



Site Office: Merlin Avana, 260 Motilal Gupta Road, Kolkata - 700008
Website: www.merlinavana.co.in

 x.com/groupmerlin  facebook.com/MERLINGROUP  instagram.com/groupmerlin  linkedin.com/company/merlin-projects-limited

Important Note: This Document is not a legal offering. It only describes the intent & concept of MERLIN AVANA. All the areas/dimensions/layouts/elevations/pictures/landscape/building height etc. are only indicative and are not as per scale. Visuals used are demonstrative Artist's Impressions. The external color scheme shown in the perspective view is tentative, the same may vary and will be done as per the advice of the project architect. All the details are subject to change, alteration and modification as per the developer's discretion.

RERA No.: Phase I: WBRERA/P/KOL/2023/000418 | Phase II: WBRERA/P/KOL/2025/002882
Website: rera.wb.gov.in

Project Financed by Bandhan Bank



Scan for more details



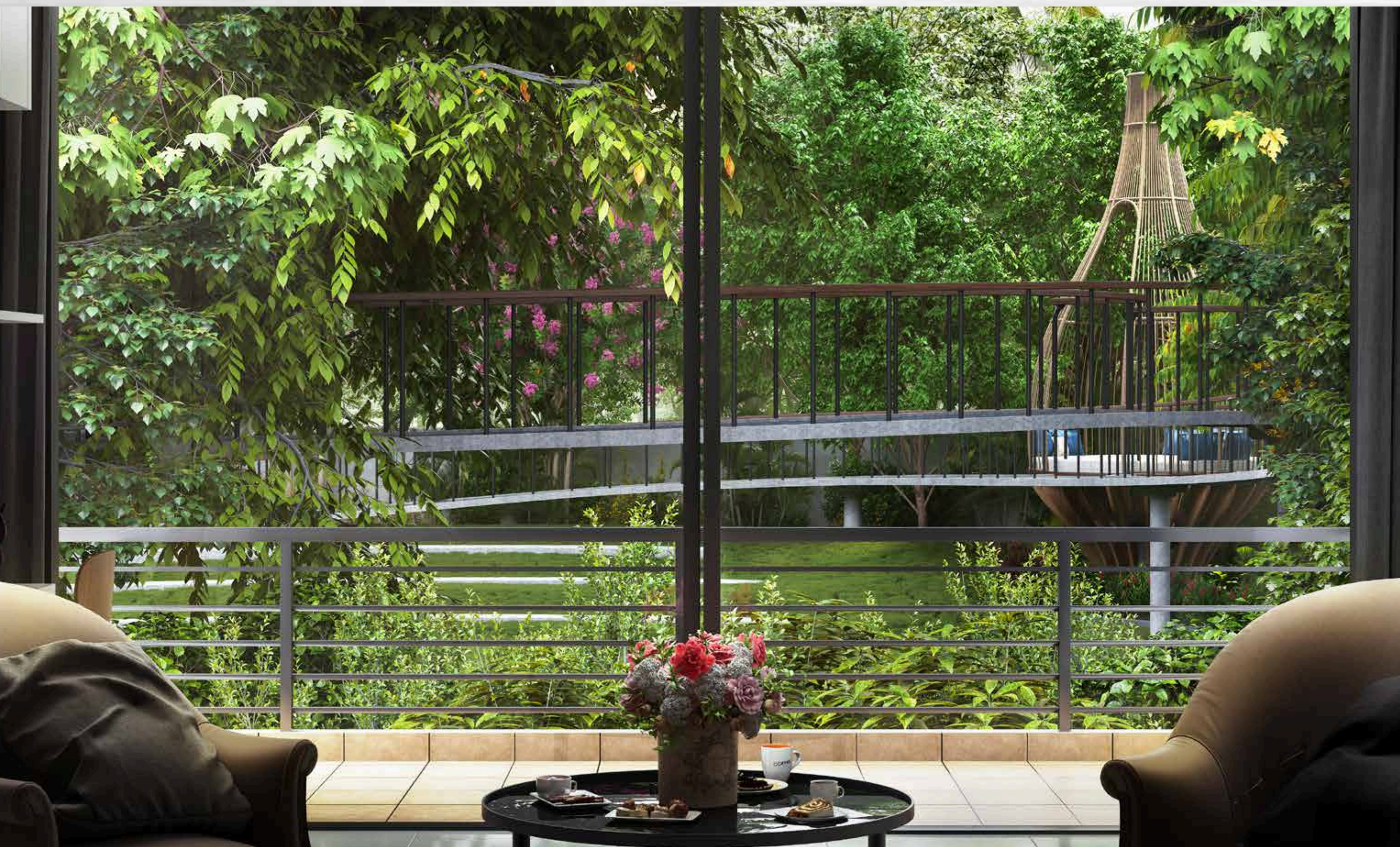
Floor Plans & Area Statement

#Getaway
Everyday



Artist's Impression | The external color 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.

