

a journey  
of your  
own peace  
discovery

Merlin

NIYASA

ABODES GIFTED WITH PEACE

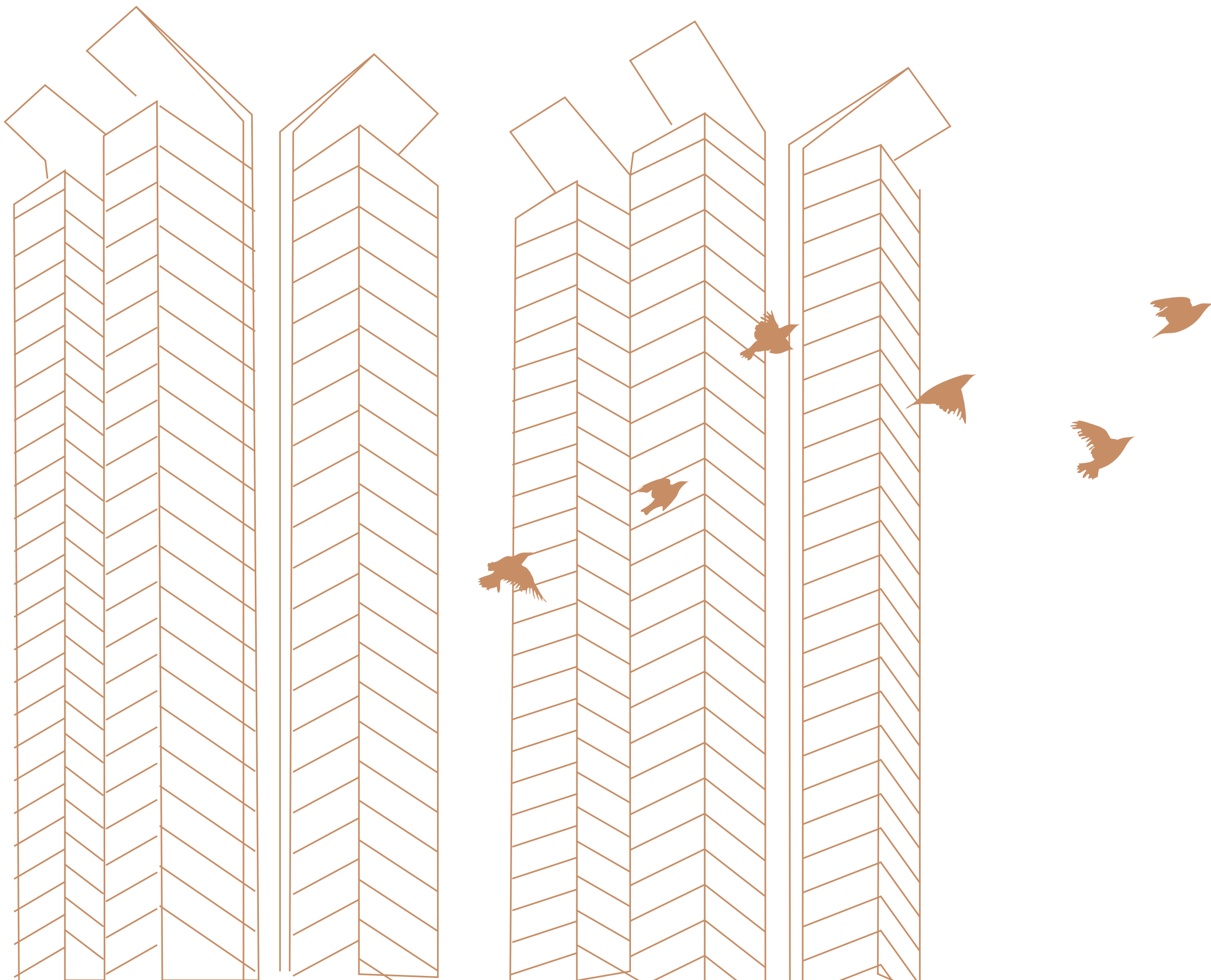
NEAR RUBY, EM BYPASS

With this  
creation  
we have  
found the  
NEW  
LUXURY.  
PEACE.



