



# Trivuban Dhara

Where Serenity Embraces Sophistication



# Trivuban Spaces

## **The Vision Behind TSPL**

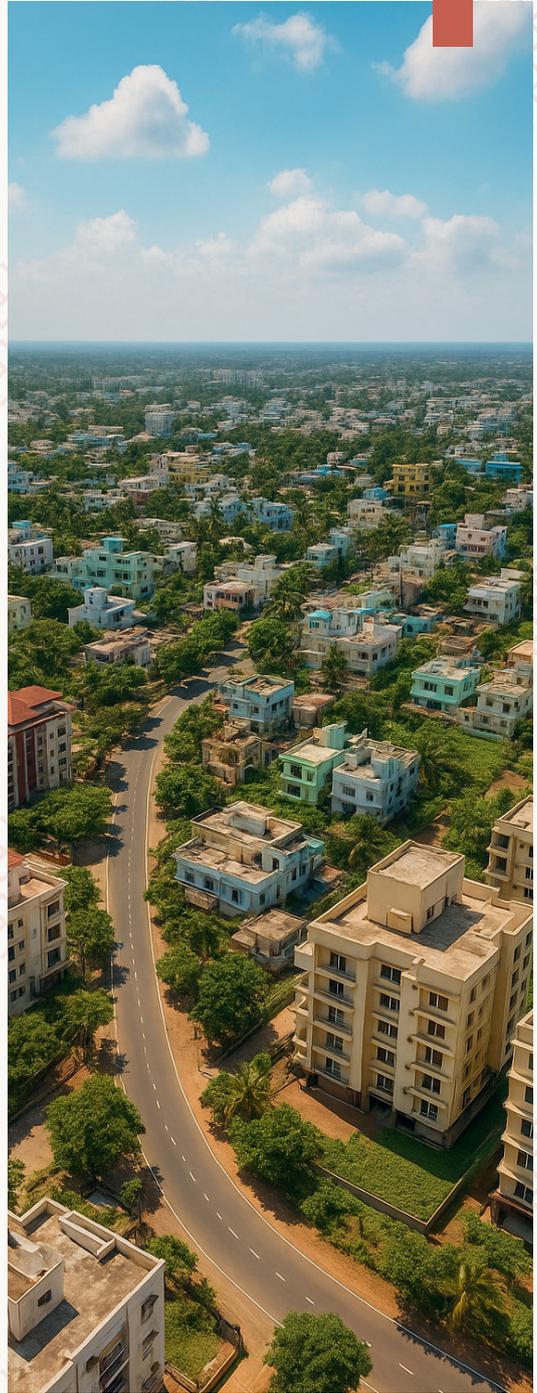
Founded in 2024 by a team of technopreneurs, Trivuban Spaces Pvt. Ltd. began with a quiet mission: to create more than buildings—to create meaning. With years of insight and heartfelt intention, they chose to design homes that reflect peace, grace, and purpose. Not chasing limelight, but crafting legacies. TSPL stands for a new kind of real estate—rooted in values, elevated by vision.

## **Design With Purpose**

TSPL's homes are sculpted, not just built. Every project is a composition of light, material, and proportion—guided by the cultural rhythm of Odisha. Their design philosophy blends tradition and modern minimalism, creating sanctuaries of calm. Here, fewer homes are built, but each is deeply intentional. These are not just structures—they're soulful spaces for those who value serenity over spectacle.

## **Built on Meaning, Powered by People**

At TSPL, collaboration is a cornerstone. Every team member's insight is valued. Every decision is rooted in empathy, transparency, and timeless design logic. By staying human-first and detail-obsessed, TSPL creates intimate, enduring spaces for discerning homeowners—those who quietly seek the soul of living, not just its surface.





# Trivuban Dhara

**A Home Rooted in Grace. A Life Raised in Serenity.**

At Trivuban Spaces, we believe that true luxury speaks softly – it reveals itself not in excess, but in essence. We are driven not by the desire to build more, but to build meaningfully, with refinement, dignity, and enduring elegance.

