



Presenting THE COOLEST
OPPORTUNITY IN TWIN CITIES
FOR THE FIRST TIME EVER





Did you know?

What do the world's most expensive
≡≡≡ neighbourhoods have in common? ≡≡≡



London by the Thames



Long Island, USA



Marine Drive, Mumbai



Dubai



Florida, USA

A stunning water-front



First glimpse of



*Standing tall, on the
grand 200 ft Riverfront Road*



First glimpse of

LAUNCHING SOON

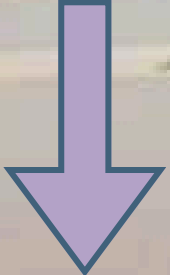


CODENAME

BLUE

*One of the finest
lifestyle in Twin City*





Lifetime views of the Twin City Riverfront on the banks of the 9 km long Kathajodi River

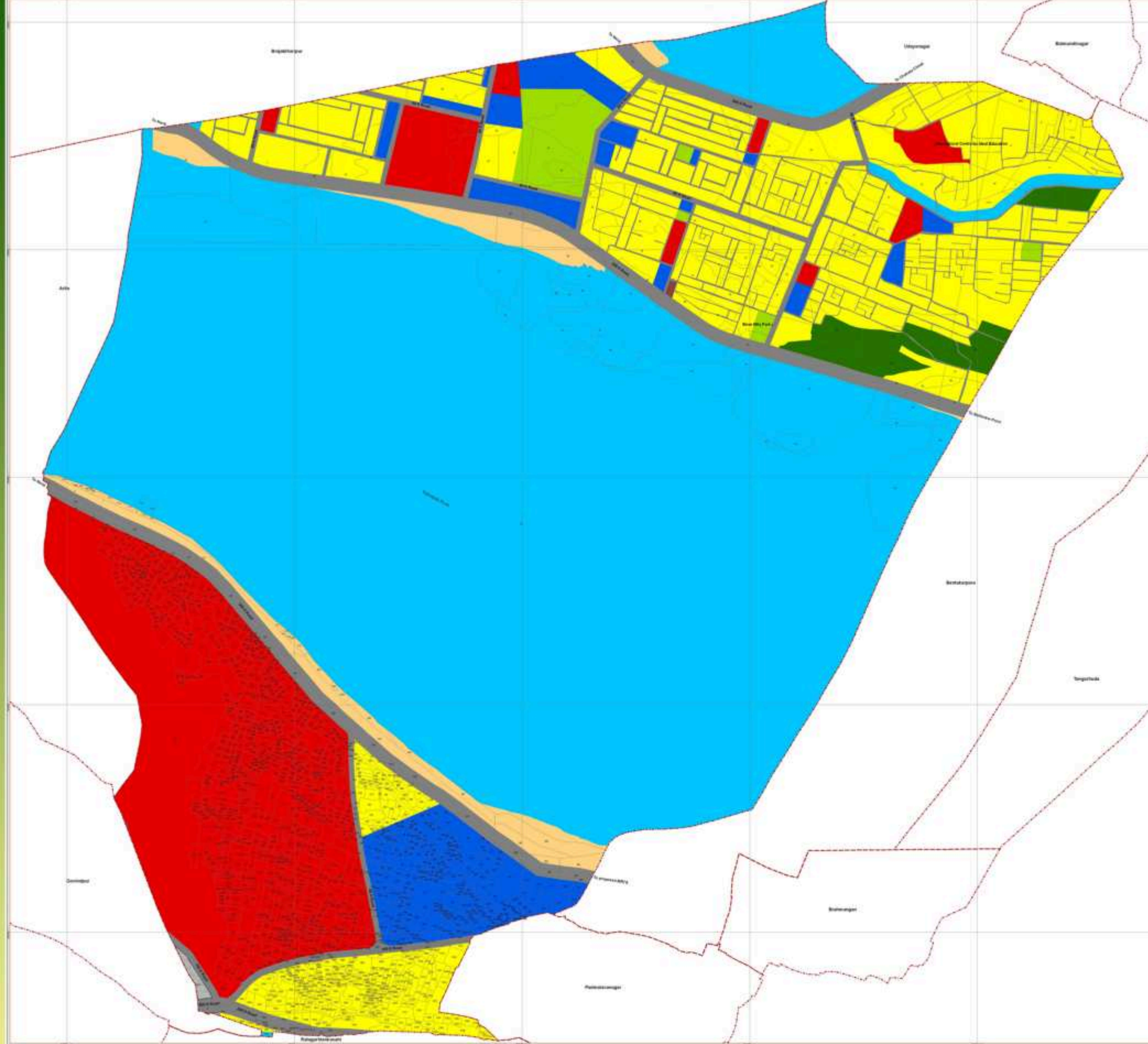


Upcoming Riverfront 200 ft. road



Your home at





≡ 200 ft. ≡
 CDP road

Proposed Land Use Plan for
 Bidyadharpur Mouza
 (Zone No. 06: Bidanasi &
 Zone No. 10: Barang)
 Comprehensive Development Plan for
 Cuttack Development Plan Area
 2030
FINAL PROPOSAL

Legend

<ul style="list-style-type: none"> Mouza Boundary Plot Boundary 	<ul style="list-style-type: none"> Public & Semi-public Utility & Services Recreational 	<ul style="list-style-type: none"> Agricultural & Forest AG: Agriculture FR: Forest 	<ul style="list-style-type: none"> Special Heritage SH: Protected Monuments & Precincts SHR: Residential within Special Heritage SHC: Commercial within Special Heritage SHSP: Public & Semi-public within Special Heritage ES: Environmentally Sensitive
<ul style="list-style-type: none"> Landuse R: Residential RC: Retail Commercial and Business WC: Wholesale Commercial IS: Industrial 	<ul style="list-style-type: none"> Transportation Road Railways Bus Depots/Truck Terminals 	<ul style="list-style-type: none"> Water Bodies WL: River, Canal & Stream WZ: Ponds, Lakes & Lagoons 	

