AURA BLUE

Home *for* Your Future


AURA BLUE
AURA BLUE


Luxury
Comfort & Style has a new name....
FORTUNE
REALTY GROUP


Invest for Your FUTURE


AURA BLUE

# Homes *that* Build TOGETHERNESS

Our family is essential to our well-being at both a personal and societal level. Families provide security, love & support and your home is the epicentre of it all. Nothing in this world compares to the feeling of coming back home after a long and stressful day. At **AURA BLUE** , we offer you a host of amenities to keep you active and engaged with your dear ones. Experience a blissful state of well-being, and discover the vim and enthusiasm to face every new day with renewed energy.





Life gives us some beautiful relationships and sometimes puts us through tuff times. Through every thick and thin, we emerge with bonds stronger than we could ever imagine. But we lose much of our precious time stuck in traffic and are drained by the time we are home. At **AURA BLUE** ,you will always have a warm and cozy environment in and around your home for new relationships to flourish..

Homes that Build RELATIONS

# SPECIFICATION

### Structure
Earthquake resistant RCC frame structure (As per seismic zone III)
External 6" & Internal 5" thick AAC brickwork according to green building codes
External 2 coat sand faced plaster
Internal plaster with gypsum finish
Designer false ceiling in living room

### Painting
Emulsion paint for internal walls apex / asian / burger make paints or equivalent
All Guard external acrylic emulsion paint apex / asian/ burger make paints or equivalent

### Kitchen
Granite kitchen platform with Nirali SS sink
Glazed tiles up to 3 ft. from platform
Electrical points as per electrical layout
Provision for plumbing & electrical point for washing machine in dry terrace
Provision for exhaust fan

### Doors
Main door: Laminated modular door along with video door phone facility
Master Bedroom & Children bedroom: Laminated modular doors with plywood frames along with required fittings
Toilet: Waterproof doors along with granite frames
All door fittings in stainless steel/brass with mortise locks

### Electrical
Fire-retardant polycab copper wiring with ELCB, MCBs (Anchor & legrand make or equivalent)
Modular sockets and switches (Anchor & legrand make or equivalent)
Provision for broadband internet & dish connection
DG backup for building common area
Provision for inverter point
AC point in living and master bedroom
Provision for exhaust in all toilets & kitchen

### Flooring
24X24 inch vitrified tiles with matching 3 inch skirting in the entire apartment
Ceramic anti skid tiles in dry balcony, terrace and toilets.

### Toilets
CPVC & Upvc plumbing and sanitary ware
Glazed tiles up to 7 feet high with jaguar or cera or equivalent CP Fittings
Cockroach Preventive Traps
Exhaust fan and electrical geyser points in each bathroom
Solar water heater supply in master toilets

### Windows
Sliding 3 track aluminium powder coated windows along with mosquito mesh
MS safety grills with oil paint to all windows
Granite window Sills

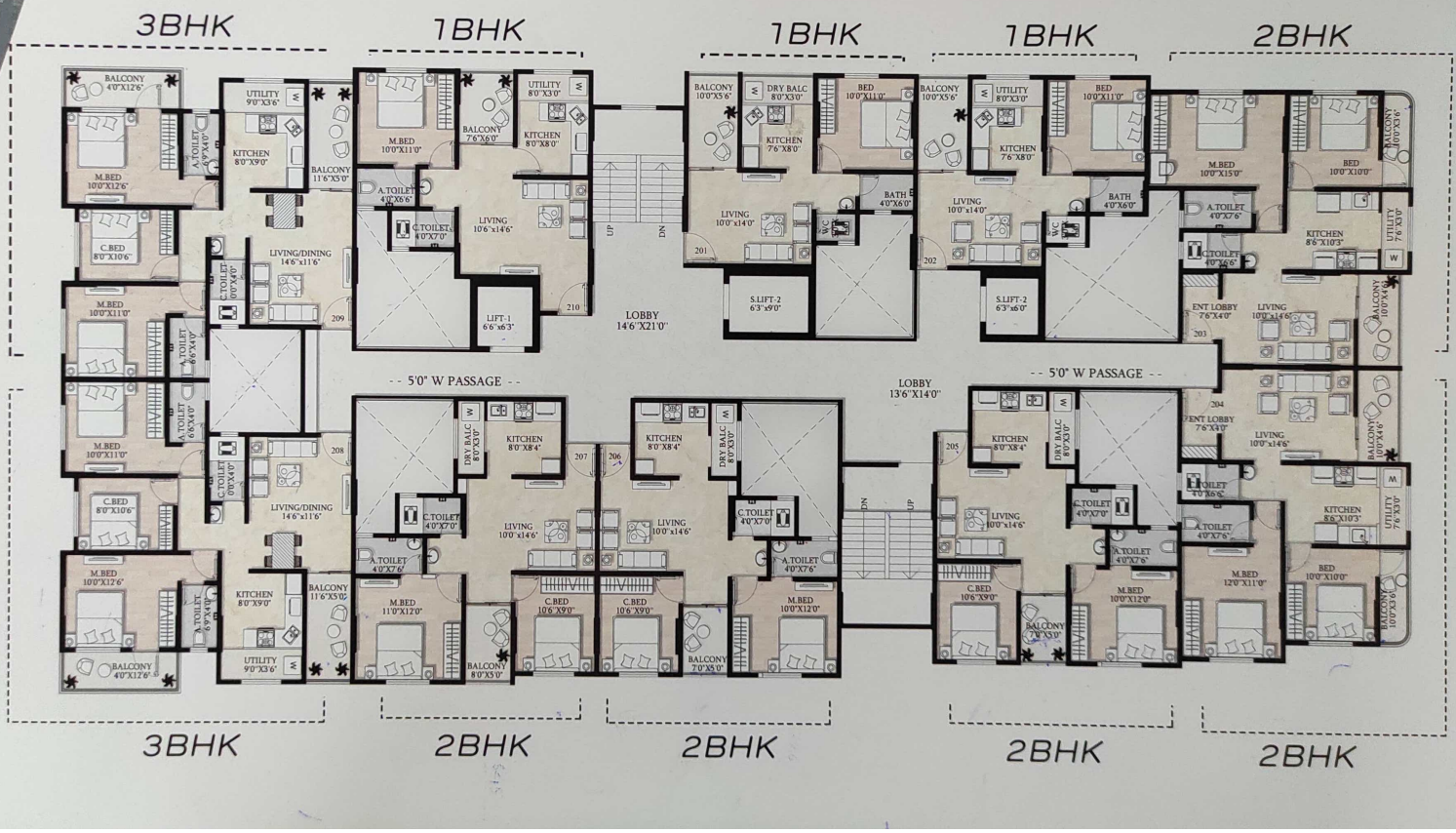
### Terraces
MS railing or parapet for safety
FD for the terraces

