



RESIDENCES

Merlin 

RERA No. WBRERA/P/NOR/2024/002220 | [rera.wb.gov.in](http://rera.wb.gov.in)



A  
never-before  
bespoke  
lifestyle  
experience

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# Experience unparalleled luxury with a global icon now enriching Eastern India.

◆ Residences sets new benchmarks in quality, aesthetics, and customer satisfaction by blending the global prestige and style of Fashion TV into luxury living. It offers exceptional experiences for those who value fashion and an opulent lifestyle, inviting you to a realm where fashion and home converge, beautifully inspiring and enhancing the lives of discerning individuals and businesses.






A woman in a blue dress is shown in profile, looking down. Her hands are clasped near her chest. The background is a soft gradient of yellow and orange.

# Opulent Living Redefined



- ◆ 8 Acre offering
- ◆ 4 Towers in Phase I Towers (G+13) with interconnected green bridges
- ◆ Featuring 3 & 4 BHK AC Homes
- ◆ F Designed Residences with ample green
- ◆ Interconnected Green Spaces\* at Roof Level with curated experiences
- ◆ Expansive Roof Top with designated Active & Passive Zones with exclusive experiences
- ◆ Iconic  Club featuring first of its kind 2 tier swimming pool featuring signature experiences





Experience  
many firsts with  
f Residences  
in Kolkata



Fashion Forward Lifestyles

Interconnected Green Spaces

Expansive Rooftop Cloud Forest

Iconic  Club







## Experience elevated living

- ◆ Floating Pavilion
- ◆ Greenery Garden
- ◆ Tree House
- ◆ Jogging Track & Bike Lane
- ◆ Multisport Court
- ◆ Yoga Lawn
- ◆ Amphitheatre
- ◆ Meandering Walkway
- ◆ Event Lawn
- ◆ Step garden
- ◆ Grotto Seating
- ◆ Fashion Event lawn
- ◆ Jacuzzi





Artist Impression | Disclaimer - 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.



# the cloud forest




Artist Impression | Disclaimer - 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.





Artist Impression | Disclaimer - 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

# Meandering Garden

Escape the hustle and bustle of city life in the serene meandering garden area at  Residences. Stroll through the lush greenery, enjoy the gentle breeze, and find solace in the tranquillity of this idyllic space. Let the beauty of the natural world rejuvenate your senses and restore your inner peace.








Artist Impression | Disclaimer - 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

# Main

As you enter  Residences, a world of unparalleled luxury and sophistication unfolds before you. A bespoke lifestyle defines your taste.








Artist Impression | Disclaimer - 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

# Slope Free Play

At  Residences, the concept of play has been reimagined. The slope-free play area is a safe and inclusive haven for children of all ages. Let your little ones explore and discover in a worry-free environment, while you relax and enjoy the peace of mind that comes with knowing they're in a safe and nurturing space.







**RESIDENCES**  
**Merlin**

EDUCATION	HEALTHCARE	SHOPPING	IT HUBS	AIRPORT
Derozio College ..... 750 m	Charnock Hospital ..... 3.7 km	City Centre 2 ..... 2.8 km	TCS ..... 7.3 km	International Airport ..... 5.8 km
DPS Newtown ..... 6.7 km	OHIO Hospital ..... 7.1 km	Axis Mall ..... 8 km	NBCC Square ..... 12.2 km	
Narayana School ..... 6.6 km	Belle Vue Hospital (Upcoming) ..... 7.2 km	Central Mall ..... 7.3 km	WIPRO (Upcoming Campus) ..... 13 km	
DPS Megacity ..... 7.9 km	TATA Cancer Hospital ..... 7.4 km	Downtown Mall ..... 10.5 km	ITC Infotech Newtown ..... 14.5 km	
St. Xavier's University ..... 9.4 km				
Techno India University ..... 9.5 km				
UEM ..... 9.7 km				
Army Institute of Management ... 10.4 km				

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

Location  
Map



INDEX

- 3BHK 3T
- 3BHK 2T
- 4BHK 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





# tower 1



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

\*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.



# tower 1



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

\*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.

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# tower 1



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

\*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.

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tower 6



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



\*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.

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# tower 6



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



\*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.

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tower 6



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

\*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.  
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# tower 8



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	1109
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



\*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.

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# tower 8



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



\*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.

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# tower 8



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

\*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.

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# tower 9



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

\*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.

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# tower 9



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

\*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.

