



merlinprojects.com



Site Office: MERLIN AVANA, 260 Motilal Gupta Road, Kolkata - 700008

Developed by



Corporate Office: MERLIN OXFORD, 22 Prince Anwar Shah Road, Kolkata - 700033



Disclaimer: This Document is not a legal offering. It only describes the intent & concept of MERLIN AVANA. All the areas / dimensions / layouts / elevations / pictures / landscape / building height etc. are only indicative and are not as per scale. Visuals used are demonstrative Artist's Impressions. 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. All the details are subject to change, alteration and modification as per the developer's discretion.





Artist's Impressions | 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.



Get away to
beauty and exoticism





Get away to
peace and tranquility





Get away to
relaxation and rejuvenation





Get away to
wellness and fitness





Get away to
luxury and indulgence





Get in,
to
*#Getaway
Everyday*

WELCOME TO
360° OPEN LIVING
NEAR TOLLYGUNGE



Over 11.5 acres* of nature's
grandeur and premium lifestyle

7 Towers of G+18, G+20 & B+G+20
2/3/4 BHK Spacious AC Apartments | 627 - 1486 sq ft built-up area



Artist's Impressions | 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.
The height of the buildings may increase in future within the permissible limit.

*T&C Apply.



avana

[a-vaa-nah] *n.*

1. 'Joy, Pleasure, Satisfaction, Delight' in Sanskrit.
2. 'Protection of the three worlds' according to Shivpurana.
3. 'Beautiful Flower' in Swahili language.
4. From 'Vana' which means 'green habitat'.
5. From 'Avahan' which means 'inviting' or 'welcoming'.

Welcome to a whole new expanse.

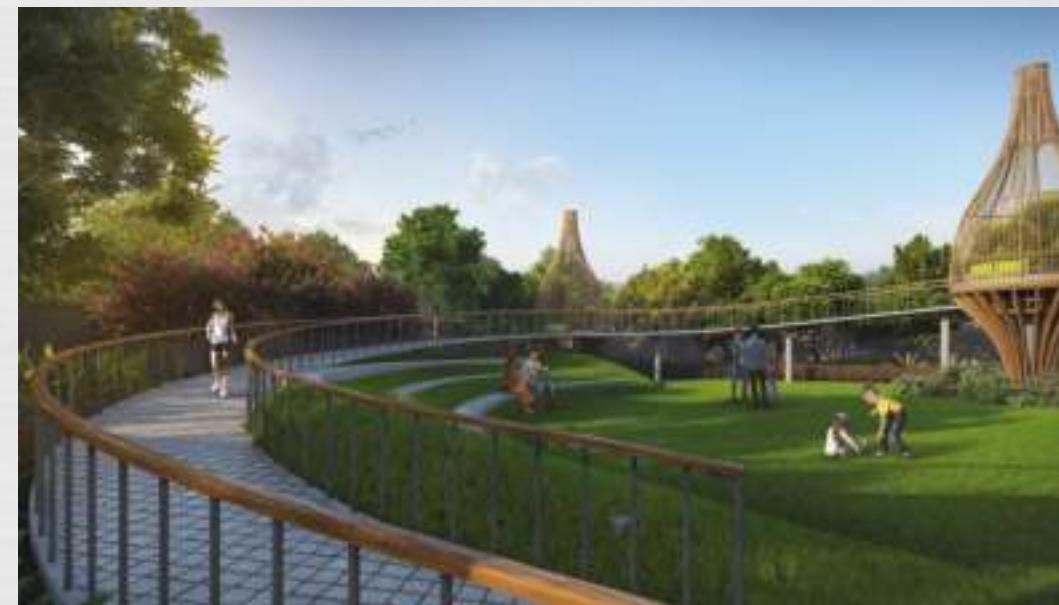


Artist's Impressions | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

*T&C Apply.

Not just 'open green spaces',
over 8 acres* of uncluttered nature

Jogging Track | Fragrant Garden | Butterfly Garden
Forest Pavilion | Multipurpose Lawn | Circular Lawn





Artist's Impressions | 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.

