



**FORTUNE
SURAJ BHAN GRANDÉ**

@Neopolis, Kokapet

ER
E
V
O
C
S
I
D

ÉFIN

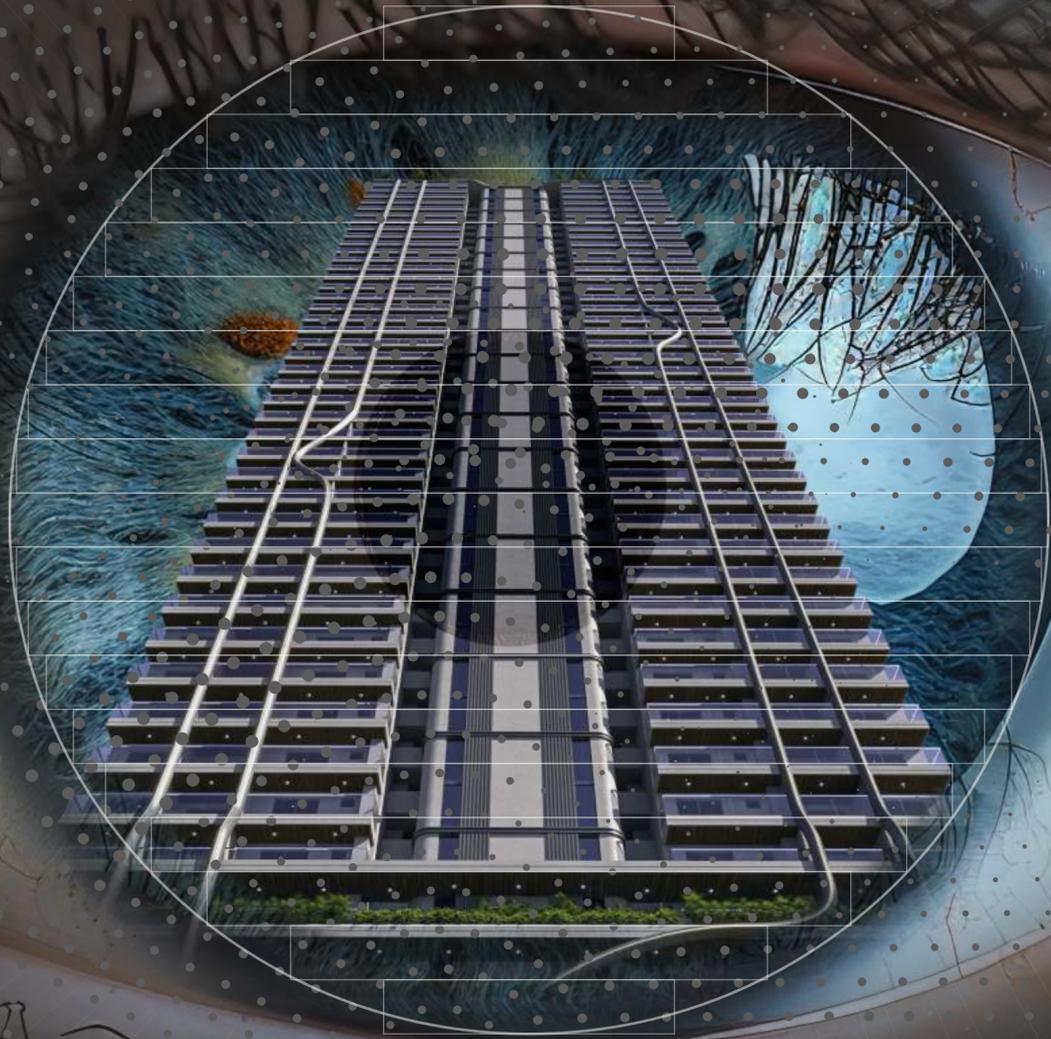
GRANDÉ

EYE
eye of exclusivity



FORTUNE
SURAJ BHAN GRANDÉ

U
N
N
C
O
Y
E
R



EYE
of
EXCEPTIONAL



EYE
of XCELLENCE
E

ELEGANCE
EVOLVED
EXPERIENCE
EXCLUSIVITY
ENERGY
ESSENCE
ECSTASY
ELEVATED
EXCELLENCE
EASE

EXPLORE

É
of
GRANDÉ



FORTUNE
SURAJ BHAN GRANDÉ

THE
ARTÉ
OF

E



GREEN

ELEVATED
FROM THE GROUND,
ELEVATED
IN EVERY SENSE.





