



Tread softly, **nature** lives here.





Discover Bhubaneswar, the city of **opportunities.**

Bhubaneswar is more than the capital city of Odisha. It is the political, economic, educational and religious hub of the state. Besides being India's second planned city, it is also one of the cleanest and greenest cities of the nation.

The city is connected to Kolkata, Hyderabad and Chennai through the National Highway 5 (NH 5) and has the only major airport in Odisha. Plans are underway for a second airport in the city to keep pace with future growth.

Bhubaneswar is one of India's most important

IT and ITES hubs due to the presence of giants like Wipro, Satyam, TCS and Infosys. Odisha being a metals and minerals rich state, its state capital Bhubaneswar is the operational ground for Jindal, Tata, SAIL, Vedanta and MESCO, among others.

On the education front, Bhubaneswar takes centre stage with over 60 engineering institutes - including IIT, IIIT and KIIT.

It also has a commendable presence in medical and business circles because of AIIMS, XIMB, Apollo L V Prasad Eye Institute and Kanungo Institute of Diabetes.

D.N.HOMES, one of Bhubaneswar's premier developers, invites you to discover a fine living concept in the lush green locales of Dumuduma in Bhubaneswar – the upcoming hotspot for hotels, residential, commercial and retail spaces.



Lifestyle ruled by nature, makes its debut in Bhubaneswar.

Welcome to DN OxyPark, a premium residential project spread over 4.125 acres at Dumuduma – inspired, designed and ruled by nature.

- Here, 78% of the space is for open expanses, greenscapes and water bodies. The rest is divided between four elegant towers ranging from 5 to 17 storeys.
- Celebrate life amidst the sub-tropical gardens, lovely waterscapes around each tower and the clubhouse with swimming pool.
- Well-planned 300+ spacious apartments with uninterrupted views, edge balconies, flexible rooms and luxurious amenities.

DN OxyPark - the natural growth spot for investment

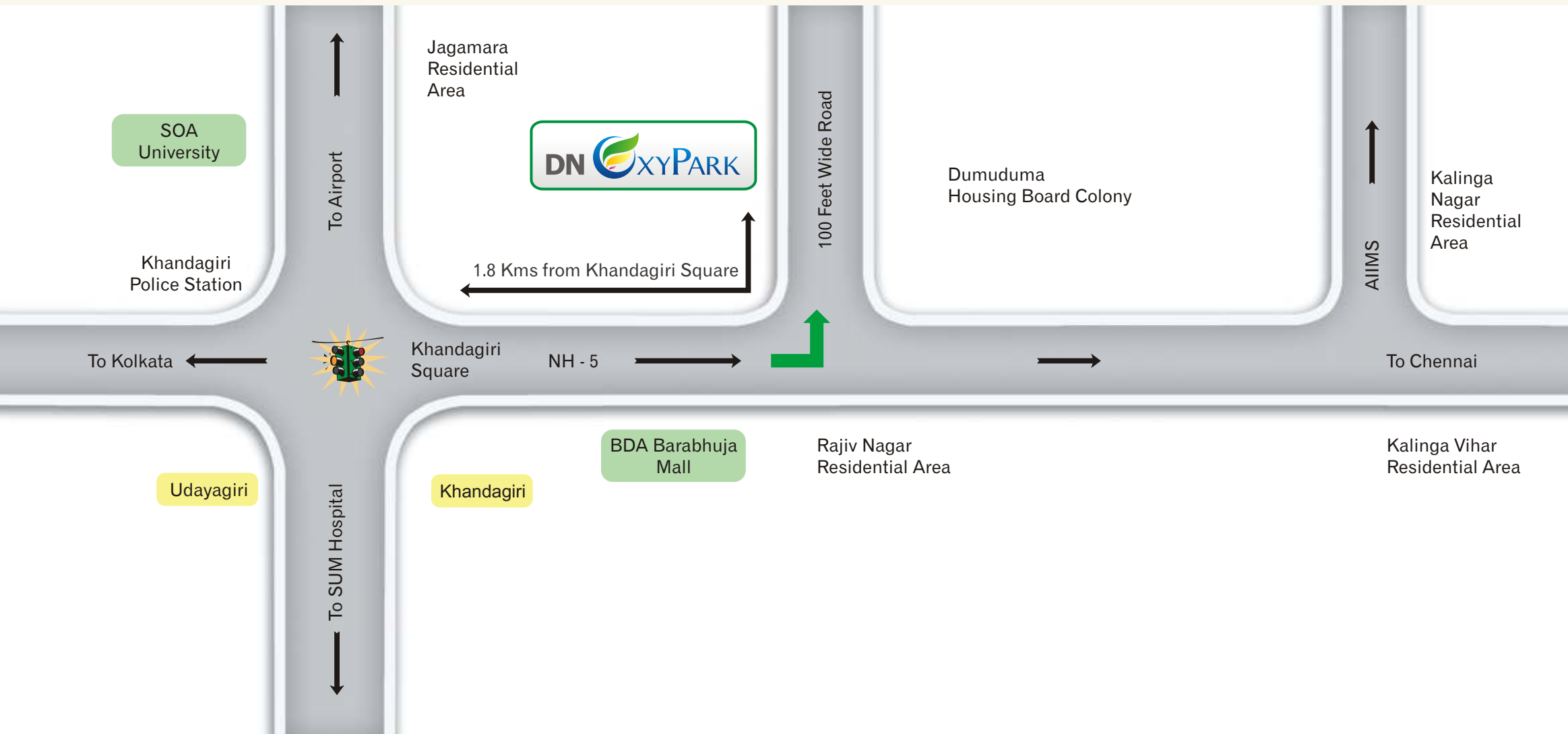
- Recent studies show a noticeable surge in the property rates (up to 65% in the last four years in Bhubaneswar alone) – a trend likely to continue.
- Bhubaneswar's growth in business, education, tourism and healthcare has given rise to households with multiple incomes and has attracted a well-educated, deep-pocketed immigrant population.
- This population expects fine living concepts in and around Bhubaneswar.
- A home in the capital city is a dream for almost every citizen of Odisha.

