




**Born to boss**



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**HIRA Registration Number :** HIRA/P/KOL/2021/001162 | [www.hira.wb.gov.in](http://www.hira.wb.gov.in)

**Disclaimer :** This document is not a legal offering. It only describes the intent & concept of X. All the areas / dimensions / layout / elevations / pictures etc. are only indicative and are not as per scale. All the details are subject to change, alteration and modification as per the developer's discretion.

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License to chill !  
—— off EM Bypass ——





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 – 1655 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 Ac upressure 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







Skating Rink

# 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



Lotus Pond



Multi-purpose play court



Spacious green lawn with flowerbed





Rooftop Infinity Swimming Pool with Jacuzzi



AC indoor games room



AC gymnasium



AC Banquet hall



Life just got better.

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









Block 1 | 2nd 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	1655	51	50	1517	1509	-	40
B	3BHK+3T	1363	36	35	1238	1231	-	36
C	3BHK+3T	1341	34	33	1224	1217	-	27
D	4BHK+3T	1541	36	35	1401	1394	-	38
E	3BHK+3T	1352	38	37	1217	1210	-	45
F	3BHK+3T	1321	38	37	1186	1179	-	36

\*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 (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	1655	51	50	1517	1509	83	40
B	3BHK+3T	1363	36	35	1238	1231	60	36
C	3BHK+3T	1341	34	33	1224	1217	61	27
D	4BHK+3T	1541	36	35	1401	1394	53	38
E	3BHK+3T	1352	38	37	1217	1210	45	45
F	3BHK+3T	1321	38	37	1186	1179	79	36

\*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 | 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
A	4BHK+3T	1655	51	50	1517	1509	62	40
B	3BHK+3T	1363	36	35	1238	1231	81	36
C	3BHK+3T	1341	34	33	1224	1217	50	27
D	4BHK+3T	1541	36	35	1401	1394	75	38
E	3BHK+3T	1352	38	37	1217	1210	58	45
F	3BHK+3T	1321	38	37	1186	1179	46	36
D	4BHK+3T	1541	36	35	1401	1394	75	38
E	3BHK+3T	1352	38	37	1217	1210	58	45
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\*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 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	1655	51	50	1517	1509	130	40
B	3BHK+3T	1363	36	35	1238	1231	93	36
C	3BHK+3T	1341	34	33	1224	1217	73	27
D	4BHK+3T	1541	36	35	1401	1394	77	38
E	3BHK+3T	1352	38	37	1217	1210	48	45
F	3BHK+3T	1321	38	37	1186	1179	101	36
D	4BHK+3T	1541	36	35	1401	1394	77	38
E	3BHK+3T	1352	38	37	1217	1210	48	45
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.								

\*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.



