



ANTHEM
The Mark of Pride

AT BHAWANIPORE

Be a part of a heritage terrain in South Kolkata

MARK YOUR PRESENCE IN *Bhawanipore*

It is commonly said that – go to the people and the places that set a spark in your soul.

Bhawanipore lives up to this saying. Actually. In many ways. And every day.

The imposing neoclassical buildings of the British era, the meandering lanes and bylanes, the warmth of *Nomoshkar Dada... kemon aachen...* the Rani Rashmani blessed Jadu Babur Bazar, the 170 year old Mullick Bari, famous for *bonedi* Durga Puja, Netaji Subhas, Uttamkumar, the traditional sweet shops, Gujarati Farsan shops and jewellery outlets—all add up to a domain eclectic, exciting and enchanting.

We at Noble have conceptualized a mélange of ultramodern architecture and perfect landscaping to create a mark of pride.

Welcome to ANTHEM. Where your legacy finds a Home.

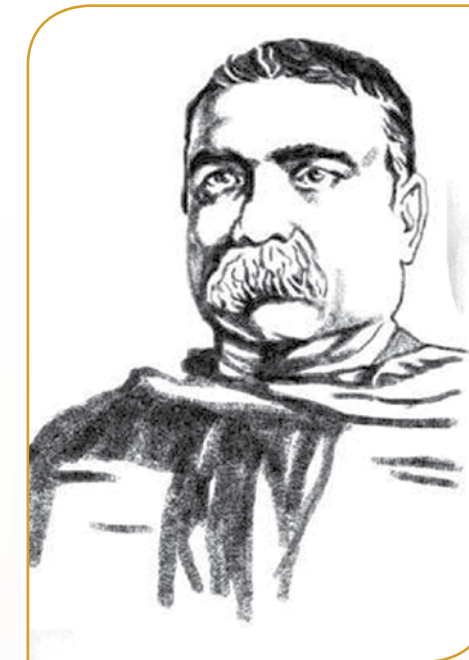
Bha-wah-nipore... did you say ?



