

WBRERA/P/NOR/2023/000227
rera.wb.gov.in

serenia

Go ahead, break boundaries...

*Boundless is the
soul-soothing breeze,*
that will embrace you from all sides.



- Tower up 📍 BT Road
- 4 towers
- Spread across over 11 acres
- 18-acre natural lake
- 3 side open well ventilated apartments
- The largest community living in the vicinity



Boundaries are a myth

when you enjoy your time on the Serenia Skywalk.

Where tranquility meets

Unparalleled Magnificence

on BT Road

Serenia, the embodiment of tranquillity, sweeps through BT Road like a gentle breeze, soothing hearts and minds with serene presence. The ethereal beauty shines through the luminous towers, reflecting the serenity within.

serenia



Rise above all the clichés of life. Befriend the sky.

*Embrace a lifestyle
without boundaries.*

Here at Serenia, you will get enough space to unwind, be the self you always wanted to be and experience the luxuries of life, minus the cacophony of the mundane life.

Artist's impression | The external colour 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.

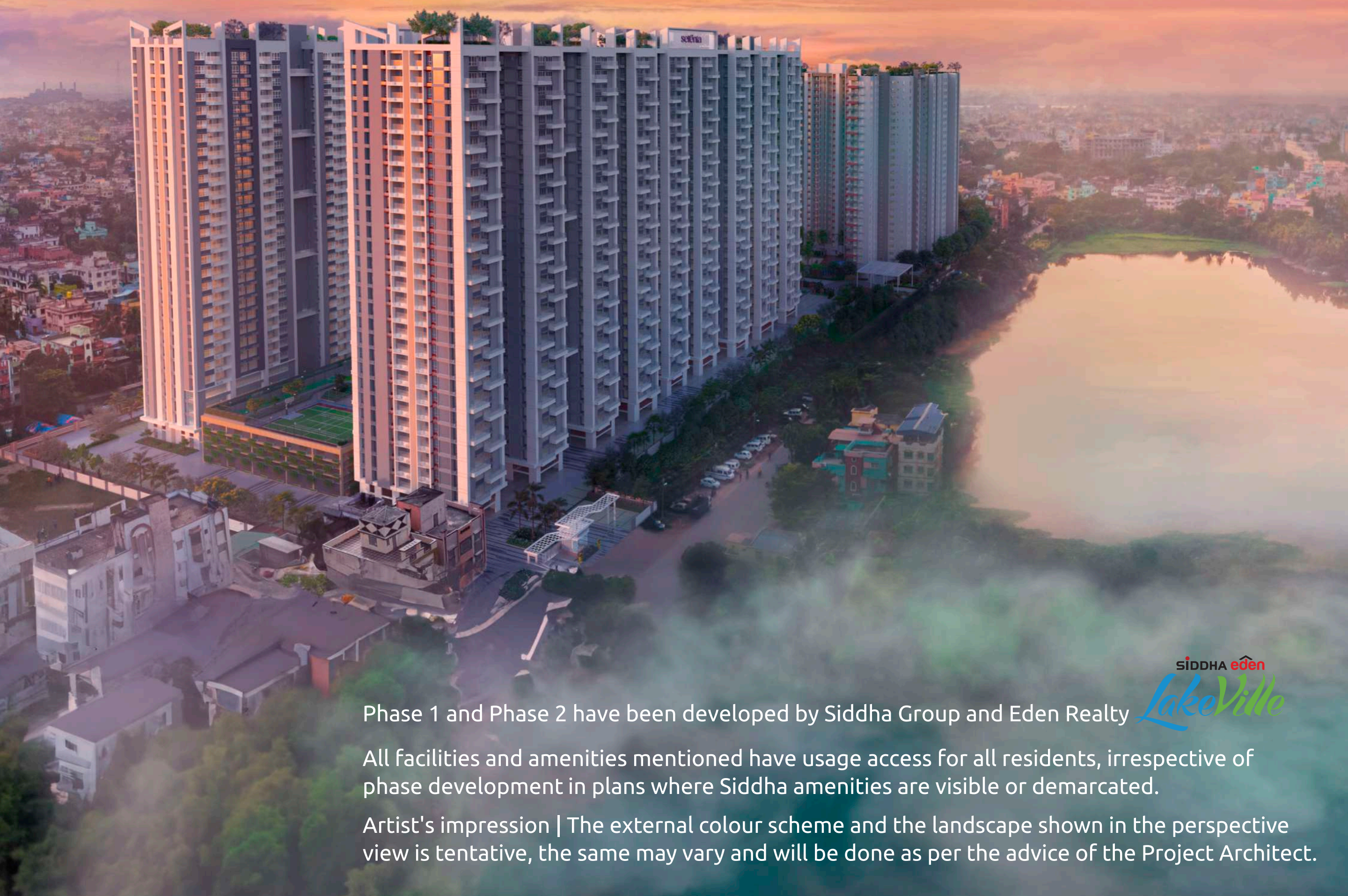


**PRE-CERTIFIED
SILVER RATED
PROJECT**

Live, love and immerse yourself in a
ceaseless life.



• 2/3/4 BHK • 732 – 1454 sq. ft.



Phase 1 and Phase 2 have been developed by Siddha Group and Eden Realty



All facilities and amenities mentioned have usage access for all residents, irrespective of phase development in plans where Siddha amenities are visible or demarcated.

