



DEVELOPERS:  
**NILKANTH INFRA**

SITE :  
FORTUNE AIR,  
BESIDE RUSHITA BUNGALOWS,  
NEAR KRUNAL CROSSING, GOTRI,  
VADODARA, GUJARAT - 390021.

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GRAPHITE SDS

STRUCTURAL CONSULTANT:  
GEO DESIGNS & RESEARCH (P) LTD.

FORTUNE

**nir**

3 BHK LIFESTYLE APARTMENTS & SHOPS



FORTUNE ■  
dir

3 BHK LIFESTYLE APARTMENTS & SHOPS





18.00 MTR. WIDE T.P.S ROAD

9.00 MTR. WIDE T.P.S ROAD

WATER TANK

COMMON PLOT  
902.05 SQ.MT.

CLUB HOUSE

COV. PARKING  
01  
73.36 SQ.MT.

COMMON  
ACTIVITY  
RM :01

TOWER  
A

LIFT

LIFT

COV. PARKING : 02  
118.64 SQ.MT.

OPEN  
PARKING  
01  
263.36 SQ.MT.  
FOR  
COMMERCIAL

OPEN PARKING : 02  
161.48 SQ.MT.

01

02

03

04

05

06

07

08

09

10

11

12

13

14

15

P.WELL WITH  
R.W.H. 01

RAIN WATER  
HARVESTING PIT

COV. PARKING  
04  
62.61 SQ.MT.

COMMON  
ACTIVITY RM  
02

COV. PARKING  
01  
70.74 SQ.MT.

TOWER  
B

LIFT

LIFT

COV. PARKING  
03  
63.33 SQ.MT.

COV. PARKING  
02  
112.29 SQ.MT.

RAMP  
PLAT FORM

COMMON  
ACTIVITY RM 04

HOME THEATRE

COV. PARKING  
01  
111.10 SQ.MT.

TOWER  
C

LIFT

COMMON  
ACTIVITY  
RM 03

COV. PARKING  
02  
111.15 SQ.MT.

COV. PARKING  
03  
66.37 SQ.MT.