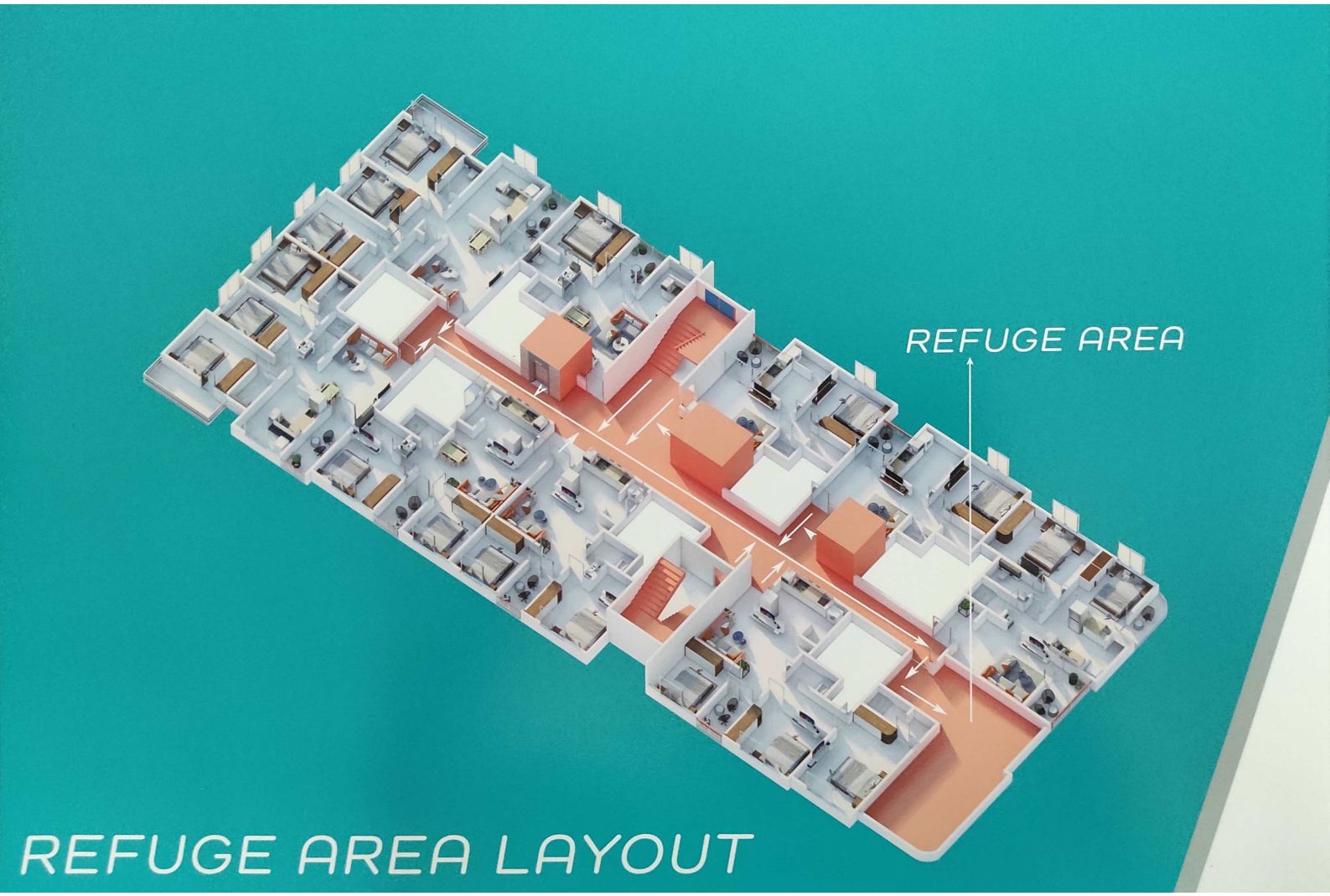
### Eco Feature/ Common Feture
Rainwater Harvesting
Garbage chute