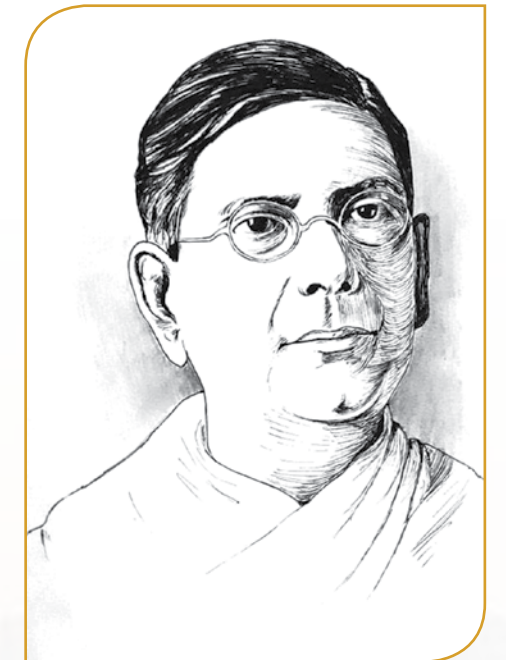
OUR HERITAGE OUR *Heroes*



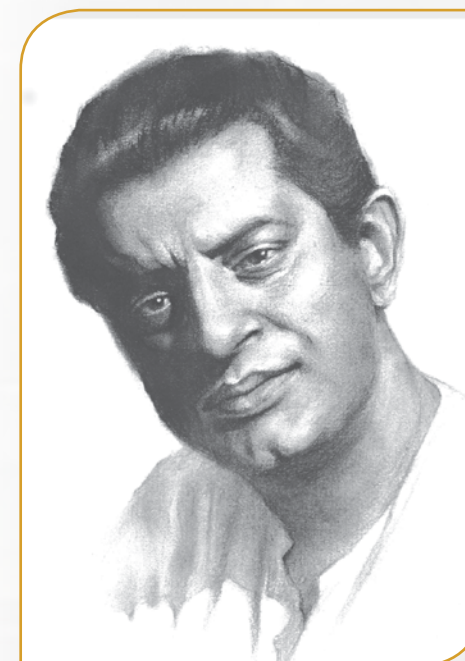
Netaji Subhas Chandra Bose



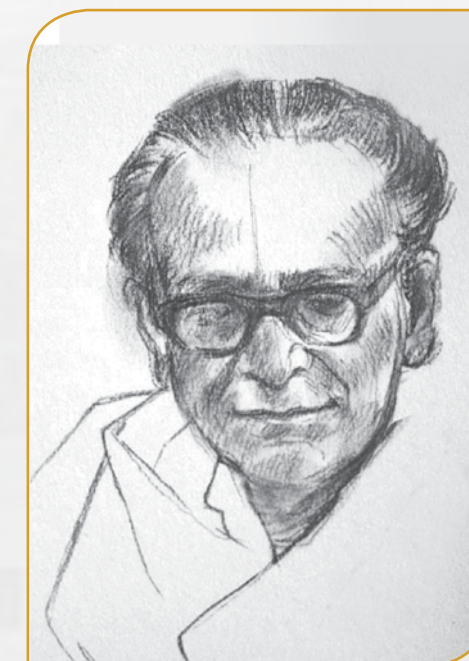
Sir Ashutosh Mukherjee



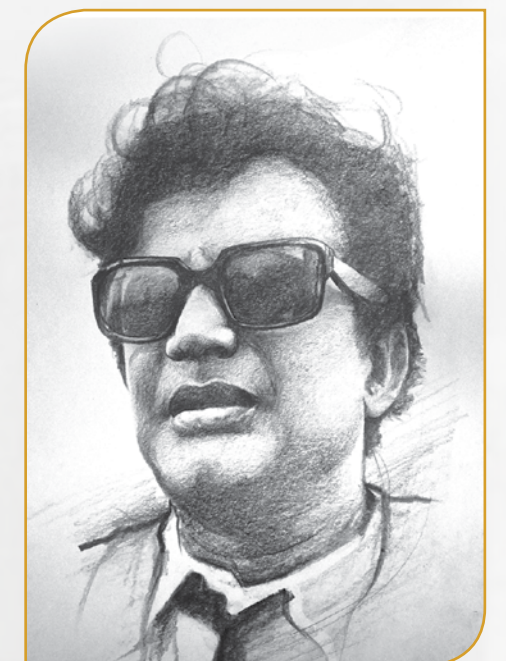
Deshabandhu Chittaranjan Das



Satyajit Ray



Hemanta Mukherjee



Uttam Kumar

Netaji and his revolutionary leadership paved the way for our nation building process. Sir Ashutosh Mukherjee was a prolific Bengali educator, jurist, barrister and mathematician. He pioneered literacy and education movement in Bengal. Chittaranjan Das, was an Indian freedom fighter, political activist and lawyer during the Indian independence movement. He made exemplary contributions to our society. Satyajit Ray was a prolific Indian director, screenwriter, author, essayist, illustrator, and music composer. His movies won awards and

appreciations worldwide. Hemanta Mukhopadhyay, was a legendary Indian music composer and playback singer who primarily sang in Bengali and Hindi. Uttam Kumar, popularly known as the Mahanayak, was an Indian actor, producer, director, script writer, composer, and singer who predominantly worked in Bengali cinema. Kumar was one of the most successful actors in Bengali cinema history. Salutations to our pride personalities who all hailed from Bhawanipore !

SETTING A NEW

Benchmark

Bhawanipore is one of the most sought after zip codes in South Kolkata.

Home to aristocracy in the early years, today it is an upscale residential-commercial terrain famous for heritage homes, high street, chic Cafes, and finest Shopping Malls.

Having a residence here is not about having a home, it's about creating wealth proposition for your Generation Next.

Noble Group presents ANTHEM. Life. Curated.

ANTHEM FACTSHEET:-

Address: 4, Chandranath Chatterjee St, Kolkata 700 025

Developed by: Noble Developments Pvt. Ltd.

Total size of land: 10,244 sq. ft.

Running frontage of the project: Approx 85 ft.

Total built up Area: 22,100 sq. ft.

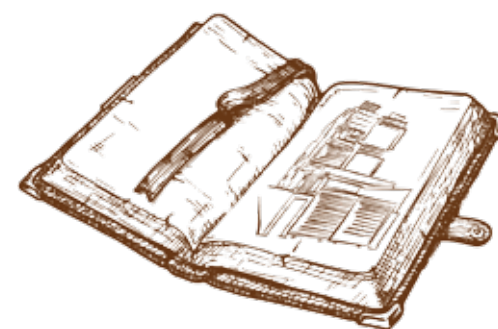
Total No. of Flats: 2BHK: 2 | 2½ BHK: 2 | 3 BHK: 12

No. of Floors: G + 4

No. of Car Parks: 22

No. of lifts: 1

Project to be approved by leading Banks & financial institutions.



