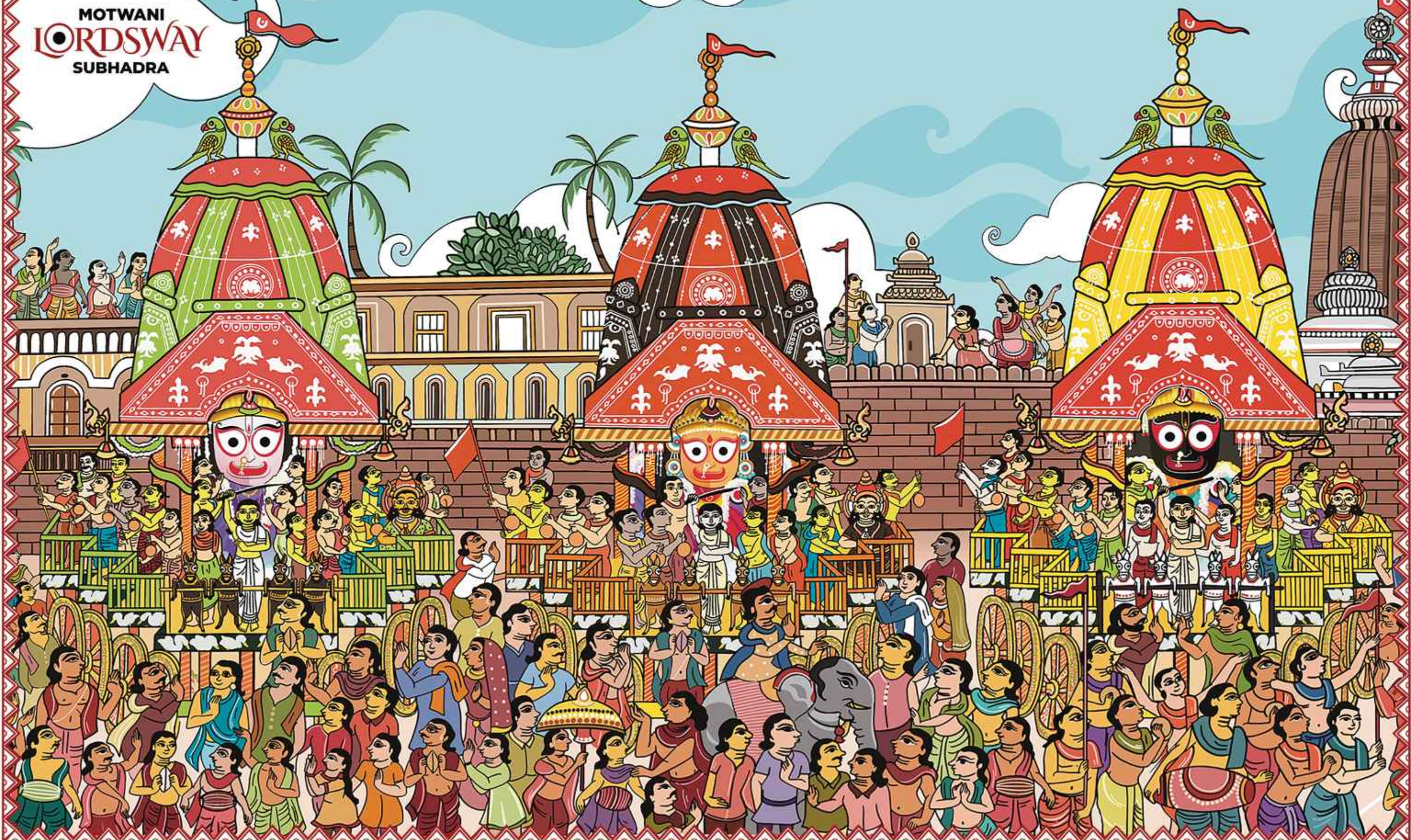


MOTWANI
LORDSWAY
SUBHADRA





CULTURE ସଂସ୍କୃତି

THE ESSENCE OF ODISHA

Living tradition shaped by the enduring legacy of Lord Jagannath. From magnificent temple architecture and intricate Pattachitra art to vibrant festivals and masterful craftsmanship, every expression of this heritage inspires the vision of Lordsway. It is our endeavour to reinterpret these timeless values into a modern living experience that celebrates the pride, identity, and cultural richness of Odisha.

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SUBHADRA

The LORD

There is a journey that has no beginning, no end—only faith in motion. It unfolds every year not just on the streets of Puri, but in the hearts of millions. The great chariot moves not by wheels alone, but by the collective devotion of those who believe. The Lord, ancient yet eternal, incomplete yet whole, invites not worship—but surrender.

His form carved from wood, left unfinished by design, reminds us that divinity cannot be contained—it must be felt. He is not an idol, but a presence. Not just a deity, but a symbol of all that moves us beyond ourselves.

To witness this journey is to remember who we are—not as individuals, but as part of something sacred and enduring.

The LORDSWAY

The road from the city to the sea is more than a route, it is a passage between the material and the spiritual.

Every step along this corridor carries echoes of prayer, whispers of hope, and footprints of countless pilgrims who walk not just to reach, but to remember. This is a path where time slows down, where even the air feels blessed.

To live along this way is to be in rhythm with something greater—a life that moves with purpose, rooted in faith and touched by grace. It is not merely geography—it is sanctity, woven into the land, the sky, and the soul.

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ORIGIN

Rooted in
**TIMELESS
TRADITIONS.**

Tradition is not merely remembered—it is lived.
In this land, culture is not a relic of the past but a
quiet force that shapes everyday life. It reveals itself
in how the morning light touches the threshold,
in the way hands create with care, and in the stillness
of rituals passed down without ever being written.

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SUBHADRA



DEVELOPER'S NOTE

A Home That Honors Who You Are

At Motwani Constructions, we believe a home should do more than shelter—it should reflect your identity, your values, and your sense of belonging.

With Lordsway, we set out to create not just residences, but a tribute. A tribute to the quiet pride that lives in every heart shaped by this land, and to the deep-rooted culture that has endured through centuries without noise or need for recognition.

Built on the sacred path to the Lord, Lordsway is a space where tradition and progress walk together. Where every detail—be it in planning, proportions, or purpose—honors

We invite you to a home that doesn't just rise from the earth—but rises from meaning.

—*Motwani Constructions*

ARCHITECT NOTE

Design that Breathes with the Soul of a Culture

True architecture listens before it builds. It hears the whispers of the land, the rhythm of its people, and the stories that have shaped its silence.

Lordsway was envisioned as a space where form follows feeling—where the layout offers both openness and inwardness. Inspired by the wisdom of tradition and the quiet confidence of those who carry it, we shaped every space to feel lived in even before it is occupied.

With over 60% open space, courtyards reminiscent of village life, and elements that invite both community and contemplation, Lordsway is a home in harmony—with nature, with culture, and with self.

Here, design doesn't shout. It settles. It remembers. It respects.

