



**Corporate Office:**  
22, Prince Anwar Shah Road,  
Merlin Oxford, 2nd Floor,  
Kolkata - 700033 | PH - 033 4015 4545



**Site office:** Mouza Chapna JI No 35,  
under Pathar Ghata Gram Panchayat,  
P.O. & P.S. Rajarhat North 24 Parganas,  
Kolkata - 700135

Scan for more details:



merlinprojects.com

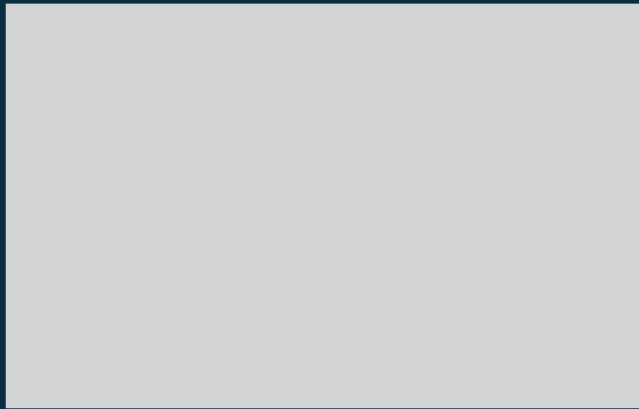
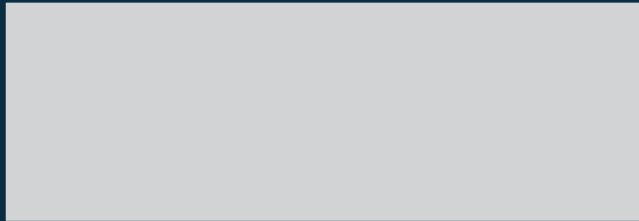


CALL- 09123361286



CONVENIENTLY TRANQUIL





M A K E   A   M A J E S T I C   L A K E   Y O U R   N E I G H B O U R



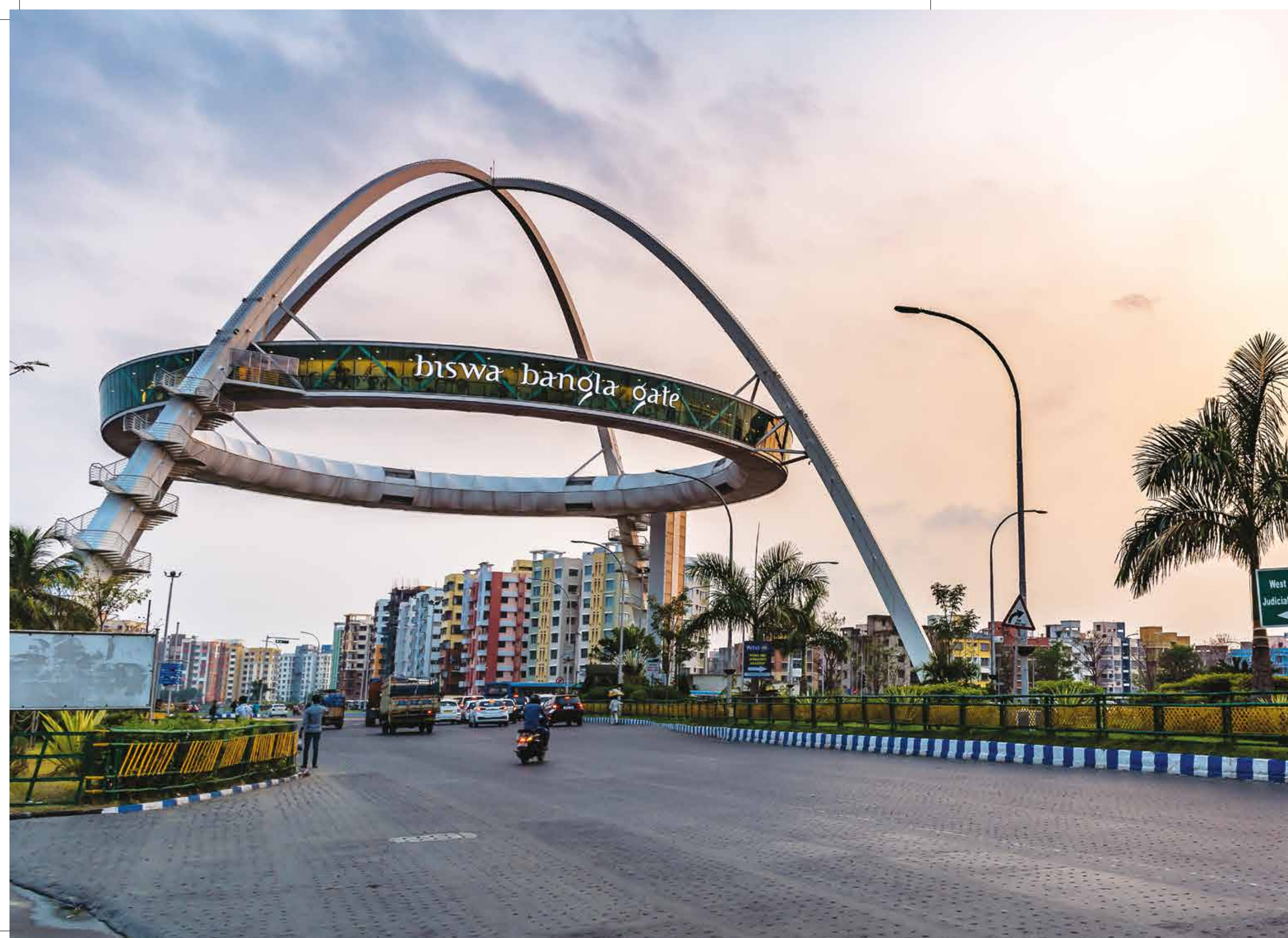




## WHERE A MAGNIFICENT LAKE GREET'S YOU EVERYDAY

The perfect residence for those wishing to live an easy life in its natural elegance and modern comfort, Merlin Lakescape is gracefully located right beside a magnificent lake of tranquil vastness. Live in a home overlooking a pristine natural splendour.





