



Area statement & Floor Plans

Merlin



Born to boss

License to chill !





I'm not one in a million, I'm once in a lifetime !

2.48 acres | Twin towers | B+G+24 | 233 AC apartments with Italian marble flooring

3-4 BHK | Apartment BU area : 1315 sq ft – 1656 sq ft (Built Up area excluding open terrace area) Skyclub | Lotus pond

Artist's impression | Disclaimer - The external color scheme shown in perspective view are tentative, the same may vary and will be done as per the advise of the Project Architect.



Master Plan

Ground Level

- 1 Peripheral Jogging track
- 2 Pond with Floating musical fountain
- 3 Portals over walkway
- 4 Acupressure Walkway
- 5 Senior Citizen Park with walking trail
- 6 Kids' play lawn
- 7 Lotus pond
- 8 Viewing deck overlooking lotus pond
- 9 Outdoor fitness station
- 10 Multipurpose court
- 11 Multi level car parking
- 12 Sculpture with mound
- 13 Feature screen wall

Podium Level

- 14 Mound with Sculpture
- 15 Sitting under tensile canopies
- 16 Barbeque Zone
- 17 Party Lawn
- 18 Circular seating area

24th Level

- 19 Swimming Pool
- 20 Kids' swimming pool
- 21 Jacuzzi

Terrace Level

- 22 Golf Putting Zone
- 23 Adda Zone
- 24 Aroma Garden
- 25 Skating Rink
- 26 Covered seating area

1st Floor Indoor Amenities

- Community hall
- Mini theatre
- Creche
- Kid's play area
- Indoor games

24th Floor Indoor Amenities

- Gymnasium
- AC lounge
- Cafeteria

Master plan with flat layout

INDEX

- 4 BHK
- 3 BHK





Skating rink



Multi-purpose play court



Spacious green lawn with flowerbed

Stunning. Unique. And very Upscale.

Jogging track with Acupressure walkway | Viewing Deck | Outdoor fitness station

Multipurpose play court | Kid's play lawn | Lotus pond Party lawn with BBQ | Skating rink

