



unnati world
THE GLOBAL CITY



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ABOUT US

Unnati Fortune Group is one of the most reputed and rapidly expanding business conglomerates in the country with a vision to grow into India's premier infrastructure company. The focus of Unnati Fortune Group has consistently been on building and development of major highways and premium real estate opportunities that include world-class residential and commercial projects, equipped with the finest of technology and features. The group believes in adopting the best building practices for every single project. The mission of the company is to create unparalleled quality of construction while adhering to the highest of safety standards. Unnati Fortune Group aims at providing people with improved quality of life & living standards.



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CENTRE OF ATTRACTION

Unnati World is a mixed-use development especially conceived for executives and their families who seek a harmonious balance between work and family life; and it has benefits that distinguish this project from others.

This project reveals luxurious amenities and world class modern features all around the complex. It is built keeping in mind the necessity of prominent clients who desire luxurious lifestyle and convenience.

Unnati World is comprised of all modern facilities. From conveniently located retail spaces to state-of-the-art IT and office spaces. Your well appointed apartment towers have been placed and crafted such that the commercial centre with all the aspects of fun such as a clubhouse and movie theatre are within walking distance.

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CENTRE OF
RETAIL
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Unnati World offers an exclusive retail promenade to spruce up your retail therapy with a plethora of choices to indulge you. You will find all your favourite brands at the heart of your frequented hangout place. The retail space is strategically created such that it is close by the towers, enhancing connectivity and comfort. Spend your evenings at sit-outs, food kiosks or shopping.

- Futuristic design and division
- Retail logistic support
- Impressive atrium with high visibility
- Attractive facade Lighting & Security
- Fast food joints
- Coffee shops



UNMATCHED LOW-RISE COMMERCIAL DESTINATION

Unnati World offers an exclusive commercial promenade which is all set to be the destination of the future. This low-rise commercial offering in the project will have world-class office spaces and retail spaces with plethora of choices to indulge your customers in. This project has been strategically created such that it is close by the residential towers, enhancing connectivity and comfort of your customers and office goers.

- Futuristic design and division
- Conference centre
- Office support services
- Waiting lounge
- Impressive atrium with high visibility
- 3 Tier security
- Fast food joints
- Coffee shops

RETAIL SPECIFICATIONS



RETAIL SHOPS

Retail Floors - Ground & First
Large store fronts and glazing areas for Retail Units
Arcade along all retail units
Dedicated signage areas for all units as per design



STRUCTURE

RCC slab and column structure with masonry partitions
Escalators and staircases connecting retail levels



LANDSCAPE

Richly landscaped central plaza with paving and decorative features
Pedestrian plaza designed with seating areas and food kiosks
Dedicated drop-off zone and entrance for office
On-site parking areas with lush canopy trees and landscape features



FINISHES

Exterior: Combination of glazed store fronts, windows, stone and painted surface
Lobbies: Combination of stone and painted surface
Basement: Broom finish concrete
Tenant floor finish: Concrete floor
Common Toilets: Finished toilets with modern fittings and fixtures



PARKING

Basement for parking and services
Adequate surface parking
Provision of access control and video Surveillance



SECURITY

Video surveillance: Basement parking and basement & Ground floor lobbies
Manned security: Boom barrier at all vehicular entry & exit points



LIFE SAFETY

Wet Riser/Hose Reels/Sprinklers/Fire extinguishers: Provided as per norms
External Fire Hydrant: Provided as per norms



HVAC

AC Systems: Split AC units provision
Ventilation and Exhaust: Provided for common toilets and basement



ELECTRICAL

Distribution: Provision of cable up to tenants distribution board
Metering: Tenant load will be metered
Lightening protection & Earthing Pits: Provided
Emergency Lighting: Emergency lighting in selected common areas