FORTUNE
SURAJ BHAN GRANDE



FORTUNE
SURAJ BHAN GRANDÉ



12
ACRES

6
TOWERS

46
LEVELS

3,46,664 SFT.
STILT LEVEL AREA

3.5 & 4 BHK
APARTMENTS

2909-3910 SFT.
APARTMENT BUILT-UP AREA

Lakh SFT.
CLUBHOUSE

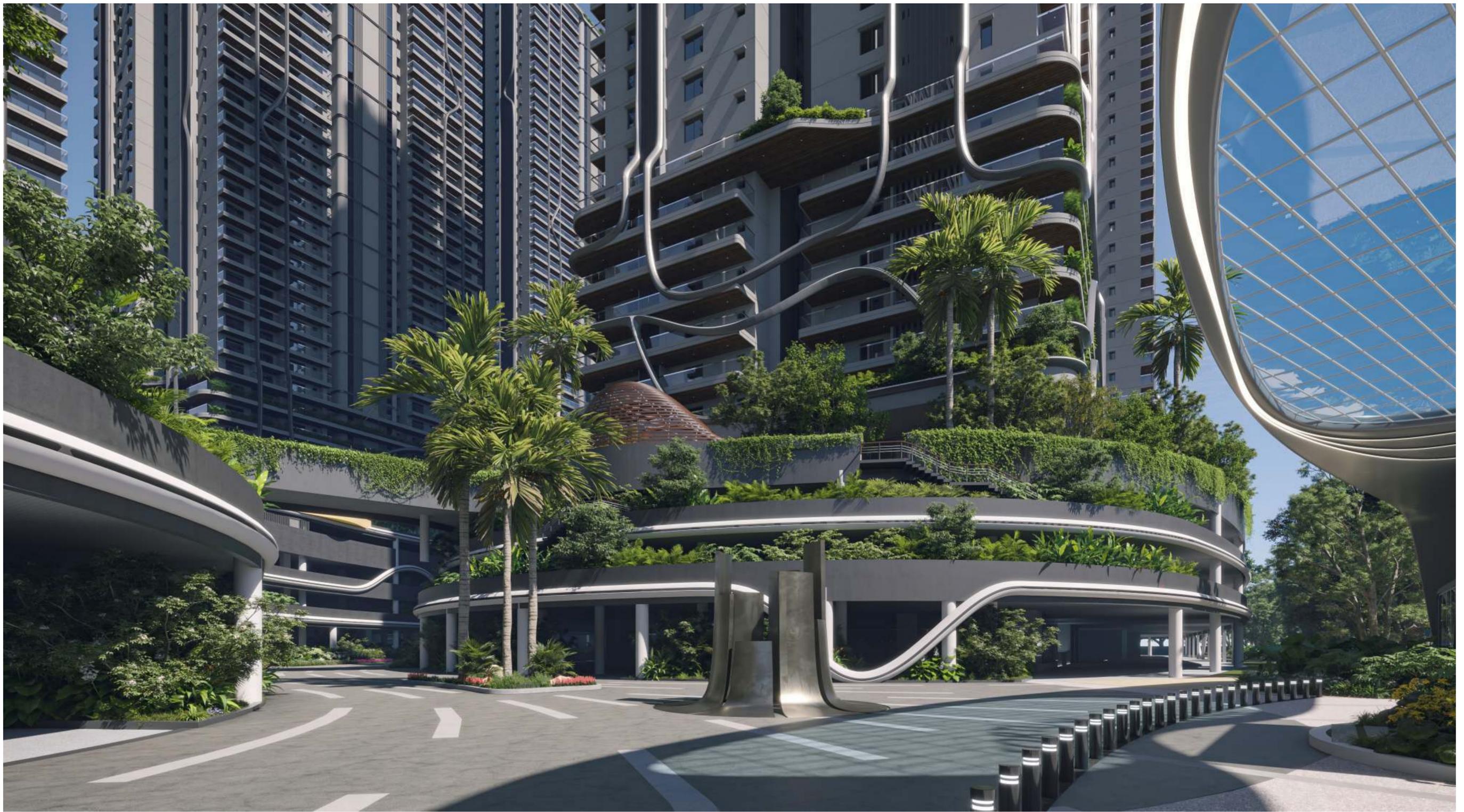
EXTRAVAN GANZA



FORTUNE GRAND
SIRAJAN

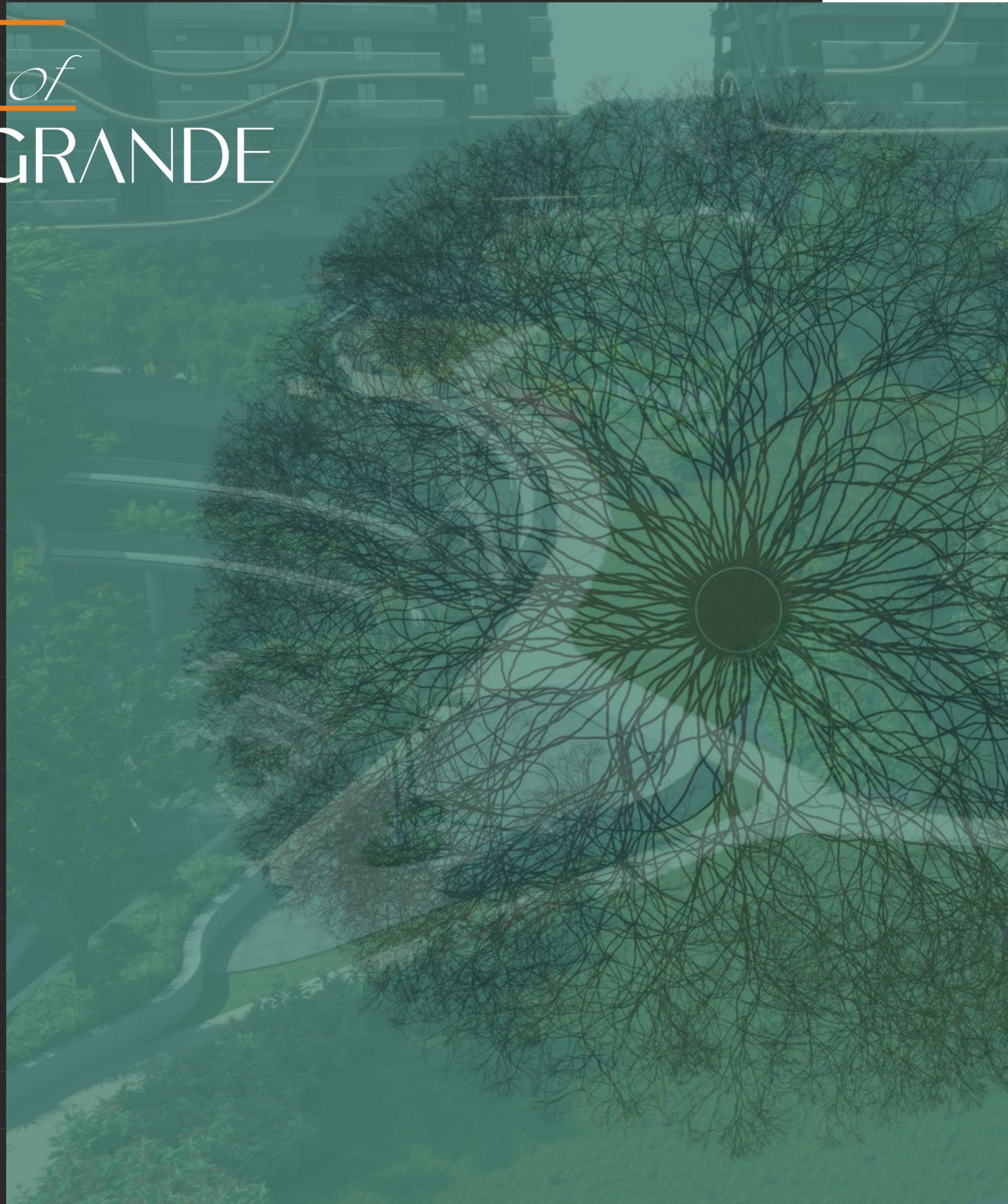


ZERO VEHICULAR
MOVEMENT AT PODIUM 



DEFINED PATHS FOR SMOOTH,
EFFORTLESS MOVEMENT. 

E
of
GRANDE



MULTI
LEVEL
LIFE-
SCAPES



FORTUNE
SURAJ BHAN GRANDÉ

L A Y E R S *of* LIFE

15

FEET
ABOVE GROUND

LIVING UNITS
STARTS HERE



PODIUM LEVEL

50

FEET ABOVE GROUND

TRANSVERSE SLAB

P4    

P3    

P2    

P1    

GROUND LEVEL

B1         

B2         

BASEMENT



LEVEL

GROUND LEVEL

D

PARKING

6

LEVELS

P4

P3

P2

P1

SUN DECK

B1

B2

MOON DECK



PLAY

PODIUM

50^{ft} ELEVATED



ACTIVITES
DECK

3,46,664

SFT

AMENITIES



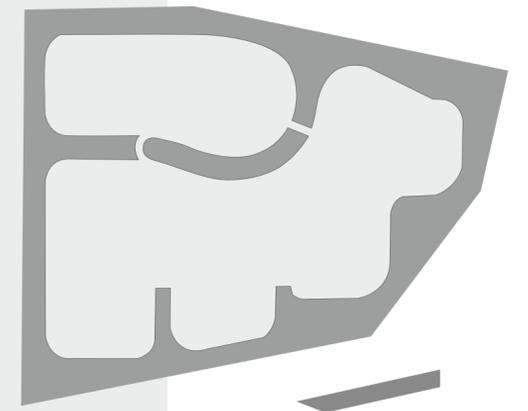
7.5

acre

PODIUM



ESCAPÉS



PODIUM

LEGEND

1. Stepped Planting
2. Outdoor Gym
3. Sit Out
4. Yoga Lawn
5. Tennis Court
6. Pavilion Seating
7. Sculpture
8. Children's Play Area
9. Sand Pit
10. Lawn
11. Look Out Deck
12. Connecting Bridge
13. Ramp Up
14. Look Out Lawn
15. Basketball Court
16. Half Basketball Court
17. Amphitheatre
18. Stage
19. Water Feature
20. Stepped Water Body
21. Pergola Sitting










