
Merlin
avana
A whole new expanse
Get back home to a
#Getaway Everyday

Welcome to a sprawling new
Residential Habitat near Tollygunge

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.
Important Note: There is a possibility of constructing further blocks, up to 23rd floor, on the adjoining additional land in subsequent phases. Clubhouse usage rights would apply to all residents irrespective of phases.

Your **everyday vacation residence** in close proximity to **Tollygunge Metro** designed for total relaxation

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.
Important Note: There is a possibility of constructing further blocks, up to 23rd floor, on the adjoining additional land in subsequent phases. Clubhouse usage rights would apply to all residents irrespective of phases.



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

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.



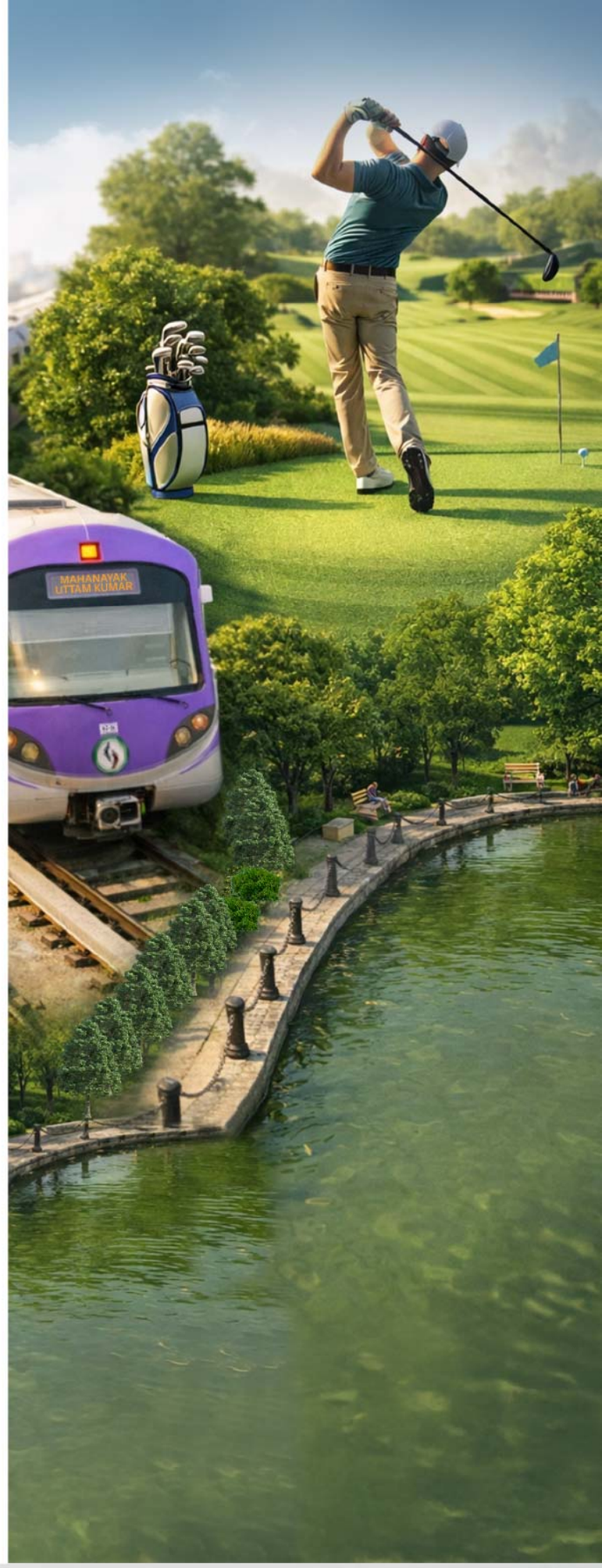
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Boundless choices of total leisure, besides **naturally-lit 3-side open* apartments**

- 6 Residential Towers of G+18, 20 & 23 floors.
- 1 Retail & MLCP Block of G+7 floors.
- 1 Upcoming Tower of G+23 floors.
- 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 I 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. | *In 3 & 4 BHK.





Live away in the openness, yet amidst the city's busyness

MALLS
South City Mall: 6 Km; Lake Mall: 6 Km

HOSPITALS
RSV Hospital: 4 Km; BP Poddar Hospital: 5 Km

EDUCATIONAL INSTITUTES
NSHM College: 3 Km; MP Birla Foundation School: 3 Km;
GD Birla School: 5 Km; South City International School: 6 Km;
Vivekananda Mission School Joka: 6 Km; IIM - Calcutta: 6 Km

CLUBS
RCGC: 4 Km; Tolly Club: 4 Km

METRO STATIONS
Behala Chowrasta: 2 Km; Sakherbazar: 2 Km;
Mahanayak Uttam Kumar (Tollygunge): 3 Km; Netaji (Kudghat): 3 Km
Rabindra Sarovar: 5 Km

MASTER PLAN



INDEX

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

LEGENDS

Entrance Area

01 Main Gate · 02 Tower Signage · 03 Commercial Plaza · 04 Water Feature · 05 Guardhouse

North Garden — New Inclusion

06 Sit-out Area · 07 Open Lawn · 08 Pavilion · 09 Green Buffer · 10 Counter With Tree · 11 Gathering Space · 12 Treehouse · 13 Jogging Track · 14 Pedestrian Walkway · 15 Feature Roundabout

Club Akasa

16 Multi-purpose Lawn · 17 Event Plaza · 18 Viewing Seat · 19 Garden Pavilion · 20 Half Basketball Court · 21 Viewing Deck · 22 Water Body

Club Roof

23 Swimming Pool · 24 Kids' Swimming Pool · 25 Cabana · 26 Barbeque Zone · 27 Open Lawn

Waterfront Recreation

28 Viewing Deck · 29 Waterfront Seat · 30 Pond

Aza (Terrace Amenities) — New Inclusion

31 Multi-sports Court · 32 Cricket Pitch · 33 Pavilion · 34 Toilet · 35 Pocket Garden · 36 Kids' Playground · 37 Soccer Turf

South Garden

38 Meadow · 39 Recreation Lawn · 40 Forest Pavilion · 41 Mountain Amphitheatre · 42 Stroll Garden · 43 Fragrant Garden · 44 Kids' Lawn · 45 Circular Lawn · 46 Observation Deck · 47 Elevated Walkway · 48 Forest well-being Garden

Miscellaneous

49 3 Level Car Parking · 50 2 Wheeler Parking · 51 Services · 52 Open Parking

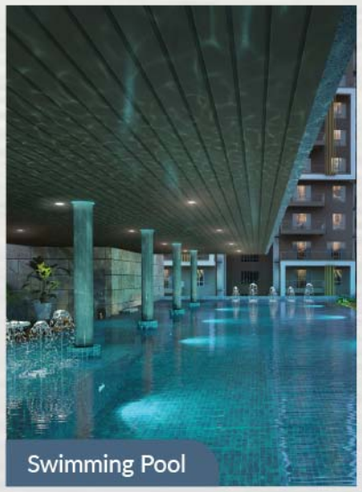
Important Note: There is a possibility of constructing further blocks, up to 23rd floor, on the adjoining additional land in subsequent phases. Clubhouse usage rights would apply to all residents irrespective of phases.



akasa
THE LIFESTYLE CLUB

Crowned with rooftop amenities;
an **exclusive G+3 clubhouse.**

Gymnasium I Banquet Hall I Party Lawn I Barbeque Zone I Theatre Hall


Swimming Pool




Reception




Banquet Hall


Games Room

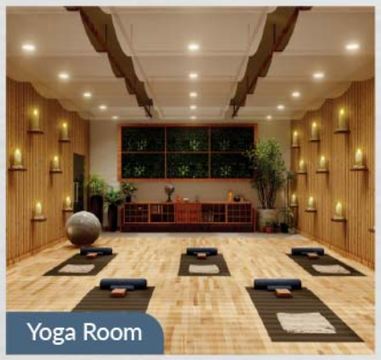
akasa

THE LIFESTYLE CLUB

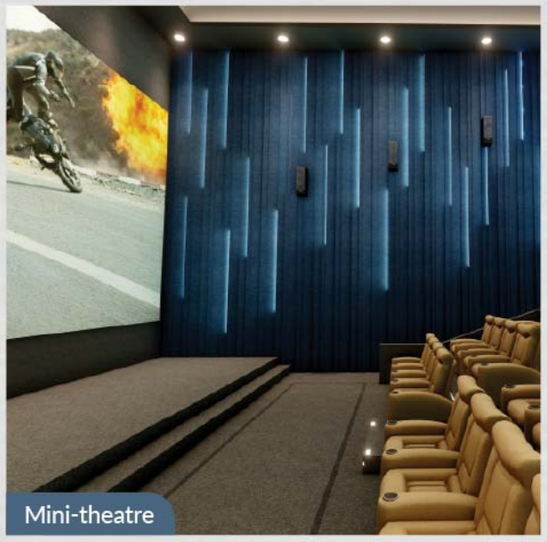
A majestic social anchor with the calm of a private oasis. It is a dedicated space for connection and relaxation.


Library


Kids' Zone


Yoga Room




Mini-theatre




Gymnasium


Lounge

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Imortant Note: Clubhouse usage rights would apply to all residents irrespective of phases.

