

# A REAL ESTATE INVESTMENT THAT PAYS





OORJITA PROJECTS

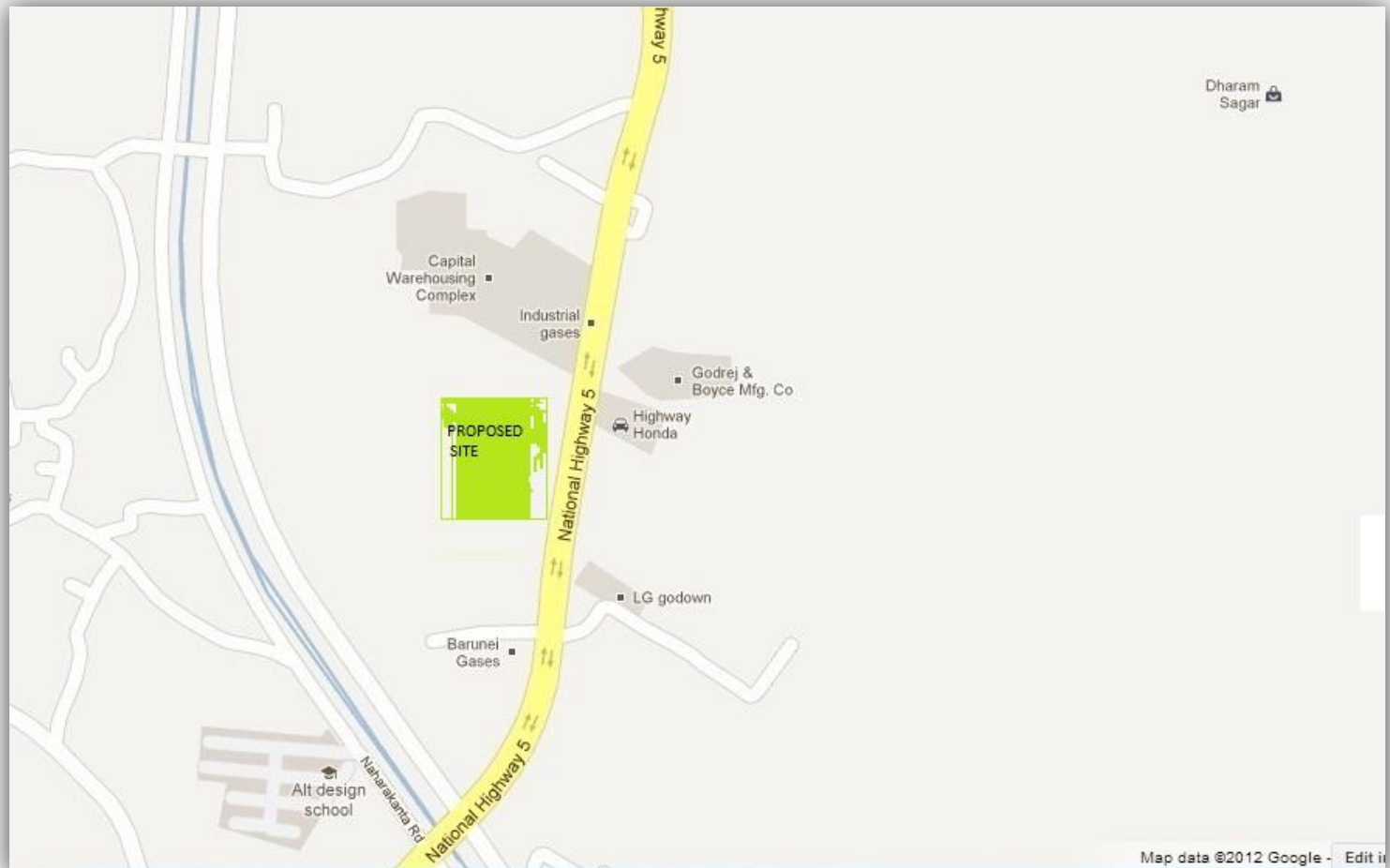


# The future of retail is under construction



TRIDENT  
PROPERTIES

# Mall Location



# Advantages of the Location

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- On National Highway connecting Bhubaneswar & Cuttack
- 3 kms from Rasulgarh
- Excellent frontage of 300 feet
- This Location is mushrooming with prestigious Residential & Commercial Development around us
- Major Automobile Showrooms already existing on this road. It already attracts the audience with spending power



# About the Mall

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- Two Levels of Parking
- Three Levels of Shopping
- Grand Atrium
- One level of Entertainment & Food
- Warm Shell Specifications (with Air-Conditioning, Power and 100% Power back)
- First of its Kind Mall in Bhubaneswar in terms of Aesthetics, Floor Planning, Floor-Wise Zoning, Pure Retail and Entertainment, Ample Parking. It's a Destination in the making meant for Complete Family Entertainment
- Aesthetically Designed Exhibition Cum Activity Area outside the Mall for events



# About the Mall - 2

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- **Other Specifications:**
- Fire Fighting equipment and Fire Escapes
- Mechanical Ventilation in Basements to provide treated fresh air & exhaust
- Landscaping
- Ample Customer Lifts for Smooth Traffic Movement
- Twin Escalators Connecting All Floors
- Service Lifts for Goods Movement
- Wide Span Grid
- Common Toilets on Each Floor
- **Other Utilities:**
- Underground trench arrangement for water, power, telephone
- Round the clock security