All these factors indicate that the growth of Bhubaneswar will accelerate the growth of Dumuduma, making it an ideal investment opportunity – both for the investor community as well as home buyers.



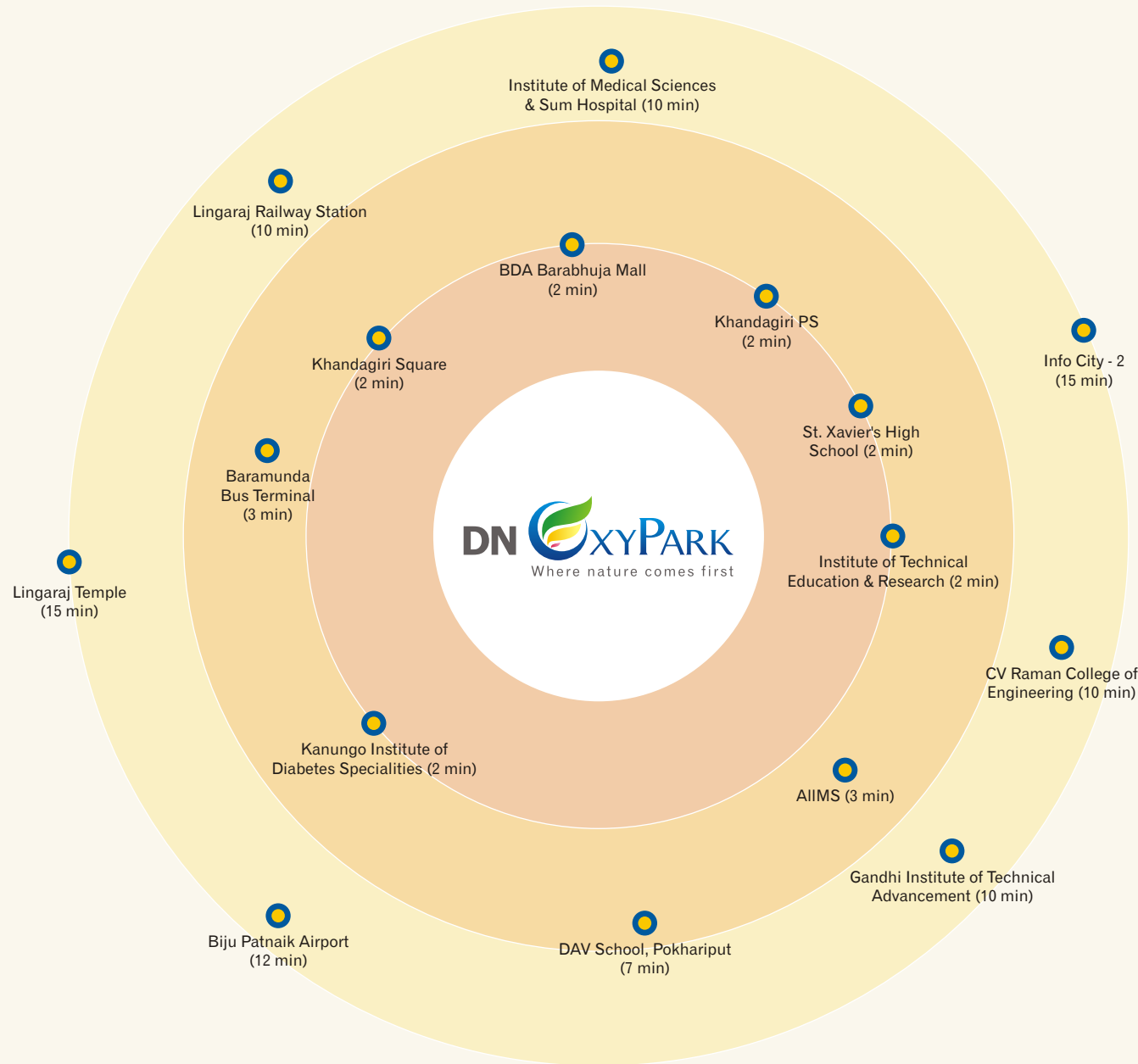
When nature leads, opportunities follow.

