

HIGH STREET



THE ADDRESS
OF FUTURE
BUSINESSES

- ✓ **IMAGINE** A WORKPLACE OFFERING YOU PEACE OF MIND AND HIGHEST FOOTFALLS!
- ✓ **WHERE** YOU GREET OVERTIME WITH A SMILE.
- ✓ **A WORKSPACE** THAT HAS BEEN BUILT KEEPING IN MIND THE REQUISITIONS OF A CONTEMPORARY BUSINESS.





Artist's impression

View from the Anandapur Main Road

STEP INTO HIGH STREET

Step into a space designed to power modern retail and training institute aspirations. Highstreet is not just a destination—it's a retail ecosystem built for visibility, accessibility, and high-volume footfall. Whether you're a global training brand or a growing retailer, our hypermarket space offers the ideal foundation to grow, engage, and thrive.

THE UPCOMING HIGHSTREET OF THE FUTURE.

Positioned in immediate
proximity to the EM Bypass.

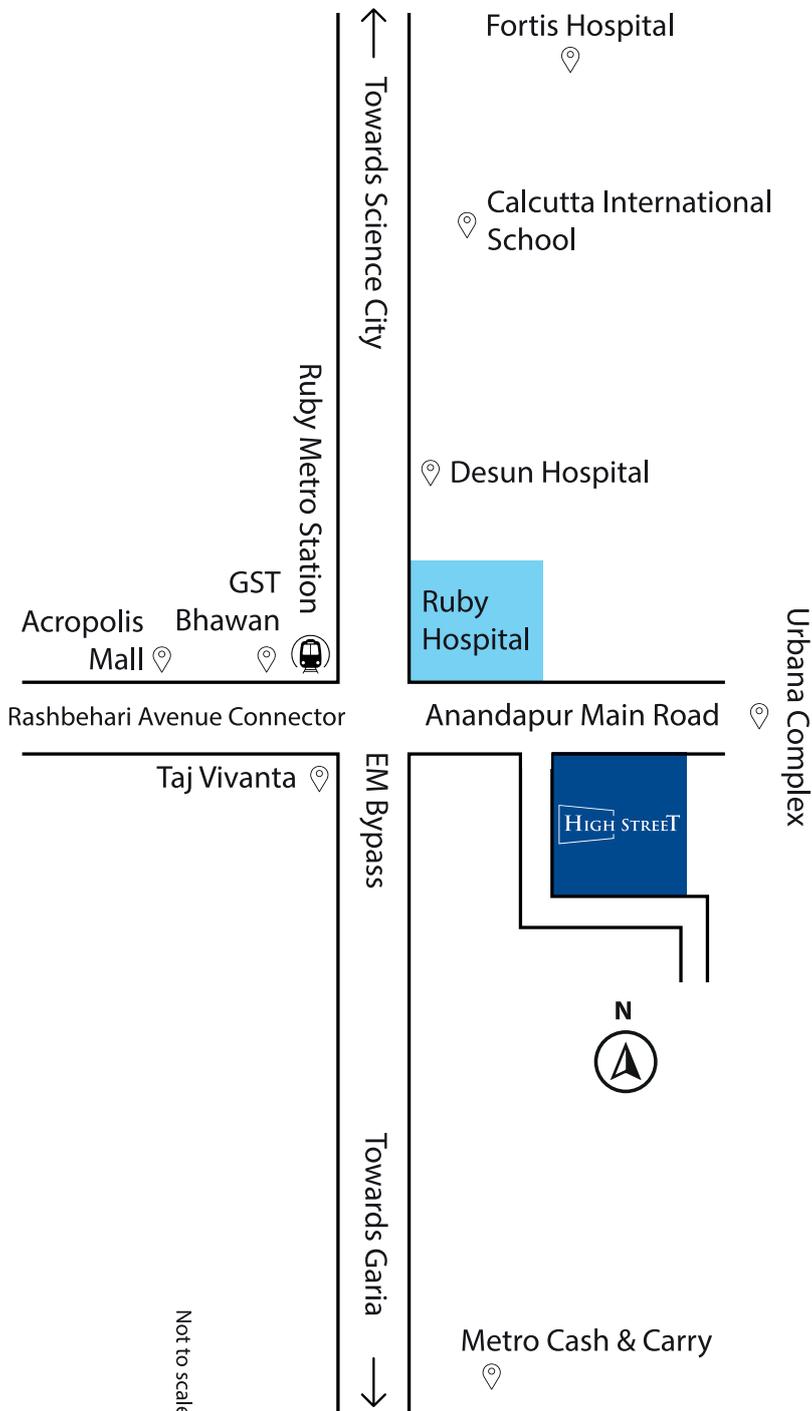


A WORKPLACE THAT COULDN'T HAVE BEEN MORE IDEALLY LOCATED!

Ideally situated on Anandpur Main Road, next to Ruby Hospital and only a short distance from the Hemanta Mukhopadhyay Metro Station (New Garia-Airport Metro). Anandapur, is a part of East Kolkata Township and is one of the most bustle localities of Kolkata.