Taluk	Police Station	Mouza No.
Cuttack	Cuttack Sadar	06

Scale - 1:4,000
 Meters
 150 75 0 75 150 300

Department of Architecture and Regional Planning
 Indian Institute of Technology Kharagpur - 721302
 Prepared by: *[Signature]*

CODENAME BLUE®



Located where **Heritage meets Progress**

at the cusp of Bhubaneswar & Cuttack



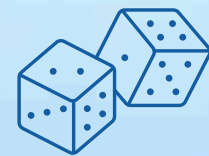
Woven where **Sky meets water**

A boutique community of 2.5 acres with just 384, 3 & 4Bed homes



Home where **Art meets design**

Designed by one & only Architect Hafeez contractor



Live where **Green meets Blue**

Bhubaneswar's finest rooftop club 250 ft above the ground, half an acre of green lagoon & a world-class clubhouse



Experience where **Luxury meets Legacy**

A flagship project from Acrerise - a brand that is trusted for 14+ years

THE BEST OF CUTTACK

THE HERITAGE CITY OF ODHISA WITH BUSTLING RESIDENTIAL REAL-ESTATE



Largest GDP of Odissa owing to largest business houses of the state



Operations of wide range of industries, steel, textiles, handicrafts agriculture, and more



Commercial Capital of Odissa, offering excellent opportunities for commercial investments



The industries create a high demand and appreciation for Real-estate properties in Cuttack.

An aerial photograph of a long, multi-lane bridge spanning a wide, blue river. The bridge is supported by numerous concrete pillars. Several vehicles, including a yellow truck and several cars, are visible on the bridge. The water is a vibrant blue. In the top right corner, there is a solid blue rectangular box.

