


Developed by

 **Fortune Realty**
great value. grand lifestyle.

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Phase II & HIRA Regn. No.: HIRA/P/NOR/2018/000091

Member 



Disclaimer: This document is not a legal offering. It only describes the intent & concept of Fortune Heights. All the areas/dimensions/layout/elevation/pictures etc. are only indicative and not as per scale. All the details are subject to change, alteration and modification can be made as per the developer's discretion.

LIFE BLOSSOMS.
all over again!

 **Fortune Heights**

The greener side of fine living



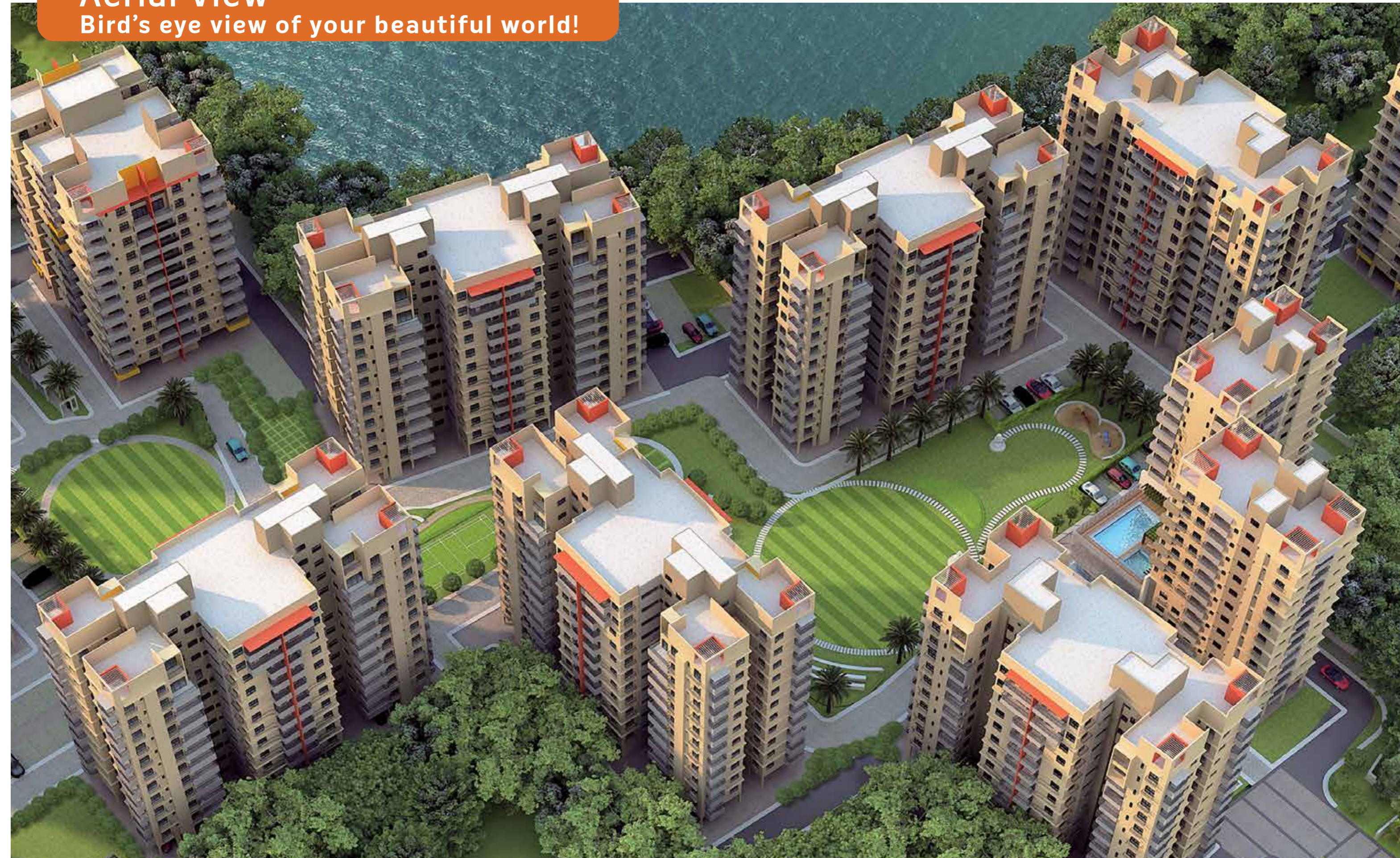


**LIFE BLOSSOMS...
IN A COVETED URBAN ADDRESS!**

Located in **Barasat**, living in Fortune Heights means being in the heart of the fastest emerging neighborhood of Kolkata!

