

If you are looking for the highest value real estate opportunity in Kolkata today at the lowest cost, we have some good news for you...



Fortune
Township
Great value. Grand lifestyle.



...Your search ends here.

Because Fortune Township is not just another real estate project.

It is a socially and futuristically relevant lifestyle model.

For the city, the state and the country.

Where an upmarket lifestyle will be delivered to a large mid-market metro community
at the lowest possible cost.



- 8 acres of landscaped township with duplex apartments and private lawn.
- In-complex club, next door to a spanking new market complex
- 560 residential units
- 2 lac sq.ft. of open area
- 75,000 sq.ft. of landscaped gardens with ponds



Barasat today

Barasat today is a thriving neighbourhood 15 minutes ahead of the Kolkata airport. Offering a well-developed infrastructure and catering to all the challenges and necessities of modern living.

- Educational institutions of repute e.g. Aditya Academy, Auxilium Convent School, Central Modern School, Julien Day School, Barasat Government College and Aircraft Engineering & Maintenance Institute.
- Developed market and commercial centre on Station Road and Jessore Road. Leading brands like Monginis, PC Chandra, Khadims, Sreeleathers, Sugar and Spice, etc have set up shops in the area, besides various markets like Mega Bazar, Budget Bazar and Air-conditioned market (Dak Bungalow). All major banks have their operating branches and ATMs in Barasat.
- Dependable medical facilities available at Mega City Nursing Home, EKO Nursing Home and Barasat Government Hospital.
- Belghoria Expressway and flyover providing high-speed connectivity to the west bank and the airport.



Barasat tomorrow

- 1.5 lac sq.ft. shopping complex-cum-multiplex under construction at Chapadaly bus terminus
- 5.5 lac sq.ft. Big Bazaar on Jessore Road under construction
- Rs. 2000-cr airport expansion-cum-modernisation project underway
- Multi-crore upcoming re-vamping of the Airport Hotel into the 5-star category, 150-room hotel, 2 lac sq ft mall with six-screen multiplex
- Land-acquisition for four-lane Barasat-Raichak Expressway passing adjacent to Fortune Township under progress
- West Bengal government setting up a university at Barasat
- Other large upcoming projects in the area include a 500-acre IT Park, a 500-acre Bio-Technology Park and a 400-acre Logistics Hub



How near are you at Fortune Township?

- 30 minutes from Sector V, Salt Lake, and Rajarhat
- 20 minutes from the Kolkata international airport
- 7 minutes from the Barasat railway station
- 5 minutes from Chapadali bus terminal
- 5 minutes from Barasat main market
- 4 minutes from Barasat hospital
- 10 minutes from main schools and colleges

Site Plan



Padma Sarovar



Amphitheatre



Palm Court



Sarovar



Jogging track



Court of flowers



Pathway



Children's play area



Landscaped garden

Green green green grass of home

Landscaping is a recognised skill with the Fortune Group as established in their earlier project, Fortune City.

Lush green lawns with decorative water bodies, tree-lined avenues and various other interesting landscape features will make the outdoor life at Fortune Township like a wish-list come true.

Highlight of Fortune Township landscape

- Amphitheatre
- Durga Puja Maidan
- Padma Sarovar
- Basant Sarovar
- Yoga lawn
- Swimming pool
- Tree-lined walkways
- Open play area
- Court of flowers

Amenities

The in-complex leisure facilities at the club will ensure many fun-filled hours at Fortune Township.



Club facilities

- Modern multi-gym
- Swimming pool
- Steam and Jacuzzi
- Air-conditioned community hall
- Yoga room
- Cyber café
- Pool table
- Games room (chess, carrom, cards and video games)
- Table tennis
- Reading room
- Small adda rooms



Commercial complex facilities

- Bank and ATM
- Grocery store
- Laundry
- Doctor's chamber
- Restaurant
- Chemist
- Milk booth
- Beauty parlour
- Montessori school
- Creche

◀ View of

Specifications

Fortune Township provides HIG apartments at MIG costs.



Walls

- Internal brick walls with P.O.P. finish
- External wall with acrylic exterior paint

Finish

- Ceramic tiled floors of leading brands
- Kota stone/vitrified tiles in the lobby and staircases
- Granite kitchen platform with SS sink , 2-ft dado
- Glazed tiles on toilet walls up to door height

Electricals

- Concealed copper wiring
- Modular switches
- One cable TV, telephone and intercom point in each flat
- Power point in kitchen and one toilet
- AC point in master bedroom

Sanitary ware and plumbing

- Glazed sanitary ware of reputed brand
- Chrome plated fittings of reputed brands
- Hot water pipelines in one toilet

Doors and windows

- Decorative main door, all other are flush doors
- Aluminium sliding windows
- Stainless steel door fitting

