

TRISULIA, CUTTACK

The opportunity to be surrounded by everything rare and everything you need, embraced by nature, whispered by the morning breeze & soothed by the murmur of river.



ABOUT US

HEADQUARTERED IN BHUBANESWAR

We are a homegrown real estate brand with a vision to transform urban living across Odisha. Our deep-rooted understanding of the region allows us to cater evolving lifestyles with efficiency, trust, and innovation.

STRONG BACKWARD INTEGRATION

With robust backward integration, we ensure complete control over quality, cost, and timelines. Right from land acquisition and planning to construction and delivery.

This empowers us to offer unmatched value and reliability for our customers.

PIONEERS OF RIVERFRONT LIVING

We are proud to be the pioneers of riverfront developments in the region. Our landmark river front phases I, II and III have not only redefined waterfront living in Cuttack but also set a benchmark in premium lifestyle spaces.



COMPLETED PROJECTS:

RIVERFRONT (ALL PHASES)

Delivered with excellence and occupied by thriving families

ONGOING PROJECTS:

TWIN TOWERS at CDA SECTOR-11

The next icon in vertical luxury.

SKYWALK at CDA SECTOR-8

A vision of futuristic living in the making



A GROWING COMMUNITY

WITH 1500+ HAPPY FAMILIES

Calling our projects home, we take pride in building more than just structures, we build communities that flourish.

ALL FOR YOU

More than just a residential address, Codename Newtown is a self-contained, thoughtfully master-planned township designed to bring every essential within arm's reach. Spread across 12.180 acres, the project blends residential, commercial, healthcare, and recreational spaces seamlessly offering a lifestyle of ease, comfort, and connectivity.











PROJECT OVERVIEW



BLOCK

COMMERCIAL COMPLEX & HOTEL

(2 Basements + Ground +11 Floors)



A vibrant mix of retail, business, and hospitality—crafted to elevate everyday convenience and provide value to the community.



BLOCK

200-BEDDED MULTISPECIALITY HOSPITAL

(2 Basements + Ground + 8 Floors)



World-class healthcare is just a few steps away, offering round-the-clock assurance for you and your loved ones.



BLOCK

PREMIUM RESIDENTIAL TOWER (D1, D2, D3)

(Basement + Stilt + 22 Floors)

396 units of thoughtfully designed homes, curated for elevated urban lifestyle.



BLOCK

PREMIUM RESIDENTIAL TOWER(E)

(2 Basements + Stilt + 27 Floors)

Ε

212 units offering sky-high luxury, modern layouts, and unmatched views.



PREMIUM
RESIDENTIAL
TOWERS (F1 & F2)
(Basement + Stilt + 22 Floors)

344 homes that balance privacy, comfort, and aesthetics in a high-rise setting.



(Ground + 3 Floors | 28,800 sq. ft.)

A world-class social and recreational hub featuring modern amenities, from indoor games and fitness centers to leisure lounges and party zones.



KEY LANDMARKS

HIGH COURT : 09 MINS KIIT UNIVERSITY : 20 MINS
BARANGA (MODERN RLY. ST.) : 11 MINS AIRPORT : 45 MINS
SCB HOSPITAL : 15 MINS BIJU PATTNAIK PARK : 15 MINS
RAVENSHAW UNIVERSITY : 16 MINS BARABATI STADIUM : 15 MINS
CTC RAILWAY STATION : 15 MINS NANDANKANAN ZOO : 10 MINS



LOCATION & CONNECTIVITY

STRATEGIC POSITIONING

Trisulia: Emerging as a pivotal junction, it seamlessly connects Bhubaneswar and Cuttack, making it a middle-ground for modern developments.

KATHAJODI AND KUAKHAI RIVERFRONT:

The project's riverside setting not only provides picturesque views, but also places residents amidst nature's embrace and enhanced connectivity

The project is well connected with two side roads i.e., in front (Gopalpur-Trisulia on the south side, 200 ft.) and the new embankment road on the east side (100 ft.)