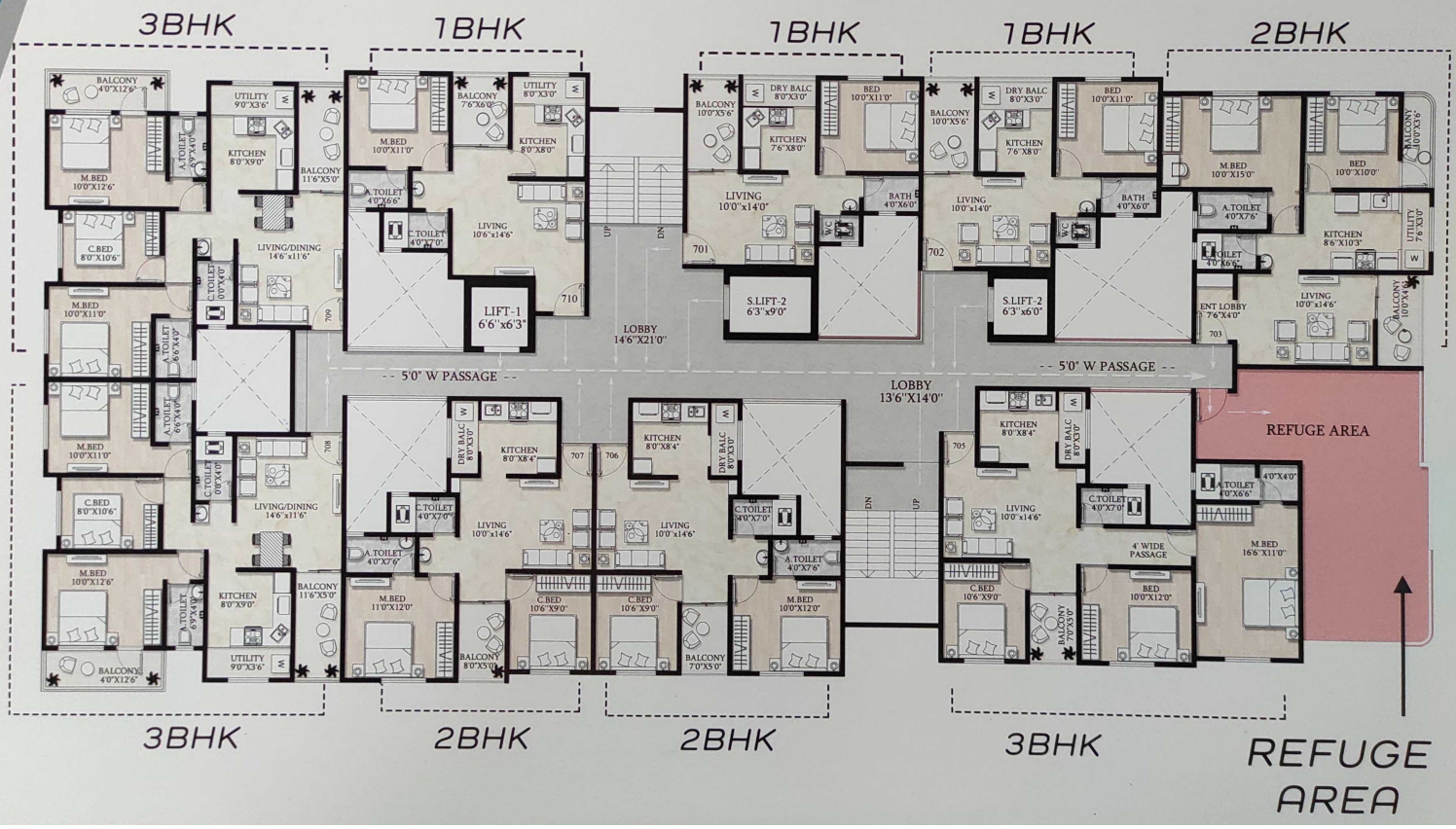


# TYPICAL FLOOR LAYOUT



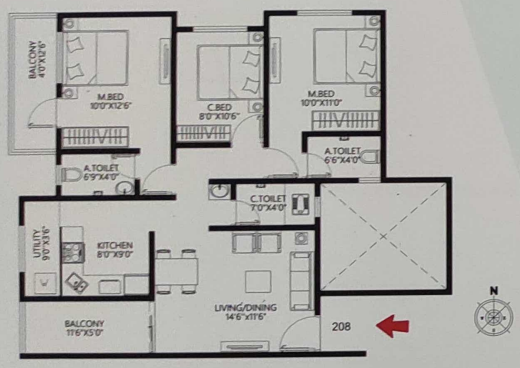

REFUGE AREA
REFUGE AREA LAYOUT

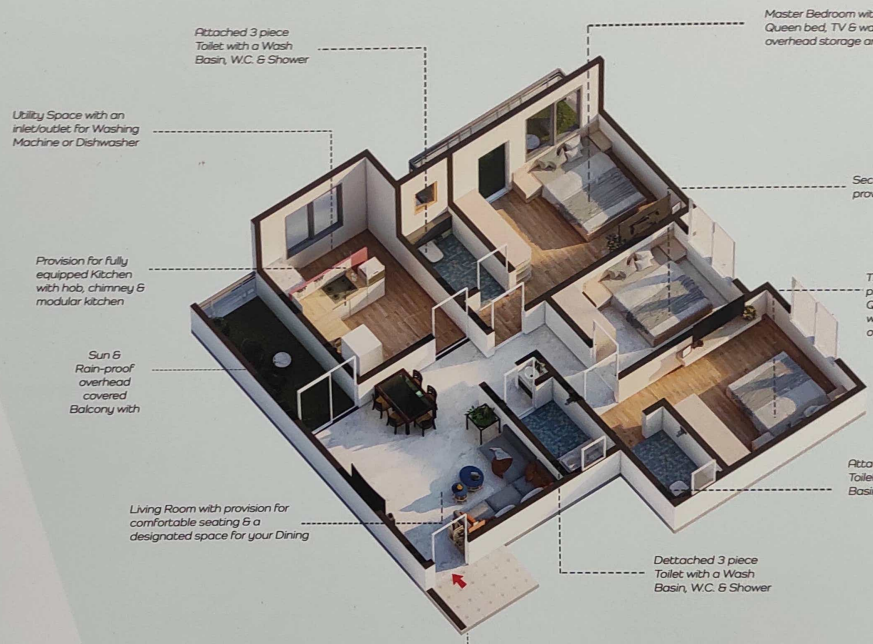
# 7TH FLOOR PLAN



# 3 BHK

CARPET AREA = **903.19 SQ.FT**
= **83.90 SQ.M**



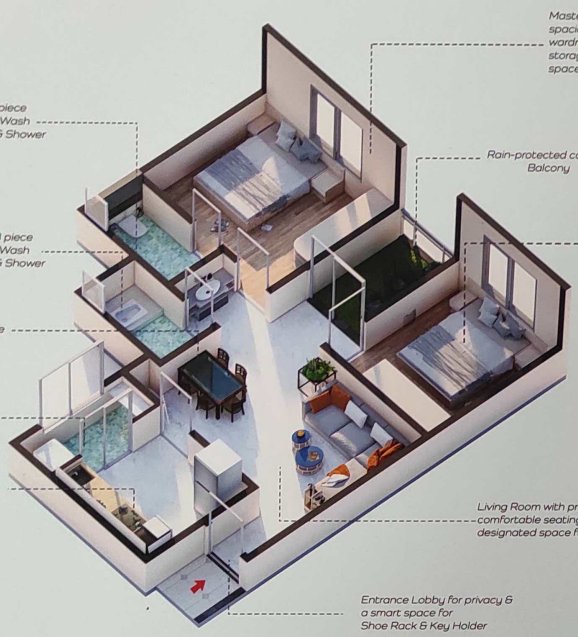



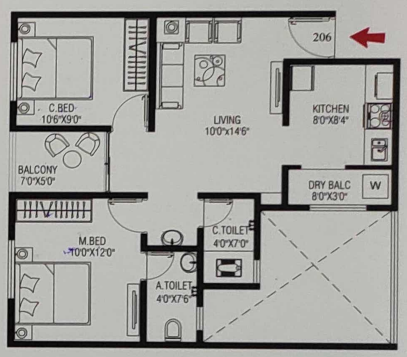

*NOTE :-*

- *The carpet area is calculated as per statutory guidelines laid out by the competent authority.*
- *All dimensions shown are from unfinished wall to unfinished wall*
- *Furniture & fittings in plans are indicative & are not part of the offer*
- *This is a typical plan. The orientation & openings may vary.*
