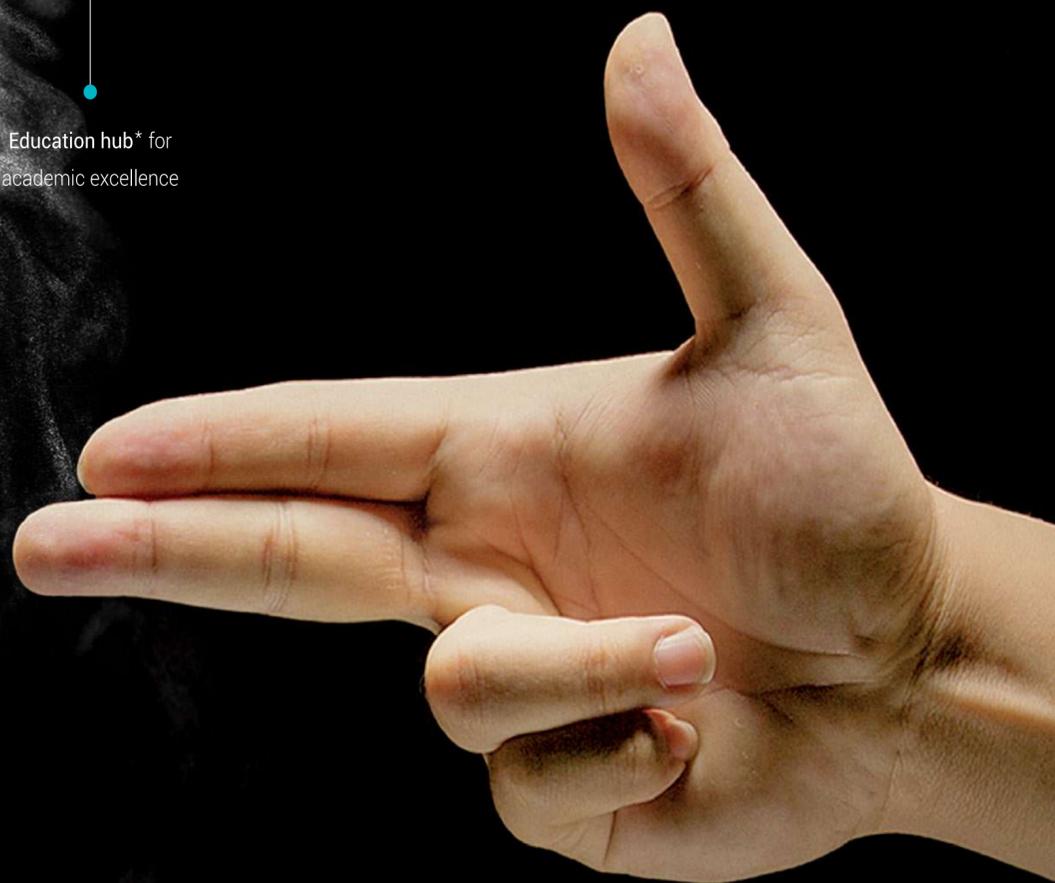
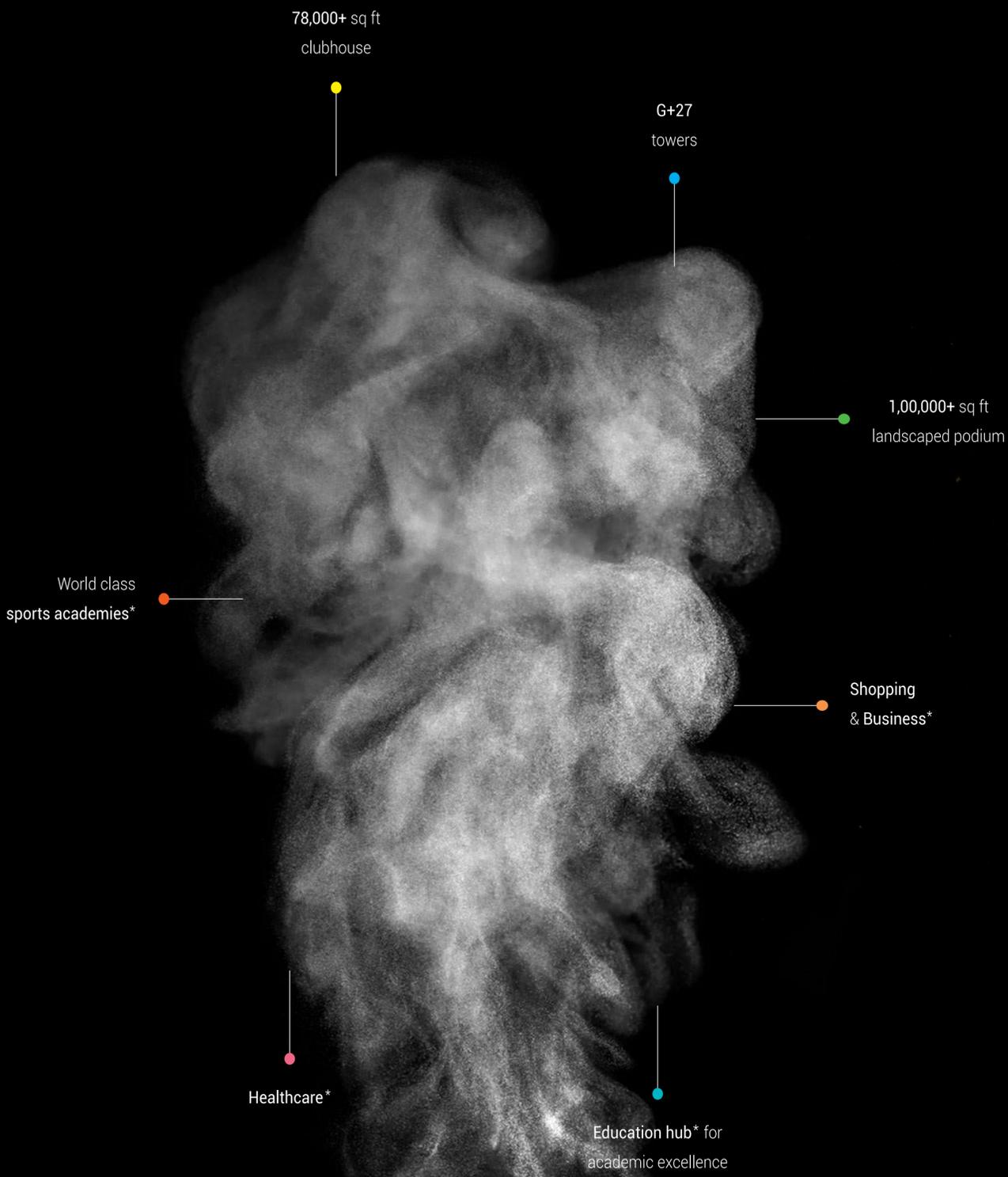


