

Member of  
**CREDAI**  
Confederation of Real Estate  
Developers' Associations of India



Architect  
NEETA MOHGAONKAR

Dwell in Luxury & Comfort



**Fortune BUILDERS**  
AN ISO 9001:2015 CERTIFIED COMPANY

Developers

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Promoters - Nirala Grah Nirman Sahakari Sanstha Maryadit, Bhopal

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All specifications, sizes & layout etc. are tentative & subject to such variations, additions, modifications as decided by the Architects or by the Promoters.



MISROD, SALAIYA, NEAR HOSHANGABAD ROAD



Part of Phase - 3



# BUILDING INTELLIGENT LANDSCAPES OF THE FUTURE

Owning a home is not just about today, but for the days and generations to come. Built with the walls that behold design for tomorrow, Fortune Landmark campus has all present-day and futuristic amenities. To make its mark, it brings cluster-breaking projects that brings finest of luxuries.

# A 15 Acres Modern Residential Township

Fortune Landmark will be a synonym of excellence and luxury in residential properties. Crafted for all your living space needs, it will stand strong with the expectations of your dream home.

## CLUBHOUSE AMENITIES THAT ADDS AS A ONE-UP

- Swimming Pool
- Air-conditioned Gymnasium
- Fun-filled Clubhouse
- Library
- Spacious Party Hall
- Yoga & Meditation Hall
- Lobby
- Lush Green Gardens



AN ABODE OF COMFORT



THE AVANTIST

# WHAT MAKES FORTUNE LANDMARK

Stand  
Out?



Location - Main Entrance Gate

- A WELL - DEVELOPED CAMPUS WITH 24HR SECURITY ARRANGEMENTS WITH BOUNDARY WALL, SECURITY PERSONNEL, CCTV CAMERAS ETC.
- GRAND ENTRANCE GATE WITH SECURITY ROOM
- UNDERGROUND ELECTRIFICATION
- ADEQUATE WATER SUPPLY THROUGH SUMP-WELL
- WIDE CONCRETE ROADS
- LANDSCAPED GARDENS ACROSS THE CAMPUS
- BEAUTIFULLY PAVED GARDEN PATHWAYS
- TEMPLE & PEACEFUL ENVIRONMENT

