



A NEVER-BEFORE BESPOKE LIFESTYLE EXPERIENCE



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RERA No. WBRERA/P/NOR/2024/002220 | rera.wb.gov.in (Phase I)
RERA No. WBRERA/P/NOR/2025/002306 | rera.wb.gov.in (Phase II)

Disclaimer : This document is not a legal offering. It only describes the intent & concept of F Residences Merlin. All the areas / dimensions / layout / elevations / pictures etc. are only indicative and are not as per scale.
All the details are subject to change, alteration & modification as per the developer's discretion.

BY
Merlin

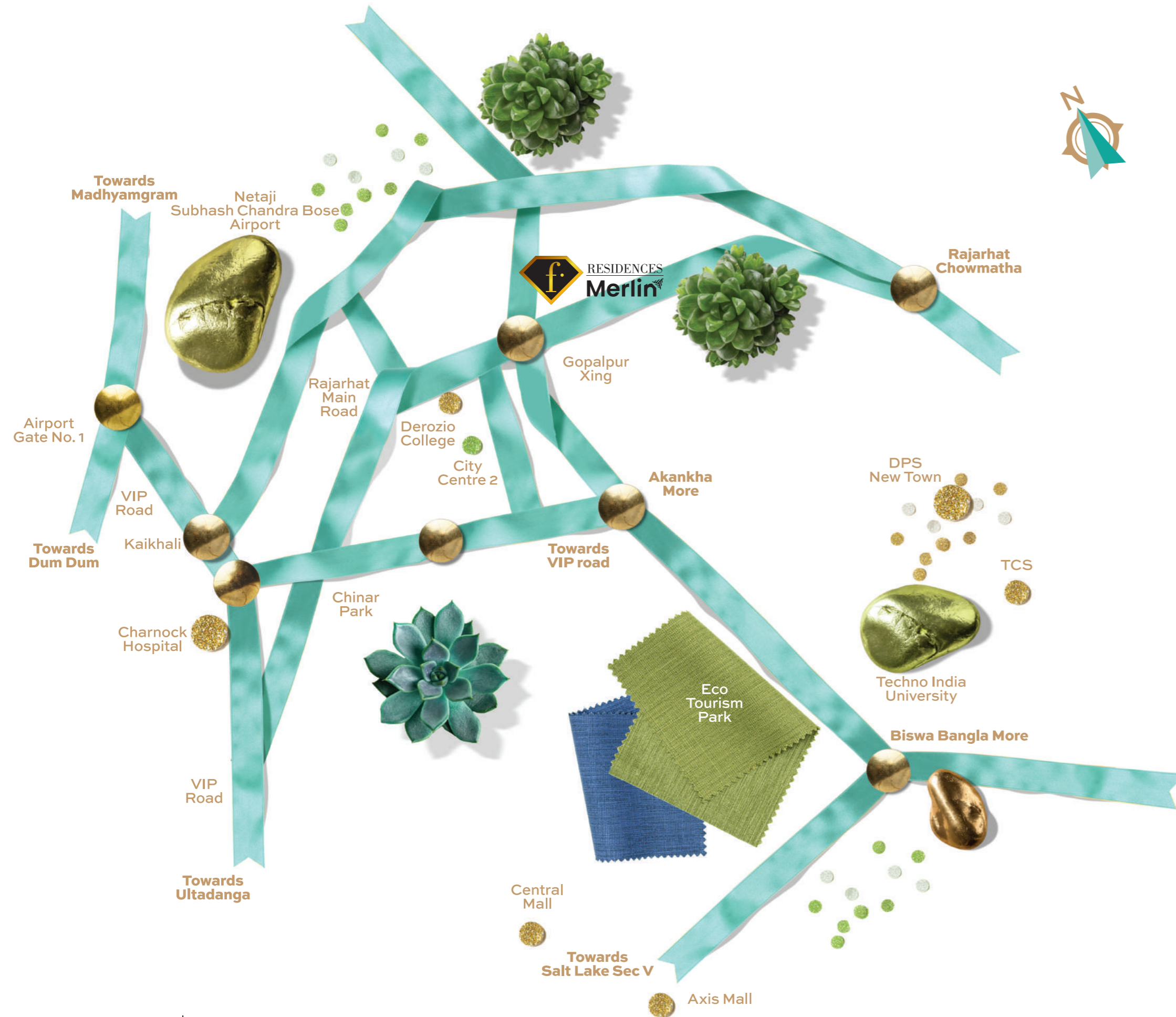


FOR THE
FIRST TIME

FOR THE FIRST TIME IN KOLKATA
FASHION FINDS
A NEW HOME

F Residences by Merlin offers exceptional experiences
for those who value fashion and an opulent lifestyle.
It sets new benchmarks in quality, aesthetics, and
customer satisfaction by blending the global prestige
and style of Fashion TV into luxury living.

LOCATION MAP



Map not to scale | Distances as per Google Maps

EDUCATION

Derozio College	850 m
Delhi Public School New Town	6.8 km
Narayana School	6.7 km
Delhi Public School Megacity	8.4 km
St. Xavier's University	8.4 km
University of Engineering & Management	10 km
Army Institute of Management	10.3 km
Techno India University	14.1 km

HEALTHCARE

Charnock Hospital	3.8 km
Ohio Hospital	7.4 km
Belle Vue Hospital (Upcoming)	7.4 km
Tata Cancer Hospital	7.6 km

SHOPPING

City Centre 2	3.6 km
Axis Mall	8.3 km
Central Mall	8.6 km
Downtown Mall	10.4 km

TECH HUB

Silicon Valley	2 km
Financial Hub	5.5 km
Candor TechSpace	10 km
Ecospace Business Park	9.8 km
Tata Consultancy Services	7.9 km
National Buildings Construction Corporation Square	12.3 km
WIPRO (Upcoming Campus)	13.2 km
ITC Infotech New Town	14.8 km

AIRPORT

International Airport	5.8 km
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MASTER PLAN

INDEX

- 3BHK + 2T
- 4BHK + 3T
- 3BHK + 3T



LEGENDS