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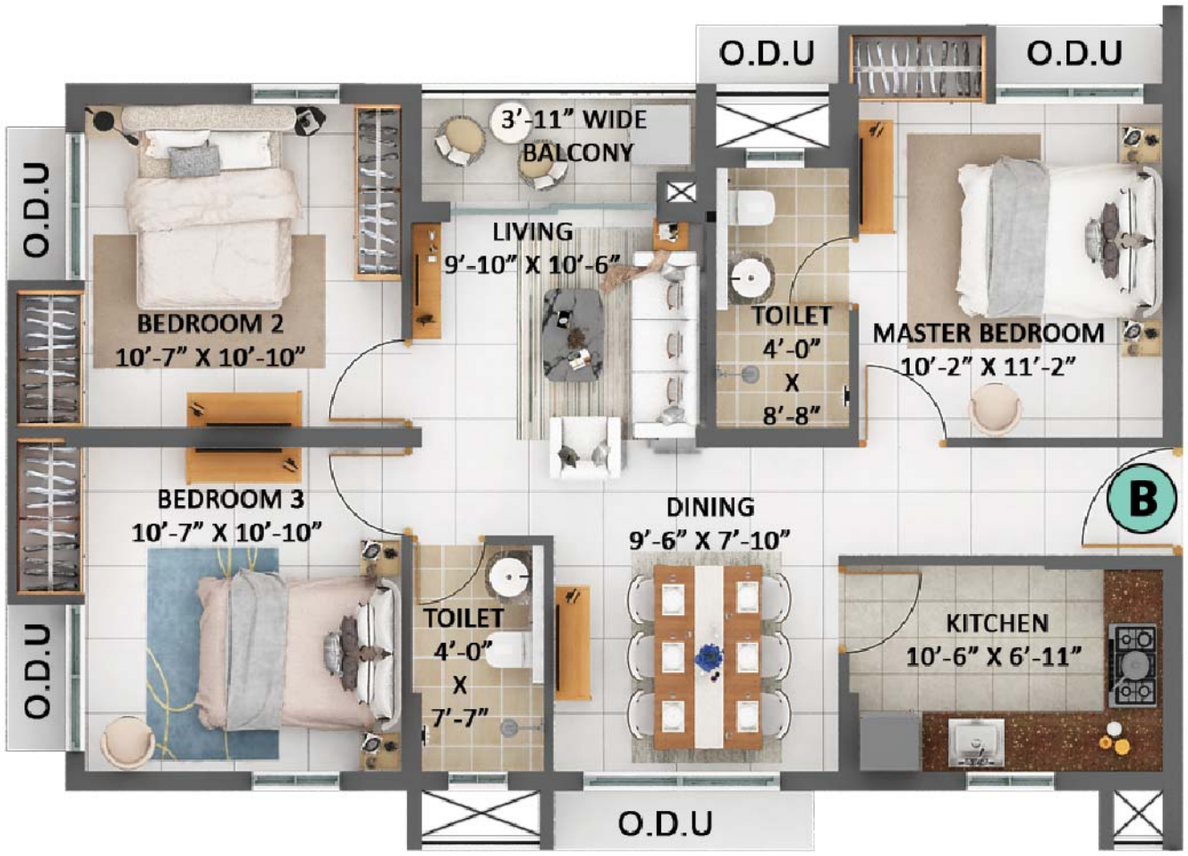
FLOOR PLAN & AREA STATEMENT

*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 : 1st Floor





N

ARIA : 1st Floor

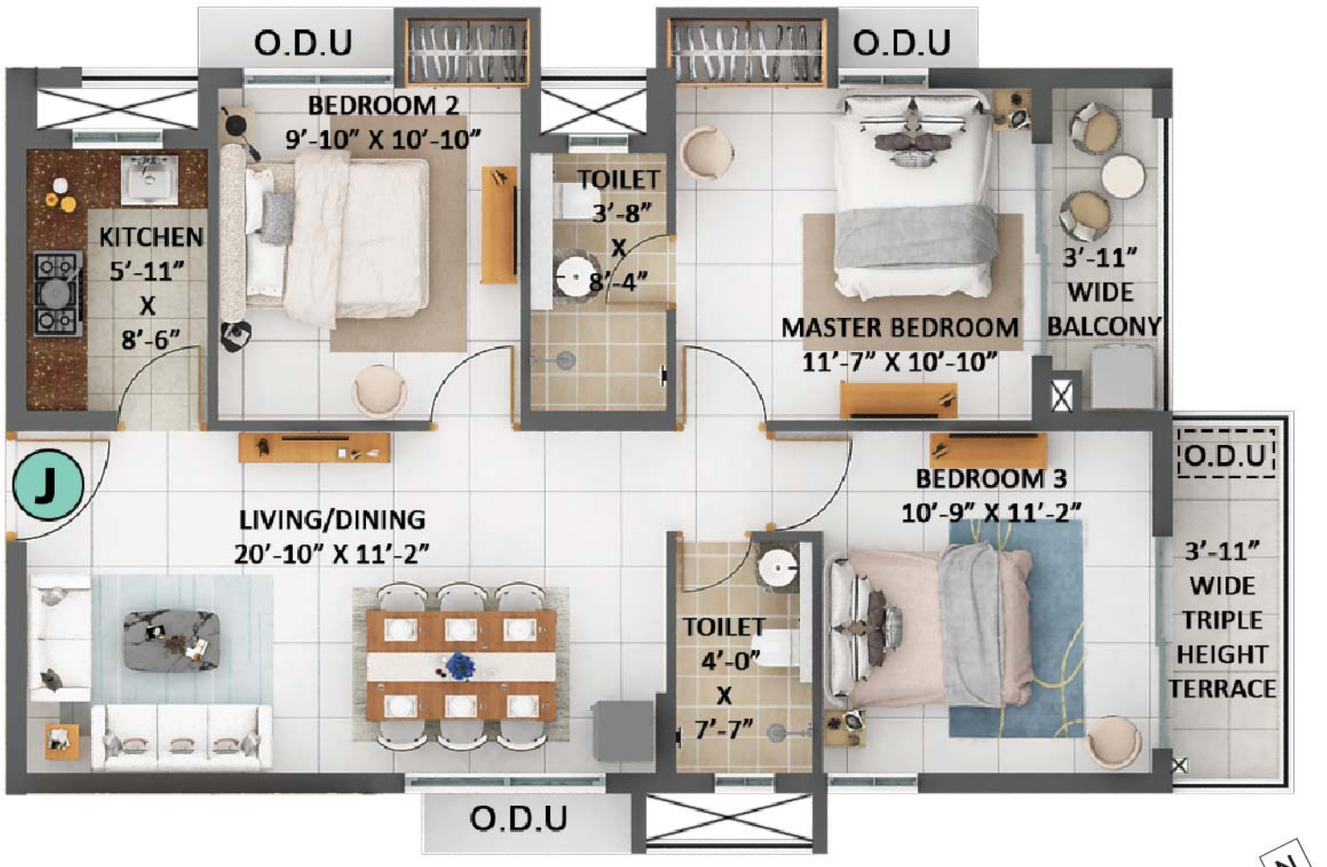
Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Open Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK + 2TOI	896	760	344	10	36	1068
B	3BHK + 2TOI	905	748	0	31	36	905
C	3BHK + 2TOI	881	724	0	31	36	881
D	3BHK + 2TOI	905	748	0	31	36	905
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