Artist's impression



➤ Ruby/Hemanta Mukhopadhyay Metro Station **(300 m)**

➤ New Garia Metro Station **(6.3 km)**

➤ Ballygunge Railway Station **(3.5 km)**

➤ Baghajatin Railway Station **(5.2 km)**

➤ EM Bypass **(120 m)**

➤ Sealdah Railway Station **(8.5 km)**

➤ Airport **(18.4 km)**

A few residential condominiums near Highstreet:

➤ Atmosphere **(3 km)**

➤ Urbana **(800 m)**

➤ Trump Tower **(3.3 km)**

➤ Avidipta -II **(2.5 km)**

➤ Hiland Park **(3.8 km)**

➤ Ambuja Uttalika Mukundapur **(3.5 km)**



Fortune Realty

Timberland

CHANEL

BARBEQUE NATION
#KyuNahiBarbeque

Emirates FA CUP
QUARTER FINALS
1st Leg
Emirates FLY BETTER
Emirates FT BETTER

101 Street

FREE



HIGH STREET

YOUR BRAND
BELONGS HERE.
LET SUCCESS BEGIN

Artist's impression



Artist's impression





INVITING MODERN
AND POSH AIR
CONDITIONED
GROUND FLOOR
LOBBY



Artist's impression



Artist's impression

HIGH STREET



**ALL FLOORS WITH SPACIOUS
AND WELL DECORATED LIFT
LOBBY AND CORRIDOR**

INTERNAL AND EXTERNAL SPECIFICATIONS



Superstructure -
RCC framework



Walls - AAC Blocks
and Clay Bricks



Plaster Finish on
Internal Walls



External Façade -
Architectural Glazing,
Aluminium windows,
ACP and paint finish



Designer
Air-conditioned Ground
Floor Lobby with Marble
/ Granite Flooring



Typical floor
lobby with
Marble/
Granite/Tile



Office space
flooring and
ceiling - Bare
Shell



Communication
- Ready Provision
for high-speed
connectivity



Fire safety
- Fire Alarm,
Detection and
Sprinkler System

LOCATED IN ANANDAPUR, KOLKATA'S
MOST PROMISING AND PROFITABLE
COMMERCIAL DESTINATION.



Artist's impression

A PERFECT COMBINATION OF CONVENIENCE, COMFORT AND CLASS!

How about staying connected to the internet throughout the day? Parking your car in a world class car parking zone? Working amidst pristine infrastructure benchmarked to global standards?

All this and much much more at **HIGH STREET**



Round-the-clock surveillance and CCTV	An eco-friendly building	Made-to-order in line with the requirements of contemporary office-space mandates	Air-Conditioned Grand Entrance Lobby for a magnificent entrance
Floor plate size of 9,963 sq. ft approx.	Urbane and contemporary infrastructure to ensure 24X7 operations	24X7 power supply	
Adequate provision for installing satellite and microwave towers on the roof		5 High-speed Schindler Elevators	
Intelligent fire fighting system	Exquisite façade and futuristic architecture	Visitors' Car Park for convenience	Water Filtration Plant (Non-RO)
24/7 Water supply		Wash room for Drivers	EV Charging Points
Sewage Treatment Plant	Multi-level Mechanical Parking		