Golf putting | Aroma Garden



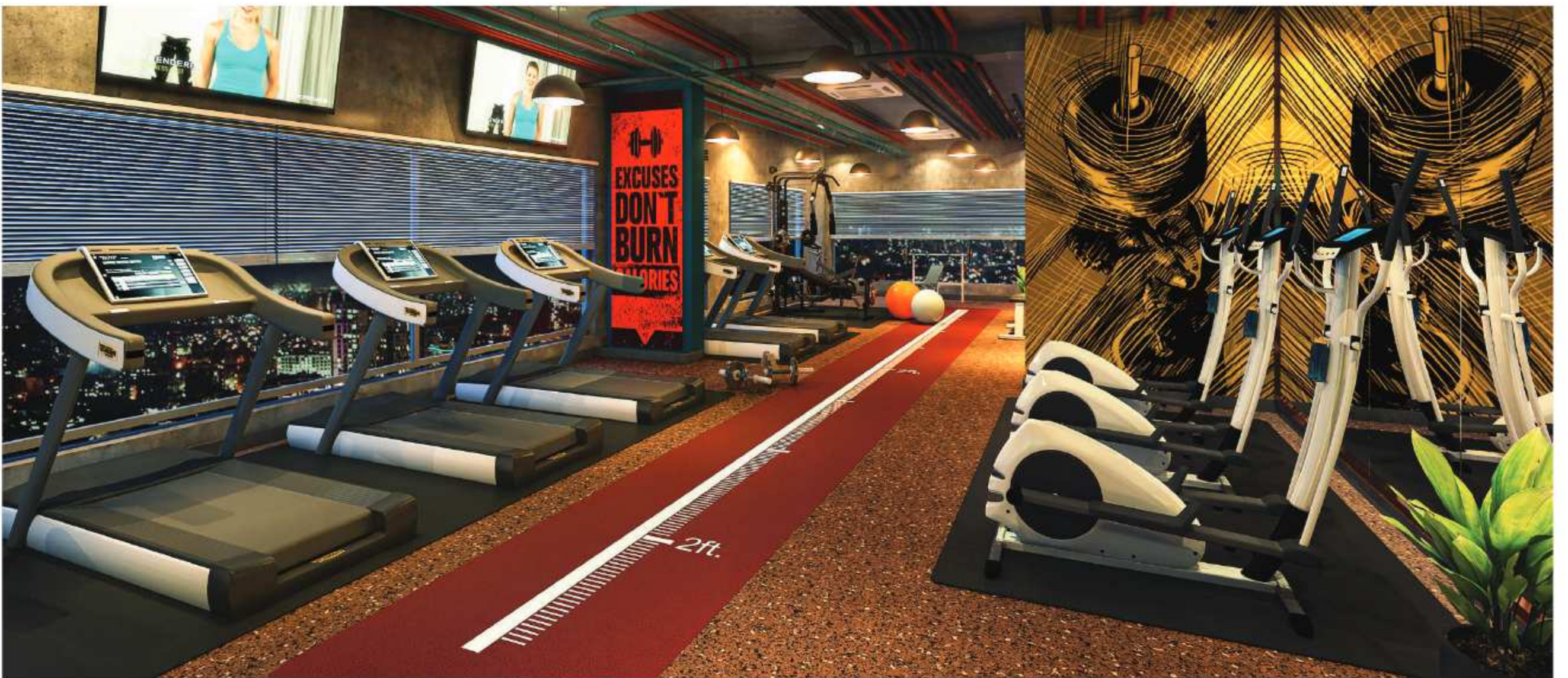


Infinity rooftop Swimming pool | Jacuzzi | AC gym | AC indoor games room
AC lounge | AC Creche | Mini Theatre | AC Banquet hall | Cafeteria
Virtual gaming zone

Life just got better.



AC indoor games room



AC Gymnasium



Rooftop Infinity Pool with Jacuzzi



**PRE-CERTIFIED
GOLD RATED
PROJECT**





Block 1 | 2nd Floor Plan (Area as per RERA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
A	4BHK+3T	1656	52	50	1517	1510	-	41
B	3BHK+3T	1363	36	35	1238	1232	-	36
C	3BHK+3T	1342	34	33	1225	1218	-	28
D	4BHK+3T	1541	37	36	1401	1394	-	39
E	3BHK+3T	1352	39	38	1217	1211	-	45
F	3BHK+3T	1321	39	38	1187	1180	-	37

*BUILT up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions that are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



Block 1 | 2nd Floor Plan (Area as per RERA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
A	4BHK+3T	1656	52	50	1517	1510	83	41
B	3BHK+3T	1363	36	35	1238	1232	60	36
C	3BHK+3T	1342	34	33	1225	1218	61	28
D	4BHK+3T	1541	37	36	1401	1394	54	39
E	3BHK+3T	1352	39	38	1217	1211	45	45
F	3BHK+3T	1321	39	38	1187	1180	79	37

*BUILT UP AREA INCLUDES CARPET AREA OF THE UNIT, CUPBOARD, BALCONY/SER. BALCONY AND THE WALL AREA COVERING THE UNIT. TOTAL CARPET AREA INCLUDES CUPBOARD CARPET AREA.

DISCLAIMER: THE DIMENSIONS IN THE FLOOR PLANS ARE SHOWN AS ESTIMATED. THE DIMENSIONS THAT ARE SHOWN IN THIS BROCHURE AS WELL AS IN THE SANCTION PLAN APPROVED BY THE AUTHORITIES ARE BARE DIMENSIONS, AS PER ARCHITECTURAL NORMS. IT WILL REDUCE DUE TO FINISHES SUCH AS PLASTER, POP, FLOORING ETC.