- **Residential Complex**
- **14 Towers (G+11 and one G+7)**
- **900+ Residences**
- **2, 2.5, 3 BHK Apartments & Penthouses**
- **70% Open Space**

Aerial View
Bird's eye view of your beautiful world!



Grand Entrance
An arrival to remember!





**LIFE BLOSSOMS...
IN THE LAP OF REJUVENATING
NATURE!**

Right from its green promenade entrance to the beautifully designed outdoor spaces and multiple gardens, Fortune Heights will keep you surrounded by serene and stunning nature!

Aromatic Garden

Refresh your senses in a fragrant world!



Bamboo Grove

Lose yourself in the calm greens!



Congregational Park

Gather & rejoice with your favourite people!



Meditation Garden

Find serenity in the moment!



Palm Promenade

Walk under a green horizon!



Reflexology Park

Let your body unwind and revive!





**LIFE BLOSSOMS...
IN VIBRANT OUTDOOR SPACES!**

At Fortune Heights, the outdoors have been designed to rejuvenate the urban soul, with its lush greenery, colourful blossoms and spacious grounds!

Amphitheatre

Experience something larger than life!



Kids' Play Area

A world of happiness for the lil' ones!

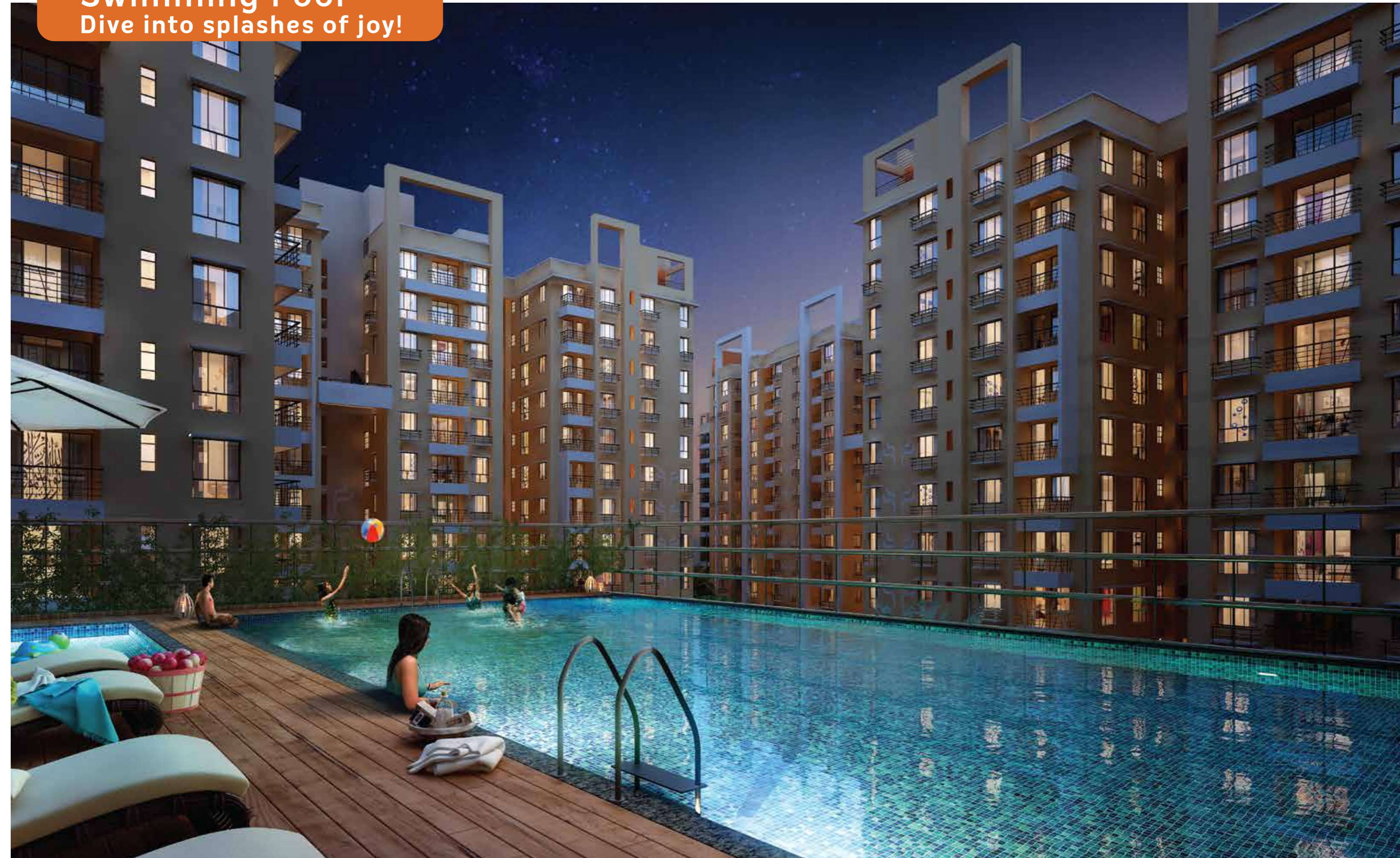


Badminton Court
For a sporty good time!

