

# ADDRESS THE SKY RIGHT AT HOME

Breath afresh. Speak to the clouds. Live free.  
Only at Merlin Sky Gaze.



Merlin  
SKYGAZE





# A SERENE LANDSCAPE IN SKYGAZE

Skygaze transforms your life into a beautiful paradise where the only limit is the sky! Step out of your room and you'll feel as if you've stepped into the sky, taking in the captivating vista that fills you with calm tranquillity.







# THERE IS OPULENCE IN THE SKIES

At Skygaze, we give you the opportunity to enjoy pure peace and comfort amidst magnificent nature, away from the urban clamour.

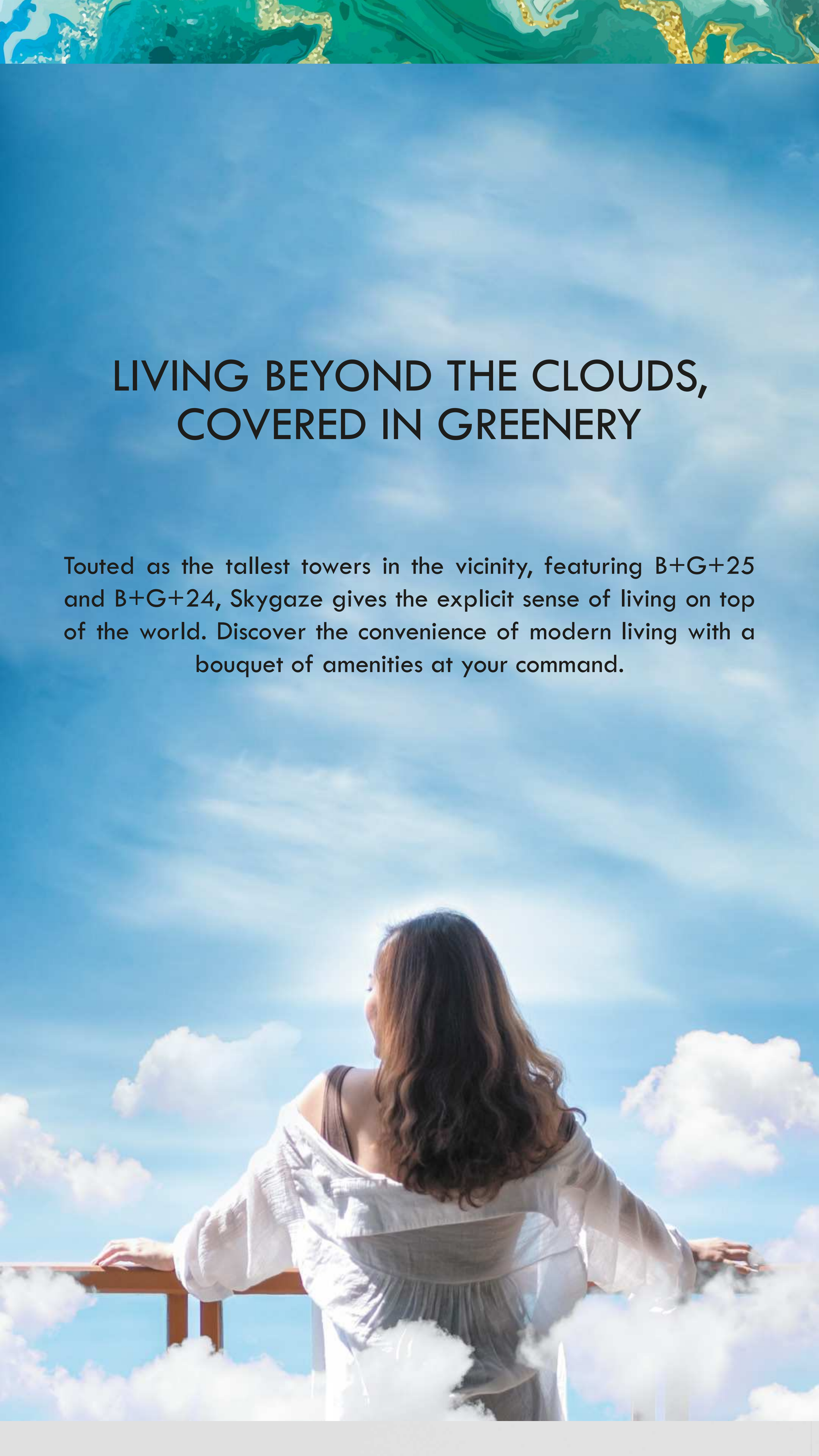


A woman with long dark hair, wearing a white long-sleeved shirt and white shorts, is lying in a large, black, woven wicker hammock. She is barefoot and has her eyes closed, appearing to be resting or sleeping. Her arms are raised above her head, and her legs are bent at the knees. The hammock is suspended in the air. In the background, there is a large, leafy green tree with some white flowers. To the left, a portion of a building with a wooden door and a window is visible. The ground below the hammock appears to be a wooden deck or patio. The overall scene is bright and sunny, suggesting a warm, pleasant day.

# THE BLUEPRINT OF SERENE LIVING

Skygaze boasts of easy convenience and affordable luxury with a touch of serene elegance.