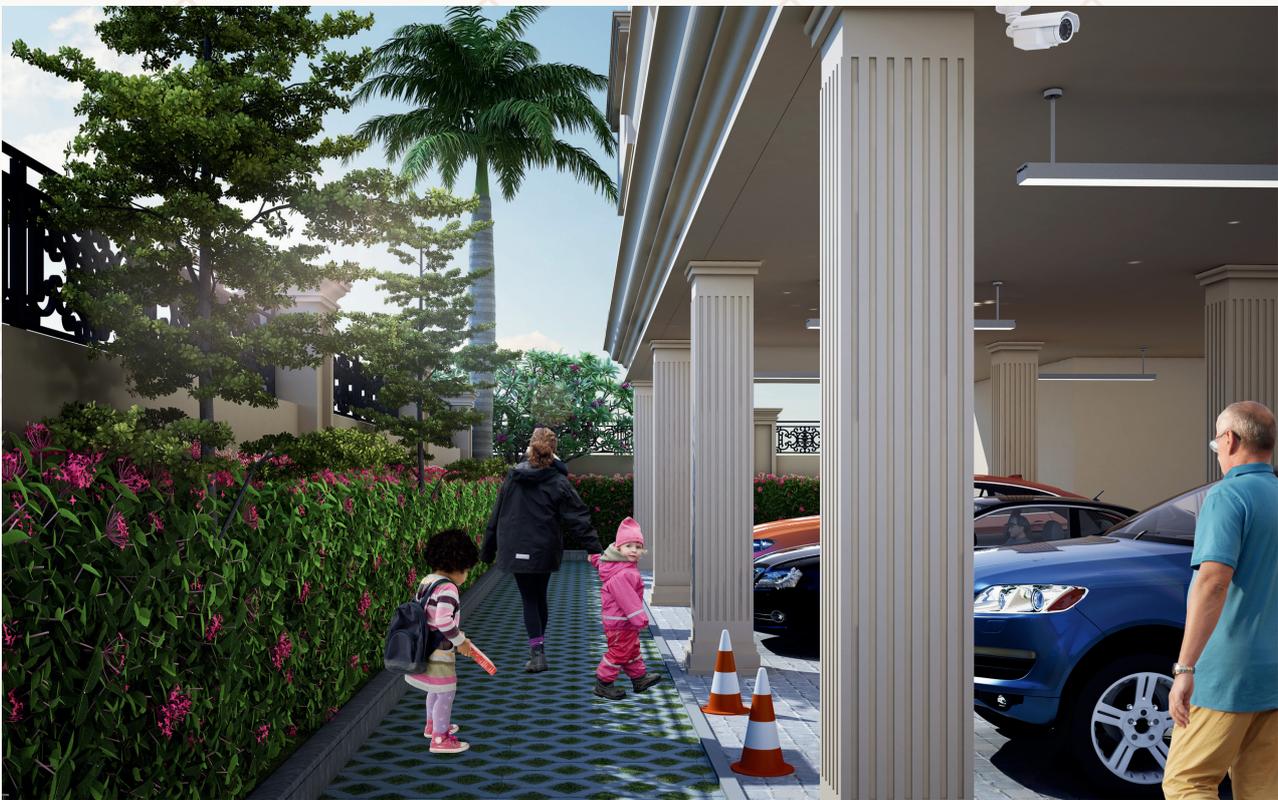
Rooted in the cultural richness of Odisha, our design philosophy celebrates heritage while embracing the precision of modernity. Each development is a unique composition, meticulously sculpted with balance, light, and proportion. We invite not just light, but intention. We build not just homes, but sanctuaries.

Trivuban Dhara is our crown jewel – an intimate community of only eight limited-edition 3BHK residences in the peaceful heart of Raghunathpur. Here, serenity is woven into every detail. Here, sophistication finds stillness.

These are homes for discerning individuals – high achievers, global citizens, legacy-builders – who seek not the noise of opulence, but the quiet of elevated living. If you understand the difference between price and value, between space and grace, you'll find yourself at home here.