DIESEL GENERATORS

100% Power backup provided for lighting, power and AC

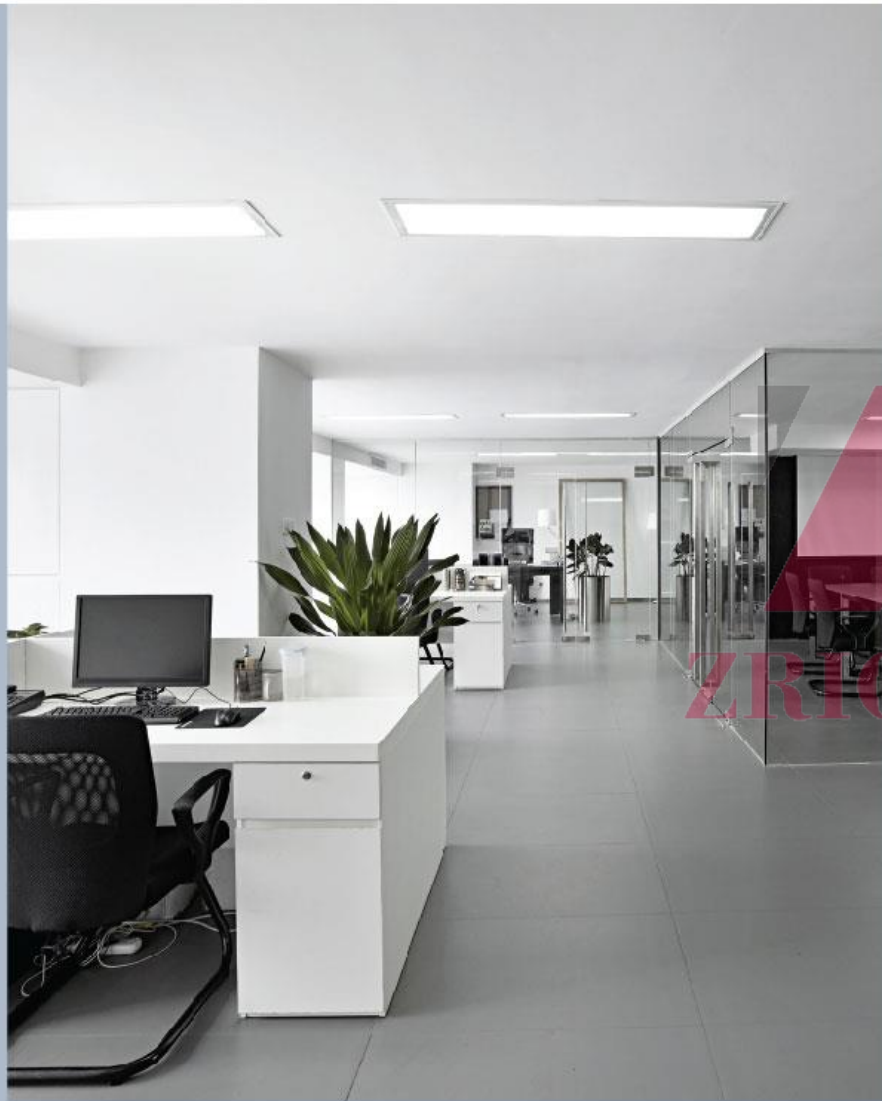


SIGNAGE

Internal: Main lobby equipped with tenant directory and directional signs
External: External signage as per developers design and Conditions



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CENTRE OF
BUSINESS



Unnati World is set to be the nucleus of development and hub of all commercial activities, where the IT hub/office spaces are created keeping in mind that they should be work friendly and sophisticated. These spaces are planned keeping in mind that your working hours don't make you tired but comfortable, a place you look forward to going everyday.

- Large floor plates for efficient space management
- Complete call handling services, with reception desk
- Mail handling and forwarding
- Conference center on as-needed basis
- Dedicated waiting lounge
- Other office support services



COMMERCIAL SPECIFICATIONS



OFFICE SPACE

Office Floors-Second to Sixth
Landscaped terrace area on selected floors



STRUCTURE

RCC slab and column structure with masonry partitions
Passenger & service elevator and staircases connecting office levels



LANDSCAPE

Richly landscaped central plaza with paving and decorative features
Pedestrian plaza designed with seating areas and food kiosks
Dedicated drop-off zone and entrance for office



FINISHES

Lobbies: Combination of stone and painted surface
Basement: Broom finish concrete
Tenant floor finish: Concrete floor
Common Toilets: Finished toilets with modern fittings and fixtures



PARKING

Basement for parking and services
Adequate surface parking
Provision of access control and video surveillance