Block 1 | 4th & 7th Floor Plan (Area as per RERA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
A	4BHK+3T	1656	52	50	1517	1510	63	41
B	3BHK+3T	1363	36	35	1238	1232	82	36
C	3BHK+3T	1342	34	33	1225	1218	51	28
D	4BHK+3T	1541	37	36	1401	1394	75	39
E	3BHK+3T	1352	39	38	1217	1211	58	45
F	3BHK+3T	1321	39	38	1187	1180	46	37

*BUILT UP AREA INCLUDES CARPET AREA OF THE UNIT, CUPBOARD, BALCONY/SER. BALCONY AND THE WALL AREA COVERING THE UNIT. TOTAL CARPET AREA INCLUDES CUPBOARD CARPET AREA.

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Block 1 | 5th Floor Plan (Area as per RERA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
A	4BHK+3T	1656	52	50	1517	1510	130	41
B	3BHK+3T	1363	36	35	1238	1232	93	36
C	3BHK+3T	1342	34	33	1225	1218	73	28
D	4BHK+3T	1541	37	36	1401	1394	78	39
E	3BHK+3T	1352	39	38	1217	1211	48	45
F	3BHK+3T	1321	39	38	1187	1180	101	37

*Bult up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

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Block 1 | 8th & 17th Floor Plan (Area as per RERA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
A	4BHK+3T	1644	41	40	1507	1500	248	41
B	3BHK+3T	1336	11	11	1213	1207	-	36
C	3BHK+3T	1342	34	33	1225	1218	130	28
D	4BHK+3T	1541	37	36	1401	1394	134	39
E	3BHK+3T	1352	39	38	1217	1211	94	45
F	3BHK+3T	1321	39	38	1187	1180	197	37

*BUILT UP AREA includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

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Block 1 | 9th, 12th, 15th, 18th & 21st Floor Plan (Area as per RERA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
A	4BHK+3T	1656	52	50	1517	1510	139	41
B	3BHK+3T	1363	36	35	1238	1232	102	36
C	3BHK+3T	1342	34	33	1225	1218	100	28
D	4BHK+3T	1541	37	36	1401	1394	100	39
E	3BHK+3T	1352	39	38	1217	1211	84	45
F	3BHK+3T	1321	39	38	1187	1180	141	37

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

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Block 1 | 10th, 16th & 19th Floor Plan (Area as per RERA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
A	4BHK+3T	1656	52	50	1517	1510	122	41
B	3BHK+3T	1363	36	35	1238	1232	162	36
C	3BHK+3T	1342	34	33	1225	1218	71	28
D	4BHK+3T	1541	37	36	1401	1394	129	39
E	3BHK+3T	1352	39	38	1217	1211	87	45
F	3BHK+3T	1321	39	38	1187	1180	90	37

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Block 1 | 11th, 14th, 20th & 23rd Floor Plan (Area as per RERA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq. ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
A	4BHK+3T	1656	51	50	1517	1510	248	41
B	3BHK+3T	1363	36	35	1238	1232	183	36
C	3BHK+3T	1342	34	33	1225	1218	130	28
D	4BHK+3T	1541	37	36	1401	1394	134	39
E	3BHK+3T	1352	39	38	1217	1211	94	45
F	3BHK+3T	1321	39	38	1187	1180	197	37

*BUILT UP AREA INCLUDES CARPET AREA OF THE UNIT, CUPBOARD, BALCONY/SER. BALCONY AND THE WALL AREA COVERING THE UNIT. TOTAL CARPET AREA INCLUDES CUPBOARD CARPET AREA.

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Block 1 | 13th & 22nd Floor Plan (Area as per RERA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
A	4BHK+3T	1644	41	40	1507	1500	122	41
B	3BHK+3T	1336	11	11	1213	1207	162	36
C	3BHK+3T	1342	34	33	1225	1218	71	28
D	4BHK+3T	1541	37	36	1401	1394	129	39
E	3BHK+3T	1352	39	38	1217	1211	87	45
F	3BHK+3T	1321	39	38	1187	1180	90	37

*BUILT UP AREA INCLUDES CARPET AREA OF THE UNIT, CUPBOARD, BALCONY/SER. BALCONY AND THE WALL AREA COVERING THE UNIT. TOTAL CARPET AREA INCLUDES CUPBOARD CARPET AREA.

