

WBRERA/P/NOR/2023/000227

rera.wb.gov.in

serenia

Go ahead, break boundaries...

*Boundless is the
soul-soothing breeze,*

that will embrace you from all sides.



- The tallest address on BT Road
- 4 towers (G+28)
- The largest community living in the vicinity
- Spread across over 11 acres
- 18-acre natural lake



Boundaries are a myth

when you enjoy your time on the Serenia Skywalk.

Where tranquility meets

Unparalleled Magnificence

on BT Road

Serenia, the embodiment of tranquillity, sweeps through BT Road like a gentle breeze, soothing hearts and minds with serene presence. The ethereal beauty shines through the luminous towers, reflecting the serenity within.

serenia



Rise above all the clichés of life. Befriend the sky.

*Embrace a lifestyle
without boundaries.*

Here at Serenia, you will get enough space to unwind, be the self you always wanted to be and experience the luxuries of life, minus the cacophony of the mundane life.

Artist's Impression | The external colour 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
SILVER RATED
PROJECT**

Live, love and immerse yourself in a

careless life



• 2/3/4 BHK • 732 – 1634 sq. ft.



Phase 1 and Phase 2 have been developed by Sidha Group and Eden Realty



All facilities and amenities mentioned have usage access for all residents, irrespective of phase development in plans where Sidha amenities are stable or demarcated.

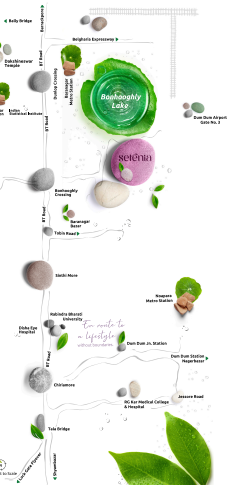
Artist's Impression | The essential colour scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Boundless are the possibilities.

to live closer to nature and yet stay connected to city life.



- 4 km from Belgharia Expressway
- 5.7 km from the Shyambazar 5-point Crossing
- 1.2 km from the Indian Statistical Institute (ISI)
- 1.9 km from Noapara Metro Station
- 2 km from Baranagar Metro Station
- School, college and railway station within a 3 km radius



*Two routes to
a lifestyle
without boundaries.*



Map Mall by Scale

Scale Space Systems

Chiyembaatar





Find a fresh perspective on life,
while delighting in the
unobstructed view of the city

Aerial view of the skywalk



Viewing deck



Party deck



Water sports

Phase 1 and Phase 2 have been developed by Sotika Group and Ecolife Realty



All facilities and amenities mentioned here usage access for all residents, irrespective of phase development in plans where Sotika amenities are visible or demarcated.

Art & Landscaping: The external colour scheme and the landscape shown in the proposed view are tentative, the same may vary and will be done upon the advice of the Project M&D team.

You deserve every bit of a swanky abode and

limitless luxuries of life.



Artist's Impression | The external colour 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).



Kid's play area



Gymnasium

Windsor Residences



Emerge in activities to rejuvenate your soul.



Banquet hall



Swimming pool

Phase 1 and Phase 2 have been developed by Siddha Group and Eden Realty



All facilities and amenities mentioned have usage access for all residents, irrespective of phase development in plans where Siddha amenities are visible or denoted.

Disclaimer: The views shown here are artistic impression which may vary as per final advice of Project and Interior Architect.



Experience the height of an open living environment,

enjoying the panoramic view of life.



Life is a journey of experiences,
 and the beauty of life is
 in the journey of life.

Phase 1 and Phase 2 have been developed by Siddha Group and Eken Realty.



All facilities and amenities mentioned have usage access for all residents, irrespective of phase development. It plans where Siddha amenities are visible or demarcated.

Artist's Impression: The external colour scheme and the landscape shown in the perspective view is illustrative, the same may vary and will be done as per the advice of the Project Architect.

Disclaimer: The views shown here are artist's impression which may vary as per final advice of project and interior architect.

