



पंचजanya



जला



तेज



वायु



आकाश



elements stand for sunlight, fresh air, peace, happiness and wellness for you and your family.

Ancient Indian philosophy recognizes these elements – space, air, fire, water and earth as the building blocks of all material existence.



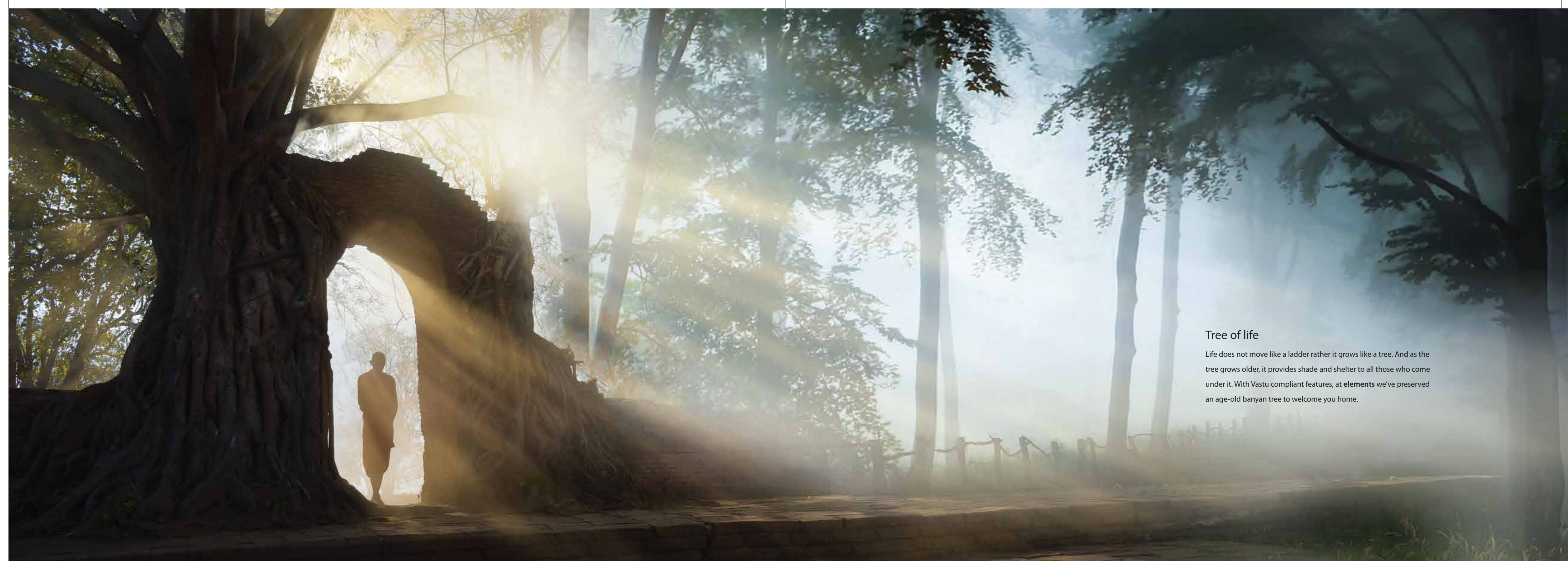
Office : Merlin Ganges Projects, 22 Prince Anwar Shah Road, Kolkata - 700 033
Site address : Elements, 112 B. L. Saha Road, Kolkata - 700 053
www.merlinprojects.com/elements | Call : 033 4015 4545 | F : 033 4015 4500 | http://facebook.com/MERLINGROUP
HIRA Registration Number : HIRA/P/KOL/2019/000325 | https://hira.wb.gov.in/

Disclaimer : This document is not a legal offering. It only describes the intent & concept of Elements. 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 and modification as per the developer's discretion.

communication@gmail.com



Your wellness pincode
off New Alipore!



Tree of life

Life does not move like a ladder rather it grows like a tree. And as the tree grows older, it provides shade and shelter to all those who come under it. With Vastu compliant features, at **elements** we've preserved an age-old banyan tree to welcome you home.



Luxury homes with a wellness pincode

2.239 acres | B+G+12 | 3 towers | 153 lifestyle AC apartments | 3,4 & 5 BHK

Apartment BU area ranging from 974 - 1858 sq ft | Adequate car parking



Disclaimer : The external colour scheme shown in perspective view are tentative, the same may vary and will be done as per the advice of Project Architect.



Important elements for a happy lifestyle.