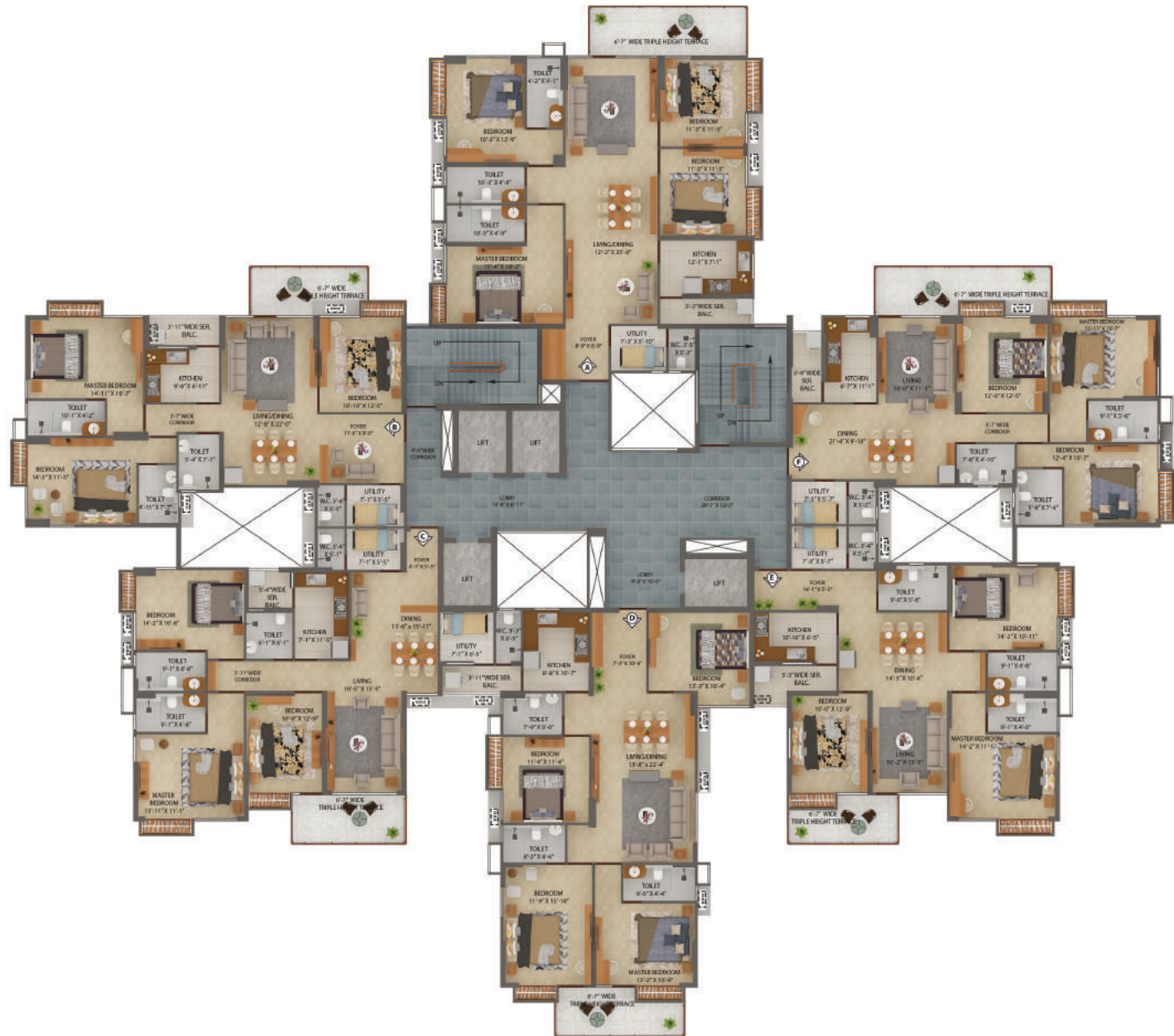


Block 1 | 8th & 17th Floor Plan (Area as per WBHIRA)

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
A	4BHK+3T	1643	41	40	1506	1499	248	40
B	3BHK+3T	1336	11	10	1213	1207	-	36
C	3BHK+3T	1341	34	33	1224	1217	129	27
D	4BHK+3T	1541	36	35	1401	1394	134	38
E	3BHK+3T	1352	38	37	1217	1210	93	45
F	3BHK+3T	1321	38	37	1186	1179	196	36

\*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 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	1655	51	50	1517	1509	138	40
B	3BHK+3T	1363	36	35	1238	1231	101	36
C	3BHK+3T	1341	34	33	1224	1217	100	27
D	4BHK+3T	1541	36	35	1401	1394	99	38
E	3BHK+3T	1352	38	37	1217	1210	84	45
F	3BHK+3T	1321	38	37	1186	1179	141	36

