



DN Fairytale







Our Story

D. N. Homes Private Limited was incorporated on the 9th day of December 2003 (registered under Companies Act, 1956) and has been redefining lifestyles of people across the state of Odisha ever since. It has gained immense popularity as a specialized and professional group of developers, with a vision of bringing global standards to the State. Counted amongst the fastest growing and trusted brands of Odisha, D. N. Homes has emerged as the most sought-after real estate developer for its ability to consistently deliver premium, top-of-class realty products. The company has been engaged in real estate development for nearly two decades as a result of a dream, shared by its visionary founder, Mr. Jagadish Prasad Naik, a qualified engineer and a progressive entrepreneur. Later, Ms. Ratnamala Swain, a qualified architect joined the group and added further fillip to the vision of radically improving lifestyle standards of citizens by innovating world-class real estate and hospitality Solutions, adopting new-age methodologies.

With foundations anchored solidly in technical expertise, entrepreneurial skills and financial stability, the Company's accomplishments are empowering and nurturing lifestyles, thereby raising the bar in real estate development, touching new heights with foresight and innovations for future requirements of the State and country. At D N Homes, we focus on customer delight and take pride in our ability to maximize available resources to offer the best possible solutions to our customers. The Company has been able to achieve this by investing strongly in expertise, hiring top professionals and domain experts, constantly upgrading technical expertise and expanding its professional network.

Keen to contribute substantially to the education of our children, the DN Foundation for Excellence promoted by the D. N. Group has established the Wisdom Tree Global School, operational since April 2018, with the finest pedagogy and skill building for early learning in eastern India. The first phase of the main K 12 school covering Classes I to V is scheduled to open its gates to young learners in 2020.

Our Vision

We want our customers to enjoy a better life by our being an innovative and trusted real estate developer in the Eastern Region of India.

Our Mission

- We offer our customers meaningful and long-lasting solutions in lifestyle homes, commercial and retail spaces and leisure arenas.
- We endeavour to provide extra value service our clients deserve.
- We are unwavering in our integrity and place our client's interests before our own.

Our Values

- **COMMITMENT.** We are committed to providing the highest level of service and always finding a way to meet our clients' needs.
- **TRUST.** We conduct ourselves in the highest ethical standards, demonstrating honesty and fairness in every decision and action. We always choose to do the right thing and operate professionally.
- **INOVATION.** We are proactive and creative, we think like a leader, and always look to constantly improve.
- **RESPECT.** We always treat our clients and each other with dignity and respect.
- **CARING.** We pay close attention to understanding our customer and treating him as a life-long partner.

COMPLETED PROJECTS

- AVALON RESIDENCY
IRC Village, Bhubaneswar
- ROYALE RESIDENCY
IRC Village, Bhubaneswar
- DREAMZ VILLA
IRC Village, Bhubaneswar
- AADEET RESIDENCY
Patia, Bhubaneswar
- ROYALE -GARDEN
Aginia, Bhubaneswar
- SAVERA RESIDENCY
C.S. Pur, Bhubaneswar
- 6th AVENUE
C.S. Pur, Bhubaneswar
- VIPUL GARDENS
Kalinga Nagar, Bhubaneswar
- NORTHERN HEIGHTS
Patia, Bhubaneswar
- DN OXYPARK
Dumduma, Bhubaneswar
- DN NEWTOWN
Sundarpur, Bhubaneswar



