



CONVENIENTLY TRANQUIL

MERLIN  
LAK  SCAPE



# WHERE YOUR EVERY NEED IS ANSWERED

## CONNECTIVITY

Located at the heart of Rajarhat, the bustling IT hotspot in Kolkata, Lakescape is in proximity to every convenience needed for a smooth and agile urban life.  
Shapoorji Bus Stand - 1 km | ECO Park Metro - 8.2 km | Airport - 13.4 km



MAP NOT TO SCALE





## WHERE YOU LIVE, WORK, THRIVE IN THE TECH HEARTLAND

Located strategically at Rajarhat, the IT Capital of Eastern India, Lakescape spreads over 4.16 Acres. With Commercial Hubs, Hospitals, Educational Institutions and Entertainment Zones, this is the phase of technologically advanced Kolkata the IT Hub. Lakescape adds to the demography where moving between work and play is easy feat.





### HOSPITALS

Be prepared for medical emergencies with quality healthcare within neighbourhood.

- Tata Medical Centre - 6 km
- Ohio Hospital - 6.1 km
- Bhagirathi Neotia Woman and Child Care Centre - 6.2 km



### SHOPPING MALLS

Your daily dose of entertainment would no more need long travel time.

- Downtown Mall - 4.9 km
- Axis Mall - 7.3 km
- Central - 7.8 km
- City Centre II - 12.3 km



### SCHOOLS & COLLEGES

Reputed Educational institutions is a part of your neighbourhood which only adds to your convenience.

- West Bengal Judicial Academy - 3.3 km
- Army Institute of Management - 3.1 km
- DVC Training Campus - 3.6 km
- St. Xavier's University - 3.8 km
- University of Engineering and Management (New Town) - 3.4 km
- Delhi Public School (Mega City) - 4.5 km
- Aliah University - 5.7 km
- Narayana School (New Town) - 6 km



### IT ESTABLISHMENTS

Strategically well connected by transport and communication networks ensure more leisure time with your family.

- Shapoorji Pallonji IT Park & Shopping Complex - 1.2 km
- Wipro - 2.3 km
- ITC - 4.4 km
- Infosys - 4.7 km
- Unitech Infospace - 7 km





## WHERE EVERYTHING YOU ARE LOOKING FOR IS LOOKING FOR YOU

Merlin Lakescape has been thoughtfully designed to make your home an abode of peace and tranquillity. Leave the stress outside the boundaries as you step into the peace Haven. Equipped with modern facilities, Merlin Lakescape becomes your ownership pride. The elegant roof is meticulously designed following the iconic European style which adds to the aesthetics and style.

### Highlights

Total land area: 4.16 Acres  
Total No. of Towers: 6  
Height of the buildings:  
As G+12

### Apartment Types

3 BHK BU Area excluding  
open terrace 770 Sq. Ft. onwards  
2 BHK BU Area excluding  
open terrace 662 Sq. Ft. onwards  
1.5 BHK BU Area excluding  
open terrace 490 Sq. Ft.

Merlin  
**LAKESCAPE**



## SOCIALIZE & UNWIND AT THE AQUALUXE

A plush clubhouse AQUALUXE is all about unwinding in style and solitude.  
Aqualuxe is your destination whether you want to be all by yourself  
reminiscing or socialising with your family, friends or neighbours.  
The clubhouse is a hub for all recreational activities.







## INDOOR GAMES ROOM

Excuses should not come in to escape leisure. So take a break from stress and indulge in some gaming activities at the Indoor Games Room.



## CO-WORKING SPACE

No matter what they say, work requires a calm and composing ambience. The Co-Working Space will truly live up to this expectation.



## CRÈCHE & KID'S PLAY ZONE

Your precious bundle of joy deserves utmost love. You can rely on the Crèche & Kid's Play Zone for taking care of your little one.



## MINI THEATRE

Movies are more entertaining on a big screen, isn't it? What makes it exciting is having one at home even without stepping out of the premise.



## GYMNASIUM

Fitness goals should never take a back seat. Renew your passion to get in shape at the gymnasium.