## WHERE YOU LIVE, WORK, THRIVE IN THE IT HEARTLAND

Located strategically at Rajarhat, the IT Capital of Eastern India, Lakescape spreads over 3.98 Acres. With Commercial Hubs, Hospitals, Educational Institutions and Entertainment Zones, this is the phase of technologically advanced Kolkata the IT Hub. Lakescape adds to the demography where moving between work and play is easy feat.





## WHERE MODERN LIVING IS AFFORDABLE

Kolkata being the cultural capital has the best mind residing in town. Lakesacpe is a thoughtfull designed address whic makes affordability new age luxury. Make the fondest memories a place which makes you believe that your biggest achivement is worth the efford you put in every walk of life. Feel arrived at Merlin Lakescape.

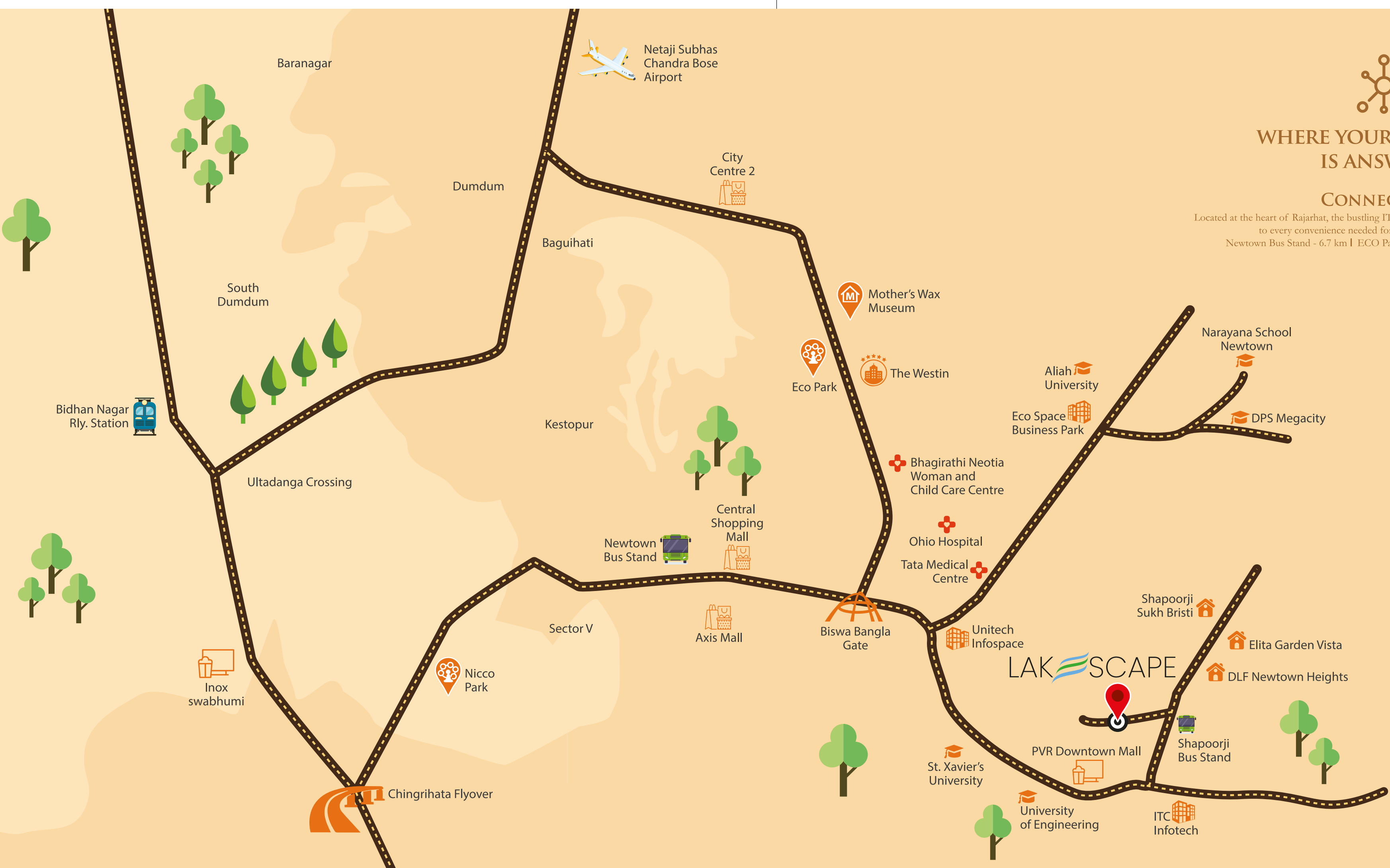




# WHERE YOUR EVERY NEED IS ANSWERED

## CONNECTIVITY

Located at the heart of Rajarhat, the bustling IT hotspot in Kolkata, Lakescape is in proximity to every convenience needed for a smooth and agile urban life.  
Newtown Bus Stand - 6.7 km | ECO Park Metro - 8.2 km | Airport - 13.4 km



MAP NOT TO SCALE





## HOSPITALS

Be prepared for medical emergencies with quality healthcare within neighbourhood.