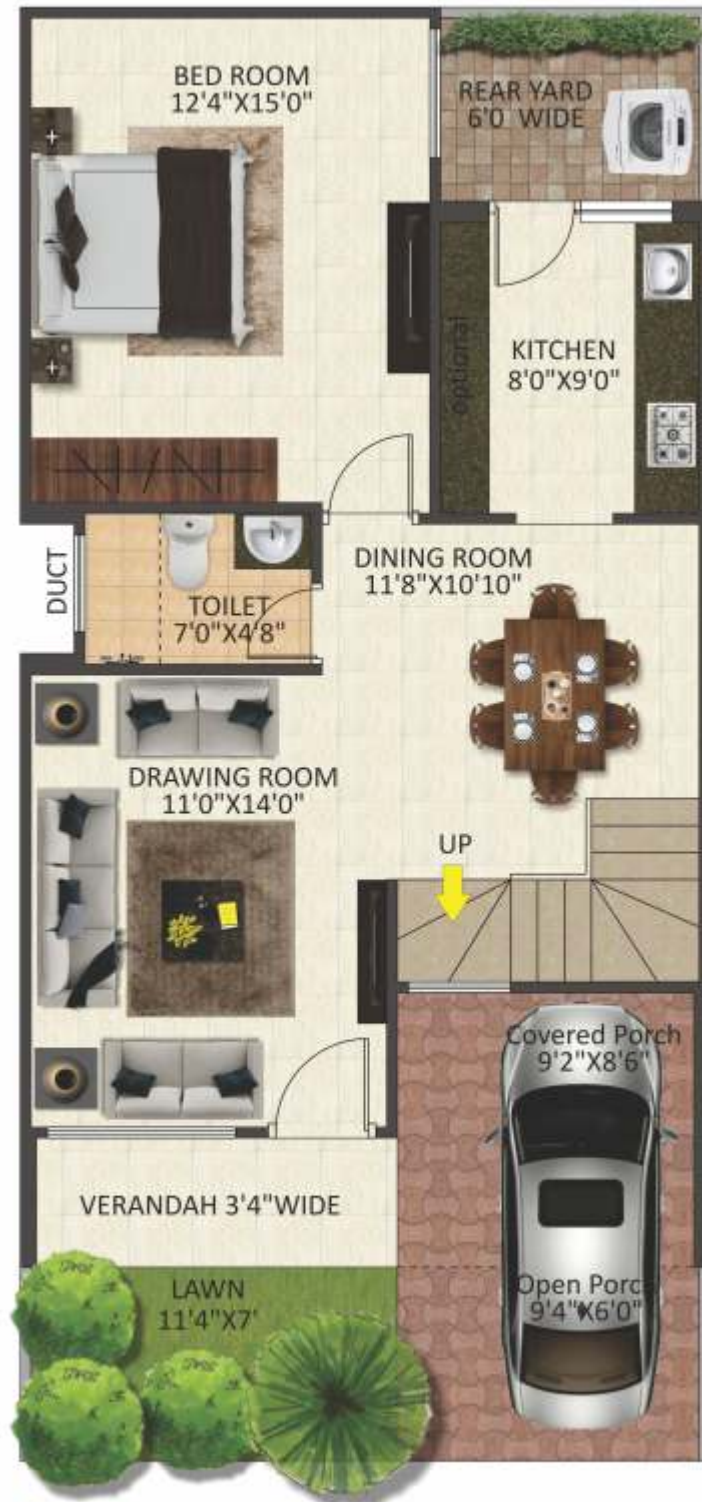
- LUSH GREEN LAWNS
- MULTIPLE SIT-OUTS ACROSS THE CAMPUS
- ELECTRIC SUPPLY FROM M.P.E.B.
- ELEGANT STREET LIGHTS - ELECTRIC & SOLAR WITH POWER BACKUP
- UNDERGROUND SEWAGE DISPOSAL SYSTEM
- RAINWATER HARVESTING
- LOAN FACILITY AVAILABLE FROM LEADING BANKS
- SEWAGE TREATMENT PLANT OF ADEQUATE CAPACITY/ SEWAGE CONNECTION TO GOVT. STP



# OUR LOCATION IS OUR USP

Owning a home at a place which is convenient, easy to reach and is just a few steps away from all the day to day necessities is truly a matter of happiness and contentment for a homeowner. Situated at the prime location of Misrod, we have taken care of everything that it takes to have a dream home at the dream location.





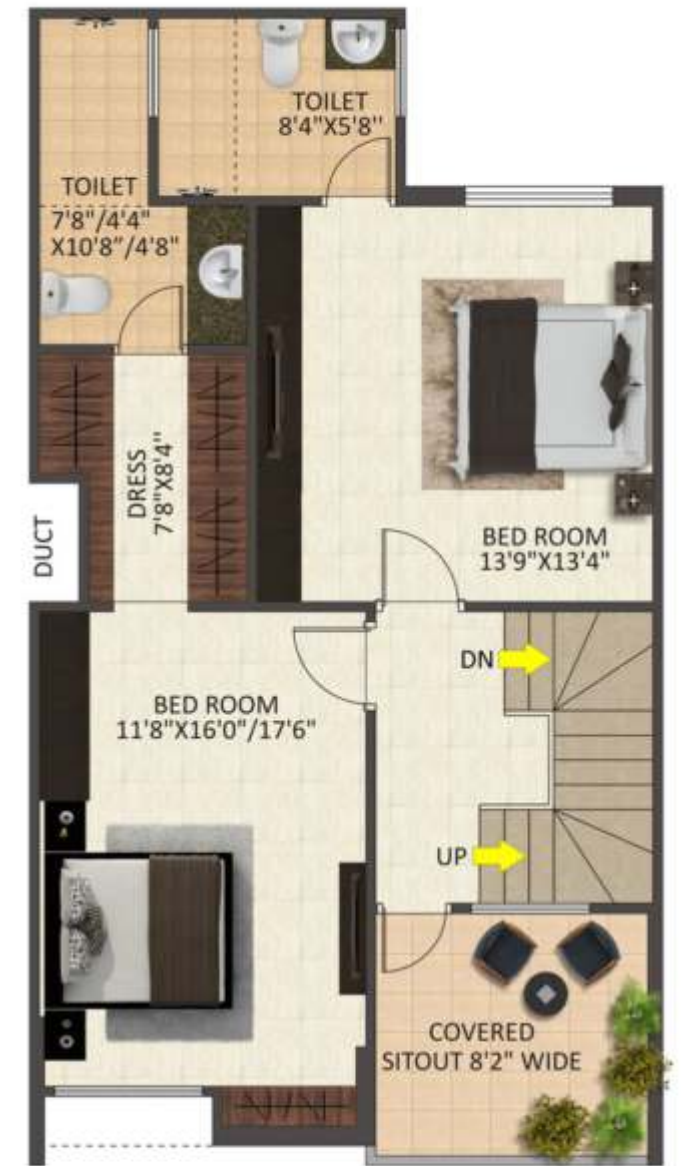
GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