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# tower 9



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

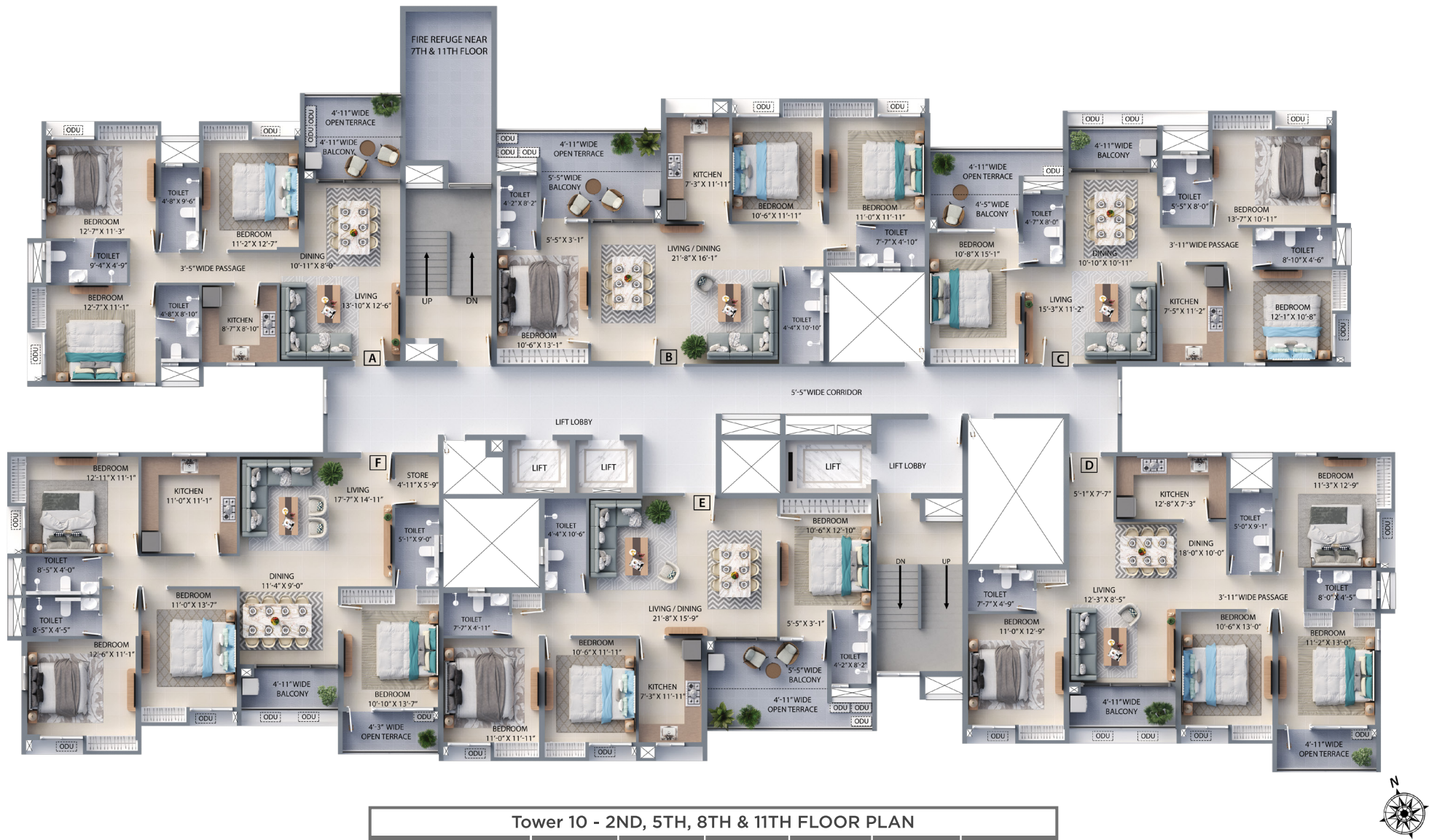
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\*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

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# tower 10



Tower 10 - 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	48	1544

\*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.

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# tower 10



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

\*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.

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# tower 10



Tower 10 - 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	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

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Merlin

Head office : Merlin Projects Ltd, 22 Prince Anwar Shah Road, Kolkata - 700 033

Project Address : Mouza, J.L. No. 2, P.S. Narayanpur, Gopalpur I, Kolkata, West Bengal 700136

Call : 033 7126 2668 |  <http://facebook.com/MERLINGROUP> | RERA No. WBRERA/P/NOR/2024/002220 | [rera.wb.gov.in](http://rera.wb.gov.in)

**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.