

# DN FAIRYTALE EXTENSION

Bhubaneswar's Happiest Place — Detailed Project Information Document

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By D.N. Homes Pvt. Ltd. | Location: Infovalley, Madanpur, Bhubaneswar, Odisha

This document compiles all available project information — overview, location advantages, amenities, unit specifications, floor plan details and contact information — sourced from the official project brochure, unit specification sheet and floor plan drawings, presented here in plain text format for easy reading and printing.

## 1. PROJECT OVERVIEW

DN Fairytale Extension is a residential development by D.N. Homes Pvt. Ltd., offering luxurious 3 BHK apartments at Infovalley, Madanpur, Bhubaneswar. The project is proudly presented as a happy place to live with loved ones, and is positioned as Bhubaneswar's Happiest Place.

The project sits right next to INFOVALLEY, which is described as the most promising business location in the city — an emerging IT hub of Eastern India, being promoted as an IT and IT-SEZ zone with modern infrastructure developed by IDCO and the Government of Odisha. This proximity to a growing business district adds significant value to the development.

### Key Highlights

- Luxurious 3 BHK apartments by D.N. Homes
- Location: Infovalley, Madanpur, Bhubaneswar
- Situated in the new IT hub of Eastern India – promoting IT and IT-SEZ development
- Modern infrastructure developed by IDCO and the Government of Odisha
- Unique 2+1 Design Concept – allows residents to Live and Rent simultaneously
- 30+ world-class amenities for a premium lifestyle
- 24x7 security with CCTV surveillance
- Superior connectivity via NH-16 and 100 ft peripheral roads
- Well connected to airport and railway stations

## 2. LOCATION ADVANTAGE

DN Fairytale Extension enjoys a strategic location advantage owing to its proximity to Infovalley and key city landmarks, healthcare facilities and educational institutions.

### Connectivity

- Superior connectivity with NH-16 and 100 ft Peripheral Roads
- Well connected with Airport and Railway Stations

### Healthcare Access

- AMRI Hospital – approx. 10.0 Km
- AIIMS Hospital – approx. 10.0 Km

### Education

- GD Goenka School – approx. 0.5 Km

*Note: All distances mentioned above are as per the promotional material provided and are indicative; buyers are advised to verify current distances and travel times independently.*

### **3. AMENITIES (30+ WORLD-CLASS FEATURES)**

DN Fairytale Extension offers an extensive range of amenities curated for a premium lifestyle, spread across prestige, lifestyle and convenience categories.

#### **3.1 Plus Your Prestige**

Experience the most exquisite lifestyle welcoming you with the Grand Lobby and also leading out to the extraordinary outdoor amenities curated in the complex.

- Grand Entrance with Smooth Transit
- Pristine Swimming Pool
- Jogging Tracks & Kid's Play Area

#### **3.2 Plus Your Lifestyle**

The happiest place of Bhubaneswar offers something exciting to add to your everyday routine, keeping you feeling alive and energetic.

- Billiards Room
- Table Tennis Room
- Fully Equipped Gym (Indoor & Outdoor Gym)

#### **3.3 Plus Your Convenience**

The place is designed so well that it enhances comfort in every sense, be it a retail spree or arrangements for special occasions.

- Party / Banquet Hall
- Retail Facilities

#### **3.4 Additional Amenities & Facilities**

- 24x7 Security with CCTV Surveillance
- Amphitheater
- Outdoor & Indoor Gym
- Kid's Play Zone
- Guest Waiting Lounge
- Pet's Corner
- Swing Area
- Cricket Pitch
- Badminton & Multipurpose Court

#### **3.5 General Provisions in Every Unit**

- Gypsum False Ceiling, Electrical Lights and Fans provided in all rooms
- Provisional point for TV provided in the Bedroom

## 4. UNIT SPECIFICATION

The table below lists the finished items provided in each apartment unit, as per the official Unit Specification sheet (Apartment – Tower-F, Kohinoor).

SI. No.	Location	Item Description
1	Bedroom	Bed and Mattress (8" thick) with 2 pillows, Blanket / comforter, Bed side Tables (2 nos.) and Table lamps / Wardrobe
2	Living / Dining	2 seater Sofa / Center table / Side table / Lamp / 2 seater dining table / Credenza / TV Cabinet / TV / Telephone
3	Kitchenette	Modular with Chimney, Refrigerator, Microwave, Kettle, Utensils, Induction Heater, RO water Connection, Sink
4	Toilet	Half Glass partition Bath Area, 3 Fixtures, Storage cabinet below Wash Basin
5	Bedroom & Living Dining	Curtain and bed linens
6	Bedroom & Living Dining	AC (1.5 Tr in D/D and 1 Tr in Bedroom – Split Hi-wall)
7	Bedroom & Living Dining	Wall papers, Artworks

\* All rooms provided with Gypsum False Ceiling, Electrical Lights and Fans.

