

WBRERA/P/NOR/2023/000227

[rera.wb.gov.in](http://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.

Live, love and immerse yourself in a  
*ceaseless life*

• 2/3/4 BHK • 732 – 1634 sq. ft.



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



All facilities and amenities mentioned have usage access for all residents, irrespective of phase development in place where Godtha amenities are visible or demarcated.

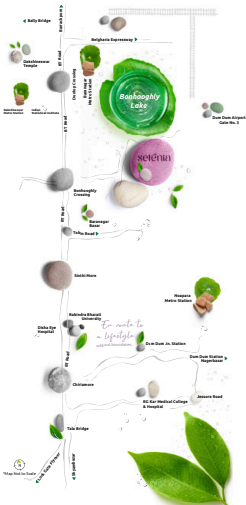
Artist's Impression | The external colour scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architects.

*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





Aerial view of the skywalk



Viewing deck



Party deck



Water sports

Phase 1 and Phase 2 have been developed by Sotthira Group and Sotthira Realty.



All facilities and amenities mentioned have usage areas for all residents, irrespective of phase development in plans where Sotthira amenities are visible or demonstrated.

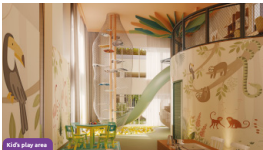
Artist's impression: The external colour scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

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

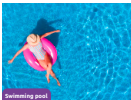


Gymnasium

*Forget boundaries.*   
 Emerge in activities to rejuvenate your soul.



Banquet hall



Swimming pool

Phase 1 and Phase 2 have been developed by Liddha Group and Eden Realty.



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

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,  
*minus the boundaries of life.*



*Let the greens take over*  
 the confines of life.

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

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

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.

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





LAKE VIEW PARK ROAD

## LEGENDS

### GROUND FLOOR

- 01 VIEWING DECK
- 02 AMPHITHEATRE SEATS
- 03 PARTY LAWN
- 04 TOT LOT
- 05 KID'S PLAY AREA
- 06 SAND PIT
- 07 ENTRY PAVING PLAZA
- 08 FLOATING WIFI PODS
- 09 FITNESS STATION
- 10 COURTYARD GARDEN
- 11 SITTING ALCOVE
- 12 BBQ AREA
- 13 AROMA GARDEN
- 14 REFLEXOLOGY
- 15 SENIORS CORNER
- 16 OUTDOOR DINING
- 17 SWIMMING POOL
- 18 KID'S POOL
- 19 PARKING AREA
- 20 MULTI LEVEL CAR PARKING

### PODIUM


- 21 RELAXATION AREA
  - 22 RESTING PAVILION
  - 23 BADMINTON COURT
  - 24 CRICKET PITCH
  - 25 MULTIPURPOSE COURT
- ### 24th FLOOR
- 26 SWIMMING POOL(at 24th floor)

## INDEX

- 2 BHK + 2T
- 3 BHK + 2T
- 3 BHK + 3T
- 4 BHK + 3T
- 4 BHK + 4T



BONHOOGHLY LAKE

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 demarcated.





### Skywalk

- 01 CRICKET PITCH
- 02 JOGGING TRACK
- 03 KID'S PLAY AREA
- 04 TABLE TENNIS ZONE
- 05 YOGA & MEDITATION
- 06 PARTY LAWN
- 07 PARTY DECK
- 08 OBSERVATION DECK
- AMPHITHEATER - SKYPLEX

- 09 SKY ART GARDEN
- 10 WATER SPORTS
- 11 FITNESS GARDEN
- 12 CHESS COURT
- 13 SPORTS COURT
- 14 VIEWING DECK
- 15 WATER FEATURE
- 16 RELAXATION DECK
- 17 SKY DINING AREA

- 18 YOGA DECK
- 19 ROOF GARDEN
- 20 MEDITATION DECK
- 21 VIEWING TRELLIS
- 22 BB-Q DECK
- 23 KID'S PLAY AREA
- 24 FITNESS STATION
- 25 SITTING LOUNGE DECK
- 26 SITTING ALCOVE