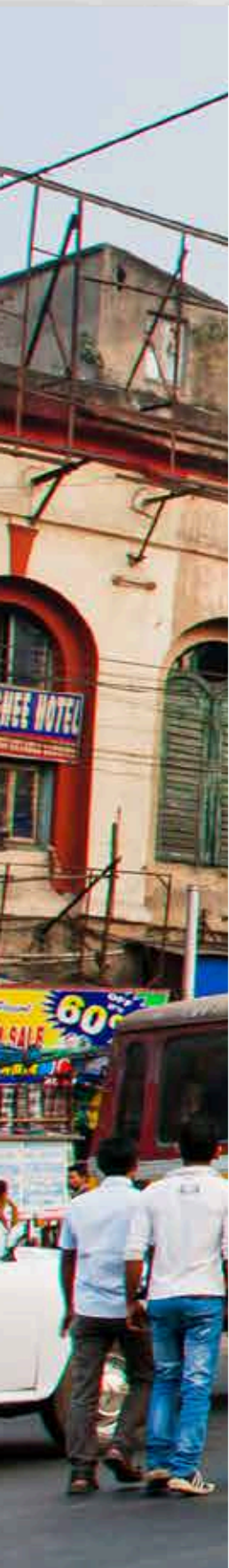
Welcome to a sprawling new
Residential Habitat near Tollygunge



Boundless choices of total leisure,
besides naturally-lit 3-side open*
apartments

6 Residential Towers, G+18, 20 & 23, 1 Retail & MLCP Block of G+7. 2, 3 & 4 BHK Spacious AC Apartments. 625-1486 sq. ft. built-up area. **More than 11.5 acres of 360° Open Living.**

Artist's Impression | The external color 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 away in the openness, yet amidst the city's busyness

- 2 km
Behala Chowrasta Metro, Sakherbazar Metro
- 3 km
Mahanayak Uttam Kumar (Tollygunge) Metro
NSHM Knowledge Campus, MP Birla Foundation School
Netaji (Kudghat) Metro
- 4 km
Royal Calcutta Golf Club (RCGC), Tolly Club, RSV Hospital
- 5 km
BP Poddar Hospital, GD Birla School
- 6 km
Rashbehari Crossing
South City Mall, South City International School
Lake Mall, Vivekananda Mission School
DPS Joka School, IIM Calcutta

Artist's Impression | The external color 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.
The height of the buildings may increase in future within the permissible limit.
*T&CApplies.



MASTER PLAN

Ground Level

- | | | | |
|----|----------------------------|----|-----------------------|
| 1 | Wellbeing Garden | 21 | Event Plaza |
| 2 | Forest Pavilion | 22 | Green Buffer |
| 3 | Mountain Amphitheatre | 23 | Herb Garden |
| 4 | Elderly Lawn | 24 | Jogging Track |
| 5 | Fragrant Garden | 25 | Pet Friendly Zone |
| 6 | Kids' Lawn | 26 | Open Lawn |
| 7 | Circular Lawn | 27 | Butterfly Garden |
| 8 | Observation Deck | 28 | Front Garden |
| 9 | Canopy Jogging Track | 29 | Guard House |
| 10 | Natural Pond | 30 | Pedestrian Walkway |
| 11 | Waterfront Seat | 31 | Commercial Plaza |
| 12 | Viewing Deck | 32 | Gate & Guard House |
| 13 | Waterfront Terrace | 33 | Feature Roundabout |
| 14 | Elderly Fitness Lawn | 34 | Parking |
| 15 | Multi-Level Car Parking | 35 | Multipurpose Lawn |
| 16 | Parent's Seat | 36 | Urban Pavilion |
| 17 | Kids' Balancing Bike Track | 37 | Half Court Basketball |
| 18 | Kids' Climbing Mount | 38 | Garden Walkway |
| 19 | Kid's Play Area | 39 | Lotus Pond |
| 20 | Transition Plaza | 40 | Sunken Lounge |

Club Roof Level

- | | |
|----|---------------------|
| 41 | Swimming Pool |
| 42 | Kids' Swimming Pool |
| 43 | Cabana |
| 44 | Barbeque Zone |
| 45 | Open Lawn |



INDEX

- 4 BHK + 3 TOI
- 3 BHK + 3 TOI
- 3 BHK + 2 TOI
- 2BHK + 2 TOI

Disclaimer: It is important to note that there is a possibility of constructing 2 more blocks, up to 23rd floor, on the adjoining additional land in subsequent phases. This information is being provided for your awareness and consideration.



FLOOR PLAN



FLOOR PLAN

ARIA : 1st Floor



ARIA : 1st Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK + 2TOI	896	760	344	10	36	1068
B	3BHK + 2TOI	905	748	0	31	36	905
C	3BHK + 2TOI	881	724	0	31	36	881
D	3BHK + 2TOI	905	748	0	31	36	905
E	3BHK + 2TOI	904	748	0	31	36	904
F	3BHK + 2TOI	928	770	0	30	41	928
G	3BHK + 2TOI	924	762	0	31	41	924
H	3BHK + 2TOI	899	740	129	31	39	964
J	3BHK + 2TOI	910	747	146	31	41	983
K	3BHK + 2TOI	851	695	0	22	41	851

(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.

*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

ARIA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th & 23rd Floor



ARIA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th & 23rd Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK + 2TOI	908	760	48	21	36	932
B	3BHK + 2TOI	896	748	47	21	36	920
C	3BHK + 2TOI	871	724	47	21	36	895
D	3BHK + 2TOI	895	748	47	21	36	919
E	3BHK + 2TOI	895	748	47	21	36	919
F	3BHK + 2TOI	916	770	49	19	41	941
G	3BHK + 2TOI	912	762	49	20	41	937
H	3BHK + 2TOI	887	740	49	20	39	912
J	3BHK + 2TOI	899	747	49	20	41	924
K	3BHK + 2TOI	839	695	50	11	41	864

(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.

*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.