An address that addresses the **environment.**



DN OxyPark, Dumuduma, Bhubaneswar, Odisha

Surrounded by nature, lifestyle and everything else.



Enter into the world of DN OxyPark, located in Dumuduma. Where nature is at the doorstep and every other conceivable facility is just a few heartbeats away – be it the NH 5, airport, transportation hubs, schools, educational institutes, medical facilities or malls.



Nature soars to **newer heights** here.



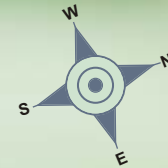
A **masterstroke** by nature.

- Spread across 4.125 acres
- 78% space is for open areas, green zones and waterscapes (61% is for green zones)
- Bhubaneswar's first and largest sub-tropical garden
- One-of-its-kind soothing waterscape within the project
- 300+ lavish apartments
- Four elegant towers ranging from 5 to 17 storeys
- Four types of apartments, each facing the front side for optimum privacy
- Living options: Studio apartment, 3 BHK with maid's room and 4 BHK with maid's room





- | | | |
|-------------------------------|---|----------------------|
| a. Main Entrance | g. Swimming Pool | m. Lawn |
| b. Guard's Room | h. Pavilion | n. Feature Wall |
| c. Entrance Plaza | i. Building Entrance | o. Visitors' Parking |
| d. Water Body | j. Pedestrian Walkway/
Fire Tender Out | p. Tennis Court |
| e. Shops &
Serviced Suites | k. Open Air Theatre | q. Basketball Court |
| f. Club | l. Children's Play Area | r. Ramp |
| | | s. Planter |



Disclaimer: Plan shown is subject to change and not to scale.

A modern high-rise apartment complex is shown at dusk. The buildings are illuminated from within, with warm yellow light glowing from the windows and balconies. The architecture features a mix of light-colored panels and dark accents. In the foreground, there is a swimming pool with a curved edge, a paved walkway, and a basketball court. The surrounding area is lush with greenery, including palm trees and other tropical plants. The sky is a deep blue with a few birds flying. The overall atmosphere is serene and modern.

Lifestyle, measured in square feet.

At DN OxyPark, each apartment faces outwards, giving a clear and uninterrupted view as well as maximum privacy.

- Every apartment has a preferential location
- Edge balcony for every apartment
- Beautiful view from each of the rooms
- Zero wastage of space means larger sizes of rooms
- Well-demarcated spaces for living, dining and praying
- French windows for an international touch
- All apartments with a maid's room
- Rooms designed to offer flexibility – bedroom can turn into a study room or even a playroom for the kids



Refreshing nature outside, **world-class** specifications inside.