It is one such creation that is born  
with a vision of mastering the  
ART of PEACE in its soul and at  
such a location that has won the  
proud moniker of **“one of the  
prospering locales of Kolkata.”**

**Two elegant towers, overlooking  
breathtaking views of the bustling cityscape  
and a peaceful waterbody are on the rise.  
Nestled within a beautifully intricate international  
landscape, these homes are perfect for those  
looking to break luxury archetypes and find their  
own distinctive sanctuary.**







## GIFTED WITH 'PEACE'

3.23 Acres

G + 28 Floor\*

2 Towers

152 Apartments\*

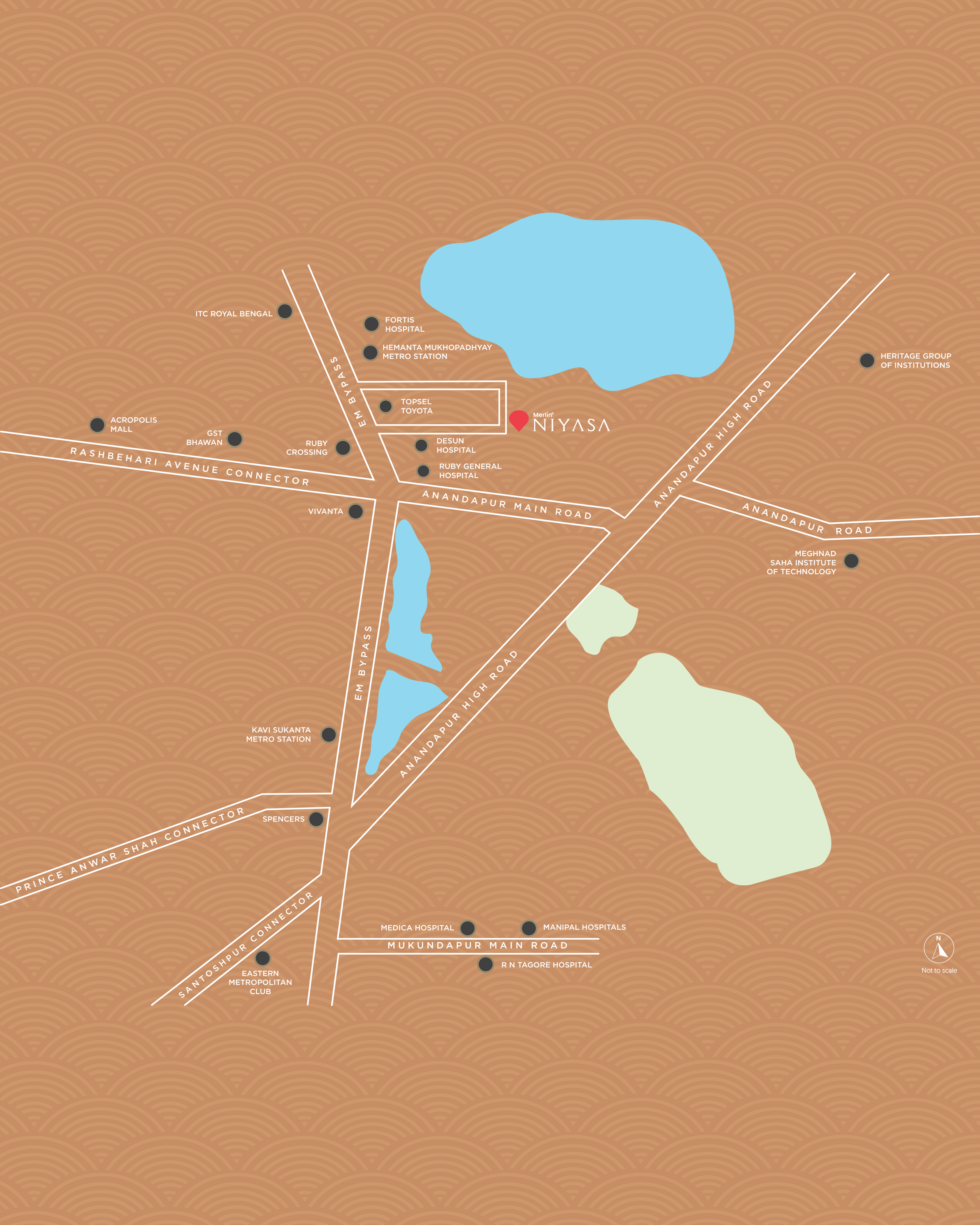
Stratified Landscaping

3.5/4/4.5 BHK AC Homes

Ample Green Space

**\*Important Note:** Provision of additional 5 floor extension over and above the existing plan with an estimated residential units upto 200.





