



Site Office: MERLIN AVANA, 260 Motilal Gupta Road, Kolkata – 700008

Developed by



Corporate Office: MERLIN OXFORD, 22 Prince Anwar Shah Road, Kolkata – 700033
Call: 033 7126 2785 | RERA No.: WBRERA/P/KOL/2023/000418 | www.rera.wb.gov.in



Disclaimer: This Document is not a legal offering. It only describes the intent & concept of MERLIN AVANA. All the areas / dimensions / layouts / elevations / pictures / landscape / building height etc. are only indicative and are not as per scale. Visuals used are demonstrative Artist's Impressions. The external color scheme shown in the perspective view is tentative, the same may vary and will be done as per the advice of the project architect. All the details are subject to change, alteration and modification as per the developer's discretion.



merlinprojects.com



Floor Plans & Area Statement

*#Getaway
Everyday*



After a long tiring day,
get back home to a getaway

**GET BACK HOME TO
360° OPEN LIVING**

Artist's Impressions | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.
The height of the buildings may increase in future within the permissible limit.



Artist's Impressions | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

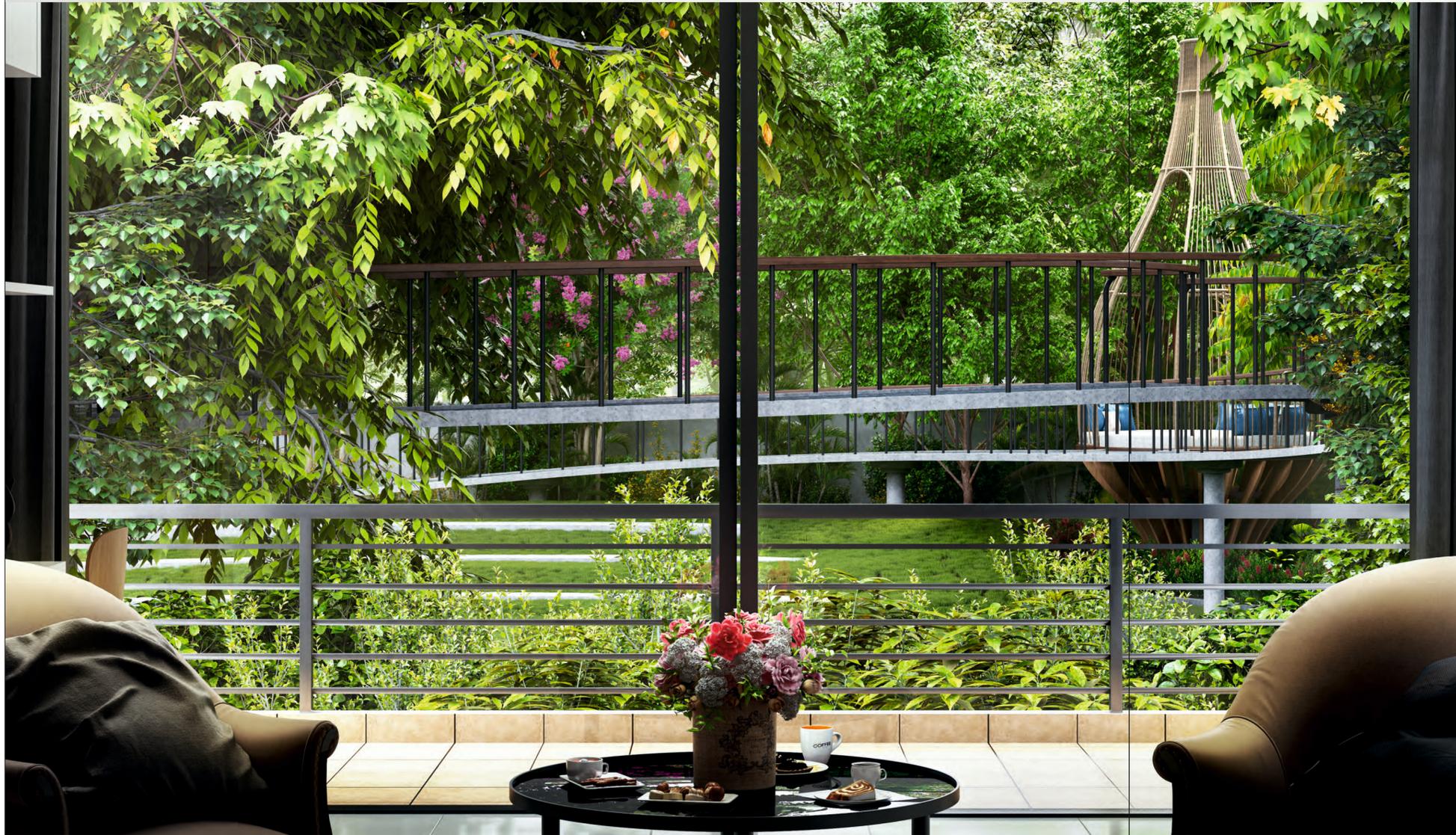


Not just 'open green spaces', over 8 acres* of uncluttered nature