—*Aakar Architects*

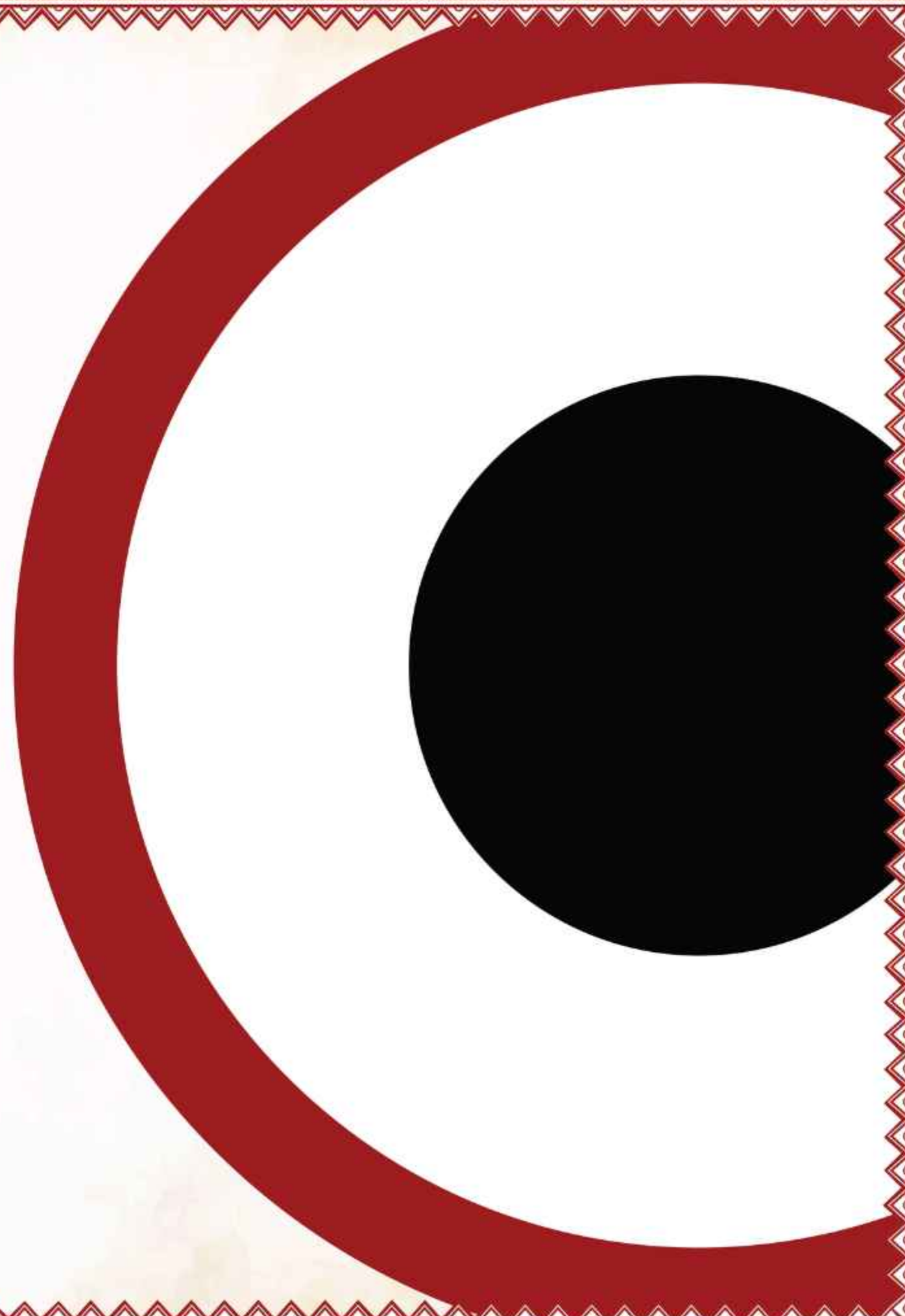
MOTWANI LORDSWAY SUBHADRA

Where Pride Meets Purpose, and Tradition Finds a
Home. Some homes are built with concrete,
others with conviction.

Lordsway is not just a collection of residences—it is a
reflection of who you are and where you come from.
It is where the quiet pride of belonging meets the grace
of timeless tradition. Where every structure is shaped
not just by design, but by meaning.

Set on the sacred route that has carried faith for centuries,
Lordsway invites you into a space that is spacious yet
centered, modern yet mindful. It offers not just comfort,
but clarity. Not just beauty, but balance.

Here, serenity is not a luxury—it is a way of life.
A life where heritage is not behind you, but around you.
Where each day feels rooted, and every breath feels whole.



- ☀ Blocks 2S + 11 floors
- ☀ Block B+G+12 floors
- ☀ Spacious 2, 3 & 4 BHK
- ☀ Vastu-Compliant Homes
- ☀ Dedicated Clubhouse & Wellness Center
- ☀ Over 60% Open Spaces Amidst Lush Greenery
- ☀ Central Courtyard Reflecting Odisha's Traditional Aesthetics



PATHWAY TO GRANDEUR

This is no ordinary entrance, it is a threshold
between the present and the timeless.

The gateway to Lordsway is not just an
architectural statement, but a symbol of what
lies within: a life shaped by heritage, guided by
purpose, and elevated by quiet pride.



A DESTINATION

Aligned with the Divine

Perfectly placed on the path to Lord Jagannath Dham, your home connects you to the heart of the city, and the soul of the sacred.

Puri Jagannath Temple
30 Minutes Drive

Kalpana Square (Bhubaneswar)
20 Minutes Drive

Rasulgarh Square (Bhubaneswar)
30 Minutes Drive

Pipili Craft Market
5 Minutes Drive

Jagannath Health Care
5 Minutes Drive

Neo Crest Hospital
5 Minutes Drive

Sri Baroda Hospital
10 Minutes Drive

Shree Hospital
18 Minutes Drive

Bhubaneswar Railway Station (BBS)
25 Minutes Drive

Nearest Bus Stop
5 Minutes Walk

Kalinga Institute of Management and IT
5 Minutes Drive

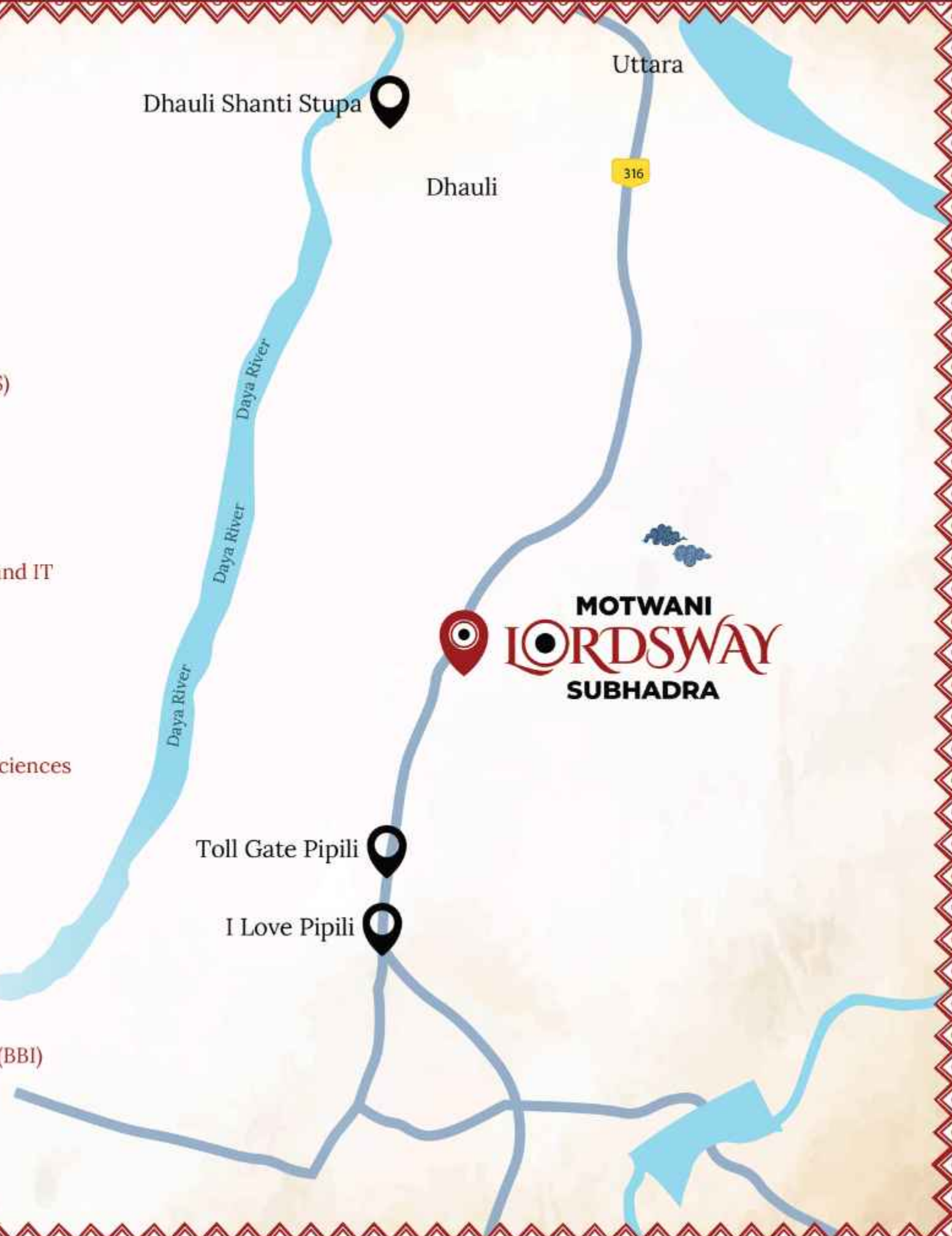
GIEM - Hotel Management
5 Minutes Drive

Prabhupada Institute of Nursing Sciences
5 Minutes Drive

G.B.C Public School
10 Minutes Drive

Bank & Petrol Pumps
5 Minutes Drive

Biju Patnaik International Airport (BBI)
30 Minutes Drive



A grand central greenscape
designed for every generation.
From tranquil walks to joyful
gatherings, every moment finds
its place here.

Walk through tree-lined avenues
where every step feels closer to nature.
A thoughtfully crafted landscape designed
for moments that matter.



LIVING ROOTED TO CULTURE

True luxury is not in how much you own,
but in how deeply you belong.

At Lordsway, life unfolds gently
surrounded by open skies, quiet greens,
and spaces that carry the soul of a culture
that never had to shout to be heard.

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SUBHADRA

OUTDOOR FITNESS

Fresh air, open space, endless energy.
Break a sweat, push your limits, and
make fitness a part of your everyday
right outside your door.

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SUBHADRA





KID'S PLAY AREA

Laughter echoes, memories are made.
Watch your little ones play—or relive
your own childhood moments, one
smile at a time.

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SUBHADRA



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HAPPINESS

The Spirit Within
FINDS JOY *at*
OUR CLUB

Whether it's a lively gathering or a quiet day with loved ones, the club at Lordsway is designed to nurture every mood and moment.

Inviting Club Reception | Cheerful Crèche Room | Fully Equipped
Gymnasium | Playful Indoor Games Room | Kids' Play Zone
Well Stocked Library Room | Swimming Pool | Community Bhoji
Kitchen | Community Courtyard | Coffee Shop | Banquet Hall

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SUBHADRA



Inviting CLUB RECEPTION

A warm, elegant space where
every conversation begins with
comfort and charm.

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Cheerful
**CRECHE
ROOM**

A joyful space where play and
early learning come together
for your little ones.

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Fully Equipped **GYMNASIUM**

Stay committed to your wellness
journey with modern equipment
in a peaceful, focused setting.