≡ TRISULIA ≡

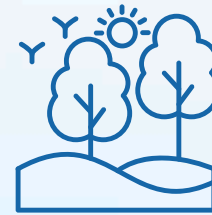
THE **LAND** THAT CONNECTS THE TWIN CITIES,
ON THE BANKS OF **KATHAJODI RIVER**

≡ TRISULIA ≡

WHERE THE BEST OF LIFESTYLE MEETS RAPID GROWTH
INFRASTRUCTURE HUB | EDUCATIONAL HUB | INDUSTRIAL HUB



The new hotspot with river views, lush greenery, and great connectivity.



Trisulia enjoys surplus water supply & fresh air with close proximity to 1000 acres of Nandankanan reserve



Trisulia Bridge- The only connectivity between Trisulia, Patia, Bhubaneswar, and Cuttack



Trisulia, the new Patia in the making with rapid social and infra development



Surge in Development, connectivity, educational institutes, Social infra and much more



TRISULIA, THE INDUSTRIAL HUB



\$7 bn investment & 30000+ jobs getting added in next 3 years*



TRISULIA, THE INDUSTRIAL HUB

\$7 bn investment & 30000+ jobs getting added in next 3 years*

**Agrivet Pvt Ltd distillery
plant**

11250 CR Investment

OMFED

state government
cooperative

Welspun Living Ltd.