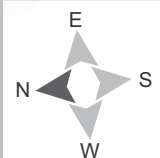
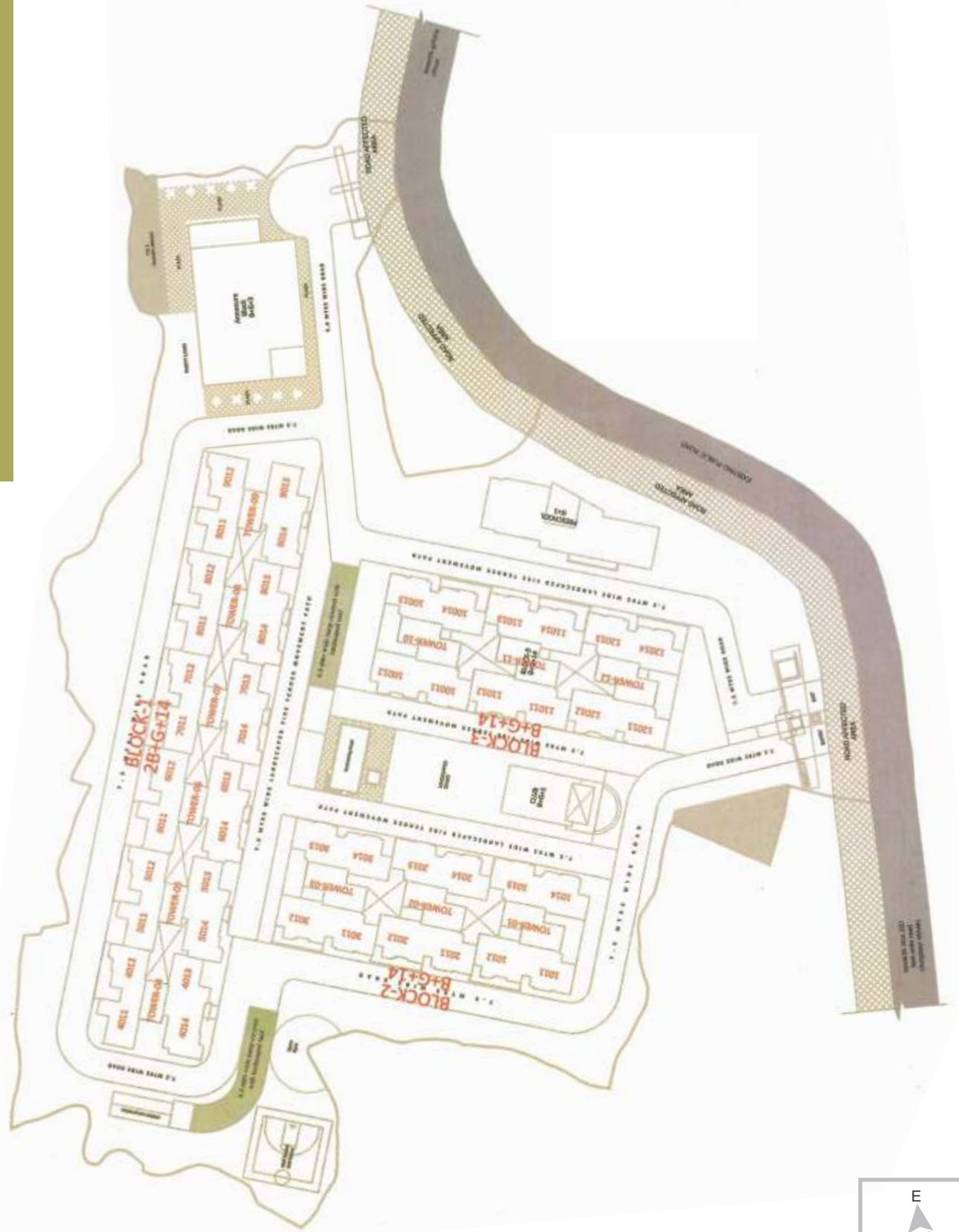
CURRENT PROJECT

