



WWW.FORTUNEVALLEY.COM

WHERE SUCCESS LEADS YOU



FORTUNE
VALLEY

LIVE NATURALLY ENRICHED

*Note: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.*



S U C C E S S

It means living life on your terms.

Being able to enjoy its fruits.

Providing loved ones with a home of their dreams.

Along with a dream lifestyle.

It is what makes all the hard work worthwhile.

And when you achieve it, you'll know.

Because the destination is being readied for you.

FORTUNE VALLEY.

One of the perks of success.



FORTUNE
VALLEY



LIFE AT THE TOP

On a picturesque hill, enjoying a serene ambience, unpolluted air and spectacular views, Khammam's new landmark residential complex is fast taking shape - FORTUNE VALLEY by Parupalli Constructions. Spread over 10.05 acres and comprising 48 villas and 80 apartments, its unique architecture and use of state-of-the-art technology and devices will set unparalleled benchmarks of luxury, convenience and comfort.

Indeed, FORTUNE VALLEY is being created to truly achieve the next level of living.





MAKE A GRAND ENTRANCE

As soon as you pass through the elegant front gate of FORTUNE VALLEY, you get transported to a whole different world where peace and tranquillity reign supreme. Designed to the best world class standards, it beckons you on to an experience that will delight the senses. A paved 40' wide road, across the enclave, winds its way through shaded avenues and lush landscaped gardens to reach the magnificent villas and the imposing residential tower.





FACILITIES

- Clubhouse
- Multi-Purpose Hall
- Party Lawn
- Indoor Gym
- Guest Rooms
- Swimming Pool
- Wi-Fi Zone
- Business Lounge/
Conference Room
- Water-feature Garden
with Cascading
Elements





FACILITIES

- Children's Play Area
- Half Basketball Court
- Tennis Court
- Yoga Deck
- Outdoor Gym
- Seating for Socializing
- Amphitheatre
- Gazebos









PERFECT LOCATION

FORTUNE VALLEY is located at Kakatiya Hills (Velugumatla), one of the fastest developing areas of Khammam. It is adjacent to the Khammam – Wyra Road, and is about 3 km from Khammam to BCM / Rajahmundry / Amaravati National Highway. The new Collectorate and Urban Forest Park are just a stone's throw away. FORTUNE VALLEY is easily accessible to schools, shopping centres, restaurants, hospitals and the main areas where offices are located.

THE DRIVING FORCE

FORTUNE VALLEY is the maiden venture of Parupalli Constructions Pvt. Ltd., Hyderabad, which is committed to create landmark projects that set the benchmark in architectural brilliance and quality of development.

MASTER PLAN



LEGEND

- | | | |
|--------------------|-------------------------|------------------|
| 1 Main Entry/Exit | 6 Kids Play Area - EPDM | 11 Kids Pool |
| 2 Water Feature | 7 Palm Court | 12 Clubhouse |
| 3 Basketball Court | 8 Plant Islands | 13 Hammock Court |
| 4 Tennis Court | 9 Party Lawn | 14 Sand Pit |
| 5 Amphitheatre | 10 Main Pool | |



