





PICNIC GARDEN ROAD

### **Typical Floor**





#### **Typical Floor Plan**

(Area statement as per RERA)

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Flat No.	Flat Type	Carpet Area (Sq. ft.)	C.B. Area (Sq. ft.)	Balcony Built-up Area (Sq. ft.)	Built-up Area (Sq. ft.)
Α	звнк	794	21	47	953
В	звнк	888	23	110	1115
С	звнк	918	16	104	1136
D	звнк	890	23	48	1051
E	звнк	903	21	96	1124
F	2BHK	711	07	91	896

#### Foundation & Structure:

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

#### Building Envelope:

 Iconic buildings meticulously designed and externally painted with texture/acrylic emulsion paint.

#### Living /Dining Room:

Flooring Vitrified Tiles

Wall Putty

Ceiling Putty

Main door Frame with laminated flush door

Hardware Branded locks and hardware fittings of Yale,

& Fittings Häfele, 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 Conditioner Split Air-Conditioning in living dining room

Bedroom:

Flooring Vitrified Tiles

Wall Putty Ceiling Putty

Doors Frame with Commercial Flush Door

Hardware Branded locks and hardware fittings of Yale,

& Fittings Häfele, Dorset or equivalent make

Windows Aluminium powder coated windows with glass panes

with glass palles

Electrical Modular Switches of Havells/Crabtree or

equivalent make with Copper Wiring

Air Conditioner Split Air-Conditioning in bedrooms

Balcony:

Flooring Anti-skid Ceramic Tiles

Wall Exterior grade paint
Ceiling Exterior grade paint

Door Aluminium powder coated Door with glass panes

Railing Painted M.S Railing

Kitchen:

Flooring Matt Finish Ceramic Tiles

Wall Ceramic Tiles dado up to 2 Feet height above the counter

Ceiling Putty

Door Frame with Commercial Flush Door

Hardware Branded locks and hardware fittings of Yale,

& Fittings Häfele, Dorset or equivalent make

Windows Aluminium powder coated window with glass panes

and provision for exhaust fan

Counter Granite

Plumbing Stainless Steel Sink

Electrical Modular Switches of Havells/Crabtree or equivalent

make with Copper Wiring

#### Toilets:

Flooring Anti-skid Ceramic Tiles

Wall Ceramic Tiles up to 7 feet height

Ceiling Putty

Door Wooden Frame with Commercial Flush Door

Hardware Branded locks and hardware fittings of Yale, & Fittings Häfele, Dorset or equivalent make

Window Aluminium powder coated Window with glass

panes and provision for exhaust fan

Sanitary ware Kohler/Jaquar or equivalent make

CP Fittings Kohler/Jaquar 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

#### Typical Floor Lobby:

Flooring Vitrified Tiles

Wall Combination of Tiles & Paint

Ceiling Putty and paint

Lifts Otis/ Schindler/ Kone or equivalent makes

#### Health & Safety

- 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

#### 24x7 Security

- Optimum power back-up to sufficiently run essential electrical appliances
- Optimum power backup for Common areas & utilities
- 24X7 round the clock security
- Security surveillance facility with CCTV on ground floor common areas







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## Important Landmarks

Ballygunge Phari (Dhaba) - 1.4 km | Ballygunge Market - 1.5 km

Birla Mandir - 1.8 km | VIP Bazar - 1.9 km | Pantaloons near Gariahat Flyover - 2.2 km

Modern High for Girls - 2.3 km | Gariahat Market - 2.8 km

Ballygunge Siksha Sadan - 2.9 km | Quest Mall - 3 km

Calcutta International School - 3.1 km | Ruby Hospital - 4 km

Science City - 4.2 km | The Heritage School - 5 km



## **Building Dreams for 40 Years**

Merlin Group is Rooted in Growth, Branching Out with Community.

- Root to Happiness: Homes & Workspaces built for wellbeing across India.
- Decades of Expertise: 40 Years, 20 Million sq. ft. Delivered, 10 Million in Progress.
- Diverse Portfolio: Over 100 Residential, Commercial & Retail Projects.
- Trusted by Families: 50% Sales from Referrals Neighbors become Believers.
- National Footprint: Growing across Kolkata, Chennai, Pune, Bhubaneswar, Ahmedabad & Raipur.

# The Merlin World without Boundaries



The Summit | Sector V, Kolkata



Acropolis Mall | Kolkata



Altair | Colombo, Sri Lanka



Fifth Avenue Sector V, Kolkata



South City Residence Kolkata



The One Tollygunge, Kolkata



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RERA REGISTRATION NO.: WBRERA/P/KOL/2023/000910 | www.rera.wb.gov.in

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