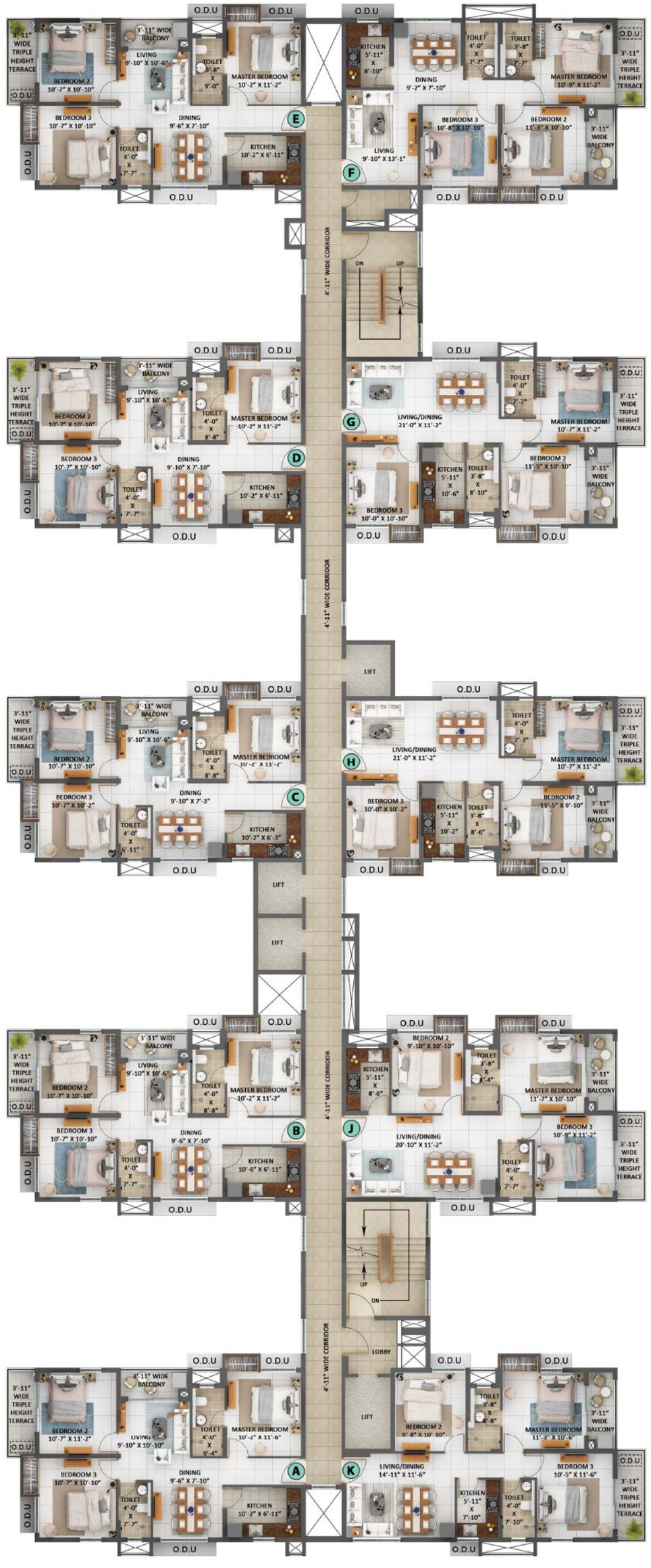
*Area statement as per RERA

**Disclaimer

FLOOR PLAN

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

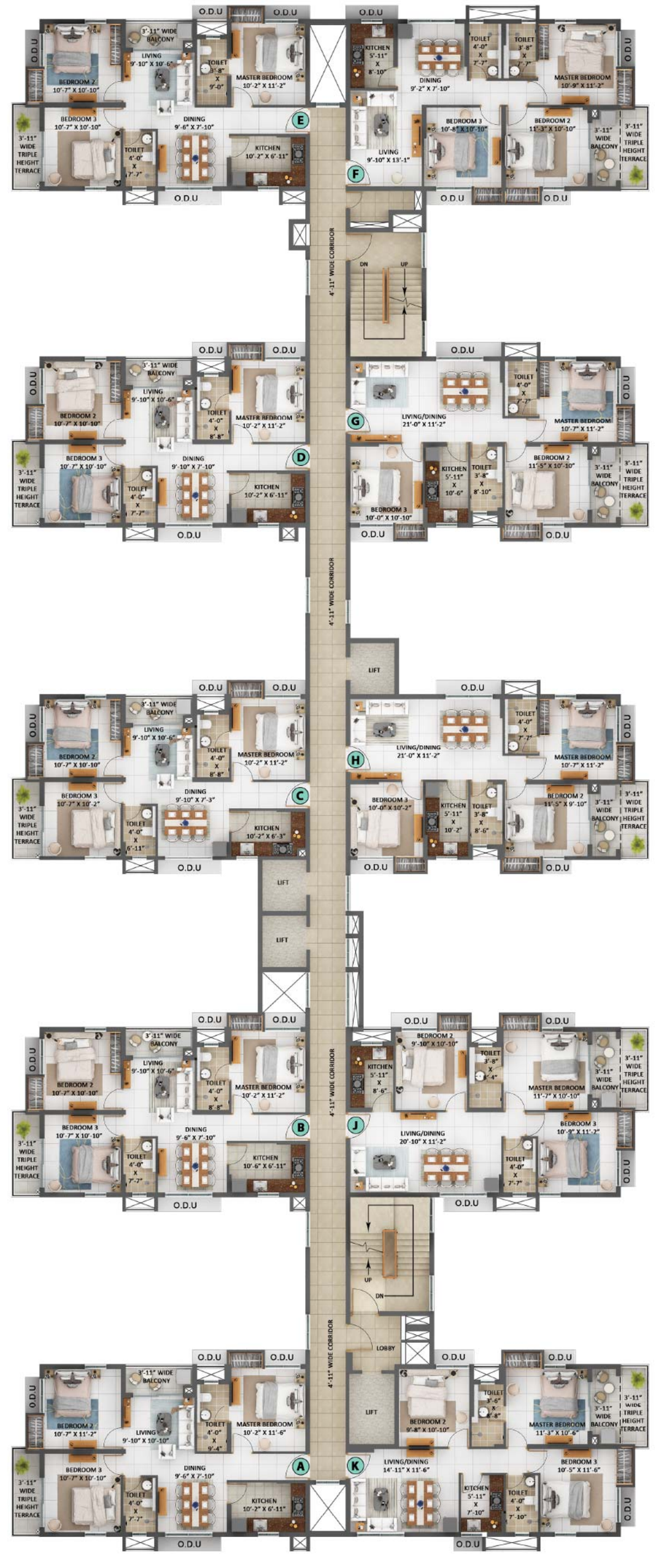
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**Disclaimer