*In 3&4 BHK.

Boundless choices of total leisure,
besides naturally-lit 3-side open*
apartments

Leisure Garden | Herb Garden | Yoga & Aerobic Room
Indoor Games Room | Kids' Zone | Half Court Basketball





Artist's Impressions | 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.



Overflowing with the luxuries of life,
designed to open up your senses

Premium Clubhouse | Gymnasium | Banquet Hall
Party Lawn | Barbeque Zone | Theatre Hall





Artist's Impressions | 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.

Opulence blended with openness,
where the soul immerses into serenity

Infinity Swimming Pool | Jacuzzi | Natural Pond
Waterfront Terrace | Lotus Pond | Viewing Deck





Artist's Impressions | 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.

Interspersed with open cozy spaces,
for you to escape the humdrum of life

Urban Pavilion | Sunken Lounge | Pool Terrace & Lounger
Wellbeing Garden | Yoga Lawn | Garden Walkway





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PRE-CERTIFIED
GOLD RATED
PROJECT



Live away in the openness,
yet amidst the city's busyness



2km

Behala Chowrasta Metro

3km

Mahanayak Uttam Kumar (Tollygunge) Metro
NSHM Knowledge Campus, MP Birla Foundation School
Netaji (Kudghat) Metro

4km

Royal Calcutta Golf Club (RCGC), Tolly Club, RSV Hospital

5km

GD Birla School, BP Poddar Hospital

6km

Rashbehari Crossing
South City Mall, South City International School
Lake Mall, Vivekananda Mission School
DPS Joka School, IIM Calcutta

The Merlin Factor

Merlin Group is East India's No.1 Real Estate conglomerate delivering quality real estate for close to 40 years. The company is now one of the pre-eminent conglomerates in the real estate industry in India, having a plenitude of prestigious residential and commercial complexes, office buildings and townships to its credit.

Headquartered in Kolkata with a presence in Pune, Chennai, Ahmedabad, Bhubaneswar and Raipur, we have been believing in a vision of 'Homes for All'. Expansion plans have also been taking an international route via consortium venture such as in Colombo.

We have been innovating ourselves with a mission to evolve our design architecture with updated lifestyle. We fulfill and offer tomorrow's needs today. We surpass expectations and provide luxury and value homes along

with healthy work place in the form of Office, IT Parks, Shopping Malls, Industrial Estates, Social Infrastructure and other developments nationwide. Ranging from luxury segments to affordable segment our range of offering has something for everyone fitting in an array of different budget segments.

We go beyond creating Real Estate and change lives, with meticulous planning and quality craftsmanship. We always strive to be the No.1 in recall value of every aspirant home buyer. The Merlin Mantra: To instill a 'can do' attitude with commitment, innovation, planning and 100% customer satisfaction in every aspect of our relentless service and effort.



IBIZA
THE FERN
Resort & Spa
KOLKATA



ALTAIR
A Consortium Project



Full HD
Luxury
Residences
Tollygunge



5th
AVENUE
FASHION CONDOS



SOUTH CITY
A Consortium Project



ACROPOLIS
MALL OF JOY



elita
Garden Vista
A Consortium Project

Project Associates

Principal Architect
Subir Kumar Basu

Facade Architect
Atelier 9

Structural Consultant
M N Consultants Pvt Ltd

PHE Consultant
JB Enviro Consultants Pvt Ltd

Electrical Consultant
Universal Power Transmission

Fire Consultant
TTS Consultant

Environmental Consultant
**Siddheswari Environmental
Consultants Pvt Ltd**

Green Building Consultant
Kamal Cogent Energy Pvt Ltd

Landscape Consultant
Landscape Tectonix Limited, Bangkok

Geotechnical Consultant
Geocon

*#Getaway
Everyday*



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The height of the buildings may increase in future within the permissible limit.



MERLIN
avana

A whole new expanse



After a long tiring day,
get back home to a getaway.