\*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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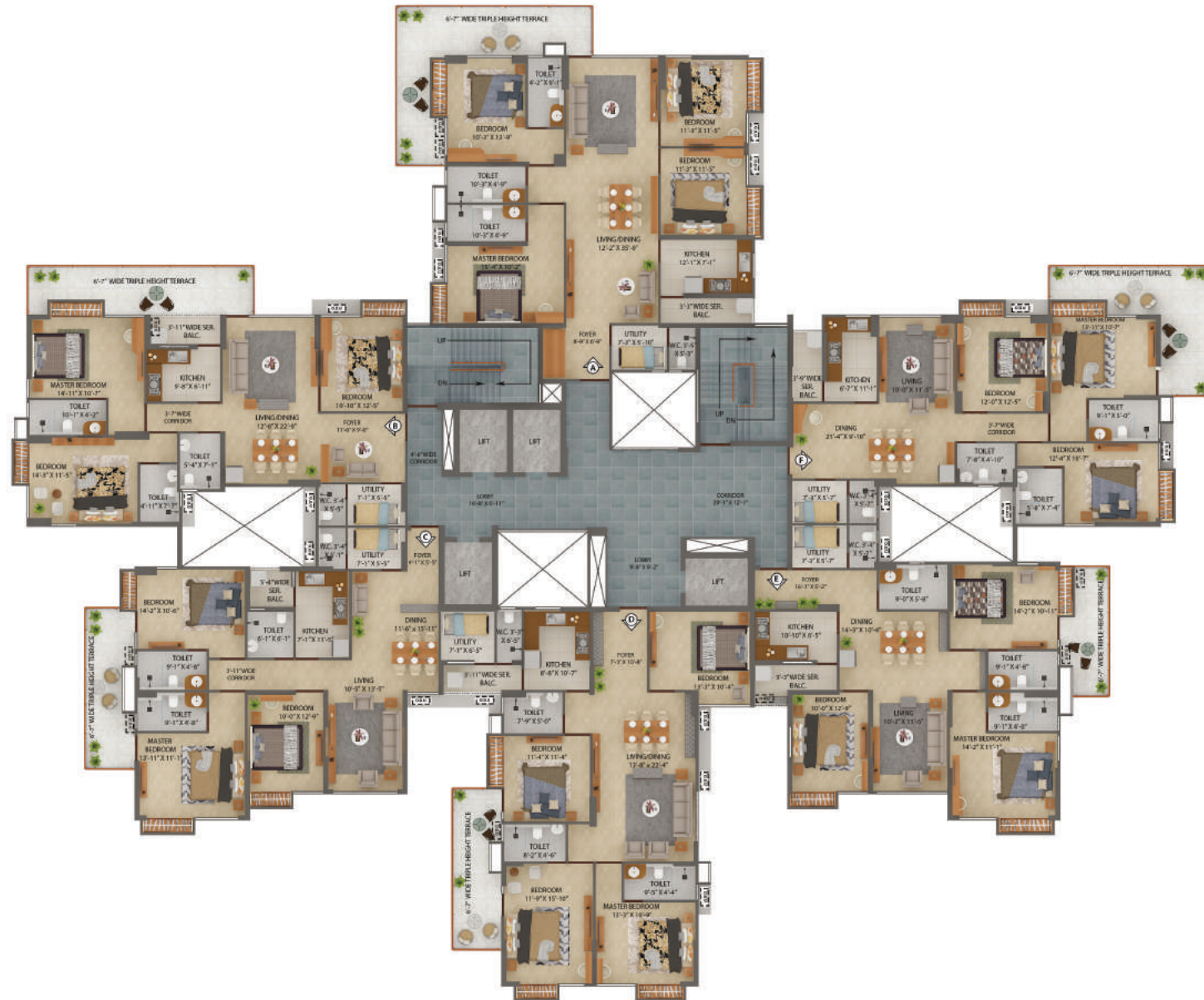


Block 1 | 10th, 16th & 19th Floor Plan (Area as per WBHIRA)

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	1655	51	50	1517	1509	121	40
B	3BHK+3T	1363	36	35	1238	1231	161	36
C	3BHK+3T	1341	34	33	1224	1217	71	27
D	4BHK+3T	1541	36	35	1401	1394	128	38
E	3BHK+3T	1352	38	37	1217	1210	86	45
F	3BHK+3T	1321	38	37	1186	1179	90	36

\*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 | 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
A	4BHK+3T	1655	51	50	1517	1509	248	40
B	3BHK+3T	1363	36	35	1238	1231	183	36
C	3BHK+3T	1341	34	33	1224	1217	129	27
D	4BHK+3T	1541	36	35	1401	1394	134	38
E	3BHK+3T	1352	38	37	1217	1210	93	45
F	3BHK+3T	1321	38	37	1186	1179	196	36

\*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 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	1643	41	40	1506	1499	121	40
B	3BHK+3T	1336	11	10	1213	1207	161	36
C	3BHK+3T	1341	34	33	1224	1217	71	27
D	4BHK+3T	1541	36	35	1401	1394	128	38
E	3BHK+3T	1352	38	37	1217	1210	86	45
F	3BHK+3T	1321	38	37	1186	1179	90	36

\*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 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.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet
G	3BHK+3T	1315	38	37	1195
H	3BHK+3T	1346	36	35	1213
J	3BHK+3T	1383	36	35	1250
K	3BHK+3T	1396	39	38	1264

Unit info		Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area(sq.ft.)
Flat No.	Flat Type	HIRA Carpet	BU	BU
G	3BHK+3T	1188	-	33
H	3BHK+3T	1205	-	35
J	3BHK+3T	1243	-	35
K	3BHK+3T	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.