Merlin
rise
Sports Republic

RELOADED



RELOADED



Many shades, one republic !

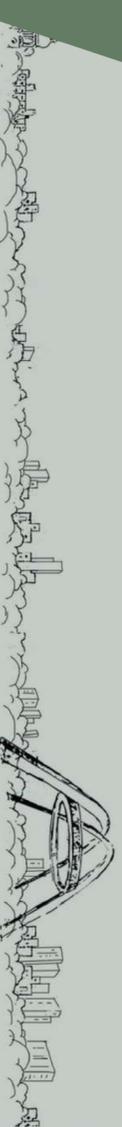
* The mentioned properties belong to the developer. Extra charges will apply to avail these services.

Disclaimer - Sports Academy facilities are chargeable and are not included in residential offering.



Raise your lifestyle !

Because **Rise**, a massive, one of its kind, multi disciplinary Sports Republic is here in town. The entire development will have **world class sports academies** of Football, Cricket, Swimming and Mixed Martial arts (MMA). It will also have a **lifestyle gated community**, a **huge podium** and **two clubhouses*** packed with features and signature facilities. Moreover, there will be **healthcare facility, quality education** infrastructure, **shopping and business spaces** for a unique lifestyle experience.





**PRE-CERTIFIED
GOLD RATED
PROJECT**

**Ripples so soft yet marking
fragments on time**

Lap Pool | Kids Pool | Pool Deck | Jacuzzi (Adults Spa
Pool, with Massaging Jets) | Pool Bridge | Kids Water
Slides | Sun Bathing Deck

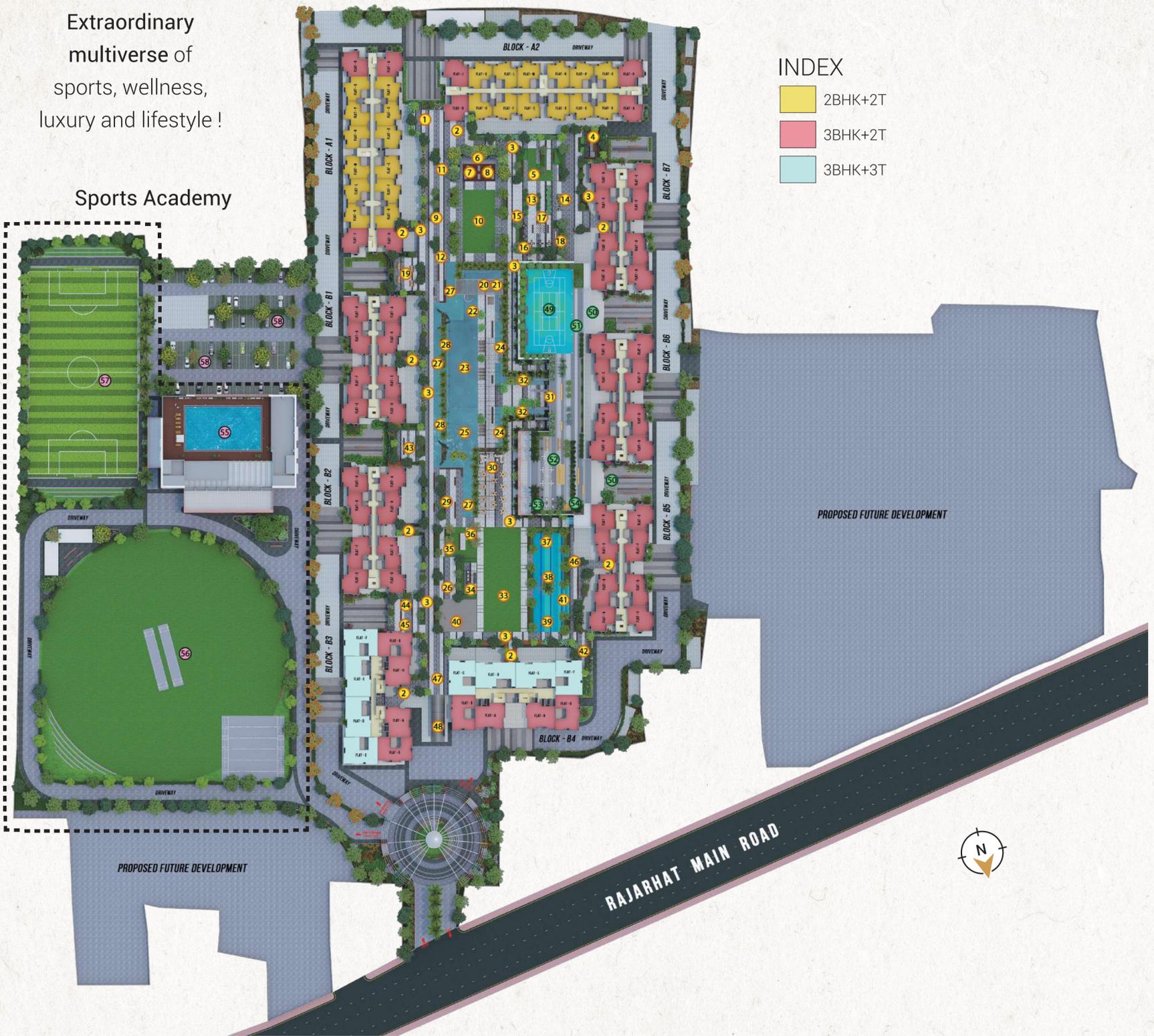
Artist Impression | Disclaimer - The external color scheme shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Extraordinary
multiverse of
sports, wellness,
luxury and lifestyle !