ITC ROYAL BENGAL

FORTIS  
HOSPITAL

HEMANTA MUKHOPADHYAY  
METRO STATION

TOPSEL  
TOYOTA

Merlin  
NIYASA

DESUN  
HOSPITAL

RUBY GENERAL  
HOSPITAL

HERITAGE GROUP  
OF INSTITUTIONS

ACROPOLIS  
MALL

GST  
BHAWAN

RUBY  
CROSSING

VIVANTA

RASHBEHARI AVENUE CONNECTOR

ANANDAPUR MAIN ROAD

ANANDAPUR HIGH ROAD

ANANDAPUR ROAD

MEGHNAD  
SAHA INSTITUTE  
OF TECHNOLOGY

EM BYPASS

ANANDAPUR HIGH ROAD

KAVI SUKANTA  
METRO STATION

SPENCERS

PRINCE ANWAR SHAH CONNECTOR

SANTOSH PUR CONNECTOR

EASTERN  
METROPOLITAN  
CLUB

MEDICA HOSPITAL

MANIPAL HOSPITALS

MUKUNDAPUR MAIN ROAD

R N TAGORE HOSPITAL



Not to scale





### Connectivity

EM Bypass – 550 m

Nearest Metro Station – 750 m



### Entertainment

Vivanta – 850 m

Acropolis Mall – 1.6 km

Eastern Metropolitan Club – 3.2 km

ITC – 4.1 km

JW Marriott – 4.5 km

Silver Spring – 4.6 km



### Hospitals and Healthcare

Desun Hospital – 450 m

Ruby Hospital – 750 m

Fortis Hospital – 1.3 km

Medica Superspecialty Hospital - 3.1 km

Manipal Hospitals - 3.2 km

RN Tagore Hospital - 3.5 km



### Education

Calcutta International School – 1.1 km

Meghnad Saha Institute of Technology – 1.7 km

Heritage Institute of Technology – 2.1 km

Garden High School – 2.1 km

Delhi Public School – 2.9 km

Birla High school – 3.1 km



### Offices And Businesses

Acropolis Office Space – 1.6 km

Salt Lake Sector V – 9.5 km



# Ground & Podium

## Floor Plan



### LEGENDS

#### GROUND FLOOR

##### A. ARRIVAL GARDEN

- 1. ARRIVAL GATE ENTRANCE
- 2. PROJECT SIGNAGE
- 3. SPECIAL PAVING
- 4. ARRIVAL WATER CASCADING
- 5. YOGA LAWN
- 6. SOCIAL COCOON
- 7. STEPPED GARDEN

##### B. FRONTAGE DROP-OFF GARDEN

- 8. RESTING GARDEN
- 9. JOGGING & BICYCLE ROUTE
- 10. DROP-OFF TO LOBBY
- 11. FEATURE GARDEN
- 12. WELL-BEING GARDEN

##### C. URBAN FARM

- 13. FARM WORKSHOP
- 14. URBAN FARM
- 15. HERB GARDEN
- 16. RESTING FARM

##### D. SPORT FIELD

- 17. KIDS' PLAYGROUND
- 18. TENNIS COURT
- 19. HALF BASKETBALL
- 20. AMPHITHEATRE
- 21. RESTING SEATING

- 22. LAP POOL
- 23. FEATURE CABANA
- 24. OUTDOOR SHOWER
- 25. POOL ENTRANCE WITH ARRIVAL GARDEN
- 26. POOL ACCESS
- 27. ICONIC WALL
- 28. WELLNESS POOL
- 29. WATERSPOUT WITH ARTWORK
- 30. KIDS' POOL
- 31. POOL SLIDER
- 32. POOL TERRACE WITH PARENT DECK
- 33. SUNKEN TERRACE
- 34. TREE HOUSE
- 35. OUTDOOR LIBRARY

