

A NEVER-BEFORE  
BESPOKE LIFESTYLE  
EXPERIENCE

BY

**Merlin** 

# PIONEERS OF EXCEPTIONAL EXPERIENCES

DISCOVER

**Merlin** 

At the Merlin Group, we are architects of extraordinary experiences, dedicated to crafting living, retail, and work environments that inspire and captivate. With a touch of magic and wonder, we create spaces designed to uplift and enrich lives for generations.

4 decades of experience

6 business verticals

150+ projects delivered

20 Mn. Sq. Ft. developed

20 Mn. Sq. Ft. under construction

Multi-city presence

500+ acre land bank across India



INDULGE IN  
ELEVATED ELEGANCE



RESIDENCES

Merlin

Fashion TV, synonymous with lifestyle, luxury, and fashion, extends its passion for opulent living to F Residences – a collection of plush homes that harmoniously combine contemporary amenities with timeless elegance.



FOR THE  
FIRST TIME

FOR THE FIRST TIME IN KOLKATA  
FASHION FINDS  
A NEW HOME

F Residences by Merlin offers exceptional experiences for those who value fashion and an opulent lifestyle. It sets new benchmarks in quality, aesthetics, and customer satisfaction by blending the global prestige and style of Fashion TV into luxury living.

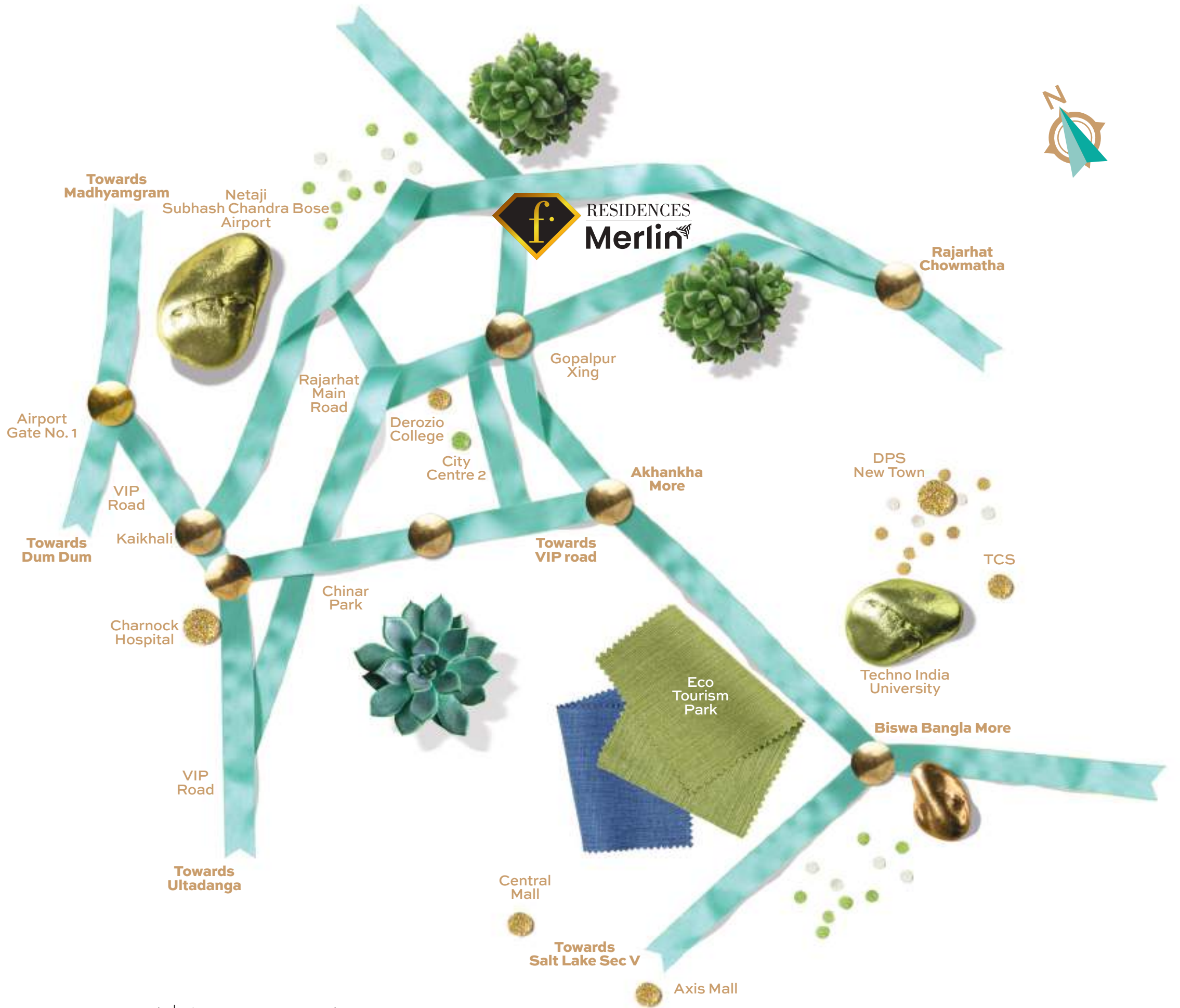
# OPULENT LIVING REDEFINED: THE MERLIN AND FASHION TV LEGACY

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Merlin Group crafts inspirational living, retail and workspaces, where dreams transform into reality. Infused with Fashion TV's global allure, we are poised to create a living experience that seamlessly merges fashion with elegance, inviting you to a realm where beauty resonates, and life is adorned with grace.



# LOCATION MAP



Map not to scale | Distances as per Google Maps

## EDUCATION

Derozio College	850 m
DPS New Town	6.8 km
Narayana School	6.7 km
DPS Megacity	8.4 km