Jogging Track | Fragrant Garden | Butterfly Garden
Forest Pavilion | Multipurpose Lawn | Circular Lawn



Artist's Impressions | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.
*T&C Apply.



**Boundless choices of total leisure,
besides naturally-lit 3-side open*
apartments**

Leisure Garden | Wellbeing Garden | Yoga & Aerobic Room
Indoor Games Room | Kids' Zone | Open Lawn



Artist's Impressions | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.
*In 3&4 BHK.



Overflowing with the luxuries of life,
designed to open up your senses

Premium Clubhouse | Gymnasium | Banquet Hall
Party Lawn | Barbeque Zone | Theatre Hall



Artist's Impressions | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.



Open up to revelry

Banquet | Mini-theatre



Open up to wisdom

Library | Lounge



Open up to activeness

Kids' Zone | Games Room



Open up to fitness

Gymnasium | Yoga Room





Interspersed with open cozy spaces,
for you to escape the humdrum of life

Urban Pavilion | Sunken Lounge | Pool Terrace & Lounger
Natural Pond | Yoga Lawn | Garden Walkway



Artist's Impressions | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.



PRE-CERTIFIED
GOLD RATED
PROJECT

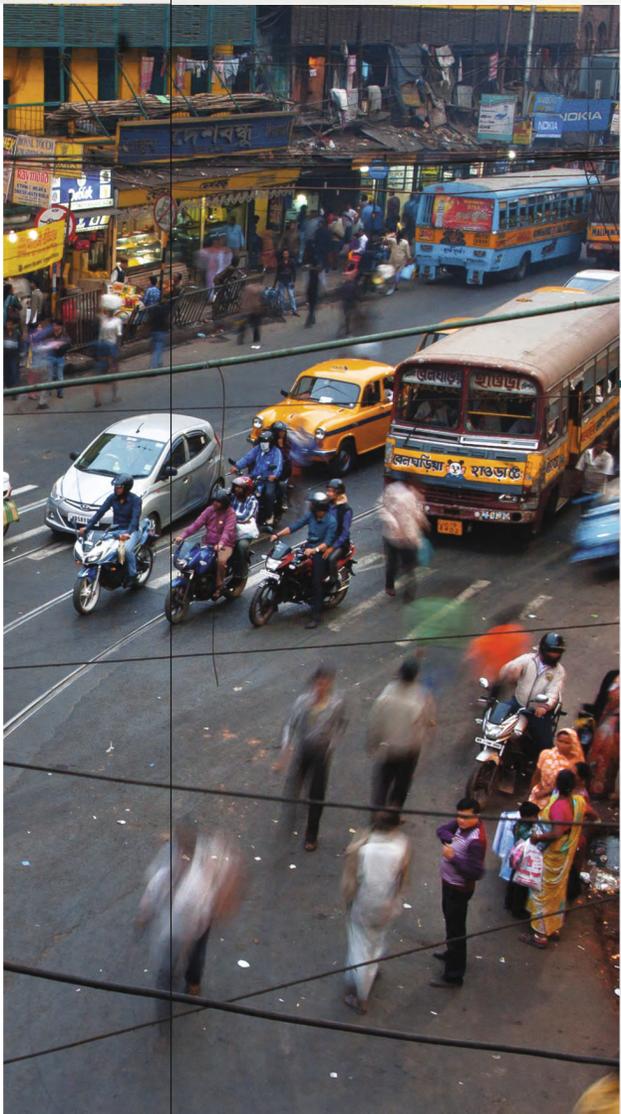
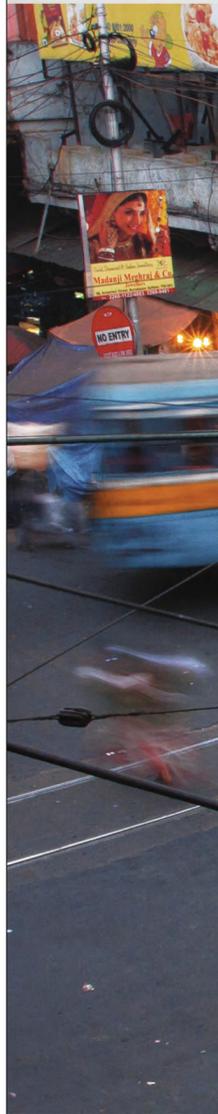