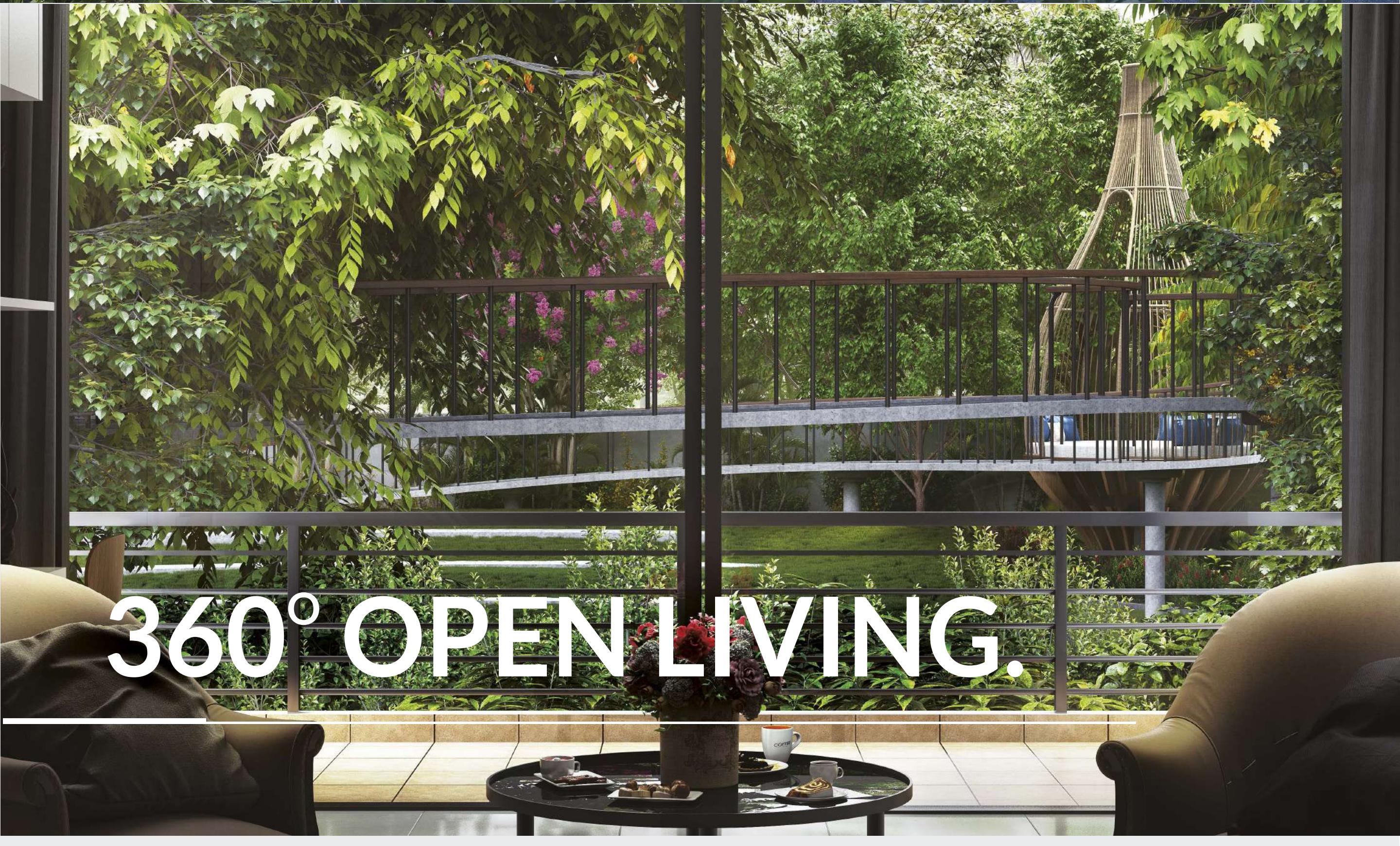
Artist's impression | Disclaimer - The external color scheme shown in perspective view are tentative, the same may vary and will be done as per the advise of the Project Architect

**Not just 'open green spaces',
over 8 acres of uncluttered nature.**

Grand Natural Pond. Viewing Deck. Waterfront Terrace. Lotus Pond. Fragrance Forest. Wellbeing Garden. Butterfly Garden. Forest Pavilion. Sunken Lounge. Multipurpose Lawn.



