



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

Artist's Impression | 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.





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## Introducing the newest Residential Habitat in Tollygunge.

6 Residential Towers of G+18, 20 & 23, 1 Retail & MLCP Block of G+7. 2, 3 & 4 BHK Spacious AC Apartments.  
625–1486 sq. ft. built-up area. More than 11.5 acres of 360° Open Living.

**Disclaimer:** There is a possibility of constructing 2 more blocks, up to 23rd floor, on the adjoining additional land in subsequent phases. Clubhouse usage rights would apply to all residents irrespective of phases.





# GET BACK HOME TO

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

Grand Natural Pond. Viewing Deck. Waterfront Terrace. Lotus Pond. Fragrance Forest.  
Wellbeing Garden. Butterfly Garden. Forest Pavilion. Sunken Lounge. Multipurpose Lawn.





# 360° OPEN LIVING

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**Boundless choices of total leisure,  
besides naturally-lit 3-side open\* 2, 3 & 4 BHK spacious AC apartments.**

Jogging Track. Mountain Amphitheatre. Forest Pavilion. Yoga Lawn.  
Co-working Space. Premium Banquet Hall. Party Lawn.

\*Applicable on 3 & 4 BHK apartments only.





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

Premium clubhouse. Infinity Swimming Pool. Pool Terrace & Lounger. Jacuzzi.  
Gymnasium. Yoga & Aerobic Room. Indoor Games Room. Kids' Play Zone. Theatre.





# MASTER PLAN

## Ground level plan with flat layout



### Ground Level

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

### INDEX

- |  |               |
|--|---------------|
|  | 4 BHK + 3 TOI |
|  | 3 BHK + 3 TOI |
|  | 3 BHK + 2 TOI |
|  | 2BHK + 2 TOI  |

### Club Roof Level

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



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# FLOOR PLAN

## ARIA : 3rd, 6th, 9th, 12th, 15th, 18th & 21st Floor



ARIA : 3rd, 6th, 9th, 12th, 15th, 18th & 21st Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK + 2TOI	907	760	48	20	36	931
B	3BHK + 2TOI	895	748	47	20	36	919
C	3BHK + 2TOI	870	724	44	20	36	892
D	3BHK + 2TOI	895	748	47	20	36	919
E	3BHK + 2TOI	894	748	47	20	36	918
F	3BHK + 2TOI	928	770	45	30	41	951
G	3BHK + 2TOI	924	762	45	31	41	947
H	3BHK + 2TOI	899	740	43	31	39	921
J	3BHK + 2TOI	910	747	45	31	41	933
K	3BHK + 2TOI	851	695	45	22	41	874

(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.