MERLIN
avana
A whole new expanse

Welcome to a sprawling new
Residential Habitat near Tollygunge

Over 11.5 acres* of nature's grandeur and premium lifestyle.
7 Towers of G+18, G+20 & B+G+20. 2/3/4 BHK Spacious AC Apartments.
627 - 1486 sq ft built-up area.

Artist's Impressions | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.
The height of the buildings may increase in future within the permissible limit.
*T&C Apply.



Live away in the openness,
yet amidst the city's busyness

- 2km**
 Behala Chowrasta Metro, Sakherbazar Metro
- 3km**
 Mahanayak Uttam Kumar (Tollygunge) Metro
 NSHM Knowledge Campus, MP Birla Foundation School
 Netaji (Kudghat) Metro
- 4km**
 Royal Calcutta Golf Club (RCGC), Tolly Club, RSV Hospital
- 5km**
 GD Birla School, BP Poddar Hospital
- 6km**
 Rashbehari Crossing
 South City Mall, South City International School
 Lake Mall, Vivekananda Mission School
 DPS Joka School, IIM Calcutta



MASTER PLAN

Ground Level

- | | |
|----------------------------|-------------------------------|
| 1 Wellbeing Garden | 22 Transition Plaza |
| 2 Forest Pavilion | 23 Event Plaza |
| 3 Mountain Amphitheatre | 24 Green Buffer |
| 4 Elderly Lawn | 25 Parent's Seat |
| 5 Fragrant Garden | 26 Kids' Balancing Bike Track |
| 6 Kids' Lawn | 27 Kids' Climbing Mount |
| 7 Circular Lawn | 28 Kids' Play Area |
| 8 Observation Deck | 29 Herb Garden |
| 9 Canopy Jogging Track | 30 Jogging Track |
| 10 Natural Pond | 31 Pet Friendly Zone |
| 11 Waterfront Seat | 32 Open Lawn |
| 12 Viewing Deck | 33 Butterfly Garden |
| 13 Waterfront Terrace | 34 Front Garden |
| 14 Elderly Fitness Lawn | 35 Guardhouse |
| 15 Multi-Level Car Parking | 36 Pedestrian Walkway |
| 16 Multipurpose Lawn | 37 Commercial Plaza |
| 17 Urban Pavilion | 38 Gate & Guardhouse |
| 18 Garden Walkway | 39 Feature Roundabout |
| 19 Half Court Basketball | 40 Parking |
| 20 Lotus Pond | |
| 21 Sunken Lounge | |

Club Roof Level

- | |
|------------------------|
| 41 Swimming Pool |
| 42 Kids' Swimming Pool |
| 43 Cabana |
| 44 Barbeque Zone |
| 45 Open Lawn |



Disclaimer : The current buildings, which are on offer comprise 18 to 20 floors and can be extended up to 23 floors. Additionally, it is important to note that there is a possibility of constructing 2 more blocks, up to 23rd floor, on the adjoining additional land in subsequent phases. This information is being provided for your awareness and consideration.