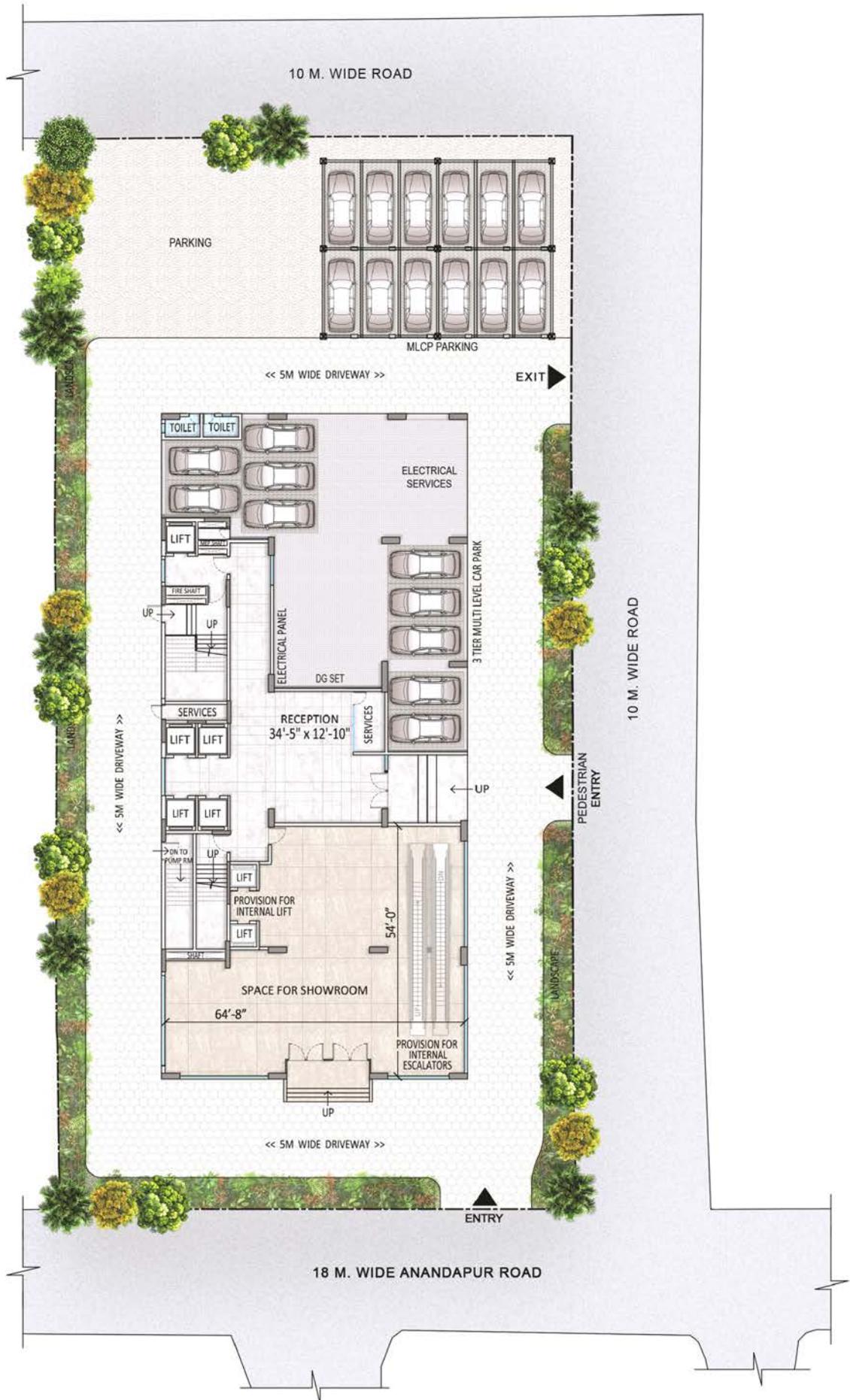


Artist's impression

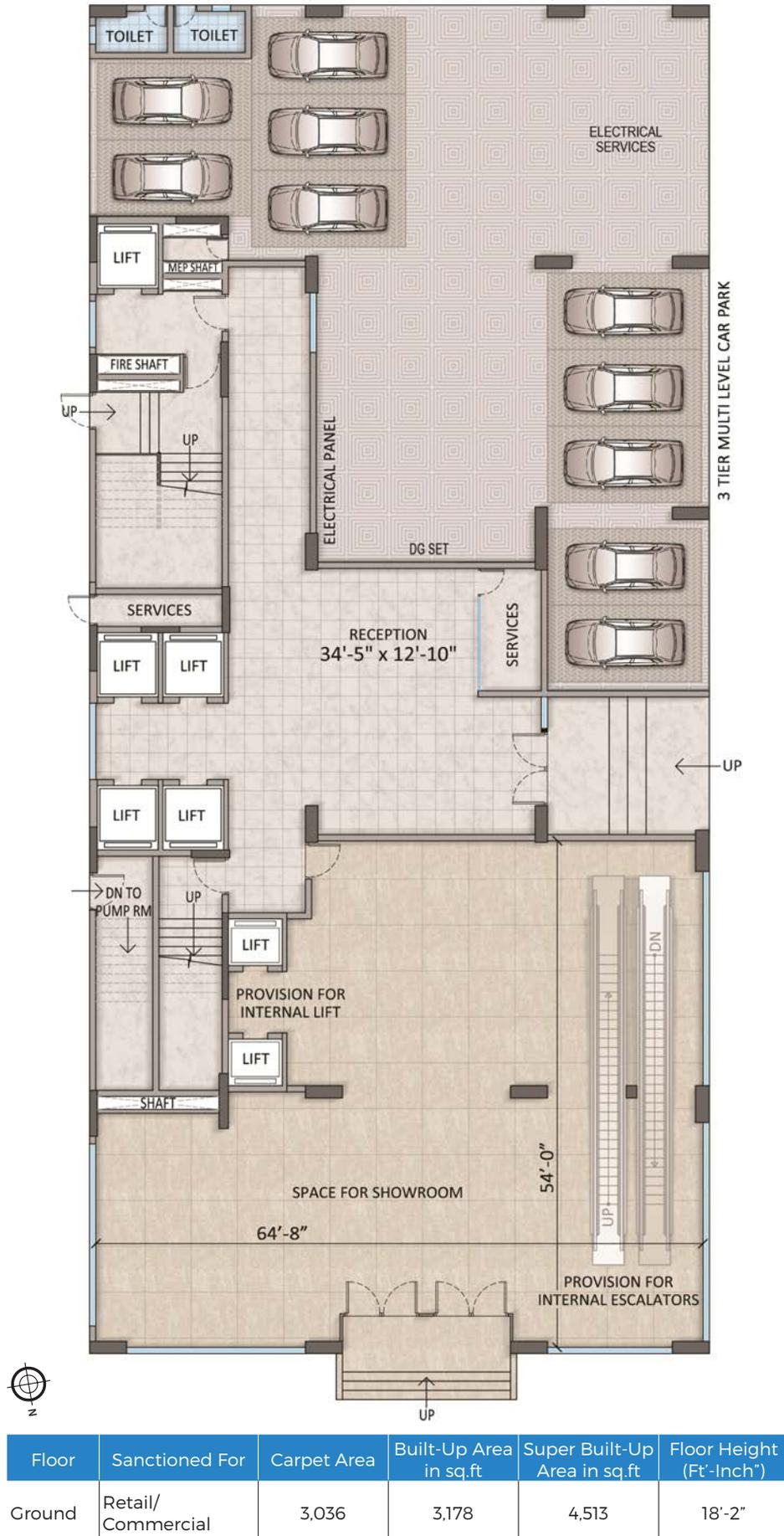