ARIA : 3rd, 6th, 9th, 12th, 15th, 18th & 21st Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK + 2TOI	907	760	48	20	36	931
B	3BHK + 2TOI	895	748	47	20	36	919
C	3BHK + 2TOI	870	724	44	20	36	892
D	3BHK + 2TOI	895	748	47	20	36	919
E	3BHK + 2TOI	894	748	47	20	36	918
F	3BHK + 2TOI	928	770	45	30	41	951
G	3BHK + 2TOI	924	762	45	31	41	947
H	3BHK + 2TOI	899	740	43	31	39	921
J	3BHK + 2TOI	910	747	45	31	41	933
K	3BHK + 2TOI	851	695	45	22	41	874

(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.

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

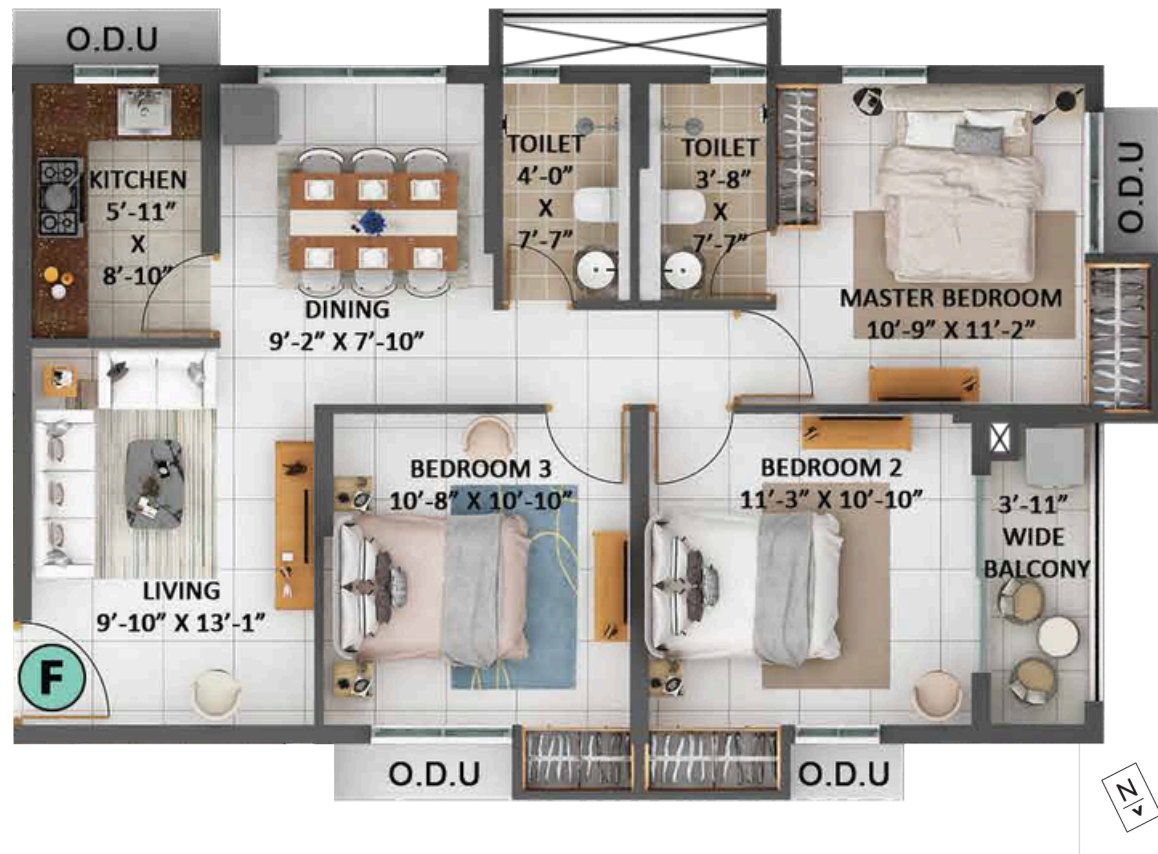
Disclaimer: The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.





FLOOR PLAN

ARIA : 4th, 7th, 10th, 13th, 16th, 19th & 22nd Floor



ARIA : 4th, 7th, 10th, 13th, 16th, 19th & 22nd Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK + 2TOI	918	760	31	36	918
B	3BHK + 2TOI	905	748	31	36	905
C	3BHK + 2TOI	881	724	31	36	881
D	3BHK + 2TOI	905	748	31	36	905
E	3BHK + 2TOI	904	748	31	36	904
F	3BHK + 2TOI	928	770	30	41	928
G	3BHK + 2TOI	924	762	31	41	924
H	3BHK + 2TOI	899	740	31	39	899
J	3BHK + 2TOI	910	747	31	41	910
K	3BHK + 2TOI	851	695	22	41	851

(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.

*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

ARNA : 1st Floor



ARNA : 1st Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	2BHK + 2TOI	635	527	0	9	31	635
B	2BHK + 2TOI	625	515	0	9	32	625
C	2BHK + 2TOI	635	527	0	9	31	635
D	2BHK + 2TOI	625	515	0	9	32	625
E	2BHK + 2TOI	640	529	0	9	32	640
F	2BHK + 2TOI	625	515	186	9	32	718
G	2BHK + 2TOI	640	529	180	9	32	730
H	2BHK + 2TOI	625	515	0	9	32	625

(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.

*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

ARNA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th & 23rd Floor



ARNA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th & 23rd Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	2BHK + 2TOI	635	527	44	9	31	657
B	2BHK + 2TOI	625	515	0	9	32	625
C	2BHK + 2TOI	635	527	0	9	31	635
D	2BHK + 2TOI	625	515	43	9	32	647
E	2BHK + 2TOI	640	529	42	9	32	661
F	2BHK + 2TOI	625	515	0	9	32	625
G	2BHK + 2TOI	640	529	0	9	32	640
H	2BHK + 2TOI	625	515	43	9	32	647

(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.