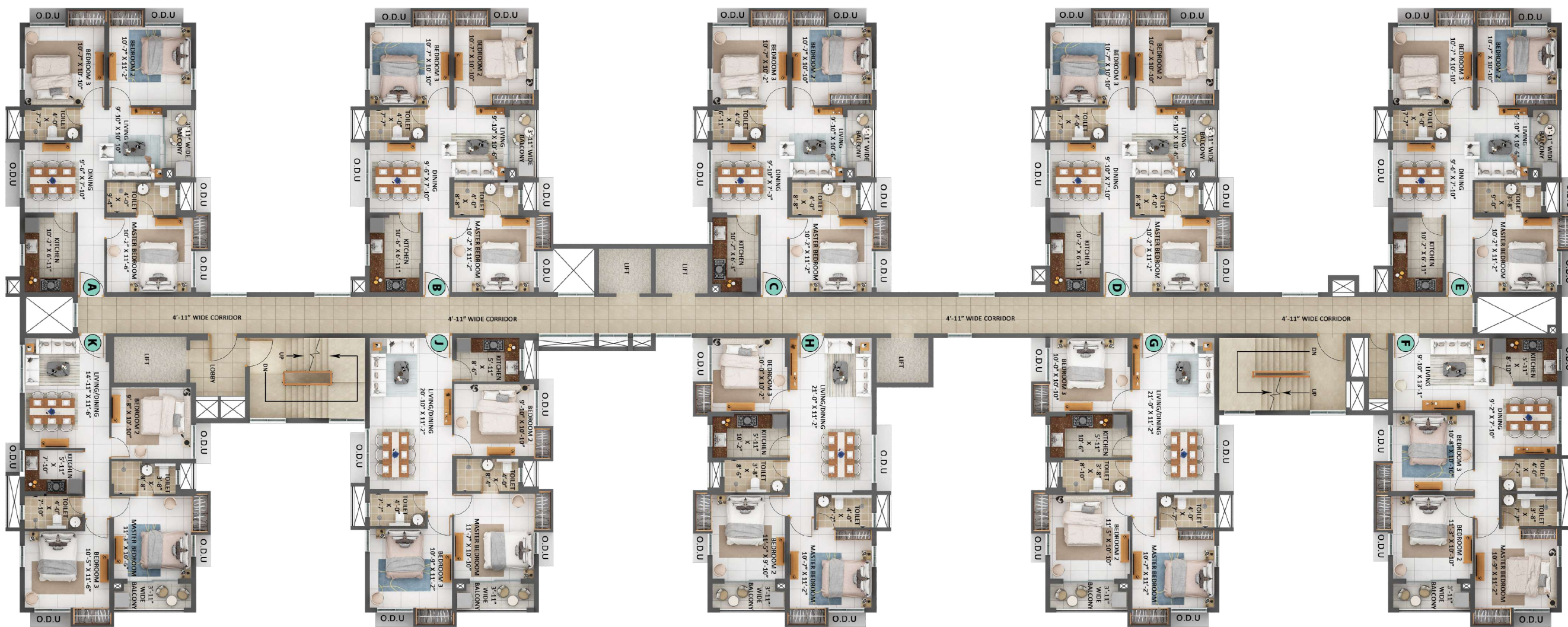






# FLOOR PLAN

## ARIA : 4th, 7th, 10th, 13th, 16th, 19th & 22nd Floor



ARIA : 4th, 7th, 10th, 13th, 16th, 19th & 22nd Floor



Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK + 2TOI	918	760	31	36	918
B	3BHK + 2TOI	905	748	31	36	905
C	3BHK + 2TOI	881	724	31	36	881
D	3BHK + 2TOI	905	748	31	36	905
E	3BHK + 2TOI	904	748	31	36	904
F	3BHK + 2TOI	928	770	30	41	928
G	3BHK + 2TOI	924	762	31	41	924
H	3BHK + 2TOI	899	740	31	39	899
J	3BHK + 2TOI	910	747	31	41	910
K	3BHK + 2TOI	851	695	22	41	851

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# FLOOR PLAN

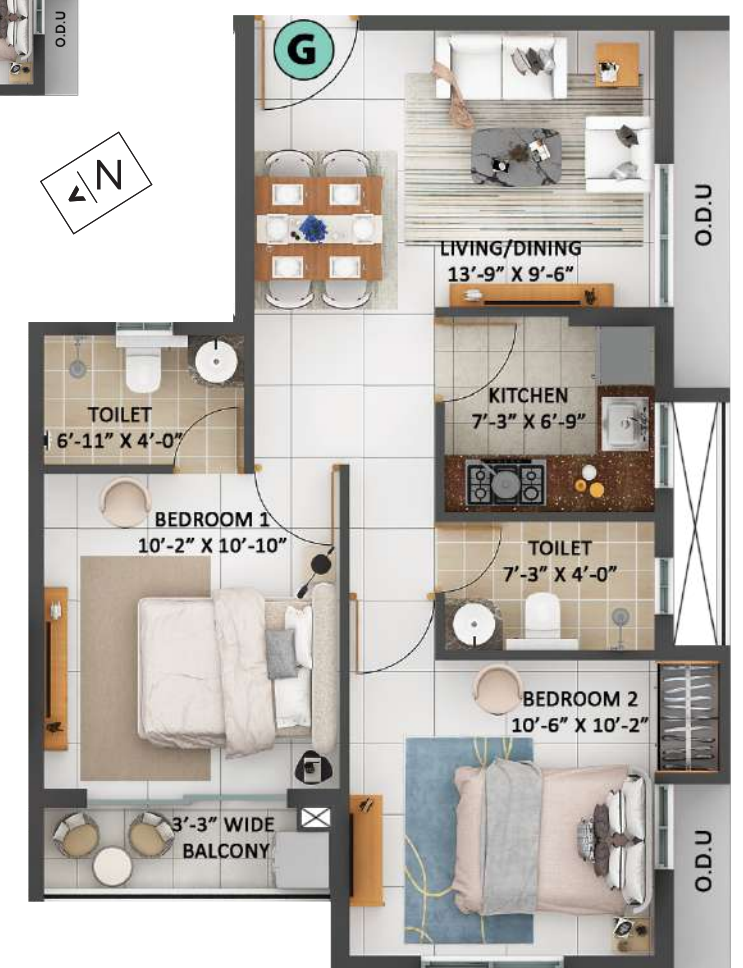
## ARNA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th & 23rd Floor