FORTUNE
SURAJ BHAN GRANDÉ

EXCEPTIONAL *of*
NEOPOLIS



OSMAN SAGAR

120FT ROAD

SITE

KOKAPETA LAKE

GRANDÉ

LIVE

FIRST FLOOR



WALK

BOV

ELEVATE

F

E

E

T

15







F

of

GRANDÉ

THE

SP

É

CIALS

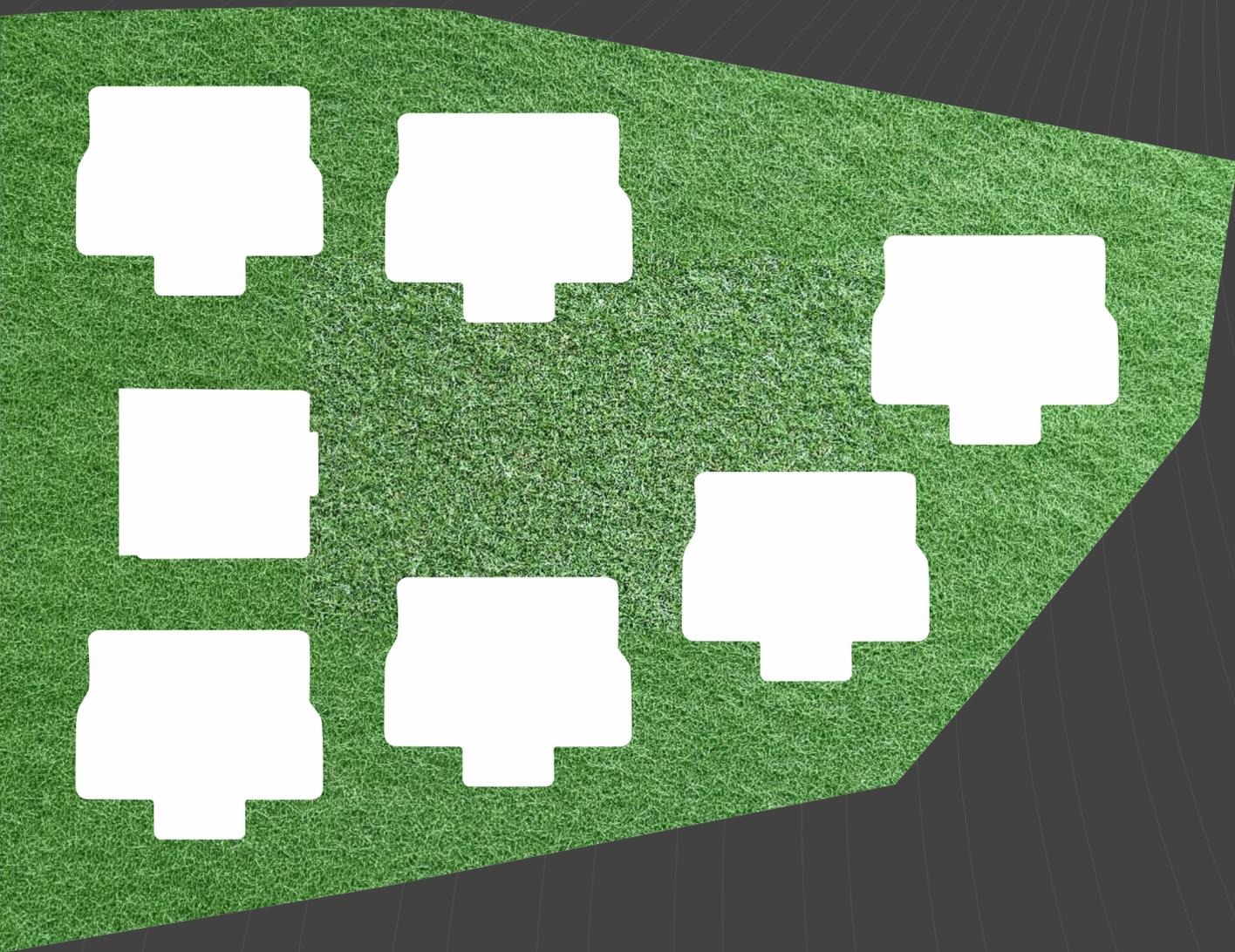
Experience luxury and camaraderie, all in one place, with a clubhouse that's the heart of community living. Designed for relaxation, recreation, and socializing, it's the perfect place to unwind, host gatherings, or enjoy quality time with friends and family.