Tata Medical Centre - 6 km  
Ohio Hospital - 6.1 km  
Bhagirathi Neotia Woman and  
Child Care Centre - 6.2 km



## SHOPPING MALLS

Your daily dose of entertainment would no more need long travel time.

Downtown Mall - 4.9 km  
Axis Mall - 7.3 km  
Central - 7.8 km  
City Centre II - 12.3 km



## SCHOOLS & COLLEGES

Reputed Educational institutions is a part of your neighbourhood which only adds to your convenience.

West Bengal Judicial Academy - 3.3 km  
Army Institute of Management - 3.1 km  
DVC Training Campus - 3.6 km  
St. Xavier's University - 3.8 km  
University of Engineering and  
Management (New Town) - 3.4 km  
Delhi Public School (Mega City) - 4.5 km  
Aliah University - 5.7 km  
Narayana School (New Town) - 6 km

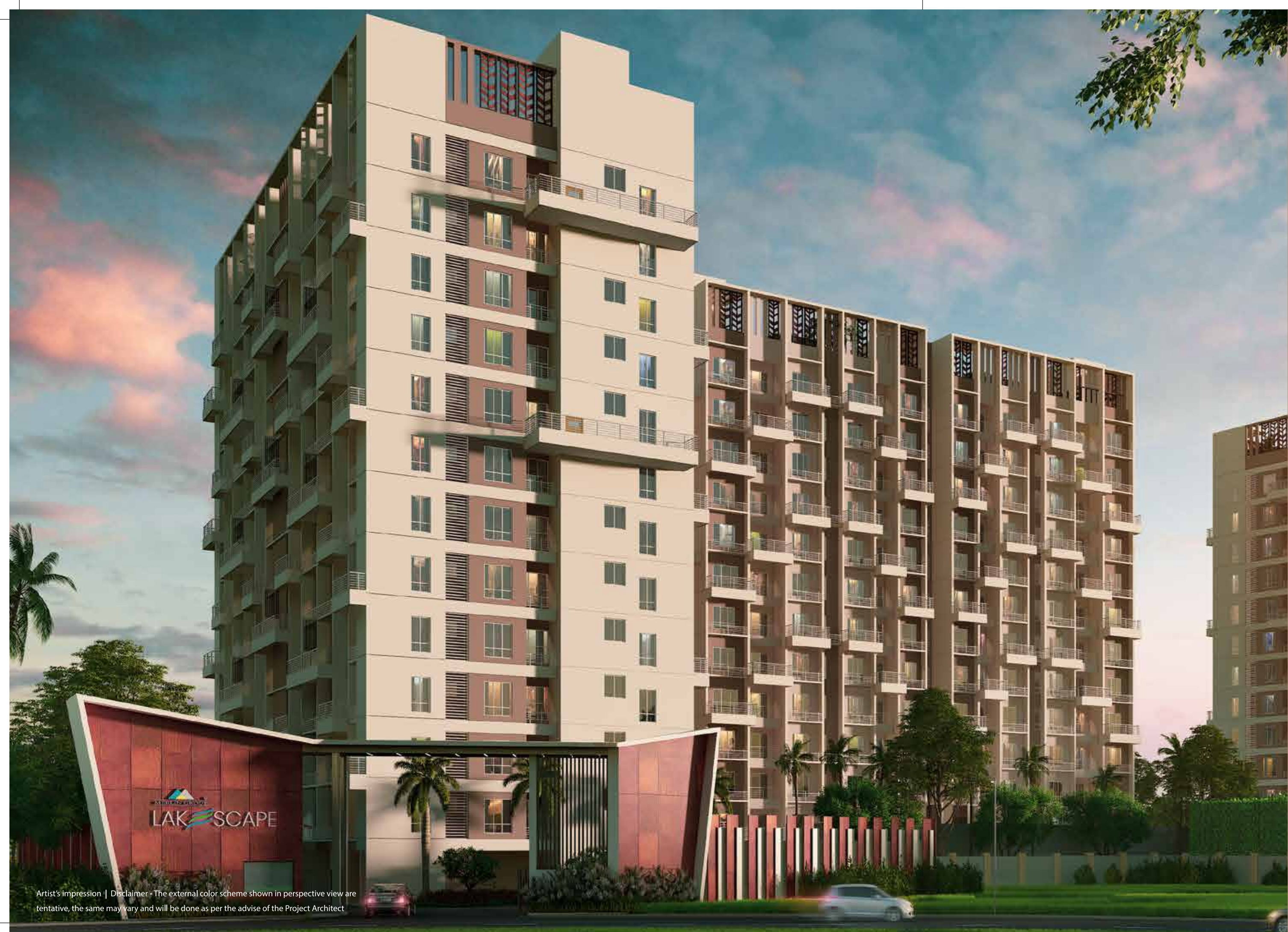


## IT ESTABLISHMENTS

Strategically well connected by transport and communication networks ensure more leisure time with your family.