Living and Dining Rooms

Flooring: Designer vitrified tiles with skirting

Walls: Superior acrylic emulsion paint

Ceiling: OBD Paint



Master Bedroom

Flooring: Designer wooden finish vitrified tiles with skirting

Walls: Superior acrylic emulsion paint

Ceiling: OBD Paint



Bedroom

Flooring: Designer vitrified tiles with skirting

Walls: Superior acrylic emulsion paint

Ceiling: OBD Paint



Balconies

Flooring: Ceramic tiles with skirting

Walls: Weather-proof paint finish

Ceiling: Weather-proof paint

Sanitary: CP tap outlet in the Service Balcony fixture

Additional: M S railing in tubular sections



Kitchen

Flooring: Anti-skid vitrified / ceramic floor tiles

Walls: Ceramic tiles upto 2' height from counter and OBD Paint

Ceiling: OBD Paint

Sanitary: Single-bowl sink with drain-board fixture



Bathrooms

Flooring: Anti-skid ceramic tiles

Walls: Ceramic tiles upto 7' height in all areas
Remaining walls with OBD Paint
Granite counter

Ceiling: OBD Paint on false ceiling

Sanitary: Jaquar or similar make sanitary /
chinaware, branded chrome-plated
fixtures and granite / marble counter

Disclaimer: Images shown for illustrative purpose only. Developers reserve their right to make additions, alterations and amendments as may be necessitated from time to time.

Floor Plan - Flora & Fauna



Flora

Fauna

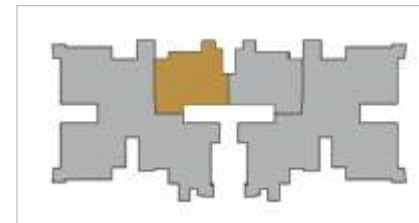
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Typical Unit Plan – Type A

3 Bedroom Apartment with Maid's Room

Saleable Area: 2175 sq.ft.



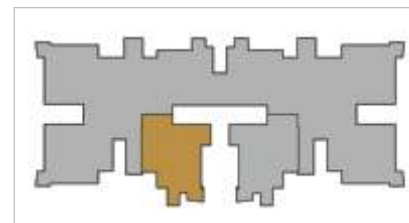
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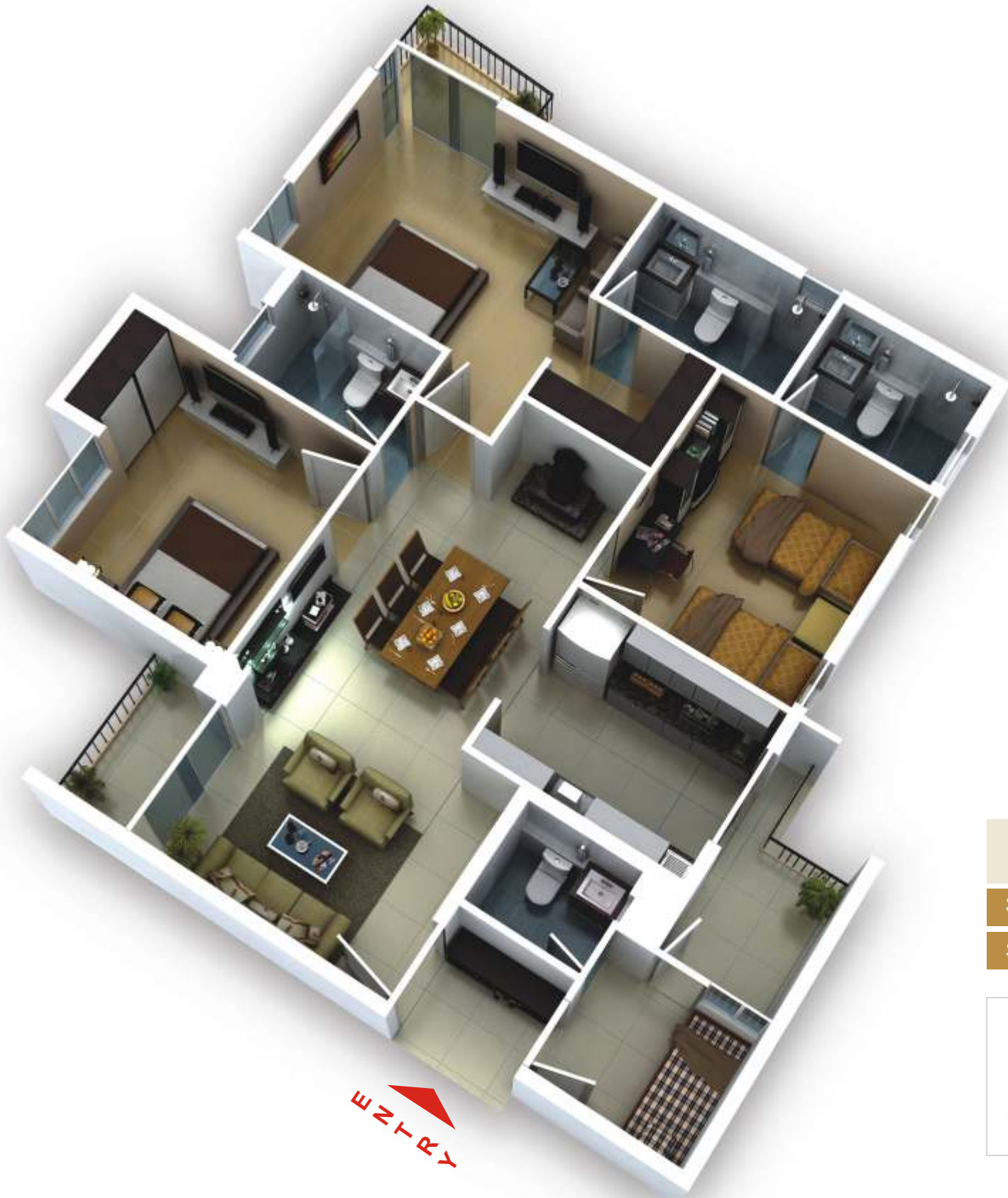
Typical Unit Plan - Type B