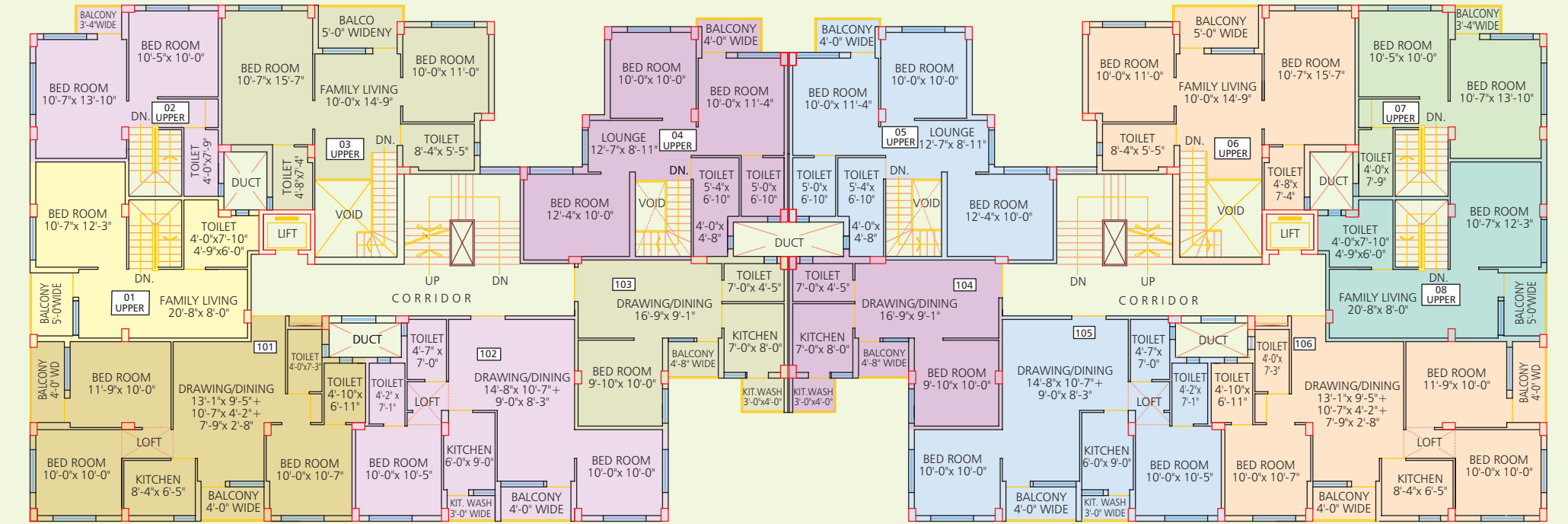
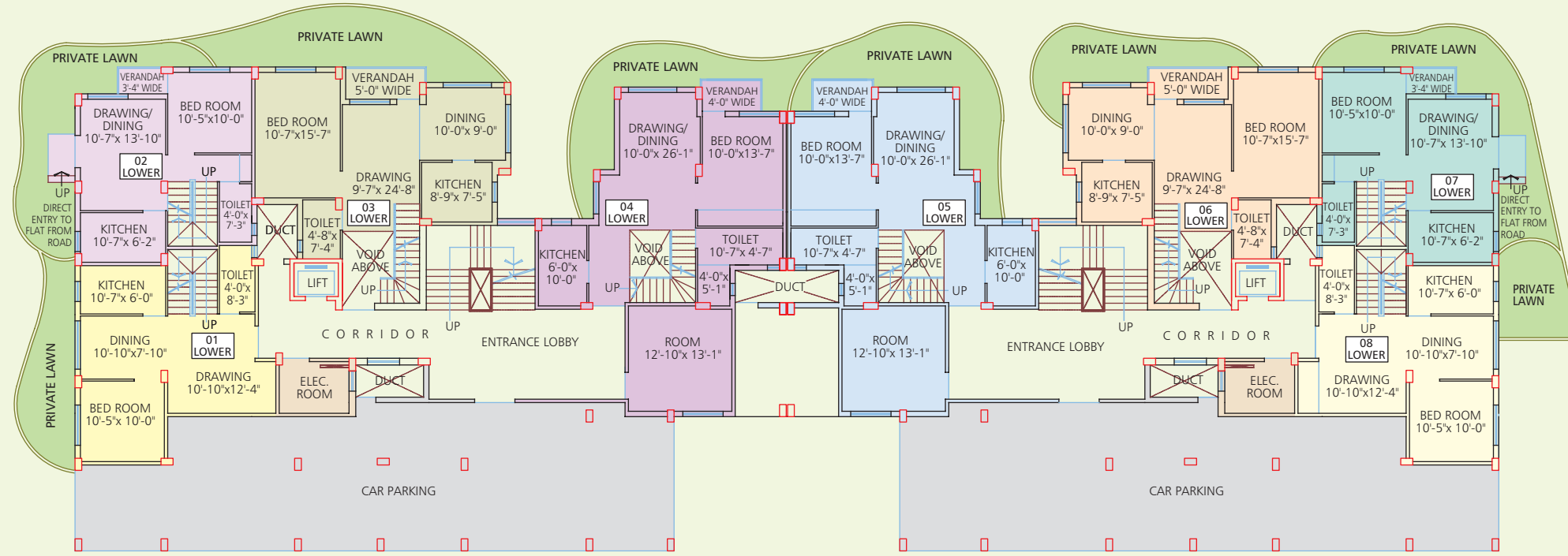
Common facilities

