rise
sports republic

RELOADED



rise sports republic | MERLIN GROUP®

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Project Address : **Merlin Rise**, Mouza Khamar and Bishnupur J.L. Number 29 & 44 Langolpota Bishnupur Rajarhat North 24 PGS, Kolkata : 700135

Disclaimer : This document is not a legal offering. It only describes the intent & concept of Rise. All the areas / dimensions / layout / elevations / pictures etc. are only indicative and are not as per scale. All the details are subject to change, alteration & modification as per the developer's discretion.

rise
sports republic



Thank you !

for an amazing response

In 2021, we created history. **RISE**, the first ever sports republic in Eastern India was launched and it registered a landmark success. In **40 days**, we reached **800 million+** audience and **1000+ families** booked their home with us. With **Merlin**, a happy family is never a small family. And with **RISE**, it's getting a little bigger everyday. Welcome to **Merlin RISE**. No place like home, no home like this.

www.merlinrise.com


G+27
towers
78,000+ sq ft
clubhouse
1,00,000+ sq ft
green podium
World class
sports academies*
Shopping
& Business*
Healthcare*
Education hub* for
academic excellence
rise
sports republic
RELOADED
Many shades, one republic !
* The mentioned properties belong to the developer. Extra charges will apply to avail these services.



Life beyond **4 walls.** Life beyond **square feet.**
Life beyond **BHKs.** Live **out of the box**.

K**olkata's first ever Sports Republic**. Truly, a **self-sufficient sports township** like never before. Because we do not need a big place to stay, we want a bigger space to live.



rise
sports republic

An iconic lifestyle destination.
A symbol of new age living.

Phase II : 2B+G+27 | 9 lifestyle towers | 2358 apartments | 2 - 3 BHK | 70% + open space

Artist's impression | Disclaimer - 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.



World class **sports academies**

Football Academy: Magical **Ronaldinho** will be your football guru. **Cricket Academy:** Mighty **Yuvraj** will be your cricket mentor. **MMA Training: Tiger Shroff** will be your MMA chief. **Swim Academy:** Learn "**Michael Phelps** Swim Method"



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

RAJARHAT MAIN ROAD

S1

S2

S3

R1

R2

PROPOSED FUTURE DEVELOPMENT

PROPOSED FUTURE DEVELOPMENT

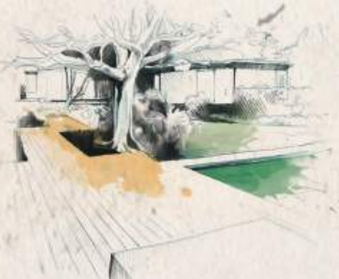
PROPOSED FUTURE DEVELOPMENT

rise sports republic | 6 Lane, Rajarhat









Masterplan

Legends

- S1 Football Field
- S2 Sports Club
- S3 Cricket Field
- R1 Residential Landscaped Podium
- R2 Residential Club

Disclaimer - Sports Academy (S1, S2, S3) facilities are chargeable and are not included in residential offering

rise sports republic

1,00,000+ sq ft of green podium
dotted with lifestyle delights !



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Ripples so soft yet marking fragments on time

25 m Lap Pool | Kids Pool | Pool Deck | Jacuzzi (Adults Spa Pool, with Massaging Jets) | Pool Bridge | Kids Water Slides | Sun Bathing Deck



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rise sports republic | 6 Lane, Rajarhat

Extraordinary **multiverse** of sports, wellness, luxury and lifestyle !



INDEX 2 BHK 3 BHK

Legends

1. Resting Corner
2. Tower Entry to Podium
3. Walking Trail / Jogging Track
4. Massage Court
5. Meditation Court
6. Reflected Pond with Gravel Bed
7. Festival Court
8. Yoga Deck
9. Reading Court
10. Golf Putting Lawn
11. Sculpture Court
12. Butterfly Garden
13. Herbal Garden
14. Aroma Garden
15. Board Games Court
16. Covered Sitout
17. Chess Court
18. Accupresure Walking
19. BBQ Zone
20. Pool Bridge
21. Splash Pool for Kids
22. Kids Pool
23. Swimming Pool with Deck
24. Pool Side Shower
25. Spa Pool
26. Music Court
27. Water Cascading
28. Tree Island
29. Pool Side Seating
30. Outdoor Banquet Area
31. Access to Podium From
32. Reflective Pool
33. Party Lawn
34. Serving Area for Party Lawn
35. Garden Seating
36. Feature Seating
37. Kids Play Area
38. Hopscotch
39. Snake & Ladder
40. Skating Court
41. Climbing Mound
42. Outdoor Fitness Zone
43. Senior Citizen's Park
44. Viewing Deck
45. Open Air Seating
46. Adda Zone / Parent's Corner
47. Arrival Plaza
48. Arrival From Ground Floor

