

Developer & Landowner:



Martin Burn Business Park, Suite 705, 7th Floor
Plot 3, BP Block, Salt Lake, Sector V, Kolkata 700091
033 4604 0145 | 0146
www.benchmark-developers.com



Site Address:
Benchmark Aspire
Salt Lake Sector V, Ring Road, Mahisbathan
Under Bidhannagar Municipal Corporation
Kolkata 700102

Project approved by:

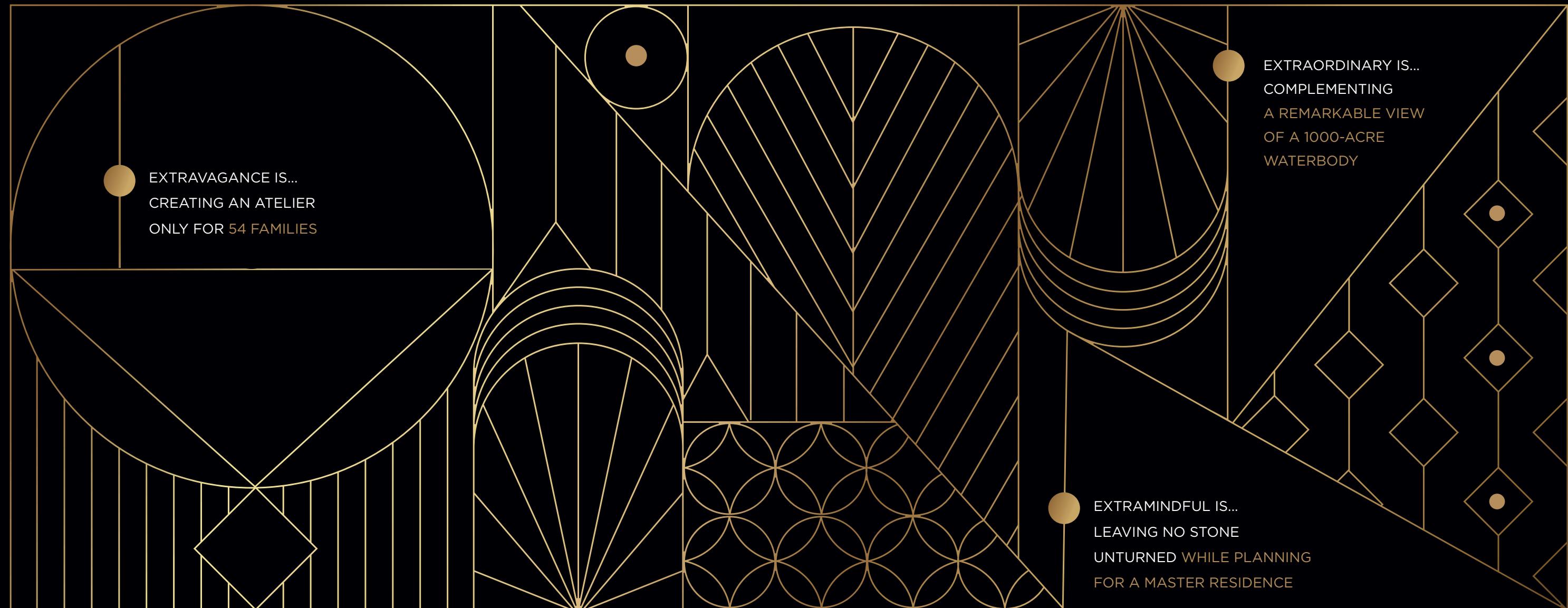


HIRA/P/NOR/2021/001261 | <https://rera.wb.gov.in>

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Concept and Design By BethBee.in

**BENCHMARK
ASPIRE**



EXTRAVAGANCE IS...
CREATING AN ATELIER
ONLY FOR 54 FAMILIES

EXTRAMINDFUL IS...
LEAVING NO STONE
UTURNED WHILE PLANNING
FOR A MASTER RESIDENCE

EXTRAORDINARY IS...
COMPLEMENTING
A REMARKABLE VIEW
OF A 1000-ACRE
WATERBODY

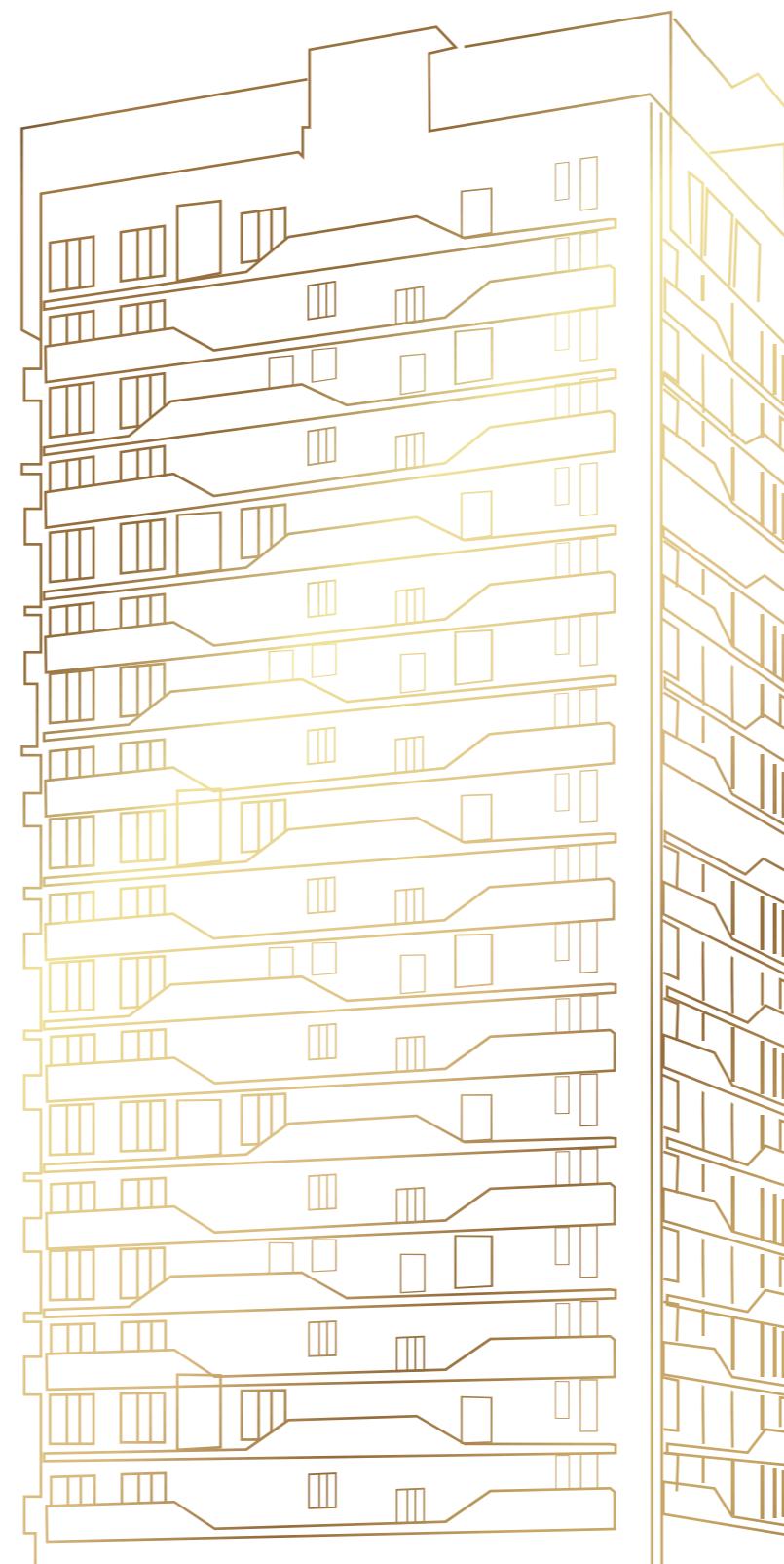


THESE WERE
THE **ASPIRATIONS**
THAT WE KEPT AS
OUR **BENCHMARK**
AND WE HAVE
SUCCEEDED IN
MAKING THIS



Presenting

BENCHMARK
ASPIRE



EMBRACE
THE AURA OF
SIGNATURE LIVING

Possessing the tenets of a singular work-of-art, **Benchmark Aspire** emerges as a luxury residence in a league of its own. This exquisite collection of **3 and 4 BHK apartments**, spanning 18 floors, offers a galaxy of lavish conveniences, including a dedicated **3-storeyed clubhouse**, thoughtfully crafted to immerse you in the utmost pleasures of life.



BENCHMARK ASPIRE

Super Exclusive Solo Tower

54 Select Apartments || 18 Storeys

3 BHK Apartments Spanning 1547 sq. ft

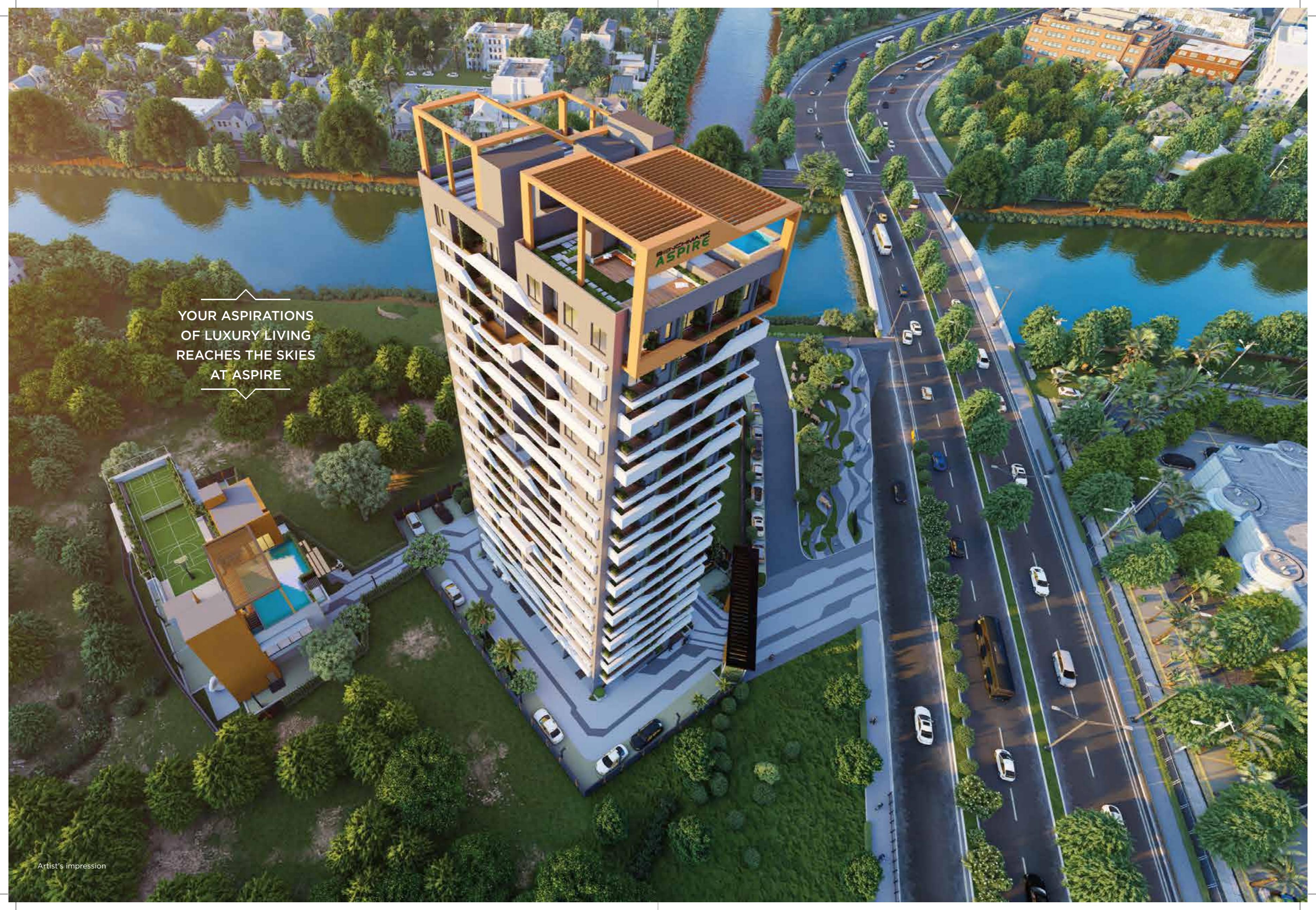
4 BHK Apartments Spreading Across 2454 sq. ft

Overlooking 1000 Acres of Waterbody

IGBC Gold-rated Green Building

3-storey Dedicated Clubhouse

Entrance through Benchmark Aspire Garden



YOUR ASPIRATIONS
OF LUXURY LIVING
REACHES THE SKIES
AT ASPIRE



FROM THE DEVELOPER'S DESK

WE BELIEVE THAT OUR HOMES REFLECT OUR ASPIRATIONS

...and that's why at Benchmark Aspire, we have left no stone unturned to provide not only a home but a complete lifestyle. We all aspire to stand out, to be a little different from what's commonplace and to satiate that aspiration, we have created a balanced living that's luxurious yet uniquely exclusive. Only 54 apartments make this standalone address the epitome of an exclusive neighbourhood. The niche residential units with provision for urban farming on the balcony and the view of a massive natural waterbody will add a new shade of green and serene to maintain a balanced lifestyle. Be it the workplace, school or any medical institution, you'll always remain connected and every aspect of your life will remain balanced. We've designed Aspire to be different, and when you live here, you will come to know the meaning of true luxury.