Anthem – an Artist's impression

COMING UP IN THE HEART OF DOWNTOWN

Chouringhee

Located in the heart of South Kolkata's most prominent heritage residential zones, ANTHEM boasts of great social infrastructure around the project & is well connected with the leading landmarks of the city. This project has an excellent neighborhood and has a veritable mix of the affluent and the upper middle class. A great melting pot really!

MALLS & MULTIPLEXES

Homeland – 2 mins
Forum – 5 mins
Quest – 12 mins
South City – 15 mins

SCHOOLS & COLLEGES

Bhawanipore Education – 7 mins
Gokhale Memorial – 8 mins
La Martiniere – 12 mins
St. Xavier's – 14 mins

KEY LANDMARKS

Jadu Bazar – 2 mins
Netaji Bhawan Metro – 3 mins
Rabindra Sadan – 5 mins
Calcutta Club – 6 mins

SPORTS

RCTC – 7 mins
Racket Club – 8 mins
Kolkata Maidan – 10 mins
South Club – 12 mins

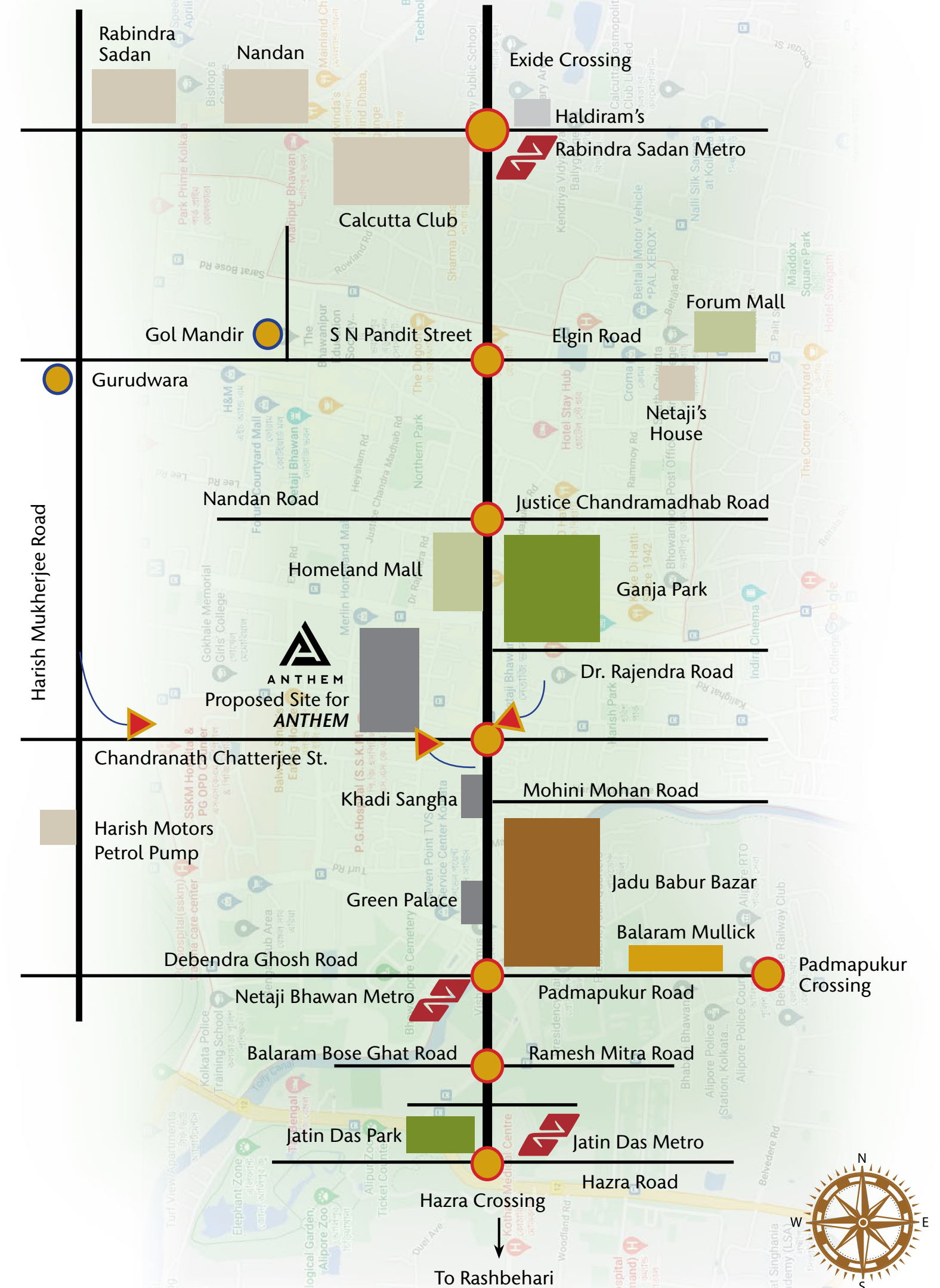
HOSPITALS

P G Hospital – 7 mins
B M Birla – 9 mins
Kothari Medical – 9 mins
CMRI – 12 mins
Belle Vue – 12 mins

Victoria Memorial – 7 mins
Birla Planetarium – 8 mins
Kalighat Temple – 8 mins
Laxmi Narayan Mandir – 9 mins



LOCATION MAP



Site Address: 4, Chandranath Chatterjee Street | Kolkata 700 025

MOULDING WITH *Motivation*

FACILITIES CURATED FOR A BETTER LIFE

Impressive modern façade
2 & 3 BHK fully VRV air-conditioned premium apartments
Best-in-class high quality specifications
Seamless blend of landscape & architecture
Optimum greenery with cobbled and paved pathways
Traditional values in contemporary living
Experienced Developers



2/3 BHK AUTOMATED
SMART HOMES



FULLY VRV
AIR CONDITIONED



100% DG BACKUP FOR
COMMON SERVICES



PRIME
LOCATION



VAASTU-
FRIENDLY

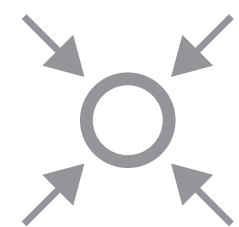


AWARD WINNING
ARCHITECT





ENCHANT YOUR *Senses*



The
Arrival
Arena

GRAND ENTRY DROP OFF
OPTIMUM GREENERY & LANDSCAPING



The
Luxury
Legion