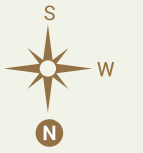
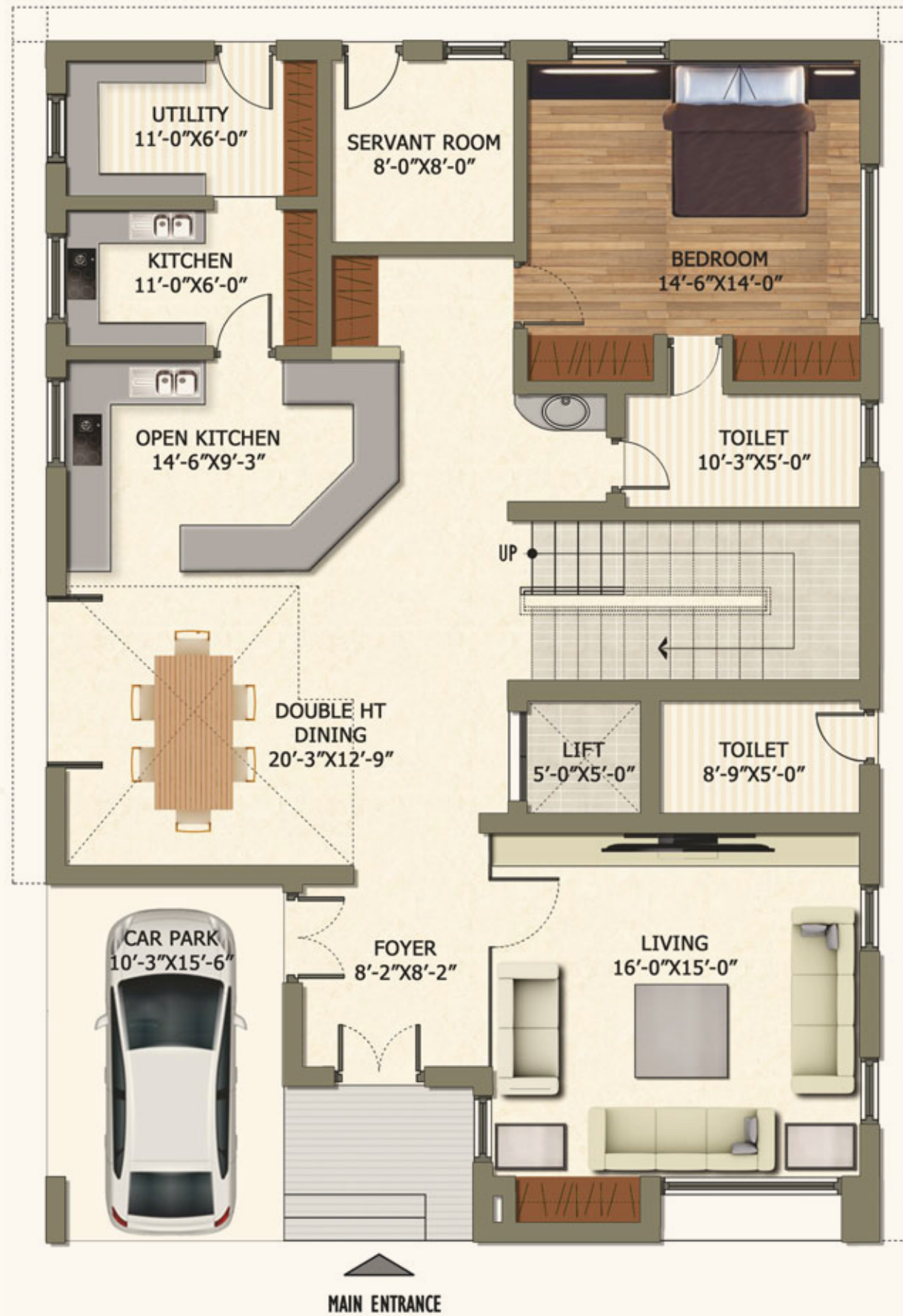
**FORTUNE
VALLEY**

LIVE NATURALLY ENRICHED

TYPICAL FLOOR PLANS VILLAS



G FLOOR 1872 Sq.Ft.



F FLOOR 1769 Sq.Ft.



