



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 scheme shown in perspective view are tentative, the same may vary and will be done as per the advise of the Project Architect


akasa
THE LIFESTYLE CLUB

**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



LEGENDS

GROUND LEVEL

- | | | | |
|--|---|--|---|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> ㊱ Pedestrian Walkway ㊲ Commercial Plaza ㊳ Gate and Guardhouse ㊴ Feature Roundabout |
|--|---|--|---|

CLUB ROOF LEVEL

- ④① Swimming Pool
- ④② Kids' Swimming Pool
- ④③ Cabana
- ④④ Barbeque Zone
- ④⑤ Open Lawn

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.

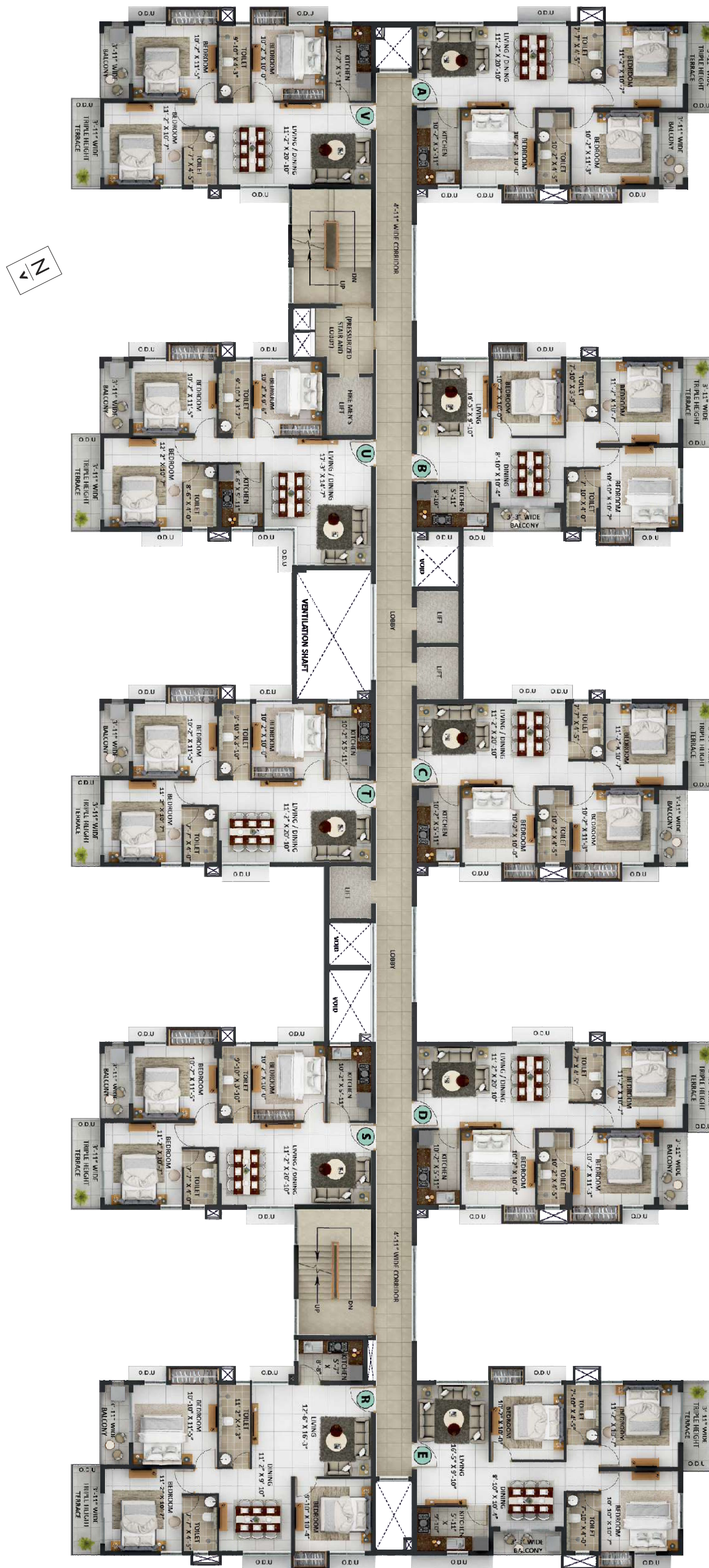
*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