- Elevator in every building
- Centralised security system
- One loft in each flat
- 24-hour deep tube-well water supply with filtration plant
- Standby generator for common area lighting and emergency load in each flat at cost
- Transport facility to Sector V, Rajarhat and the airport at cost.
- Sewage treatment plant
- Common roof with waterproof treatment



Duplex ground & 1st floor - Block A, C, L - 1st floor

Block A, C, L - 1st floor



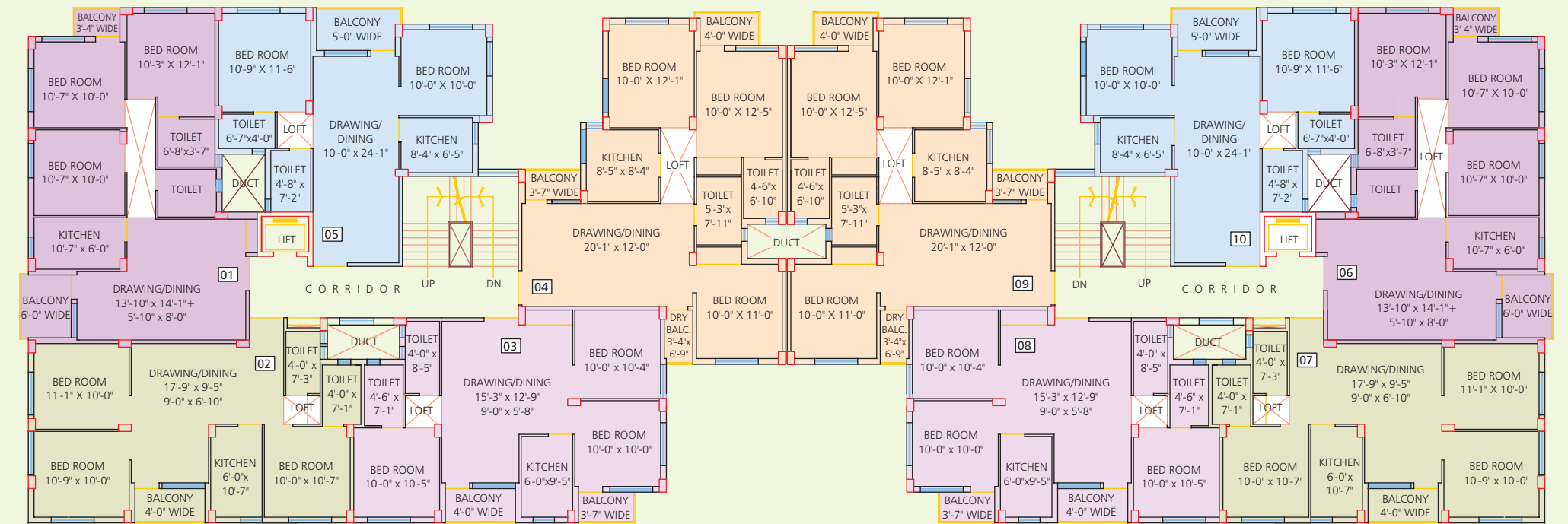
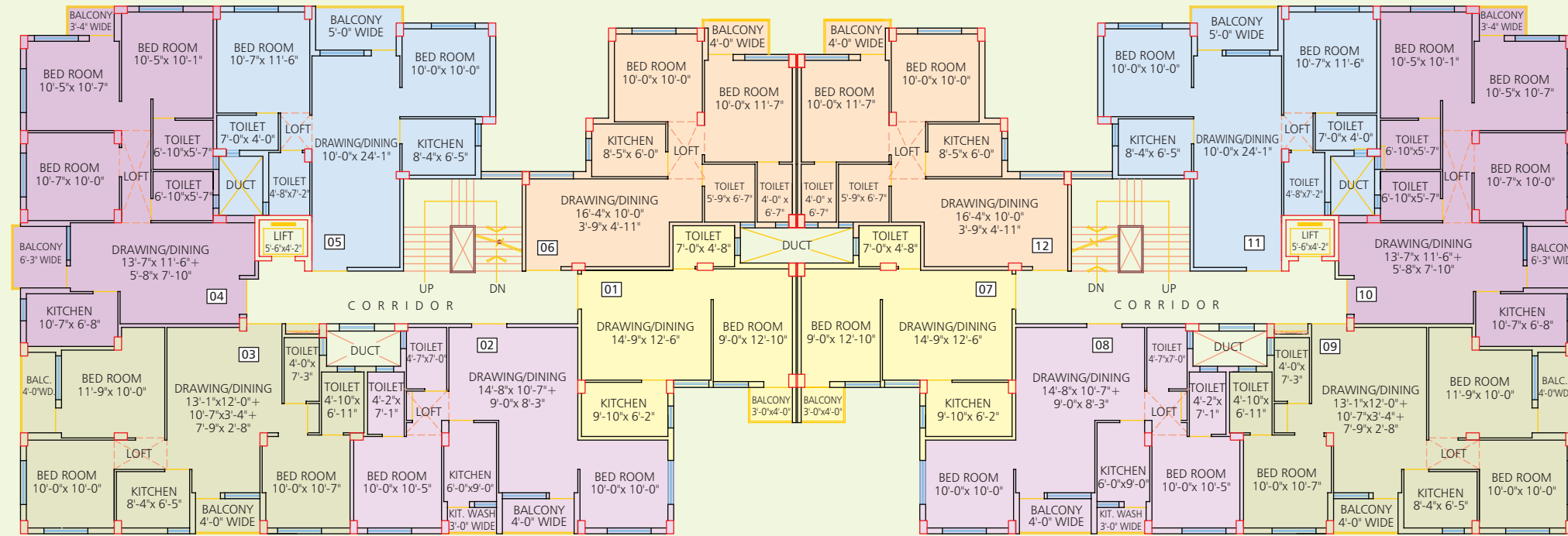
DUPLEX FLOOR	GROUND & 1ST		BLOCK A		BLOCK C		BLOCK L	
DUPLEX NO.	NO. OF BED ROOM	SUPER BUILT AREA (Sq.ft)	AREA OF LAWN (Sq.ft)	TOTAL CHARGEABLE AREA (SUPER BUILT AREA + 1/3 LAWN AREA) (Sq.ft)	AREA OF LAWN (Sq.ft)	TOTAL CHARGEABLE AREA (SUPER BUILT AREA + 1/3 LAWN AREA) (Sq.ft)	AREA OF LAWN (Sq.ft)	TOTAL CHARGEABLE AREA (SUPER BUILT AREA + 1/3 LAWN AREA) (Sq.ft)
01	2	1266	142	1313	51	1283	160	1319
02	3	1158	214	1229	210	1228	244	1239
03	3	1725	225	1800	247	1807	173	1783
04	4	1650	192	1714	180	1710	240	1730
05	4	1650	211	1720	180	1710	202	1717
06	3	1725	147	1774	238	1804	242	1806
07	3	1158	208	1227	234	1236	181	1218
08	2	1266	107	1302	221	1340	185	1382