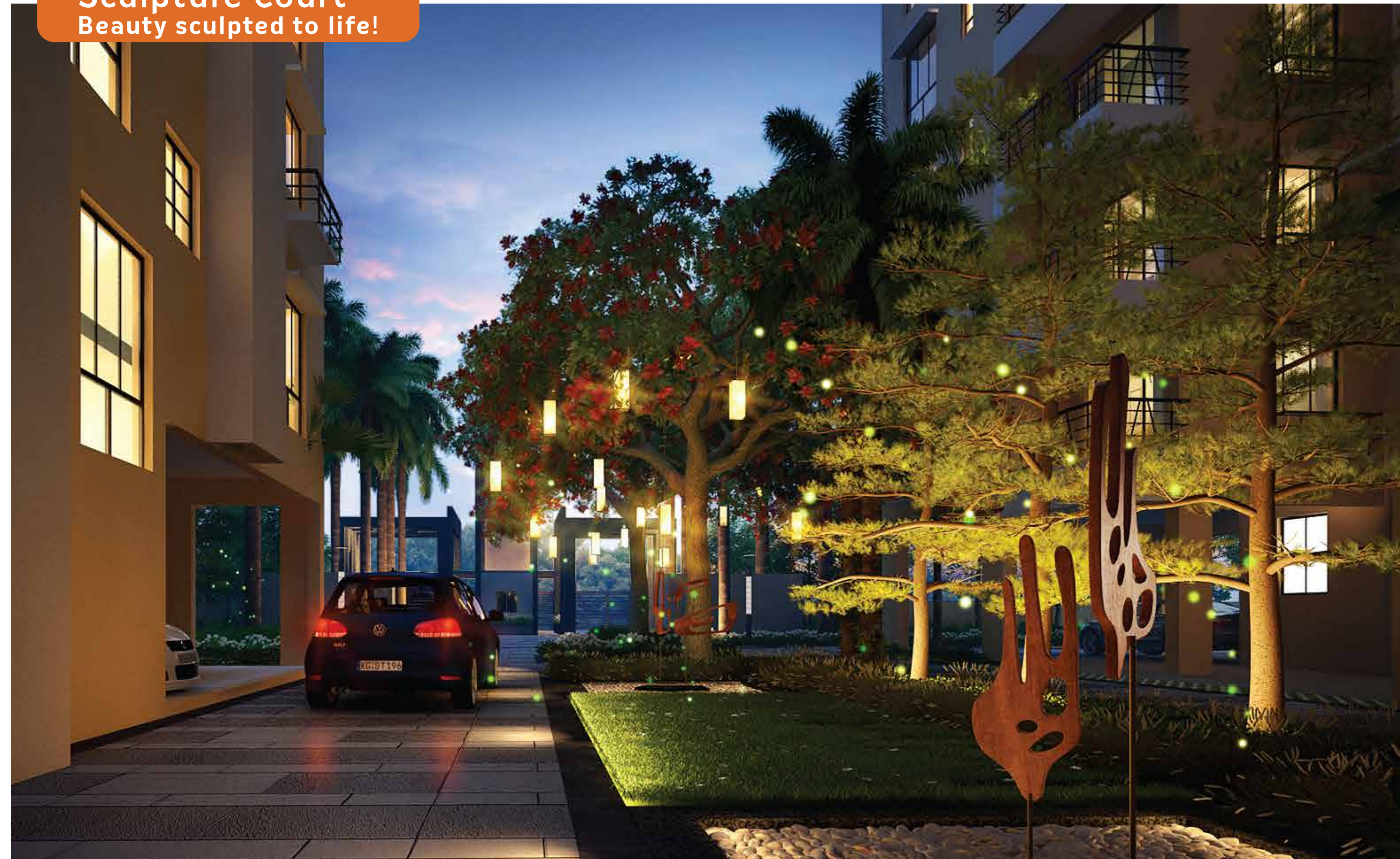


Swimming Pool

Dive into splashes of joy!



Sculpture Court
Beauty sculpted to life!





**LIFE BLOSSOMS...
IN HAPPY LEISURE HOURS!**

From rooftop swimming pool, modern gymnasium, indoor games zone to a dedicated adda room - Fortune Heights has everything in place to get the good times going!



FACILITIES



Gymnasium



Rooftop Swimming Pool & Kids Pool

Indoor Games Room



Pool Table



Table Tennis



Carrom



Board Games



Reading Room



Adda Room



AC Banquet Hall

AMENITIES



State-of-the-Art Security with CCTV & 24x7 Surveillance



Power Back-up



24 hours Filtered Water Supply



Elevators



Intercom Network



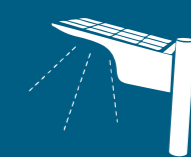
Water Filtration Plant with Softner



Fire-fighting System



Sewage Treatment Plant



Solar Lighting in some Common Areas



Facility Management System



AC Guest Rooms

SPECIFICATIONS

Earthquake resistant RCC framed structure



Interior:

Internal walls: Brick walls with plaster of paris finish
Doors: Wooden frame with painted flush doors with fittings
Windows: Powder coated aluminium frames with clear glass sliding shutter and window grill
Flooring: Vitrified tiles flooring in all bedrooms, balcony, living/dining rooms of reputed brand



Kitchen:

Flooring: Anti-skid ceramic tiles
Counter tops: Granite counter with stainless steel sink
Dados: Tiles up to a height of 2 ft. from counter



Toilet:

Flooring: Anti-skid ceramic tiles
Dados: Ceramic tiles up to door height
Sanitary ware: High quality white porcelain
CP fittings: Fittings of reputed brands



Electricals:

Superior quality concealed copper wiring with basic modular switches and miniature circuit breakers, cable TV socket with conduit only in living room
AC point in master bedroom and easy installation provision in all other rooms
Intercom point in living room
Geyser point in all bathrooms
Generator load for 1 BHK – 300W
2 BHK – 500W, 2.5 BHK – 600W
3 BHK – 700W and 4 BHK – 1000W



Exterior:

Acrylic exterior paint
External wall heat & sound insulating aerated autoclaved concrete blocks