*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

ARNA : 3rd, 6th, 9th, 12th, 15th, 18th & 21st Floor



ARNA : 3rd, 6th, 9th, 12th, 15th, 18th & 21st Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	2BHK + 2TOI	635	527	48	9	31	659
B	2BHK + 2TOI	625	515	0	9	32	625
C	2BHK + 2TOI	635	527	44	9	31	657
D	2BHK + 2TOI	625	515	0	9	32	625
E	2BHK + 2TOI	640	529	47	9	32	664
F	2BHK + 2TOI	625	515	0	9	32	625
G	2BHK + 2TOI	640	529	0	9	32	640
H	2BHK + 2TOI	625	515	45	9	32	648

(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.

*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

ARNA : 4th, 7th, 10th, 13th, 16th, 19th & 22nd Floor



ARNA : 4th, 7th, 10th, 13th, 16th, 19th & 22nd Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	2BHK + 2TOI	626	527	43	0	31	648
B	2BHK + 2TOI	625	515	0	9	32	625
C	2BHK + 2TOI	635	527	0	9	31	635
D	2BHK + 2TOI	616	515	47	0	32	640
E	2BHK + 2TOI	631	529	45	0	32	654
F	2BHK + 2TOI	625	515	0	9	32	625
G	2BHK + 2TOI	640	529	0	9	32	640
H	2BHK + 2TOI	616	515	47	0	32	640

(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.

*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

ALYA: 1st Floor



ALYA: 1st Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	SQ Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	4BHK + 3TOI	1354	1163	0	47	43	104	1458
B	4BHK + 3TOI	1341	1127	0	41	75	103	1444
C	4BHK + 3TOI	1344	1127	156	41	75	90	1512
D	4BHK + 3TOI	1341	1128	156	41	75	90	1509
E	4BHK + 3TOI	1359	1154	0	53	52	91	1450

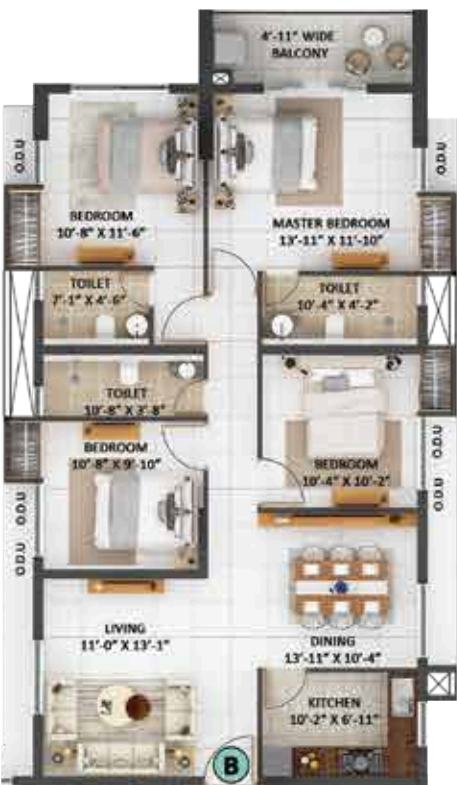
(Area statement as per RERA)

*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.

*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

ALYA: 2nd, 5th, 8th, 11th, 14th & 17th Floor



ALYA: 2nd, 5th, 8th, 11th, 14th & 17th Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	SQ Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	4BHK + 3TOI	1354	1163	54	47	43	104	1485
B	4BHK + 3TOI	1341	1127	54	41	75	103	1471
C	4BHK + 3TOI	1344	1127	54	41	75	90	1461
D	4BHK + 3TOI	1341	1128	54	41	75	90	1458
E	4BHK + 3TOI	1359	1154	54	53	52	91	1477

(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.

*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

ALYA: 3rd, 6th, 9th, 12th, 15th & 18th Floor



ALYA: 3rd, 6th, 9th, 12th, 15th & 18th Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	SQ Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	4BHK + 3TOI	1342	1163	75	36	43	104	1484
B	4BHK + 3TOI	1341	1127	60	41	75	103	1474
C	4BHK + 3TOI	1344	1127	60	41	75	90	1464
D	4BHK + 3TOI	1341	1128	60	41	75	90	1461
E	4BHK + 3TOI	1344	1154	75	38	52	91	1473

(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.

*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

ALYA: 4th, 7th, 10th, 13th, 16th & 19th Floor



ALYA: 4th, 7th, 10th, 13th, 16th & 19th Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	SQ Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	4BHK + 3TOI	1354	1163	55	47	43	104	1486
B	4BHK + 3TOI	1329	1127	41	29	75	103	1453
C	4BHK + 3TOI	1344	1127	0	41	75	90	1434
D	4BHK + 3TOI	1329	1128	43	30	75	90	1441
E	4BHK + 3TOI	1359	1154	47	53	52	91	1474

(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.

*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

ALYA: 20th Floor



ALYA: 20th Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	SQ Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	4BHK + 3TOI	1354	1163	54	47	43	104	1485
B	4BHK + 3TOI	1341	1127	54	41	75	103	1471
C	4BHK + 3TOI	1344	1127	54	41	75	90	1461
D	4BHK + 3TOI	1341	1128	54	41	75	90	1458
E	4BHK + 3TOI	1359	1154	54	53	52	91	1477

(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.