## DUPLEX FLOOR PLAN

### TYPE B

Duplex No:- B-18 to B-39, B-42 to B-55

Plot Area 21' x 45' = 944.81 Sq.Ft. ( 87.81 Sqm.)

\*Adjacent Duplex will have mirror image planning

### TYPE: C<sub>2</sub> - C<sub>14</sub>

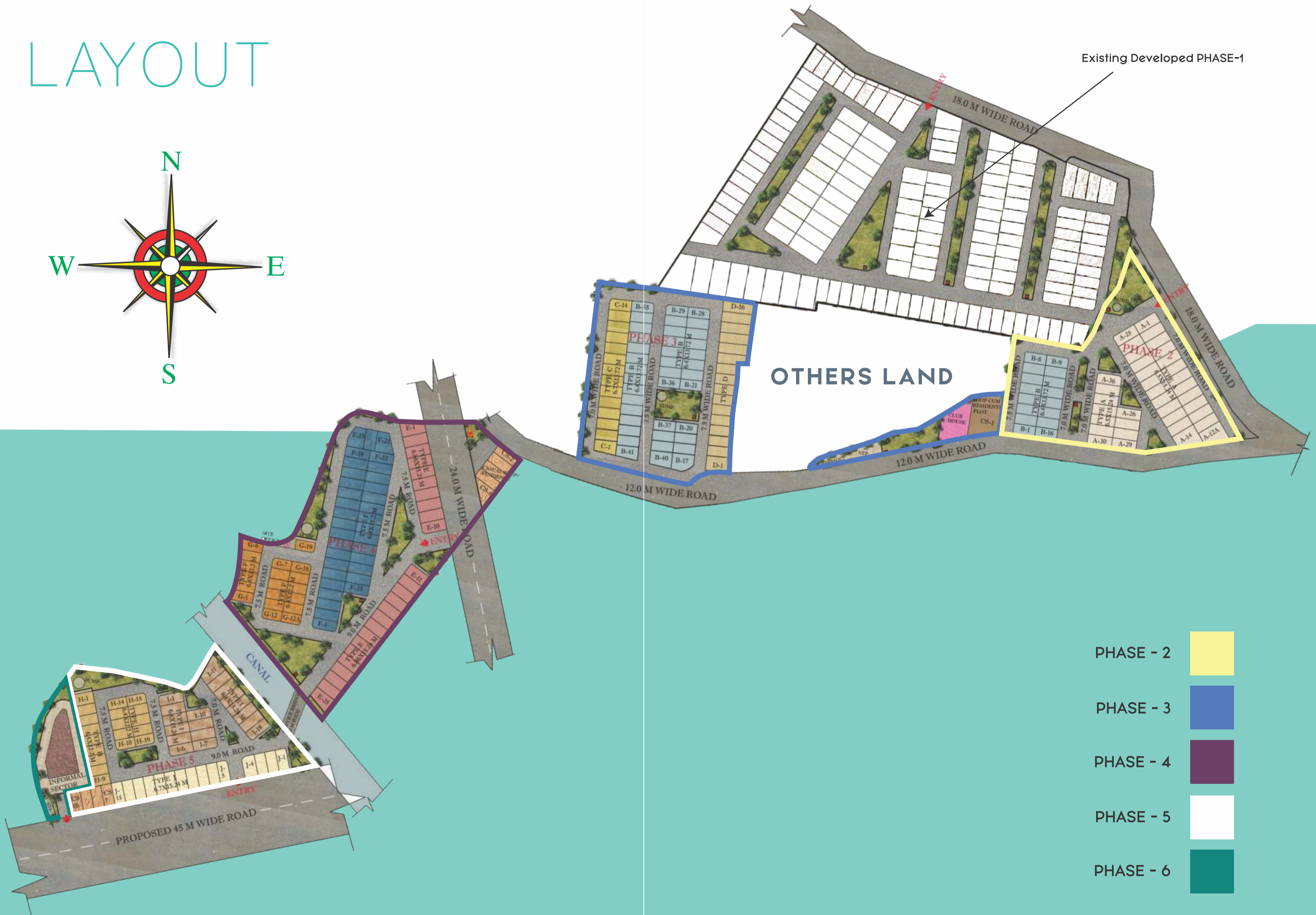
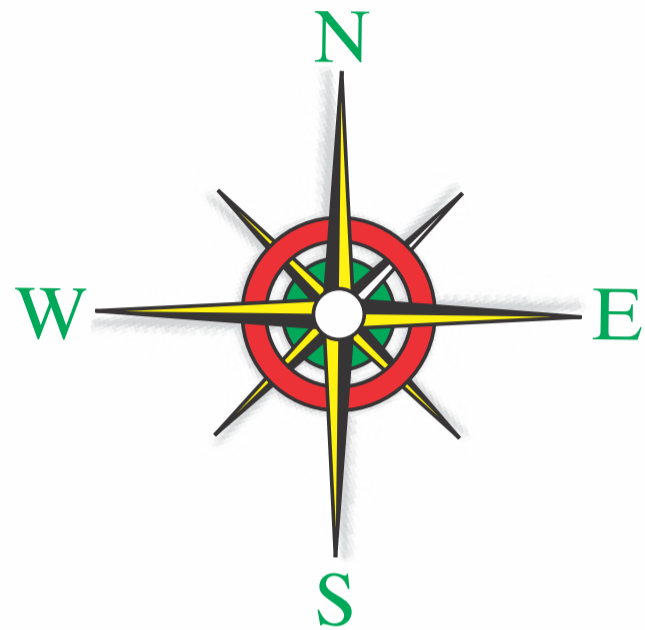
Plot Area 22'1" x 45'0" = 993.53 SqFt. (92.34 Sqm.)