N. B.: 1) Total Chargeable Area = Super Built Area + 1/3 Lawn Area
 2) Lawn Area and Shape as per Site Plan

BLOCK	A, C, L	
FLOOR	1st	
FLAT NO.	NO. OF BED ROOM	SUPER BUILT AREA (Sq.ft)
101	3	1021
102	2	864
103	1	531
104	1	531
105	2	864
106	3	1021

Block A, C, L - 2nd, 3rd, 4th floor

Block B, D, E, F, J, M, N - 2nd, 3rd, 4th floor

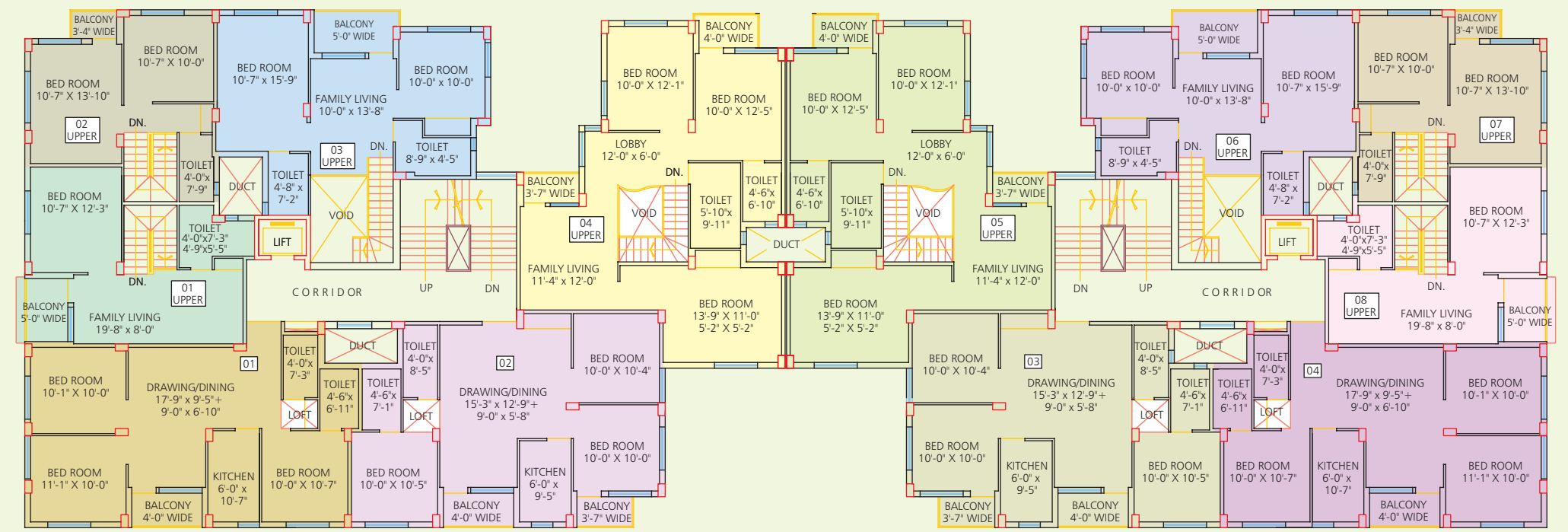
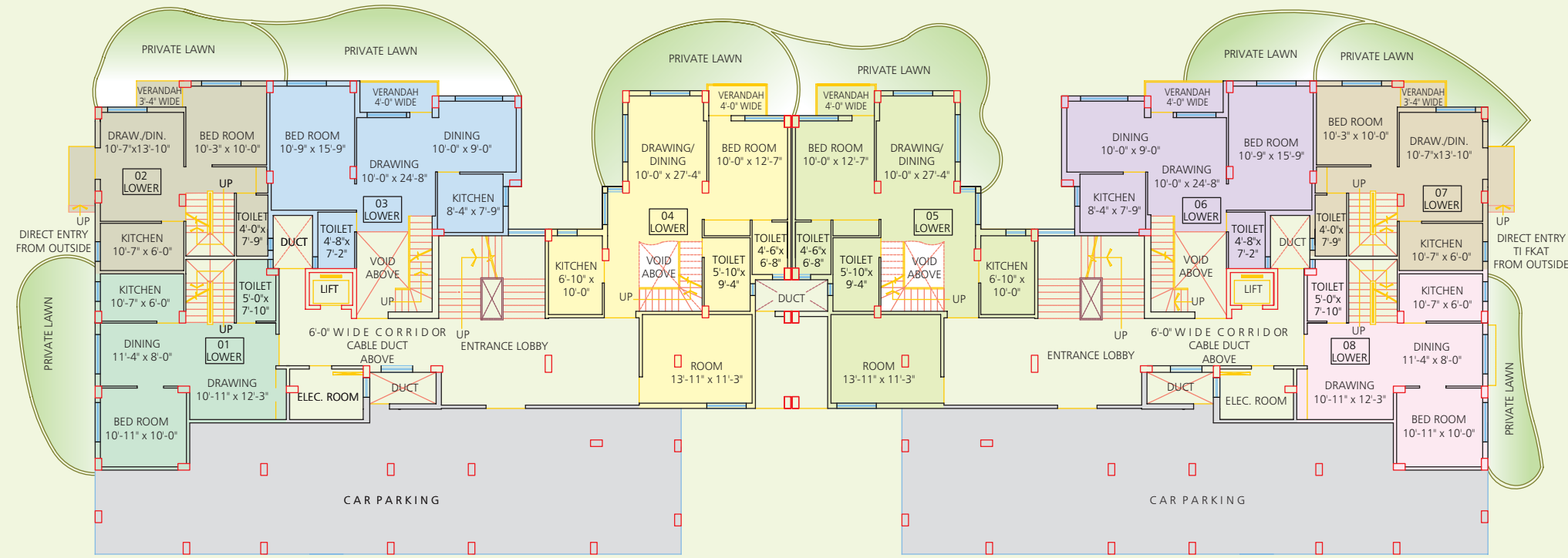


