

FORTUNA



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circle of life



" CIRCLE OF LIFE "

God has created two world,
one is what we see and the other
is what we cannot see.
That we see is a realisation of
what we resemble to our thoughtful
need. This uncreated creation is
passing constantly around us.
Our design for Fortuna is a
manifestation for purity of soul,
perfection of human and
completeness of nature.
Each of the finest details are
collectively willing to enhance
building as a humanoid and
encircle the life within.
This building will be the new
experience to talk speechlessly.

Salient Features

- Twin residential tower project designed for those who want to live in a small community.
- Well connected to the city road network.
- All flats are designed to spacious planning with maximum utilization of space and minimum passage areas.
- All flats are designed in a way that to major rooms have two side windows for cross ventilation.
- Sophisticated infrastructure with luxurious facilities.
- Exquisitely designed lobby.
- Vastu and Aura conformed Home.

Project Facilities

CAMPUS FACILITIES

- Wi-Fi zone for fast wireless internet surfing.
- School drop off zone.
- Play area for children with safe rubber matting.
- Security staff quarters.
- Club house with equipments and facilities mentioned below
 - Fully equipped fitness center
 - Indoor games hall
 - Library hall

PARKING

- Provision for two car parking per flat.
- Ample parking space for tow wheelers.
- Power point in parking.
- Air pump for filling air in vehicles.

GARDEN & OPEN SPACES

- Centrally located thematic garden space.
- Plantation with aroma floral garden.

Building Finishes & Systems

CONSTRUCTION

- Enhanced structure safety against earthquake.
- R.C.C. frame structure as per I.S.I. norms finished with fine sand faced plaster internally and double coat sand faced plaster externally.

EXTERNAL COLOUR

- All building finished with double coat water repellent and weather shield poly acrylic colour.

WATER SUPPLY

- Supply of municipal water and bore well as an auxiliary source of water.

ELECTRICITY SUPPLY

- Supply by GEB.
- Gas operated generator with sufficient power back up.

GARBAGE DISPOSAL

- Centrally located garbage shaft with hygienic cleaning system accessible from each floor/staircase mid-landing.

ENTRANCE LOUNGE & FOYER

- Well organized foyer equipped with nameplates, postbox, Wi-Fi networking, information and reading desk, multi mobile charger, sophisticated design of reception, waiting lounge, etc.
- Specially designed area for the handicapped persons.

FLOOR LANDING, STAIRCASE & TERRACE

- Finished with combination of matt & glossy granamite tile or natural stone in flooring and provision of decorative ceiling.
- Application of china mosaic at terrace area.

ELEVATOR

- Two elevators with auto doors & third one for goods and medical stretcher.
- Separate power back up for lift at the time of breakdown of electricity supply (gas operated generator).

FIRE FIGHTING SYSTEM

- As per G.D.C.R. norms.

GENERAL SECURITY

- Campus will be protected by compound wall from all the boundaries.
- Highly secured campus with individual security cabins at entry – exit & C.C.T.V. camera at building foyer & campus.

OFF TIME SECURITY

- CCTV surveillance in public areas with 30 days recording facility in.

COMMUNICATION CONNECTIVITY

- Intercom facility between flats, building foyer & campus within.
- Audio – video door phone.

MANAGEMENT

- Well trained manager with well discipline housekeeping staff will be deployed for society maintenance to initiate good and healthy neighbourhood.

Standard Flat Finishes

DOORS & WINDOWS

- Teak wood main door frame with theft proof locking system
- All doors will be as broad as of convenient size
- All windows of hi grade anodized aluminum extruded sections and tinted glass
- Kitchen & toilet window will be design with exhaust fan space

WINDOW GRILL

- M.S. Safety grill fitted from inside as per design

FLOORING

- Italian marble flooring in hall, dining & kitchen area
- 1 meter x 1 meter Full body vitrified tiles application with spacer technique and joints are to be filled by epoxy grout in all bed rooms

ELECTRIFICATION

- Electrification will be done with multinational brand wires and switches
- Provision of gas generator for sufficient power back-up
- Power saver equipment and earth leakage protector will be provided by the developers
- Heavy load compatible GEB meter connection

PLUMBING

- General water supply & drainage line as per norms with provision for central hot water line from individual flat gas geyser point
- Plumbing & drainage system will be designed & executed by the known consultants

SANITARY WARES

- All toilets except common toilet are to be equipped with designer wall hung (w.c.)
- Common toilet to have orissa pan
- Provision of uniquely designed counter basin of standard company