3050 CR Investment

Lalchand Hotel

5 star Hotel

80 Cr Investment

**HDPF Pipes & PVC Pipes
Mfg. Unit**

85 Cr Investment

JSW & MG Group

1420 Acres

40000 Cr Investment

Ramdaspur Industrial Estate

175 Acres

700 Cr Investment

Jockey

28 Acres

250 Cr Investment

Ruchi Foodline

100 CR Investment

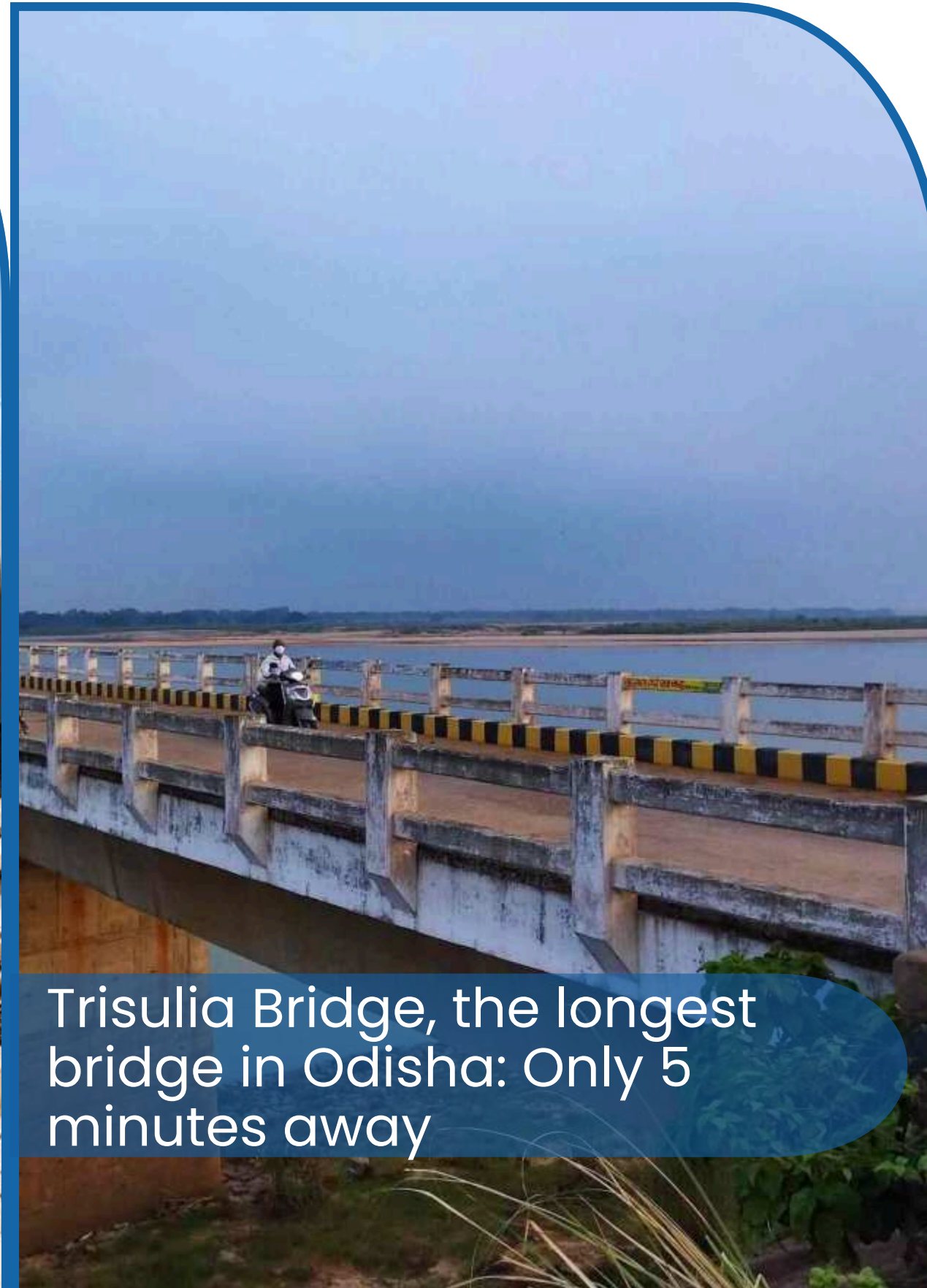
*Data from secondary research

🌊 TRISULIA THE INFRASTRUCTURE HUB 🌊

STAY CONNECTED BY AIR, WATER & RAIL!



Odisha Metro near Trisulia Square: Just 5 minutes away



Trisulia Bridge, the longest bridge in Odisha: Only 5 minutes away



Biju Patnaik Airport: Less than an hour away

🌊 TRISULIA, THE EDUCATIONAL HUB 🌊

Home to 100s of acres existing and new educational institutes.
inviting lakhs of students from Odisha and outside



TRISULIA, THE EDUCATIONAL HUB

Sai International residential school
35 Acres
Premium residential school



SCB Medical college
101 Acres
Recognized National Medical Commission (NMC)



KMBB Junior Science College (Sambad Group)
One of the front-end science college in Odisha

SRI SRI UNIVERSITY
188 Acres; Private university recognized by the UGC and AICTE