GROUND FLOOR

- 1 Arrival Gateway
- 2 Jogging Track & Bike Lane
- 3 Multisport Court
- 4 Tree House
- 5 Floating Pavilion
- 6 Green Boulevard
- 7 Yoga Lawn
- 8 Amphitheatre
- 9 Feature Deck
- 10 Board Walk
- 11 Pocket Seating
- 12 Meandering Walkway
- 13 Sunken Court
- 14 Event Lawn

PODIUM

- 15 Feature Pavilion
- 16 Fashion Walkway
- 17 Step Garden
- 18 Seating Corner
- 19 Water Feature
- 20 Grotto Seat
- 21 Fashion Event Lawn
- 22 Fashion TV Sculpture
- 23 Catwalk Ramp

CLUB ROOF

- 24 Panoramic Jacuzzi
- 25 Infinity Lap Pool (Level 1)
- 26 Party Lawn
- 27 Party Pavilion
- 28 Social Dining Zone
- 29 Stair to Sky Pool
- 30 Viewing Sky Pool (Level 1)
- 31 Jaguar Slider
- 32 Leisure Pool
- 33 Resting Cabana
- 34 Pool Lounger

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Artist Impression | Disclaimer - The external colour scheme, amenities 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.

FOR THE FIRST TIME, FASHION MEETS LIFESTYLE IN KOLKATA

- ◇ 8-acre offering from Merlin Group
- ◇ Iconic towers with interconnected green bridges
- ◇ Luxurious 3 & 4 BHK AC residences
- ◇ Spacious fashion inspired residences
- ◇ Interconnected Green Spaces at the ground level with curated experiences
- ◇ Expansive rooftop Cloud Forest with designated active & passive zones with exclusive experiences
- ◇ Iconic 7-level Club with a first-of-its-kind 2-tier swimming pool featuring signature experiences





Artist Impression | Disclaimer - The external colour scheme, amenities 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.

TWO-TIER POOL – A NEW DIMENSION OF LUXURY!

Dive into an unparalleled aquatic experience with F Residences Merlin's exclusive two-tier pool, seamlessly blending elegance with innovation. Designed for both relaxation and indulgence.





Artist Impression | Disclaimer - The external colour scheme, amenities 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.

