



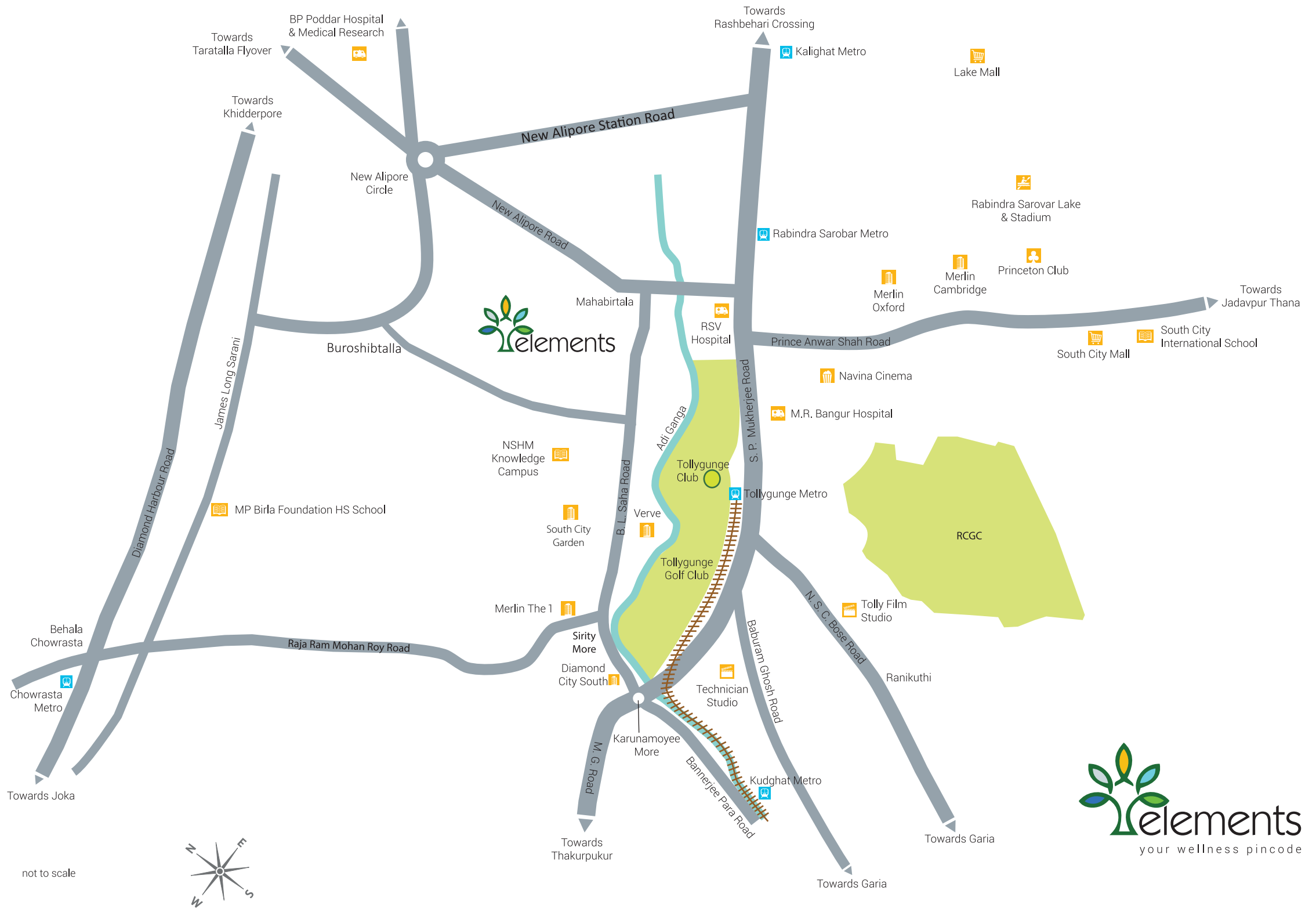
Your wellness pincode off New Alipore!



