



## Facilities at Podium Level

- ❖ Water feature & fountains
- ❖ Jogging & cycling tracks
- ❖ Meditation pavilion/gazebos
- ❖ Open air exercise/yoga zone
- ❖ Senior citizens park
- ❖ Shaded sit outs
- ❖ BBQ zone
- ❖ Children's play area with sand pit
- ❖ Lily pond
- ❖ Swimming pool with wet island bar\* & Jacuzzi jets
- ❖ Spa & steam
- ❖ AC gymnasium with changing room
- ❖ Salon
- ❖ Central club reception with waiting
- ❖ Indoor games with cigar lounge, billiards cards, chess, pool & squash court
- ❖ Multipurpose sports arena
- ❖ Virtual gaming zone
- ❖ Golf putting
- ❖ Library
- ❖ AC banquet hall
- ❖ Multi-functional party room
- ❖ Home theatre
- ❖ TV lounge

## Specifications

- ❖ **Grand Entrance Lobby:-** Fashion themed entrance lobby with premium wall finishes, combination of Italian marble, granite, polished veneer & paint.
- ❖ **Elevation:-** A modern and fashionable building, meticulously designed with state-of-the-art specifications
- ❖ **Air-Conditioning:-** Split Air-Conditioning in all rooms including the dining/living room (not in Bathrooms/Kitchen/Balcony)
- ❖ **Foundation & Structure:-**  
Reinforced cement with concrete on piles and sheer walls wherever necessary  
Strict surveillance on quality
- ❖ **Wall Finish:-** Putty finish smooth wall
- ❖ **Doors:-**  
**Internal Doors:** Both side wooden type laminated doors  
**Main Door:** Both side teak finished veneer door
- ❖ **Windows:-** Colour anodized or powder coated glazed aluminum windows
- ❖ **Hardware & Fittings:-** Branded locks and hardware fittings of Yale, Hafele, Dorset, Godrej or equivalent make.

❖ **Floors & Dado:-**

Large 800x800 vitrified flooring in living and dining, and 600x600 vitrified tiles in bedrooms

Kitchens floor with heavy duty matt finish ceramic tiles

Anti-skid floor tiles in bathroom and designer tiles on walls upto 7 ft height

❖ **Elevators:-** High speed automatic lifts of Kone/Schindler/Mitsubishi or equivalent make with well-decorated lift cars.

❖ **Common Lighting:-**

Overhead illumination for compound and street lighting inside the complex.

Use of LED lighting in major areas to minimize common area power consumption.

❖ **Electrical Details:-**

PVC conduit pipe with copper wiring, MCBs/ELCBs with sufficient power points for electricity, telephone, internet etc. and other necessary gadgets inside the apartment and aluminum cable outside.

Fire resistant wires with premium modular switches of Crabtree/Havells or equivalent make.

Quality earthing for all electro-mechanical gadgets.

❖ **24x7 Security & Fire Prevention:-**

Power back-up up to 5 KVA sufficient to run all your electrical gadgets including Air-Conditioners\*.

Security surveillance facility with CCTV and 24x7 security guards.

Fire fighting arrangement as per recommendation of West Bengal Fire Service.

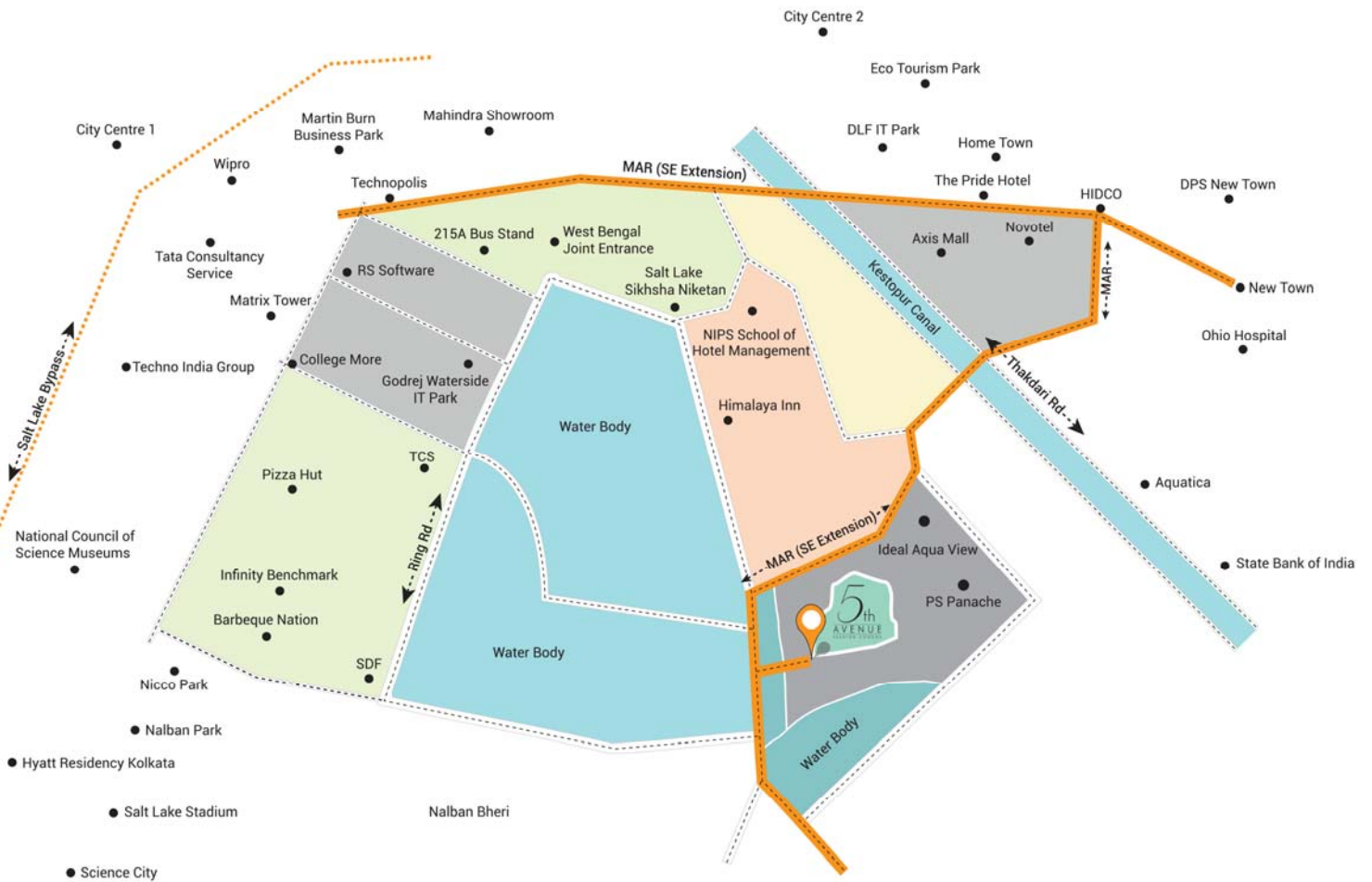
Smoke detectors with sprinkler system for fire prevention.