ARNA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th & 23rd Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	2BHK + 2TOI	635	527	44	9	31	657
B	2BHK + 2TOI	625	515	0	9	32	625
C	2BHK + 2TOI	635	527	0	9	31	635
D	2BHK + 2TOI	625	515	43	9	32	647
E	2BHK + 2TOI	640	529	42	9	32	661
F	2BHK + 2TOI	625	515	0	9	32	625
G	2BHK + 2TOI	640	529	0	9	32	640
H	2BHK + 2TOI	625	515	43	9	32	647

(Area statement as per RERA)



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# FLOOR PLAN

## ARNA : 3rd, 6th, 9th, 12th, 15th, 18th & 21st Floor



ARNA : 3rd, 6th, 9th, 12th, 15th, 18th & 21st Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	2BHK + 2TOI	635	527	48	9	31	659
B	2BHK + 2TOI	625	515	0	9	32	625
C	2BHK + 2TOI	635	527	44	9	31	657
D	2BHK + 2TOI	625	515	0	9	32	625
E	2BHK + 2TOI	640	529	47	9	32	664
F	2BHK + 2TOI	625	515	0	9	32	625
G	2BHK + 2TOI	640	529	0	9	32	640
H	2BHK + 2TOI	625	515	45	9	32	648

(Area statement as per RERA)



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# 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.

## 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: Aluminium powder-coated windows with glass panes
- ✦ Electrical: Modular switches of Havells/Crabtree or equivalent make with copper wiring
- ✦ Air conditioning: 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 conditioning: Split air-conditioning in all bedrooms

## Balcony

- ✦ Flooring: Anti-skid ceramic tiles
- ✦ Wall: Exterior grade paint
- ✦ Ceiling: Exterior grade paint
- ✦ Doors: Aluminium powder-coated doors with glass panes
- ✦ Railing: Painted MS railing

## Kitchen

- ✦ Flooring: Matt finish ceramic tiles
- ✦ Wall: Ceramic tiles up to 2 ft. height above the counter
- ✦ 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 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

## Toilets

- ✦ Flooring: Anti-skid ceramic tiles
- ✦ Wall: Ceramic tiles up to 7 ft. 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: 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 and paint

## Lifts

- ✦ Otis/Schindler/Kone or equivalent make
- ✦ One stretcher lift per tower to support medical emergencies of the residents

## 24×7 security and fire prevention

- ✦ Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services
- ✦ Optimum power back-up to sufficiently run essential electrical appliances
- ✦ 100% power backup for common areas & utilities
- ✦ Video door phone facility with intercom system
- ✦ 24×7 round-the-clock security
- ✦ Security surveillance facility with CCTV on ground floor common areas