Residential **Club Rooftop**

49. Tennis Court + Multipurpose Sports Court
50. Lobby Entry To Terrace
51. Sit-Out With Canopy
52. Cafe Style Seating
53. Rooftop Lounge
54. Stargazing Deck

Ground Level

55. Sports Club With Rooftop Swimming Pool
56. Cricket Field
57. Football Field
58. Parking

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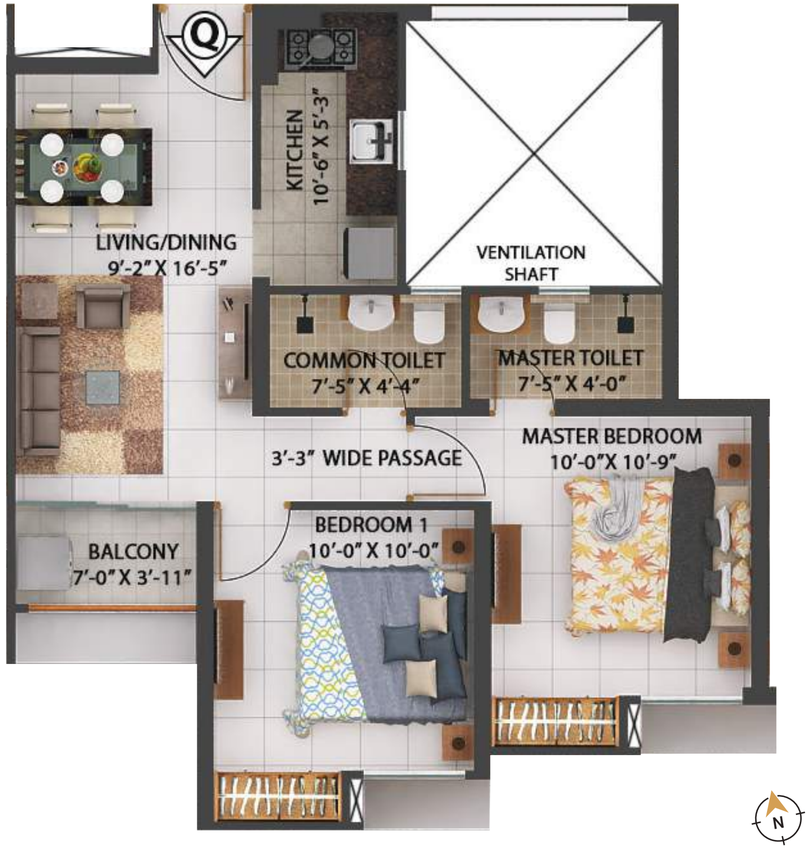
Train hard for a easy win
Let persistance make way to
extraordinary achievements



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FLOOR PLAN

BLOCK 2 (2B+G+27) | Flat Type - Q (2BHK + 2T)



BLOCK 2 (2B+G+27) | Flat Type - Q (2BHK + 2T)

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-Q	2BHK+2 T	532	632	27	19

(Area 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 | *RERA carpet area excludes RERA cupboard carpet area.
All RERA carpet area considered excluding finish | *CB = Cupboard

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FLOOR PLAN

BLOCK B6 (2B+G+27) | Flat Type - C (3BHK + 2T)



BLOCK B6 (2B+G+27) | Flat Type - C (3BHK + 2T)

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-C	3BHK+2 T	663	812	36	26

(Area as per RERA)

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FLOOR PLAN | ISOMETRIC

BLOCK A2 (2B+G+27) | Isometric Floor Plan: Flat Type - G (2BHK + 2T)