BLOCK	A, C, L	
FLOOR	2nd, 3rd, 4th	
FLAT NO.	NO. OF BED ROOM	SUPER BUILT AREA (Sq.ft)
01 / 07	1	573
02 / 08	2	864
03 / 09	3	1066
04 / 10	3	1096
05 / 11	2	896
06 / 12	2	792

BLOCK	B, D, E, F, J, M, N	
FLOOR	2nd, 3rd, 4th	
FLAT NO.	NO. OF BED ROOM	SUPER BUILT AREA (Sq.ft)
01 / 06	3	1133
02 / 07	3	1019
03 / 08	3	1046
04 / 09	3	1199
05 / 10	2	899

Duplex ground & 1st floor - Block B, D, E, F, J, M, N

Block B, D, E, F, J, M, N - 1st floor

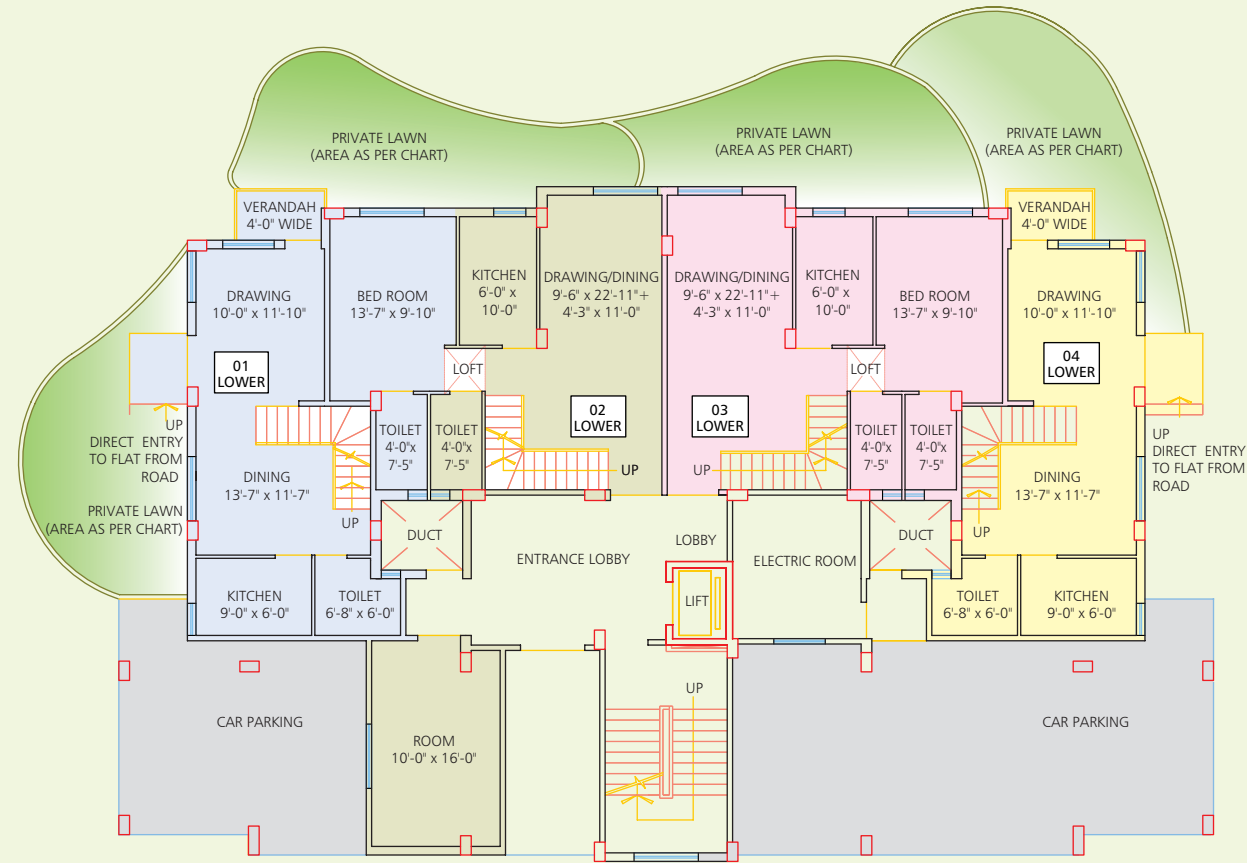


DUPLEX FLOOR	GROUND & 1st	BLOCK B	BLOCK D	BLOCK E	BLOCK F	BLOCK J	BLOCK M	BLOCK N
DUPLEX NO.	NO. OF BED ROOM	SUPER BUILT AREA (Sq.ft)	AREA OF LAWN (Sq.ft)	TOTAL CHARGEABLE AREA (SUPER BUILT AREA + 1/3 LAWN AREA) (Sq.ft)	AREA OF LAWN (Sq.ft)	TOTAL CHARGEABLE AREA (SUPER BUILT AREA + 1/3 LAWN AREA) (Sq.ft)	AREA OF LAWN (Sq.ft)	TOTAL CHARGEABLE AREA (SUPER BUILT AREA + 1/3 LAWN AREA) (Sq.ft)
01	2	1272	215	1344	159	1325	246	1354
02	3	1156	191	1206	149	1206	250	1239
03	3	1719	238	1798	249	1802	251	1803
04	4	2044	221	2118	248	2127	205	2112
05	4	2044	212	2115	202	2111	227	2120
06	3	1719	139	1765	197	1785	228	1795
07	3	1156	154	1207	198	1222	185	1218
08	2	1272	129	1315	244	1353	-	1272