Shapoorji Pallonji IT Park &  
Shopping Complex - 1.2 km  
Wipro - 2.3 km  
ITC - 4.4 km  
Infosys - 4.7 km  
Unitech Infospace - 7 km





Artist's impression | Disclaimer - The external color scheme shown in perspective view are tentative, the same may vary and will be done as per the advise of the Project Architect

## WHERE EVERYTHING YOU ARE LOOKING FOR IS LOOKING FOR YOU

Merlin Lakescape has been thoughtfully designed to make your home an abode of peace and tranquillity. Leave the stress outside the boundaries as you step into the peace Haven. Equipped with modern facilities, Merlin Lakescape becomes your ownership pride. The elegant roof is meticulously designed following the iconic European style which adds to the aesthetics. style and adds to the aesthetic value of the entire project.

### Highlights

Total land area: 3.98 Acres  
Total No. of towers: 6  
Total No. of flats: 552  
Height of the buildings:  
3 towers as B+G+12  
and 3 towers as G+11

### Apartment Types

3 BHK (RERA BU Area 770 Sq. Ft.)  
2 BHK (RERA BU Area 662 Sq. Ft. onwards)  
1.5 BHK (RERA BU Area 490 Sq. Ft.)



## SOCIALIZE & UNWIND AT THE AQUALUXE.

A plush lake facing clubhouse AQUALUXE is all about unwinding in style and solitude.  
Aqualuxe is your destination whether you want to be all by yourself  
reminiscing or socialising with your family, friends or neighbours.  
The clubhouse is a hub for all recreational activities.

AQUALUXE



## BANQUET HALL

Make unforgettable memories which you would want to relive for a lifetime.  
The banquet hall is a perfect location for you to keep your beautiful and special moments captured.





## INDOOR GAMES ROOM

Excuses should not come in to escape leisure. So take a break from stress and indulge in some gaming activities at the Indoor Games Room.



## CO-WORKING SPACE

No matter what they say, work requires a calm and composing ambience. Our co-working space will truly live up to this expectation.



## CRECHE & TODDLER'S ZONE

Your precious bundle of joy deserves utmost love. You can rely on our Crèche & Toddler's zone for taking care of your little one.



## MINI THEATRE

Movies are more entertaining on a big screen, isn't it? What makes it exciting is having one at home even without stepping out of the premise.



## GYMNASIUM

Fitness goals should never take a back seat. Come to our gymnasium and renew your passion to get in shape.





## SWIMMING POOL

Swimming pool with Kid's Pool, Jacuzzi, Changing Room, Toilet.  
Summers are going to be more fun than ever. The swimming pool and other amenities  
create a perfect space for a perfect family time.



# OUTDOOR & ROOFTOP AMENITIES



**Multipurpose Lawn**

Park your excuses and spend some quality time out at the Multipurpose Lawn with your family. Take a walk, play with your kids or go for a refreshing evening ride on your bicycle.



**Jogging track**

A Jogging Track should be such that makes you feel like going for that jog or run, every single day. We wouldn't let you compromise on your fitness goals.



**Yoga Deck**

Detoxify and indulge in wellbeing at our perfectly built Yoga deck.



**Sunken deck**

Your search for peace and relaxation ends here at our Sunken Deck where the view is memorises you.



**Board game zone**

Allow your mind to engage in amusing gameplay with our special Board game zone. Keeping your focus laser sharp it's always get to keep your mind refreshed.



**Rooftop half Basketball court**

Shooting the ball in the basket becomes all the more interesting when it's surrounded by such an amazing view around. We give you not just a basketball court but one on the rooftop.



**Party lawn with BBQ zone**

The party you can throw at the Party Lawn with BBQ zone would set just the right vibe. The smell of barbeque just makes it better.



**Kids Play Zone**

Kids should get the space to play to their heart's content, not blocked or stopped. Watch them engage in fun and frolics at the Kids Play Area.



# SPECIFICATION

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
DOORS	WOODEN FRAME WITH LAMINATED FLUSH DOOR.
HARDWARE & FITTINGS	BRANDED LOCKS AND HARDWARE FITTINGS OF DORSET OR EQUIVALENT MAKE.
WINDOWS	ALUMINIUM POWDER COATED WINDOWS WITH GLASS PANES
ELECTRICAL	MODULAR SWITCHES OF HAVELLS/GREAT WHITE/NORTH-WEST OR EQUIVALENT MAKE WITH COPPER WIRING
BEDROOM:	
FLOORING	VITRIFIED TILES
WALL	PUTTY
CEILING	PUTTY
DOORS	WOODEN FRAME WITH COMMERCIAL FLUSH DOOR WITH PRIMER COAT
HARDWARE & FITTINGS	BRANDED LOCKS AND HARDWARE FITTINGS OF DORSET OR EQUIVALENT MAKE.
WINDOWS	ALUMINIUM POWDER COATED WINDOWS WITH GLASS PANES
ELECTRICAL	MODULAR SWITCHES OF HAVELLS/GREAT WHITE/NORTH-WEST OR EQUIVALENT MAKE WITH COPPER WIRING
AIR CONDITION	PROVISION FOR SPLIT AC POINTS IN ALL BEDROOMS & LIVING / DINING (ONLY ELECTRICAL POINTS)
OPEN TERRACE:	
FLOORING	MATT FINISH CERAMIC TILES
WALL	EXTERIOR PAINT
DOOR	ALUMINIUM POWDER COATED DOOR WITH GLASS PANES
RAILING	M.S RAILING
BALCONY:	
FLOORING	VITRIFIED TILES
WALL	EXTERIOR PAINT
CEILING	EXTERIOR PAINT
DOOR	ALUMINIUM POWDER COATED DOOR WITH GLASS PANES
RAILING	M.S RAILING
KITCHEN:	
FLOORING	VITRIFIED TILES
WALL	CERAMIC TILES DADO UP TO 2 FEET HEIGHT ABOVE THE COUNTER. PUTTY FINISH ON REST OF THE WALL
CEILING	PUTTY
DOOR	WOODEN FRAME WITH COMMERCIAL FLUSH DOOR
HARDWARE & FITTINGS	BRANDED LOCKS AND HARDWARE FITTINGS OF DORSET OR EQUIVALENT MAKE
WINDOW	ALUMINIUM POWDER COATED WINDOWS WITH GLASS PANES AND PROVISION FOR

