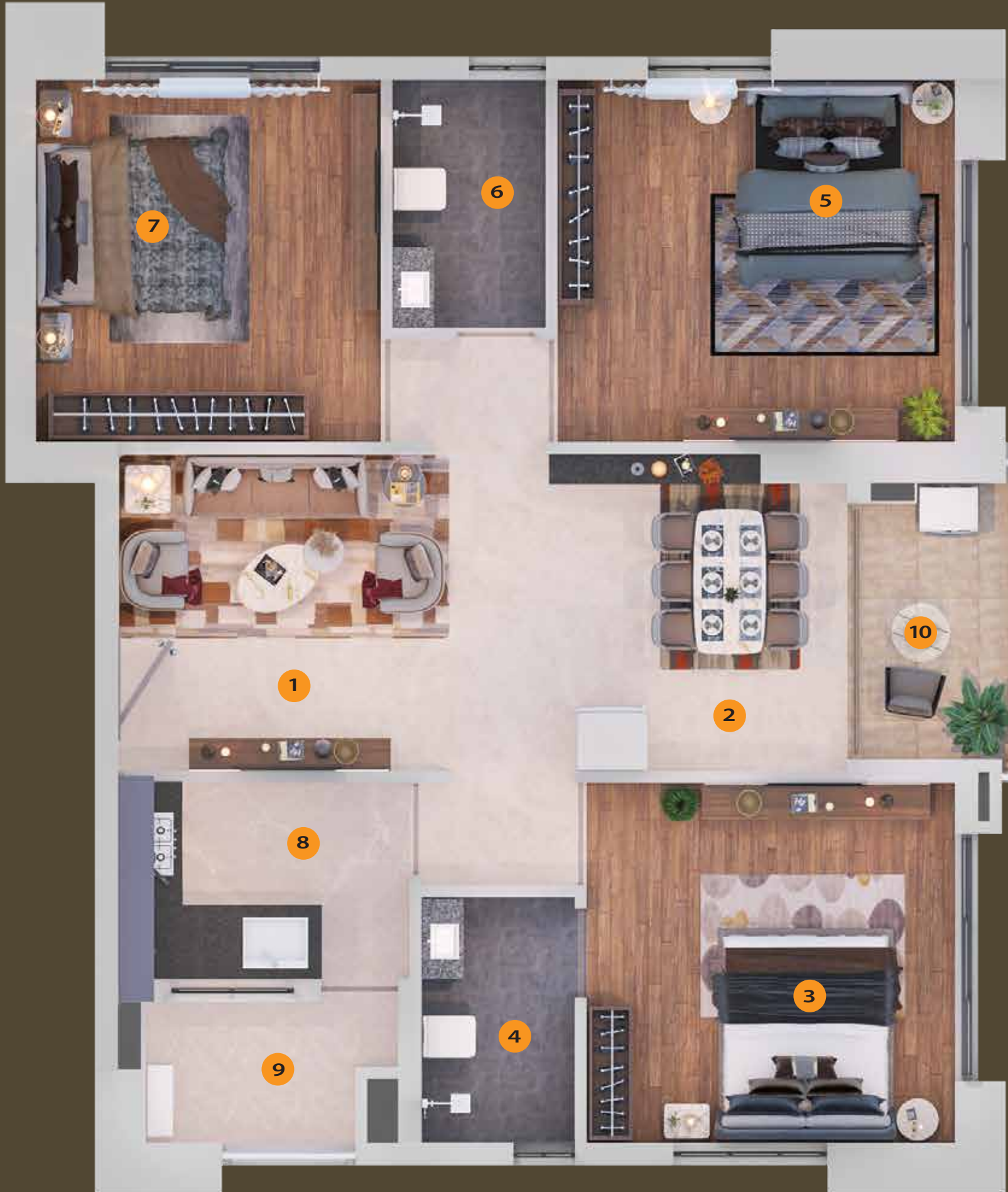


TOWER-1 3BHK

TOWER-1 3BHK

Flat B & C

Flat B & C



SPACE & DIMENSIONS		
No.	SPACE TYPE	DIMENSIONS (Ft-in)
1.	LIVING ROOM	13'11" X 12'0"
2.	DINING ROOM	10'0" X 12'0"
3.	MASTER BEDROOM	12'3" X 12'0"
4.	MASTER TOILET	5'0" X 8'1"
5.	BEDROOM 2	12'1" X 11'10"
6.	COMMON TOILET	5'0" X 8'2"
7.	BEDROOM 3	11'2" X 11'10"
8.	KITCHEN	9'6" X 7'6"
9.	SERVICE BALCONY	4'2"WIDE
10.	BALCONY	5'0"WIDE

APARTMENT CARPET AREA	896 SQ.FT.
BALCONY AREA	80 SQ.FT.
SUPER BUILT-UP AREA	1541 SQ.FT.



