



**JADE**

Bangur Avenue



HALLMARK OF A LUXURY LIFESTYLE

New-age lifestyle has changed but  
some lifestyles are here to stay...

Just like



**JADE**  
Etched with Exclusivity

WHAT IS  
IN THE  
TREASURE  
BOX?

A LIVING LIKE *never before*

CRAFTED FOR 56 *select families*

A *well-connected neighbourhood*  
LIKE BANGUR

AS *spacious* AS YOU HAVE DREAMT

AND MANY MORE GEMS  
GETTING READY TO BE  
EXPLORED BY YOU



CLUB

RESIDENTIAL

PARKING

G+18 ATELIER

56 VAASTU-COMPLIANT  
AIR-CONDITIONED  
APARTMENTS

FOR THE FIRST TIME IN THE  
VICINITY G+4 MULTI LEVEL  
PARKING

FOR THE FIRST TIME IN THE  
VICINITY A LUXURY ROOFTOP  
CLUB



LET OUR  
FINEST CREATION  
BE YOUR  
FINEST FAVOURITE

EVERY NEW CREATION IS SPECIAL TO US. It always comes with unbounded joy and love. Crafted soulfully by the hands of Auricas & Nirmala, there is love within the spaces of every column of Jade. However, a premium lifestyle such as this needs the wisdom of the years to stand upright. That is where the over two decades of our experience have come in handy.

Jade boasts of unique luxury located centrally to all your needs. It is the core from where you get easy access to every essential and entertainment destination. This location for Jade has been thoughtfully chosen to increase the lifestyle quotient of the place.

To present a premium lifestyle to the residents, we have ensured that only the choicest of materials go into the making of Jade. It touches all the key points of a luxury living by providing expansive apartments, unfiltered views from the balcony, a variety of active and entertainment amenities such as playing areas and amphitheatre, and a multilevel parking to provide a solution for lack of parking space. All in all, Jade is truly a treasure box for your life.

Regards,  
Team Jade



AR. MITUL S. SHUKLA



AR. SHAILY M. SHUKLA

## LUXURY ARRIVES WITH JADE

### ARCHITECT SPEAKS

Jewels are priceless for their rarity. And this residency rising in North Kolkata, is a jewel among all lifestyles. It is a rare living experience where we have merged grace with planning to create a wonder desirable by all, but deserved only by the exclusive few.

The crowning glory of Jade is its terrace, to which we have literally given the shape of a crown. It has found its touch of elegance with the glass floor that has opened up sky views for you even your place within the high-rise.

Every apartment, every amenity, and even the lobby and the common area have been designed with keen attention to details to rise above the standards of the day.

Spacious, pristine, and artistic - JADE PRESENTS A LIFESTYLE THAT IS NOTHING BUT TREASURABLE.



# JADE

Etched with Exclusivity





ARTIST'S IMPRESSION

GRAND ENTRANCE



ARTIST'S IMPRESSION

A TRANQUIL TEMPLE AT THE ENTRY



DOUBLE HEIGHT LOBBY

# ESTEEMED LIVING ON VIP ROAD

The road has its own fame of being seamlessly connected with VIP road -one of the main arteries of the city. And when you are on VIP road, you are connected to Airport and other main roads that assures you smooth connectivity. With the arrival of Jade, this road will be more glittery than ever.

CONNECTED BY VIP ROAD



BIG BEN  
200 MTRS



METRO  
4.4 KM



CITY CENTRE  
4.5 KM



SEC V  
6 KM



AIRPORT  
7 KM

# LOCATION HIGHLIGHTS



## COLLEGES

|                                  |                |
|----------------------------------|----------------|
| Amity University                 | 13 km - 27 min |
| The Bhawanipur Education society | 13 km - 27 min |
| St. Xaviers University           | 14 km - 28 min |
| NSHM                             | 20 km - 41 min |



## SCHOOLS

|                     |                |
|---------------------|----------------|
| Newtown School      | 12 km - 20 min |
| Lamartiniere School | 13 km - 23 min |
| Heritage School     | 14 km - 25 min |
| DPS Mega City       | 17 km - 32 min |



## HOTELS & RESTAURANTS

|                  |                 |
|------------------|-----------------|
| Mainland China   | 3.8 km - 8 min  |
| Hyatt            | 4.1 km - 9 min  |
| Fly Kouzina      | 4.3 km - 11 min |
| JW Marriott      | 7.8 km - 15 min |
| ITC Royal Bengal | 8.5 km - 18 min |



## ATTRACTIONS

|            |                 |
|------------|-----------------|
| Nicco Park | 5.8 km - 12 min |
| ECO Park   | 12 km - 25 min  |
| Aquatica   | 12 km - 25 min  |



## HOSPITALS

|                   |                 |
|-------------------|-----------------|
| ILS Hospitals     | 4.7 km - 8 min  |
| Apollo Hospital   | 5.0 km - 9 min  |
| AMRI Hospital     | 5.6 km - 12 min |
| Charnock Hospital | 7.7 km - 13 min |



## CONNECTIVITY

|                           |                 |
|---------------------------|-----------------|
| Kolkata Railway Station   | 3 km - 8 min    |
| Belgachia Metro Station   | 3.3 km - 9 min  |
| City Centre Metro Station | 3.5 km - 10 min |
| Sealdah Station           | 6.2 km - 18 min |
| Airport                   | 10 km - 20 min  |
| Howrah Railway Station    | 10 km - 25 min  |