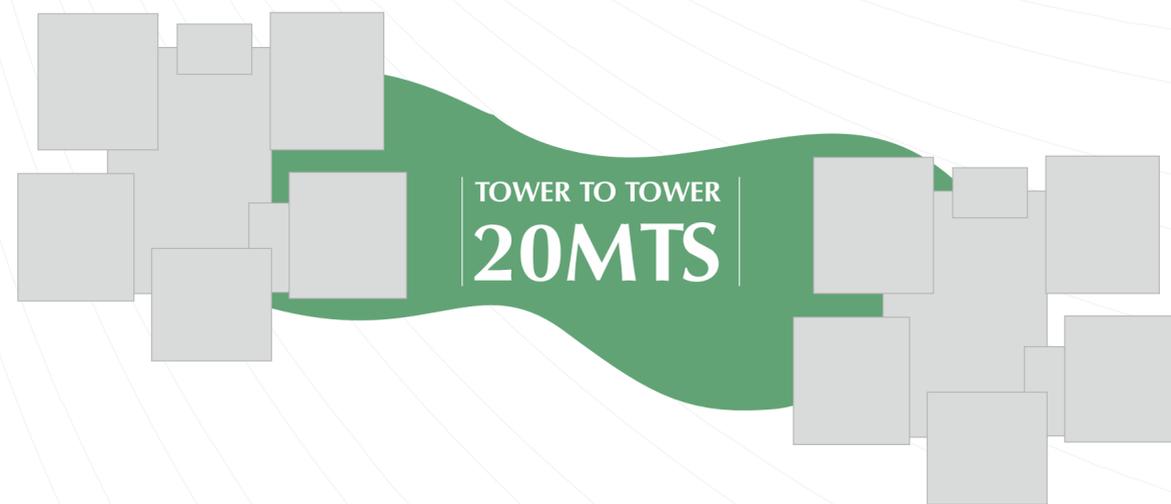
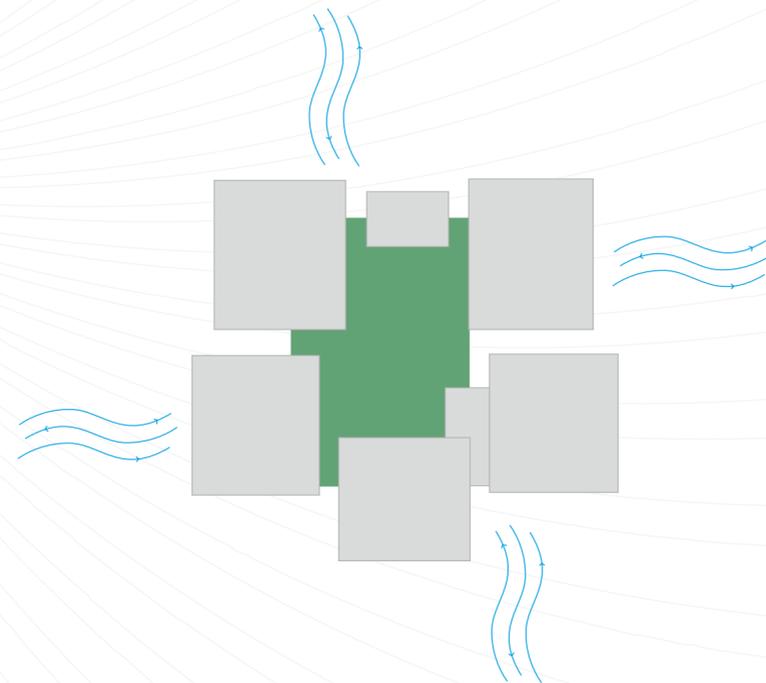
FORTUNE
SURAJ BHAN GRANDÉ