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Playful INDOOR GAMES ROOM

Weekend game dates, friendly
matches, and fun-filled memories,
all under one roof.

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Well-Stocked LIBRARY ROOM

A quiet haven where every page
turns into a moment of joy for the
reader in you.

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SUBHADRA

Lordsway

SWIMMING POOL

Unwind with a refreshing dip or lounge by the water—perfect for relaxed brunch weekends and sunny escapes.

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SUBHADRA





BHOJI KITCHEN

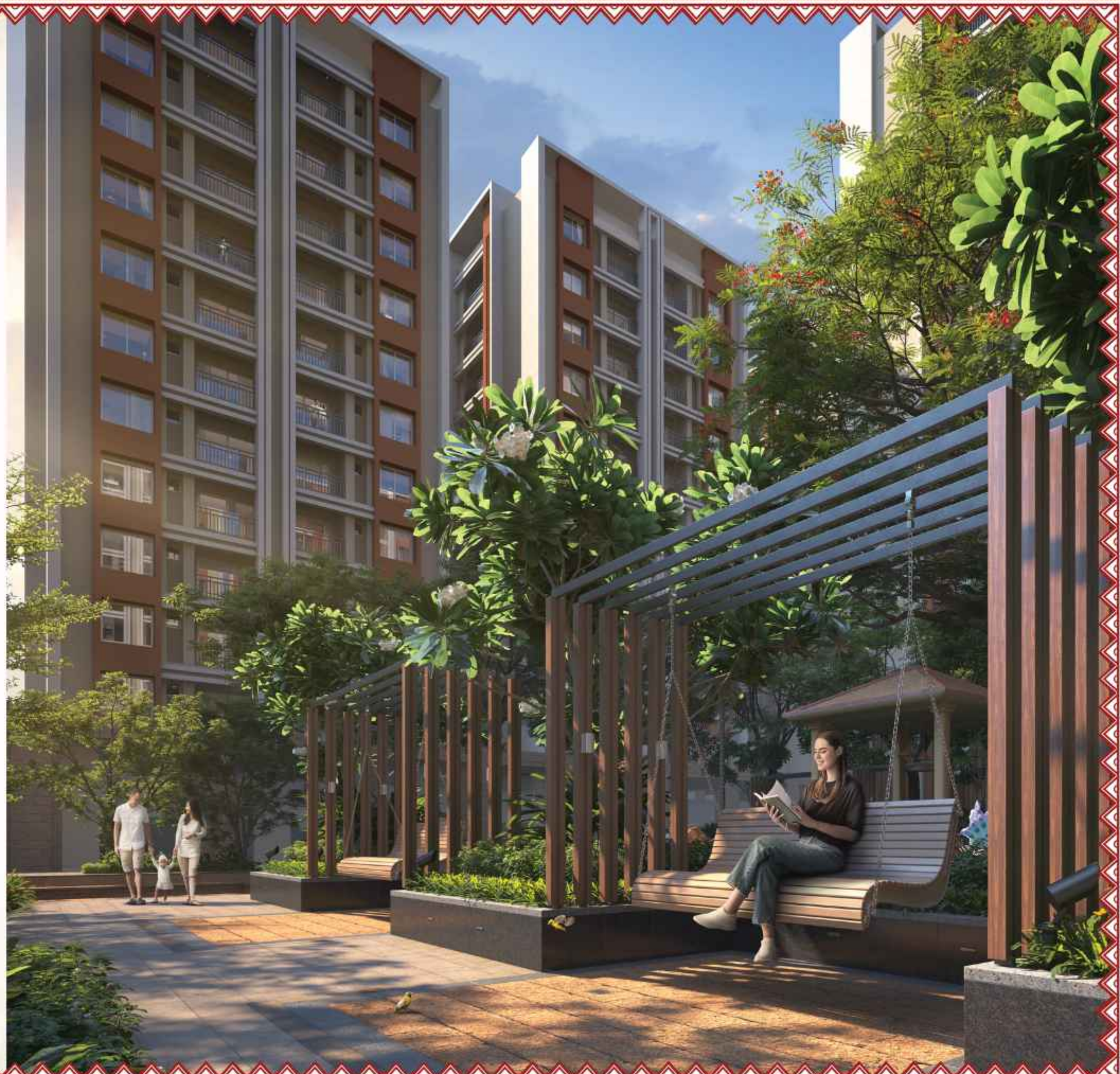
Inspired by Odisha's timeless tradition of togetherness, Bhoji Kitchen is a thoughtfully designed outdoor culinary space where flavours, conversations, and cherished moments come alive under the open sky.

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SUBHADRA

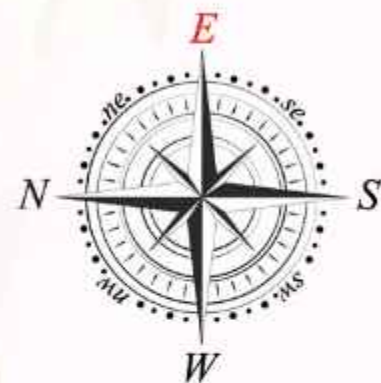
Community COURTYARD

Where conversations spark,
friendships grow, and a lasting
community comes to life.

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LORDSWAY
SUBHADRA



MASTER PLAN



MOTWANI LORDSWAY SUBHADRA

"The Motwani Lordsway Subhadra project is spread over 4.53 acres of pristine real estate at Siula on Puri Jaganath Temple. This project is divided in series of blocks named A, B & C. The adjoining floor plan depicts the details of blocks."

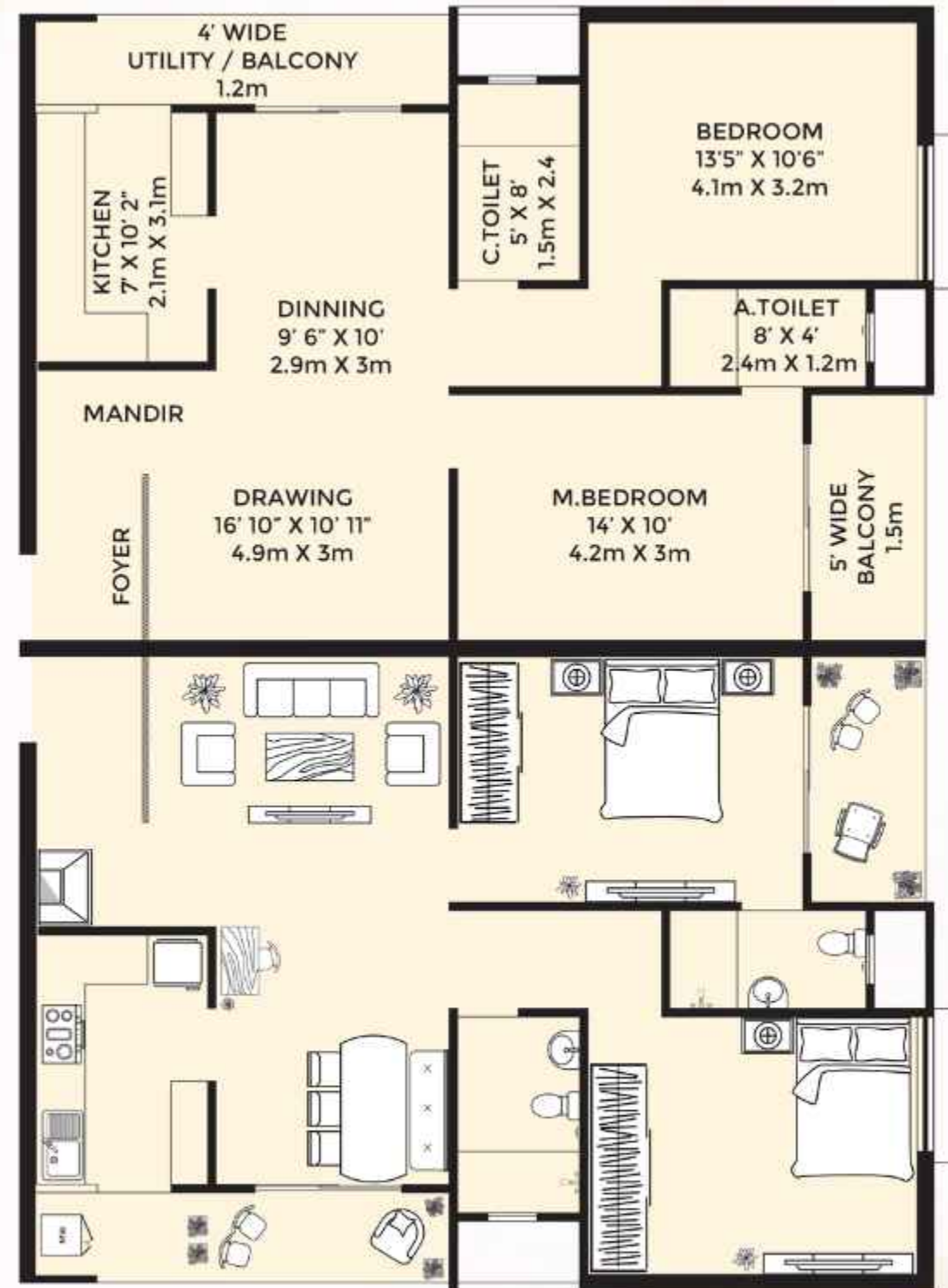
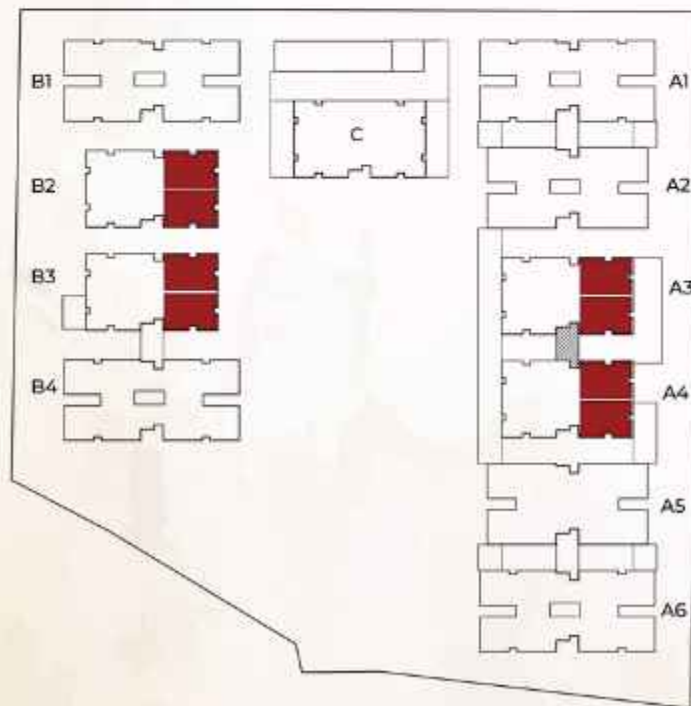