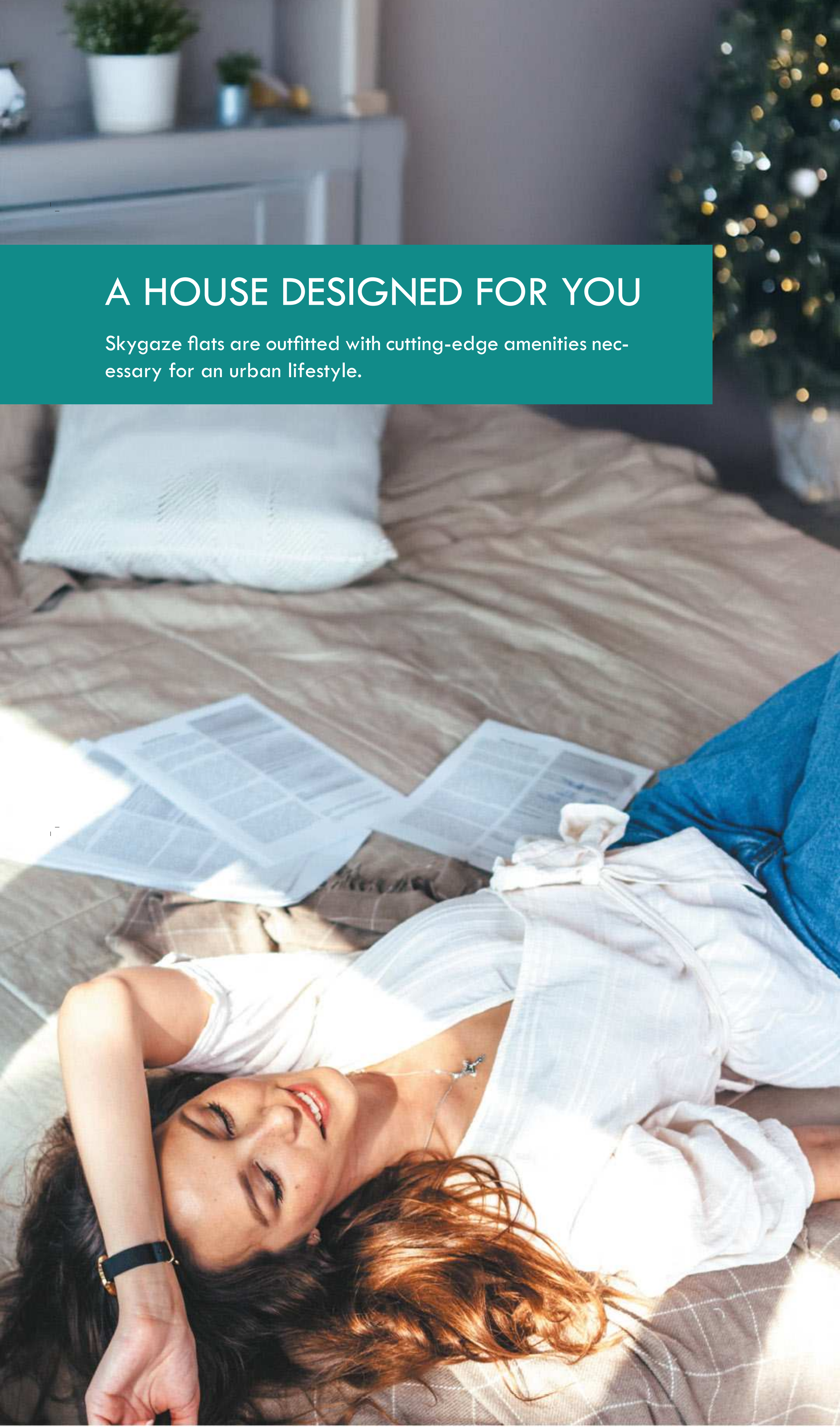




# LIVING BEYOND THE CLOUDS, COVERED IN GREENERY

Touted as the tallest towers in the vicinity, featuring B+G+25 and B+G+24, Skygaze gives the explicit sense of living on top of the world. Discover the convenience of modern living with a bouquet of amenities at your command.





# A HOUSE DESIGNED FOR YOU

Skygaze flats are outfitted with cutting-edge amenities necessary for an urban lifestyle.





## LOCATION WITH AN EDGE

-  Sahid Khudiram Metro - 8 Km
-  Kabi Nazrul Metro - 9 Km
-  Lions Vidyamandir School - 1 Km
-  BDM International School - 6 Km
-  BD Memorial School - 8 Km
-  Wood Square (Multiplex & Big Bazar) - 5 Km
-  Peerless Hospital - 10 Km
-  AMRI Hospital - 21 Km
-  Medica Superspeciality Hospital - 21 Km



**Schools &  
Colleges 1 km**



**Super Market / Mall  
5 km**



**Healthcare  
Facility 10 km**



**Nearest Railway Station 6 km**



**Nearest Metro Station 8 km**



**Easy Connectivity**





# CHOOSE A LIFE, CUSTOM MADE FOR YOU

## Project Highlights

- Major location for upcoming mass housing projects
- Spread across 151 cottah
- No. of towers: Two structures (B+G+24, B+G+25)
- No. of apartments: 386
- Stunning view of the green landscape from the tallest tower
- Excellent connectivity to Kamalgazi crossing and Southern Bypass
- Close vicinity to Chintamani Bird Sanctuary
- Near to Metro Station and Railway Station
- Luxury homes at affordable prices

## Apartment Types

Apartment RERA BU Area

- 2 BHK Flats: 677-688 Sq. Ft. (Excluding Open Terrace)
- 3 BHK Flats: 780-802 Sq. Ft. (Excluding Open Terrace)



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.





## PRIVATE SPACES FOR YOU TO UNWIND

In a city where open space is scarce, each Skygaze home includes an open terrace (60-75 sq.ft.) and a balcony that is meant to accommodate a range of engaging activities.



An aerial night view of a city with a swimming pool on a rooftop deck. The pool is rectangular, filled with blue water, and surrounded by a wooden deck. Two lounge chairs and a small table are on the deck. The city lights and a highway with light trails are visible in the background.

# DIVE INTO INFINITE HAPPINESS

Both the towers feature separate infinity-edge swimming pools where you can take a relaxing dip while enjoying the scenic view.





# NOTHING LIKE YOUR OWN PRIVATE TERRACE

Owning a private terrace is the 'jewel in the crown' of your home, allowing you to enjoy breath-taking skylines or peaceful time with loved ones.



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



A family of four is captured from behind, running through a field of tall, golden grass at sunset. The mother, on the left, wears a white striped shirt and a long white skirt. The father, on the right, wears a dark t-shirt and brown pants. Between them are two young children, a girl in a white shirt and denim overalls, and a boy in a striped shirt and white skirt. They are all holding hands and running towards the bright, glowing horizon where the sun is setting. The sky is filled with soft, white clouds, and the overall atmosphere is warm and joyful. The image is framed by a teal banner at the top and bottom, with the title and text in the top banner.