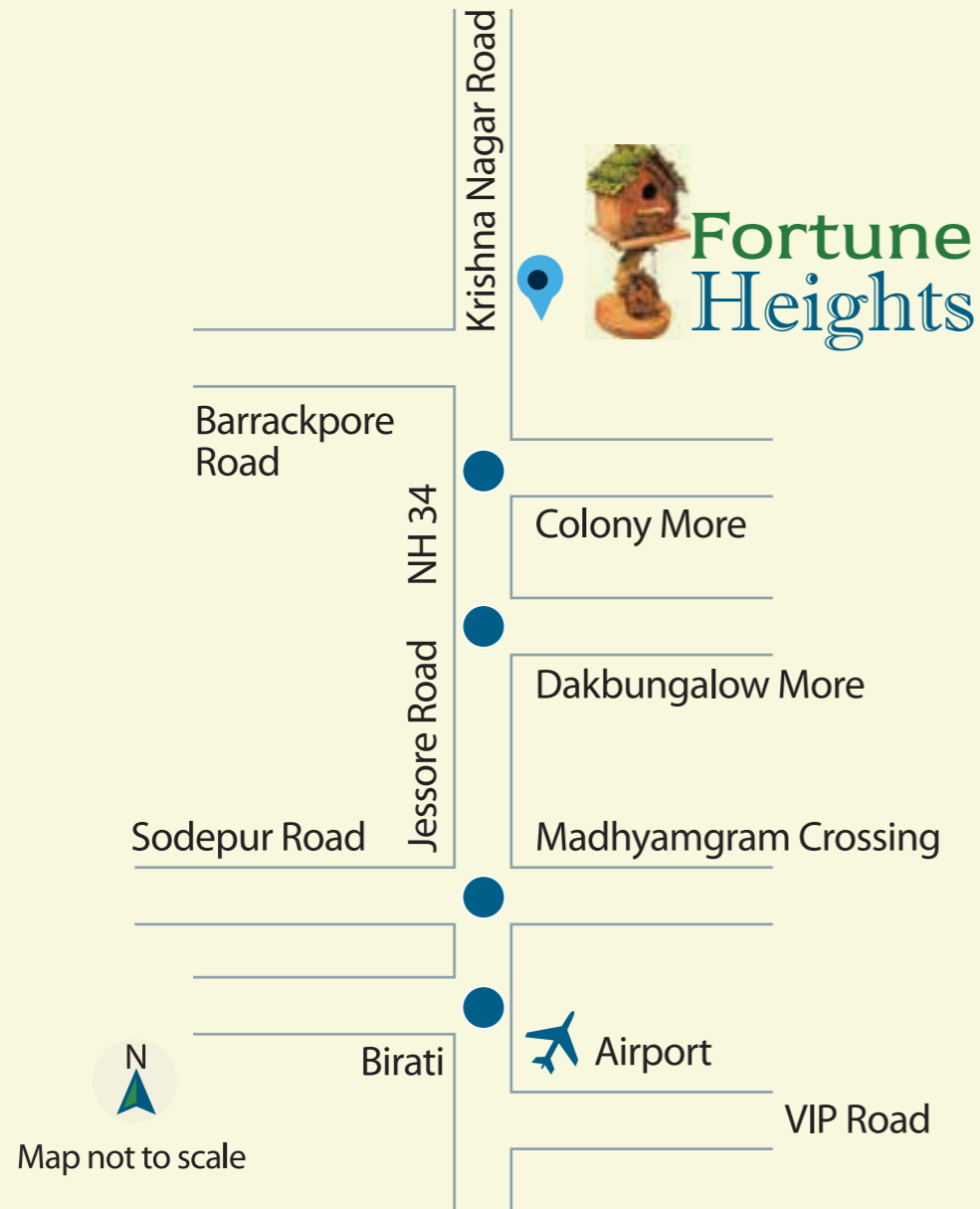
900 + APARTMENTS

Options varying from
2 BHK (705 – 936 sq. ft.)
2.5 BHK (887 – 906 sq. ft.)
3 BHK (893 – 1,174 sq. ft.) and
Penthouses 3 BHK – 1,830 sq. ft. &
4 BHK – 1,998 sq. ft. (with terrace area)

5.8

ACRE LANDSCAPED AREA, WHICH
CATERS ACROSS ALL AGE GROUPS

LOCATION MAP



- Colony More - 3 minutes
- Barasat Main Market - 5 minutes
- Dakbungalow More - 10 minutes
- Champadali Crossing - 10 minutes
- Main Schools and Colleges - 10 minutes
- New Town, Rajarhat - 30 minutes
- Sector V - 30 minutes