- *There will be offsets on account of columns and beams in actual constructed home.*

# 2 BHK

CARPET AREA = 627.31 SQ.FT
= 58.25 SQ.M



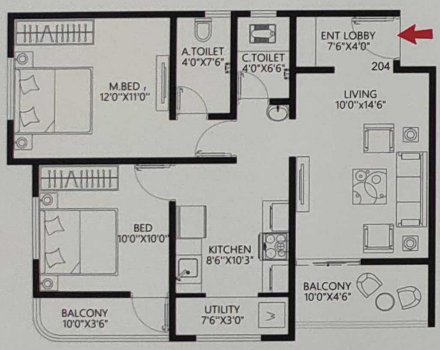



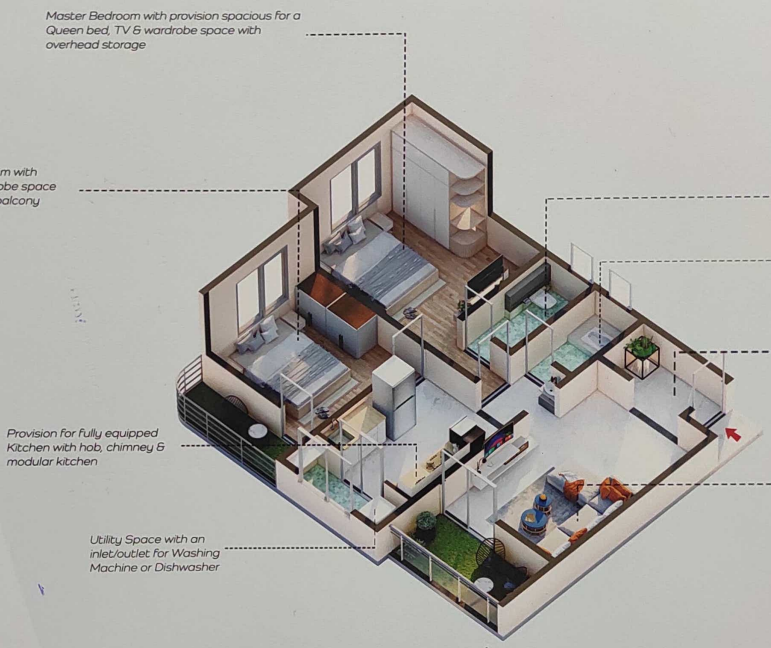

NOTE :-

- The carpet area is calculated as per statutory guidelines laid out by the competent authority.
- All dimensions shown are from unfinished wall to unfinished wall
- Furniture & fittings in plans are indicative & are not part of the offer
- This is a typical plan. The orientation & openings may vary.
- There will be offsets on account of columns and beams in actual constructed home.