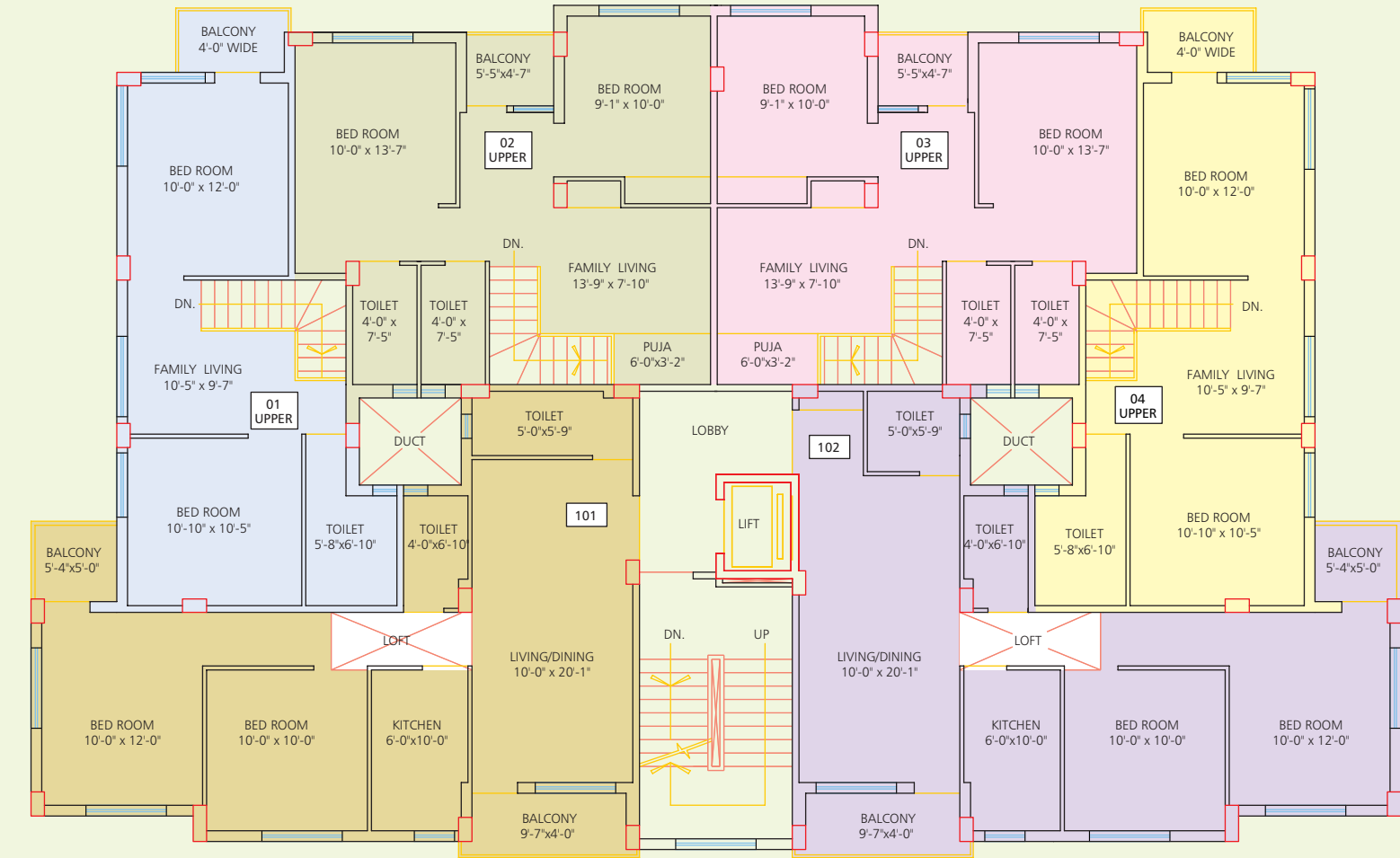
N. B.: 1) Total Chargeable Area = Super Built Area + 1/3 Lawn Area
2) Lawn Area and Shape as per Site Plan

BLOCK	B, D, E, F, J, M, N	
FLOOR	2nd, 3rd, 4th	
FLAT NO.	NO. OF BED ROOM	SUPER BUILT AREA (Sq.ft)
01	3	1019
02	3	1046
03	3	1046
04	3	1019