- 36. CANOPY TERRACE
- 37. EDUCATIONAL PLAY LAWN
- 38. WATERSIDE COVERED WALKWAY
- 39. ELDERLY FRAGRANT GARDEN
- 40. GATHERING LAWN
- 41. CO-WORKING PAVILION
- 42. WATER FEATURE WITH GARDEN
- 43. PARENT COCOON
- 44. SUNKEN BBQ
- 45. ARTWORK SEATING GARDEN

### INDEX

- 4.5 BHK
- 4 BHK
- 3.5 BHK





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

Enter your realm of peace and  
feel the majesty of the **Main Entrance**

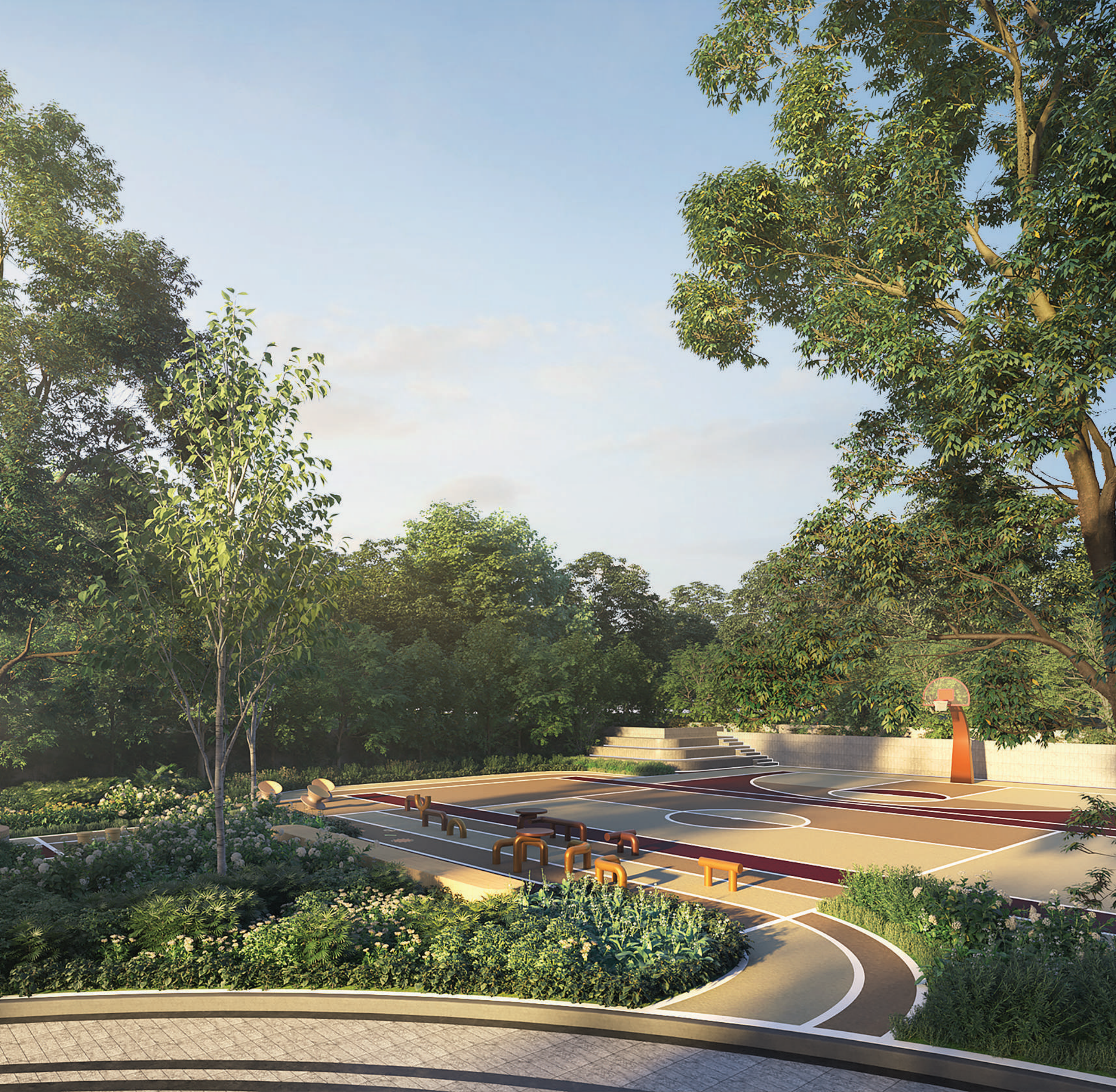




Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Let the **Covered Walkway** guide you through  
a peaceful corridor, where every step echoes with harmony





