



#### FALCON REAL ESTATE PVT LTD

##### Corporate

A/22 Falcon House  
1st Floor, Cuttack Road  
Bhubaneswar 751006  
Odisha

##### Project

Plot No 496/4145  
Dumduma  
Khandgiri  
Bhubaneswar 751019

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**RERA Reg. No:** RP/19/2023/00922 dated 11/05/2023

**RERA Authority Website:** [www.rera.odisha.gov.in](http://www.rera.odisha.gov.in)

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All plans, specifications, artistic renderings are shown in the brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the development. Soft furnishing, furniture, and gadgets do not form a part of the offering.

This document is conceptual and not a legal offering by the company and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales, etc. independently with the company prior to concluding any decision for buying apartment in any of the towers. The user of the brochure confirms that they have not solely relied on this information for making any booking/purchase in any of the towers. Nothing on the brochure should be misconstrued as advertising, marketing, booking, selling, or an offer for sale or invitation to purchase a unit in any project by the company.

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Falcon Tatva,  
a G+17 plush settlement with 4 residential towers at Khandagiri,  
delicately entwines the pristine presence of all these five basic  
dimensions of life to perfection within its core. Green surroundings,  
ritzy lifestyle and countless amenities to cajole life to its fullest.

Four G+17 towers

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Sprawling 3.92\* acres

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Separate Club complex

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Luxurious amenities

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Elevation View

\*1 acre = 4047 sq.mt.



## Location Map



### DISTANCE CHART

SAI International School	13 km	(23 mins)
Janpath	11 km	(18 mins)
KIIT University	14 km	(25 mins)
Railway Station	11 km	(18 mins)
AIIMS, BBSR	5.9 km	(13 mins)
AMRI Hospital	3.7 km	(9 mins)
BBSR Airport	6.2 km	(15 mins)

Map not to scale.  
Approximate Distance.







#### LEGENDS

- |                              |                               |                            |
|------------------------------|-------------------------------|----------------------------|
| 1. Complex Main Gate         | 8. Children's Play Area       | 15. Library/Reading Lounge |
| 2. Security Room             | 9. Semi Open Chit-Chat Area   | 16. Multi-purpose Hall     |
| 3. Pathway                   | 10. Semi Open Kids' Play Area | 17. Visitor's Parking      |
| 4. Service Area              | 11. Car Charging Point        | 18. Entrance Lobby         |
| 5. Water Body                | 12. Pets' Play Area/Pet Park  | 19. LV & CCTV Room         |
| 6. Emergency & Recovery Room | 13. Lawn/Garden Surroundings  | 20. Tennis Court           |
| 7. Convenience Store         | 14. Paved RG                  | 21. Swimming Pool          |

## Project Master Plan





#### LEGENDS

- |                      |                              |                                      |
|----------------------|------------------------------|--------------------------------------|
| 1. Lounge Area       | 8. Covered Deck with Seating | 15. Informal Seating with Projection |
| 2. Relaxology Garden | 9. Glass Box                 | 16. Sports Area                      |
| 3. Organic Farming   | 10. Bar Area                 | 17. Tennis Court                     |
| 4. Lawn              | 11. Open Kitchen             | 18. Swimming Pool                    |
| 5. Potted Plants     | 12. Open Gym                 |                                      |
| 6. Amphitheatre      | 13. Seating with Board Games |                                      |
| 7. Yoga Zone         | 14. Chit-Chat Area           |                                      |

## Terrace Site Plan



# Typical Floor Plan

TYPE 'B'

SERIES 01

TYPE 'D'

SERIES 02

TYPE 'A'

SERIES 04

TYPE 'C'

