



A NEVER-BEFORE BESPOKE LIFESTYLE EXPERIENCE



Merlin

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Disclaimer : This document is not a legal offering. It only describes the intent & concept of F Residences Merlin. 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.

BY

Merlin



PIONEERS OF EXCEPTIONAL EXPERIENCES

DISCOVER
Merlin

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

4 decades of experience

6 business verticals

150+ projects delivered

20 Mn. Sq. Ft. developed

20 Mn. Sq. Ft. under construction

Multi-city presence

500+ acre land bank across India



INDULGE IN
ELEVATED ELEGANCE



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



FOR THE
FIRST TIME

FOR THE FIRST TIME IN KOLKATA
FASHION FINDS
A NEW HOME

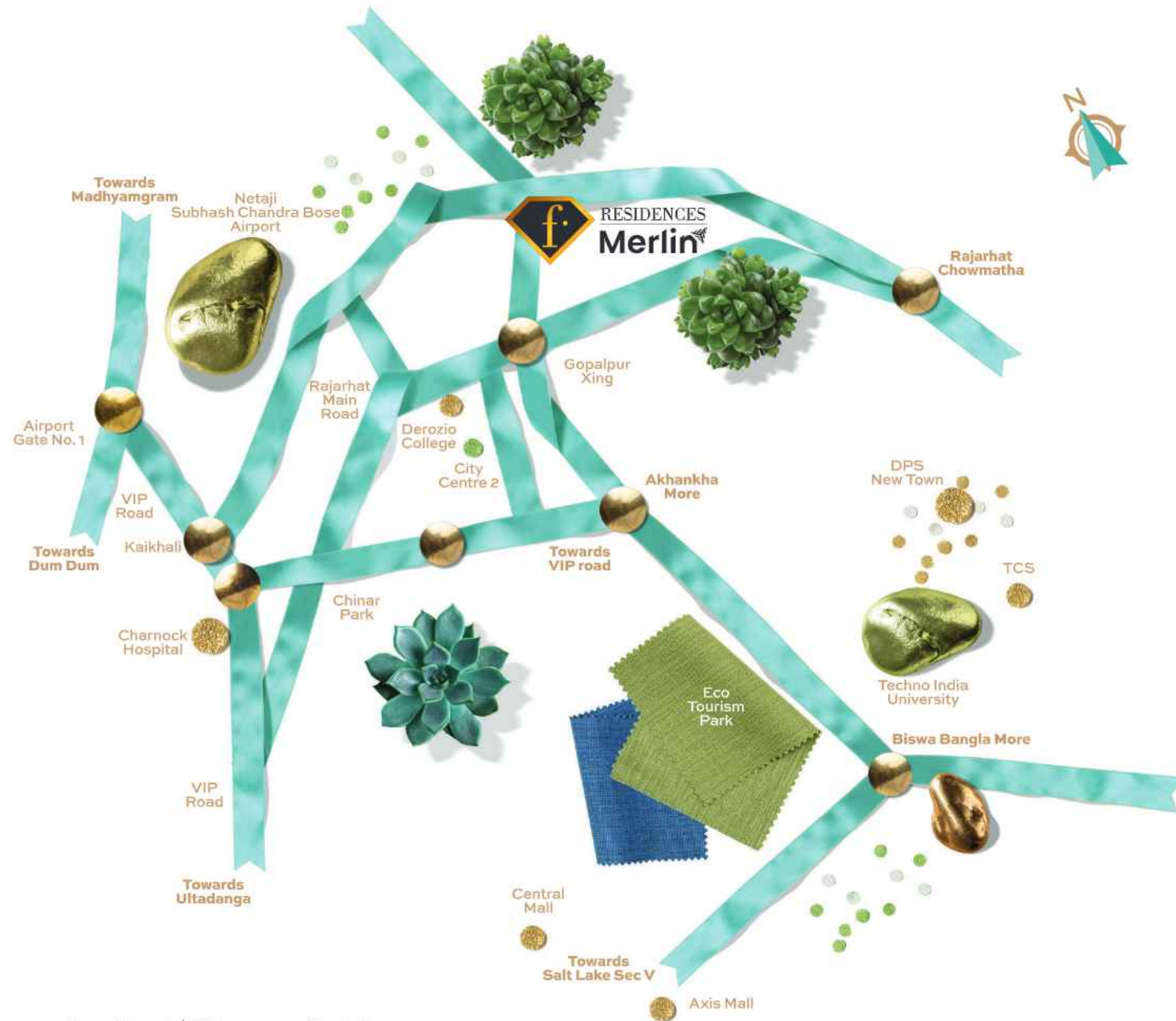
F Residences by Merlin offers exceptional experiences
for those who value fashion and an opulent lifestyle.
It sets new benchmarks in quality, aesthetics, and
customer satisfaction by blending the global prestige
and style of Fashion TV into luxury living.