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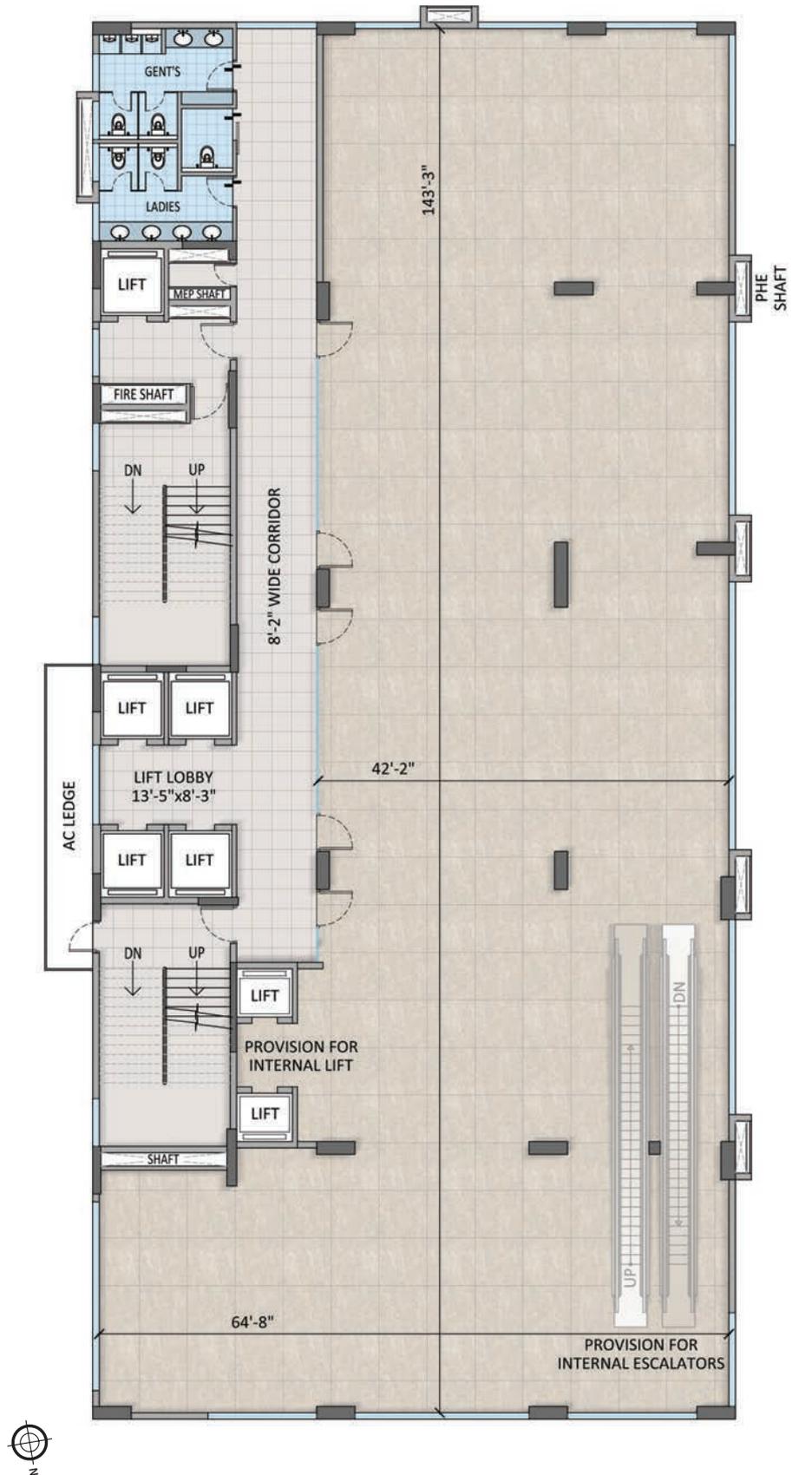
SITE PLAN



