



તેજઃ



જલઃ



વાયુ



ભૂમિ



અકાશ



Merlin

elements

your wellness pincode

elements stand for sunlight, fresh air, peace, happiness and wellness for you and your family. Ancient Indian philosophy recognizes these **elements** – **space, air, fire, water** and **earth** as the building blocks of all material existence.



Your wellness pincode
off New Alipore!



Tree of life

Life does not move like a ladder. Rather, it grows like a tree. And as the tree grows older, it provides shade and shelter to all those who come under it. At **Elements**, we have preserved those age-old trees to welcome you home.

Luxury homes with a wellness pincode

2.239 acres | B+G+12 | 3 towers | 153 lifestyle AC apartments |
3,4 & 5 BHK Apartment BU area ranging from 974 -1858 sq ft |
Adequate car parking





Important elements for a happy lifestyle



Education

Sri Sri Academy - 2.5 km

South City International - 2.8 km

MP Birla Foundation - 3 km



Entertainment

Tollygunge Club - 1.2 km

Royal Calcutta Golf Club - 1.9 km

Technician's Studio - 2.4 km

Lake Mall - 2.5 km

South City Mall - 2.8 km



Health

RSV Hospital - 650 m

M R Bangur Hospital - 1.3 km

B. P. Poddar Hospital - 1.8 km

CMRI Hospital - 4.4 km



Connectivity

Conveniently located off New Alipore

Rabindra Sarobar Metro - 1.2 km

Tollygunge Metro - 1.9 km

Howrah Railway Station - 13.3 km

Airport - 27.8 km



Outdoor fitness zone



Central landscaped zone with Kid's play area



Therapy gardens with multi-experience sensory walk



Multi-purpose sports arena



Infinity swimming pool



AC gymnasium



AC indoor games room



AC community hall



Elements of entertainment !

AC community hall | Infinity swimming pool | AC gymnasium

AC indoor games room

AC creche | AC lounge / library | AC wellness centre



Artist's impression

Your instagram with nature.

Open your eyes to a mesmerizing view of the city. Turn your face into the wind. Feel it sweep along your skin in an invisible ocean of exultation. Suddenly, you know you are alive.

Master plan



Legend

Ground Level

- 1 Therapytherapy Gardens with Multi-experience Sensory Walk
- 2 Outdoor fitness zone
- 3 Multi-Purpose sports arena
- 4 Gazebo sit-out's / Adda Zone

Podium Level

- 5 AC Indoor Games Room
- 6 AC Lounge / Library
- 7 Infinity Swimming Pool
- 8 Kid's Play area with a central landscape zone
- 9 Tree Deck for Yoga / Meditation
- 10 AC Creche
- 11 Gents changing room
- 12 Ladies changing room
- 13 AC Gymnasium
- 14 AC Community Hall

Tower & Flat Layout Position





Tower-1 | 3rd floor plan
(Area as per RERA)

Unit info		Total flat area (sq.ft.)	S.O. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet
A	3 BHK+3T	1171	62	1012	17	42
B	3 BHK+3T	1179	73	1007	28	42
C	4 BHK+3T	1459	77	1208	17	120

Unit info		Total flat area (sq.ft.)	S.O. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet
D	3 BHK+2T	974	NIL	824	22	42
E	3 BHK+3T	1198	75	1024	28	43

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, and the wall area covering the unit.

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-1 | Typical Floor Plan
4th, 7th & 10th floor (Area as per RERA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th, & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
A	3 BHK+3T	1171	62	1012	17	42	42
B	3 BHK+3T	1179	73	1007	28	42	54
C	4 BHK+3T	1459	77	1208	17	120	56

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th, & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
D	3 BHK+2T	974	NIL	824	22	42	57
E	3 BHK+3T	1198	75	1024	28	43	37

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, and the wall area covering the unit.