OPEN PARKING : 03  
280.22 SQ.MT. FOR RESIDENCE

FORTUNE

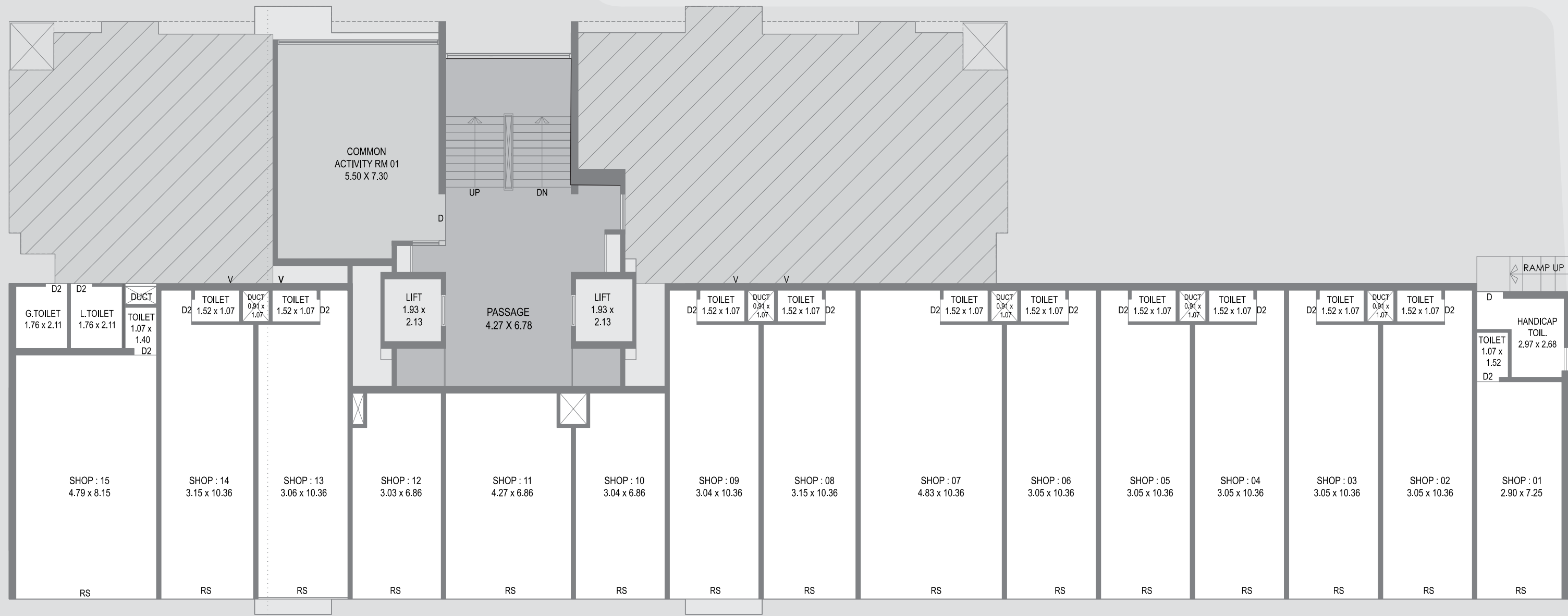


3 BHK LIFESTYLE APARTMENTS & SHOPS

GROUND FLOOR LAYOUT



GEB TR



9.00 MTR. WIDE T.P.S ROAD

**A** GROUND FLOOR

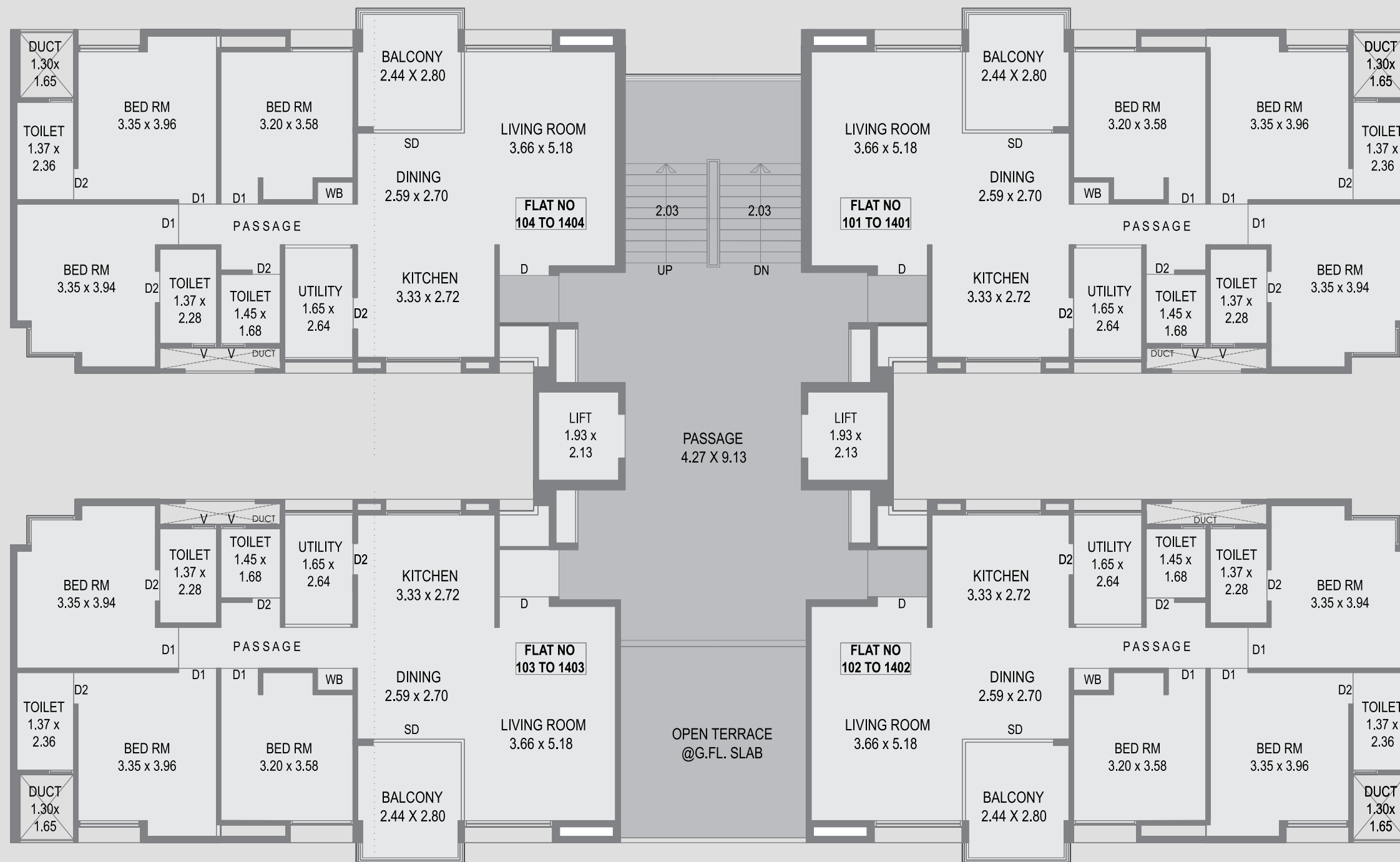


P.WELL WITH R.W.H. 01

OPEN PARKING 01  
263.36 SQ.MT. FOR COMMERCIAL



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### TOWER : A

FLAT NO	CARPET AREA	BALCONY & WASH AREA	BUILT UP AREA
101 TO 1401	89.85	11.18	108.05
102 TO 1402	89.85	11.18	108.05
103 TO 1403	89.85	11.18	108.05
104 TO 1404	89.85	11.18	108.05