*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

ANYA: 1st Floor



ANYA: 1st Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK+2TOI	905	745	0	36	40	905
B	3BHK+2TOI	922	772	117	32	31	981
C	3BHK+2TOI	905	745	117	37	40	964
D	3BHK+2TOI	905	745	0	37	40	905
E	4BHK+3TOI	1124	988	287	31	0	1268
R	3BHK+2TOI	1005	831	0	37	43	1005
S	3BHK+2TOI	895	745	0	26	39	895
T	3BHK+2TOI	894	745	177	25	39	983
U	3BHK+2TOI	921	762	235	26	40	1039
V	3BHK+2TOI	905	745	0	37	40	905

(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.

*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

ANYA: 2nd Floor



ANYA: 2nd Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height/Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK+2TOI	894	745	49	25	40	919
B	3BHK+2TOI	911	772	49	20	31	936
C	3BHK+2TOI	894	745	49	25	40	919
D	3BHK+2TOI	894	745	49	25	40	919
E	3BHK+2TOI	910	772	252	19	31	1036
R	3BHK+2TOI	993	831	49	25	43	1018
S	3BHK+2TOI	883	745	49	15	39	908
T	3BHK+2TOI	883	745	49	15	39	908
U	3BHK+2TOI	909	762	53	15	40	936
V	3BHK+2TOI	894	745	49	25	40	919

(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.

*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

ANYA: 3rd, 6th, 9th, 12th, 15th, 18th & 21st Floor



ANYA: 3rd, 6th, 9th, 12th, 15th, 18th & 21st Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK+2TOI	905	745	43	36	40	927
B	3BHK+2TOI	922	772	47	32	31	946
C	3BHK+2TOI	905	745	43	37	40	927
D	3BHK+2TOI	905	745	43	37	40	927
E	3BHK+2TOI	922	772	47	31	31	946
R	3BHK+2TOI	1005	831	47	37	43	1029
S	3BHK+2TOI	895	745	43	26	39	917
T	3BHK+2TOI	894	745	43	25	39	916
U	3BHK+2TOI	921	762	43	26	40	943
V	3BHK+2TOI	905	745	43	37	40	927

(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.

*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

ANYA: 4th, 7th, 10th, 13th, 16th, 19th & 22nd Floor



ANYA: 4th, 7th, 10th, 13th, 16th, 19th & 22nd Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK+2TOI	905	745	36	40	905
B	3BHK+2TOI	922	772	32	31	922
C	3BHK+2TOI	905	745	37	40	905
D	3BHK+2TOI	905	745	37	40	905
E	3BHK+2TOI	922	772	31	31	922
R	3BHK+2TOI	1005	831	37	43	1005
S	3BHK+2TOI	895	745	26	39	895
T	3BHK+2TOI	894	745	25	39	894
U	3BHK+2TOI	921	762	26	40	921
V	3BHK+2TOI	905	745	37	40	905

(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.

*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

ANYA: 5th, 8th, 11th, 14th, 17th, 20th & 23rd Floor



ANYA: 5th, 8th, 11th, 14th, 17th, 20th & 23rd Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK+2TOI	894	745	49	25	40	919
B	3BHK+2TOI	911	772	49	20	31	936
C	3BHK+2TOI	894	745	49	25	40	919
D	3BHK+2TOI	894	745	49	25	40	919
E	3BHK+2TOI	910	772	49	19	31	935
R	3BHK+2TOI	993	831	49	25	43	1018
S	3BHK+2TOI	883	745	49	15	39	908
T	3BHK+2TOI	883	745	49	15	39	908
U	3BHK+2TOI	909	762	53	15	40	936
V	3BHK+2TOI	894	745	49	25	40	919

(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.

*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

ANAHITA: 1st Floor



ANAHITA: 1st Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
F	4BHK+4TOI	1240	1049	292	38	37	1386
G	3BHK+3TOI	1030	872	0	35	37	1030
H	3BHK+3TOI	1032	872	0	39	37	1032
J	3BHK+3TOI	1034	872	0	39	37	1034
K	3BHK+3TOI	1032	870	0	37	37	1032
L	3BHK+3TOI	1047	891	0	30	33	1047
M	3BHK+3TOI	1038	872	0	33	39	1038
N	3BHK+3TOI	1038	875	230	33	39	1153
P	3BHK+3TOI	1035	874	135	24	41	1103
Q	3BHK+3TOI	1042	875	0	33	39	1042

(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.

*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

ANAHITA: 2nd Floor



ANAHITA: 2nd Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height/Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
F	3BHK+3TOI	1025	868	252	27	37	1151
G	3BHK+3TOI	1018	872	50	23	37	1043
H	3BHK+3TOI	1020	872	48	26	37	1044
J	3BHK+3TOI	1022	872	50	26	37	1047
K	3BHK+3TOI	1020	870	50	25	37	1045
L	3BHK+3TOI	1038	891	45	21	33	1061
M	3BHK+3TOI	1026	872	51	22	39	1052
N	3BHK+3TOI	1026	875	51	21	39	1052
P	3BHK+3TOI	1024	874	50	12	41	1049
Q	3BHK+3TOI	1030	875	51	21	39	1056

(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.