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  
(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.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet
G	3BHK+3T	1315	38	37	1195
H	3BHK+3T	1346	36	35	1213
J	3BHK+3T	1383	36	35	1250
K	3BHK+3T	1396	39	38	1264

Unit info		Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area(sq.ft.)
Flat No.	Flat Type	HIRA Carpet	BU	BU
G	3BHK+3T	1188	85	33
H	3BHK+3T	1205	118	35
J	3BHK+3T	1243	118	35
K	3BHK+3T	1256	118	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.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet
G	3BHK+3T	1315	38	37	1195
H	3BHK+3T	1346	36	35	1213
J	3BHK+3T	1383	36	35	1250
K	3BHK+3T	1396	39	38	1264

Unit info		Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area(sq.ft.)
Flat No.	Flat Type	HIRA Carpet	BU	BU
G	3BHK+3T	1188	85	33
H	3BHK+3T	1205	69	35
J	3BHK+3T	1243	68	35
K	3BHK+3T	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 | 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.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet
G	3BHK+3T	1315	38	37	1195
H	3BHK+3T	1346	36	35	1213
J	3BHK+3T	1383	36	35	1250
K	3BHK+3T	1396	39	38	1264

Unit info		Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area(sq.ft.)
Flat No.	Flat Type	HIRA Carpet	BU	BU
G	3BHK+3T	1188	63	33
H	3BHK+3T	1205	63	35
J	3BHK+3T	1243	64	35
K	3BHK+3T	1256	64	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.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet
G	3BHK+3T	1315	38	37	1195
H	3BHK+3T	1346	36	35	1213
J	3BHK+3T	1383	36	35	1250
K	3BHK+3T	1396	39	38	1264

Unit info		Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area(sq.ft.)
Flat No.	Flat Type	HIRA Carpet	BU	BU
G	3BHK+3T	1188	120	33
H	3BHK+3T	1205	120	35
J	3BHK+3T	1243	121	35
K	3BHK+3T	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 | 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.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet
G	3BHK+3T	1315	38	37	1195
H	3BHK+3T	1346	36	35	1213
J	3BHK+3T	1383	36	35	1250
K	3BHK+3T	1396	39	38	1264

Unit info		Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area(sq.ft.)
Flat No.	Flat Type	HIRA Carpet	BU	BU
G	3BHK+3T	1188	142	33
H	3BHK+3T	1205	198	35
J	3BHK+3T	1243	198	35
K	3BHK+3T	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.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet
G	3BHK+3T	1315	38	37	1195
H	3BHK+3T	1346	36	35	1213
J	3BHK+3T	1383	36	35	1250
K	3BHK+3T	1396	39	38	1264

Unit info		Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area(sq.ft.)
Flat No.	Flat Type	HIRA Carpet	BU	BU
G	3BHK+3T	1188	152	33
H	3BHK+3T	1205	124	35
J	3BHK+3T	1243	123	35
K	3BHK+3T	1256	120	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.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet
G	3BHK+3T	1315	38	37	1195
H	3BHK+3T	1346	36	35	1213
J	3BHK+3T	1383	36	35	1250
K	3BHK+3T	1396	39	38	1264

Unit info		Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area(sq.ft.)
Flat No.	Flat Type	HIRA Carpet	BU	BU
G	3BHK+3T	1188	120	33
H	3BHK+3T	1205	120	35
J	3BHK+3T	1243	121	35
K	3BHK+3T	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 | 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.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet
G	3BHK+3T	1315	38	37	1195
H	3BHK+3T	1346	36	35	1213
J	3BHK+3T	1383	36	35	1250
K	3BHK+3T	1396	39	38	1264

Unit info		Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area(sq.ft.)
Flat No.	Flat Type	HIRA Carpet	BU	BU
G	3BHK+3T	1188	152	33
H	3BHK+3T	1205	124	35
J	3BHK+3T	1243	123	35
K	3BHK+3T	1256	120	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.