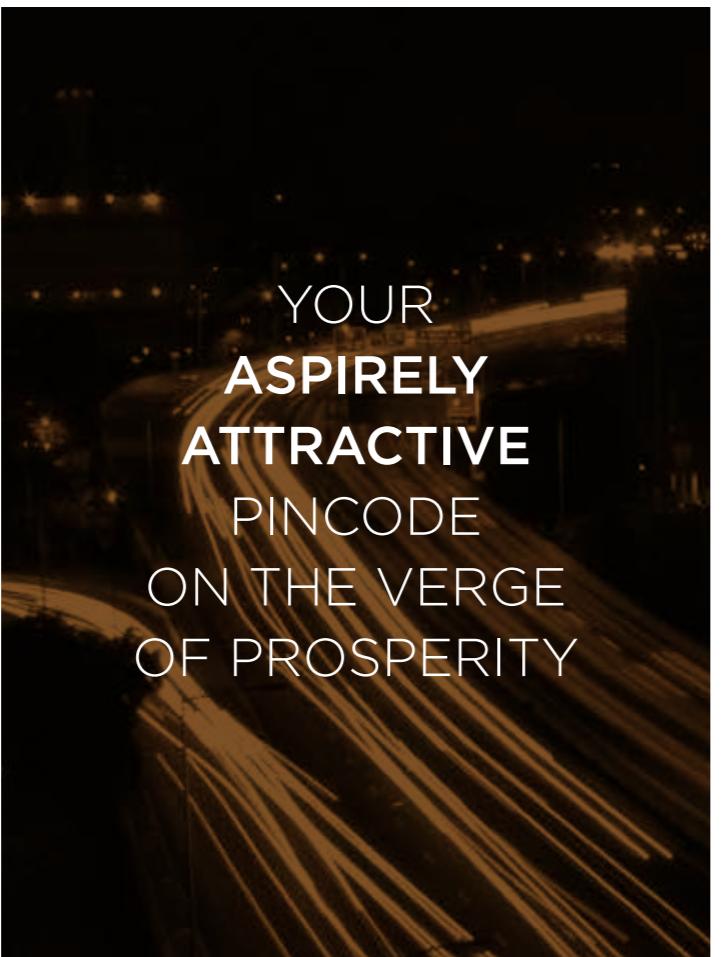
Mr. Santosh Kumar Jaiswal

Partner

BENCHMARK
SINCE 2004

LOCATED NEAR KOLKATA'S LARGEST WATERBODY
SPREAD ACROSS 1000 ACRES





YOUR
ASPIRELY
ATTRACTIVE
PINCODE
ON THE VERGE
OF PROSPERITY

Welcome work-life balance at Kolkata's finest address. Amid the vibrant pulse of Newtown, Benchmark Aspire stands as an exclusive haven with express connectivity. With the prospering work district just next door, now you can finally spend less time travelling and more time with yourself and your family, to find the perfect balance between a quaint yet luxurious lifestyle.

It is a gift to be able to maintain the balance of being a workaholic yet seeking family time, and it is at this address that one can choose this leisurely convenience.

AT THE PIVOTAL CROSSROADS OF **SECTOR V** AND **NEWTOWN**
ONLY A 3-MINUTE DRIVE FROM **SECTOR V**



aspirely
attractive



location



Proposed elevator from Salt Lake, Sector V, Ring Road, Mahisbathan to E.M. Bypass



SCAN QR CODE
FOR LOCATION

**IN THE HEART
OF NEWTOWN**
A STONE'S
THROW AWAY
FROM PRIME
LANDMARKS

- **SCHOOL**
Salt Lake Shiksha Niketan - 1.1 kms
The Newtown School - 2.6 kms
DPS Newtown - 4.2 kms
Our Lady Queen of the Missions School - 4.7 kms
Orchids International School - 5.1 kms
- **COLLEGE**
NIPS Hotel Management - 1.0 km
Techno India University - 3.4 kms
Presidency University - 4.2 kms
St. Xavier's University - 5.8 kms
Amity University - 6.1 kms
- **HOSPITALS**
Chittaranjan National Cancer Institute - 2.8 kms
Ohio Hospital - 3.6 kms
Bhagirathi Neotia
Women and Child Care Hospital - 3.7 kms
Tata Medical Centre - 3.9 kms
AMRI Hospital, Salt Lake - 5.7 kms
- **CONNECTIVITY**
Newtown Bus Stand
(upcoming metro stn.) - 1.7 kms
Salt Lake Sec V Metro Station - 3.1 kms
Kolkata Railway Station - 10.5 kms
Airport - 10.6 kms
Howrah Railway Station - 13.7 kms
- **HOTELS AND RESTAURANTS**
Novotel - 2.4 kms
Fairfield - 3.0 kms
The Westin - 4.7 kms
Hyatt Regency - 6.5 kms
JW Marriott- 8.1 kms
- **MALLS**
Axis Mall - 2.6 kms
City Centre 1 - 5.8 kms
Downtown Mall - 6.6 kms
Mani Square - 6.8 kms
City Centre 2 - 9.5 kms
- **ATTRACTI0NS**
Aquatica - 2.5 kms
Nicco Park - 4.4 kms
Eco Park - 4.8 kms
Newtown Golf Arena - 10.2 kms
Newtown Zoo - 10.5 kms

ARCHITECT'S NOTE

Wide open spaces enclose your most reclusive moments here at Benchmark Aspire. Every aspect is designed to fit your need of a balanced living while embracing every invaluable luxury of life. Spaces here are designed to be both open and inclusive yet protects your privacy and need for solace in quite a unique manner.

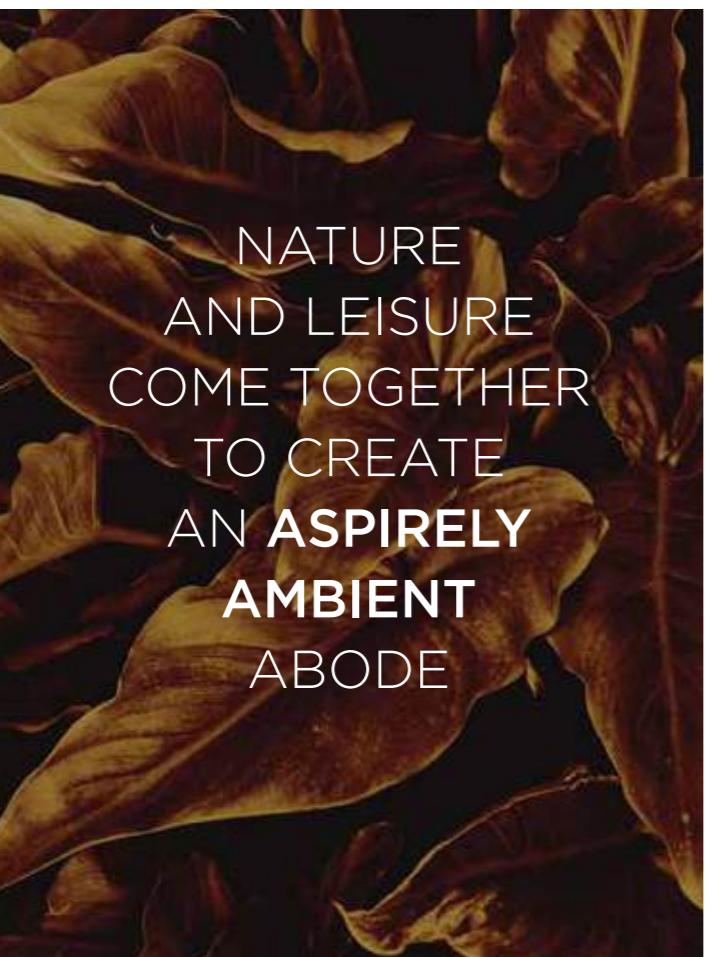
The lifescapes have been curated to be spacious yet private, to create the perfect living for you. Lavish penthouses perched on the top floor adds a signature of royalty to your address. Your quiet moments remain quiet with only 3 apartments per floor while your celebrations will be memorable with the select 54 families who will be your neighbours-turned-to-friends. Keeping the principles of sustainability in mind, we've integrated urban farming spaces for a touch of the naturelle.

All in all, Benchmark Aspire is a concept well-conceived and better lived.



MASTER PLAN





NATURE
AND LEISURE
COME TOGETHER
TO CREATE
AN **ASPIRELY**
AMBIENT
ABODE

From the insides of your home to the vast spaces surrounding the abode, a constant embrace of green defines this in all shapes, and forms.