OPULENT LIVING REDEFINED: THE MERLIN AND FASHION TV LEGACY

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

LOCATION MAP



Map not to scale | Distances as per Google Maps

EDUCATION

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

I.T. HUBS

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

SHOPPING

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

HEALTHCARE




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

AIRPORT

International Airport	5.8 km
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MASTER PLAN

INDEX

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



LEGENDS

GROUND FLOOR

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

PODIUM

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

CLUB ROOF

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

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Artist Impression | Disclaimer - The external color scheme, amenities and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

FOR THE FIRST TIME, FASHION MEETS LIFESTYLE IN KOLKATA

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





Artist Impression | Disclaimer - The external color scheme, amenities and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

COME HOME TO AN OASIS OF CALM

GROUND FLOOR AMENITIES

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



COME HOME TO INTERCONNECTED GREEN SPACES FOR THE FIRST TIME

1st FLOOR AMENITIES

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

Artist Impression | Disclaimer: The external color scheme, amenities and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.



COME HOME TO ROOFTOP PARTY FOREST FOR THE FIRST TIME

6th & 7th FLOOR AMENITIES

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

Artist Impression | Disclaimer - The external color scheme, amenities and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.



COME HOME TO
ICONIC 7-STAR
LUXURY FOR THE
FIRST TIME

CLUB HOUSE AMENITIES

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

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THE CLOUD FOREST



BREATHE EASY IN STYLE

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



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

THE MAIN ENTRANCE



ARRIVE IN AWE

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



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

THE SLOPE-FREE PLAY



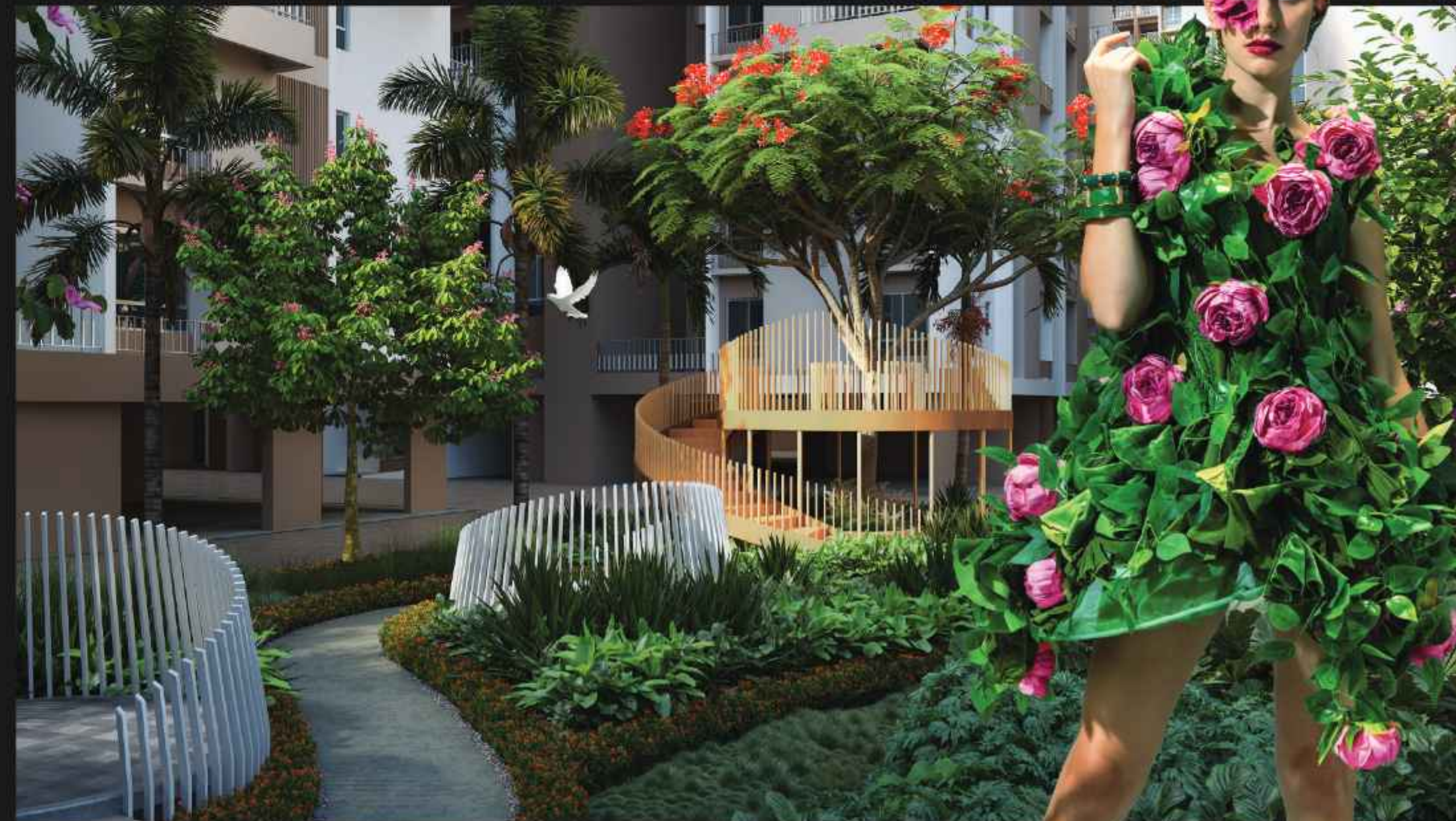
SAFETY AND STYLE AT PLAY

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



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THE MEANDERING GARDEN



NATURE'S OWN COUTURE