COME HOME TO ICONIC 7-STAR LUXURY FOR THE FIRST TIME

CLUB HOUSE AMENITIES

- Two Banquets
- Indoor & Outdoor Gymnasium
- Yoga Room
- Steam Room
- Games Room
- Library Room
- Meeting Room
- Family Lounge
- Indoor Multipurpose Court
- Guest Room
- Kids' Play Zone
- Crèche
- Squash Court
- Retail Outlet





Artist Impression | Disclaimer - The external color scheme, amenities 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.

TOWER 1

2nd to 13th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	29	1163	53	50	1188
B	3BHK+3T	1043	17	1232	74	86	1276
C	3BHK+3T	998	20	1202	94	66	1235
D	4BHK+3T	1197	27	1396	60	60	1426
E	3BHK+3T	1037	17	1231	74	86	1274
F	4BHK+3T	1340	28	1520	54	56	1548

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	9	1141	53	126	1204
B	3BHK+3T	1043	17	1232	74	0	1232
C	3BHK+3T	998	20	1202	94	113	1258
D	4BHK+3T	1197	28	1397	60	57	1426
E	3BHK+3T	1037	9	1222	74	90	1267
F	4BHK+3T	1340	28	1521	54	112	1577

(Area as per RERA)

4th, 7th, 10th & 13th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	20	1153	53	140	1223
B	3BHK+3T	1043	17	1232	74	0	1232
C	3BHK+3T	998	0	1180	94	158	1259
D	4BHK+3T	1197	27	1396	60	123	1457
E	3BHK+3T	1037	8	1222	74	58	1251
F	4BHK+3T	1340	17	1509	54	128	1572

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

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

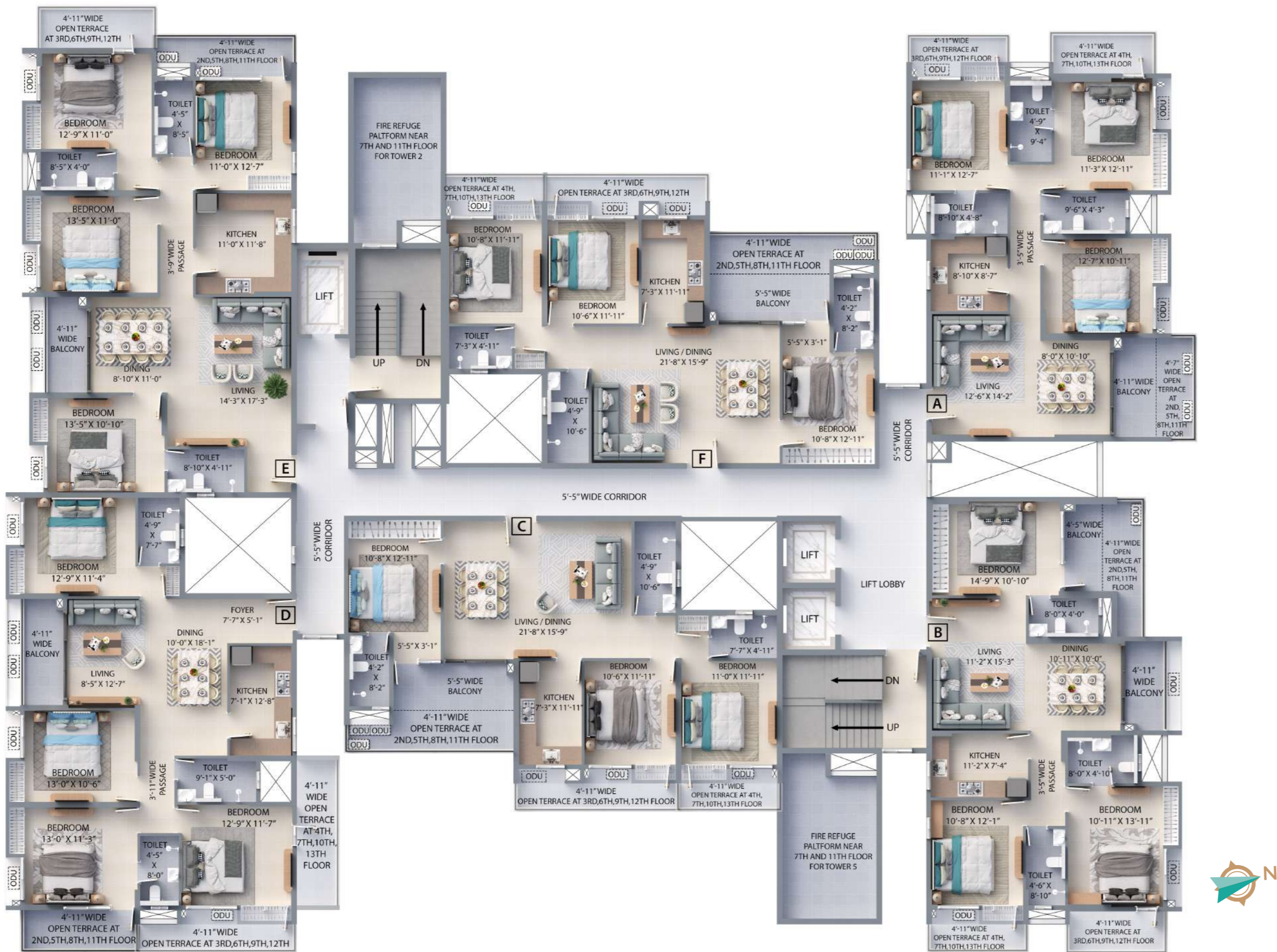
RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