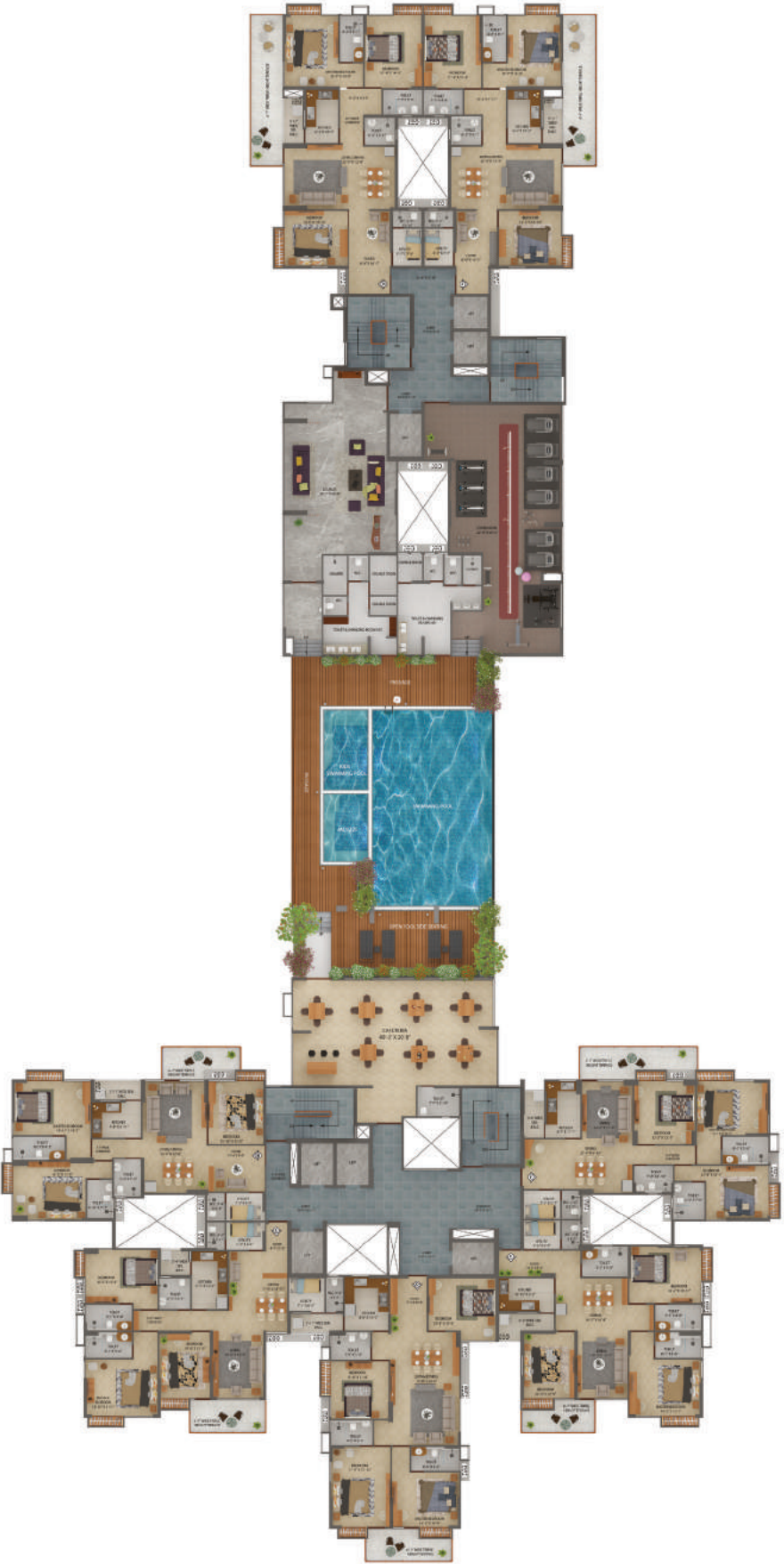
Block 1 & 2 | 1st Floor Plan  
(Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet
A	4BHK+3T	1655	51	50	1517
B	3BHK+3T	1363	36	35	1238
C	3BHK+3T	1341	34	33	1224
D	4BHK+3T	1541	36	35	1401
E	3BHK+3T	1352	38	37	1217
F	3BHK+3T	1321	38	37	1186

Unit info		Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area(sq.ft.)
Flat No.	Flat Type	HIRA Carpet	BU	BU
A	4BHK+3T	1509	877	40
B	3BHK+3T	1231	301	36
C	3BHK+3T	1217	252	27
D	4BHK+3T	1394	452	38
E	3BHK+3T	1210	324	45
F	3BHK+3T	1179	380	36

\*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 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.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet
B	3BHK+3T	1363	36	35	1238
C	3BHK+3T	1341	34	33	1224
D	4BHK+3T	1541	36	35	1401
E	3BHK+3T	1352	38	37	1217
F	3BHK+3T	1321	38	37	1186

Unit info		Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area(sq.ft.)
Flat No.	Flat Type	HIRA Carpet	BU	BU
B	3BHK+3T	1231	101	36
C	3BHK+3T	1217	100	27
D	4BHK+3T	1394	99	38
E	3BHK+3T	1210	83	45
F	3BHK+3T	1179	141	36

