FALCON

tatva

EVERY ELEMENT OF ECSTASY

All our lives are blessed by the blissful presence of the five basic elements that constitute our beautiful cosmos.



EARTH



WATER



FIRE



SKY



AIR

Fire

It represents the energy of transformation. Fire is considered the most potent element as it can destroy and create.

Water

It represents the energy of fluidity. It is the most vital element of life for the survival of all living beings.

Earth

It represents the energy of stability. Earth is responsible for providing a stable and supportive environment for all living beings.

Sky

It represents the energy of space. Ether is the most subtle element as it is present everywhere, but it cannot be seen or touched.

Air

It represents motion's energy. It is the most vital element for life as it carries the oxygen necessary for all living beings' survival.


Cuttack
Naraj
Gopalpur
Mundali
Mahanadi River
Trisulia
Urali
Nandankanan
Zoological Park
Barang
Raghunathpurjali
Phulnakhara
Falcon Residency
Patia
Pahala
Chandra Sekharpur
Jagannathpur
Gothapatna
Falcon Crest
Cuttack/Kolkata
NH-16
Vizag/Chennai
Asureswar
Kesora
Khandagiri
Falcon Tatva
Badaraghunathpur
Lingaraj Temple
Janla
Uttara

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

FALCON tatva

Four G+17 towers spread across 3.92* acres

Pollution free living amidst greenery

An array of lifestyle amenities

Vibrant outdoor spaces dotted with innovative sculptures

Separate Club complex with luxurious offerings

*1 acre = 4047 square meter

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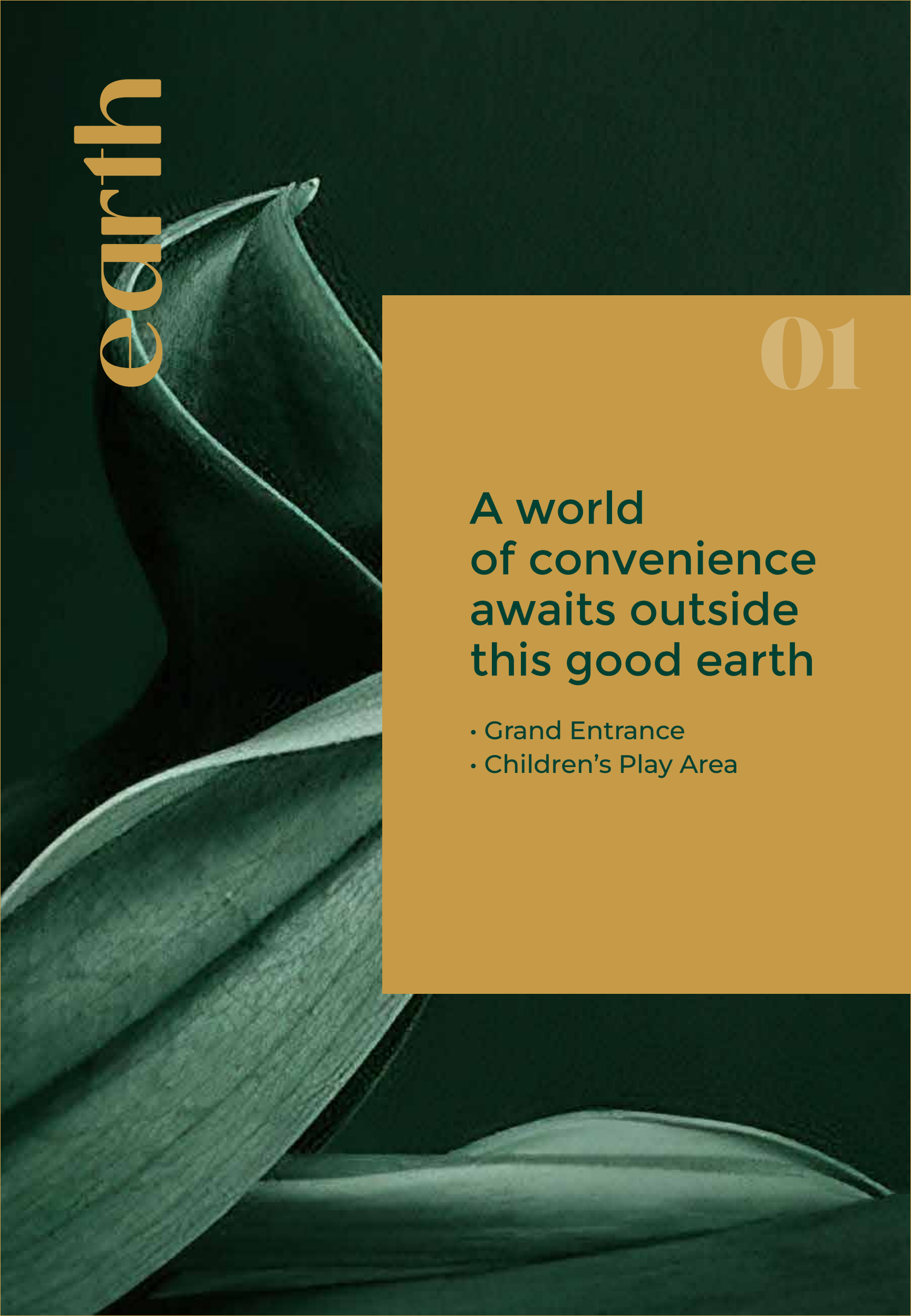


