



Merlin 

THE

Area Statement and Floor Plans



**CERTIFIED
GOLD RATED
PROJECT**



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



Legends

Ground Level

- 1 Entrance/Exit Gate Complex
- 2 Accent Paving at Entry/Exit Gate Complex
- 3 Car Parking
- 4 Pergola
- 5 Open-air Theatre overlooking Natural Pond
- 6 Floating Stage in Pond
- 7 Bridge Connection to Stage
- 8 Lotus Pond
- 9 Floating Jet Fountains and Water Feature
- 10 Jogging Track along Pond
- 11 Lawn
- 12 Open Sitting
- 13 Pathway through Portals
- 14 Mound with Dense Plantation
- 15 Boundary Plantation
- 16 Tower Drop-off with Accent Paving
- 17 Tower Arrival Court
- 18 Mound with Dense Plantation & Sculptures
- 19 Entry to Community Centre

Podium Level

- 20 Central Green/Multipurpose Sports field
- 21 Pathway/Jogging Track
- 22 Sitting under Trellis
- 23 Sitting in different areas
- 24 Cantilevered Gazebo overlooking Pond
- 25 Kids Play Area
- 26 Viewing Deck
- 27 Yoga/Meditation Pavilion floating in Lotus Pond
- 28 Tennis Court
- 29 Golf Putting Green
- 30 Enclosed Garden
- 31 Outdoor Gym
- 32 Gazebo with Sitting
- 33 Reflexology Path

Disclaimer: The external colour scheme shown in perspective view are tentative, the same may vary and will be done as per the advice of Project Architect.



Disclaimer : All the indexing are on approximation. There may be slight variation in actual construction.

Tower 1 - 1st floor plan (Area as per WBHIRA)



Unit Info		Total Flat Area sq. ft.	Flat Area sq. ft.	Cupboard Area sq.ft.	Ser.Balcony Area sq.ft.	Open Terrace Area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
A	3BHK+2TOI	1971	790	33	26	2054
B	3BHK+2TOI	1188	790	33	26	489
C	2BHK+STUDY+2TOI	913	698	24	25	171
D	2BHK+2TOI	741	560	20	0	176
E	2BHK+2TOI	741	560	20	0	176
F	2BHK+STUDY+2TOI	1471	698	24	25	1286

*Built up Area Includes Carpet Area of The Unit, Service Balcony, Cupboard, 50% of The Terrace Area and the Wall Area.

Tower 2 - 1st floor plan (Area as per WBHIRA)



UNIT INFO		TOTAL FLAT AREA SQ.FT	FLAT AREA SQ.FT	CUPBOARD AREA SQ.FT	SER.BALCONY AREA SQ.FT	OPEN TERRACE AREA SQ.FT
FLAT NO.	FLAT TYPE	BU	CARPET	CARPET	CARPET	CARPET
B	3BHK+2TOI	1686	790	33	26	1485
C	2BHK+STUDY+2TOI	998	698	24	25	340
D	2BHK+2TOI	741	560	20	0	176
E	2BHK+2TOI	741	560	20	0	176
H	2BHK+2TOI	741	560	20	0	176
G	2BHK+2TOI	741	560	20	0	176
K	2BHK+STUDY+2TOI	998	698	24	25	340
L	3BHK+2TOI	1645	790	33	26	1403

*Built up Area Includes Carpet Area of The Unit, Service Balcony, Cupboard, 50% of The Terrace Area and the Wall Area.