EFFICIENTLY PLANNED SPACES
CURATIVE AMBIENCE
HAND-PICKED ELEMENTS



The
Comfort
Connect

SPACIOUS LAYOUTS
LIGHT & WIND CROSS-PLAY
FITTINGS & FIXTURES OF REPUTED BRANDS



The
Rooftop
Razzmatazz

MEDITATION ZONE
LOUNGE WITH PARTY DECK
GARDEN WITH SIT OUTS
CHILDREN'S ACTIVITY CORNER



FOREVER
BEGINS *Here*



SMALL IS THE
NEW *Big*

Smaller maintenance costs

Smaller community hence bigger bonding

Small hence greater privacy and share of voice

Smaller decision times spent on big issues

Smaller commuting time, almost everything is at an arms length

Smaller travel time to the nearest *Metro* Stations

Presenting The Mark of Pride *Canvas*

Every unit accentuates a different ambience. Whichever unit you select at ANTHEM, recognize that you are joining an exclusive community of residents. The location of every single unit has been carefully planned and positioned so that you can enjoy adequate light and wind play.

We want to make your life convenient. Besides the great common facilities for residents, each apartment is a smart Home, fully in tune with tomorrow. Here is an investment that will PAY.

ANTHEM—it's all about bespoke apartments having reputed Architects, acclaimed Engineers and creative Landscape designers working in tandem to create a sustainable lifestyle domain. Here is more.

Principal Architect & MEP Consultant : Raj Agarwal & Associates

Structural Engineers : Snehasis Sinha & Associates

Landscape Consultant : Layers Design Studio



Live in an environment where each element is
carefully hand-picked just for you..



Anthem – an Artist's impression

CREATING AN EXCELLENT *Hallmark*



Specifications



Foundation & Structure:

- Structure designed for the optimum wind & seismic load considerations as stipulated by the IS code, for better safety.
- Foundation with sand/RCC piles & pile caps.
- RCC super structure with AAC block wall.