FLOOR PLAN

ALYA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor



ALYA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	SQ Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	4BHK + 3TOI	1354	1163	54	47	43	104	1485
B	4BHK + 3TOI	1341	1127	54	41	75	103	1471
C	4BHK + 3TOI	1344	1127	54	41	75	90	1461
D	4BHK + 3TOI	1341	1128	54	41	75	90	1458
E	4BHK + 3TOI	1359	1154	54	53	52	91	1477

(Area statement as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which 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.



FLOOR PLAN

ALYA : 3rd, 6th, 9th, 12th, 15th, 18th Floor



ALYA : 3rd, 6th, 9th, 12th, 15th, 18th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	SQ Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	4BHK + 3TOI	1342	1163	75	36	43	104	1484
B	4BHK + 3TOI	1341	1127	60	41	75	103	1474
C	4BHK + 3TOI	1344	1127	60	41	75	90	1464
D	4BHK + 3TOI	1341	1128	60	41	75	90	1461
E	4BHK + 3TOI	1344	1154	75	38	52	91	1473

(Area statement as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which 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.



FLOOR PLAN

ALYA : 4th, 7th, 10th, 13th, 16th, 19th Floor



ALYA : 4th, 7th, 10th, 13th, 16th, 19th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	SQ Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	4BHK + 3TOI	1354	1163	55	47	43	104	1486
B	4BHK + 3TOI	1329	1127	41	29	75	103	1453
C	4BHK + 3TOI	1344	1127	0	41	75	90	1434
D	4BHK + 3TOI	1329	1128	43	30	75	90	1441
E	4BHK + 3TOI	1359	1154	47	53	52	91	1474

(Area statement as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which 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.



FLOOR PLAN

ANYA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor



ANYA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK + 2TOI	894	745	49	25	40	919
B	3BHK + 2TOI	911	772	49	20	31	936
C	3BHK + 2TOI	894	745	49	25	40	919
D	3BHK + 2TOI	894	745	49	25	40	919
E	3BHK + 2TOI	910	772	49	19	31	935
R	3BHK + 2TOI	993	831	49	25	43	1018
S	3BHK + 2TOI	883	745	49	15	39	908
T	3BHK + 2TOI	883	745	49	15	39	908
U	3BHK + 2TOI	909	762	53	15	40	936
V	3BHK + 2TOI	894	745	49	25	40	919

(Area statement as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which 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.



FLOOR PLAN

ANYA : 3rd, 6th, 9th, 12th, 15th, 18th Floor



ANYA : 3rd, 6th, 9th, 12th, 15th, 18th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK + 2TOI	905	745	43	36	40	927
B	3BHK + 2TOI	922	772	47	32	31	946
C	3BHK + 2TOI	905	745	43	37	40	927
D	3BHK + 2TOI	905	745	43	37	40	927
E	3BHK + 2TOI	922	772	47	31	31	946
R	3BHK + 2TOI	1005	831	47	37	43	1029
S	3BHK + 2TOI	895	745	43	26	39	917
T	3BHK + 2TOI	894	745	43	25	39	916
U	3BHK + 2TOI	921	762	43	26	40	943
V	3BHK + 2TOI	905	745	43	37	40	927

(Area statement as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which 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.