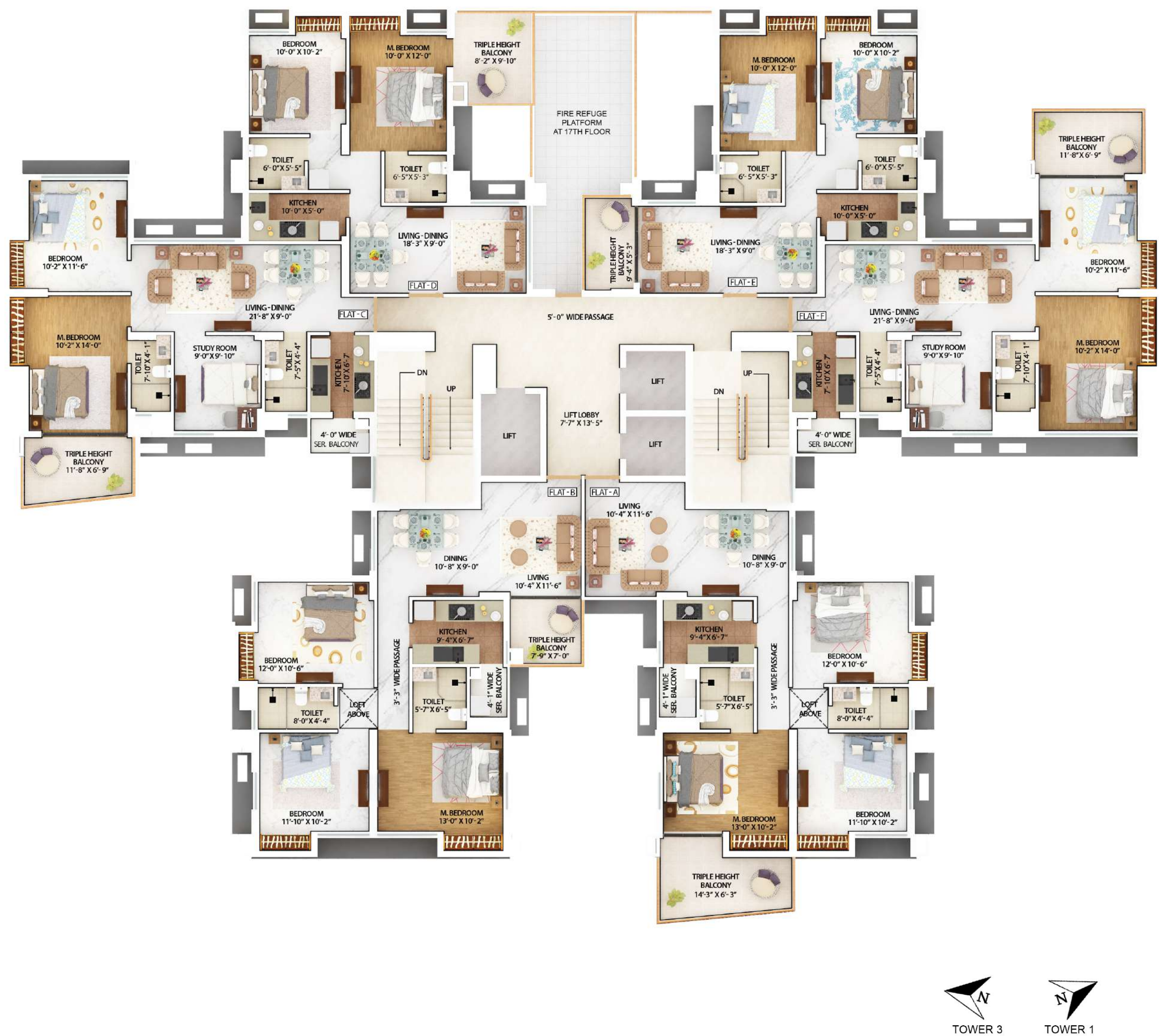
Tower 3 - 1st floor plan (Area as per WBHIRA)



Unit Info		Total Flat Area sq. ft.	Flat Area sq. ft.	Cupboard Area sq.ft.	Ser.Balcony Area sq.ft.	Open Terrace Area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
A	3BHK+2TOI	1653	790	33	26	1418
B	3BHK+2TOI	2020	790	33	26	2154
C	2BHK+STUDY+2TOI	1366	698	24	25	1076
D	2BHK+2TOI	741	560	20	0	176
E	2BHK+2TOI	741	560	20	0	176
F	2BHK+STUDY+2TOI	992	698	24	25	328

*Built up Area Includes Carpet Area of The Unit, Service Balcony, Cupboard, 50% of The Terrace Area and the Wall Area.

Tower 1 & 3 - 2, 5, 8, 11, 14 & 17 th floor plan (Area as per WBHIRA)



Unit Info		Total Flat Area sq. ft.	Flat Area sq. ft.	Cupboard Area sq.ft.	Ser.Balcony Area sq.ft.	Open Terrace Area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
A	3BHK+2TOI	1024	821	33	26	102
B	3BHK+2TOI	1001	821	33	26	53
C	2BHK+STUDY+2TOI	867	698	24	25	79
D	2BHK+2TOI	694	560	20	0	83
E	2BHK+2TOI	680	560	20	0	54
F	2BHK+STUDY+2TOI	867	698	24	25	79

*Built up Area Includes Carpet Area of The Unit, Service Balcony, Cupboard, 50% of The Terrace Area and the Wall Area.