NETAJI SUBHAS CHANDRA BOSE SETU:

This 2.88 km three-lane bridge, inaugurated in 2017, directly links Trisulia to Cuttack's river-view point, significantly reducing travel time between the twin cities.

FUTURE-READY LOCATION

With new infrastructure coming up and its smart location, Trisulia is all set to become a key center in the region's growth story. Investing in Codename Newtown means joining a community that's right where the future is unfolding—while still being surrounded by the calm and beauty of nature.

STATE OF THE ART TRISULIA BUS TERMINAL NEAR UPCOMING METRO STATION



WHY CODENAME NEWTOWN



LIFETIME RIVERVIEW

 $\,\cdot\,\,$ Enjoy lifetime river-views of the Kathajodi & Kuakhai rivers, next to the upcoming recreational riverfront hub.



GOVERNMENT RIVERFRONT DEVELOPMENT

- · Proposed plan by State Govt to develop the embankment of Kuakhai & Kathajodi river
- Explore river promenade, forest trails, a riverside museum, sculpture garden, thrilling amusement zone and sunset deck with water sports activity coming up right next to Codename Newtown.



THOUGHTFUL & SAFE RESIDENTIAL DESIGN

- · Well-ventilated, 3-sided open flats that invite natural light and airflow.
- Equipped with advanced fire-fighting systems and robust safety features in all flats & common areas.



SUSTAINABLE & OPEN LIVING

- Over 60% open space, beautifully landscaped with gardens and lush lawns to provide peace, privacy and well-being.
- Live responsibly with zero-disposal plan, solar power, and rainwater harvesting built right in.



CLOSE TO KEY GOVT INSTITUTIONS

• Located near key government offices like the Tehsil, Sub-Registrar (Barang) etc.



METRO CONNECTIVITY

Next to the upcoming metro-seamless access, future-ready.

KEY LIFESTYLE HIGHLIGHTS



CONVENTION HALL

· Host grand events with a 500-Guest capacity and premium banquet features.



MULTIPLEX

• Enjoy recliner-seated, multi-screen cinema just steps away from home.



STATE-OF-THE ART HOSPITAL

• A 200 bedded multispeciality emergency-ready expert-led healthcare, always nearby.



STAR HOTEL

· Welcome guests in style with fine stays and business class comfort.



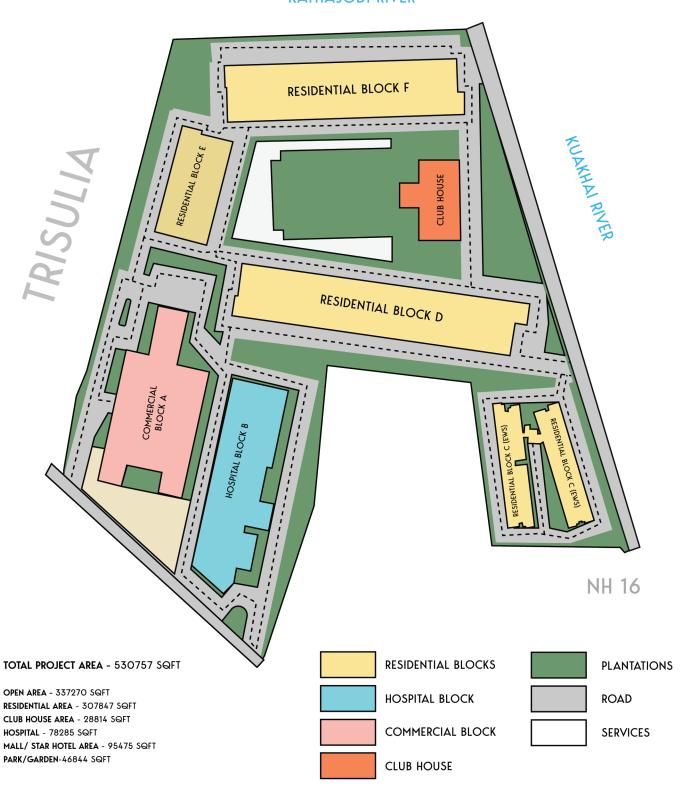
CLUBHOUSE

 \cdot $\,$ A 28,800 sq. ft. world-class social and recreational hub designed for elevated living.