*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

ANAHITA: 3rd, 6th, 9th, 12th, 15th, 18th & 21st Floor



ANAHITA: 3rd, 6th, 9th, 12th, 15th, 18th & 21st Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
F	3BHK+3TOI	1037	868	47	38	37	1061
G	3BHK+3TOI	1030	872	47	34	37	1054
H	3BHK+3TOI	1032	872	47	38	37	1056
J	3BHK+3TOI	1033	872	47	38	37	1057
K	3BHK+3TOI	1032	870	47	37	37	1056
L	3BHK+3TOI	1036	891	50	19	33	1061
M	3BHK+3TOI	1038	872	45	33	39	1061
N	3BHK+3TOI	1038	875	45	33	39	1061
P	3BHK+3TOI	1035	874	47	24	41	1059
Q	3BHK+3TOI	1042	875	45	33	39	1065

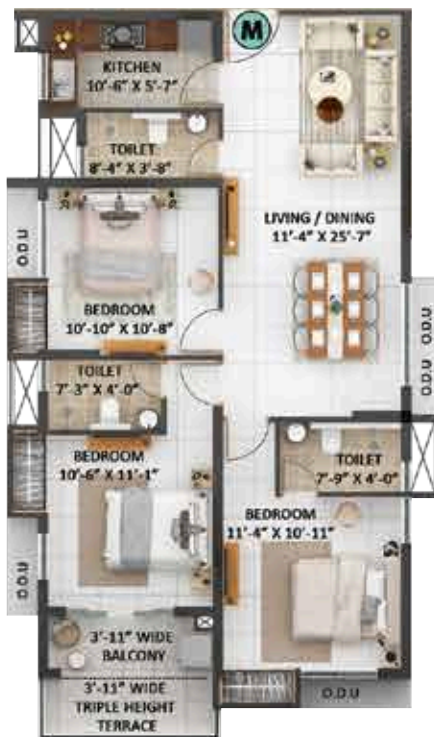
(Area statement as per RERA)

*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.

*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

ANAHITA: 4th, 7th, 10th, 13th, 16th, 19th & 22nd Floor



ANAHITA: 4th, 7th, 10th, 13th, 16th, 19th & 22nd Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
F	3BHK+3TOI	1037	868	38	37	1037
G	3BHK+3TOI	1030	872	35	37	1030
H	3BHK+3TOI	1032	872	39	37	1032
J	3BHK+3TOI	1034	872	39	37	1034
K	3BHK+3TOI	1032	870	37	37	1032
L	3BHK+3TOI	1047	891	30	33	1047
M	3BHK+3TOI	1038	872	33	39	1038
N	3BHK+3TOI	1038	875	33	39	1038
P	3BHK+3TOI	1035	874	24	41	1035
Q	3BHK+3TOI	1042	875	33	39	1042

(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.

*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

ANAHITA: 5th, 8th, 11th, 14th, 17th, 20th & 23rd Floor



ANAHITA: 5th, 8th, 11th, 14th, 17th, 20th & 23rd Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
F	3BHK+3TOI	1025	868	50	27	37	1050
G	3BHK+3TOI	1018	872	50	23	37	1043
H	3BHK+3TOI	1020	872	48	26	37	1044
J	3BHK+3TOI	1022	872	50	26	37	1047
K	3BHK+3TOI	1020	870	50	25	37	1045
L	3BHK+3TOI	1038	891	45	21	33	1061
M	3BHK+3TOI	1026	872	51	22	39	1052
N	3BHK+3TOI	1026	875	51	21	39	1052
P	3BHK+3TOI	1024	874	50	12	41	1049
Q	3BHK+3TOI	1030	875	51	21	39	1056

(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.

*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

AVYA: 1st Floor



AVYA: 1st Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	2BHK+2TOI	635	531	0	9	31	635
B	2BHK+2TOI	639	531	166	9	32	722
C	2BHK+2TOI	635	531	170	9	31	720
D	2BHK+2TOI	639	531	0	9	32	639
E	2BHK+2TOI	635	531	0	9	32	635
F	2BHK+2TOI	627	518	0	11	32	627
G	2BHK+2TOI	635	531	0	9	32	635
H	2BHK+2TOI	627	518	0	11	32	627

(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.

*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

AVYA: 2nd, 5th, 8th, 11th, 14th & 17th Floor



AVYA: 2nd, 5th, 8th, 11th, 14th & 17th Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	2BHK+2TOI	635	531	44	9	31	657
B	2BHK+2TOI	639	531	0	9	32	639
C	2BHK+2TOI	635	531	0	9	31	635
D	2BHK+2TOI	639	531	42	9	32	660
E	2BHK+2TOI	635	531	44	9	32	657
F	2BHK+2TOI	627	518	0	11	32	627
G	2BHK+2TOI	635	531	0	9	32	635
H	2BHK+2TOI	627	518	43	11	32	649

(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.

*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

AVYA: 3rd, 6th, 9th, 12th, 15th & 18th Floor



AVYA: 3rd, 6th, 9th, 12th, 15th & 18th Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	2BHK+2TOI	635	531	48	9	31	659
B	2BHK+2TOI	639	531	0	9	32	639
C	2BHK+2TOI	635	531	44	9	31	657
D	2BHK+2TOI	639	531	0	9	32	639
E	2BHK+2TOI	635	531	47	9	32	659
F	2BHK+2TOI	627	518	0	11	32	627
G	2BHK+2TOI	635	531	0	9	32	635
H	2BHK+2TOI	627	518	45	11	32	650

(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.

*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

AVYA: 4th, 7th, 10th, 13th & 16th Floor



AVYA: 4th, 7th, 10th, 13th & 16th Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	2BHK+2TOI	626	531	41	0	31	647
B	2BHK+2TOI	639	531	0	9	32	639
C	2BHK+2TOI	635	531	0	9	31	635
D	2BHK+2TOI	630	531	43	0	32	652
E	2BHK+2TOI	626	531	43	0	32	648
F	2BHK+2TOI	627	518	0	11	32	627
G	2BHK+2TOI	635	531	0	9	32	635
H	2BHK+2TOI	616	518	45	0	32	639

(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.