FLOOR PLAN

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





N

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

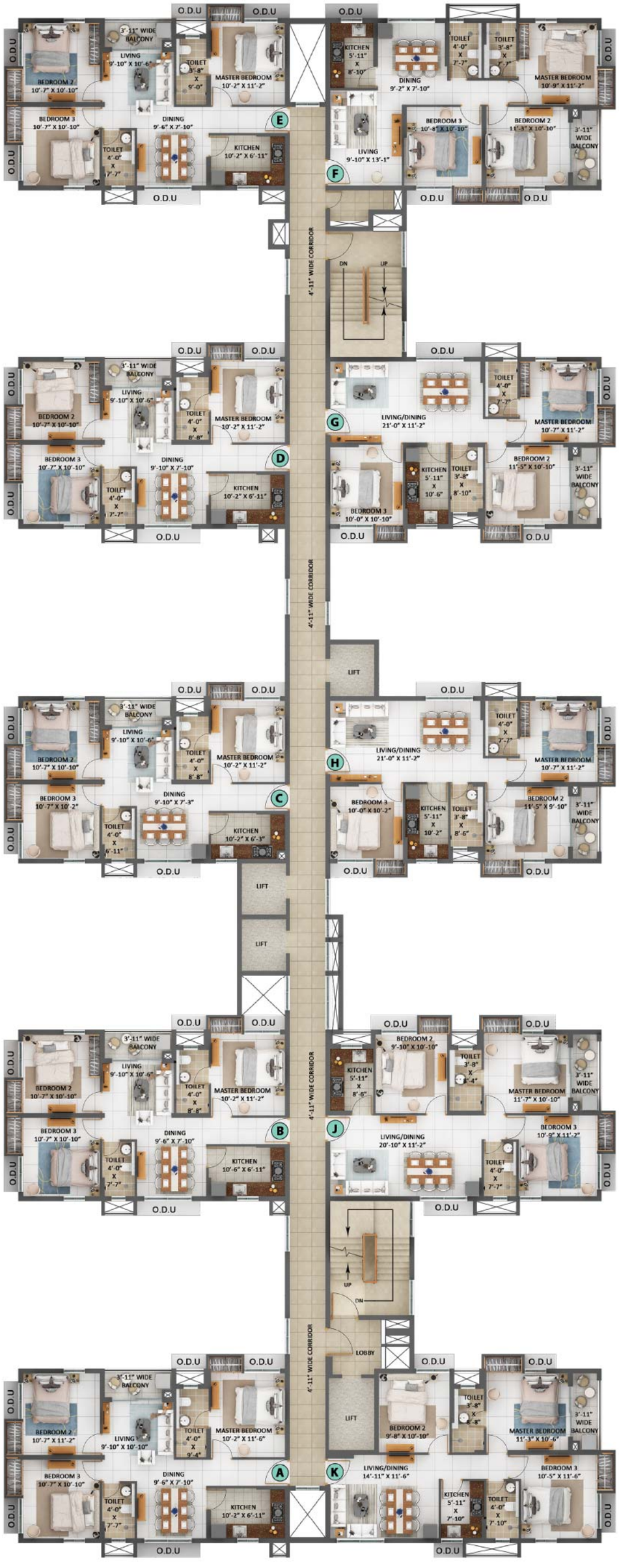
*Area statement as per RERA

**Disclaimer

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

**Disclaimer

FLOOR PLAN

ARNA : 1st Floor



N



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

**Disclaimer

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

**Disclaimer



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

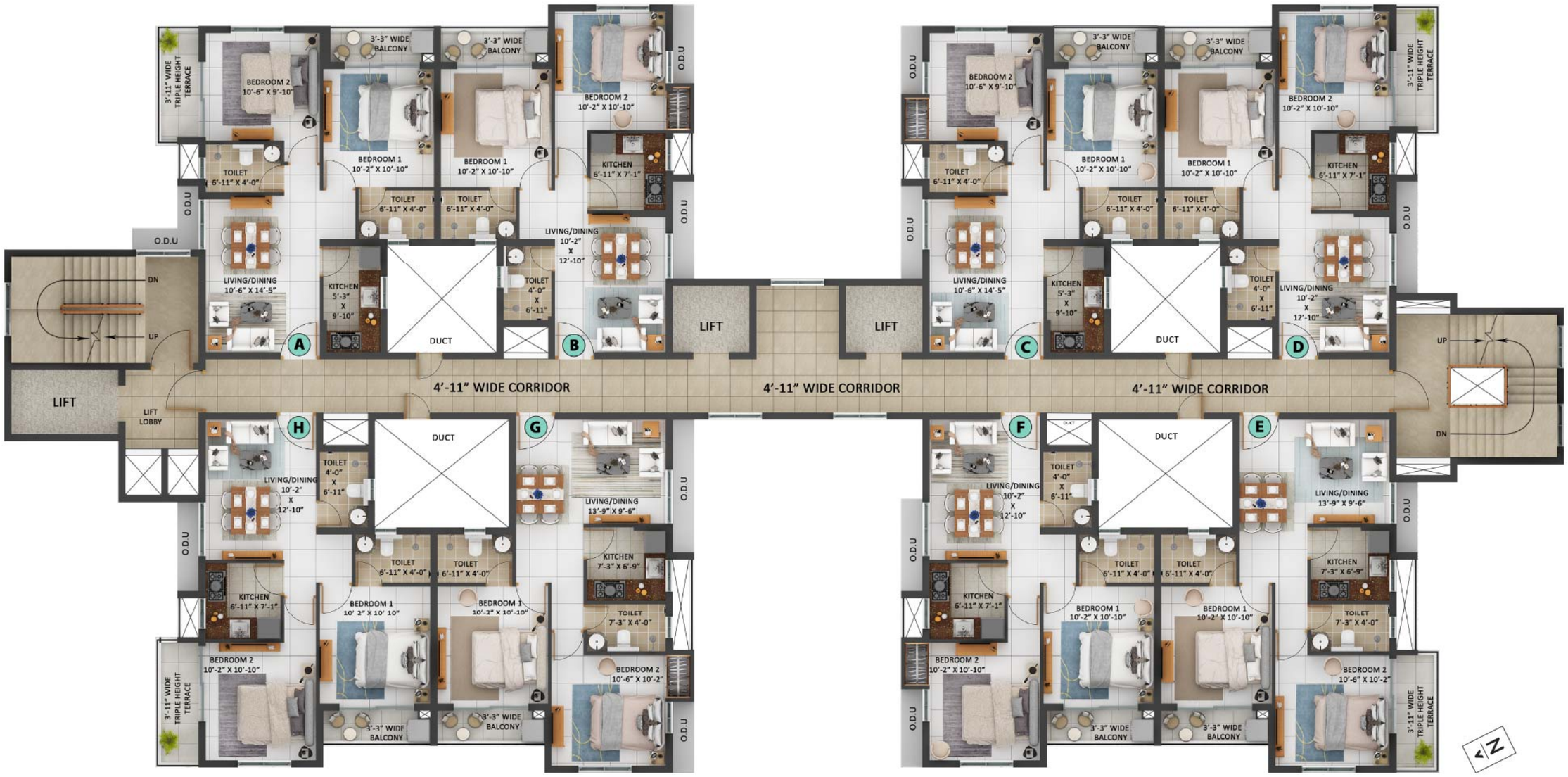
*Area statement as per RERA

**Disclaimer



FLOOR PLAN

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

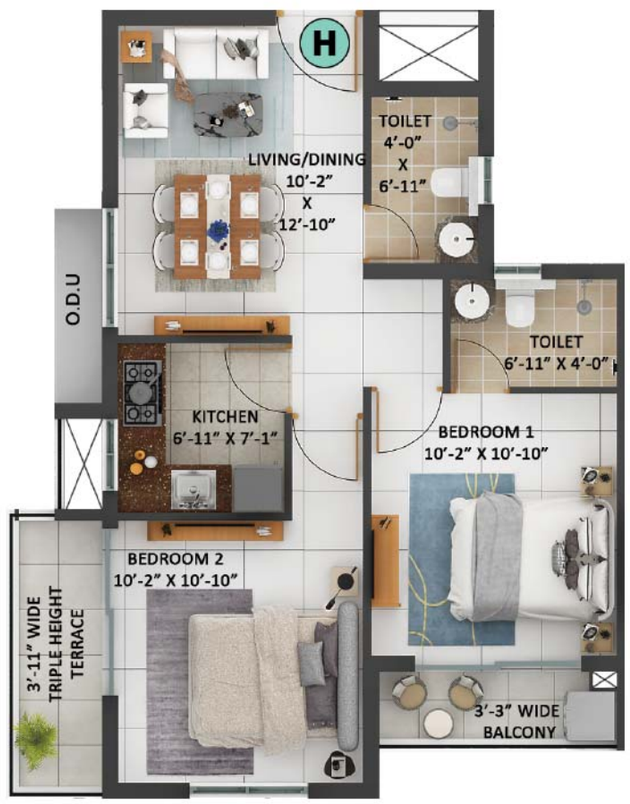


ARNA : 4th, 7th, 10th, 13th, 16th, 19th & 22nd Floor

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

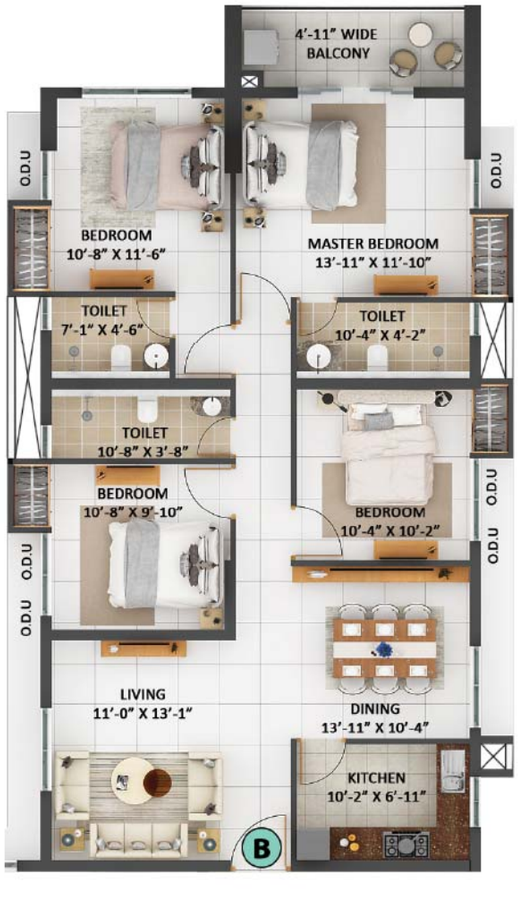
**Disclaimer



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

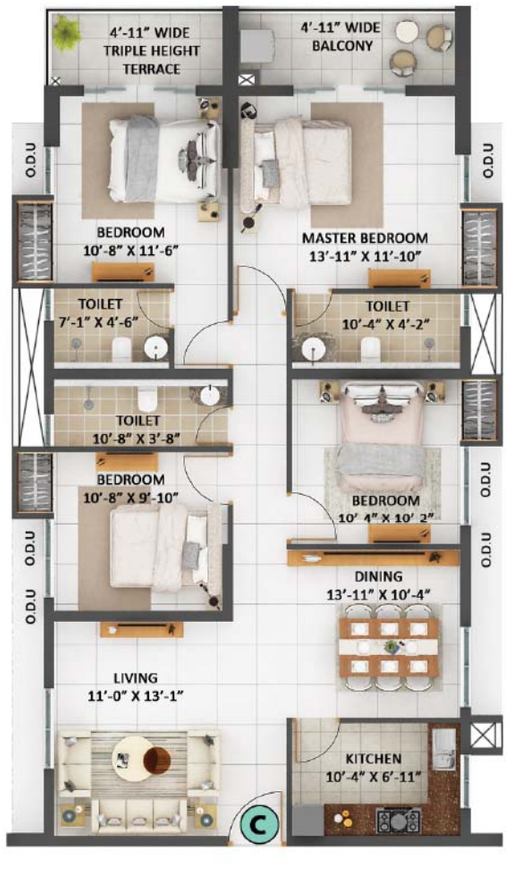
*Area statement as per RERA

**Disclaimer

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

**Disclaimer

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

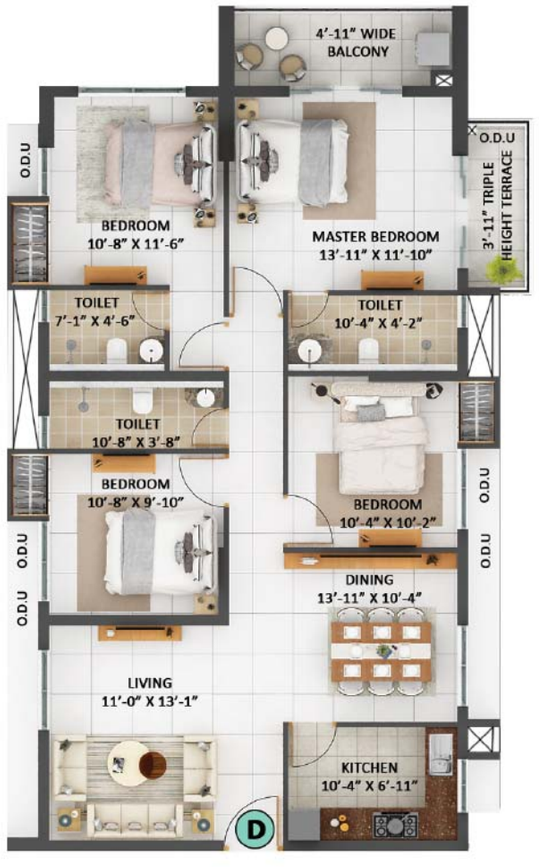