# A LIFE BEYOND FOUR WALLS

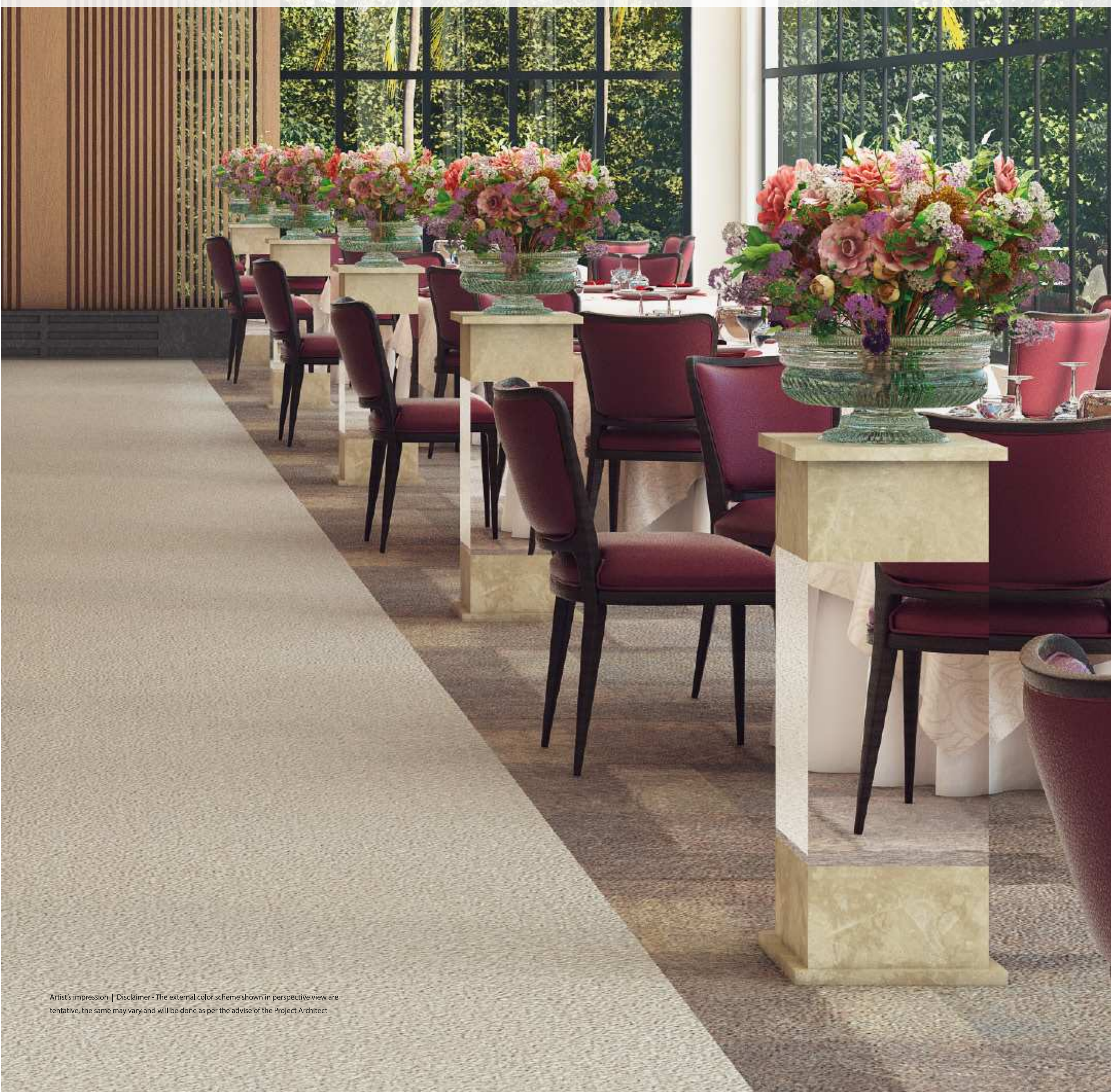
Skygaze is all about open spaces. Explore life amidst ample nature in the secured periphery of your home. Enjoy the imperfections in the perfect blend of earth water and sky.



# LIVE THE GRANDEUR, LIVE THE FUN! AT THE LUXE

- **Work out those calories in the plush gym and enjoy your free time at the Indoor games area**
- **Get together with friends and loved ones over excellent food and conversations at the Event Lawn with Banquet Hall**
- **Celebrate every day as if life, a never-ending party!**

**Refine your lifestyle with the Luxe, a posh club house outfitted with whatever your heart wants.**







### **STAR GAZING DECK (Rooftop)**

Life is all about spinning under a midnight sky as you get swept away with the beauty of the night sky in your private observatory.



### **OUTDOOR CHESS COURT ( Rooftop)**

The rooftop Chess Court also doubles up as a stylish rooftop deck design where you can relax with your family.



### **CRECHE (First Floor Tower 1)**

Dedicated child care centre so that parents can go to work without worrying about their busy bees.







### **KID'S PLAY ZONE (First Floor Tower 1)**

Empower your child in making new friends, develop social skills and enjoy their break time in a secure environment.



### **GYMNASIUM (First Floor Tower 1)**

Meeting your fitness goals will be a breeze with the air-conditioned Gymnasium's top-notch facilities.



### **EVENT LAWN WITH BANQUET HALL (First Floor Tower 1)**

Plan any and every event in your life at the Multipurpose Hall, well-equipped to accommodate a wide variety of events or activities.