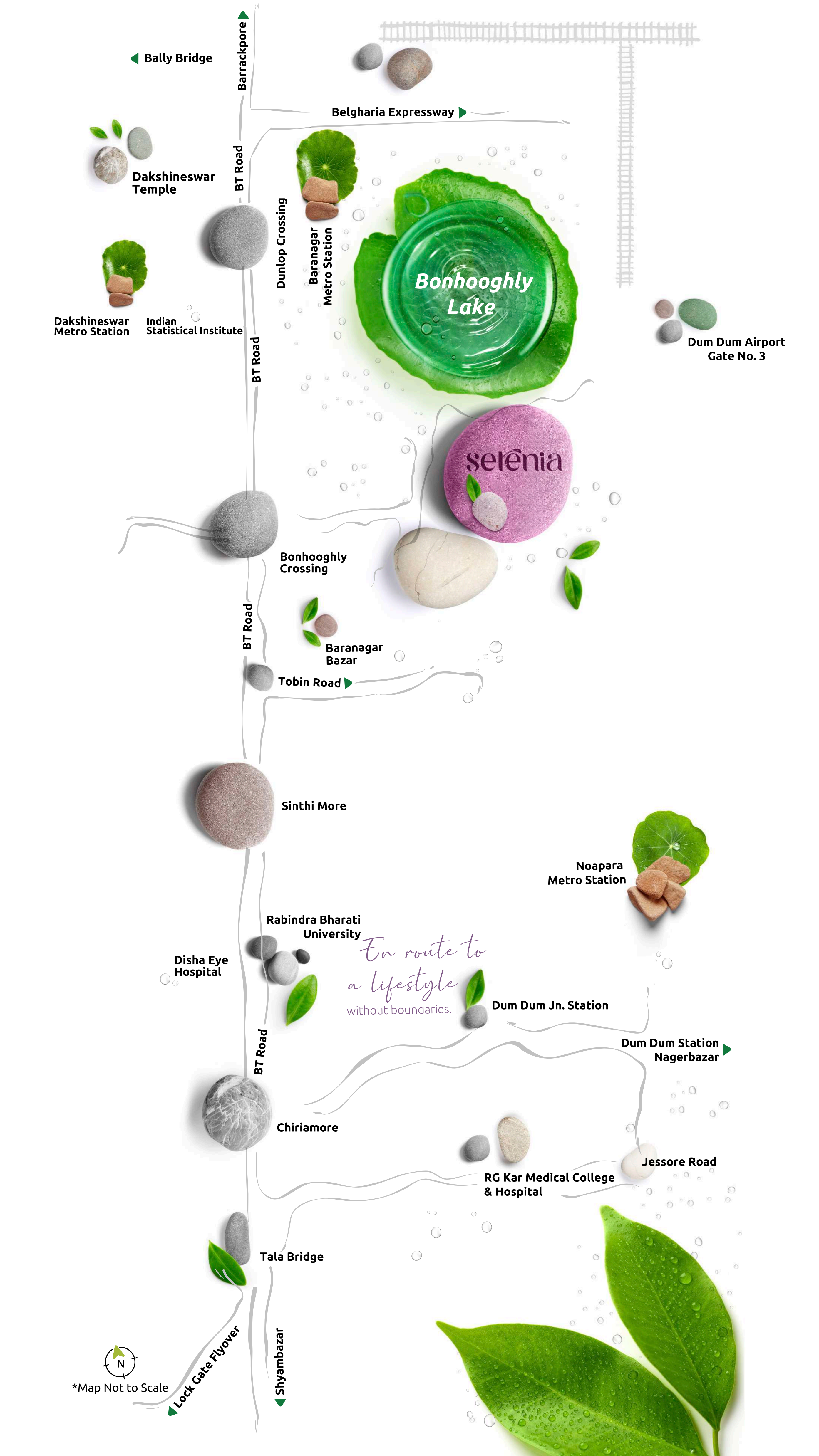
Artist's impression | The external colour scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Boundless are the possibilities,

to live closer to nature and yet stay connected to city life.



- 4 km from Belgharia Expressway
- 5.7 km from the Shyambazar 5-point Crossing
- 1.2 km from the Indian Statistical Institute (ISI)
- 1.9 km from Noapara Metro Station
- 2 km from Baranagar Metro Station
- School, college and railway station within a 3 km radius



◀ Bally Bridge

▶ Barrackpore

▶ Belgharia Expressway

BT Road

Dakshineswar Temple

Dunlop Crossing

Baranagar Metro Station

Bonhooghly Lake

Dakshineswar Metro Station

Indian Statistical Institute

BT Road

Dum Dum Airport Gate No. 3

Bonhooghly Crossing

selenia

BT Road

Baranagar Bazar

Tobin Road ▶

Sinthi More

Noapara Metro Station

Rabindra Bharati University

Disha Eye Hospital

En route to a lifestyle without boundaries.

