

FOUNDATION & STRUCTURE Structure: RCC-framed structure. Super Structure: CC brick / red brick of 9" external and 4.5" internal walls.	PAINTING Internal Walls and Ceiling: Water-proof putty finish with two coats of premium emulsion paint of Asian or equivalent make, over a coat of primer. External: Texture or putty finish with two coats of exterior emulsion paint of Asian or equivalent make.	BATHROOMS All sanitary fixtures are of Hindware / Cera / Jaquar or equivalent make. Single-piece EWC in all toilets of Hindware / Cera / Jaquar or equivalent make. All CP fittings are chrome-plated of Hindware / Cera / Jaquar or equivalent make
SPECIFICATIONS		
PLASTERING Internal and External Walls: 18mm double-coat cement plaster with smooth finishing. Ceiling: 12mm double-coat smooth cement plaster finishing. External: 18mm double-coat sand-faced cement plastering.	FLOORING Living, Dining, Bedrooms, Kitchen: Vitrified tiles (30"x30") of reputed make. Balconies: Vitrified tiles (24" x 24") of reputed make. Bathrooms: Anti-skid and acid-resistant tiles of standard make. Staircase / Corridor: Combination of marble / granite / vitrified tiles as per architectural design. Utility: Anti-skid tiles of standard make.	ELECTRICAL a) Concealed copper wiring of Polycab or equivalent make, modular switches of Philips / LNT or equivalent make. b) Power outlets for air-conditioners in all bedrooms. c) Power outlets for geysers and exhaust fans in all bathrooms. d) Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen. e) Washing machine in utility area. f) Three-phase power supply for each unit with individual meter boards. g) Miniature Circuit Breakers (MCB) of reputed make for each distribution board. h) Telephone points in living and master bedroom. i) Wired internet provision in living room for wireless router connectivity.
JOINERY WORKS Main Door: BT wood frame with two sides veneered flush shutter with melamine polishing and hardware of reputed make. Internal Doors: MT wood frame and flush shutter with painted white, fitted with reputed hardware. Toilet Doors: MT wood frame and flush shutter with painted white, fitted with reputed hardware. Windows: Three-track UPVC window systems with clear glass of NCL Wintech / Aparna or equivalent make. Grills: Aesthetically-designed MS safety grills with enamel paint finish.	DADOING Kitchen: Glazed tiles dado up to 2' height above kitchen platform. Bathroom: Glazed tiles of standard make up to door height.	LIFT Johnson / Kone or equivalent make.
	KITCHEN Granite platform and stainless-steel sink. Provision for fixing of water purifier, exhaust fan.	WATER SUPPLY Sump and overhead tank.
	RAILING SS railing for staircases. MS powder-coated railing for balconies.	



We've ensured that along with beauty and aesthetics, your home also comes with quality and assurance. Also, when you make your way into the wonderful expanse of Golden Oriole, you will experience abundance of greenery. You will clearly see the difference between the buzz of the city and the beauty of nature.



FORTUNE GREEN HOMES
Build fortunes that last

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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

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A project by

FORTUNE GREEN HOMES

Build fortunes that last

Let charm come
FLYING IN.



2 & 3 BHK GATED COMMUNITY LUXURY APARTMENTS
@ PUPPALAGUDA, MANIKONDA

AMENITIES & FEATURES

- | | | | |
|---|---|--|--|
| <ul style="list-style-type: none"> ■ Open-Air Theatre ■ Skating Area ■ Half Basketball Court ■ Open Badminton Court ■ Cricket Practice Net ■ Children's Play Area | <ul style="list-style-type: none"> ■ Gazebos ■ Elders' Seating Plaza ■ Jogging / Walking Track ■ Individual Water Meter ■ Water Softener System ■ Rainwater Harvesting Pits | <ul style="list-style-type: none"> ■ Intercom and Internet ■ CCTV Surveillance in Parking Areas ■ Generator 100% DG set back-up for common areas, for all tubelights and fans in the flat | <ul style="list-style-type: none"> ■ Solar Fencing ■ Sewerage Treatment Plant Treated Water for Landscape ■ Grand Entry with Security Post ■ Well-designed Landscape ■ Maintenance Office |
|---|---|--|--|