Feature Wall || Entrance Water Feature || Landscaped Podium

Peripheral Green || Pebbles Court with Sculpture

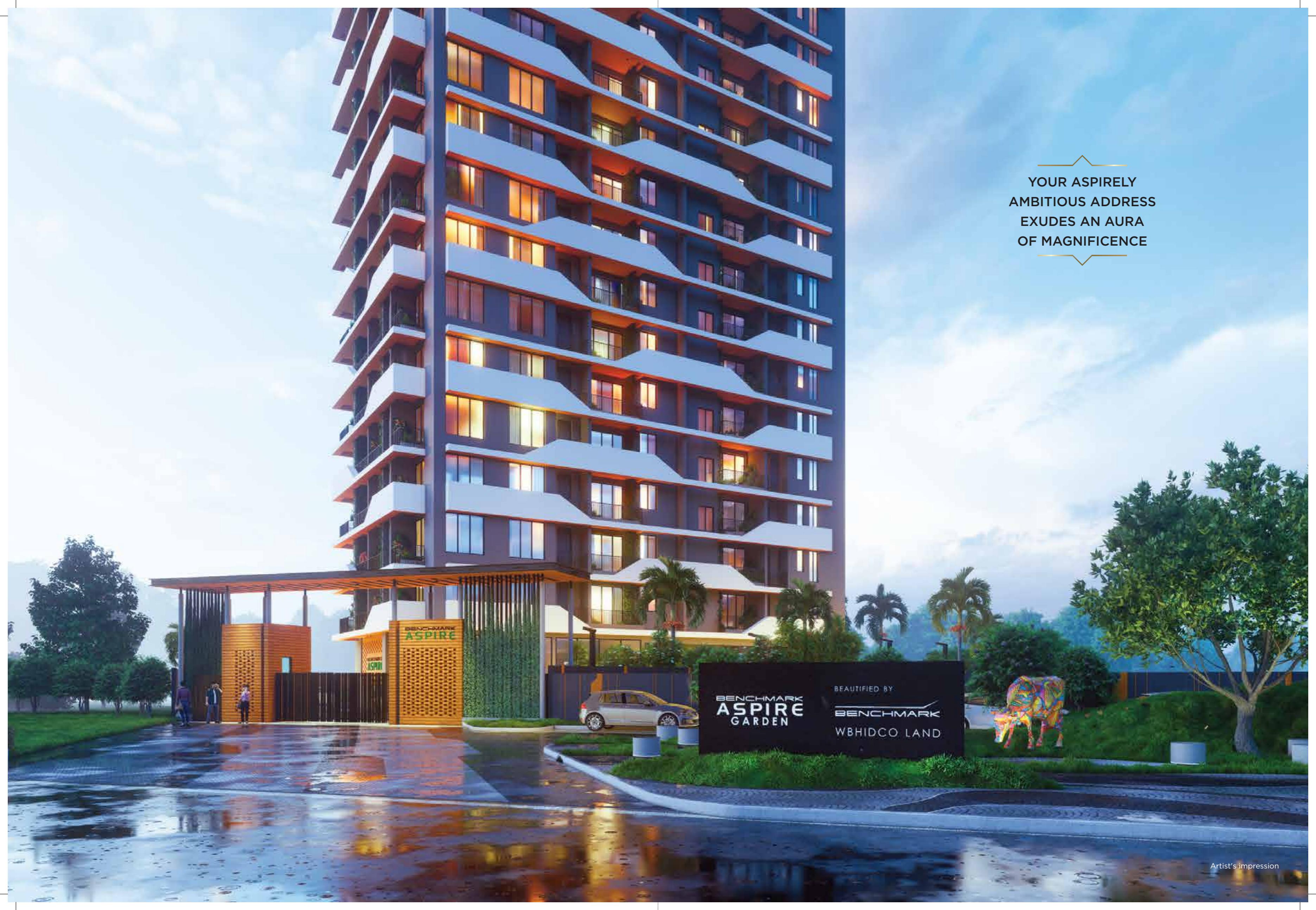
Green Lawn || Zen Garden || Wall Murals

Seating Pocket || Benchmark Aspire Garden





THE WHOLE CITY MOVES
AROUND YOU AT YOUR
ASPIRELY ADMIRABLE ABODE



YOUR ASPIRELY
AMBITIOUS ADDRESS
EXUDES AN AURA
OF MAGNIFICENCE



LEISURELY STROLLS ARE
ALWAYS ASPIRATIONAL
WHEN THE PERIPHERY IS
ENGULFED IN SERENITY

BENCHMARK
ASPIRE
GARDEN

BEAUTIFIED BY
BENCHMARK
WBHIDCO LAND



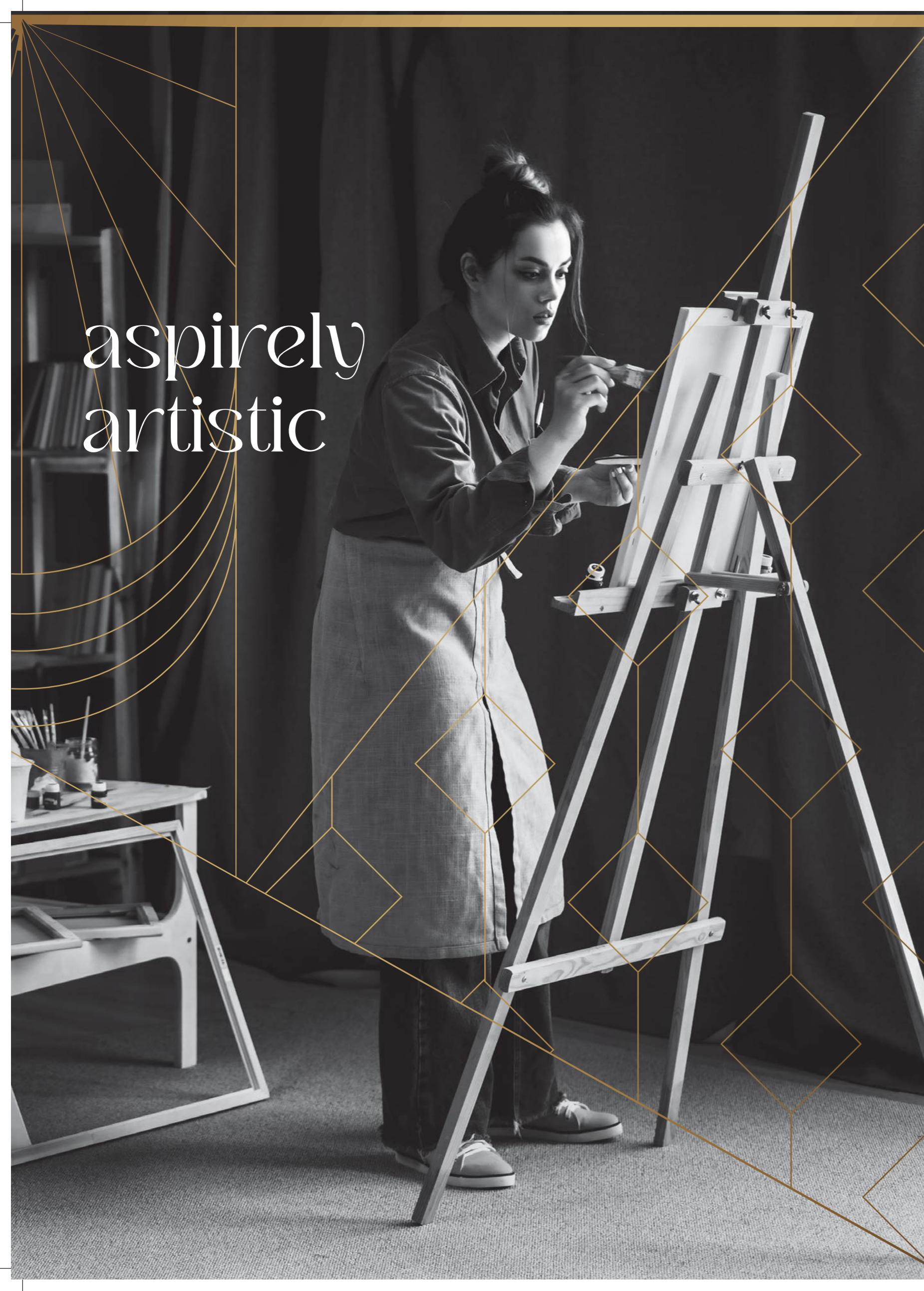
YOUR SENSES WILL BE
ASPIRELY AWAKENED AT THE
LANDSCAPED GARDEN



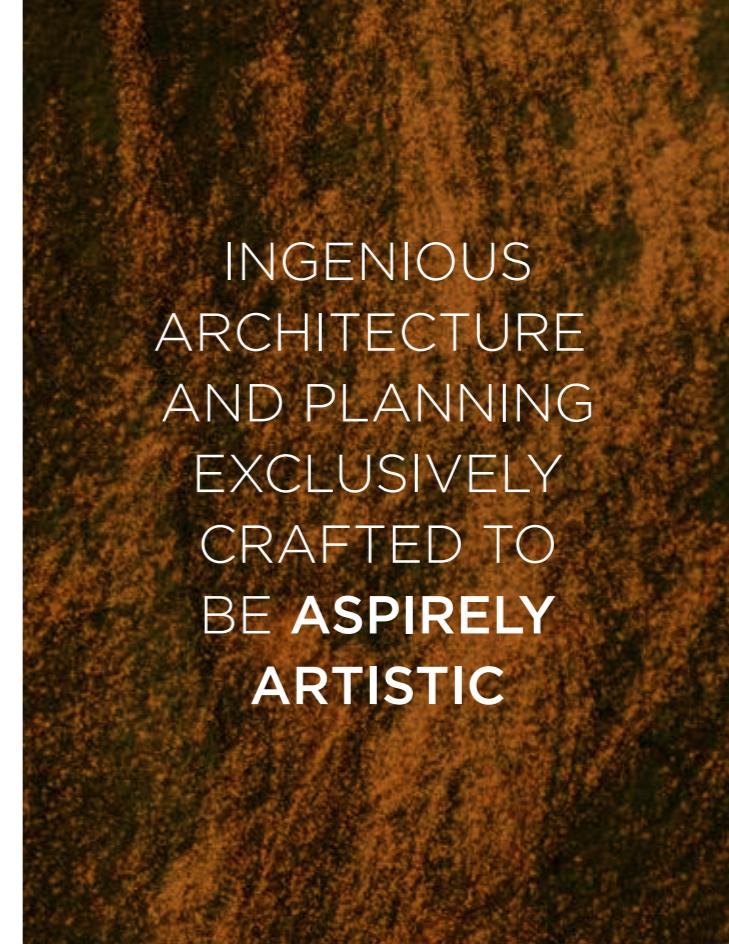
THE GREEN AREA
ENCAPSULATES YOUR
EVERY ASPIRATION OF
LEISURELY LIVING



Artist's impression



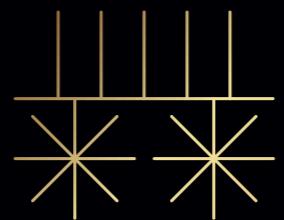
aspiringly
artistic



INGENIOUS
ARCHITECTURE
AND PLANNING
EXCLUSIVELY
CRAFTED TO
BE **ASPIRELY**
ARTISTIC

At Benchmark Aspire, the opulence of personalized spaces and privacy extends seamlessly from one edge to another in impeccably designed living spaces. Far from conventional trends, your time here will be enhanced by the distinctive approach to space planning and the seamless integration of nature into your elevated lifestyle.

Expansive
interior spaces
for 3 and 4 BHK



Penthouses stationed
on the top floor

Spacious
apartments
with only 3
on each floor



3 BHK apartments
spanning 1547 sq. ft

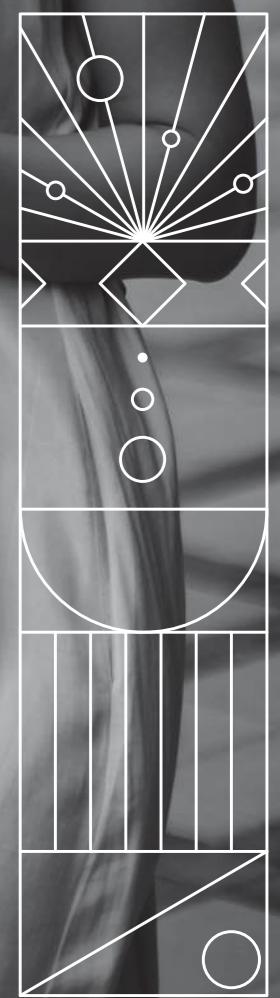
4 BHK apartments
spreading across 2454 sq. ft

Designed with personal
urban farming garden
on the balcony

Dedicated clubhouse
with world-class amenities
designed especially
for free-flowing luxury



aspirely
admirable





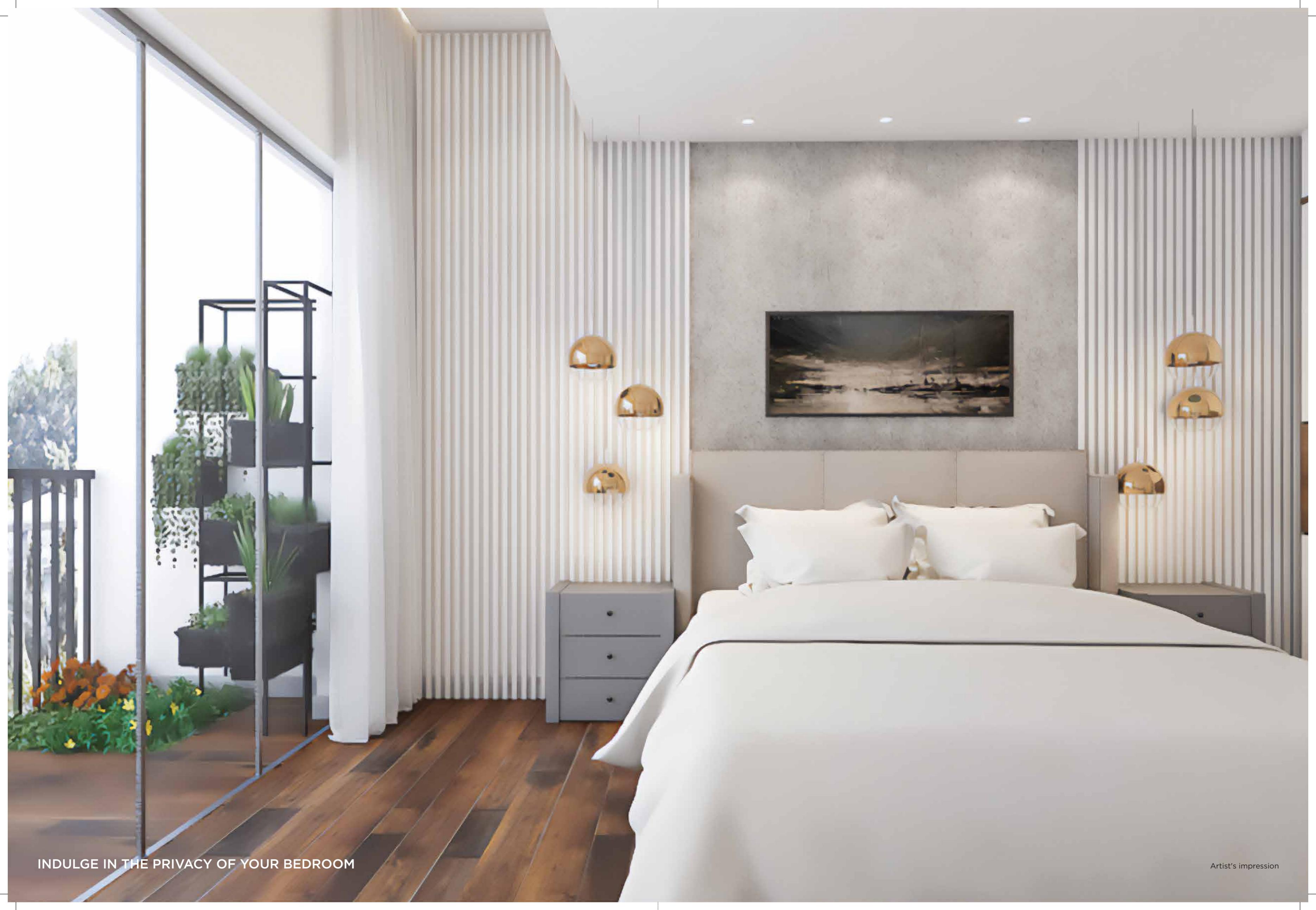
LIVE FREE IN YOUR SPACIOUS LIVING ROOM

Artist's impression



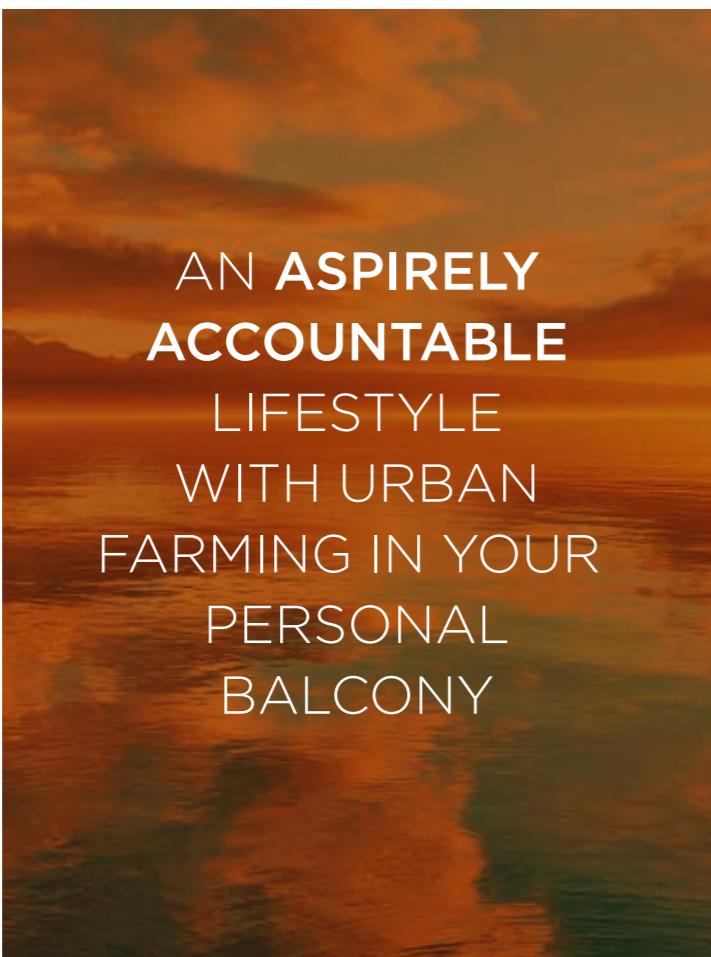
PENTHOUSE LIVING UNDERLINES THE LUXE LIFE

Artist's impression



INDULGE IN THE PRIVACY OF YOUR BEDROOM

Artist's impression



Your vast balconies will be the farm for home-grown organic produce. Witness your daily platter stand apart from the rest, as your diet integrates nourishment nurtured by your own hands with urban farming on balconies for the first time in India.

