



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

Marketed By:



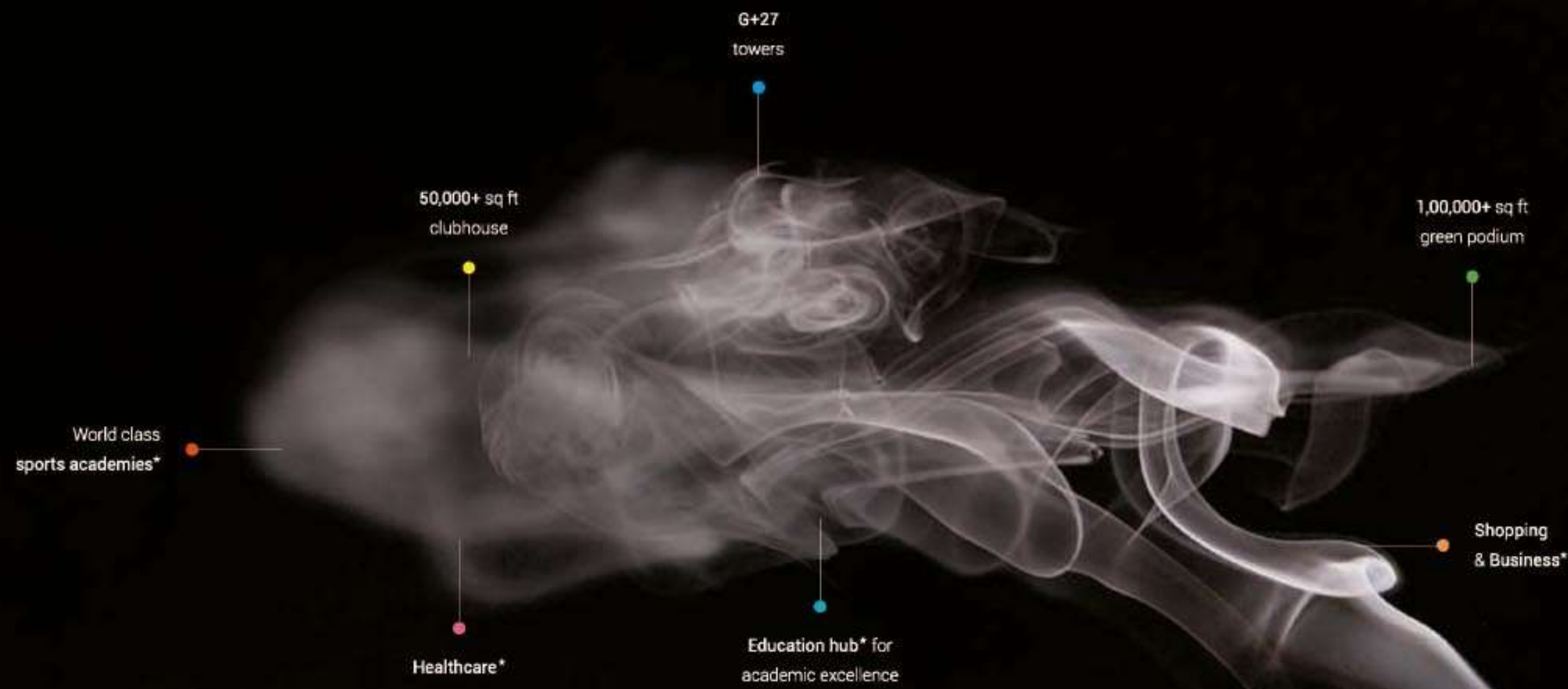
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for an amazing response

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



Many shades. one republic !

\* The mentioned properties belong to the developer. Extra charges will apply to avail these services.