CLUBHOUSE

- | | | | |
|--|--|---|--|
| GROUND FLOOR <ul style="list-style-type: none"> ■ Waiting / Seating Lounge ■ Multipurpose Hall ■ Party Lawn ■ Swimming Pool with Pool Deck ■ Bar-B-Que Counter | FIRST FLOOR <ul style="list-style-type: none"> ■ Yoga / Aerobics / Meditation Hall ■ Air-conditioned Gym with Equipment | SECOND FLOOR <ul style="list-style-type: none"> ■ Library ■ Spa / Creche ■ Indoor Games | THIRD FLOOR <ul style="list-style-type: none"> ■ Guest Rooms-2 ■ Suite Room-1 ■ Association Office ■ Open Terrace |
|--|--|---|--|

The beauty and luxury of Golden Oriole is that it brings to you a massive **clubhouse that admeasures 14,370 sft** and within all of this, it also brings amenities and facilities that are just what will make this community wonderful and complete.



Good things like you
EXPECTED.



Unit 101
1,000 sq. ft.

C. Bedroom
12'0" x 11'4 1/2"

G. Bedroom
10'4 1/2" x 11'4 1/2"

M. Bedroom
13'0" x 12'1 1/2"

Liv/Din
25'6" x 11'0"

Kitchen
10'4 1/2" x 8'1 1/2"

40" Wide Wash

Toilet
5'2" x 6'7"

Toilet
5'3" x 7'5"

Sit-Out
12' x 5'

The 10th floor plan includes the following apartment layouts and common areas:

- 3 BHK 2102 Sft. (2):** Sit-Out 14'0"x6'0", C.Bedroom 14'0"x12'6", G.Bedroom 12'3"x12'6", M.Bedroom 12'0"x15'7 1/2", Dining 10'0"x16'0", Kitchen 11'4 1/2"x8'6", 4' Wide Wash, Liv/Draw 32'0"x14'0", Toilets 6'5"x8'5" and 6'5"x8'5".
- 3 BHK 1826 Sft. (3):** Sit-Out 15'10 1/2"x5'0", G.Bedroom 13'6"x11'0", M.Bedroom 13'0"x14'7 1/2", Dining 13'4 1/2"x11'0", Kitchen 10'7 1/2"x8'6", 4' Wide Wash, C.Bedroom 11'3"x10'10 1/2", Toilets 4'9"x9" and 4'9"x9", Lift 6'3"x6'6".
- 3 BHK 1612 Sft. (4):** G.Bedroom 13'0"x10'0", Sit-Out 9'7 1/2"x5'1 1/2", Dining 25'9"x10'0", Living 12'9"x15'4 1/2", M.Bedroom 12'9"x14'9", C.Bedroom 12'3"x9'9", Kitchen 9'9"x8'6", 4'0" Wide Wash, Toilets 4'9"x8'6" and 4'3"x6".
- 3 BHK 2102 Sft. (1):** Sit-Out 14'0"x6'0", C.Bedroom 14'0"x12'10 1/2", G.Bedroom 12'3"x12'10 1/2", M.Bedroom 12'0"x15'3", Dining 10'0"x15'7 1/2", Kitchen 11'7 1/2"x8'6", 4' Wide Wash, Liv/Draw 32'0"x14'0", Toilets 4'3"x8'5" and 4'3"x8'5".
- 3 BHK 1659 Sft. (8):** G.Bedroom 12'1 1/2"x13'1 1/2", Living 13'0"x17'9", Dining 11'0"x17'0", M.Bedroom 14'0"x12'4 1/2", C.Bedroom 11'1 1/2"x13'0", Kitchen 8'0"x10'0", 4'0" Wide Wash, Toilets 4'3"x6" and 7'4'4 1/2", Sit-Out 10'5", Lift 6'6"x6'0".
- 3 BHK 1628 Sft. (5):** G.Bedroom 11'7'5"x11'9", Living 14'0"x18'0", Dining 11'0"x11'6", Kitchen 9'9"x10'0", 4'0" Wide Wash, Sit-Out 11'0"x5'0", M.Bedroom 12'6"x14'0", C.Bedroom 12'6"x11'4 1/2", Toilets 8'4"x3" and 8'4"x3", Dress, Lift 6'3"x6'6".
- 2 BHK 1335 Sft. (6):** C.Bedroom 15'0"x10'0", Living 16'7 1/2"x12'10 1/2", Dining 10'0"x14'7 1/2", Kitchen 12'6"x7'10 1/2", 5'0" Wide Wash, Sit-Out 10'0"x5'0", M.Bedroom 13'4 1/2"x11'0", Toilets 8'4"x3" and 8'4"x3".
- 2 BHK 1335 Sft. (7):** C.Bedroom 15'0"x10'0", Living 16'7 1/2"x12'10 1/2", Dining 10'0"x14'7 1/2", Kitchen 12'6"x7'10 1/2", 5'0" Wide Wash, Sit-Out 10'0"x5'0", M.Bedroom 13'4 1/2"x11'0", Toilets 8'4"x3" and 8'4"x3".