FLOOR PLAN

ANYA : 4th, 7th, 10th, 13th, 16th, 19th Floor



ANYA : 4th, 7th, 10th, 13th, 16th, 19th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK + 2TOI	905	745	36	40	905
B	3BHK + 2TOI	922	772	32	31	922
C	3BHK + 2TOI	905	745	37	40	905
D	3BHK + 2TOI	905	745	37	40	905
E	3BHK + 2TOI	922	772	31	31	922
R	3BHK + 2TOI	1005	831	37	43	1005
S	3BHK + 2TOI	895	745	26	39	895
T	3BHK + 2TOI	894	745	25	39	894
U	3BHK + 2TOI	921	762	26	40	921
V	3BHK + 2TOI	905	745	37	40	905

(Area statement as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which 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.



FLOOR PLAN

ANAHITA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor



ANAHITA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
F	3BHK + 3TOI	1025	868	50	27	37	1050
G	3BHK + 3TOI	1018	872	50	23	37	1043
H	3BHK + 3TOI	1020	872	48	26	37	1044
J	3BHK + 3TOI	1022	872	50	26	37	1047
K	3BHK + 3TOI	1020	870	50	25	37	1045
L	3BHK + 3TOI	1038	891	45	21	33	1061
M	3BHK + 3TOI	1026	872	51	22	39	1052
N	3BHK + 3TOI	1026	875	51	21	39	1052
P	3BHK + 3TOI	1024	874	50	12	41	1049
Q	3BHK + 3TOI	1030	875	51	21	39	1056

(Area statement as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which 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.



FLOOR PLAN

ANAHITA : 3rd, 6th, 9th, 12th, 15th, 18th Floor



ANAHITA : 3rd, 6th, 9th, 12th, 15th, 18th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
F	3BHK + 3TOI	1037	868	47	38	37	1061
G	3BHK + 3TOI	1030	872	47	34	37	1054
H	3BHK + 3TOI	1032	872	47	38	37	1056
J	3BHK + 3TOI	1033	872	47	38	37	1057
K	3BHK + 3TOI	1032	870	47	37	37	1056
L	3BHK + 3TOI	1036	891	50	19	33	1061
M	3BHK + 3TOI	1038	872	45	33	39	1061
N	3BHK + 3TOI	1038	875	45	33	39	1061
P	3BHK + 3TOI	1035	874	47	24	41	1059
Q	3BHK + 3TOI	1042	875	45	33	39	1065

(Area statement as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

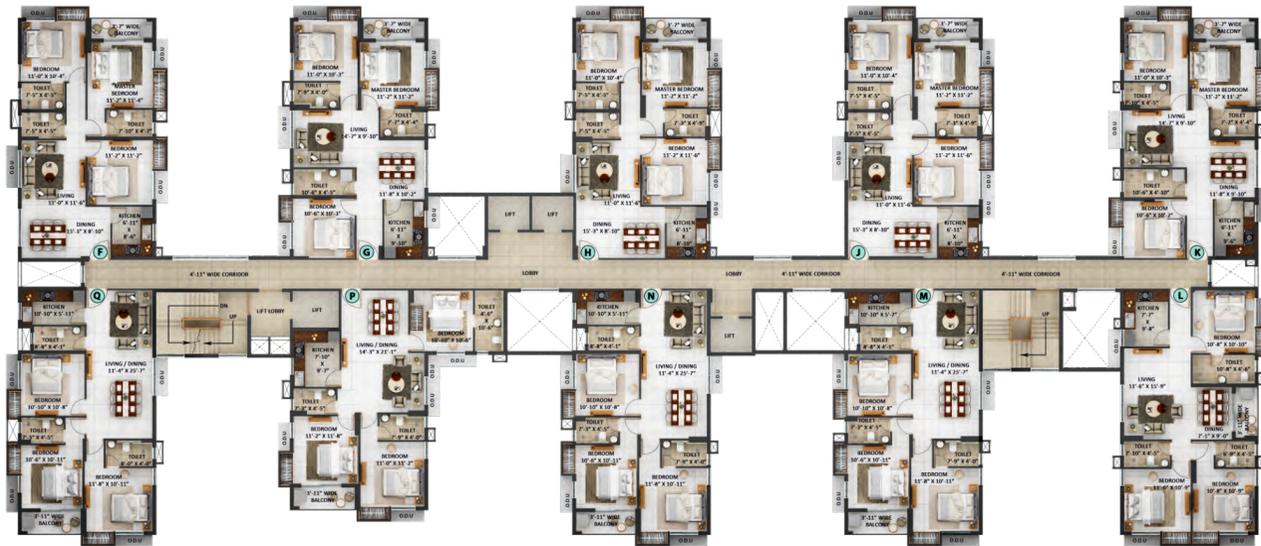
*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which 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.