## OUTDOOR & ROOFTOP AMENITIES



### Multipurpose Lawn

Take a walk, play with your kids or go for a refreshing evening ride on your bicycle in the Multipurpose Lawn.



### Jogging track

Forget compromising on your fitness goals. Make a visit to the Jogging Track your daily ritual.



### Yoga Deck

Calm yourself and indulge in wellbeing at the Yoga deck. Life is peaceful when you delve within.



### Sunken deck

Your search for peace and relaxation ends here at the Sunken Deck where the view is mesmerising you.



### Board game zone

Allow your mind to engage in amusing gameplay with our special Board game zone. Keeping your focus laser sharp it's always get to keep your mind refreshed.



### Rooftop half Basketball court

Shooting the ball in the basket becomes all the more interesting when it's surrounded by such an amazing view around. We give you not just a basketball court but one on the rooftop.



### Party lawn with BBQ zone

Party Lawn with BBQ zone would set the vibe right. The smell of barbecue just makes it better.



### Kids Play Zone

Kids should get the space to play to their heart's content. Watch them engage in fun and frolics at the Kids Play Area.



# MASTER PLAN

## GROUND LEVEL WITH FLAT



### INDEX

- 1.5 BHK + 1TOI
- 2 BHK + 2TOI
- 3 BHK + 2TOI

### LEGENDS

#### GROUND LEVEL

- |                        |                            |
|------------------------|----------------------------|
| 1. ENTRY/EXIT GATE     | 7. BARBEQUE ZONE           |
| 2. KIDS PLAY AREA      | 8. JOGGING TRACK           |
| 3. OUTDOOR FITNESS     | 9. COVERED CAR PARKING     |
| 4. ACUPRESSURE COURT   | 10. MULTILEVEL CAR PARKING |
| 5. SENIOR CITIZEN AREA | 11. OPEN CAR PARKING       |
| 6. MULTIPURPOSE LAWN   | 12. TOWER ENTRY/ EXIT      |



# SITE PLAN WITH TERRACE



## LEGENDS

### TERRACE LEVEL

- |                                  |                                        |
|----------------------------------|----------------------------------------|
| 1. BBQ DECK & ROOFTOP PARTY ZONE | 13. AMPHITHEATRE                       |
| 2. GAZEBO                        | 14. FLOWER GARDEN                      |
| 3. MEDITATION DECK               | 15. VIEWING DECK                       |
| 4. YOGA DECK                     | 16. SUNKEN DECK                        |
| 5. AROMA GARDEN                  | 17. GREEN LAWN WITH REFLEXOLOGY PATH   |
| 6. BASKETBALL COURT              | 18. SENIOR CITIZEN AREA                |
| 7. KIDS PLAY AREA                | 19. COVERED SEATING DECK               |
| 8. FITNESS ZONE                  | 20. BOARD GAME ZONE                    |
| 9. FLOATING DECK                 | 21. SEASONAL FLOWER GARDEN             |
| 10. NIGHT LIT DECK               | 22. SWIMMING POOL, KIDS POOL & JACUZZI |
| 11. HERB GARDEN                  | 23. CONNECTING BRIDGE                  |
| 12. SCULPTURE COURT              |                                        |







# FLOOR PLAN | REVO (BLOCK 1): 1st Floor Plan



REVO (Block 1) | 1st Floor Plan

Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	903	747	19	51	428	1117
B	3BHK+2TOI	903	750	19	51	607	1206
C	3BHK+2TOI	902	746	19	51	456	1130
D	3BHK+2TOI	903	746	19	51	141	973
E	3BHK+2TOI	903	745	19	51	283	1044
F	3BHK+2TOI	903	745	19	51	141	973

\*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 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.



## FLOOR PLAN | REVO (Block 1): 2nd Floor Plan



Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	903	747	19	51	0	903
B	3BHK+2TOI	903	750	19	51	0	903
C	3BHK+2TOI	902	746	19	51	0	902
D	3BHK+2TOI	903	746	19	51	56	931
E	3BHK+2TOI	903	745	19	51	46	926
F	3BHK+2TOI	903	745	19	51	56	931

- \*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 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.