2.5 kms from Rly. Station/Upcoming Metro

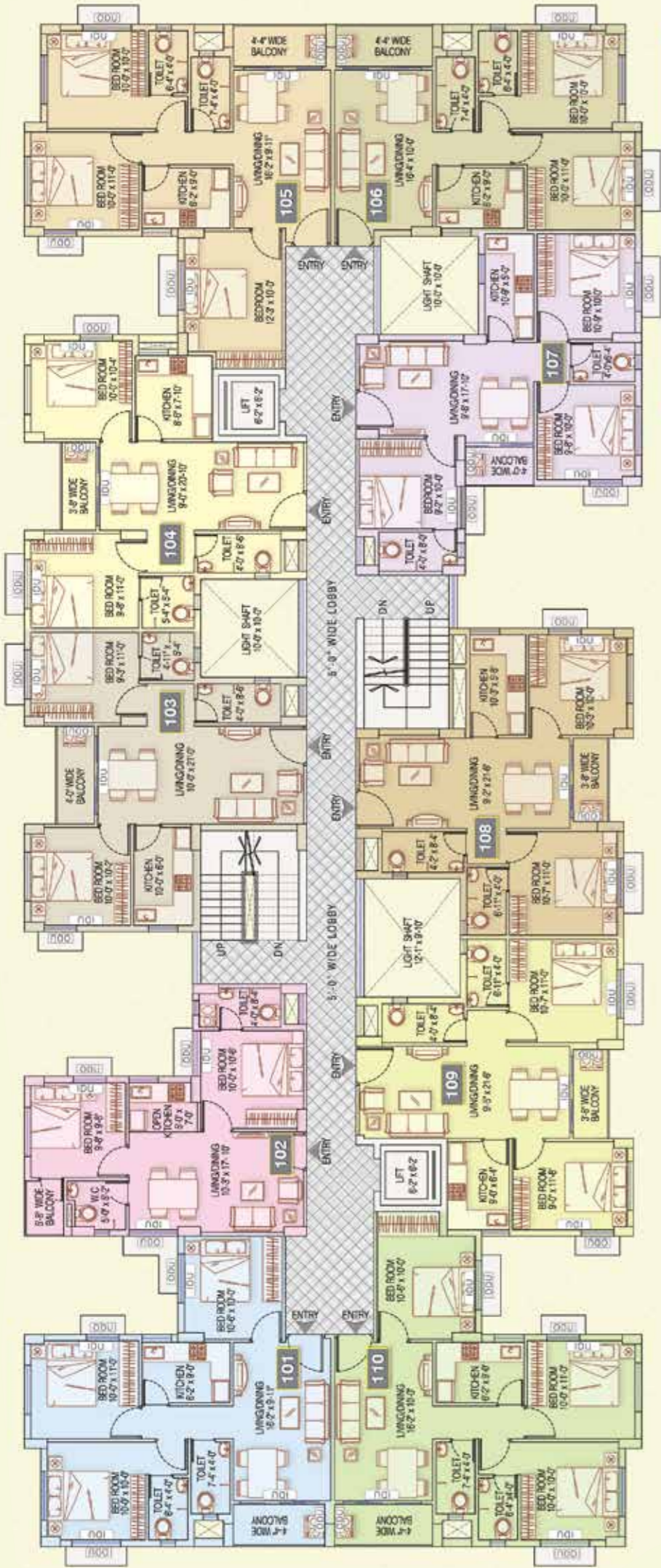
SITE PLAN



1. BLOCKS - K, L, M, N, CLUB - PHASE - I - CC OBTAINED
2. BLOCKS - I, J - PHASE - II (HIRA REGN. NO.: HIRA/P/NOR/2018/000091)
3. BLOCKS - A TO H - FUTURE PROPOSED PHASE