3 Bedroom Apartment with Maid's Room

Saleable Area: 2140 sq.ft.



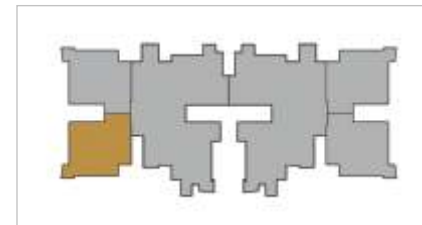
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Typical Unit Plan – Type C

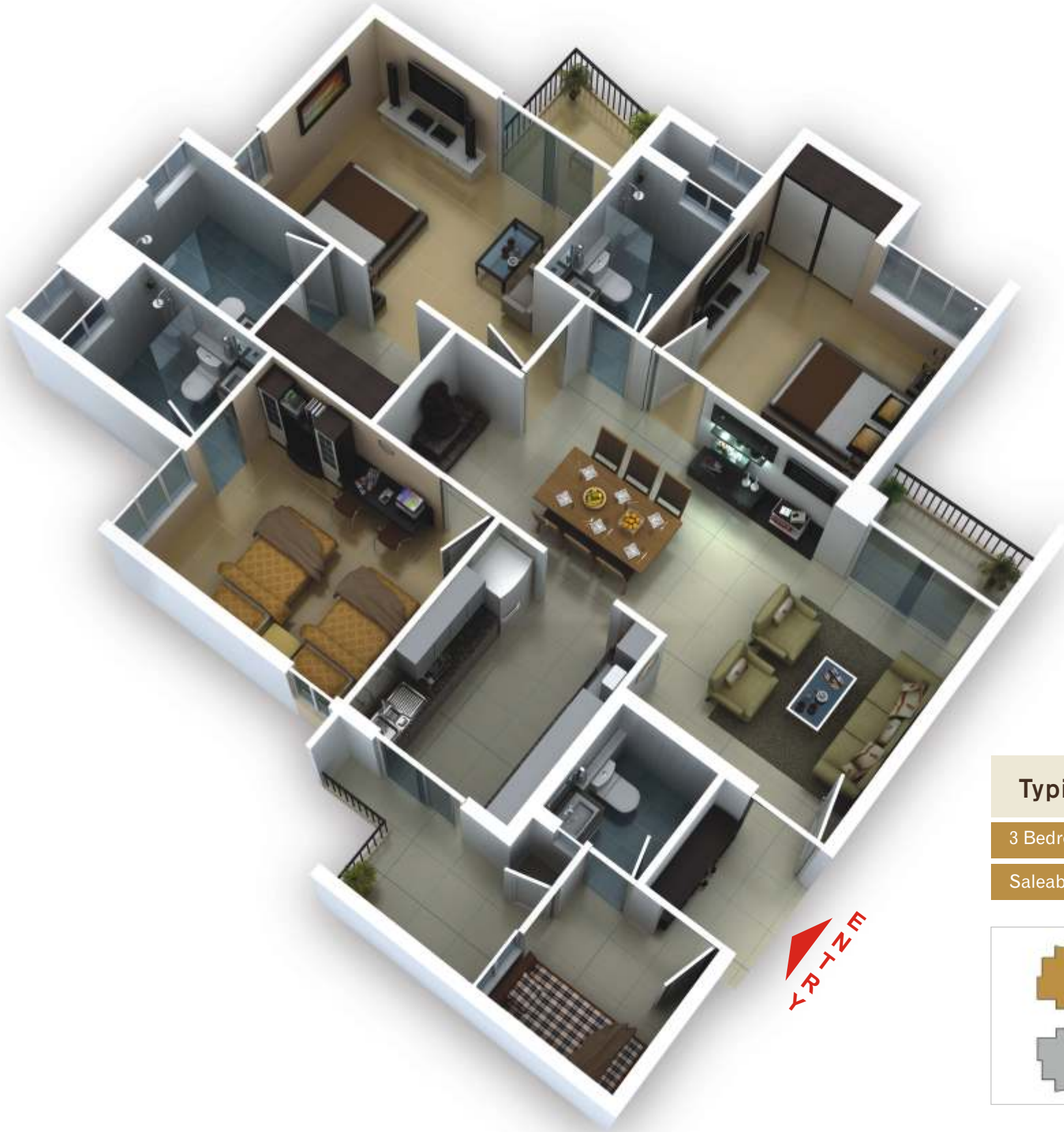
3 Bedroom Apartment with Maid's Room

Saleable Area: 2060 sq.ft.



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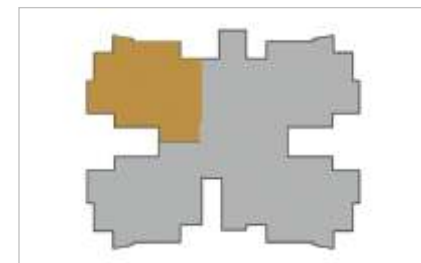




Typical Unit Plan – Type D

3 Bedroom Apartment with Maid's Room

Saleable Area: 2045 sq.ft.



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Come home to **Fine Living.**



Enjoy 100% peace of mind

- Uninterrupted power back-up for common areas and apartments (Limited watt to each flat)
- Dedicated 3000 KW S/s - CESU for continuous power supply
- 24-hour water supply along with an independent bore well
- Each tower has separate passenger and service lifts
- Professional property management
- Traffic-free play zones and walk-ways
- Community living
- Cafeteria
- Community amphitheatre



Security you can rely upon

- Gated community
- 24 x 7, 3-tier security system
- Access controlled main lobbies
- ARD enabled elevators
- Sophisticated fire fighting systems, underground water storage and overhead storage
- Earthquake-resistant RCC-framed structure



Celebrate eco-friendly living

- 78% open space
- Rain water harvesting
- Recycled water for green area
- Energy efficient lights
- Sewage treatment plant
- Ground water recharging



Approvals

- Bhubaneswar Development Authority (BDA)
- Bhubaneswar Municipal Corporation (BMC)
- All statutory bodies
- All leading banks and financial institutions



Live a life blessed by nature

- Beautifully landscaped garden, parks and promenades with native and exotic plants
- Party lawns
- Water bodies and water park with beautiful side walks
- Garden pavilions



Relax in style

- Clubhouse with swimming pool
- Pool deck and pergola
- Billiards room



Take health in your own hands

- Yoga and meditation pavilion surrounded by native plants
- Health club with modern gymnasium
- Jogging track
- Indoor games
- Badminton court
- Basketball court