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Block 2 | 2nd Floor Plan (Area as per RERA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
G	3BHK+3T	1315	38	37	1196	1188	-	33
H	3BHK+3T	1346	36	35	1213	1205	-	35
J	3BHK+3T	1384	36	35	1251	1243	-	35
K	3BHK+3T	1397	39	38	1264	1256	-	35

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

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Block 2 | 3rd & 6th Floor Plan (Area as per RERA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
G	3BHK+3T	1315	38	37	1196	1188	85	33
H	3BHK+3T	1346	36	35	1213	1205	119	35
J	3BHK+3T	1384	36	35	1251	1243	119	35
K	3BHK+3T	1397	39	38	1264	1256	119	35

-Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

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Block 2 | 4th & 7th Floor Plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
G	3BHK+3T	1315	38	37	1196	1188	86	33
H	3BHK+3T	1346	36	35	1213	1205	69	35
J	3BHK+3T	1384	36	35	1251	1243	69	35
K	3BHK+3T	1397	39	38	1264	1256	66	35

-Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

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Block 2 | 5th Floor Plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
G	3BHK+3T	1315	38	37	1196	1188	64	33
H	3BHK+3T	1346	36	35	1213	1205	64	35
J	3BHK+3T	1384	36	35	1251	1243	65	35
K	3BHK+3T	1397	39	38	1264	1256	65	35

-Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

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Block 2 | 8th & 17th Floor Plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
G	3BHK+3T	1315	38	37	1196	1188	121	33
H	3BHK+3T	1346	36	35	1213	1205	121	35
J	3BHK+3T	1384	36	35	1251	1243	122	35
K	3BHK+3T	1397	39	38	1264	1256	122	35

-Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

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Block 2 | 9th, 12th, 15th, 18th & 21st Floor Plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
G	3BHK+3T	1315	38	37	1196	1188	143	33
H	3BHK+3T	1346	36	35	1213	1205	198	35
J	3BHK+3T	1384	36	35	1251	1243	198	35
K	3BHK+3T	1397	39	38	1264	1256	198	35

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

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Block 2 | 10th, 16th & 19th Floor Plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
G	3BHK+3T	1315	38	37	1196	1188	153	33
H	3BHK+3T	1346	36	35	1213	1205	124	35
J	3BHK+3T	1384	36	35	1251	1243	123	35
K	3BHK+3T	1397	39	38	1264	1256	121	35

-Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

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Block 2 | 11th, 14th, 20th & 23rd Floor Plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
G	3BHK+3T	1315	38	37	1196	1188	121	33
H	3BHK+3T	1346	36	35	1213	1205	121	35
J	3BHK+3T	1384	36	35	1251	1243	122	35
K	3BHK+3T	1397	39	38	1264	1256	122	35

-Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

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Block 2 | 13th & 22nd Floor Plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
G	3BHK+3T	1315	38	37	1196	1188	153	33
H	3BHK+3T	1346	36	35	1213	1205	124	35
J	3BHK+3T	1384	36	35	1251	1243	123	35
K	3BHK+3T	1397	39	38	1264	1256	121	35

-Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area

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Block 1 & 2 1st Floor Plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
A	4BHK+3T	1656	52	50	1517	1510	877	41
B	3BHK+3T	1363	36	35	1238	1232	302	36
C	3BHK+3T	1342	34	33	1225	1218	253	28
D	4BHK+3T	1541	37	36	1401	1394	452	39
E	3BHK+3T	1362	39	38	1217	1211	325	45
F	3BHK+3T	1321	39	38	1187	1180	381	37

-Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions that are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP flooring etc.