# FLOOR PLAN | REVO (Block 1): 3rd,6th, 9th & 12th Floor Plan



BLOCK 1   3rd Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
A	3BHK+2TOI	903	747	19	51	0	903
B	3BHK+2TOI	903	750	19	51	0	903
C	3BHK+2TOI	902	746	19	51	0	902
D	3BHK+2TOI	903	746	19	51	46	926
E	3BHK+2TOI	903	745	19	51	56	931
F	3BHK+2TOI	903	745	19	51	56	931

BLOCK 1   6th, 9th & 12th Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
A	3BHK+2TOI	903	747	19	51	46	926
B	3BHK+2TOI	903	750	19	51	56	931
C	3BHK+2TOI	902	746	19	51	56	930
D	3BHK+2TOI	903	746	19	51	46	926
E	3BHK+2TOI	903	745	19	51	56	931
F	3BHK+2TOI	903	745	19	51	56	931

\*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 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.



# FLOOR PLAN | REVO (Block 1): 4th, 7th & 10th Floor Plan



REVO (Block 1): 4th, 7th & 10th Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	903	747	19	51	56	931
B	3BHK+2TOI	903	750	19	51	56	931
C	3BHK+2TOI	902	746	19	51	46	925
D	3BHK+2TOI	903	746	19	51	56	931
E	3BHK+2TOI	903	745	19	51	56	931
F	3BHK+2TOI	903	745	19	51	46	926

\*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 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.



# FLOOR PLAN | REVO (Block1): 5th, 8th & 11th Floor Plan



Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
A	3BHK+2TOI	903	747	19	51	56	931
B	3BHK+2TOI	903	750	19	51	46	926
C	3BHK+2TOI	902	746	19	51	56	930
D	3BHK+2TOI	903	746	19	51	56	931
E	3BHK+2TOI	903	745	19	51	46	926
F	3BHK+2TOI	903	745	19	51	56	931

\*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 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.



# FLOOR PLAN | RIO (BLOCK 2) : 1st Floor Plan



RIO (Block 2)   1st Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	903	747	19	51	428	1117
B	3BHK+2TOI	903	750	19	51	607	1206
C	3BHK+2TOI	902	746	19	51	456	1130
D	3BHK+2TOI	903	746	19	51	141	973
E	3BHK+2TOI	903	745	19	51	283	1044
F	3BHK+2TOI	903	745	19	51	141	973

\*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 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.



## FLOOR PLAN | RIO (Block 2): 2nd Floor Plan



RIO (Block 2)   2nd Floor Plan							
Unit Info		RERA BU Area	RERA Carpet Area	RERA C.B. Carpet Area	RERA Balcony BU Area	Open Terrace BU Area	Total Chargeable Area
Flat No.	Flat Type	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)
A	3BHK+2TOI	903	747	19	51	0	903
B	3BHK+2TOI	903	750	19	51	0	903
C	3BHK+2TOI	902	746	19	51	0	902
D	3BHK+2TOI	903	746	19	51	56	931
E	3BHK+2TOI	903	745	19	51	46	926
F	3BHK+2TOI	903	745	19	51	56	931

\*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 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.



# FLOOR PLAN | RIO (Block 2): 3rd, 6th, 9th & 12th Floor Plan



Rio (Block 2)   3rd Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	903	747	19	51	0	903
B	3BHK+2TOI	903	750	19	51	0	903
C	3BHK+2TOI	902	746	19	51	0	902
D	3BHK+2TOI	903	746	19	51	46	926
E	3BHK+2TOI	903	745	19	51	56	931
F	3BHK+2TOI	903	745	19	51	56	931

Rio (Block 2)   6th, 9th & 12th Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	903	747	19	51	46	926
B	3BHK+2TOI	903	750	19	51	56	931
C	3BHK+2TOI	902	746	19	51	56	930
D	3BHK+2TOI	903	746	19	51	46	926
E	3BHK+2TOI	903	745	19	51	56	931
F	3BHK+2TOI	903	745	19	51	56	931

\*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 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.