Common areas include a 6'6" Wide Corridor, Lobby, and Stairs (Dn Up).

3 BHK 1770 Sft.

St-Out 6'0"x12'0"

C.Bedroom 14'0"x11'0"

Toilet 4'1"x8'

Toilet 4'3"x7'8"

G.Bedroom 12'0"x11'0"

Liv/Din 31'9"x12'0"

Kitchen 13'4"x8'4 1/2"

4'0" Wide Wash

2 BHK 1350 Sft.

4' Wide Balcony

C.Bedroom 10'6"x13'0"

Toilet 4'3"x6'8"

Living 18'3"x13'4 1/2"

Dining 10'3"x14'1 1/2"

M.Bedroom 12'0"x14'1 1/2"

Toilet 4'3"x6'3"

Kitchen 8'0"x9'9"

4'0" Wide Wash

2 BHK 1312 Sft.

Living 16'9"x13'0"

M.Bedroom 12'6"x13'1 1/2"

Toilet 4'5"x9'

Dining 10'0"x13'10' 1/2"

Kitchen 7'0"x10'0"

4'0" Wide Wash

Lift 5'9"x6'6"

3 BHK 1591 Sft.

St-Out 12'0"x4'0"

C.Bedroom 11'1' 1/2"x12'7' 1/2"

Toilet 4'4' 1/2"x8'6"

G.Bedroom 12'0"x12'0"

Living 16'9"x13'0"

M.Bedroom 12'6"x13'6"

Toilet 4'3"x9'

Dining 10'0"x13'10' 1/2"

Kitchen 9'10' 1/2"x7'0"

4'0" Wide Wash

St-Out 12'0"x4'0"

C.Bedroom 11'1' 1/2"x12'7' 1/2"

Toilet 4'4' 1/2"x8'10' 1/2"

G.Bedroom 12'0"x12'0"

Living 16'9"x13'0"

M.Bedroom 12'6"x13'6"

Toilet 4'3"x9'

Dining 10'0"x13'10' 1/2"

Kitchen 9'10' 1/2"x7'0"

4'0" Wide Wash

Up

Down

Lobby

6'6" Wide Corridor

6'6" Wide Corridor

6'6" Wide Corridor

3 BHK 1811 Sft.

- Toilet: 5'x7'
- G.Bedroom: 10'3"x12'0"
- C.Bedroom: 11'0"x14'3"
- Living: 12'4"x20'4"
- Dining: 11'0"x19'4"
- Kitchen: 10'0"x9'7 1/2"
- M.Bedroom: 13'0"x14'4"
- Toilet: 5'x4'3"
- Sit-Out: 12'0"x5'0"
- 4' Wide Wash

3 BHK 1744 Sft.

- C.Bedroom: 13'6"x11'4 1/2"
- G.Bedroom: 11'3"x11'4 1/2"
- Liv/Din: 31'6"x12'3"
- M.Bedroom: 16'0"x12'10'2"
- Kitchen: 12'7'8"x8'10'5"
- Toilet: 5'x9'
- Toilet: 4'3"x3'8"
- Toilet: 4'3"x3'8"
- Sit-Out: 5'x12'3"
- 4' Wide Wash

3 BHK 1814 Sft.

- C.Bedroom: 13'6"x11'10'5"
- G.Bedroom: 11'3"x11'10'5"
- Liv/Din: 31'6"x13'0"
- M.Bedroom: 16'0"x12'6"
- Kitchen: 12'3"x8'10'5"
- Toilet: 5'x9'
- Toilet: 4'3"x3'8"
- Toilet: 4'3"x3'8"
- Sit-Out: 5'x13'5"
- 4' Wide Wash

