



**Corporate office:**

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Rera Registration Number :

**Disclaimer:** This document is not a legal offering. It only describes the intent & concept of Oikyo. 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 and modification as per the developer's discretion.



**Site office:**

Merlin Oikyo, Baruipur Madarhat road, Paikpara, P.S. Baruipur,  
Baruipur - 743610, South 24 Parganas Ph - +91 33 7126 2633



Area Statement & Floor Plan





A man in a pink shirt is pushing a swing that carries a young boy in a teal shirt and a man in an orange shirt. They are in a lush green park with trees in the background. The scene is captured in a warm, golden light, suggesting late afternoon or early morning. The swing is in motion, and the man in the orange shirt is looking forward with a slight smile.

## কথায় কথায় গড়ুক নতুন স্মৃতি

Make new memories with your Oikyo family

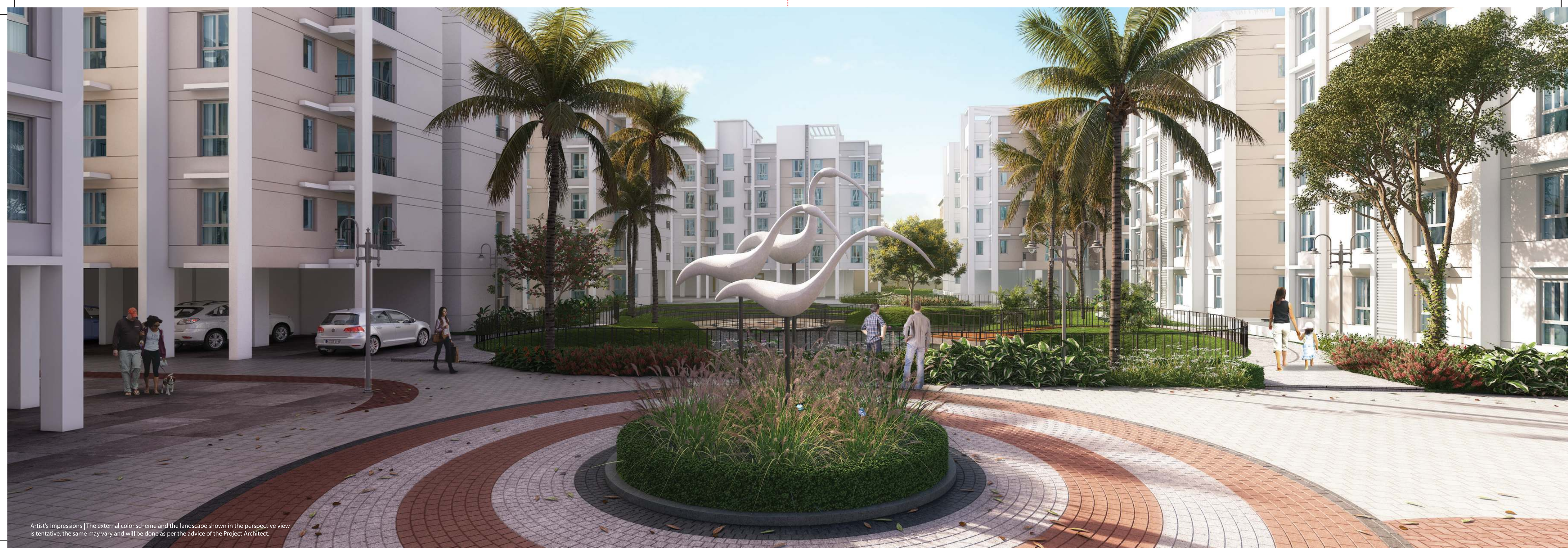
Experience the joy of collective unity. At Oikyo, strangers become family and families come closer like never before. After all, when daily necessities are well within your reach, you have all the time in the world to build deeper bonds with nature and the people around.





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.





