



Site Office: MERLIN AVANA, 260 Motilal Gupta Road, Kolkata – 700008



#Getaway
Everyday

Developed by



Corporate Office: MERLIN OXFORD, 22 Prince Anwar Shah Road, Kolkata – 700033
Call: 033 7126 2785

Disclaimer: This Document is not a legal offering. It only describes the intent & concept of MERLIN AVANA. All the areas / dimensions / layouts / elevations / pictures / landscape / building height etc. are only indicative and are not as per scale. Visuals used are demonstrative Artist's Impressions. The external color scheme shown in the perspective view is tentative, the same may vary and will be done as per the advice of the project architect. All the details are subject to change, alteration and modification as per the developer's discretion.



merlinprojects.com

Floor Plans & Area Statement



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

**GET BACK HOME TO
360° OPEN LIVING**

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.
The height of the buildings may increase in future within the permissible limit.



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.



Not just ‘open green spaces’,
over 8 acres* of uncluttered nature

Jogging Track | Fragrant Garden | Butterfly Garden
Forest Pavilion | Multipurpose Lawn | Circular Lawn



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.

*T&C Apply.



Boundless choices of total leisure,
besides naturally-lit 3-side open*
apartments

Leisure Garden | Wellbeing Garden | Yoga & Aerobic Room
Indoor Games Room | Kids' Zone | Open Lawn



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.

*In 3&4 BHK.



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

Premium Clubhouse | Gymnasium | Banquet Hall
Party Lawn | Barbeque Zone | Theatre Hall



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.



Open up to revelry

Banquet | Mini-theatre



Open up to wisdom

Library | Lounge



Open up to activeness

Kids' Zone | Games Room



Open up to fitness

Gymnasium | Yoga Room





Interspersed with open cozy spaces,
for you to escape the humdrum of life

Urban Pavilion | Sunken Lounge | Pool Terrace & Lounger
Natural Pond | Yoga Lawn | Garden Walkway



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.