Unit Plan 2BHK (NF)

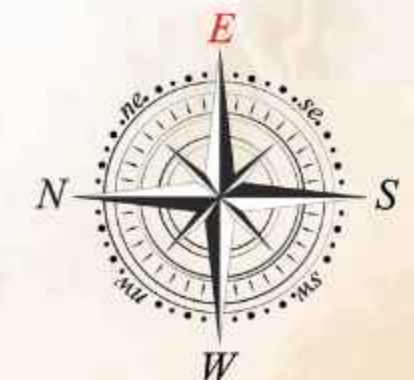
Block A3, A4, B2, B3

Flat Nos. ~ 203-1203

Flat Nos. ~ 204-1204



	Carpet. Area	Built Up Area	Super Builtup Area	Balcony Area
Square feet	770	951	1424	129
Square Metre	71.57	88.38	132.34	12

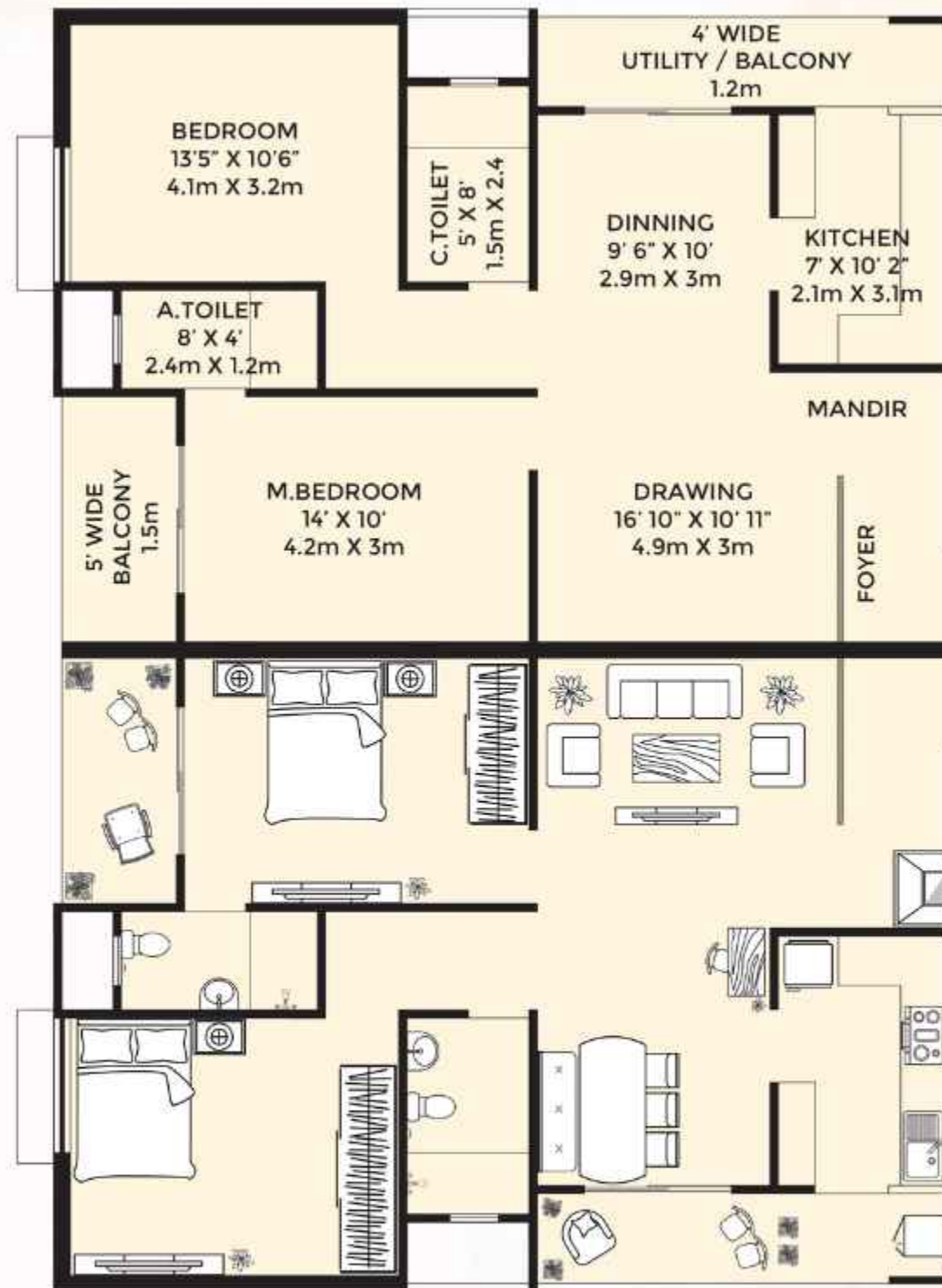
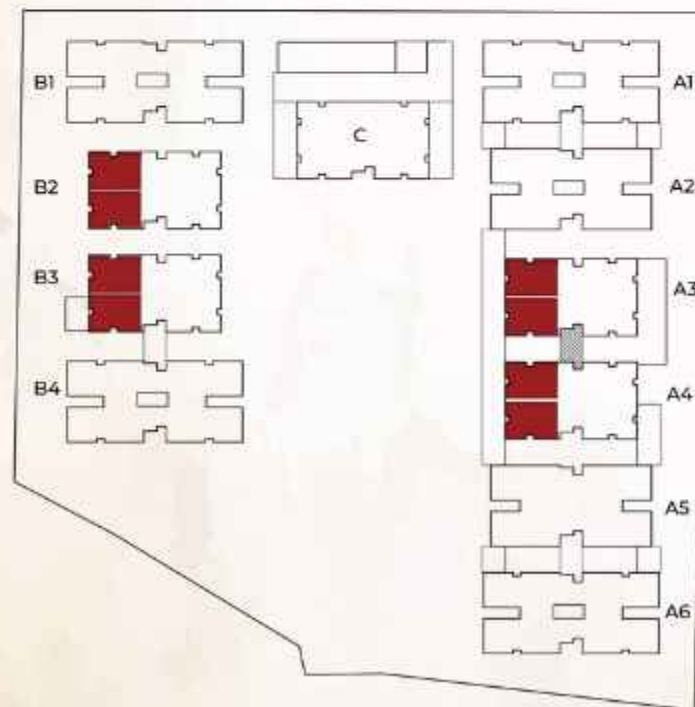


Unit Plan 2BHK (SF)

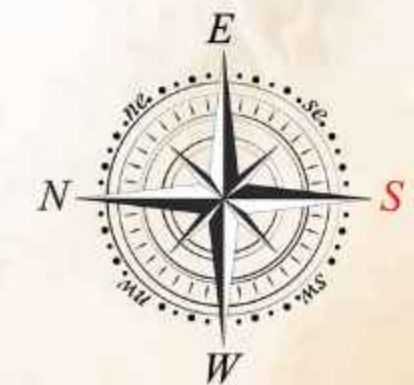
Block A3, A4, B2, B3

Flat Nos. ~ 201-1201

Flat Nos. ~ 202-1202



	Carpet. Area	Built Up Area	Super Builtup Area	Balcony Area
Square feet	770	951	1424	129
Square Metre	71.57	88.38	132.34	12

