



ariana

— BHUBANESWAR —

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Visit us: <https://utkalhomes.com/tata-ariana>

Site Address:

Plot Nos. 87/1263 and 87/1264, Zone No. 20, Mouza Shankarpur,
Aigenia, Bhubaneswar, Odisha - 751 029, India.

Registered Address:

E Block, Voltas Compound, T B Kadam Marg, Chinchpokli, Mumbai 400 033.

Disclaimer: Kriday Realty Private Limited ("Promoter"), a subsidiary of Tata Housing Development Company Limited, has completed the development of Phase 1 (RERA Reg. no. as RP/19/2018/00225) and Phase 2 (RERA Reg. no. MP/19/2018/00014) of Project Ariana situated at Mouza Shankarpur, Aigenia, Bhubaneswar, Odisha 751029. The Promoter has received the occupation certificate for both Phase 1 and Phase 2 of Project Ariana. Now, the Promoter intends to develop Phase 3 of Project Ariana at the above location and RERA no. for Phase 3 of Project Ariana is MP/19/2025/01331. All relevant details of the Projects developed/to be developed by the Promoter are hosted on <https://rera.odisha.gov.in/>. Customers to note that 'TATA' and 'TATA HOUSING' are the registered trademarks of Tata Sons Private Limited. For any information, please reach out to our sales team at Plot Nos. 87/1263 & 87/1264, Zone 20, Mouza Shankarpur, Aigenia, Bhubaneswar, Odisha 751029 or visit us on <https://tatahousing.com/residential-property-in-bhubaneswar/tata-ariana-phase-3>

Note: This is not an offer, an invitation to offer and/or commitment of any nature. Intending customers are advised to use their discretion in relying on the information provided herein.

TATA HOUSING



**PRE-LAUNCHING
THE MUCH-AWAITED**

ARIANA (PHASE 3)

RERA Registration No. of Phase 3 of Project Ariana is MP/19/2025/01331 available at <https://rera.odisha.gov.in/>



Image for representation purpose only

AN INVESTMENT OPPORTUNITY WITH THE BEST OF BOTH WORLDS.

Presenting ARIANA Phase 3, the latest addition at Ariana with Towers 5, 6, 7 and 8. Rooted in nature, this grand address is well-connected to the city.

Proposed Info Valley: The Infovalley Electronic Manufacturing Cluster (EMC) in Bhubaneswar, Odisha, developed by the Industrial Infrastructure Development Corporation (IDCO), spans 150 acres and includes commercial spaces to foster growth.

It also features a business centre for administration and investor services, crucial for attracting investments. With completed civil infrastructure, including water supply, access roads, and electricity, the EMC's commercial areas are integral to supporting the development of India's electronics manufacturing sector.

This content has been sourced from:

https://investodisha.gov.in/Application/uploadDocuments/Content/ESDM_Park.pdf

Future developments in process: The Odisha Government has planned a six-lane expressway that will connect the Biju Patnaik International Airport (BPIA), Bhubaneswar and the Shri Jagannath International Airport (SJIA), Puri. The new road is designed for a speed of 120 kmph and will improve connectivity for air travellers, tourists and pilgrims. Once completed, it will reduce the current distance of 66 km to 57 km between Bhubaneswar and Puri and the travel time from 1 hour to 30 minutes. Making Ariana the ideal investment destination.

This content has been sourced from:

<https://www.newindianexpress.com/states/odisha/2023/apr/05/odisha-plans-new-expressway-between-bhubaneswar-puri-2562919.html>

A WELL-CONNECTED LOCATION IN THE LAP OF NATURE.

Situated away from the hustle and bustle of the city at Kalinga Vihar in Bhubaneswar, this residential township is surrounded by lush greenery. It is well-connected to hospitals, schools, and shopping centres, and also offers close proximity to the Biju Patnaik International Airport. Truly, an ideal location close to everything your heart desires.

Hospitals:

- SUM Hospital: 2.4 km
- MANIPAL Hospital: 6 km
- AIIMS Hospital: 8 km
- Kid's Hospital: 7.7 km

Airport:

- Biju Patnaik International Airport: 11 km

Schools:

- DAV Kalinga Vihar: 2.3 km
- Apeejay International School: 2.5 km
- St. Xavier's High School: 5.8 km
- Shri Krishna International School: 6 km
- Doon International School: 8 km
- Kendriya Vidyalaya: 2.5 km

Shopping Malls and Hotels:

- DN Regalia: 4.2 km
- Taj Vivanta: 4.2 km

Universities/Colleges:

- Gandhi Engineering College: 7 km
- CV Raman College: 6 km
- Geeta University: 7 km
- Birla Global University: 6.5 km

Bhubaneswar Railway Station: 19.9 km

IT/Commercial Hubs:

- Infocity: 2 - 8 km
- Nalco: 6 km



Map not to scale.
This map is for indicative purposes only
showing the directions to the project site.

Distance (shortest) and timelines (in vehicular traffic) are
tentative and approximate subject to road and infrastructure
facilities provided by the appropriate authorities.