Block H, I, O, P - ground



Block H, I, O, P - 1st floor

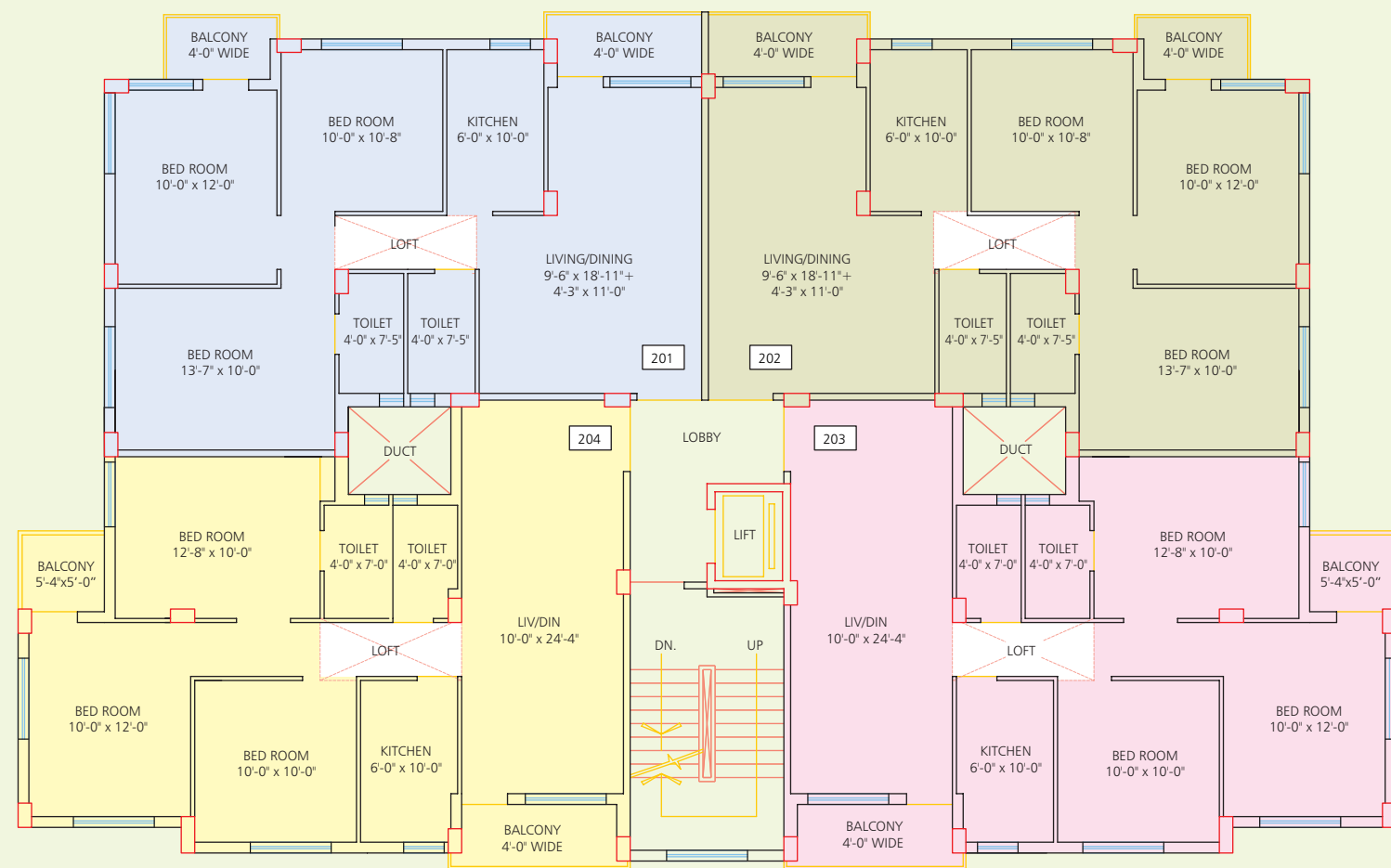


DUPLEX FLOOR	GROUND & 1st									
DUPLEX NO.	NO. OF BED ROOM	SUPER BUILT AREA (Sq.ft)	BLOCK H AREA OF LAWN (Sq.ft)	TOTAL CHARGEABLE AREA (SUPER BUILT AREA + 1/3 LAWN AREA) (Sq.ft)	BLOCK I AREA OF LAWN (Sq.ft)	TOTAL CHARGEABLE AREA (SUPER BUILT AREA + 1/3 LAWN AREA) (Sq.ft)	BLOCK O AREA OF LAWN (Sq.ft)	TOTAL CHARGEABLE AREA (SUPER BUILT AREA + 1/3 LAWN AREA) (Sq.ft)	BLOCK P AREA OF LAWN (Sq.ft)	TOTAL CHARGEABLE AREA (SUPER BUILT AREA + 1/3 LAWN AREA) (Sq.ft)
01	2	1169	224	1244	51	1223	160	1221	160	1229
02	3	1438	252	1522	210	1483	244	1525	244	1493
03	3	1453	234	1531	247	1535	173	1509	173	1520
04	4	1168	222	1242	180	1234	240	1250	240	1211

N. B.: 1) Total Chargeable Area = Super Built Area + 1/3 Lawn Area
 2) Lawn Area and Shape as per Site Plan

BLOCK	H, I, O & P	
FLOOR	1st	
FLAT NO.	NO. OF BED ROOM	SUPER BUILT AREA (Sq.ft)
101	2	731
102	2	732

Block H, I, O, P - 2nd floor



BLOCK	H, I, O & P	
FLOOR	1st	
FLAT NO.	NO. OF BED ROOM	SUPER BUILT AREA (Sq.ft)
201	3	1112
202	3	1120
203	3	1151
204	3	1149

Credible promoter. Established track record

Fortune Township is brought to you by the Fortune Group.

The promoters of the project are credited with building the reputed and hugely successful Fortune City in Kolkata. This will enhance the design excellence and execution competence of Fortune Township.

The promoters enjoy many years of experience in addressing the needs of demanding customers in businesses ranging from real estate development, tea and rice.

The group is coming up with more than five real estate developments (residential and commercial) in greater Kolkata over three years.

Architect: Maniramka & Associates