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.

TOWER 2 & 5

2nd to 13th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	990	28	1171	56	57	1200
B	3BHK+3T	996	20	1210	94	70	1245
C	3BHK+3T	1037	17	1235	74	86	1278
D	4BHK+3T	1199	36	1401	60	67	1435
E	4BHK+3T	1321	26	1508	54	72	1544
F	3BHK+3T	1032	17	1235	74	87	1279

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	990	20	1161	56	57	1189
B	3BHK+3T	996	20	1210	94	58	1239
C	3BHK+3T	1037	9	1226	74	90	1271
D	4BHK+3T	1199	26	1390	60	82	1431
E	4BHK+3T	1321	35	1519	54	68	1553
F	3BHK+3T	1032	9	1227	74	90	1272

(Area as per RERA)

4th, 7th, 10th & 13th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	990	28	1171	56	61	1202
B	3BHK+3T	996	12	1200	94	55	1228
C	3BHK+3T	1037	8	1226	74	59	1255
D	4BHK+3T	1199	36	1401	60	88	1445
E	4BHK+3T	1321	35	1519	54	0	1519
F	3BHK+3T	1032	8	1226	74	59	1256

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

The total chargeable area includes RERA Built Up 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.

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TOWER 3

2nd to 13th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	29	1163	53	58	1192
B	3BHK+3T	1043	17	1232	74	86	1276
C	3BHK+3T	998	20	1202	94	66	1235
D	4BHK+3T	1197	27	1396	60	60	1426
E	3BHK+3T	1037	17	1231	74	86	1274
F	4BHK+3T	1340	28	1520	54	55	1547

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	9	1141	53	122	1202
B	3BHK+3T	1043	9	1224	74	89	1269
C	3BHK+3T	998	20	1202	94	112	1258
D	4BHK+3T	1197	28	1396	60	57	1425
E	3BHK+3T	1037	9	1222	74	89	1267
F	4BHK+3T	1340	28	1521	54	113	1577

(Area as per RERA)

4th, 7th, 10th & 13th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	20	1153	53	140	1223
B	3BHK+3T	1043	8	1223	74	57	1252
C	3BHK+3T	998	0	1180	94	155	1257
D	4BHK+3T	1197	27	1396	60	123	1457
E	3BHK+3T	1037	8	1222	74	58	1250
F	4BHK+3T	1340	17	1509	54	123	1570

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

The total chargeable area includes RERA Built Up 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.