- DN FAIRYTALE

UPCOMING PROJECT

- AN ULTRA - PREMIUM ABODE AT SUNDARPUR

MASTER LAYOUT WITH FLAT NUMBERS



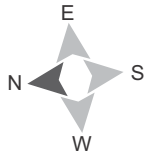
MASTER LAYOUT

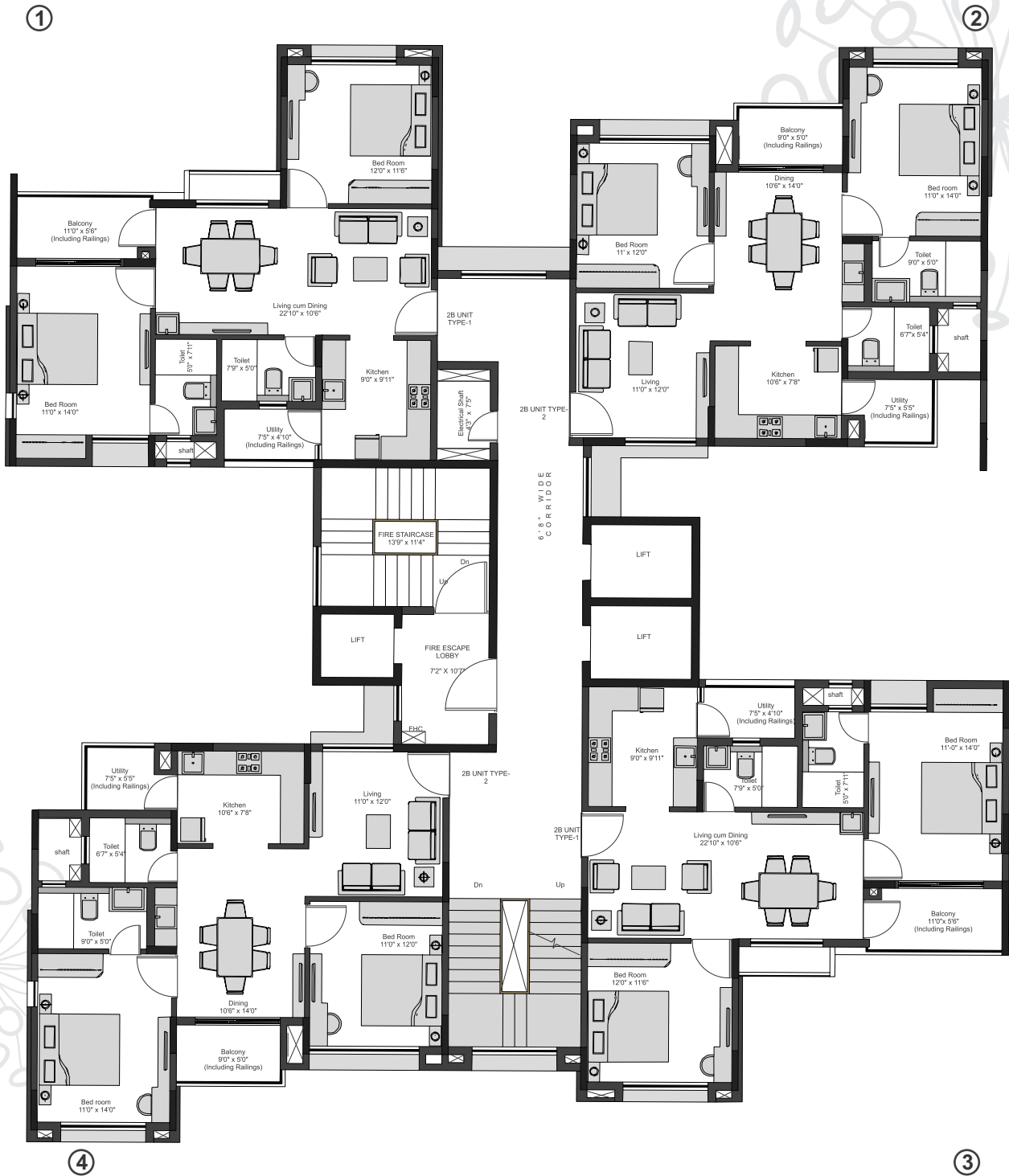
LEGEND

- | | |
|---|-------------------------------|
| 1. Residential Entry | 9. Cricket Practice Net |
| 2. Commercial Entry | 10. Half Basketball Court |
| 3. Driveway | 11. Open Gym |
| 4. Surface Parking | 12. Swimming Pool |
| 5. Open Air Theater | 13. Kids Pool |
| 6. Party Lawn | 14. Pool Deck & Changing Room |
| 7. Pre-school
Cretche
Multi Purpose Hall
Kids Play Area
Dance / Hobby Class | 15. Sculpture Court |
| 8. Garden of Swings | 16. Children play Area |
| | 17. DG & Transformer |