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



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The World Of FTV



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

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

TOWER 8
2nd, 5th, 8th & 11th FLOOR PLAN



Unit Info		RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA BU Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable BU Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2T	800	25	949	38	150	1024
B	3BHK+3T	913	15	1074	60	70	1119
C	3BHK+2T	800	25	943	38	43	964
D	3BHK+2T	800	25	949	38	150	1024
E	3BHK+2T	816	18	969	55	64	1001
F	3BHK+2T	800	25	943	38	43	964

(Area as per RERA)

Note
RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.
The total chargeable area includes RERA Built Up area and 50% of the open terrace BU area.
RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

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



TOWER 8

3rd, 6th, 9th & 12th FLOOR PLAN



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

(Area as per RERA)

Note

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TOWER 8

4th, 7th, 10th & 13th FLOOR PLAN



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

(Area as per RERA)

Note

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

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TOWER 1

2nd, 5th, 8th & 11th FLOOR PLAN



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

(Area as per RERA)

Note

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

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TOWER 1
3rd, 6th, 9th & 12th FLOOR PLAN



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

(Area as per RERA)

Note

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

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TOWER 1

4th, 7th, 10th & 13th FLOOR PLAN



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

(Area as per RERA)

Note

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

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

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TOWER 6

2nd, 5th, 8th & 11th FLOOR PLAN



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

(Area as per RERA)

Note
RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area. The total chargeable area includes RERA Built Up area and 50% of the open terrace BU area.
RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

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TOWER 6

3rd, 6th, 9th & 12th FLOOR PLAN



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

(Area as per RERA)