OPÉN
AND
MORE
OPEN

28%
GROUND COVERAGE AREA



ALL 4 SIDE
VENTILATION



WIDE GAPS

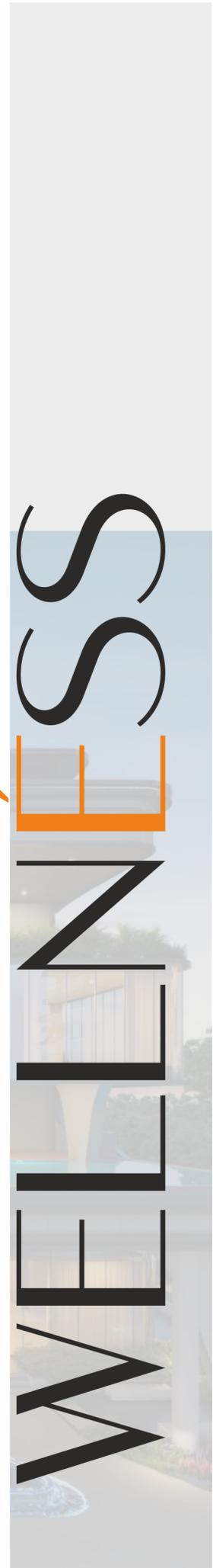


DOUBLE HEIGHT
ENTRANCE PRIVATE
LOBBIES FOR
EACH TOWER



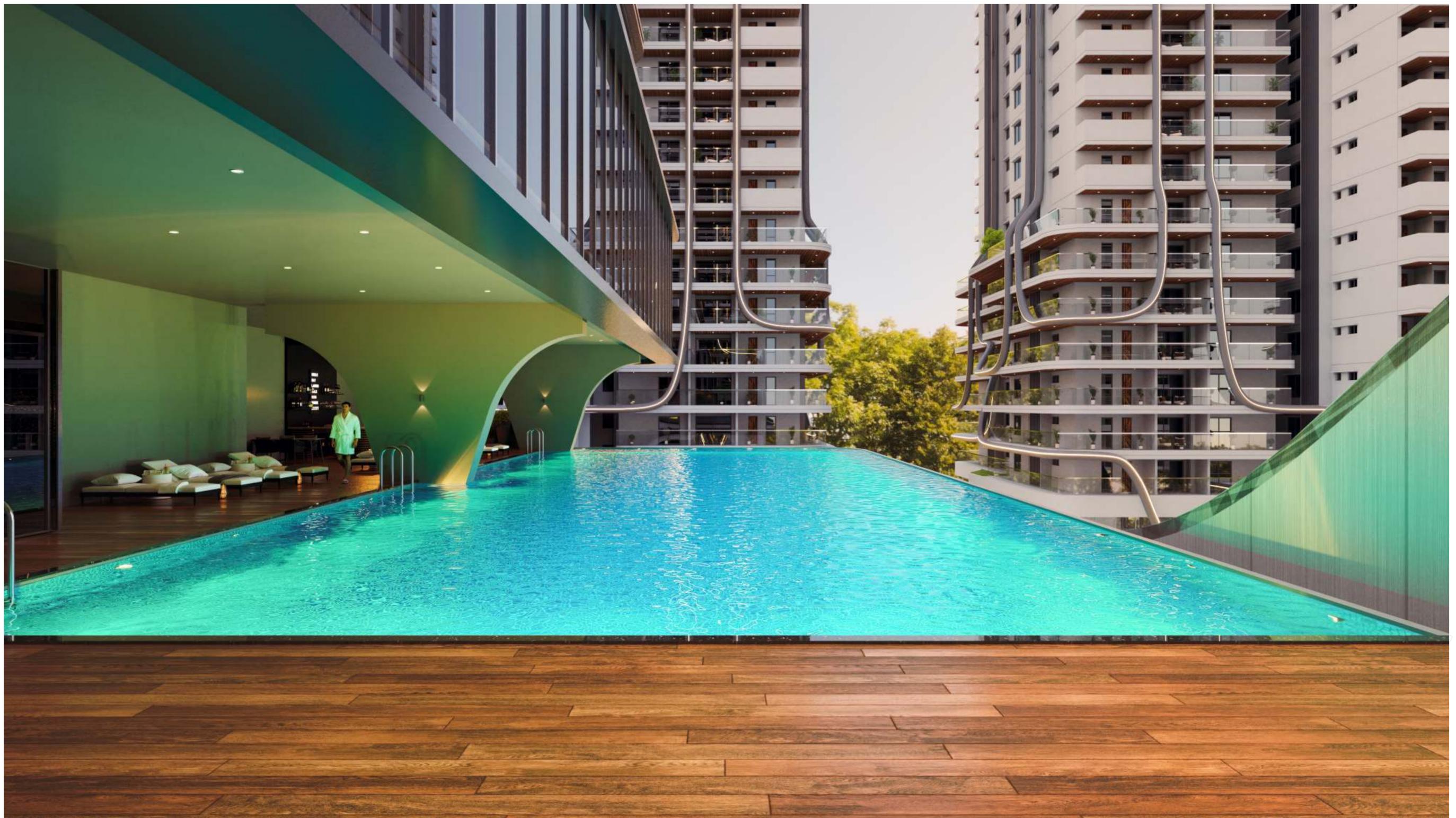
E of
GRANDE

G+5
1,00,000 SFT
CLUBHOUSE





CLUB GRANDÉ



TEMPERATURE CONTROLLED
SWIMMING POOL



CLUB

L I F

É



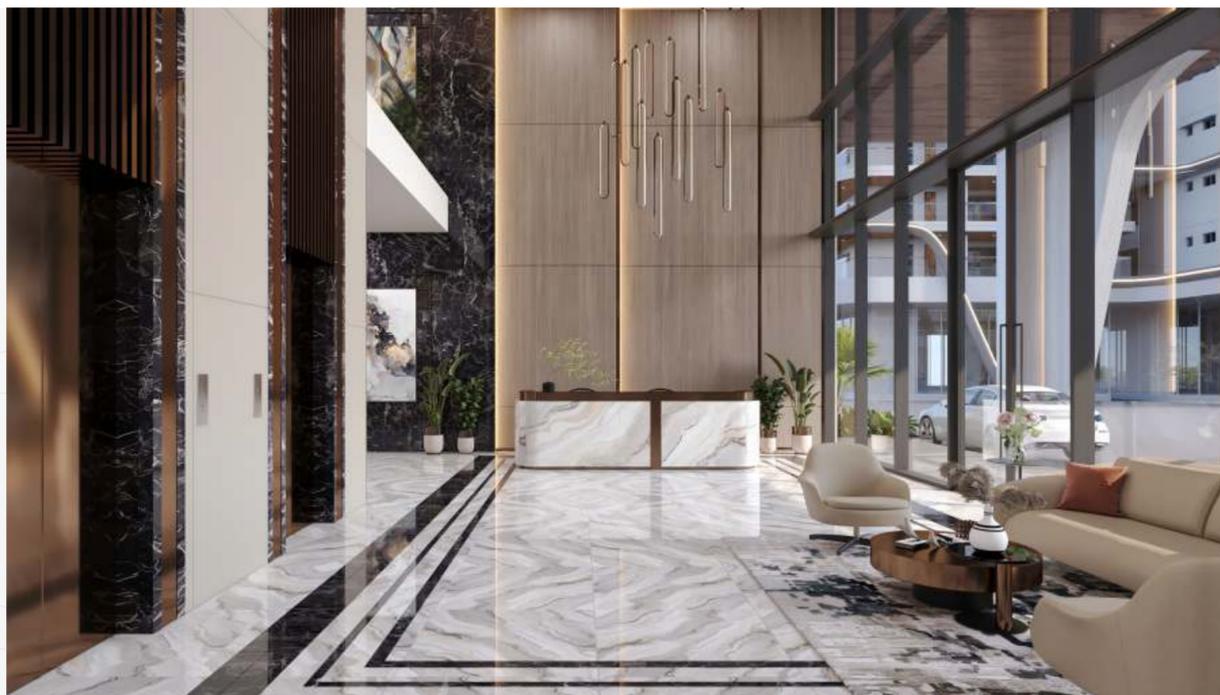
ENJOYABLE
É

AMENITIES

- CLUBHOUSE RECEPTION
- MULTIPURPOSE HALL
- INDOOR BADMINTON COURTS
- INDOOR GAMES
- GYM
- AEROBICS
- HOME THEATER
- CRECHE
- GUEST ROOM
- SENIOR CITIZEN ROOM
- BUSINESS LOUNGE & CO-WORKING
- CONFERENCE ROOM
- TERRACE SWIMMING POOL