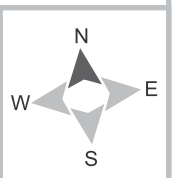


DN FAIRYTALE SITE PLAN





TOWER CLUSTER PLAN (2 BEDROOM UNIT)
TOWER : 04 - 09



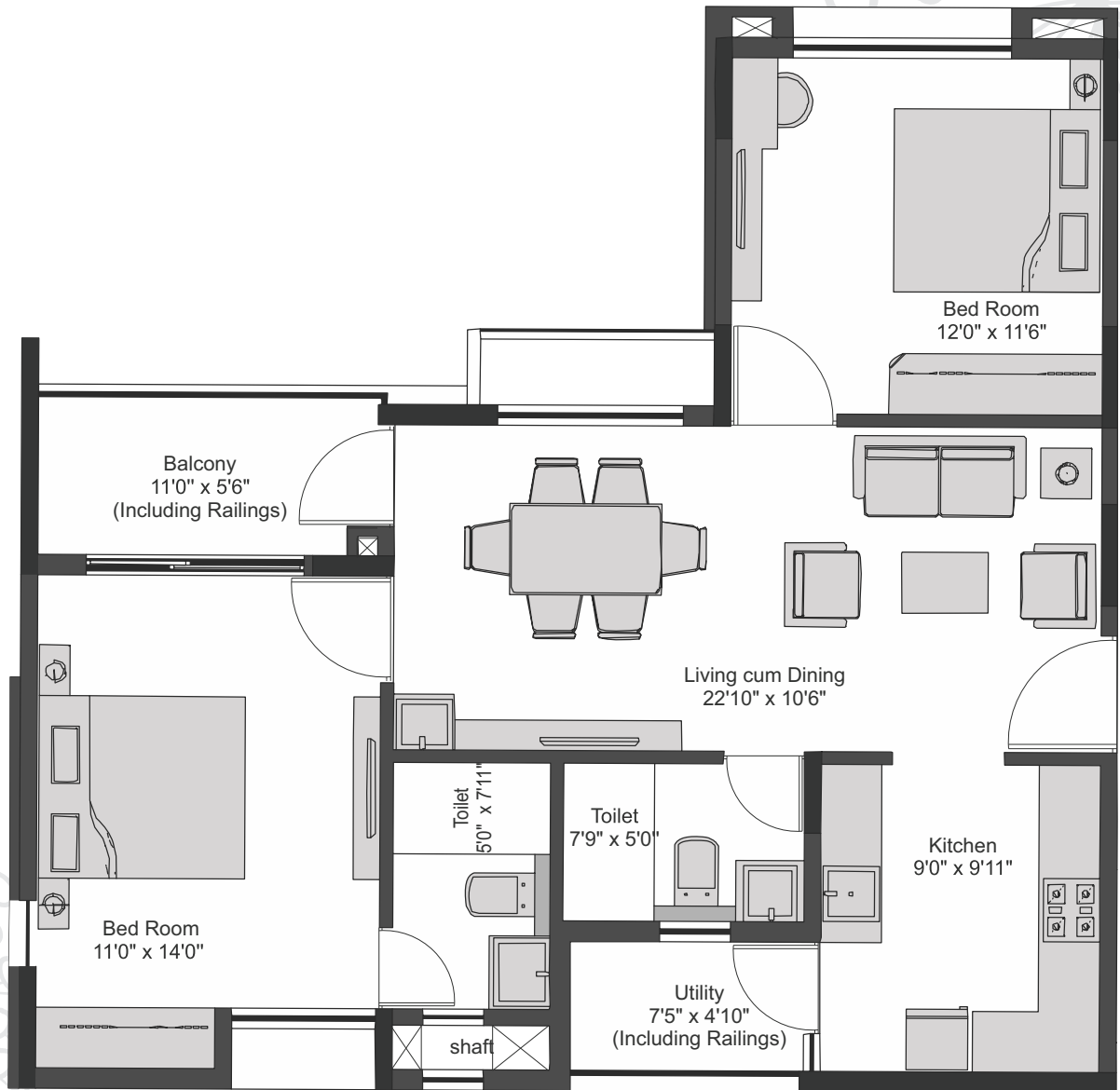


TOWER CLUSTER PLAN (3 BEDROOM UNIT)