TYPICAL FLOOR PLANS VILLAS

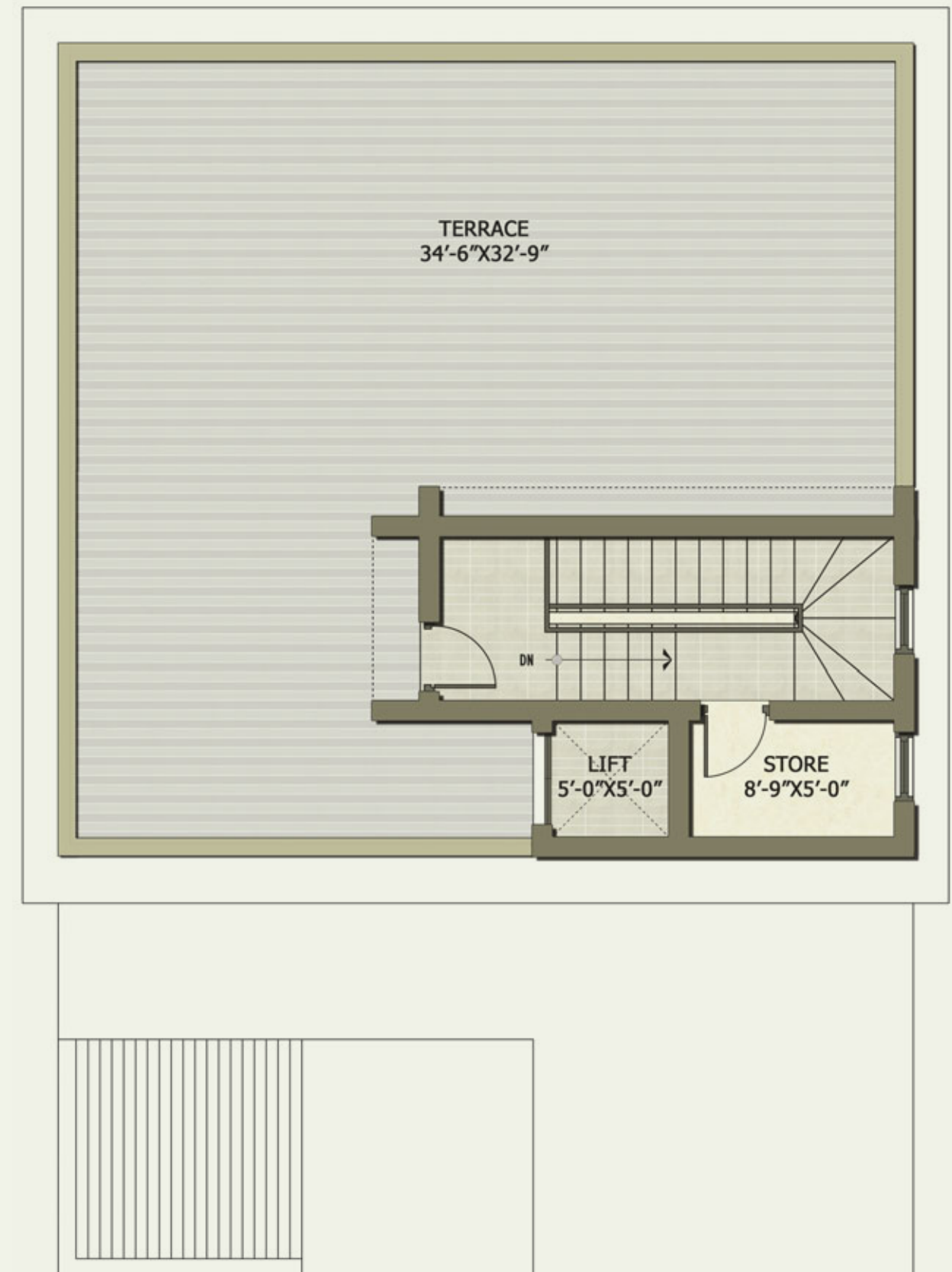


S FLOOR 1236 Sq.Ft.

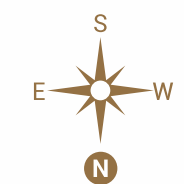


T FLOOR 273.2 Sq.Ft.

TOTAL BUILT AREA: 5150. 2 Sq.Ft.