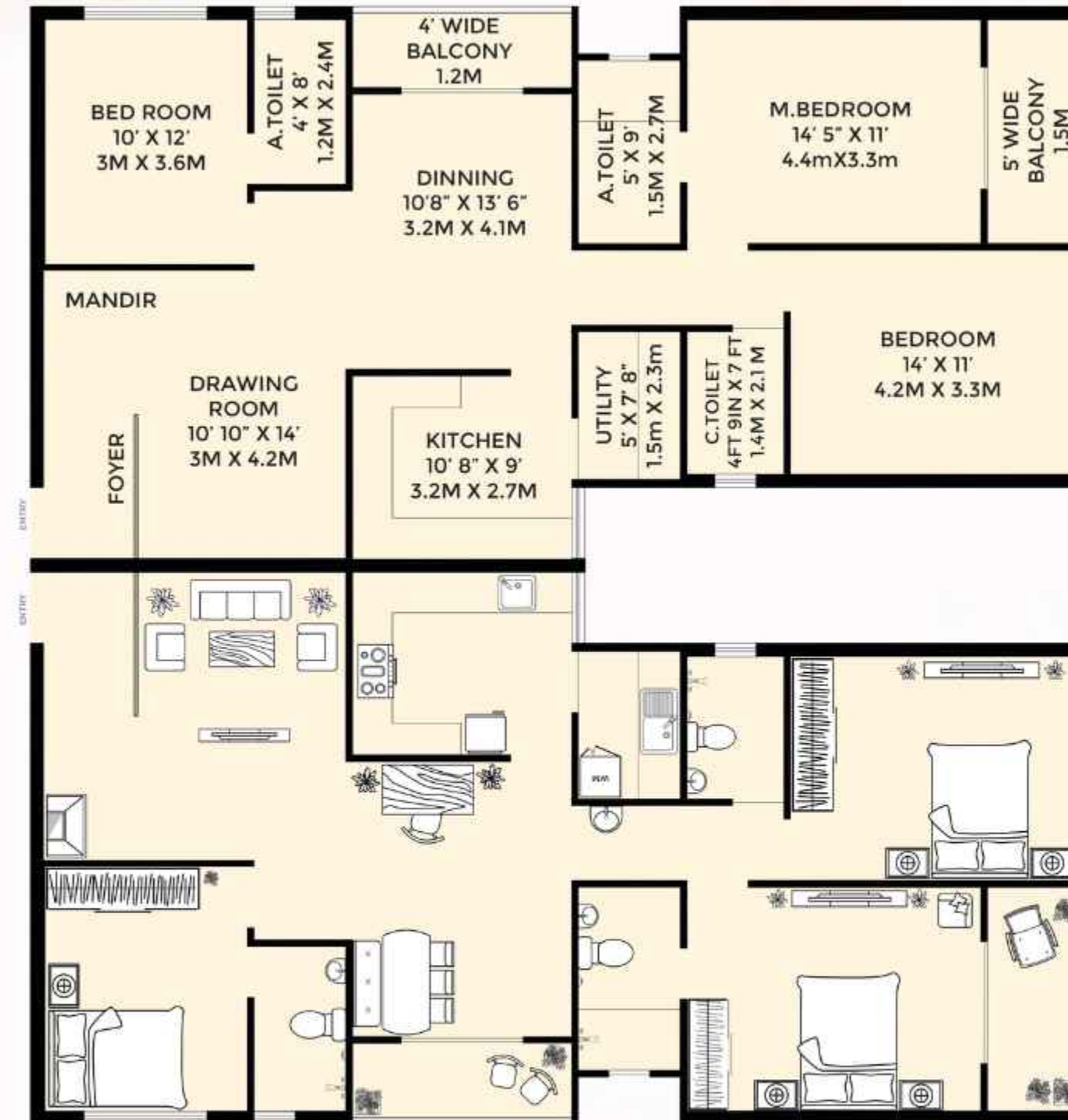
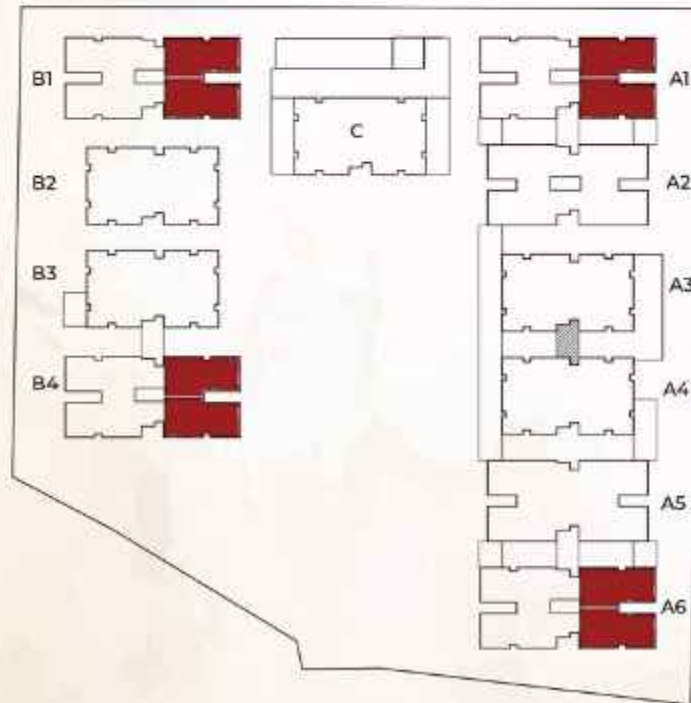


Unit Plan 3BHK (Type - I) (NF)

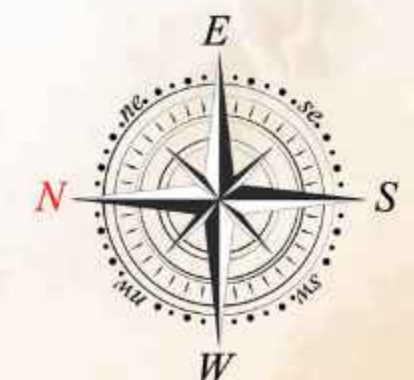
Block A1, A6, B1, B4

Flat Nos. ~ 203-1203

Flat Nos. ~ 204-1204



	Carpet. Area	Built Up Area	Super Builtup Area	Balcony Area
Square feet	1092	1324	1883	159
Square Metre	101.50	123.05	175	14.75

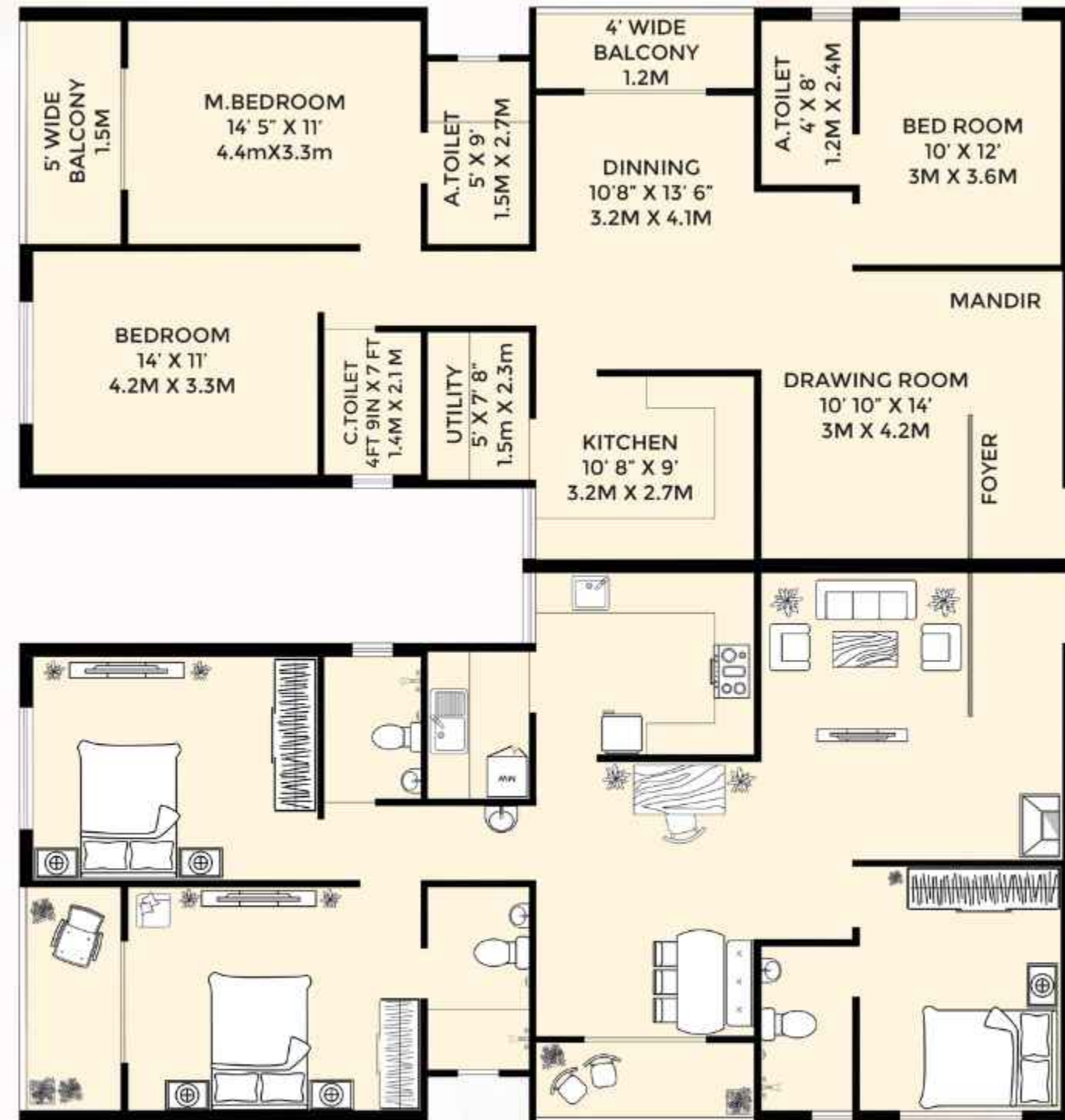
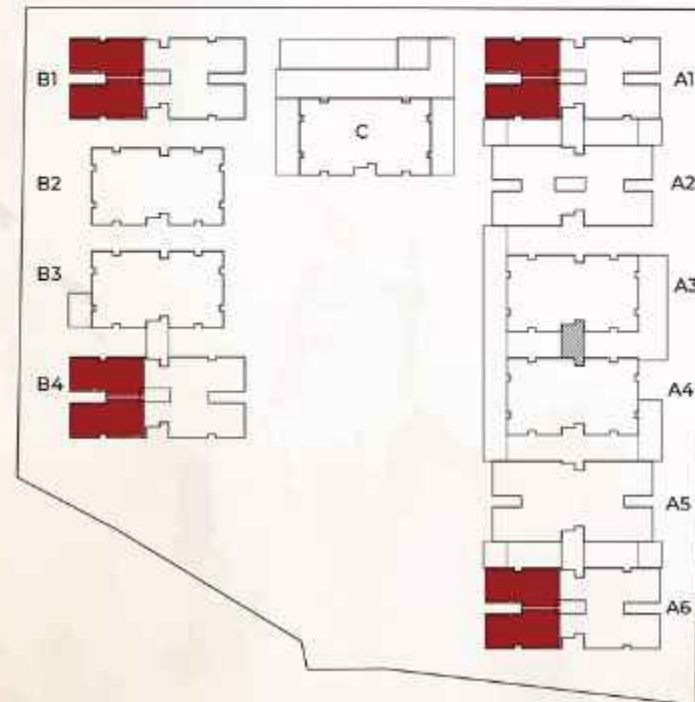