# FLOOR PLAN | RIO (Block 2): 4th, 7th & 10th Floor Plan



RIO (Block 2)   4th, 7th & 10th Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	903	747	19	51	56	931
B	3BHK+2TOI	903	750	19	51	56	931
C	3BHK+2TOI	902	746	19	51	46	925
D	3BHK+2TOI	903	746	19	51	56	931
E	3BHK+2TOI	903	745	19	51	56	931
F	3BHK+2TOI	903	745	19	51	46	926

\*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 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.



# FLOOR PLAN | RIO (BLOCK 2) : 5th, 8th & 11th Floor Plan



BLOCK 2   5th, 8th & 11th Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	903	747	19	51	56	931
B	3BHK+2TOI	903	750	19	51	46	926
C	3BHK+2TOI	902	746	19	51	56	930
D	3BHK+2TOI	903	746	19	51	56	931
E	3BHK+2TOI	903	745	19	51	46	926
F	3BHK+2TOI	903	745	19	51	56	931

\*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 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.



## FLOOR PLAN | RAYAN (BLOCK 3A): 1st Floor Plan



RAYAN (BLOCK 3A)   1st Floor Plan							
Unit Info		RERA BU Area	RERA Carpet Area	RERA C.B. Carpet Area	RERA Balcony BU Area	Open Terrace BU Area	Total Chargeable Area
Flat No.	Flat Type	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)
A	3BHK+2TOI	770	632	10	50	0	770
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	0	662
D	3BHK+2TOI	770	632	10	50	336	938
E	2BHK+2TOI	677	559	0	40	347	851
F	1.5BHK+1TOI	490	401	0	26	230	605
G	1.5BHK+1TOI	490	401	0	26	230	605
H	2BHK+2TOI	677	559	0	40	347	851

\*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 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.



## FLOOR PLAN | RAYAN (BLOCK 3A): 2nd FLOOR PLAN



RAYAN (BLOCK 3A)   2nd Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	40	790
B	2BHK+2TOI	662	532	10	50	41	683
C	2BHK+2TOI	662	532	10	50	41	683
D	3BHK+2TOI	770	632	10	50	40	790
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

\*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 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.



## FLOOR PLAN | RAYAN (BLOCK 3A): 3rd FLOOR PLAN



RAYAN (BLOCK 3A)   3rd Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	53	797
B	2BHK+2TOI	662	532	10	50	53	689
C	2BHK+2TOI	662	532	10	50	53	689
D	3BHK+2TOI	770	632	10	50	53	797
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

\*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 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.



# FLOOR PLAN | RAYAN (BLOCK 3A): 4th, 7th & 10th FLOOR PLAN



RAYAN (BLOCK 3A)   Typical floor plan (4th, 7th & 10th Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	59	800
B	2BHK+2TOI	662	532	10	50	59	692
C	2BHK+2TOI	662	532	10	50	59	692
D	3BHK+2TOI	770	632	10	50	59	800
E	2BHK+2TOI	677	559	0	40	58	706
F	1.5BHK+1TOI	490	401	0	26	44	512
G	1.5BHK+1TOI	490	401	0	26	44	512
H	2BHK+2TOI	677	559	0	40	58	706

\*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 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.



# FLOOR PLAN | RAYAN (BLOCK 3A): 5th, 8th & 11th FLOOR PLAN



RAYAN (BLOCK 3A) | Typical floor plan (5th, 8th & 11th Floor Plan)

Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	40	790
B	2BHK+2TOI	662	532	10	50	41	683
C	2BHK+2TOI	662	532	10	50	41	683
D	3BHK+2TOI	770	632	10	50	40	790
E	2BHK+2TOI	677	559	0	40	54	704
F	1.5BHK+1TOI	490	401	0	26	37	509
G	1.5BHK+1TOI	490	401	0	26	37	509
H	2BHK+2TOI	677	559	0	40	54	704

\*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 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.