- Innumerable types of plants and pods
- Detachable and portable pods
- Can be used for outdoor or indoor plantation
- Drip irrigation system with Bluetooth™ and timer
- Easy maintenance of plants at regular intervals





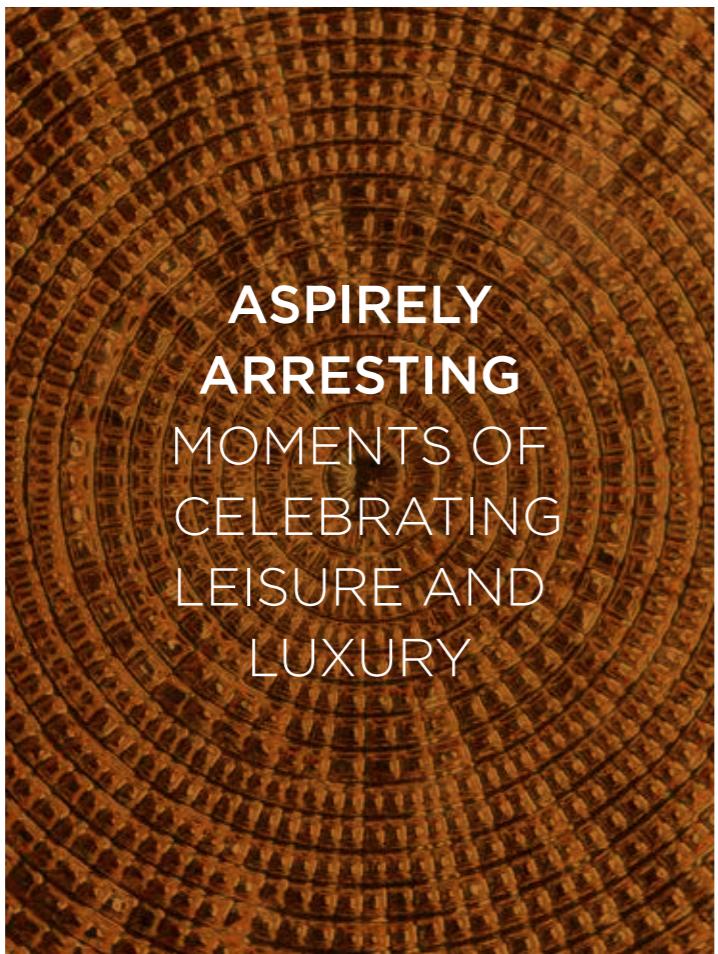
BALCONIES WELCOME A FRESH NEW PERSPECTIVE TO LIVE

Artist's impression



URBAN FARMING AT THE BALCONY ADDS A TOUCH OF THE NATURELLE

Artist's impression



The indulgent array of amenities at Club Aspire stands as the epitome of leisure and recreation painted with a fresh coat of luxury. Find fitness, immerse in serenity and embrace the warmest of celebrations accompanied by delectable delicacies all under one roof.

Spreading over 14,000 sq. ft || Gymnasium

Infinity Edge Swimming Pool || Kids' Play Area || Games Room || Multipurpose Court
Yoga Deck || Library || Banquet with Exclusive Kitchen



