FAIRMOUNT
BUILDERS
Creating Strong Foundations

Elevating Sanathnagar with Unparalleled Commercial and Retail Excellence

FORTUNE ONE
BY FAIRMOUNT
Commercial Spaces @ Sanathnagar

Making a Commitment

Introducing Fortune One, a visionary commercial and retail hub nestled in the heart of Sanatnagar. Designed with accessibility in mind, Fortune One is conveniently located, offering seamless connectivity for both businesses and visitors alike. This exceptional destination is set to host an array of prestigious brands, becoming a haven for shoppers and entrepreneurs seeking unparalleled opportunities. Encompassing a generous expanse of 177,453.07 square feet, Fortune One's commercial segment provides a versatile canvas for offices and retail ventures to flourish.

With a diverse range of sizes, from a cozy 599 square feet to an expansive 36,829 square feet, businesses of all scales find their perfect fit within these walls. The retail spaces boast an impressive ceiling height of 12 feet, ensuring a grand ambiance that complements the stature of the brands that will call Fortune One home. Navigating this hub of possibilities is effortless, thanks to the provision of two high-speed elevators that whisk you to your destination.

Furthermore, Fortune One addresses the practicalities of urban life with ample parking spaces, providing a stress-free experience for visitors and ensuring that accessibility extends from the street to the shops. Fortune One stands as a beacon of opportunity in Sanatnagar, promising a blend of contemporary design, strategic location, and exceptional amenities. With its commitment to quality and innovation, this commercial and retail hub aims to redefine the landscape of business and leisure in the area, making it an address of distinction for both entrepreneurs and consumers seeking the best in class.