Ravenshaw Mahanadi campus
10000+ students
Oldest institution of higher education



Sishu Bhavan/ Sardar Valbhai Patel University
Renowned post graduate university

National Law University
50 Acres
Ranked as the 30 in Best Law University in India by NIRF 23'



DAV PUBLIC SCHOOL
1000 + Students Enrolled.
Affiliated to CBSE



St Xavier Intl. School
Pioneer co-educational English medium School.
Affiliated to CBSE

THE PERFECT HARMONY WHERE **SKY MEETS WATER**
ACROSS OUR EXCLUSIVE AMENITY ZONES

For the first time in Trisulia, enjoy never-before-seen features that elevate your living experience. Our exclusive amenities redefine the way Trisulia lives, balancing luxury and nature.



THE CLUB BLUE

A **17,000 sq.ft.** clubhouse with an expansive array of amenities to unwind life.



THE AIR LOUNGE

An Active rooftop spanning **25,000 sq.ft.** and situated **250 feet above** ground level.



THE GREEN BAY

A beautiful lagoon spread over **27,000 sq.ft.**

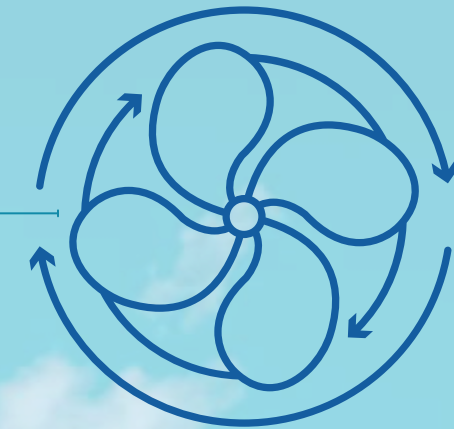
Meet the SKY



Three high-rise towers, each soaring 22 floors high, offering breathtaking 270-degree river views.