TOWER : 01 | 02 | 03 | 10 | 11 | 12



TYPICAL UNIT PLAN

2 BEDROOM (UNIT TYPE 1)



Floor Plan



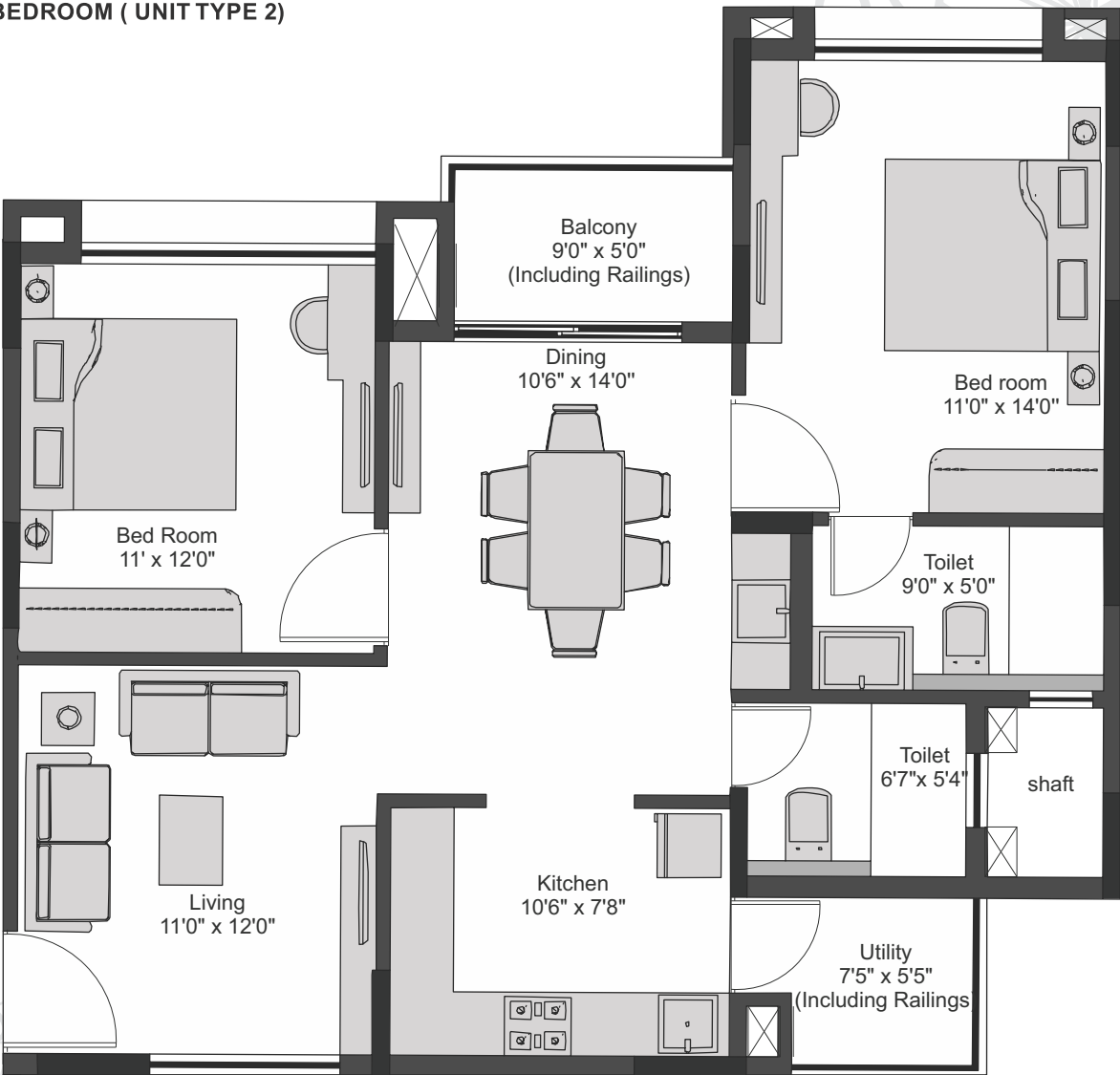
Space Type		Dimension (Sq.ft.)
1	Saleable Area	1275