EXHAUST FAN	GRANITE SLAB
COUNTER	STAINLESS STEEL SINK
PLUMBING	MODULAR SWITCHES OF HAVELLS/GREAT WHITE/NORTH-WEST OR
ELECTRICAL	EQUIVALENT MAKE WITH COPPER WIRING
TOILETS:	
FLOORING	ANTI-SKID CERAMIC TILES
WALL	CERAMIC TILES UP TO LINTEL HEIGHT
CEILING	PUTTY
DOOR	WOODEN FRAME WITH COMMERCIAL FLUSH DOOR
HARDWARE & FITTINGS	BRANDED LOCKS AND HARDWARE FITTINGS OF DORSET OR EQUIVALENT MAKE
WINDOW	ALUMINIUM POWDER COATED WINDOWS WITH GLASS PANES AND PROVISION FOR
EXHAUST FAN	
SANITARY WARE	HINDWARE/KOHLER / JAQUAR OR EQUIVALENT MAKE
CP FITTINGS	JAQUAR/HINDWARE/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	PARTIAL FALSE CEILING WITH LIGHT FIXTURES
TYPICAL FLOOR LOBBY:	
FLOORING	VITRIFIED TILES
WALL	COMBINATION OF TILES & PAINT
CEILING	PUTTY
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; LIMITED POWER BACK-UP TO RUN LIGHTS ,FANS & REFRIGERATOR ONLY; POWER BACKUP FOR COMMON AREAS & UTILITIES; INTERCOM FACILITY; 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; WATERPROOFING WHEREVER NECESSARY AUTOMATIC CHANGEOVER SYSTEM FOR DGs; SUFFICIENT PROJECT ILLUMINATION THROUGH COMPOUND & STREET LIGHTING INSIDE THE COMPLEX



# MASTER PLAN

## GROUND LEVEL WITH FLAT



### INDEX

- 1.5 BHK + 1TOI
- 2 BHK + 2TOI
- 3 BHK + 2TOI

### LEGENDS GROUND LEVEL

1. ENTRY/EXIT
2. KIDS' PLAY AREA
3. OUTDOOR FITNESS
4. ACCUPRESSURE COURT
5. SENIOR CITIZEN AREA
6. MULTIPURPOSE LAWN
7. BARBEQUE ZONE
8. COVERED CAR PARKING
9. MULTILEVEL CAR PARKING
10. OPEN CAR PARKING

## SITE PLAN WITH TERRACE



### LEGENDS TERRACE LEVEL

1. BBQ DECK & ROOFTOP PARTY ZONE
2. GAZEBO
3. MEDITATION DECK
4. YOGA DECK
5. AROMA GARDEN
6. BASKETBALL COURT
7. KIDS PLAY AREA
8. FITNESS ZONE
9. FLOATING DECK
10. NIGHT LIT DECK
11. HERB GARDEN
12. SCULPTURE COURT
13. AMPHITHEATRE
14. FLOWER GARDEN
15. VIEWING DECK
16. SUNKEN DECK
17. GREEN LAWN WITH REFLEXOLOGY PATH
18. SENIOR CITIZEN AREA
19. COVERED SEATING DECK
20. BOARD GAME ZONE
21. SEASONAL FLOWER GARDEN
22. SWIMMING POOL, KIDS POOL & JACUZZI
23. CONNECTING BRIDGE



FLOOR PLAN  
&  
ISOMETRIC VIEW



FLOOR PLAN | BLOCK-1: 1st Floor

Block 1   Typical floor plan (1st Floor)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	0	770
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	0	662
D	3BHK+2TOI	770	632	10	50	0	770
E	2BHK+2TOI	677	559	0	40	347	851
F	1.5BHK+1TOI	490	401	0	26	230	605
G	1.5BHK+1TOI	490	401	0	26	230	605
H	2BHK+2TOI	677	559	0	40	347	851

- \*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 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.





FLOOR PLAN | BLOCK-1: 2nd Floor

Block 1   Typical floor plan (2nd Floor)							
Unit Info		RERA BU Area	RERA Carpet Area	RERA C.B. Carpet Area	RERA Balcony BU Area	Open Terrace BU Area	Total Chargeable Area
Flat No.	Flat Type	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)
A	3BHK+2TOI	770	632	10	50	40	790
B	2BHK+2TOI	662	532	10	50	41	683
C	2BHK+2TOI	662	532	10	50	41	683
D	3BHK+2TOI	770	632	10	50	40	790
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

- \*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 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.