Education

- Sri Sri Academy - 2.5 km
- South City International - 2.8 km
- MP Birla Foundation - 3 km



Entertainment

- Tollygunge Club - 1.2 km
- Royal Calcutta Golf Club - 1.9 km
- Technician's Studio - 2.4 km
- Lake Mall - 2.5 km
- South City Mall - 2.8 km



Health

- RSV Hospital - 650 m
- M R Bangur Hospital - 1.3 km
- B. P. Poddar Hospital - 1.8 km
- CMRI Hospital - 4.4 km



Connectivity

- Conveniently located off New Alipore
- Rabindra Sarobar Metro - 1.2 km
- Tollygunge Metro - 1.9 km
- Howrah Railway Station - 13.3 km
- Airport - 27.8 km



Outdoor fitness zone



Central landscaped zone with Kid's play area



Therapy gardens with multi-experience sensory walk



Multi-purpose sports arena

Elements of energy !

Outdoor fitness zone | Therapy Gardens with multi-experience sensory walk
 Multi-purpose sports arena | Central landscaped zone with kid's play area
 Jogging Trail | Tree deck for Yoga & Meditation | Gazebo sit-out's/Adda zone



Infinity swimming pool



AC gymnasium



AC indoor games room



AC community hall



Elements of entertainment !

AC community hall | Infinity swimming pool | AC gymnasium | AC indoor games room
AC creche | AC lounge / library | AC wellness centre



Your instagram with nature.

Open your eyes to a mesmerizing view of the city. Turn your face into the wind. Feel it sweep along your skin in an invisible ocean of exultation. Suddenly, you know you are alive.

Legend

Ground Level

- 1 Therapy Gardens with Multi-experience Sensory Walk
- 2 Outdoor fitness zone
- 3 Multi-Purpose sports arena
- 4 Gazebo sit-out's / Adda Zone

Podium Level

- 5 AC Indoor Games Room
- 6 AC Lounge / Library
- 7 Infinity Swimming Pool
- 8 Kid's Play area with a central landscape zone
- 9 Tree Deck for Yoga / Meditation
- 10 AC Creche
- 11 Gents changing room
- 12 Ladies changing room
- 13 AC Gymnasium
- 14 AC Community Hall





Tower & Flat Layout Position

- 3 BHK FLATS
- 4 BHK FLATS
- 5 BHK FLATS



Tower-1 | 3rd floor plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet
A	3 BHK+3T	1171	62	1012	17	42	D	3 BHK+2T	974	NIL	824	22	42
B	3 BHK+3T	1179	73	1007	28	42	E	3 BHK+3T	1198	75	1024	28	43
C	4 BHK+3T	1459	77	1208	17	120							

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-1 | Typical floor plan | 4th, 7th & 10th floor (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th, & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
A	3 BHK+3T	1171	62	1012	17	42	42
B	3 BHK+3T	1179	73	1007	28	42	54
C	4 BHK+3T	1459	77	1208	17	120	56

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th, & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
D	3 BHK+2T	974	NIL	824	22	42	57
E	3 BHK+3T	1198	75	1024	28	43	37

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-1 | Typical floor plan | 5th, 8th & 11th floor (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th, & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
A	3 BHK+3T	1171	62	1012	17	42	38
B	3 BHK+3T	1179	73	1007	28	42	40
C	4 BHK+3T	1459	77	1208	17	120	45

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th, & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
D	3 BHK+2T	974	NIL	824	22	42	50
E	3 BHK+3T	1198	75	1024	28	43	40

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-1 | Typical floor plan | 6th, 9th & 12th floor (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th, & 10th floor	Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th, & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.	Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
A	3 BHK+3T	1171	62	1012	17	42	40	D	3 BHK+2T	974	NIL	824	22	42	39
B	3 BHK+3T	1179	73	1007	28	42	41	E	3 BHK+3T	1198	75	1024	28	43	42
C	4 BHK+3T	1459	77	1208	17	120	57	*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, and the wall area covering the unit.							

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-2 | 2nd & 3rd Typical floor plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet
F	3 BHK+3T	1184	73	1012	28	41	I	3 BHK+2T	974	NIL	824	22	42
G	3 BHK+3T	1179	62	1007	28	42	J	3 BHK+3T	1198	75	1024	28	43
H	4 BHK+3T	1459	77	1208	17	120	*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, and the wall area covering the unit.						