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TOWER 4

2nd to 13th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	29	1163	53	58	1192
B	3BHK+3T	1043	17	1232	74	86	1276
C	3BHK+3T	998	20	1202	94	66	1235
D	4BHK+3T	1197	27	1396	60	60	1426
E	3BHK+3T	1037	17	1231	74	86	1274
F	4BHK+3T	1340	28	1520	54	55	1547

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	17	1141	53	66	1174
B	3BHK+3T	1043	9	1224	74	89	1269
C	3BHK+3T	998	20	1202	94	112	1258
D	4BHK+3T	1197	28	1396	60	57	1425
E	3BHK+3T	1037	9	1222	74	89	1267
F	4BHK+3T	1340	28	1521	54	113	1577

(Area as per RERA)

4th, 7th, 10th & 13th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	20	1153	53	82	1194
B	3BHK+3T	1043	8	1223	74	57	1252
C	3BHK+3T	998	0	1180	94	155	1257
D	4BHK+3T	1197	27	1396	60	122	1456
E	3BHK+3T	1037	8	1222	74	57	1250
F	4BHK+3T	1340	26	1519	54	66	1552

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

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

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

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TOWER 6

2nd to 13th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	29	1163	53	60	1193
B	3BHK+3T	1043	17	1232	74	86	1276
C	3BHK+3T	998	20	1202	94	66	1235
D	4BHK+3T	1197	27	1396	60	60	1426
E	3BHK+3T	1037	17	1231	74	86	1274
F	4BHK+3T	1340	28	1520	54	55	1547

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	17	1151	53	67	1184
B	3BHK+3T	1043	17	1232	74	0	1232
C	3BHK+3T	998	20	1202	94	57	1230
D	4BHK+3T	1197	36	1406	60	0	1406
E	3BHK+3T	1037	9	1222	74	80	1263
F	4BHK+3T	1340	28	1521	54	112	1577

(Area as per RERA)

4th, 7th, 10th & 13th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	20	1153	53	83	1195
B	3BHK+3T	1043	17	1232	74	0	1232
C	3BHK+3T	998	12	1192	94	57	1221
D	4BHK+3T	1197	36	1406	60	0	1406
E	3BHK+3T	1037	8	1222	74	58	1251
F	4BHK+3T	1340	26	1519	54	67	1552

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

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

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

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TOWER 7

2nd to 13th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2T	799	25	949	38	150	1024
B	3BHK+3T	912	15	1079	60	68	1113
C	3BHK+2T	799	25	949	38	43	970
D	3BHK+2T	800	25	943	38	44	965
E	3BHK+2T	817	18	961	55	64	993
F	3BHK+2T	817	18	961	55	64	993
G	3BHK+2T	800	25	943	38	44	965

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2T	799	18	941	38	53	968
B	3BHK+3T	912	7	1070	60	71	1105
C	3BHK+2T	799	18	941	38	162	1022
D	3BHK+2T	800	18	935	38	162	1016
E	3BHK+2T	817	8	951	55	65	984
F	3BHK+2T	817	8	951	55	65	984
G	3BHK+2T	800	18	935	38	53	962

(Area as per RERA)

4th, 7th, 10th & 13th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2T	799	17	940	38	56	968
B	3BHK+3T	912	8	1070	60	53	1097
C	3BHK+2T	799	7	929	38	116	988
D	3BHK+2T	800	7	923	38	116	981
E	3BHK+2T	817	10	953	55	52	979
F	3BHK+2T	817	10	953	55	52	980
G	3BHK+2T	800	17	934	38	56	962