CLUB
GRANDE



RECEPTION



G.F BANQUET HALL



SENIOR CITIZEN CARD ROOM



SPA

INDOOR GAMES

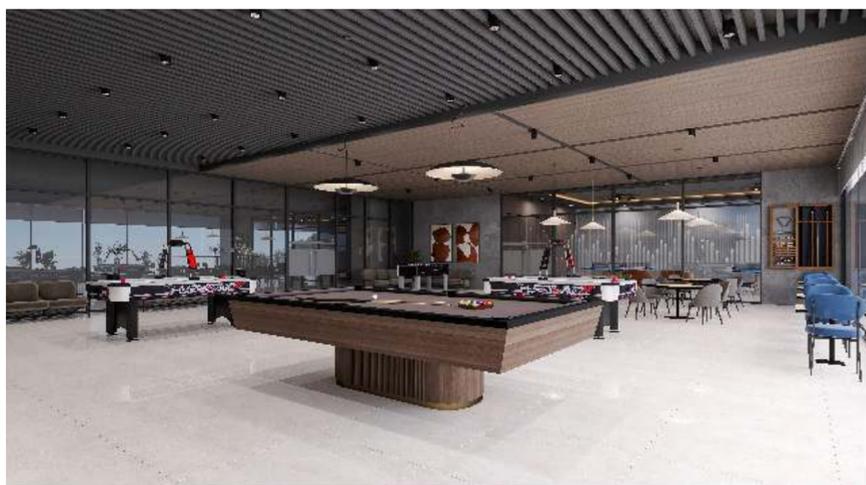


TABLE TENNIS



HOMETHEATER



EXCEPTIONAL



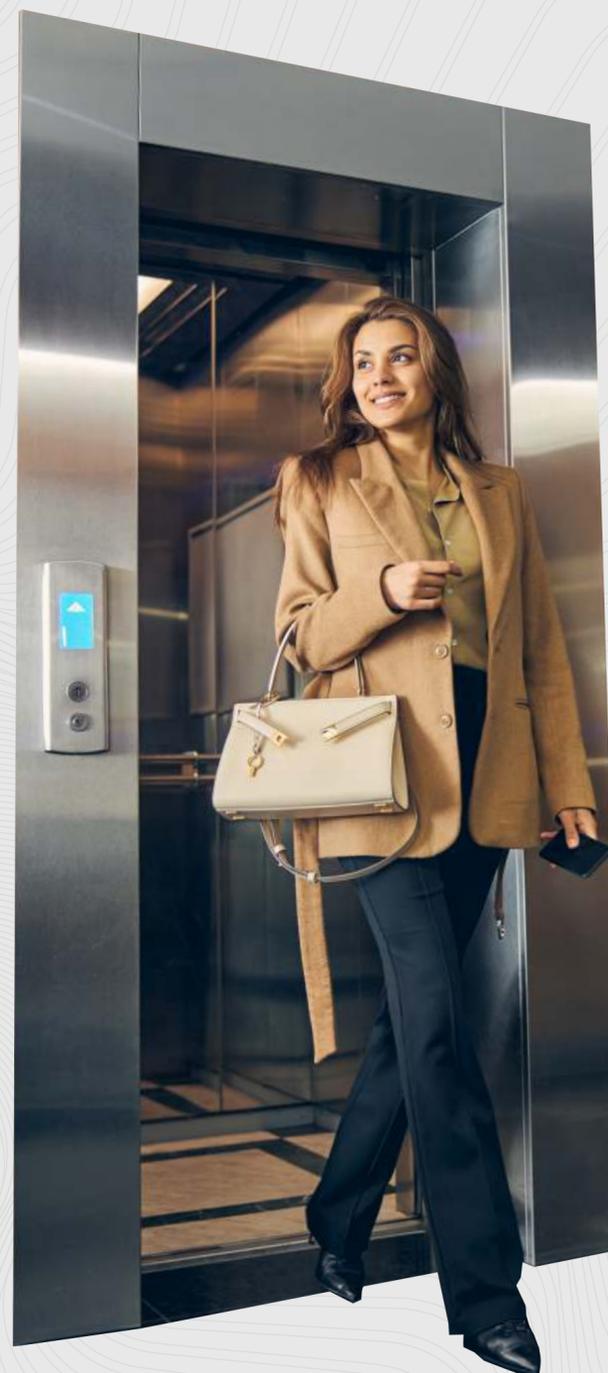
GRANDÈ
FEEATURÉS

MOVE EFFICIENT



8 LIFTS,
6 DEDICATED
PASSENGER
LIFTS

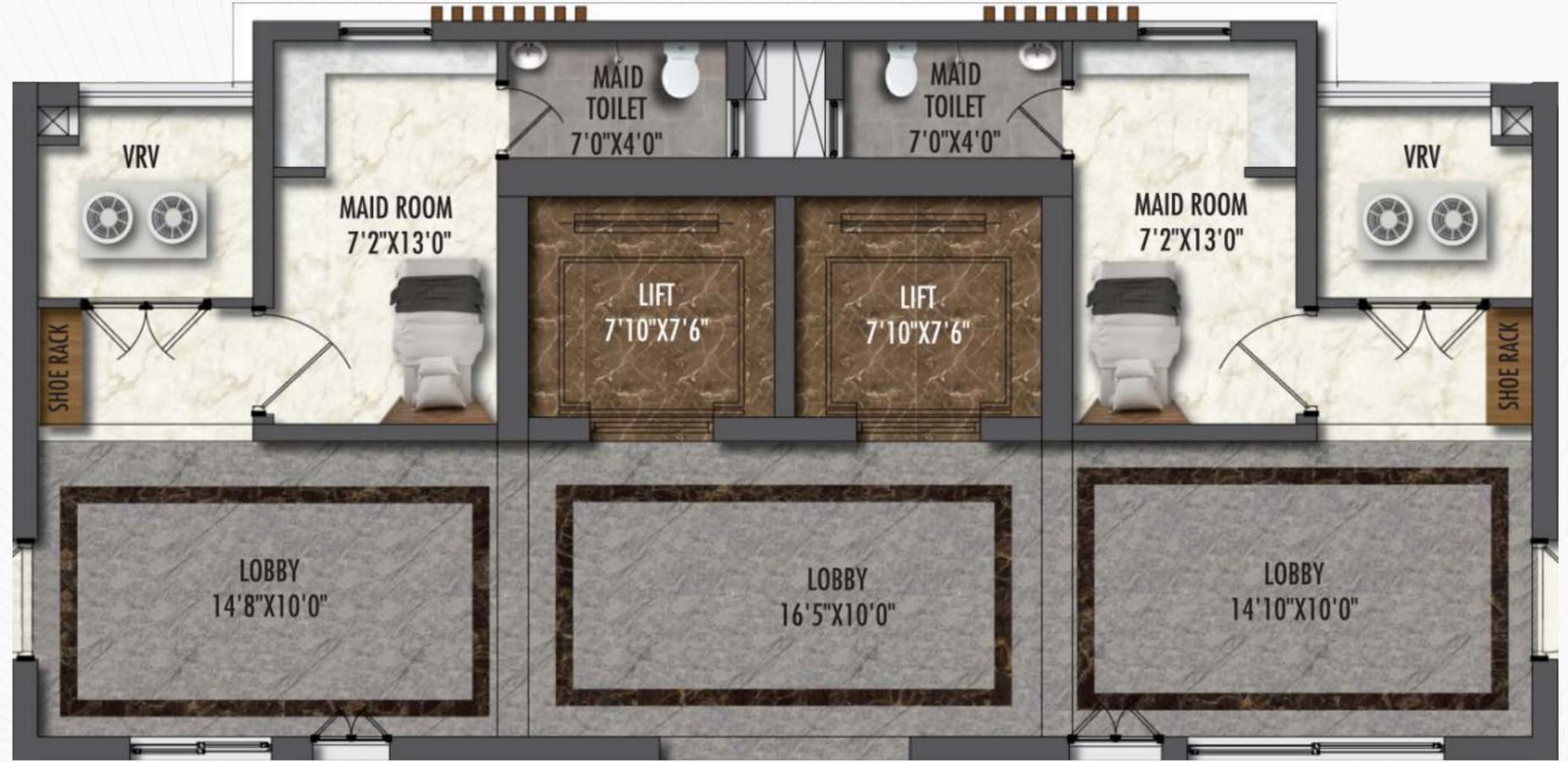
A DEDICATED LIFT FOR PETS



SHELLS
8

ARRIVÉ

ENTRANCE WITH
STAFF QUARTERS/
OFFICE ROOMS



SPACIOUS
BALCONIES
WITH
ELEGANT
VIEWS



ÉNGAGE



EXHIBIT

SPRAWLING
SPACES
THAT GIVES
AMPLE SCOPE
TO EXHIBIT TASTE
AND STYLE

11 FT

11 FT
HIGH
FLOOR TO
FLOOR



ÉSCAPE

WELL LAID OUT
SPACES
THAT BECOME
USER FRIENDLY
BY DESIGN AND
DETAIL



EXPLORE

A HOME
THAT IS
TRULY
GRAND



FORTUNE
SURAJ BHAN GRANDÉ



MASTER PLAN





EAST 4339 SFT.
4BHK+PRM+MAID ROOM



WEST 4335 SFT.
4BHK+PRM+MAID ROOM



EAST 3748 SFT.
4BHK+PRM+MAID TOILET



NORTH 2909 SFT.
3.5 BHK+MAID TOILET



WEST 3748 SFT.
4BHK+PRM+MAID TOILET

TYPICAL FLOOR PLAN
TOWERS - A, B, C, D, E & F
2TH TO 8TH FLOORS





EAST 3910 SFT.
4BHK+PRM+MAID ROOM

WEST 3905 SFT.
4BHK+PRM+MAID ROOM



EAST 3350 SFT.
4BHK+PRM+MAID TOILET



NORTH 2909 SFT.
3.5 BHK+MAID TOILET



WEST 3350 SFT.
4BHK+PRM+MAID TOILET

TYPICAL FLOOR PLAN
TOWERS - A, B, C, D, E & F
9TH TO 46TH FLOORS





SPECIFICATIONS

SUPER STRUCTURE

RCC structural shear wall system in Mivan Technology, designed to withstand wind and seismic loads as per IS codes.