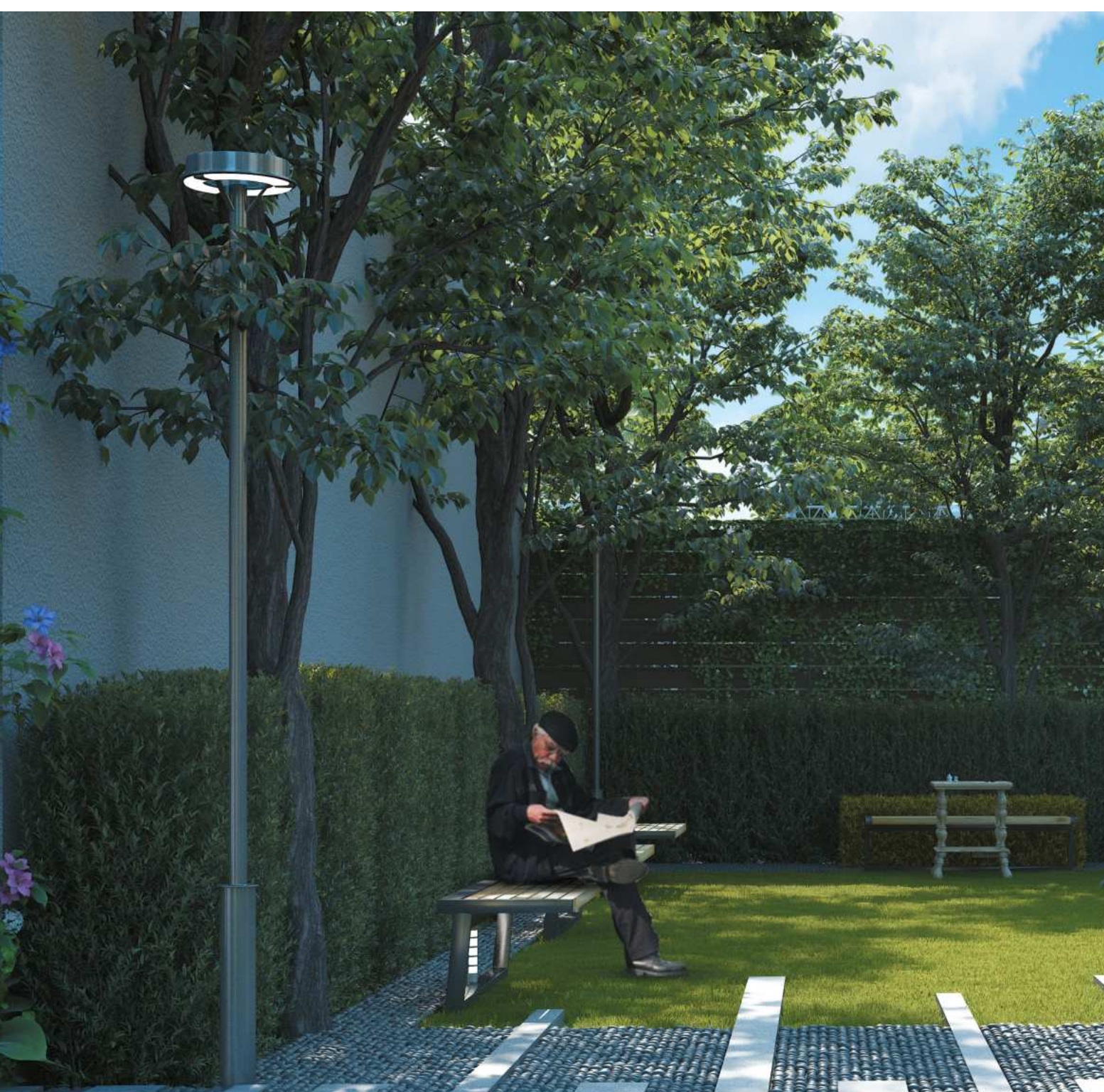
**CHILDRENS' PLAY AREA  
( Ground Floor)**

A safe space close to home, where your child can freely run, jump, roll, twist and turn without any space constraint.



**INDOOR GAMES ROOM  
(First Floor Tower 1)**

Enjoy a perfect game night of table tennis or carom with friends and family with a fully-equipped Indoor Games Room.



**SENIOR CITIZEN ZONE WITH  
ACUPRESSURE PATHWAY  
( Ground Floor)**

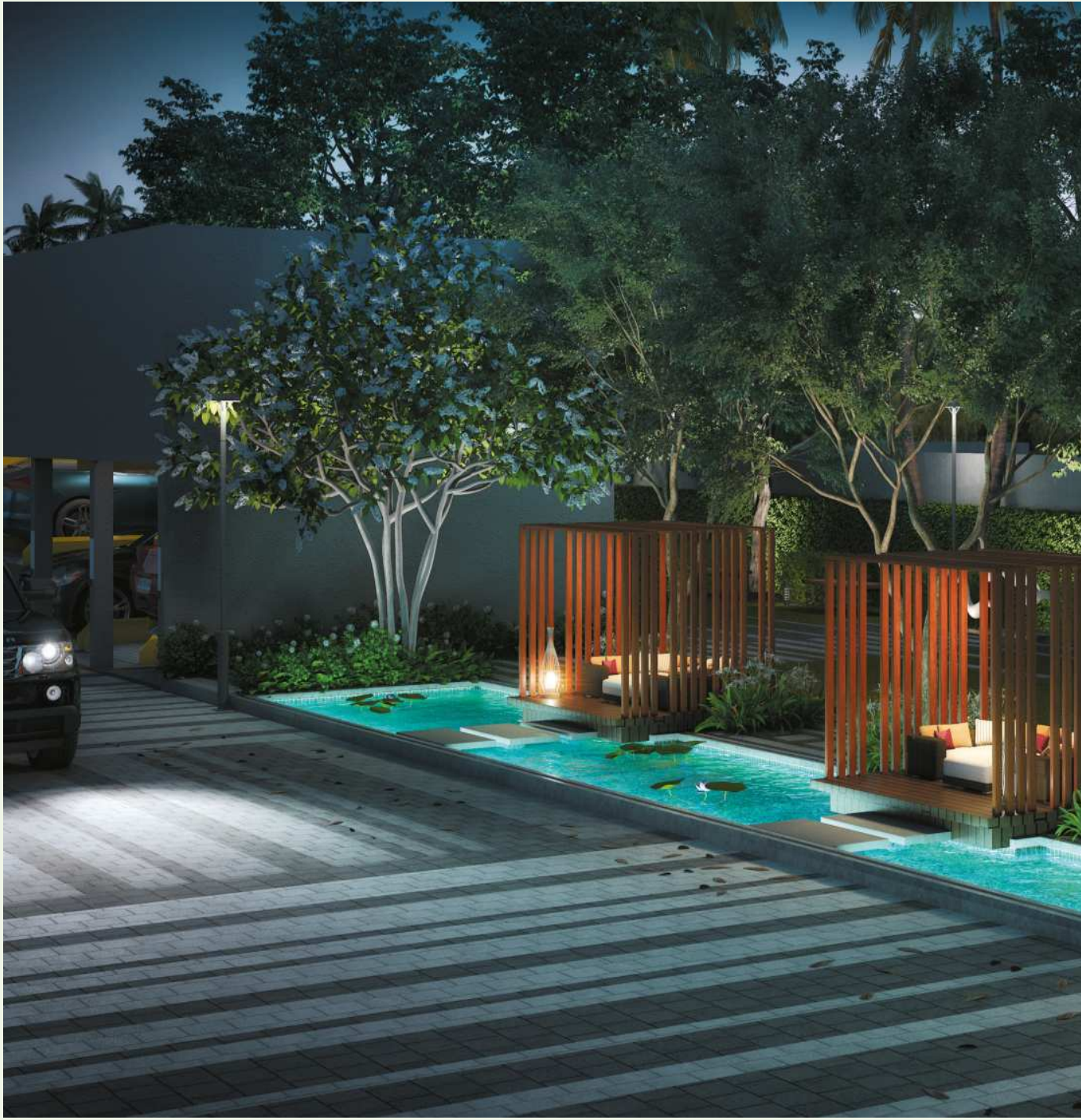
This Reflexology Pathway will stimulate reflex points on your feet and allow you to celebrate the art of healing.