LAKE VIEW PARK ROAD



Skywalk

- | | | | |
|--------------------|-----------------|--------------|--------------|
| 01 010001 HALL | 06 020001 LUNDS | 16 0600 0001 | 21 0100 0001 |
| 02 020001 TRAIL | 07 0300 0001 | 17 0700 0001 | 22 0200 0001 |
| 03 030001 WALK | 08 0400 0001 | 18 0800 0001 | 23 0300 0001 |
| 04 0400 0001 ZONE | 09 0500 0001 | 19 0900 0001 | 24 0400 0001 |
| 05 0500 0001 TOWER | 10 0600 0001 | 20 1000 0001 | 25 0500 0001 |
| 06 0600 0001 | 11 0700 0001 | | |
| 07 0700 0001 | 12 0800 0001 | | |
| 08 0800 0001 | 13 0900 0001 | | |
| 09 0900 0001 | 14 1000 0001 | | |
| 10 1000 0001 | 15 1100 0001 | | |
| 11 1100 0001 | 16 1200 0001 | | |
| 12 1200 0001 | 17 1300 0001 | | |
| 13 1300 0001 | 18 1400 0001 | | |
| 14 1400 0001 | 19 1500 0001 | | |
| 15 1500 0001 | 20 1600 0001 | | |
| 16 1600 0001 | 21 1700 0001 | | |
| 17 1700 0001 | 22 1800 0001 | | |
| 18 1800 0001 | 23 1900 0001 | | |
| 19 1900 0001 | 24 2000 0001 | | |
| 20 2000 0001 | 25 2100 0001 | | |



FLOOR PLAN TOWER-1: 4th-25th Floor



TOWER-1: 4th - 25th Floor

Unit No.	Area (sq. ft.)	Living Room (sq. ft.)	Kitchen (sq. ft.)	Bedroom (sq. ft.)	Bathroom (sq. ft.)	Total Common Area (sq. ft.)
401	1000	150	100	100	100	100
402	1000	150	100	100	100	100
403	1000	150	100	100	100	100
404	1000	150	100	100	100	100
405	1000	150	100	100	100	100
406	1000	150	100	100	100	100
407	1000	150	100	100	100	100
408	1000	150	100	100	100	100
409	1000	150	100	100	100	100
410	1000	150	100	100	100	100
411	1000	150	100	100	100	100
412	1000	150	100	100	100	100
413	1000	150	100	100	100	100
414	1000	150	100	100	100	100
415	1000	150	100	100	100	100
416	1000	150	100	100	100	100
417	1000	150	100	100	100	100
418	1000	150	100	100	100	100
419	1000	150	100	100	100	100
420	1000	150	100	100	100	100
421	1000	150	100	100	100	100
422	1000	150	100	100	100	100
423	1000	150	100	100	100	100
424	1000	150	100	100	100	100
425	1000	150	100	100	100	100

Area in square feet (sq. ft.)



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1000 sq. ft. = 0.093 sq. m. 1 sq. m. = 1.076 sq. ft. 1 sq. ft. = 0.093 sq. m.

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UNIT PLAN

TOWER-1

2BHK+2T



TOWER-1

2BHK+2T

Area Type	Area Type	Carpet Area (Sq. Ft.)	Club Area (Sq. Ft.)	Bed+Up Area (Sq. Ft.)	Bedroom Bed+Up Area (Sq. Ft.)	Total Carpeted Bed+Up Area (Sq. Ft.)
Area	2BHK+2T	166	14	150	44	150

(Area statements as per RERA)

UNIT PLAN TOWER-1 3BHK+2T



TOWER-1 3BHK+2T

Flat No.	Flat Type	Carpet Area (Sq. Ft.)	GLA Area (Sq. Ft.)	Build-Up Area (Sq. Ft.)	Balance Build-Up Area (Sq. Ft.)	Total Chargeable Build-Up Area (Sq. Ft.)
104-4	3BHK+2T	708	88	896	41	937

(Area calculated as per RERA)

ISOMETRIC FLOOR PLAN

TOWER 1 | 2BHK+2T



Floor Area Including Balcony (Sq. Ft.)	Area Excluding Balcony (Sq. Ft.)	Area of Covered Area (Sq. Ft.)	Area of Terrace (Sq. Ft.)
133	98	19	41

1. LIVING/DINING 10'-0" x 21'-4"
2. KITCHEN 5'-11" x 10'-4"
3. TOILET 7'-0" x 4'-0"
4. BEDROOM 11'-4" x 10'-4"
5. TOILET 7'-0" x 4'-0"
6. BEDROOM 10'-4" x 10'-4"
7. BALCONY 4'-5" Wide