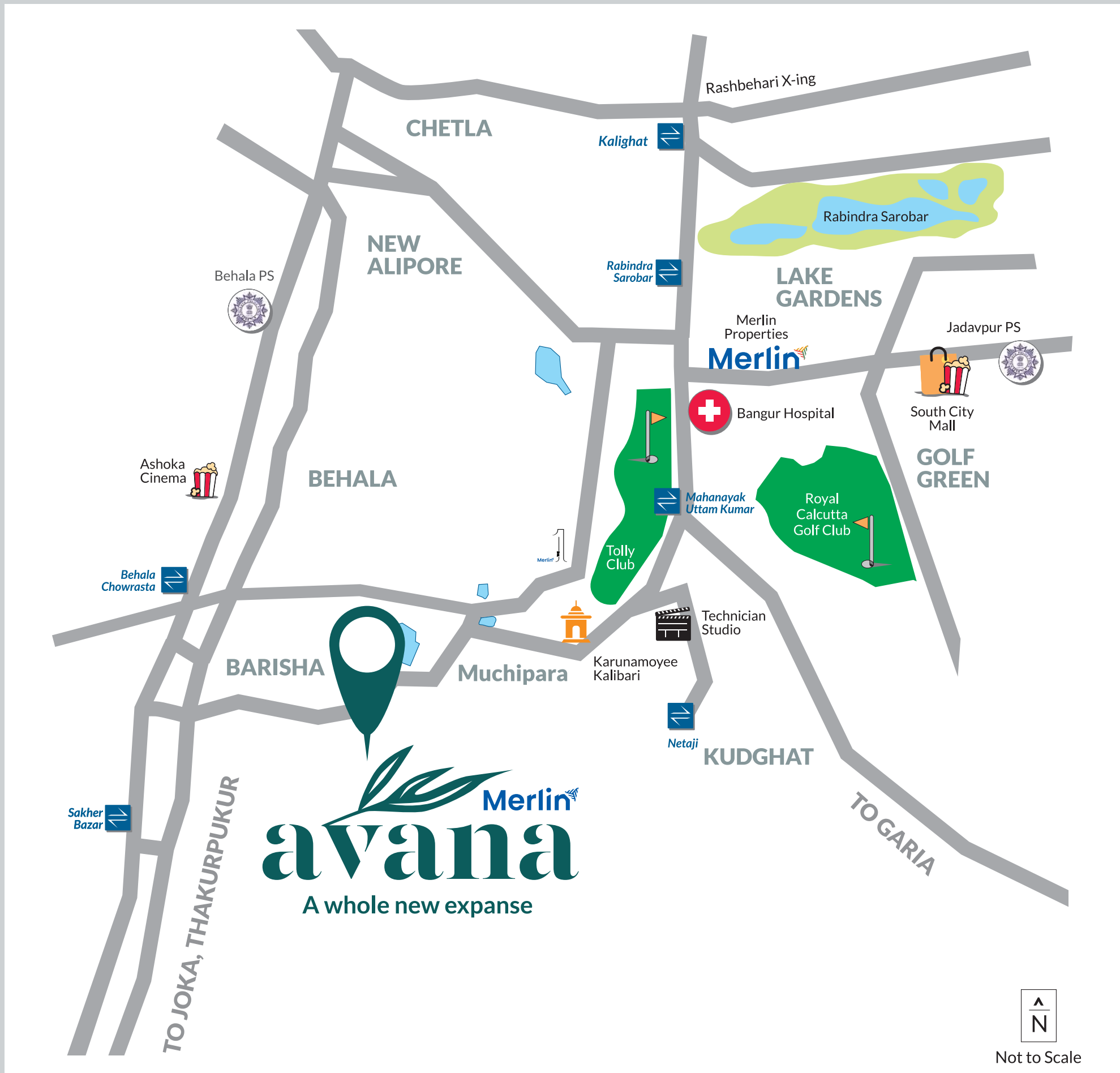
## Green initiatives

- ✦ 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
- ✦ Use of renewable energy

## Health & safety

- ✦ 24 hours treated water supply through water treatment plant
- ✦ Anti-termite treatment during various stages of construction
- ✦ Superior quality waterproofing wherever necessary
- ✦ Quality earthing for the entire project
- ✦ Automatic changeover system for DGs
- ✦ Sufficient project illumination through compound & street lighting inside the complex





## METRO STATION

Mahanayak Uttam Kumar (Tollygunge): 3 Km  
Kavi Nazrul (Garia Bazar): 7 Km  
Behala Chowrasta: 2 Km

## MALLS

South City Mall: 6 Km  
Lake Mall: 6 Km

## HOSPITALS

RSV Hospital: 4 Km  
BP Poddar Hospital: 5 Km

## CLUBS

RCGC: 4 Km  
Tolly Club: 4 Km

## EDUCATIONAL INSTITUTE

NSHM College: 3 Km  
MP Birla Foundation School: 3 Km  
GD Birla School: 5 Km  
South City International School: 6 Km  
Vivekananda Mission School Joka: 6 Km  
IIM - Calcutta: 6 Km  
DPS Joka School: 13 Km



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**RERA No.:** Phase I: WBRERA/P/KOL/2023/000418 | Phase II: WBRERA/P/KOL/2025/002882

**Website:** [rera.wb.gov.in](http://rera.wb.gov.in)

**Project Financed by Bandhan Bank**

**Important Note:** 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.



Scan for more details