earth

01

A world of convenience awaits outside this good earth

- Grand Entrance
- Children’s Play Area

Make a red carpet entry

Main Entrance View



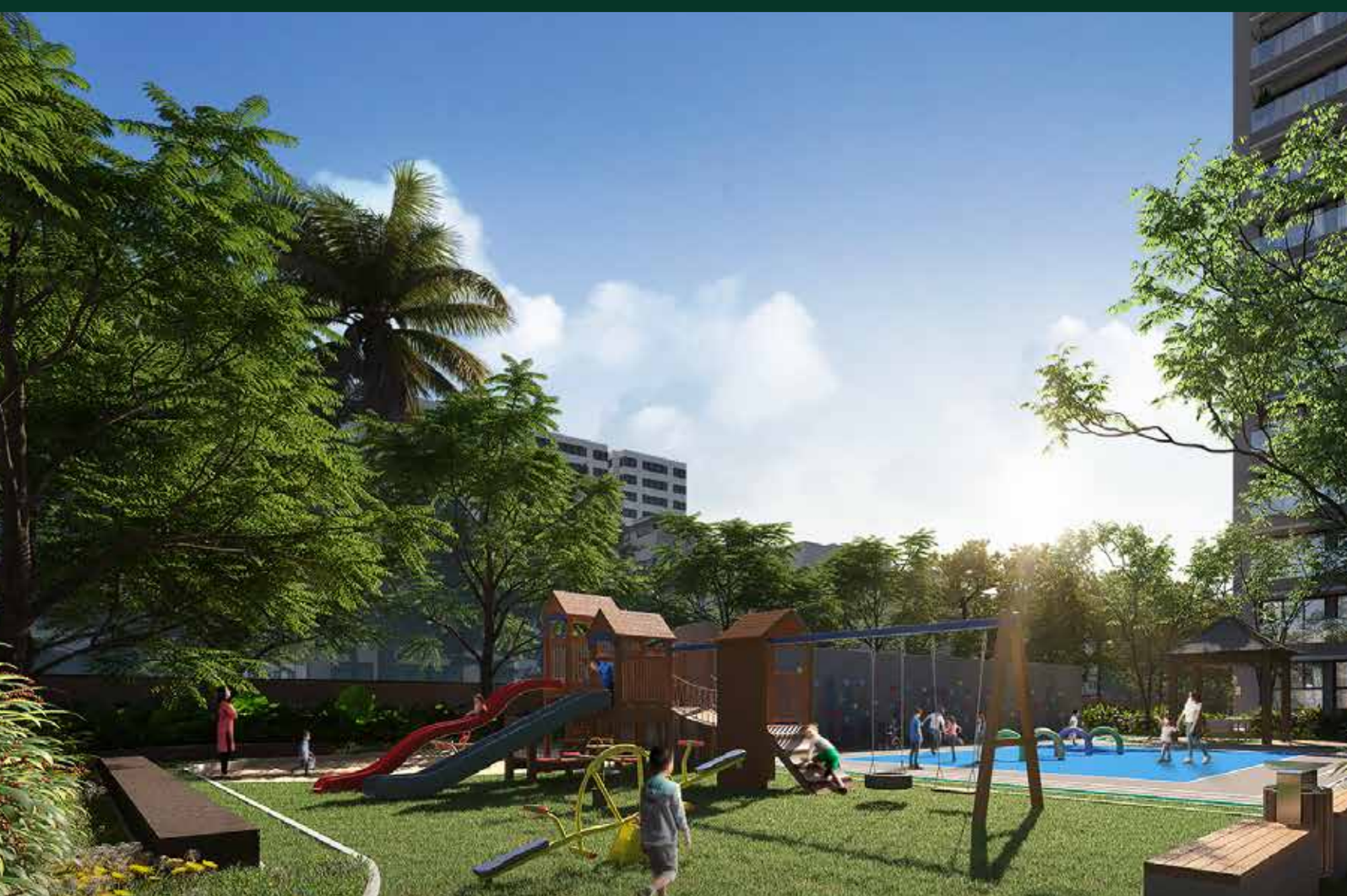
The art of fine living

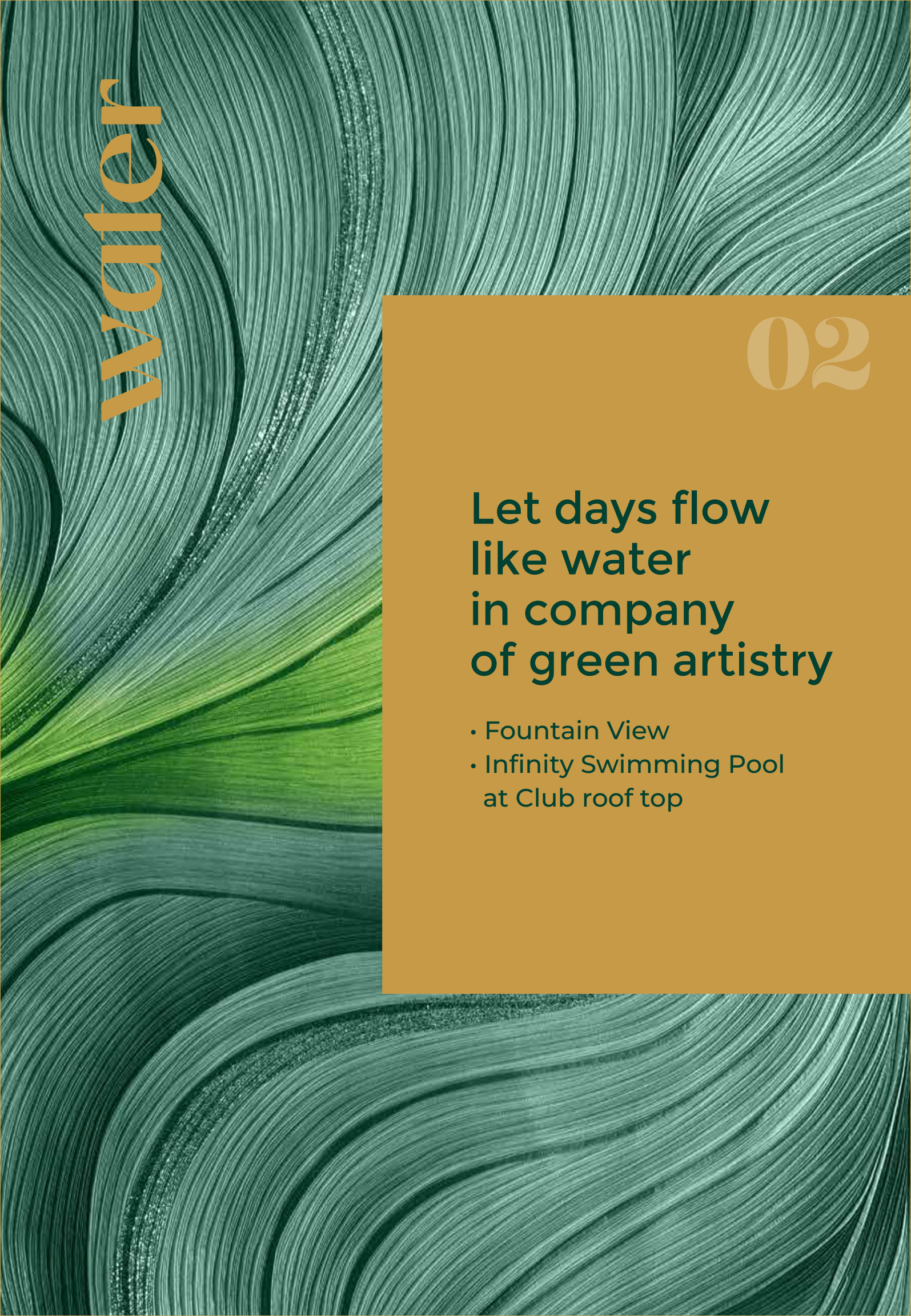
Night View



where childhood is boundless

Kids' Play Area





02

Let days flow like water in company of green artistry

- Fountain View
- Infinity Swimming Pool at Club roof top

Where

Green meets Blue

Fountain View



Plush

Fountain

Arena

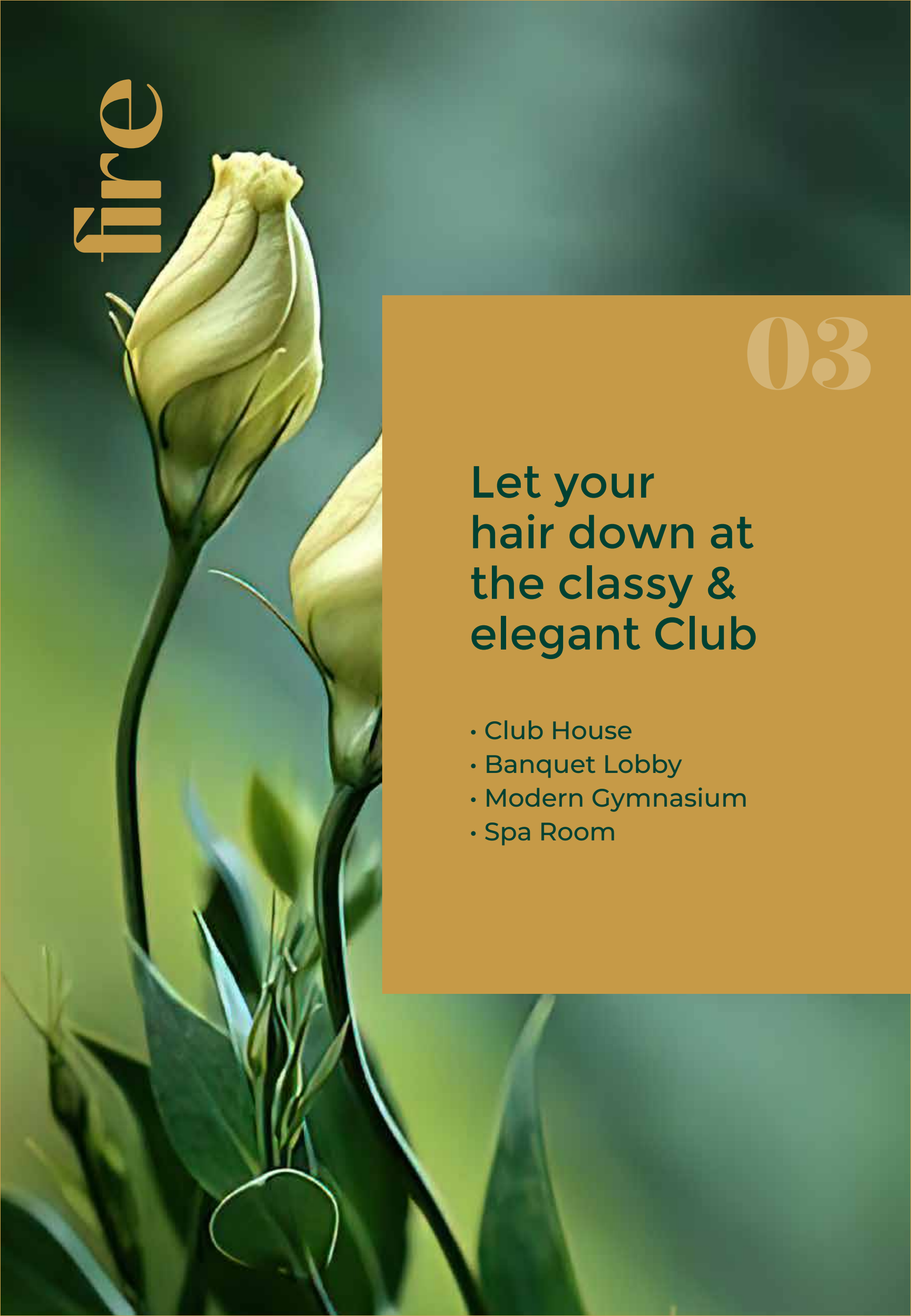
Drop-off Area



When the Blues Beckon

Infinity Swimming Pool





fire

03

Let your hair down at the classy & elegant Club

- Club House
- Banquet Lobby
- Modern Gymnasium
- Spa Room

PANCHVATI

CLUB

Club House



Celebrate the grandeur of life

Banquet Lobby



For those
who work hard

Modern Gymnasium



Rejuvenate and Rewind

Spa Room



Live the highs of life

Club with Elevation View





sky

04

Sublime offerings to meet your sky-high expectations

- Tennis Court at Club Rooftop
- Swimming Pool
- Open Kitchen
- Rooftop Yoga Zone
- Organic Farming Bays
- Rooftop Relaxology Garden
- Chit Chat Area
- Lounge Area