Carpet Area 739 sq.ft
Balcony Area 96.8 sq.ft

1 Sq.mt= 10.764 Sq.ft

TYPICAL UNIT PLAN

2 BEDROOM (UNIT TYPE 2)



Floor Plan



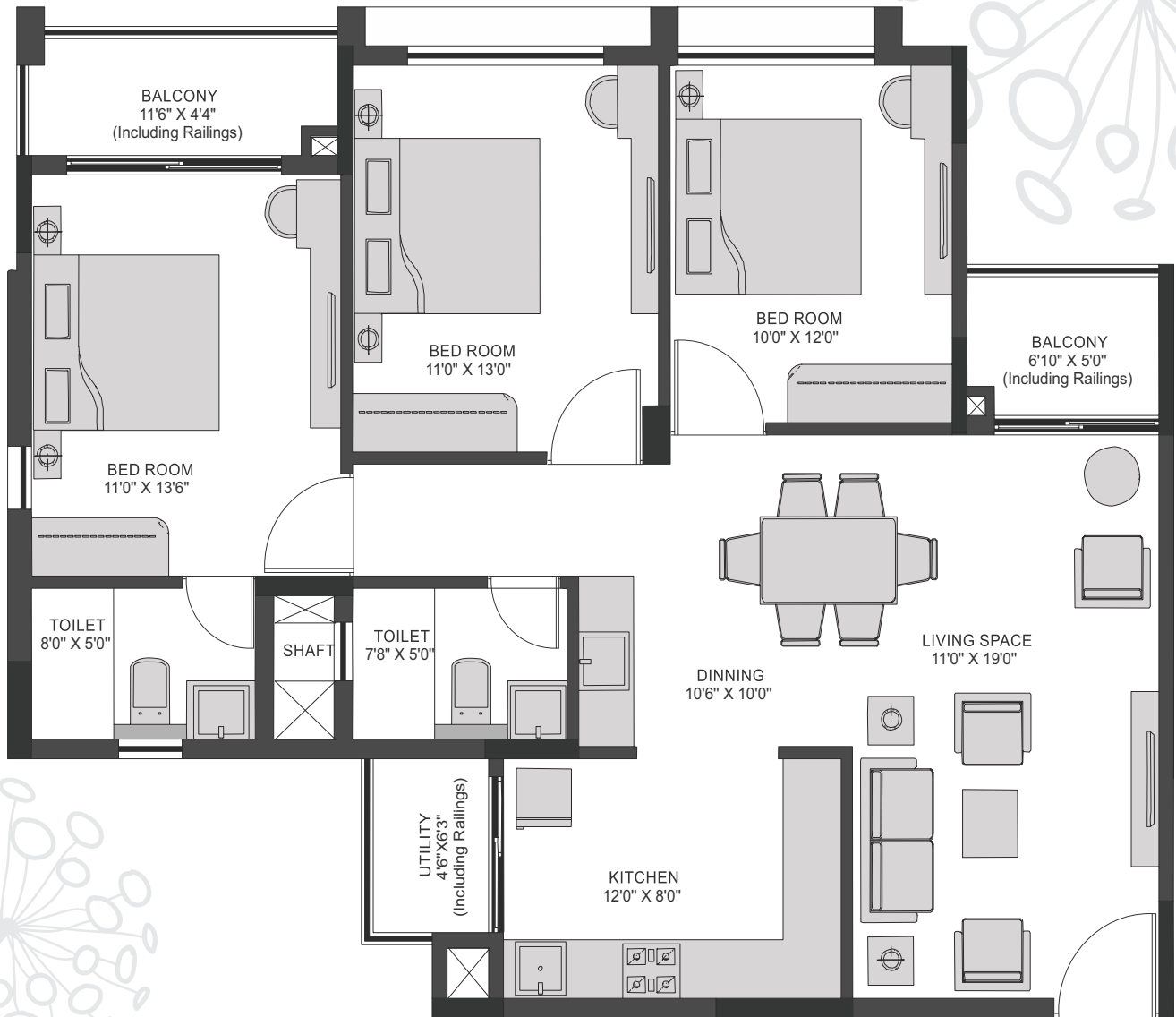
Space Type		Dimension (Sq.ft.)
1	Saleable Area	1315