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-2 | Typical floor plan | 4th, 7th & 10th floor (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th, & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
F	3 BHK+3T	1184	73	1012	28	41	NA
G	3 BHK+3T	1179	62	1007	28	42	NA
H	4 BHK+3T	1459	77	1208	17	120	NA

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th, & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
I	3 BHK+2T	974	NIL	824	22	42	57
J	3 BHK+3T	1198	75	1024	28	43	36

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-2 | Typical floor plan | 5th, 8th & 11th floor (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 5th, 8th, & 11th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
F	3 BHK+3T	1184	73	1012	28	41	NA
G	3 BHK+3T	1179	62	1007	28	42	NA
H	4 BHK+3T	1459	77	1208	17	120	56

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 5th, 8th, & 11th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
I	3 BHK+2T	974	NIL	824	22	42	50
J	3 BHK+3T	1198	75	1024	28	43	50

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-2 | Typical floor plan | 6th, 9th & 12th floor (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th, & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
F	3 BHK+3T	1184	73	1012	28	41	NA
G	3 BHK+3T	1179	62	1007	28	42	NA
H	4 BHK+3T	1459	77	1208	17	120	57

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area at 4th, 7th, & 10th floor
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
I	3 BHK+2T	974	NIL	824	22	42	39
J	3 BHK+3T	1198	75	1024	28	43	53

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-3 | 3rd floor plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
K	5 BHK+4T	1858	91	1612	46	68	-
L	4 BHK+3T	1410	87	1217	35	40	-
M	4 BHK+3T	1479	91	1282	31	45	-
N	3 BHK+3T	1107	87	932	27	49	-

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-3 | 4th, 7th & 10th floor plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
K	5 BHK+4T	1858	91	1612	46	68	49
L	4 BHK+3T	1410	87	1217	35	40	57
M	4 BHK+3T	1479	91	1282	31	45	57
N	3 BHK+3T	1107	87	932	27	49	51

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-3 | 5th, 8th & 11th floor plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
K	5 BHK+4T	1858	91	1612	46	68	65
L	4 BHK+3T	1410	87	1217	35	40	49
M	4 BHK+3T	1479	91	1282	31	45	61
N	3 BHK+3T	1107	87	932	27	49	39

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect



Tower-3 | 6th, 9th & 12th floor plan (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	S.Q. Area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)	Open Terrace area
Flat No.	Flat Type	BU	BU	Carpet	Carpet	Carpet	Sq.Ft.
K	5 BHK+4T	1858	91	1612	46	68	69
L	4 BHK+3T	1410	87	1217	35	40	39
M	4 BHK+3T	1479	91	1282	31	45	44
N	3 BHK+3T	1107	87	932	27	49	50

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

The dimension shown in the floor plans are shown as estimated. In certain areas the width or length can be reduced, due to service ducts or any other installation as may be required and suggested by architect





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 framed super structure with AAC Block/Fly ash brick as per design

Building Envelope

- Iconic Towers meticulously designed and externally painted with mix of anti-fungal and texture/acrylic emulsion paint to increase durability and prevent fungus.

Living /Dining Room

Flooring	: Large size 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	: Aluminum powder coated windows with glass panes
Electrical	: Modular switches of Havells/Anchor/North-West or reputed make with copper wiring
Air Conditioner	: Split air-conditioning in living/dining rooms

Bedroom

Flooring	: Vitrified tiles
Wall	: Putty
Ceiling	: Putty
Doors	: Wooden frame with commercial flush door.
Hardware & Fittings	: Branded locks and hardware fittings of reputed make
Windows	: Aluminum powder coated windows with glass panes
Electrical	: Modular switches of Havells/Anchor/North-West or reputed make with copper wiring
Air Conditioner	: Split air-conditioning in all bedrooms

Balcony

Flooring	: Matte finish ceramic tiles
Wall	: Acrylic emulsion paint
Ceiling	: Acrylic emulsion paint
Door	: Aluminum powder coated doors with glass panes
Railing	: MS/SS/Aluminum with glass

Kitchen

Flooring	: Matte finish ceramic 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	: Aluminum powder coated window with glass panes and provision for exhaust fan
Counter	: Granite slab
Plumbing	: Stainless steel sink with hot & cold water provision Separate municipal water line for drinking water
Electrical	: Modular switches of Havells/Anchor/North-West or reputed make with Copper Wiring

Toilets

Flooring	: Anti-skid ceramic tiles
Wall	: Designer ceramic tiles up to 7 feet height
Ceiling	: Putty
Door	: Wooden frame with commercial flush door
Hardware & Fittings	: Branded locks and hardware fittings of reputed make
Window	: Aluminum 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 paneling as per design
Ceiling	: False ceiling with light fixtures