\* Provisional Point for TV in Bedroom.

## 5. UNIT & FLOOR PLAN DETAILS

The following details are drawn from the tower floor plan drawings. Note: these floor plan and area details pertain to the Kohinoor tower at DN Pallaciya (a related D.N. Homes project at Mouza-Sundarpur, Dist. Khurda, Bhubaneswar), provided here for reference on the unit layout style.

### 5.1 Sample Unit Plan – Area Statement

Area Type	In Square Feet	In Square Meter
Saleable Area	995	92.47
Carpet Area	402.26	37.38
Balcony Area	47.04	4.37

Note: 1 Sq. Mt. = 10.764 Sq. Ft.

### 5.2 Sample Unit Layout Description

- Balcony – 10'-0" x 4'-10" (including railing)
- Bedroom – 10'-0" x 12'-3"
- Living / Dining – 10'-0" x 18'-4"
- Kitchenette – 4'-7" x 8'-0"
- Toilet – 5'-0" x 7'-6"
- Additional fittings: 2-Seater Sofa, 2-Seater Dining Table, Wardrobe, Credenza, Refrigerator space below counter, Microwave shelf, and Shaft

### 5.3 Floor-wise Plan Summary

Floor	Description
Ground Floor	Retail, Tower Lobby & Reception; Guard Room; Entry & Exit Gates; Landscaped Ramp
1st Floor	Retail (Shops 1 to 8), Fire Tower Lobby, Lift Lobby, Toilets
2nd Floor	Dining & Business Centre – All Day Dining / Restaurant / Bar (approx. 2670.50 Sq.Ft.), Kitchen (approx. 1600.31 Sq.Ft.), Business Centre (approx. 42'-4" x 27'-3")
4th &ndash; 15th & 17th &ndash; 19th Floors (Typical)	Residential Units (Typical) Living/Dining, Bedroom, Balcony in each unit; common Lift Lobby and Fire Tower Lobby on each floor
16th Floor	Residential units plus a dedicated Fire Refuge Area (approx. 758.09 Sq.Ft.)
20th Floor	Pool, Spa & Gymnasium – Swimming Pool with Pool Side Deck, Health Centre / Spa / Gym / Recreation area (Carpet Area approx. 2500 Sq.Ft.), Changing Rooms

## 6. ABOUT THE DEVELOPER – D.N. HOMES PVT. LTD.

Ever since its incorporation on December 9, 2003, D.N. 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, D.N. Homes Pvt. Ltd. has always invested in upgrading technical expertise and hiring only top professionals in their field.

### Some Notable D.N. Homes Projects

- DN CityPark
- DN Fairytale (original phase)
- DN SkyPark
- DN Newtown
- Northern Heights
- Vivanta
- The DN Wisdom Tree Global School
- DN Regalia
- DN Pallaciya (including Kohinoor Tower)

### Landmarks Delivered

- DN SkyPark
- The DN Wisdom Tree Global School
- Vivanta
- DN Regalia

### Landmarks Ongoing

- DN Fairytale
- DN Pallaciya (Kohinoor)

## 7. CONTACT & RERA DETAILS

### DN Fairytale Extension

<b>Corporate Office</b>	D.N. Group, Plot No. 15, VIP Colony, Nayapally, Bhubaneswar, Odisha, 751015
<b>Site Address</b>	Plot No: 313, 314, 315 & Others, Mouza-Madanpur, Dist-Khurda, Bhubaneswar, 752054
<b>Telephone</b>	+91 7064 222 111
<b>Email</b>	info@dnfairytaleextension.com
<b>Website</b>	www.dnfairytaleextension.com
<b>RERA Registration No.</b>	MP/19/2022/00734
<b>RERA Authority Website</b>	www.rera.odisha.gov.in
<b>CIN</b>	U452010R2003PTC007406

### Related Project – Kohinoor at DN Pallaciya

<b>Corporate Office</b>	D.N. Group, Plot No. 15, VIP Colony, Nayapally, Bhubaneswar, Odisha, 751015
<b>Site Address</b>	Plot no. 192, 193, 194 & Others, Mouza-Sundarpur, Dist. Khurda, Bhubaneswar, 754005
<b>Contact Number</b>	+91 93489 80948
<b>Email</b>	info@dnplaciy.net
<b>Website</b>	www.dnplaciy.net
<b>RERA Registration No.</b>	MP/19/2021/00567
<b>RERA Authority Website</b>	www.rera.odisha.gov.in

## 8. FOR INQUIRIES AND SITE VISITS

For inquiries and site visits, please reach out using the contact details listed above under Section 7. Our team will be glad to assist with further information, brochures, and scheduling a personal site visit.

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### DISCLAIMER

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