Sports Academy

INDEX

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



Legends

- 1 Resting Corner
- 2 Tower Entry to Podium
- 3 Walking Trail / Jogging Track
- 4 Massage Court
- 5 Meditation Court
- 6 Reflected Pond with Gravel Bed
- 7 Festival Court
- 8 Yoga Deck
- 9 Reading Court
- 10 Golf Putting Lawn
- 11 Sculpture Court
- 12 Butterfly Garden
- 13 Herbal Garden
- 14 Aroma Garden
- 15 Board Games Court
- 16 Covered Sitout
- 17 Chess Court

- 18 Accupresure Walking
- 19 BBQ Zone
- 20 Pool Bridge
- 21 Splash Pool for Kids
- 22 Kids Pool
- 23 Swimming Pool with Deck
- 24 Pool Side Shower
- 25 Spa Pool
- 26 Music Court
- 27 Water Cascading
- 28 Tree Island
- 29 Pool Side Seating
- 30 Outdoor Banquet Area
- 31 Access to Podium From Residential Club
- 32 Reflective Pool
- 33 Party Lawn
- 34 Serving Area for Party Lawn

- 35 Garden Seating
- 36 Feature Seating
- 37 Kids Play Area
- 38 Hopscotch
- 39 Snake & Ladder
- 40 Skating Court
- 41 Climbing Mound
- 42 Outdoor Fitness Zone
- 43 Senior Citizen's Park
- 44 Viewing Deck
- 45 Open Air Seating
- 46 Adda Zone / Parent's Corner
- 47 Arrival Plaza
- 48 Arrival From Ground Floor

Residential Club Rooftop

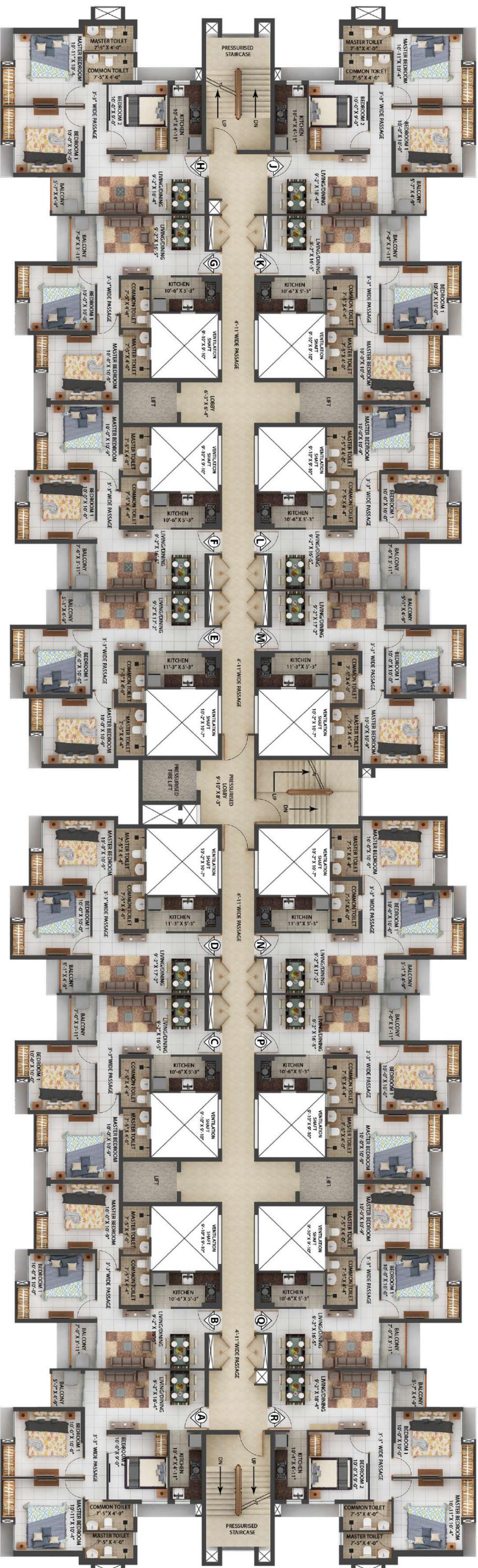
- 49 Tennis Court + Multipurpose Sports Court
- 50 Lobby Entry To Terrace
- 51 Sit-Out With Canopy
- 52 Cafe Style Seating
- 53 Rooftop Lounge
- 54 Stargazing Deck

Ground Level

- 55 Sports Club With Rooftop Swimming Pool
- 56 Cricket Field
- 57 Football Field
- 58 Parking



FLOOR PLAN BLOCK A1 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan



BLOCK A1 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BH+2T	645	769	26	21
2	Flat-B	2BH+2T	532	632	27	19
3	Flat-C	2BH+2T	532	632	27	19
4	Flat-D	2BH+2T	539	638	24	19
5	Flat-E	2BH+2T	539	638	24	19
6	Flat-F	2BH+2T	532	632	27	19
7	Flat-G	2BH+2T	532	632	27	19
8	Flat-H	3BH+2T	645	769	26	21

(Area as per RERA)

BLOCK A1 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
9	Flat-J	3BH+2T	645	769	26	21
10	Flat-K	2BH+2T	532	632	27	19
11	Flat-L	2BH+2T	532	632	27	19
12	Flat-M	2BH+2T	539	639	24	19
13	Flat-N	2BH+2T	539	639	24	19
14	Flat-P	2BH+2T	532	632	27	19
15	Flat-Q	2BH+2T	532	632	27	19
16	Flat-R	3BH+2T	645	769	26	21