St. Xavier's Uaaniversity	8.4 km
UEM	10 km
Army Institute of Management	10.3 km
Techno India University	14.1 km

## I.T. HUBS

TCS	7.9 km
NBCC Square	12.3 km
WIPRO (Upcoming Campus)	13.2 km
ITC Infotech New Town	14.8 km

## SHOPPING

City Centre 2	3.6 km
Axis Mall	8.3 km
Central Mall	8.6 km
Downtown Mall	10.4 km

## HEALTHCARE

Charnock Hospital	3.8 km
Ramakrishna Seva Mission	5.8 km
Ohio Hospital	7.4 km
Belle Vue Hospital (Upcoming)	7.4 km
Tata Cancer Hospital	7.6 km

## AIRPORT

International Airport	5.8 km
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# MASTER PLAN

## INDEX

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



Disclaimer: This is not a legal offering. It only describes the intent & concept of Fashion and are tentative, the same may vary and will be done as per the advise of the Project Architect. All the details are subject to change, alteration & modification as per the developer's discretion.



# LEGENDS

## GROUND FLOOR

- 1 Arrival Gateway
- 2 Jogging Track & Bike Lane
- 3 Multisport Court
- 4 Tree House
- 5 Floating Pavilion
- 6 Green Boulevard
- 7 Yoga Lawn
- 8 Amphitheatre
- 9 Feature Deck
- 10 Board Walk
- 11 Pocket Seating
- 12 Meandering Walkway
- 13 Sunken Court
- 14 Event Lawn

## PODIUM

- 15 Feature Pavilion
- 16 Fashion Walkway
- 17 Step Garden
- 18 Seating Corner
- 19 Water Feature
- 20 Grotto Seat
- 21 Fashion Event Lawn
- 22 Fashion TV Sculpture
- 23 Catwalk Ramp

## CLUB ROOF

- 24 Panoramic Jacuzzi
- 25 Infinity Lap Pool (Level 1)
- 26 Party Lawn
- 27 Party Pavilion
- 28 Social Dining Zone
- 29 Stair to Sky Pool
- 30 Viewing Sky Pool (Level 1)
- 31 Jaguar Slider
- 32 Leisure Pool
- 33 Resting Cabana
- 34 Pool Lounger



Artist Impression | Disclaimer - The external color scheme, amenities 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.