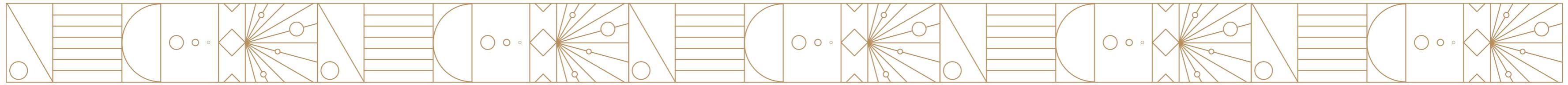
aspirely
arresting



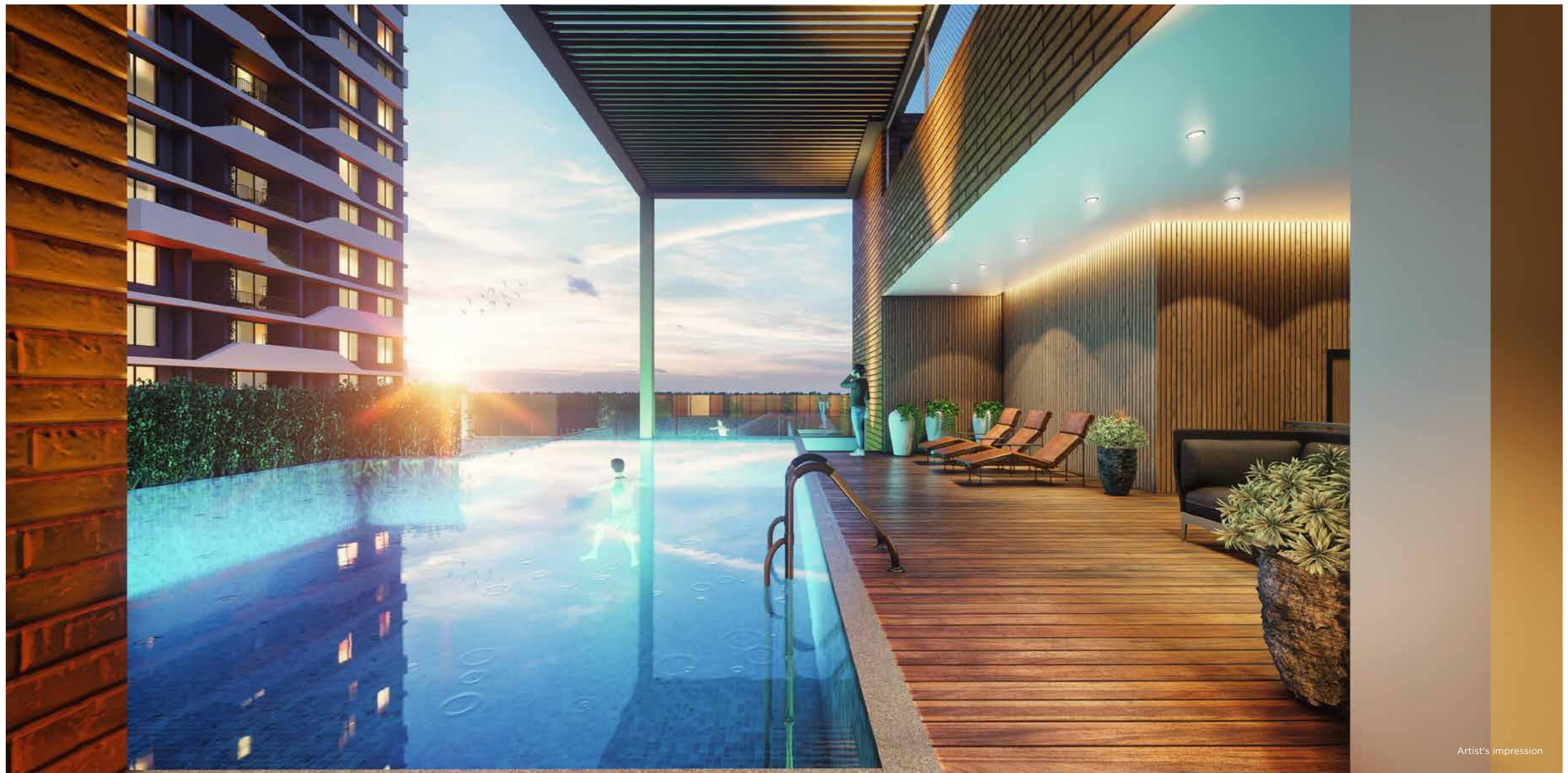


3-STOREYED CLUB ASPIRE FOR YOUR GRANDEST CELEBRATIONS

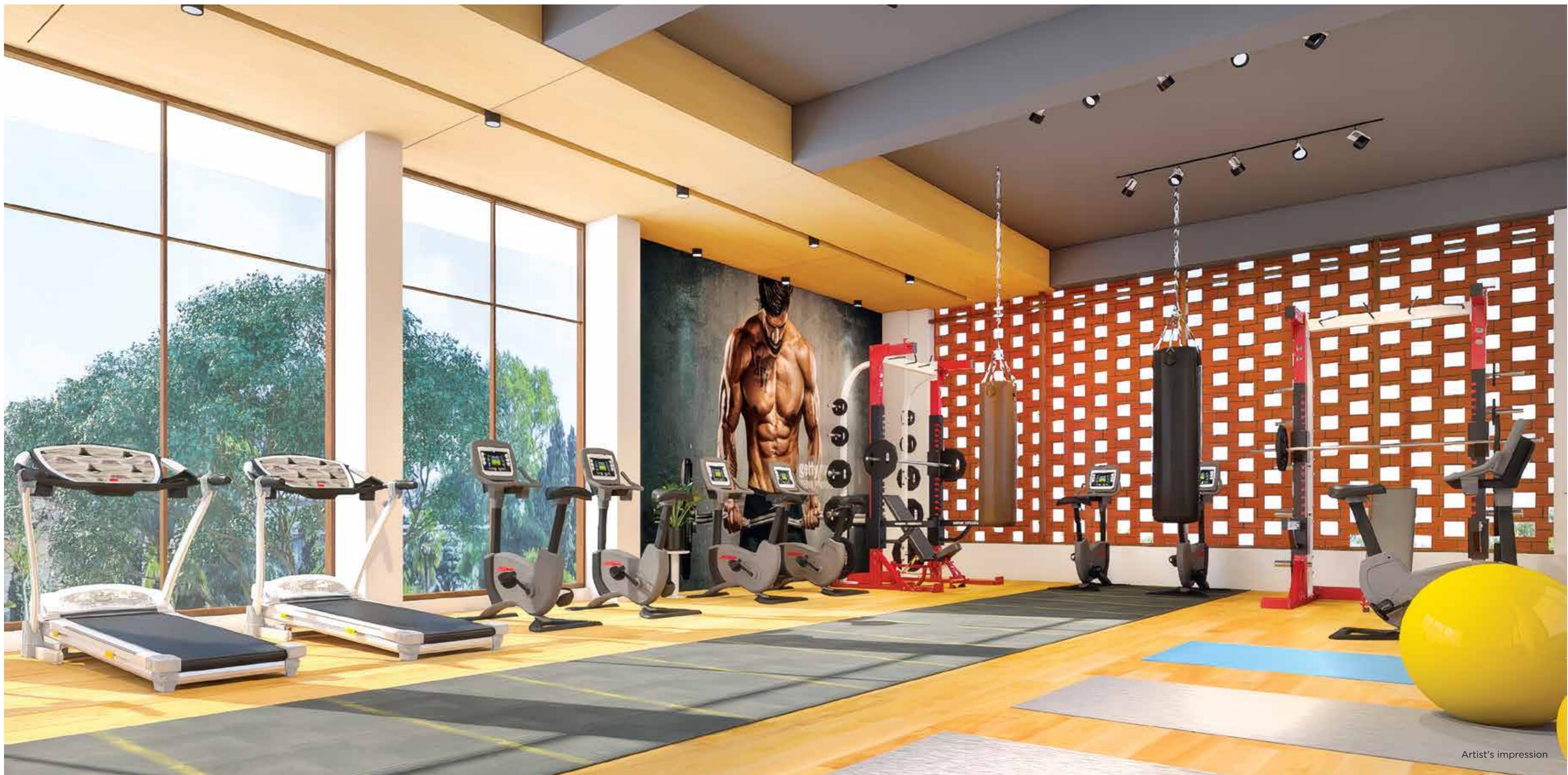
Artist's impression



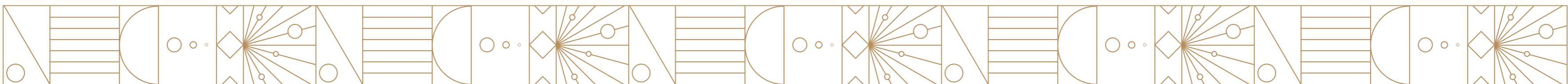
INFINITY EDGE SWIMMING POOL FOR A PLUNGE INTO SERENITY

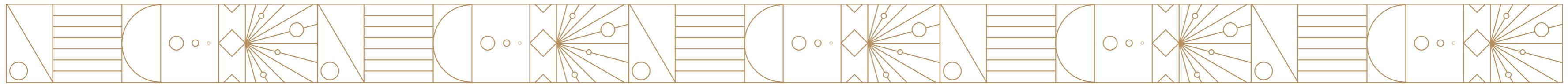


Artist's impression

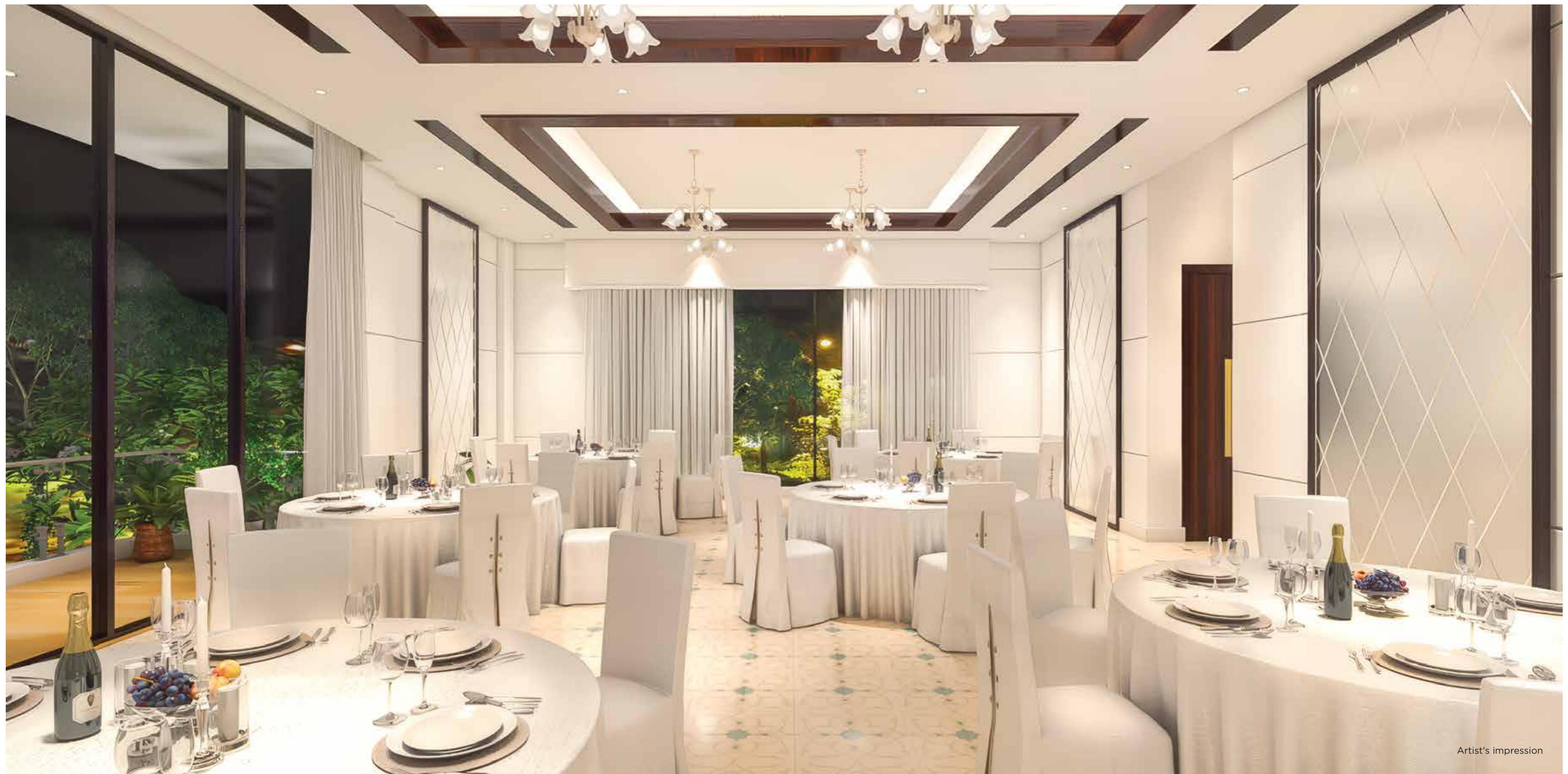


STATE-OF-THE-ART GYMNASIUM TO CHASE YOUR FITNESS GOALS





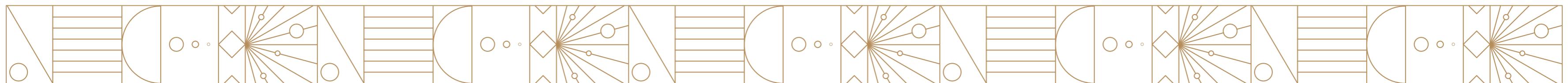
BANQUET HALL WILL BE THE STAGE FOR GREAT GET-TOGETHERS

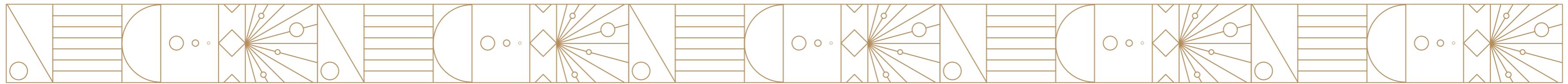


Artist's impression



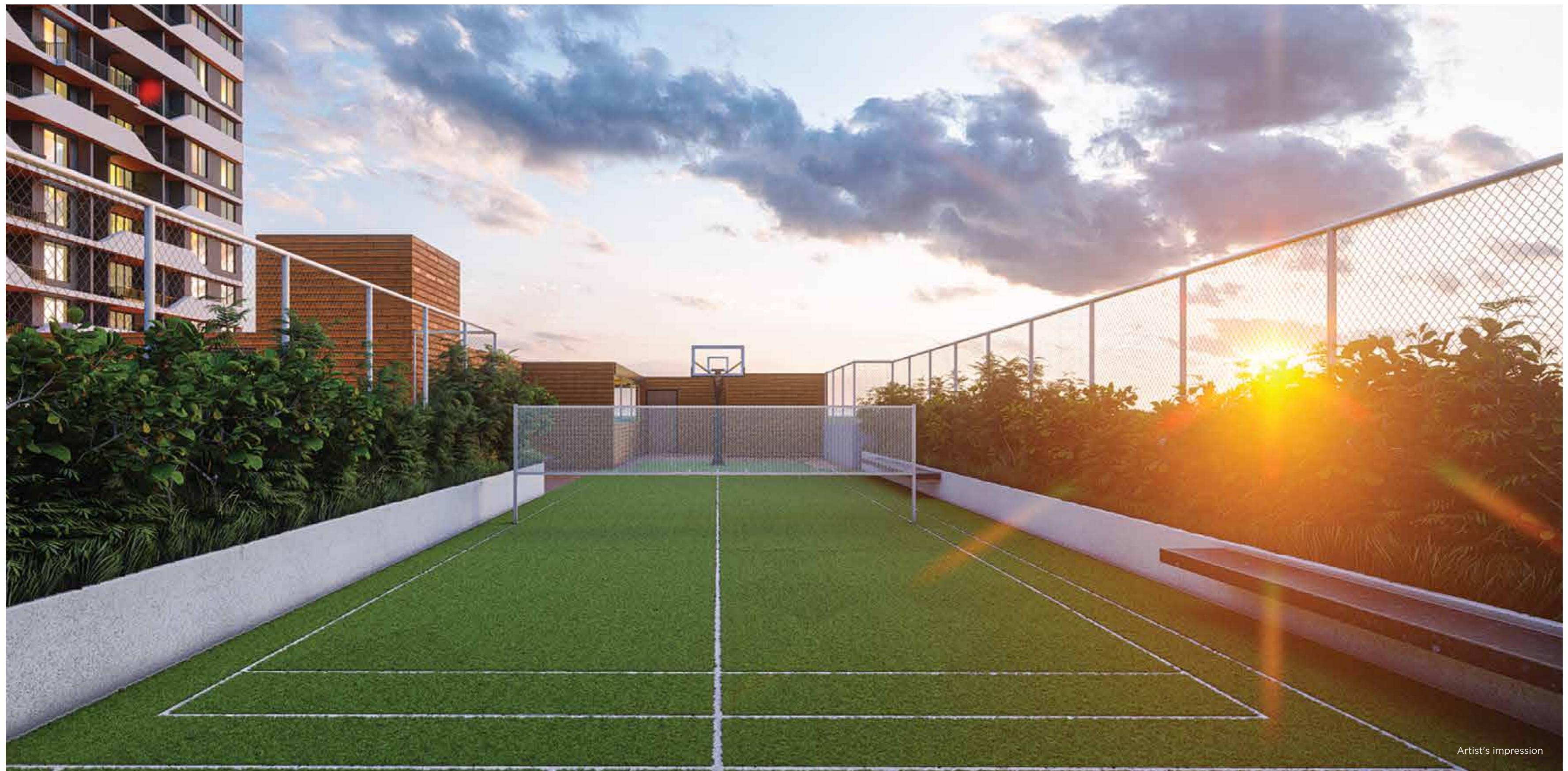
YOGA DECK INVOKES A VIBE OF PEACE





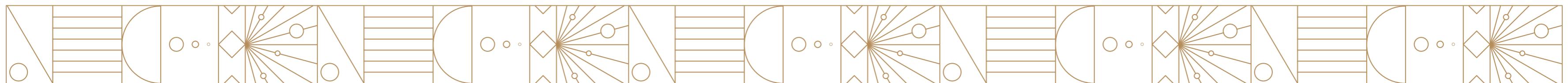
INDOOR GAMES ROOM RAISES THE LEVEL OF PLAYFUL COMPETITION

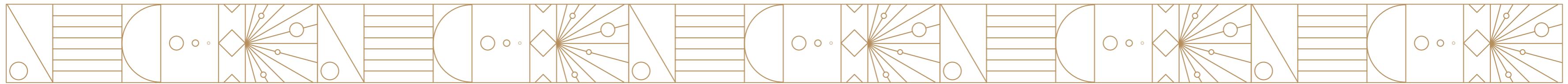




Artist's impression

ROOFTOP MULTIPURPOSE COURT ACTS AS YOUR SPORTS ARENA





IMMERSE INTO A FANTASY OF YOUR OWN AT THE LIBRARY



Artist's impression



Indian Green Building Council



AN ASPIRELY AWARE ABODE OF SUSTAINABLE LIVING

We've implemented sustainable methods, resulting in the attainment of the IGBC Gold Rating for environmental excellence in this project.

ECO-FRIENDLY DESIGN

DAYLIGHT & NATURAL VENTILATION

All inhabited spaces enjoy ample natural light and excellent ventilation to enhance the inner environment of each and every apartment

COOL, SUN & FABRIC

Energy-efficient design and systems reduce the external heat gain, keeping your home naturally cool

EFFICIENT ARTIFICIAL LIGHTING

Efficient lighting design and fixtures provided in common areas reduce the demand for artificial lighting, leading to savings on energy

SAVE WATER & AVOID THIRST

Rainwater harvesting and water-efficient systems in residences which reduce the demand for water

REDUCE. REUSE. RECYCLE.

A waste water treatment plant to ensure that the water generated is treated and re-used

ORGANIC WASTE MANAGEMENT

An organic waste management system to treat wet waste generated

URBAN LUNG SPACES

Encouraging urban lung spaces and promoting health, by developing lush green landscape within the premises

PRO-ENVIRONMENT CONSTRUCTION

Construction waste management
Recycled construction material

CARE FOR ALL

Parking for visitors and preferential parking spaces nearest to the ground lobby for easy access

SPECIFICATIONS

STRUCTURE

Earthquake resistant RCC frame structure

EXTERNAL FINISH

Blending of waterproof acrylic base paint / weatherproof paint and other decorative finish with cladding

INTERIOR FINISH

Cement plaster, smooth finish on walls with POP / putty

WALL

All the external walls will be made by Aluminium Formwork and all the internal walls are made of AAC blocks

LIFT LOBBY & STAIRCASE

Flooring with marble / vitrified tiles, lift fascia finished with combination of granite & lacquered glass / laminated finish

FLOORING

All flats finished with vitrified tiles flooring

TOILETS

Ceramic tiles wall till door lintel height, sanitary ware of reputed make viz. Jaquar make. All CP fittings are Jaquar or of equivalent make

STAIR & BALCONY RAILING

Staircase & balcony railing made of MS painted

WATER TREATMENT

Latest, high capacity iron removal water filtration plant

WINDOWS/GLAZING

Powder coated / anodized aluminium

DOORS

All the flat area doors are flush doors with sal wood frames along with Hafele-make hardware

ELECTRICAL

Concealed copper wiring with semi-modular switches. Provision for raw power, data & voice points for all flats

DG BACKUP

100% DG backup for lift & common service area and all floor area

ELEVATORS

G+18 Storey (3 Lifts)

15 Pax automatic Mitsubishi passenger elevators or equivalent make
10 Pax automatic Mitsubishi passenger elevators or equivalent make
6 Pax Kone fire elevator or equivalent make

CLUB ASPIRE

10 Pax automatic Mitsubishi passenger elevators or equivalent make

HVAC

1. Provisions to be made for Air-conditioners
2. Exhaust fan provisions provided in the toilet and kitchen

FACILITIES

SAFETY & SECURITY

1. Integrated building management system
2. Electronic door lock at main door
3. IP-Based CCTV surveillance at strategic locations
4. Security cabin at premises entry gate
5. Fire rated door at fire escape staircase
6. Addressable fire detection system
7. Video door phones for all the apartments
8. Fire sprinkler for all common areas

ENERGY CONSERVATION

1. Driveway lights with timer
2. Electric vehicle charging point
3. Energy efficient lights in common areas

OCCUPATIONAL HEALTH & COMFORT

1. Low VOC Paints used
2. CFC-free air conditioners
3. Roof tiles with high solar reflective index
4. Water treatment plants with softening
5. Building orientation planned for ample natural light & ventilation
6. Hot & cold water line provision for all the bathrooms and kitchen
7. Toilets and parking for the disabled provided on the ground floor