PROJECT HIGHLIGHTS

100%
Power Backup

10
Feet Ceiling Height for Office Space

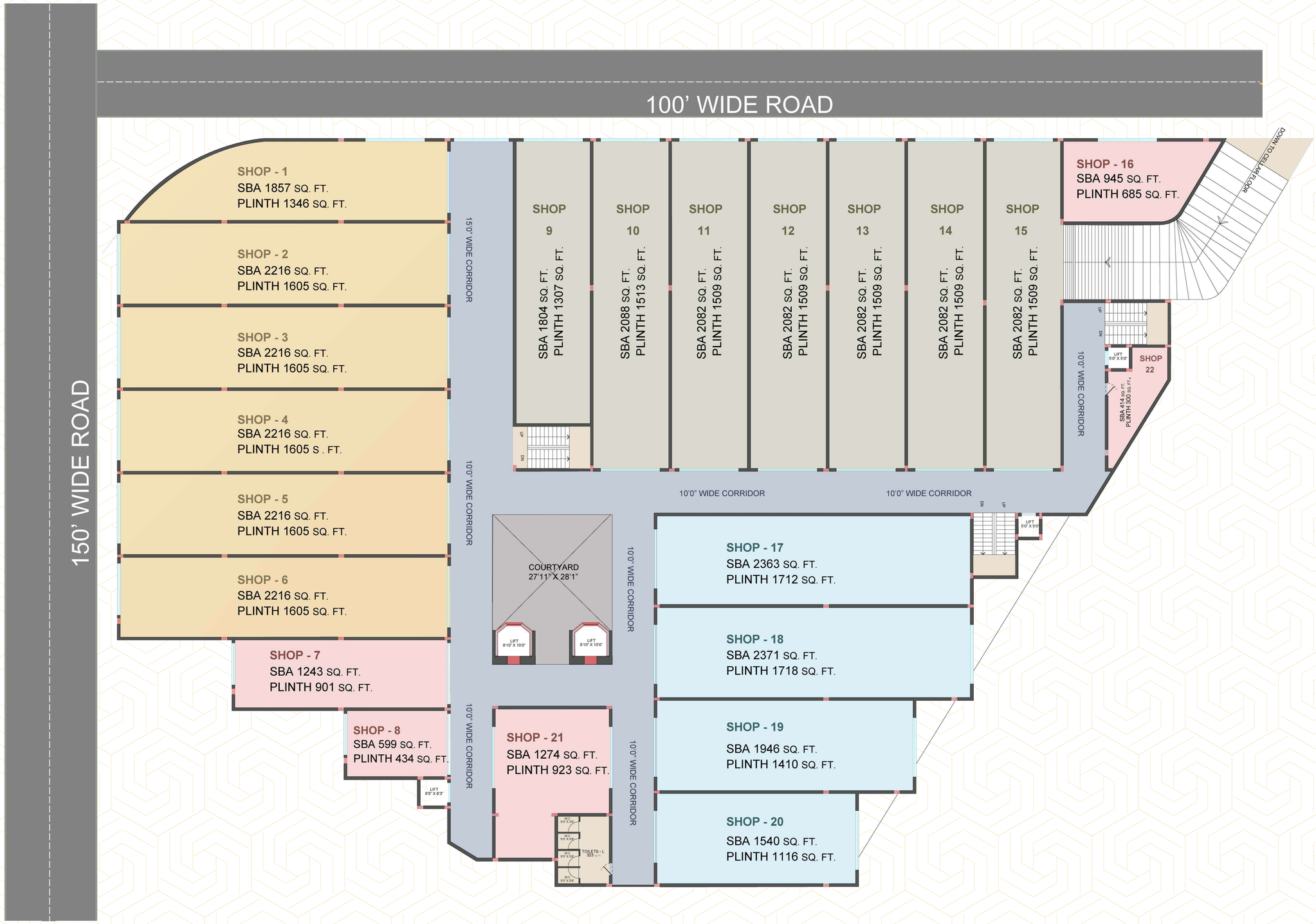
12
Feet Ceiling Height for Retail Space

2
High speed elevators

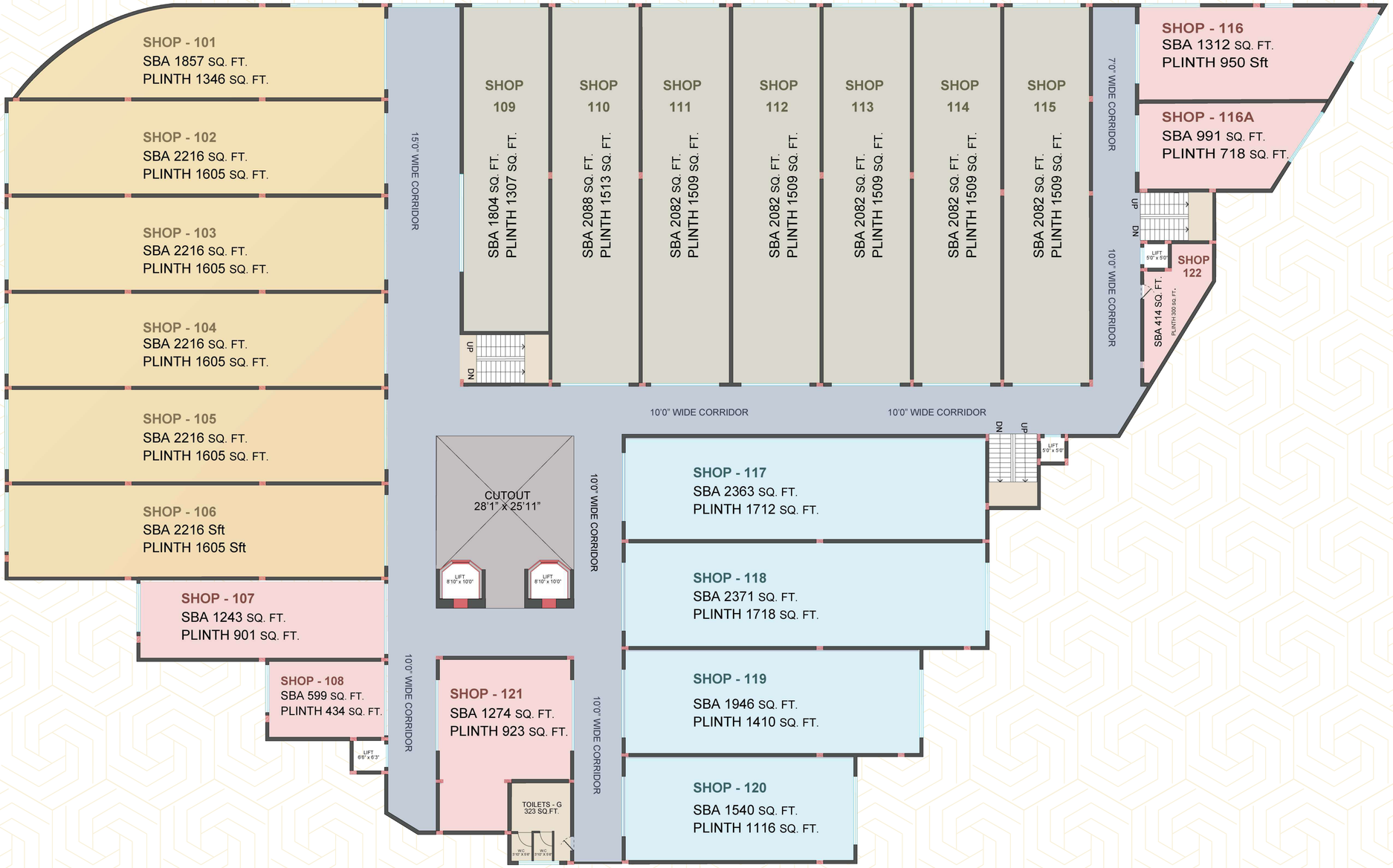
2
Service Lifts

2
Cellar Parkings

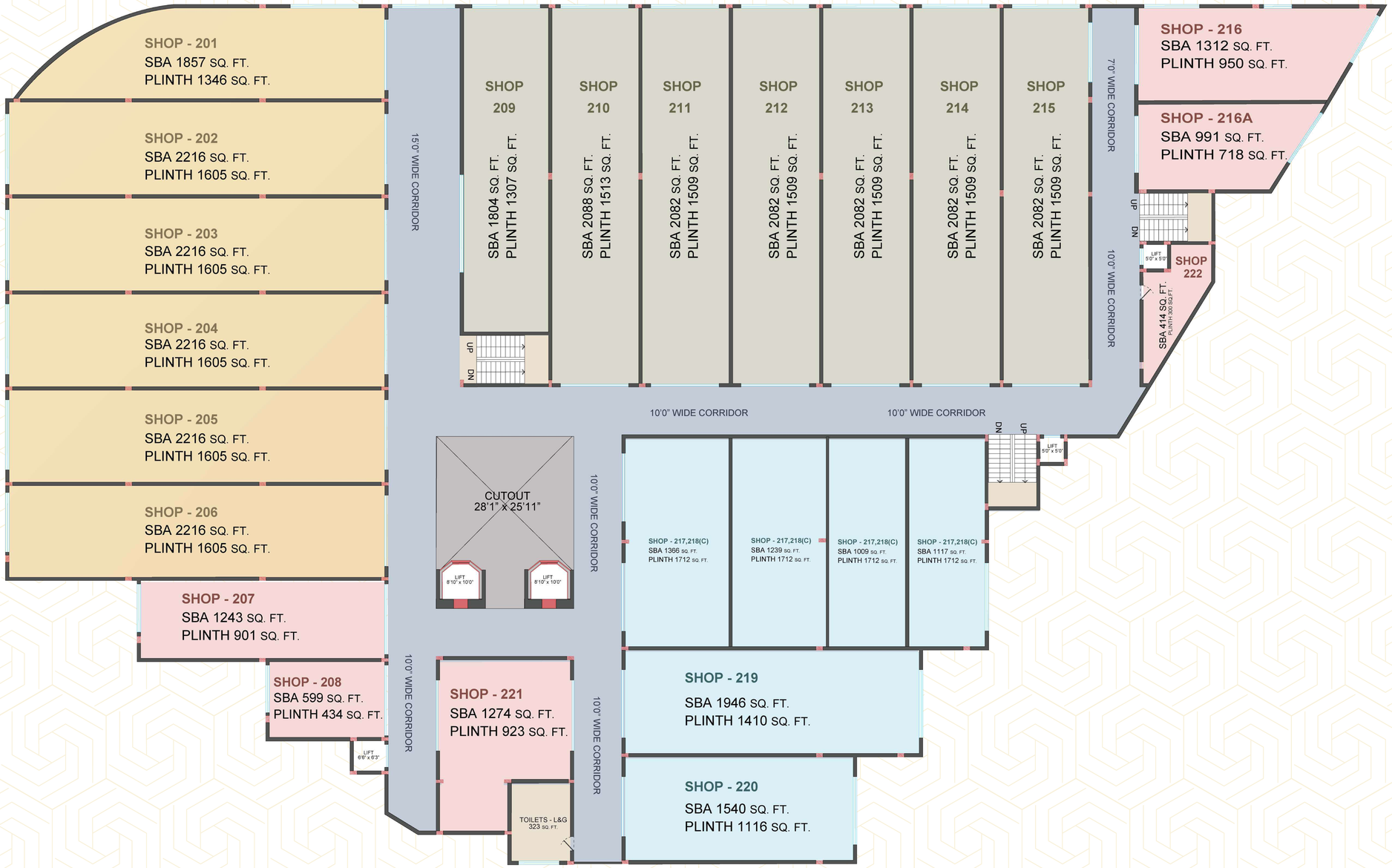
Ground Floor Plan



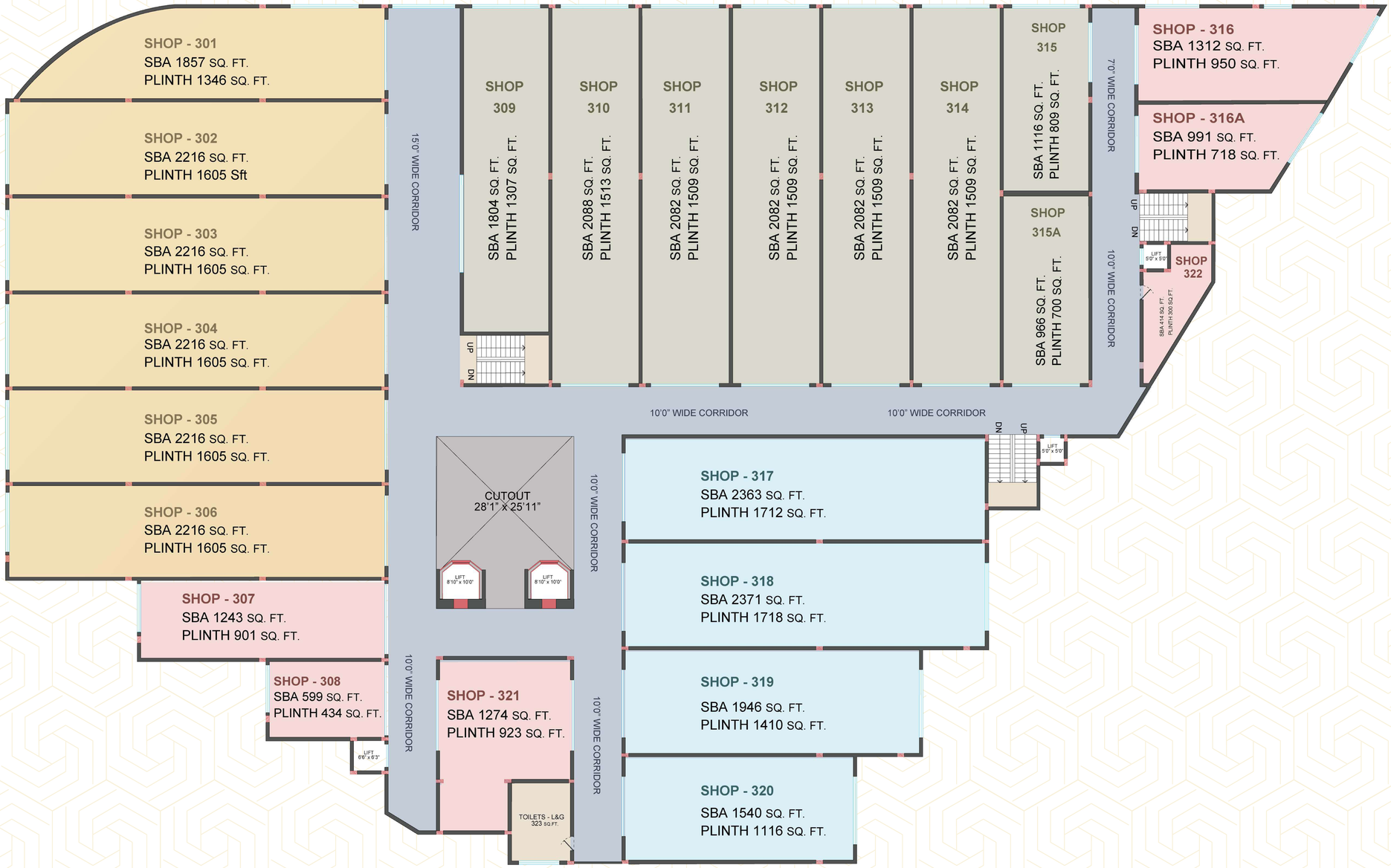
First Floor Plan



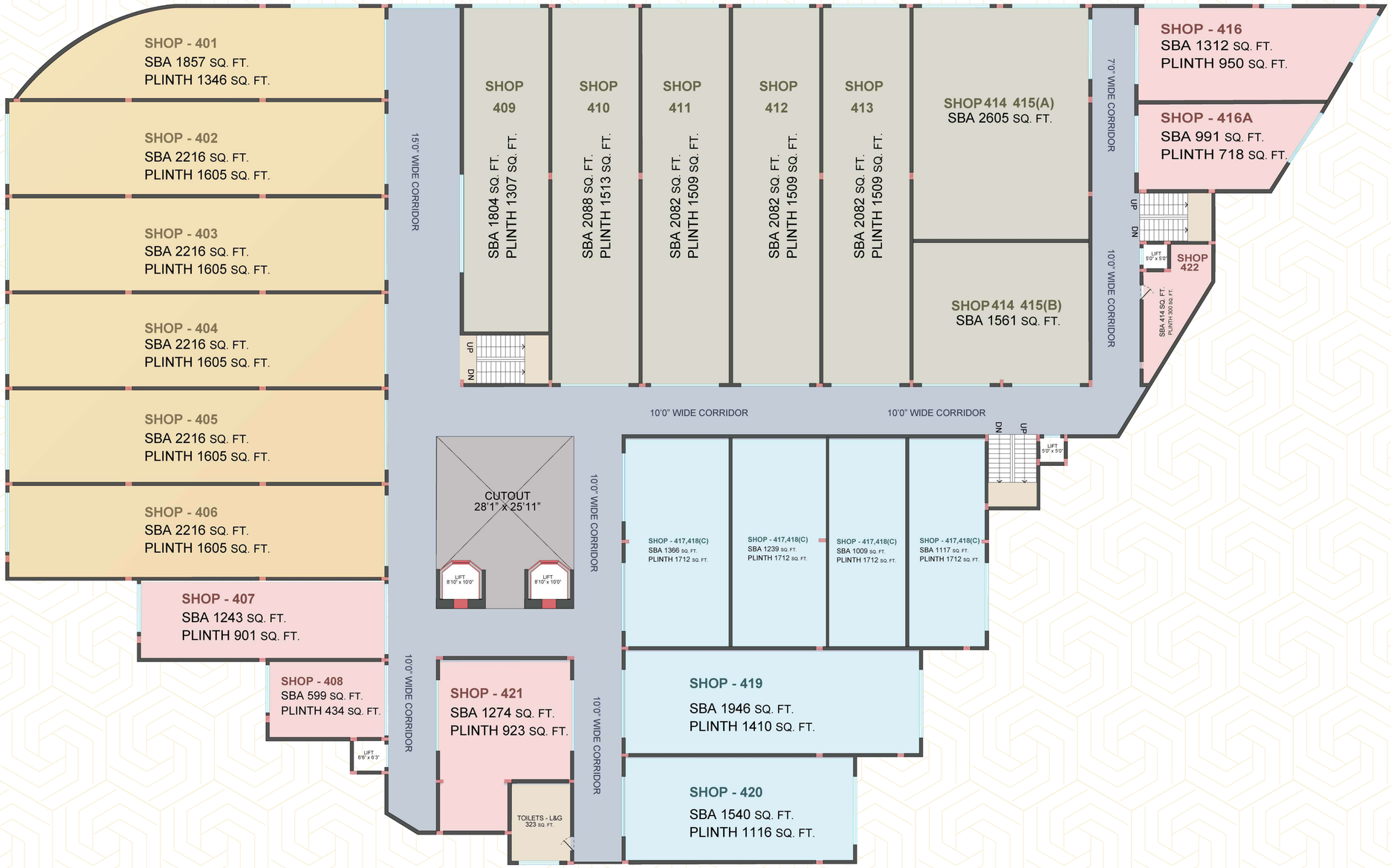
Second Floor Plan



Third Floor Plan



Fourth Floor Plan



In Good Company

max

ADITYA BIRLA GROUP

STYLE UP

cromā

zudio

Specifications

FOUNDATION & STRUCTURE:

- R.C.C Framed Structure to withstand seismic loads and wind.
- Light weight brick masonry in cement mortar.

PLASTERING:

• Internal	12mm thick coat cement plaster smooth finishing.
• External	18mm thick double coat sand faced cement plastering.