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

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



MERLIN  
CLUB

MERLIN  
RESIDENTIAL

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

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



6 Lane, Rajarhat



FUTURE DEVELOPMENT



FUTURE DEVELOPMENT



### Masterplan

### Legends

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

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



RAJARHAT MAIN ROAD



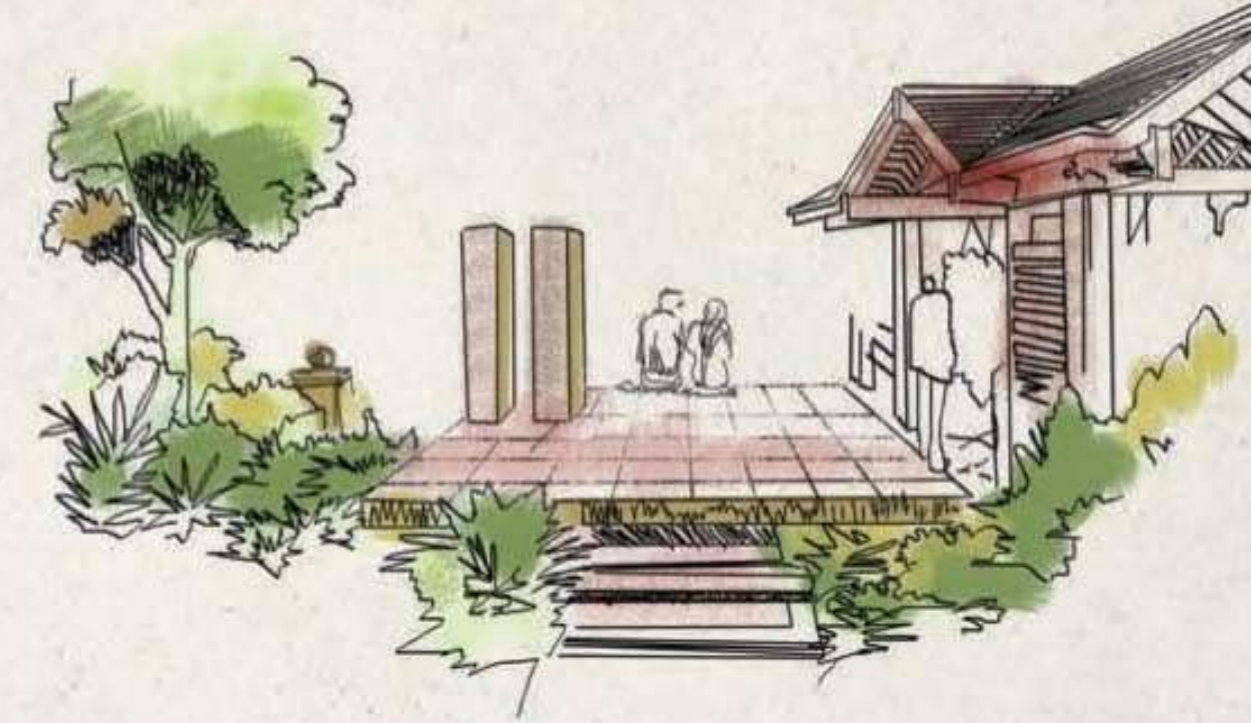
FUTURE DEVELOPMENT



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



Extraordinary  
multiverse of  
sports, wellness,  
luxury and lifestyle !



**Podium Level**

- |                                  |                                      |                                |
|----------------------------------|--------------------------------------|--------------------------------|
| 1 Resting Corner                 | 18 Accupresure Walking               | 35 Serving Area for Party Lawn |
| 2 Tower Entry to Podium          | 19 BBQ Zone                          | 36 Garden Seating              |
| 3 Walking Trail / Jogging Track  | 20 Feature Fountain                  | 37 Feature Seating             |
| 4 Massage Court                  | 21 Pool Bridge                       | 38 Kids Play Area              |
| 5 Meditation Court               | 22 Splash Pool for Kids              | 39 Hopscotch                   |
| 6 Reflected Pond with Gravel Bed | 23 Kid's Pool                        | 40 Snake & Ladder              |
| 7 Festival Court                 | 24 Swimming Pool with Deck           | 41 Skating Court               |
| 8 Yoga Deck                      | 25 Pool Side Shower                  | 42 Climbing Mount / Wall       |
| 9 Reading Court                  | 26 Spa Pool                          | 43 Outdoor Fitness Zone        |
| 10 Golf Putting Lawn             | 27 Music Court                       | 44 Senior Citizen's Park       |
| 11 Sculpture Court               | 28 Water Cascading                   | 45 Viewing Deck                |
| 12 Butterfly Garden              | 29 Tree Island                       | 46 Open Air Seating            |
| 13 Herbal Garden                 | 30 Pool Side Seating                 | 47 Adda Zone / Parent's Corner |
| 14 Aroma Garden                  | 31 Outdoor Banquet Area              | 48 Arrival Plaza               |
| 15 Board Games Court             | 32 Access to Podium from Residential | 49 Arrival From Ground Floor   |
| 16 Covered Sitout                | 33 Reflective Pool                   |                                |
| 17 Chess Court                   | 34 Party Lawn                        |                                |