LEGENDS

1. LIVING/DINING: 9'-2" X 16'-5"
2. KITCHEN: 5'-3" X 10'-6"
3. COMMON TOILET: 7'-5" X 4'-4"
4. MASTER TOILET: 7'-5" X 4'-0"
5. MASTER BEDROOM: 10'-0" X 10'-9"
6. BEDROOM 1: 10'-0" X 10'-0"
7. 3'-11" WIDE BALCONY

BLOCK A2 (2B+G+27) | Isometric Floor Plan: Flat Type - G (2BHK + 2T)

Block	Flat	Floor Type	Area BU
A2	G	2 BHK	632

(Area as per RERA)

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FLOOR PLAN | ISOMETRIC

BLOCK B1 (2B+G+27) | Isometric Floor Plan: Flat Type - C (3BHK + 2T)

LEGENDS

1. MASTER BEDROOM: 10'-0" X 12'-0"
2. KITCHEN: 6'-1" X 10'-0"
3. 4'-0" WIDE BALCONY
4. BEDROOM 2: 10'-0" X 10'-0"
5. BEDROOM 1: 10'-4" X 9'-0"
6. LIVING/DINING: 9'-0" X 20'-0"
7. COMMON TOILET: 8'-3" X 4'-0"
8. MASTER TOILET: 7'-11" X 4'-0"



BLOCK B1 (2B+G+27) | Isometric Floor Plan: Flat Type - C (3BHK + 2T)

Block	Flat	Floor Type	Area BU
B1	C	3 BHK	812

(Area as per RERA)

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Art of living at the heart of nature !

Outdoor Exercise Zone | Meditation and Yoga Deck | Jogging Tracks
Walking Trails | Acupressure Walk Way

Artist's impression

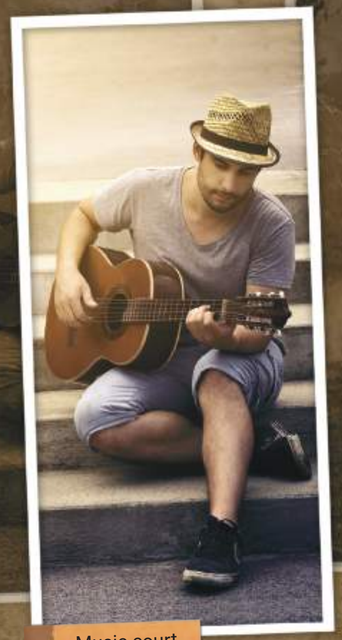

#lifeonpodium
Hop | Skate | Check | Mates
Hopscotch court | Skating court | Outdoor Chess Court | Kids Play Zone
This is a representational image only



Flower Garden



Bar-be-que



Music court



Jogging track



Yoga court

"**Nature** is not a place to visit. It is **home**. The Earth has **music** for those who listen."

This is a representational image only

#lifeonpodium



বারো মাসে তেরো পার্বণ!

Festival courtyard at the podium. For 365 days of celebration.
Rise will be a happy home for happier festivals.

This is a representational image only




2


3

With **crèche** facility for working parents
and a host of other lifestyle features,
happiness is here to stay !


4


5


6

1. Crèche
2. Karaoke
3. Aerobics
4. Guest room
5. Library
6. Card room

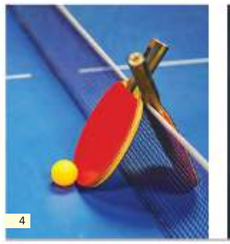
This is a representational image only







Work n **play** ! **Co -working space** (ezone)
and an energetic **indoor games** zone.







1. ezone / co-working space
2. Chess
3. Pool table
4. Table tennis
5. Foosball
6. Dart room

This is a representational image only



OFFside residential club

State-of-the-art **residential clubhouse** with **world class** facilities !

Artist's impression | Disclaimer - 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. | Club Pavilion (Sports Academy) Facilities are chargeable.