WATER CONSERVATION

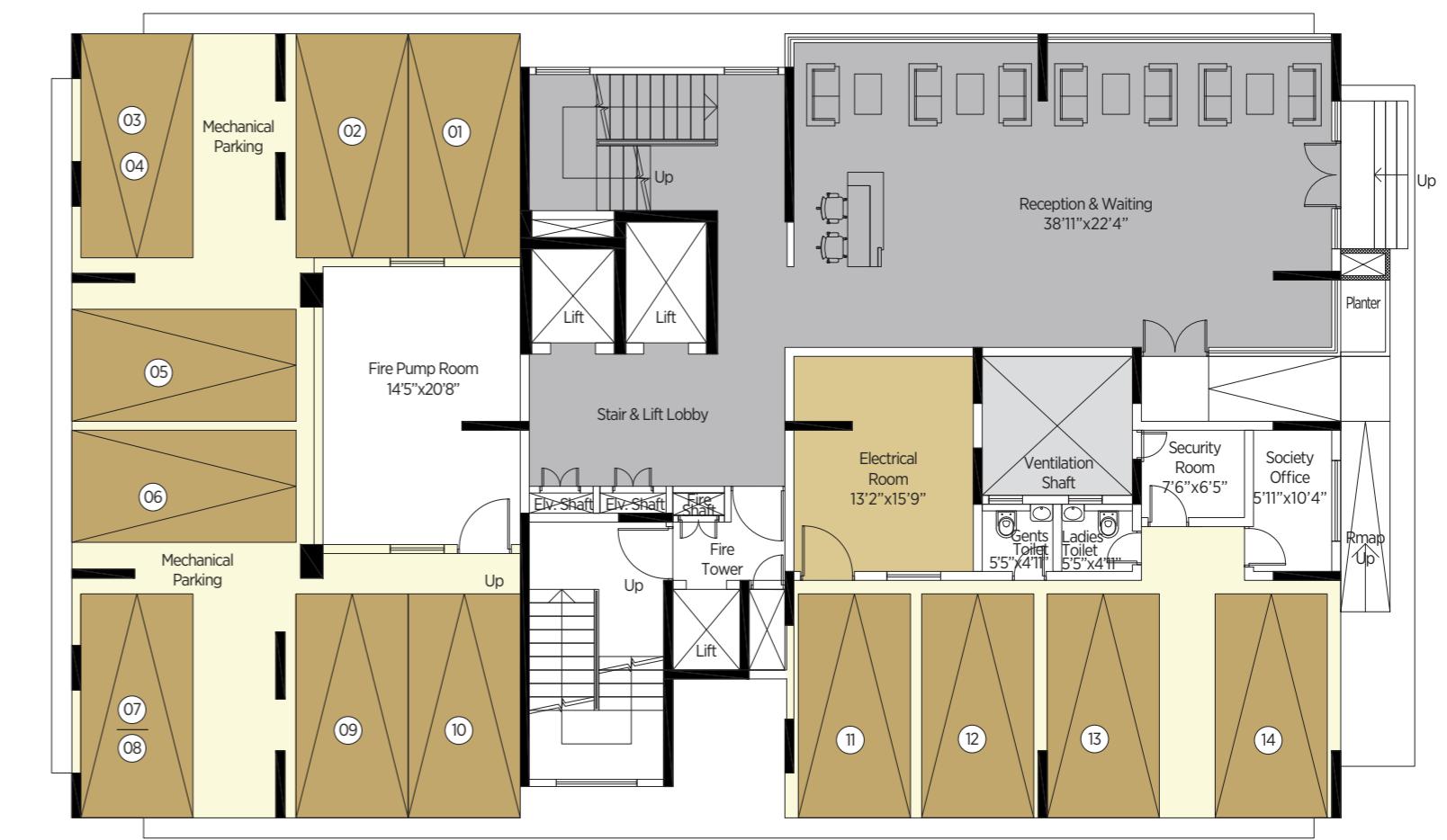
1. Dual flusing system
2. Rainwater harvesting
3. Recycled water for gardening and flushing
4. Water efficient fixtures
5. Water treatment plant
6. Water monitoring system
7. Ground water recharge

SOLID WASTE MANAGEMENT

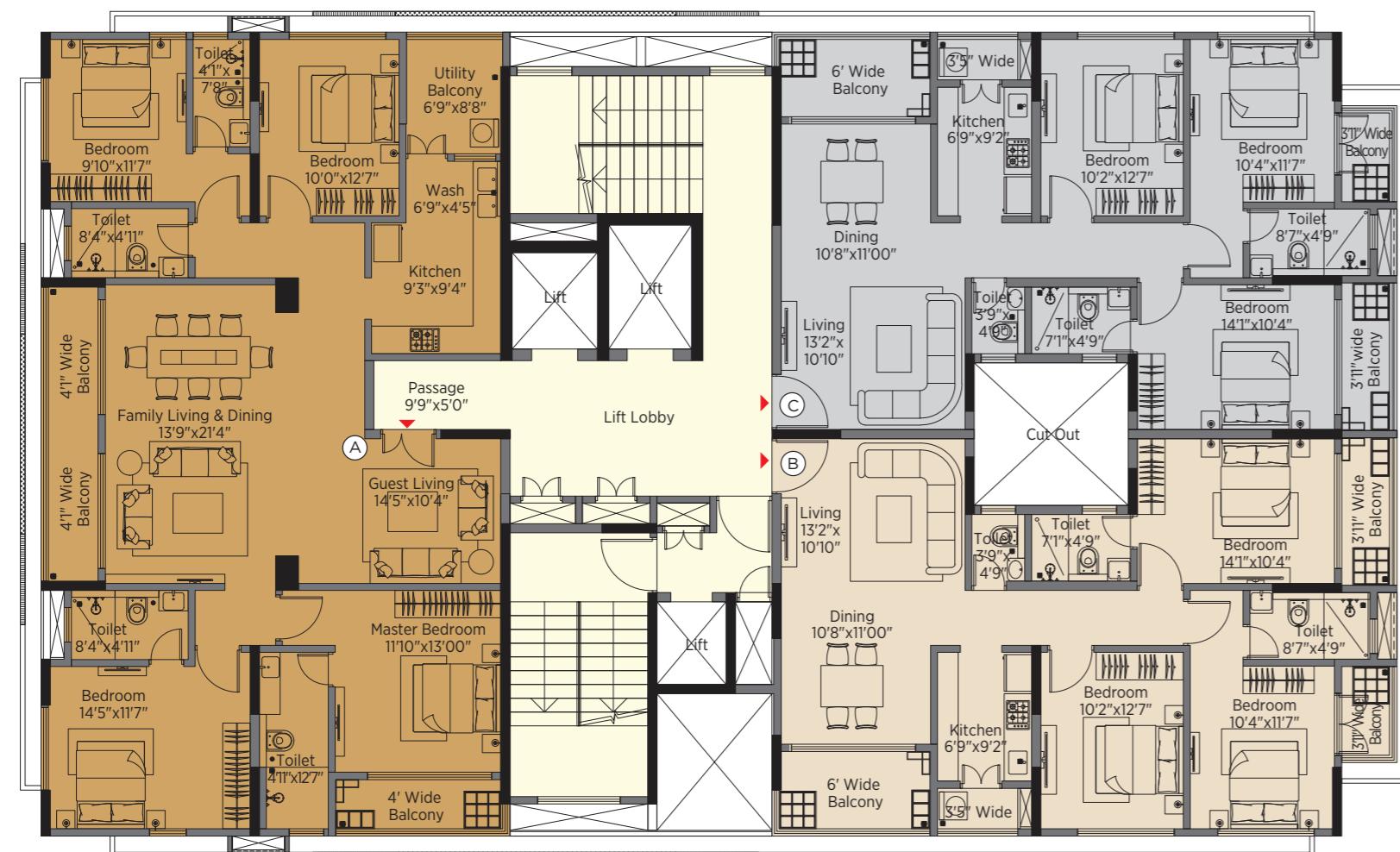
1. Sewage treatment plant
2. Segregation of waste
3. Organic waste composer

floor plans

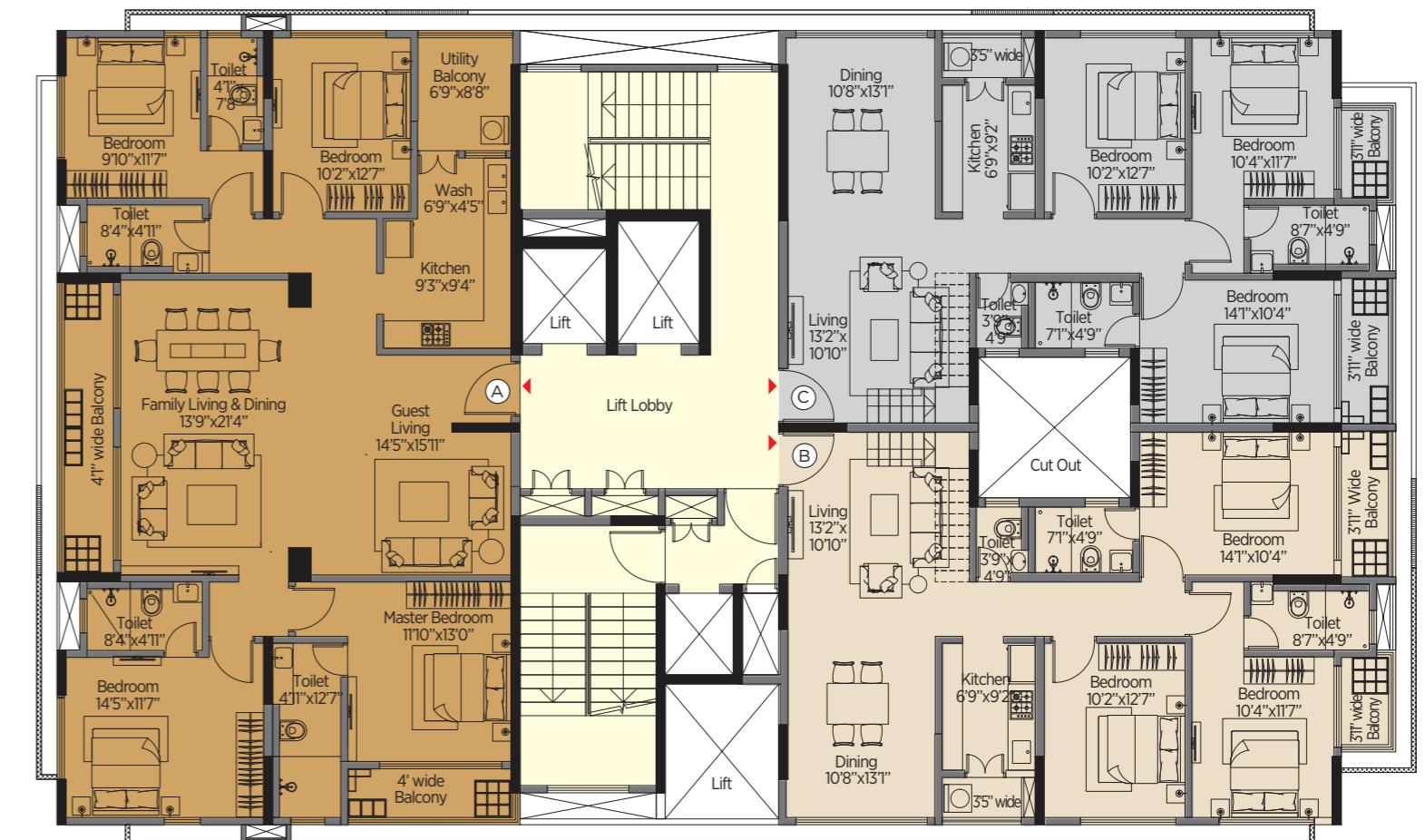
GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
1st - 17th