GROUND FLOOR

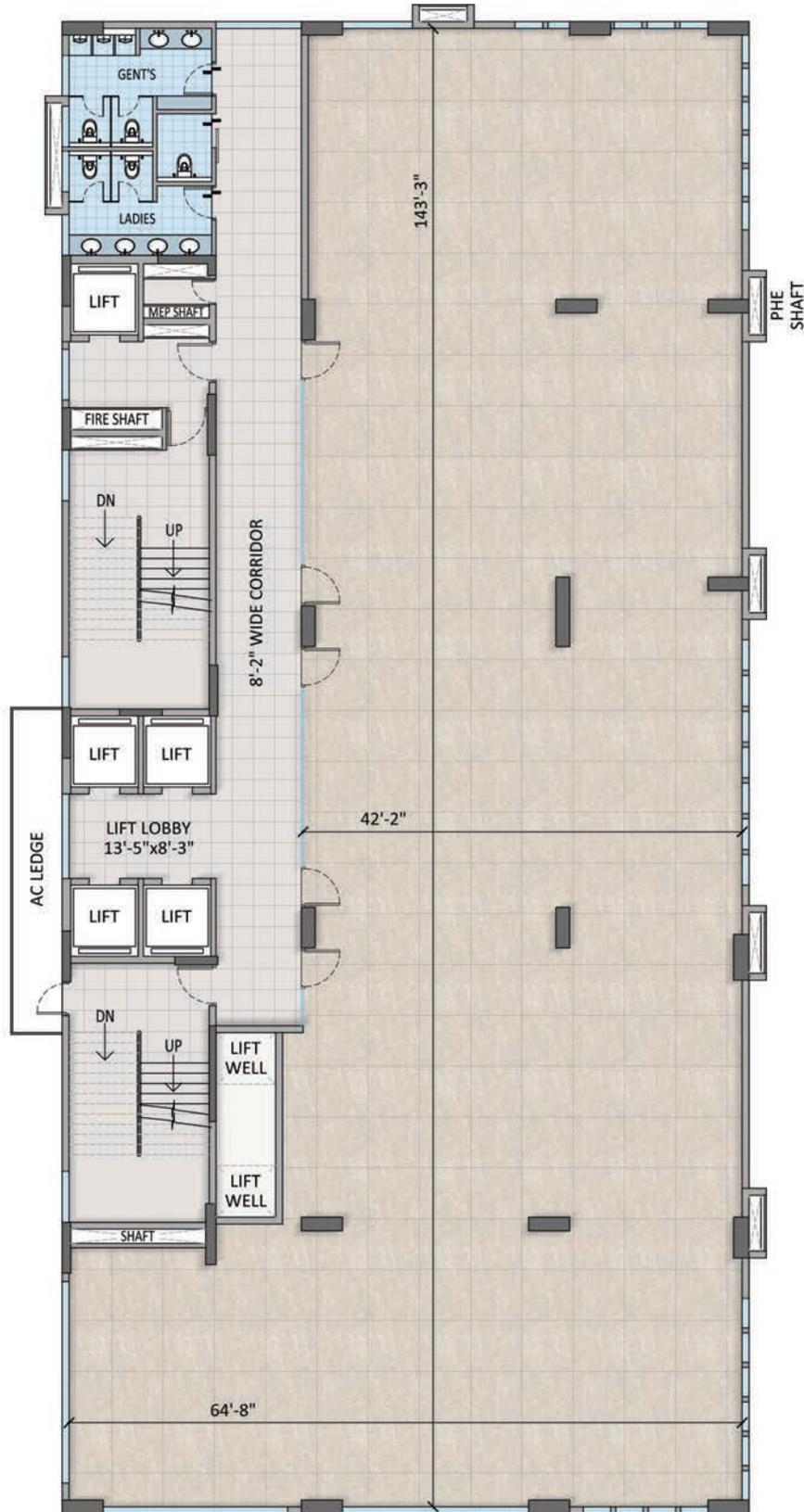


FIRST AND SECOND FLOOR



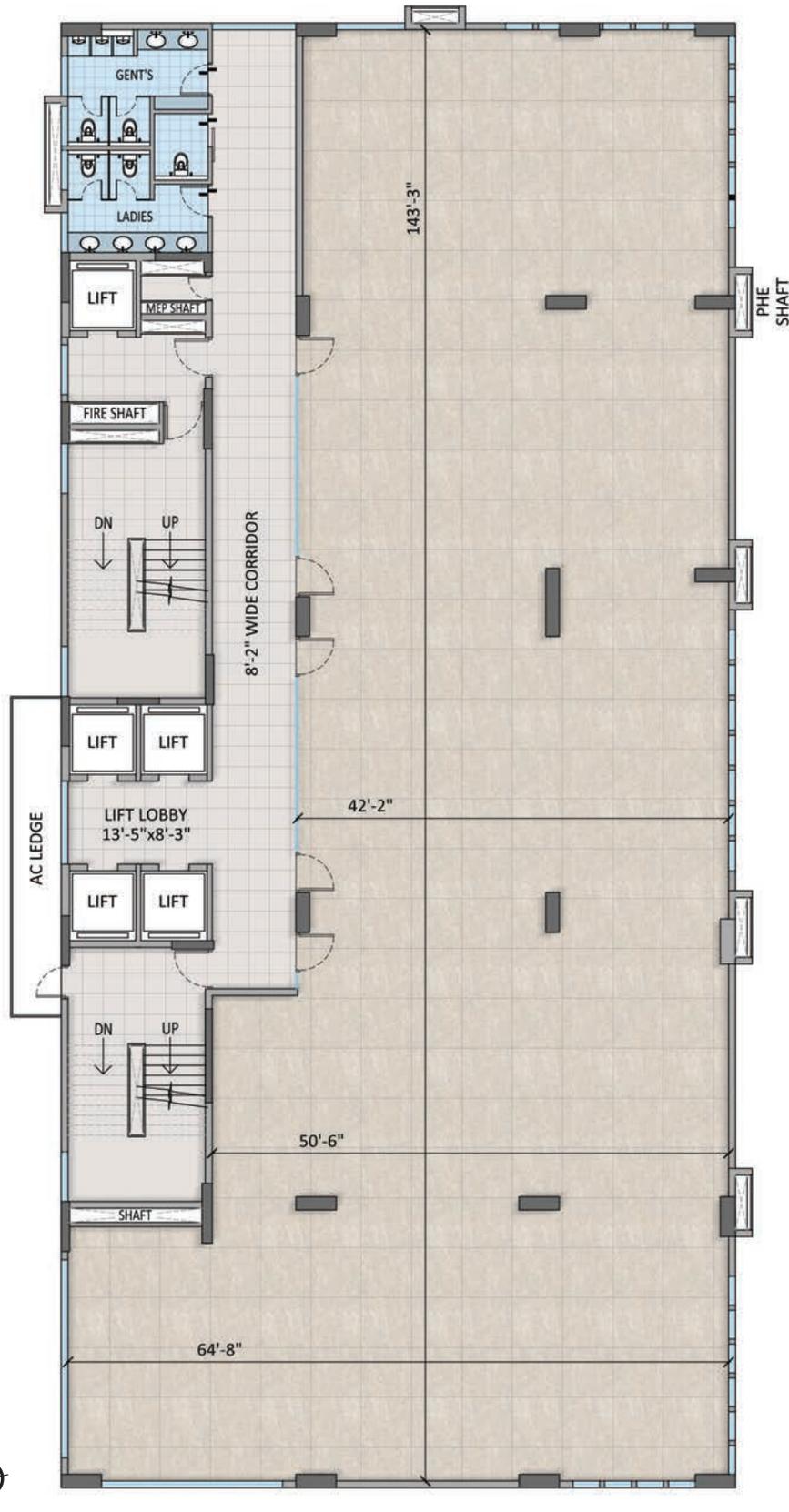
Floor	Sanctioned For	Carpet Area	Built-Up Area in sq.ft	Super Built-Up Area in sq.ft	Floor Height (Ft'-Inch")
1st-2nd	Retail/ Commercial	6,755	6,999	9,939	12'-8"