BLOCK - I

Typical Floor Plan
1st to 11th Floor

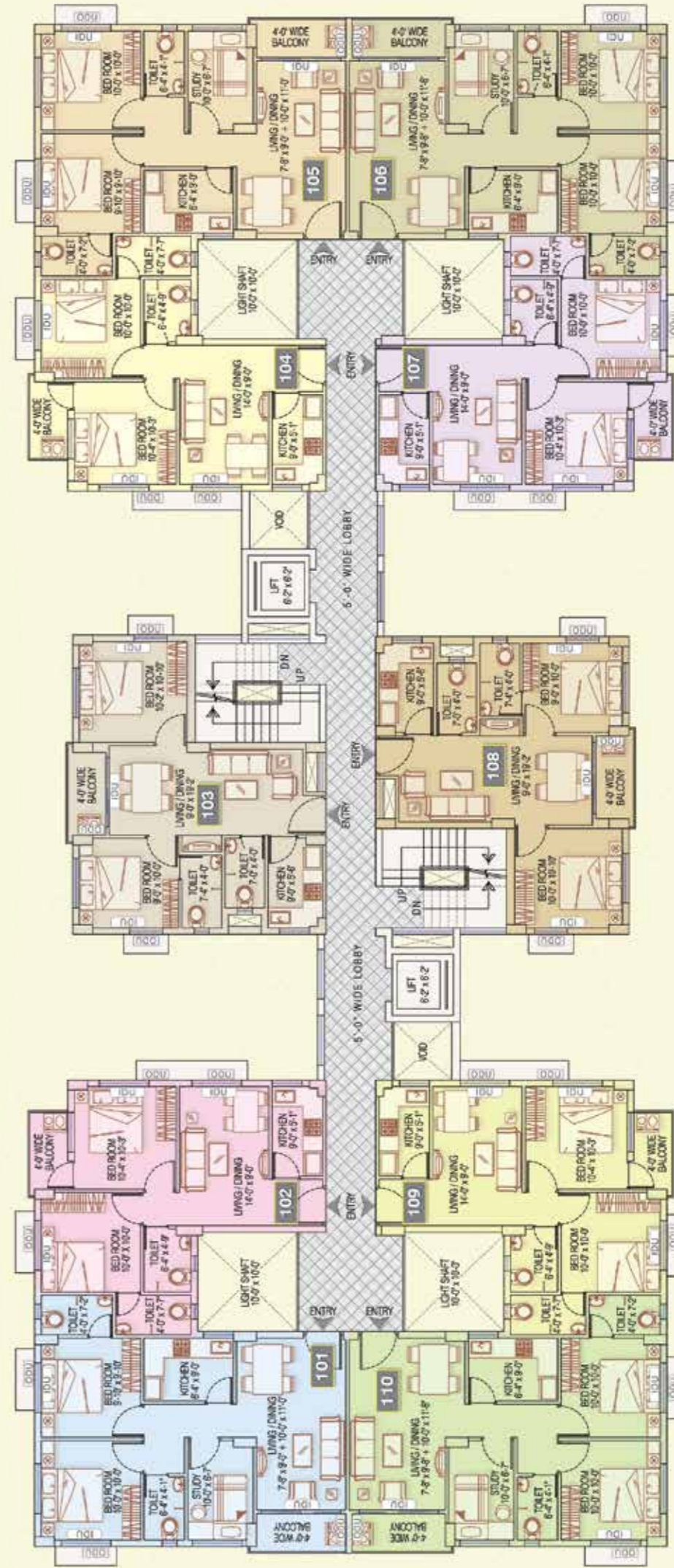


Flat No.	No. of Bedrooms	RERA Carpet Area (Without Balcony) (Sq. ft.)	Balcony Carpet Area (Sq. ft.)	Built-up Area (Sq. ft.)	Area incl. Common Area (Sq. ft.)
101	3	651	35	755	966
102	2	476	25	551	705
103	2	566	36	662	847
104	2	558	29	644	828
105	3	684	37	786	1006
106	2	555	37	638	816
107	3	597	35	697	893
108	2	545	31	641	833
109	2	543	30	634	837
110	3	666	37	771	987



BLOCK - J

Typical Floor Plan
1st to 11th Floor



Flat No.	No. of Bedrooms	RERA Carpet Area (Without Balcony) (Sq. ft.)	Balcony Carpet Area (Sq. ft.)	Built-up Area (Sq. ft.)	Area incl. Common Area (Sq. ft.)
101	2.5	619	34	693	887
102	2	485	31	565	723
103	2	504	33	599	767
104	2	486	31	565	723
105	2.5	619	35	693	887
106	2.5	630	38	708	906
107	2	484	31	566	724
108	2	501	33	600	768
109	2	484	31	566	724
110	2.5	628	36	708	906



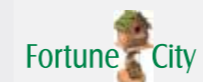
DEVELOPER'S PROFILE



Fortune Realty is a Kolkata based real estate company founded in 1985 by the veteran Dr. R. S. Bhartia. With his 35 years of experience, immense knowledge in various fields and immaculate expertise, Dr. Bhartia has carved out a niche for Fortune Realty in the Kolkata real estate sector.