## FOR THE FIRST TIME, FASHION MEETS LIFESTYLE IN KOLKATA

- ◆ 8-acre offering from Merlin Group
- ◆ Iconic 11 towers (G+13) with interconnected green bridges
- ◆ Luxurious 3 & 4 BHK AC residences
- ◆ Spacious F-inspired residence
- ◆ Interconnected Green Spaces at the ground level with curated experiences
- ◆ Expansive rooftop Cloud Forest with designated active & passive zones with exclusive experiences
- ◆ Iconic 7-level Club with first-of-its-kind 2-level swimming pool featuring signature experiences





Artist Impression | Disclaimer - The external color scheme, amenities 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.

## COME HOME TO AN OASIS OF CALM GROUND FLOOR AMENITIES

- ◆ Arrival Gateway
- ◆ Jogging Track & Bike Lane
- ◆ Multisport Court
- ◆ Tree House
- ◆ Floating Pavilion
- ◆ Green Boulevard
- ◆ Yoga Lawn
- ◆ Amphitheatre
- ◆ Feature Deck
- ◆ Board Walk
- ◆ Pocket Seating
- ◆ Meandering Walkway
- ◆ Sunken Court
- ◆ Event Lawn



Artist Impression | Disclaimer - The external color scheme, amenities 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.

## COME HOME TO INTERCONNECTED GREEN SPACES FOR THE FIRST TIME

### 1<sup>st</sup> FLOOR AMENITIES

- ◆ Feature Pavilion
- ◆ Fashion Walkway
- ◆ Step Garden
- ◆ Seating Corner
- ◆ Water Feature
- ◆ Grotto Seat
- ◆ Fashion Event Lawn
- ◆ Fashion TV Sculpture
- ◆ Catwalk Ramp



Artist Impression | Disclaimer - The external color scheme, amenities 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.

## COME HOME TO ROOFTOP PARTY FOREST FOR THE FIRST TIME 6<sup>th</sup> & 7<sup>th</sup> FLOOR AMENITIES

- ◆ Panoramic Jacuzzi
- ◆ Infinity Lap Pool
- ◆ Party Lawn
- ◆ Party Pavilion
- ◆ Social Dining Zone
- ◆ Stair to Sky Pool
- ◆ Viewing Sky Pool
- ◆ Jaguar Slider
- ◆ Leisure Pool
- ◆ Resting Cabana
- ◆ Pool Lounger
- ◆ Rain Shower
- ◆ Kids' Pool
- ◆ Party Cabana
- ◆ Party Lawn



Artist Impression | Disclaimer - The external color scheme, amenities 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.

COME HOME TO  
ICONIC 7-STAR  
LUXURY FOR  
THE FIRST TIME  
**CLUB HOUSE AMENITIES**

- ◆ Two Banquets
- ◆ Indoor & Outdoor Gymnasium
- ◆ Yoga Room
- ◆ Steam Room
- ◆ Games Room
- ◆ Library Room
- ◆ Meeting Room
- ◆ Family Lounge
- ◆ Indoor Multipurpose Court
- ◆ Guest Room
- ◆ Kids' Play Zone
- ◆ Crèche
- ◆ Squash Court
- ◆ Retail Outlet

# THE CLOUD FOREST



## BREATHE EASY IN STYLE

The Cloud Forest at F Residences offers a unique blend of nature and luxury, inviting residents into a serene oasis amidst urban living. Designed to promote relaxation and wellness, the Cloud Forest serves as a tranquil retreat where residents can unwind in the beauty of nature, enhancing the overall living experience with its calming presence and verdant beauty.



## THE MAIN ENTRANCE



## ARRIVE IN AWE

Upon entering F Residences, you are welcomed into a world of unmatched luxury and sophistication. Here, every detail is tailored to define and elevate your unique taste, offering a bespoke lifestyle experience.





## THE SLOPE-FREE PLAY



## SAFETY AND STYLE AT PLAY

At F Residences, playtime is reimagined with a thoughtfully designed, slope-free play area that offers a safe and inclusive space for children of all ages. Here, your little ones can explore and discover freely, allowing you to relax with the assurance that they are in a secure and nurturing environment.