# 2 BHK

CARPET AREA = 726.73 SQ.FT
= 67.51 SQ.M



Master Bedroom with provision spacious for a Queen bed, TV & wardrobe space with overhead storage

Second Bedroom with provision wardrobe space and Attached balcony

Attached 3 piece Toilet with a Wash Basin, W.C. & Shower

Dettached 3 piece Toilet with a Wash Basin, W.C. & Shower

Entrance Lobby for privacy & a smart space for Shoe Rack & Key Holder

Provision for fully equipped Kitchen with hob, chimney & modular kitchen

Living Room with provision for comfortable seating & a designated space for your Dining

Utility Space with an inlet/outlet for Washing Machine or Dishwasher

Sun & Rain-proof overhead covered Balcony with sitting spaces

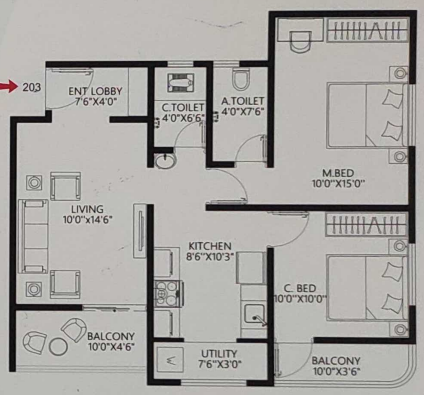
NOTE :-

- The carpet area is calculated as per statutory guidelines laid out by the competent authority.
- All dimensions shown are from unfinished wall to unfinished wall
- Furniture & fittings in plans are indicative & are not part of the offer
- This is a typical plan. The orientation & openings may vary.
- There will be offsets on account of columns and beams in actual constructed home.

# 2 BHK

CARPET AREA = 745.67 SQ.FT
= 69.27 SQ.M



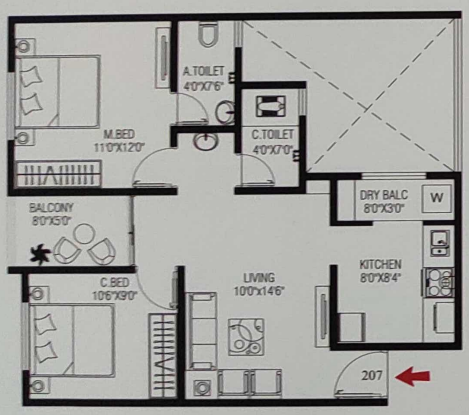



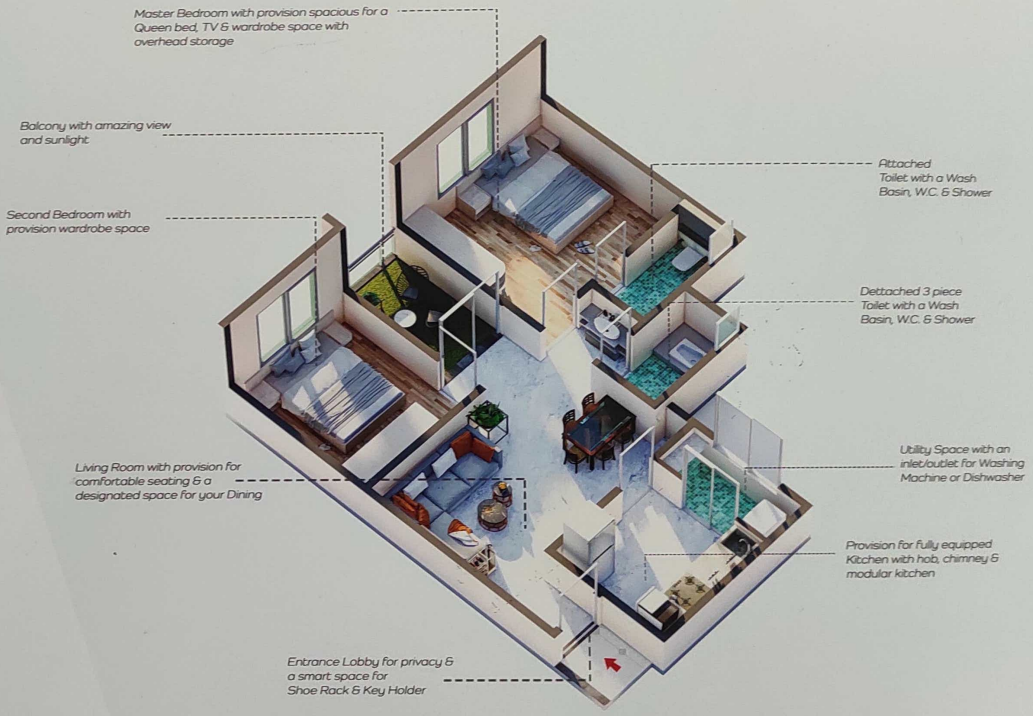

NOTE :-

- The carpet area is calculated as per statutory guidelines laid out by the competent authority.
- All dimensions shown are from unfinished wall to unfinished wall
- Furniture & fittings in plans are indicative & are not part of the offer
- This is a typical plan. The orientation & openings may vary.
- There will be offsets on account of columns and beams in actual construction