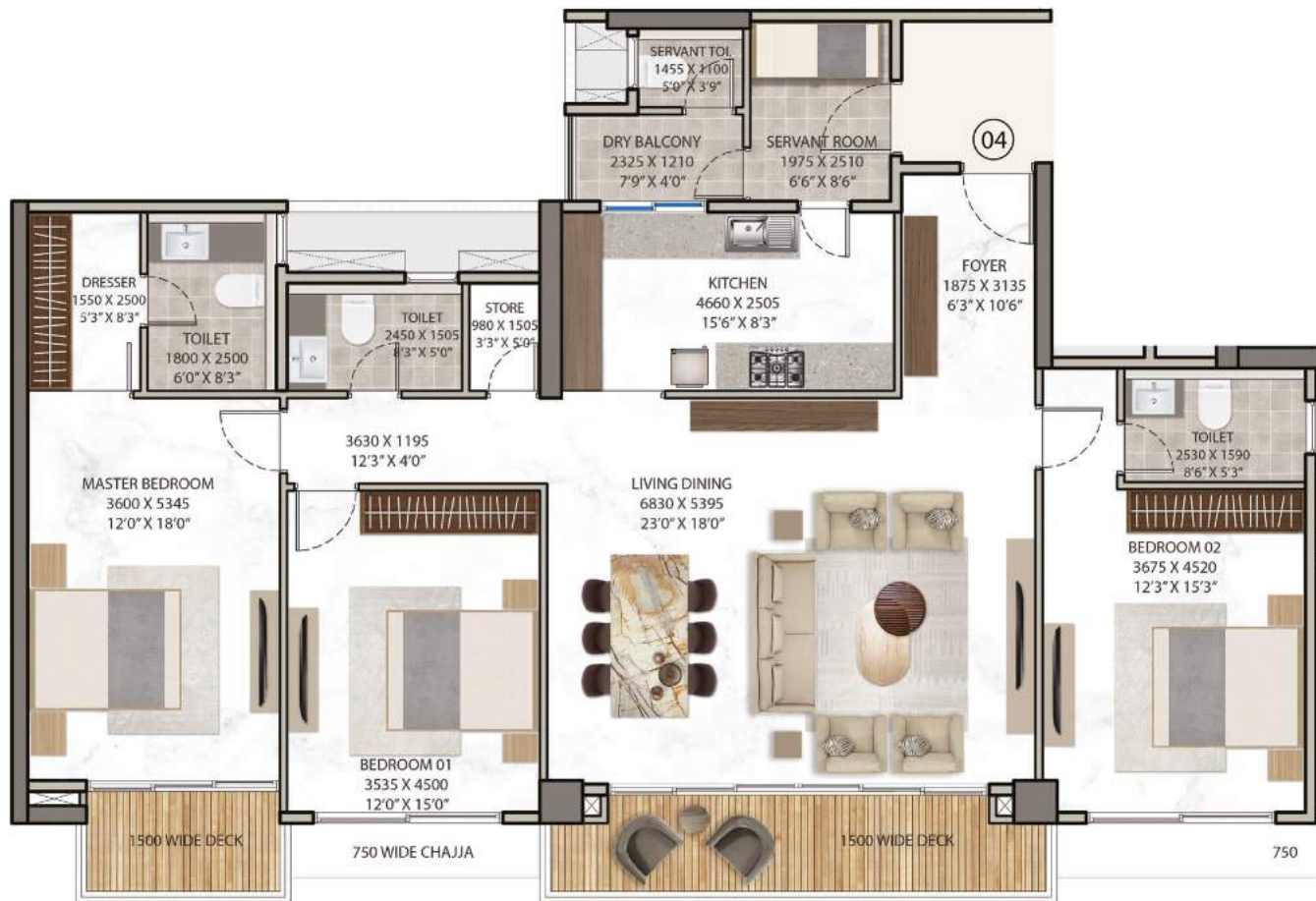
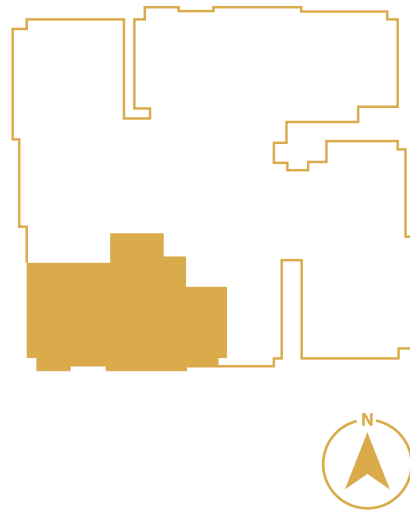
SERIES-03





TYPE 'A'