PRE-CERTIFIED
GOLD RATED
PROJECT



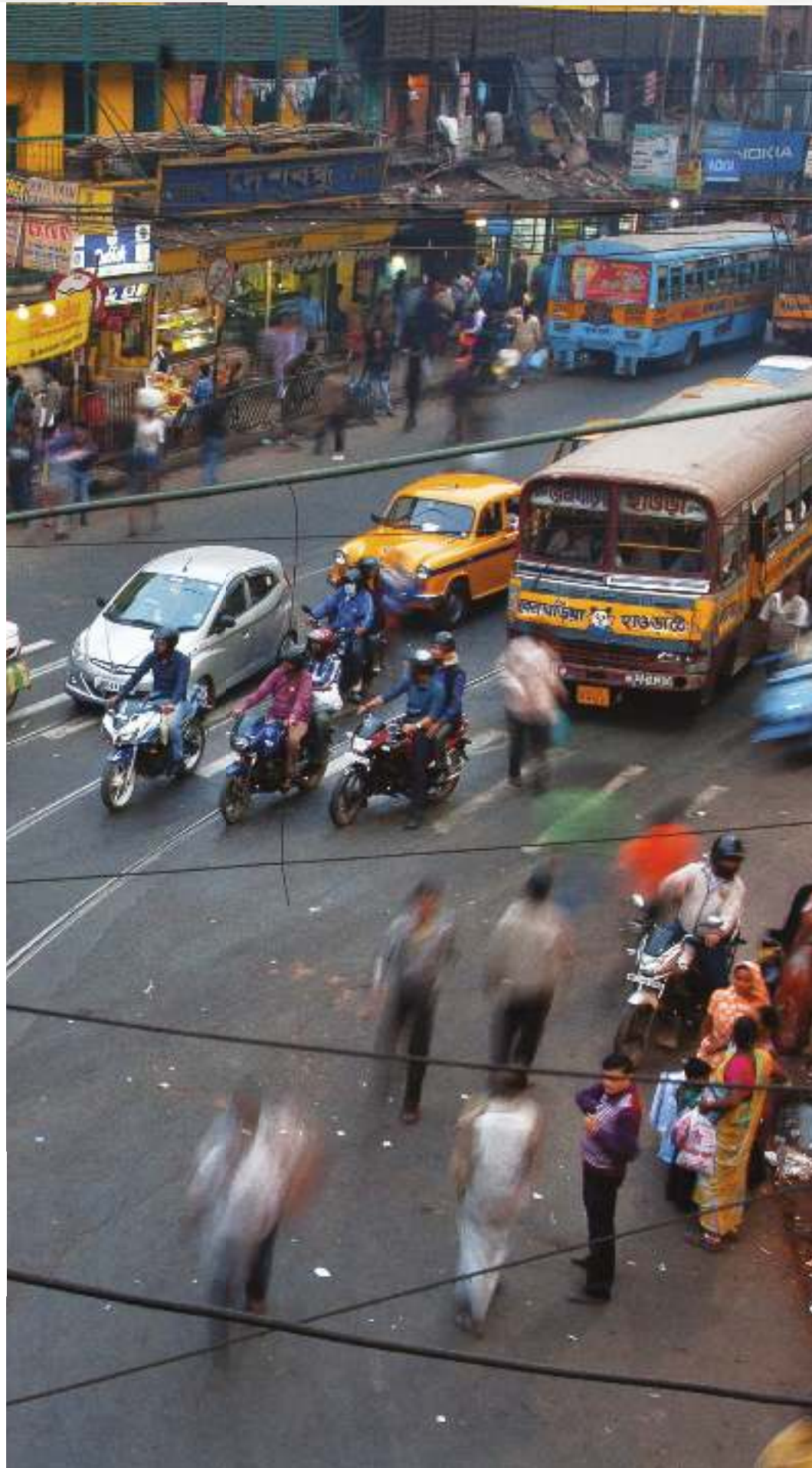

MERLIN
avana
A whole new expanse

Welcome to a sprawling new Residential Habitat near Tollygunge

Over 11.5 acres* of nature's grandeur and premium lifestyle.
7 Towers of G+18, G+20 & B+G+20. 2/3/4 BHK Spacious AC Apartments.
627 - 1486 sq ft built-up area.

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.
The height of the buildings may increase in future within the permissible limit.

*T&C Apply.



Live away in the openness,
yet amidst the city's busyness

- 2km
Behala Chowrasta Metro
- 3km
Mahanayak Uttam Kumar (Tollygunge) Metro
NSHM Knowledge Campus, MP Birla Foundation School
Netaji (Kudghat) Metro
- 4km
Royal Calcutta Golf Club (RCGC), Tolly Club, RSV Hospital
- 5km
GD Birla School, BP Poddar Hospital
- 6km
Rashbehari Crossing
South City Mall, South City International School
Lake Mall, Vivekananda Mission School
DPS Joka School, IIM Calcutta



MASTER PLAN

Ground Level

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

Club Roof Level

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





FLOOR PLAN

ALYA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor



ALYA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	SQ Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	4BHK + 3TOI	1354	54	47	104	1485
B	4BHK + 3TOI	1341	54	41	103	1471
C	4BHK + 3TOI	1344	54	41	90	1461
D	4BHK + 3TOI	1341	54	41	90	1458
E	4BHK + 3TOI	1359	54	53	91	1477

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.
*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.
*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



FLOOR PLAN

ALYA : 3rd, 6th, 9th, 12th, 15th, 18th Floor



ALYA : 3rd, 6th, 9th, 12th, 15th, 18th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	SQ Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	4BHK + 3TOI	1342	75	36	104	1484
B	4BHK + 3TOI	1341	60	41	103	1474
C	4BHK + 3TOI	1344	60	41	90	1464
D	4BHK + 3TOI	1341	60	41	90	1461
E	4BHK + 3TOI	1344	75	38	91	1473

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FLOOR PLAN

ALYA : 4th, 7th, 10th, 13th, 16th, 19th Floor



ALYA : 4th, 7th, 10th, 13th, 16th, 19th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	SQ Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	4BHK + 3TOI	1354	55	47	104	1486
B	4BHK + 3TOI	1329	41	29	103	1453
C	4BHK + 3TOI	1344	0	41	90	1434
D	4BHK + 3TOI	1329	43	30	90	1441
E	4BHK + 3TOI	1359	47	53	91	1474

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FLOOR PLAN

ANYA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor



ANYA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK + 2TOI	894	49	25	919
B	3BHK + 2TOI	911	49	20	936
C	3BHK + 2TOI	894	49	25	919
D	3BHK + 2TOI	894	49	25	919
E	3BHK + 2TOI	910	49	19	935

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
R	3BHK + 2TOI	993	49	25	1018
S	3BHK + 2TOI	883	49	15	908
T	3BHK + 2TOI	883	49	15	908
U	3BHK + 2TOI	909	53	15	936
V	3BHK + 2TOI	894	49	25	919

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FLOOR PLAN

ANYA : 3rd, 6th, 9th, 12th, 15th, 18th Floor



FLOOR PLAN

ANYA : 4th, 7th, 10th, 13th, 16th, 19th Floor



ANYA : 3rd, 6th, 9th, 12th, 15th, 18th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK + 2TOI	905	43	36	927
B	3BHK + 2TOI	922	47	32	946
C	3BHK + 2TOI	905	43	37	927
D	3BHK + 2TOI	905	43	37	927
E	3BHK + 2TOI	922	47	31	946