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

Discover the perfect balance of serenity  
and energy at the **Sports Field**





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

Experience subtle peace in every detail  
of the Podium Facade





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

Bask in the peaceful grandeur of the Podium View





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

Envelop your senses with calmness at  
The Sitting Area beside Yoga Track





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

Tranquility spreads at the top with  
the serene blue of the **Swimming Pool** in sight





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

Gentle laughter floats through the air,  
finding serenity in the Podium Gathering Lawn





South-facing  
apartments to welcome  
peaceful southern winds



Soothing  
waterbody view



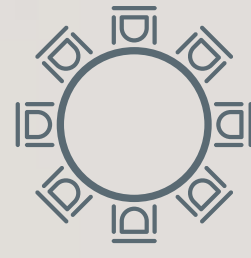
Vastu  
compliant



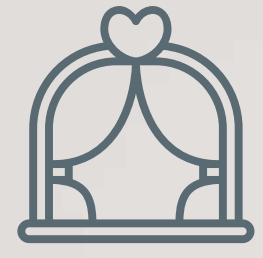
3-sides-open  
rooms welcome peaceful living  
from every direction available



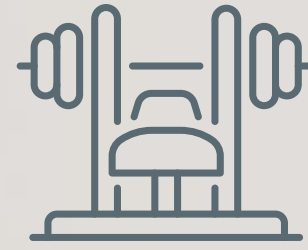
# indoor amenities



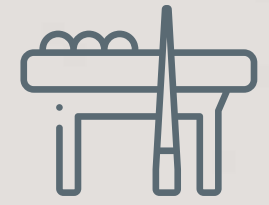
Banquet Hall



Multi-purpose Hall



Gymnasium



Indoor Games Room





# floor & unit plans

Architecture  
that takes space from planned  
to thoughtfully-planned

Total area of 3.23 acres with  
above 70% open space

152 Residences

3.5/4/4.5 BHK  
AC Homes





Floor Plan: Tower 1 & 2  
5<sup>TH</sup>, 8<sup>TH</sup>, 11<sup>TH</sup>, 14<sup>TH</sup>, 17<sup>TH</sup>, 20<sup>TH</sup>, 23<sup>RD</sup>, 26<sup>TH</sup>



Not to scale

Unit Info		Flat BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Triple Height Terrace (Sq. Ft)	Utility Area (Sq. Ft)	Total Area (Sq. Ft)
Flat No.	Flat Type						
A	4BHK+4T	2102	1763	90	59	74	2132
B	3.5BHK+3T	1967	1599	148	72	48	2003
C	4.5BHK+4T	2418	2037	126	70	70	2453

\*RERA Built Up Area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace Built Up Area. \*The total chargeable area includes RERA Built Up Area and 50% of the open terrace Built Up 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: Tower 1 & 2

6<sup>TH</sup>, 9<sup>TH</sup>, 12<sup>TH</sup>, 15<sup>TH</sup>, 18<sup>TH</sup>, 21<sup>ST</sup>, 24<sup>TH</sup>, 27<sup>TH</sup>



Not to scale

Unit Info		Flat BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Triple Height Terrace (Sq. Ft)	Utility Area (Sq. Ft)	Total Area (Sq. Ft)
Flat No.	Flat Type						
A	4BHK+4T	2102	1763	90	57	74	2130
B	3.5BHK+3T	1967	1599	148	57	48	1996
C	4.5BHK+4T	2418	2037	126	58	70	2447

\*RERA Built Up Area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace Built Up Area. \*The total chargeable area includes RERA Built Up Area and 50% of the open terrace Built Up 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: Tower 1 & 2

## 7<sup>TH</sup>, 10<sup>TH</sup>, 13<sup>TH</sup>, 16<sup>TH</sup>, 19<sup>TH</sup>, 22<sup>ND</sup>, 25<sup>TH</sup>



Not to scale

Unit Info		Flat BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Triple Height Terrace (Sq. Ft)	Utility Area (Sq. Ft)	Total Area (Sq. Ft)
Flat No.	Flat Type						
A	4BHK+4T	2102	1763	90	59	74	2132
B	3.5BHK+3T	1967	1599	148	70	48	2002
C	4.5BHK+4T	2418	2037	126	79	70	2458

\*RERA Built Up Area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace Built Up Area. \*The total chargeable area includes RERA Built Up Area and 50% of the open terrace Built Up 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.