# Designed with Purpose. Defined by Peace.

- The project features a single, well-planned block with only eight exclusive residences, ensuring a quiet, low-density living environment.
- Stilt-level parking is provided for all residents, keeping vehicular activity separate from the upper living areas
- Landscaped green zones are strategically integrated throughout the site, adding natural charm and acting as thermal buffers.
- Essential services such as the lift, staircase, and society room are centrally positioned for convenience, without disrupting the privacy of each unit.
- Each residence benefits from natural ventilation and open views, with no space wasted in design or layout.
- A wide, secure entrance gate offers a dignified arrival experience and controlled access for privacy and safety.
- A smooth internal driveway is laid out for efficient circulation of vehicles, while pedestrian walkways remain undisturbed.
- The building orientation follows Vastu principles, ensuring maximum sunlight, airflow, and a sense of spiritual balance.
- The entire site reflects a deep respect for open space, function, and serenity, creating a setting that feels as calm outside as it does inside your home.



# Stilt Floor Plan

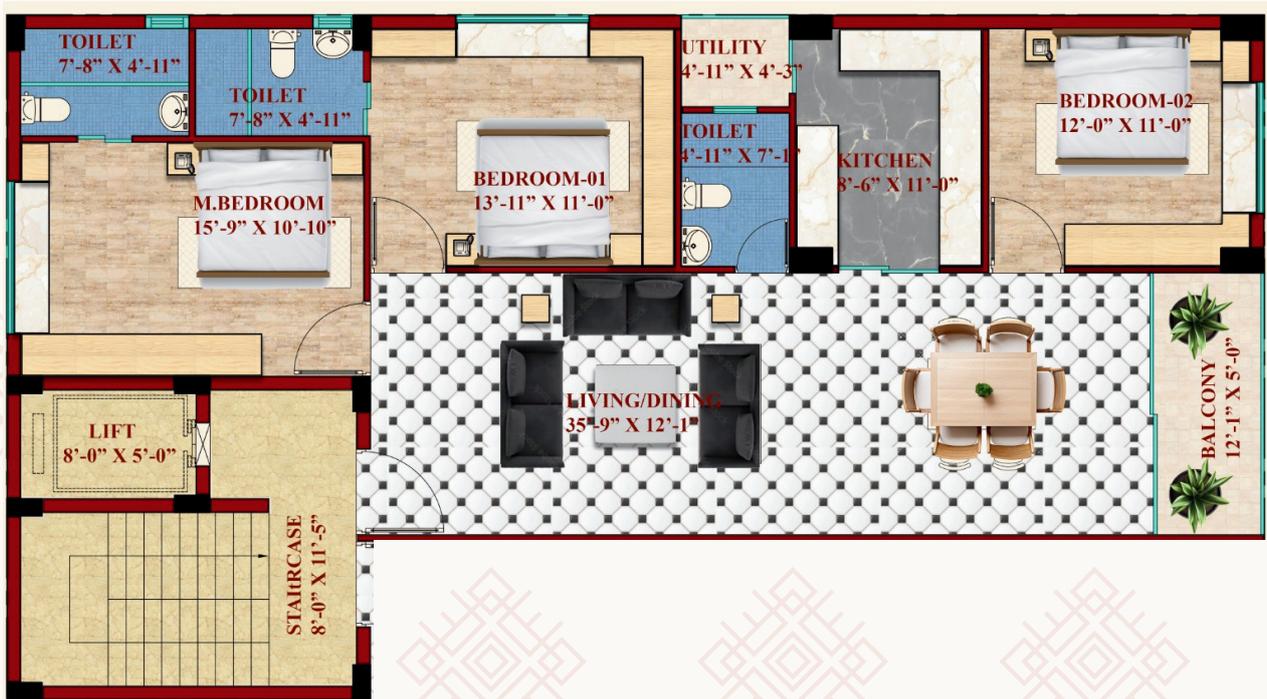
**Flat Type:** Parking + Society Room + Common Access Areas