Dum Dum Jn. Station

BT Road

Dum Dum Station Nagerbazar ▶

Chiriamore

Jessore Road

RG Kar Medical College & Hospital

Tala Bridge

▶ Shyambazar

▶ Lock Gate Flyover

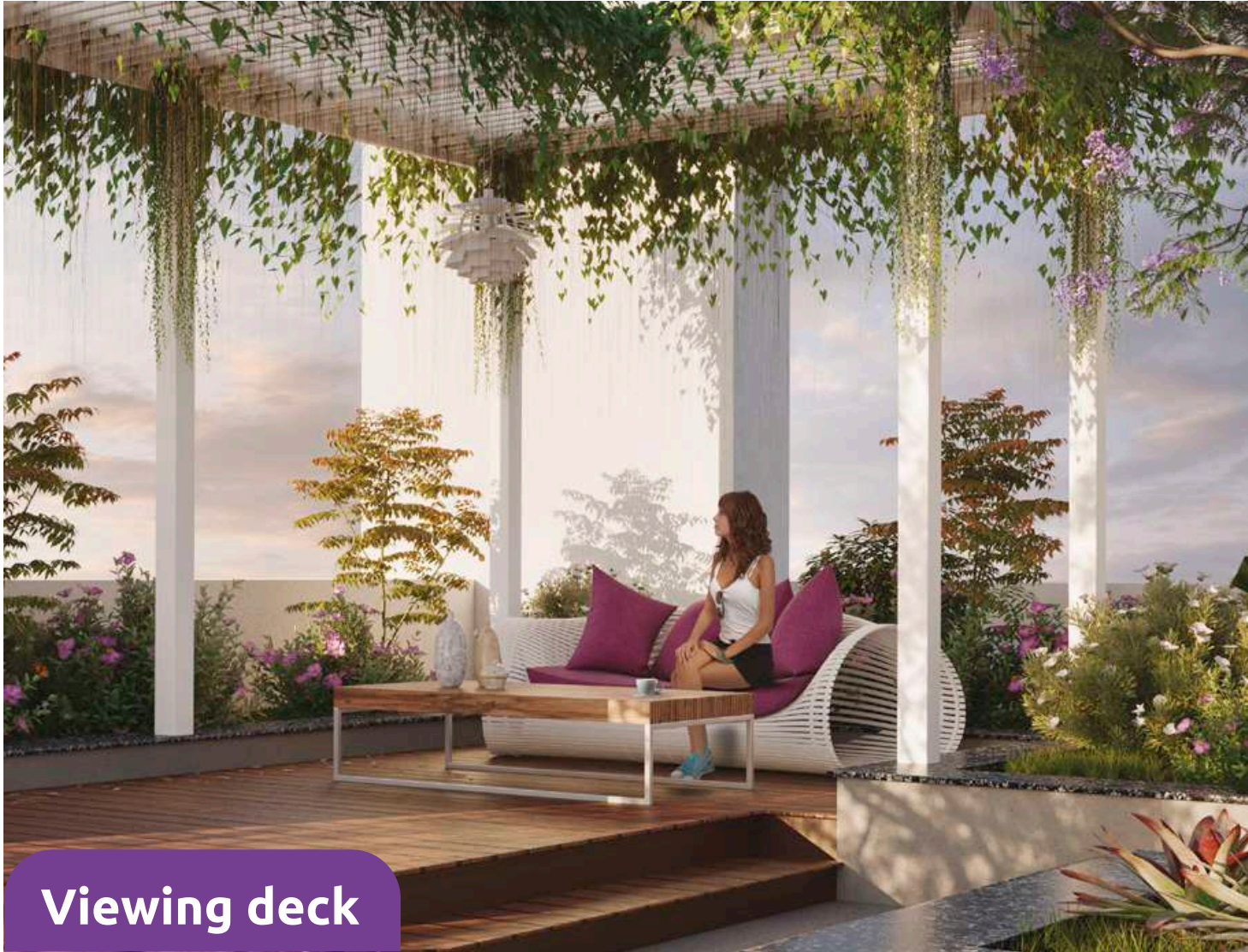
*Map Not to Scale



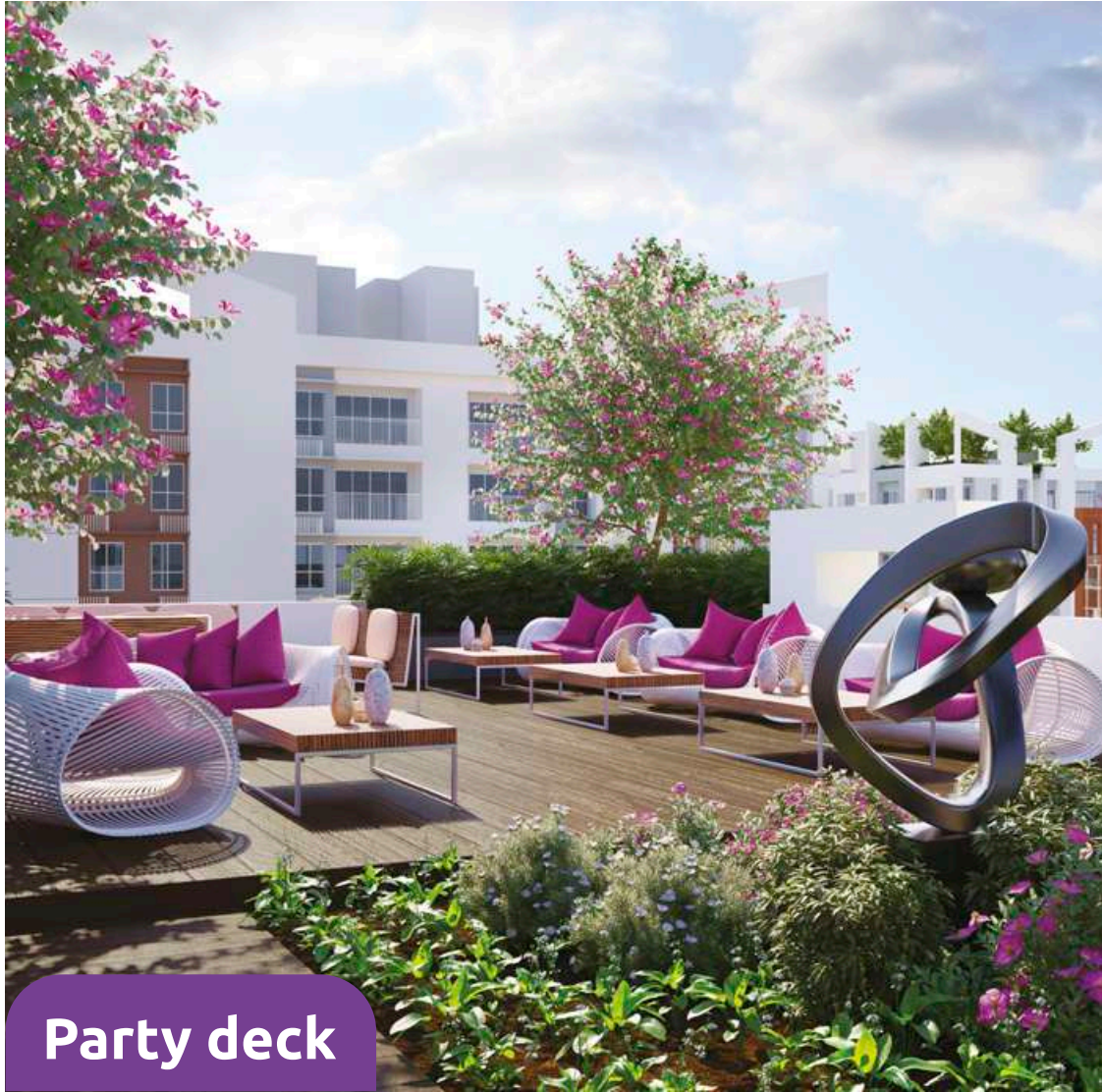
Find a fresh perspective on life,
while delighting in the
ceaseless view of the city.



Aerial view of the skywalk



Viewing deck



Party deck



Water sports

Phase 1 and Phase 2 have been developed by Siddha Group and Eden Realty Siddha Eden LakeVille

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Artist's impression | The external colour 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.

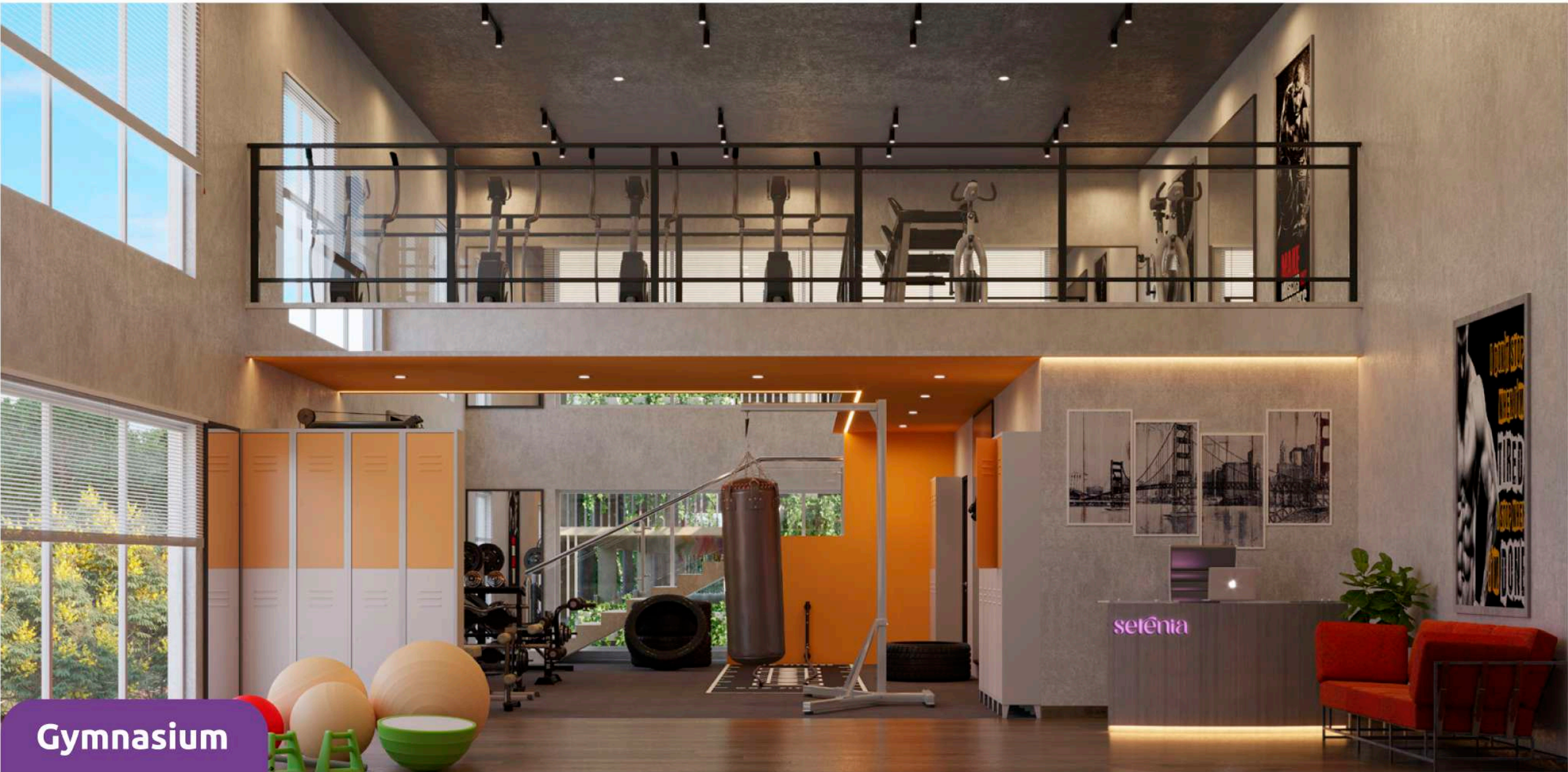
You deserve every bit of a swanky abode and
limitless luxuries of life.