**MULTIPURPOSE LAWN  
(Ground Floor)**

Choose your activity ranging from badminton to volleyball or do nothing at all but hang around with friends for a quick catch up session.



**WATER FEATURE WITH  
FLOATING CABANA  
( Ground Floor)**

Beautifully crafted Cabanas for you to laze in on a summer's eve.





# 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
Counter	Granite Slab
Plumbing	Stainless Steel Sink
Electrical	Modular Switches of Havells/Great White/North-west or 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 Plan with Flat Layout

LEGENDS

GROUND LEVEL

- 1 STEPPED SEATING WITH MOUNDS
- 2 MULTIPURPOSE COURT
- 3 MULTIPURPOSE LAWN
- 4 STEPPING STONE PATHWAY
- 5 JOGGING TRACK
- 6 MULTI-LEVEL CAR PARKING
- 7 OPEN CAR PARKING
- 8 FITNESS COURT
- 9 SENIOR CITIZEN PARK AND LEISURE LAWN
- 10 REFLEXOLOGY
- 11 WATER FEATURE WITH FLOATING CABANA
- 12 STEPPED PLANTER WITH WATER FEATURE
- 13 RETAIL / COMMERCIAL SHOPS
- 14 SEATING





## LEGENDS

## SECOND FLOOR LEVEL

- 15 OURDOOR KID'S PLAY AREA
- 16 WOODEN DECK WITH PERGOLA
- 17 LANDSCAPE AREA
- 18 LAWN

## BLOCK - 1 & BLOCK 2

- 19 HERB GARDEN
- 20 ROOFTOP WALKWAY
- 21 JACUZZI
- 22 SWIMMING POOL
- 23 KID'S POOL
- 24 POOL DECK
- 25 RAISED YOGA LAWN
- 26 STARGAZING DECK
- 27 STEPPING STONE WALKWAY
- 28 YOGA PAVILLION
- 29 CHESS COURT