*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.

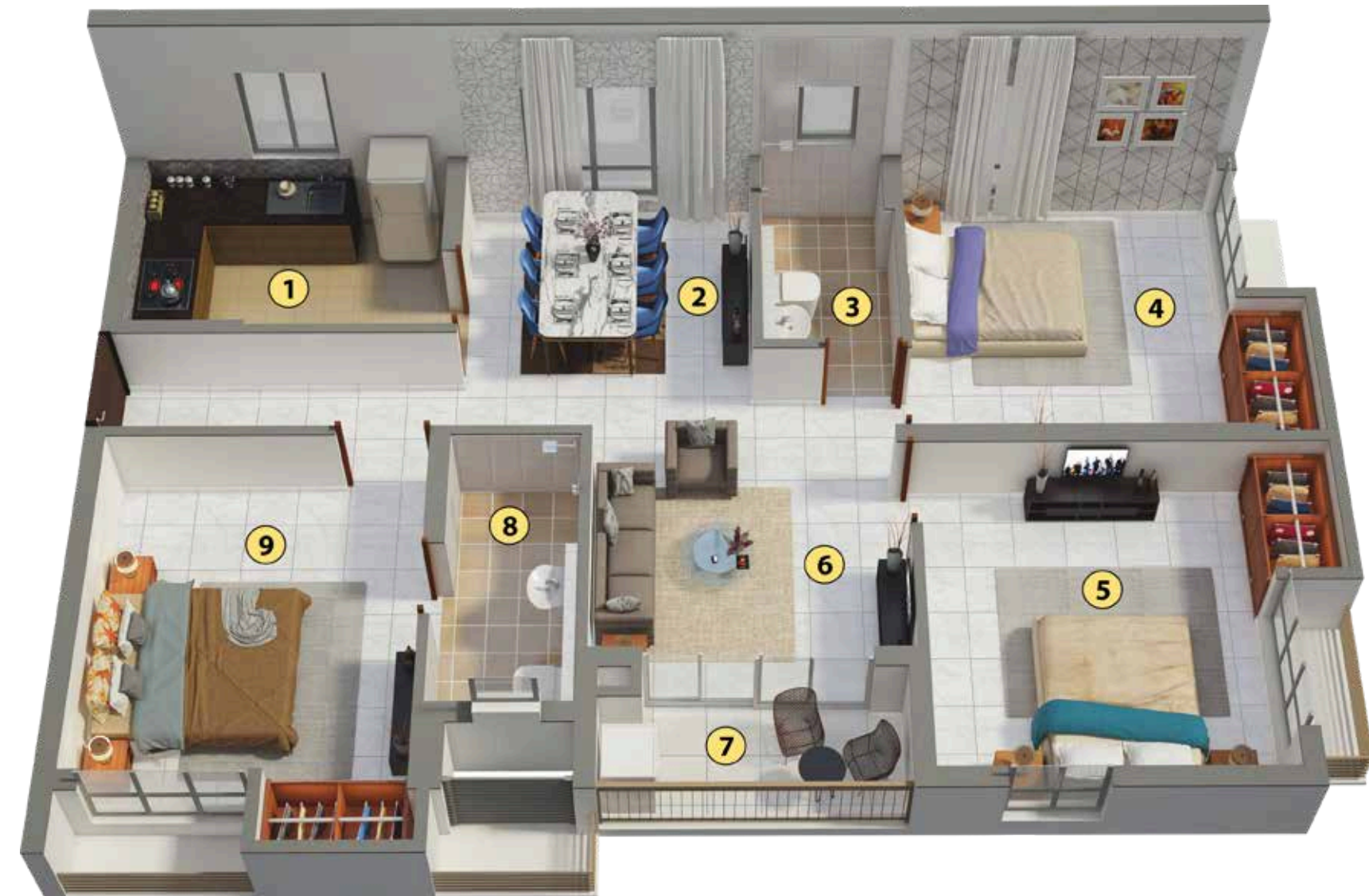


ISOMETRIC PLAN



ISOMETRIC PLAN: ARIA

ARIA: 4th, 10th, 13th, 16th, 19th & 22nd Floor Plan
Type A, 3BHK+2TOI



Block	Flat Type	Floor	Flat Configuration	Flat BU Area (Sq. Ft.)	Flat Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
Aria	A	4	3BHK + 2TOI	918	760	31	36	918

(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.

*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.

LEGENDS

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



ISOMETRIC PLAN: ARNA

ARNA: 4th, 10th, 13th, 16th, 19th, 22th Floor Plan
Type G, 2BHK+2TOI



Block	Flat Type	Floor	Flat Configuration	Flat BU Area (Sq. Ft.)	Flat Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
Arna	G	4	2BHK+2TOI	640	529	9	32	640

(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.

*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.

LEGENDS

- ① Living & Dining 13'9" x 9'6"
- ② Toilet 6'11" x 4'0"
- ③ Bedroom 10'2" x 10'10"
- ④ Balcony 3'3" Wide
- ⑤ Bedroom 10'6" x 10'2"
- ⑥ Toilet 7'3" x 4'
- ⑦ Kitchen 7'3" x 6'9"



ISOMETRIC PLAN: ALYA

ALYA : 4th, 7th, 10th, 13th, 16th, 19th Floor Plan
Type C, 4BHK+3TOI



Block	Flat Type	Floor	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	SQ Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
Alya	C	4	4BHK+3TOI	1344	1127	41	75	90	1434

(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.