FLOOR PLAN | BLOCK-1: 3rd Floor

Block 1   Typical floor plan (3rd Floor)							
Unit Info		RERA BU Area	RERA Carpet Area	RERA C.B. Carpet Area	RERA Balcony BU Area	Open Terrace BU Area	Total Chargeable Area
Flat No.	Flat Type	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)
A	3BHK+2TOI	770	632	10	50	53	797
B	2BHK+2TOI	662	532	10	50	53	689
C	2BHK+2TOI	662	532	10	50	53	689
D	3BHK+2TOI	770	632	10	50	53	797
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

- \*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 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.





## FLOOR PLAN | BLOCK-1: 4th, 7th & 10th Floor

Block 1   Typical floor plan (4th, 7th & 10th Floor)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	59	800
B	2BHK+2TOI	662	532	10	50	59	692
C	2BHK+2TOI	662	532	10	50	59	692
D	3BHK+2TOI	770	632	10	50	59	800
E	2BHK+2TOI	677	559	0	40	58	706
F	1.5BHK+1TOI	490	401	0	26	44	512
G	1.5BHK+1TOI	490	401	0	26	44	512
H	2BHK+2TOI	677	559	0	40	58	706

- \*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 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.



## FLOOR PLAN | BLOCK-1: 5th, 8th & 11th Floor

Block 1   Typical floor plan (5th, 8th & 11th Floor)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	40	790
B	2BHK+2TOI	662	532	10	50	41	683
C	2BHK+2TOI	662	532	10	50	41	683
D	3BHK+2TOI	770	632	10	50	40	790
E	2BHK+2TOI	677	559	0	40	54	704
F	1.5BHK+1TOI	490	401	0	26	37	509
G	1.5BHK+1TOI	490	401	0	26	37	509
H	2BHK+2TOI	677	559	0	40	54	704

- \*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 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.

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 | BLOCK-1: 6th, 9th & 12th Floor

Block 1   Typical floor plan (6th, 9th & 12th Floor)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	53	797
B	2BHK+2TOI	662	532	10	50	53	689
C	2BHK+2TOI	662	532	10	50	53	689
D	3BHK+2TOI	770	632	10	50	53	797
E	2BHK+2TOI	677	559	0	40	55	705
F	1.5BHK+1TOI	490	401	0	26	50	515
G	1.5BHK+1TOI	490	401	0	26	50	515
H	2BHK+2TOI	677	559	0	40	55	705

- \*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 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.

## FLOOR PLAN | BLOCK-2 & 3A: 1st FLOOR PLAN



Block 2   Typical floor plan (1st Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	0	770
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	0	662
D	3BHK+2TOI	770	632	10	50	0	770
E	2BHK+2TOI	677	559	0	40	347	851
F	1.5BHK+1TOI	490	401	0	26	230	605
G	1.5BHK+1TOI	490	401	0	26	230	605
H	2BHK+2TOI	677	559	0	40	347	851

Block 3A   Typical floor plan (1st Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	0	770
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	0	662
D	3BHK+2TOI	770	632	10	50	366	953
E	2BHK+2TOI	677	559	0	40	347	851
F	1.5BHK+1TOI	490	401	0	26	230	605
G	1.5BHK+1TOI	490	401	0	26	230	605
H	2BHK+2TOI	677	559	0	40	347	851

- \*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 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.

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 | BLOCK-2 & 3A: 2nd FLOOR PLAN



Block 2 & 3A   Typical floor plan (2nd Floor Plan)							
Unit Info		RERA	RERA	RERA	RERA	Open Terrace	Total
Flat No.	Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	C.B. Carpet Area (Sq. Ft)	Balcony BU Area (Sq. Ft)	BU Area (Sq. Ft)	Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	40	790
B	2BHK+2TOI	662	532	10	50	41	683
C	2BHK+2TOI	662	532	10	50	41	683
D	3BHK+2TOI	770	632	10	50	40	790
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

- \*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 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.

FLOOR PLAN | BLOCK-2 & 3A: 3rd FLOOR PLAN



Block 2 & 3A   Typical floor plan (3rd Floor Plan)							
Unit Info		RERA	RERA	RERA	RERA	Open Terrace	Total
Flat No.	Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	C.B. Carpet Area (Sq. Ft)	Balcony BU Area (Sq. Ft)	BU Area (Sq. Ft)	Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	53	797
B	2BHK+2TOI	662	532	10	50	53	689
C	2BHK+2TOI	662	532	10	50	53	689
D	3BHK+2TOI	770	632	10	50	53	797
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

- \*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 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.



FLOOR PLAN | BLOCK-2 & 3A: 4th, 7th & 10th FLOOR PLAN



Block 2 & 3A   Typical floor plan (4th, 7th & 10th Floor Plan)							
Unit Info		RERA	RERA	RERA	RERA	Open Terrace	Total
Flat No.	Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	C.B. Carpet Area	Balcony BU Area (Sq. Ft)	BU Area (Sq. Ft)	Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	59	800
B	2BHK+2TOI	662	532	10	50	59	692
C	2BHK+2TOI	662	532	10	50	59	692
D	3BHK+2TOI	770	632	10	50	59	800
E	2BHK+2TOI	677	559	0	40	58	706
F	1.5BHK+1TOI	490	401	0	26	44	512
G	1.5BHK+1TOI	490	401	0	26	44	512
H	2BHK+2TOI	677	559	0	40	58	706

\*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 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.