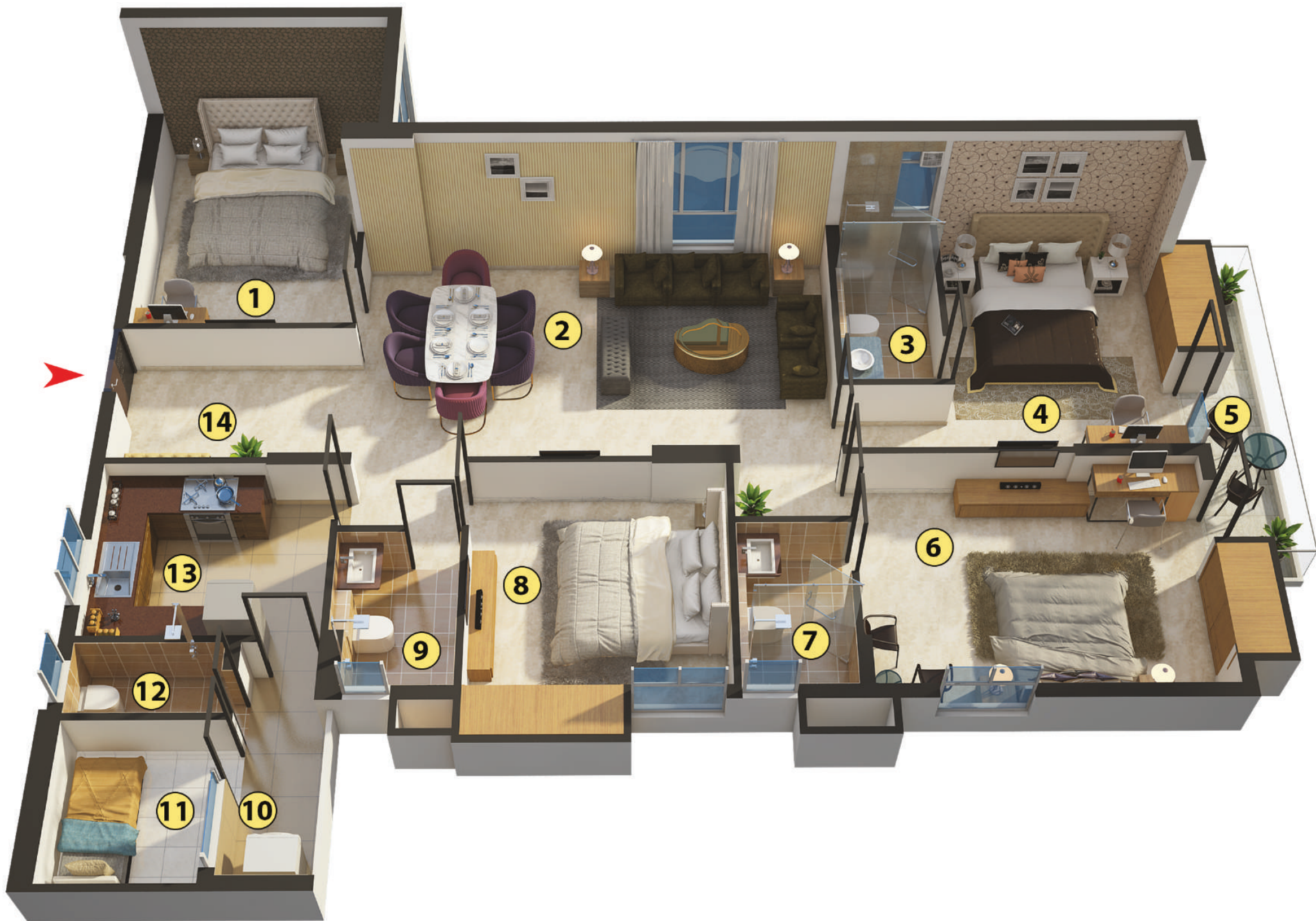
Unit info		Total flat area (sq.ft.)	C.B area (sq.ft.)	C.B area post finishes(sq.ft.)	Total flat area (sq.ft.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet
J	3BHK+3T	1383	36	35	1250
K	3BHK+3T	1396	39	38	1264

Unit info		Total flat area post finishes (sq.ft.)	Terrace area (sq.ft.)	Service balcony area(sq.ft.)
Flat No.	Flat Type	HIRA Carpet	BU	BU
J	3BHK+3T	1243	198	35
K	3BHK+3T	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