Unit Plan 3BHK (Type - I) (SF)

Block A1, A6, B1 , B4

Flat Nos. ~ 201-1201

Flat Nos. ~ 202-1202



	Carpet. Area	Built Up Area	Super Builtup Area	Balcony Area
Square feet	1092	1324	1883	159
Square Metre	101.50	123.05	175	14.75

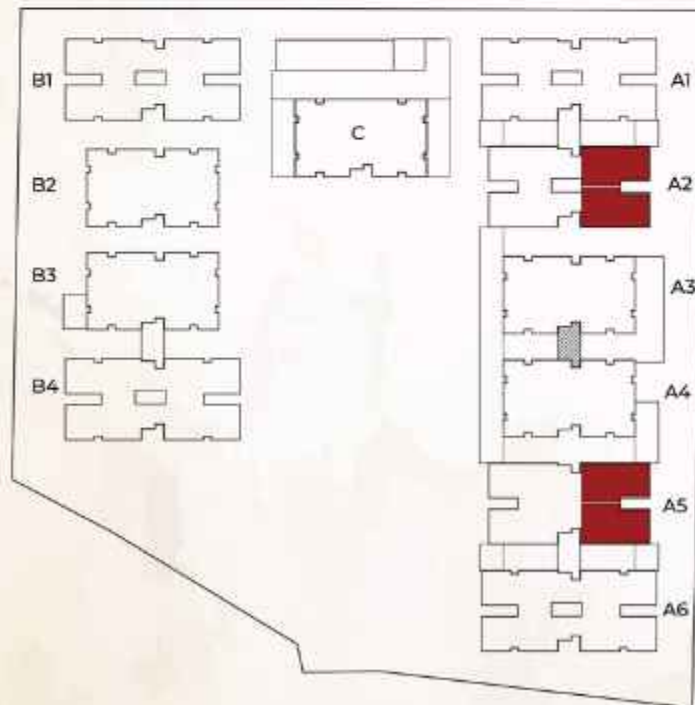


Unit Plan 3BHK (Type- II) (NF)

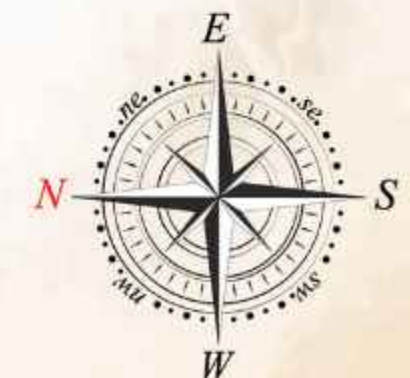
Block A2, A5

Flat Nos. ~ 203-1203

Flat Nos. ~ 204-1204



	Carpet. Area	Built Up Area	Super Builtup Area	Balcony Area
Square feet	1062	1217	1756	80
Square Metre	98.66	113.10	163.20	7.48

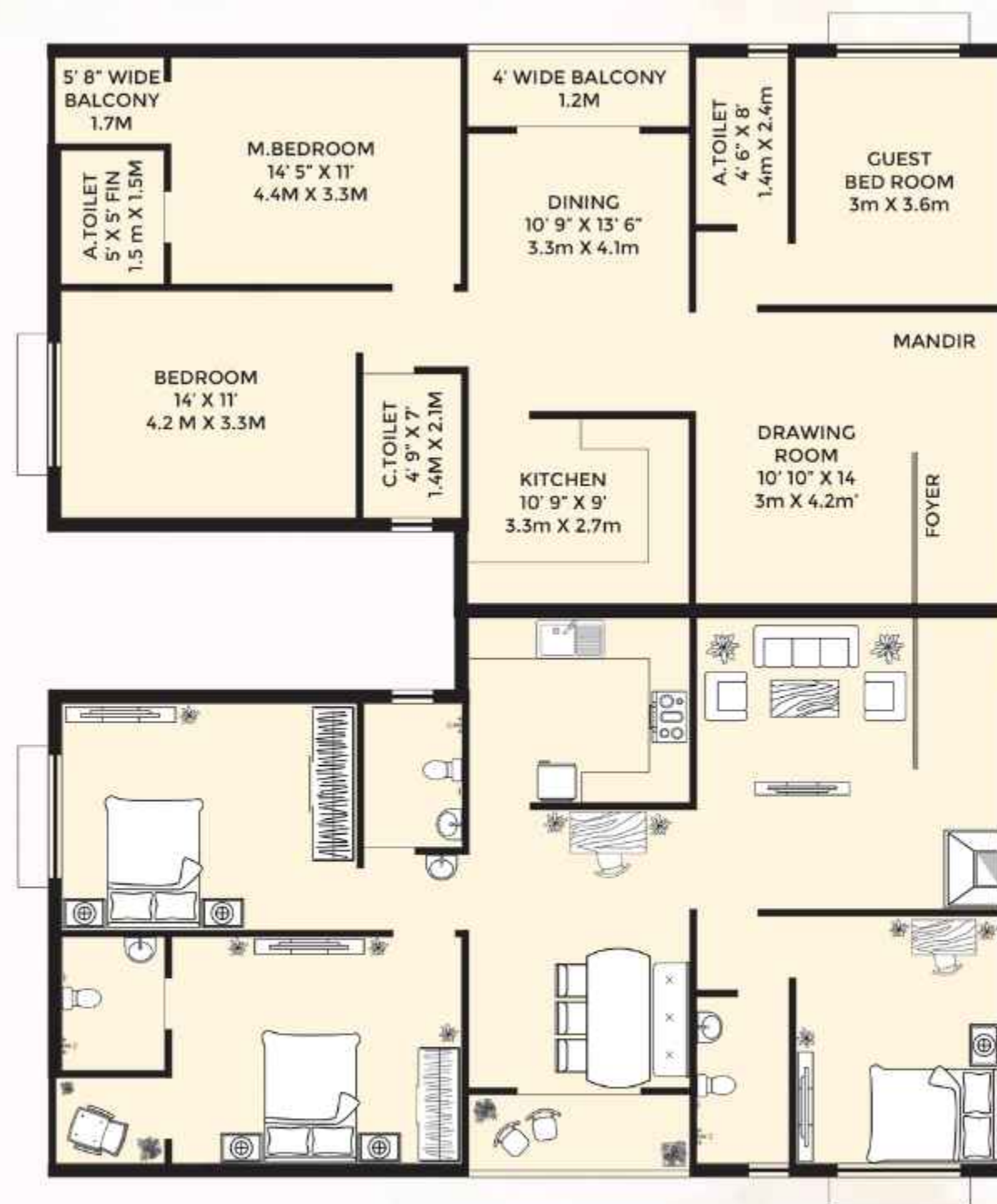
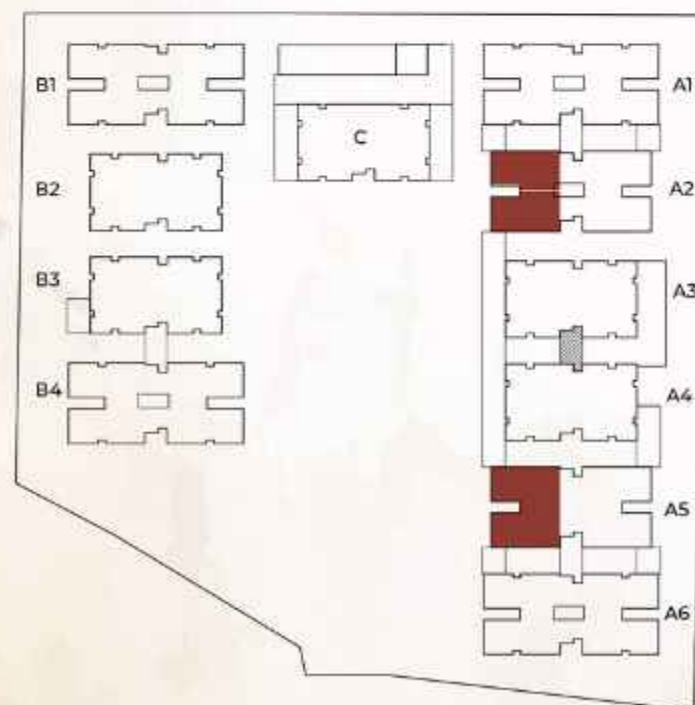