(Area as per RERA)



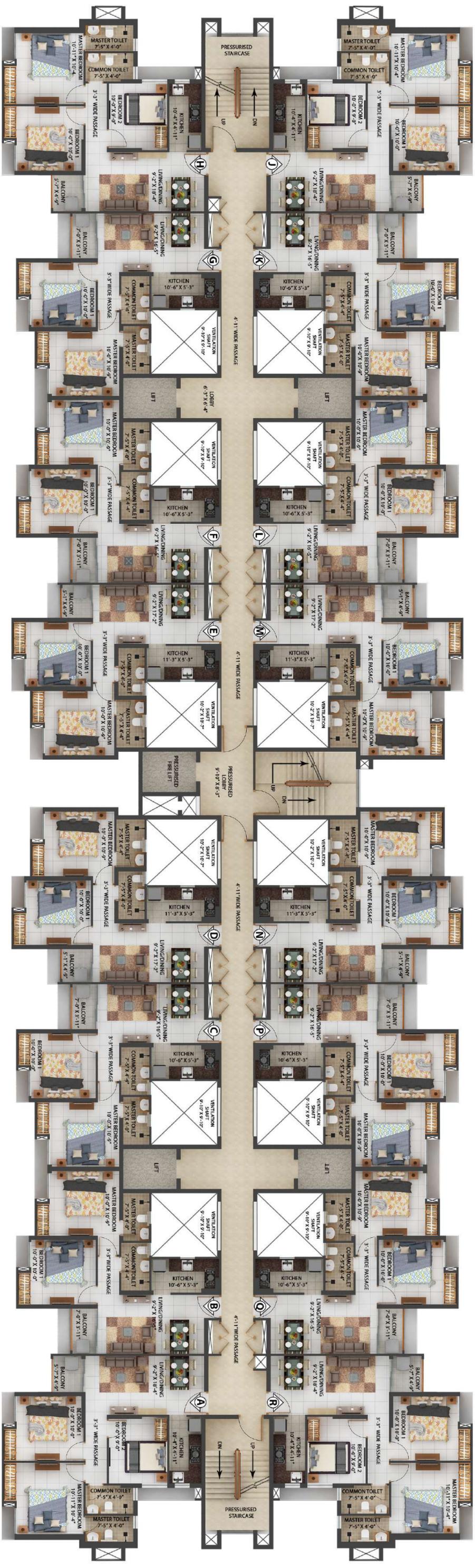
*RERA Built up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area | *RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish | *CB = Cupboard

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Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions that 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 A2 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan



BLOCK A2 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	645	769	26	21
2	Flat-B	2BHK+2 T	532	632	27	19
3	Flat-C	2BHK+2 T	532	632	27	19
4	Flat-D	2BHK+2 T	539	638	24	19
5	Flat-E	2BHK+2 T	539	638	24	19
6	Flat-F	2BHK+2 T	532	632	27	19
7	Flat-G	2BHK+2 T	532	632	27	19
8	Flat-H	3BHK+2 T	645	769	26	21

(Area as per RERA)

BLOCK A2 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
9	Flat-J	3BHK+2 T	645	769	26	21
10	Flat-K	2BHK+2 T	532	632	27	19
11	Flat-L	2BHK+2 T	532	632	27	19
12	Flat-M	2BHK+2 T	539	639	24	19
13	Flat-N	2BHK+2 T	539	639	24	19
14	Flat-P	2BHK+2 T	532	632	27	19
15	Flat-Q	2BHK+2 T	532	632	27	19
16	Flat-R	3BHK+2 T	645	769	26	21

(Area as per RERA)



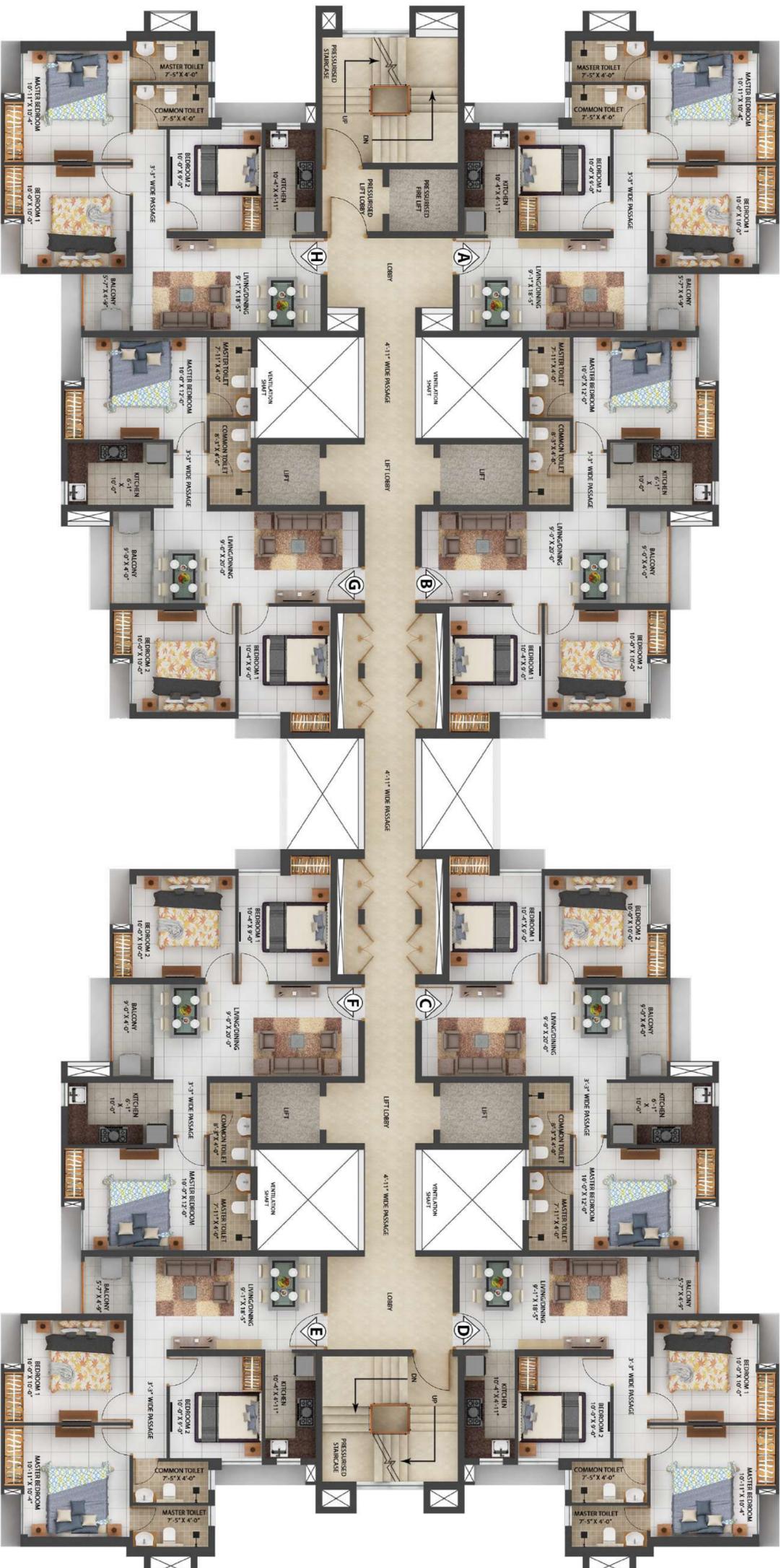
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FLOOR PLAN BLOCK B1 & B2 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan



BLOCK B1& B2 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	643	770	26	21
2	Flat-B	3BHK+2 T	663	812	36	26
3	Flat-C	3BHK+2 T	663	812	36	26
4	Flat-D	3BHK+2 T	643	770	26	21
5	Flat-E	3BHK+2 T	643	770	26	21
6	Flat-F	3BHK+2 T	663	812	36	26
7	Flat-G	3BHK+2 T	663	812	36	26
8	Flat-H	3BHK+2 T	643	770	26	21

(Area as per RERA)

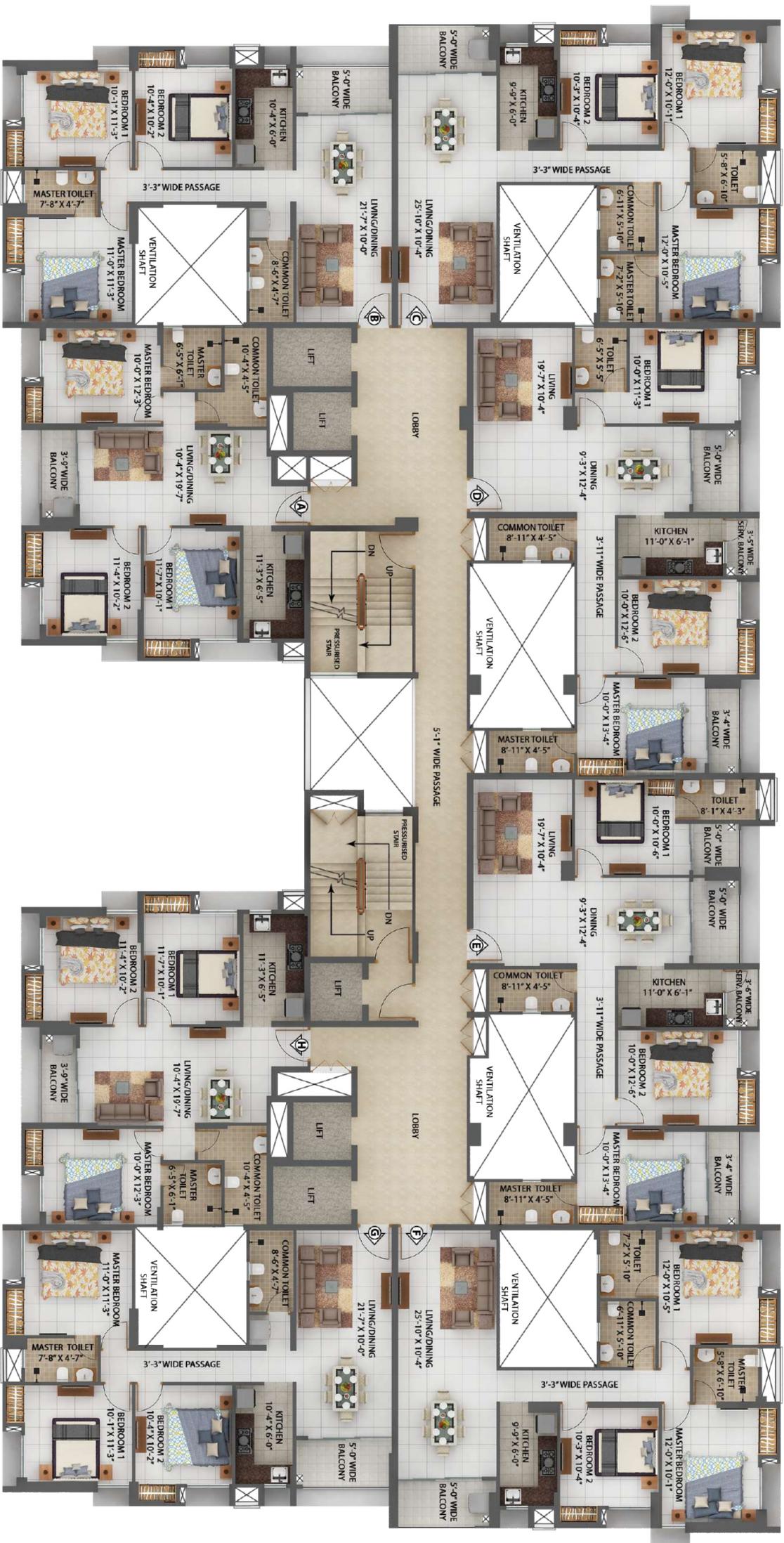
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FLOOR PLAN BLOCK B3 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor



BLOCK B3 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHKK+2 T	776	917	35	26
2	Flat-B	3BHK+2 T	803	970	49	23
3	Flat-C	3BHK+3 T	907	1078	49	25
4	Flat-D	3BHK+3 T	979	1187	94	17
5	Flat-E	3BHK+3 T	956	1188	120	09
6	Flat-F	3BHK+3 T	907	1080	49	25
7	Flat-G	3BHK+2 T	803	970	49	23
8	Flat-H	3BHK+2 T	776	917	35	26

(Area as per RERA)

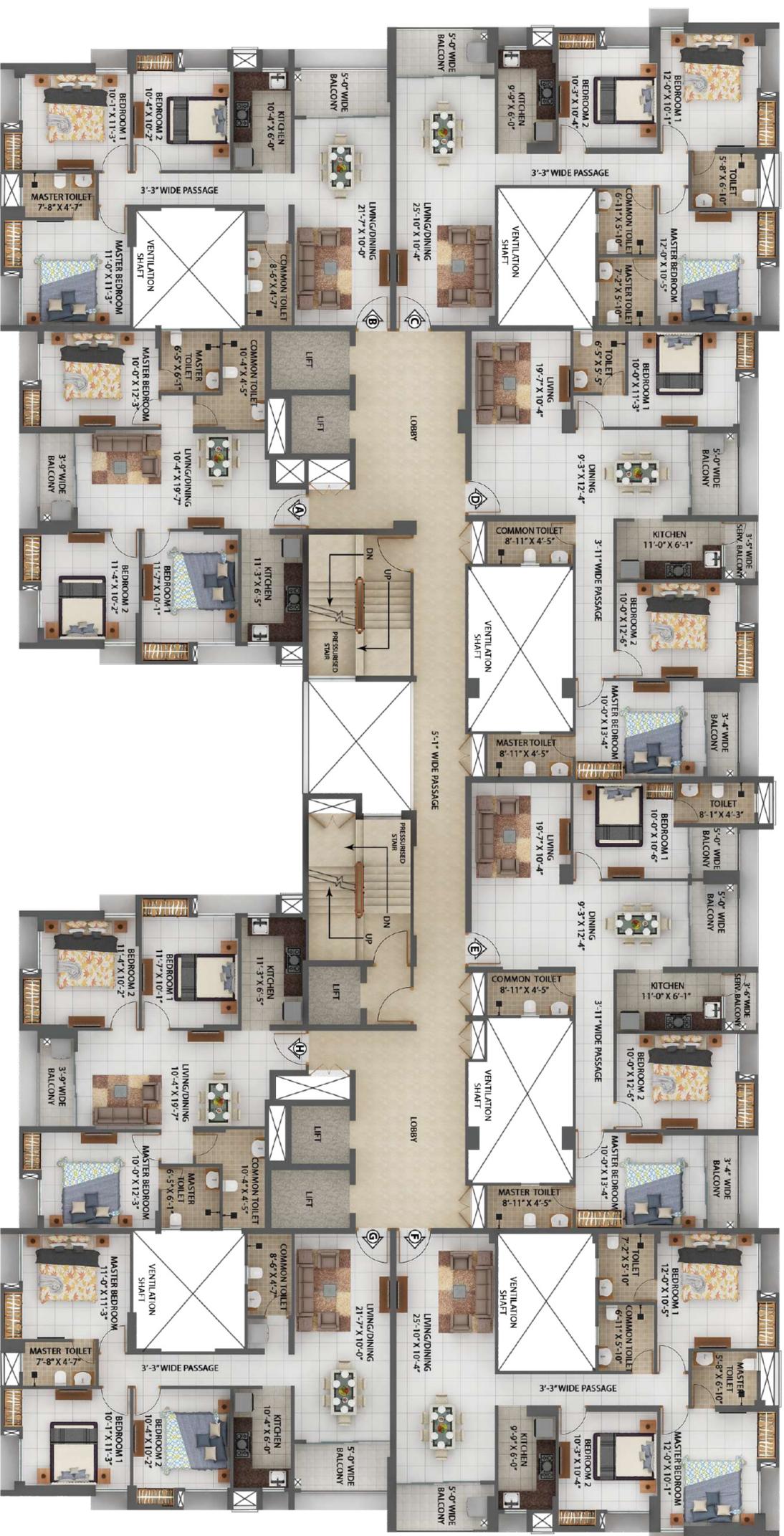
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*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

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FLOOR PLAN BLOCK B4 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan



BLOCK B4 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	776	917	35	26
2	Flat-B	3BHK+2 T	803	970	49	23
3	Flat-C	3BHK+3 T	907	1078	49	25
4	Flat-D	3BHK+3 T	979	1187	94	17
5	Flat-E	3BHK+3 T	956	1188	120	09
6	Flat-F	3BHK+3 T	907	1080	49	25
7	Flat-G	3BHK+2 T	803	970	49	23
8	Flat-H	3BHK+2 T	776	917	35	26

(Area as per RERA)