Sports Floor
With Nets

Informal Seating
With Projection

Tennis
Court

Landscaped
Connected Terrace

Open Gym With
Sports Flooring

Open
Kitchen

Covered
Deck

Rooftop
Yoga Zone

Organic
Farming Bays

Rooftop
Relaxology Garden

Open
Lawn

Chit Chat
Zone

Lounge
Area

Amphitheatre
Seating

Open to Sky
Lounge Area

To endless
conversations

Night Terrace View



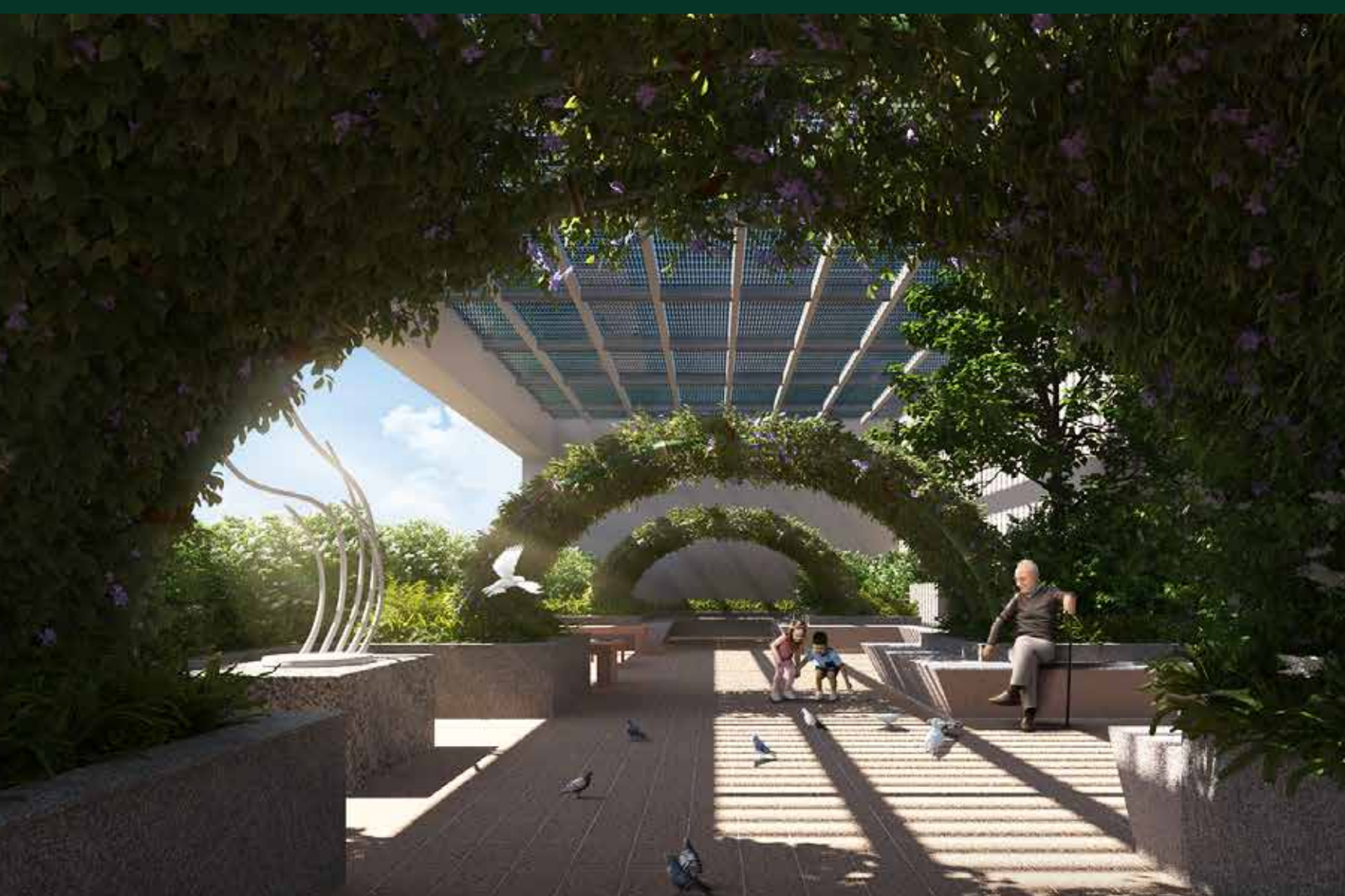
Breathe the serenity of nature

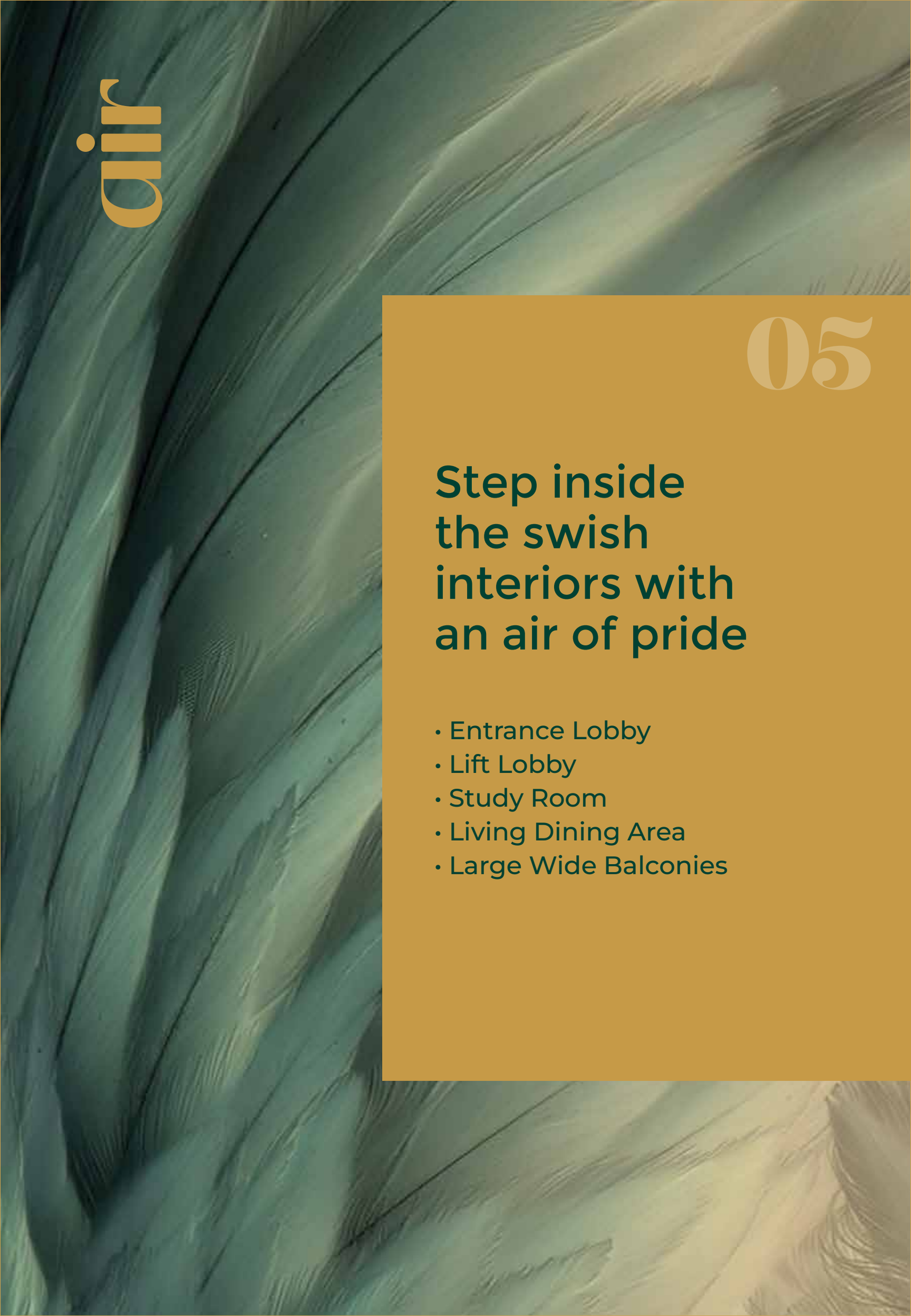
Covered Relaxology Garden



Homes with a Bougainvillea View

Terrace Bougainvillea View





air

05

Step inside the swish interiors with an air of pride

- Entrance Lobby
- Lift Lobby
- Study Room
- Living Dining Area
- Large Wide Balconies

