



BHUBANESWAR'S MOST POWERFUL ADDRESS



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

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Alchemist/Clay





ABOUT US

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.



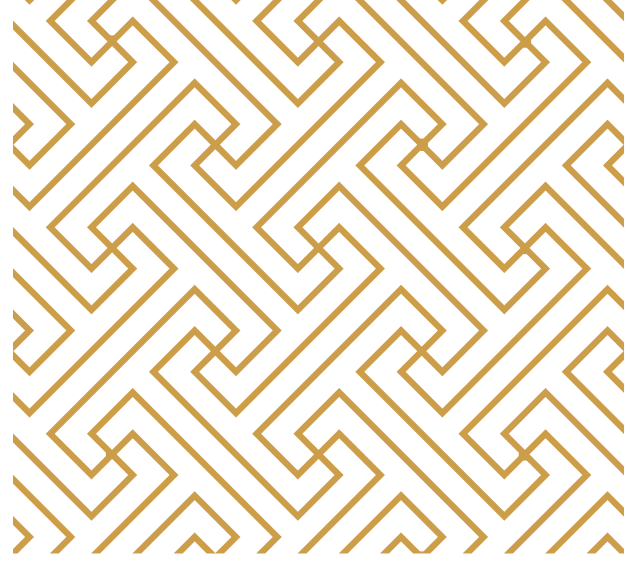
RISING HIGH IN BHUBANESWAR'S
MOST POWERFUL ADDRESS

INTRODUCING

 **DN
PALLACIYA**

A man with dark hair is sitting on a dark, upholstered chair in a room with ornate wallpaper. He is wearing a white long-sleeved shirt, a dark vest, dark trousers, and blue lace-up shoes. He is looking towards the camera with a serious expression. The room features a fireplace with a gold frame and a patterned wallpaper with a repeating floral motif. The lighting is dramatic, highlighting the man and the textures of the room.

EXPERIENCE
THE PRIVILEGE



OUR INSPIRATION

4 pillars that makes DN Pallaciya a powerful address



POWER CIRCLE

Who's who of Bhubaneswar



POWER CENTRE

Sundarpur: Epicentre of twin city



POWER LIFESTYLE

World-class amenities



POWER DESIGN

Thoughtfully planned homes

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

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.

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.

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.

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.



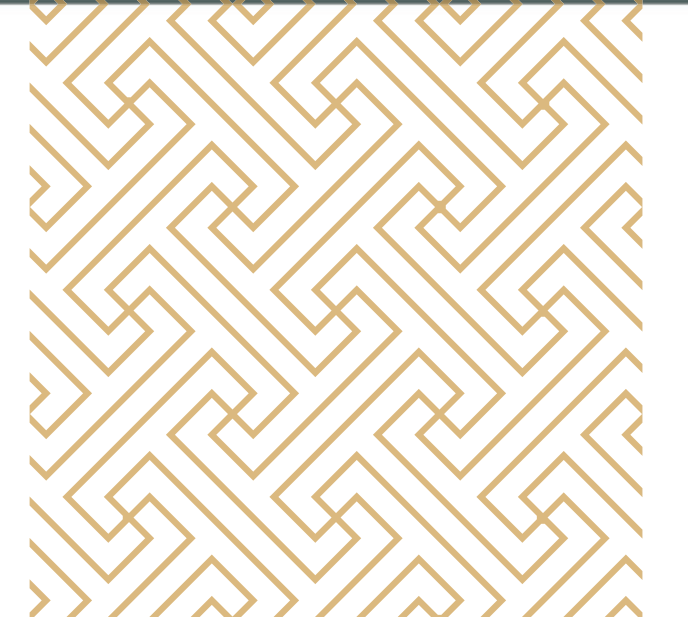
**WELCOME TO
BHUBANESWAR'S
MOST OPULENT RESIDENCES**

75%
Approx.
Open Space

40+
Lifestyle
Amenities

4
Sides Open
For Each Unit

6
Acres Approx.
Site Area



IN THE SHAPE OF **DIVINITY**

At DN Pallaciya, our 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

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 our 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