Note: C<sub>14</sub> unit will have plots size 22'4" x 45'0"

\*Adjacent Duplex will have mirror image planning

## DUPLEX FLOOR PLAN

# LAYOUT



Existing Developed PHASE-1

OTHERS LAND

PHASE - 2



PHASE - 3



PHASE - 4



PHASE - 5



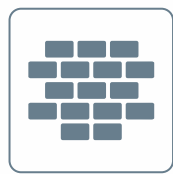
PHASE - 6







# SPECIFICATIONS



## WALLS

The walls of the project are made of Masonry Bricks.



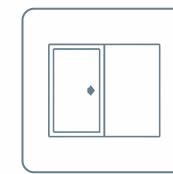
## STRUCTURE

RCC resistant earthquake and RCC framed structures.



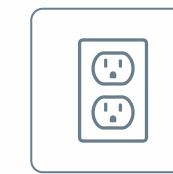
## TOILETS

Premium designer tiles up to 7' height with white color sanitary fittings of premium brands.



## WINDOWS

Three track aluminum sliding windows with clear glass and MS security grill.



## AC POINT

Provision for concealed AC points in all bedrooms & drawing room.



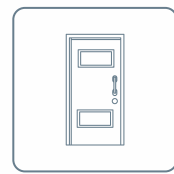
## WATER SUPPLY

Adequate water supply through sump-well with 750 ltr. Individual overhead tank in duplexes.



## FLOORING

2'x2' Vitrified tiles in drawing, dining, bedrooms & living area. Anti-skid tiles in porch, backyard, terraces & toilets floors.



## DOORS

Both side laminated doors with wooden door frames & premium hardware fittings i.e mortice lock etc.



## PLUMBING

Concealed CPVC pipelines. Premium quality CP fittings with the hot and cold mixer in toilets from Jaguar.



## KITCHEN

Black granite platform with stainless steel sink and glazed tiles up to 2'height above the platform.