**Disclaimer



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

**Disclaimer

FLOOR PLAN

ALYA: 20th Floor

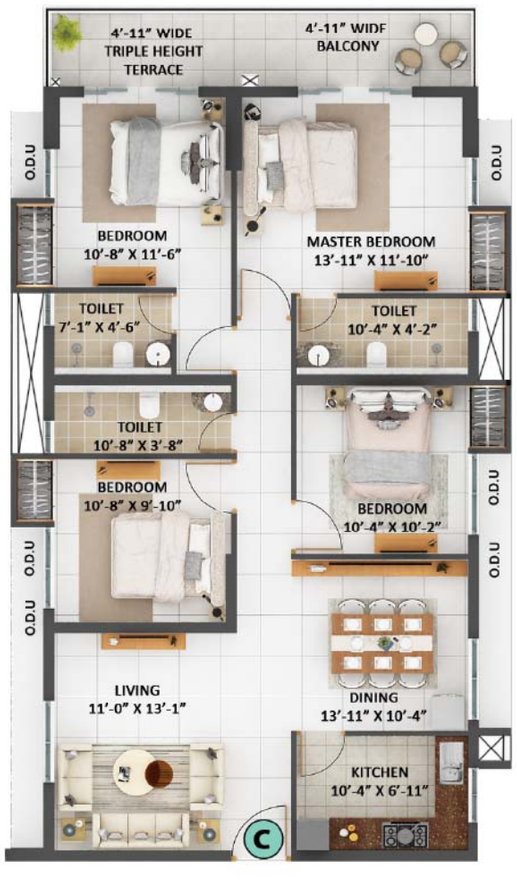


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ALYA: 20th Floor

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
**Disclaimer



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

**Disclaimer

FLOOR PLAN

ANYA: 2nd Floor



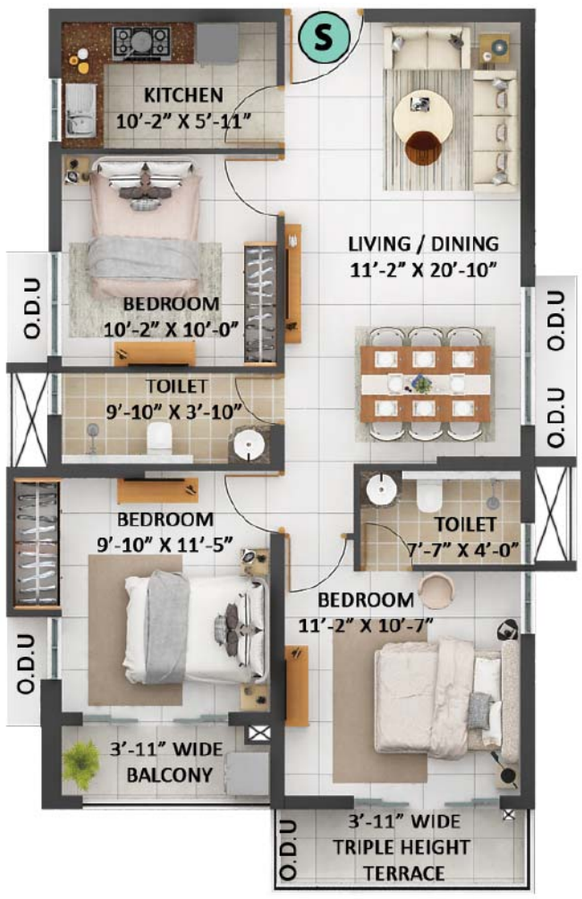
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ANYA: 2nd Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height/Open Terrace 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

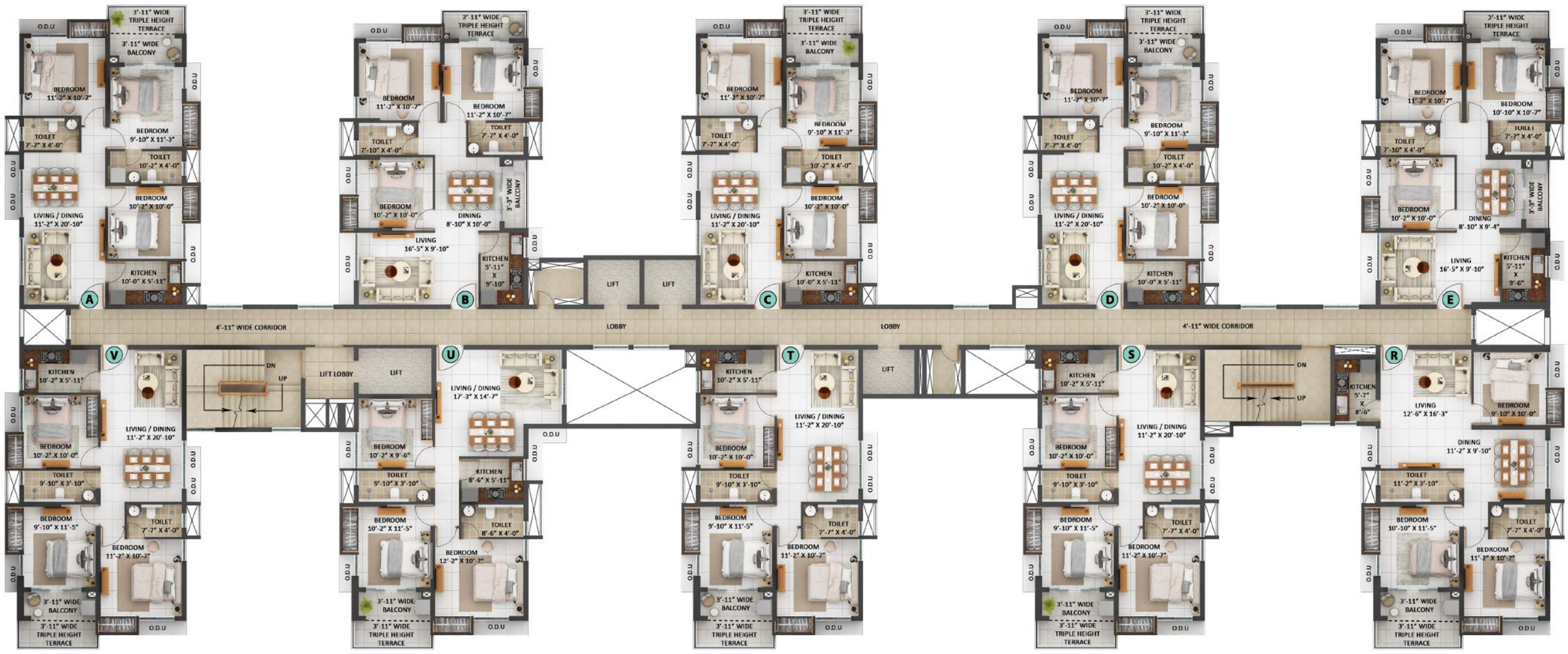
*Area statement as per RERA

**Disclaimer



FLOOR PLAN

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



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

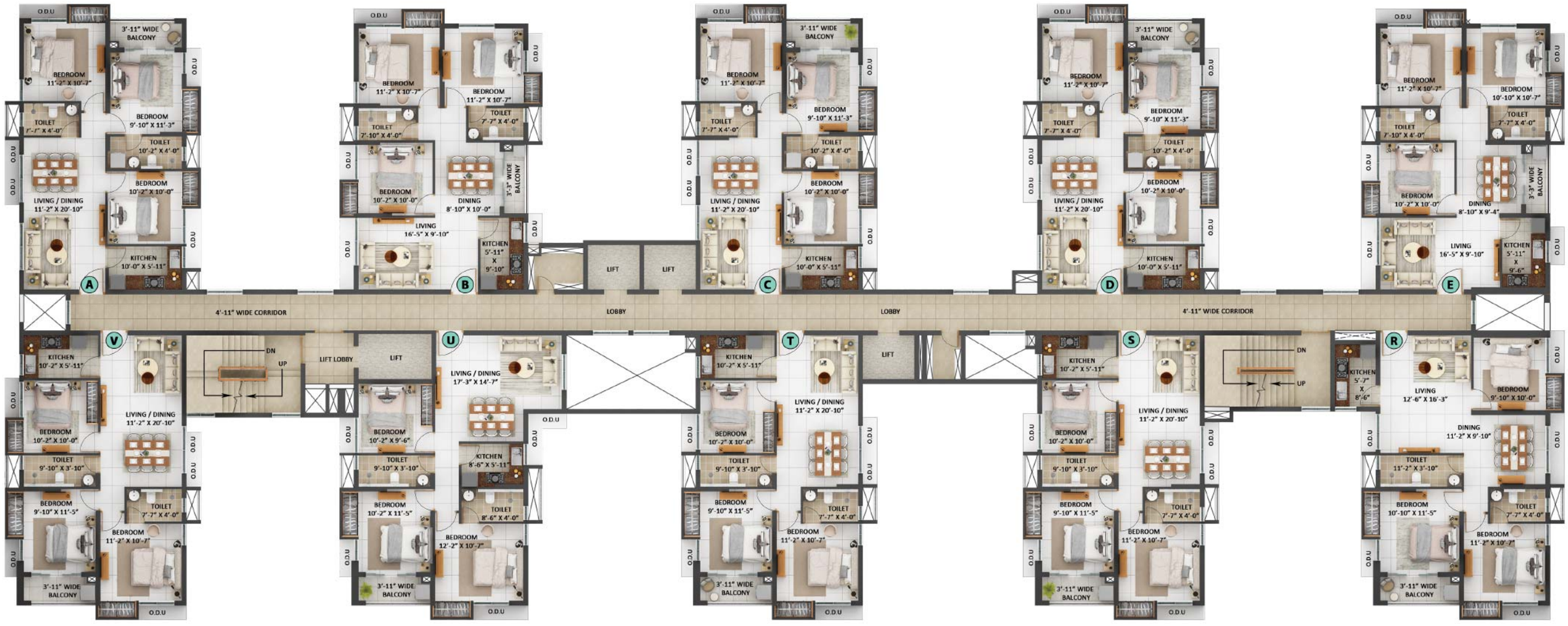
Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height Terrace Area (Sq.Ft.)	CB Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	BU Area Chargeable (Sq.Ft.)
A	3BHK+2TOI	905	745	43	36	40	927
B	3BHK+2TOI	922	772	47	32	31	946
C	3BHK+2TOI	905	745	43	37	40	927
D	3BHK+2TOI	905	745	43	37	40	927
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
**Disclaimer