Flat Type A, 4 BHK  
Unit Plan



Not to scale



Flat Type A, 4 BHK  
Isometric

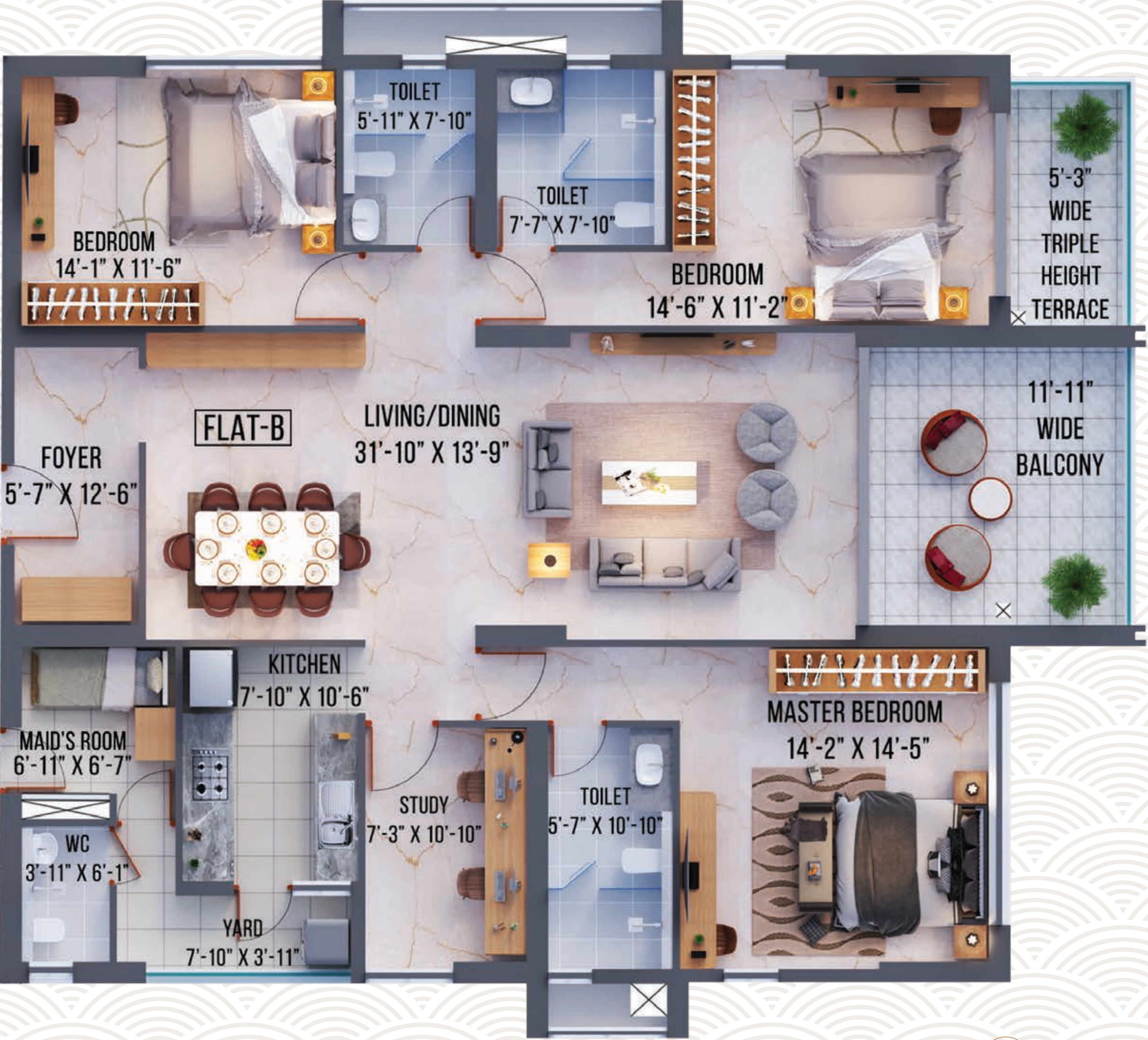


LEGENDS

01	Foyer	5'-11" X 7'-10"	11	Toilet	7'-5" X 7'-7"
02	Master Bedroom 04	16'-5" X 12'-2"	12	Bedroom 03	12'-10" X 11'-10"
03	WIC	5'-7" X 5'-7"	13	Toilet	8'-10" X 5'-7"
04	Toilet	9'-10" X 5'-7"	14	Powder	4'-7" X 5'-7"
05	Wide Balcony	7'-5"	15	Bedroom 02	13'-9" X 10'-8"
06	Living	13'-5" X 12'-10"	16	Kitchen	13'-9" X 7'-10"
07	Dining	12'-6" X 16'-7"	17	Maid's Room	9'-6" X 6'-5"
08	Triple Height Terrace	5'-4"	18	WC	6'-7" X 3'-3"
09	Bedroom 04	14'-5" X 11'-10"	19	Yard	5'-11" X 10'-4"
10	Toilet	7'-9" X 7'-7"			



Flat Type B, 3.5 BHK  
Unit Plan



Not to scale



Flat Type B, 3.5 BHK  
Isometric



LEGENDS

01	Foyer	5'-7" X 12'-6"	09	Triple Height Terrace	5'-4"
02	Living & Dining	31'-10" X 13'-9"	10	Toilet	5'-7" X 10'-10"
03	Bedroom 03	14'-1" X 11'-6"	11	Study	7'-3" X 10'-10"
04	Toilet	5'-11" X 7'-10"	12	Kitchen	7'-10" X 10'-6"
05	Toilet	7'-7" X 7'-10"	13	Yard	7'-10" X 3'-11"
06	Bedroom 02	14'-6" X 11'-2"	14	WC	3'-11" X 6'-1"
07	Wide Balcony	11'-11"	15	Maid's Room	6'-11" X 6'-7"
08	Master Bedroom	14'-2" X 14'-5"			



# Flat Type C, 4.5 BHK Unit Plan



Not to scale



Flat Type C, 4.5 BHK  
Isometric



LEGENDS

01	Foyer	6'-11" X 7'-3"	10	Master Bedroom	16'-5"X 15'-5"
02	Bedroom 04	14'-9"X 10'-10"	11	Triple Height Terrace	5'-4"