- 27 PUTTING GREEN
- 28 SKY GARDEN
- 29 WALKWAY CANOPY

**serenia**  
Upscale living | Phase III

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

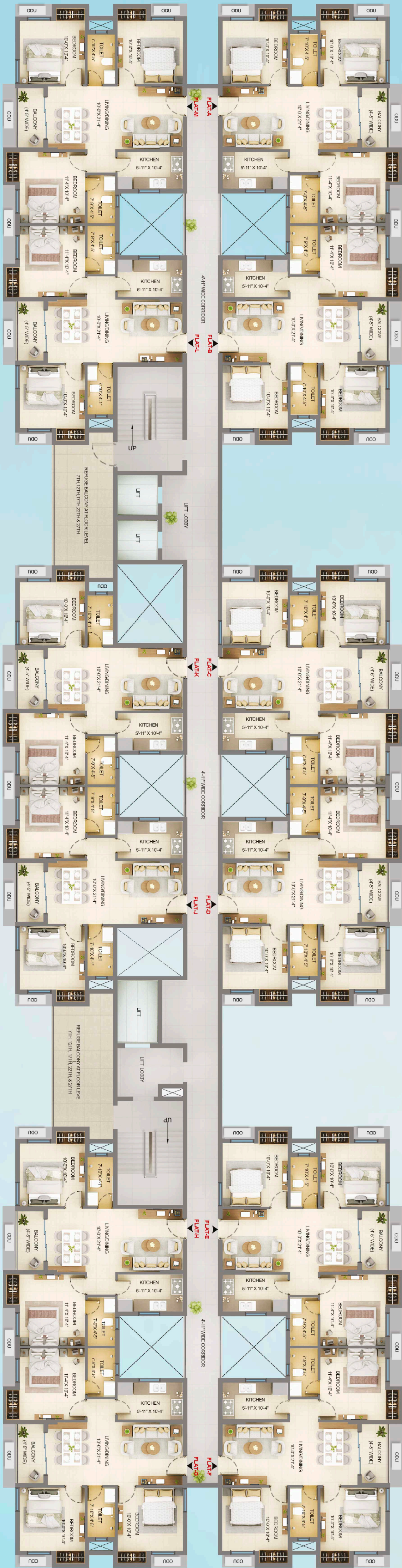
All facilities and amenities mentioned have usage access for all residents, irrespective of phase development in plans where Siddha amenities are visible or demarcated.





# FLOOR PLAN

## TOWER-1: 4th–25th Floor



TOWER-1: 4th - 25th Floor

Unit Info		Carpet Area (Sq. ft.)	C.B. Area (Sq. ft.)	Built-Up Area (Sq. ft.)	Balcony Built-Up Area (Sq. ft.)	Total Chargeable Built-Up Area (Sq. ft.)
Flat No.	Flat Type					
Flat-A	3BHK+2T	708	28	865	41	865
Flat-B	3BHK+2T	708	28	865	41	865
Flat-C	3BHK+2T	708	28	865	41	865
Flat-D	3BHK+2T	708	28	865	41	865
Flat-E	3BHK+2T	708	28	865	41	865
Flat-F	3BHK+2T	708	28	865	41	865
Flat-G	3BHK+2T	708	28	865	41	865
Flat-H	2BHK+2T	596	19	732	41	732
Flat-J	2BHK+2T	596	19	732	41	732
Flat-K	2BHK+2T	596	19	732	41	732
Flat-L	2BHK+2T	596	19	732	41	732
Flat-M	3BHK+2T	708	28	865	41	865

(Area statement as per RERA)



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.

\*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 BU area and 50% of the open terrace BU area.



FLOOR PLAN

TOWER-2: 1st, 2nd, 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th



TOWER-2: 1st Floor

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Open Terrace Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-D	3BHK+3T	812	27	971	40	64	1003
Flat-E	3BHK+3T	812	27	971	40	64	1003
Flat-F	3BHK+3T	812	27	971	40	64	1003

(Area statement as per RERA)

TOWER-2: 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Open Terrace Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	4BHK+3T	1224	38	1421	51	65	1454
Flat-B	3BHK+3T	928	27	1093	39	64	1125
Flat-C	4BHK+3T	1224	38	1421	51	65	1454
Flat-D	3BHK+3T	812	27	971	40	64	1003
Flat-E	3BHK+3T	812	27	971	40	64	1003
Flat-F	3BHK+3T	812	27	971	40	64	1003

(Area statement 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. | \*The total chargeable area includes RERA BU area and 50% of the open terrace BU area. | 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

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



TOWER-2: 2nd Floor

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Open Terrace Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-D	3BHK+3T	812	27	971	40	64	1003
Flat-E	3BHK+3T	812	27	971	40	64	1003
Flat-F	3BHK+3T	812	27	971	40	64	1003

(Area statement as per RERA)

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

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Open Terrace Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	4BHK+3T	1224	38	1421	51	65	1454
Flat-B	3BHK+3T	928	27	1093	39	64	1125
Flat-C	4BHK+3T	1224	38	1421	51	65	1454
Flat-D	3BHK+3T	812	27	971	40	64	1003
Flat-E	3BHK+3T	812	27	971	40	64	1003
Flat-F	3BHK+3T	812	27	971	40	64	1003

(Area statement 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. | \*The total chargeable area includes RERA BU area and 50% of the open terrace BU area. | 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.