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

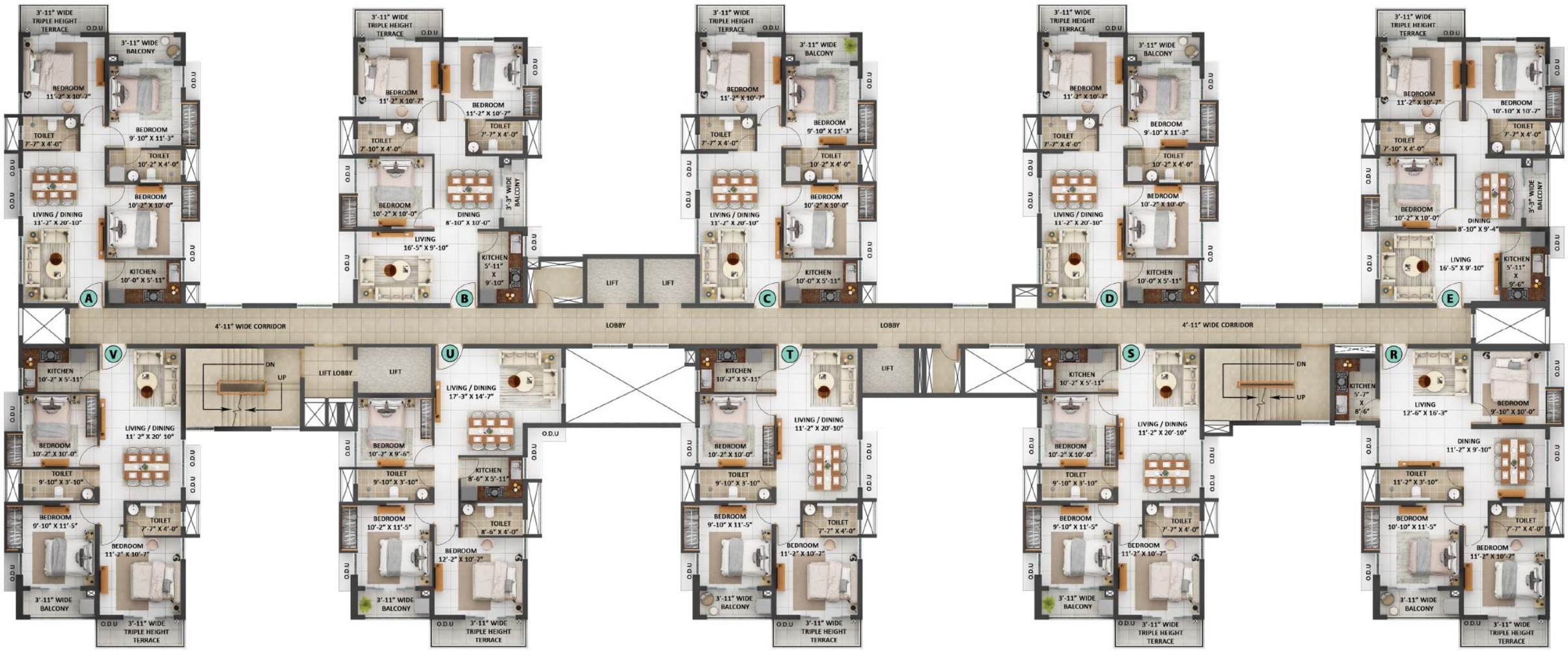
*Area statement as per RERA

**Disclaimer



FLOOR PLAN

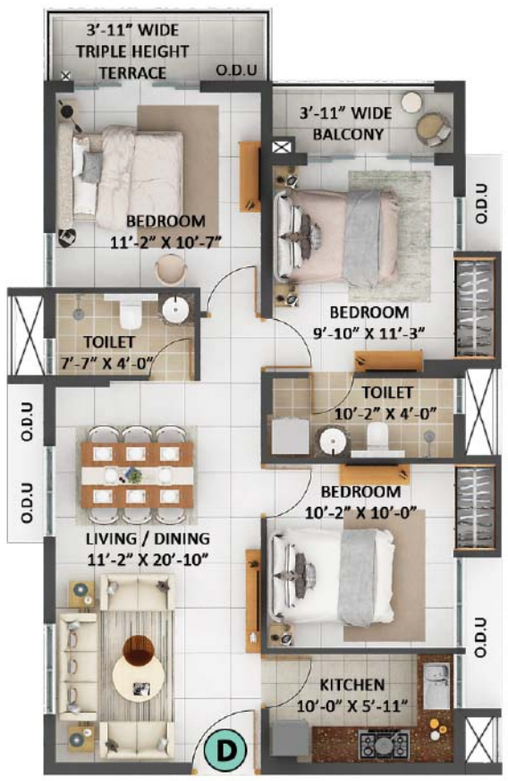
ANYA: 5th, 8th, 11th, 14th, 17th, 20th & 23rd Floor



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
**Disclaimer



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

**Disclaimer



FLOOR PLAN

ANAHITA: 2nd Floor



ANAHITA: 2nd Floor

Flat Type	Flat Configuration	BU Area (Sq. Ft.)	Carpet Area (Sq.Ft.)	Triple Height/Open Terrace 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