Tower 2 - 2nd floor plan (Area as per WBHIRA)



UNIT INFO		TOTAL FLAT AREA SQ.FT	FLAT AREA SQ.FT	CUPBOARD AREA SQ.FT	SER.BALCONY AREA SQ.FT	OPEN TERRACE AREA SQ.FT
FLAT NO.	FLAT TYPE	BU	CARPET	CARPET	CARPET	CARPET
B	3BHK+2TOI	1001	821	33	26	53
C	2BHK+STUDY+2TOI	867	698	24	25	79
D	2BHK+2TOI	694	560	20	0	83
E	2BHK+2TOI	680	560	20	0	54
H	2BHK+2TOI	694	560	20	0	83
J	2BHK+2TOI	680	560	20	0	54
K	2BHK+STUDY+2TOI	867	698	24	25	79
L	3BHK+2TOI	1024	821	33	26	102

*Built up Area Includes Carpet Area of The Unit, Service Balcony, Cupboard, 50% of The Terrace Area and the Wall Area.

Tower 2 - 3, 6, 9, 12 & 15 th floor plan (Area as per WBHIRA)



Tower 2 - 3rd Floor

UNIT INFO		TOTAL FLAT AREA SQ.FT	FLAT AREA SQ.FT	CUPBOARD AREA SQ.FT	SER.BALCONY AREA SQ.FT	OPEN TERRACE AREA SQ.FT
FLAT NO.	FLAT TYPE	BU	CARPET	CARPET	CARPET	CARPET
A	3BHK+2TOI	1479	821	33	26	1011
B	3BHK+2TOI	1020	821	33	26	94
C	2BHK+STUDY+2TOI	862	698	24	25	70
D	2BHK+2TOI	680	560	20	0	54
E	2BHK+2TOI	694	560	20	0	83
F	2BHK+STUDY+2TOI	1026	708	0	25	451
G	2BHK+STUDY+2TOI	1026	708	0	25	451
H	2BHK+2TOI	680	560	20	0	54
J	2BHK+2TOI	694	560	20	0	83
K	2BHK+STUDY+2TOI	862	698	24	25	70
L	3BHK+2TOI	1020	821	33	26	94
M	3BHK+2TOI	1479	821	33	26	1011

Tower 2 - 6, 9, 12 & 15th Floor

UNIT INFO		TOTAL FLAT AREA SQ.FT	FLAT AREA SQ.FT	CUPBOARD AREA SQ.FT	SER.BALCONY AREA SQ.FT	OPEN TERRACE AREA SQ.FT
FLAT NO.	FLAT TYPE	BU	CARPET	CARPET	CARPET	CARPET
A	3BHK+2TOI	1020	821	33	26	94
B	3BHK+2TOI	1020	821	33	26	94
C	2BHK+STUDY+2TOI	862	698	24	25	70
D	2BHK+2TOI	680	560	20	0	54
E	2BHK+2TOI	694	560	20	0	83
F	2BHK+STUDY+2TOI	835	708	0	25	69
G	2BHK+STUDY+2TOI	835	708	0	25	69
H	2BHK+2TOI	680	560	20	0	54
J	2BHK+2TOI	694	560	20	0	83
K	2BHK+STUDY+2TOI	862	698	24	25	70
L	3BHK+2TOI	1020	821	33	26	94
M	3BHK+2TOI	1020	821	33	26	94

*Built up Area Includes Carpet Area of The Unit, Service Balcony, Cupboard, 50% of The Terrace Area and the Wall Area.

Tower 1 & 3 - 3, 6, 9, 12 & 15 th floor plan (Area as per WBHIRA)



Unit Info		Total Flat Area sq. ft.	Flat Area sq. ft.	Cupboard Area sq.ft.	Ser.Balcony Area sq.ft.	Open Terrace Area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
A	3BHK+2TOI	1020	821	33	26	94
B	3BHK+2TOI	1020	821	33	26	94
C	2BHK+STUDY+2TOI	862	698	24	25	70
D	2BHK+2TOI	680	560	20	0	54
E	2BHK+2TOI	694	560	20	0	83
F	2BHK+STUDY+2TOI	862	698	24	25	70

*Built up Area Includes Carpet Area of The Unit, Service Balcony, Cupboard, 50% of The Terrace Area and the Wall Area.