UNIT PLAN

TOWER-1

2BHK+2T



TOWER-1

2BHK+2T

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type					
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-H	2BHK+2T	596	19	732	41	732

(Area statement 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. | \*The total chargeable area includes RERA BU area and 50% of the open terrace BU area. | 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.



ISOMETRIC FLOOR PLAN

TOWER 1 | 2BHK+2T



FLAT BUA INCLUDING CB	RERA CARPET AREA	RERA C.B CARPET AREA	RERA BALCONY
(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
732	596	19	41

- 1

LIVING/DINING 10'-0" X 21'-4"
- 2

KITCHEN 5'-11" X 10'-4"
- 3

TOILET 7'-9" X 4'-5"
- 4

BEDROOM 11'-4" X 10'-4"
- 5

TOILET 7'-10" X 4'-5"
- 6

BEDROOM 10'-0" X 10'-4"
- 7

BALCONY 4'-5" Wide

\*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 BU area and 50% of the open terrace BU area. | 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.



UNIT PLAN

TOWER-1

3BHK+2T



TOWER-1

3BHK+2T

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type					
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	3BHK+2T	708	28	865	41	865

(Area statement as per RERA)



UNIT PLAN

TOWER-2

3BHK+3T



TOWER-2

3BHK+3T

Unit Info		Carpet Area	C.B. Area	Built-Up Area	Balcony Built-Up Area	Open Terrace Built-Up Area	Total Chargeable Built-Up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-B	3BHK+3T	928	27	1093	39	64	1125

(Area statement 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. | \*The total chargeable area includes RERA BU area and 50% of the open terrace BU area. | 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.



ISOMETRIC FLOOR PLAN

TOWER 2 | 3BHK+3T



FLAT BUA INCLUDING CB	RERA CARPET AREA	RERA C.B CARPET AREA	RERA BALCONY	OPEN TERRACE AREA GARDEN AT GROUND
(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
971	812	27	40	64

- 1

LIVING / DINING 18'-3" X 10'-0"
- 2

BALCONY (4'-0" WIDE)
- 3

BEDROOM 11'-0" X 10'-8"
- 4

KITCHEN 7'-4" X 7'-1"
- 5

TOILET 7'-9" X 4'-5"
- 6

TOILET 7'-4" X 4'-4"
- 7

TOILET 7'-4" X 4'-4"
- 8

WIDE PASSAGE 3'-4"
- 9

BEDROOM 11'-0" X 10'-9"
- 10

BEDROOM 11'-0" X 12'-3"
- 11

TERRACE 5'-5" WIDE



UNIT PLAN

TOWER-2

4BHK+3T



TOWER-2

4BHK+3T

Unit info		Carpet Area	C.B. Area	Built Up Area	Balcony Built Up Area	Open Terrace Built Up Area	Total Chargeable Built Up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	4BHK+3T	1224	38	1421	51	65	1454

(Area statement 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. | \*The total chargeable area includes RERA BU area and 50% of the open terrace BU area. | 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.



ISOMETRIC FLOOR PLAN  
TOWER 2 | 4BHK+3T



FLAT BUA INCLUDING CB	RERA CARPET AREA	RERA C.B CARPET AREA	RERA BALCONY	OPEN TERRACE AREA GARDEN AT GROUND
(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
1421	1224	38	51	65

- 1

LIVING/DINING 23'-3" X 13'-0"
- 2

BALCONY (4'-0" WIDE)
- 3

BEDROOM 11'-3" X 10'-0"
- 4

KITCHEN 11'-1" X 9'-10"
- 5

BEDROOM 11'-3" X 10'-0"
- 6

TOILET 11'-1" X 4'-10"
- 7

TOILET 7'-6" X 4'-10"
- 8

WIDE PASSAGE 4'-3"
- 9

BEDROOM 11'-1" X 13'-0"
- 10

TOILET 4'-5" X 8'-3"
- 11

BEDROOM 11'-1" X 13'-0"
- 12

TERRACE 5'-5" WIDE

## Numerous measures to make you feel at home.

### Foundation of structure

- Structure designed following the norms.
- The structure with extra glass height supports
- External wall with
- External wall with a solid base

construction per the design

### Building structure

- Structurally designed and externally painted with a coat of epoxy primer

### Living/dining room

Flooring	Carpet tile
Wall	Emulsion paint
Ceiling	Emulsion paint
Windows	Frame with a window frame, glass
Doors and fittings	Wood door frame, aluminium fittings of the door, handle or a separate handle
Windows	Aluminium powder coated window with glass pane
Roofing	Aluminium powder coated window with glass pane
Roofing	Aluminium powder coated window with glass pane
Roofing	Aluminium powder coated window with glass pane

with a coat of epoxy primer

### Bedroom

Flooring	Carpet tile
Wall	Emulsion paint with a height of 2.1m
Ceiling	Emulsion paint
Windows	Frame with a window frame, glass
Doors and fittings	Wood door frame, aluminium fittings of the door, handle or a separate handle
Windows	Aluminium powder coated window with glass pane and a window frame
Roofing	Aluminium powder coated window with glass pane
Roofing	Aluminium powder coated window with glass pane
Roofing	Aluminium powder coated window with glass pane