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
R	3BHK + 2TOI	1005	47	37	1029
S	3BHK + 2TOI	895	43	26	917
T	3BHK + 2TOI	894	43	25	916
U	3BHK + 2TOI	921	43	26	943
V	3BHK + 2TOI	905	43	37	927

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ANYA : 4th, 7th, 10th, 13th, 16th, 19th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK + 2TOI	905	0	36	905
B	3BHK + 2TOI	922	0	32	922
C	3BHK + 2TOI	905	0	37	905
D	3BHK + 2TOI	905	0	37	905
E	3BHK + 2TOI	922	0	31	922

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
R	3BHK + 2TOI	1005	0	37	1005
S	3BHK + 2TOI	895	0	26	895
T	3BHK + 2TOI	894	0	25	894
U	3BHK + 2TOI	921	0	26	921
V	3BHK + 2TOI	905	0	37	905

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FLOOR PLAN

ANAHITA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor



ANAHITA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
F	3BHK + 3TOI	1025	50	27	1050
G	3BHK + 3TOI	1018	50	23	1043
H	3BHK + 3TOI	1020	48	26	1044
J	3BHK + 3TOI	1022	50	26	1047
K	3BHK + 3TOI	1020	50	25	1045

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FLOOR PLAN

ANAHITA : 3rd, 6th, 9th, 12th, 15th, 18th Floor



ANAHITA : 3rd, 6th, 9th, 12th, 15th, 18th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
F	3BHK + 3TOI	1037	47	38	1061
G	3BHK + 3TOI	1030	47	34	1054
H	3BHK + 3TOI	1032	47	38	1056
J	3BHK + 3TOI	1033	47	38	1057
K	3BHK + 3TOI	1032	47	37	1056

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Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
L	3BHK + 3TOI	1036	50	19	1061
M	3BHK + 3TOI	1038	45	33	1061
N	3BHK + 3TOI	1038	45	33	1061
P	3BHK + 3TOI	1035	47	24	1059
Q	3BHK + 3TOI	1042	45	33	1065

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FLOOR PLAN

ANAHITA : 4th, 7th, 10th, 13th, 16th, 19th Floor



ANAHITA : 4th, 7th, 10th, 13th, 16th, 19th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
F	3BHK + 3TOI	1037	0	38	1037
G	3BHK + 3TOI	1030	0	35	1030
H	3BHK + 3TOI	1032	0	39	1032
J	3BHK + 3TOI	1034	0	39	1034
K	3BHK + 3TOI	1032	0	37	1032

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
L	3BHK + 3TOI	1047	0	30	1047
M	3BHK + 3TOI	1038	0	33	1038
N	3BHK + 3TOI	1038	0	33	1038
P	3BHK + 3TOI	1035	0	24	1035
Q	3BHK + 3TOI	1042	0	33	1042

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.
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FLOOR PLAN

AVYA : 2nd, 5th, 8th, 11th, 14th, 17th Floor



AVYA : 2nd, 5th, 8th, 11th, 14th, 17th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	2BHK + 2TOI	635	44	9	657
B	2BHK + 2TOI	639	0	9	639
C	2BHK + 2TOI	635	0	9	635
D	2BHK + 2TOI	639	42	9	660

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
E	2BHK + 2TOI	635	44	9	657
F	2BHK + 2TOI	627	0	11	627
G	2BHK + 2TOI	635	0	9	635
H	2BHK + 2TOI	627	43	11	649

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FLOOR PLAN

AVYA : 3rd, 6th, 9th, 12th, 15th, 18th Floor



AVYA : 3rd, 6th, 9th, 12th, 15th, 18th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	2BHK + 2TOI	635	48	9	659
B	2BHK + 2TOI	639	0	9	639
C	2BHK + 2TOI	635	44	9	657
D	2BHK + 2TOI	639	0	9	639

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
E	2BHK + 2TOI	635	47	9	659
F	2BHK + 2TOI	627	0	11	627
G	2BHK + 2TOI	635	0	9	635
H	2BHK + 2TOI	627	45	11	650

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.
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FLOOR PLAN

AVYA : 4th, 7th, 10th, 13th, 16th Floor



AVYA : 4th, 7th, 10th, 13th, 16th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	2BHK + 2TOI	626	41	0	647
B	2BHK + 2TOI	639	0	9	639
C	2BHK + 2TOI	635	0	9	635
D	2BHK + 2TOI	630	43	0	652

Flat Type	Flat Configuration	Flat BU Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
E	2BHK + 2TOI	626	43	0	648
F	2BHK + 2TOI	627	0	11	627
G	2BHK + 2TOI	635	0	9	635
H	2BHK + 2TOI	616	45	0	639