DOORS:

• Toilets	Laminated doors with standard hard ware.
• Fire	Doors Fire rated steel doors (as per norms).
• Service Shaft Door	Pressed metal framed/flush doors shall be of 1.2mm galvanized. Sheet of 1 hour fire rated for service areas/ ducts/shafts.
• Shutters for retail (G+1)	Motorized perforated (small holes) shutter for all unit of repute make with 12mm toughened spider glazing Glass walls and desiger hardware of reputed make.
• Internal Doors For Commercial	Indian BT or African Teak wood frame with designer flush shutter with two sides. Veneer with melamine polishing and reputed hardware fittings powder coated aluminum shutters.
• Windows	Window system with single glazing with specially designed extruded. Aluminum sections with powder coating and system designed, water tightness and heat proof. (or) UPVC Windows.
• External Painting	Texture paint containing synthetic plaster chemicals, having very mild keys finish in three coats.
• Glazing	Glazing as per glazing design.
• Service areas	Two coats of Acrylic OBD over one coat of primer.

Specifications

FLOORING:

• Main Entrance Lobby	Granite/Italian marble slabs.
• Upper floors entrance lobby	Granite Slabs.
• Toilets	Separate urinal blocks and toilet blocks for men and women are provided with first quality sanitary and CP fittings non skid tile flooring and cladding partition walls and counters in granite and toilet blocks.
• Staircase Flooring	Granite stones for main staircases and Kota stones for fire staircases.
• Parking Area	VDF Flooring.
• Drive way	VDF Flooring.
• Lift walls	Granite/Italian marble slabs.