## MALLS

|               |                 |
|---------------|-----------------|
| Diamond Plaza | 3.1 km - 10 min |
| Mani Square   | 3.2 km - 10 min |
| City Centre 1 | 3.9 km - 12 min |
| City Centre 2 | 10 km - 20 min  |



SCAN QR CODE FOR GOOGLE MAP



# JADE

Etched with Exclusivity

BANGUR  
CROSSING

TOWARDS AIRPORT

SALT LAKE

SALT LAKE  
CONNECTING BRIDGE

LAKE TOWN  
CROSSING

BIG BEN

TOWARDS  
ULTADANGA

MESMERIZING VIEWS  
OF THE BREATH-TAKING  
*skyline*

Your home at Jade comes with ceaseless views of the horizon. The view of the spellbinding golden hour will enthrall your senses and add magic to your daily life. The city will come alive from your balcony and will take you on a dreamy ride.

UNFILTERED VIEWS FROM EACH FLAT  

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2 SPACIOUS BALCONIES IN EACH FLAT



ARTIST'S IMPRESSION

YOUR BALCONY CAN BECOME A PLACE FOR  

---

YOGA WITH NATURE'S VIEWS | SPENDING TIME WITH YOURSELF  
MOVIE STREAMING UNDER THE SKY | READING YOUR NEW BOOK  
TEA-PARTY WITH FRIENDS | LIVE GARDENING

APARTMENTS  
AS GLITZY AS  
LUXURY  
*escapes*

Space will create an all-new meaning here with its aura. The apartments are so expansive that you will find your home as a luxury gateway. Every morning sunshine will come through from many angles to wake you up by creating magical tapestry on your bed. And the balcony is made for the evenings. Take a smoking cup of Darjeeling tea and take a long breather.