THIRD FLOOR



Floor	Sanctioned For	Carpet Area	Built-Up Area in sq.ft	Super Built-Up Area in sq.ft	Floor Height (Ft'-Inch")
3rd	Retail/Commercial	6,755	6,999	9,939	10'-0"

FOURTH AND FIFTH FLOOR



Floor	Sanctioned For	Carpet Area	Built-Up Area in sq.ft	Super Built-Up Area in sq.ft	Floor Height (Ft'-Inch")
Fourth	Retail/Commercial	6,772	7,016	9,963	10'-0"
Fifth	Retail/Vocational Training Hall	6,772	7,016	9,963	10'-0"

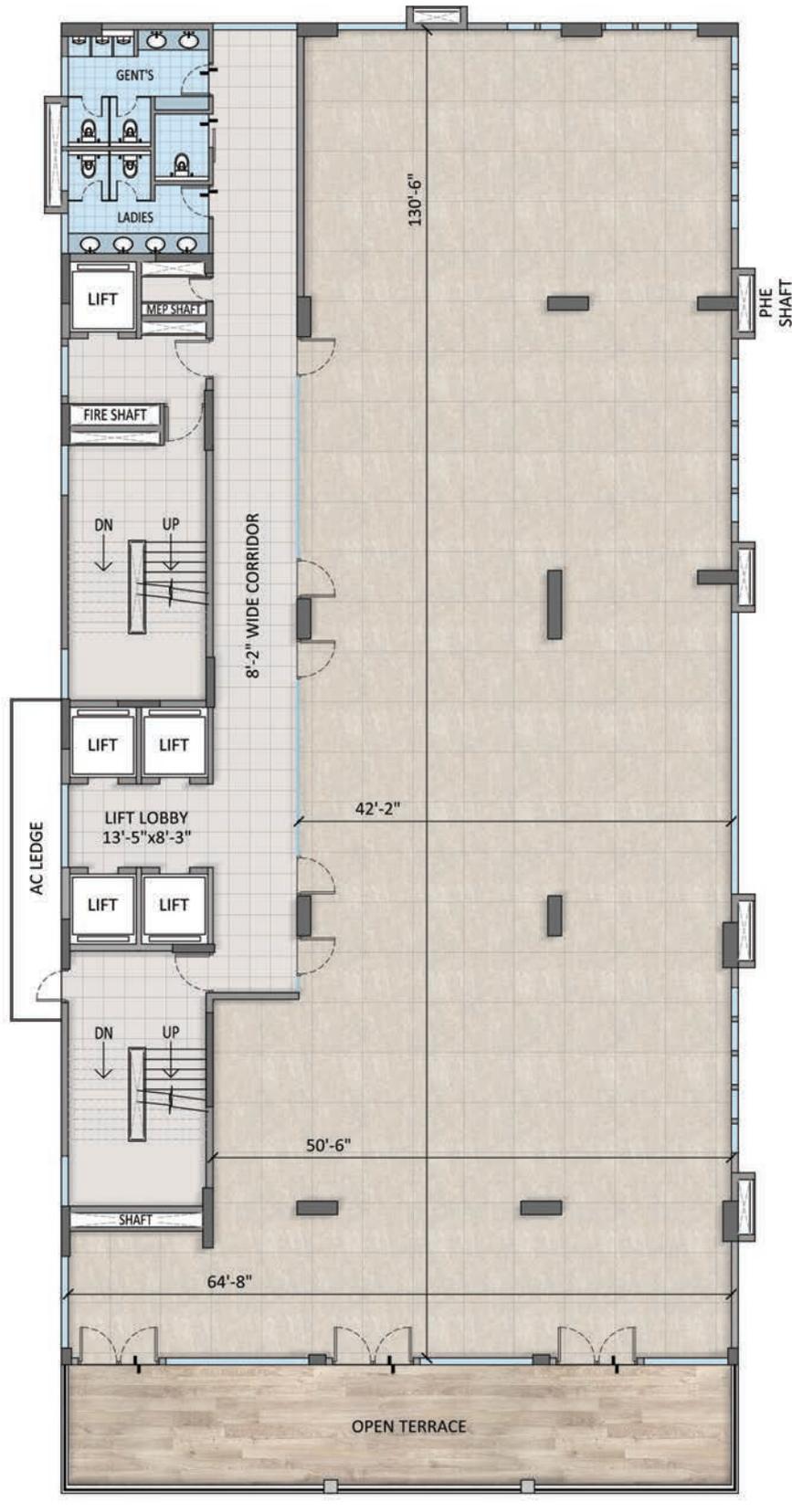
SIXTH FLOOR



Floor	Sanctioned For	Office No.	Carpet Area	Built-Up Area in sq.ft.	Super Built-Up Area in sq.ft.	Floor Height (Ft'-Inch)
6th	Retail/ Commercial/ Vocational Training	1	1,104	1,165	1,654	10'-0"
		2	1,112	1,172	1,664	10'-0"
		3	1,451	1,523	1,163	10'-0"
		4	3,026	3,155	4,480	10'-0"