# THE MEANDERING GARDEN



## NATURE'S OWN COUTURE

Escape the hustle and bustle of city life in the serene, meandering garden at F Residences. Wander through lush greenery, savour the gentle breeze, and find solace in this tranquil oasis. Let the beauty of nature rejuvenate your senses and restore your inner peace.



## The World Of FTV



The centre-stage of the fashion world.  
Channels viewed by billions globally.

Curator of tomorrow's fashion,  
in clothes, apparel and even residences.

# TOWER 8

## 2<sup>nd</sup>, 5<sup>th</sup>, 8<sup>th</sup> & 11<sup>th</sup> FLOOR PLAN



Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2T	800	25	949	38	150	1024
B	3BHK+3T	913	15	1074	60	70	1109
C	3BHK+2T	800	25	943	38	43	964
D	3BHK+2T	800	25	949	38	150	1024
E	3BHK+2T	816	18	969	55	64	1001
F	3BHK+2T	800	25	943	38	43	964

(Area as per RERA)

### Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall 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.



# TOWER 8

## 3<sup>rd</sup>, 6<sup>th</sup>, 9<sup>th</sup> & 12<sup>th</sup> FLOOR PLAN



Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2T	800	18	941	38	53	968
B	3BHK+3T	913	15	1074	60	0	1074
C	3BHK+2T	800	18	935	38	53	962
D	3BHK+2T	800	18	941	38	53	968
E	3BHK+2T	816	8	959	55	65	991
F	3BHK+2T	800	18	935	38	162	1016

(Area as per RERA)

### Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall 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.

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# TOWER 8

## 4<sup>th</sup>, 7<sup>th</sup>, 10<sup>th</sup> & 13<sup>th</sup> FLOOR PLAN



Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2T	800	7	929	38	116	988
B	3BHK+3T	913	15	1074	60	0	1074
C	3BHK+2T	800	7	923	38	110	978
D	3BHK+2T	800	17	940	38	56	968
E	3BHK+2T	816	10	961	55	53	988
F	3BHK+2T	800	7	923	38	116	982

(Area as per RERA)

### Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall 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.

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# TOWER 1

## 2<sup>nd</sup>, 5<sup>th</sup>, 8<sup>th</sup> & 11<sup>th</sup> FLOOR PLAN



Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	29	1163	53	50	1188
B	3BHK+3T	1043	17	1232	74	86	1276
C	3BHK+3T	998	20	1202	94	66	1235
D	4BHK+3T	1197	27	1396	60	60	1426
E	3BHK+3T	1037	17	1231	74	86	1274
F	4BHK+3T	1340	28	1520	54	55	1547

(Area as per RERA)

### Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall 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.

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# TOWER 1

## 3<sup>rd</sup>, 6<sup>th</sup>, 9<sup>th</sup> & 12<sup>th</sup> FLOOR PLAN



Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	9	1141	53	126	1204
B	3BHK+3T	1043	17	1232	74	0	1232
C	3BHK+3T	998	20	1202	94	113	1258
D	4BHK+3T	1197	28	1396	60	57	1425
E	3BHK+3T	1037	9	1222	74	90	1267
F	4BHK+3T	1340	28	1521	54	112	1577

(Area as per RERA)

### Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall 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.

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# TOWER 1

## 4<sup>th</sup>, 7<sup>th</sup>, 10<sup>th</sup> & 13<sup>th</sup> FLOOR PLAN



Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	20	1153	53	140	1223
B	3BHK+3T	1043	17	1232	74	0	1232
C	3BHK+3T	998	0	1180	94	158	1259
D	4BHK+3T	1197	27	1396	60	123	1458
E	3BHK+3T	1037	8	1222	74	58	1250
F	4BHK+3T	1340	17	1509	54	127	1572

(Area as per RERA)

### Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall 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.