03	Toilet	8'-10" X 4'-11"	12	Wide Balcony	7'-5"
04	Powder	5'-7" X 4'-11"	13	Living & Dining	24'-11"X 17'-9"
05	Bedroom 03	14'-9"X 10'-10"	14	Study	6'-11" X 8'-6"
06	Toilet	8'-10" X 5'-11"	15	Kitchen	13'-9" X 8'-6"
07	Bedroom 02	14'-9"X 15'-5"	16	Yard	7'-10" X 6'-11"
08	Toilet	4'-11"X 9'-10"	17	WC	6'-3"X 3'-3"
09	Toilet	6'-3" X 9'-10"	18	Maid's Room	6'-11"X 7'-3"



# specifications

## Foundation & Structure

- ▣ Structure designed following the IS code
- ▣ External Wall RCC
- ▣ Internal wall RCC or RCC & AAC block combined as per the design

## Building Envelope

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

## Living /Dining Room

- ▣ Flooring: Imported Marble
- ▣ Wall: Putty
- ▣ Ceiling: Putty
- ▣ Main door: Frame with one side veneer flush door
- ▣ Hardware & Fittings: Branded locks and hardware fittings
- ▣ Windows: Aluminium powder coated Windows with toughen glass panes
- ▣ Electrical: Modular Switches with Copper Wiring
- ▣ Air Condition: VRV Air-Conditioning in living/dining rooms

## Bedroom

- ▣ Flooring: Imported Marble
- ▣ Wall: Putty
- ▣ Ceiling: Putty
- ▣ Main door: Frame with one side veneer flush door
- ▣ Hardware & Fittings: Branded locks and hardware fittings
- ▣ Windows: Aluminium powder coated Windows with toughen glass panes
- ▣ Electrical: Modular Switches with Copper Wiring
- ▣ Air Condition: VRV Air-Conditioning in Bedroom