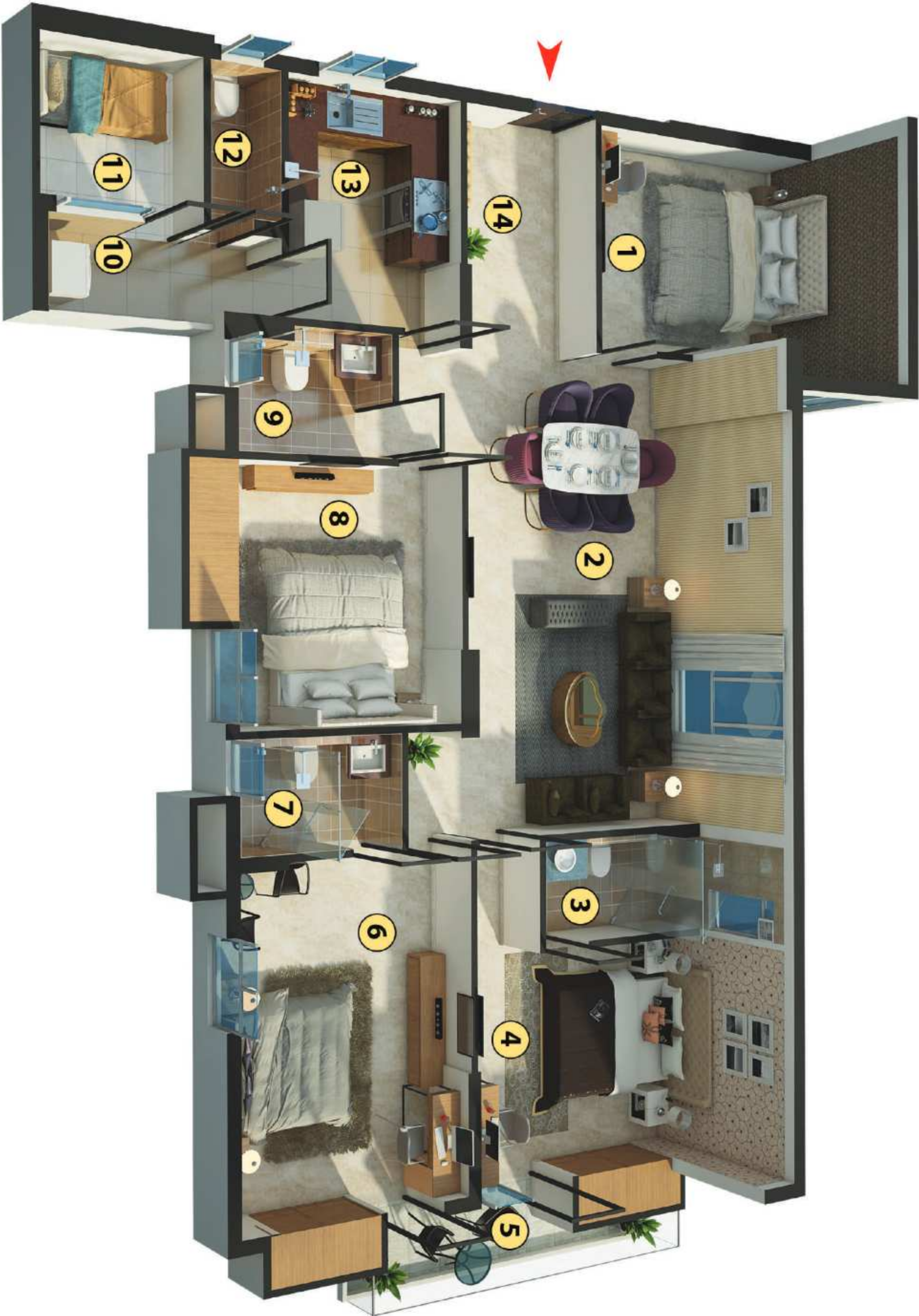


Block 1 & 2 | 24th Floor Plan (Area as per WBHRA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
B	3BHK+3T	1363	36	35	1238	1232	102	36
C	3BHK+3T	1342	34	33	1225	1218	100	28
D	4BHK+3T	1541	37	36	1401	1394	100	39
E	3BHK+3T	1352	39	38	1217	1211	83	45
F	3BHK+3T	1321	39	38	1187	1180	141	37
J	3BHK+3T	1384	36	35	1251	1243	198	35
K	3BHK+3T	1397	39	38	1264	1256	198	35

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions that are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP flooring etc.