### TOWER : A : TERRACE AREA

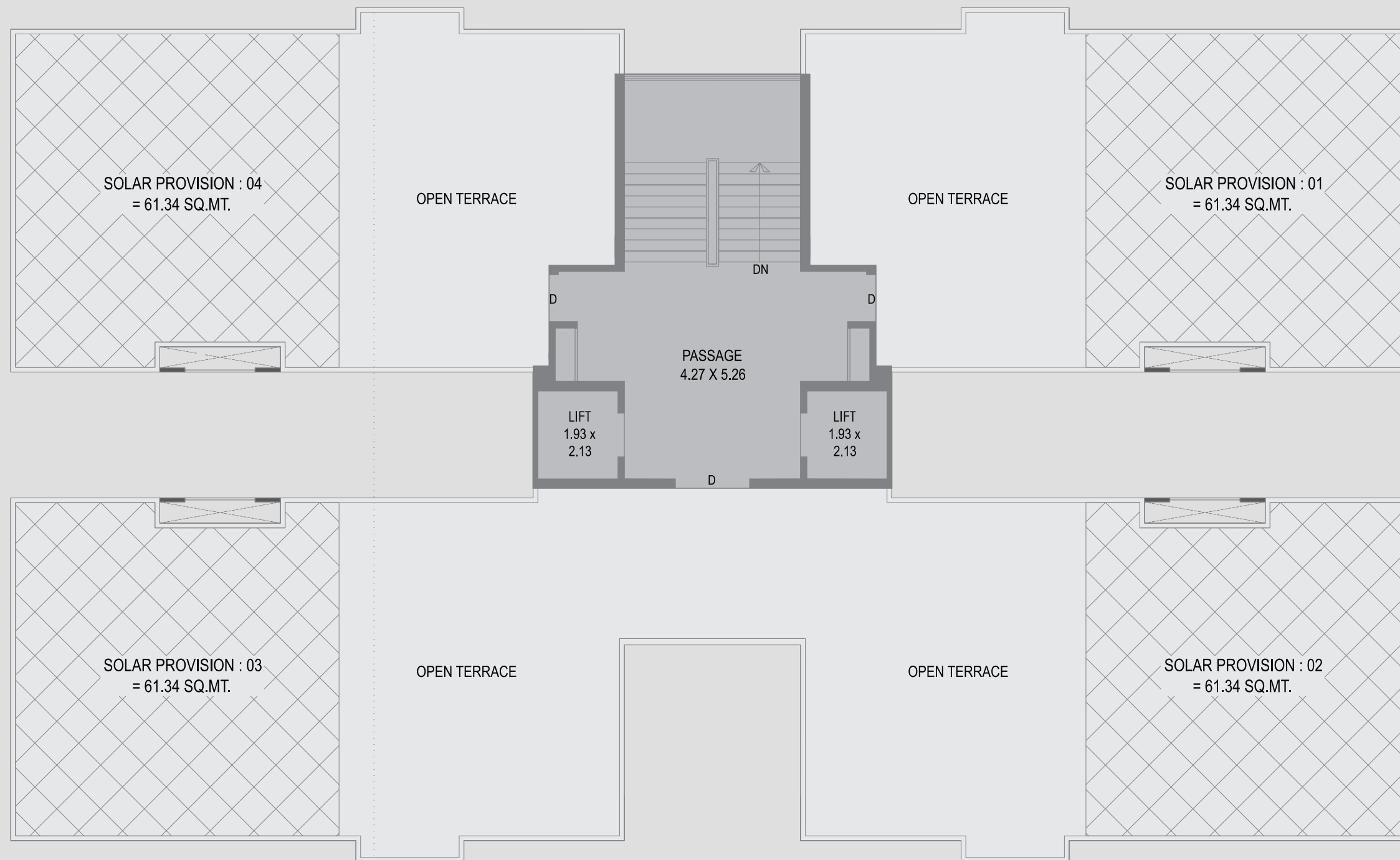
FLAT NO	SQ. MTR
A - 101	28.43
A - 102	124.4
A - 103	80.74
A - 104	19.03

Note: Mentioned flats area having additional terrace space.