Component	Details
Car Parking	Space for 8 four-wheelers
Two-Wheeler Parking	Designated zone
Driveway	Wide central passage
Society Room	Multi-purpose room for meetings and community use
Lift Lobby	Clean, accessible area for smooth vertical movement
Staircase	Safe, well-ventilated access between floors
Landscaped Setbacks	Green buffer zones on all four sides enhancing aesthetics and openness

# Typical Floor Plan (1st-4th)

Flat Type: 3BHK



Room	Dimensions	Details
Living + Dining	12'-1" x 35'-9"	Spacious area combining lounge and dining
Kitchen + Utility	11'-0" x 8'-6" + 4'-11" x 4'-3"	Modular kitchen with dedicated utility space
Master Bedroom (with attached Toilet 1)	15'-9" x 10'-10" + 7'-8" x 4'-11"	Large master bedroom with private attached bath
Bedroom 1 (with attached Toilet 2)	13'-11" x 11'-0" + 7'-8" x 4'-11"	Secondary bedroom with attached washroom
Bedroom 2	12'-0" x 11'-0"	Guest or children room, well-ventilated
Toilet 3 (Common)	4'-11" x 7'-1"	Shared bath accessible from common area
Balcony	12'-1" x 5'-0"	Connected to living room, allows natural light and air

# Isometric View (1st-4th)



## Area Statement

Total Plot Area – 4356 sq.ft

Stilt Floor – 2791.49 sq.ft

RERA Carpet Area(Each Unit) – 1137.02 sq.ft

Balcony Area(Each Unit) – 81.09 sq.ft

Built-Up Area(Each Unit) – 1278.52 sq.ft

Total No. of Units – 8

F.A.R (Floor Area Ratio) – 2.51

## Floor Plan Highlights

- Two 3BHK flats per floor
- Separate entrances for privacy
- Each with 3 bedrooms & 3 bathrooms
- Spacious living and dining areas
- Modular kitchen with utility
- Sunlit balconies and cross ventilation
- Ideal for joint families or rental
- Vastu-aligned layout
- Cascade-view in master Bedroom

# Specifications

Where Craftsmanship Meets Comfort



## Structure

Built with a robust earthquake-resistant RCC frame, the structure is designed for long-term durability, safety, and silent strength.



## Flooring

Imported-style vitrified tiles in all living, dining, and bedrooms offer a polished, seamless finish that reflects light and space beautifully.



## Windows

Sliding windows with mosquito mesh ensure ventilation without compromise.



## Kitchen

Designed for modern Odia households, with a granite counter, stainless steel sink, and ceramic tiles. Provision for a chimney, water purifier, and ample storage.



## Lift

Lift with ARD (Auto Rescue Device) ensures safety and convenience for every floor.



## Walls & Plastering

Made with environmentally friendly fly ash bricks, the walls are finished with smooth cement plaster and premium exterior paints for lasting elegance.



## Doors

Main door in teak wood frame with designer flush shutters; internal doors with hardwood frames.



## Toilets

Elegantly tiled from floor to ceiling with anti-skid flooring, featuring branded CP fittings and sanitaryware that combine style with reliability.



## Electrical

Concealed copper wiring with modular switches and safety MCBs. Adequate power points for air conditioners, geysers, and kitchen appliances.



## Water Supply

Reliable borewell and overhead tank system with automated water level control, ensuring uninterrupted 24-hour water supply for every home.



## Why Trivuban Dhara

In a world where homes are mass-produced and space is often compromised, Trivuban Dhara stands apart as a sanctuary of substance and soul. It is not just a place to live, but a space that mirrors the way you think, feel, and grow.

Located in the serene heart of Raghunathpur, this exclusive development offers a rare blend of privacy, elegance, and intelligent design. With only eight premium 3BHK residences, the experience is personal, peaceful, and elevated – free from crowd, chaos, and compromise.

Whether you are seeking a permanent home, a graceful retirement retreat, or a future-forward investment, Trivuban Dhara offers timeless value, rooted in quality, comfort, and trust. It is a home that speaks softly but leaves a lasting impression.