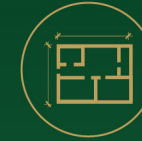


Artistic Impression

PROJECT HIGHLIGHTS



OFFERING A LUXURIOUS LIFESTYLE



MASTER PLANNING BY WOODS BAGOT



A SAFE & SECURE ENVIRONMENT



LEAF-SHAPED CLUBHOUSE & LANDSCAPE



OVERLOOKING A FOREST RESERVE



A THRIVING COMMUNITY WITH APPROX. 800 HAPPY FAMILIES



Artistic Impression

WORLD-CLASS AMENITIES THAT ARE A CLASS APART!

The plethora of amenities at Ariana have been known to seal the deal for many residents. Besides the excellent outdoor and indoor amenities, there are rooftop amenities to rejuvenate and relax. The leaf shaped clubhouse is always buzzing with activities. This makes every day exciting and full of infinite possibilities to make memories.

CLUBHOUSE AMENITIES

- Indoor Games • Swimming Pool • Gymnasium
• Cafe • Library • Spa, Steam and Sauna • Mini-theatre
• Multipurpose Hall • Badminton Court • Kids' Play Area



OUTDOOR AMENITIES

- Jogging Track • Outdoor Yoga / Meditation Garden
• Multipurpose Lawns / Open Function Area
• Open Air Theatre • Outdoor Gym
• Tot Lot • Half Basketball Court • Outdoor Seating Area



ROOFTOP AMENITIES

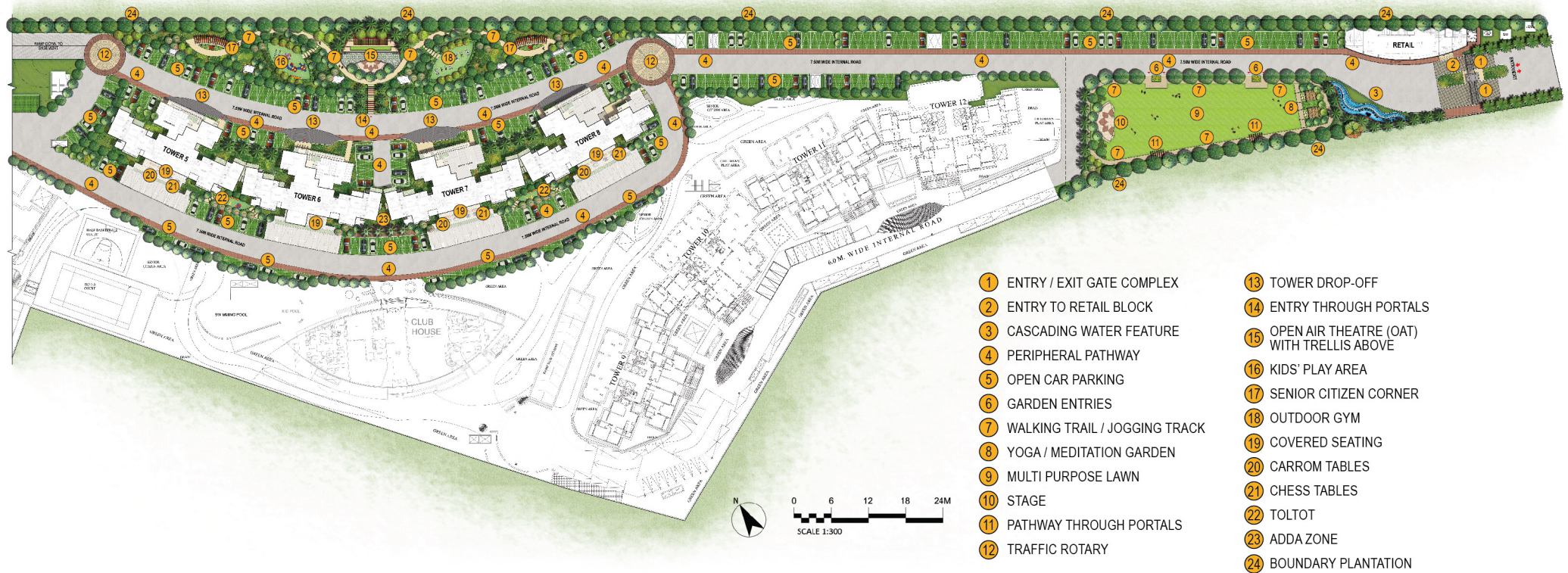
- Hopscotch • Yoga / Meditation Zone
• Reflexology Path • Kids Play Area

NEW TOWERS LAUNCHED



Artistic Impression

MASTER PLAN



2 BHK, 3 BHK, PENTHOUSE & DUPLEXES AVAILABLE

TATA HOUSING'S PRESENCE



• Map not to scale • *Terms and conditions apply

The pictorial representation of the map of India does not purport to be a political one

SIGNATURE PROJECTS



88 EAST
— ALIPORE —



PRIMANTI
VILLAS AND RESIDENCES
— GURUGRAM —



MYST
ECO-LUXURY RESIDENCES
— KASALI —



THE PROMONT
— BENGALURU —



SEREIN
— THANE (W) —