ARTIST'S IMPRESSION

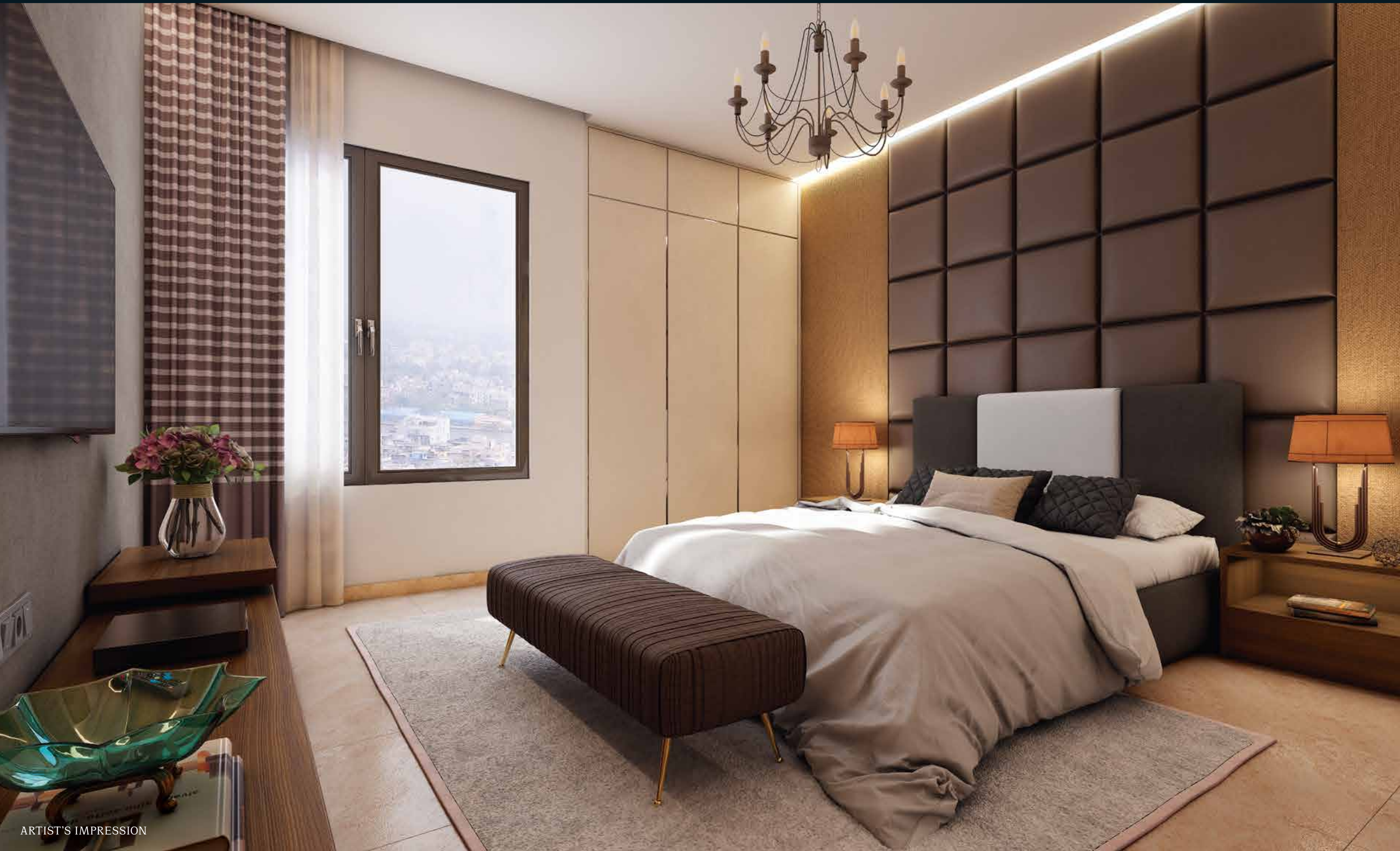
VAASTU-COMPLIANT 3 & 4 BHK

SPACIOUS 2155-2701 SQ. FT

FLOOR TO CEILING CLEAR HEIGHT 11 FT

ALL AIR-CONDITIONED FLATS

WELL-VENTILATED & WELL-LIT APARTMENTS





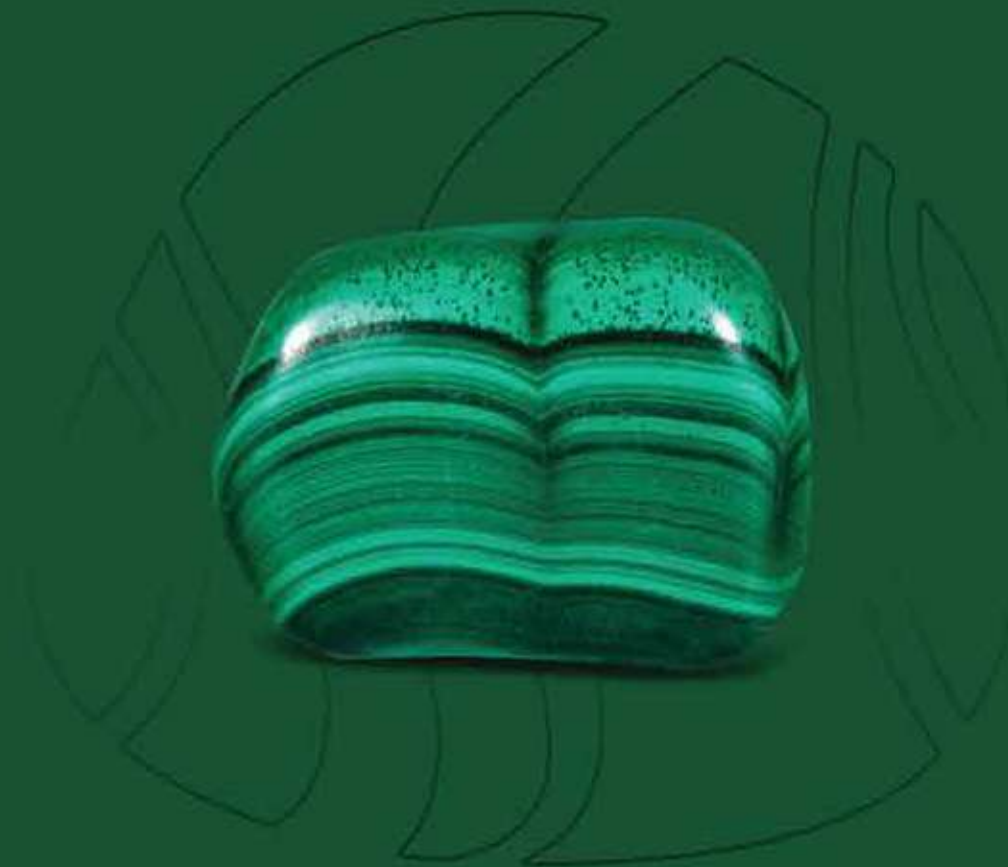
ARTIST'S IMPRESSION

PROVISION FOR TURNING APARTMENT INTO DUPLEX

YOUR SPACE  
TRANSFORMS  
ACCORDING TO YOUR  
*mood*

1 When you feel like humming, turn space into  
A MUSICIAN'S CORNER

2 When the writer's instinct gets enliven, turn space into  
A WRITER'S DEN



3 When the artist in you wants to spend time with canvas, turn space into  
PRIVATE ART STUDIO

4 When want work-life balance, turn space into  
A WORK NOOK

5 When the fitter you strikes the health chord, turn space into  
HOME FITNESS CENTRE



DREAM LIKE  
ROOFTOP CLUB  
A SENSE OF PURE  
*luxury*

With the stunning views and artful amenities, the crown-shaped terrace will make your breaks enviably relaxing. The unwinding hours of yours will be elaborate here to signify the essence of your chosen lifestyle.



ARTIST'S IMPRESSION

## INDOOR FITNESS & LEISURE

- CLUB RECEPTION LOBBY
- AC GYMNASIUM
- MULTIPURPOSE HALL WITH LAWN
- INDOOR KIDS' PLAY AREA
- INDOOR GAMES ROOM
- AMPHITHEATRE WITH SCREEN
- SKY BRIDGE



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SKY BRIDGE

# VARIOUS FIRST TIME EXPERIENCES MAKE THIS A FIRST-OF-ITS-KIND *lifestyle*

You know first gets more attention and pure love. We have poured all for this project to make it beloved.