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

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

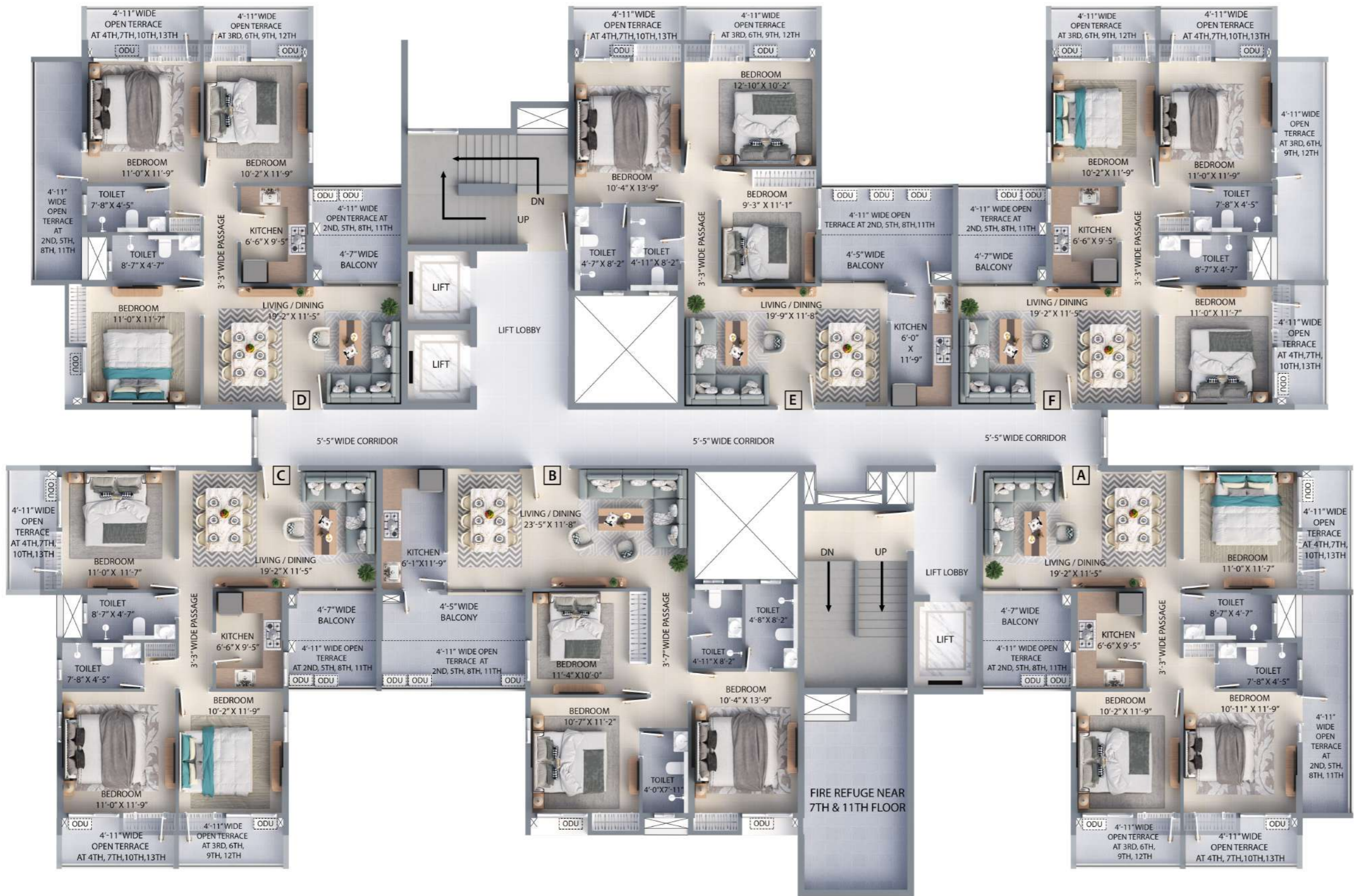
RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

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TOWER 8

2nd to 13th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2T	800	25	949	38	150	1024
B	3BHK+3T	913	15	1074	60	70	1109
C	3BHK+2T	800	25	943	38	43	964
D	3BHK+2T	800	25	949	38	150	1024
E	3BHK+2T	816	18	969	55	64	1001
F	3BHK+2T	800	25	943	38	43	964

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2T	800	18	941	38	53	968
B	3BHK+3T	913	15	1074	60	0	1074
C	3BHK+2T	800	18	935	38	53	962
D	3BHK+2T	800	18	941	38	53	968
E	3BHK+2T	816	8	959	55	65	991
F	3BHK+2T	800	18	935	38	162	1016

(Area as per RERA)

4th, 7th, 10th & 13th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2T	800	7	929	38	116	988
B	3BHK+3T	913	15	1074	60	0	1074
C	3BHK+2T	800	7	923	38	110	978
D	3BHK+2T	800	17	940	38	56	968
E	3BHK+2T	816	10	961	55	53	988
F	3BHK+2T	800	7	923	38	116	982

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

The total chargeable area includes RERA Built Up 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.