Carpet Area 773.3 sq.ft
Balcony Area 85.7 sq.ft

1 Sq.mt= 10.764 Sq.ft

TYPICAL UNIT PLAN

3 BEDROOM+ 2 T (UNIT TYPE 1)



Floor Plan



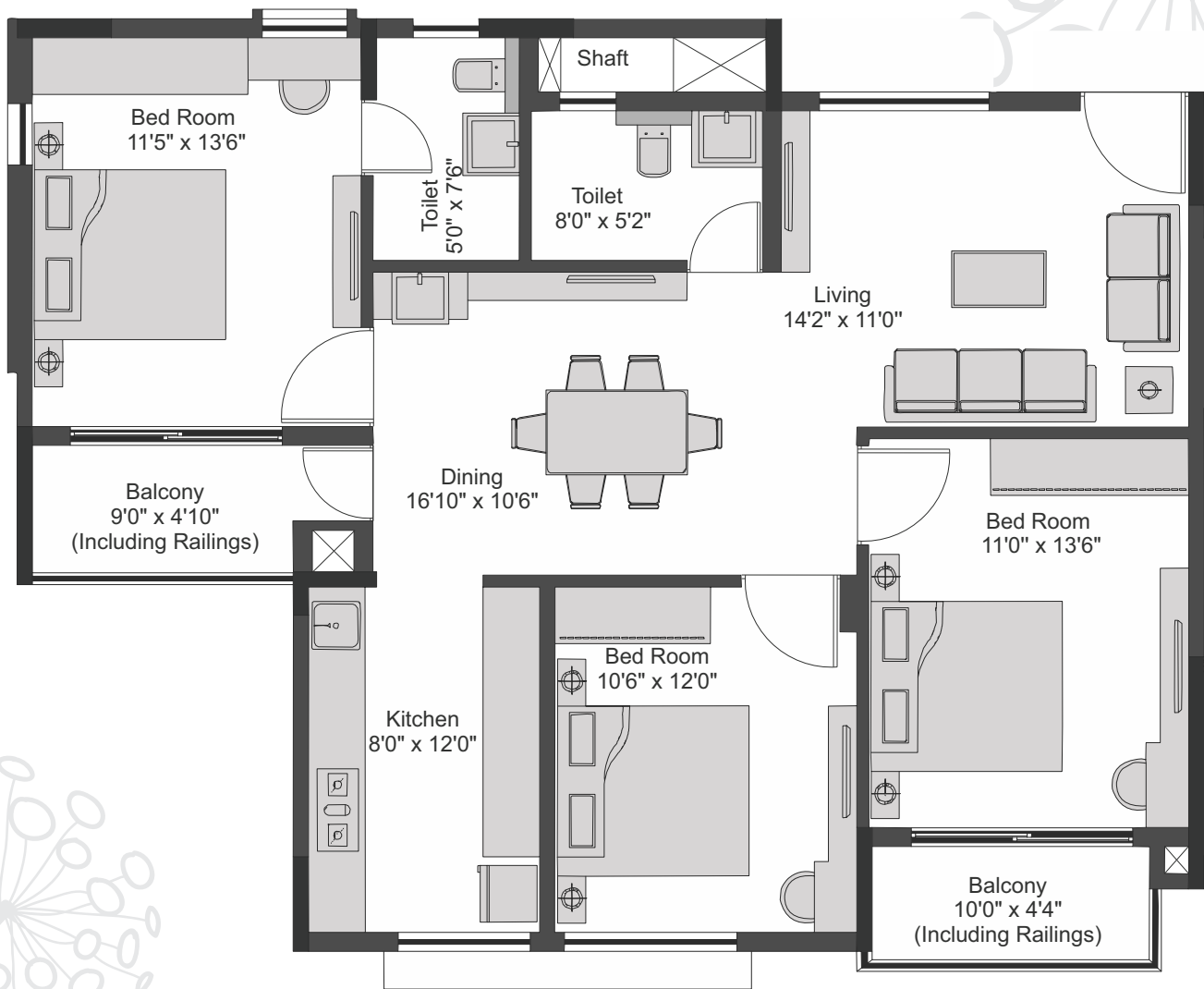
Space Type		Dimension (Sq.ft.)
1	Saleable Area	1615

Carpet Area 970 sq.ft
Balcony Area 110 sq.ft

1 Sq.mt= 10.764 Sq.ft

TYPICAL UNIT PLAN

3 BEDROOM+ 2 T (UNIT TYPE 2)



Floor Plan



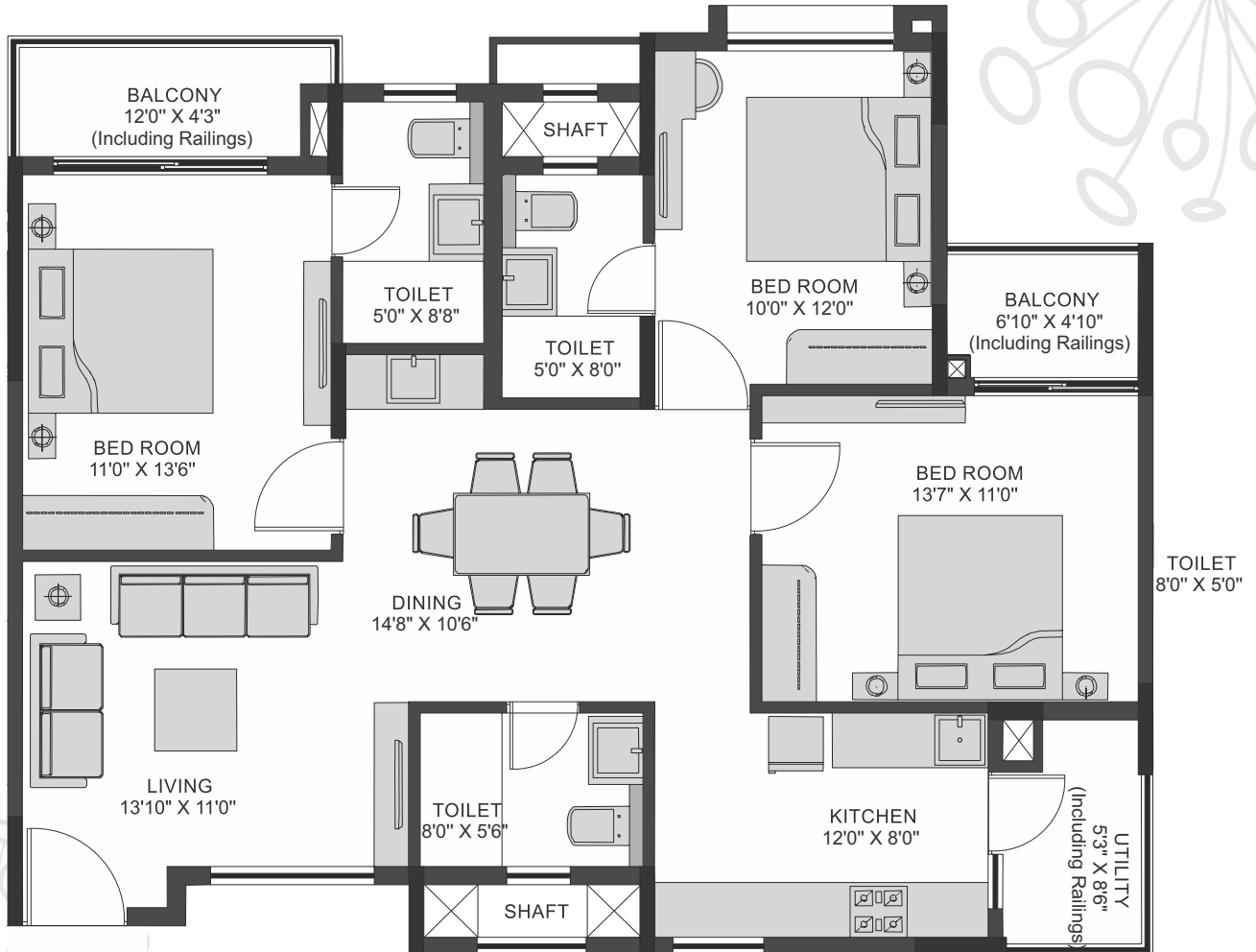
Space Type		Dimension (Sq.ft.)
1	Saleable Area	1590