FIRST HIGH  
RISE IN THE  
VICINITY

G+4 MULTI LEVEL  
PARKING FACILI-  
TY FOR THE FIRST  
TIME IN THE  
AREA

FIRST ROOF-  
TOP CLUB IN  
THE LOCALITY

FIRST  
SIGNATURE  
BUILDING IN THE  
NEIGHBOURHOOD

FIRST  
AIR-CONDITIONED  
SELECT  
APARTMENTS IN  
THE VICINITY

EV CHARGING  
FOR THE  
FIRST TIME  
IN THE AREA



|            |   |
|------------|---|
| 18TH FLOOR |   |
| 17TH FLOOR |   |
| 16TH FLOOR |   |
| 15TH FLOOR |   |
| 14TH FLOOR |   |
| 13TH FLOOR |   |
| 12TH FLOOR |   |
| 11TH FLOOR |   |
| 10TH FLOOR |   |
| 9TH FLOOR  |   |
| 8TH FLOOR  |   |
| 7TH FLOOR  |   |
| 6TH FLOOR  |   |
| 5TH FLOOR  |   |
| 4TH FLOOR  | ✓ |
| 3RD FLOOR  | ✓ |
| 2ND FLOOR  | ✓ |
| 1ST FLOOR  | ✓ |
| GROUND     | ✓ |

EXPANSIVE RESIDENCES FOR YOU,  
 PERFECT PARKING ZONE FOR *your car*

Your worries about parking your car will disappear forever here. For the first time in Bangur, you'll be able to access a G+4 parking facility. Your car will stay protected here from all kinds of external elements and your peace of mind will belong to you.

**G+4 PARKING FACILITY FOR THE  
 FIRST TIME IN THE VICINITY**

**VALET PARKING FACILITY**

ARTIST'S IMPRESSION

# SPECIFICATIONS

|     |                               |  |
|-----|-------------------------------|--|
| 1.  | Space Specification:          | Luxury Specification   |
| 2.  | Super Structure:              | Earthquake Resistant Reinforced Cement Concrete Structure              |
| 3.  | Living and Dining Room:       | Range of Premium 6'x4' (Sunheart or Equivalent) Italian Finish Tiles   |
| 4.  | Master Bedroom:               | Greenlam (Mikasha) or Equivalent make Engineered wooden Floor          |
| 5.  | Other Rooms:                  | Range of Premium 6'x4' (Sunheart or Equivalent) Italian Finish Tiles   |
| 6.  | Kitchen:                      |  |
|     | A) Floor:                     | Range of Premium 6'x4' (Sunheart or Equivalent) Italian Finish Tiles   |
|     | B) Counter Top:               | Granite  |
|     | C) Dado:                      | Upto 3' Height in Combination Tiles (Premium)                          |
| 7.  | Toilet:                       |  |
|     | A) Floor:                     | Anti-skid Tiles Size 6'x4' (Sunheart or Equivalent)                    |
|     | B) Dado:                      | Anti-skid Tiles Size 6'x4' upto Lintel Height (Sunheart or Equivalent) |
| 8.  | Sanitary Fixture:             | Grohe or Equivalent  |
| 9.  | UPVC and CPVC Pipe:           | Astral or Equivalent   |
| 10. | Balcony:                      | Toughened Glass Railing  |
| 11. | Door Frame:                   | Wooden Frame   |
| 12. | Entry Main Door:              | Greenply or Equivalent make Flush Door with Veneer on both sides       |
| 13. | Other Door:                   | Flush Door (Greenply or Equivalent)                                    |
| 14. | Door Handle:                  | Hafele or Equivalent   |
| 15. | Window:                       | Glazed Coated Aluminium (Domal or Gita or Equivalent)                  |
| 16. | Internal Finish:              | Machine Finish Putty   |
| 17. | External Finish:              | Weatherproof External Paint  |
| 18. | Electricals:                  | Schneider or Equivalent  |
| 19. | Provision For Airconditioner: | VRV/VRF Unit (Daikin or Mitsubishi or Equivalent)*                     |
| 20. | AC Ledge:                     | MS Structure   |
| 21. | Common Lobby:                 | Italian Marble or Tiles with Reception Desk                            |
| 22. | Plumbing:                     | Astral Silencio or Equivalent  |

\*Chargeable Basis



# GROUND FLOOR PLAN



# 5TH FLOOR PLAN



| FLAT | FLAT TYPE | CARPET AREA (SQ.FT.) | BALCONY (SQ.FT.) | CB AREA | O.T. AREA (SQ.FT.) | BUA (SQ.FT.) | SQ AREA | SBUA (SQ.FT.) | TOTAL CHARGEABLE AREA INCL 50% O.T |
|------|-----------|----------------------|------------------|---------|--------------------|--------------|---------|---------------|------------------------------------|
| A    | 3 BHK     | 1150                 | 130              | 47      | 628                | 1443         | 104     | 2355          | 2669                               |
| B    | 4 BHK     | 1422                 | 75               | 41      | 208                | 1676         | 101     | 2701          | 2805                               |
| C    | 3 BHK     | 1130                 | 48               | 14      | 111                | 1311         | 91      | 2155          | 2210                               |
| D    | 4 BHK     | 1374                 | 92               | 40      | 442                | 1617         | 99      | 2684          | 2905                               |