PENTHOUSE FLOOR PLAN
18th Floor

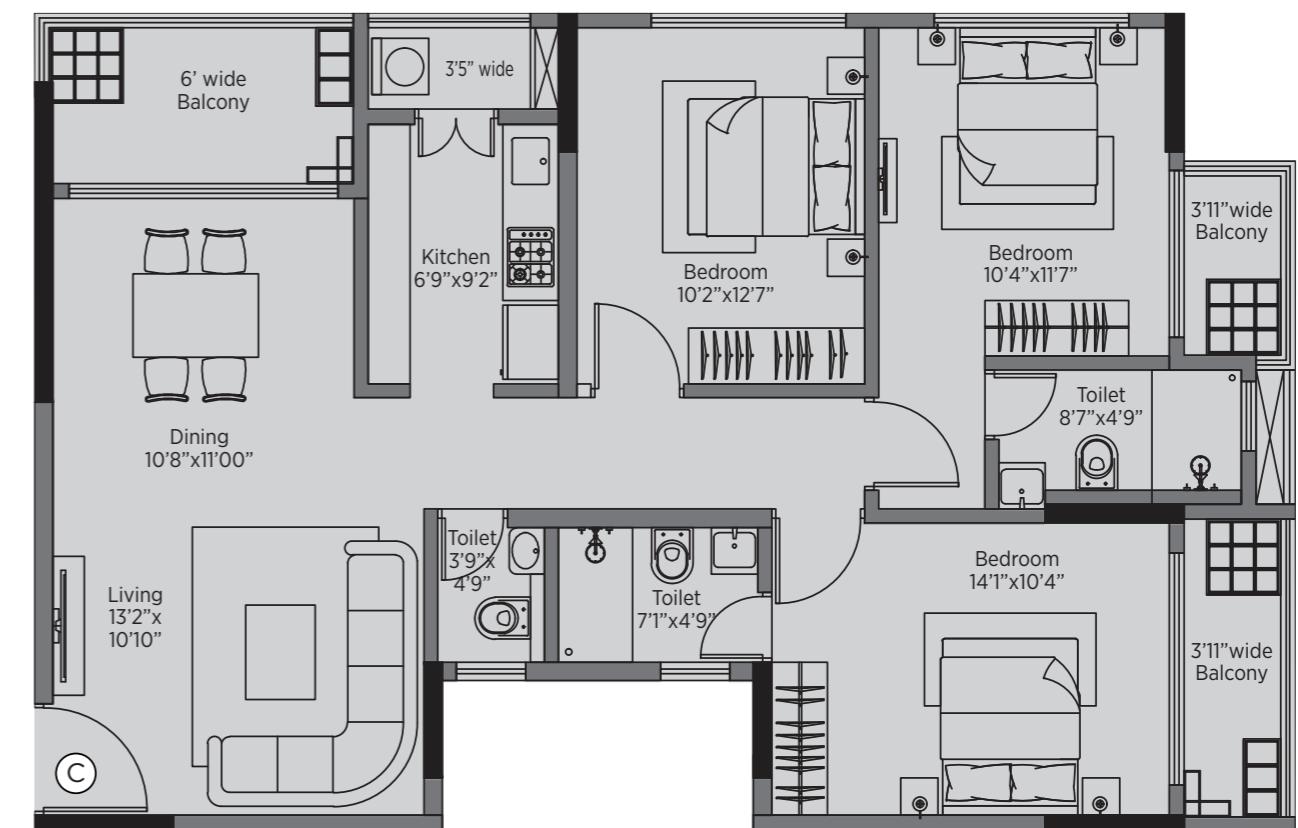


Flat	BHK (Sq. ft)	HIRA Carpet Area (Sq. ft)	Balcony Carpet Area (Sq. ft)	Total Carpet Area (Sq. ft) HIRA + Balcony	Built Up Area (Sq. ft)	Super Built Up Area (Sq. ft)
A	4BHK	1683	116	1799	1899	2454
B	3BHK	998	116	1114.0	1197	1547
C	3BHK	998	116	1114.0	1195	1544



Flat	BHK (Sq. ft)	HIRA Carpet Area (Sq. ft)	Balcony Carpet Area (Sq. ft)	Total Carpet Area (Sq. ft) HIRA + Balcony	Built Up Area (Sq. ft)	Penthouse Terrace Area (Sq. ft)	Super Built Up Area (Sq. ft)
A	4BHK	1683	116	1799	1899		2454
B	3BHK	1057	58	1115	1197	1180	2137
C	3BHK	1057	58	1115	1195	1180	2134

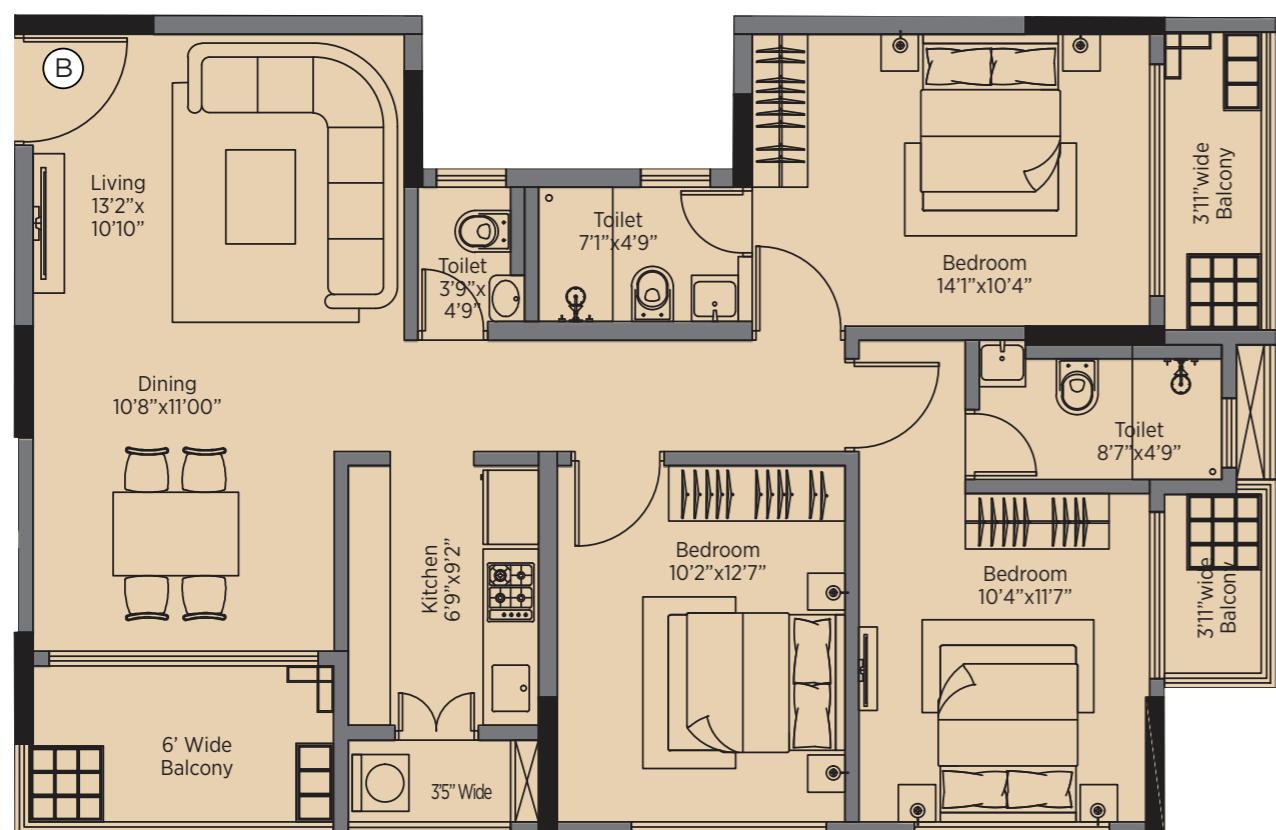


TERRACE FLOOR PLAN**UNIT PLAN
TYPE C (1st -17th)**

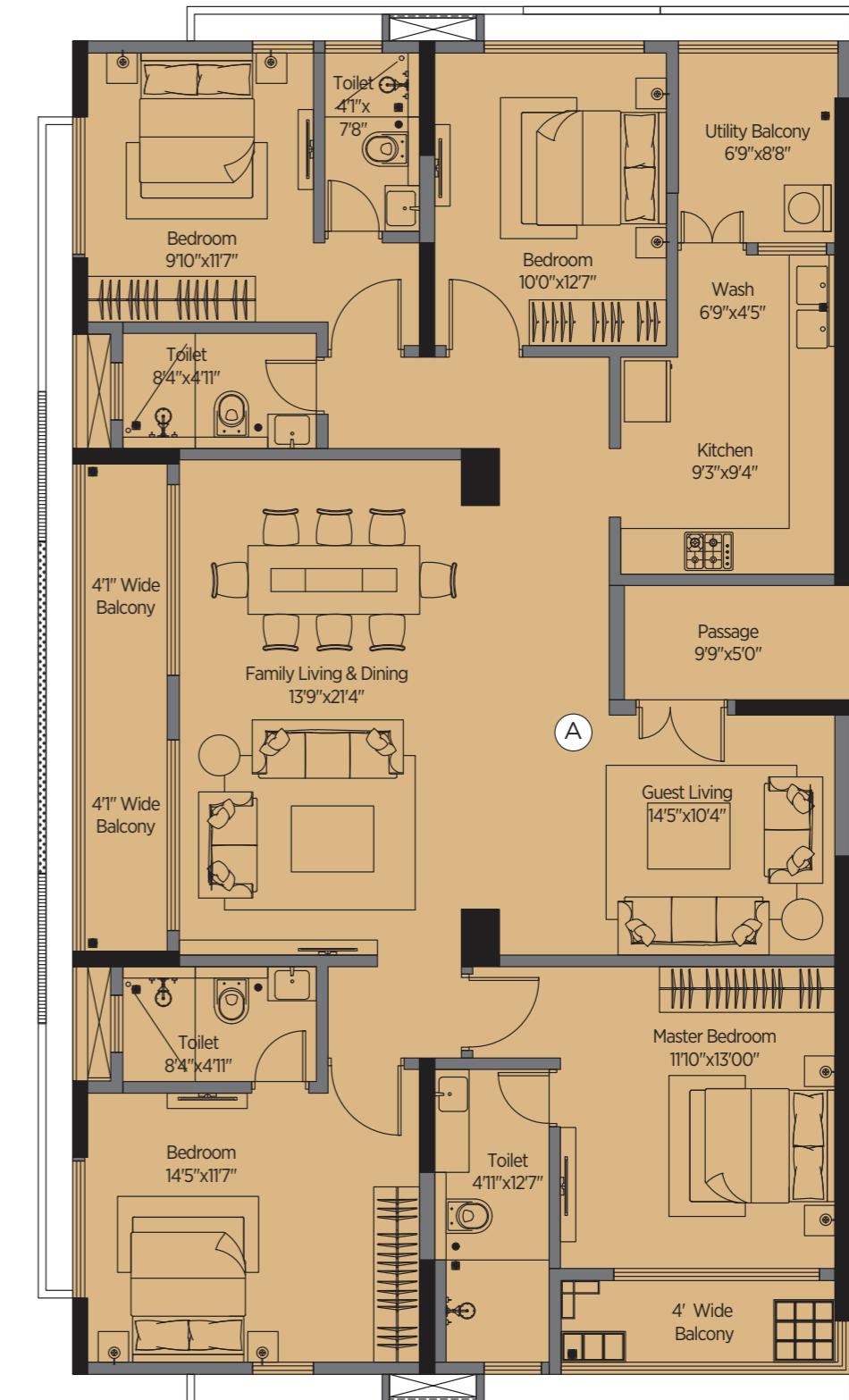
Flat	BHK (Sq. ft)	HIRA Carpet Area (Sq. ft)	Balcony Carpet Area (Sq. ft)	Total Carpet Area (Sq. ft) HIRA + Balcony	Built Up Area (Sq. ft)	Super Built Up Area (Sq. ft)
C	3BHK	998	116	1114.0	1195	1544



UNIT PLAN
TYPE B (1st -17th)



UNIT PLAN
TYPE A (1st -18th)

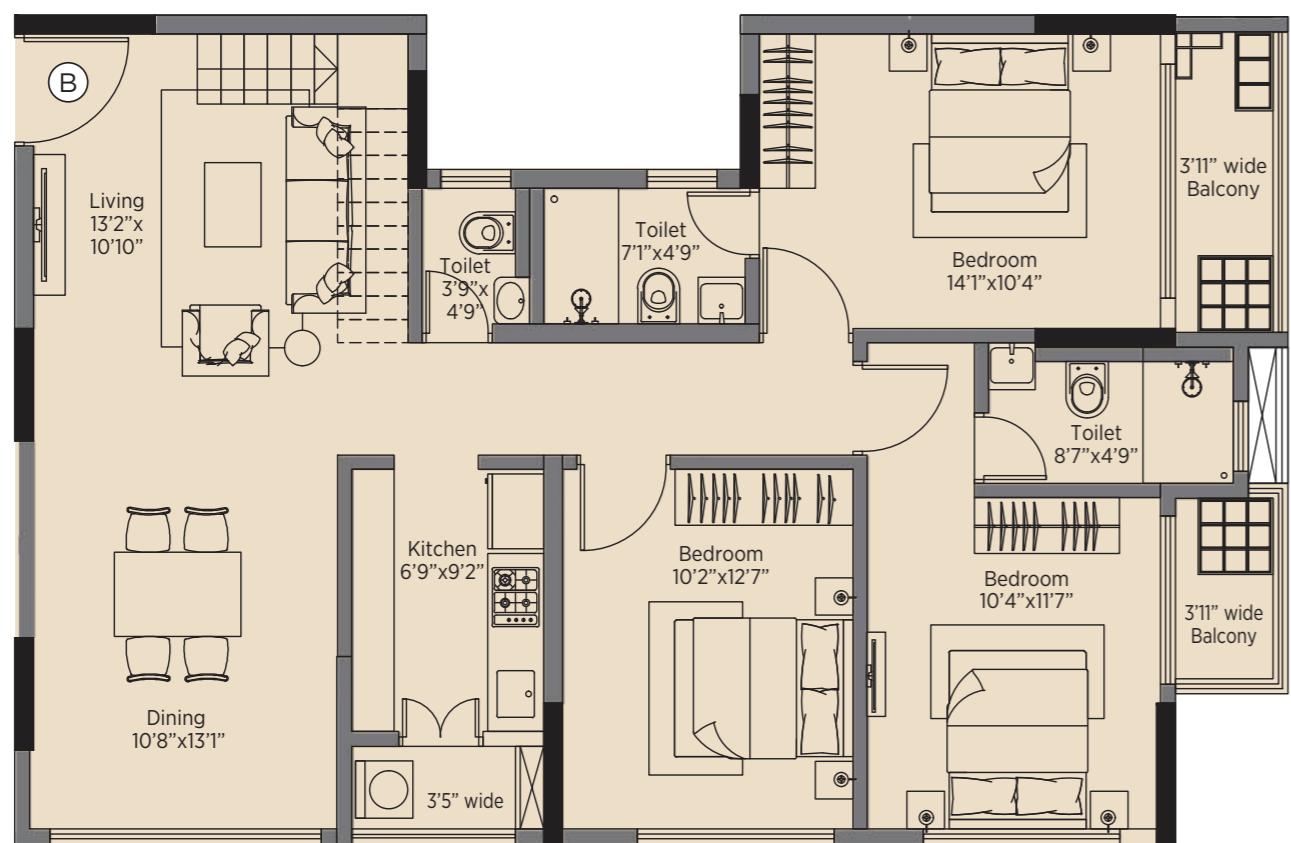


Flat	BHK (Sq. ft)	HIRA Carpet Area (Sq. ft)	Balcony Carpet Area (Sq. ft)	Total Carpet Area (Sq. ft) HIRA + Balcony	Built Up Area (Sq. ft)	Super Built Up Area (Sq. ft)
B	3BHK	998	116	1114.0	1197	1547