TOWER 9

2nd to 13th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2T	799	25	949	38	41	969
B	3BHK+3T	912	15	1079	60	68	1113
C	3BHK+2T	799	25	949	38	43	970
D	3BHK+2T	800	25	943	38	151	1018
E	3BHK+2T	817	18	961	55	63	992
F	3BHK+2T	817	18	961	55	64	993
G	3BHK+2T	800	25	943	38	43	964

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2T	799	18	941	38	162	1022
B	3BHK+3T	912	7	1070	60	71	1105
C	3BHK+2T	799	18	941	38	54	968
D	3BHK+2T	800	18	935	38	52	961
E	3BHK+2T	817	8	951	55	65	983
F	3BHK+2T	817	8	951	55	65	984
G	3BHK+2T	800	18	935	38	161	1016

(Area as per RERA)

4th, 7th, 10th & 13th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2T	799	7	929	38	118	989
B	3BHK+3T	912	8	1070	60	54	1097
C	3BHK+2T	799	17	940	38	57	969
D	3BHK+2T	800	17	934	38	56	962
E	3BHK+2T	817	10	953	55	52	979
F	3BHK+2T	817	10	953	55	52	980
G	3BHK+2T	800	7	923	38	118	982

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

The total chargeable area includes RERA Built Up 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.

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TOWER 10

2nd to 12th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	29	1163	53	60	1193
B	3BHK+3T	1043	17	1232	74	86	1276
C	3BHK+3T	998	20	1202	94	66	1235
D	4BHK+3T	1197	27	1396	60	60	1426
E	3BHK+3T	1037	17	1231	74	86	1274
F	4BHK+3T	1340	28	1520	54	48	1544

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	9	1141	53	125	1204
B	3BHK+3T	1043	17	1232	74	0	1232
C	3BHK+3T	998	20	1202	94	113	1258
D	4BHK+3T	1197	28	1397	60	125	1460
E	3BHK+3T	1037	17	1231	74	0	1231
F	4BHK+3T	1340	28	1521	54	112	1577

(Area as per RERA)

4th, 7th, 10th FLOOR PLAN

Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	20	1153	53	131	1219
B	3BHK+3T	1043	17	1232	74	0	1232
C	3BHK+3T	998	0	1180	94	158	1259
D	4BHK+3T	1197	17	1384	60	190	1479
E	3BHK+3T	1037	17	1231	74	0	1231
F	4BHK+3T	1340	17	1509	54	126	1571

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

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

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

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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	Wooden frame with one side veneered flush door
Hardware & Fittings	Branded locks and hardware
Windows	Aluminium powder coated windows with toughened glass panes
Electrical	Modular switches with copper wiring
Air Conditioning	Split air-conditioning in living/dining rooms
Bedroom	
Flooring	Vitrified tiles
Wall	Putty
Ceiling	Putty
Doors	Wooden frame with commercial flush door
Hardware & Fittings	Branded locks and hardware fittings
Windows	Aluminium powder-coated windows with toughened glass panes
Electrical	Modular switches with copper wiring
Air Condition	Split air-conditioning in all bedrooms
Balcony	
Flooring	Anti-skid ceramic tiles
Wall	Exterior grade paint
Ceiling	Exterior grade paint
Door	Aluminium powder-coated doors with toughened glass panes
Railing	Painted MS railing
Open Terrace	
Flooring	Anti-skid ceramic tiles
Wall	Exterior grade paint
Door	Aluminium powder-coated door with toughened glass panels
Railing	Painted MS railing

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
Window	Aluminium powder-coated window with toughened glass panes and provision for exhaust fan
Counter	Granite slab
Plumbing	Stainless steel sink with hot & cold water provision
Electrical	Modular switches 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 & Fittings	Branded locks and hardware fittings
Window	Aluminium powder-coated window with toughened 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	Combinaton of large-size vitrified tiles & granite as per design
Wall	Combinaton 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

24x7 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

24X7 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-hour treated water supply through Water Treatment Plant

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

Disclaimer: The developer reserves the right to change the brands to those of equivalent make.