MASTER PLAN APARTMENTS



BIRD'S EYE VIEW



FORTUNE
VALLEY

LIVE NATURALLY ENRICHED



TYPICAL FLOOR PLANS APARTMENTS



FLOOR AREA:
9808.722 SFT
BLOCK: 1, 2, 3



EAST FACING



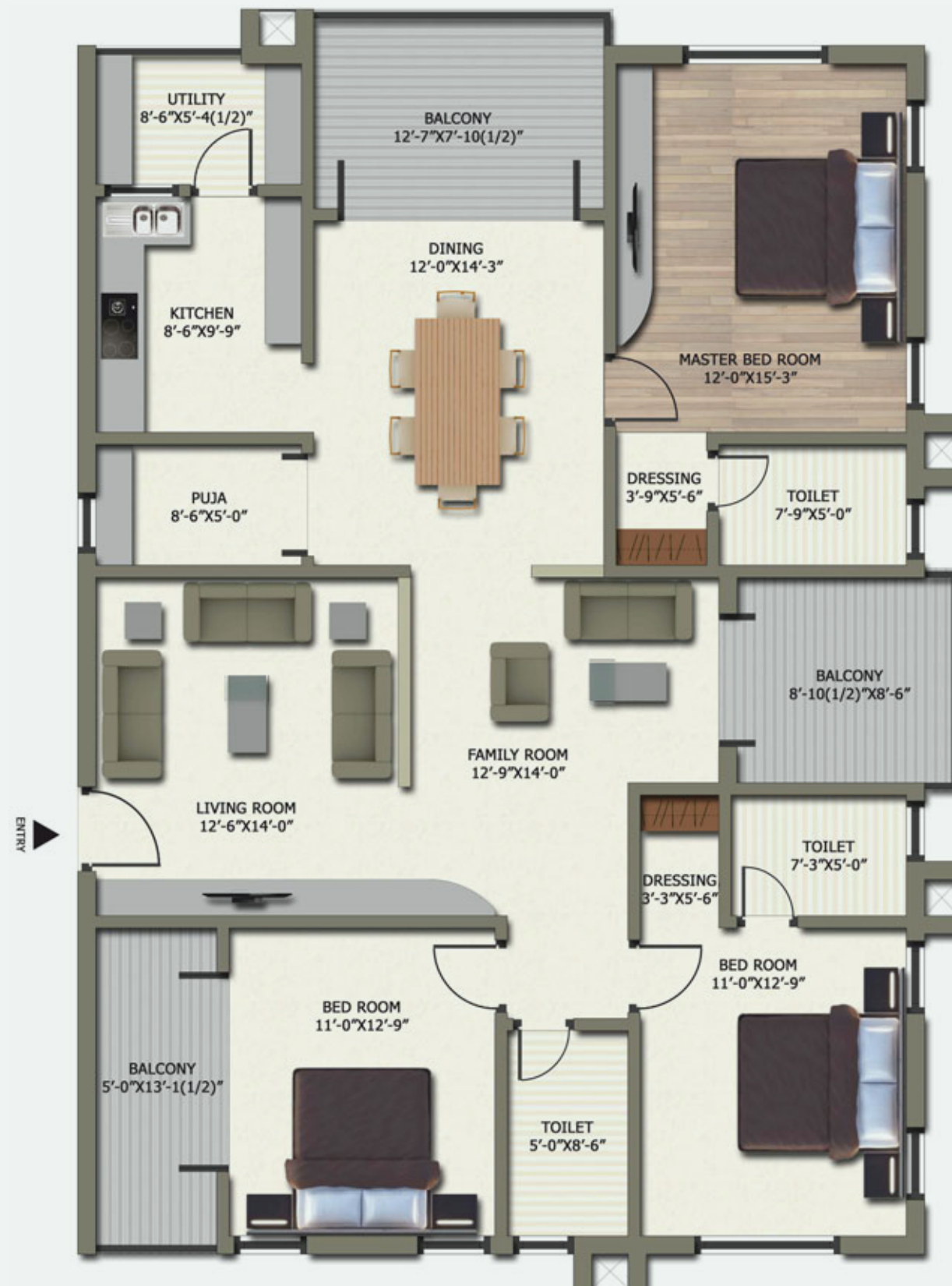
WEST FACING



TYPICAL FLOOR PLANS APARTMENTS



2202.62 Sq.Ft. C1 & C2 EAST FACING



2202.62 Sq.Ft. D1 & D2 WEST FACING



S P E C I F I C A T I O N S

| | |
|--------------------------|---|
| STRUCTURE: | RCC Framed Structure with RCC Slabs & Beams |
| SUPER STRUCTURE: | <div>Internal Walls: Brick masonry 4 1/2" thick using Red Brick / Solid Block / AAC Block Masonry.</div> <div>External Walls: Brick masonry 9" thick using Red Brick / Solid Rock / AAC Block Masonry.</div> |
| WALL FINISHES: | <div>Internal Walls: Double coat plastering / punning exposed surfaces shall be finished with two coats of roller applied plastic emulsion of Asian Paints or equivalent make over smoothly prepared surface with putty.</div> <div>External Walls: Weatherproof paint in smooth or textured finish of Asian Paints or equivalent make.</div> |
| WATERPROOFING: | Waterproofing in all bathrooms and other wet areas. |
| DOORS & WINDOWS: | <div>Joinery Frames:</div> <div>Main Door: Frame in solid teak wood finished with Melamine polish.</div> <div>Internal Door: Frames in solid sal wood frames finished with Melamine polish.</div> |
| SHUTTERS: | Main Door: Solid wood with Melamine polish. |
| Bedroom Doors: | Flush shutters in Veneer finished with Melamine polish. |
| Toilets & Utility Doors: | Flush doors finished with paint. |
| Hardware: | Door hinges and tower bolts in SS / Brass SS coated |
| Windows: | Double track aiding UPVC / Powder-coated Aluminum windows with 5mm glass of LG / Aparna or equivalent make. |
| FALSE CEILING: | All plumbing lines shall be under deck covered with gypsum board / calcium silicate false ceiling to facilitate serviceability. |