Here, every detail – from the planning of the site to the quality of the fittings – is driven by one idea: to give you a life that feels better, not just bigger.

# Amenities



RCC frame structure



Vitrified tile flooring



Rain Water Harvesting



Granite kitchen platform



CCTV Surveillance



Dedicated Parking



Teak main door



Branded CP fittings



Modular electricals



Lift w/ ARD



Sewage Treatment Plant



DG set for Power backup



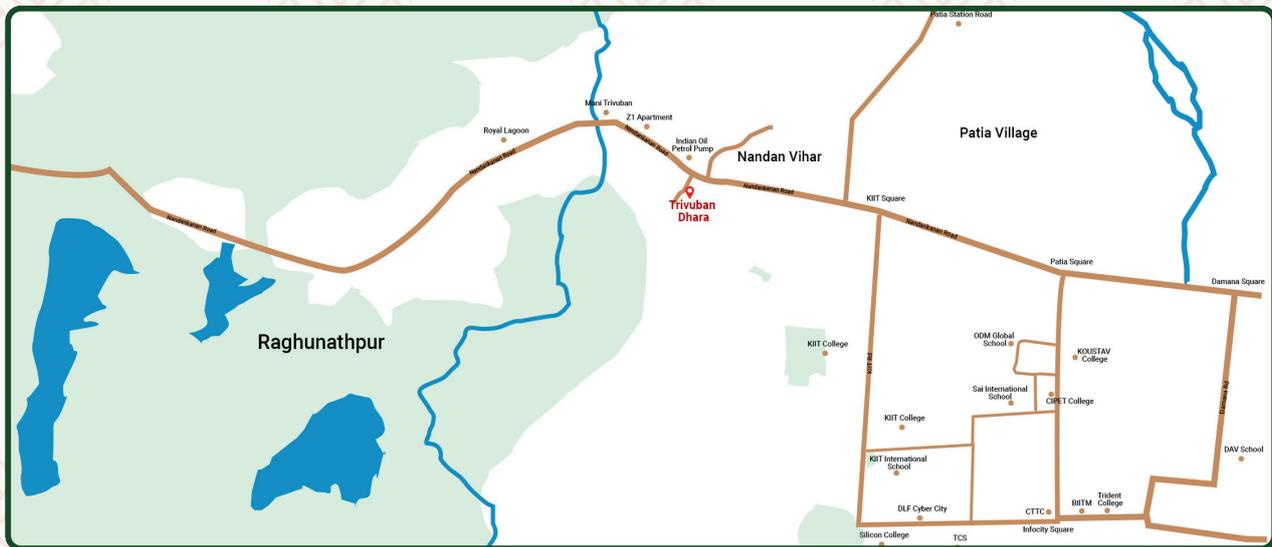
Extinguisher in common areas



Solar water heater system



# Strategic Locations



Trivuban Dhara enjoys a prized location in Raghunathpur, one of Bhubaneswar's most sought-after emerging residential zones. Here, modern convenience, cultural depth, and peaceful living come together in perfect harmony.

## Business & Tech Connectivity

- Patia Infocity Hub – 10 mins.
- DLF Cybercity – 12 mins.
- District Center – 15 mins.

## Effortless Connectivity

Direct access to NH-16, Nandankanan Road, and arterial city routes

## Education Excellence

- KiiT International School – 5 mins.
- ODM Global School – 10 mins.
- DAV Public School – 12 mins.
- KIIT University – 7 mins.

## Cultural & Spiritual

Temples, meditation centres, & spiritual retreats within easy reach

## Lifestyle & Leisure

VMart, V2, Reliance Digital, boutique cafes, premium dining, and curated markets – all within 10–15 mins.

## Healthcare

- KIMS Hospital - 10 mins.
- Care Hospital - 15 mins.
- LV Prasad Eye Hospital -12 mins.

# A Home Rooted in Grace.

*A Life Raised in Serenity.*



Project Site: Plot no: 1542/1707, Raghunathpur Jali, Nandankanan  
Road, Bhubaneswar, Odisha 751024

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