PROJECT LAYOUT



KATHAJODI RIVER



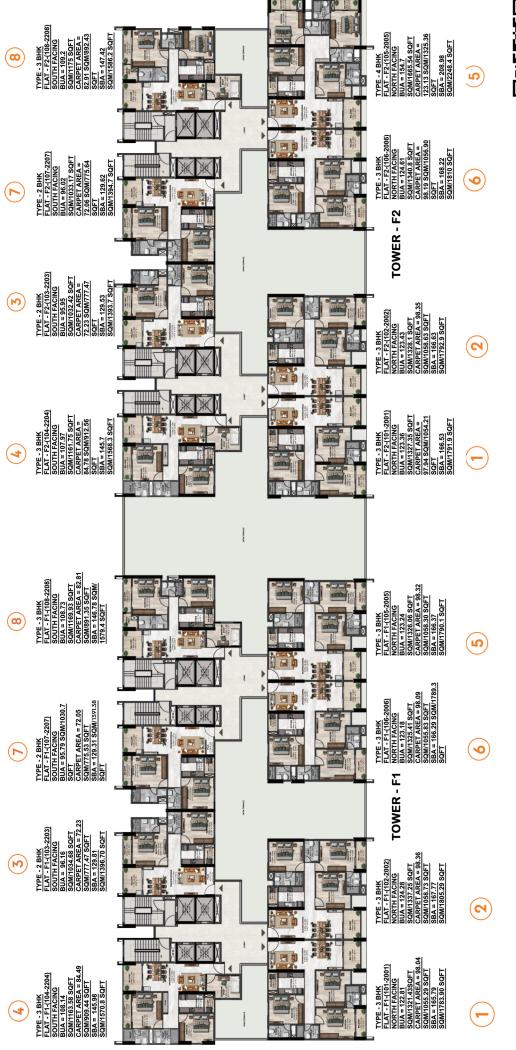


^{*}The visual shown is for illustrative purposes only. Final details and layout are subject to updates as per ongoing enhancements and regulatory guidelines.

AREA STATEMENT (BLOCK F)

SL NO	BLOCK	TOWER	FLAT NO	ТҮРЕ	UNIT	CARPET AREA IN		BALCONY AREA IN		TOTAL B/U AREA OF UNIT IN		TOTAL SBA IN		FACING
						SQM	SQFT	SQM	SQFT	SQM	SQFT	SQM	SQFT	PACING
1	F	F1	101-2001	ЗВНК	20	98.04	1055.29	12.10	130.23	122.81	1321.43	165.79	1783.90	NORTH
2	F	F1	102-2002	ЗВНК	20	98.36	1058.73	11.94	128.45	124.28	1337.25	167.77	1805.29	NORTH
3	F	F1	103-2203	2ВНК	22	72.23	777.47	12.00	129.12	96.16	1034.68	129.81	1396.70	SOUTH
4	F	F1	104-2204	ЗВНК	22	84.49	909.44	12.01	129.23	108.14	1163.58	145.98	1570.80	SOUTH
5	F	F1	105-2005	ЗВНК	20	98.32	1058.3	11.93	128.37	123.24	1326.06	166.37	1790.10	NORTH
6	F	F1	106-2006	ЗВНК	20	98.09	1055.83	12.00	129.12	123.18	1325.41	166.29	1789.30	NORTH
7	F	F1	107-2207	2BHK	22	72.05	775.53	12.00	129.12	95.79	1030.70	129.31	1391.38	SOUTH
8	F	F1	108-2208	ЗВНК	22	82.81	891.35	12.287	132.21	108.73	1169.93	146.78	1579.40	SOUTH
9	F	F2	101-2001	ЗВНК	20	97.94	1054.21	12.09	130.09	123.36	1327.35	166.53	1791.90	NORTH
10	F	F2	102-2002	ЗВНК	20	98.35	1058.63	11.93	128.37	123.43	1328.10	166.63	1792.90	NORTH
11	F	F2	103-2203	2BHK	22	72.23	777.47	12.09	130.09	95.95	1032.42	129.53	1393.70	SOUTH
12	F	F2	104-2204	ЗВНК	22	84.78	912.56	12.10	130.20	107.97	1161.75	145.70	1568.30	SOUTH
13	F	F2	105-2005	4BHK	20	123.13	1325.36	15.50	166.78	154.7	1665.54	208.98	2248.40	NORTH
14	F	F2	106-2006	ЗВНК	20	98.19	1056.9	12.09	130.09	124.61	1340.80	168.22	1810.08	NORTH
15	F	F2	107-2207	2BHK	22	72.06	775.64	12.00	129.12	96.02	1033.17	129.62	1394.70	SOUTH
16	F	F2	108-2208	ЗВНК	22	82.9	892.43	12.22	131.49	109.2	1175.00	147.42	1586.20	SOUTH

