

DN PALLACIYA

Bhubaneswar's Most Powerful Address

CONTACT & CORPORATE INFORMATION

Corporate Office: D.N. Group, Plot No-15, VIP Colony, Nayapally, Bhubaneswar, Odisha, PIN-751015

Site Address: Plot no. 192, 193, 194 & others, Mouza - Sundarpur, Dist. Khurda, Bhubaneswar, PIN 754005

RERA Registration No.: MP/19/2021/00567 | www.rera.odisha.gov.in

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DISCLAIMER

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ABOUT US - DN HOMES

Ever since its incorporation on December 9, 2003, DN Homes Pvt. Ltd. has risen to become one of Odisha's premier developers, bringing global standards of Real Estate to the state. The company delivers cutting edge solutions to customers within the scope of available resources.

To maintain its reputation for quality and innovation, DN Homes has always invested in upgrading technical expertise and hiring only top professionals in their field.

INTRODUCING DN PALLACIYA

Rising High in Bhubaneswar's Most Powerful Address.

EXPERIENCE THE PRIVILEGE

(Section featuring a lifestyle photograph emphasizing privilege and refinement.)

4 PILLARS THAT MAKE DN PALLACIYA A POWERFUL ADDRESS

DN Pallaciya brings to Bhubaneswar a statement of style and luxury, built on four distinct pillars:

1. POWER CIRCLE - Who's who of Bhubaneswar

"Be Part Of The Elite" - At DN Pallaciya, become part of the city's elite power circles, rubbing shoulders with thought leaders and decision-makers. Watch your own social and personal profile rise.

2. POWER CENTRE - Sundarpur: Epicentre of twin city

"Bhubaneswar's New Epicentre" - Located in Sundarpur, DN Pallaciya is an address right in the heart of the next wave of development. Situated midway between the twin cities of Bhubaneswar and Cuttack, Sundarpur is destined to grow and appreciate in value.

3. POWER DESIGN - Thoughtfully planned homes

"Space That Inspires" - Homes at DN Pallaciya enhance the status of its residents, thanks to a liberating combination of beautiful design and cutting-edge facilities. There is no better way to live.

4. POWER LIFESTYLE - World-class amenities

"A World-Class Lifestyle" - DN Pallaciya gives residents a taste of world class living, with a plethora of engaging amenities, that entertain, exercise and energize residents of all age groups.

WELCOME TO BHUBANESWAR'S MOST OPULENT RESIDENCES

Key Project Statistics:

- Approx. Open Space: 75%
- Lifestyle Amenities: 40+
- Sides Open For Each Unit: 4
- Approx. Site Area: 6 Acres

IN THE SHAPE OF DIVINITY

At DN Pallaciya, the main residential towers are oriented in the shape of a swastika, a revered symbol, which signifies divine power and auspicious tidings. The use of such a symbol in architectural plan is a first-of-its-kind innovation, designed to deliver cosmic advantage to residents.

Besides its symmetry, the Swastik-shaped orientation of towers enables optimum space utilization, while providing for enough light and ventilation for each residential tower. This unique design also liberates extra outdoor space, repurposed to become a tranquil refuge for those who love the open air.

FOR GOOD VIBES ONLY (VASTU COMPLIANCE)

For those who value the esoteric energy of Vastu, DN Pallaciya provides homes that meld perfectly with the flow of cosmic energies and are Vastu-compliant. Upon entering the Vastu-compliant & condominium styled apartments, one is enveloped in an unobstructed sense of serenity. It's about homes that don't just look good, but also feel good.

MADE FOR BHUBANESWAR'S FINEST

DN Pallaciya is set to enable residents to be part of the hallowed power circles of society, with some of the state's top entrepreneurs, decision makers and corporate leaders choosing to make Sundarpur their address. The exclusive gentry at DN Pallaciya raises aspiration & gives your address power, prestige & prominence. Moving into DN Pallaciya means moving up in life.

ARRIVE HOME IN STYLE

Feature: Grand Entrance

AMAZING SPACES FOR YOU TO REJUVENATE

Feature: Interactive Fountain

CREATING A HOLISTIC ENVIRONMENT FOR THE NEXT GENERATION

Feature: Cricket Net Practice

EMBRACE THE INDULGENCE YOU DESERVE

Feature: Clubhouse

MULTIPURPOSE HALL - CELEBRATIONS DONE RIGHT

Feature: Multipurpose Hall for events and celebrations.