# 2 BHK

CARPET AREA = 645.06 SQ.FT
= 59.92 SQ.M



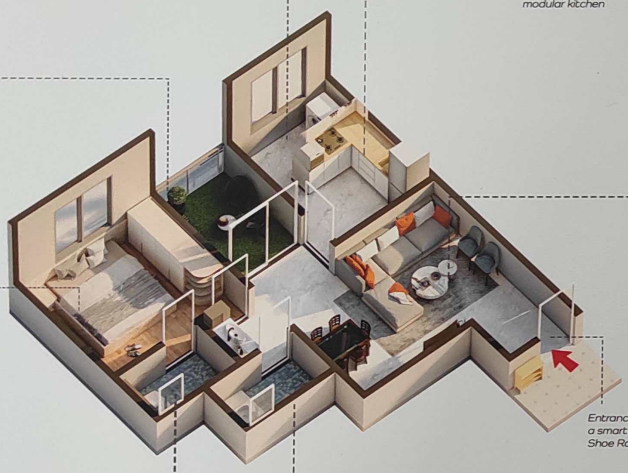



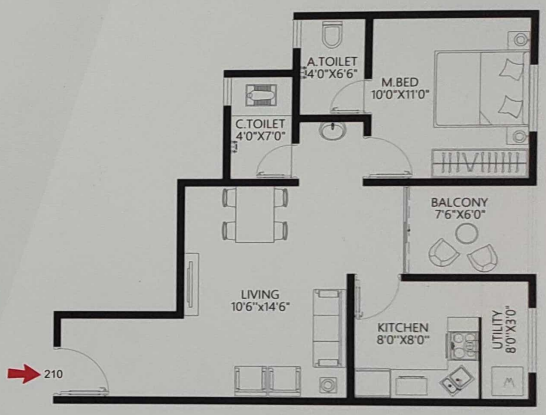

NOTE :-

- The carpet area is calculated as per statutory guidelines laid out by the competent authority.
- All dimensions shown are from unfinished wall to unfinished wall
- Furniture & fittings in plans are indicative & are not part of the offer
- This is a typical plan. The orientation & openings may vary.
- There will be offsets on account of columns and beams in actual constructed home.

# 1 BHK

CARPET AREA = 535.31 SQ.FT
= 49.73 SQ.M




NOTE :-

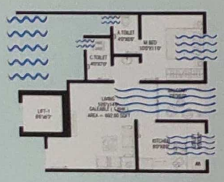
- The carpet area is calculated as per statutory guidelines laid out by the competent authority.
- All dimensions shown are from unfinished wall to unfinished wall
- Furniture & fittings in plans are indicative & are not part of the offer
- This is a typical plan. The orientation & openings may vary.
- There will be offsets on account of columns and beams in each placement

# Well Ventilated *Homes*

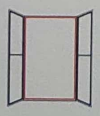





Well Ventilated Homes A well ventilated home ensures fresh air in abundance and reduces fatigue and accidents. Our large windows with covered and shaded balconies ensure our homes are HIGH ACH and safe homes.



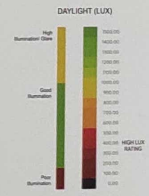
*OPENINGS FOR* **VENTILATION**



**LARGE** *WINDOWS AND BALCONY*

# Brighter *Homes*

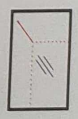





Brighter Homes Poor lighting reduces visibility and causes accidents. Large windows in all our rooms ensure ample natural light is available. Our homes have high LUX and are brighter and safer



*OPENINGS FOR* **VENTILATION**



**LARGER** *OPENING SIZES*

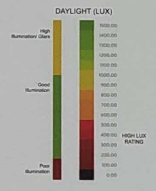


# WIND *ANALYSIS*



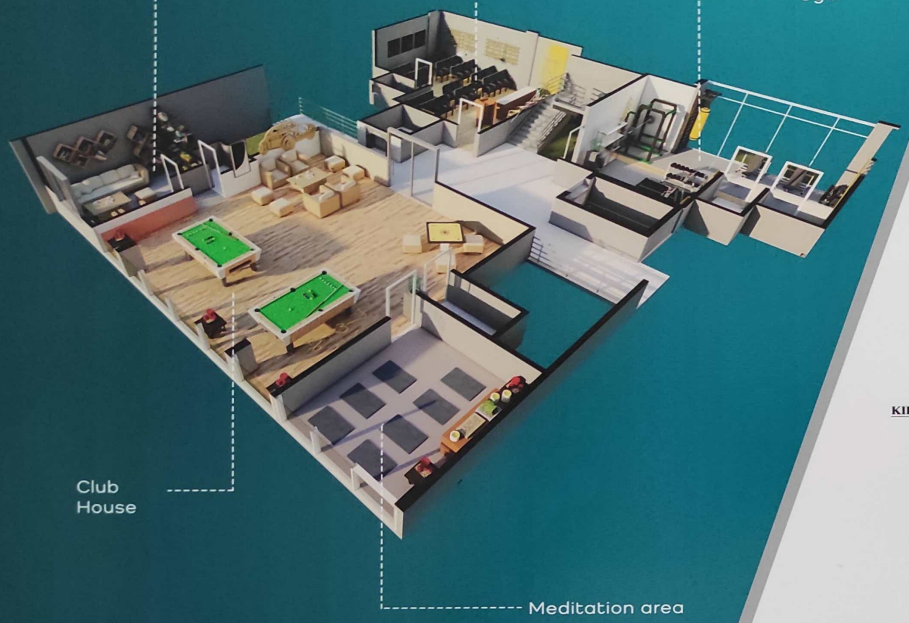

Scientific analysis has helped identify key factors that contribute to maintaining optimum temperature levels within a home by allowing more Air Changes per Hour (ACH). Adequate measures have been taken, from the right window size to the spacious living room, to keep the temperature within your home pleasant all day long.
Air Changes per Hour (ACH) is a measure of the number of times the air within a defined space (a room or the house) is replaced by ventilation