Note

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

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

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TOWER 6

4th, 7th, 10th & 13th FLOOR PLAN



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

(Area as per RERA)

Note

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

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TOWER 9

2nd, 5th, 8th & 11th FLOOR PLAN



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

(Area as per RERA)

Note

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

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

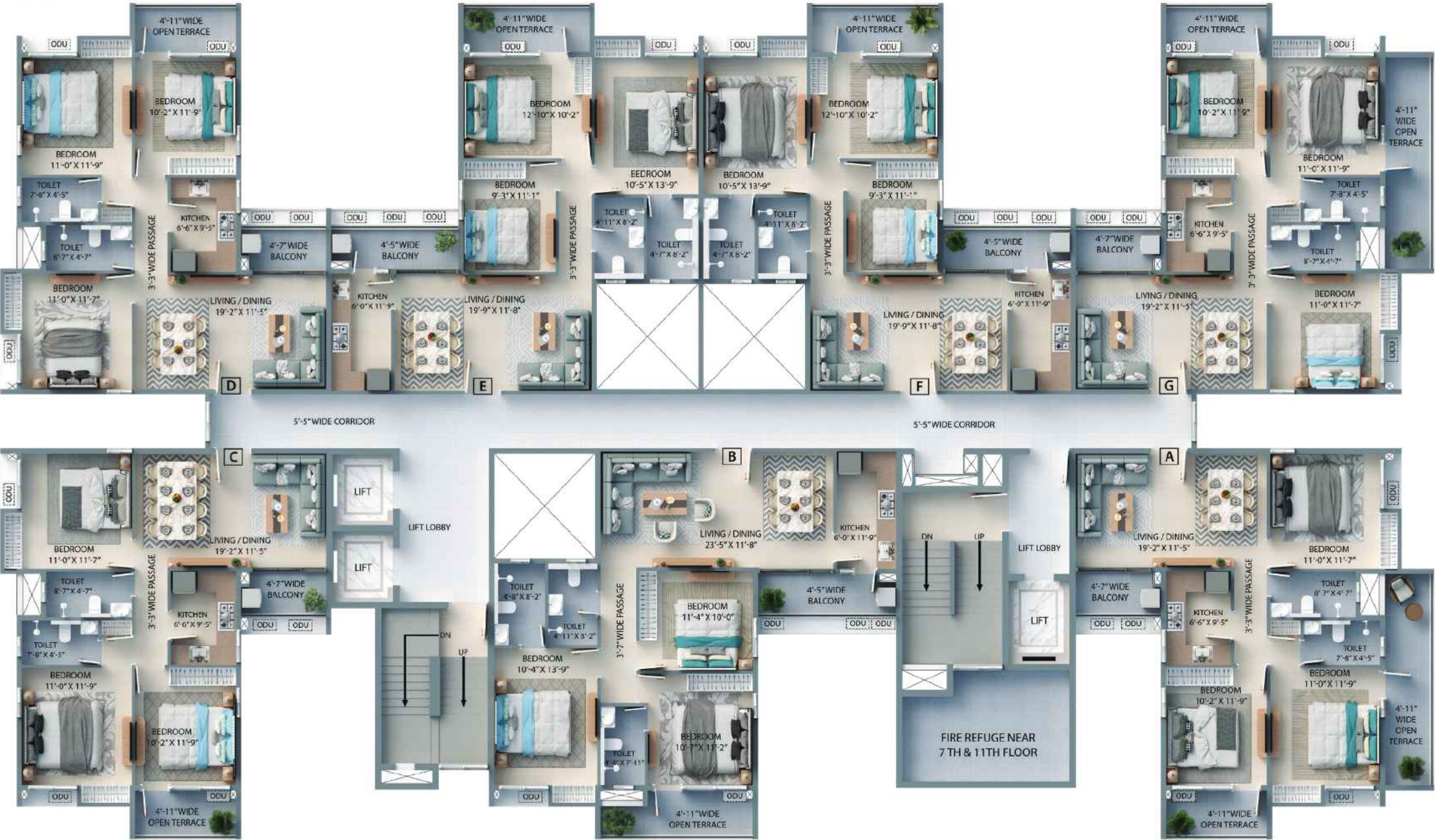
RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