Make a mark
as you step in

Entrance Lobby



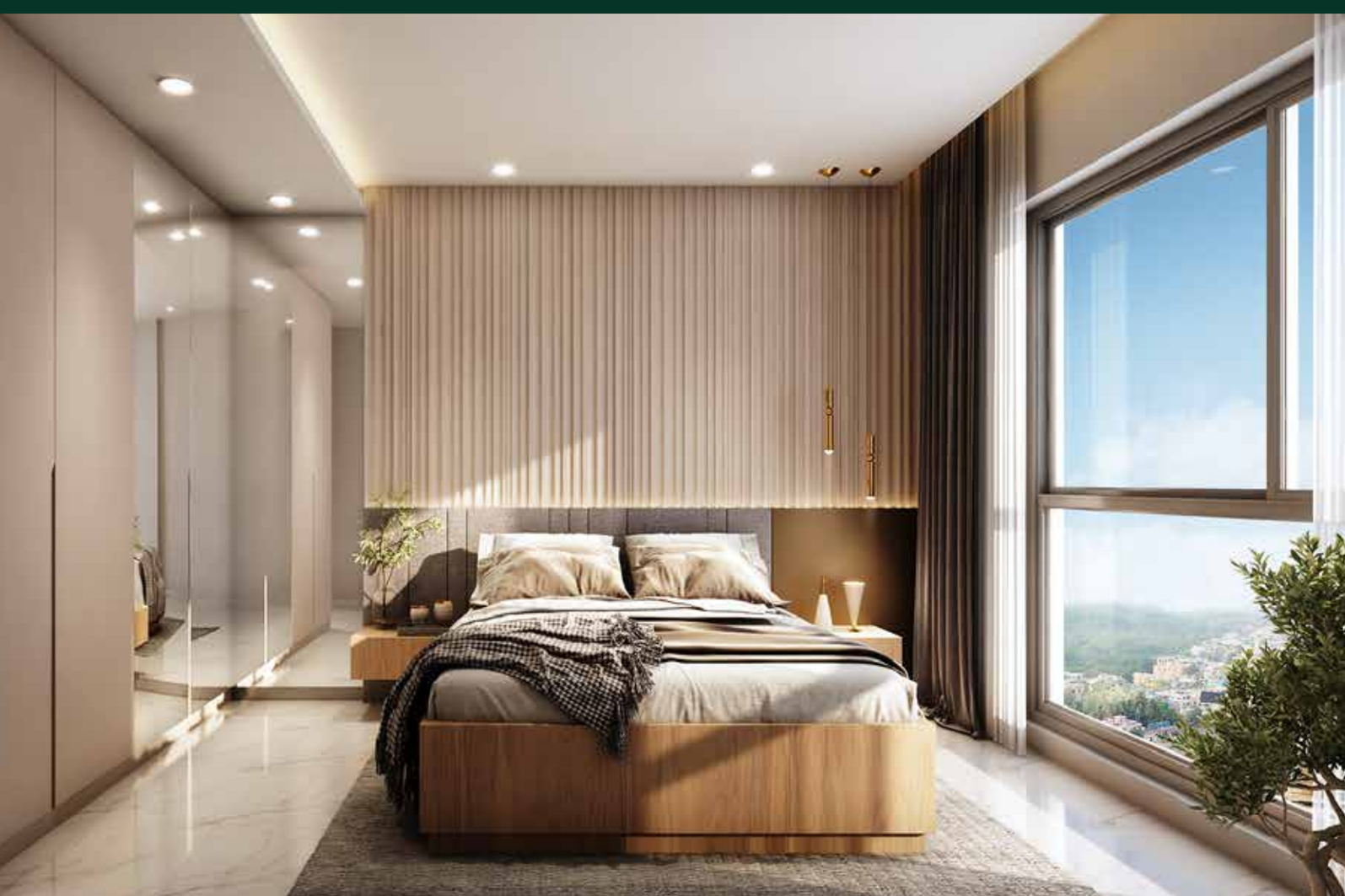
Architecture that leaves you in awe

Lift Lobby



Bedroom with orchid view

Bedroom



Air-conditioned homes

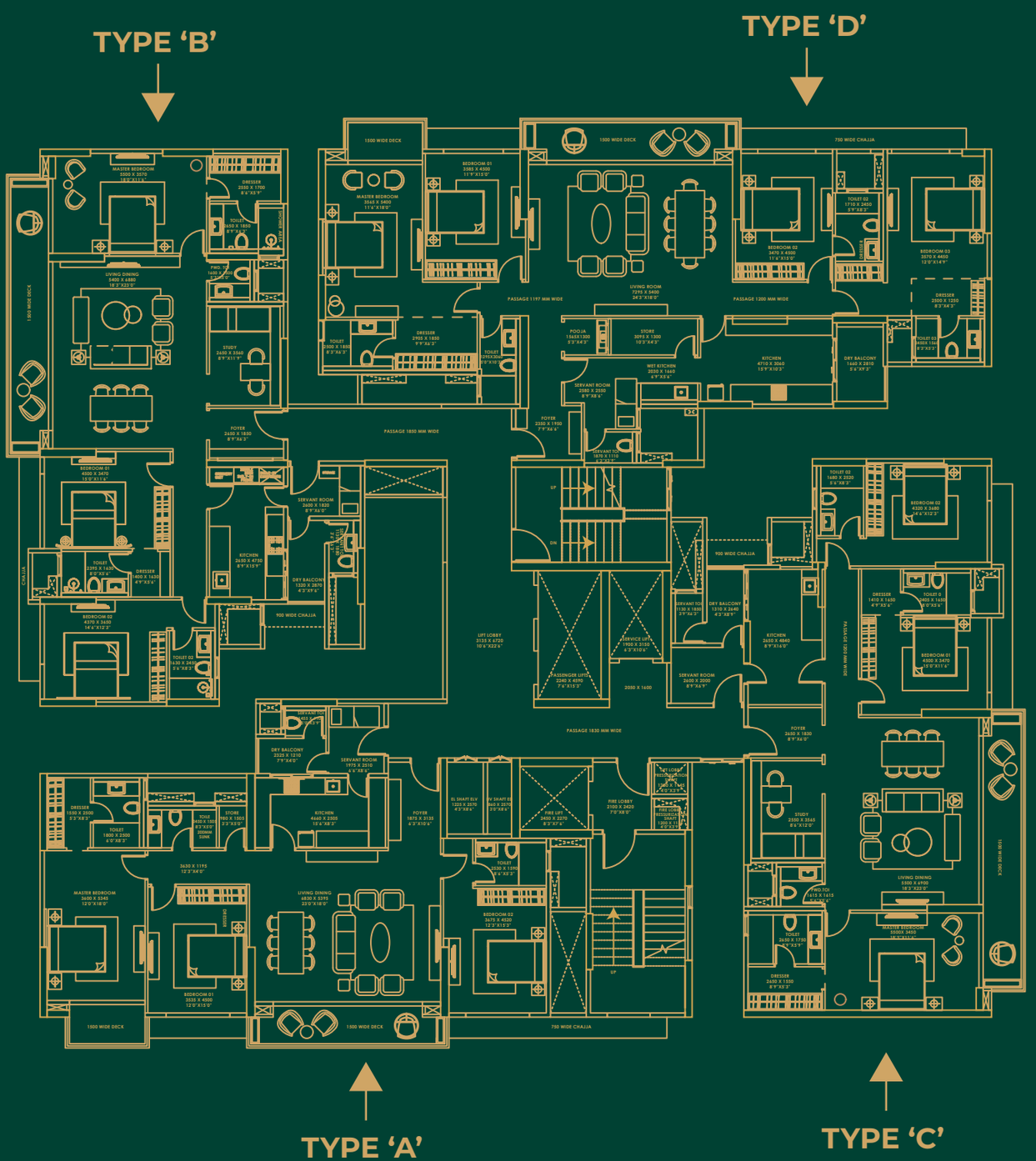
Living Dining Area



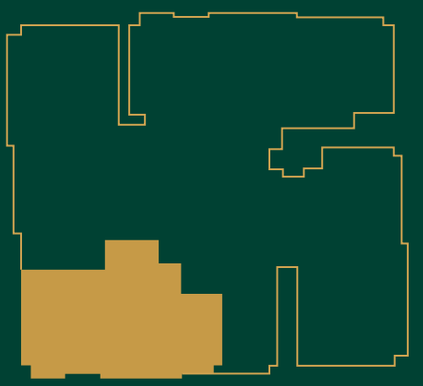
Aerial
View