# LIGHT *ANALYSIS*

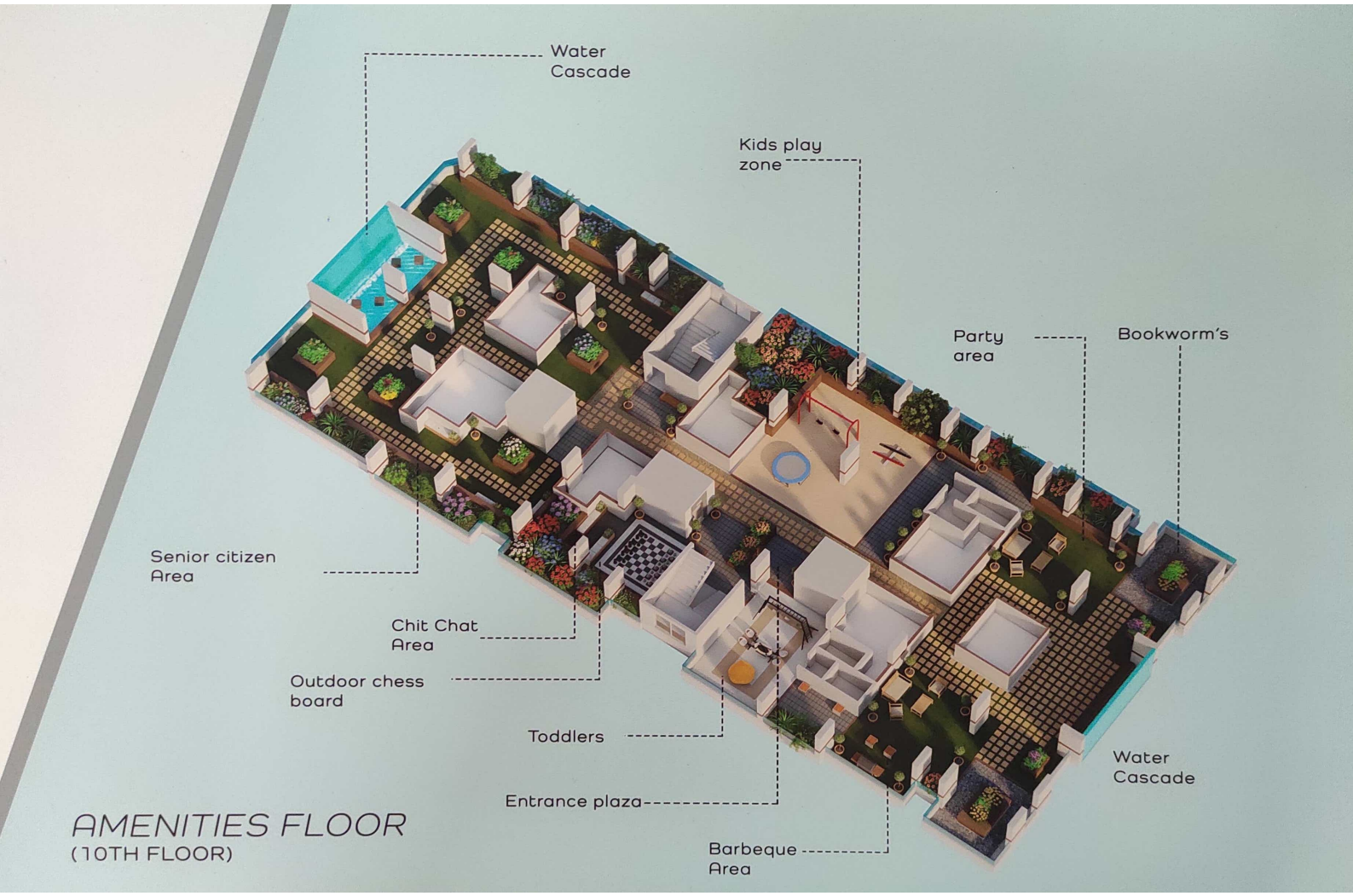
Lux is the measure of the intensity of light within a place, as perceived by the human eye. Homes at Star City exceed the pre-requisite standards of illumination as prescribed by the National Building Code. 700 n0
Scientific analysis has helped identify key factors like right window sizes and shading solutions that allow more sunlight inside the house and give good quality of glare free light throughout the day.




