









# ENTER A NEW ERA OF LIVING

Fortune Heights are for those riding the crest of life! Elevated residences with style and an air of peaceful bliss. Vouching for this lifestyle of yours is the formidable entrance gate, imposing & designed to impress, opening up onto a cozy terrain. Breeze past on a tree-lined avenue to step into a spirited community, bespoken amenities and a life befitting a monarch. Fortune Heights is the perfect setting called Home.



# MEET LIFE ON YOUR TERMS HERE

Marked by serenity and a luxurious air about it, the Clubhouse at Fortune Heights is distinct in character. Impeccably designed and standing tall at 20,000 square feet, it is a retreat to treat yourself to servings of pampering. Indulgences match the best a star resort could offer and residents have the privilege of access to everything. Every time desire wells up for a workout, food, celebration or plain banter, yield with no second thought, for the Clubhouse fulfils more than your expectations.

FORTUNE

- NH 65 --

# Features & Facilities

$\bigcirc$	$\bigcirc$	$\bigcirc$	$\bigcirc$
Fully-equipped Multi-purpo Gymnasium Function H		Meditation/Yoga & Aerobics Hall	Cafeteria
$\bigcirc$	$\bigcirc$	$\bigcirc$	$\bigcirc$
Supermarket	Library Room & Work Space	Indoor Games	Guest Rooms

# ACCESSIBLE BY ALL COUNTS

SHOPPING	Value Zone Hyper Market	-	0.5 km
MALLS	BM Shopping Complex	-	4 km 5 km
	The Brand Boy	-	2 KIII
	Max Care Hospital	-	5 km
	PIMS (Padmavathi Institute of Medical Sciences)	-	
HOSPITALS	Prachin Global Hospitals	-	1 km
	Government Hospital, Patancheru	-	1.9 km
	Sai Ganesh Multi Speciality Hospital	-	1.6 km
	IIT - Hyderabad	-	21 km
	RRS College of Engineering & Technology	_	7.8 km
	Manjeera College of Education	-	3.9 km
COLLEGES	Narayana Girls Junior College	-	4.6 km
	Ellenki College of Engineering & Technology	-	4.6 km
	St. Mary's Visual Arts & Design Degree College	-	1.5 km
	Aryabhatta Degree College	-	1.2 km
	Gaudium School	-	7.5 km
	Narayana IIT Academy	-	6.5 km
	Bhashyam Blooms School	-	2 km
	Origin International School	-	2.6 km
SCHOOLS	Sri Chaitanya High School	-	1.3 km
эспоос	Viswabharathi Public School	-	800 mtrs
	Brilliant Grammar High School	-	1.1 km
	St Mary's High School	-	1.6 km
	Origin Techno School	-	800mtrs
	Sri Sai Public School	-	3.9 km
	Mumbai Highway (NH-65)	_	0.3 km
	Patancheru Main Bus Terminus	_	0.5 km
COMMECTS (IT)	Proposed Metro Station	_	1 km
CONNECTIVITY	ORR - Patancheru - Exit No. 3	_	2 km
	Financial District / Gachibowli	_	25 mins
	Tillaticial District/ Gactilbown		23 1111113



**ENTRANCE GATE VIEW** 









A TRIUMPH TO CELEBRATE



LOCATION PLAN

Sandvik Asia

Outer Ring Road To**ll** Booth

Sri Sai Gardens

Ramky One Symphony D-Mart Ware Hous

H.P. Petrol Bunk

Financial District

Candiidus

← Towards Mumba

Plot No. 11&12A, Krupa Towers, Western Hills, Opp. JNTU, Kukatpally, Hyderabad.

Asian Paints Limited Patancheru

Sri Sai Public School

Narayana Girls Junior College

Call: +91 **9676545599** 

e-mail: info@tejahomes.com www.tejahomes.com

Site Address: Patancheru, Hyderabad, Telangana - 500019.

Architects & Engineers: **Surya Consultancy** Bhagyanagar Colony, Hyderabad. suryaconsultancy2012@gmail.com

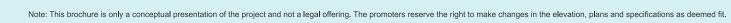
1 SB OICICI Bank THE HOFE BANK

**MNJ Consulting Engineers** 

Note: All the distances mentioned here are approximate values

Banjara Hills, Hyderabad. mnjengineers@yahoo.in





Approved by Banks

SSV Cine Square

Patancheruvu Bus Terminus ICRISAT Cine Mart Mart



# OF AN **EXTRAORDINARY SCALE**

Comprising four blocks in all, Block A- with stilt + 10 floors, and Blocks B, C & D- with two basements + stilt + 10 floors, Fortune Heights soars over other residences in the area bidding extraordinary scale, imbuing unparalleled architectural finesse, and unobstructed views. Anchored tallest on the landscape with expansive windows letting in sunlight and fresh air, hung-out balconies and sun-drenched terraces present kaleidoscopic views of the neighbourhood and city.