OSM
PALLACIYA

OSM
PALLACIYA

Artist's Impression

GRAND ENTRANCE

AMAZING SPACES FOR YOU
TO REJUVENATE

INTERACTIVE FOUNTAIN

Artist's Impression



CREATING A HOLISTIC ENVIRONMENT
FOR THE NEXT GENERATION

CRICKET NET PRACTICE

Artist's Impression

EMBRACE THE INDULGENCE
YOU DESERVE

Artist's Impression

CLUBHOUSE



CELEBRATIONS DONE RIGHT

Artist's Impression

MULTIPURPOSE HALL



DIVE INTO THE COOL BLUE



INFINITY SWIMMING POOL

Artist's Impression



SUNRISE WITH STIMULATING
ROOFTOP GAME

GOLF PUTTING GREENS



STAY FIT IN STYLE



YOGA/MEDITATION ZONE

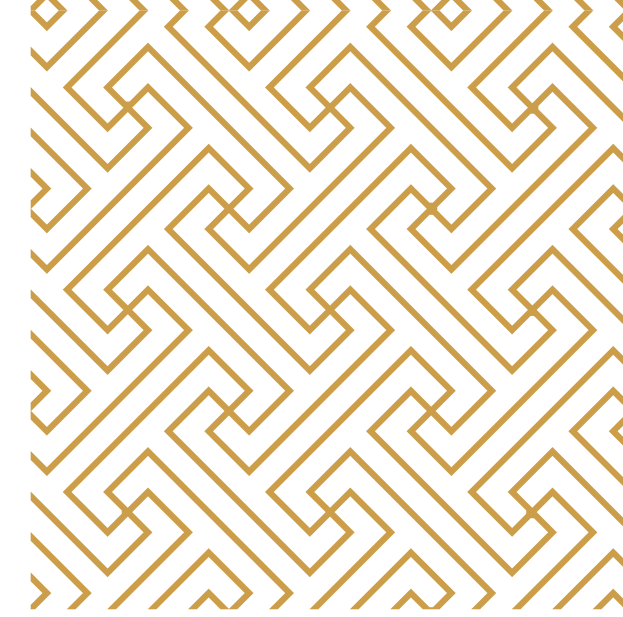
Artist's Impression

MAKE EVERY SHOOT COUNT

ROOFTOP BASKETBALL COURT

Artist's Impression



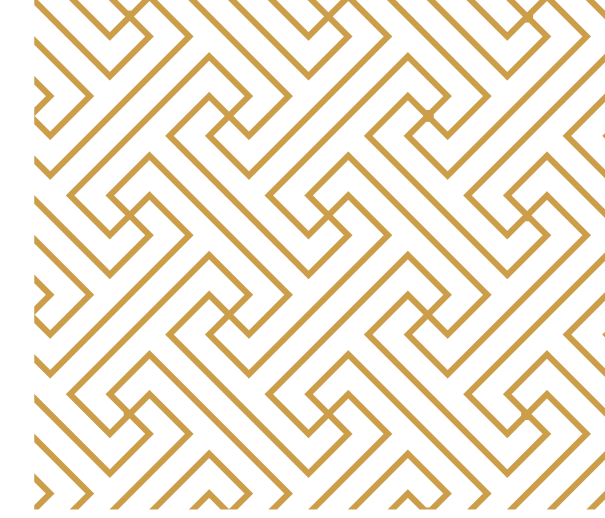


MASTER LAYOUT

- | | |
|----------------------------|--------------------------|
| 1. RESIDENTIAL ENTRY/ EXIT | 11. CHILDRENS' PLAY AREA |
| 2. INTERACTIVE FOUNTAIN | 12. TREE HOUSE |
| 3. SCULPTURE | 13. SEATING AREA |
| 4. LAWN | 14. PAVED PLAZA |
| 5. OUTDOOR SEATING | 15. YOGA MEDITATION AREA |
| 6. GARDEN OF SWING | 16. PLAY COURT |
| 7. CYCLE TRACK | 17. CENTRE PLAZA |
| 8. SERVICE YARD | 18. CRICKET NET PRACTICE |
| 9. DROP-OFF | 19. GARDEN |
| 10. SURFACE PARKING | 20. MEDITATION CENTER |



Map for reference purpose only



LOCATION MAP

CLOSE TO THE CITY HUB

DLF CYBER CITY
 INFOCITY
 PATIA SQUARE
 KIIT SQUARE
 NALCO SQUARE

PROXIMITY TO EDUCATIONAL INSTITUTIONS

THE DN WISDOM TREE GLOBAL SCHOOL
 KIIT UNIVERSITY
 SAI INTERNATIONAL SCHOOL
 INSTITUTE OF MATHEMATICS & APPLICATIONS
 ODM INTERNATIONAL SCHOOL

EASE OF RAIL & AIR CONNECTIVITY

BIJU PATTNAIK INTERNATIONAL AIRPORT
 BHUBANESWAR RAILWAY STATION
 JATNI RAILWAY STATION
 NEW NANDANKANAN RAILWAY STATION

CONVENIENT HEALTHCARE ACCESS

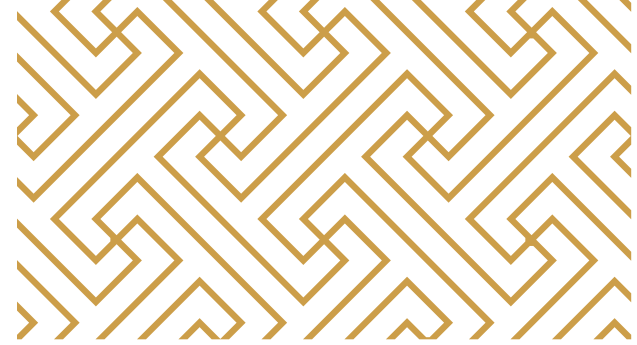
KIIMS
 L V PRASAD EYE INSTITUTE
 SUM ULTIMATE HOSPITAL
 AMRI HOSPITAL
 AIIMS HOSPITAL

SHOPPING MALLS & ENTERTAINMENT

DN REGALIA
 BIG BAZAAR PATIA
 BHUBANESWAR CENTRAL MALL
 PANTALOONS PATIA

ROAD COMMUTES MADE EASY

KHANDAGIRI NH-16 HIGHWAY
 KIIT SQUARE
 PATIA SQUARE
 CHANDAKA SQUARE (NEW RING ROAD)
 CUTTACK (NEW RING ROAD 6 LANE ROAD)
 NAYAPALLY/FIRESTATION/CRP SQUARE



LANDMARKS DELIVERED



LANDMARK ON-GOING