**Disclaimer



FLOOR PLAN

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

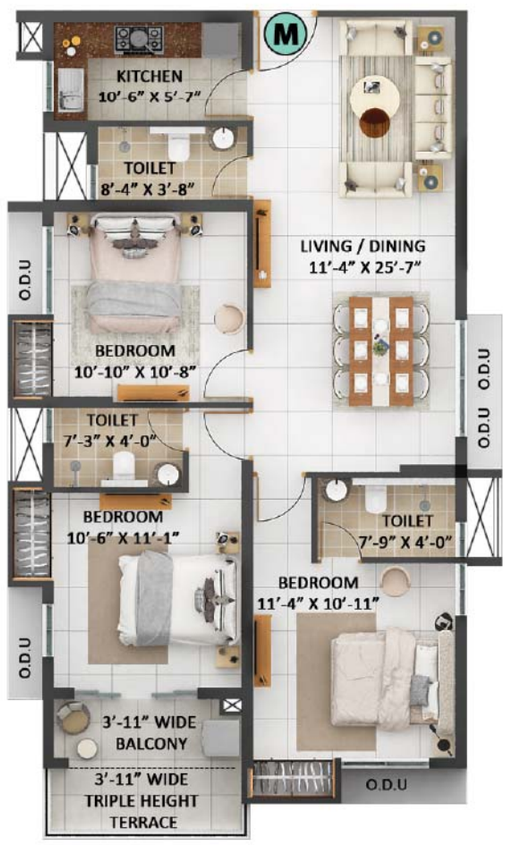


ANAHITA: 3rd, 6th, 9th, 12th, 15th, 18th & 21st Floor

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

**Disclaimer



FLOOR PLAN

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

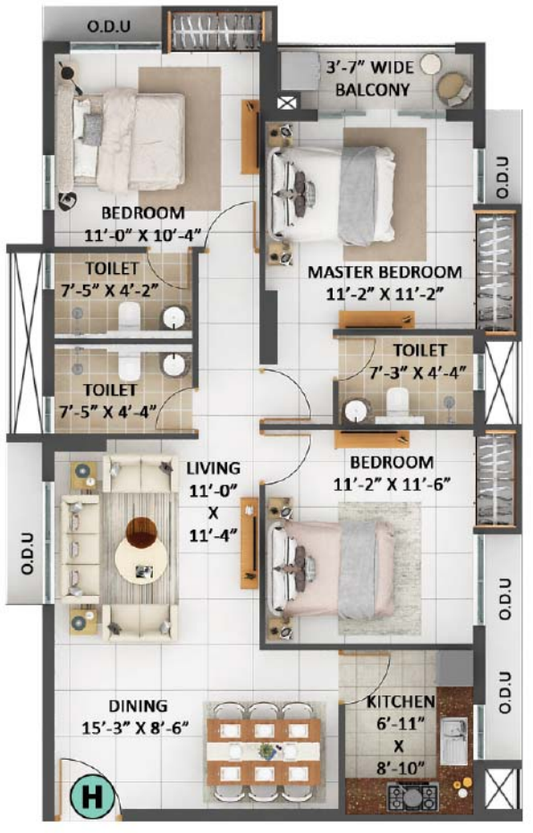


ANAHITA: 4th, 7th, 10th, 13th, 16th, 19th & 22nd Floor

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

**Disclaimer



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
**Disclaimer



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

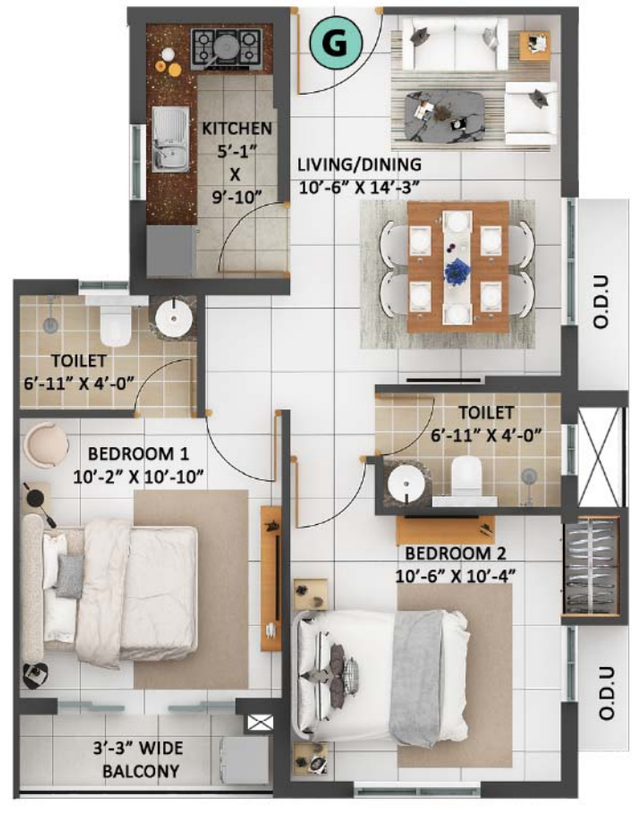
**Disclaimer



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

**Disclaimer

FLOOR PLAN

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

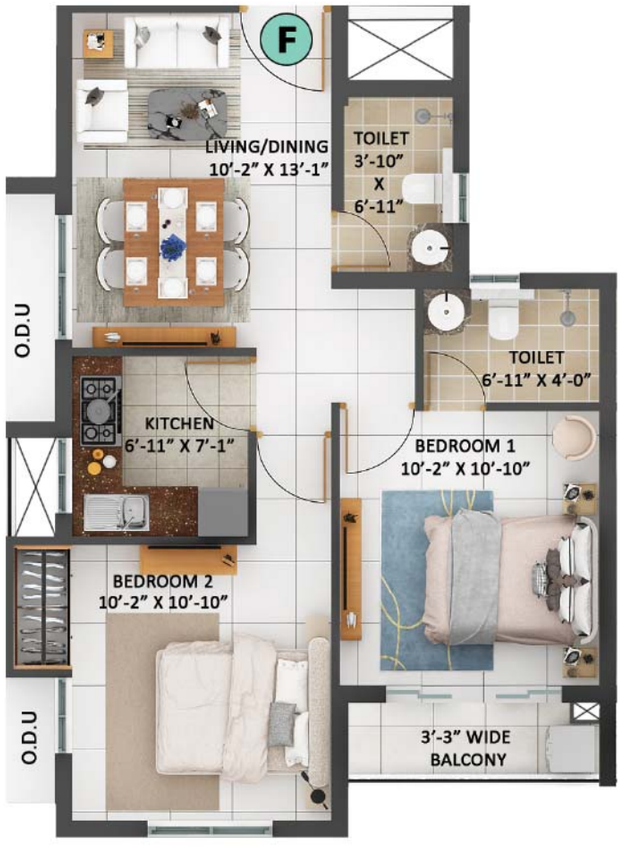


AVYA: 3rd, 6th, 9th, 12th, 15th & 18th Floor

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

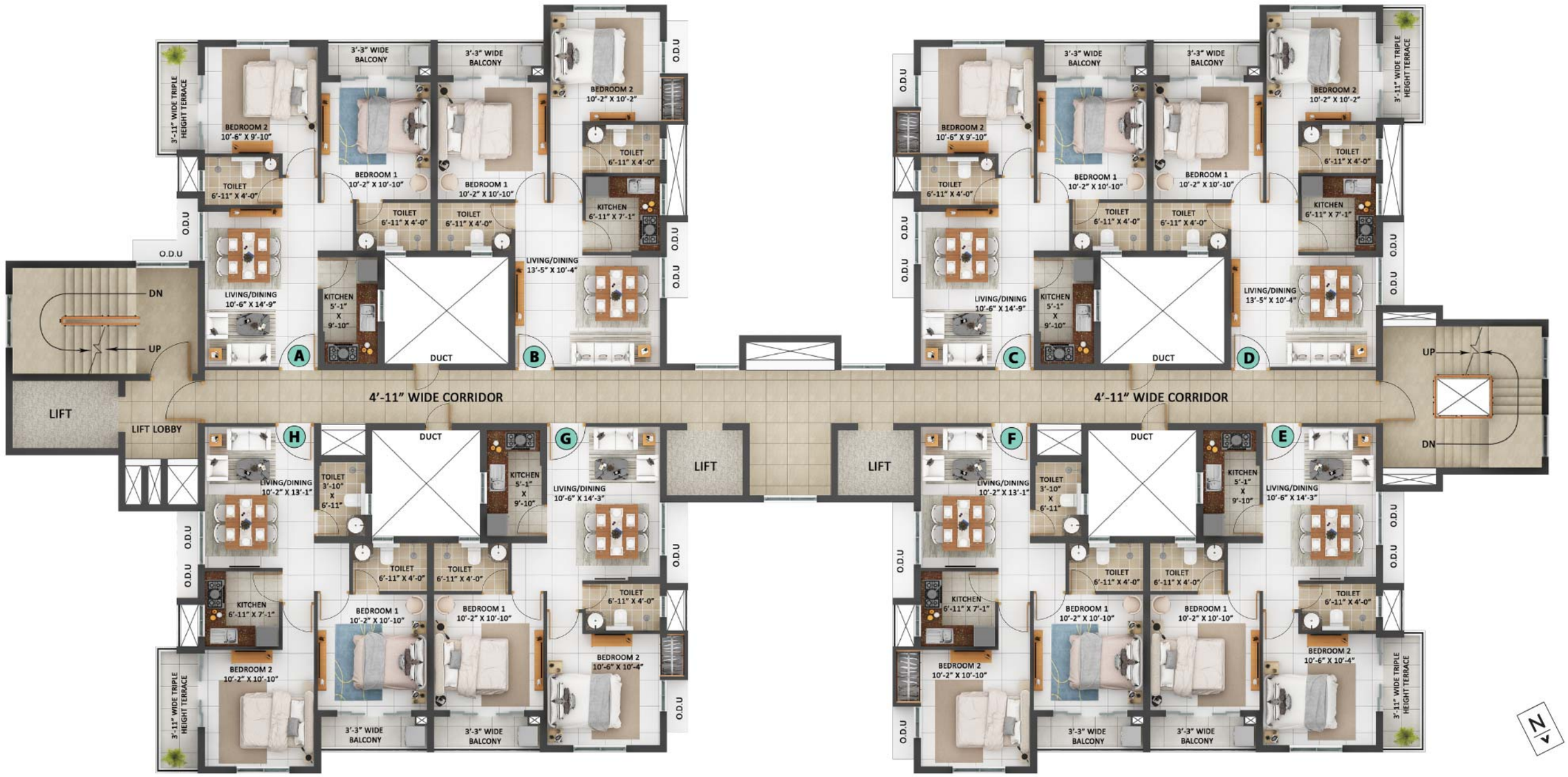
*Area statement as per RERA

**Disclaimer



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

**Disclaimer



Merlin

avana

A whole new expanse

ISOMETRIC PLAN

*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: ARIA

Type A, 3BHK+2TOI

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



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

**Disclaimer

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

Type G, 2BHK+2TOI

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



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

**Disclaimer

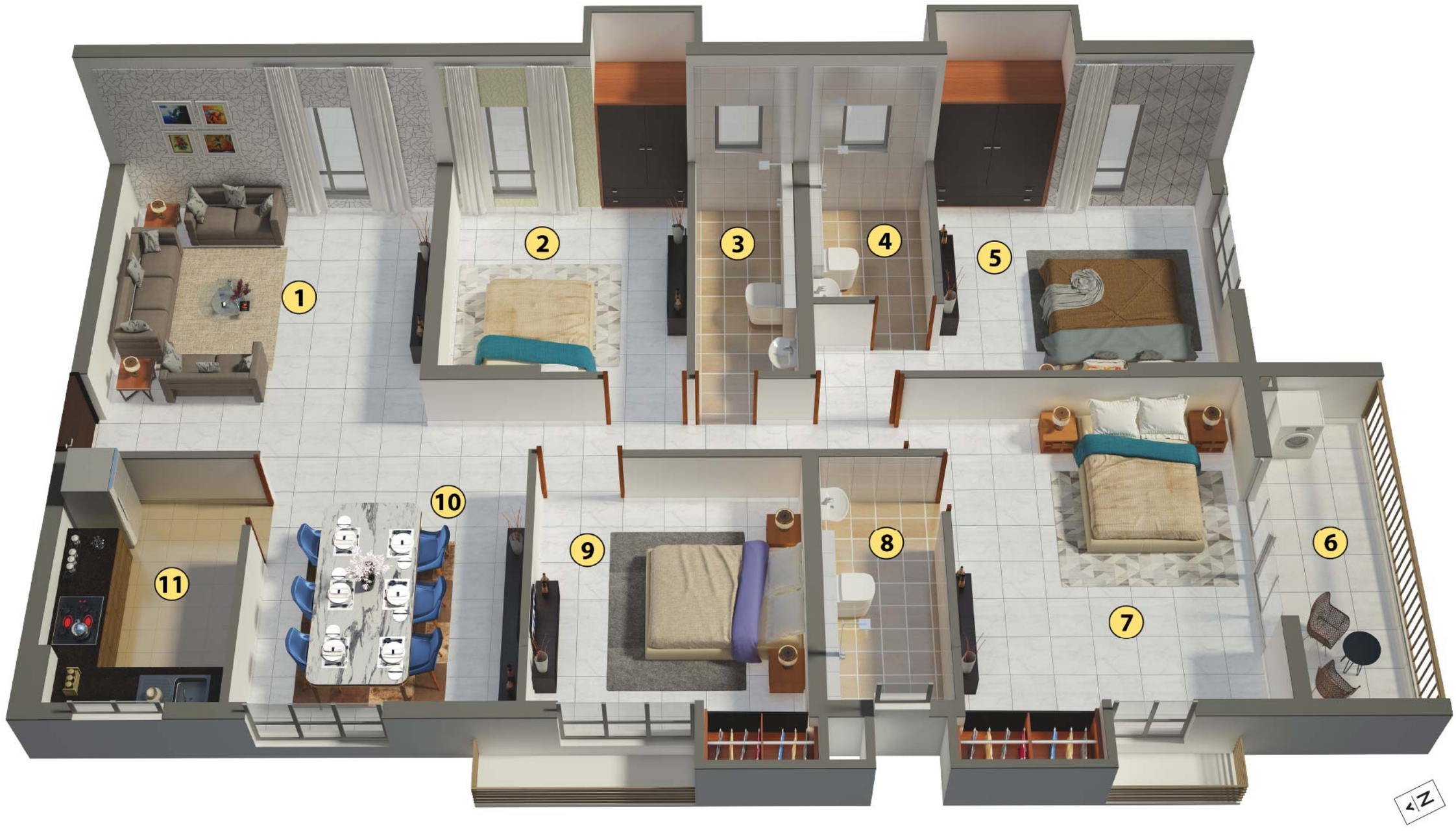
LEGENDS

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

Type C, 4BHK+3TOI

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



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

**Disclaimer

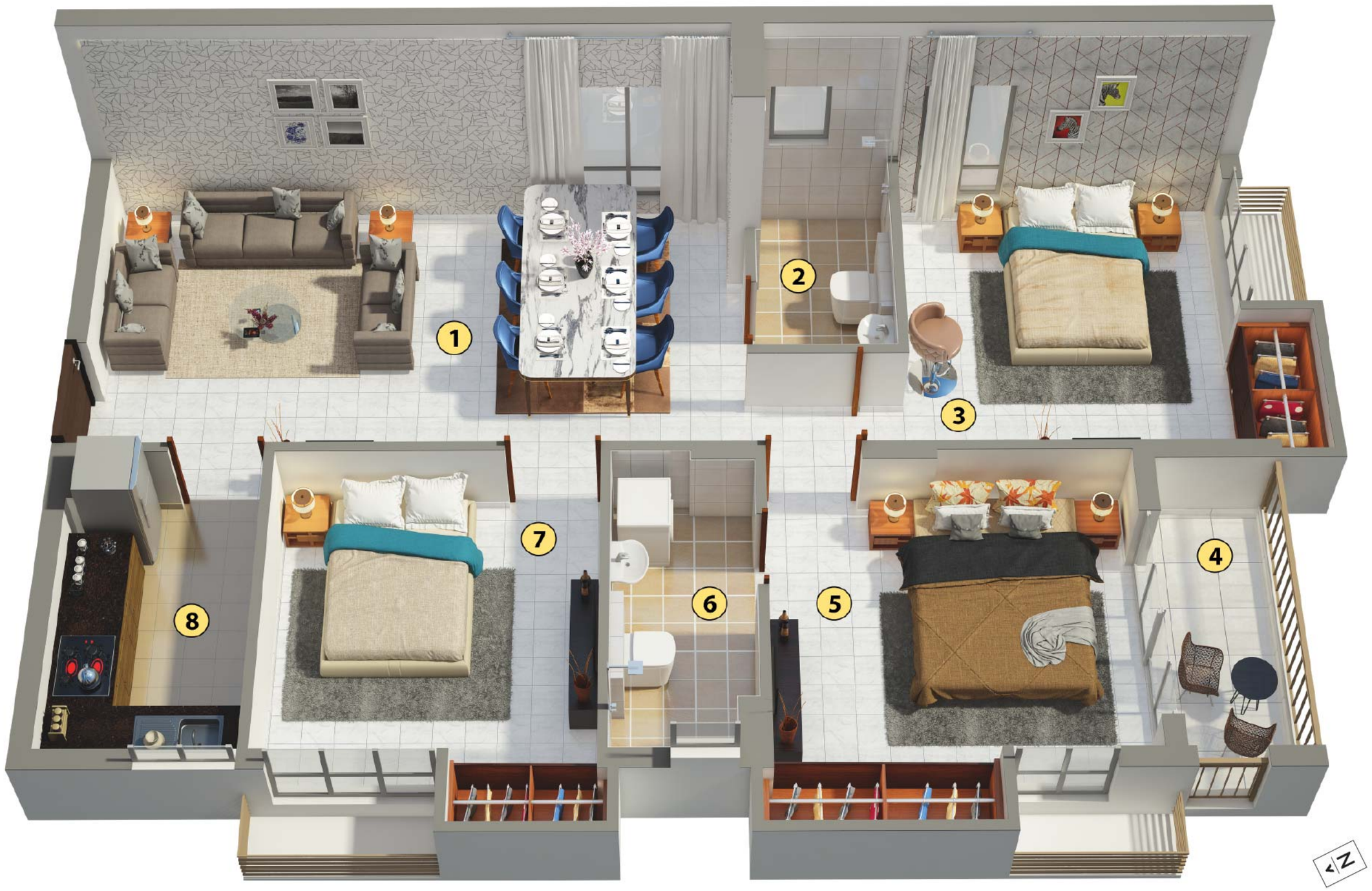
LEGENDS

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

Type C, 3BHK+2TOI