GET BACK HOME TO



360° OPEN LIVING.

**Boundless choices of total leisure,
besides naturally-lit 3-side open* 3 & 4 BHK apartments.**

Jogging Track. Mountain Amphitheatre. Forest Pavilion. Yoga Lawn. Co-working Space. Premium Banquet Hall. Party Lawn.



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

Introducing the newest Residential Habitat in Tollygunge.

7 Towers. G+18, G+20 & B+G+20, 2/3/4 BHK Spacious
Apartments. 625 - 1486 sq ft built-up area.
More than 11.5 acres of 360° Open Living.



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



**Overflowing with the luxuries of life,
designed to open up your senses.**

Premium clubhouse. Infinity Swimming Pool.

Pool Terrace & Lounger. Jacuzzi. Gymnasium.

Yoga & Aerobic Room. Indoor Game Room. Kids' Play Zone. Theatre.

MASTERPLAN

Ground level plan with flat layout



INDEX

- 4 BHK + 3 TOI
- 3 BHK + 3 TOI
- 3 BHK + 2 TOI
- 2BHK + 2 TOI



← MOTILAL GUPTA ROAD →

LEGENDS

GROUND LEVEL

- (1) Wellbeing Garden
- (2) Forest Pavilion
- (3) Mountain Amphitheatre
- (4) Elderly Lawn
- (5) Fragrant Garden
- (6) Kids' Lawn
- (7) Circular Lawn
- (8) Observation Deck
- (9) Car Parking
- (10) Natural Pond
- (11) Waterfront Seat
- (12) Viewing Deck

- (13) Waterfront Terrace
- (14) Elderly Fitness Lawn
- (15) Multi-level Car Parking
- (16) Multipurpose Lawn
- (17) Urban Pavilion
- (18) Garden Walkway
- (19) Half Basketball Court
- (20) Lotus Pond
- (21) Sunken Lounge
- (22) Transition Plaza
- (23) Event Plaza
- (24) Green Buffer

- (25) Parent's Seat
- (26) Kids' Balancing Bike Track
- (27) Kids' Climbing Mount
- (28) Kids' Play Area
- (29) Herb Garden
- (30) Jogging Track
- (31) Pet Friendly Zone
- (32) Open Lawn
- (33) Butterfly Garden
- (34) Front Garden
- (35) Guardhouse

- (36) Pedestrian Walkway
- (37) Commercial Plaza
- (38) Gate and Guardhouse
- (39) Feature Roundabout
- (40) Swimming Pool
- (41) Kids' Swimming Pool
- (42) Cabana
- (43) Barbeque Zone
- (44) Open Lawn

CLUB ROOF LEVEL

FLOOR PLAN

ALYA: 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor



ALYA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.ft.)	Open Terrace Area (Sq.ft.)	SQ Area (Sq.ft.)	BU Area Chargeable (Sq.ft.)
A	4BHK + 3TOI	1354	54	104	1485
B	4BHK + 3TOI	1341	54	103	1471
C	4BHK + 3TOI	1344	54	90	1461
D	4BHK + 3TOI	1341	54	90	1458
E	4BHK + 3TOI	1359	54	91	1477