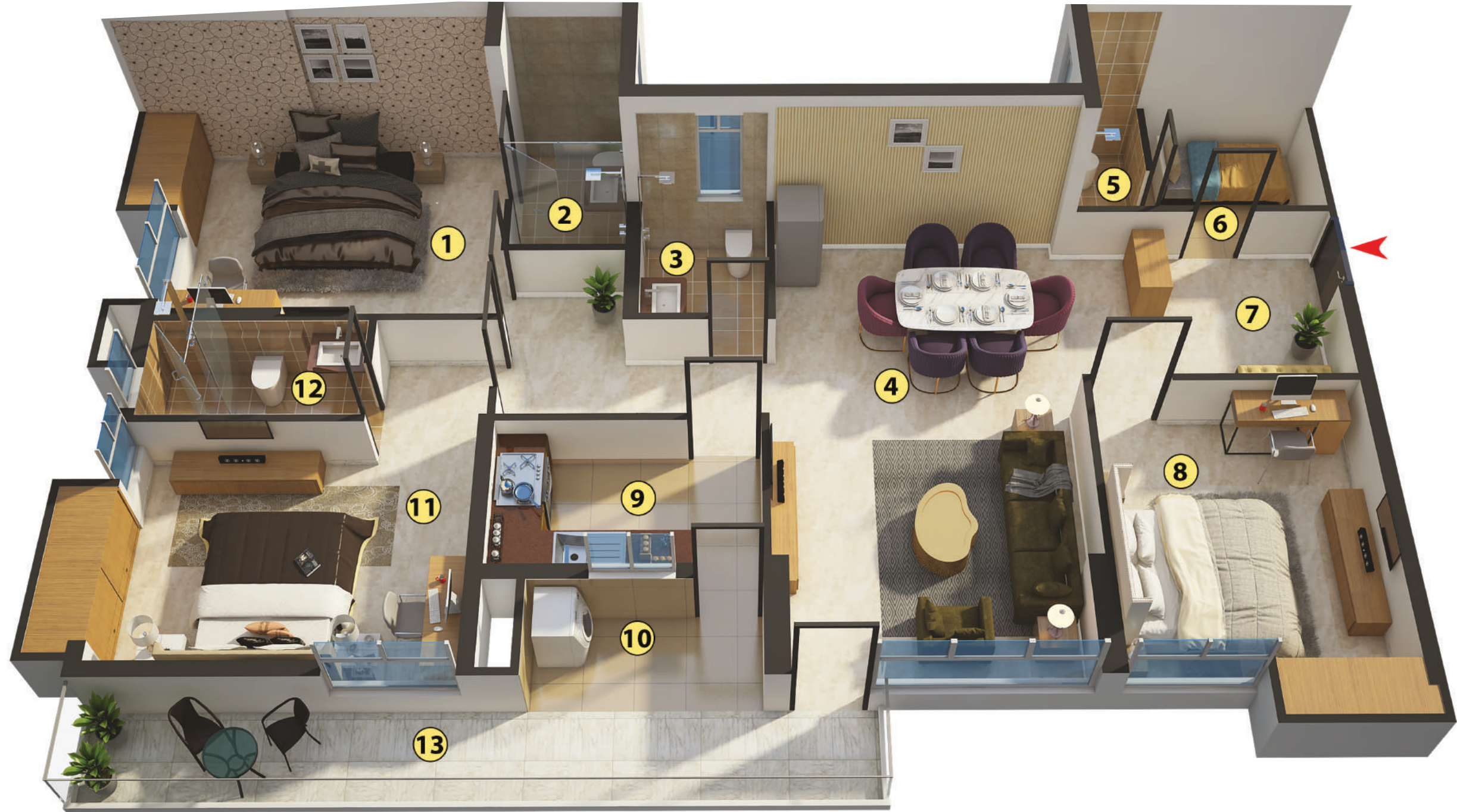
- 1 Bedroom 10'-4" X 13'-3"
- 2 Living/Dining 22'-4" X 13'-8"
- 3 Toilet 4'-4" X 9'-5"
- 4 Master Bedroom 10'-9" X 13'-3"
- 5 3'-11" Wide Triple Height Terrace
- 6 Bedroom 15'-10" X 11'-9"
- 7 Toilet 4'-6" X 8'-2"
- 8 Bedroom 11'-4 X 11'-4"
- 9 Toilet 5'-0" X 7'-9"
- 10 3'-11" Wide Service Balcony
- 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.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	HIRA Carpet	HIRA Carpet	BU	BU
D	4BHK+3T	1541	36	35	1401	1394	53	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.

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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 fungus

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/ Hafle/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/ Hafle/ 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/ Hafle/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/ Hafle/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







Elita Garden Vista | New Town



5th Avenue | Sector V, Salt Lake



Merlin Island | Picnic Garden



Altair | Colombo, Sri Lanka



Acropolis Mall | Off E.M. Bypass



Singapore City | Raipur



South City Residence | Kolkata



Reflection | Chennai

## About the developer

With over 3 decades of real estate experience, nationwide. Complete with meticulous planning and quality craftsmanship. Our aim is to create a happy home and a healthy workspace for every citizen of this country.