> Premium Property of **3.75 Acres**

Premium Condominiums 480 Lavish Flats

Choose from Premium Flat Sizes of 1025 to 1900 Sq. Ft

> Considerate **Senior Citizen Features**

A Setting

of a Gated Community

Live Your Choice Lifestyle Choice of **Innumerable Amenities** 

Independent Clubhouse Building

# TYPICAL FLOOR PLAN Flat No's.: 1 (1405 Sft.) 2ND TO 10TH FLOORS BLOCK - A **KEY PLAN** Flat No's.: 3 (1600 Sft.) 6'6" W. BALCONY

FLAT NO.

102

103

201, 301, 401, 501, 601, 701, 801, 901, 1001

202, 302, 402, 502, 602, 702, 802, 902, 1002

203, 303, 403, 503, 603, 703, 803, 903, 1003

ЗВНК

East

**KEY PLAN** 

East Facing

**AREA STATEMENT** 

(in Sq. ft)

BLOCK - D

's.: 1 (1405 Sft.) /est Facing	TYPICAL FLOOR PLAN 2ND TO 10TH FLOORS			
TOI		CH.BED RM 10'9"X10'10'½  G.BED RM 10'9"X10'  LIVING 15'1½"X9'7½"		
DE OPEN SKY  NG	POOK-B 1 2 3 4 5 6 7 8 1 3 2 11 10 9 1 5 14 13 12 11 10 9 1 6 15 14 13 12 11 10 9 1 6 15 14 13 12 11 10 9 1 7 8 8 8 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	Flat No's.: 1 ( West Factors  West Factors  LIVING 15'1½"X9'7½"  G.BED RM 10'9"X10' 12		
Flat No's.: 2 (1700 Sft.) East Facing	N S W	CH.BED RM 10'9"X10'10'2"  Flat No.: 16 (14  East Facil		









Flat No's.: 1 (1450 Sft.) Flat No's.: 2, 7 (1300 Sft.) West Facing West Facing West Facing

Flat No.: 12 (1510 Sft.)

East Facing

BLOCKS - B & C





Flat No's.: 10, 15 (1750 Sft.)

Flat No.: 9 (1655 Sft.) East Facing

0
20
00
)5
00

	FLAT NO.	TYPE	FACING	SFT
	101	ЗВНК	West	1210
	102, 107	2BHK	West	1155
Π	103, 104, 106	2BHK	West	1050
1	105	105 2BHK West	1100	
	108	ЗВНК	West	1375
	109, 112	ЗВНК	East	1375
	110, 115	ЗВНК	East	1600
	111, 113, 114	2BHK	East	1050
	116	ЗВНК	East	1210

6'6" W. BALCONY

Flat No.: 16 (1450 Sft.)

East Facing

AREA STATEMEN

(in Sq. ft)

FLAT NO. 201, 301, 401, 501, 601, 701, 801, 901, 1001 202, 207, 302, 307, 402, 407, 502, 507, 602, West 503, 504, 506, 603, 604, 606, 703, 704, 706, 803, 804, 806, 903, 904, 906, 1003, 212, 312, 412, 512, 612, 712, 812, 912, 1012 3BHK 216, 316, 416, 516, 616, 716, 816, 916, 1016 3BHK 205, 305, 405, 505, 605, 705, 805, 905, 1005 208, 308, 408, 508, 608, 708, 808, 908, 1008 209, 309, 409, 509, 609, 709, 809, 909, 1009 3BHK

Flat No.: 11, 13, 14 (1150 Sft.)

East Facing

FLAT NO.	TYPE	FACING	SFT
10, 215, 310, 315, 410, 415, 510, 515, 610, 5, 710, 715, 810, 815, 910, 915, 1010, 1015	ЗВНК	East	1750
11, 213, 214, 311, 313, 314, 411, 413, 414, 11, 513, 514, 611, 613, 614, 711, 713, 714, 811, 813, 814, 911, 913, 914, 1011,	2BHK	East	1150

# TYPICAL FLOOR PLAN 2ND TO 10TH FLOORS



Flat No's.: 1 (1450 Sft.) West Facing









FLAT NO.

101

102

103, 105, 106

104

107

108

109, 110, 111

Flat No.: 12 (1750 Sft.) East Facing

TYPE

2BHK

3ВНК

2BHK

**FACING** 

West

West

East

East

East

1210

1155

1100

1025

1625

1055

1100



Flat No.: 10 (1290 Sft.) East Facing

FLAT NO.