Non-structural Walls: RCC Walls.

PAINTING

External: Textured finish with primer + 2 coats of weather proof exterior emulsion paint of reputed make.

Internal: Smooth finish with gypsum punning + 2 coats putty + primer + 2 coats of premium acrylic emulsion paint of reputed make.

Sit-out & Deck: Weather proof paint of reputed make, over external putty finish at utility / sit-out walls and ceiling.

Parking Area & Podium & Basements: One coat of Primer + 2 coats of weather proof washable paint of reputed make

MAIN DOOR FRAME & SHUTTER

Frame: Main door frame of best teak wood section with seasoning of 2.4 Mts height and width as per design.

Shutter: Factory made flush door shutter made of solid block board core construction, cross bands and face veneer hot pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and PU polish on both sides with premium designer hardware fittings of reputed make.

INTERNAL DOOR FRAME & SHUTTER

Frame: Internal door frame of best teak wood section with seasoning of 2.4 Mts height and width as per design.

Shutter: Thick factory made flush door shutter made of solid block board core construction, cross bands and face veneer hot Pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and PU polish on both sides with premium designer hardware fittings.

WINDOWS & FRENCH DOOR FRAME & SHUTTER

French doors: Anodised aluminium frame, with panelled sliding shutter with toughened or DGU high performance glass of reputed make with mosquito mesh which withstands advance thermal, wind loads & 100% UV Protection.

Windows: Anodised aluminium frame, with panelled sliding shutter with toughened or DGU high performance glass with energy efficient glass sliding / casement of reputed make with mosquito mesh which withstands advance thermal, wind loads and 100% U.V. Protection.

Ventilators: Anodised aluminium ventilators for all toilets, maid room & maid toilet of reputed make.

Granite on all window sills.

DRAWING ROOM, LIVING, DINING, POOJA ROOM, SUITE ROOMS, KITCHEN

Flooring: Premium large format vitrified tiles with 3 inch skirting.

MASTER SUITE

Premium wooden flooring / SPC flooring of reputed make.

TOILETS & POWDER ROOM

Concept designer tiles for walls and anti-skid tiles for floor and dadoing upto lintel height.

BALCONIES

- All balconies with designer combination of anti-skid premium quality large size vitrified tiles as per design.
- Provision of electrical socket IP 65.
- Aesthetically designed glass railing system with laminate glass of higher thickness with higher safety margins and with quality handrails, cap rails and railing base of reputed make.

UTILITY

Anti-skid ceramic tiles for wash area.

KITCHEN / UTILITY / WASH

- Power plugs for cooking range, chimney, refrigerator, microwave, oven, mixer / grinder and aqua water in kitchen.
- Provision for dish washer, washing machine with CP fittings at specified location.
- Separate tap connection for municipal water and bore well water with CP fittings of reputed make.
- Provision for hot & cold water in Kitchen.

BATH ROOMS & PLUMBING FIXTURES

Western closets: Wall mounted western style imported porcelain EWC of reputed make in all bathrooms.

Health faucets: Health faucets of reputed make in all bathrooms.

Wash basins: Porcelain wash basins with vanities of reputed make.

Faucets: 3-way diverter with spout, hand shower and overhead shower of reputed make. Hot water connection to the showers and wash basin in each bathroom.

Rain shower: Rain shower in all bathrooms of reputed make.

Mirror: LED glass mirror in all bathrooms.
Cockroach trap: Detachable stainless steel cockroach traps in all bathrooms.

ELECTRICAL & FIXTURES

- Elegant designer modular electrical switches of reputed make.
- Concealed copper wiring of reputed make.
- Power plugs for washing machine and dishwasher in utility area.
- Three phase power supply for each unit and individual meter boards.
- Miniature Circuit Breakers (MCB) for each distribution boards of reputed make.
- Plug pins for TV & audio in drawing, living and all rooms.
- Provision for internet within the apartments.
- LED lights fixtures for all common areas & landscape area lighting.

HOME AUTOMATION

- Home automation for controlling lights in specific areas in the apartment.
- Gas leak detector with shut-off valve.
- Meter readings with bill alerts.

TELECOMMUNICATION, CABLE TV & INTERNET

- Telephone points in drawing room & master bedroom.
- DTH provision in drawing, living room and in all bedrooms.
- Intercom provision within the community and security room.
- Provision to install Wi-Fi within flat.

ENTRANCE LOUNGE & COMMON LOBBY FLOORING

Entrance Lounge: Aesthetically designed flooring of imported marble as per design.
Corridor: Aesthetically designed flooring of granite & tiles combination as per design.
False Ceiling: Aesthetically designed false ceiling as per architect design.
Lift Cladding: Imported marble for all floors as per architect design.

ELEVATORS / LIFTS

6 Nos. of high-speed automatic stainless steel lift of Mitsubishi or Toshiba or equivalent make with group control and ARD with V3F for energy efficiency individually in each block.

Lift Flooring: Imported marble.

Service Lift: 2 Nos. of high speed automatic stainless steel lift of Mitsubishi or Toshiba or equivalent make with group control and ARD with V3F for energy efficiency individually in each block.

STAIRCASES

Service Staircase: Granite flooring as per architect design in all floors
Fire Staircase: Kota stone as per architect design in all floors.

WTP & STP

- 100% treated water made available through exclusive water softening plant of bore water with hydro-pneumatic system.
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing.
- Separate municipal water supply to all flats in kitchen.

CAR PARKING

Flooring: VDF flooring.
6 Levels of car parking.

CAR CHARGING FACILITY

Provision for single EV car charging point in Parking areas for every apartment.

CAR WASH FACILITY

Car washing facility shall be provided as per the vendor's specifications.

PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks. Parking signage at required places to ease traffic flow.

GENERATOR

100% DG set Backup with acoustic enclosure & AMF panel for all flats and common area.

LPG

Provision for supply of gas from centralized gas bank to all individual flats in kitchen with gas meter.

BMS

Building management software for gas bank, generator power and general power connection.

FACILITIES FOR DIFFERENTLY-ABLED

Access and non-slippery ramps at all block entrances and all common amenities, clubhouse etc., shall be provided for differently-abled.

WASTE MANAGEMENT

Separate bins to collect dry waste (paper, plastic, glass, & metals), E-waste (batteries, lamps) and wet waste (organic).

Garbage chute to be provided in all floors.

RAIN WATER HARVESTING

Rain water harvesting through recharge wells onsite to improve ground water level.