Because life at **Rise** will
be a **different ballgame**

OFFside
residential club


Basketball

Tennis


Squash

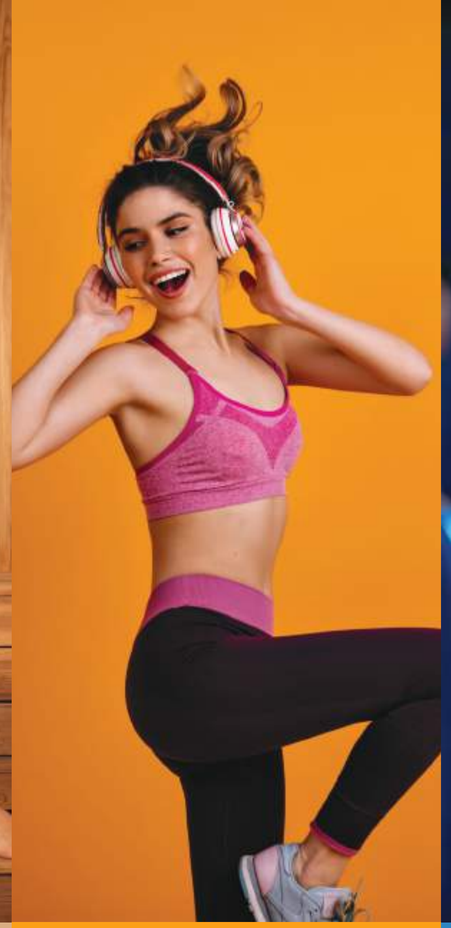

Volley Ball

Badminton

Artist's impression









OFFside
residential club

recharge
your cells

AC Gym

Sauna & Steam

Aerobics & Zumba

AC Mini Theatre

AC Banquet hall



E N J O Y



Love storeys at Rajarhat !

With 2B+G+27 on **Six Lane Expressway**, homes at **RISE** provide you one of the best viewpoints of the town. It feels great to live in the tallest homes in Rajarhat !

Artist's impression

Game changer in urban living !

Affordable EMIs : Smart size apartments with a smarter price tag. No more monthly headaches to pay hefty installments.

Pay less, get more : Explore world class sports academies, next to your home. It's a great opportunity for your kids with separate cricket and football ground. Two clubhouses* for non-stop family entertainment. Ezone for work from home and online exams. State-of-the-art education and healthcare within the project. Massive podium for an active lifestyle.



Club Pavilion (Sports Academy) Facilities are chargeable.

*T&C Apply



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rise
sports republic

Raise your lifestyle !

Because **Rise**, a massive, one of its kind, multi disciplinary Sports Republic is here in town. The entire development will have **world class sports academies** of Football, Cricket, Swimming and Mixed Martial arts (MMA). It will also have a **lifestyle gated community**, a **huge podium** and **two clubhouses** packed with features and signature facilities. Moreover, there will be state-of-the-art **healthcare facility, quality education** infrastructure, **shopping and business** spaces for a unique lifestyle experience.

FLOOR PLAN BLOCK A1 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan



BLOCK A1 (2B+G+27) | Typical Floor Plan **- 2nd to 27th Floor Plan**

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	645	769	26	21
2	Flat-B	2BHK+2 T	532	632	27	19
3	Flat-C	2BHK+2 T	532	632	27	19
4	Flat-D	2BHK+2 T	539	638	24	19
5	Flat-E	2BHK+2 T	539	638	24	19
6	Flat-F	2BHK+2 T	532	632	27	19
7	Flat-G	2BHK+2 T	532	632	27	19
8	Flat-H	3BHK+2 T	645	769	26	21

(Area as per RERA)

BLOCK A1 (2B+G+27) | Typical Floor Plan **- 2nd to 27th Floor Plan**

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
9	Flat-J	3BHK+2 T	645	769	26	21
10	Flat-K	2BHK+2 T	532	632	27	19
11	Flat-L	2BHK+2 T	532	632	27	19
12	Flat-M	2BHK+2 T	539	639	24	19
13	Flat-N	2BHK+2 T	539	639	24	19
14	Flat-P	2BHK+2 T	532	632	27	19
15	Flat-Q	2BHK+2 T	532	632	27	19
16	Flat-R	3BHK+2 T	645	769	26	21

(Area as per RERA)

N

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FLOOR PLAN BLOCK A2 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan