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-1 | Typical floor plan
5th, 8th & 11th floor (Area as per RERA)

Unit info		Total flat area (sq.ft.)	S.O. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th, & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
A	3 BHK+3T	1171	62	1012	17	42	38
B	3 BHK+3T	1179	73	1007	28	42	40
C	4 BHK+3T	1459	77	1208	17	120	45

Unit info		Total flat area (sq.ft.)	S.O. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th, & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
D	3 BHK+2T	974	NIL	824	22	42	50
E	3 BHK+3T	1198	75	1024	28	43	40

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Sec. Balcony, and the wall area covering the unit.



The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-1 | Typical floor plan
6th, 9th & 12th floor (Area as per RERA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 6th, 9th & 12th floor Sq.Ft.
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
A	3 BHK+3T	1171	62	1012	17	42	40
B	3 BHK+3T	1179	73	1007	28	42	41
C	4 BHK+3T	1459	77	1208	17	120	57

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 6th, 9th & 12th floor Sq.Ft.
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
D	3 BHK+2T	974	NIL	824	22	42	39
E	3 BHK+3T	1198	75	1024	28	43	42

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, and the wall area covering the unit.

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-2 2nd & 3rd
Typical floor plan (Area as per RERA)

Unit info		Total flat area (sq.ft.)	S.O. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet
F	3 BHK+3T	1184	73	1012	28	41
G	3 BHK+3T	1179	62	1007	28	42
H	4 BHK+3T	1459	77	1208	17	120

Unit info		Total flat area (sq.ft.)	S.O. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet
I	3 BHK+2T	974	NIL	824	22	42
J	3 BHK+3T	1198	75	1024	28	43

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, and the wall area covering the unit.

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-2 | Typical floor plan
4th, 7th & 10th floor (Area as per RERA)

Unit info		Total flat area (sq.ft.)	S.O. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th, & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
F	3 BHK+3T	1184	73	1012	28	41	NA
G	3 BHK+3T	1179	62	1007	28	42	NA
H	4 BHK+3T	1459	77	1208	17	120	NA

Unit info		Total flat area (sq.ft.)	S.O. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
I	3 BHK+2T	974	NIL	824	22	42	57
J	3 BHK+3T	1198	75	1024	28	43	36

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, and the wall area covering the unit.

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-2 | Typical floor plan
5th, 8th & 11th floor (Area as per RERA)

Unit info		Total flat area (sq.ft.)	S.O. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 5th, 8th, & 11th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
F	3 BHK+3T	1184	73	1012	28	41	NA
G	3 BHK+3T	1179	62	1007	28	42	NA
H	4 BHK+3T	1459	77	1208	17	120	56

Unit info		Total flat area (sq.ft.)	S.O. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 5th, 8th, & 11th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
I	3 BHK+2T	974	NIL	824	22	42	50
J	3 BHK+3T	1198	75	1024	28	43	50

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, and the wall area covering the unit.

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-2 | Typical floor plan
6th, 9th & 12th floor (Area as per RERA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th, & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
F	3 BHK+3T	1184	73	1012	28	41	NA
G	3 BHK+3T	1179	62	1007	28	42	NA
H	4 BHK+3T	1459	77	1208	17	120	57

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th, & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
I	3 BHK+2T	974	NIL	824	22	42	39
J	3 BHK+3T	1198	75	1024	28	43	53

•Built up area includes Carpet area of the Unit, Cupboard, Balcony/Sec. Balcony, and the wall area covering the unit.

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-3

3rd floor plan (Area as per RERA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
K	5 BHK+4T	1858	91	1612	46	68	-
L	4 BHK+3T	1410	87	1217	35	40	-
M	4 BHK+3T	1479	91	1282	31	45	-
N	3 BHK+3T	1107	87	932	27	49	-

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, and the wall area covering the unit.

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-3

4th, 7th & 10th floor plan (Area as per RERA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
K	5 BHK+4T	1858	91	1612	46	68	49
L	4 BHK+3T	1410	87	1217	35	40	57
M	4 BHK+3T	1479	91	1282	31	45	57
N	3 BHK+3T	1107	87	932	27	49	51

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, and the wall area covering the unit.