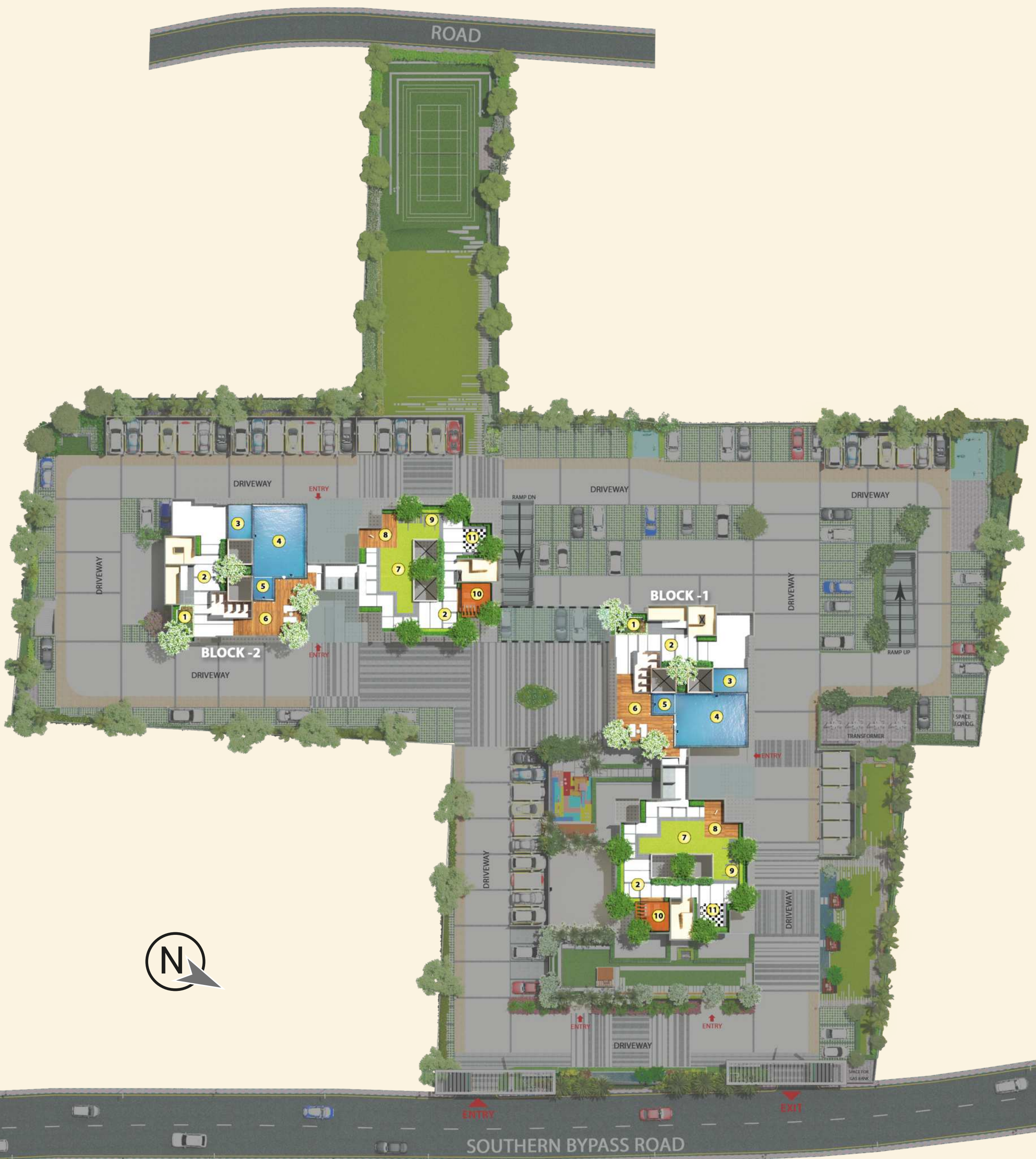


LEGENDS

TERRACE LEVEL

BLOCK - 1 & BLOCK 2

- 1 HERB GARDEN
- 2 ROOFTOP WALKWAY
- 3 JACUZZI
- 4 SWIMMING POOL
- 5 KID'S POOL
- 6 POOL DECK
- 7 RAISED YOGA LAWN
- 8 STARGAZING DECK
- 9 STEPPING STONE WALKWAY
- 10 YOGA PAVILLION
- 11 CHESS COURT





FLOOR PLAN AND ISOMETRIC VIEW

FLOOR PLAN | BLOCK 1 & 2  
1ST FLOOR PLAN COMBINED



Block 1 & 2   1st floor plan							
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)
BLOCK 1	D	2BHK+2TOI	688	538	17	41	688
	E	2BHK+2TOI	688	538	17	41	890
	A	3BHK+2TOI	802	638	24	40	802
	B	3BHK+2TOI	781	636	9	41	949
	C	3BHK+2TOI	781	638	9	41	949
BLOCK 2	D	2BHK+2TOI	688	538	17	41	688
	E	2BHK+2TOI	688	538	17	41	688
	F	3BHK+2TOI	781	638	9	41	914
	G	3BHK+2TOI	781	637	9	41	914
	H	3BHK+2TOI	792	638	16	40	1038

\*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 PLAN



### SECOND FLOOR AMENITIES

- 1 OUTDOOR KID'S PLAY ZONE
- 2 WOODEN DECK WITH PERGOLA
- 3 LANDSCAPED AREA
- 4 LAWN

Block 1   2nd 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	782	638	9	40	386	975
B	3BHK+2TOI	781	636	9	41	398	980
C	3BHK+2TOI	781	638	9	41	398	980
D	2BHK+2TOI	688	538	17	41	74	725
E	2BHK+2TOI	677	538	8	41	71	713
F	3BHK+2TOI	781	638	9	41	245	904
G	3BHK+2TOI	781	637	9	41	429	996
H	3BHK+2TOI	783	638	9	40	312	939

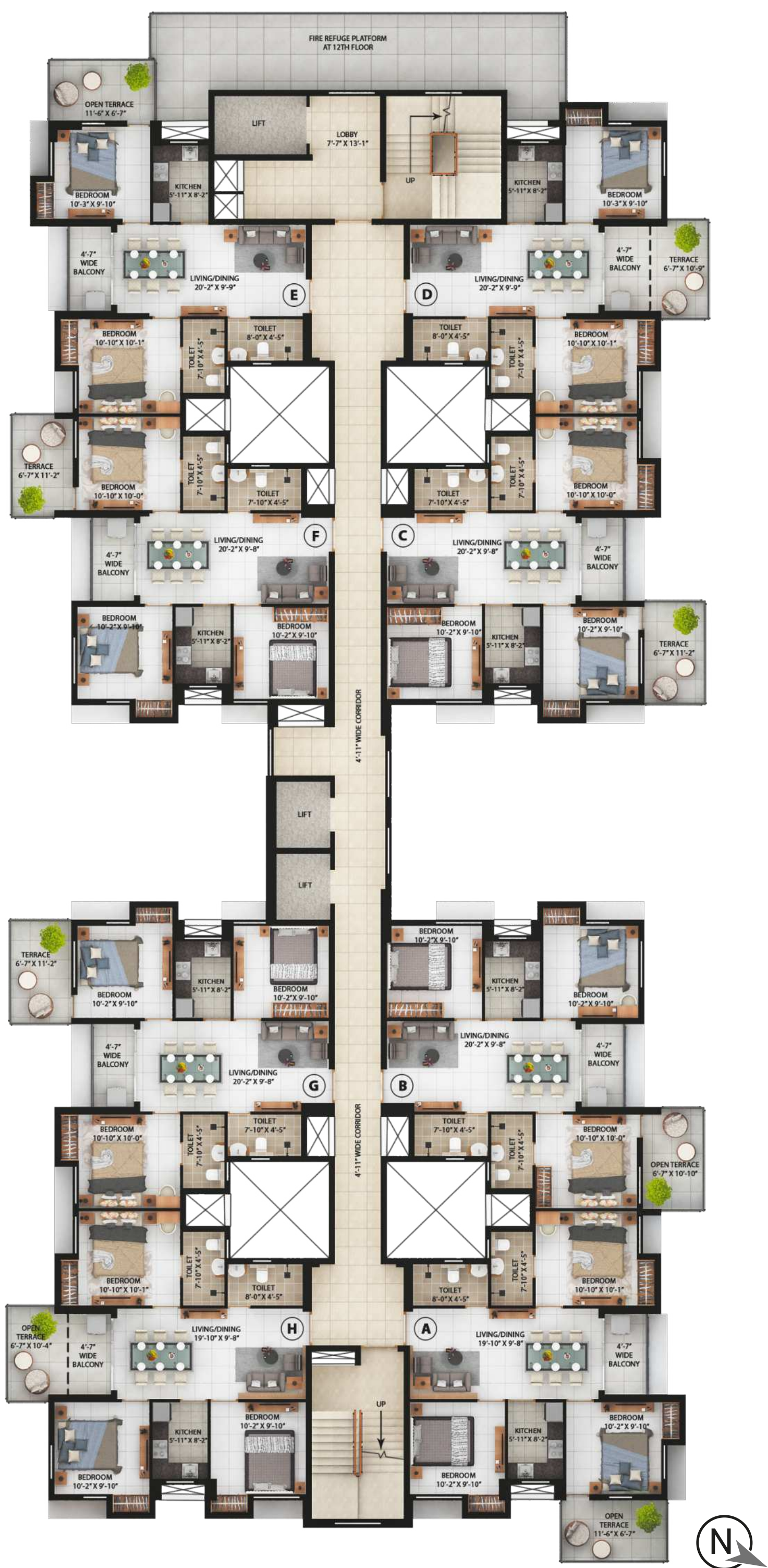
\*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