Artist's impression | The external colour 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.



Kid's play area

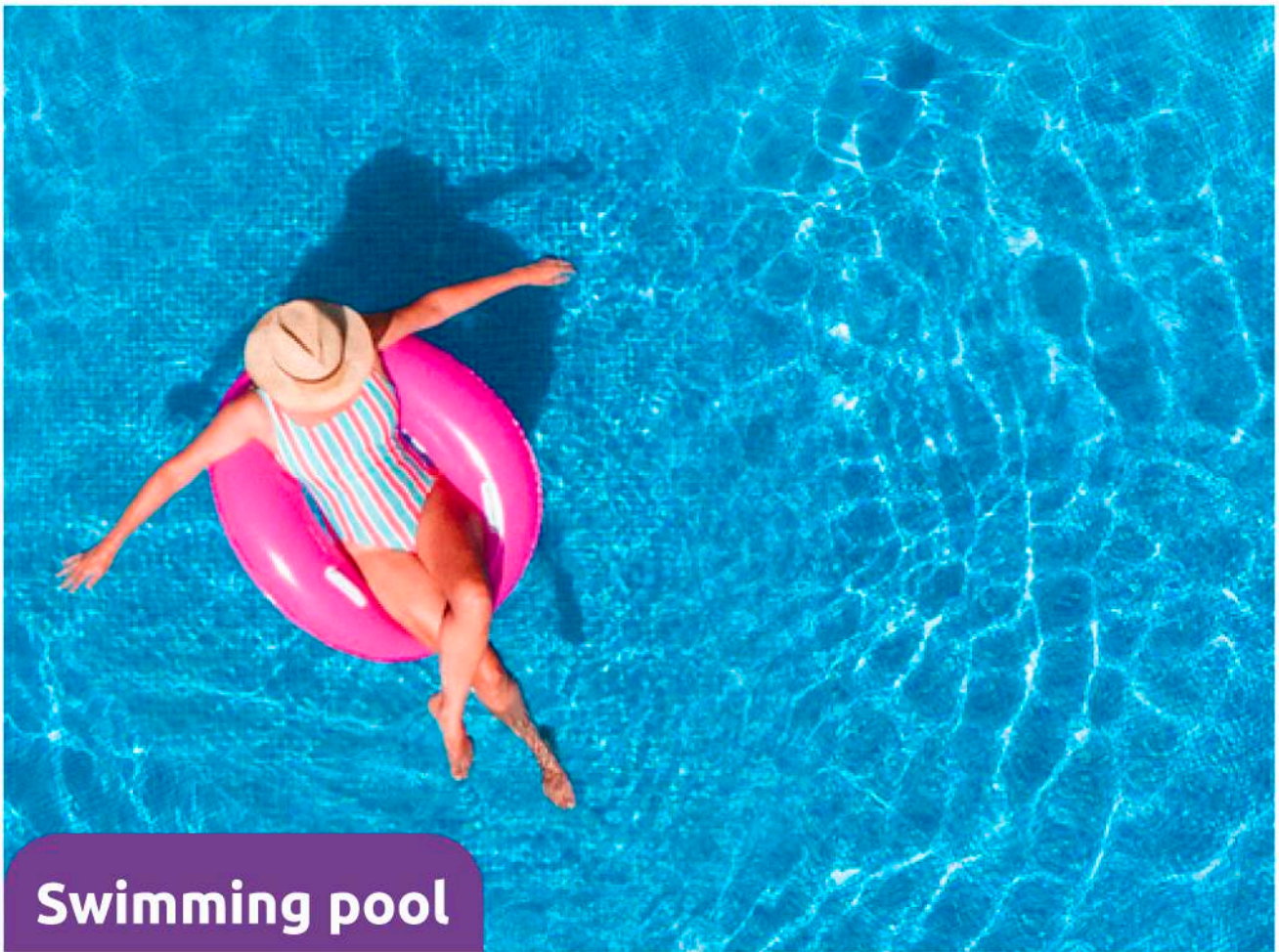


Gymnasium

Forget boundaries. 
Emerge in activities to rejuvenate your soul.