3 BHK 1683 Sft.

- G.Bedroom: 11'0"x11'6"
- C.Bedroom: 12'6"x11'6"
- Liv/Din: 23'0"x12'6"
- Kitchen: 12'0"x8'4'5"
- M.Bedroom: 14'10'5"x12'0"
- Toilet: 5'3"x6'3"
- Toilet: 4'3"x8"
- Toilet: 4'3"x8"
- Sit-Out: 12'6"x6'0"
- 4' Wide Wash

2 BHK 1272 Sft.

- Living: 15'4"x12'9"
- C.Bedroom: 10'5"x12'4'5"
- Dining: 9'6"x14'10'5"
- Kitchen: 10'10'5"x7'0"
- M.Bedroom: 11'0"x14'1'5"
- Toilet: 4'3"x9'
- Toilet: 4'3"x9'
- Toilet: 4'3"x9'
- Sit-Out: 5'x12'3"
- 4' Wide Wash

3 BHK 1571 Sft.

- C.Bedroom: 11'0"x11'0"
- G.Bedroom: 11'0"x10'7'5"
- Liv/Din: 30'0"x11'3"
- M.Bedroom: 15'0"x12'0"
- Kitchen: 11'6"x8'0"
- Toilet: 5'3"x6'3"
- Toilet: 4'10'5"x7'6"
- Toilet: 4'10'5"x7'6"
- Sit-Out: 5'x12'3"
- 4' Wide Wash

3 BHK 1719 Sft.

- C. Bedroom: 11'6" x 11'1"
- Tall: 4'9" x 7'6"
- G. Bedroom: 12'7" x 11'1"
- Liv/Din: 30'6" x 13'0"
- Kitchen: 12'0" x 8'6"
- M. Bedroom: 15'0" x 12'1"
- Toilet: 5'3" x 8'3"
- 4'0" Wide Wash
- Sit-Out: 5'x13'

2 BHK 1292 Sft.

- C. Bedroom: 10'6" x 13'0"
- Tall: 4'3" x 8'6"
- Dining: 9'0" x 14'3"
- Kitchen: 10'8" x 10'0"
- M. Bedroom: 12'0" x 14'3"
- Toilet: 4'3" x 6'3"
- 4'0" Wide Wash
- 4' Wide Balcony

3 BHK 1534 Sft.

- C. Bedroom: 11'4" x 11'0"
- Tall: 4'9" x 7'6"
- G. Bedroom: 12'4" x 11'0"
- Liv/Din: 30'6" x 11'0"
- Kitchen: 12'0" x 8'0"
- M. Bedroom: 15'0" x 12'0"
- Toilet: 5'3" x 8'6"
- 4' Wide Wash
- 5' Wide Balcony

3 BHK 1738 Sft.

- C. Bedroom: 11'0" x 11'6"
- Tall: 4'9" x 8'6"
- G. Bedroom: 12'9" x 11'6"
- Liv/Din: 29'0" x 13'0"
- Kitchen: 12'0" x 9'1"
- M. Bedroom: 14'10" x 13'11"
- Toilet: 5'3" x 8'9"
- 4'0" Wide Wash
- Sit-Out: 13'0" x 6'0"

3 BHK 1672 Sft.

- C. Bedroom: 10'6" x 14'1"
- Tall: 4'7" x 7'6"
- G. Bedroom: 12'9" x 11'4"
- Liv/Din: 13'9" x 12'6"
- Kitchen: 12'0" x 8'7"
- M. Bedroom: 14'6" x 12'3"
- Toilet: 5'3" x 6'9"
- 4'0" Wide Wash
- Sit-Out: 12'6" x 6'0"
- Lift: 6'0" x 6'6"

3 BHK 1738 Sft.

- C. Bedroom: 10'6" x 11'6"
- Tall: 4'9" x 7'6"
- G. Bedroom: 12'9" x 11'0"
- Liv/Din: 29'0" x 13'0"
- Kitchen: 12'0" x 9'1"
- M. Bedroom: 14'6" x 12'9"
- Toilet: 5'3" x 8'9"
- 4'0" Wide Wash
- Sit-Out: 13'0" x 6'0"

5' Wide Balcony