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, 6TH, 9TH, 12TH, 15TH, 18TH, 21ST & 24TH FLOOR PLAN



Block 1   Typical floor plan (3rd, 6th, 9th, 12th, 15th, 18th, 21st & 24th)							
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	802	638	24	40	75	840
B	3BHK+2TOI	781	636	8	41	72	817
C	3BHK+2TOI	791	638	17	41	73	828
D	2BHK+2TOI	688	538	17	41	67	722
E	2BHK+2TOI	688	538	17	41	75	726
F	3BHK+2TOI	780	638	8	41	72	816
G	3BHK+2TOI	792	637	17	41	73	829
H	3BHK+2TOI	802	638	24	40	65	835

\*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, 13TH, 16TH, 19TH & 22ND FLOOR PLAN



Block 1   Typical floor plan (4rd, 7th, 10th, 13th, 16th, 19th & 22nd)							
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	802	638	24	40	63	834
B	3BHK+2TOI	792	636	17	41	73	829
C	3BHK+2TOI	780	638	8	41	72	816
D	2BHK+2TOI	688	538	17	41	75	726
E	2BHK+2TOI	688	538	17	41	66	721
F	3BHK+2TOI	791	638	17	41	73	828
G	3BHK+2TOI	781	637	8	41	71	817
H	3BHK+2TOI	802	638	24	40	75	840

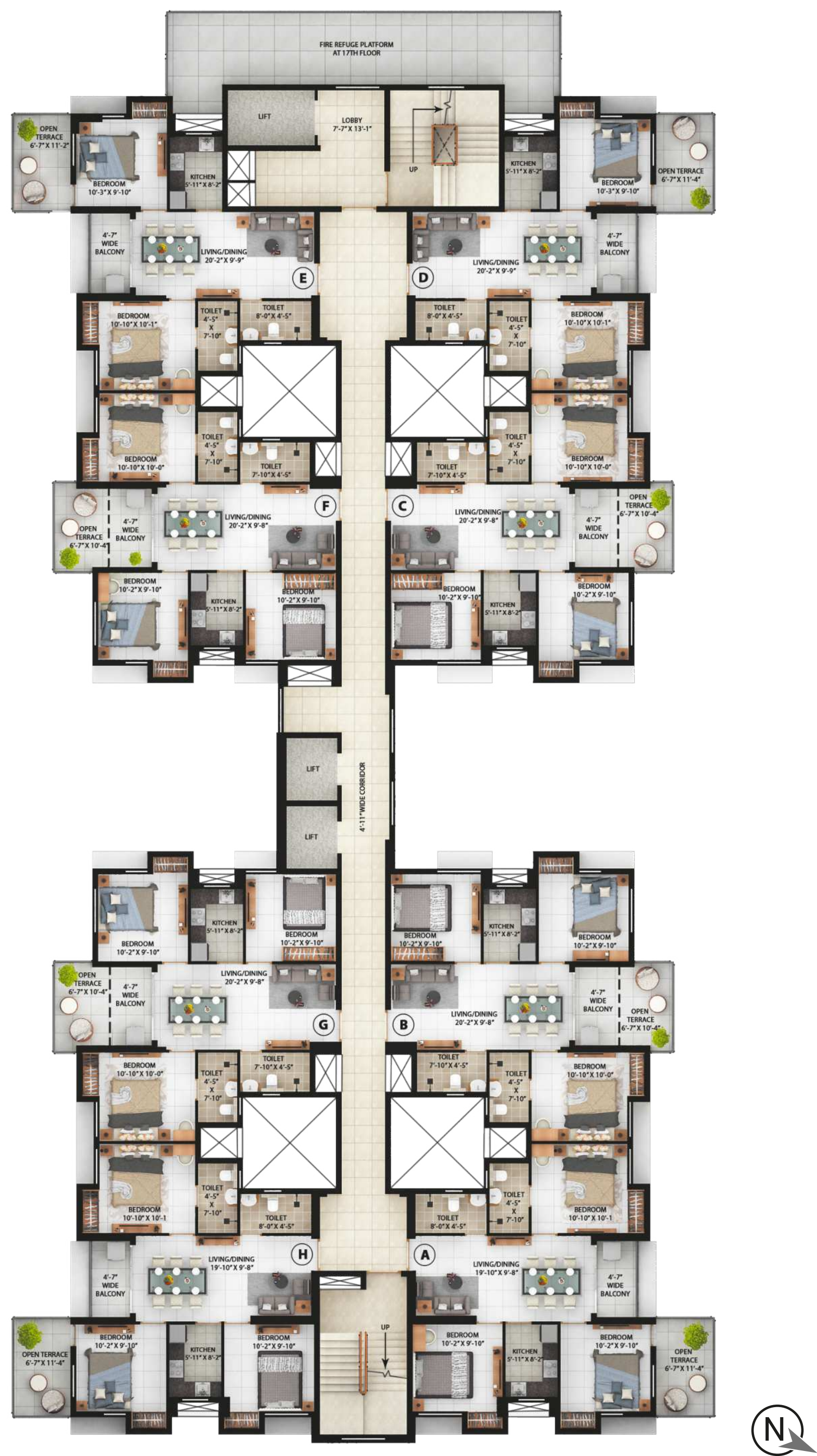
\*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