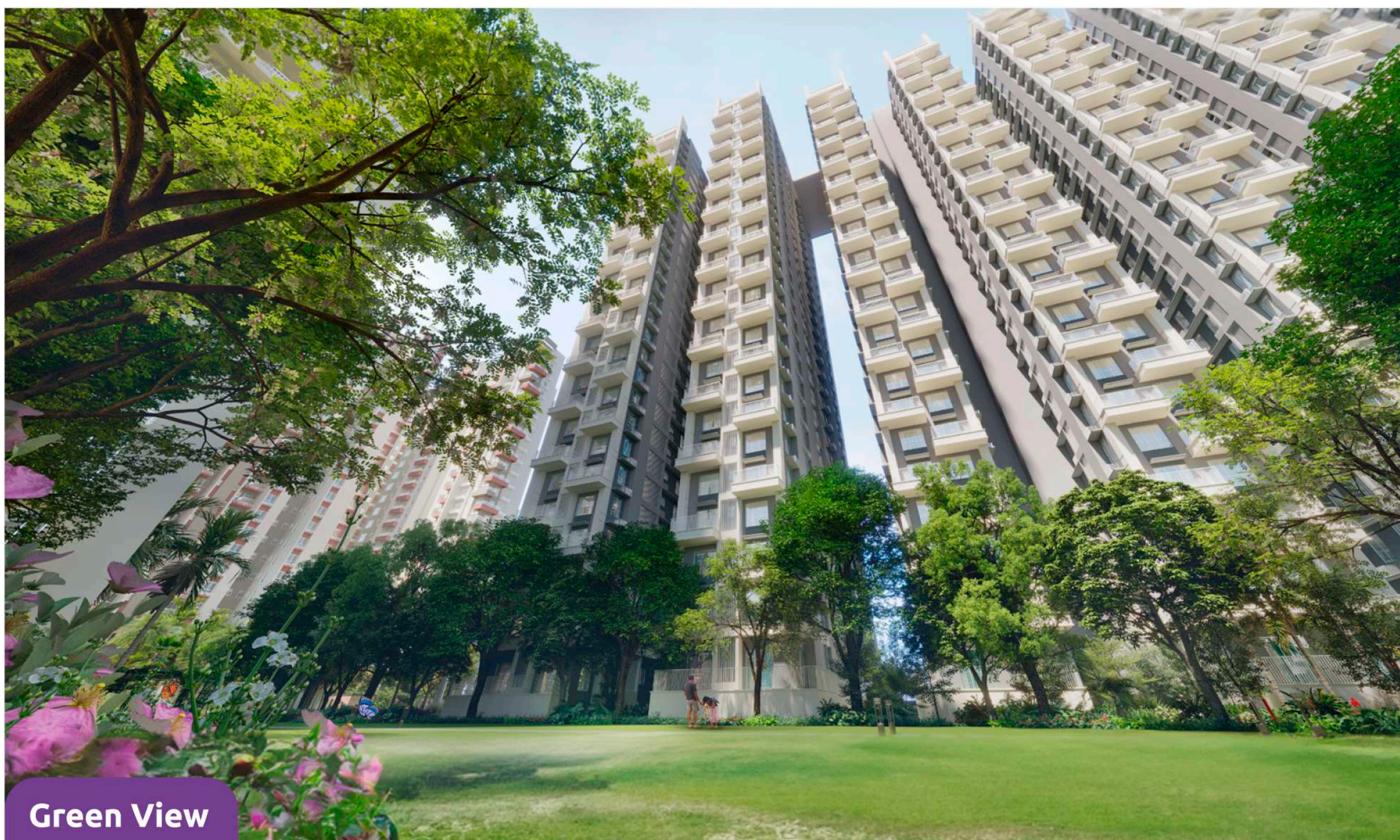


Banquet hall



Swimming pool

Phase 1 and Phase 2 have been developed by Siddha Group and Eden Realty 
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Disclaimer: The views shown here are artistic impression which may vary as per final advise of Project and Interior Architect



Experience the height of an open living environment,
minus the boundaries of life.



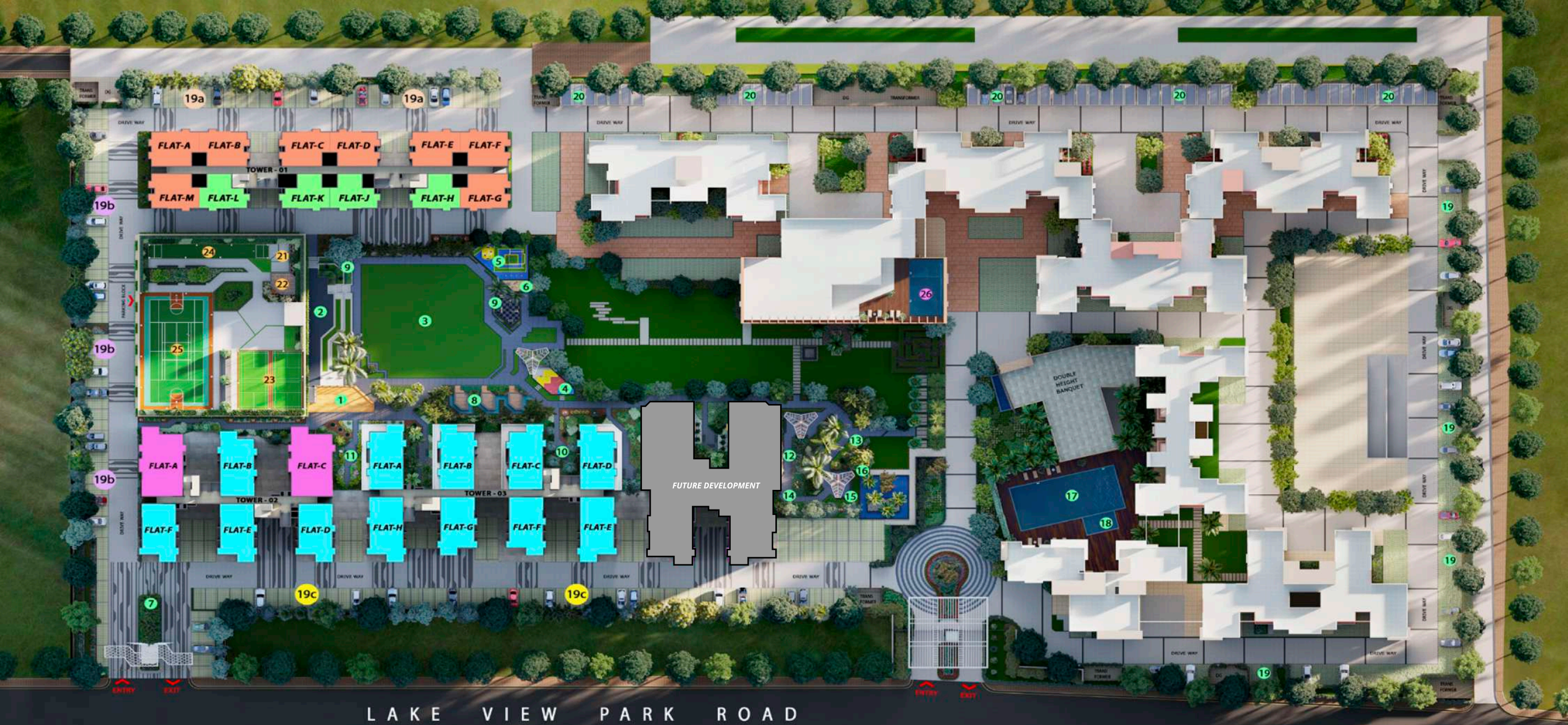
Let the greens take over
 the confines of life.

Phase 1 and Phase 2 have been developed by Siddha Group and Eden Realty 

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Artist's impression | The external colour 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.

Disclaimer: The views shown here are artistic impression which may vary as per final advise of project and interior architect.