# TYPICAL 6TH-18TH FLOOR PLAN



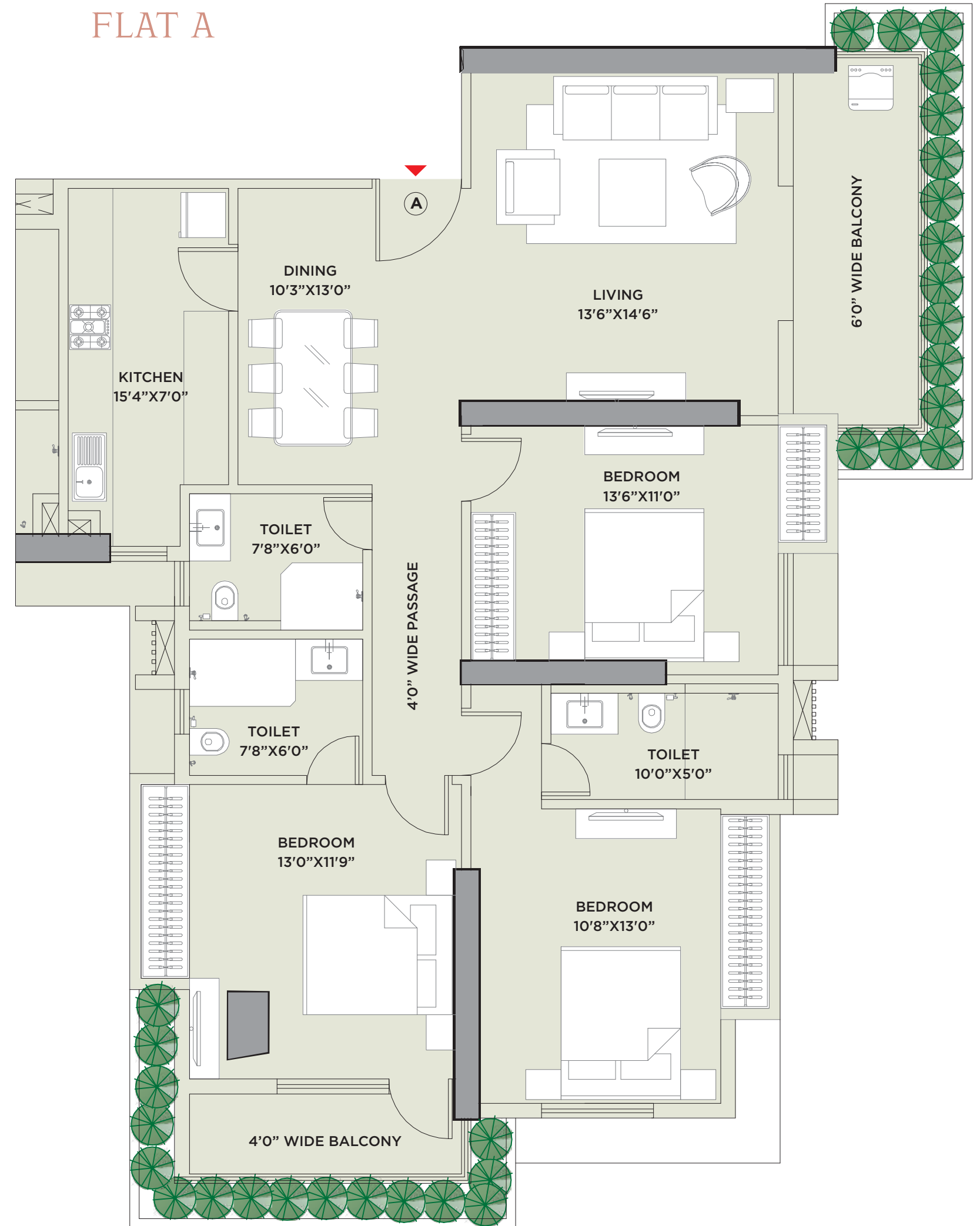
| FLAT | FLAT TYPE | CARPET AREA (SQ.FT.) | BALCONY (SQ.FT.) | CB AREA | BUA (SQ.FT.) | SQ AREA | SBUA (SQ.FT.) |
|------|-----------|----------------------|------------------|---------|--------------|---------|---------------|
| A    | 3 BHK     | 1150                 | 130              | 47      | 1443         | 104     | 2355          |
| B    | 4 BHK     | 1422                 | 75               | 41      | 1676         | 101     | 2701          |
| C    | 3 BHK     | 1081                 | 88               | 14      | 1304         | 91      | 2155          |
| D    | 4 BHK     | 1374                 | 92               | 40      | 1617         | 99      | 2684          |