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## Master Plan

### Legends

- |                               |                        |                           |                     |
|-------------------------------|------------------------|---------------------------|---------------------|
| 1 ENTRY/EXIT                  | 15 SENIORS PAVILION    | 29 MAZE GARDEN            | 41 BANQUET          |
| 2 GRAND ENTRANCE GATE COMPLEX | 16 BADMINTON COURT     | 30 FESTIVE LAWN           | 42 COURTYARD        |
| 3 DRIVEWAY                    | 17 LINEAR GARDEN       | 31 SWIMMING POOL          | 43 POOL LOUNGE      |
| 4 SHOP ARCADE                 | 18 CARROM CORNER       | 32 POOL DECK              | 44 PRE BANQUET      |
| 5 CLUB DROP OFF               | 19 JOGGING TRACK       | 33 POOL SCREEN            | 45 RECEPTION LOUNGE |
| 6 SPECIAL PAVING              | 20 ADDA CORNER         | 34 PRACTICE CRICKET PITCH |                     |
| 7 SCULPTURE ISLAND            | 21 LAKE AND FOUNTAIN   | 35 OPEN GYM               |                     |
| 8 PARKING                     | 22 LAKE SIDE WALK      | 36 PLAY COURT             |                     |
| 9 PLANTATION POCKETS          | 23 FLOATING DECK       | 37 PRIVATE GARDEN         |                     |
| 10 SCULPTURE COURT            | 24 SUNKEN AMPHITHEATRE | 38 MULTIPURPOSE LAWN      |                     |
| 11 CHESS                      | 25 FLOWER GARDEN       | 39 LEISURE LAWN           |                     |
| 12 KIDS PLAY ZONE             | 26 HERB GARDEN         | 40 GARDEN SEATING         |                     |
| 13 WALKWAY                    | 27 YOGA LAWN           |                           |                     |
| 14 ADDA LAWN                  | 28 MEDITATION PAVILION |                           |                     |

### Club

- |                     |
|---------------------|
| 41 BANQUET          |
| 42 COURTYARD        |
| 43 POOL LOUNGE      |
| 44 PRE BANQUET      |
| 45 RECEPTION LOUNGE |







## Ground Floor | Master Plan

### Legends

- |                               |                        |                           |
|-------------------------------|------------------------|---------------------------|
| 1 ENTRY/EXIT                  | 15 SENIORS PAVILION    | 29 MAZE GARDEN            |
| 2 GRAND ENTRANCE GATE COMPLEX | 16 BADMINTON COURT     | 30 FESTIVE LAWN           |
| 3 DRIVEWAY                    | 17 LINEAR GARDEN       | 31 SWIMMING POOL          |
| 4 SHOP ARCADE                 | 18 CARROM CORNER       | 32 POOL DECK              |
| 5 CLUB DROP OFF               | 19 JOGGING TRACK       | 33 POOL SCREEN            |
| 6 SPECIAL PAVING              | 20 ADDA CORNER         | 34 PRACTICE CRICKET PITCH |
| 7 SCULPTURE ISLAND            | 21 LAKE AND FOUNTAIN   | 35 OPEN GYM               |
| 8 PARKING                     | 22 LAKE SIDE WALK      | 36 PLAY COURT             |
| 9 PLANTATION POCKETS          | 23 FLOATING DECK       | 37 COVERED CAR PARKING    |
| 10 SCULPTURE COURT            | 24 SUNKEN AMPHITHEATRE | 38 MULTIPURPOSE HALL      |
| 11 CHESS                      | 25 FLOWER GARDEN       | 39 PRIVATE GARDEN         |
| 12 KIDS PLAY ZONE             | 26 HERB GARDEN         | 40 MULTIPURPOSE LAWN      |
| 13 WALKWAY                    | 27 YOGA LAWN           | 41 LEISURE LAWN           |
| 14 ADDA LAWN                  | 28 MEDITATION PAVILION | 42 GARDEN SEATING         |

### Club

- |                     |
|---------------------|
| 43 BANQUET          |
| 44 COURTYARD        |
| 45 POOL LOUNGE      |
| 46 PRE BANQUET      |
| 47 RECEPTION LOUNGE |