## Balcony

- ▣ Flooring: Antiskid Ceramic Tiles
- ▣ Wall: Exterior grade Paint
- ▣ Ceiling: Exterior grade Paint
- ▣ Door: Aluminium powder coated sliding Doors with toughen glass panes
- ▣ Railing: Glass Railing

## Open Terrace

- ▣ Flooring: Antiskid Ceramic Tiles
- ▣ Wall: Exterior grade Paint
- ▣ Door: Aluminium powder coated sliding Door with toughen glass panes
- ▣ Railing: Glass Railing

## Kitchen

- ▣ Flooring: Matt Finish Ceramic Tiles
- ▣ Wall: Ceramic Tiles up to 2 Feet height above the counter
- ▣ Ceiling: Putty
- ▣ Door: Frame with Commercial Flush Door
- ▣ Hardware & Fittings: Branded locks and hardware fittings
- ▣ Windows: Aluminium powder coated window with toughen glass panes and provision for exhaust fan
- ▣ Counter: Granite Slab
- ▣ Plumbing: Stainless Steel Sink with Hot & Cold Water Provision
- ▣ Electrical: Modular Switches with Copper Wiring

## Typical Floor Lobby

- ▣ Flooring: Vitrified Tiles
- ▣ Wall: Combination of Tiles & Paint
- ▣ Ceiling: Putty and Paint



## Toilets

- ▣ Flooring: Anti-skid Ceramic Tiles
- ▣ Wall: Ceramic Tiles up to 7 feet height
- ▣ Ceiling: Putty
- ▣ Door: Wooden Frame with Commercial Flush Door
- ▣ Hardware & Fittings: Branded locks and hardware fittings
- ▣ Windows: Aluminium powder coated window with toughen glass panes and provision for exhaust fan
- ▣ Sanitary ware: Kohler/ Roca/Grohe or Equivalent make
- ▣ CP Fittings: Jaquar/ Kohler or Equivalent make

## Ground Floor Lobby

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

## 24x7 security and Fire prevention

- ▣ Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services
- ▣ Optimum power back-up to sufficiently to run essential electrical appliances
- ▣ 100% Power Backup for Common Areas & Utilities
- ▣ Video door phone facility with intercom system
- ▣ 24X7 round the clock security
- ▣ Security surveillance facility with CCTV on ground floor common areas

## Lifts

- ▣ Otis/ Schindler/ Kone or Equivalent make

## 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



# team

Subir  
Kumar Basu  
**Principal Architect**

MN Consultant  
Pvt. Ltd.  
**Structural Consultant**

S.N Joshi  
Consultant Pvt. Ltd.  
**MEP Consultant**

Landscape Tectonix  
Limited  
**Landscape Consultant**

Siddheswari  
Environmental  
Consultants Pvt. Ltd.  
**Environmental Consultant**

Kamal  
Cogent Energy  
**IGBC Consultant**

Principal  
Focus  
**Lighting Consultant**

CE Testing  
**Geotechnical Consultant**



# The Merlin World without Boundaries



Fifth Avenue | Sector-V, Salt Lake



Acropolis Mall | Kolkata



Elita Garden Vista | New Town, Kolkata



The One | Tollygunge, Kolkata



South City Residence | Kolkata



Altair | Colombo, Sri Lanka





Since its inception in 1984, Merlin Group has grown to become a leading conglomerate in India's real estate industry. Over the span of three decades, it has earned recognition for an impressive array of prestigious residential and commercial complexes, office buildings, and townships. With a presence in Kolkata, Ahmedabad, Raipur, Pune, Chennai, and Colombo, the group's influence extends far and wide.

As times have evolved, so has Merlin Group's vision. Expanding beyond real estate, the company now ventures into contemporary shopping malls, resorts, industrial estates, clubs, and more. It has become the go-to destination, offering a diverse range of services and facilities all under one roof, catering to the diverse needs of its clientele.





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

peace resides in the air you call home,  
it resides within you, wherever you are.





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Website: <http://www.merlinniyasa.com> | Call: 913371262648

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