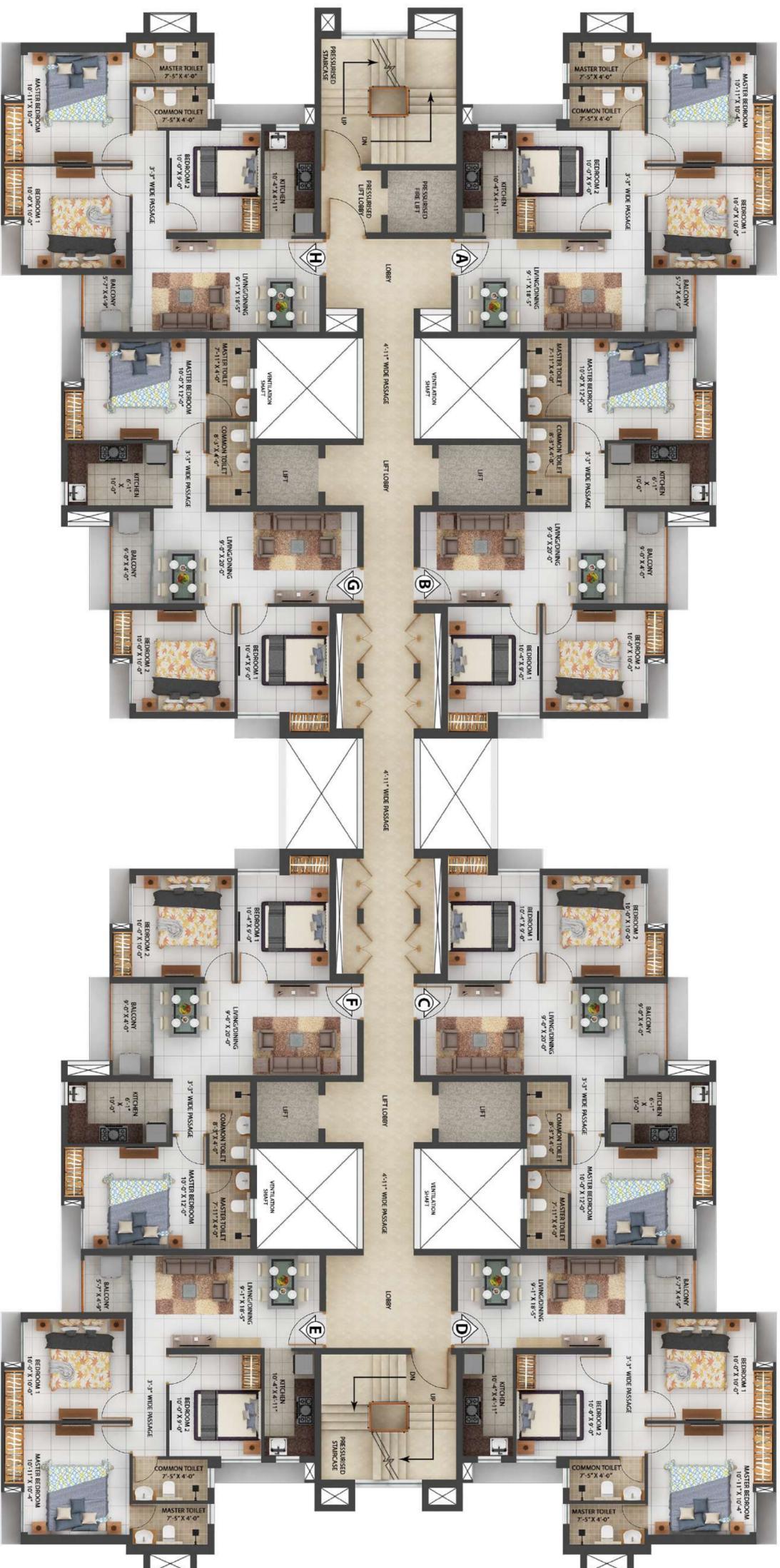
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*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions that 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 B5, B6, B7 (2B+G+2T) | Typical Floor Plan - 5th to 27th Floor



BLOCK B5, B6, B7 (2B+G+2T) | Typical Floor Plan - 5th to 27th Floor

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	643	770	26	21
2	Flat-B	3BHK+2 T	663	812	36	26
3	Flat-C	3BHK+2 T	663	812	36	26
4	Flat-D	3BHK+2 T	643	770	26	21
5	Flat-E	3BHK+2 T	643	770	26	21
6	Flat-F	3BHK+2 T	663	812	36	26
7	Flat-G	3BHK+2 T	663	812	36	26
8	Flat-H	3BHK+2 T	643	770	26	21

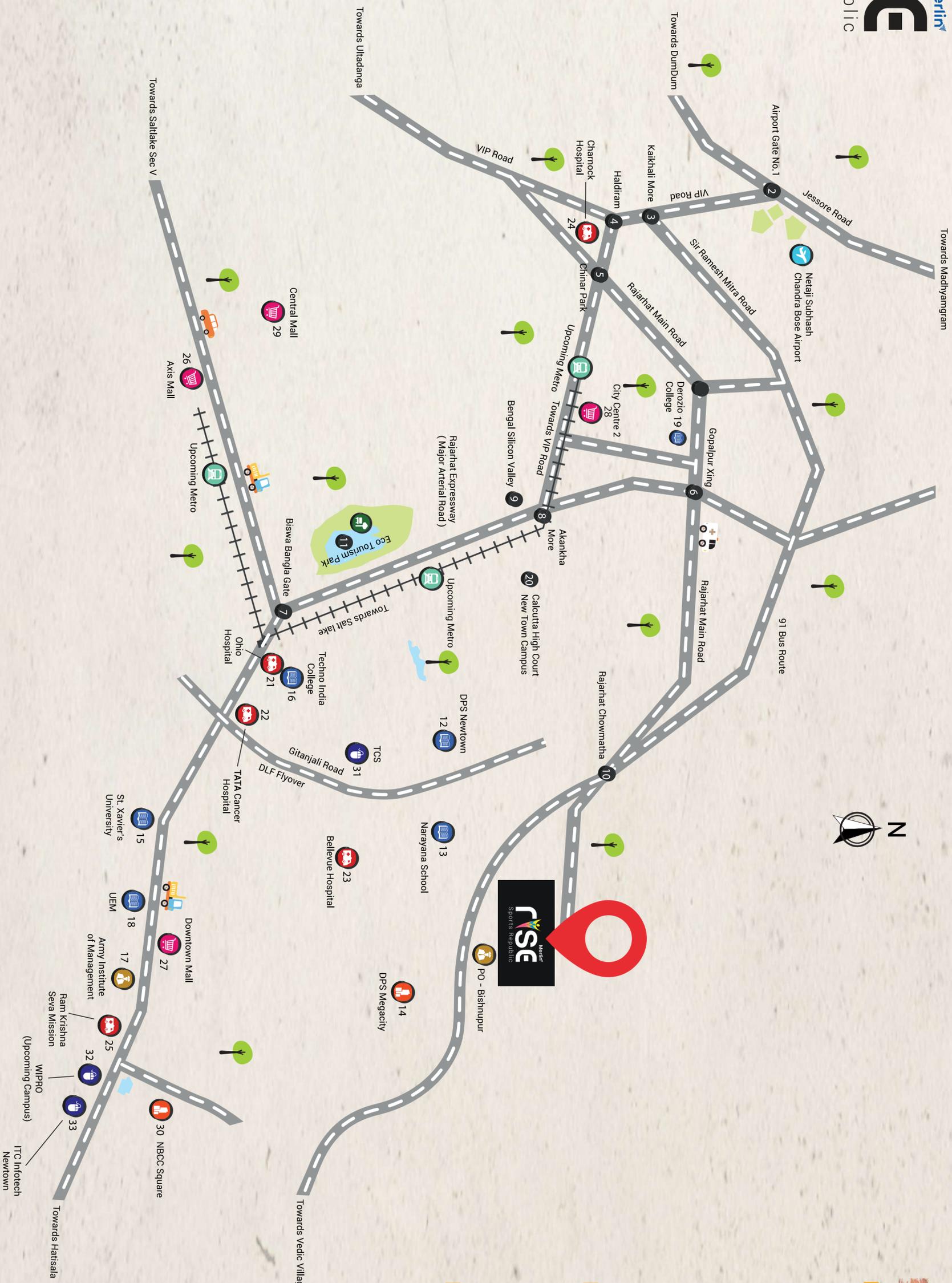
(Area as per RERA)