ISOMETRIC FLOOR PLAN TOWER 1 | 3BHK+2T



CARPET AREA (Sq.ft)	Sq. AREA (Sq.ft)	NET CARP. AREA (Sq.ft)	NET BALCONY (Sq.ft)	OPEN TERRACE AREA GARDBALCY GROUND (Sq.ft)
828	1158	828	48	0

- | | |
|--------------------------------|--------------------------|
| 1. LIVING/DINING 10'0" X 21'4" | 2. BALCONY (6'4" x 6'0") |
| 2. BEDROOM 10'4" X 10'4" | 3. BEDROOM 11'4" X 10'4" |
| 3. TOILET 7'0" X 4'4" | 4. TOILET 7'0" X 4'4" |
| 4. BEDROOM 10'4" X 10'4" | 5. STORE 5'11" X 10'4" |

FLOOR PLAN

TOWER-2: 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th, 26th & 28th



TOWER-2: 2nd Floor

Ap. No.	Ap. Type	Area (sq.ft.)	Carpet Area (sq.ft.)	Bed Rooms (No.)	Bath Rooms (No.)	Open Terrace Area (sq.ft.)	Total Covered Area (sq.ft.)
202A	2BHK	515	375	2	2	50	1035
202B	2BHK	515	375	2	2	50	1035
202C	2BHK	515	375	2	2	50	1035

Area includes balcony

TOWER-2: 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th, 26th & 28th

Ap. No.	Ap. Type	Area (sq.ft.)	Carpet Area (sq.ft.)	Bed Rooms (No.)	Bath Rooms (No.)	Open Terrace Area (sq.ft.)	Total Covered Area (sq.ft.)
402A	2BHK	525	385	2	2	50	1055
402B	2BHK	525	385	2	2	50	1055
402C	2BHK	525	385	2	2	50	1055
402D	2BHK	525	385	2	2	50	1055
402E	2BHK	525	385	2	2	50	1055
402F	2BHK	525	385	2	2	50	1055

Area includes balcony

UNIT PLAN
TOWER-2
3BHK+3T



TOWER-2
3BHK+3T

Flat No.	Flat Type	Super Area (Sq. Ft.)	Car Area (Sq. Ft.)	Bulkup Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Open Terrace Area (Sq. Ft.)	Total Chargeable Bulking Area (Sq. Ft.)
Flat-0	3BHK+3T	928	37	1000	28	84	1129

(Area estimated as per RERA)

UNIT PLAN
TOWER-2
4BHK+3T



TOWER-2
4BHK+3T

Flat No.	Flat Type	Carpet Area (Sq. Ft.)	Car Area (Sq. Ft.)	Bathroom Area (Sq. Ft.)	Balcony Terrace Area (Sq. Ft.)	Open Terrace Area (Sq. Ft.)	Total Chargeable Balcony Area (Sq. Ft.)
Flat-A	4BHK+3T	1216	38	1421	91	66	1484

(Area statement subject to RERA)

ISOMETRIC FLOOR PLAN TOWER 2 | 3BHK+3T



FLAT AREA INCLUDED IN SQA*	SQA CARRY OVER SQA/2	SQA/2 CARRY OVER SQA/2	SQA BALCONY SQA/2	OPEN TERRACE WITH RERAIL UP GRABND SQA/2
01	02	03	04	05

1	LIVING / DINING 10'-0" X 11'-0"	5	TOILET 7'-0" X 4'-0"	9	BEDROOM 11'-0" X 11'-0"
2	BALCONY 9'-0" X 10'-0"	6	TOILET 7'-0" X 4'-0"	10	BEDROOM 11'-0" X 12'-0"
3	BEDROOM 11'-0" X 10'-0"	7	TOILET 7'-0" X 4'-0"	11	TERRACE 5'-0" X 10'-0"
4	KITCHEN 7'-0" X 7'-0"	8	WIDE PASSAGE 3'-0"		

ISOMETRIC FLOOR PLAN TOWER 2 | 4BHK+3T



PLANT ROOM AREA (sq.ft)	BHK BATH AREA (sq.ft)	BHK+CB BATH AREA (sq.ft)	BHK BALCONY (sq.ft)	OPEN TERRACE AREA (SARAI/STAIRS) (sq.ft)
52	104	36	52	52