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TOWER 9

3rd, 6th, 9th & 12th FLOOR PLAN



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

(Area as per RERA)

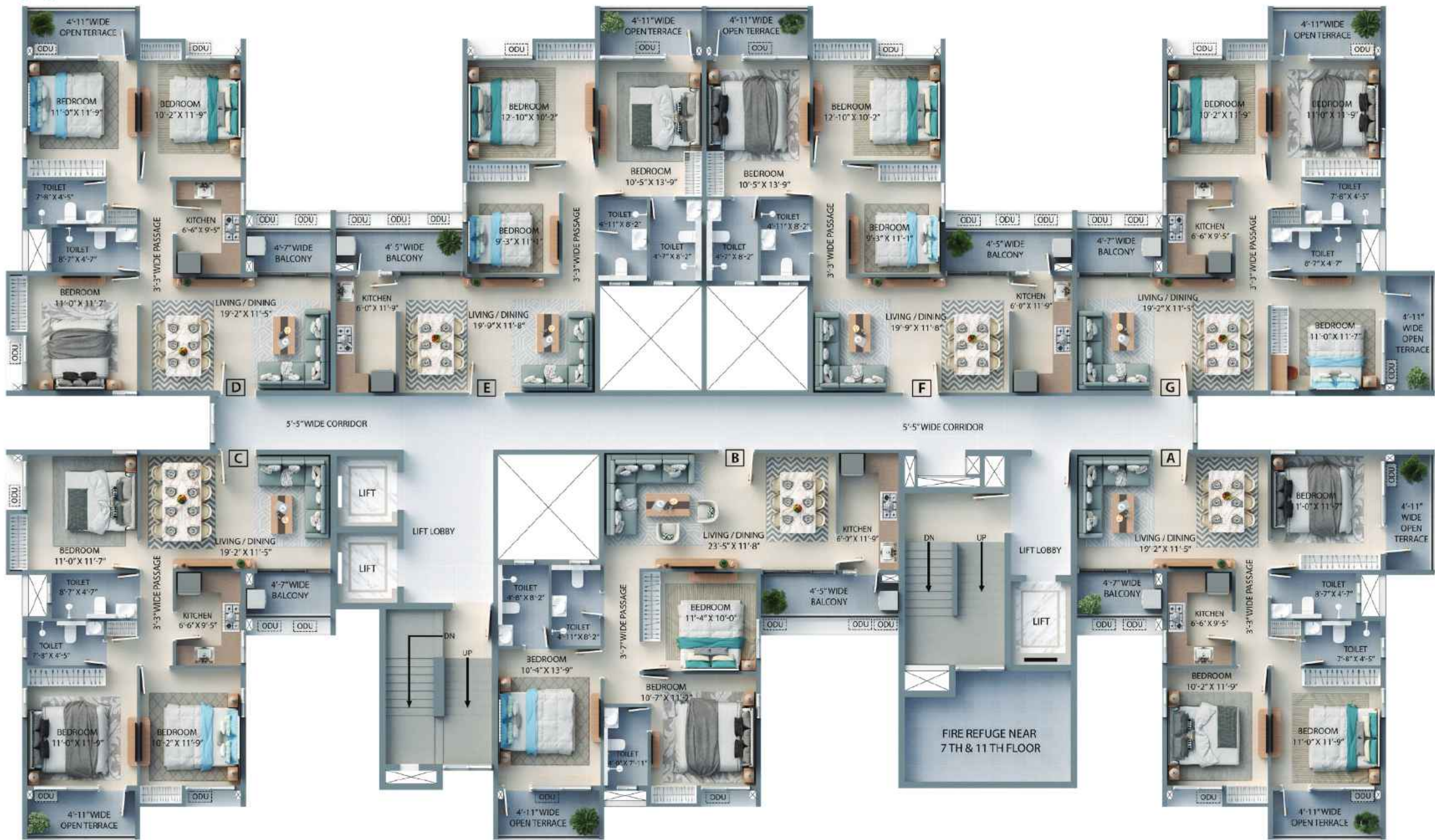
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TOWER 9