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

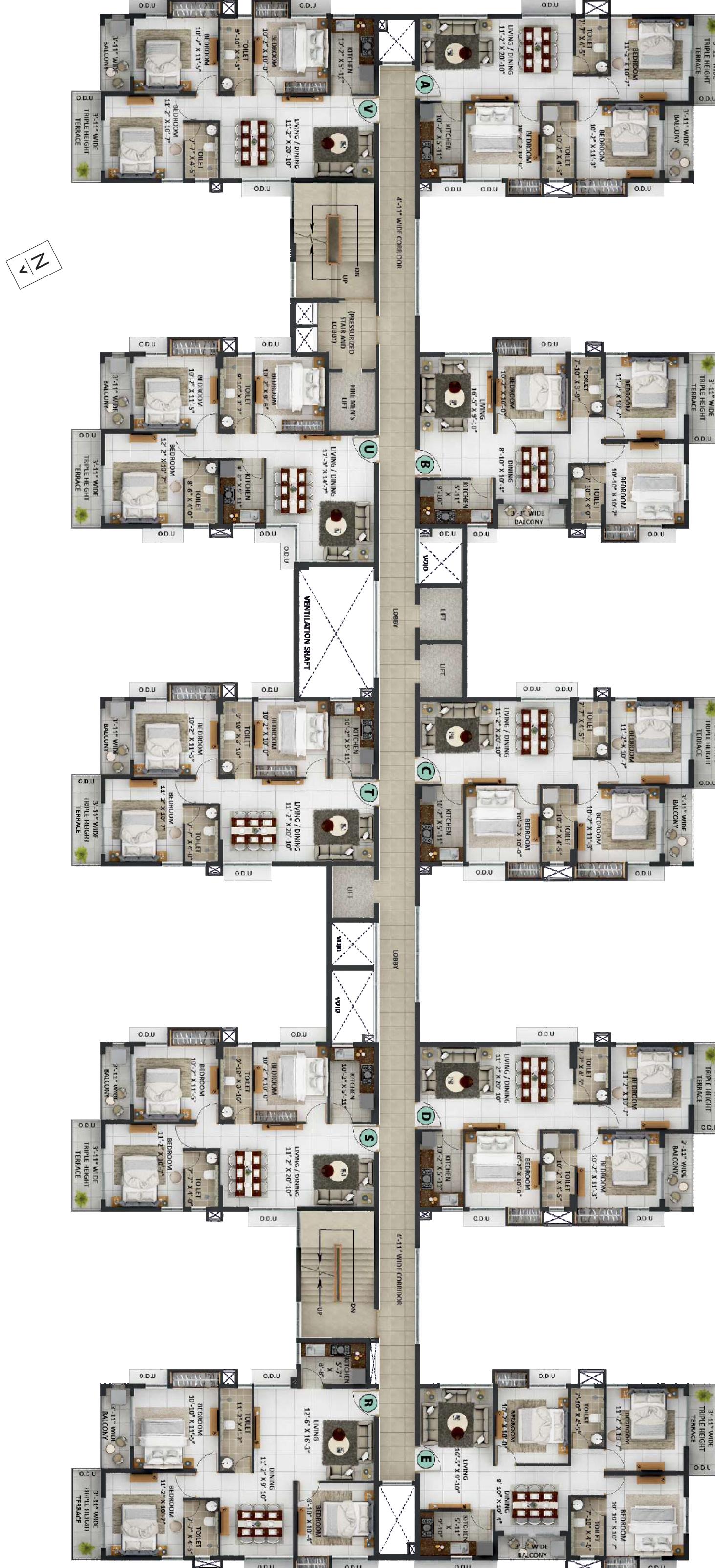
*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

*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

ANYA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor



ANYA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.ft.)	Open Terrace Area (Sq.ft.)	BU Area Chargeable (Sq.ft.)
A	3BHK + 2TOI	894	49	919
B	3BHK + 2TOI	911	49	936
C	3BHK + 2TOI	894	49	919
D	3BHK + 2TOI	894	49	919
E	3BHK + 2TOI	910	49	935

Flat Type	Flat Configuration	Flat BU Area (Sq.ft.)	Open Terrace Area (Sq.ft.)	BU Area Chargeable (Sq.ft.)
R	3BHK + 2TOI	993	49	1018
S	3BHK + 2TOI	883	49	908
T	3BHK + 2TOI	883	49	908
U	3BHK + 2TOI	909	53	936
V	3BHK + 2TOI	894	49	919