PLUMBING AND SANITARY SERVICES:

• Plumbing Fixtures	Kohler/Hindward sanitary ware white in color with Branded CP fittings.
• Pumps	As per design

ELECTRICAL FACILITIES:

- Electrical power for all units as per the load details with separate distribution boards.
- Lighting for common areas such as corridors, parking, lobbies areas as per standards.
- Sub station with required transformer capacity and sandwich bus duct to each unit.
- 100% DG backup shall be provided.
- Earthing grid for power system with earth resistance as per standards and special earthing
- Grid for computers, earth strips from special earthing extended to each unit.
- Lightning protection for the building as per standards.

Specifications

COMMUNICATION SYSTEM FACILITY:

- Floor ducts in every unit to lay communication network cables. Shafts exclusively for communication cables.
- Building Management System (BMS) for all the services.
- Sprinkler system in all common areas & the sprinkler system will be terminated into office space.
- Addressable Fire Alarm System with Detectors as per NBC National Building Code).
- Recommendations of Fire hazard and activated whenever fire detectors operated.

LIFTS:

- Passenger Lifts 2 No's passenger lifts of Mitsubishi or equivalent make. As per architect design.
- Goods & amp; Fire Lifts 2 No. Goods lift of Mitsubishi or equivalent make. As per architect design.

LANDSCAPING:

- Landscaping shall be provided as per design.

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TS RERA
TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY

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