- | | | |
|--------------------------|--------------------------|---------------------------|
| 1. HALLWAY 23'4" X 13'4" | 5. BEDROOM 11'3" X 10'4" | 8. BEDROOM 11'4" X 12'4" |
| 2. BALCONY 9'4" WIDE | 6. TOILET 11'1" X 4'4" | 9. TOILET 4'2" X 8'2" |
| 3. BEDROOM 11'2" X 10'4" | 7. TOILET 1'4" X 4'1" | 11. BEDROOM 11'4" X 13'4" |
| 4. KITCHEN 11'1" X 9'4" | 8. WIDE PASSAGE 4'2" | 12. TERRACE 8'4" WIDE |

FLOOR PLAN

TOWER-3: 1st, 3rd, 5th, 7th, 9th, 11th, 13th, 15th,
17th, 19th, 21st, 23rd, 25th & 27th



TOWER-3: 1st, 3rd, 5th, 7th, 9th, 11th, 13th, 15th,
17th, 19th, 21st, 23rd, 25th & 27th

Sl. No.	Unit No.	Area (sq. ft.)	Car Parking	Bed Rooms	Bath Rooms	Kitchen	Living Area	Total Area (sq. ft.)
1	3001/01	100	01	02	01	01	01	104
2	3001/02	100	01	02	01	01	01	104
3	3001/03	100	01	02	01	01	01	104
4	3001/04	100	01	02	01	01	01	104
5	3001/05	100	01	02	01	01	01	104
6	3001/06	100	01	02	01	01	01	104
7	3001/07	100	01	02	01	01	01	104
8	3001/08	100	01	02	01	01	01	104

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FLOOR PLAN

TOWER-3: 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th,
18th, 20th, 22nd, 24th, 26th & 28th



TOWER-3: 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th,
18th, 20th, 22nd, 24th, 26th & 28th

Unit No.	Area (sq.ft)	Carpet Area (sq.ft)	Plinth Area (sq.ft)	Super Area (sq.ft)	Carpet Area (sq.ft)	Super Area (sq.ft)	Carpet Area (sq.ft)
2nd	1000	750	1000	1000	750	1000	1000
4th	1000	750	1000	1000	750	1000	1000
6th	1000	750	1000	1000	750	1000	1000
8th	1000	750	1000	1000	750	1000	1000
10th	1000	750	1000	1000	750	1000	1000
12th	1000	750	1000	1000	750	1000	1000
14th	1000	750	1000	1000	750	1000	1000
16th	1000	750	1000	1000	750	1000	1000
18th	1000	750	1000	1000	750	1000	1000
20th	1000	750	1000	1000	750	1000	1000
22nd	1000	750	1000	1000	750	1000	1000
24th	1000	750	1000	1000	750	1000	1000
26th	1000	750	1000	1000	750	1000	1000
28th	1000	750	1000	1000	750	1000	1000

Area shown in sq.ft

UNIT PLAN
TOWER-3
3BHK+3T



TOWER-3
3BHK+3T

Area	Bedroom	Toilet	Bath	Hall	Living Area	Dining Area	Kitchen	Balcony	Terrace
11'	10'	7'	7'	8'	10'	11'	7'	3'	5'

Other dimensions as applicable



Numerous measures
to make you feel at home.

Specifications & Options

- Structure designed following EN 12066
- Acoustic insulation (100% glass wool insulation)
- External windows
- External windows with double glazing
with thermal break technology

Building envelope

- acoustically designed windows and doors
with thermal break technology and acoustic seals

Living/Dining Room

Flooring	Wooded floor
Wall	Plasterboard
Ceiling	Plasterboard
Walls and floor	Acoustic insulation with thermal break
Windows & doors	Double-glazed and thermally insulated "non-tiltable" frames in aluminium or UPVC with glass
Insulation	Acoustic powder coated window and door seals
External	Weather protection of thermal insulation and window sashes
air treatment	With air conditioning system or with air separation in living/dining room

Kitchen

Flooring	Ceramic tiles
Wall	Ceramic tiles up to 1.80m height above the counter
Ceiling	Plasterboard
Door	Frame with aluminium feet and aluminium seal
Windows and doors	Double-glazed and thermally insulated glass windows and doors with thermal break
Windows	Weather protection of thermal insulation and window sashes
External	Weather protection
Ceiling	Weather protection of thermal insulation and window sashes

Ground floor lobby

Flooring	Combination of floor and wall tiles in stone or wood effect
Wall	Combination of ceramic or stone effect tiles to wall paneling system design
Ceiling	Plasterboard with light fixtures

Bath/Toilet lobby

Flooring	Waterproof tiles
Wall	Paint
Ceiling	Plaster and paint
Door	Single-glazed frame in aluminium or UPVC with weather protection frame to support thermal insulation

Bathroom

Flooring	Ceramic tiles
Wall	External grade paint
Ceiling	External grade paint
Door	Aluminium or UPVC coated doors with glass panels
Window	Painted UPVC window

Numerous measures to make you feel at home.