**A** 1ST TO 14TH FLOOR



3 BHK LIFESTYLE APARTMENTS & SHOPS

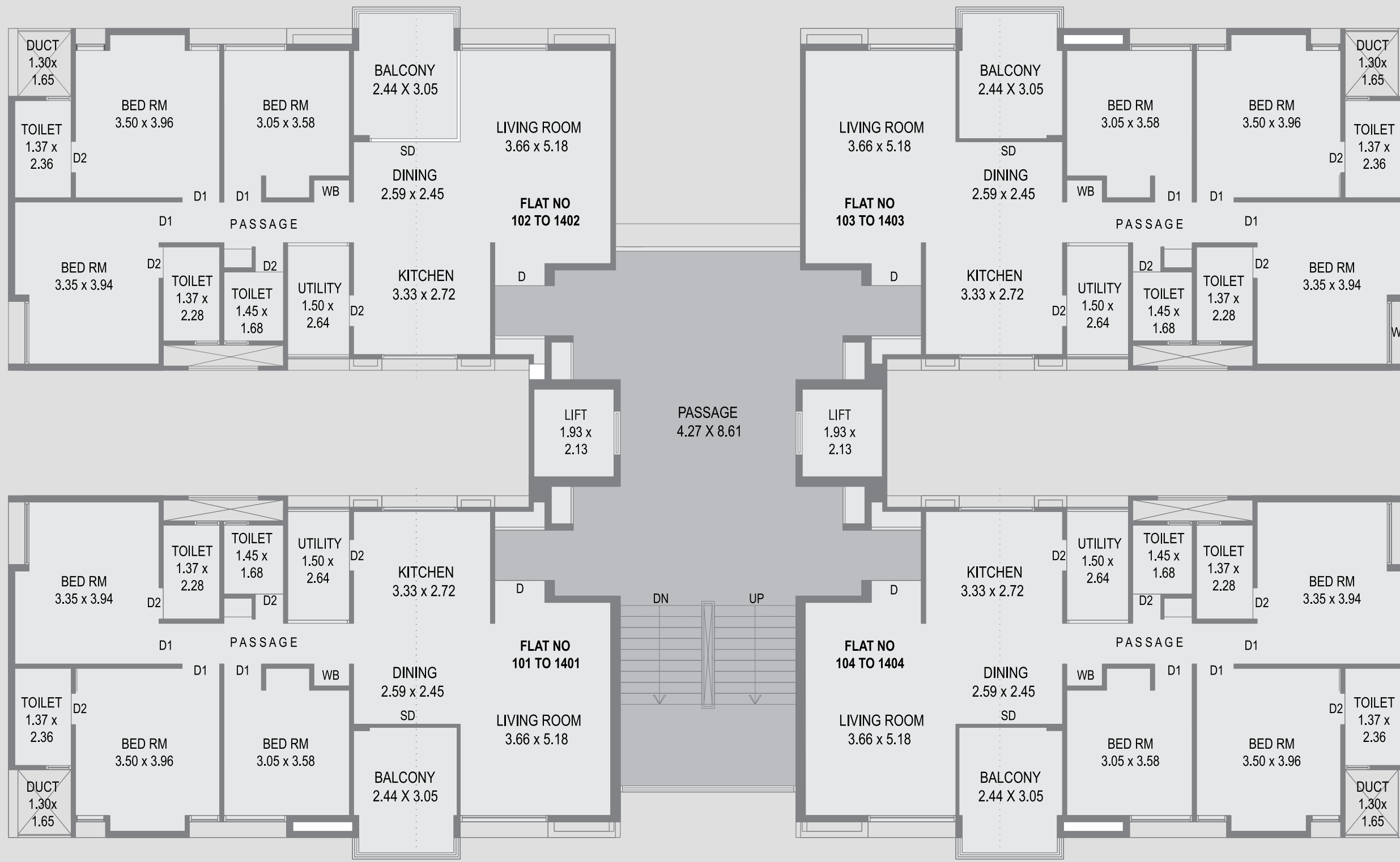


A

TERRACE PLAN



3 BHK LIFESTYLE APARTMENTS & SHOPS



**TOWER : B**

FLAT NO	CARPET AREA	BALCONY & WASH AREA	BUILT UP AREA
101 TO 1401	89.53	11.41	107.86
102 TO 1402	89.53	11.41	107.86
103 TO 1403	89.53	11.41	107.86
104 TO 1404	89.53	11.41	107.86