LAKE VIEW PARK ROAD

LEGENDS

GROUND FLOOR

- 01 VIEWING DECK
- 02 AMPHITHEATRE SEATS
- 03 PARTY LAWN
- 04 TOT LOT
- 05 KID'S PLAY AREA
- 06 SAND PIT
- 07 ENTRY PAVING PLAZA
- 08 FLOATING WIFI PODS
- 09 FITNESS STATION
- 10 COURTYARD GARDEN
- 11 SITTING ALCOVE
- 12 BBQ AREA
- 13 AROMA GARDEN
- 14 REFLEXOLOGY
- 15 SENIORS CORNER
- 16 OUTDOOR DINING
- 17 SWIMMING POOL
- 18 KID'S POOL
- 19 PUZZLE CAR PARKING*
 - a. 4 LAYERS CAR PARKING
 - b. 7 LAYERS CAR PARKING
 - c. 3 LAYERS CAR PARKING
- 20 MULTI LEVEL CAR PARKING

PODIUM

- 21 RELAXATION AREA
 - 22 RESTING PAVILION
 - 23 BADMINTON COURT
 - 24 CRICKET PITCH
 - 25 MULTIPURPOSE COURT
- ### 24th FLOOR
- 26 SWIMMING POOL(at 24th floor)

INDEX

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

* GROUND FLOOR HEIGHT IS 5 METERS

LAKE

Phase 1 and Phase 2 have been developed by Siddha Group and Eden Realty 
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LAKE VIEW PARK ROAD



Skywalk

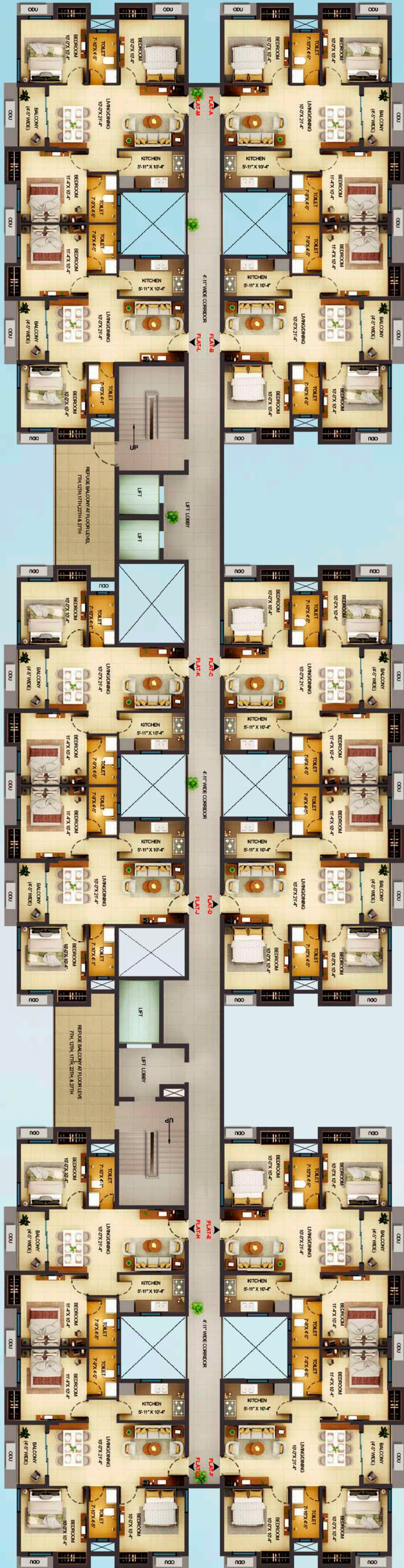
- | | | | |
|------------------------|--------------------|------------------------|-------------------|
| 01 CRICKET PITCH | 09 SKY ART GARDEN | 18 YOGA DECK | 27 PUTTING GREEN |
| 02 JOGGING TRACK | 10 WATER SPORTS | 19 ROOF GARDEN | 28 SKY GARDEN |
| 03 KID'S PLAY AREA | 11 FITNESS GARDEN | 20 MEDITATION DECK | 29 WALKWAY CANOPY |
| 04 TABLE TENNIS ZONE | 12 CHESS COURT | 21 VIEWING TRELLIS | |
| 05 YOGA & MEDITATION | 13 SPORTS COURT | 22 BB-Q DECK | |
| 06 PARTY LAWN | 14 VIEWING DECK | 23 KID'S PLAY AREA | |
| 07 PARTY DECK | 15 WATER FEATURE | 24 FITNESS STATION | |
| 08 OBSERVATION DECK | 16 RELAXATION DECK | 25 SITTING LOUNGE DECK | |
| AMPHITHEATER - SKYPLEX | 17 SKY DINING AREA | 26 SITTING ALCOVE | |

serenia

Upscale living | Phase III

Phase 1 and Phase 2 have been developed by Siddha Group and Eden Realty
All facilities and amenities mentioned have usage access for all residents, irrespective of phase development in plans where Siddha amenities are visible or demarcated.

FLOOR PLAN | TOWER-1 : 4th–25th Floor



TOWER-1: 4th - 25th Floor

Unit info		Carpet Area (Sq. ft.)	C.B. Area (Sq. ft.)	Built Up Area (Sq. ft.)	Balcony Built Up Area (Sq. ft.)	Open Terrace Built Up Area (Sq. ft.)	Total Chargeable Built Up Area (Sq. ft.)
Flat No.	Flat Type						
Flat-A	3BHK+2T	708	28	865	41	0	865
Flat-B	3BHK+2T	708	28	865	41	0	865
Flat-C	3BHK+2T	708	28	865	41	0	865
Flat-D	3BHK+2T	708	28	865	41	0	865
Flat-E	3BHK+2T	708	28	865	41	0	865
Flat-F	3BHK+2T	708	28	865	41	0	865
Flat-G	3BHK+2T	708	28	865	41	0	865
Flat-H	2BHK+2T	596	19	732	41	0	732
Flat-J	2BHK+2T	596	19	732	41	0	732
Flat-K	2BHK+2T	596	19	732	41	0	732
Flat-L	2BHK+2T	596	19	732	41	0	732
Flat-M	3BHK+2T	708	28	865	41	0	865

(Area statement as per RERA)



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.

*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.