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

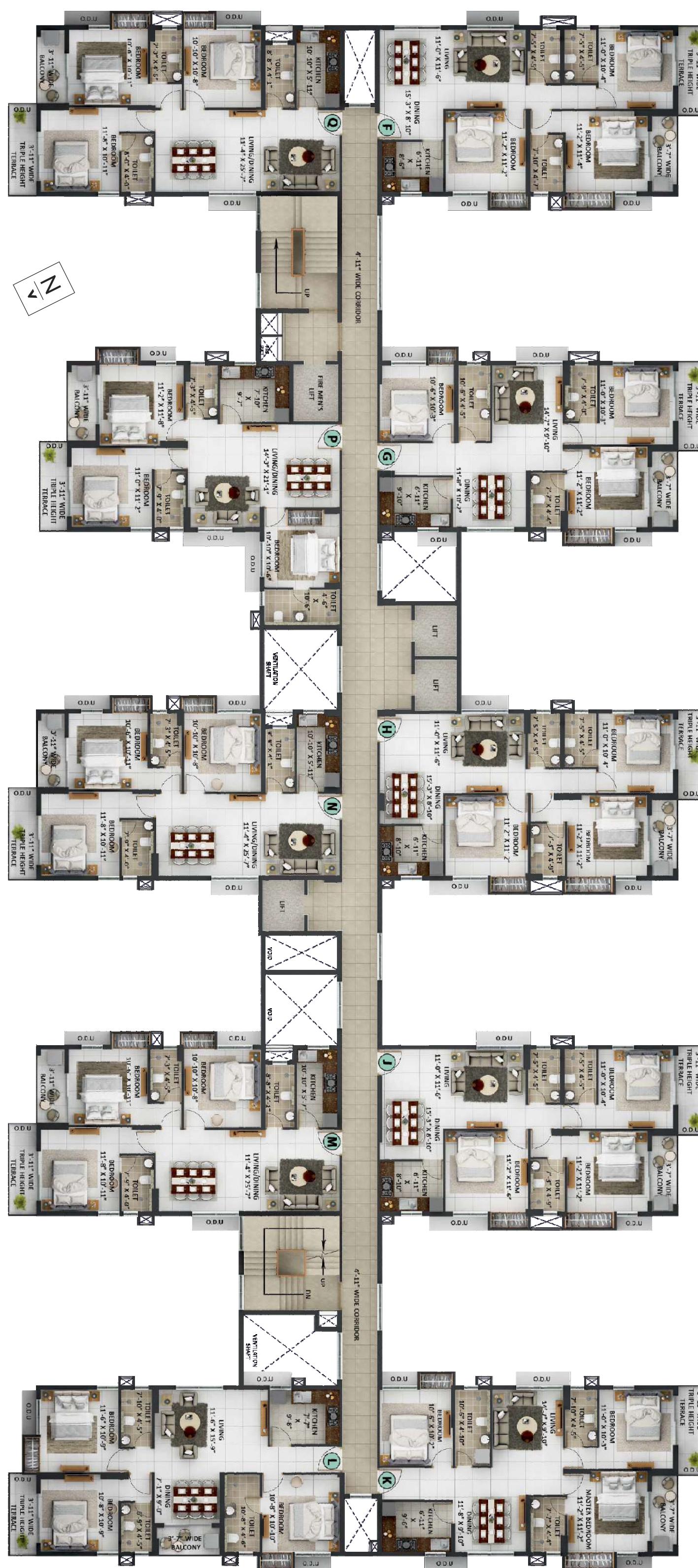
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FLOOR PLAN

ANAHITA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor



ANAHITA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.ft.)	Open Terrace Area (Sq.ft.)	BU Area Chargeable (Sq.ft.)
F	3BHK + 3TOI	1025	50	1050
G	3BHK + 3TOI	1018	50	1043
H	3BHK + 3TOI	1020	48	1044
J	3BHK + 3TOI	1022	50	1047
K	3BHK + 3TOI	1020	50	1045

Flat Type	Flat Configuration	Flat BU Area (Sq.ft.)	Open Terrace Area (Sq.ft.)	BU Area Chargeable (Sq.ft.)
L	3BHK + 3TOI	1038	45	1061
M	3BHK + 3TOI	1026	51	1052
N	3BHK + 3TOI	1026	51	1052
P	3BHK + 3TOI	1024	50	1049
Q	3BHK + 3TOI	1030	51	1056