SANITARY FITTINGS

- All toilets & kitchen are equipped with auto flush valve, combination of mixer & diverter with over head shower, sink taps & movable kitchen taps. All cp fittings will be of Jaquar or equivalent brand

KITCHEN

- Kitchen sinks with multiple filter system and drain board
- Kitchen platform will be made by good looking sturdy and user friendly stone
- Kitchen dado upto lintel level fitted with designer kitchen tiles

TOILET

- Separate dry & wet areas in all toilets
- Toilet dado upto lintel level
- Attached toilet with closet generates luxury to dressing area

WASH

- Space for the cloths drying area
- Electric and plumbing points for washing machine
- Space for washing

WALL & CELLING FINISHES

- Birla white cement putty application

GAS CONNECTION

- Kitchen & wash area gas point outlet to each flat by gujarat gas

AIR CONDITIONING

- Sufficient ducting space for the air conditioners
- Defined A/C compressor unit placement with good accessibility



Ground Floor Plan



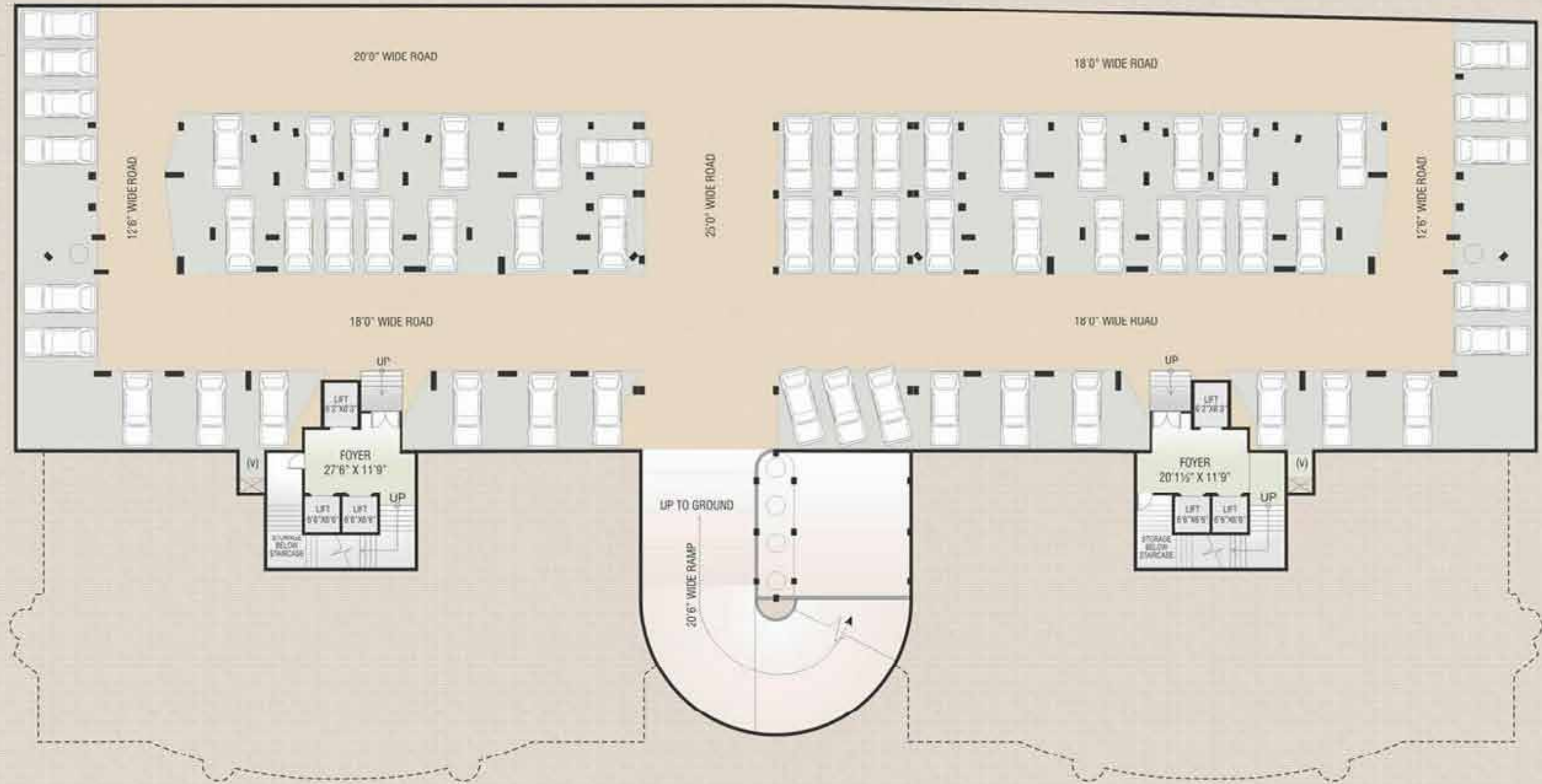
First Floor Plan



Typical Floor Plan



Basement



Typical Floor Layout Plan (2nd to 11th)