Unit Plan 3BHK (Type- II) (SF)

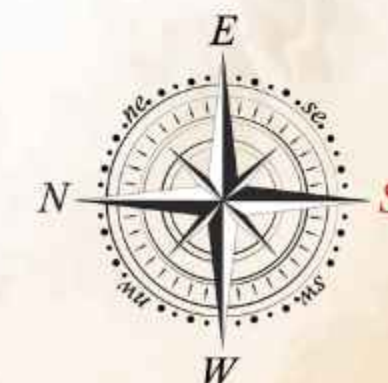
Block A2, A5

Flat Nos. ~ 201-1201

Flat Nos. ~ 202-1202

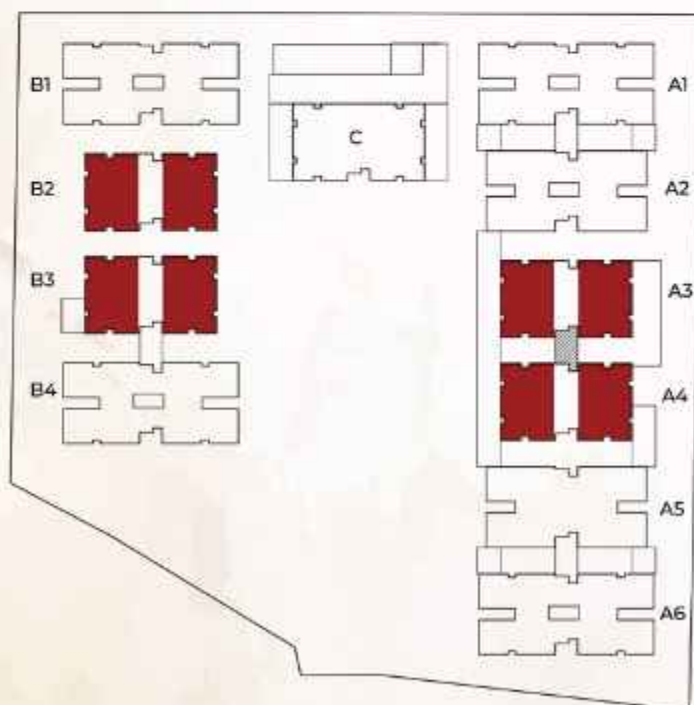


	Carpet. Area	Built Up Area	Super Builtup Area	Balcony Area
Square feet	1062	1217	1756	80
Square Metre	98.66	113.10	163.20	7.48

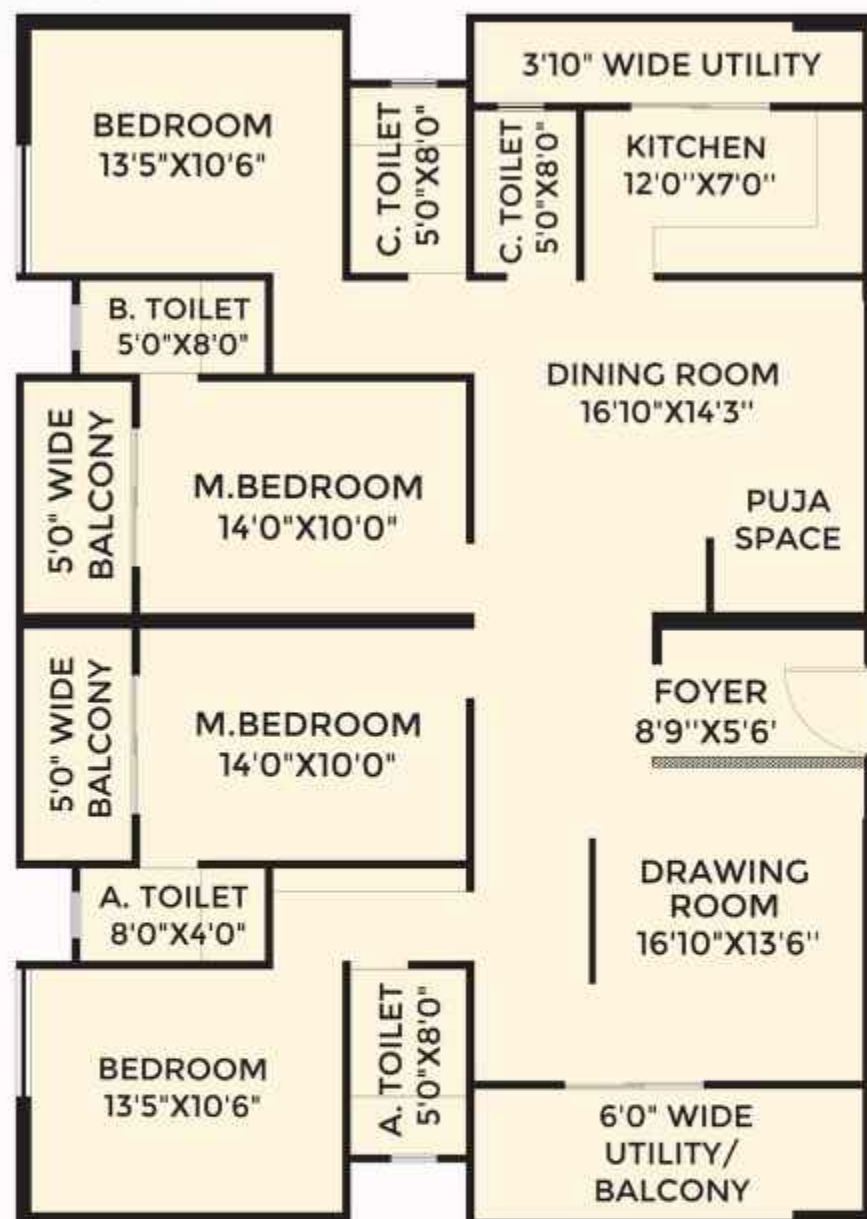


Unit Plan 4BHK

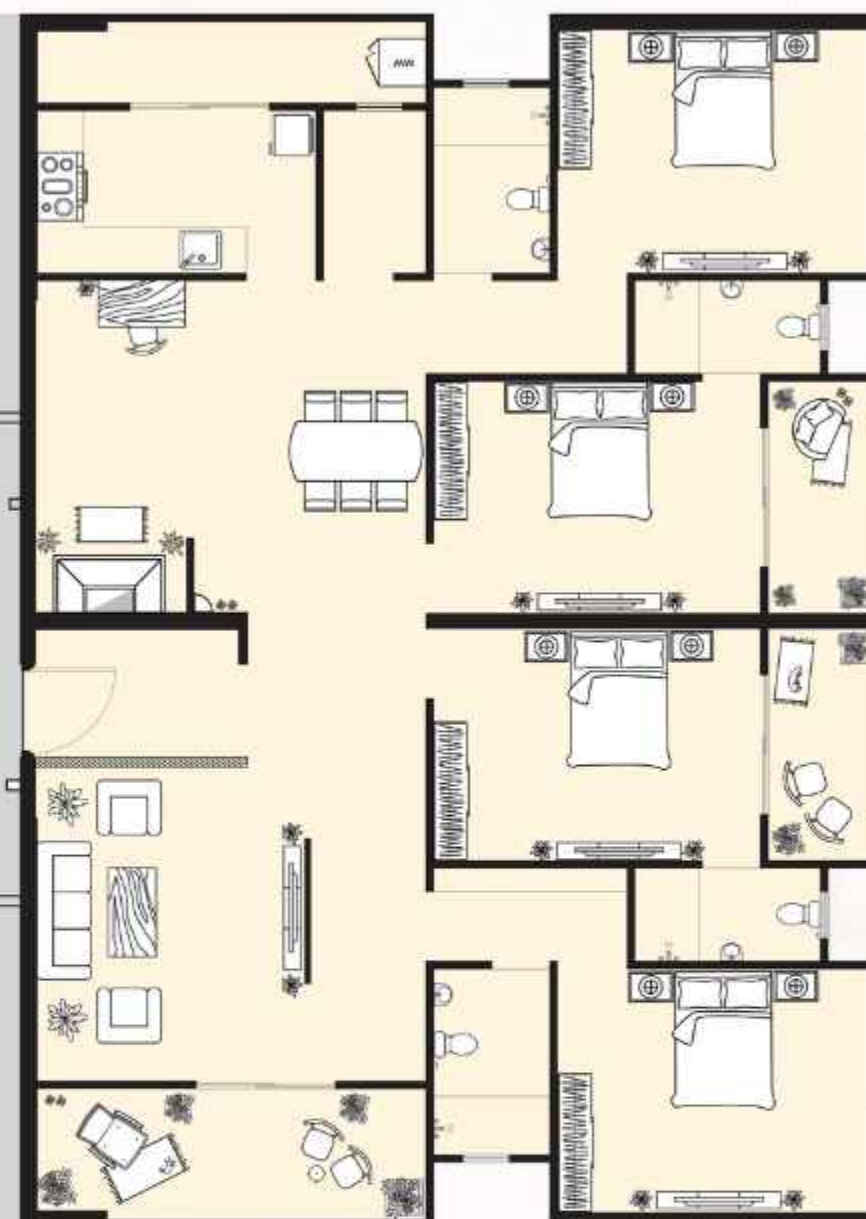
Block A3, A4, B3, B2
Flat Nos. ~ 201 - 1201
Flat Nos. ~ 202 - 1202