Bedroom

Flooring	Wooded floor
Wall	Acoustic
Ceiling	Acoustic
Door	Acoustic with weatherstripping
Windows & Sliding	Acoustic glass windows Double or triple glazing. Double weatherstripping
Windows	Acoustic glass windows with glasspanes
Climate	Acoustic protection of heating system with glass panes
Air-Condition	With air conditioning alternatives

Open Terrace

Flooring	Concrete floor
Wall	External grade paint
Door	Aluminium powder coated door with glasspanes
Sliding	Weatherstripping

Kitchen

Flooring	Acoustic or stone tile
Wall	Acoustic insulation to floor height
Ceiling	Acoustic
Door	Acoustic with weatherstripping. Double weatherstripping and Double or triple weatherstripping of floor, ceiling, door or equivalent mass
Windows & Sliding	Acoustic glass windows and weatherstripping with glass panes and protection for outdoor fan
Windows	Acoustic glass windows with glass panes and protection for outdoor fan
Weatherstripping	Acoustic glass windows with glass panes and protection for outdoor fan
CV Sliding	Acoustic glass windows with glass panes and protection for outdoor fan

Green initiatives

- Organic waste management
- Water efficient fixtures
- Rainwater harvesting
- Sewage treatment plant
- Developing green spaces within or near
plots in the landscape
- Recycled water for gardens
- Heat Exchangers
- Low VOC materials
- Use of LED lights in common areas
- Use of renewable energy

Health & Safety

- Driftless limited water supply through
water treatment plant
- Antimicrobial treatment during various
stages of construction
- Superior quality materials/finishes
throughout
- Quality assurance and inspection
- Automatic fire alarm system (AS)
- Carbon dioxide detection through
supplemental smoke lighting under
the canopy

24hr Security and Fire Protection

- Fire detection & protection systems per
requirements of local fire &
emergency services of the residents
- Interconnected bellows to interconnect
external electrical systems
- Common areas include
Common area facilities
- Common system
- 24hr surveillance security
- Security surveillance facility with 24hr
on-ground staff (contractors)

Project associates

Principal Architect

Facade Architect

Lighting Consultant

Structural Consultant

PHE Consultant

Electrical Consultant

Fire Consultant

Environmental Consultant

Green Building Consultant

Landscape Consultant

Geotechnical Consultant

Espace

Spectrum Design Group

Principal Focus Lighting Design

P M Consultant

Unique Engineering Consultancy Pvt. Ltd

INDCON

SD Firetech Consultant

Siddheswari Environmental Consultants

Kamal Cogent Energy Pvt. Ltd.

Sibe Concepts Pvt. Ltd.

JP Geo Consultants



About the Developer

Merlin

At Merlin, we do not move like a leaflet. Rather, we grow like a tree, and as the tree grows bigger, it provides shade, shelter and happiness to all those who live around it. Celebrating 40 years of legacy.

- Our aim is to create a happy home and healthy workplace for every citizen of this country.
- Stepping on to 40 years of real estate experience, nationwide.
- Over 30 million sq. ft. of construction completed and further 10 million sq. ft. work in progress.
- Over 500 Real Estate projects completed consisting of Residential, Commercial, Townships and Retail.
- Over 100% sales from referrals (proving customer).
- Presently, Merlin has projects in Kolkata, Chennai, Pune, Hyderabad, Ahmedabad and Raipur.

The Merlin World without Boundaries



87th Avenue | Kochi | 100-1, 100-2



Accents Mall | Kolkata



Lotus Garden | New Jersey, Kolkata



The One | Hooghly, Kolkata



South City Residence | Indore



Atlas | Entolba, Indore

Merlin

eden REALTY
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