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# TOWER 6

## 2<sup>nd</sup>, 5<sup>th</sup>, 8<sup>th</sup> & 11<sup>th</sup> FLOOR PLAN



Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	29	1163	53	60	1193
B	3BHK+3T	1043	17	1232	74	86	1276
C	3BHK+3T	998	20	1202	94	66	1235
D	4BHK+3T	1197	27	1396	60	60	1426
E	3BHK+3T	1037	17	1231	74	86	1274
F	4BHK+3T	1340	28	1520	54	55	1547

(Area as per RERA)

### Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall 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.

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# TOWER 6

## 3<sup>rd</sup>, 6<sup>th</sup>, 9<sup>th</sup> & 12<sup>th</sup> FLOOR PLAN



Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	17	1151	53	67	1184
B	3BHK+3T	1043	17	1232	74	0	1232
C	3BHK+3T	998	20	1202	94	57	1230
D	4BHK+3T	1197	36	1406	60	0	1406
E	3BHK+3T	1037	9	1222	74	80	1263
F	4BHK+3T	1340	28	1521	54	112	1577

(Area as per RERA)

### Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall 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.

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# TOWER 6

## 4<sup>th</sup>, 7<sup>th</sup>, 10<sup>th</sup> & 13<sup>th</sup> FLOOR PLAN



Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	20	1153	53	83	1195
B	3BHK+3T	1043	17	1232	74	0	1232
C	3BHK+3T	998	12	1192	94	57	1221
D	4BHK+3T	1197	36	1406	60	0	1406
E	3BHK+3T	1037	8	1222	74	58	1251
F	4BHK+3T	1340	26	1519	54	67	1552

(Area as per RERA)

### Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall 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.

# TOWER 9

## 2<sup>nd</sup>, 5<sup>th</sup>, 8<sup>th</sup> & 11<sup>th</sup> FLOOR PLAN



Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2T	799	25	949	38	41	969
B	3BHK+3T	912	15	1079	60	68	1113
C	3BHK+2T	799	25	949	38	43	970
D	3BHK+2T	800	25	943	38	151	1018
E	3BHK+2T	817	18	961	55	63	992
F	3BHK+2T	817	18	961	55	64	993
G	3BHK+2T	800	25	943	38	43	964

(Area as per RERA)

### Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall 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.

# TOWER 9

## 3<sup>rd</sup>, 6<sup>th</sup>, 9<sup>th</sup> & 12<sup>th</sup> FLOOR PLAN



Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2T	799	18	941	38	162	1022
B	3BHK+3T	912	7	1070	60	71	1105
C	3BHK+2T	799	18	941	38	54	968
D	3BHK+2T	800	18	935	38	52	961
E	3BHK+2T	817	8	951	55	65	983
F	3BHK+2T	817	8	951	55	65	984
G	3BHK+2T	800	18	935	38	161	1016

(Area as per RERA)

### Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

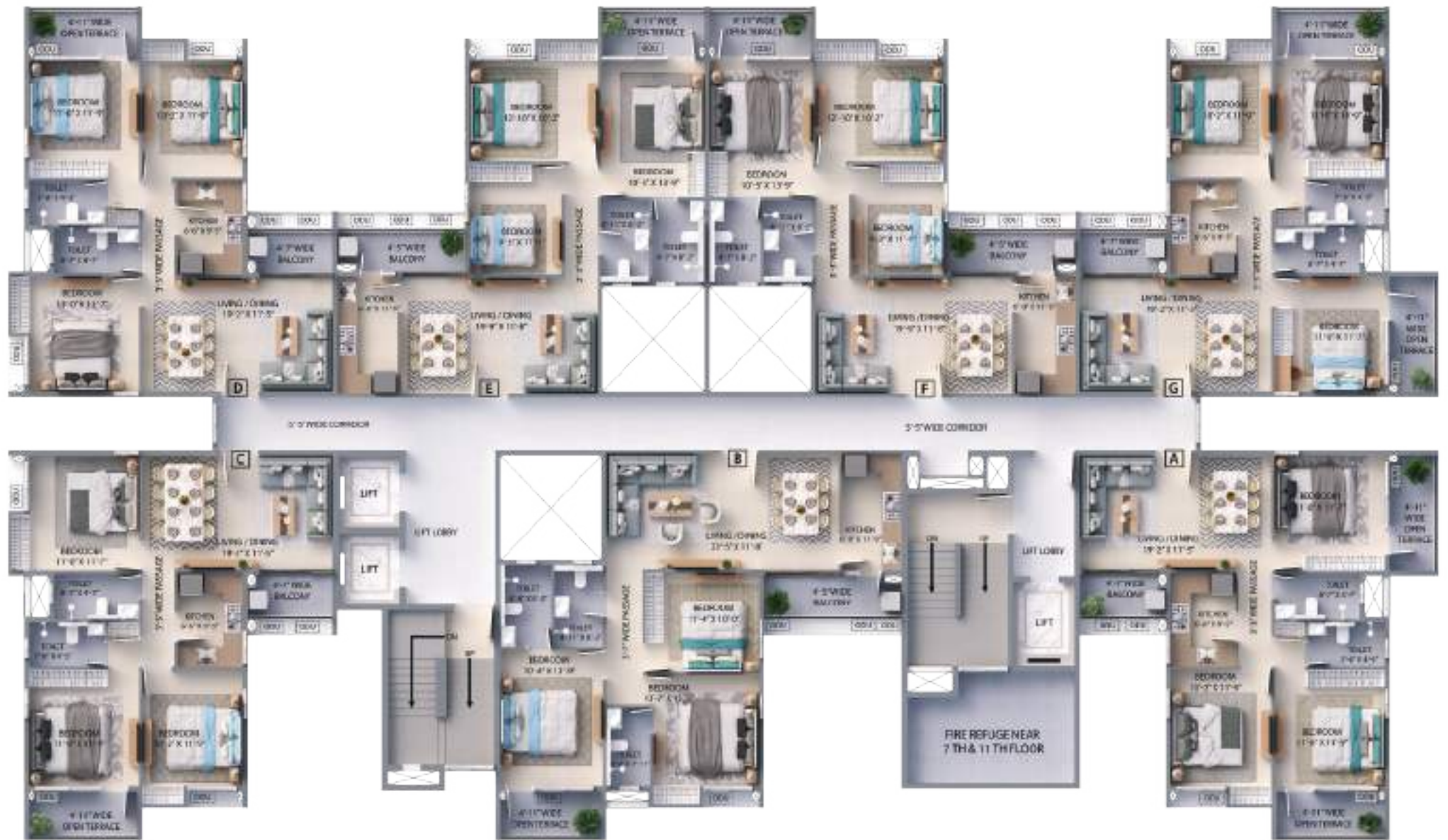
The total chargeable area includes RERA Built Up area and 50% of the open terrace BU area.

RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

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# TOWER 9

## 4<sup>th</sup>, 7<sup>th</sup>, 10<sup>th</sup> & 13<sup>th</sup> FLOOR PLAN



Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2T	799	7	929	38	118	989
B	3BHK+3T	912	8	1070	60	54	1097
C	3BHK+2T	799	17	940	38	57	969
D	3BHK+2T	800	17	934	38	56	962
E	3BHK+2T	817	10	953	55	52	979
F	3BHK+2T	817	10	953	55	52	980
G	3BHK+2T	800	7	923	38	118	982

(Area as per RERA)

### Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall 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.

# TOWER 10

## 2<sup>nd</sup>, 5<sup>th</sup>, 8<sup>th</sup> & 11<sup>th</sup> FLOOR PLAN



Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	29	1163	53	60	1193
B	3BHK+3T	1043	17	1232	74	86	1276
C	3BHK+3T	998	20	1202	94	66	1235
D	4BHK+3T	1197	27	1396	60	60	1426
E	3BHK+3T	1037	17	1231	74	86	1274
F	4BHK+3T	1340	28	1520	54	48	1544

(Area as per RERA)

### Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall 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.