Building Envelope:

With a modern elevation and meticulously designed/planned, externally painted with mix of anti-fungal and texture/acrylic emulsion paint to increase durability and prevent fungus.



Living /Dining Room:

Living /Dining Flooring: Good quality vitrified tiles of brands like Kajaria, Nitco or equivalent.

Wall/Ceiling: Plaster with Putty or Gypsum Plaster

Main door: Designer Panel door with video door phone & digital lock.

Hardware & Fittings:

Branded locks and hardware fittings of Yale, Haffle, Dorset, Godrej, or equivalent make.

Windows:

Aluminium powder coated/High quality UPVC windows with glass panes

Electrical: Modular switches of Crabtree/Havells/Northwest or equivalent make with copper Wiring.



Ground Floor Lobby:

Flooring: Italian Marble / Granite/ Good quality Tiles

Wall: Combination of Italian marble/ Granite/Veneer/Paint/Textured Paint as per suggestion of the consultant.

Ceiling: False ceiling with light fixtures.



Bedrooms:

Good quality vitrified tiles of brands like Kajaria, Nitco or equivalent.

Wall/Ceiling: Plaster with Putty or Gypsum Plaster.

Doors: Wooden frame with good quality flush door.

Hardware & Fittings: Branded locks and hardware fittings of Yale, Haffle, Dorset, Godrej, or equivalent make.

Windows: Aluminium powder coated/High quality UPVC windows with glass panes

Electrical: Modular switches of Crabtree / Havells/ Northwest or equivalent make with copper Wiring.



Kitchen:

Flooring: Good Quality Matt finish vitrified tiles of brands like Kajaria, Nitco or equivalent

Wall: Dado of ceramic tiles up to 2 Feet height above the counter, and rest of the wall with Plaster Putty or Gypsum Plaster

Ceiling: Plaster Putty/Gypsum Plaster

Door: Wooden frame with good quality flush door.

Hardware & Fittings: Branded locks and hardware fittings of Yale, Haffle, Dorset, Godrej, or equivalent make.

Window: Aluminium powder coated/High quality UPVC windows with glass panes and provision for exhaust fan

Counter: Granite counter top

Plumbing: Stainless steel sink with hot & cold water provision.

Electrical: Modular switches of Crabtree / Havells/ Northwest or equivalent make with copper Wiring. Provision for aqua guard, microwave, chimney and other gadgets.



Smart Homes

Automation as per Consultant's design for the apartment



Balcony:

Flooring: Matt finish Good Quality Vitrified Tiles

Wall: Plaster with Putty or Gypsum Plaster

Door: Aluminium powder coated/ high quality UPVC doors with glass panes

Railing: SS/Aluminium with glass



Toilet :

Flooring: Good Quality Anti-skid Vitrified tiles of Kajaria, Nitco or equivalent brand

Wall: Good Quality Designer Ceramic tiles up to 7 feet height of Kajaria, Nitco or equivalent brand.

Ceiling: Plaster Putty/Gypsum Plaster

Door: Wooden frame with both side water proof flush door.

Hardware & Fittings: Branded locks and hardware fittings of Yale, Haffle, Dorset, Godrej, or equivalent make.

Window: Aluminium powder coated/ High quality UPVC windows with glass panes and provision for exhaust fan

Sanitary ware: Grohe / American standard / Kohler /Hindware or equivalent make

CP Fittings: Grohe / American standard / Kohler/ Jaguar or equivalent make

Shower Area: Glass Partition



Typical Floor Lobby:

Flooring: Good Quality Vitrified tiles of Kajaria, Nitco or equivalent brand.

Wall: Combination of tiles & paint and/or as may be suggested by the consultant.

Ceiling: Plaster Putty/Gypsum Plaster



Air Conditioning:

VRV Air-Conditioning in all Bedrooms and Living/Dining area.



24x7 security:

- Sufficient Power back-up to run your electrical appliances.
- Video door phone facility with intercom system
- 24X7 round the clock security
- Security surveillance facility with CCTV in common areas
- Optimum power Back-up for common area & utilities with automatic changeover system for DGs



Lifts:

Otis / Kone / Schindler/ Mitsubishi or equivalent make, 1 No Passenger lift.