UNIT PLAN

TYPE A 3BHK+2T



TOWER-1

Unit info		Carpet Area	C.B. Area	Built Up Area	Balcony Built Up Area	Open Terrace Built Up Area	Total Chargeable Built Up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	3BHK+2T	708	28	865	41	0	865

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

UNIT PLAN

TYPE H 2BHK+2T



TOWER-1

Unit info		Carpet Area	C.B. Area	Built Up Area	Balcony Built Up Area	Open Terrace Built Up Area	Total Chargeable Built Up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-H	2BHK+2T	596	19	732	41	0	732

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

ISOMETRIC FLOOR PLAN

TOWER 1 | TYPE J 2BHK+2T

FLOOR : 4th–25th



FLOOR	FLAT BUA INCLUDING CB	RERA CARPET AREA	RERA C.B CARPET AREA	RERA BALCONY	OPEN TERRACE AREA GARDEN AT GROUND
	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
4TH-25TH	732	596	19	41	0

- 1

LIVING/DINING 10'-0" X 21'-4"
- 2

KITCHEN 5'-11" X 10'-4"
- 3

TOILET 7'-9" X 4'-5"
- 4

BEDROOM 11'-4" X 10'-4"

- 5

TOILET 7'-10" X 4'-5"
- 6

BEDROOM 10'-0" X 10'-4"
- 7

BALCONY 4'-5" Wide

FLOOR PLAN | TOWER-2 : 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th



TOWER-2: 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th

Unit info		Carpet Area	C.B. Area	Built Up Area	Balcony Built Up Area	Open Terrace Built Up Area	Total Chargeable Built Up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	4BHK+3T	1224	39	1421	51	65	1454
Flat-B	3BHK+3T	928	29	1093	39	64	1125
Flat-C	4BHK+3T	1224	39	1421	51	65	1454
Flat-D	3BHK+3T	812	29	971	40	64	1003
Flat-E	3BHK+3T	812	29	971	40	64	1003
Flat-F	3BHK+3T	812	29	971	40	64	1003

(Area statement 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. | *The total chargeable area includes RERA BU area and 50% of the open terrace BU area. | 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-2 : 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th, 26th & 28th



TOWER-2 : 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th, 26th & 28th

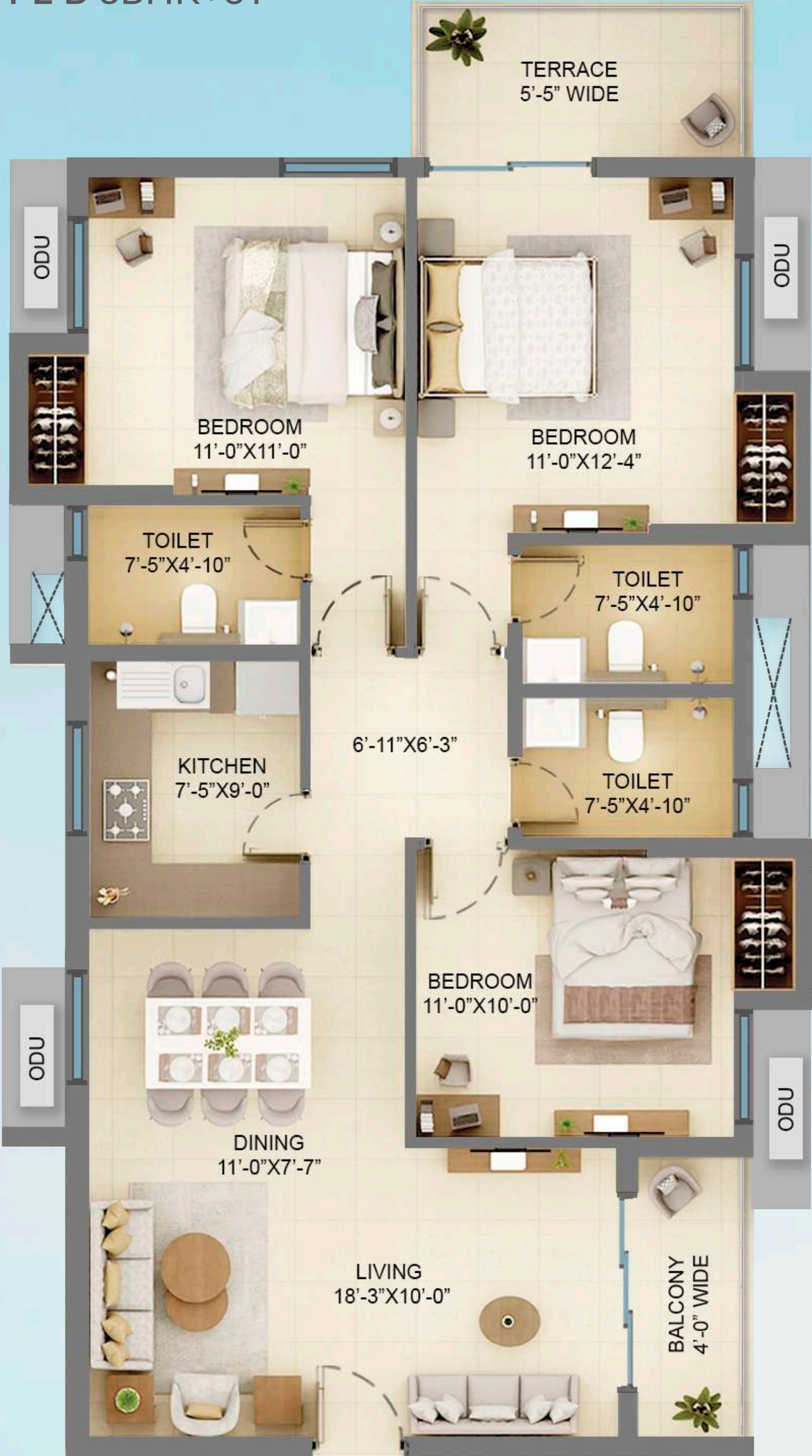
Unit info		Carpet Area	C.B. Area	Built Up Area	Balcony Built Up Area	Open Terrace Built Up Area	Total Chargeable Built Up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	4BHK+3T	1224	39	1421	51	65	1454
Flat-B	3BHK+3T	928	29	1093	39	64	1125
Flat-C	4BHK+3T	1224	39	1421	51	65	1454
Flat-D	3BHK+3T	812	29	971	40	64	1003
Flat-E	3BHK+3T	812	29	971	40	64	1003
Flat-F	3BHK+3T	812	29	971	40	64	1003

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

UNIT PLAN

TYPE B 3BHK+3T



TOWER-2

Unit info		Carpet Area	C.B. Area	Built Up Area	Balcony Built Up Area	Open Terrace Built Up Area	Total Chargeable Built Up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-B	3BHK+3T	928	29	1093	39	64	1125

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

UNIT PLAN

TYPE A 4BHK+3T



TOWER-2

Unit info		Carpet Area	C.B. Area	Built Up Area	Balcony Built Up Area	Open Terrace Built Up Area	Total Chargeable Built Up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	4BHK+3T	1224	39	1421	51	65	1454

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

ISOMETRIC FLOOR PLAN

TOWER 2 | TYPE A 4BHK+3T

FLOOR : 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th



TOWER-2

FLOOR	FLAT BUA INCLUDING CB	RERA CARPET AREA	RERA C.B CARPET AREA	RERA BALCONY	OPEN TERRACE AREA GARDEN AT GROUND
	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
3RD-27TH (Altr.)	1421	1224	39	51	65