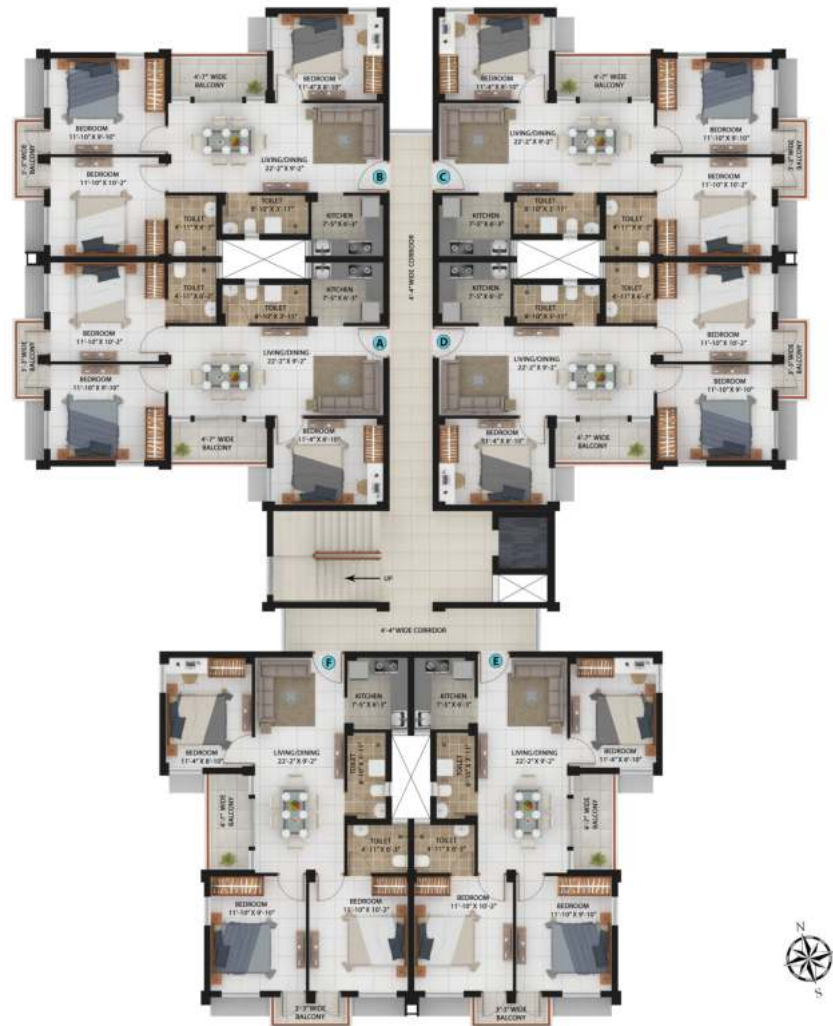
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- |                    |
|--------------------|
| 2 BHK + 1TO(SPLIT) |
| 2 BHK + 2TOI       |
| 3BHK + 2TOI        |
| 1BHK + 1TOI        |



Typical Floor Plan | Floor 1st, 2nd, 3rd, 4th

Block 1 | 3BHK+2TOI



Block 1 | Typical floor plan (1st, 2nd, 3rd, 4th)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft.)
3BHK + 2TOI	831	674	72	1108

\*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.

Typical Floor Plan | Floor 1st, 2nd, 3rd, 4th

Block 2 | 1BHK+1TOI



Block 2 | Typical floor plan (1st, 2nd, 3rd, 4th)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft)
1BHK + 1TOI	350	283	14	467

\*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.

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.

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Typical Floor Plan | Floor 1st, 2nd, 3rd, 4th

Block 3 | ● 1BHK+1TOI



Block 3 | Typical floor plan (1st, 2nd, 3rd, 4th)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft)
1BHK + 1TOI	350	283	14	467

\*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.