Green Initiatives:

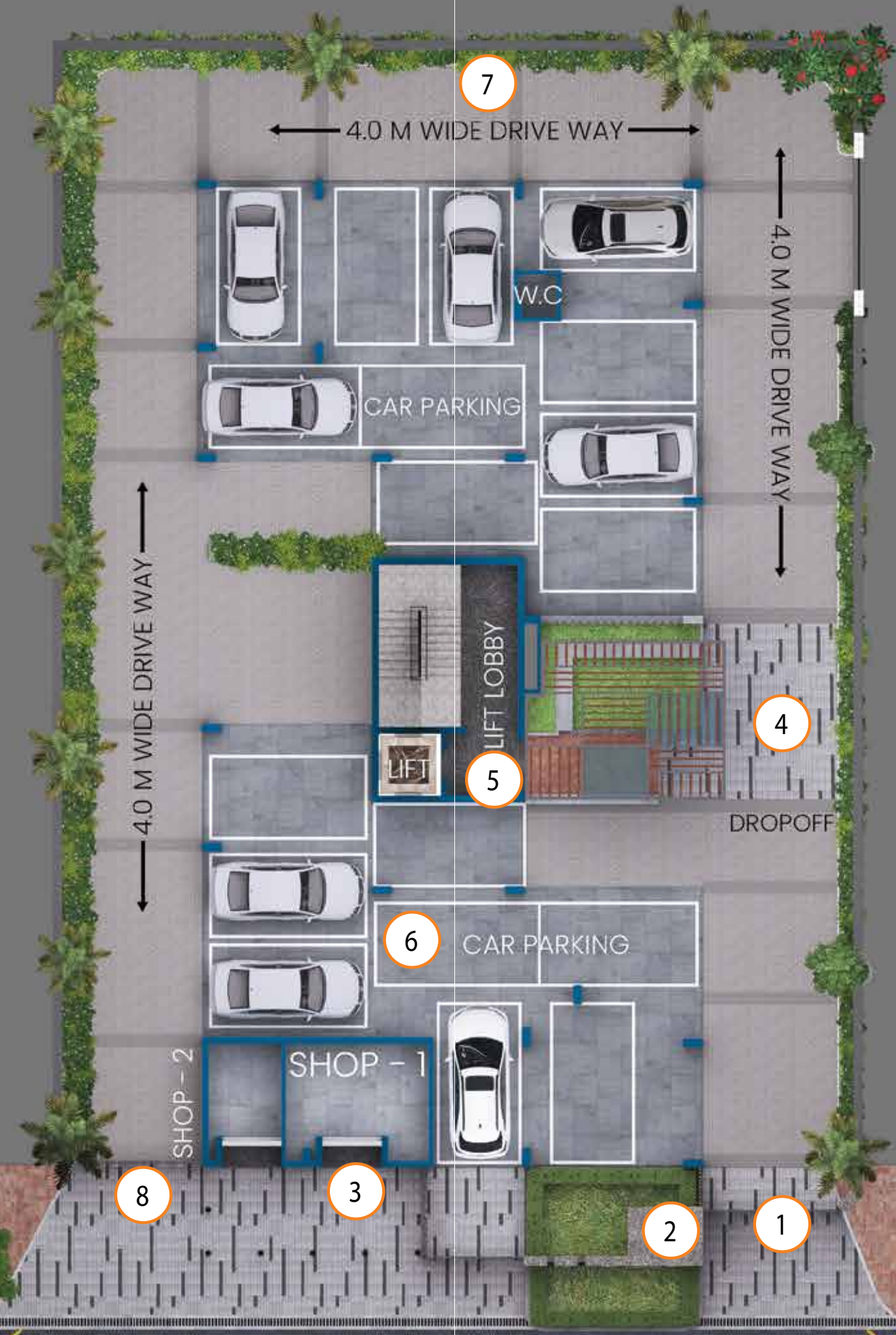
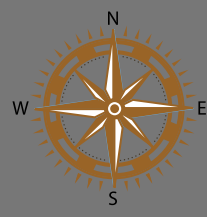
- Water efficient fixtures
- Landscaping with use of native plants in the ground floor and roof.
- Use of SRI tiles to reduce heat on the roof
- Use of LED lights in common areas



Health & Safety:

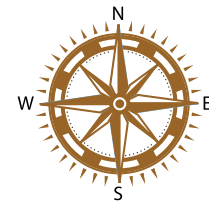
- 24 hour treated water supply through water treatment plant
- Superior quality waterproofing wherever necessary
- Quality earthing for all electro-mechanical gadgets
- Sufficient project illumination through compound & street lighting inside the building.