HIRA Registration NO.: HIRA/P/KOL/2019/000325

Head Office: Merlin Projects Ltd, 22, Prince Anwar Shah Road, Kolkata - 700 033 | Site Office: 112, B.L. Saha Road, Kolkata - 700 053

<http://facebook.com/MERLINGROUP>







Infinity Swimming Pool



AC Gymnasium



AC Indoor Games Room



AC Community Hall



Swimming pool | kids pool | well equipped AC Gym | Indoor games room with pool table, cards room, chess, carom | crèche | spa | steam bath | sauna | AC banquet hall
Holi or Diwali, Durga puja or a drama festival, explore an open air amphitheater





Tower-1 | 2nd floor plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet
B	3 BHK+3T	1179	73	1007	28	42	D	3 BHK+2T	974	62	824	22	42
C	4 BHK+3T	1459	77	1208	17	120	E	3 BHK+3T	1198	75	1024	28	43

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-1 | 3rd floor plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet
A	3 BHK+3T	1171	62	1012	17	42
B	3 BHK+3T	1179	73	1007	28	42
C	4 BHK+3T	1459	77	1208	17	120

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet
D	3 BHK+2T	974	NIL	824	22	42
E	3 BHK+3T	1198	75	1024	28	43

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-1 | 4th, 7th & 10th Typical floor plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open terrace area at 4th,7th & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.ft
A	3 BHK+3T	1171	62	1012	17	42	42
B	3 BHK+3T	1179	73	1007	28	42	54
C	4 BHK+3T	1459	77	1208	17	120	56

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open terrace area at 4th,7th & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.ft
D	3 BHK+2T	974	NIL	824	22	42	57
E	3 BHK+3T	1198	75	1024	28	43	37

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-1 | 5th, 8th & 11th Typical floor plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open terrace area at 5th,8th & 11th floor
Flat No.	Flat Type	BU	BU	Carpets	Carpets	Carpets	Sq.ft
A	3 BHK+3T	1171	62	1012	17	42	38
B	3 BHK+3T	1179	73	1007	28	42	40
C	4 BHK+3T	1459	77	1208	17	120	45

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open terrace area at 5th,8th & 11th floor
Flat No.	Flat Type	BU	BU	Carpets	Carpets	Carpets	Sq.ft
D	3 BHK+2T	974	NIL	824	22	42	50
E	3 BHK+3T	1198	75	1024	28	43	40

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-1 | 6th & 9th Typical floor plan (Area as per WBHIRA)

Unit Info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open terrace area at 6th & 9th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.ft
A	3 BHK+3T	1171	62	1012	17	42	40
B	3 BHK+3T	1179	73	1007	28	42	41
C	4 BHK+3T	1459	77	1208	17	120	57

Unit Info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open terrace area at 6th & 9th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.ft
D	3 BHK+2T	974	NIL	824	22	42	39
E	3 BHK+3T	1198	75	1024	28	43	42

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-2 | 2nd & 3rd Typical floor plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	BU	Carpets	Carpets	Carpets	Flat No.	Flat Type	BU	BU	Carpets	Carpets	Carpets
F	3 BHK+3T	1184	73	1012	28	41	I	3 BHK+2T	974	NIL	824	22	42
G	3 BHK+3T	1179	62	1007	28	42	J	3 BHK+3T	1198	75	1024	28	43
H	4 BHK+3T	1459	77	1208	17	120							

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-2 | 4th, 7th & 10th Typical floor plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open terrace area at 4th,7th & 10th floor	Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open terrace area at 4th,7th & 10th floor
Flat No.	Flat Type	BU	BU	Carpets	Carpets	Carpets	Sq.ft	Flat No.	Flat Type	BU	BU	Carpets	Carpets	Carpets	Sq.ft
F	3 BHK+3T	1184	73	1012	28	41	N	I	3 BHK+2T	974	NIL	824	22	42	57
G	3 BHK+3T	1179	62	1007	28	42	NA	J	3 BHK+3T	1198	75	1024	28	43	36
H	4 BHK+3T	1459	77	1208	17	120	NA								

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-2 | 5th, 8th & 11th Typical floor plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 5th,8th & 11th floor	Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 5th,8th & 11th floor
Flat No.	Flat Type	BU	BU	Carpets	Carpets	Carpets	Sq.ft	Flat No.	Flat Type	BU	BU	Carpets	Carpets	Carpets	Sq.ft
F	3 BHK+3T	1184	73	1012	28	41	NA	I	3 BHK+2T	974	NIL	824	22	42	50
G	3 BHK+3T	1179	62	1007	28	42	NA	J	3 BHK+3T	1198	75	1024	28	43	50
H	4 BHK+3T	1459	77	1208	17	120	56								