**B** 1ST TO 14TH FLOOR

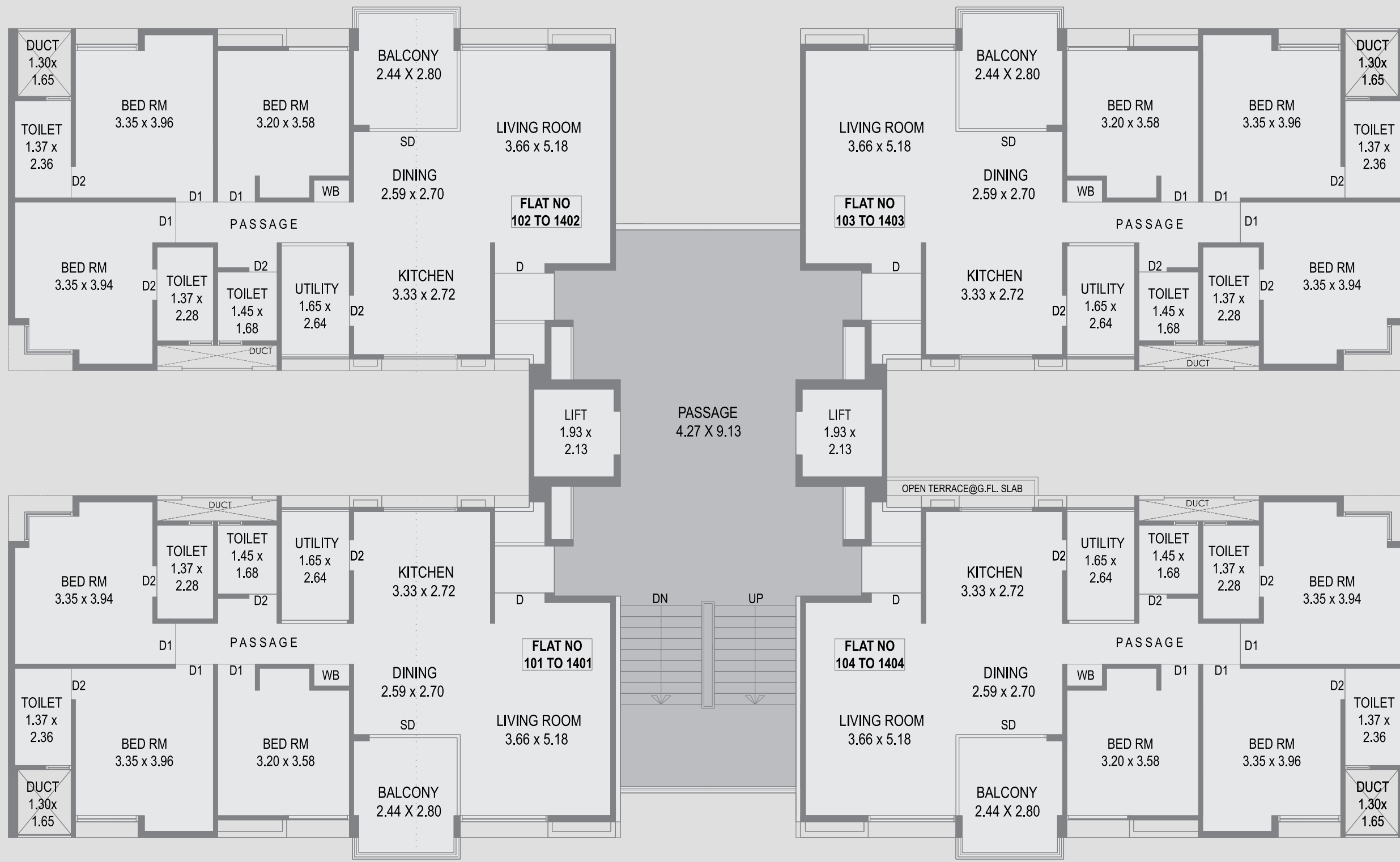


3 BHK LIFESTYLE APARTMENTS & SHOPS



**B** TERRACE PLAN





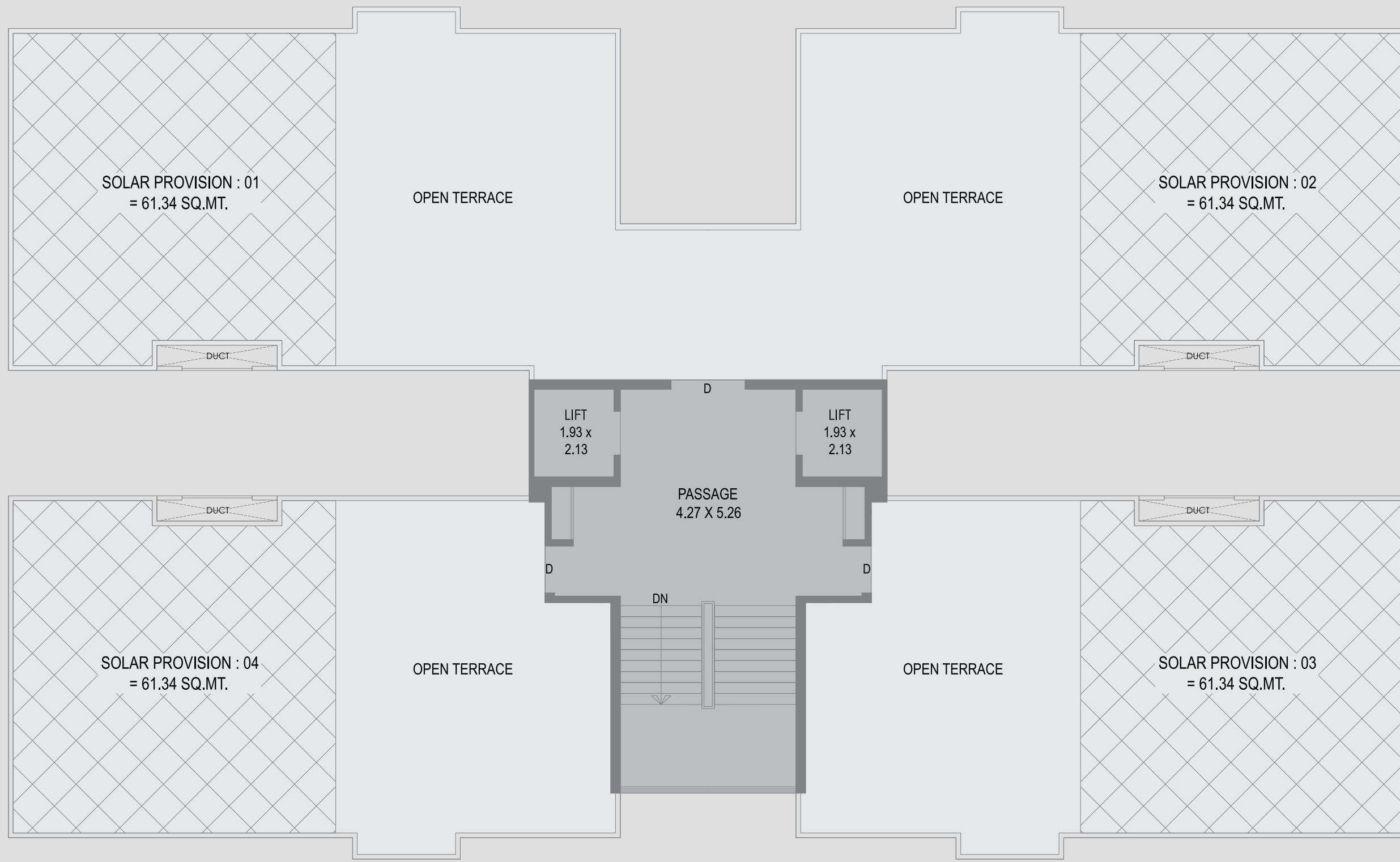
**TOWER : C**

FLAT NO	CARPET AREA	BALCONY & WASH AREA	BUILT UP AREA
101 TO 1401	89.85	11.18	108.05
102 TO 1402	89.85	11.18	108.05
103 TO 1403	89.85	11.18	108.05
104 TO 1404	89.85	11.18	108.05