SERIES 04

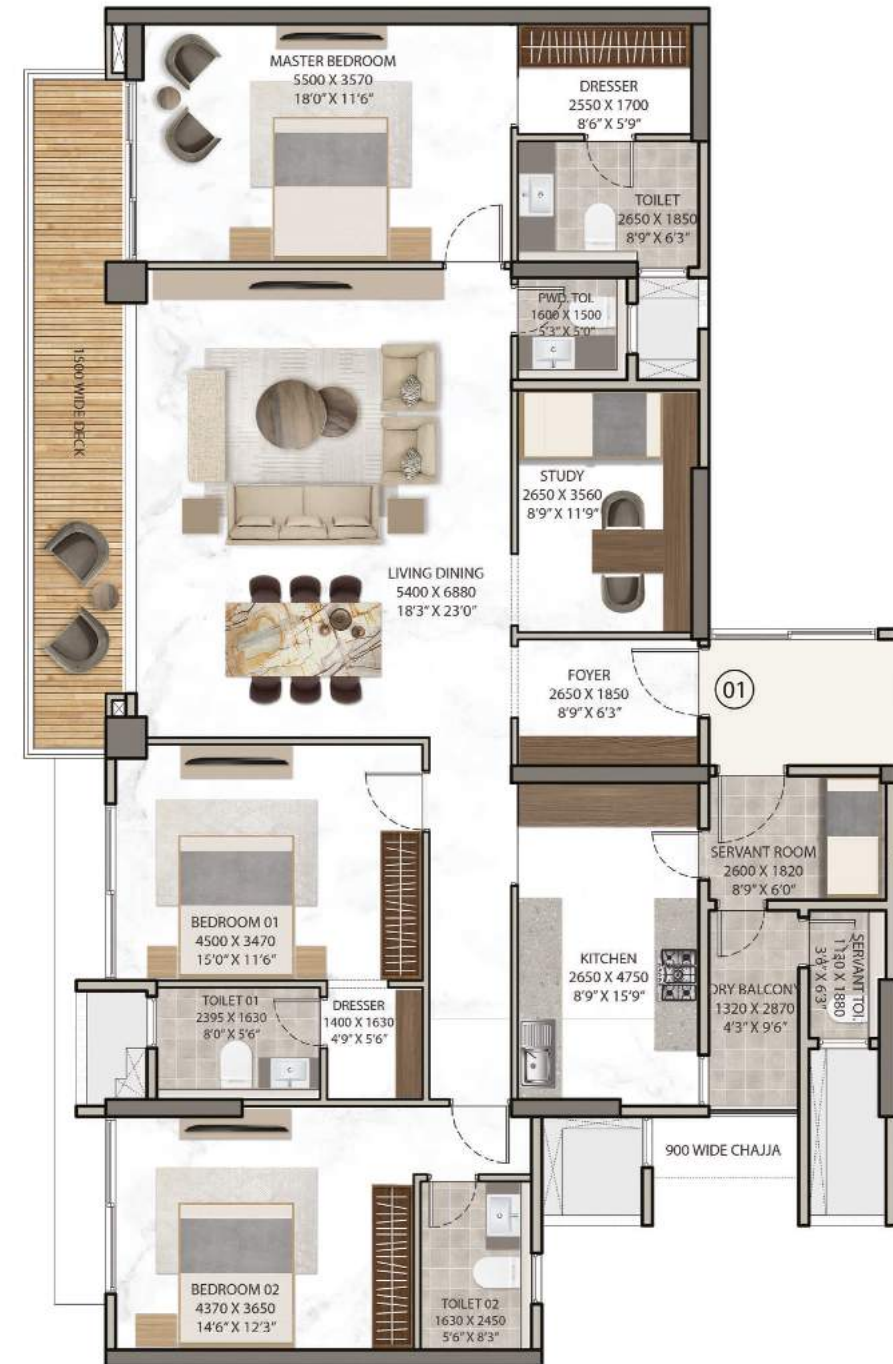
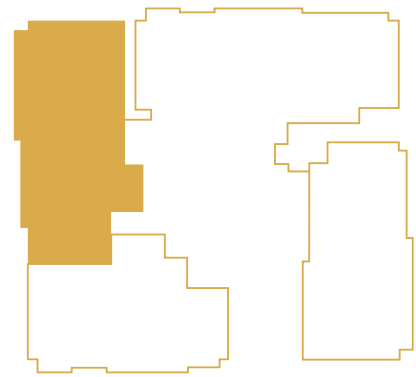