FLOOR PLAN

ANAHITA : 4th, 7th, 10th, 13th, 16th, 19th Floor



ANAHITA : 4th, 7th, 10th, 13th, 16th, 19th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
F	3BHK + 3TOI	1037	868	38	37	1037
G	3BHK + 3TOI	1030	872	35	37	1030
H	3BHK + 3TOI	1032	872	39	37	1032
J	3BHK + 3TOI	1034	872	39	37	1034
K	3BHK + 3TOI	1032	870	37	37	1032
L	3BHK + 3TOI	1047	891	30	33	1047
M	3BHK + 3TOI	1038	872	33	39	1038
N	3BHK + 3TOI	1038	875	33	39	1038
P	3BHK + 3TOI	1035	874	24	41	1035
Q	3BHK + 3TOI	1042	875	33	39	1042

(Area statement as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which 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.



FLOOR PLAN

AVYA : 2nd, 5th, 8th, 11th, 14th, 17th Floor



AVYA : 2nd, 5th, 8th, 11th, 14th, 17th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	2BHK + 2TOI	635	531	44	9	31	657
B	2BHK + 2TOI	639	531	0	9	32	639
C	2BHK + 2TOI	635	531	0	9	31	635
D	2BHK + 2TOI	639	531	42	9	32	660
E	2BHK + 2TOI	635	531	44	9	32	657
F	2BHK + 2TOI	627	518	0	11	32	627
G	2BHK + 2TOI	635	531	0	9	32	635
H	2BHK + 2TOI	627	518	43	11	32	649

(Area statement as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which 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.



FLOOR PLAN

AVYA : 3rd, 6th, 9th, 12th, 15th, 18th Floor



AVYA : 3rd, 6th, 9th, 12th, 15th, 18th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	2BHK + 2TOI	635	531	48	9	31	659
B	2BHK + 2TOI	639	531	0	9	32	639
C	2BHK + 2TOI	635	531	44	9	31	657
D	2BHK + 2TOI	639	531	0	9	32	639
E	2BHK + 2TOI	635	531	47	9	32	659
F	2BHK + 2TOI	627	518	0	11	32	627
G	2BHK + 2TOI	635	531	0	9	32	635
H	2BHK + 2TOI	627	518	45	11	32	650

(Area statement as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which 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.



FLOOR PLAN

AVYA : 4th, 7th, 10th, 13th, 16th Floor



AVYA : 4th, 7th, 10th, 13th, 16th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	2BHK + 2TOI	626	531	41	0	31	647
B	2BHK + 2TOI	639	531	0	9	32	639
C	2BHK + 2TOI	635	531	0	9	31	635
D	2BHK + 2TOI	630	531	43	0	32	652
E	2BHK + 2TOI	626	531	43	0	32	648
F	2BHK + 2TOI	627	518	0	11	32	627
G	2BHK + 2TOI	635	531	0	9	32	635
H	2BHK + 2TOI	616	518	45	0	32	639

(Area statement as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which 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.



