

Merlin

ঐক্য

— বারুইপুর —

হাতের
কাছে
মনের
স্পর্শে



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.

একতার জগতে আপনার প্রবেশ

Enter into the world of togetherness

A fitting welcome to a journey of a lifetime—the first thing that strikes you at the entrance is a long row of palm trees that sway to the rhythm of the wind. A walk or a drive down this lane will make you feel like you've come home after a long tiring day.



বিনোদন মানেই উৎসব

Fun knows no end here

Keep yourself entertained with back-to-back activities at the club. Switch between indoor games and the miniplex – or simply take a dip in the pool, here you will never get bored as there is something fun for everyone in the family.



Legends

- 1

ENTRY/EXIT
- 2

GRAND ENTRANCE GATE COMPLEX
- 3

DRIVEWAY
- 4

SHOP ARCADE
- 5

CLUB DROP OFF
- 6

SPECIAL PAVING
- 7

SCULPTURE ISLAND
- 8

PARKING
- 9

PLANTATION POCKETS
- 10

SCULPTURE COURT
- 11

CHESS
- 12

KIDS PLAY ZONE
- 13

WALKWAY
- 14

ADDA LAWN
- 15

SENIORS PAVILION
- 16

BADMINTON COURT
- 17

LINEAR GARDEN
- 18

CARROM CORNER
- 19

JOGGING TRACK
- 20

ADDA CORNER
- 21

LAKE AND FOUNTAIN
- 22

LAKE SIDE WALK
- 23

FLOATING DECK
- 24

SUNKEN AMPHITHEATRE
- 25

FLOWER GARDEN
- 26

HERB GARDEN
- 27

YOGA LAWN
- 28

MEDITATION PAVILION

Club

- 29

MAZE GARDEN
- 30

FESTIVE LAWN
- 31

SWIMMING POOL
- 32

POOL DECK
- 33

POOL SCREEN
- 34

PRACTICE CRICKET PITCH
- 35

OPEN GYM
- 36

PLAY COURT
- 37

PRIVATE GARDEN
- 38

MULTIPURPOSE LAWN
- 39

LEISURE LAWN
- 40

GARDEN SEATING
- 41

BANQUET
- 42

COURTYARD
- 43

POOL LOUNGE
- 44

PRE BANQUET
- 45

RECEPTION LOUNGE



Legends

- | | | | |
|-------------------------------|------------------------|---------------------------|---------------------|
| 1 ENTRY/EXIT | 15 SENIORS PAVILION | 29 MAZE GARDEN | 43 BANQUET |
| 2 GRAND ENTRANCE GATE COMPLEX | 16 BADMINTON COURT | 30 FESTIVE LAWN | 44 COURTYARD |
| 3 DRIVEWAY | 17 LINEAR GARDEN | 31 SWIMMING POOL | 45 POOL LOUNGE |
| 4 SHOP ARCADE | 18 CARROM CORNER | 32 POOL DECK | 46 PRE BANQUET |
| 5 CLUB DROP OFF | 19 JOGGING TRACK | 33 POOL SCREEN | 47 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 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



Index

- 2 BHK + 1TOI(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.

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.

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.

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.

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.

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.

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.

Floor 1st, 2nd, 3rd, 4th

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.

Floor 1st, 2nd, 3rd, 4th

BBlock 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.



Make waves of fun at the pool

To take a dip every day to stay fit or to enjoy some pool-time with family—life is fun with splashing cool water. Water takes the weight of the world off our shoulders. That’s why this community pool is a place where grown-ups can become one with the kids again.





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

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.

Typical Isometric Plan



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

2BHK + 1TOI (SPLIT)

Flat Type	BU Area (Sq. Ft)	Carpent 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

2BHK + 2TOI

Flat Type	BU Area (Sq. Ft)	Carpets 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

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.

Typical Isometric Plan



LEGENDS

- 1 Living/Dining 22'-2" X 9'-2"
- 2 Kitchen 7'-5" x 6'-3"
- 3 Toilet 8'-10" x 3'-11"
- 4 Toilet 4'-11" x 6'-3"
- 5 Bedroom 11'-10" x 10'-2"
- 6 3'-3" Wide Balcony
- 7 Bedroom 11'-10" x 9'-10"
- 8 4'-7" Wide Balcony
- 9 Bedroom 11'-4" x 8'-10"

3BHK + 2TOI

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)
3BHK + 2TOI	830	674

*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

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

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

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

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

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

Ground Floor Lobby

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

Typical Floor Lobby

- Flooring- 300X300 Ceramic Tile
 - Wall- Paint finish
 - Ceiling- Putty / Gypsum Plaster
- Lifts**
- 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





এক সাথে, এক হয়ে প্রাণ খুলে বাঁচবো আজ

Here's the start of a journey as one

Experience the joy of togetherness in a community that looks after you. Find your extended family in neighbours who know how to care. Here you strike a deeper connection with nature and fellow humans. Here you truly live.

পুরো শহর আপনার আয়ত্বের 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





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