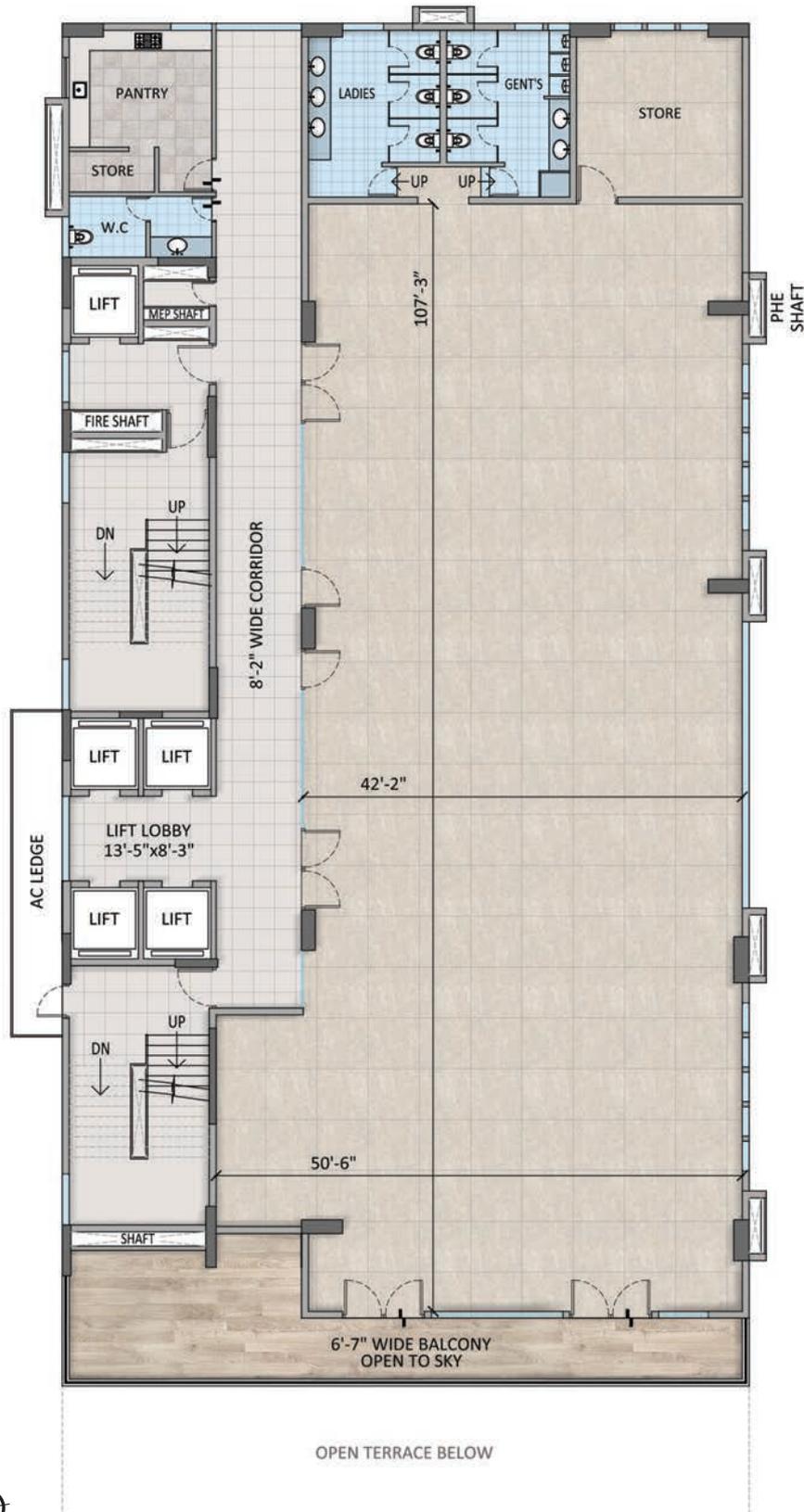
"Representative Furniture Layout for Typical Floors"

SEVENTH FLOOR



Floor	Sanctioned For	Carpet Area	Built-Up Area in sq.ft	Super Built-Up Area in sq.ft	Floor Height (Ft'-Inch")
7th	Vocational Training	5,971	6,183	8,780	10'-0"
	Open Terrace	-	-	833	Open to Sky

EIGHTH FLOOR



Floor	Sanctioned For	Carpet Area	Built-Up Area in sq.ft	Super Built-Up Area in sq.ft	Floor Height (Ft'-Inch")
8th	Multipurpose Hall	5,386	5,580	7,924	12'-9"
	Open Terrace	-	-	603	Open to Sky

HIGH STREET, 804 ANANDAPUR MAIN ROAD.