ISOMETRIC PLAN: ALYA

ALYA : 4th, 7th, 10th, 13th, 16th, 19th Floor Plan
Type C, 4BHK+3TOI



LEGENDS

- ① Living 13'1" x 11'3"
- ② Bedroom 9'10" x 10'8"
- ③ Toilet 3'7" x 10'8"
- ④ Toilet 4'5" x 7'1"
- ⑤ Bedroom 11'6" x 10'8"
- ⑥ Balcony 4'11" Wide
- ⑦ Bedroom 11'10" x 13'11"
- ⑧ Toilet 4'1" x 10'4"
- ⑨ Bedroom 10'2" x 10'4"
- ⑩ Dining 10'4" x 13'11"
- ⑪ Kitchen 6'11" x 10'4"

Block	Type	Floor	Config.	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	SQ Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
Alya	C	4	4BHK+3TOI	1344	1127	41	75	90	1434

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

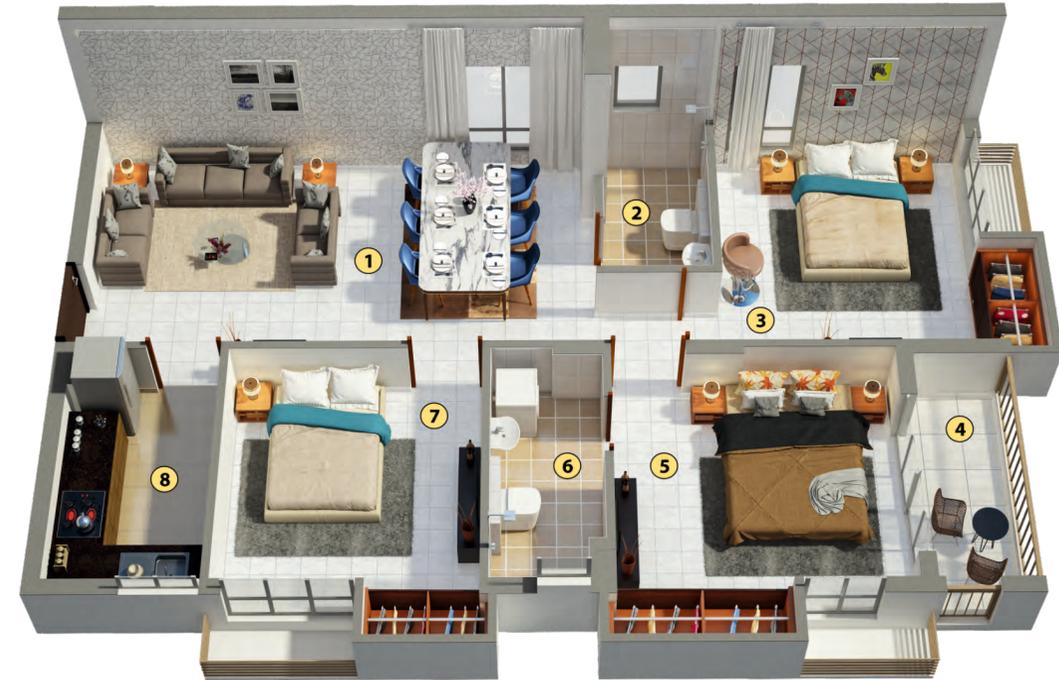
*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which 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.



ISOMETRIC PLAN: ANYA

ANYA : 4th, 7th, 10th, 13th, 16th, 19th Floor Plan
Type C, 3BHK+2TOI



LEGENDS

- ① Living & Dining 20'10" x 11'2"
- ② Toilet 4'5" x 7'7"
- ③ Bedroom 10'7" x 11'2"
- ④ Balcony 3'11" Wide
- ⑤ Bedroom 11'3" x 10'2"
- ⑥ Toilet 4'5" x 10'2"
- ⑦ Bedroom 10' x 10'2"
- ⑧ Kitchen 5'11" x 10'2"

Block	Type	Floor	Config.	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
Anya	C	4	3BHK+2TOI	905	745	37	40	905

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which 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.



ISOMETRIC PLAN: ANAHITA

ANAHITA : 4th, 7th, 10th, 13th, 16th, 19th Floor Plan
Type G, 3BHK+3TOI



Block	Type	Floor	Config.	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
Anahita	G	4	3BHK+3TOI	1030	872	35	37	1030

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.
*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which 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.