Typical Floor Plan | Floor 1st. 2nd. 3rd. 4th

Block 4 | ● 3BHK+2TOI



Block 4 | Typical floor plan (1st, 2nd, 3rd, 4th)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft.)
3BHK + 2TOI	831	674	72	1108

\*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.

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Typical Floor Plan | Floor 1st, 2nd, 3rd, 4th

Block 5 | 2BHK+2TOI



Block 5 | Typical floor plan (1st, 2nd, 3rd, 4th)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft)
2BHK + 2TOI	576	488	19	768

\*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.

Typical Floor Plan | Floor 1st, 2nd, 3rd, 4th

Block 6 | 2BHK+1TOI (SPLIT)



Block 6 | Typical floor plan (1st, 2nd, 3rd, 4th)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft.)
2BHK + 1TOI (Split)	502	424	13	669

\*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.



Typical Floor Plan | Floor 1st, 2nd, 3rd, 4th

Block 7 | 2BHK+1TOI (SPLIT)



Block 7 | Typical floor plan (1st, 2nd, 3rd, 4th)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft.)
2BHK + 1TOI (Split)	502	424	13	669

\*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.

Typical Floor Plan | Floor 1st, 2nd & 3rd

Block 8 | 2BHK+1TOI (SPLIT)



Block 8 | Typical floor plan (1st, 2nd, 3rd, 4th)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft.)
2BHK + 1TOI (Split)	502	424	13	669

\*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.

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It will reduce due to finishes such as plaster, POP, flooring etc.



Typical Floor Plan | Floor 1st, 2nd, 3rd, 4th

Block 9 | 3BHK+ 2TOI 2BHK+ 2TOI



Block 9 | Typical floor plan (1st, 2nd, 3rd, 4th)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable AreaFor Maintenance (Sq. Ft)
2BHK + 2TOI	578	490	20	771
3BHK + 2TOI	681	583	18	908

\*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.

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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.





LEGENDS

- 1 Living/Dining 8'-10" x 12'-11"
- 2 Kitchen 6'-7" x 4'-11"
- 3 Toilet 3'-11" x 8'-0"
- 4 Bedroom 10'-10" x 8'-10"
- 5 3'-3" Wide Balcony

Typical Isometric Plan

1BHK + 1TOI

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft)
1BHK + 1TOI	350	283	14	467

\*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.



LEGENDS

- 1 Living/Dining 13'-4" x 9'-4"
- 2 Kitchen 6'-7" x 4'-11"
- 3 W.C. 3'-3" x 4'-5"
- 4 Bath 5'-7" x 3'-11"
- 5 Bedroom 8'-10" x 10'-10"
- 6 Bedroom 8'-10" x 10'-4"
- 7 3'-7" Wide Balcony

Typical Isometric Plan

2BHK + 1TOI (SPLIT)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft.)
2BHK + 1TOI (Split)	502	424	13	669

\*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.





LEGENDS

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

Typical Isometric Plan

2BHK + 2TOI

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft)
2BHK + 2TOI	576	488	19	768

\*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.



LEGENDS

- 1 Bedroom 10'-0" x 8'-10"
- 2 Living/Dining 11'-2" x 15'-1"
- 3 Kitchen 4'-11" x 10'-2"
- 4 Toilet 4'-3" x 6'-11"
- 5 Toilet 4'-3" x 6'-7"
- 6 Bedroom 8'-10" x 10'-10"
- 7 Bedroom 8'-10" x 10'-0"
- 8 3'-5" Wide Balcony

Typical Isometric Plan

3BHK + 2TOI

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft)
3BHK + 2TOI	681	583	18	908

\*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.



# Specifications

## Foundation & Structure

- Structure designed by leading consultants for better safety.
- Isolated Footing
- Solid foundation with RCC super structure

## Building Envelope

- Aesthetic facade of buildings meticulously designed with externally painted finish.