# UNIT PLANS

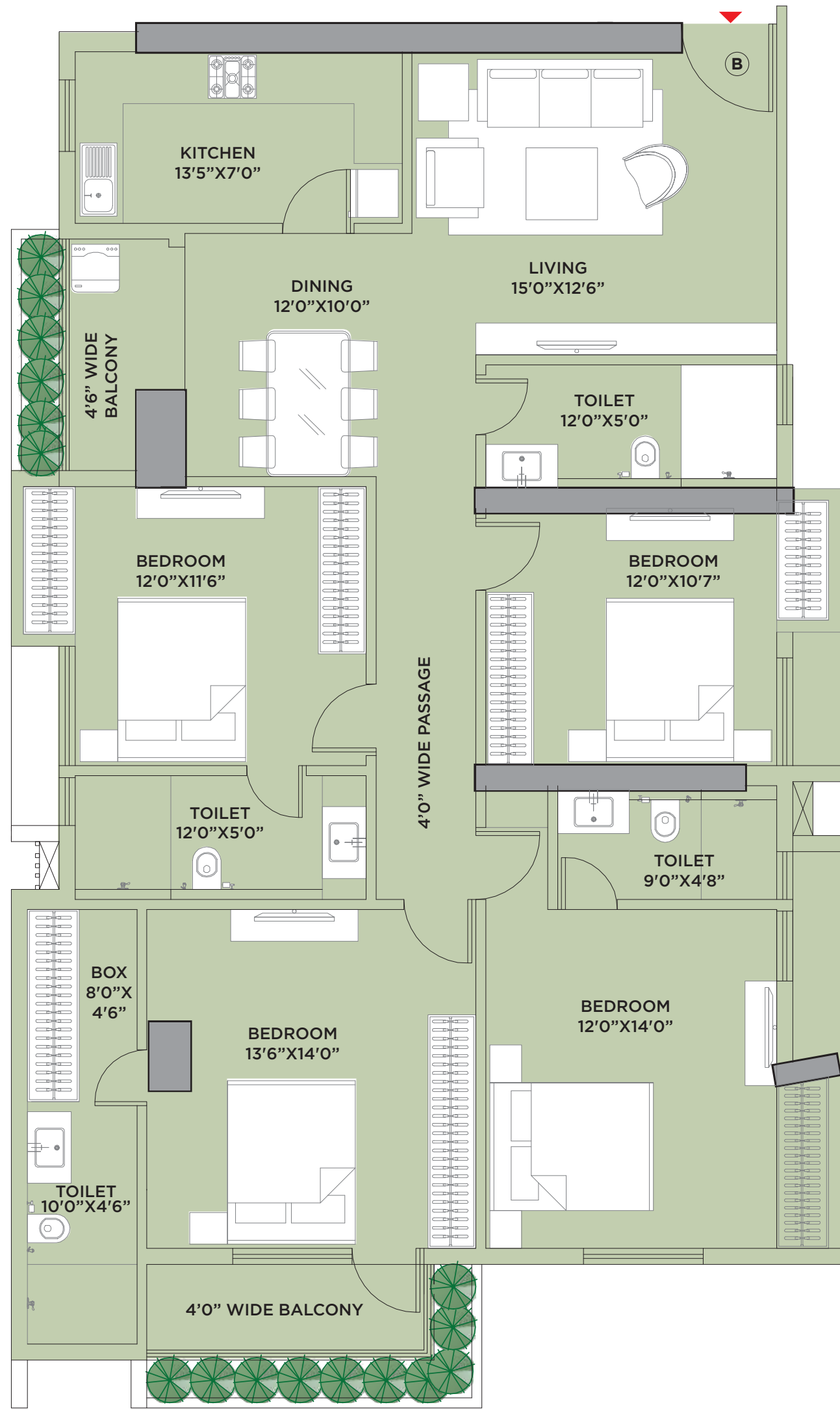
## FLAT A



| FLAT | FLAT TYPE | CARPET AREA (SQ.FT.) | BALCONY (SQ.FT.) | CB AREA | BUA (SQ.FT.) | SQ AREA | SBUA (SQ.FT.) |
|------|-----------|----------------------|------------------|---------|--------------|---------|---------------|
| A    | 3 BHK     | 1150                 | 130              | 47      | 1443         | 104     | 2355          |