*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

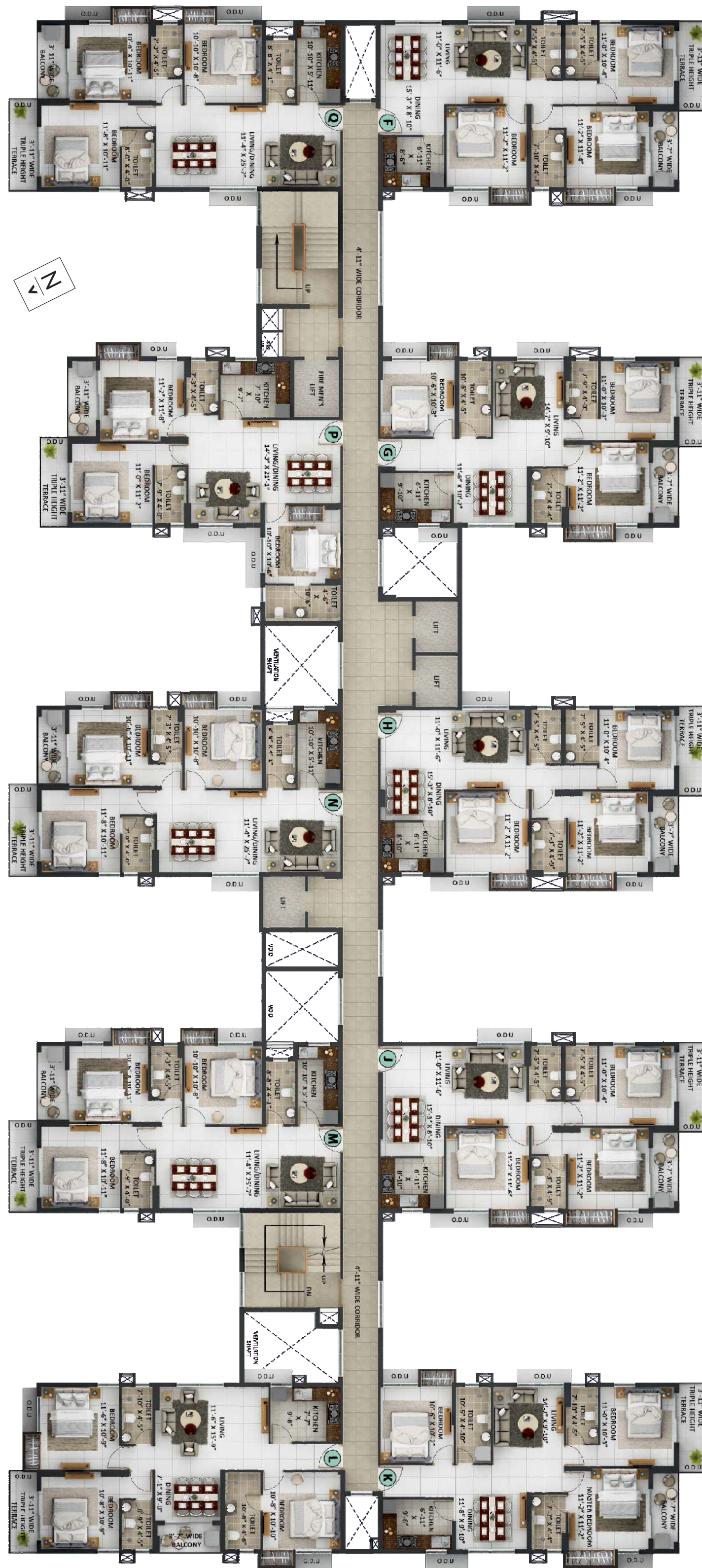
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*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

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

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.)	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	L	3BHK + 3TOI	1038	45	1061
G	3BHK + 3TOI	1018	50	1043	M	3BHK + 3TOI	1026	51	1052
H	3BHK + 3TOI	1020	48	1044	N	3BHK + 3TOI	1026	51	1052
J	3BHK + 3TOI	1022	50	1047	P	3BHK + 3TOI	1024	50	1049
K	3BHK + 3TOI	1020	50	1045	Q	3BHK + 3TOI	1030	51	1056

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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.

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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
-



Not to Scale



T&C Apply

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



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Rera No.

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