Apartment		Carpets Area	Balcony/Deck Area	SBU Area
Type	Configuration	Sq.mt.*/Sq.ft.	Sq.mt.*/Sq.ft.	Sq.mt.*/Sq.ft.
Type A (Series 04)	3 BHK + Svt. Room	141.90/1527	17.59/189	219.12/2355

\*1 Sq.mt. = 10.764 Sq.ft.(approx)

TYPE 'B'

SERIES 01

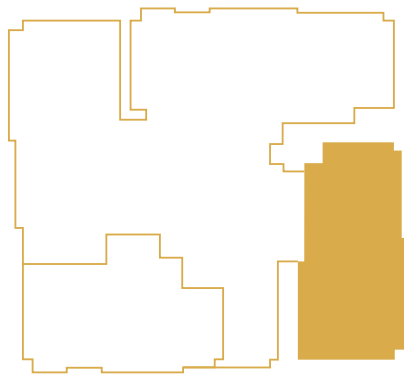


Apartment		Carpets Area	Balcony/Deck Area	SBU Area
Type	Configuration	Sq.mt.*/Sq.ft.	Sq.mt.*/Sq.ft.	Sq.mt.*/Sq.ft.
Type B (Series 01)	3.5 BHK + Svt. Room	158.60/1707	18.81/202	244.90/2632

\*1 Sq.mt. = 10.764 Sq.ft.(approx)

TYPE 'C'

SERIES-03

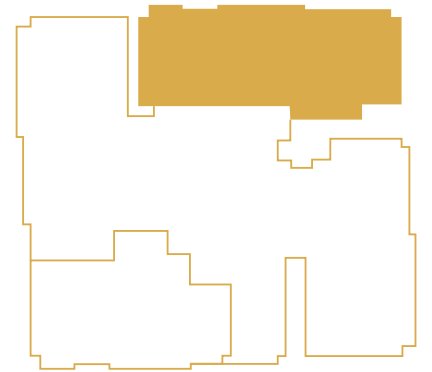


Apartment		Carpet Area	Balcony/Deck Area	SBU Area
Type	Configuration	Sq.mt.*/Sq.ft.	Sq.mt.*/Sq.ft.	Sq.mt.*/Sq.ft.
Type C (Series 03)	3.5 BHK + Svt. Room	158.97/1711	18.47/199	245.47/2639

\*1 Sq.mt. = 10.764 Sq.ft.(approx)

TYPE 'D'

SERIES 02



Apartment		Carpet Area	Balcony/Deck Area	SBU Area
Type	Configuration	Sq.mt.*/Sq.ft.	Sq.mt.*/Sq.ft.	Sq.mt.*/Sq.ft.
Type D (Series 02)	4 BHK + Svt. Room	193.08/2078	20.26/218	298.15/3205

\*1 Sq.mt. = 10.764 Sq.ft.(approx)



# Specifications

PARTICULAR	SPECIFICATION	BRAND
Structure	Earthquake Resistant RCC frame Structure	SAIL/TATA Steel or Equivalent
Exclusive Features	Air-Conditioned Apartments Home Lighting Automation (wireless)	Mitsubishi/Daikin or Equivalent Milanity or Equivalent
Apartment Flooring		
Entrance Foyer, Living & Dining	Italian Marble or Equivalent	
Master Berdroom	Laminated Wooden Flooring	Welspun or Equivalent
Study & Other Bedrooms	Glazed Vitrified Tiles	Premium Brand
Kitchen	Anit-Skid Vitrified Tiles	Premium Brand
Servant Room	Vitrified Tiles	Premium Brand
Balcony	Anit-Skid Ceramic Tiles	Premium Brand
Doors, Frames & Hardware	Premium Veneer / Laminated Flush Doors SS Butt Hinges & Hardware	Factory Finished Pre Engineered  Premium Brand
Locks	Digital Lock on Main door	dormakaba/Yale or Equivqlent
Glass Partition /Balcony Handrail	Stainless Steel Grading 304 Railing with Glass MS Railing in Utility & Staircases	St.Gobain/Modiguard or Equivalent
Windows	Anodized / Powder Coated System Window Space Provision for Safety Grills	Alumil/Tostem or Equivalent
Kitchen	Engineered Stone /Granite Cooking Platform SS Sink with Drain Board Provision for Modular Kitchen Provision for Electrical Chimney Ceramic Tiles Dado 2' Height above the counter Electrical points for Refrigerator, Water Purifier, Microwave, Exhaust Fan, Grinder etc.	Franke/Nirali or Equivalent