112

113

201, 301, 401, 501, 601, 701, 801, 901, 1001

202, 302, 402, 502, 602, 702, 802, 902, 1002

203, 205, 303, 305, 403, 405, 503, 505, 603,

605, 703, 705, 803, 805, 903, 905, 1003, 1005

204, 304, 404, 504, 604, 704, 804, 904, 1004

6'6" W. BALCONY

West Facing



West Facing

Flat No.: 9, 11 (1200 Sft.) East Facing

FACING

East

West

West

West

1300

1125

TYPE

3ВНК

3ВНК

2BHK

2BHK



6'6" W. BALCONY



Flat No.: 8 (1165 Sft.) East Facing



SFT

1250

1900

1165

1200

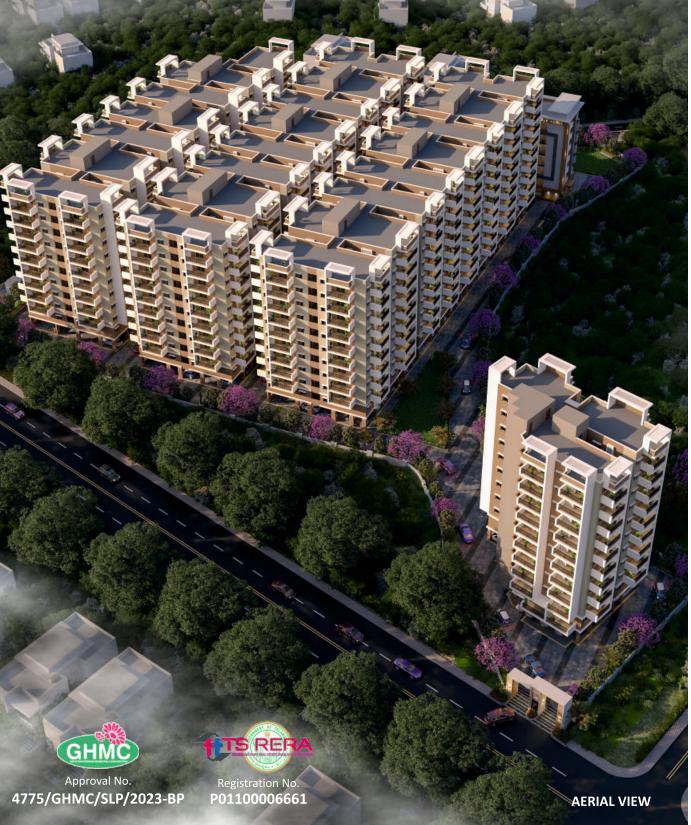
1290

1750

1450

Flat No.: 7 (1900 Sft.) East Facing

FLAT NO. TYPE FACING 206, 306, 406, 506, 606, 706, 806, 906, 1006 207, 307, 407, 507, 607, 707, 807, 907, 1007 East 208, 308, 408, 508, 608, 708, 808, 908, 1008 East East 611, 709, 711, 809, 811, 909, 911, 1009, 1011 210, 310, 410, 510, 610, 710, 810, 910, 1010 East 212, 312, 412, 512, 612, 712, 812, 912, 1012 East 213, 313, 413, 513, 613, 713, 813, 913, 1013 3BHK East



## **SPECIFICATIONS**

## **FOUNDATION AND STRUCTURE:**

RCC Framed Structure. **Super Structure:** 

Red clay or fly ash light weight brick work in cement mortar.

- a. Internal: Double-coat cement plastering finished with wall care.
- b. External: Double-coat cement plastering.

- a. Main Door: Good quality teak wood frame with designer shutter fixed and quality hardware.
- b. Internal doors: Good quality teak wood frame and designer flush shutter fixed with quality hardware.
- c. Windows: uPVC glass sliding door with buck shutters and standard hardware with mosquito mat door.

## **PAINTING:**

- a. Internal: Two coats of emulsion paint over base coat of primer.
- **b. External:** Two coats of exterior paint over wall care putty / premium quality texture paint.
- c. Common Area: Oil-bound distemper.

- a. Dining & Living: Vitrified tiles of size 800mm x 800mm.
- **b. Bedrooms:** Vitrified tiles of size 800mm x 800mm.
- c. Kitchen: Vitrified tiles of size

### 800mm x 800mm. d. Toilets: Best quality acid-resistant, anti-skid designer tiles.

## **KITCHEN PLATFORM:**

Granite platform with steel sink, provision for bore and municipal water connections. Provision for a chimney and exhaust fan.

## **TILES CLADDING AND DADO:**

- designer glazed ceramic tile dado up to door level.
- **b. Kitchen:** Glazed ceramic tile dado up to 2' height above kitchen platform.

a. Toilets: Best quality acid-resistant body

c. Utility / Wash: Glazed ceramic tiles

## **TOILETS (ALL TOILETS CONSIST OF):**

dado up to 3' height.

- a. Medium-size wash basin of standard
- b. EWC in all toilets with flush tanks of standard make.
- c. Hot and cold wall mixer with shower.
- d. All fixtures are C.P. coated, best quality and of standard make.

- a. Concealed copper wiring of standard
- b. Power outlets for A/c point in all
- c. Provision for geyser in all bathrooms. d. Power plug outlets for cooking range,
- chimney, refrigerator, and grinder in
- e. 3-Phase supply for each unit and individual meter boards.
- f. Miniature Circuit Breakers (MCB) for each distribution board.

## **POWER BACKUP**

Backup generator facility for elevators, communal areas and complete backup for all apartments.

Lifts of standard make.

## **COMPOUND WALL**

Compound wall with solar fencing.