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-2 | 6th & 9th Typical floor plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open terrace area at 6th & 9th floor
Flat No.	Flat Type	BU	BU	Carpets	Carpets	Carpets	Sq.ft
F	3 BHK+3T	1184	73	1012	28	41	NA
G	3 BHK+3T	1179	62	1007	28	42	NA
H	4 BHK+3T	1459	77	1208	17	120	57

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open terrace area at 6th & 9th floor
Flat No.	Flat Type	BU	BU	Carpets	Carpets	Carpets	Sq.ft
I	3 BHK+2T	974	NIL	824	22	42	39
J	3 BHK+3T	1198	75	1024	28	43	53

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Foundation & Structure

- Structure designed for the optimum seismic considerations as stipulated by the IS code, for better safety.
- Foundation with RCC piles & Pile caps
- RCC framed super structure with AAC Block/Fly ash brick as per design

Building Envelope

- Iconic Towers meticulously designed and externally painted with mix of anti fungal and texture/acrylic emulsion paint to increase durability and prevent fungae.

Living /Dining Room

Flooring	: Large size Vitrified Tiles
Wall	: Putty
Ceiling	: Putty
Main door	: Wooden Frame with laminated Flush Door.
Hardware & Fittings	: Branded locks and hardware fittings of reputed make
Windows	: Aluminium powder coated Windows with glass panes
Electrical	: Modular Switches of Havells/Anchor/North-west or reputed make with Copper Wiring
Air Condition	: Split Air-Conditioning in living/dining rooms

Bedroom

Flooring	: Vitrified Tiles
Wall	: Putty
Ceiling	: Putty
Doors	: Wooden Frame with Commercial Flush Door.
Hardware & Fittings	: Branded locks and hardware fittings of reputed make
Windows	: Aluminium powder coated Windows with glass panes
Electrical	: Modular Switches of Havells/Anchor/North-west or reputed make with Copper Wiring
Air Condition	: Split Air-Conditioning in all Bedrooms

Balcony

Flooring	: Matt finish Ceramic Tiles
Wall	: Acrylic Emulsion Paint
Ceiling	: Acrylic Emulsion Paint
Door	: Aluminium powder coated Doors with glass panes
Railing	: MS/SS/Aluminium with glass

Kitchen

Flooring	: Matt finish ceramic tiles
Wall	: Ceramic Tiles upto 2 Feet height above the counter
Ceiling	: Putty
Door	: Wooden Frame with Commercial Flush Door.
Hardware & Fittings	: Branded locks and hardware fittings of reputed make
Window	: Aluminium powder coated window with glass panes and provision for exhaust fan
Counter	: Granite Slab
Plumbing	: Stainless Steel Sink with Hot & Cold Water Provision. Separate Municipal water line for drinking water.
Electrical	: Modular Switches of Havells/Anchor/North-west or reputed make with Copper Wiring

Toilets

Flooring	: Anti-skid Ceramic Tiles
Wall	: Designer Ceramic Tiles upto 7 feet height
Ceiling	: Putty
Door	: Wooden Frame with Painted Flush Door.
Hardware & Fittings	: Branded locks and hardware fittings of reputed make
Window	: Aluminium powder coated window with glass panes and provision for exhaust fan
Sanitary ware	: Kohler/ Roca/Grohe or Equivalent make
CP Fittings	: Jaquar/ Kohler or Equivalent make

Ground Floor Lobby

Flooring	: Combination of Large size vitrified Tiles & Granite as per design
Wall	: Combination of Premium Ceramic Tiles, Paint & wall panelling as per design
Ceiling	: False Ceiling with Light fixtures

Typical Floor Lobby

Flooring	: Vitrified Tiles
Wall	: Combination of Tiles & Paint
Ceiling	: Putty

Lifts

- Otis/ Schindler/ Kone or Equivalent make.
- One stretcher Lift each Tower to support medical emergencies of the residents.

24x7 security and Fire prevention

- Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services
- Optimum power back-up to sufficiently to run all your electrical appliances including one Air-Conditioner.
- 100% Power Backup for Common Areas & Utilities
- Video door phone facility with intercom system
- 24X7 round the clock security
- Security surveillance facility with CCTV on ground floor common areas

Green Initiatives

- 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
- Separate Municipal water line for drinking water.
- Anti-termite treatment during various stages of construction
- Superior quality waterproofing wherever necessary
- Quality earthing for entire project
- Automatic changeover system for DGs
- Sufficient project illumination through compound & street lighting inside the complex