**C** IST TO 14TH FLOOR



3 BHK LIFESTYLE APARTMENTS & SHOPS

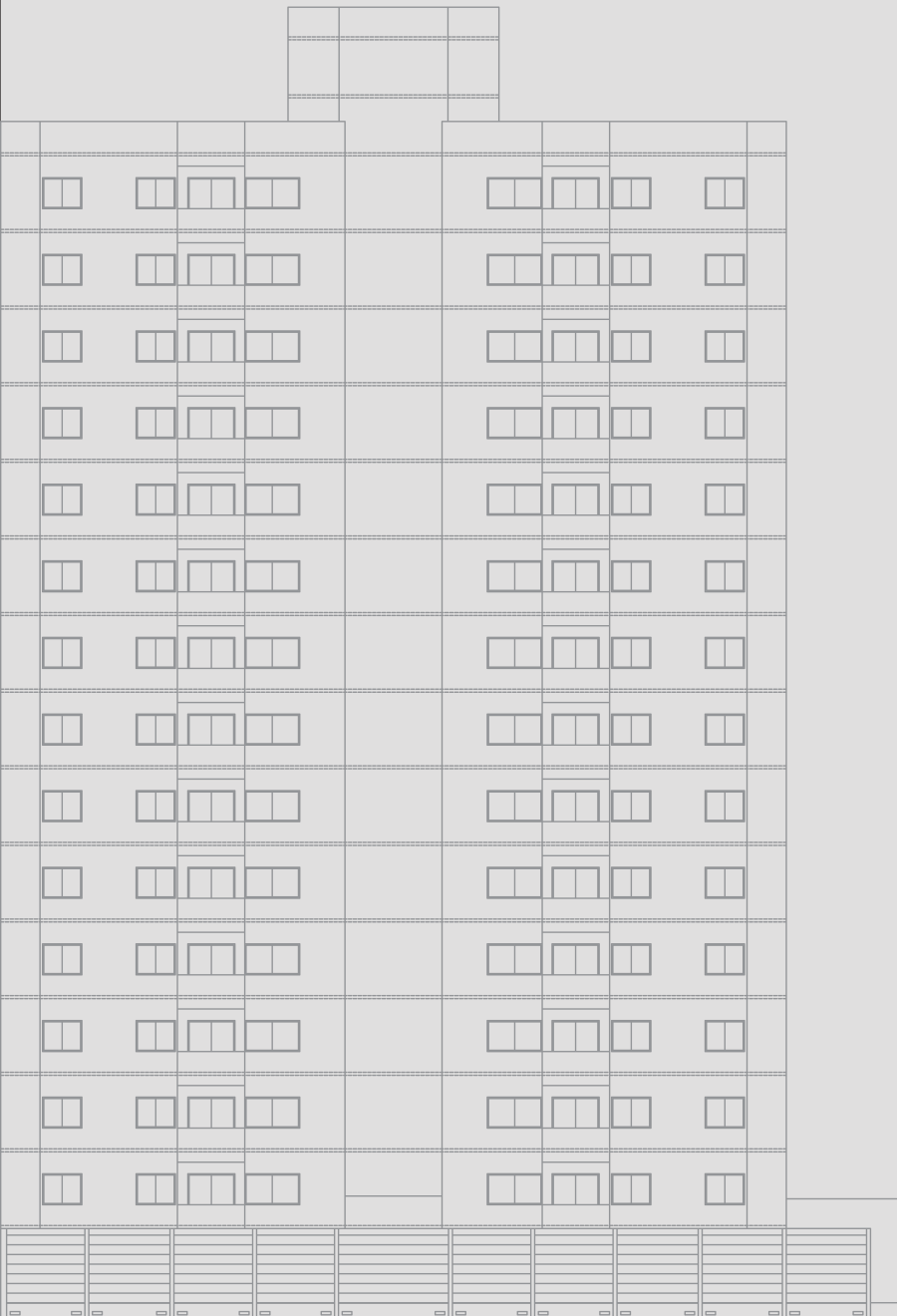


**C** TERRACE PLAN

# FORTUNE AIR

## SPECIFICATION

1. STRUCTURE : EARTHQUAKE RESISTANT STRUCTURE.
2. FLOORING TILES : DOUBLE CHARGED VITRIFIED FLOORING.
3. BALCONY AREA : ANTI SKID CERAMIC TILES AS PER ARCHITECT'S DESIGN
4. TOILET TILES : SUPERIOR QUALITY CERAMIC TILES AS PER ARCHITECT'S DESIGN
5. CP FITTING : BRAVAT / GROHE / VITRA / ROCAOR EQUIVALENT.
6. SANITARY FITTING : SIMPOLO / BRAVAT / ROCA/VITRAOR EQUIVALENT.
7. PLUMBING FITTING : ULTRA SILENT PIPES HULIOT / UPVC & CPVC ASHIRVAD / SUPREME OR EQUIVALENT
8. KITCHEN PLATFORM : STONE/QUARTZSANDWICHED PLATFORM WITH S.S. SINK AS PER ARCHITECT'S DESIGN, SUPERIOR QUALITY TILE DADO ABOVE PLATFORM.
9. KITCHEN SINK : S.S. SINK ANUPAM / NIRALI/FRANKE OR EQUIVALENT AS PER ARCHITECH DESIGN
10. MAIN DOOR : VENEER FINISH FLUSH DOOR AS PER ARCHITECT'S DESIGN
11. MAIN DOOR LOCK : BIO-METRIC DIGITAL LOCK BY YALE/EPIC OR EQUIVALENT
12. INTERNAL DOOR : LAMINATED FLUSH DOOR AS PER ARCHITECT'S DESIGN
13. INTERNAL DOOR LOCK : MORTISE LOCK GODREJ / EUROPA OR EQUIVALENT
14. WINDOWS & BALCONY : POWDER COATED ALUMINUM/UPVC WINDOWS WITH MOSQUITO SCREEN.
15. RAILING : GLASS RAILING WITH POWDER COATED ALUMINUM HANDRAIL.
16. SWITCHES : SCHINDER / LEGRAND / HONEYWELL OR EQUIVALENT
17. CABLE : POLYCAB / RR / FINOLEX OR EQUIVALENT
18. INTERIOR PAINT : BIRLA / JK OR EQUIVALENT PUTTY & PRIMER
19. EXTERIOR PAINT : WEATHER PROOF PAINT BY ASIAN / BERGER / NEROLAC OR EQUIVALENT



# FORTUNE AIR

## AMENITIES

- CLUB HOUSE WITH FULLY EQUIPPED GYMNASIUM
- MULTI-PURPOSE HALL
- INDOOR GAMES
- MINI THEATER
- LANDSCAPED GARDEN
- SENIOR CITIZEN SEATING
- CHILDREN'S PLAY AREA
- GENERATOR SET FOR COMMON AREA
- ALLOTTED CAR PARKING ON GROUND FLOOR OR BASEMENT
- VISITOR'S PARKING
- CCTV SURVEILLANCE
- VIDEO DOOR PHONE CONNECTED TO LOBBY
- MRL AUTOMATIC LIFTS OF OTIS OR SCHINDLER OR EQUIVALENT.
- FIRE SAFETY
- ELEGANT ENTRANCE GATE WITH SECURITY
- ROOFTOP WITH WELL-DESIGNED HARD SCAPE AND PV SOLAR SYSTEM.
- ANTI-TERMITE PIPING
- RAINWATER HARVESTING