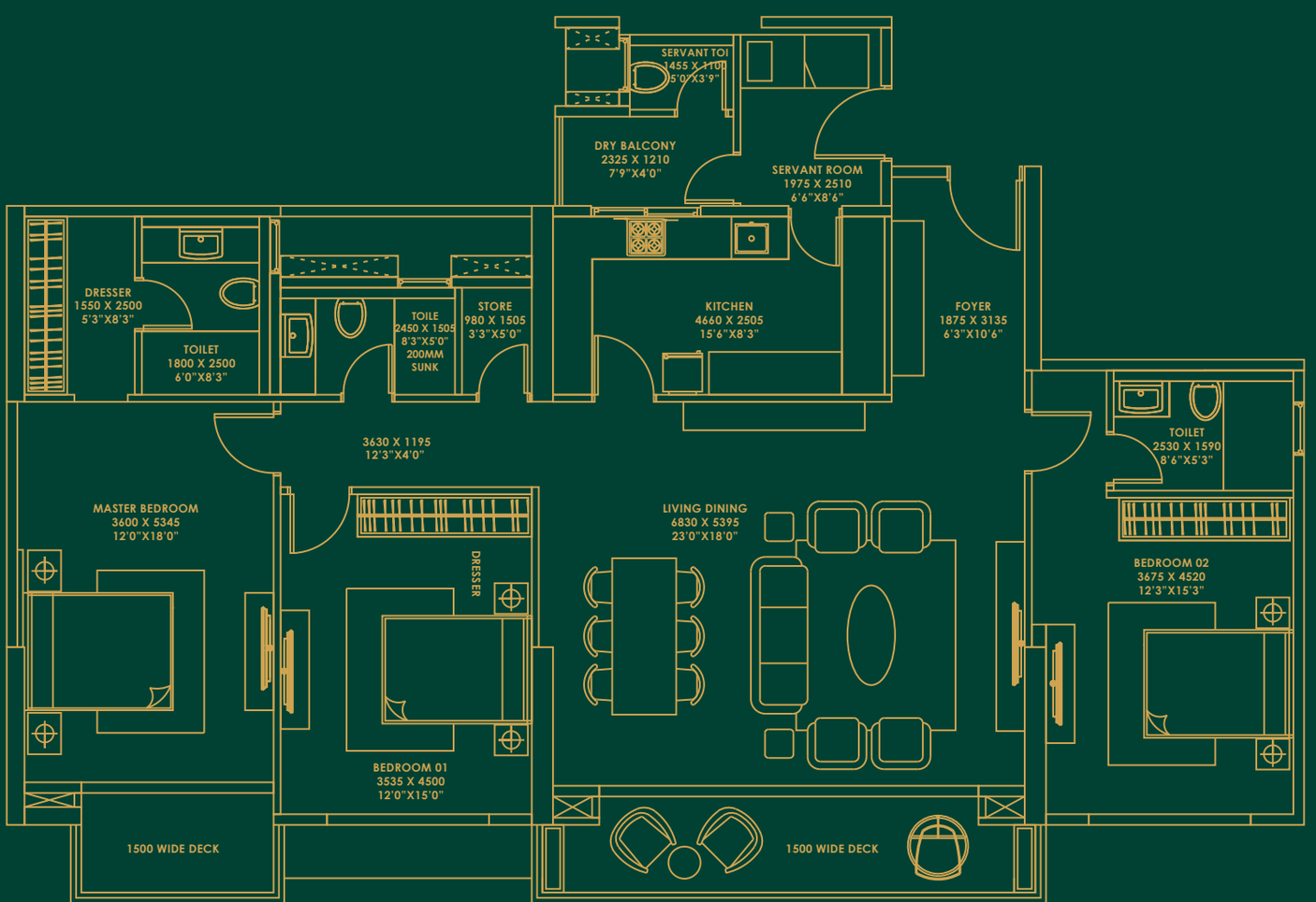


Typical Floor Plan



Unit Plan A

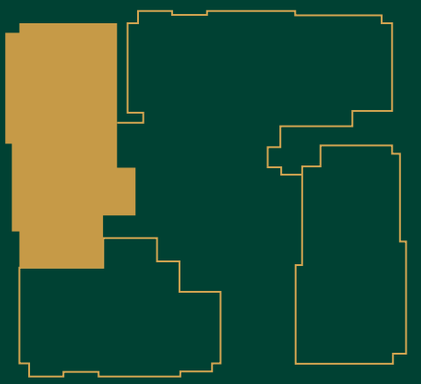


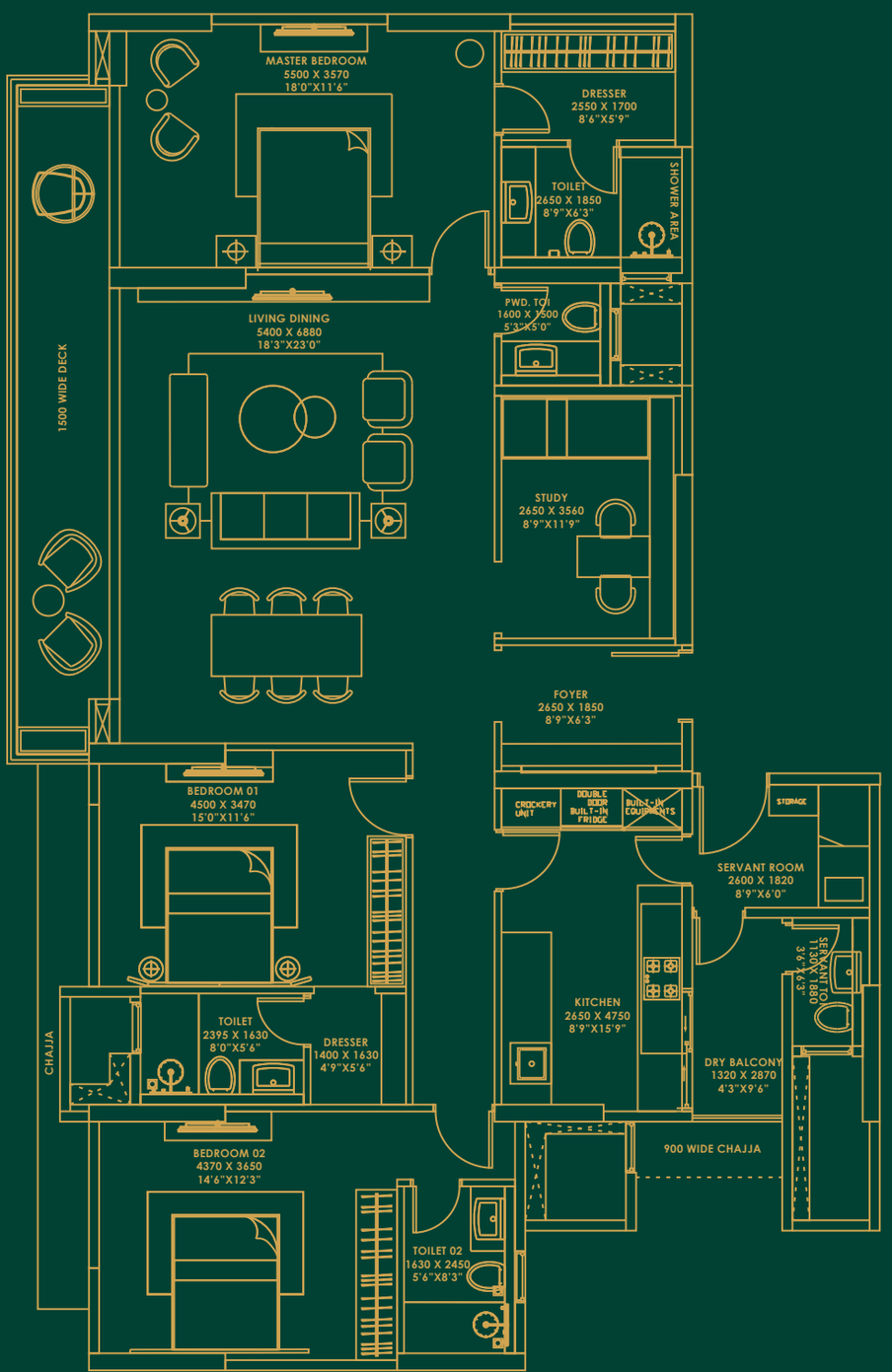


Apartment		Carpet Area	Balcony/Deck Area	SBU Area
Type	Configuration	Sq.mt.*/Sq.ft.	Sq.mt.*/Sq.ft.	Sq.mt.*/Sq.ft.
Type A (Series 04)	3 BHK + Svt. Room	141.90/1527	17.59/189	219.12/2355