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ISOMETRIC PLAN: ALYA

ALYA : 4th, 7th, 10th, 13th, 16th, 19th Floor Plan
Type C, 4BHK+3TOI



LEGENDS

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

Block	Type	Floor	Config.	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	SQ Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
Alya	C	4	4BHK+3TOI	1344	1127	41	75	90	1434

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ISOMETRIC PLAN: ANYA

ANYA : 4th, 7th, 10th, 13th, 16th, 19th Floor Plan
Type C, 3BHK+2TOI



LEGENDS

- ① Living & Dining 20'10" x 11'2"
- ② Toilet 4'5" x 7'7"
- ③ Bedroom 10'7" x 11'2"
- ④ Balcony 3'11 Wide
- ⑤ Bedroom 11'3" x 10'2"
- ⑥ Toilet 4'5" x 10'2"
- ⑦ Bedroom 10' x 10'2"
- ⑧ Kitchen 5'11" x 10'2"

Block	Type	Floor	Config.	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
Anya	C	4	3BHK+2TOI	905	745	37	40	905

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ISOMETRIC PLAN: ANAHITA

ANAHITA : 4th, 7th, 10th, 13th, 16th, 19th Floor Plan
Type G, 3BHK+3TOI



Block	Type	Floor	Config.	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
Anahita	G	4	3BHK+3TOI	1030	872	35	37	1030

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.
*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.
*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

LEGENDS

- ① Bedroom 10'3" x 10'6"
- ② Toilet 4'5" x 10'6"
- ③ Living 9'10" x 14'7"
- ④ Toilet 4' x 7'9"
- ⑤ Bedroom 10'3" x 11'
- ⑥ Balcony 3'7" Wide
- ⑦ Bedroom 11'2" x 11'2"
- ⑧ Toilet 4'4" x 7'7"
- ⑨ Dining 10'2" x 11'8"
- ⑩ Kitchen 9'10" x 6'11"



ISOMETRIC PLAN: AVYA

AVYA : 2nd, 5th, 8th, 11th, 14th, 17th Floor Plan
Type F, 2BHK+2TOI



Block	Type	Floor	Config.	Flat BU Area (Sq.Ft.)	Flat Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
Avya	F	2	2BHK+2TOI	627	518	11	32	627

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.
*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.
*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

LEGENDS

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



SPECIFICATIONS

Foundation & Structure

- > Structure designed following the IS code.
- > External Wall RCC
- > Internal wall RCC or RCC & AAC block combined as per the design.

Building Envelope

- > Iconic towers meticulously designed and externally painted with texture/acrylic emulsion paint.

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

Living /Dining Room

- > Flooring: Vitrified Tiles
- > Wall: Putty
- > Ceiling: Putty
- > Main door: Frame with laminated flush door
- > Hardware & Fittings: Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
- > Windows: Aluminum powder coated Windows with glass panes
- > Electrical: Modular Switches of Havells / Crabtree or equivalent make with Copper Wiring
- > Air Condition: Split Air-Conditioning in living/dining rooms

Bedroom

- > Flooring: Vitrified Tiles
- > Wall: Putty
- > Ceiling: Putty
- > Doors: Frame with Commercial Flush Door
- > Hardware & Fittings: Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
- > Windows: Aluminium powder coated Windows with glass panes
- > Electrical: Modular Switches of Havells / Crabtree or equivalent make with Copper Wiring
- > Air Condition: Split Air-Conditioning in all Bed rooms

Kitchen

- > Flooring: Matt Finish Ceramic Tiles
- > Wall: Ceramic Tiles up to 2 Feet height above the counter
- > Ceiling: Putty
- > Door: Frame with Commercial Flush Door
- > Hardware & Fittings: Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent 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
- > Electrical: Modular Switches of Havells / Crabtree or equivalent make With Copper Wiring

Balcony

- > Flooring: Antiskid Ceramic Tiles
- > Wall: Exterior grade Paint
- > Ceiling: Exterior grade Paint
- > Door: Aluminum powder coated Doors with glass panes
- > Railing: Painted MS Railing

Open Terrace

- > Flooring: Anti-skid Ceramic Tiles
- > Wall: Exterior grade Paint
- > Door: Aluminum powder coated Door with glass panes
- > Railing: Painted MS Railing

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 of Yale, Hafele, Dorset or equivalent 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 Light fixtures

Typical Floor Lobby

- > Flooring: Vitrified Tiles
- > Wall: Combination of Tiles & Paint
- > Ceiling: Putty and Paint
- > Lifts: Otis/ Schindler/ Kone or Equivalent make
- One stretcher Lift each Tower to support medical emergencies of residents*

24x7 security and Fire prevention

- > Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services
- > Optimum power back-up to sufficiently to 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



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.
The height of the buildings may increase in future within the permissible limit.