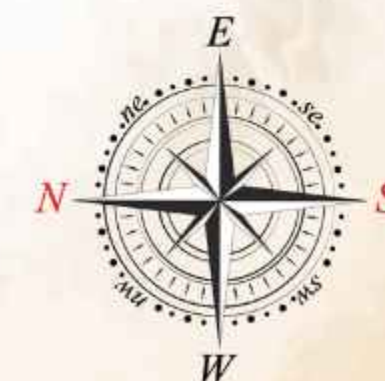
(SF)



(NF)



	Carpet. Area	Built Up Area	Super Builtup Area	Balcony Area
Square feet	1540	1902	2848	258
Square Metre	143.14	176.76	264.68	24



FACILITIES

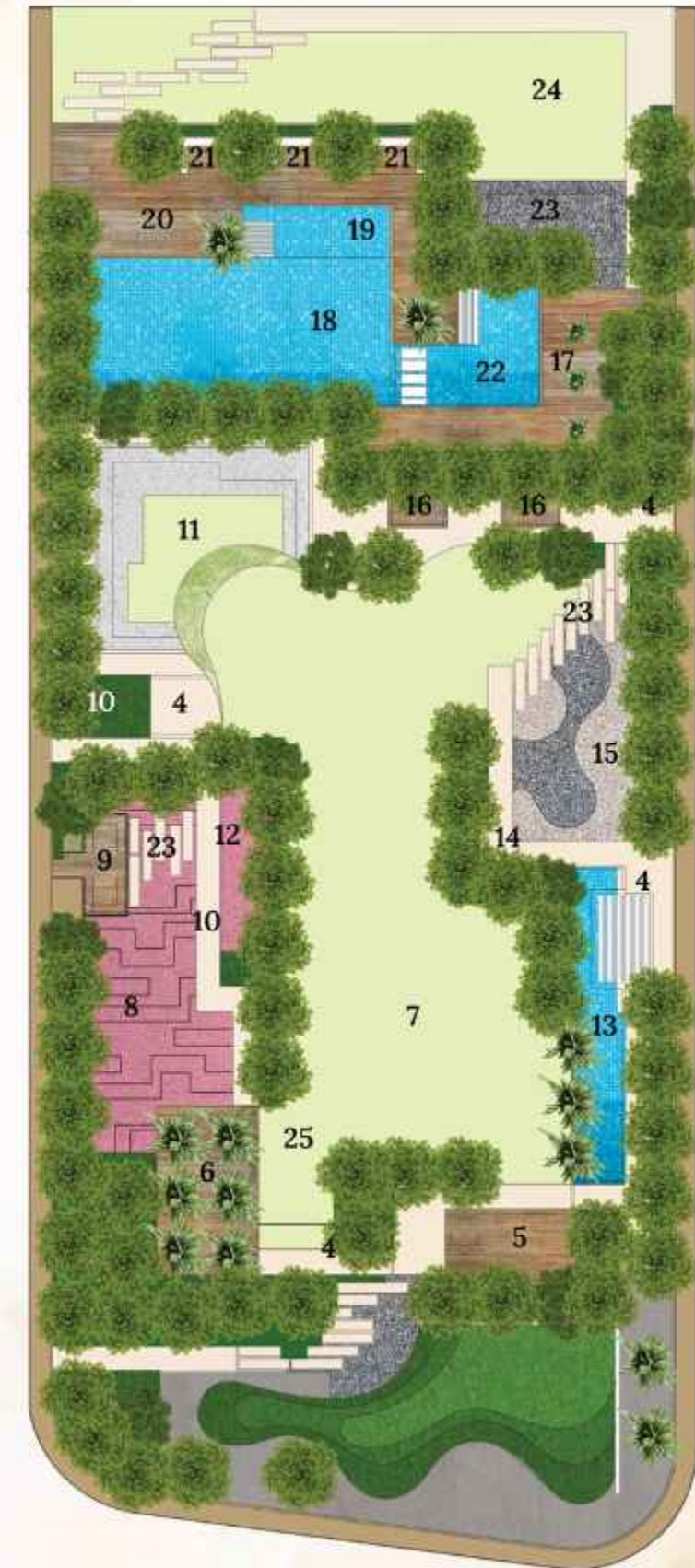
- ☀ Periphery Lighting
- ☀ 24 Hours CCTV Surveillance
- ☀ Society Hall
- ☀ Intercom Facility
- ☀ Sewage Treatment Plant(STP)
- ☀ Rain Water Harvesting
- ☀ Genset Backup
- ☀ Independent Power Transformers
- ☀ Fire Compliant Design
- ☀ External Infrastructure and Drainage Compliant

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SUBHADRA



AMENITIES

- | | |
|-----------------------------------|-----------------------------------|
| 1. Feature wall | 14. Senior Seating |
| 2. Entry-Plaza | 15. Rock Garden |
| 3. Mound with Jagannath Sculpture | 16. Swing Cabana |
| 4. Garden Walkway | 17. Plumeria Groove |
| 5. Garden Pavillion | 18. Lap Pool with Jacuzzi Seating |
| 6. Tree Deck | 19. Shallow water deck |
| 7. Community Lawn | 20. Pool Deck |
| 8. Kid's Play Area | 21. Pool Cabana |
| 9. Parent's Seating | 22. Kid's Pool |
| 10. Sculpture Point | 23. Bhoji Kitchen |
| 11. Down- Stepped Kund | 24. Party Lawn |
| 12. Open Gym | 25. Outdoor Play Court |
| 13. Water Feature | |



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/Dorset 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.



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.



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.



Colour

Internal: Double coat with primer coat wall putty.

External: Weather resistant paint.



Security

Gated security system.

Intercom facilities & CCTV surveillance.

ICT room to be provided.



Staircase & Railing

Kota Stone/Anti-skid Tiles/Epoxy Flooring with MS Railing.



Balcony

MS Railing.

About

DEVELOPER



MR. DILIP MOTWANI
Chairman, Motwani Constructions



MR. MANAS MOTWANI
Managing Director, Motwani Constructions



MR. PANKAJ MOTWANI
Managing Director, Motwani Constructions

5300
HOMES

51
PROJECTS

30000
LIVES TOUCHED

66 Lacs
SQ.FT COMPLETED

Motwani Constructions has been shaping Odisha's urban landscape for over 27 years with a singular vision: to offer spacious, thoughtfully designed homes at prices that remain accessible to today's families. With more than 51 completed projects and over 5,300 homes delivered, the brand has earned the trust of over 30,000 homeowners by creating living spaces that are not only functional but emotionally resonant. At the heart of this journey stands Motwani Anantara, the company's signature development in Jharapada, Bhubaneswar, celebrated for its perfect blend of modern amenities, serene open spaces, and proximity to city conveniences. Projects like Anantara reflect the brand's commitment to vastu-compliant design, generous layouts, and an aesthetic that respects Odisha's cultural rhythm. Every Motwani project is rooted in the belief that a home is not just a place to stay, but a space to grow, connect, and belong.

As proud **CREDAI** members, Motwani Constructions remains committed to quality, transparency, and timely delivery, continuing to build homes where tradition is preserved.

MOTWANI
LORDSWAY
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About

ARCHITECT

Aakaar Architects has been redefining residential design across India for over two decades.

Founded in 2002 by visionary architects Umasankar Parida and Durgadutt Dhalsamant, the firm has grown into one of the region's most respected names in real estate architecture, with over 15 million square feet of housing projects currently underway.

Aakaar approaches every project with a dual commitment: to serve the functional aspirations of the client while also enriching the lived experience of the public. Their design philosophy is centered on clarity, efficiency, and honest use of materials, blending aesthetics with purpose.

For over 21 years, their work has reflected an uncompromising dedication to quality, sustainability, and human-centered design.

At Lordsway, Aakaar Architects responded to the site's sensitive conditions with ingenuity and foresight. In the absence of basement parking allowances, they masterfully integrated a multi-tiered stilt parking system, optimizing movement and functionality through carefully aligned structural grids. Each residence has been thoughtfully crafted to ensure natural light, cross ventilation, privacy, and a visual connection to the green surroundings—hallmarks of the firm's sustainable approach.

Aakaar's work does not simply create buildings—it curates environments that uplift everyday life.

Their involvement in Lordsway reflects a rare balance of design intelligence and cultural sensitivity, creating a living space that is both rooted in context and elevated in experience.

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LORDSWAY
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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

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

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

ONGOING PROJECTS



Anantam



Anandam



Codename Cascade



Codename Silvercity

Cultural
Luxury

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ORERA Reg No - RP/26/2026/01587

FOR MORE DETAILS CONTACT -

8895149605