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

Unit Plan B

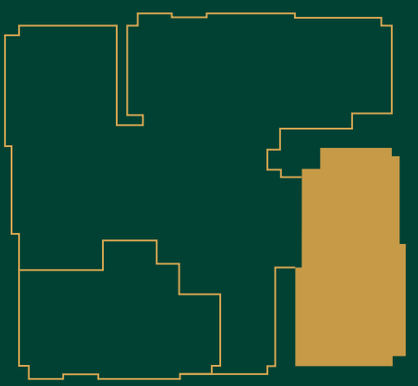


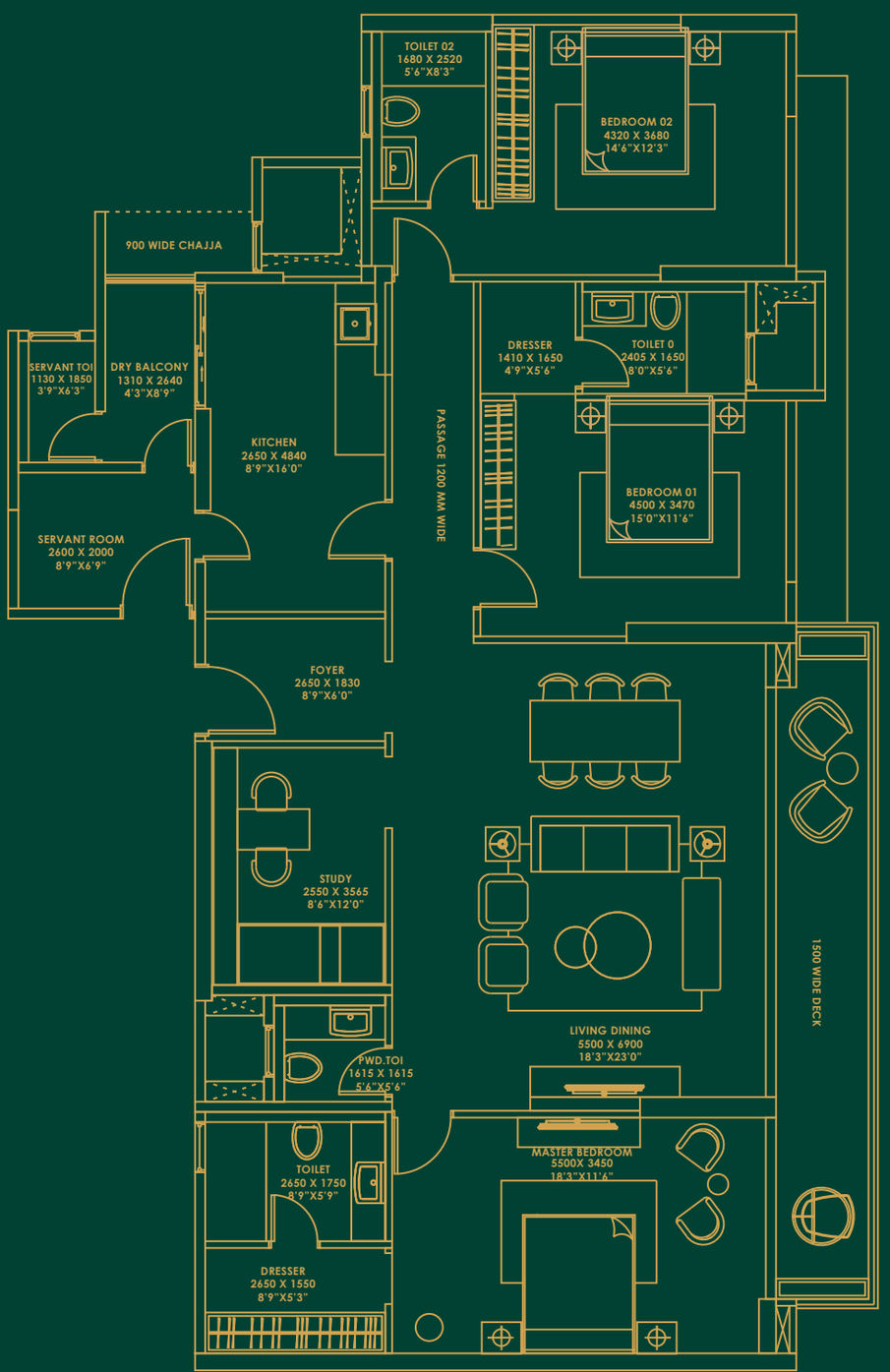


Apartment		Carpet Area	Balcony/Deck Area	SBU Area
Type	Configuration	Sq.mt.*/Sq.ft.	Sq.mt.*/Sq.ft.	Sq.mt.*/Sq.ft.
Type B (Series 01)	3.5 BHK + Svt. Room	158.60/1707	18.81/202	244.90/2632