Ground Floor
Masterplan



Legend

1.	Grand Entrance
2.	Security Booth
3.	Shops
4.	Arrival/Drop off
5.	Lift Lobby
6.	Car Parks
7.	Paved internal Path
8.	Exit Gate



Floor Plans

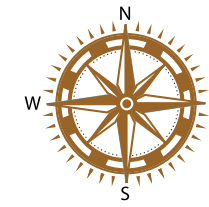
1st Floor



1st Floor

Floor	TYPE	BUA (sq. mt.)	CARPET* (sq. ft.)	BALCONY (sq. mt.)	FLAT BUA (sq. ft.)	Final Area (sq. ft.)
Flat 1A	2½BHK	88.71	835.07	3.78	955	955
Flat 1B	2BHK	78.60	769.84	–	846	846
Flat 1C	2BHK	75.17	767.04	–	809	809
Flat 1D	2½BHK	89.36	831.73	3.78	962	962

*Carpet area mentioned above are as defined in West Bengal Housing Industries Regulation Act, 2017.



Floor Plans

2nd, 3rd & 4th Floor (Apartments with open terrace on the 3rd & 4th floor)

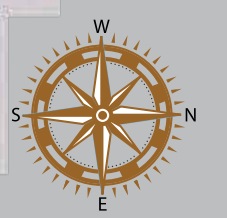
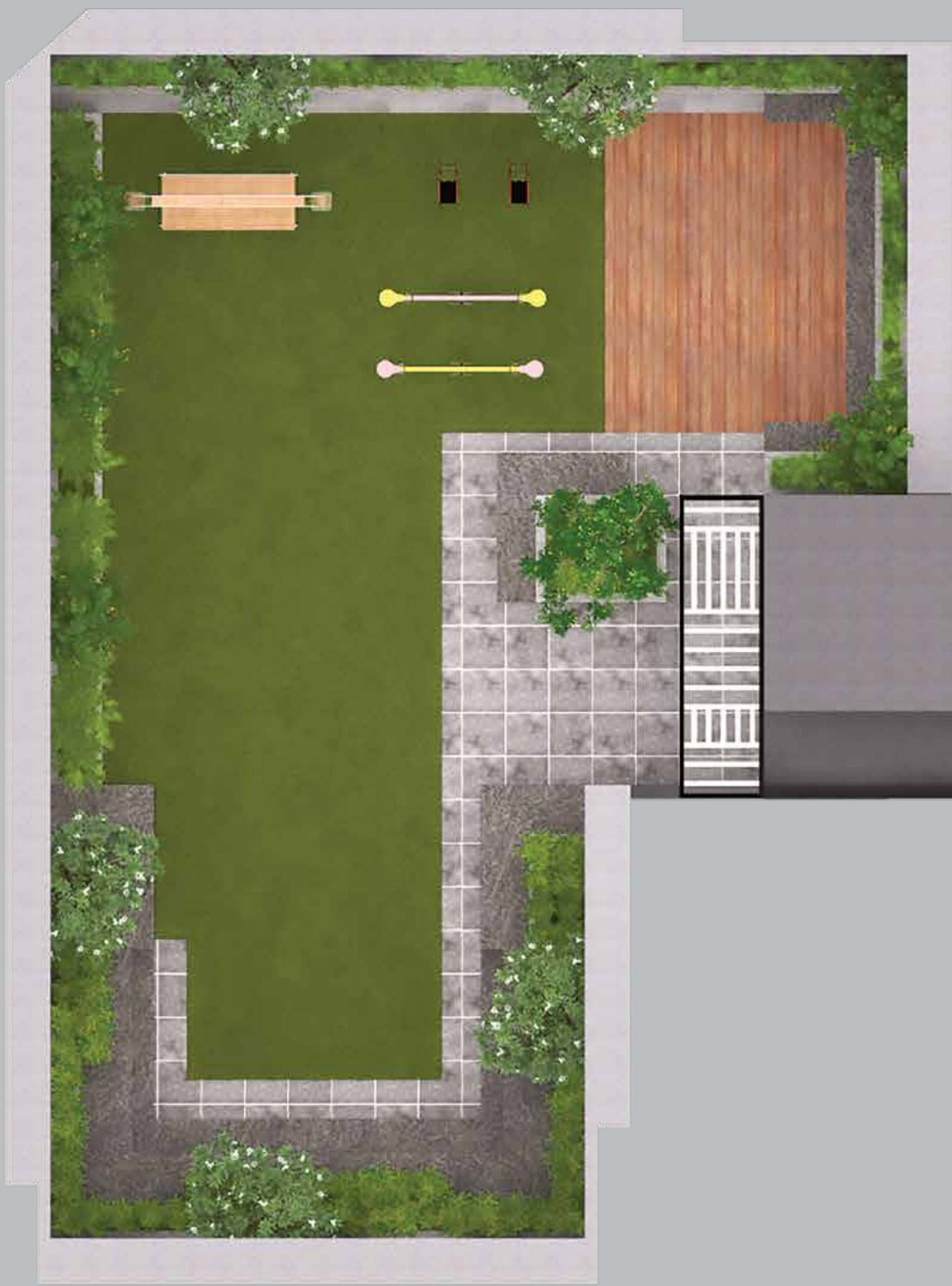