# Perspective of the Mall

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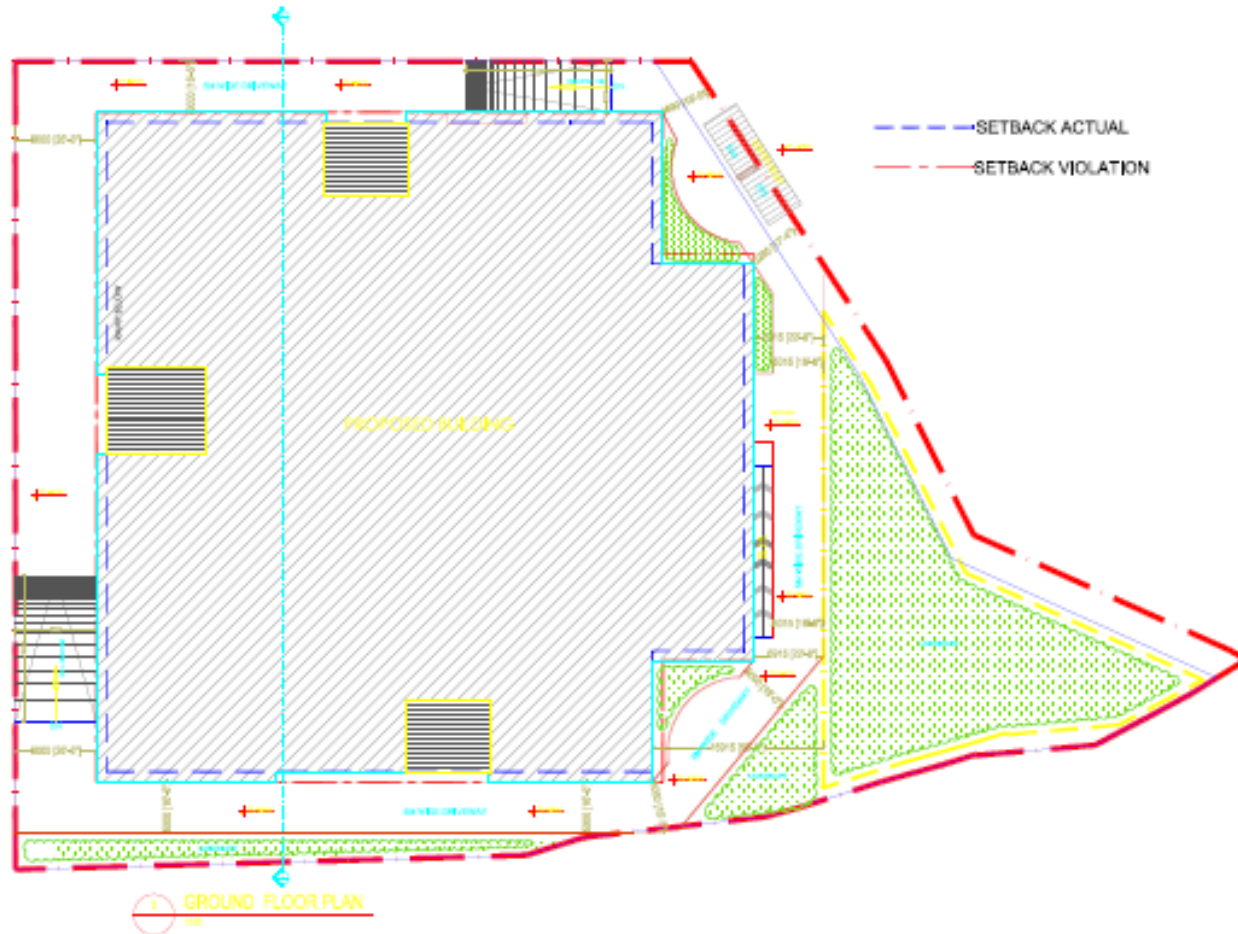




# FLOOR PLAN



# Site plan



[illegible]



# Upper Basement Floor Plan



# Ground Floor Plan (Shopping)



3 GROUND FLOOR PLAN  
1:100



This detailed floor plan illustrates the second floor of a retail building, featuring a central atrium and various retail and service spaces. The plan is divided into several key sections:

- Central Atrium:** A large, open space labeled "ATRIUM ABOVE" with dimensions of 46'-0" x 36'-0". It includes a central staircase and is flanked by 3M wide passages on all sides.
- Shop Units:** Numerous retail spaces are arranged around the atrium. These include:
  - Top row: SERVICES (12' x 20'), SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30').
  - Second row: SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30').
  - Third row: SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30').
  - Bottom row: SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30').
- Anchor Shops:** Two large anchor shops are located on the left side:
  - ANCHOR SHOP - 02 (120' x 100')
  - ANCHOR SHOP - 01 (120' x 100')
- Service and Support Areas:**
  - Top left: SERVICES (12' x 20'), LIFT (10' x 10'), LIFT (10' x 10').
  - Bottom left: SERVICES (12' x 20'), LIFT (10' x 10'), LIFT (10' x 10').
  - Bottom center: SERVICES (12' x 20'), LIFT (10' x 10'), LIFT (10' x 10').
  - Bottom right: SERVICES (12' x 20'), LIFT (10' x 10'), LIFT (10' x 10').
- Other Features:**
  - Top right: SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30').
  - Right side: SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30'), SHOP (12' x 30').
  - Left side: LIFT LOBBY (10' x 10'), GOODS LIFT (10' x 10'), LIFT LOBBY (10' x 10').

The plan also includes various annotations such as "EXPANSION JOINT", "3M WIDE PASSAGE", and "ATRIUM ABOVE" to provide context and detail for the layout.

1:100