Mr. Padmanabh Bhartia has followed his footsteps to take the Fortune Group a step ahead and set benchmarks among Kolkata housings and properties. The main motto of Fortune Realty is 'to accentuate the beauty of life and enhance the quality of living'. This reflects in the Group's evolving, premium and world class real estate projects across Kolkata. The Group believes that in today's fast-paced life, the beauty of life is manifested in moments and precious time spent in quiet, tranquility and peace in the company of loved ones.

SOME PAST PROJECTS



THE TEAM

MANIRAMKA AND ASSOCIATES

Maniramka and Associates (M&A) is headed by Architect Sunil Maniramka who graduated from the prestigious Bengal Engineering College, Shibpur Howrah in the year 1993 on a merit scholarship awarded by the Govt. of West Bengal. He is a life member of Council of Architecture, Fellow Member of Indian Institute of Architects and Associate Member of Indian Institute of Interior Designers.

He was also the Hon. Secretary and Hon. Treasurer of West Bengal Chapter of IIA.

With over twenty two years of experience, M&A are presently working in 15 municipal areas in West Bengal and in 9 different towns/cities in Bihar, Jharkhand and Orissa. The firm is independently working on a variety of projects ranging from large housing complexes, schools, hospitals, temples, auditoriums, stand alone apartments, renovation of Bathing Ghats on the river Hooghly, bungalows and interiors.

A few of the recently completed prestigious projects are Rosedale Gardens, Greenwood Sonata, Fortune City, Fortune Township, Shyam Mandir Ghushri Dham and Mitra residence etc. Their work has been regularly featured in reputed design magazines.

SAHA & RAY

Advocates

Saha & Ray, Advocates, Kolkata, is a premier law firm specialising in real estate and property laws. Armed with international affiliations and global terms of reference, the firm is headed by Avik Saha and Jayati Ray.

INTEGRAL DESIGNS

Integral Designs was established in 1994 with the main objective of providing high quality sustainable landscape design services.

Integral designs is owned by Prof. Samir Mathur, a landscape architect who did his masters program in landscape architecture at the University of Massachusetts at Amherst, USA along with Er. Bela Mathur, an electrical consultant who had done her specialization in electrical system & lighting design.

Ever since its establishment, the company has undertaken small as well as bigger magnitude works. The first major project of international significance completed by the company was the 'Ananda Himalaya' a health resort and a spa in the year 2000 which is located in close proximity of divine city Rishikesh, now a part of Uttrakhand state in India.

This resort has been acknowledged as the best spa in the world by the Condé Nast magazine.

Presently, the company is associated with the big developers who are executing various kinds of projects such as ATS, Ambience, DLF, Jaypee, Bestech, Ireo, Shipra, CHD, Ramprastha, Parsvnath, Indiabulls, etc.

The company works closely with architects to provide seamless design conceptualization and also provides consultancy during construction stage. Panels of horticulturist and civil engineers have been trained to execute specialty landscape projects all over the country.



GO NOT TO THE TEMPLE

Go not to the temple to put flowers upon the feet of God,
First fill your own house with the fragrance of love...

Go not to the temple to light candles before the altar of God,
First remove the darkness of sin from your heart...

Go not to the temple to bow down your head in prayer,
First learn to bow in humility before your fellowmen...

Go not to the temple to pray on bended knees,
First bend down to lift someone who is down-trodden.

Go not to the temple to ask for forgiveness for your sins,
First forgive from your heart those who have sinned against you!

- Rabindranath Tagore

Disclaimer: This brochure contains the proposed scheme of the whole project of "FORTUNE HEIGHTS" including the Phase – I comprising of Blocks K, L, M, N for which the completion Certificate has been obtained, Phase – II Blocks I & J registered on WB HIRA registration no.: HIRA/P/NR/2018/000091 and future phases as proposed by the architect and develop as on date of printing of this brochure. The facilities, amenities, landscaped areas, club etc. shown are spread across the past, current and future phases, and will be developed and handed over to flat owners on parts / phases over different periods of time but before the completion of the total project.