| FLOORING: | <div>Foyer, Drawing, Living & Dining: 800 mm x 800 mm full body vitrified tiles of RAK / NITCO or equivalent make.</div> <div>Bedrooms, Fancy (Dry) Kitchen and Common Area: 2'x2' full body vitrified tiles of RAK / NITCO or equivalent make.</div> <div>Master Bedroom and Home Theatre: Laminated wooden flooring.</div> |

| | |
|-------------------------------|--|
| | Staircase: Natural granite flooring as per approved design. |
| | Wet Kitchen and Utility: Anti-skid superior quality vitrified tiles. |
| | Sit-outs: 2' x 1' Anti-skid full body vitrified tiles of RAK / NITCO or equivalent make / natural stone. |
| | Bathrooms & Utility: 1' x 1' designer anti-skid ceramic tiles. |
| RAILINGS: | External and internal railings in powder-coated Mild Steel. |
| DADO: | |
| Bathrooms: | Dado up to 7' in wet areas with glazed ceramic tiles. |
| Kitchen: | Dado up to 2' over the counter in glazed ceramic tiles. |
| Utility: | Dado up to 4' in glazed ceramic tiles. |
| COUNTER TOPS: | |
| Master Bathroom Washbasin: | 18 mm thick polished Grey Mahogany / Black Granite slabs or equivalent. |
| Kitchen: | Counter in 18mm thick polished Black Granite slab or equivalent. |
| ELECTRICAL FIXTURES & CABLES: | |
| Light Points: | Adequate light points in all rooms. 1 two-way light point in each bedroom. |
| Fan Points: | One point each in drawing, living, all Bedrooms, dining & kitchen. |
| | Exhaust fan points in all bathrooms. |
| Foot Lamp: | All bedrooms and living area. |
| Bell: | One call bell point with buzzer outlet in drawing room. |
| Power Sockets: | 5AMPS: 2 in each bedroom, 1 in each bathroom, 2 each in dining and drawing rooms, 1 in each sit-out, 3 in kitchen (for cook top, chimney and RO unit). |
| | 15 AMPS: 1 in each bathroom for geyser, 6 in kitchen and utility for refrigerator, washing machine, oven and other appliances. |
| | 20 AMPS: Split-type AC points in all bedrooms, living, drawing and Home Theatre. |