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, 14TH, 17TH, 20TH & 23RD FLOOR PLAN



Block 1   Typical floor plan (5th, 8th, 11th, 14th, 17th, 20th & 23rd)							
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	802	638	24	40	74	839
B	3BHK+2TOI	792	636	17	41	63	824
C	3BHK+2TOI	791	638	17	41	63	823
D	2BHK+2TOI	688	538	17	41	74	725
E	2BHK+2TOI	688	538	17	41	73	725
F	3BHK+2TOI	791	638	17	41	63	823
G	3BHK+2TOI	792	637	17	41	63	824
H	3BHK+2TOI	802	638	24	40	74	839

\*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: 2ND, 5TH, 8TH, 11TH,14TH, 17TH, 20TH & 23RD FLOOR PLAN



Block 2   Typical floor plan (2nd, 5th, 8th, 11th, 14th, 17th, 20th & 23rd)							
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	802	638	24	40	74	839
B	3BHK+2TOI	792	636	17	41	63	824
C	3BHK+2TOI	791	638	17	41	0	791
D	2BHK+2TOI	688	538	17	41	0	688
E	2BHK+2TOI	688	538	17	41	0	688
F	3BHK+2TOI	791	638	17	41	0	791
G	3BHK+2TOI	792	637	17	41	63	824
H	3BHK+2TOI	802	638	24	40	74	839

\*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: 3RD, 6TH, 9TH, 12TH, 15TH, 18TH & 21ST FLOOR PLAN



Block 2   Typical floor plan (3rd, 6th, 9th, 12th, 15th, 18th & 21st)							
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	802	638	24	40	75	840
B	3BHK+2TOI	781	636	8	41	72	817
C	3BHK+2TOI	791	638	17	41	0	791
D	2BHK+2TOI	688	538	17	41	0	688
E	2BHK+2TOI	688	538	17	41	75	726
F	3BHK+2TOI	791	638	17	41	0	791
G	3BHK+2TOI	792	637	17	41	73	829
H	3BHK+2TOI	802	638	24	40	65	835

\*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: 4TH, 7TH, 10TH, 13TH, 16TH, 19TH & 22ND FLOOR PLAN



Block 2   Typical floor plan (4th, 7th, 10th, 13th, 16th, 19th & 22nd)							
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	802	638	24	40	63	834
B	3BHK+2TOI	792	636	17	41	73	829
C	3BHK+2TOI	791	638	17	41	0	791
D	2BHK+2TOI	688	538	17	41	75	726
E	2BHK+2TOI	688	538	17	41	0	688
F	3BHK+2TOI	791	638	17	41	60	821
G	3BHK+2TOI	781	637	8	41	71	817
H	3BHK+2TOI	802	638	24	40	75	840

\*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.



ISOMETRIC VIEW | BLOCK-1 | 24TH Floor Plan | Flat Type C | 3BHK + 2TOI

Legends

- 1 Bedroom 9'10" x 10'2"
- 2 Living/Dining 9'8" x 20'2"
- 3 Toilet 4'5" x 7'10"
- 4 Toilet 7'10" x 4'5"
- 5 Bedroom 10' x 10'10"
- 6 Wide Balcony 4'7"
- 7 Open Terrace 11'2" x 6'7"
- 8 Bedroom 9'10" x 10'2"
- 9 Kitchen 8'2" x 5'11"



Block 1   24th floor plan   Flat type C   3BHK+2TOI						
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)
Flat No.	Flat Type					
C	3BHK+2TOI	791	638	17	41	73
		Total Chargeable Area (Sq. Ft)				
		828				

\*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.



ISOMETRIC VIEW | BLOCK-1 | 24TH Floor Plan | Flat Type D | 2BHK + 2TOI

Legends

- 1 Living/Dining 9'9" x 20'2"
- 2 Kitchen 8'2" x 5'11"
- 3 Bedroom 9'10" x 10'3"
- 4 Wide Balcony 4'7"
- 5 Open Terrace 10'9" x 6'7"
- 6 Bedroom 10'1" x 10'10"
- 7 Toilet 7'10" x 4'5"
- 8 Toilet 4'5" x 8'0"



Block 1   24th floor plan   Flat type D   2BHK+2TOI							
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						
D	2BHK+2TOI	688	538	17	41	67	722

\*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.





## About Merlin Group

With over 4 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.



# Completed Projects

## Merlin – A Past Perfect

From sky-scraping towers to uber-luxury villas and penthouses, every Merlin home bears testimony to unmatched excellence. Over 2.5 million sq ft of construction work is in progress in Kolkata, and around 5 million in Chennai, Ahmedabad, Raipur, Pune and Bhubaneswar. Exemplary craftsmanship makes our superstructures prominent landmarks and objects of awe.







## Other developments of Merlin include

Merlin Niket, Merlin Kunj, Merlin Surabhi, Merlin Gems, Laurel Garden, Merlin Lotus, Merlin Orchid, Merlin Lily, Merlin Heights, Merlin Point, Merlin Villa, Merlin Jyoti, Merlin Tirtha, Merlin Legend, Merlin Varun Apartment, Merlin Renaissance, Merlin Ornate, Merlin Ekta and Merlin Trinoyoni.

## Merlin’s Landmarks Beyond West Bengal





Merlin



**PRE-CERTIFIED  
GOLD RATED  
PROJECT**







Head Office:

Site Address:

Website:

Call:

Rera Reg. No.:

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

Holding No -111, On Extension Of E.M.Bypass Extension Road,  
Municipal Ward No 24 Post Office:, Chowhati, Rajpur Sonarpur,  
West Bengal 700148

[www.merlinprojects.com/projects/skygaze/](http://www.merlinprojects.com/projects/skygaze/)

033 6809 1178

WBRERA/P/SOU/2023/000417 | [rera.wb.gov.in](http://rera.wb.gov.in)

 [twitter.com/GroupMerlin](https://twitter.com/GroupMerlin)

 [instagram.com/merlingroup](https://www.instagram.com/merlingroup)

 [facebook.com/MERLINGROUP](https://facebook.com/MERLINGROUP)

 [linkedin.com/company/merlin-group-of-companies](https://linkedin.com/company/merlin-group-of-companies)