*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.

LEGENDS

- ① Living 13'1" x 11'3"
- ② Bedroom 9'10" x 10'8"
- ③ Toilet 3'8" x 10'8"
- ④ Toilet 4'6" x 7'1"
- ⑤ Bedroom 11'6" x 10'8"
- ⑥ Balcony 4'11" Wide
- ⑦ Bedroom 11'10" x 13'11"
- ⑧ Toilet 4'1" x 10'4"
- ⑨ Bedroom 10'2" x 10'4"
- ⑩ Dining 10'4" x 13'11"
- ⑪ Kitchen 6'11" x 10'4"



ISOMETRIC PLAN: ANYA

ANYA: 4th, 7th, 10th, 13th, 16th, 19th Floor Plan
Type C, 3BHK+2TOI



Block	Flat Type	Floor	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
Anya	C	4	3BHK+2TOI	905	745	37	40	905

(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.

*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.

LEGENDS

- 1 Living & Dining 20'10" x 11'2"
- 2 Toilet 4'5" x 7'7"
- 3 Bedroom 10'7" x 11'2"
- 4 Balcony 3'11 Wide
- 5 Bedroom 11'3" x 10'2"
- 6 Toilet4'5" x10'2"
- 7 Bedroom 10' x 10'2"
- 8 Kitchen 5'11" x 10'2"



ISOMETRIC PLAN: ANAHITA

ANAHITA: 4th, 7th, 10th, 13th, 16th, 19th Floor Plan
Type G, 3BHK+3TOI



Block	Flat Type	Floor	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
Anahita	G	4	3BHK+3TOI	1030	872	35	37	1030

(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.

*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.

LEGENDS

- 1 Bedroom 10'3" x 10'6"
- 2 Toilet 4'5" x 10'6"
- 3 Living 9'10" x 14'7"
- 4 Toilet 4' x7'9"
- 5 Bedroom 10'3" x 11'
- 6 Balcony 3'7" Wide
- 7 Bedroom 11'2" x 11 '2"
- 8 Toilet 4'4" x 7'7"
- 9 Dining 10'2" x 11 '8"
- 10 Kitchen 9'10" x 6'11"



Artist's Impression I The external color 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.

Get back home to **360° open living**



Artist's Impression | The external color 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.

Vast expanse of serene, uncluttered landscapes
where you can **unwind, relax,** and let your worries fade away.



SPECIFICATIONS

Foundation & 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.

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
- > LowVOC materials
- > Use of LED lights in Common areas
- > Use of Renewable energy

Green Initiatives

- > Flooring: Vitrified Tiles
- > Wall: Putty
- > Ceiling: Putty
- > Main door: Frame with laminated flush door
- > Hardware & Fittings: Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
- > Windows: Aluminum powder coated Windows with glass panes
- > Electrical: Modular Switches of Havells / Crabtree or equivalent make with Copper Wiring
- > Air Condition: Split Air-Conditioning in living/dining rooms

Green Initiatives

- > Flooring: Vitrified Tiles
- > Wall: Putty
- > Ceiling: Putty
- > Main door: Frame with laminated flush door
- > Hardware & Fittings: Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
- > Windows: Aluminum powder coated Windows with glass panes
- > Electrical: Modular Switches of Havells / Crabtree or equivalent make with Copper Wiring
- > Air Condition: Split Air-Conditioning in living/dining rooms

Kitchen

- > Flooring: Matt 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 fittings of Yale, Hafele, Dorset or equivalent make
- > Window: Aluminum powder coated window with glass panes and provision for exhaust fan
- > Counter: Granite Slab
- > Plumbing: Stainless Steel Sink with Hot & Cold-Water Provision
- > Electrical: Modular Switches of Havells / Crabtree or equivalent make With Copper Wiring

24x7 security and Fire prevention

- > Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services
- > Optimum power back-up to sufficiently to 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

Balcony

- > Flooring: Antiskid Ceramic Tiles
- > Wall: Exterior grade Paint
- > Ceiling: Exterior grade Paint
- > Door: Aluminum powder coated Doors with glass panes
- > Railing: Painted MS Railing

Open Terrace

- > Flooring: Anti-skid Ceramic Tiles
- > Wall: Exterior grade Paint
- > Door: Aluminum powder coated Door with glass panes
- > Railing: Painted MS Railing

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 of Yale, Hafele, Dorset or equivalent make
- > Window: Aluminum powder coated window with 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: Combination of Large size vitrified Tiles & Granite as per design
- > Wall: Combination of Premium Ceramic Tiles, Paint & wall paneling 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
- One stretcher Lift each Tower to support medical emergencies of residents*



The Merlin World without Boundaries



Fifth Avenue | Sector-V, Salt Lake



The One | Tollygunge, Kolkata



Acropolis Mall | Kolkata



South City Residence | Kolkata



Elita Garden Vista | New Town, Kolkata



Altair | Colombo, Sri Lanka



Since its inception in 1984, Merlin Group has grown to become a leading conglomerate in India's real estate industry. Over the span of three decades, it has earned recognition for an impressive array of prestigious residential and commercial complexes, office buildings, and townships. With a presence in Kolkata, Ahmedabad, Raipur, Pune, Chennai, and Colombo, the group's influence extends far and wide.

As times have evolved, so has Merlin Group's vision. Expanding beyond real estate, the company now ventures into contemporary shopping malls, resorts, industrial estates, clubs, and more. It has become the go-to destination, offering a diverse range of services and facilities all under one roof, catering to the diverse needs of its clientele.