Internal movement and parking

- 25-foot wide internal roads
- Separate pathways for vehicles and pedestrians
- Secured covered basement parking for all residents
- Uncovered guest parking facility within the premises

The name that **inspires trust.**

D.N.HOMES Private Limited is one of the premier developers in Bhubaneswar. Established in 2003, we are committed to adding value to the skylines of the city by creating living spaces, workspaces and retail destinations which are in sync with the future. With solid foundations of technical expertise, entrepreneurial skills and financial stability, **D.N.HOMES** is set to rise to new heights and meet the Real Estate requirements of the country with innovation and foresight.



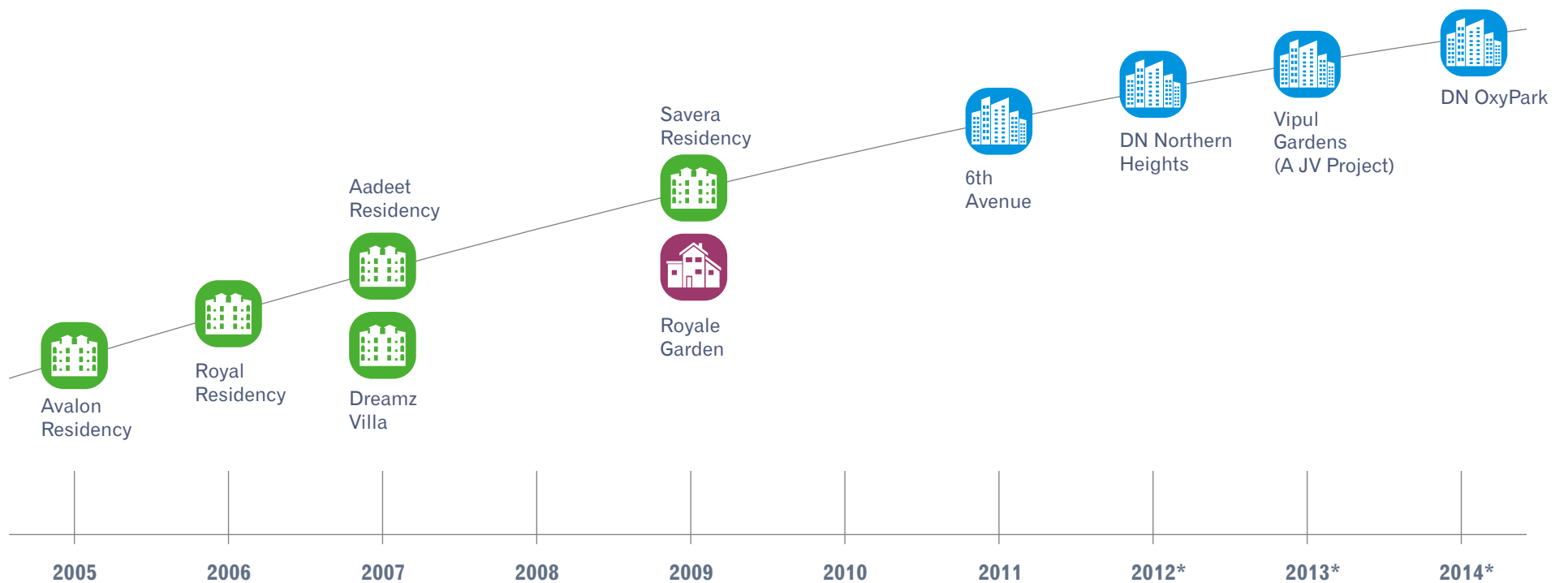
Lifestyle Apartments



Villa Property



Premium Apartments



*Estimated completion

The team behind DN OxyPark

Developers

D.N.HOMES Pvt. Ltd.

Advisory Board

Friends of Ambition Advisory Pvt. Ltd., Mumbai

Project Architect

SKDAS Associated Architects, Gurgaon

Landscape Architect

Lolly M, Austin, Texas, USA

Structural Consultant

Taylor Devices India Pvt. Ltd., Gurgaon

MEP Consultant

ABL Hospitech Pvt. Ltd., New Delhi



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