Block 1 | 3rd & 6th floor plan | Flat type D | 4BHK+3T

Legends

- 1 Bedroom 10'-4" X 13'-3"
- 2 Living/Dining 22'-4" X 13'-8"
- 3 Toilet 4'-4" X 9'-5"
- 4 Master Bedroom 10'-9" X 13'-3"
- 5 3'-11" Wide Triple Height Terrace
- 6 Bedroom 15'-10" X 11'-9"
- 7 Toilet 4'-6" X 8'-2"
- 8 Bedroom 11'-4 X 11'-4"
- 9 Toilet 5'-0" X 7'-9"
- 10 3'-11" Wide Service Balcony
- 11 Utility 6'-5" X 7'-1"
- 12 W.C 6'-5" X 3'-3"
- 13 Kitchen 10'-7" X 8'-8"
- 14 Foyer 10'-8" X 7'-3"

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area (sq.ft.)
Fiat No.	Fiat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
D	4BHK+3T	1541	37	36	1401	1394	54	39

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions that are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP flooring etc.



Block 2 | 3rd & 6th floor plan | Flat type H | 3BHK+3T

Legends

- 1 Bedroom 14'-3" X 11'-4"
- 2 Toilet 4'-8" X 7'-9"
- 3 Toilet 5'-1" X 6'-2"
- 4 Living/Dining 12'-8" X 21'-9"
- 5 W.C 3'-0" X 5'-7"
- 6 Utility 7'-3" X 5'-7"
- 7 Foyer 11'-2" X 8'-4"
- 8 Bedroom 10'-10 X 12'-5"
- 9 Kitchen 10'-7" X 6'-5"
- 10 3'-11" Wide Service Balcony
- 11 Master Bedroom 14'-0" X 10'-7"
- 12 Toilet 9'-1" X 4'-4"
- 13 3'-11" Wide Triple Height Terrace

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)	Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area(sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
H	3BHK+3T	1346	36	35	1213	1205	119	35

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/ Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.
Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions that are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