TYPICAL FLOOR PLAN (F BLOCK)



TOTAL BUILT UP AREA- 2,63,465.42 SQM | CLUB HOUSE TOTAL BUILT UP AREA- 2677.21 SQM

- The location and size of column and wall thickness is subjected to change if required.
 The toilet furniture layout shown in the plan are tentative, subjected to change based on service requirement.
 The room dimensions are mentioned in the plan are without plastering and skirting.



MORE THAN

WORLD CLASS AMENITIES



THE CLUB LIFE

WHERE LEISURE MEETS LIFESTYLE

Swimming Pool | Party Area (Pool Side) | Entrance Lounge | Banquet Hall | Table Tennis | Carrom | Billiards | Indoor Gym (Separate for Men & Women) | Playing Cards | Restaurant | Roof Top Party Area | Water Cascade

FOR YOUR LITTLE ONES

CRAFTED FOR TOMORROW'S BRIGHT MINDS.

Creche Facility Inside Campus (By DION) | Dance School | Music School | Abacus/Toddler Room | Skating Track | Children's Play Area





24X7 CONVENIENCE

SEAMLESS POWER SOLUTIONS DESIGNED FOR UNINTERRUPTED, STRESS-FREE LIVING.

Designated Electricity Transformer | 24x7 Power Backup For Common Area | 24x7 Power Backup With Limited Load For Each Flat



AMUSEMENT ZONE

FROM RIVERSIDE STROLLS
TO JOYFUL LAUGHTER. EXPLORE
MOMENTS MADE TO MOVE YOU.

Central Park | Riverside Park | Walking Path/Track

SPORTS ACTIVITY AREA

DEDICATED SPACES WHERE ENERGY THRIVES, SKILLS SHARPEN, AND SPIRIT SOARS.

Badminton | Basketball | Cricket Nets | Basketbal Practice Area | Jogging Track | Bicycle Track





RECREATIONAL AREAS & OTHERS

Temple | Central Park | Riverside Park | Old Age Sitting & Assembly | Sculpture Garden | Foot Over Bridge

Provision Of Shopping Mall With Multiplex In Adjacent Plot | Provision Of 200+ Bedded Multi-Special Hospital In Adjacent Plot | Facilities Of Convenience Shop | Provision Of Star Hotel In Adjunct Plot | 4 EV Charging Station Facilities