LEGENDS

- ① Bedroom 10'3" x 10'6"
- ② Toilet 4'5" x 10'6"
- ③ Living 9'10" x 14'7"
- ④ Toilet 4' x 7'9"
- ⑤ Bedroom 10'3" x 11'
- ⑥ Balcony 3'7" Wide
- ⑦ Bedroom 11'2" x 11'2"
- ⑧ Toilet 4'4" x 7'7"
- ⑨ Dining 10'2" x 11'8"
- ⑩ Kitchen 9'10" x 6'11"



ISOMETRIC PLAN: AVYA

AVYA : 2nd, 5th, 8th, 11th, 14th, 17th Floor Plan
Type F, 2BHK+2TOI



Block	Type	Floor	Config.	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
Avya	F	2	2BHK+2TOI	627	518	11	32	627

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.
*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which 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.

LEGENDS

- ① Bedroom 10'10" x 10'2"
- ② Kitchen 7'1" x 6'11"
- ③ Living & Dining 13'1" x 10'2"
- ④ Toilet 6'11" x 4'5"
- ⑤ Toilet 4'5" x 6'11"
- ⑥ Bedroom 10'10" x 10'2"
- ⑦ Balcony 3'-3" Wide



SPECIFICATIONS

Foundation & Structure

- > Structure designed following the IS code.
- > External Wall RCC
- > Internal wall RCC or RCC & AAC block combined as per the design.

Building Envelope

- > Iconic towers meticulously designed and externally painted with texture/acrylic emulsion paint.

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
- > Use of Renewable energy

Living /Dining Room

- > Flooring: Vitrified Tiles
- > Wall: Putty
- > Ceiling: Putty
- > Main door: Frame with laminated flush door
- > Hardware & Fittings: Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
- > Windows: Aluminum powder coated Windows with glass panes
- > Electrical: Modular Switches of Havells / Crabtree or equivalent make with Copper Wiring
- > Air Condition: Split Air-Conditioning in living/dining rooms

Bedroom

- > Flooring: Vitrified Tiles
- > Wall: Putty
- > Ceiling: Putty
- > Doors: Frame with Commercial Flush Door
- > Hardware & Fittings: Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
- > Windows: Aluminium powder coated Windows with glass panes
- > Electrical: Modular Switches of Havells / Crabtree or equivalent make with Copper Wiring
- > Air Condition: Split Air-Conditioning in all Bed rooms

Kitchen

- > Flooring: Matt Finish Ceramic Tiles
- > Wall: Ceramic Tiles up to 2 Feet height above the counter
- > Ceiling: Putty
- > Door: Frame with Commercial Flush Door
- > Hardware & Fittings: Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
- > Window: Aluminum powder coated window with glass panes and provision for exhaust fan
- > Counter: Granite Slab
- > Plumbing: Stainless Steel Sink with Hot & Cold-Water Provision
- > Electrical: Modular Switches of Havells / Crabtree or equivalent make With Copper Wiring

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 essential electrical appliances
- > 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

Balcony

- > Flooring: Antiskid Ceramic Tiles
- > Wall: Exterior grade Paint
- > Ceiling: Exterior grade Paint
- > Door: Aluminum powder coated Doors with glass panes
- > Railing: Painted MS Railing

Open Terrace

- > Flooring: Anti-skid Ceramic Tiles
- > Wall: Exterior grade Paint
- > Door: Aluminum powder coated Door with glass panes
- > Railing: Painted MS Railing

Toilets

- > Flooring: Anti-skid Ceramic Tiles
- > Wall: Ceramic Tiles up to 7 feet height
- > Ceiling: Putty
- > Door: Wooden Frame with Commercial Flush Door
- > Hardware & Fittings: Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
- > Window: Aluminum 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 paneling as per design
- > Ceiling: False Ceiling with Light fixtures

Typical Floor Lobby

- > Flooring: Vitrified Tiles
- > Wall: Combination of Tiles & Paint
- > Ceiling: Putty and Paint
- > Lifts: Otis/ Schindler/ Kone or Equivalent make
- One stretcher Lift each Tower to support medical emergencies of residents*





Artist's Impressions | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.
The height of the buildings may increase in future within the permissible limit.