From a modest beginning, Maniramka & Associates today boasts of a very strong and committed team of architects, interior designers, engineers and other specialised consultants in the field of structural and electrical engineering and design.

Maniramka & Associates have completed more than 70 projects in and around Kolkata, including Rosedale at Rajarhat (1,725,000 sq. ft. housing complex), Chitra Estate (800,000 sq. ft. housing complex at Baidyabati, Hooghly), Greenwood Sonata (500,000 sq. ft. project at Rajarhat), Merlin Topaz (130,000 sq. ft project at Parnasree, Behala), Fortune City (570,000 sq. ft. housing complex at Madhyamgram) The firm has also designed projects in Bhubaneswar, Cuttack, Tatanagar, Raipur, Ghaziabad and Kathmandu.

Landscape architect: Samir Mathur

Backed by a Master of Landscape Architecture degree from the University of Massachusetts, has a diverse portfolio of prominent projects like Commercial Complex at Bandra (Mumbai), Uttarayan (Bengal Ambuja's township) in Siliguri, masterplan of the Jamshedpur city (ongoing), Punjab Institute of Medical Sciences in Jalandhar, Bada Talab redevelopment in Ranchi, TDI City in Sonapat, Haryana, etc.

Samir Mathur is not only a guest faculty at the School of Planning and Architecture in New Delhi, he has also been an assistant teacher in numerous universities in the US. He is also a research associate and a fellow of the Indian Society of Landscape Architects and the Indian Institute of Architects.



Site office

49/2 Jessore Road (east)
Barasat, Kolkata - 700 124



Fortune
G R O U P

Developers

M/S Fortune Park Housing Projects Pvt. Ltd.
B-1 Gillanders House,
8, Netaji Subhash Road, Kolkata – 700 001
97485 70000, 97486 30000