Tower 2 - 4, 7, 10, 13 & 16th floor plan (Area as per WBHIRA)



UNIT INFO		TOTAL FLAT AREA SQ.FT	FLAT AREA SQ.FT	CUPBOARD AREA SQ.FT	SER.BALCONY AREA SQ.FT	OPEN TERRACE AREA SQ.FT
FLAT NO.	FLAT TYPE	BU	CARPET	CARPET	CARPET	CARPET
A	3BHK+2TOI	1001	821	33	26	53
B	3BHK+2TOI	1024	821	33	26	102
C	2BHK+STUDY+2TOI	867	698	24	25	79
D	2BHK+2TOI	691	560	20	0	77
E	2BHK+2TOI	691	560	20	0	77
F	2BHK+STUDY+2TOI	840	708	0	25	79
G	2BHK+STUDY+2TOI	840	708	0	25	79
H	2BHK+2TOI	691	560	20	0	77
J	2BHK+2TOI	691	560	20	0	77
K	2BHK+STUDY+2TOI	867	698	24	25	79
L	3BHK+2TOI	1001	821	33	26	53
M	3BHK+2TOI	1024	821	33	26	102

*Built up Area Includes Carpet Area of The Unit, Service Balcony, Cupboard, 50% of The Terrace Area and the Wall Area.

Tower 1 & 3 - 4, 7, 10, 13 & 16 th floor plan (Area as per WBHIRA)



Unit Info		Total Flat Area sq. ft.	Flat Area sq. ft.	Cupboard Area sq.ft.	Ser.Balcony Area sq.ft.	Open Terrace Area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
A	3BHK+2TOI	1001	821	33	26	53
B	3BHK+2TOI	1024	821	33	26	102
C	2BHK+STUDY+2TOI	867	698	24	25	79
D	2BHK+2TOI	691	560	20	0	77
E	2BHK+2TOI	691	560	20	0	77
F	2BHK+STUDY+2TOI	867	698	24	25	79

*Built up Area Includes Carpet Area of The Unit, Service Balcony, Cupboard, 50% of The Terrace Area and the Wall Area.

Tower 2 - 5, 8, 11 & 14 th floor plan (Area as per WBHIRA)



UNIT INFO		TOTAL FLAT AREA SQ.FT	FLAT AREA SQ.FT	CUPBOARD AREA SQ.FT	SER.BALCONY AREA SQ.FT	OPEN TERRACE AREA SQ.FT
FLAT NO.	FLAT TYPE	BU	CARPET	CARPET	CARPET	CARPET
A	3BHK+2TOI	1024	821	33	26	102
B	3BHK+2TOI	1001	821	33	26	53
C	2BHK+STUDY+2TOI	867	698	24	25	79
D	2BHK+2TOI	694	560	20	0	83
E	2BHK+2TOI	680	560	20	0	54
F	2BHK+STUDY+2TOI	840	708	0	25	79
G	2BHK+STUDY+2TOI	840	708	0	25	79
H	2BHK+2TOI	694	560	20	0	83
J	2BHK+2TOI	680	560	20	0	54
K	2BHK+STUDY+2TOI	867	698	24	25	79
L	3BHK+2TOI	1024	821	33	26	102
M	3BHK+2TOI	1001	821	33	26	53

*Built up Area Includes Carpet Area of The Unit, Service Balcony, Cupboard, 50% of The Terrace Area and the Wall Area.

Tower 2 - 17th floor plan (Area as per WBHIRA)



UNIT INFO		TOTAL FLAT AREA SQ.FT	FLAT AREA SQ.FT	CUPBOARD AREA SQ.FT	SER.BALCONY AREA SQ.FT	OPEN TERRACE AREA SQ.FT
FLAT NO.	FLAT TYPE	BU	CARPET	CARPET	CARPET	CARPET
A	3BHK+2TOI	1024	821	33	26	102
B	3BHK+2TOI	1001	821	33	26	53
C	2BHK+STUDY+2TOI	867	698	24	25	79
D	2BHK+2TOI	694	698	20	0	83
E	2BHK+2TOI	680	560	20	0	54
H	2BHK+2TOI	694	560	20	0	83
J	2BHK+2TOI	680	560	20	0	54
K	2BHK+STUDY+2TOI	867	698	24	25	79
L	3BHK+2TOI	1024	821	33	26	102
M	3BHK+2TOI	1001	821	33	26	53

*Built up Area Includes Carpet Area of The Unit, Service Balcony, Cupboard, 50% of The Terrace Area and the Wall Area.



Wooden pathway with decorated pergola



Tower 1 & 3 - 2, 5, 8, 11, 14 & 17 th floor (Type C) (Area as per WBHIRA)

UNIT INFO		TOTAL FLAT AREA SQ.FT	FLAT AREA SQ.FT	CUPBOARD AREA SQ.FT	SER.BALCONY AREA SQ.FT	OPEN TERRACE AREA SQ.FT
FLAT NO.	FLAT TYPE	BU	CARPET	CARPET	CARPET	CARPET
C	2BHK + STUDY + 2TOI	867	698	24	25	79

*Built up Area Includes Carpet Area of The Unit, Service Balcony, Cupboard, 50% of The Terrace Area and the Wall Area.