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



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

**Disclaimer

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

Type G, 3BHK+3TOI

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



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

**Disclaimer

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"



Experience the rare luxury of an ecological paradise that breathes with you. Residences curated for a life of calm amidst the healing touch of green.

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.
Important Note: There is a possibility of constructing further blocks, up to 23rd floor, on the adjoining additional land in subsequent phases. Clubhouse usage rights would apply to all residents irrespective of phases.

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



Bedroom
> 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

Living/dining room
> 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

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

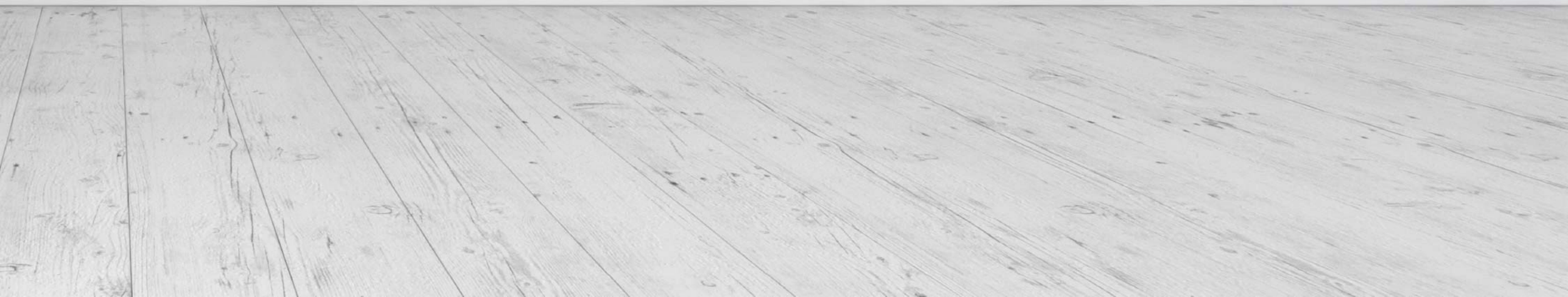
Open Terrace
> Flooring: Anti-skid Ceramic Tiles
> Wall: Exterior grade Paint
> Door: Aluminum powder coated Door with glass panes
> Railing: Painted MS Railing

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

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



The Merlin World without Boundaries



Fifth Avenue | Sector-V, Salt Lake



The One | Tollygunge, Kolkata



Acropolis Mall | Kolkata



South City Residence | Kolkata



Ventana | Pune



Altair | Colombo, Sri Lanka

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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.

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Website: rera.wb.gov.in
Project Financed by Bandhan Bank

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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.

Scan for more details