Specifications

Foundation & Structure	
Structure designed for the optimum seismic considerations as stipulated by the IS code, for better safety. Foundation with RCC piles & pile caps/Raft. RCC super structure with AAC Block/Fly ash brick as per design	
Building Envelope	
Aesthetically designed and externally painted with mix of texture/acrylic emulsion paint to increase durability and prevent fungae	
Living /Dining Room	
Flooring	: Italian Marble flooring
Wall & Ceiling	: Putty
Main door	: Wooden frame with both side Polished teak finish flush door/Panel door with Video door phone & Digital Lock.
Hardware & Fittings	: Branded locks of Yale/ Haffle/Dorset or equivalent make and Quality Hardware.
Windows	: Aluminum powder coated windows with glass panes.
Electrical	: Modular switches of crabtree /Havells/Legrand or equivalent make with copper Wiring.
Air Conditioning	: Air-Conditioning in living/dining rooms
Bedroom	
Bedroom	: Italian Marble flooring
Wall & Ceiling	: Putty
Doors	: Both side polished flush door with wooden frame
Hardware & Fittings	: Branded locks and hardware fittings of Yale/ Haffle/ Dorset or equivalent make.
Windows	: Aluminum powder coated windows with glass panes.
Electrical	: Modular switches of crabtree /Havells/Legrand or equivalent make with copper Wiring.
Air Conditioning	: Air-Conditioning in all bedrooms
Open Terrace	
Flooring	: Matt finish Ceramic Tiles
Wall	: Acrylic emulsion paint
Door	: Powder coated aluminum door with glass panes
Railing	: SS/Aluminum with glass
Kitchen	
Flooring	: Matt finish Ceramic Tiles
Wall	: Dado of ceramic tiles up to 2 Feet height above the counter
Ceiling	: Putty
Door	: Both side polished flush door with wooden frame
Hardware & Fittings	: Branded locks and hardware fittings of Yale/ Haffle/Dorset or equivalent make
Window	: Aluminum powder coated window with glass panes and provision for exhaust fan
Counter	: Granite counter top
Plumbing	: Stainless steel sink with hot & cold water provision. Separate provision for dish washer
Electrical	: Modular switches of crabtree /Havells/Legrand or equivalent make with copper Wiring.
Service balcony	
Flooring	: Matt finish Ceramic Tiles
Wall	: Dado of ceramic tiles up to upto railing height above the floor
Ceiling	: Putty
Door	: Powder coated aluminum door with glass panes
Railing	: SS/Aluminum with glass
Toilets	
Flooring	: Anti-skid ceramic tiles
Wall	: Ceramic wall tiles up to door height
Ceiling	: Putty
Door	: Wooden frame with flush door outside polished & inside painted.
Hardware & Fittings	: Branded locks and hardware fittings of Yale/ Haffle/Dorset or equivalent make.
Window	: Aluminum powder coated window with glass panes and provision for exhaust fan
Sanitary ware	: Grohe/Kohler/American Standard or equivalent
CP Fittings	: Grohe/Kohler/American Standard or equivalent
Shower Area	: Shower enclosure in 2 nos attached toilets.
Utility Room	
Flooring	: Ceramic tiles
Wall & Ceiling	: Putty
Doors	: Both side polished flush door with wooden frame
Service Toilet (W.C.)	
Flooring	: Anti-skid ceramic tiles
Wall	: Ceramic wall tiles up to door height
Ceiling	: Putty
Door	: Flush door with wooden frame
Window	: Aluminum powder coated window with glass panes and provision for exhaust fan
Sanitary ware	: Hindware/Parryware/Jaquar/Essco or equivalent
CP Fittings	: Hindware/Parryware/Jaquar/Essco or equivalent
Ground Floor Lobby	
Flooring	: Lobby design with mix of Italian Marble, Marble, Vitrified tiles
Wall	: Combination of Italian marble, Granite, polished veneer & paint as per design
Ceiling	: False ceiling with light fixtures

Typical Floor Lobby	
Flooring	: Large size vitrified tiles
Wall	: Combination of tiles & paint as per design
Ceiling	: False ceiling with light fixtures
Lifts	: Kone/Schindler/Mitsubishi/Otis or equivalent

- 24x7 security and Fire prevention**
- Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services.
 - Optimum Power back-up to run all your electrical appliances including Air-Conditioners.
 - Power backup for common areas & utilities
 - Video door phone facility and intercom system
 - 24X7 round the clock security
 - Security surveillance facility with CCTV on ground floor common areas
- Green Initiatives**
- Sufficient fresh air ventilation in every room
 - Organic waste management
 - Water efficient fixtures
 - Rainwater harvesting
 - Sewage treatment plant
 - Ample green space with use of native plants in the landscape
 - Recycled water for gardening
 - Dual flushing system
 - Low VOC materials
 - Use of LED lights in common areas

- Health & Safety**
- 24 hour treated water supply through water treatment plant
 - Anti-termite treatment during various stages of construction
 - Superior quality waterproofing wherever necessary
 - Automatic changeover system for DGs and necessary earthing arrangements
 - Sufficient project illumination through compound & street lighting inside the complex



About the Developer



At Merlin, life does not move like a ladder. Rather, we grow like a tree. And as the tree grows bigger, it provides shade, shelter and happiness to all those who live around it. Celebrating 40 years of legacy.

- Our aim is to create a happy home and a healthy workspace for every citizen of this country.
- Stepping on to 40 years of real estate experience, Nationwide.
- Over 20 million sq ft of construction completed and further 10 million sq ft work in progress.
- Over 100 Real Estate projects completed consisting of Residential, Commercial, Townhomes and Retail.
- Over 50% sales from referrals (Existing customers)
- Presently Merlin has projects in Kolkata, Chennai, Pune, Bhubaneshwar, Ahmedabad and Raipur.