Typical Floor Plans

Tower -2

(6th-41st floor)

Podium



TOWER 2 | TYPICAL FLOOR | 6TH - 41ST FLOOR

Flat	TYPE	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA
A1	3	924 SQ.FT.	89 SQ.FT.	1593 SQ.FT.
B1	3	1110 SQ.FT.	161 SQ.FT.	1812 SQ.FT.
C1	3	1110 SQ.FT.	161 SQ.FT.	1812 SQ.FT.
D1	3	924 SQ.FT.	89 SQ.FT.	1593 SQ.FT.

FLAT NAME	NUMBER
A1	37 no.s
B1	37 no.s
C1	37 no.s
D1	37 no.s

COMMON SPACE



TOWER-2 3BHK

TOWER-2 3BHK

Flat A1 & D1

Flat A1 & D1



SPACE & DIMENSIONS		
No.	SPACE TYPE	DIMENSIONS (Ft-in)
1.	LIVING ROOM	13'5" X 12'6"
2.	DINING ROOM	9'11" X 12'6"
3.	MASTER BEDROOM	12'3" X 13'3"
4.	MASTER TOILET	5'0" X 9'4"
5.	BEDROOM 2	12'3" X 12'3"
6.	COMMON TOILET	5'0" X 8'4"
7.	BEDROOM 3	10'6" X 12'3"
8.	KITCHEN	9'1" X 8'10"
9.	SERVICE BALCONY	4'2" WIDE
10.	BALCONY	6'0" WIDE

APARTMENT CARPET AREA	924 SQ.FT.
BALCONY AREA	89 SQ.FT.
SUPER BUILT-UP AREA	1593 SQ.FT.



TOWER-2 3BHK

TOWER-2 3BHK

Flat B1 & C1

Flat B1 & C1



SPACE & DIMENSIONS		
No.	SPACE TYPE	DIMENSIONS (Ft-in)
1.	LIVING ROOM	14'4" X 12'6"T
2.	DINING ROOM	14'5" X 12'6"
3.	MASTER BEDROOM	15'0" X 13'1"
4.	MASTER TOILET	5'8" X 9'4"
5.	BEDROOM 2	11'6" X 12'1"
6.	ATTACHED TTOILET	5'0" X 8'4"
7.	BEDROOM 3	11'0" X 12'1"
8.	COMMON TOILET	5'0" X 8'4"
9.	KITCHEN	10'0" X 8'10"
10.	SERVICE BALCONY	4'2" WIDE
11.	BALCONY	6'8" WIDE / 4'0" WIDE

APARTMENT CARPET AREA	1110 SQ.FT.
BALCONY AREA	161 SQ.FT.
SUPER BUILT-UP AREA	1955 SQ.FT.



Ultimate Specifications

Sub & Superstructure:

Pile foundation. RCC superstructure.
Internal partitions using AAC Blocks.

Doors:

Sal wood door frame. Flush door shutter.
Main entry door laminated on both side.

Windows:

Powder coated aluminium sliding
windows with 4mm clear glass. Top hung
window at toilets.

Flooring & dado:

Vitrified tiles on all flooring except toilets.
Anti-skid ceramic tiled flooring at toilets.
Ceramic tiled dado at toilet & kitchen.

Kitchen:

Standard kitchen as per displayed
mockup, with anti-skid ceramic
tiled flooring, ceramic tiled dado,
SS double chamber sink.

Elevator:

High speed elevator of standard brand.
There is provision of stretcher lift.

Service Elevator:

High speed service elevator

Power backup:

DG supply 24 hrs backups.

Water & Electricity:

From best sources.



About the Brand

AasthaGroup headquartered at Jamshedpur; Jharkhand has been shaping real estate all over east India with nearly three decades of stupendous work.

Aastha Group, a multi-city real estate conglomerate with interests in residential projects, commercials, retail, it parks and industrial assets, creates value by developing and repositioning realty. Founded in 1990 by Kaushal Kumar Singh, our vast real estate portfolio includes residential apartments, office buildings, commercial buildings, retail shopping centers, mixed-use developments, residential communities, and land development projects in Jharkhand as well as in other parts of India. Our unmatched expertise in developing luxurious apartments, duplexes and bungalows by delivering beyond expectations has gained a global recognition. Aastha has created a team of professionals with in depth understanding of the global realty market and a "daring to be different" approach while working on the simple management philosophy of localizing global expertise and establishing best practices in real estate field.

MISSION

To provide world-class infrastructure in the country. To contribute towards economic growth by bringing international standards of living. Achieve to fulfill the housing needs of the people by developing world-class residential projects.

VISION

To establish a national leading position in the real estate industry, spanning the spectrum of real estate development.