FLOOR PLAN | BLOCK-2 & 3A: 5th, 8th & 11th FLOOR PLAN



Block 2 & 3A   Typical floor plan (5th, 8th & 11th Floor Plan)							
Unit Info		RERA	RERA	RERA	RERA	Open Terrace	Total
Flat No.	Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	C.B. Carpet Area	Balcony BU Area (Sq. Ft)	BU Area (Sq. Ft)	Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	40	790
B	2BHK+2TOI	662	532	10	50	41	683
C	2BHK+2TOI	662	532	10	50	41	683
D	3BHK+2TOI	770	632	10	50	40	790
E	2BHK+2TOI	677	559	0	40	54	704
F	1.5BHK+1TOI	490	401	0	26	37	509
G	1.5BHK+1TOI	490	401	0	26	37	509
H	2BHK+2TOI	677	559	0	40	54	704

\*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 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.



## FLOOR PLAN | BLOCK-2 & 3A: 6th, 9th & 12th FLOOR PLAN



Unit Info		Block 2 & 3A   Typical floor plan (6th, 9th & 12th Floor Plan)					
Flat No.	Flat Type	RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	53	797
B	2BHK+2TOI	662	532	10	50	53	689
C	2BHK+2TOI	662	532	10	50	53	689
D	3BHK+2TOI	770	632	10	50	53	797
E	2BHK+2TOI	677	559	0	40	55	705
F	1.5BHK+1TOI	490	401	0	26	50	515
G	1.5BHK+1TOI	490	401	0	26	50	515
H	2BHK+2TOI	677	559	0	40	50	705

- \*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 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.

## FLOOR PLAN | BLOCK-3B: 1st FLOOR PLAN



Unit Info		Block 3B   Typical floor plan (1st Floor Plan)					
Flat No.	Flat Type	RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	366	953
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	0	662
D	3BHK+2TOI	677	632	10	50	427	984
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

- \*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 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.



FLOOR PLAN | BLOCK-3B: 2nd, 5th, 8th & 11th FLOOR PLAN



Block 3B   Typical floor plan (2nd, 5th, 8th & 11th Floor Plan)							
Unit Info		RERA	RERA	RERA	RERA	Open Terrace	Total
Flat No.	Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	C.B. Carpet Area (Sq. Ft)	Balcony BU Area (Sq. Ft)	BU Area (Sq. Ft)	Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	61	801
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	58	691
D	3BHK+2TOI	770	632	10	50	59	800
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	44	512
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	58	706

\*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 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.

FLOOR PLAN | BLOCK-3B: 3rd, 6th & 9th FLOOR PLAN



Block 3B   Typical floor plan (3rd, 6th & 9th Floor Plan)							
Unit Info		RERA	RERA	RERA	RERA	Open Terrace	Total
Flat No.	Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	C.B. Carpet Area (Sq. Ft)	Balcony BU Area (Sq. Ft)	BU Area (Sq. Ft)	Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	40	790
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	44	684
D	3BHK+2TOI	770	632	10	50	0	770
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	37	509
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	54	704

\*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 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.



FLOOR PLAN | BLOCK-3B: 4th, 7th, & 10th FLOOR PLAN



Block 3B   Typical floor plan (4th, 7th, & 10th Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	53	797
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	53	689
D	3BHK+2TOI	770	632	10	50	53	797
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	54	704

\*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 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.

FLOOR PLAN | BLOCK-3C: 1st FLOOR PLAN



Block 3C   Typical floor plan (1st Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	400	970
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	0	662
D	3BHK+2TOI	770	632	10	50	365	953
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	54	677

\*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 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.



FLOOR PLAN | BLOCK-3C: 2nd, 5th, 8th & 11th FLOOR PLAN



Block 3C   Typical floor plan (2nd, 5th, 8th & 11th Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	0	770
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	59	662
D	3BHK+2TOI	770	632	10	50	59	800
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

- \*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 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.

FLOOR PLAN | BLOCK-3C: 3rd, 6th & 9th FLOOR PLAN



Block 3C   Typical floor plan (3rd, 6th & 9th Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	0	770
B	2BHK+2TOI	662	532	10	50	42	683
C	2BHK+2TOI	662	532	10	50	42	683
D	3BHK+2TOI	770	632	10	50	41	791
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

- \*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 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.



FLOOR PLAN | BLOCK-3C: 4th, 7th & 10th FLOOR PLAN



Block 3C   Typical floor plan (4th, 7th & 10th Floor Plan)							
Unit Info		RERA	RERA	RERA	RERA	Open Terrace	Total
Flat No.	Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	C.B. Carpet Area (Sq. Ft)	Balcony BU Area (Sq. Ft)	BU Area (Sq. Ft)	Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	0	770
B	2BHK+2TOI	662	532	10	50	53	689
C	2BHK+2TOI	662	532	10	50	53	689
D	3BHK+2TOI	770	632	10	50	53	797
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

- \*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 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.