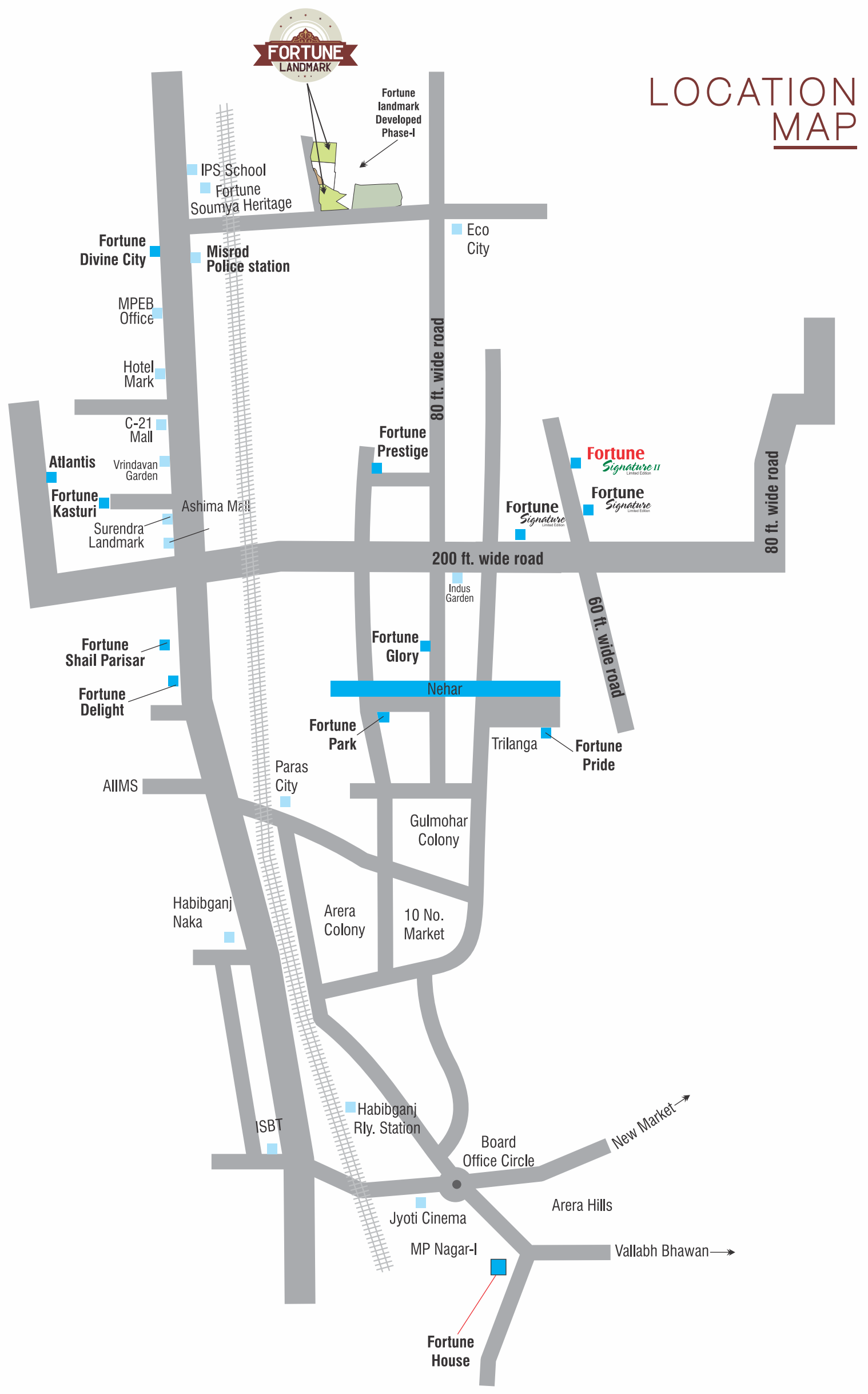
## ELECTRIFICATION

Concealed fire retardant copper wiring with security through MCBs & provision for inverter. ISI mark modular switches.



## PAINTING

All internal walls including roof will be painted with pleasing colors of oil bound distemper with putty finish. Weather resistance paint on external walls.



LOCATION  
MAP