FLOOR	SANCTIONED USE	CARPET AREA IN SQ.FT	BUILT-UP AREA IN SQ.FT	SUPER BUILT-UP AREA IN SQ.FT	Floor Height (Ft'- Inch ^{""})
Ground	Retail/Commercial	3,036	3,178	4,513	18'-2"
First	Retail/Commercial	6,755	6,999	9,939	12'-9"
Second	Retail/Commercial	6,755	6,999	9,939	12'-9"
Third	Retail/Commercial	6,755	6,999	9,939	10'-0"
Fourth	Retail/Commercial	6,772	7,016	9,963	10'-0"
Fifth	Retail/Vocational Training Hall	6,772	7,016	9,963	10'-0"
Sixth	Vocational Training Hall	6,772	7,016	9,963	10'-0"
Seventh	Vocational Training Hall	5,971	6,183	8,780	10'-0"
	Open Terrace	-	-	833	Open to Sky
Eighth	Multipurpose Hall	5,386	5,580	7,924	12'-9"
	Open Terrace	-	-	603	Open to Sky
TOTAL		54,974	56,986	82,356	
ROOF AREA			8,081 SQ. FT.		Open to Sky

WHY ANANDAPUR IN KOLKATA?

Anandapur—nestled off the Eastern Metropolitan Bypass in East Kolkata Township—is rapidly emerging as one of the city’s most promising upscale neighbourhoods. Here’s an overview of its upcoming potential across infrastructure, real estate, education, and healthcare:

Strategic Connectivity & Transport Enhancements

Hemanta Mukhopadhyay Metro Station (New Garia-Airport Line) at Ruby Crossing is now operational, boosting connectivity for Anandapur and surrounding links like Kasba and EM Bypass

The long-planned Kolkata BRTS corridor was meant to run along EM Bypass through Anandapur, aiming to ease transit to hubs like Science City and Mukundapur. Though delayed, its future revival could significantly uplift local public transport

Safety improvements are underway at Ruby Crossing, where crosswalk timing has been extended and lighting enhanced; plans for a skywalk or underpass will further benefit pedestrian connectivity toward Anandapur.

Education & Healthcare Hub

Renowned institutions like Calcutta International School, The Heritage School, and Heritage Institute of Technology offer world-class education right within the neighbourhood

A new Fortis super-speciality hospital (~690 beds) in the pipeline in Anandapur, amongst others potentially transforming the area into a healthcare hub.



Why Anandapur Is Gaining Momentum

Prime Location: Seamless access to EM Bypass, Ruby Crossing, Garia, and beyond.

Luxury Residential Growth: Multiple high-end projects underway, backed by trusted developers.

Educational & Healthcare Ecosystem: Top-tier schools and major hospitals and speciality nursing homes reinforcing long-term value.

Transit Evolution: Metro plus potential future BRTS and pedestrian infrastructure upgrades offer enhanced mobility.

Corporate Appeal & Job Creation: Commercial parks and peripheral business zone expansion support future income generation.

Anandapur's growth trajectory is fueled by a combination of strategic transit upgrades, upscale residential expansions, and rapidly growing institutional and corporate infrastructure. These trends make Anandapur a strong bet for both homeowners and long-term investors.





TWO PROMOTERS. TWO-FOLD CREDIBILITY.

Your investment is in safe hands!

You can only relax when your investments don't bother you, when you can sit back and relax and not have to worry every now and then.



With the passion of turning the normal into something unique and excellent, the veteran Mr. R. S. Bhartia gave birth to Fortune Realty. Its roots can be tracked down to 1985, and has been delivering architectural brilliance for the last 39 years and now stands amongst the most trusted realtors in Kolkata dealing with residential and commercial projects.

Fortune Realty has been successful in carving a niche for itself through expertise and extensive experience. Meticulously following the footsteps of his father, Mr. Padmanabh Bhartia has taken the brand into new horizons and set benchmarks and ideology that accentuates the beauty of quality living. His immense knowledge has recognised that the beauty of life can only be experienced in the company of loved ones in a peaceful and precious atmosphere. This is kept in mind when structuring world-class real estate projects around the city. With this ideology and attempt to emerge as the best, you can be assured that your investments are safe and worthwhile.



With four defining pillars of Ideas, Innovation, People & Technology, Riya Projects proclaims a niche in the Indian realty sector. Ever since the company was incepted it has accentuated the success ladder based on comprehensive service in the real estate sector.

The company is trying to make a mark in the real estate fraternity. Our professional expertise is based on social innovation and specialised construction knowledge. Based on each project's unique potential, we develop socially innovative and financially strong projects that will give form to the future of wealth and welfare of the nation. We are driven by the desire to develop, design architecture that provide answers to the future challenges. We are solely focused on providing design and architecture that are based on market-led processes and take a strategic approach to innovation and financial status to meet the expanding challenges and achieving sustainable growth.

The company aims to develop a nurturing and long-lasting relationship of trust with clients. With this relationship-centric business it aims to have a spectrum of satisfied clients and mark timely completion and transparency in all its projects thereby attaining excellence in its every venture.



FORTUNE REALTY



Fortune Heights



Fortune Township



Fortune City



Fortune Estates

RIYA REALTY



Riya Gitanjali



Southwinds



SwarnaBhoomi



Project by:

Fortune Realty
great value. grand lifestyle.

RIYA
smiling spaces

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