# FLOOR PLAN | RAYAN (BLOCK 3A): 6th, 9th & 12th FLOOR PLAN



Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	53	797
B	2BHK+2TOI	662	532	10	50	53	689
C	2BHK+2TOI	662	532	10	50	53	689
D	3BHK+2TOI	770	632	10	50	53	797
E	2BHK+2TOI	677	559	0	40	55	705
F	1.5BHK+1TOI	490	401	0	26	50	515
G	1.5BHK+1TOI	490	401	0	26	50	515
H	2BHK+2TOI	677	559	0	40	55	705

\*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 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.



# FLOOR PLAN | RIA (BLOCK 3B): 1st FLOOR PLAN



RIA (BLOCK 3B)   1st Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	310	925
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	0	662
D	3BHK+2TOI	770	632	10	50	427	984
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

\*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 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.



# FLOOR PLAN | RIA (BLOCK 3B): 2nd, 5th, 8th & 11th FLOOR PLAN



RIA (BLOCK 3B) | Typical floor plan (2nd, 5th, 8th & 11th Floor Plan)

Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	61	801
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	58	691
D	3BHK+2TOI	770	632	10	50	59	800
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	44	512
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	58	706

\*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 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.



# FLOOR PLAN | RIA (BLOCK 3B): 3rd, 6th, 9th & 12th FLOOR PLAN



RIA (BLOCK 3B)   Typical floor plan (3rd, 6th, 9th & 12th Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	40	790
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	44	684
D	3BHK+2TOI	770	632	10	50	0	770
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	37	509
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	54	704

\*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 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.



# FLOOR PLAN | RIA (BLOCK 3B): 4th, 7th, & 10th FLOOR PLAN



RIA (BLOCK 3B)   Typical floor plan (4th, 7th, & 10th Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	53	797
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	53	689
D	3BHK+2TOI	770	632	10	50	53	797
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	54	704

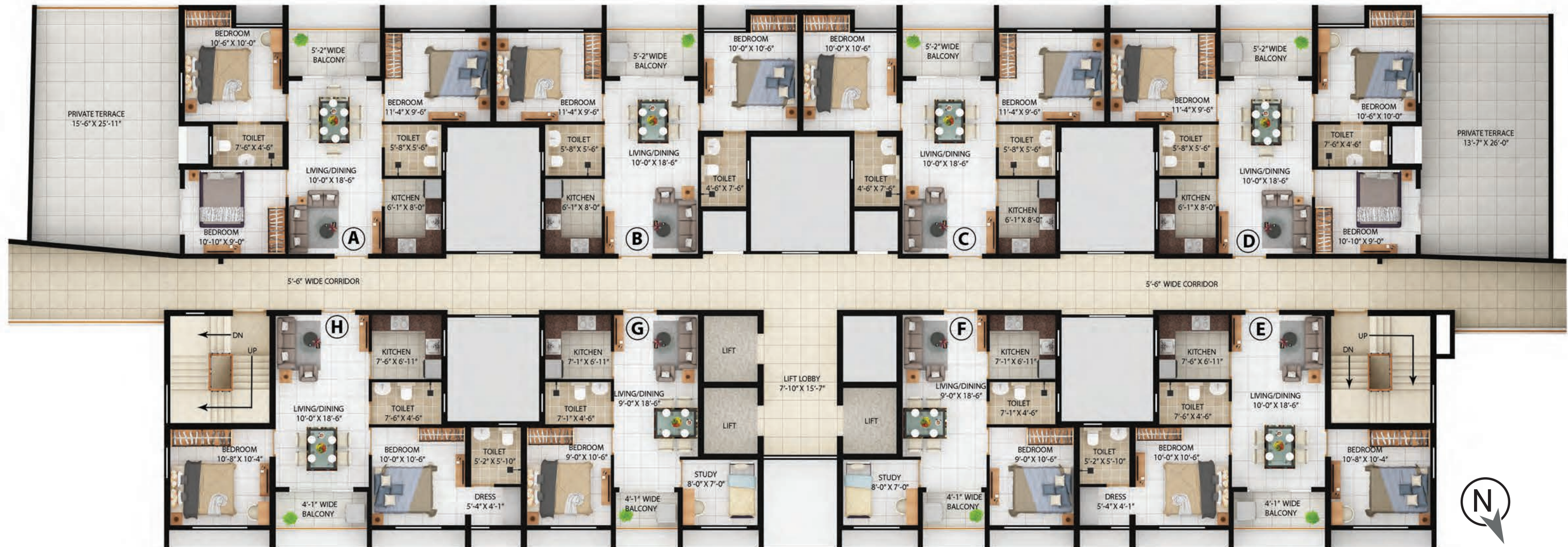
\*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