Required number of evacuation points and refuge platforms for residents safety along with fire alarms.

Video door phone facility coupled with intercom system.

- ❖ **Treatment:-**  
Anti-termite treatment during various stages of construction.  
Thermal insulation treatment for the roof.
- ❖ **Water Treatment & Proofing:-**  
Each apartment assures 24 hour treated water supply  
Superior quality waterproofing wherever necessary
- ❖ **Kitchen:-**  
Granite counter top  
Dado of ceramic tiles above platform upto 2 ft height  
Stainless steel sink  
Hot and cold water provision  
Ceramic wall tiles in utility balcony
- ❖ **Toilets:-**  
Water efficient sanitary fixtures (Hindware Italian collection/Kohler or equivalent)  
Top-of-the-line international quality fittings of Jaguar or equivalent make  
Designer large-sized wall tiles up to 7 ft height  
Anti-skid flooring  
Hot and cold water provision
- ❖ **Live amongst Greens, Air & Water:-**  
Ample open area and greenery all around  
Terraces in some apartments to give a blissful feeling  
Meticulously planned apartments, two/three sides open with cross-ventilation and adequate daylight

## Location



## Type & Area

### Master Plan



Podium Plan





Block- 2  
4th Floor Plan



Block -2 | 4th Floor Plan

Unit info		Flat Area sq.ft(0)	Utility Area (Y)	Terrace Area (Z)		Total Area (X+Y+Z)
Flat No.	Flat Type	BU	BU	BU	Chargeable	Chargeable
A	3-BHK + 3TOI	1342	93	-	-	1435
B	3-BHK + 3TOI	1327	93	-	-	1420
C	3-BHK + 3TOI	1327	93	972	486	1906
D	3-BHK + 3TOI	1249	93	930	465	1807

**Block- 2**  
**5th-22nd Typical Floor Plan**



Block -2 | 5th-22nd Typical Floor Plan

Unit Info		Flat Area	Utility	Terrace Area (Z)		Terrace Details	Total Area
Flat No.	Flat Type	sq.ft.(X)	Area (Y)	sq.ft.	Chargeable	Floors	(X+Y+Z)
A	3-BHK + 3TOI	1342	93	-	-	-	1435
B	3-BHK + 3TOI	1327	93	81	41	5th, 8th, 11th, 14th, 17th & 20th	1461
C	3-BHK + 3TOI	1327	93	81	41	6th, 9th, 12th, 15th, 18th & 21st	1461
D	3-BHK + 3TOI	1249	93	-	-	-	1342

Different floor plan above 22nd floor

**Block- 3**  
**4th-22nd Typical Floor Plan**



Block -3 | 4th-22nd Typical Floor Plan

Unit info		Flat Area		Terrace Area (V)		Terrace Details		Total Area
Flat No.	Flat Type	BU	BU Chargeable	sq.ft/D	Chargeable	Floors	Chargeable	(X*Y)
A	3-BHK + 2TOI	1062	-	-	-	-	-	1062
B	3-BHK + 2TOI	1123	82	41	-	5th, 8th, 11th, 14th, 17th & 20th	-	1164
C	3-BHK + 3TOI	1233	80	40	-	6th, 9th, 12th, 15th, 18th & 21st	-	1273
D	3-BHK + 3TOI	1247	-	-	-	-	-	1247

Different floor plan above 22nd floor

## Developer




Merlin Group



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