# TOWER 10

## 3<sup>rd</sup>, 6<sup>th</sup>, 9<sup>th</sup> & 12<sup>th</sup> FLOOR PLAN



Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	9	1141	53	125	1204
B	3BHK+3T	1043	17	1232	74	0	1232
C	3BHK+3T	998	20	1202	94	113	1258
D	4BHK+3T	1197	28	1397	60	125	1460
E	3BHK+3T	1037	17	1231	74	0	1231
F	4BHK+3T	1340	28	1521	54	112	1577

(Area as per RERA)

### Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall 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.

# TOWER 10

## 4<sup>th</sup>, 7<sup>th</sup>, 10<sup>th</sup> & 13<sup>th</sup> FLOOR PLAN



Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+3T	986	20	1153	53	131	1219
B	3BHK+3T	1043	17	1232	74	0	1232
C	3BHK+3T	998	0	1180	94	158	1259
D	4BHK+3T	1197	17	1384	60	190	1479
E	3BHK+3T	1037	17	1231	74	0	1231
F	4BHK+3T	1340	17	1509	54	126	1571

(Area as per RERA)

### Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall 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.

# SPECIFICATIONS



## Foundation & Structure

Structure designed following the IS code  
External wall RCC  
Internal wall CC or CC & 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  
Main Door Frame with side veneer flush door  
Hardware & Fittings Branded locks and hardware  
Windows Aluminium powder coated windows with toughened glass panes  
Electrical Modular switches with copper wiring  
Air Conditioning Split air-conditioning in living/dining rooms

## Bedroom

Flooring Vitrified tiles  
Wall Putty  
Ceiling Putty  
Doors Frame with commercial flush door  
Hardware & Fittings Branded locks and hardware fittings  
Windows Aluminium powder-coated windows with toughened glass panes  
Electrical Modular switches with copper wiring  
Air Condition Split air-conditioning in all bedrooms

## Balcony

Flooring Anti-skid ceramic tiles  
Wall Exterior grade paint  
Ceiling Exterior grade paint  
Door Aluminium powder-coated doors with toughened glass panes  
Railing Painted MS railing

## Open Terrace

Flooring Anti-skid ceramic tiles  
Wall Exterior grade paint  
Door Aluminium powder-coated door with toughened glass panels  
Railing Painted MS railing

**Disclaimer:** The developer reserves the right to change the brands to those of equivalent make.

## Kitchen

Flooring	Matte finish ceramic tiles
Wall	Ceramic tiles up to 2 feet height above the counter
Ceiling	Putty
Door	Frame with commercial flush door
Hardware & Fittings	Branded locks and hardware
Window	Aluminium powder-coated window with toughened glass panes and provision for exhaust fan
Counter	Granite slab
Plumbing	Stainless steel sink with hot & cold water provision
Electrical	Modular switches with copper wiring

## Toilets

Flooring	Anti-skid ceramic tiles
Wall	Ceramic tiles up to 7 feet height
Ceiling	Putty
Door	Wooden frame with commercial flush door
Hardware & Fittings	Branded locks and hardware fittings
Window	Aluminium powder-coated window with toughened glass panes and provision for exhaust fan
Sanitary ware	Kohler/Roca/Grohe or equivalent make
CP Fittings	Jaquar/Kohler or equivalent make

## Ground Floor Lobby

Flooring	Combinaton of large-size vitrified tiles & granite as per design
Wall	Combinaton of premium ceramic tiles, paint & wall panelling as per design
Ceiling	False ceiling with light fixtures

## Typical Floor Lobby

Flooring	Vitrified tiles
Wall	Combination of tiles & paint
Ceiling	Putty and paint

## 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

Optimum power back-up to sufficiently run essential electrical appliances

100% power backup for common areas & utilities

Video door phone facility with intercom system

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

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

# ASSOCIATIONS

## LET YOUR LIVING BE A STYLE STATEMENT

It's your once-in-a-lifetime chance to be a part  
of a truly iconic world.