DIVE INTO THE COOL BLUE

Feature: Infinity Swimming Pool

SUNRISE WITH STIMULATING ROOFTOP GAME

Feature: Golf Putting Greens

STAY FIT IN STYLE

Feature: Yoga / Meditation Zone

MAKE EVERY SHOOT COUNT

Feature: Rooftop Basketball Court

MASTER LAYOUT - KEY MAP REFERENCE

1. Residential Entry/Exit
2. Interactive Fountain
3. Sculpture
4. Lawn
5. Outdoor Seating
6. Garden of Swing
7. Cycle Track
8. Service Yard
9. Drop-off
10. Surface Parking
11. Children's Play Area
12. Tree House
13. Seating Area
14. Paved Plaza
15. Yoga Meditation Area

16. Play Court
17. Centre Plaza
18. Cricket Net Practice
19. Garden
20. Meditation Center

LOCATION MAP

Note: Map shown in original brochure is for reference purposes only.

Close to the City Hub

DLF Cyber City, Infocity, Patia Square, KIIT Square, Nalco Square

Ease of Rail & Air Connectivity

Biju Pattnaik International Airport, Bhubaneswar Railway Station, Jatni Railway Station, New Nandankanan Railway Station

Shopping Malls & Entertainment

DN Regalia, Big Bazaar Patia, Bhubaneswar Central Mall, Pantaloons Patia

Proximity to Educational Institutions

The DN Wisdom Tree Global School, KIIT University, Sai International School, Institute of Mathematics & Applications, ODM International School

Convenient Healthcare Access

KIIMS, L V Prasad Eye Institute, SUM Ultimate Hospital, AMRI Hospital, AIIMS Hospital

Road Commutes Made Easy

Khandagiri NH-16 Highway, KIIT Square, Patia Square, Chandaka Square (New Ring Road), Nayapally/Firestation/CRP Square, Cuttack (New Ring Road, 6 Lane Road)

LANDMARKS DELIVERED

- DN OxyPark
- Vivanta
- DN Regalia

LANDMARKS ON-GOING

- The DN Wisdom Tree Global School
- DN Fairytale

SAMPLE FLAT WALKTHROUGH & CONSTRUCTION STATUS (FROM SITE VIDEO)

Construction Progress

- Actual site shot shows towers in advanced stage of construction (structure largely complete, finishing works ongoing).

- Status Banner: "ADVANCED STAGE OF CONSTRUCTION"

Sample Flat - Rooms Showcased

- Private Corridor
- Living Room
- Pooja Space
- Kitchen
- With Utility (utility area attached to kitchen)
- Kid's Bedroom
- Bedroom
- Master Bedroom
- 32 ft Balcony

Pricing & Invitation (from closing video slide)

- "You Are Invited To Bhubaneswar's Most Powerful Address"
- Luxurious 3 & 4 BHK starting at ■1.91 Cr* (*T&C Apply)
- RERA Registration No.: MP/19/2021/00567 | <https://rera.odisha.gov.in>

ADDITIONAL PROJECT DETAILS (FROM CHANNEL PARTNER)

Prime Location & Connectivity

- Prime Location: 10 min from KIIT Square & Kalinga Studio Square. Connected with Cuttack.
- Global Connectivity: 20-minute drive to the airport and railway stations.
- Corporate Hub Connectivity: Linked to Info Valley-1 & 2 via a spacious 200ft wide road.
- Embrace Nature: Panoramic views of Chandaka and Shikharchandi forests from the apartment.
- Thriving Community: Connect with like-minded individuals, all driven by growth and success.
- Sky Bridge Luxury: 1st time in Bhubaneswar - sky bridge connectivity between four towers on the 30th floor.
- Unmatched Amenities: More than 40+ amenities.
- Education & Health (5-10 min away): DN Wisdom School, Sai Hospital, KIMS Hospital, KIIT University, SAI International.
- Harmony in Vaastu: Swastik-designed architecture, Vaastu-compliant homes. Enjoy the utmost privacy, as no walls are shared between apartments.
- Retail Therapy & Culinary Delights: Shopping and dining options with commercial development in Kohinoor Tower.

Project Specifications

- Project approved by: BDA & ORERA

- Total Units: 721
- No. of Floors: G+29, G+31 & G+20

Luxury Highlights

- Mini Theatre (25 seater)
- Tesla Car Charging
- Sky Jogging Track
- Sky Lounge
- Helipad
- Mini Golf Court
- Infinity Swimming Pool
- Interactive Creche & Gym
- Business Centre with Video Conference facility
- Library
- VR Gaming Zone
- Billiards
- Squash Court
- Herbal Therapy Spa
- And many more amenities

Location on Map

https://maps.app.goo.gl/F7qY1ijfKHauvPju8?g_st=aw

Channel Partner Contact

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