Flat	BHK (Sq. ft)	HIRA Carpet Area (Sq. ft)	Balcony Carpet Area (Sq. ft)	Total Carpet Area (Sq. ft) HIRA + Balcony	Built Up Area (Sq. ft)	Super Built Up Area (Sq. ft)
A	4BHK	1683	116	1799	1899	2454



UNIT PLAN - PENTHOUSE
TYPE B (18th)



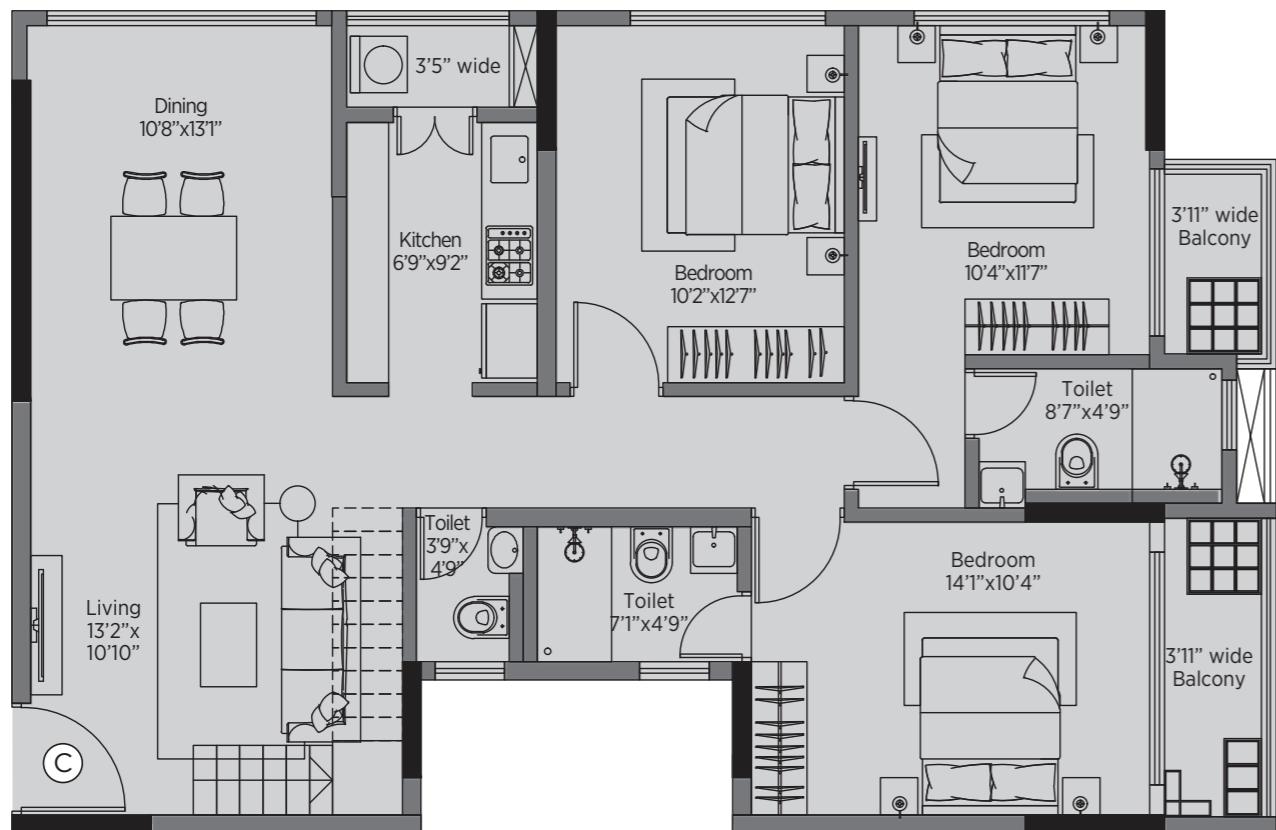
UNIT PLAN - PENTHOUSE
TYPE B (TERRACE)



Flat	BHK (Sq. ft)	HIRA Carpet Area (Sq. ft)	Balcony Carpet Area (Sq. ft)	Total Carpet Area (Sq. ft) HIRA + Balcony	Built Up Area (Sq. ft)	Penthouse Terrace Area (Sq. ft)	Super Built Up Area (Sq. ft)
B	3BHK	1057	58	1115	1197	1180	2137



UNIT PLAN - PENTHOUSE
TYPE C (18th)



UNIT PLAN - PENTHOUSE
TYPE C (TERRACE)



Flat	BHK (Sq. ft)	HIRA Carpet Area (Sq. ft)	Balcony Carpet Area (Sq. ft)	Total Carpet Area (Sq. ft) HIRA + Balcony	Built Up Area (Sq. ft)	Penthouse Terrace Area (Sq. ft)	Super Built Up Area (Sq. ft)
C	3BHK	1057	58	1115	1195	1180	2134



CLUB HOUSE
GROUND FLOOR



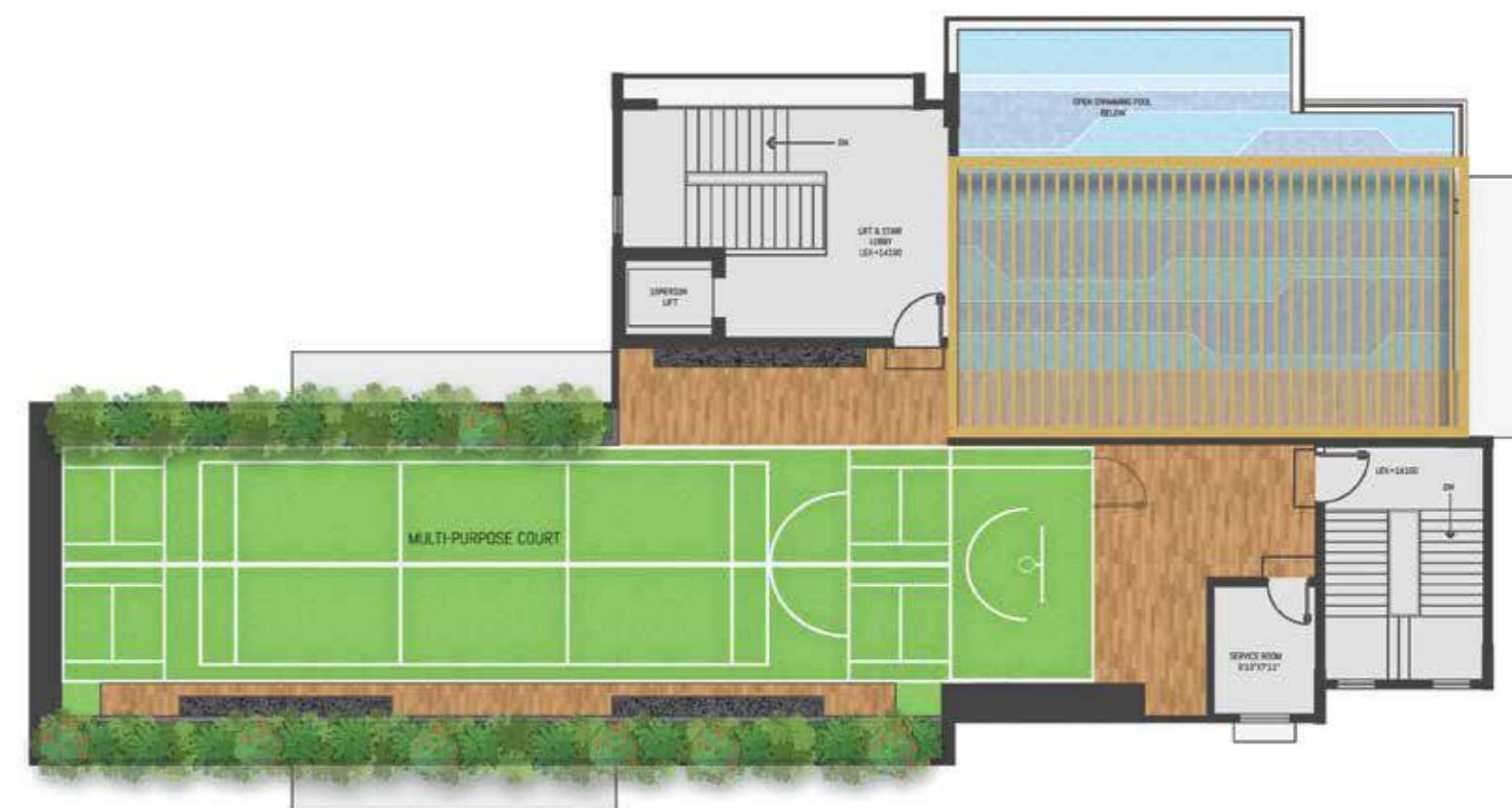
CLUB HOUSE
FIRST FLOOR



CLUB HOUSE
SECOND FLOOR



CLUB HOUSE
TERRACE



ABOUT DEVELOPER



Benchmark Developers is a game changer real estate company based in Kolkata that keeps on delightfully surprising the city and its people with its new generation architectural marvels.

Since its very first day, Benchmark has been like the inception of a dream that aspires to go beyond, making the impossible possible...

At your service for almost a decade, now we have vowed to restructure the city life and spread more joy at your home as well as at your professional front. With quite a few Benchmark projects glorifying the city skyline, we can surely boast of our professionalism and customer friendly approach. This is what has championed us in gaining unswaying goodwill among the property buyers.

PAST PROJECTS



NIPS



BENCHMARK CHAMBERS



DWAR



BENCHMARK ENCLAVE



BENCHMARK TOWER



BENCHMARK NOVA

TEAM

Architect:

Anjan Dey



Vitruvian was established in Kolkata in 2013 by Anjan Dey. Vitruvian as the name suggests is the act of turning new and imaginative ideas into reality. Their designs have magnetic charm of their own class and equality. Vitruvian believes in doing it more passionately, intelligently, creatively, uniquely, elegantly and luxuriously. This spirit of learning from everything around is what keeps their fire burning. They offer a seamless professional service from concept ideation to site execution stage. Over the past 11 years, They have been widely associated with architectural and interior projects in India and overseas.

Architect:



Studio ViVE is a multidisciplinary design consultancy studio specializing in bespoke design explorations across scale and geography in the field of urban design, architecture and interior design. With international academic exposure, the founders have 15 -20 years of work experience in designing multiple award winning projects across the country.

Landscape Architect:

Dwaipayan Bhattacharya



A boutique design firm offering - specialized professional services in Landscape Architecture, Core Architecture, Interior Design and Environmental Planning. The young and energetic team - brings proven credentials across Institutional Campuses, Residential Complexes, Boutique Villas, Commercial Projects and Urban Spaces in Kolkata and Delhi.

Structural Engineer:

Sanjiv J. Parekh

S. P. A. CONSULTANTS

Shri Sanjiv Parekh is the founder of S.P.A. Consultants in 1987. The firm provides consultancy services in the field of Structural Engineering for various types of projects in Industrial, Commercial and Residential categories. The variety and magnitude of various projects handled by them in a span of 20 years is indicative of their dedicated and innovative design approach based on contemporary and available technologies.

Green Building Energy Pvt. Ltd - IGBC:

Anurag Bajpai



GreenTree Global along with its allied firms, Cypress and Chronos, provides various solutions centered around the concept of energy efficiency and design. Their projects are varied in terms of scope of work, project sizes, location of sites, degree of complexity and support requirements. They are known for their experience, attention to detail, ethics, realistic budget estimates and timely delivery of projects. This has made them one of the most well-regarded companies working in this field in India with 50+ people across 4 locations, a strong industry and professional network and offices in NCR, Kolkata, Mumbai and Dhaka.

Legal Partner:



VICTOR MOSES & CO.

Solicitors, Advocates & Trademark Attorneys

93 Years of Trusted Counsel and Unparalleled Advocacy dedicated to providing exceptional legal services to their clients. With a rich legacy of experience and a commitment to excellence, they have established themselves as a trusted institution in the legal field. Offering a comprehensive range of legal services to individuals, businesses, and organisations, this team of highly skilled attorneys specialises in various practice areas, ensuring effective redressal of the clients' diverse legal needs.

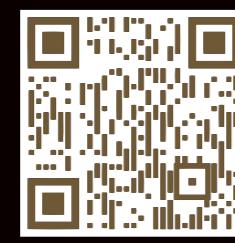
Brand Consultant

Be the Bee

Working with real estate pioneers across the nation, and servicing more than 75 clients and 175 real estate projects, Be the Bee stands as one of India's most promising advertising agencies with a bunch of innovative ideators and strategic thinkers. At Be the bee, 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 in order to bring a unique and consistent experience for the prospective customers.



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