*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 BU 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

AVYA : 3rd, 6th, 9th, 12th, 15th, 18th Floor



AVYA : 3rd, 6th, 9th, 12th, 15th, 18th Floor

Flat Type	Flat Configuration	Flat BU Area (Sq.ft.)	Open Terrace Area (Sq.ft.)	BU Area Chargeable (Sq.ft.)
A	2BHK + 2TOI	635	48	659
B	2BHK + 2TOI	639	0	639
C	2BHK + 2TOI	635	44	657
D	2BHK + 2TOI	639	0	639

Flat Type	Flat Configuration	Flat BU Area (Sq.ft.)	Open Terrace Area (Sq.ft.)	BU Area Chargeable (Sq.ft.)
E	2BHK + 2TOI	635	47	659
F	2BHK + 2TOI	627	0	627
G	2BHK + 2TOI	635	0	635
H	2BHK + 2TOI	627	45	650

*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 BU area and 50% of the open terrace BU area.

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



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: Vitrified Tiles
- Wall: Putty
- Ceiling: Putty
- Main Door : Frame with laminated flush door.
- Hardware & Fittings: Branded locks and hardware fittings of Yale, Hafle, Dorset or equivalent make.
- Windows: Aluminium powder coated Windows with glass panes.
- Electrical: Modular Switches of Havells/Crabtree or equivalent make with Copper Wiring
- Air Condition: Split Air-Conditioning in living/dining rooms

Bedroom

- Flooring: Vitrified Tiles
- Wall: Putty
- Ceiling: Putty
- Doors: Frame with Commercial Flush Door.
- Hardware & Fittings: Branded locks and hardware fittings of Yale, Hafle, Dorset or equivalent make.
- Windows: Aluminium powder coated Windows with glass panes.
- Electrical: Modular Switches of Havells/Crabtree or equivalent make with Copper Wiring
- Air Condition: Split Air-Conditioning in all Bed rooms

Balcony

- Flooring: Antiskid Ceramic Tiles
- Wall: Exterior grade Paint
- Ceiling: Exterior grade Paint
- Doors: Aluminium powder coated Doors with glass panes
- Painted MS Railing: Painted MS Railing

Kitchen

- Flooring: Matt Finish Ceramic Tiles
- Wall: Ceramic Tiles up to 2 Feet height above the counter
- Ceiling: Putty
- Doors: Frame with Commercial Flush Door.
- Hardware & Fittings: Branded locks and hardware fittings of Yale, Hafle, Dorset or equivalent make.
- Windows: Aluminium powder coated window with glass panes and provision for exhaust fan
- Counter: Granite Slab
- Plumbing: Stainless Steel Sink with Hot & Cold Water Provision.
- Electrical: Modular Switches of Havells/Crabtree or equivalent make with Copper Wiring

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 of Yale, Hafle, Dorset or equivalent make.
- Window: Aluminium powder coated window with 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

Typical Floor Lobby

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

Lifts

- Otis/ Schindler/ Kone or Equivalent make.
- One stretcher Lift 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 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

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



METRO STATIONS

Mahanayak Uttam Kumar (Tollygunge): 3 Km
 Kavi Nazrul (Garia Bazar): 7 Km
 Behala Chowrasta (Proposed): 2 Km

MALLS

South City Mall: 6 Km
 Lake Mall: 6 Km

HOSPITALS

RSV Hospital: 4 Km
 BP Poddar Hospital: 5 Km

CLUBS

RCGC: 4 Km
 Tolly Club: 4 Km

EDUCATIONAL INSTITUTIONS

NSHM College: 3 Km
 M P Birla Foundation School: 3 Km
 GD Birla School: 5 Km
 South City International School: 6 Km
 Vivekananda Mission School Joka: 6 Km
 IIM – Calcutta: 6 Km
 DPS Joka School: 13 Km

Site Office:

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