BLOCK A2 (2B+G+27) | Typical Floor Plan **- 2nd to 27th Floor**

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	645	769	26	21
2	Flat-B	2BHK+2 T	532	632	27	19
3	Flat-C	2BHK+2 T	532	632	27	19
4	Flat-D	2BHK+2 T	539	638	24	19
5	Flat-E	2BHK+2 T	539	638	24	19
6	Flat-F	2BHK+2 T	532	632	27	19
7	Flat-G	2BHK+2 T	532	632	27	19
8	Flat-H	3BHK+2 T	645	769	26	21

(Area as per RERA)

BLOCK A2 (2B+G+27) | Typical Floor Plan **- 2nd to 27th Floor**

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
9	Flat-J	3BHK+2 T	645	769	26	21
10	Flat-K	2BHK+2 T	532	632	27	19
11	Flat-L	2BHK+2 T	532	632	27	19
12	Flat-M	2BHK+2 T	539	639	24	19
13	Flat-N	2BHK+2 T	539	639	24	19
14	Flat-P	2BHK+2 T	532	632	27	19
15	Flat-Q	2BHK+2 T	532	632	27	19
16	Flat-R	3BHK+2 T	645	769	26	21

(Area as per RERA)

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FLOOR PLAN BLOCK B1 & B2 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan



BLOCK B1& B2 (2B+G+27) | Typical Floor Plan **- 2nd to 27th Floor Plan**

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	643	770	26	21
2	Flat-B	3BHK+2 T	663	812	36	26
3	Flat-C	3BHK+2 T	663	812	36	26
4	Flat-D	3BHK+2 T	643	770	26	21
5	Flat-E	3BHK+2 T	643	770	26	21
6	Flat-F	3BHK+2 T	663	812	36	26
7	Flat-G	3BHK+2 T	663	812	36	26
8	Flat-H	3BHK+2 T	643	770	26	21

(Area as per RERA)

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FLOOR PLAN BLOCK B3 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor



BLOCK B3 (2B+G+27) | Typical Floor Plan **- 2nd to 27th Floor**

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	776	917	35	26
2	Flat-B	3BHK+2 T	803	970	49	23
3	Flat-C	3BHK+3 T	907	1078	49	25
4	Flat-D	3BHK+3 T	979	1187	94	17
5	Flat-E	3BHK+3 T	956	1188	120	09
6	Flat-F	3BHK+3 T	907	1080	49	25
7	Flat-G	3BHK+2 T	803	970	49	23
8	Flat-H	3BHK+2 T	776	917	35	26

(Area as per RERA)

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FLOOR PLAN BLOCK B4 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan



BLOCK B4 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	776	917	35	26
2	Flat-B	3BHK+2 T	803	970	49	23
3	Flat-C	3BHK+3 T	907	1078	49	25
4	Flat-D	3BHK+3 T	979	1187	94	17
5	Flat-E	3BHK+3 T	956	1188	120	09
6	Flat-F	3BHK+3 T	907	1080	49	25
7	Flat-G	3BHK+2 T	803	970	49	23
8	Flat-H	3BHK+2 T	776	917	35	26

(Area as per RERA)

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FLOOR PLAN BLOCK B5, B6, B7 (2B+G+27) | Typical Floor Plan - 5th to 27th Floor





BLOCK B5, B6, B7 (2B+G+27) | Typical Floor Plan **- 5th to 27th Floor**

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	643	770	26	21
2	Flat-B	3BHK+2 T	663	812	36	26
3	Flat-C	3BHK+2 T	663	812	36	26
4	Flat-D	3BHK+2 T	643	770	26	21
5	Flat-E	3BHK+2 T	643	770	26	21
6	Flat-F	3BHK+2 T	663	812	36	26
7	Flat-G	3BHK+2 T	663	812	36	26
8	Flat-H	3BHK+2 T	643	770	26	21

(Area 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 | *RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish | *CB = Cupboard

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions that 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 for the optimum seismic considerations as stipulated by the IS code, for better safety.
- Foundation with RCC piles & Pile caps
- RCC super structure

Building Envelope

- Iconic towers meticulously designed and externally painted with texture/acrylic emulsion paint.