EXTERNAL LIGHTING

LED Lightings posts with lamp fittings, in setback and Landscaping areas and LED lights in staircases & corridor areas.

LANDSCAPE & WATER BODIES

Landscape and water bodies in the setback areas wherever feasible and in tot-lot areas as per design of landscape consultant.

FIRE & SAFETY

- Fire hydrant and fire sprinkler system in all flats, lobbies, lounges and in all common areas and basements and podiums.
- Fire alarm and public address system in all floors and parking areas (basements and podiums).

SECURITY

- Sophisticated round the clock security system.
- Video door phone facility at main door for each flat.
- Panic button and intercom provided in all the lifts and is connected to security room.
- Surveillance cameras at the main security gate, all lifts and children's play area, common areas, and reception area of all the blocks, basements, podiums, clubhouse, open area, corridors, etc.,
- Boom barriers at entry for vehicles with mechanical operation.

COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the project.



LOCATION



PROXIMITY

EDUCATIONAL INSTITUTIONS	
Rockwell Intl. School	5 Mins
Phoenix Intl. School	5 Mins
CBIT	5 Mins
Future Kids School	5 Mins
MGIT	5 Mins
HOTELS & RESTAURANTS	
Sheraton Hotel	10 Mins
Sandwicho Café	5 Mins
IT HUB & CORPORATE OFFICES	
Financial District	10 Mins
Capgemini	10 Mins
Wipro	10 Mins
Microsoft	10 Mins
HOSPITALS	
Continental Hospital	5 Mins
Care Hospitals	15 Mins
ACCESS / CONNECTIVITY	
Outer Ring Road	5 Mins
Gachibowli IT Hub	10 Mins



FEW OF OUR RECENTLY COMPLETED PROJECTS



FORTUNE ONE

A new urban high in Road #12, Banjara Hills

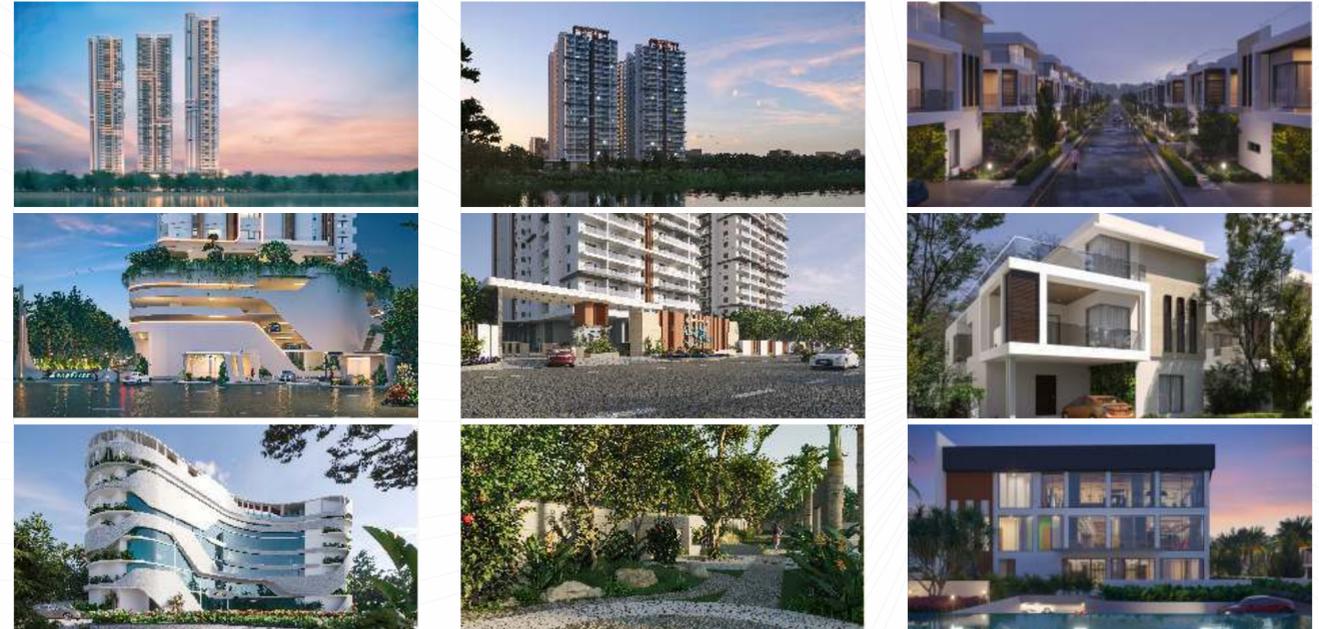
3.3 Acres | 4 Wings | 174 Apartments
3 Level Parking + 10 Levels | 3BHK & 4BHK |
3 Car Parkings per apartment
Apartments range from 2630 to 4015 Sft.
24,500 Sft. Clubhouse with lavish amenities

FORTUNE
SONTHALIA SKY VILLAS

Ultra-luxury homes for the truly elite
@ Kokapet

Only 232 | Spacious Sky Villas | In 5.2 Acres
Only 4 Towers | 6333 & 7333 Sft. Luxury Homes

FEW OF OUR OTHER ONGOING PROJECTS



THE MARQUISE
@ KOKAPET

295 Luxury Apartments
42 Floors Tower 1 & 2 | 46 Floors Tower 3
87,000 Sft. Covered Landscape
51,234. Sft. Clubhouse

FORTUNE WATER FRONT

KUKATPALLY - HITECH CITY

2 Towers | Total 262 Units
22 Floors | 1,875 - 2,880 Sft. Homes
31,000 Sft. Vista Covered Landscape
Amenities Clubhouse G+4 Floor

SOM BOULEVARD
KONDAKAL ROAD, MOKILA

270 Villas | G+ 2 Floors
Villa Area 300-400-475 Syds.
48,000 Sft. Clubhouse

Creators of Superior Value

Sri Sreenivasa Infra believes in spearheading change and setting a new benchmark every single time it takes up a project. The stunning results have established it firmly on the wish list of those who seek superior value and an all-inclusive way of life.

PROJECT CONSULTANTS

ARCHITECTS



STRUCTURAL & MEP



LANDSCAPING



NEW MEDIA



BRANDING PARTNER





DSR SIGNATURE Building, 1st & 2nd Floor, Plot No: 506,
Rd No: 10, Avenue 4, Kakatiya Hills, Madhapur,
Hyderabad, Telangana - 500 033

+91 99121 00073 | 80195 48484
sales@srisreenivasa.com | www.srisreenivasa.com



SURAJ BHAN PEARL, 6-32/3F-2, Rai Durg,
Hyderabad, Telangana - 500 104

+91 80077 12345
sales@surajbhaninfra.com | www.surajbhaninfra.com

**TG RERA NO:
P02400010031**



Scan for Location

Disclaimer: This brochure is purely a conceptual presentation and not a legal offering
The company reserves the right to make changes as deemed fit