# AMENITIES FLOOR
(1st FLOOR)

# AMENITIES FLOOR PLAN
(10th FLOOR)





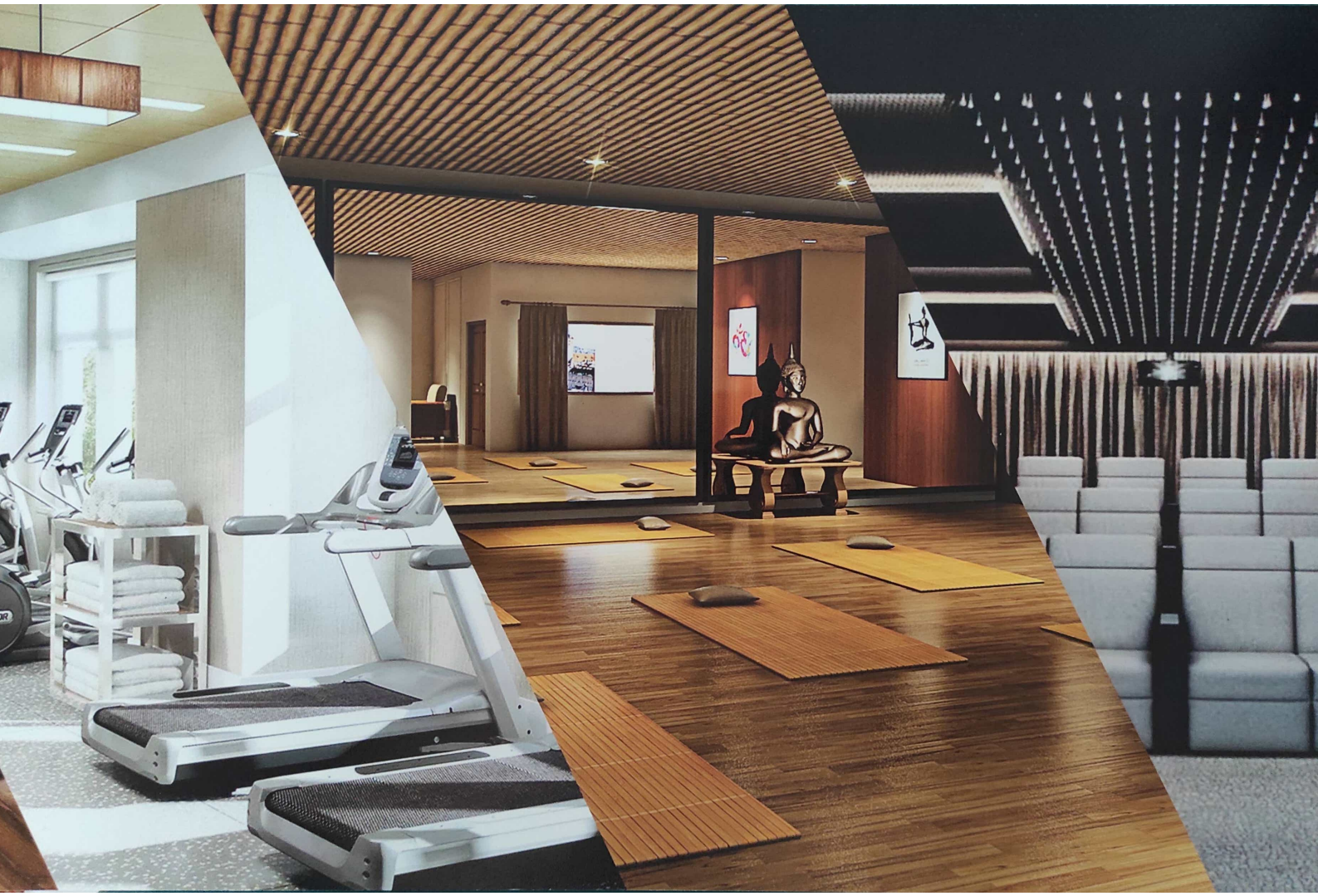

# AMENITIES FLOOR
(10TH FLOOR)

25

# Amenities

- Club House
- Gym
- Meditation Room
- Yoga room
- Amphitheatre for the movie
- Library
- Natural Graden
- Walkway
- Toddler Playing Area
- Barbeque Place provision in the lawn
- Lawn for the parties and birthday celebration
- Chit chat/ Gossip Area
- Senior Citizen Exclusive place
- Children Play Area
- Open Amhitheatre
- Fully secure premise with CCTV
- Sitting provision in entrance lobby
- Provision of toilets for driver and visiotors at parking level
- All passages, common lobbys and parking shall be equipped with FIRE retardant provision
- Optional Electrical Vehical charging provision
- Sliding looby entrance door with attractive elevated main gate
- DG backup for building common area
- Video door phone Facility
- My Gate Security System
- Water softener plant
- Mighty and attractive Entrance Gate










Experience Nature






# PARKING LAYOUT




CREDITS | ARCHITECT SHREE SPACES | RENDERX ARCHITECTURE STUDIO | LEGAL ADVISOR Adv. ABHIJEET NIKAM | RCC CONSULTANT RAJESHKUMAR CHAUDHARI

FORTUNE REALTY GROUP

**MAHA-RERA Reg. No.: P52100032711**

AURA BLUE is a project developed by FORTUNE REALTY GROUP.

**Site:** AURA BLUE CTS 69 to 70 & 72-79, Punawale , Pimpri Chinchwad, Pune 411033

Call: **+91912029 4646** | Email: fortune.aurablue@gmail.com

AURA BLUE

**Disclaimer:** The contents/ pictures/ images/ renderings/ maps are purely indicative in nature and are artist's conception and not actual depiction of the buildings/ landscapes etc. and shall not be considered as our offer/ promise/ commitment of any nature in respect of the project. The common areas that have been shown in any form whatsoever is/are for the entire building or phase of the Project and that the common areas will not be available on completion of the first phase of the Project or later phases. The common areas shall be available for the entire building and will be developed in a Phase-wise manner, over a period of time and will be completed and handed over after all phases are completed and we have no objection for the same.
You are requested to contact our Sales Team to understand the current details regarding the project and only after thorough understanding about the same, make a decision to book the apartment/s in the project.