INDEX  2 BHK  3 BHK  Residential club





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

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	645	769	26	21
2	Flat-B	2BHK+2 T	532	632	27	19
3	Flat-C	2BHK+2 T	532	632	27	19
4	Flat-D	2BHK+2 T	539	638	24	19
5	Flat-E	2BHK+2 T	539	638	24	19
6	Flat-F	2BHK+2 T	532	632	27	19
7	Flat-G	2BHK+2 T	532	632	27	19
8	Flat-H	3BHK+2 T	645	769	26	21
9	Flat-J	3BHK+2 T	645	769	26	21
10	Flat-K	2BHK+2 T	532	632	27	19
11	Flat-L	2BHK+2 T	532	632	27	19
12	Flat-M	2BHK+2 T	539	639	24	19
13	Flat-N	2BHK+2 T	539	639	24	19
14	Flat-P	2BHK+2 T	532	632	27	19
15	Flat-Q	2BHK+2 T	532	632	27	19
16	Flat-R	3BHK+2 T	645	769	26	21

(Area as per RERA)



- RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area
- RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish
- CB = Cupboard

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

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





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

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	645	769	26	21
2	Flat-B	2BHK+2 T	532	632	27	19
3	Flat-C	2BHK+2 T	532	632	27	19
4	Flat-D	2BHK+2 T	539	638	24	19
5	Flat-E	2BHK+2 T	539	638	24	19
6	Flat-F	2BHK+2 T	532	632	27	19
7	Flat-G	2BHK+2 T	532	632	27	19
8	Flat-H	3BHK+2 T	645	769	26	21
9	Flat-J	3BHK+2 T	645	769	26	21
10	Flat-K	2BHK+2 T	532	632	27	19
11	Flat-L	2BHK+2 T	532	632	27	19
12	Flat-M	2BHK+2 T	539	639	24	19
13	Flat-N	2BHK+2 T	539	639	24	19
14	Flat-P	2BHK+2 T	532	632	27	19
15	Flat-Q	2BHK+2 T	532	632	27	19
16	Flat-R	3BHK+2 T	645	769	26	21

(Area as per RERA)

- RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area
- RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish
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**BLOCK B1 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor**

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

(Area as per RERA)

- RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area
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- CB = Cupboard



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

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

(Area as per RERA)

\*RERA Built up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area  
 \*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish  
 \*CB = Cupboard

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

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## Specifications

### Foundation & Structure

- Structure designed for the optimum seismic considerations as stipulated by the IS code, for better safety.
- Foundation with RCC piles & Pile caps
- RCC super structure.

### Building Envelope

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

### Living /Dining Room

Flooring	600X600 Vitrified Tiles
Wall	Putty
Ceiling	Putty
Main door	Wooden frame with laminated flush door.
Hardware & Fittings	Branded locks and hardware fittings of reputed make
Windows	Aluminium powder coated Windows with glass panes
Electrical	Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring
Air Condition	Split air-conditioner point in living/dining room

### Bedroom

Flooring	600X600 Vitrified Tiles
Wall	Putty
Ceiling	Putty
Doors	Wooden Frame with Commercial Flush Door.
Hardware & Fittings	Branded locks and hardware fittings of reputed make
Windows	Aluminium powder coated Windows with glass panes
Electrical	Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring
Air Condition	Split air-conditioner point in all bedrooms

### Balcony

Flooring	600X600 Matt finish Vitrified Tiles
Wall	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Door	Aluminium powder coated Doors with glass panes
Railing	Mild steel

### Kitchen

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

### Toilets

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

### Ground Floor Lobby

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

### Typical Floor Lobby

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

### Lifts

- Otis/ Schindler/ Kone or Equivalent make.
- Stretcher lift in each tower to support medical emergencies of the residents.

### 24x7 security and Fire prevention

- Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services
- Optimum power back-up to sufficiently run electrical appliances excluding Air-Conditioner.
- Power Backup for Common Areas & Utilities
- Intercom facility
- 24X7 round the clock security
- Security surveillance with CCTV on ground floor common areas

### Green Initiatives

- Organic waste management
- Water efficient fixtures
- Rainwater harvesting
- Sewage treatment plant
- Ample green space with use of native plants in the landscape
- Recycled water for gardening
- Dual Flushing system
- Low VOC materials
- Use of LED lights in Common areas
- Use of SRI tiles to reflect heat from the roof.

### Health & Safety

- 24 hour treated water supply through Water Treatment Plant
- Anti-termite treatment during various stages of construction
- Superior quality waterproofing wherever necessary
- Quality earthing for entire project
- Automatic changeover system for DGs
- Sufficient project illumination through compound & street lighting inside the complex



Find your own republic !

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

\*Map Not to Scale | Distances as per Google map