| | |
|--|--|
| TV Cable Outlets: | Conduit for TV cable in living, drawing & master bedroom. |
| • | Telephone: Telephone points in master bedroom & drawing room. |
| Intercom: | Intercom wiring and point in living room to connect with Security Room. |
| Internet: | Internet cable conduit provision in living room. |
| Earthing: | Multi strand copper wire for earthing by means of loop system. Separate earthing for transformer, DG set, elevator and lighting protection. Distribution Boards with ELCBs and MCBs of Legrand or equivalent make. |
| Switches: | Legrand / Schneider/ Anchor Roma or equivalent make. |
| Cables: | Concealed copper wiring of Polycab / Finolex or equivalent make. |
| Power Back-up: | 100% power back-up (excluding AC units). |
| BATHROOM FIXTURES & PLUMBING: | |
| Wash Basins: | Duravit / Parryware or equivalent make in bathrooms. |
| EWC: | Wall-mounted EWC of Duravit / Parryware or equivalent make with concealed flush tank, health faucet and angle stopcocks |
| Basin Mixers: | Bravat / Jaquar or equivalent make for hot and cold water & angle stopcocks. |
| Shower: | Concealed two-way diverter for hot & cold water, overhead shower & spout or hand shower of Bravat / Jaquar or equivalent make |
| Geyser: | Provision for geysers in all bathrooms. |
| KITCHEN: | |
| Wet Kitchen: | Single bowl with drain board of size 40"x20" with table mounted sink cock with swinging spout, angle stopcocks below counter. |
| | Provision for water purifier/RO unit. |
| | 2' vitrified tile/granite dado above granite counter as per approved design. |
| | Plumbing provision shall be made for washing machine. |
| WATER SUPPLY: | 24 hour water supply by means of pneumatic system from central tank. Supply of water shall be from Municipal main and borewell. Water from borewell shall be treated as required. |

| | |
|-------------------------------|--|
| STP: | Centralized Sewerage Treatment Plant (STP) is provided, for re-use of sewerage water. |
| ELEVATORS / LIFTS: | Elevators of Schindler / ThyssenKrupp or equivalent make. |
| FIRE FIGHTING SYSTEMS: | Sprinklers in cellars and wet raisers in all floors with hose reels. |
| SECURITY NETWORK: | Elegant entrance gate with Security Room. Automatic Boom Barriers. CCTV surveillance across the gated community. Solar-powered security fence on compound wall. Intercom facility to all units. Sophisticated 24x7 Security System. |
| WATER TREATMENT PLANT: | Hydro-pneumatic system for water supply. Water treated to potable water standards. Rainwater recharge system / harvesting. |

Architects

LALITH & JYOTHI

#202, Pec's Cyber Residency,
Madhapur, Hyderabad



ECODE LANDSCAPE ARCHITECTS

D. No. 321/c, Road No. - 26, Back Gate
Obul Reddy School, Jubilee Hills
Hyderabad - 500 033



S.S.M CONSULTANTS

Structural Designers

PARUPALLI CONSTRUCTIONS PVT. LTD.

II Floor, Plot No. 356, Road No.8, Kakatiya Hills
Madhapur, Hyderabad - 500 081 Telangana, India.



Mr. Parupalli Ushakiran
Chairman

He has more than two decades of financial and executive leadership experience, including management work with Sreekavitha Group of Institutions in Khammam. He provides leadership for the firm's financial activities as well as audit, risk management, corporate planning, strategy, research & development and innovation.

NOTE:

Registration Charges, GST and any other taxes applicable as per government norms to be borne by customers.

LOCATION PLAN



| Location | Distance |
|--|----------|
| Max Institute of Pharmaceutical Sciences | 0.1 km |
| Velugumatla Urban Park | 1.0 km |
| Duttatreya Temple | 1.5 km |
| Collectorate Office of Khammam | 1.0 km |
| Government Hospital | 3.5 km |
| Narasimha Swamy Temple | 3.5 km |
| Brown's College of Pharmacy | 3.0 km |
| Brown's College of Education | 3.0 km |
| Vijaya Engineering College | 3.0 km |
| Khammam District Court | 3.0 km |
| Khammam Bus Station | 8.8 km |
| Khammam Railway Station | 9.6 km |

(Not to Scale)