# Specifications

PARTICULAR	SPECIFICATION	BRAND
Toilets	Anti-Skid Ceramic Floor Tiles Cermaic Wall Tiles Sanitary Fixtures CP Fittings Glass Partition in Master Toilet	Premium Brand Premium Brand Kohler / Grohe or Equivalent Kohler / Grohe or Equivalent
Walls	Internal Walls - Branded Putty Internal Walls - Premium Emulsion Paint External Walls - Textured Paint/Weatrher Coat Paint/Stone Cladding in selected area as per architect's design	Birla / JK or Equivalent
Electrical Fitiings	Copper Wiring in Concealed Conduit with provision for Light Points, AC, TV & Telephone  Premium Modular Switches, Sockets & Switchgear	Polycab / Finolex Cable or Equivalent  Legrand / Norisys or Equivalent
Security Systems	Security Booth with Boom Barrier 24/7 Video Surveillance & CCTV Systems	
Common Areas Flooring Entance Lobby	Flooring & Lift wall cladding in Italian / Imported Marble	
Staircase	Polished Granite / Stone	
Terrace	Anti-Skid Ceramic exterior Tiles / Granite / Artificial Turf	
Other Featrures	Aesthetic Elevation High Speed Modern Elevators	Mitsubishi / Schindler or Equivalent



# Aerial Terrace View







### Setting global standards

The journey of a thousand miles begins with a single step. What spawned off from Odisha as a humble seedling way back in 1985 has since traversed the globe to become one of the nation's leading seafood exporters.

Founded by Mr. Tara Ranjan Patnaik and supported by his brother, Mr. Prava Ranjan Patnaik, the Falcon Group is built on the foundation laid by Falcon Marine Exports Ltd.

In the decades since, the Group has experienced extraordinary growth, entering and excelling in the fields of Aqua feeds, Retail, Agro-Processing, and Real Estate, with Mr. Parthajeet Patnaik at the helm of its diversification activities. Through its commitment to corporate excellence and transparency, the Falcon Group has achieved sustained success and has become a major player in the industries in which it operates.

Falcon Group has seen impressive growth over the decades, allowing them to reach INR 2800 crores by 2022-23. The group has over 5000 employees and positively impacted the livelihood of over 10000 aquaculture farmers in many coastal states of India. Striving to further expand, the Falcon Group has set its sights on diversifying its operations into other sunrise sectors.



Falcon Real Estate is a revered player in residential and commercial projects in Odisha. Our mission is to create global standards of housing projects for an unparalleled living experience by providing our customers with quality housing and commercial projects, superior customer support and services, while meeting our responsibility towards society and our environment, with an existing land bank of roughly 500 acres, gives us the capacity to create millions of square feet of living space in the years to come.

# About Us

## Past Projects



Falcon Crest



Falcon Residency

## Architects



KNS Architects, a multi-disciplinary, national & international award-winning design firm, was established with an objective of creating contextual, artistic & bespoke design solutions. They believe in looking at each project with a fresh, new perspective, a fact that finds resonance in their belief in creating vibrant, out-of-the-box solutions that strike the right note between practicality and aesthetic; constraints and aspirations.

KNS Architects has received various National & International awards such as 'International Design & Architecture Award (London), Icons of Spaces award by Berg Singapore, IIID Award, AICA Award, ArchiDesign Award, Kohler Abaraxus, Grohe NDTV Award, Ace of Space, Tade Awards, VM&RD Awards etc; and wide media coverage in various national and international magazine and coffee table books worldwide.

Consultants	Role in Project
KNS Architects	Principal Architect
SPA	Structural Consultant
Designtree	Services Consultant
Humane	Landscape Consultant
Khaitan & Co	Title & Documentation
Amace	Cost Consultant
Mayabious Art LLP	Creative & Media

# Consultants





Aerial Day View



Aerial Night View

FALCON  
**tatva**  
EVERY ELEMENT OF ECSTASY