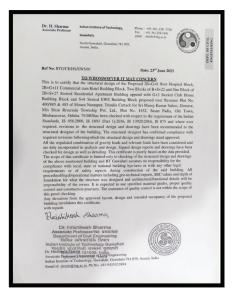
PROJECT SPECIFICATIONS

SL NO.	SPECIFICATIONS	DETAILS					
01	Cement	Super Grade or similar make					
02	TMT Bar	TATA/ SAIL or similar make					
03	Room Flooring	Vitrified Tiles (Double Charged)					
04	Kitchen Flooring	Vitrified Tiles (Double Charged), Antiskid Tiles					
05	Kitchen wall	Designer tiles up to roof height above platform					
06	Kitchen Sink & Platform	Stainless Steel Sink & Cooking Platform of Granite					
07	Kitchen Type	Designed to suit Modular Kitchen & option to upgrade with all fittings					
08	Toilet Flooring	Anti-skid Ceramic Tiles					
09	Toilet Door	Masonite Skin Lamination with Two Coats of Polish /WPC (Water Resistant Doors)					
10	Toilet Wall	Glazed tiles on toilet walls up to ceiling wall					
11	Ventilation & Lighting	Exhaust fan provision with aluminium louvers					
12	Lobby Area	Granite / Marble					
13	Balcony	Designed Vitrified Tiles					
14	Main Door	Teak Door					
15	Inside Doors	Masonite skin laminated (both sides), polished / Flush Door					
16	Door Frames for Room	Sal Wood					
17	Door Frames (Kitchen, Toilet & Balcony)	WPC					
18	Windows	UPVC premium brand (resists wind pressure, mosquito net provision)					
19	CP Fittings	Grohe / American Standards / Similar Make					
20	Internal Wall Colour	Two coats of putty, primer, and two coats of acrylic emulsion paint					
21	External Wall Colour	Texture finish, primer & 2 coats of weather resistant paint					
22	Electrical Fittings	Modular switches & fittings of premium brand					
23	TV Points	In all rooms					
24	Telephone Point	In Living Room					
25	AC Inlet Point	In all bedrooms & drawing room					
26	Power Backup	Inverter provision for individual flat; DG backup for common area; limited KW for individual flats					
27	Internal Wiring	Polycab or similar make					
28	Lift	Combination of passenger & service / stretcher speed elevator of premium brand					
29	Ceramic	American Standard/ Jaguar / Similar Make					

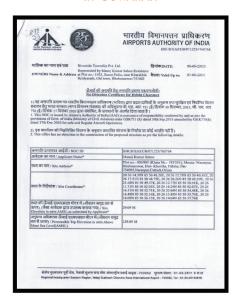
PAYMENT SCHEDULE (BLOCK F)

PAYMENT SCHEDULES	PAYMENT PERCENTAGE					
On Booking	5%					
On Signing Agreement For Sale	10%					
On Completion Of Foundation/ Raft	5%					
On Completion Of Basement Roof Slab	5%					
On Completion Of Stilt Roof Slab	5%					
On Completion Of 2nd Floor Roof Slab	5%					
On Completion Of 4thFloor Roof Slab	5%					
On Completion Of 6thFloor Roof Slab	5%					
On Completion Of 8thFloor Roof Slab	5%					
On Completion Of 10thFloor Roof Slab	5%					
On Completion Of 12thFloor Roof Slab	5%					
On Completion Of 14th Floor Roof Slab	5%					
On Completion Of 16th Floor Roof Slab	5%					
On Completion Of 18th Floor Roof Slab	5%					
On Completion Of 20th Floor Roof Slab	5%					
On Completion Of 22nd Floor Roof Slab	5%					
On Completion Of Bricks Work	5%					
On Completion Of Flooring	5%					
On Possession	5%					
TOTAL	100%					

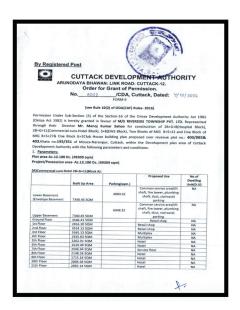
APPROVALS AND NOCs



STRUCTURAL CERTIFICATE BY IIT GUWAHATI



AIRPORT NOC



Constitution is granted authors of the Design Constitution of Communication (Clifford Project Constitution (Clifford Constitution) (Clifford Constitut

ORERA APPROVED



ENVIRONMENT CLEARANCE (EC)



CDA APPROVED FIRE NOC





DION INFRATECH

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