◆  
**ARCHITECTURE**

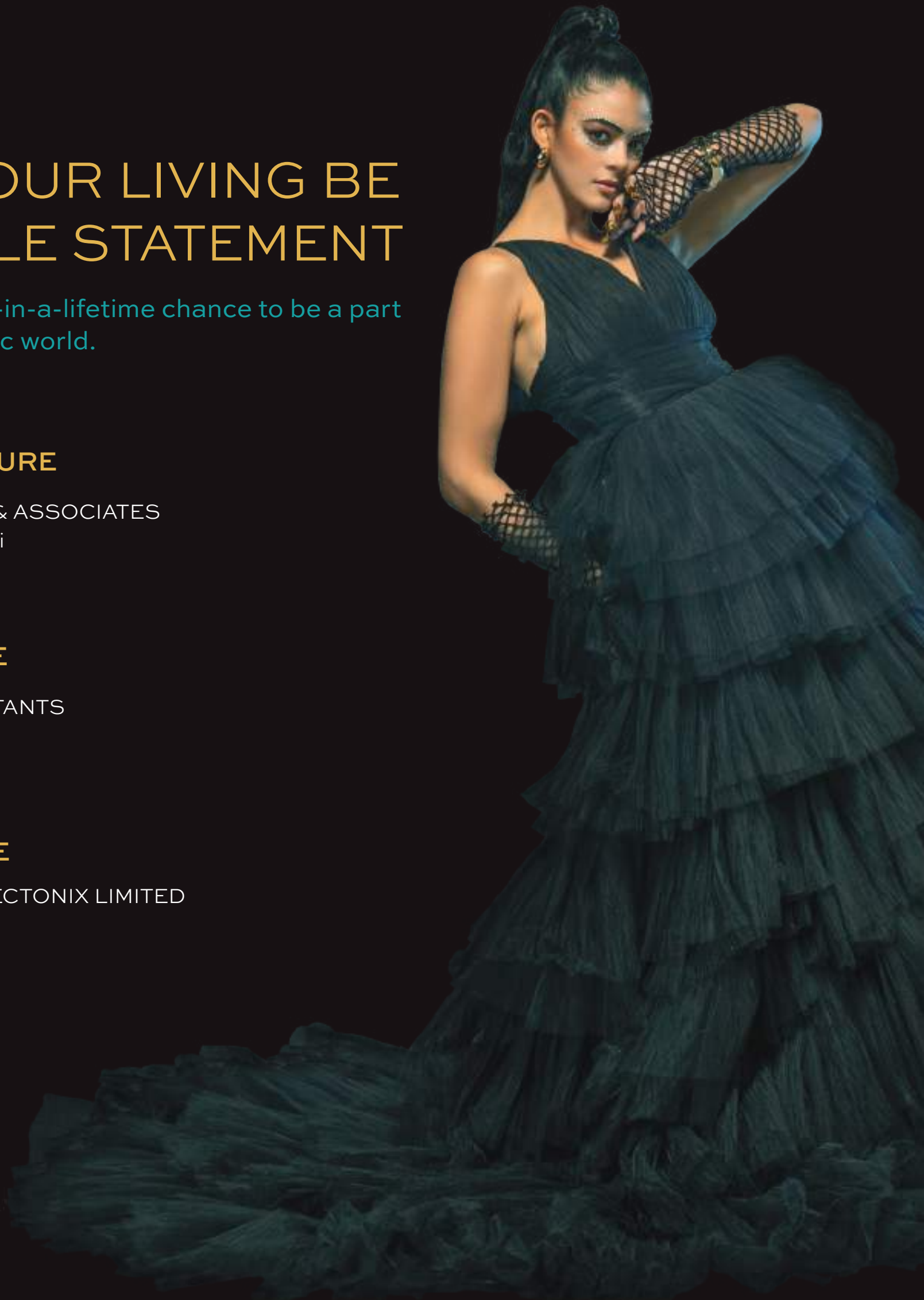
MAHESHWARI & ASSOCIATES  
Kolkata | Mumbai

◆  
**STRUCTURE**

S.P.A. CONSULTANTS  
Kolkata

◆  
**LANDSCAPE**

LANDSCAPE TECTONIX LIMITED  
Thailand





RESIDENCES  
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