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-3

6th, 9th & 12th floor plan (Area as per RERA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
K	5 BHK+4T	1858	91	1612	46	68	69
L	4 BHK+3T	1410	87	1217	35	40	39
M	4 BHK+3T	1479	91	1282	31	45	44
N	3 BHK+3T	1107	87	932	27	49	50

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, and the wall area covering the unit.

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Specification

Foundation & Structure

- Structure designed for the optimum seismic considerations as stipulated by the IS code, for better safety.
- Foundation with RCC piles & pile caps
- RCC framed super structure with AAC Block/Fly ash brick as per design

Building Envelope

- Iconic Towers meticulously designed and externally painted with mix of anti-fungal and texture/acrylic emulsion paint to increase durability and prevent fungae.

Living /Dining Room

- Flooring : Large size vitrified tiles
- Wall : Putty
- Ceiling : Putty
- Main door: Wooden frame with laminated flush door.
- Hardware & Fittings : Branded locks and hardware fittings of reputed make
- Windows : Aluminum powder coated windows with glass panes
- Electrical : Modular switches of Havells/Anchor/North-West or equivalent make with copper wiring
- Air Conditioner : Split air-conditioning in living & dining room

Bedroom

- Flooring : Vitrified tiles
- Wall : Putty
- Ceiling : Putty
- Doors : Wooden frame with commercial flush door.
- Hardware & Fittings : Branded locks and hardware fittings of reputed make
- Windows : Aluminum powder coated windows with glass panes
- Electrical : Modular switches of Havells/Anchor/North-West or equivalent make with copper wiring
- Air Conditioner : Split air-conditioning in all bedrooms

Balcony

- Flooring : Matte finish ceramic tiles



Specification

- Wall : Acrylic emulsion paint
- Ceiling : Acrylic emulsion paint
- Door : Aluminum powder coated doors with glass panes
- Railing : MS/SS/Aluminum with glass

Kitchen

- Flooring : Matte finish ceramic tiles
- Wall : Ceramic tiles up to 2 feet height above the counter
- Ceiling : Putty
- Door : Wooden frame with commercial flush door
- Hardware & Fittings : Branded locks and hardware fittings of reputed 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
Separate municipal water line for drinking water
- Electrical : Modular switches of Havells/Anchor/North-West or equivalent make with Copper Wiring

Toilets

- Flooring : Anti-skid ceramic tiles
- Wall : Designer ceramic tiles up to 7 feet height
- Ceiling : Putty
- Door : Wooden frame with commercial flush door
- Hardware & Fittings : Branded locks and hardware fittings of reputed 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 LED light fixtures



Typical Floor Lobby

Flooring : Vitrified tiles

Wall : Combination of tiles & paint

Ceiling : Putty

Lifts

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

24x7 Security and Fire prevention

- Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services
- Optimum power backup to sufficiently run all your electrical appliances including one Air-conditioner.
- 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