4th, 7th, 10th & 13th FLOOR PLAN



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

(Area as per RERA)

Note
RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.
The total chargeable area includes RERA Built Up area and 50% of the open terrace BU area.
RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

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



2nd, 5th, 8th & 11th FLOOR PLAN

(4-mg vs per REF4)

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area. The total chargeable area includes RERA Built Up area and 50% of the open terrace BU area.

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

TOWER 10

3rd, 6th, 9th & 12th FLOOR PLAN



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

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area. The total chargeable area includes RERA Built Up area and 50% of the open terrace BU area.

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

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



TOWER 10

4th, 7th, 10th & 13th FLOOR PLAN



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

(Area as per RERA)

Note

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

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

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

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





Foundation & Structure	Structure designed following the IS code External wall RCC Internal wall CC or CC & AAC block combined as per the design
Building Envelope	Iconic towers meticulously designed and externally painted with texture/acrylic emulsion paint

Living/Dining Room	Vitrified tiles Putty Putty Frame with side veneer flush door Branded locks and hardware Aluminium powder coated windows with toughened glass panes Modular switches with copper wiring Split air-conditioning in living/dining rooms
Bedroom	Vitrified tiles Putty Putty Frame with commercial flush door Branded locks and hardware fittings Aluminium powder-coated windows with toughened glass panes Modular switches with copper wiring Split air-conditioning in all bedrooms
Balcony	Anti-skid ceramic tiles Exterior grade paint Exterior grade paint Aluminium powder-coated doors with toughened glass panes Painted MS railing
Open Terrace	Anti-skid ceramic tiles Exterior grade paint Aluminium powder-coated door with toughened glass panels Painted MS railing

Kitchen	Matte finish ceramic tiles Ceramic tiles up to 2 feet height above the counter Putty Frame with commercial flush door Branded locks and hardware Aluminium powder-coated window with toughened glass panes and provision for exhaust fan Granite slab Stainless steel sink with hot & cold water provision Modular switches with copper wiring
Toilets	Anti-skid ceramic tiles Ceramic tiles up to 7 feet height Putty Wooden frame with commercial flush door Branded locks and hardware fittings Aluminium powder-coated window with toughened glass panes and provision for exhaust fan Kohler/Roca/Grohe or equivalent make Jaquar/Kohler or equivalent make

Ground Floor Lobby	Combination of large-size vitrified tiles & granite as per design Combination of premium ceramic tiles, paint & wall panelling as per design False ceiling with light fixtures
Typical Floor Lobby	Vitrified tiles Combination of tiles & paint Putty and paint
Lifts	Otis/Schindler/Kone or equivalent make

24x7 Security and Fire prevention

Fire detection & protection system as per recommendation of West Bengal

Fire & Emergency Services

Optimum power back-up to sufficiently run essential electrical appliances

100% power backup for common areas & utilities

Video door phone facility with intercom system

24X7 round-the-clock security

Security surveillance facility with CCTV on ground floor common areas

Green Initiatives

Organic waste management

Water-efficient fixtures

Rainwater harvesting

Sewage treatment plant

Ample green space with use of native plants in the landscape

Recycled water for gardening

Dual Flushing system

Low-VOC materials

Use of LED lights in common areas

Use of renewable energy

Health & Safety

24-hour treated water supply through Water Treatment Plant

Anti-termite treatment during various stages of construction

Superior quality waterproofing wherever necessary

Quality earthing for entire project

Automatic changeover system for DGs

Sufficient project illumination through compound & street lighting inside the complex

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



ARCHITECTURE

MAHESHWARI & ASSOCIATES
Kolkata | Mumbai



STRUCTURE

S.P.A. CONSULTANTS
Kolkata



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