Typical Floor Lobby

Flooring	: Vitrified tiles
Wall	: Combination of tiles & paint
Ceiling	: Putty

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 backup to sufficiently run all your electrical appliances including one Air-conditioner.
- 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

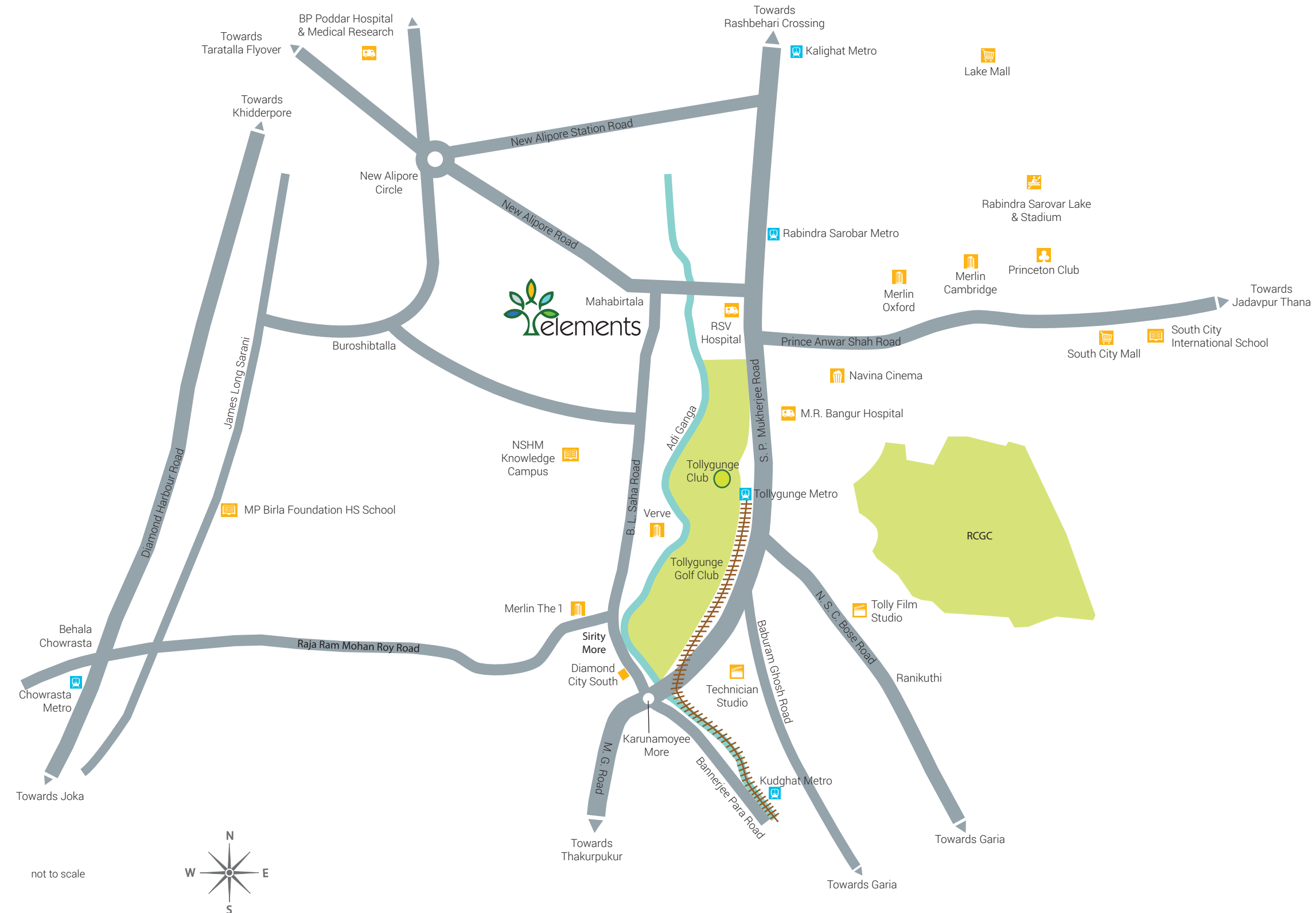
Health & Safety

- 24 hour treated water supply through water treatment plant
- Separate municipal water line for drinking water
- 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



Luxury living in the lap of wellness.

Disclaimer : The external colour scheme shown in perspective view are tentative, the same may vary and will be done as per the advice of Project Architect.



pure living, pure thinking