Green Initiatives

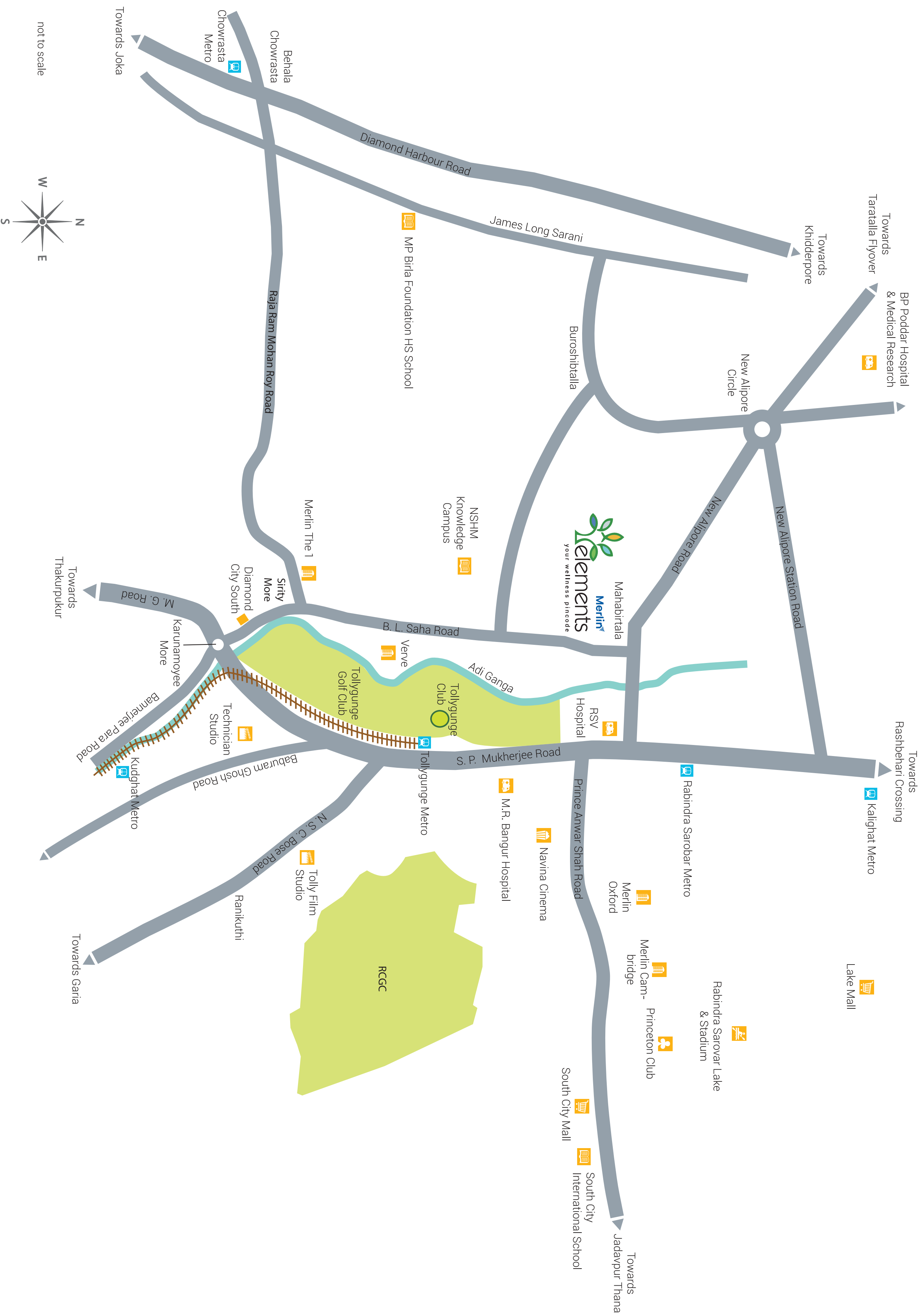
- Organic solid waste composter to manage community wet waste
- Water efficient fixtures to optimize water flow
- Rainwater harvesting & reuse of the same in common area landscape work.
- Sewage treatment plant
- Ample green space with use of native plants in the landscape
- Dual flushing system to save water
- Low VOC materials
- Use of LED lights in common areas

Health & Safety

- 24 hour treated water supply through water treatment plant
- Separate municipal water line for drinking water
- 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







PRE-CERTIFIED
GOLD RATED
PROJECT





Head Office:

Site Address:

Website:

Call:

Rera Reg. No.:


Merlin Ganges Projects. 22 Prince Anwar Shah Road, Kolkata - 700 033


Elements, 112 B.L. Saha Road, Kolkata - 700 053

www.merlinprojects.com/projects/elements/

033 6809 1182

HIRA/P/KOL/2019/000325 | rera.wb.gov.in

 twitter.com/GroupMerlin

 [instagram.com/merlingroup](https://www.instagram.com/merlingroup)

 facebook.com/MERLINGROUP

 linkedin.com/company/merlin-group-of-companies