2nd, 3rd & 4th Floor

Floor	TYPE	BUA (sq. mt.)	CARPET* (sq. ft.)	BALCONY (sq. mt.)	FLAT BUA (sq. ft.)	Final Area (sq. ft.)
A	3BHK	102.39	967.47	3.78	1102	1102
B	3BHK	99.93	942.82	3.75	1076	1076
C	3BHK	99.44	939.59	3.78	1070	1070
D	3BHK	102.39	970.59	3.76	1102	1102

*Carpet area mentioned above are as defined in West Bengal Housing Industries Regulation Act, 2017.

Rooftop Master Plan





3rd Floor
Flat A & D

	3A & 3D	Dimensions*
1	Living Area	13'3" X 14'6"
2	Dining	9'6" X 7'10"
3	Bedroom-1	11'6" X 10'4"
4	Bedroom-2	10'0" X 12'0"
5	Bedroom-3	11'6" X 10'10"
6	Balcony	9'6" X 4'6"
7	Kitchen	6'3" X 10'10"
8	Open Terrace	11'6" X 4'0"
9	Toilet -1	4'6" X 8'0"
10	Toilet - 2 - Common	8'1" X 4'11"
11	Toilet -3- Bedroom	4'6" X 10'10"

* All dimensions are Carpet Area



3rd Floor
Flat B & C

	3B & 3C	Dimensions*
1	Living Area	10'1" X 18'1'
2	Dining	7'10" X 9'5"
3	Bedroom-1	10'2" X 11'3"
4	Bedroom-2	10'1" X 13'0"
5	Bedroom-3	11'11" X 11'10"
6	Balcony	4'6" X 9'5"
7	Kitchen	6'3" X 11'3"
8	Open Terrace	10'2" X 4'0"
9	Toilet -1	4'1 X 7'10"
10	Toilet - 2	7'11" X 4'6"
11	Toilet - 3	7'11" X 4'6"

* All dimensions are Carpet Area

BUILDINGS THAT TURN INTO A COLOSSAL *Landmark*



BLISS
Bowbazar



MARIGOLD
Maniktala



PEARL
Tollygunj



ORNATE
Maniktala



*Industry to community.
We believe in the fine art of giving back to society.*

*Noble's Archiscape: A unique approach that blends architecture, nature
and landscape to create inspiring and curative living spaces.*



LOTUS
Patuli



KUNJ
Hatibagan



NOBLE SRISTI
Lake Gardens



We are creating assets since 1997. Assets that have a rising appreciation value on investment. Home buyers don't just look for a Property. They look for best suited locations & tailor-made facilities.

Noble Group is known for distinguished landmarks that deliver the value promise. Integrity, expertise and masterful craftsmanship sets the benchmark for all our projects.

We invite you to join our ever-growing community of satisfied customers.

We make intelligent buildings with user-oriented solutions. Come.. let us build aspirations together.



ANTHEM
The Mark of Pride

Developed by:



Corporate Office : 1/3A, Rammoy Road Kolkata – 700 025
033 4067 4068 | sales@nobleprojects.in

FOR SITE VISITS & BOOKINGS PLEASE CALL

98301 14777 | 90071 21792

Site address: 4, Chandranath Chatterjee Street, Kolkata 700 025

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