# FORTUNE AIR

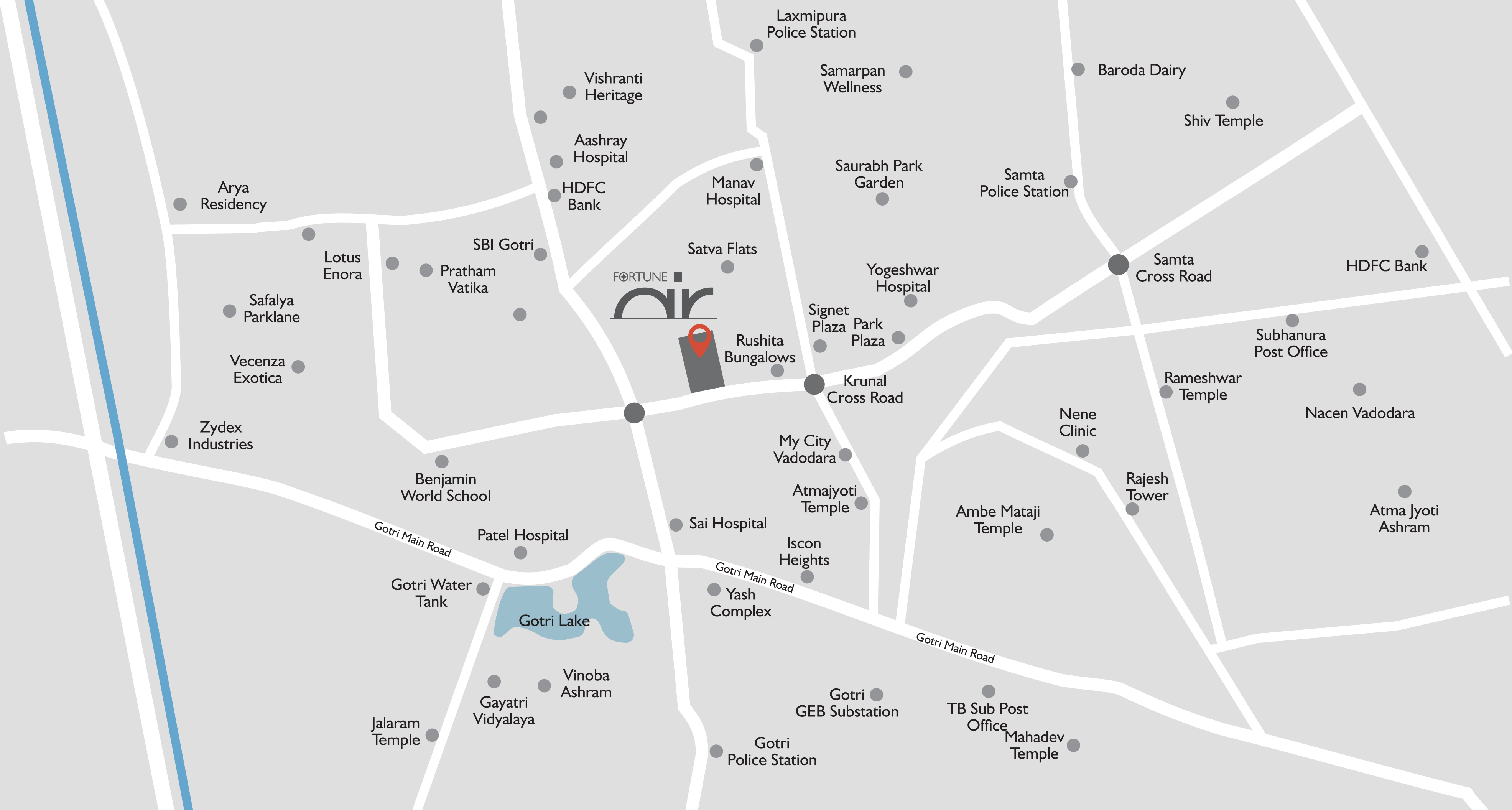
## PAYMENT SCHEDULE

1. BOOKING : 10%
2. BEFORE SALE AGREEMENT : 10%
3. PLINTH LEVEL : 15%
4. 2ND FLOOR SLAB : 05%
5. 4TH FLOOR SLAB : 05%
6. 6TH FLOOR SLAB : 05%
7. 8TH FLOOR SLAB : 05%
8. 10TH FLOOR SLAB : 05%
9. 12TH FLOOR SLAB : 05%
10. 14TH FLOOR SLAB : 05%
11. MASONRY LEVEL : 05%
12. PLASTER LEVEL : 10%
13. FLOORING LEVEL : 10%
14. BEFORE SALE DEED : 05%



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Laxmipura Police Station

Samarpan Wellness

Baroda Dairy

Vishranti Heritage

Shiv Temple

Aashray Hospital

Saurabh Park Garden

Arya Residency

Samta Police Station

HDFC Bank

Manav Hospital

Lotus Enora

SBI Gotri

Satva Flats

Yogeshwar Hospital

Samta Cross Road

HDFC Bank

Safalya Parklane

Pratham Vatika

**dir**

Signet Plaza Park Plaza

Rushita Bungalows

Subhanura Post Office

Vecenza Exotica

Krunal Cross Road

Rameshwar Temple

Nacen Vadodara

Zydex Industries

Benjamin World School

My City Vadodara

Nene Clinic

Rajesh Tower

Atma Jyoti Ashram

Gotri Main Road

Patel Hospital

Sai Hospital

Atmajyoti Temple

Ambe Mataji Temple

Gotri Water Tank

Gotri Lake

Yash Complex

Iscon Heights

Gotri Main Road

Jalaram Temple

Gayatri Vidyalaya

Vinoba Ashram

Gotri GEB Substation

TB Sub Post Office

Gotri Police Station

Mahadev Temple