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

Unit Plan C

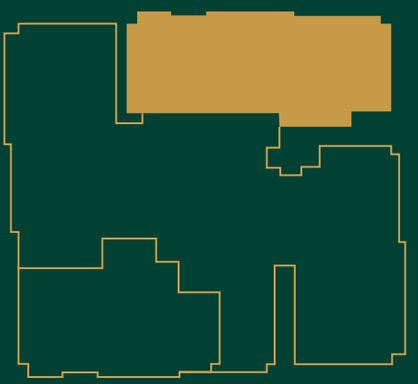


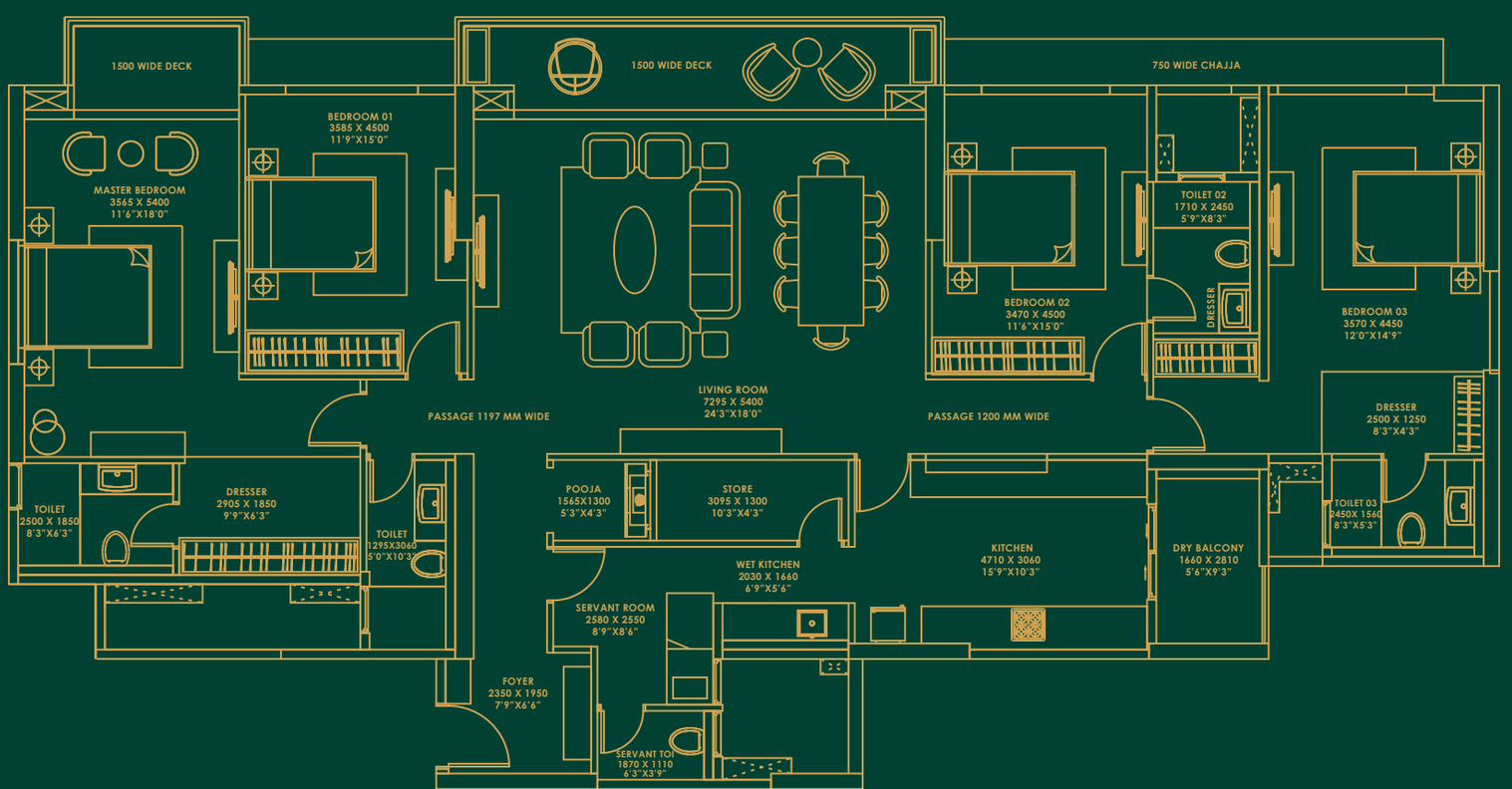


Apartment		Carpet Area	Balcony/Deck Area	SBU Area
Type	Configuration	Sq.mt.*/Sq.ft.	Sq.mt.*/Sq.ft.	Sq.mt.*/Sq.ft.
Type C (Series 03)	3.5 BHK + Svt. Room	158.97/1711	18.47/199	245.47/2639

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

Unit Plan D





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)

Project
Master Plan



Artistic Image

LEGEND

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

Terrace

Site Plan



LEGEND

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

About The Developer

FALCON
GROUP

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

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.

Past Projects



Falcon Crest



Falcon Residency

Consultants

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
Epicon	Structural Consultant
Designtree	Services Consultant
Humane	Landscape Consultant
Khaitan & Co	Title & Documentation
Amace	Cost Consultant
Mayabious	Creative & Media

Specifications

PARTICULAR	SPECIFICATION	BRAND
Structure	Earthquake Resistant RCC frame Structure	SAIL/TATA Steel or Equivalent
Exclusive Features	Air-Conditioned Apartments	Mitsubishi/Daikin or Equivalent
	Home Lighting Automation (wireless)	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	Factory Finished Pre Engineered
	SS Butt Hinges & Hardware	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	Franke/Nirali or Equivalent
	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.	

Cont...

PARTICULAR	SPECIFICATION	BRAND
Toilets	Anti-Skid Ceramic Floor Tiles	Premium Brand
	Cermaic Wall Tiles	Premium Brand
	Sanitary Fixtures	Kohler / Grohe or Equivalent
	CP Fittings	Kohler / Grohe or Equivalent
	Glass Partition in Master Toilet	
Walls	Internal Walls - Branded Putty	Birla / JK or Equivalent
	Internal Walls - Premium Emulsion Paint	
	External Walls - Textured Paint/Weatrher Coat Paint/Stone Cladding in selected area as per architect design	
Electrical Fitiings	Copper Wiring in Concealed Conduit with provision for Light Points, AC, TV & Telephone	Polycab / Finolex Cable or Equivalent
	Premium Modular Switches, Sockets & Switchgear	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

The art of fine living

Elevation View