Experience Bhubaneswar's finest ACTIVE ROOFTOP, spanning 25,000 sq.ft. and situated 250 feet above ground level.



Airy and well-ventilated apartments within a community boasting a sprawling 70,000 sq.ft. activity area.

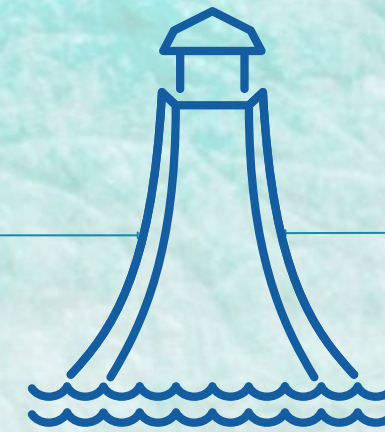
Meet the WATER



Enjoy uninterrupted
lifetime views of the
Kathjodi river in the
front



A stunning 27,000
sq ft lagoon in the
back



Experience 100+
amenities for added
luxury and relaxation.

Introducing

**Trisulia's finest
clubhouse
The Club BLUE** 





MINI THEATRE



CHEF'S PRIVATE DINNING

SQUASH COURT





BUSINESS CENTER



PARTY HALL



SUPERMARKET PROVISION

Introducing

Trisulia's first river
facing, active
rooftop Club
THE AIR LOUNGE ≡







A STATE-OF-THE-ART ROOFTOP
GYMNASIUM, 250 FT ABOVE GROUND
WITH SPRAWLING RIVER VIEWS



ACTIVITY ROOM FOR ARTS,
DANCE OR HOBBY CLASSES



2000 SQ.FT. WORK-FROM-HOME
SPACE WITH A CONFERENCE
ROOM & 20 DESKS



OPEN AIR SCREENING AREA WITH SEATING CAPACITY OF 50



OUTDOOR BAR, BARBEQUE PIT &
PARTY LAWN



DANCE FLOOR, CABANAS WITH
DIPPING POOL & MORE

Introducing

Trisulia's
grandest
green Lagoon
THE GREEN BAY 

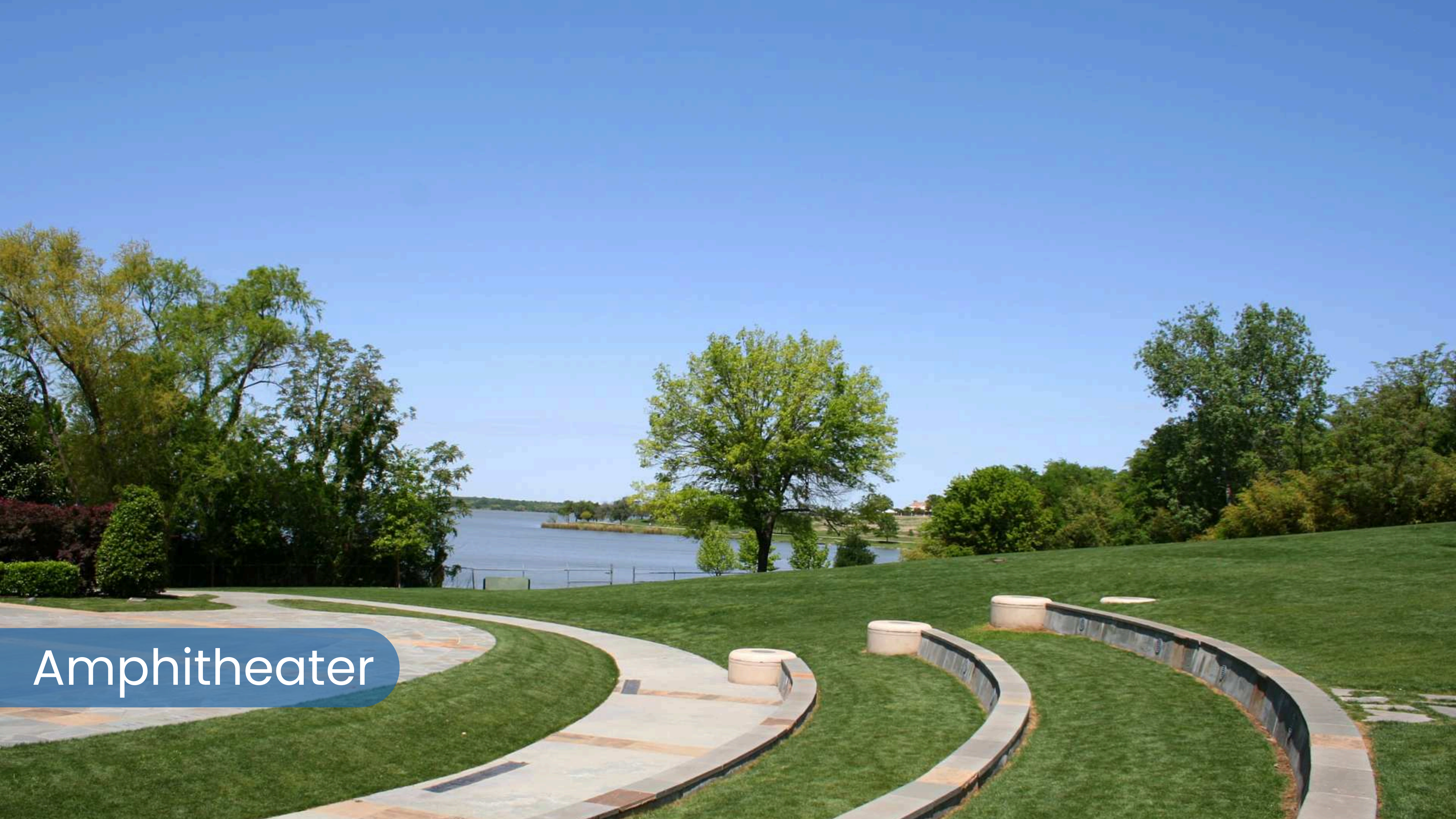


TENNIS COURT





Giant outdoor pool with a
separate kids pool



Amphitheater

A photograph of an outdoor gym in a park. The gym equipment is primarily white with green accents. It includes a stationary bike on the left and a larger machine with two seats and handles on the right. The background is a lush green park with trees and a clear sky. A blue banner with white text is overlaid on the bottom left.

OUTDOOR GYM

A photograph of two young girls playing on monkey bars at a playground. The girl on the left is hanging by her arms from a horizontal bar, wearing a yellow t-shirt and light-colored pants. The girl on the right is hanging by her feet from two circular rings, wearing a yellow t-shirt and a colorful striped shirt. Both girls are smiling and looking towards the camera. The background features a green lawn, a hedge, and colorful playground equipment under a bright sky.

KIDS PLAY AREA

A close-up, low-angle shot of a water fountain. The fountain's structure is dark and textured, possibly stone or metal, with water cascading over it. The water is captured in motion, creating a spray of fine droplets and larger splashes. The background is a bright, hazy green, suggesting an outdoor setting. The overall scene is dynamic and refreshing.