Carpet Area 964 sq.ft
Balcony Area 92.9 sq.ft

1 Sq.mt= 10.764 Sq.ft

TYPICAL UNIT PLAN

3 BEDROOM+ 3 T (UNIT TYPE 3)



Floor Plan



Space Type		Dimension (Sq.ft.)
1	Saleable Area	1710

Carpet Area 1003 sq.ft
Balcony Area 123.78 sq.ft

1 Sq.mt= 10.764 Sq.ft

APARTMENT FEATURES

FLOORING

Designer tiles in all bedrooms, with wooden finish tiles in master bedroom

KITCHEN

Designer floor tiles, Single-bowl sink with drain-board and tap.
Granite counter with 2'-0' ceramic tiles on the wall

TOILET

Anti-skid ceramic tiles on floor, Sanitary / chinaware and chrome -plated fixtures of top brand.
ceramic wall tiles on walls as per design

WINDOWS

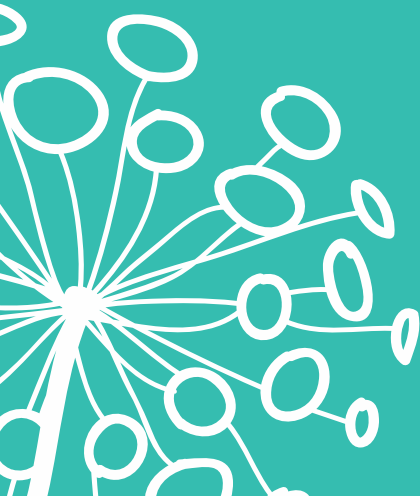
Superior quality UPVC / aluminium windows

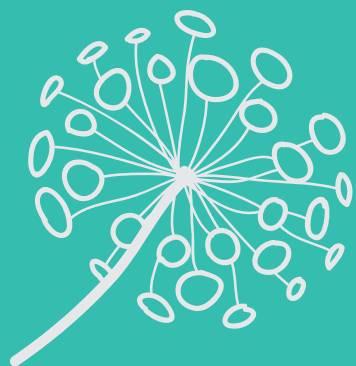
DOORS

Both side laminated Flush door with high quality painted wooden door frames

INTERIOR FINISH

Smooth finish putty on walls, and high quality paint





PRINCIPAL ARCHITECT

New Urban Concepts Pvt. Ltd.

PRINCIPAL STRUCTURAL DESIGNER

S.P.A Consultants

PRINCIPAL CONTRACTOR

Dasarathi Naik and Engineers Pvt. Ltd. (DNEPL)

MEP & FIREFIGHTING CONSULTANTS

ABL Hospitech Pvt. Ltd.

CREATIVE & COMMUNICATION PARTNER

Myndroot