Legends

- ①

Living / Dining (21'8" X 9'0")
- ②

Master Bedroom (10'2" X 14'-0")
- ③

Bedroom (10'2" X 11'6")
- ④

Study Room (9'0" X 9'10")
- ⑤

Triple height balcony (6'-9" wide)
- ⑥

Ser. Balcony (4' wide)
- ⑦

Toilet (7'10"X4'1")
- ⑧

Toilet (7'5"X4'4")
 - Branded Sanitary & CP fittings
 - Hot & Cold water provision
 - Designer tiles upto 7 ft height
- ⑨

Kitchen (7'10"X6'7")
 - Granite counter top
 - Designer tiles upto 2 ft height above counter top
 - Hot & Cold water provision
 - Stainless steel sink
- ⑩

Large size vitrified tiles (floor) bedrooms, toilet, kitchen
- ⑪

Large size vitrified flooring (floor) liv / din & common passage
- ⑫

External Walls
- ⑬

Internal Walls
- ⑭

Gypsum plaster for extra smooth finish
- ⑮

Toilet floor with heavy duty anti-skid flooring
- ⑯

Kichen floor with heavy duty matt finish ceramic tiles
- ⑰

Superior quality aluminium windows



THE

in details !

Grand Entrance Lobby:

- Modish entrance lobby with premium wall finishes, combination of Italian marble, granite, polished veneer & paint.

Elevation:

- An iconic building, meticulously designed with state-of-the-art specifications.

Air-Conditioning:

- Split Air-Conditioning in all rooms including the dining/ living room
(not in Bathroom/Kitchen/Balcony)

Foundation & Structure:

- Reinforced cement with concrete on piles and sheer walls wherever necessary
- Strict surveillance on quality

Wall finish:

- Gypsum plaster for extra smooth finish

Doors:

- Polished flush main door
- Painted flush door in bedrooms, bathrooms and kitchen

Windows:

- Anodized aluminum windows with glass panes

Hardware & Fittings:

- Branded locks and hardware fittings of reputed brand

Floors:

- Large size vitrified tiles in living, dining & bedrooms
- Kitchen floor with heavy duty matt finish ceramic tiles
- Anti-skid floor tiles in bathroom and designer tiles on walls upto 7 ft height

Elevators:

- High speed automatic lifts of reputed brand with well-decorated lift cars
- One stretcher lift with capacity of 13 passengers

Common lighting:

- Overhead illumination for compound & street lighting inside the complex
- Use of LED lighting in major areas to minimize common area power consumption

Electrical details:

- PVC conduit pipe with copper wiring, MCBs/ELCBs with sufficient power points for electricity, telephone, internet etc. and other necessary gadgets inside the apartment and cable outside.
- Fire resistant wires with premium modular switches of reputed brand
- Quality earthing for all electro-mechanical gadgets
- Power back-up up to 5 KVA sufficient to run all your electrical gadgets including Air-Conditioner.

24x7 Security & Fire Prevention:

- Security surveillance facility with CCTV
- Fire fighting arrangements as per recommendation of West Bengal Fire Service (as per Provisional NOC)
- Video door phone facility with intercom system

Treatment:

- Anti-termite treatment during various stages of construction

Water Treatment:

- 24 hour treated water supply

Proofing:

- Superior quality waterproofing wherever necessary

Kitchen:

- Granite counter top
- Dado of ceramic tiles above platform upto 2 ft height
- Stainless steel sink
- Hot & cold water provision

Toilet:

- Water efficient sanitary fixtures of reputed brand
- Top-of-the-line international quality fittings of reputed brand
- Designer large-sized wall tiles upto 7 ft height
- Anti-skid flooring
- Hot & Cold water provision

Live amongst Greens, Air & Water:

- Ample open space and greenery all around
- Terraces in some apartments to give a blissful feeling
- Meticulously planned apartments, two/three sides open with cross-ventilation and adequate daylight.





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

Artist's Impression



Head Office:

Site Address:

Website:

Call:

Rera Reg. No.:

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

Merlin The One, 1, Raja Rammohan Roy Rd, Kolkata,
West Bengal 700041

www.merlinprojects.com/projects/theone/

033 6809 1190

HIRA/P/KOL/2018/000096 | rera.wb.gov.in

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