## Living /Dining Room

- Flooring - 600X600 Vitrified Tiles
- Wall - Putty / Gypsum Plaster
- Ceiling- Putty / Gypsum Plaster
- Main door - Wooden / Plywood Frame with Commercial Flush Door
- Hardware & Fittings - Locks and hardware fittings of reputed make
- Windows - Aluminium Windows with glass panes
- Electrical - Semi Modular Switches of Havells/Great White/North-west or equivalent make with concealed Copper Wiring

## Bed Room

- Flooring - 600X600 Vitrified Tiles
- Wall - Putty / Gypsum Plaster
- Ceiling - Putty / Gypsum Plaster
- Doors - Wooden Frame with Commercial Flush Door
- Hardware & Fittings - Locks and hardware fittings of reputed make
- Windows - Aluminium Windows with glass panes
- Electrical - Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring
- Air Condition - 1 BHK - Provision of AC in 1 Bedroom, 2 BHK - Provision of AC in 1 Bedroom & 3 BHK - Provision of AC in 2 Bedrooms

## Balcony

- Flooring - 600X600 Vitrified Tiles
- Wall - Plaster and Paint Finish as per Elevation
- Ceiling - Plaster and Paint Finish as per Elevation
- Door - Aluminium Doors with glass panes
- Railing - Mild steel as per architect design

## Toilets

- Flooring - 300X300 Anti-skid Ceramic Tiles
- Wall - 450X300 Ceramic Tiles up to Door height
- Ceiling - Putty / Gypsum Plaster
- Door - PVC Push Door
- Hardware & Fittings - Branded locks and hardware fittings of reputed make
- Window - Aluminium Windows with glass panes and provision for exhaust fan
- Sanitaryware - Hindware or Equivalent make
- CP Fittings - Essco or Equivalent make
- Plumbing- UPVC / CPVC concealed pipeline.
- Provison for Geyser

## 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 electrical appliances (excluding Air-Conditioner).
- Optimum Power Backup for Common Areas & Utilities
- Intercom facility
- 24X7 round the clock security
- Security surveillance facility with CCTV on ground floor common areas

## Kitchen

- Flooring- 300X300 Anti-skid Ceramic Tiles
- Wall- Ceramic Tiles up to 2 Feet height above the counter
- Ceiling- Putty / Gypsum Plaster
- Hardware & Fittings- Locks and hardware fittings of reputed make
- Window- Aluminium Windows with glass panes and provision for exhaust fan
- Counter- Kadappa / Granite Slab with Stainless Steel Sink
- Plumbing- UPVC / CPVC concealed pipeline.
- Electrical- Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring
- Provision for Aquaguard / RO

## Typical Floor Lobby

- Flooring- 300X300 Ceramic Tile
- Wall- Paint finish
- Ceiling- Putty / Gypsum Plaster
- Semi Automatic Lifts of reputed make

## 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

## Ground Floor Lobby

- Flooring- Vitrified Tiles
- Wall- Paint finish
- Ceiling- Paint finish





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.




# পুরো শহর আপনার আয়ত্তের মধ্যে

## Travel everywhere with ease


Due to its great connectivity via road - Eastern Metropolitan Bypass – and railway - Baruipur Junction connecting Sealdah-Namkhana, Sealdah-Diamond Harbour and Sealdah-Canning, Baruipur is safely one of the major commercial areas of the district, making it one of the busiest hotspots for business traders.

Baruipur also proves to be an exciting location for historical landmarks such as the Ma Shibani Temple and Catholic Diocese among others.


 Baruipur Station 850m


 Baruipur Police Station 1.8km

 Baruipur Esic Hospital 900m


 Baruipur Super Specialty Hospital 1.2km

 Lions Calcutta Vidya Mandir 9.3km


 Swarnim International School 7.6km

 Bd Memorial International 14.5km

 Welkin National School 4.2km

 Baruipur Municipality Office 2.9Km

 Baruipur - Em Bypass Junction 850m

 Baruipur Court 1.6Km

 Baruipur SDO Office 1.4Km

 Baruipur BDO Office 5.6Km

 Baruipur Flyover 2.4Km

 Garia Bazar Metro Station 16.8Km