*RERA Built up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area | RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish | CB = Cupboard

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Str. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions that 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.



Find your own republic !

IMPORTANT LANDMARKS

- 1 Airport
- 2 Airport Gate No. 1
- 3 Kalkhali More
- 4 Haldiram
- 5 Chinar Park
- 6 Gopalpur Xing
- 7 Biswa Bangla Gate
- 8 Akankha More
- 9 Bengal Silicon Valley
- 10 Rajarhat Chowmatha
- 11 Eco Tourism Park

EDUCATIONAL INSTITUTIONS

- 12 DPS New Town
- 13 Narayana School
- 14 DPS Mega City
- 15 St. Xavier's University
- 16 Techno India College
- 17 Army Institute of Management
- 18 UEM
- 19 Derzio College
- 20 Calcutta High Court New Town Campus

HEALTHCARE

- 21 OHIO Hospital
- 22 TATA Cancer Hospital
- 23 Bellevue Hospital (Upcoming)
- 24 Charnock Hospital
- 25 Ram Krishna Seva Mission

IT HUBS

- 30 NBCC Square
- 31 TCS
- 32 WIPRO (Upcoming Campus)
- 33 TTC Infotech Newtown

SHOPPING

- 26 Axis Mall
- 27 Downtown Mall
- 28 City Centre 2
- 29 Central Mall

Specifications

Foundation & Structure

- Structure designed for the optimum seismic considerations as stipulated by the IS code, for better safety.
- Foundation with RCC piles & Pile caps
- RCC super structure

Building Envelope

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

Living /Dining Room

Flooring :	800X800 Vitrified Tiles
Wall :	Putty
Ceiling :	Putty
Main door :	Wooden frame with laminated flush door.
Hardware & Fittings :	Branded locks and hardware fittings of reputed 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 :	Split air-conditioner point in living/dining room

Bedroom

Flooring :	800X800 Vitrified Tiles
Wall :	Putty
Ceiling :	Putty
Doors :	Wooden Frame with Commercial Flush Door.
Hardware & Fittings :	Branded locks and hardware fittings of reputed 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 :	Split air-conditioner point in all bedrooms

Balcony

Flooring :	800X800 Matt finish Vitrified Tiles
Wall :	Acrylic Emulsion Paint
Ceiling :	Acrylic Emulsion Paint
Door :	Aluminium powder coated Doors with glass panes
Railing :	Mild steel

Kitchen

Flooring :	600X600 Vitrified Tiles
Wall :	Ceramic Tiles up to 2 Feet height above the counter
Ceiling :	Putty
Door :	Wooden Frame with Commercial Flush Door.
Hardware & Fittings :	Branded locks and hardware fittings of reputed make
Window :	Aluminium powder coated Windows with glass panes and provision for exhaust fan
Counter :	Granite Slab
Plumbing :	Stainless Steel Sink
Electrical :	Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring

Specifications

Toilets

Flooring :	600X600 Anti-skid Ceramic Tiles
Wall :	600X300 Ceramic Tiles up to lintel height
Ceiling :	Putty
Door :	Wooden Frame with Commercial Flush Door.
Hardware & Fittings :	Branded locks and hardware fittings of reputed make
Window :	Aluminium powder coated Windows with glass panes and provision for exhaust fan
Sanitaryware :	Hindware/Kohler/Cera 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 :	False Ceiling with Light fixtures

Typical Floor Lobby

Flooring :	600X600 Vitrified Tiles
Wall :	Combination of Tiles & Paint
Ceiling :	Putty

Lifts

Otis/ Schindler/ Kone or Equivalent make.
Stretcher lift in each tower to support medical emergencies of the 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 run electrical appliances excluding Air-Conditioner.
- Power Backup for Common Areas & Utilities
- Intercom facility
- 24X7 round the clock security
- Security surveillance 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 SRI tiles to reflect heat from the roof.

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

Merlin

Head Office:

Merlin Projects Ltd. 22 Prince Anwar Shah Road, Kolkata - 700 033

Site Address:

Mouza Khamar and Bishnupur J.L Number 29 & 44 Langolpota
Bishnupur Rajarhat North 24 PGS, Kolkata 700135

Website:

www.merlinrise.com

Call:

033 6809 1186

Rera Reg. No.:

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WB RERA/P/NOR/2024/001875 | rera.wb.gov.in (Phase 1B)

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