\*The total chargeable area includes RERA 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.



# FLOOR PLAN | REEF (BLOCK 3C): 1st FLOOR PLAN



REEF (BLOCK 3C)   1st Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	400	970
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	0	662
D	3BHK+2TOI	770	632	10	50	356	948
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

\*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 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.



## FLOOR PLAN | REEF (BLOCK 3C): 2nd, 5th, 8th & 11th FLOOR PLAN



REEF (BLOCK 3C)   Typical floor plan (2nd, 5th, 8th & 11th Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	0	770
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	59	692
D	3BHK+2TOI	770	632	10	50	59	800
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

\*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 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.



## FLOOR PLAN | REEF (BLOCK 3C): 3rd, 6th, 9th & 12th FLOOR PLAN



REEF (BLOCK 3C)   Typical floor plan (3rd, 6th, 9th & 12th Floor Plan)							
Unit Info		RERA BU Area	RERA Carpet Area	RERA C.B. Carpet Area	RERA Balcony BU Area	Open Terrace BU Area	Total Chargeable Area
Flat No.	Flat Type	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)
A	3BHK+2TOI	770	632	10	50	0	770
B	2BHK+2TOI	662	532	10	50	42	683
C	2BHK+2TOI	662	532	10	50	42	683
D	3BHK+2TOI	770	632	10	50	41	791
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

\*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 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.



# FLOOR PLAN | REEF (BLOCK 3C): 4th, 7th & 10th FLOOR PLAN



REEF (BLOCK 3C) | Typical floor plan (4th, 7th & 10th Floor Plan)

Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	0	770
B	2BHK+2TOI	662	532	10	50	53	689
C	2BHK+2TOI	662	532	10	50	53	689
D	3BHK+2TOI	770	632	10	50	53	797
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

\*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 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.



# FLOOR PLAN | RILLA (BLOCK 3D): 1st FLOOR PLAN



RILLA (BLOCK 3D)   1st Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	366	953
B	2BHK+2TOI	662	532	10	50	0	662
C	2BHK+2TOI	662	532	10	50	0	662
D	3BHK+2TOI	770	632	10	50	0	770
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

\*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 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.



# FLOOR PLAN | RILLA (BLOCK 3D): 2nd, 5th, 8th & 11th FLOOR PLAN



RILLA (BLOCK 3D) | Typical floor plan (2nd, 5th, 8th & 11th Floor Plan)

Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
A	3BHK+2TOI	770	632	10	50	59	800
B	2BHK+2TOI	662	532	10	50	59	692
C	2BHK+2TOI	662	532	10	50	59	692
D	3BHK+2TOI	770	632	10	50	59	800
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

\*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 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.



# FLOOR PLAN | RILLA (BLOCK 3D): 3rd, 6th, 9th & 12th FLOOR PLAN



RILLA (BLOCK 3D)   Typical floor plan (3rd, 6th, 9th & 12th Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	41	791
B	2BHK+2TOI	662	532	10	50	42	683
C	2BHK+2TOI	662	532	10	50	42	683
D	3BHK+2TOI	770	632	10	50	41	791
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

\*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 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.