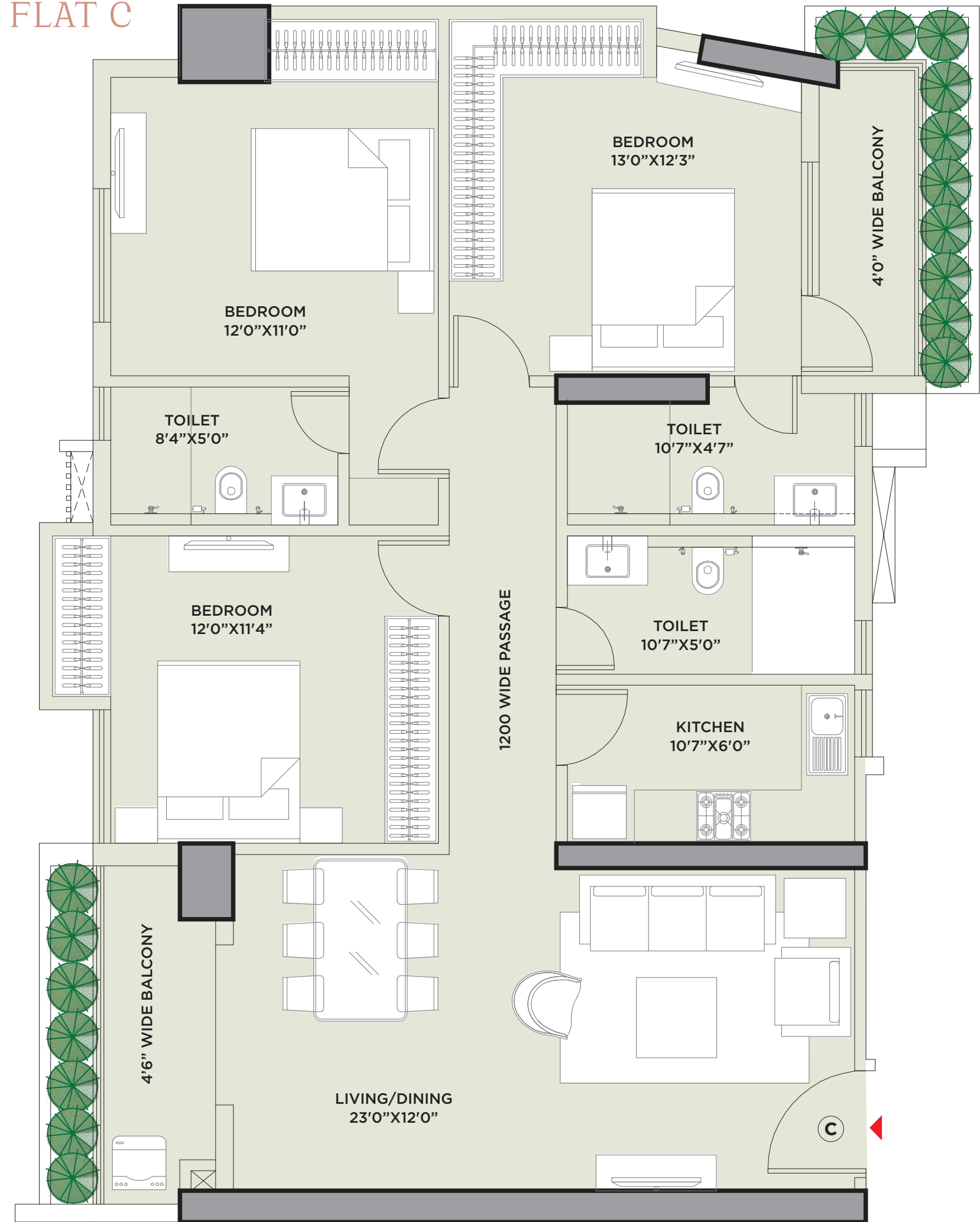
# FLAT B



| FLAT | FLAT TYPE | CARPET AREA (SQ.FT.) | BALCONY (SQ.FT.) | CB AREA | BUA (SQ.FT.) | SQ AREA | SBUA (SQ.FT.) |
|------|-----------|----------------------|------------------|---------|--------------|---------|---------------|
| B    | 4 BHK     | 1422                 | 75               | 41      | 1676         | 101     | 2701          |