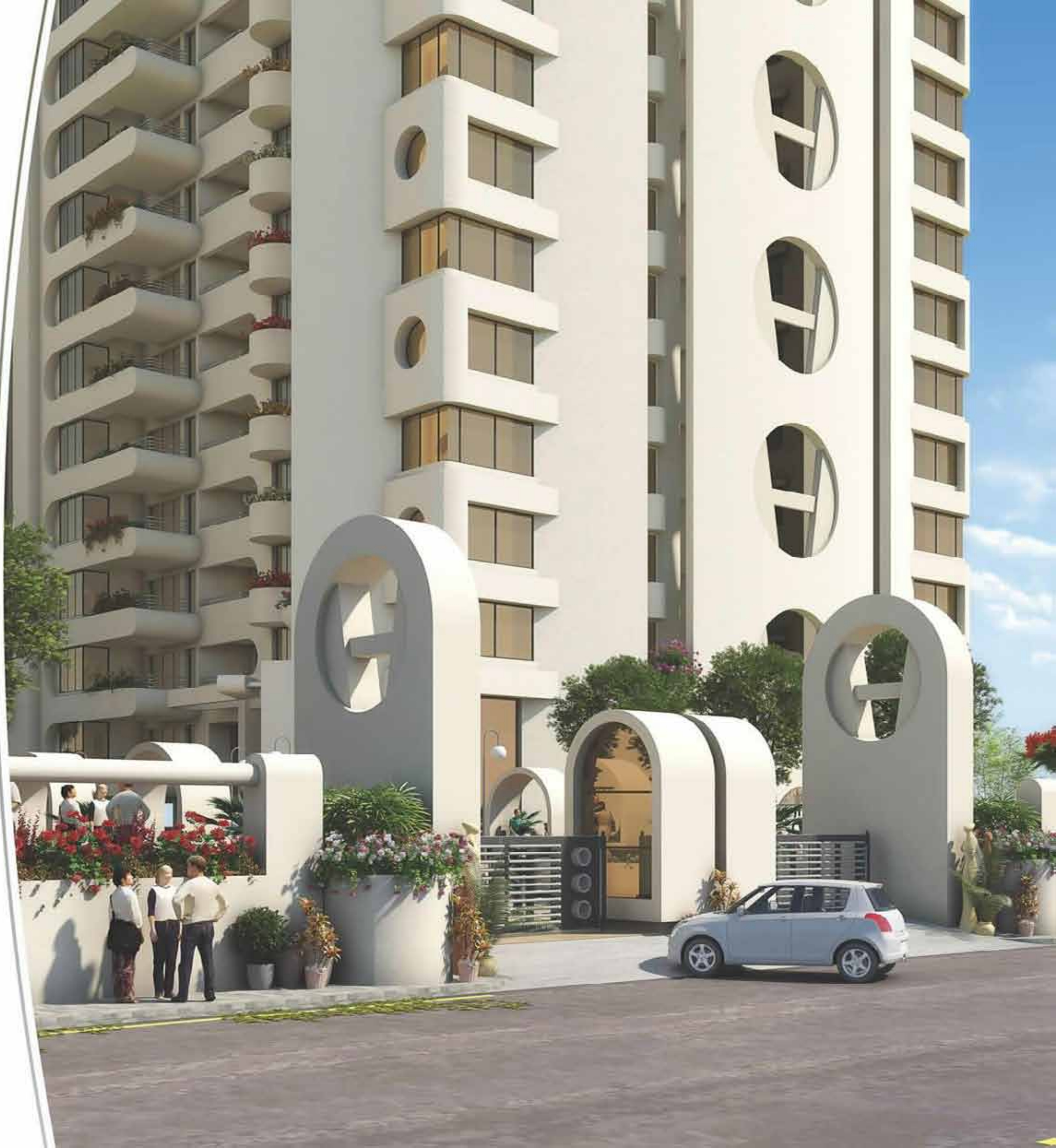




























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