## FLOOR PLAN | RILLA (BLOCK 3D): 4th, 7th & 10th FLOOR PLAN



RILLA (BLOCK 3D)   Typical floor plan (4th, 7th & 10th Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	53	797
B	2BHK+2TOI	662	532	10	50	53	689
C	2BHK+2TOI	662	532	10	50	53	689
D	3BHK+2TOI	770	632	10	50	53	797
E	2BHK+2TOI	677	559	0	40	0	677
F	1.5BHK+1TOI	490	401	0	26	0	490
G	1.5BHK+1TOI	490	401	0	26	0	490
H	2BHK+2TOI	677	559	0	40	0	677

\*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 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.



# ISOMETRIC VIEW | RAYAN (BLOCK 3A)

FLAT H (2BHK+2TOI): 6th, 9th & 12th FLOOR PLAN



## LEGENDS

1. KITCHEN 7'6" X 6'11"
2. TOILET 7'6" X 4'6"
3. BEDROOM 10' X 10'6"
4. TOILET 5'2" X 5'10"
5. DRESS 5'4" X 4'1"
6. OPEN TERRACE 11'2" X 5'1"
7. LIVING/DINING 10' X 18'6"
8. 4'-1" WIDE BALCONY
9. BEDROOM 10'8" X 10'4"
10. AC LEDGE

REVO (BLOCK 1), RIO (BLOCK 2) & RAYAN (BLOCK 3A)							
Isometric view (6th, 9th & 12th Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
H	2BHK+2TOI	677	559	0	40	55	705

\*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 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.



# ISOMETRIC VIEW | RAYAN (BLOCK 3A)

FLAT A (3BHK+2TOI): 6th, 9th, 12th FLOOR PLAN



## LEGENDS

1. KITCHEN 6'1" X 8'
2. TOILET 5'8" X 5'6"
3. BEDROOM 11'4" X 9'6"
4. AC LEDGE
5. 5'-2" WIDE BALCONY
6. OPEN TERRACE 11' X 5'1"
7. BEDROOM 10'6" X 10'
8. TOILET 7'6" X 4'6"
9. BEDROOM 10'10" X 9'
10. LIVING/DINING 10' X 18'6"

REVO (BLOCK 1), RIO (BLOCK 2) & RAYAN (BLOCK 3A)							
Isometric view (6th, 9th & 12th Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	770	632	10	50	53	797

\*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 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.



# ISOMETRIC VIEW | RAYAN (BLOCK 3A)

FLAT G (1.5BHK+1TOI): 5th, 8th & 11th FLOOR PLAN



## LEGENDS

1. KITCHEN 7'1" X 6'11"
2. TOILET 7'1" X 4'6"
3. LIVING/DINING 9' X 18'6"
4. BEDROOM 9' X 10'6"
5. 4'-1" WIDE BALCONY
6. OPEN TERRACE 7'9" X 5'1"
7. STUDY 8' X 7'
8. AC LEDGE

REVO (BLOCK 1)   Isometric view (5th, 8th & 11th Floor Plan)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
G	1.5BHK+1TOI	490	401	0	26	37	509

\*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 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.



# ABOUT THE DEVELOPER



At Merlin, life does not move like a ladder. Rather, we grow like a tree. And as the tree grows bigger, it provides shade, shelter and happiness to all those who live around it. Celebrating 40 years of legacy.

- Our aim is to create a happy home and a healthy workspace for every citizen of this country.
- Stepping on to 40 years of real estate experience, Nationwide.
- Over 20 million sq ft of construction completed and further 10 million sq ft work in progress.
- Over 100 Real Estate projects completed consisting of Residential, Commercial, Townhomes and Retail.
- Over 50% sales from referrals (Existing customers)
- Presently Merlin has projects in Kolkata, Chennai, Pune, Bhubaneswar, Ahmedabad and Raipur.

# THE MERLIN WORLD WITHOUT BOUNDARIES



Fifth Avenue | Sector-V, Salt Lake



Acropolis Mall | Kolkata



Elita Garden Vista | New Town, Kolkata



The One | Tollygunje, Kolkata



Altair | Colombo, Sri Lanka



South City Residence | Kolkata