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CENTRE OF
LUXURY

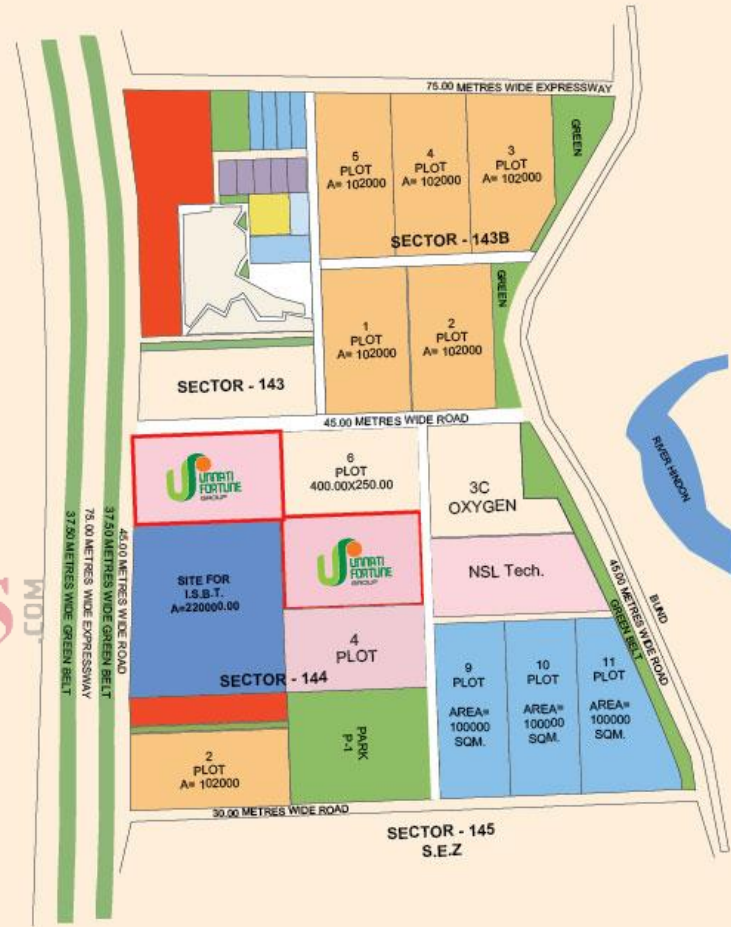




When you enter your home at Unnati World, it's like coming home to an isle that's set in the most convenient location possible. A life of utmost luxury and comfort beckons you to Unnati World. Spread across (45-50 acres) of prime land, the residential area has 7 state-of-the-art towers where each tower is 25 floors high. Wake up to stunning views, everyday. These apartments give you the luxury of having your own independent floor, a space of your own in this secure urban oasis. The design is exquisitely expressed through well ventilated rooms and captivating views.

- Cohesive urban design
- Environment friendly planning
- Air-conditioning and modular kitchen
- Green areas and tree lined streets
- World-class clubhouse

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LOCATION MAP





Now surpassing three-quarters of a century of practice, the firm has continuously reinvented itself to maintain its passion, vitality and contemporary approach to its craft. Yet it retains an undercurrent of maturity afforded it by years of experience.

NORR is, and has always been, a vehicle for learning and growth, with the pursuit of excellence as its guiding principle. Young professionals are exposed to a unique framework of methods, practices and team relationships that ensure quality and integrity while promoting self-expression. Many thrive in this environment and develop their careers over the long term at NORR; others move on to capitalize on the knowledge gained during their time with the company. Most often, these ex-employees establish lifelong relationships with NORR as collaborators or as clients.

Why? Because there is a very special culture operating within NORR that unites its people in a common purpose: the production of fine architecture, certainly, but also of creating physical environments that engage, inform and enrich the lives of the people that utilize them decades and decades after they are built.



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Unnati Fortune Group is a well diversified business conglomerate with its presence in various sectors like: Real Estate, Infrastructure, Hospitality, Manufacturing, IT & IES and SEZ.

As one of the fastest growing infrastructure companies of India, Unnati Fortune Group envisions to become the nation's foremost infrastructure builder. The Group's main thrust is in construction and upgradation of major highways and real estate development, including world class townships and commercial buildings using modern technology and equipments adopting the best building practices.

Mission of the organization is not just to focus on the quality of construction but also safety of investment and integration of commitment by providing people with improved quality of life & living standards.

Unnati Fortune Group has ably built loyal relationship with Customer Group with its reliability, stability, sound business ethics, honesty, integrity & transparency.

The group is proud of its commitments as per time schedule. This has led towards solid contribution to create, construct & manage world class lifestyle.