Over 10 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.

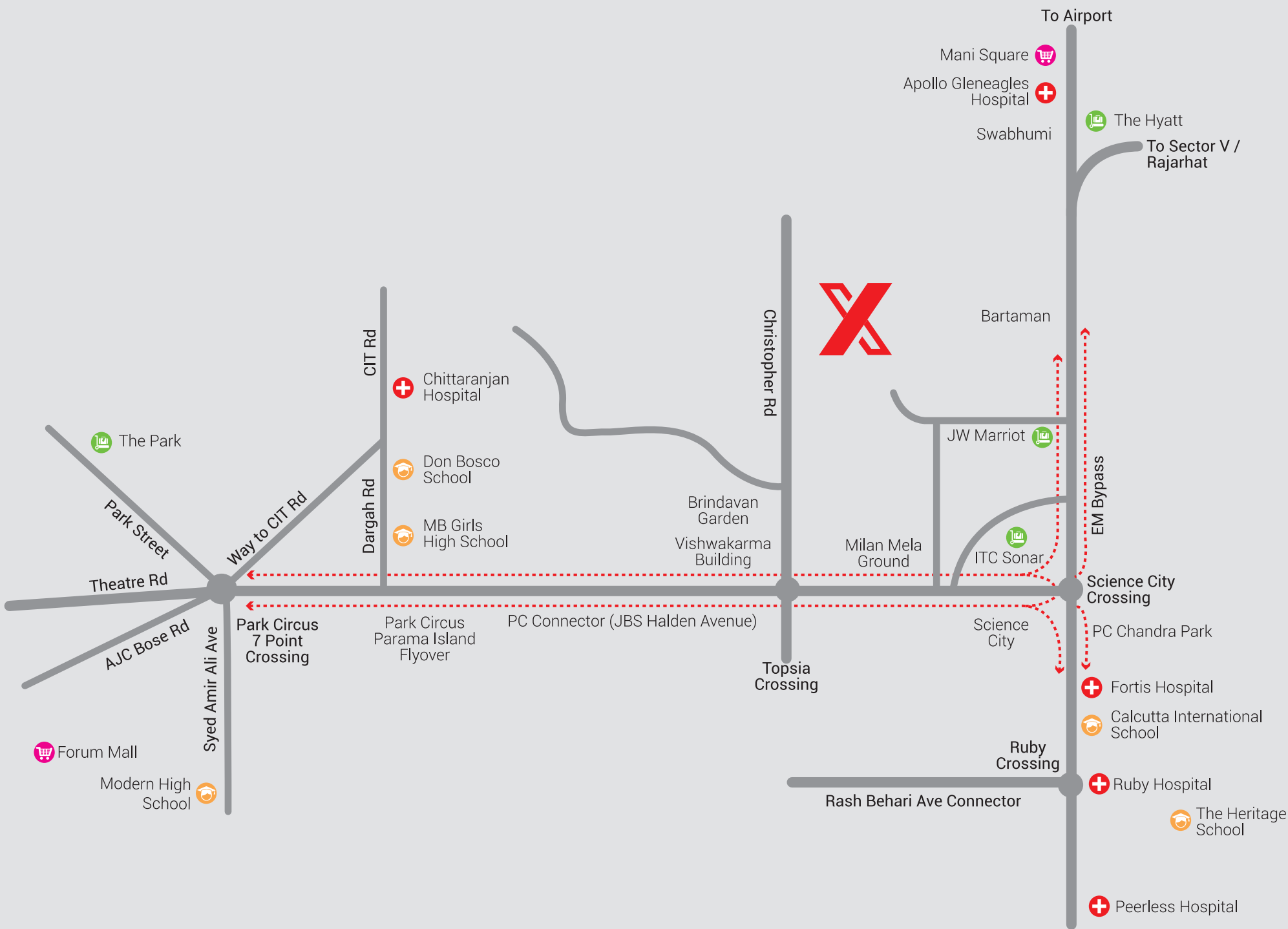
Over 50% sales from referrals (Existing customers) Almost 99.99% brand recall value

Over 30% year-on-year growth

Presently Merlin has projects in Kolkata, Chennai, Pune, Bhubaneshwar, Ahmedabad and Jaipur



Centrally located !



Hospital | School | Hotel | Mall

Disclaimer: This map is not to scale and is indicative in nature

cellent !

off EM Bypass