INTERACTIVE WATER FOUNTAIN

A product where

ART

meets

DESIGN



Conceptualised by an *Architectural Masters*

Codename Blue stands as masterpiece of twin cities



Master
planning



Landscape
architecture



Club &
amenities
interior design



Lighting
design

Architect Hafeez Contractor
Padma Bhushan Awardee



**HIRANANDANI
GARDENS, MUMBAI**

**23 MARINA,
DUBAI**



**TWIN TOWERS,
MUMBAI**

**CODENAME
MESMERISE**



A Padma Bhushan Awardee. Maker of Key Landmarks across the country. Winner of over 75 awards. A home designed by
ARCHITECT HAFEEZ CONTRACTOR

The background of the image shows a close-up of architectural blueprints spread out on a table. A hand is visible on the left side, holding a yellow highlighter and pointing at a section of the drawing. In the foreground, several large rolls of white paper, likely containing more blueprints, are stacked and partially unrolled. The overall scene is brightly lit, suggesting a professional design studio or office environment.

We have used

**SCIENCE OF DESIGN
GLOBAL RESEARCH
20+ DESIGN**

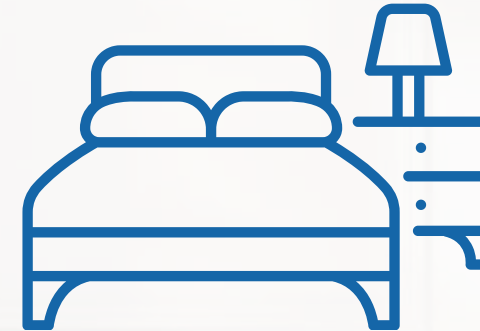
TO PERFECT OUR FLAGSHIP PROJECT

INTRODUCING

Space Intelligent homes



Scientifically designed, to maximize livable area, and ensure max. light and ventilation



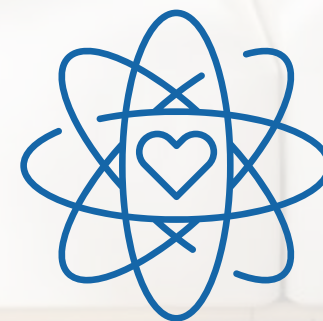
Right-fit room sizes With room sizes boasting a minimum dimension of 10 ft



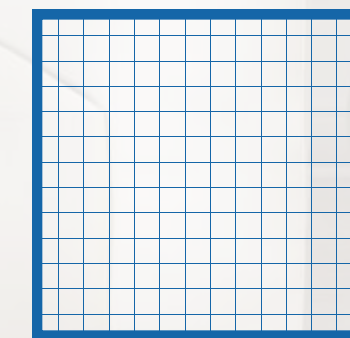
2 Balconies for Unobstructed views on all sides of your apartment



L-shaped living & dining to maximise space & storage



Compact Core with well lit & ventilated lobby



Efficient **Grid planning** with minimum passage spaces



**2.5 ACRES.
3 TOWERS.
22 TO 23 FLOORS.
384 HOMES.**

🌊 **ONE COOL LIFESTYLE** 🌊

**NOW OPENING
TOWER A**



INTRODUCING THE SPACE INTELLIGENT 3 BHK HOMES



Configuration	Saleable Area	Carpet Area	Balcony Area
3Bed Green	1488 Sq.Ft.	850 Sq.Ft.	79 Sq.Ft.
3Bed Blue	1665 Sq.Ft.	915 Sq.Ft.	107 Sq.Ft.

Only **384 families** who understand the fine life will get to own this.

3 BED GREEN

3B 2T



All bedrooms with washrooms closer to them for easy accessibility

Enjoy the lively Lagoon view from your balcony

L-shaped living & dining room for efficient air flow

Spacious kitchen attached to utility

SBUA: 1488 SQ.FT.

CA: 850 Sq.Ft.

BA: 79 Sq.Ft.

3 BED BLUE

3B 3T

L-shaped living & dining room for efficient air flow

All bedrooms with washrooms closer to them for easy accessibility

Spacious kitchen attached to utility

Enjoy the serene views of the pristine Kathajodi River



SBUA: 1665 SQ.FT.

CA: 915 Sq.Ft.

BA: 107 Sq.Ft.



**TRISULIA'S MOST EXCLUSIVE 3 & 4 BHK HOMES IN TOWN
15 MINS FROM PATIA AT AN UNBEATABLE PRICE**