Living /Dining Room

Flooring	800X800 Vitrified Tiles
Wall	Putty
Ceiling	Putty
Main door	Wooden frame with laminated flush door.
Hardware & Fittings	Branded locks and hardware fittings of reputed make
Windows	Aluminium powder coated Windows with glass panes
Electrical	Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring
Air Condition	Split air-conditioner point in living/dining room

Bedroom

Flooring	800X800 Vitrified Tiles
Wall	Putty
Ceiling	Putty
Doors	Wooden Frame with Commercial Flush Door.
Hardware & Fittings	Branded locks and hardware fittings of reputed make
Windows	Aluminium powder coated Windows with glass panes
Electrical	Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring
Air Condition	Split air-conditioner point in all bedrooms

Balcony

Flooring	800X800 Matt finish Vitrified Tiles
Wall	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Door	Aluminium powder coated Doors with glass panes
Railing	Mild steel

Kitchen

Flooring	600X600 Vitrified Tiles
Wall	Ceramic Tiles up to 2 Feet height above the counter
Ceiling	Putty
Door	Wooden Frame with Commercial Flush Door.
Hardware & Fittings	Branded locks and hardware fittings of reputed make
Window	Aluminium powder coated Windows with glass panes and provision for exhaust fan
Counter	Granite Slab
Plumbing	Stainless Steel Sink
Electrical	Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring

Toilets

Flooring	600X600 Anti-skid Ceramic Tiles
Wall	600X300 Ceramic Tiles up to lintel height
Ceiling	Putty
Door	Wooden Frame with Commercial Flush Door.
Hardware & Fittings	Branded locks and hardware fittings of reputed make
Window	Aluminium powder coated Windows with glass panes and provision for exhaust fan
Sanitaryware	Hindware/Kohler/Cera or Equivalent make
CP Fittings	Jaquar/Hindware/Kohler or Equivalent make

Ground Floor Lobby

Flooring	Combination of large size vitrified Tiles & Granite as per design
Wall	Combination of Premium Ceramic Tiles, Paint & wall panelling as per design
Ceiling	False Ceiling with Light fixtures

Typical Floor Lobby

Flooring	600X600 Vitrified Tiles
Wall	Combination of Tiles & Paint
Ceiling	Putty

Lifts

Otis/ Schindler/ Kone or Equivalent make.

- Stretcher lift in each tower to support medical emergencies of the residents.

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 electrical appliances excluding Air-Conditioner.

- Power Backup for Common Areas & Utilities
- Intercom facility
- 24X7 round the clock security
- Security surveillance 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 SRI tiles to reflect heat from the roof.

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

Artist's impression | Disclaimer : The developer reserves the right to change the brands with equivalent type of quality.



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Find your **own republic !**

1. Airport
2. Airport 1 number Gate
3. Kaikhali More
4. Haldiram
5. Chinar Park
6. Derozio College
7. City Centre 2
8. Akankha More
9. Bengal Silicon Valley
10. Calcutta High Court New Town Campus
11. Rajarhat Chowmatha
12. DPS New Town
13. Narayana School
14. DPS Mega City
15. Bellevue Hospital (Upcoming)
16. TCS
17. Eco Tourism Park
18. Techno India College
19. OHIO Hospital
20. TATA Cancer Hospital
21. Biswa Bangla Gate
22. Axis Mall
23. Downtown Mall
24. St.Xavier's university
25. Ram Krishna Seva Mission
26. Army Institute of Management
27. WIPRO (Upcoming campus)
28. NBCC Square
29. ITC Infotech (upcoming)
30. Gopalpur Xing
31. Charnock Hospital
32. Central Mall
33. UEM

*Map Not to Scale | Distances as per Google map



Merlin iland | Picnic Garden



Elita Garden Vista | New Town



5th Avenue | Sector V, Salt Lake



Altair | Colombo, Sri Lanka



Singapore City | Raipur



South City Residence | Kolkata



Reflection | Chennai



Acropolis Mall | Off E.M. Bypass

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Artist's impression | Disclaimer - 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.

Merlin

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Disclaimer : This document is not a legal offering. It only describes the intent & concept of Rise. All the areas / dimensions / layout / elevations / pictures etc. are only indicative and are not as per scale. All the details are subject to change, alteration and modification as per the developer's discretion.