### Master bedroom

Flooring	Carpet tile
Wall	Emulsion paint with a height of 2.1m
Ceiling	Emulsion paint
Windows	Frame with a window frame, glass

### Guest bedroom

Flooring	Carpet tile
Wall	Emulsion paint
Ceiling	Emulsion paint
Windows	Frame with a window frame, glass
Doors and fittings	Wood door frame, aluminium fittings of the door, handle or a separate handle

### Bathroom

Flooring	Carpet tile
Wall	Emulsion paint
Ceiling	Emulsion paint
Windows	Frame with a window frame, glass
Doors and fittings	Wood door frame, aluminium fittings of the door, handle or a separate handle

# Numerous measures to make you feel at home.

## Windows

flooring	ventilated glass
door	strong/light
ceiling	strong/light
door	frames with aluminium finish/door
door frame & fittings	standard (aluminum) or custom finishing (aluminum, stainless steel or equivalent metal)
windows	aluminium powder coated window with glass panes
external	external surface of facade/entrance with aluminium
door material	type as door frame, other metals

## Open Terrace

flooring	ceramic tiles
wall	aluminum glass/panel
door	aluminium powder coated door with glass panes
ceiling	aluminium ceiling

## Doors

flooring	ceramic tiles
wall	ceramic tiles up to floor height
ceiling	strong/light
door	frames with aluminium finish door with primer coat
door frame & fittings	standard (aluminum) or custom finishing (aluminum, stainless steel or equivalent metal)
windows	aluminium powder coated window with glass panes and panels for ventilation
external door	aluminum/stainless steel or equivalent metal
door fittings	aluminum/stainless steel or equivalent metal

## Clean Initiatives

- Efficient waste management
- Water efficient fixtures
- Measures for cleaning
- Storage treatment plant
- Adequate green space with use of native plants in the landscape
- Recyclable waste for gardening
- Heat flushing system
- Low water materials
- Use of solar lights in common areas
- Use of renewable energy

## Health & Safety

- All heat treated water supply through water treatment plant
- Adequate waste heat during various stages of construction
- Superior quality waterproofing wherever necessary
- Quality everything for entire project
- Anti-biotic chargeless system for fire
- Sufficient proper illumination through anti-pollution street lighting inside the complex

## 24/7 Security and Fire Protection

- Fire detection & protection system as per recommendation of local fire department & fire engineering services of the residents.
- Maximum power back-up sufficiently over essential electric appliances
- Engineering cover backing for treatment & waste facilities
- Internet system
- Anti-theft fire alarm security
- Security surveillance facility with 24hrs on-site/off-site control system

# Project associates

Principal Architect	Espace
Facade Architect	Spectrum Design Group
Lighting Consultant	Principal Focus Lighting Design
Structural Consultant	P M Consultant
PHE Consultant	Unique Engineering Consultancy Pvt. Ltd
Electrical Consultant	INDCON
Fire Consultant	SD Fintech Consultant
Environmental Consultant	Siddheswari Environmental Consultants
Green Building Consultant	Kamal Cogent Energy Pvt. Ltd.
Landscape Consultant	Site Concepts Pvt. Ltd.
Geotechnical Consultant	JP Geo Consultants



## About the Developer



At Merlin, life does not move like a ladder. 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 45 years of legacy.

- Our aim is to create a happy home and a healthy workplace for every citizen of this country.
- Stepping on to 45 years of real estate experience, nationwide.
- Over 20 million sq. ft. of construction completed and further 10 million sq. ft. work in progress.
- Over 100 Real Estate projects completed consisting of Residential, Commercial, Townhouses and Retail.
- Over 50% sales from referrals (existing customers).
- Presently, Merlin has projects in Kolkata, Chennai, Pune, Hyderabad, Ahmedabad and Raipur.

## The Merlin World without Boundaries



Prime Avenue (Kolkata) Kolkata



Airport Road (Kolkata)



Eka Garden (New Town, Kolkata)



The One (Tollygunge, Kolkata)



South City (Kolkata) Kolkata



Blue (Calcutta) Calcutta



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[www.merlinrealty.com](https://www.merlinrealty.com) | Call 033-4804 1128



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