The Merlin World without Boundaries



Fifth Avenue | Sector-V, Salt Lake



Acropolis Mall | Kolkata



Elita Garden Vista | New Town, Kolkata



The One | Tollygunge, Kolkata

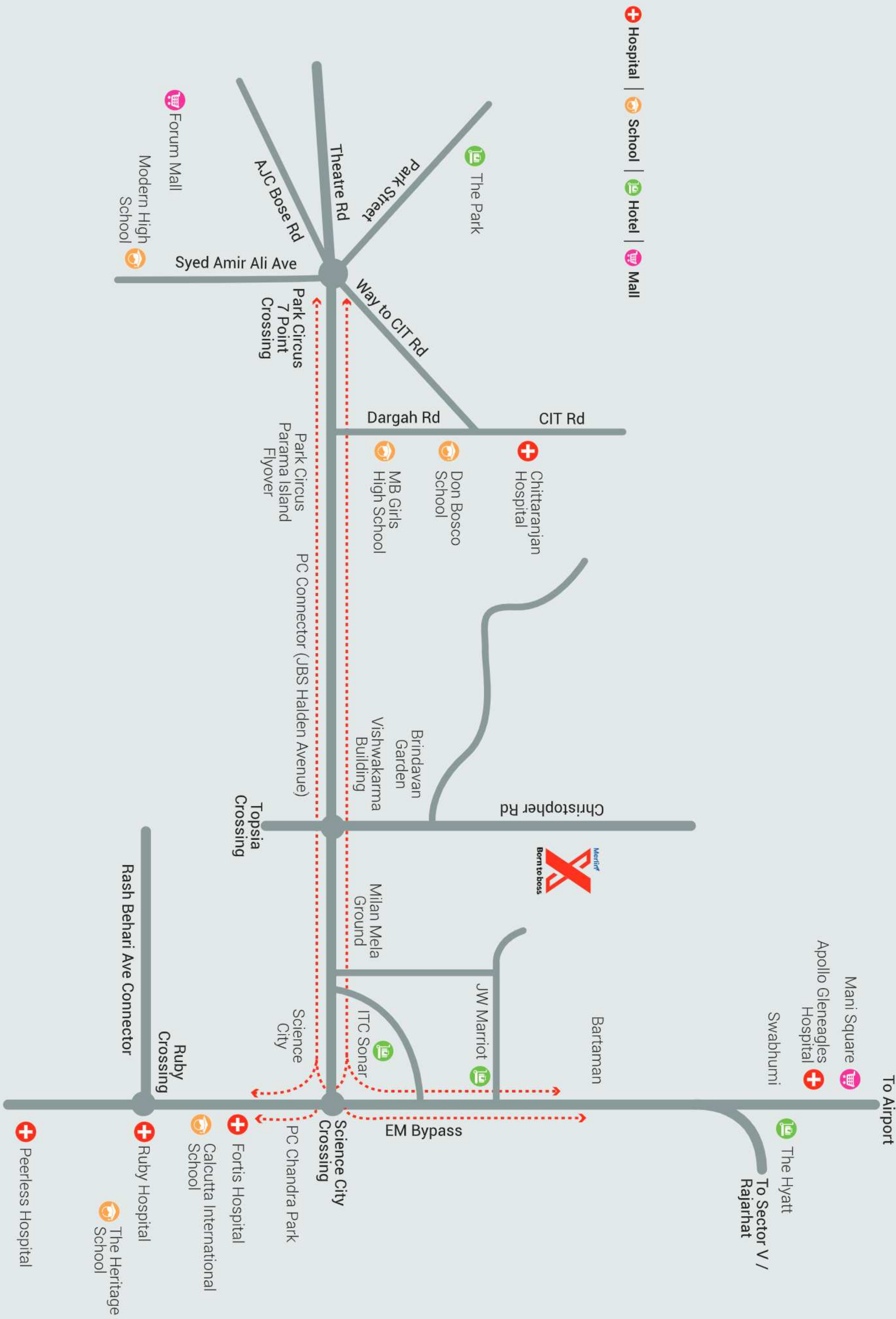


Altair | Colombo, Sri Lanka



South City Residence | Kolkata

Centrally located !





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