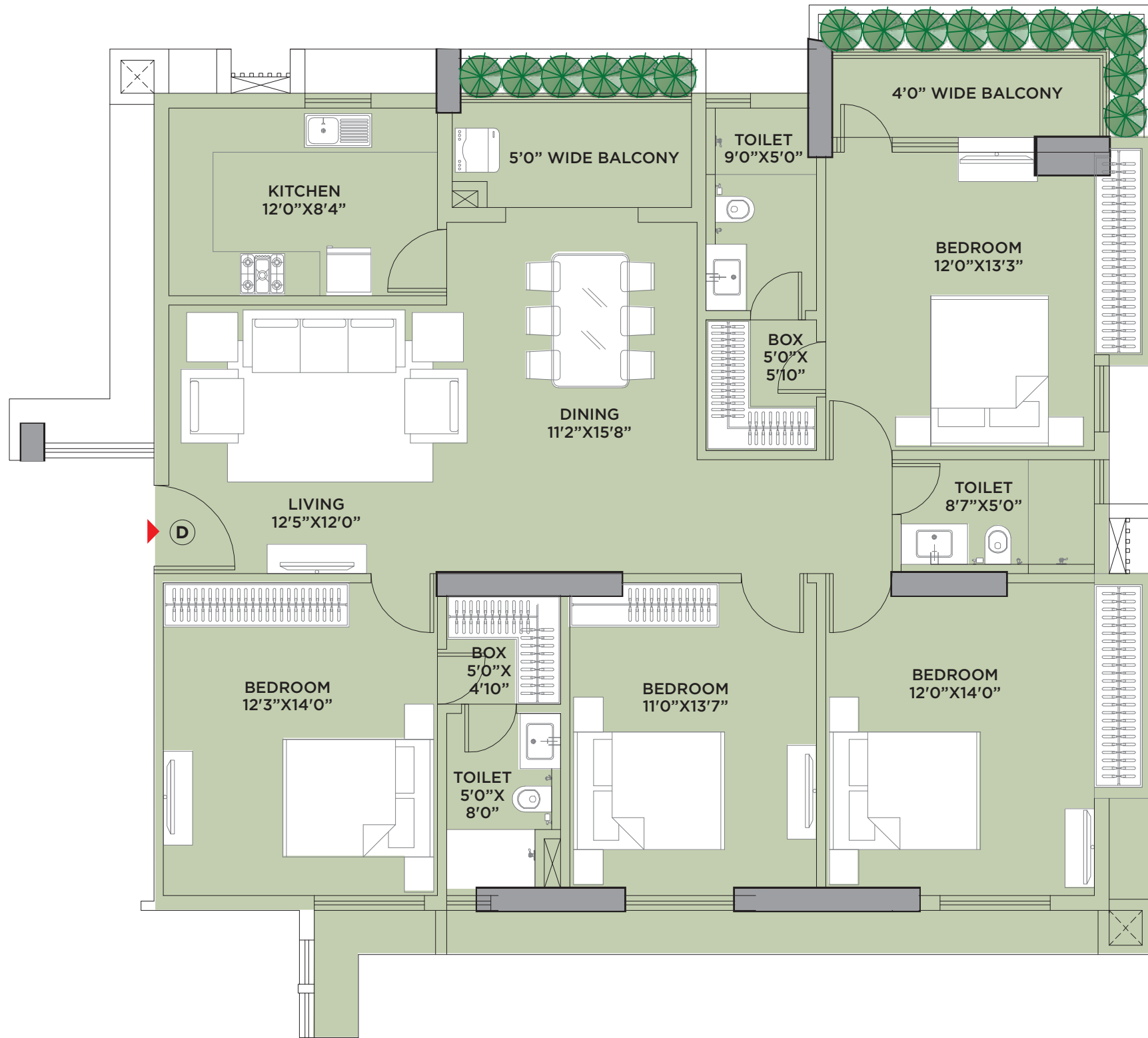
# FLAT C



| FLAT | FLAT TYPE | CARPET AREA (SQ.FT.) | BALCONY (SQ.FT.) | CB AREA | BUA (SQ.FT.) | SQ AREA | SBUA (SQ.FT.) |
|------|-----------|----------------------|------------------|---------|--------------|---------|---------------|
| C    | 3 BHK     | 1081                 | 88               | 14      | 1304         | 91      | 2155          |



# FLAT D



# TERRACE FLOOR CLUB PLAN



| FLAT | FLAT TYPE | CARPET AREA (SQ.FT.) | BALCONY (SQ.FT.) | CB AREA | BUA (SQ.FT.) | SQ AREA | SBUA (SQ.FT.) |
|------|-----------|----------------------|------------------|---------|--------------|---------|---------------|
| D    | 4 BHK     | 1374                 | 92               | 40      | 1617         | 99      | 2684          |



THE NEW-AGE  
DEVELOPER WITH AGE-OLD  
EXPERIENCE



With a successful legacy in the real estate business for the last 17 years, Nirmala Group has garnered a good reputation among the fraternity. Under the stewardship of Mr Aayush Tekriwal, the group's motto has become to get customers' delight first. He is putting his gathered experience into every new venture of Nirmala Group. And doing so, he brings with him a heritage of honesty and authenticity that the Developer, as a brand, promises to carry forward.

**Nirmala Group** has an ingrained sense of innovation and aims to excel in this with every creation they create. The brand believes in building a reputation through the work that it does, and it promises to bring forth several more projects in the very near future.

[www.nirmalagroups.com](http://www.nirmalagroups.com)



With more than a decade of experience, Auricas is bringing new-age norms in the real estate industry, driven ahead with future-forward ideas and design, and the leadership of Sanjay Puri. The Group is now culminating these design ideas in a new project, after having created many over the past two decades and more. With Jade, the Group has revisited the age-old promises of on-time delivery, incredible team effort, thoughtfulness, and a customer centric approach.

Auricas creates every project with a golden eye for detail, and transforms spaces into lifestyle experience centres for its residents.

[www.auricas.in](http://www.auricas.in)



## Mass & Void | Architect & Interior Consulting

Mass & Void Architects/Interiors is one of the most established Architectural & Interior practices delivering projects in various parts of Eastern & North East India, including West Bengal, Jharkhand, Nepal, Assam & several parts of Central, Western & Southern India.

Within the last 10 years Mass & Void has successfully completed more than 50 projects including Residential, Commercial, Hospitality, Educational & Industrial type of buildings. Presently, Mass & Void Architects is an integral part of more than 100 undergoing projects in the Design & Constructional stages.

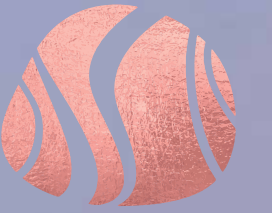
ARCHITECT

## Be the Bee

Bibhor Singhania & Banibrata Goswami have been working with the real estate pioneers across the nation, and serving more than 100 clients and 250 real estate projects across West Bengal, Maharashtra, Chattisgarh, Assam, Bihar, Orissa & many more states.

Be the Bee is one of India's most promising advertising agencies, with a bunch of innovative ideators and strategic thinkers. We aim to serve the most creative as well as effective branding approaches, that touch all the verticals of marketing and create a distinguished position with the help of outstanding aesthetic skills for each real estate project.

BRAND CONSULTANT



**JADE**  
Etched with Exclusivity



UNBOX THE REAL TREASURES OF *life*



SCAN QR CODE  
FOR WALKTHROUGH

**Developer**

South City Business Park  
3rd Floor, Unit No. 303  
770 Anandapur, Near Ruby More  
Kolkata - 700107

**W** [www.jadekolkata.com](http://www.jadekolkata.com)

**E** [info@jadekolkata.com](mailto:info@jadekolkata.com)

**Site Address**

111 Bangur Avenue, Block C  
Kolkata - 700 055

**Disclaimer:** The sizes / shapes / positions of openings, ducts, balconies and landscape are subject to change. Room sizes indicated are structural sizes and actual sizes may vary due to finishes. Areas mentioned are subject to change after finalization of services and structural design. The furniture shown in the illustration is only indicative.

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