- 1

LIVING/DINING 23'-3" X 13'-0"
- 2

BALCONY (4'-0" WIDE)
- 3

BEDROOM 11'-3" X 10'-0"
- 4

KITCHEN 11'-1" X 9'-10"
- 5

BEDROOM 11'-3" X 10'-0"
- 6

TOILET 11'-1" X 4'-10"
- 7

TOILET 7'-6" X 4'-10"
- 8

WIDE PASSAGE 4'-3"
- 9

BEDROOM 11'-1" X 13'-0"
- 10

TOILET 4'-5" X 8'-3"
- 11

BEDROOM 11'-1" X 13'-0"
- 12

TERRACE 5'-5" WIDE

ISOMETRIC FLOOR PLAN

TOWER 2 | TYPE E 3BHK+3T

FLOOR : 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th



FLOOR	FLAT BUA INCLUDING CB	RERA CARPET AREA	RERA C.B CARPET AREA	RERA BALCONY	OPEN TERRACE AREA GARDEN AT GROUND
	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
3RD-27TH (Altr.)	971	812	29	40	64

- 1

LIVING / DINING 18'-3" X 10'-0"
- 2

BALCONY (4'-0" WIDE)
- 3

BEDROOM 11'-0" X 10'-8"
- 4

KITCHEN 7'-4" X 7'-1"
- 5

TOILET 7'-9" X 4'-5"
- 6

TOILET 7'-4" X 4'-4"
- 7

TOILET 7'-4" X 4'-4"
- 8

WIDE PASSAGE 3'-4"
- 9

BEDROOM 11'-0" X 10'-9"
- 10

BEDROOM 11'-0" X 12'-3"
- 11

TERRACE 5'-5" WIDE

*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. | 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-3 : 1st, 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th



TOWER-3 : 1st, 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th

Unit info		Carpet Area	C.B. Area	Built Up Area	Balcony Built Up Area	Open Terrace Built Up Area	Total Chargeable Built Up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	3BHK+3T	928	29	1093	39	64	1125
Flat-B	3BHK+3T	928	29	1093	39	64	1125
Flat-C	3BHK+3T	928	29	1093	39	64	1125
Flat-D	3BHK+3T	928	29	1093	39	64	1125
Flat-E	3BHK+3T	928	29	1093	39	64	1125
Flat-F	3BHK+3T	814	29	971	38	64	1003
Flat-G	3BHK+3T	814	29	971	38	64	1003
Flat-H	3BHK+3T	928	29	1093	39	64	1125

(Area statement as per RERA)

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FLOOR PLAN | TOWER-3 : 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th, 26th & 28th



TOWER-3 : 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th, 26th & 28th

Unit info		Carpet Area	C.B. Area	Built Up Area	Balcony Built Up Area	Open Terrace Built Up Area	Total Chargeable Built Up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	3BHK+3T	928	29	1093	39	64	1125
Flat-B	3BHK+3T	928	29	1093	39	64	1125
Flat-C	3BHK+3T	928	29	1093	39	64	1125
Flat-D	3BHK+3T	928	29	1093	39	64	1125
Flat-E	3BHK+3T	928	29	1093	39	64	1125
Flat-F	3BHK+3T	814	29	971	38	64	1003
Flat-G	3BHK+3T	814	29	971	38	64	1003
Flat-H	3BHK+3T	928	29	1093	39	64	1125

(Area statement as per RERA)

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Numerous measures
to make you feel at home.

Foundation & Structure

- Structure designed following the IS code.
- Foundation with RCC piles & pile caps/raft
- External wall RCC
- Internal wall RCC or RCC & AAC block combined as per the design.

Building Envelope

- Aesthetically designed and externally painted with mix of texture/acrylic emulsion paint

Living /Dining Room

Flooring	Vitrified tiles
Wall	Putty/P.O.P.
Ceiling	Putty/P.O.P.
Main door	Frame with laminated flush door.
Hardware & Fittings	Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
Windows	Aluminium powder coated windows with glass panes
Electrical	Modular switches of Havells/Crabtree with copper wiring
Air Condition	Split air-conditioning (Daikin, Hitachi or equivalent) in living/dining rooms

Kitchen

Flooring	Ceramic tiles
Wall	Ceramic tiles up to 2 Feet height above the counter
Ceiling	Putty/P.O.P.
Door	Frame with commercial flush door with primer coat
Hardware & Fittings	Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
Window	Aluminium powder coated window with glass panes and provision for exhaust fan
Counter	Granite slab
Plumbing	Stainless Steel Sink
Electrical	Modular switches of Havells/Crabtree with copper wiring

Ground Floor Lobby

Flooring	Combination of large size vitrified tiles & stone 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	Paint
Ceiling	Putty and paint
Lifts	Otis/Schindler/Kone or equivalent make one stretcher lift each tower to support medical emergencies

Balcony

Flooring	Ceramic tiles
Wall	Exterior grade paint
Ceiling	Exterior grade paint
Door	Aluminium powder coated doors with glass panes
Railing	Painted MS railing

Numerous measures to make you feel at home.

Bedroom

Flooring	Vitrified tiles
Wall	Putty/P.O.P.
Ceiling	Putty/P.O.P.
Doors	Frame with commercial flush door
Hardware & Fittings	Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
Windows	Aluminium powder coated windows with glass panes
Electrical	Modular switches of Havells/Crabtree with copper wiring
Air Condition	Split air-conditioning in all bedrooms

Open Terrace

Flooring	Ceramic tiles
Wall	Exterior grade paint
Door	Aluminium powder coated door with glass panes
Railing	Painted MS railing

Toilets

Flooring	Anti-skid ceramic tiles
Wall	Ceramic tiles up to 7 feet height
Ceiling	Putty/P.O.P
Door	Frame with commercial flush door with primer coat
Hardware & Fittings	Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
Window	Aluminium powder coated window with glass panes and provision for exhaust fan
Sanitary ware	Kohler/Hindware or equivalent make
CP Fittings	Jaquar/Kohler 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

24x7 Security and Fire Prevention

- Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services of the residents.
- Optimum power back-up to sufficiently run essential electrical appliances
- Optimum power backup for Common areas & utilities
- Intercom system
- 24X7 round the clock security
- Security surveillance facility with CCTV on ground floor common areas

Project associates

Principal Architect	Espace
Facade Architect	Spectrum Design Group
Lighting Consultant	Principal Focus Lighting Design
Structural Consultant	P M Consultant
PHE Consultant	Unique Engineering Consultancy Pvt. Ltd
Electrical Consultant	INDCON
Fire Consultant	SD Firetech Consultant
Environmental Consultant	Siddheswari Environmental Consultants
Green Building Consultant	Kamal Cogent Energy Pvt. Ltd.
Landscape Consultant	Site Concepts Pvt. Ltd.
Geotechnical Consultant	JP Geo Consultants



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, Bhubaneshwar, Ahmedabad and Raipur.

The Merlin World without Boundaries



Fifth Avenue | Sector-V, Salt Lake



The One | Tollygunje, Kolkata



Acropolis Mall | Kolkata



South City Residence | Kolkata



Elita Garden Vista | New Town, Kolkata



Altair | Colombo, Sri Lanka



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