FLOOR PLAN | BLOCK-3D: 1st FLOOR PLAN



Block 3D   Typical floor plan (1st Floor Plan)							
Unit Info		RERA	RERA	RERA	RERA	Open Terrace	Total
Flat No.	Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	C.B. Carpet Area (Sq. Ft)	Balcony BU Area (Sq. Ft)	BU Area (Sq. Ft)	Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	366	953
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	0	662
D	3BHK+2TOI	770	632	10	50	0	770
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

- \*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 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.



## FLOOR PLAN | BLOCK-3D: 2nd, 5th, 8th & 11th FLOOR PLAN



Block 3D   Typical floor plan (2nd, 5th, 8th & 11th Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	59	800
B	2BHK+2TOI	662	532	10	50	59	692
C	2BHK+2TOI	662	532	10	50	59	692
D	3BHK+2TOI	770	632	10	50	59	800
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

- \*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 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.

## FLOOR PLAN | BLOCK-3D: 3rd, 6th & 9th FLOOR PLAN



Block 3D   Typical floor plan (3rd, 6th & 9th Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	41	791
B	2BHK+2TOI	662	532	10	50	42	683
C	2BHK+2TOI	662	532	10	50	42	683
D	3BHK+2TOI	770	632	10	50	41	791
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

- \*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 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.

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 | BLOCK-3D: 4th, 7th & 10th FLOOR PLAN



Block 3D  Typical floor plan (4th, 7th & 10th Floor Plan)							
Unit Info		RERA	RERA	RERA	RERA	Open Terrace	Total
Flat No.	Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	C.B. Carpet Area (Sq. Ft)	Balcony BU Area (Sq. Ft)	BU Area (Sq. Ft)	Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	53	797
B	2BHK+2TOI	662	532	10	50	53	689
C	2BHK+2TOI	662	532	10	50	53	689
D	3BHK+2TOI	770	632	10	50	53	797
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

\*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 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.

ISOMETRIC VIEW | BLOCK - 1,2 & 3A

FLAT A (3BHK+2TOI): 3rd, 6th, 9th,12th FLOOR PLAN



LEGENDS

- 1. KITCHEN 6'1" X 8'
- 2. TOILET 5'8" X 5'6"
- 3. BEDROOM 11'4" X 9'6"
- 4. AC LEDGE
- 5. WIDE BALCONY 5'2"
- 6. OPEN TERRACE 11' X 5'1"
- 7. BEDROOM 10'6" X 10'
- 8. TOILET 7'6" X 4'6"
- 9. BEDROOM 10'10" X 9'
- 10. LIVING/DINING 10' X 18'6"

BLOCK - 1,2 & 3A   Isometric floor plan (3rd, 6th, 9th & 12th Floor Plan)							
Unit Info		RERA	RERA	RERA	RERA	Open Terrace	Total
Flat No.	Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	C.B. Carpet Area (Sq. Ft)	Balcony BU Area (Sq. Ft)	BU Area (Sq. Ft)	Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	59	800

\*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 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.



# ISOMETRIC VIEW | BLOCK - 1

FLAT G (1.5BHK+1TOI): 5th, 8th & 11th FLOOR PLAN



### LEGENDS

- 1. KITCHEN 7'1" X 6'11"
- 2. TOILET 7'1" X 4'6"
- 3. LIVING/DINING 9' X 18'6"
- 4. BEDROOM 9' X 10'6"
- 5. WIDE BALCONY 4'1"
- 6. OPEN TERRACE 7'9" X 5'1"
- 7. STUDY 8' X 7'
- 8. AC LEDGE

BLOCK - 1   Isometric floor plan (5th, 8th & 11th Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
G	1,5BHK+1TOI	490	401	0	26	44	512

\*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 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.

# ISOMETRIC VIEW | BLOCK - 1,2 & 3A

FLAT H (2BHK+2TOI): 6th, 9th & 12th FLOOR PLAN



### LEGENDS

- 1. KITCHEN 7'6" X 6'11"
- 2. TOILET 7'6" X 4'6"
- 3. BEDROOM 10' X 10'6"
- 4. TOILET 5'2" X 5'10"
- 5. DRESS 5'4" X 4'1"
- 6. OPEN TERRACE 11'2" X 5'1"
- 7. LIVING/DINING 10' X 18'6"
- 8. WIDE BALCONY 4'1"
- 9. BEDROOM 10'8" X 10'4"
- 10. AC LEDGE

BLOCK - 1,2 & 3A   Isometric floor plan (6th, 9th & 12th Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
H	2BHK+2TOI	677	559	0	40	58	706

\*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 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.



## ABOUT MERLIN GROUP

With over 3 decades of real estate experience nationwide, complete with meticulous planning and quality craftsmanship, our aim is to create a happy home and a healthy workspace for every citizen of this country.

Over 10 million sq ft of construction completed and further 10 million sq ft work in progress.

Emanated in 1984, Merlin Group is now one of the pre-eminent conglomerates in the real estate industry in India, having a plenitude of prestigious residential and commercial complexes, office buildings and townships to its credit over the past three

decades. Its presence spans across Kolkata, Ahmedabad, Raipur, Pune, Chennai as well as Colombo. With the shifting epoch, Merlin Group has now extended its movement to

contemporary shopping malls, resort, industrial estate, clubs etc. Merlin Group is your go-to place where you will find it all under one roof.



Merlin Island



Merlin 5th Avenue



Elita Garden Vista



Acropolis Mall



South City



Reflection, Chennai



Altair, Colombo



Merlin The 1



Merlin X