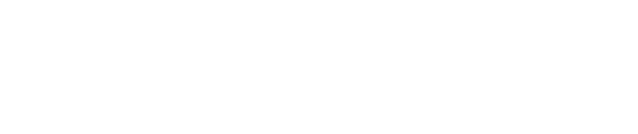




Head office : Merlin Projects Ltd, 22 Prince Anwar Shah Road, Kolkata - 700 033

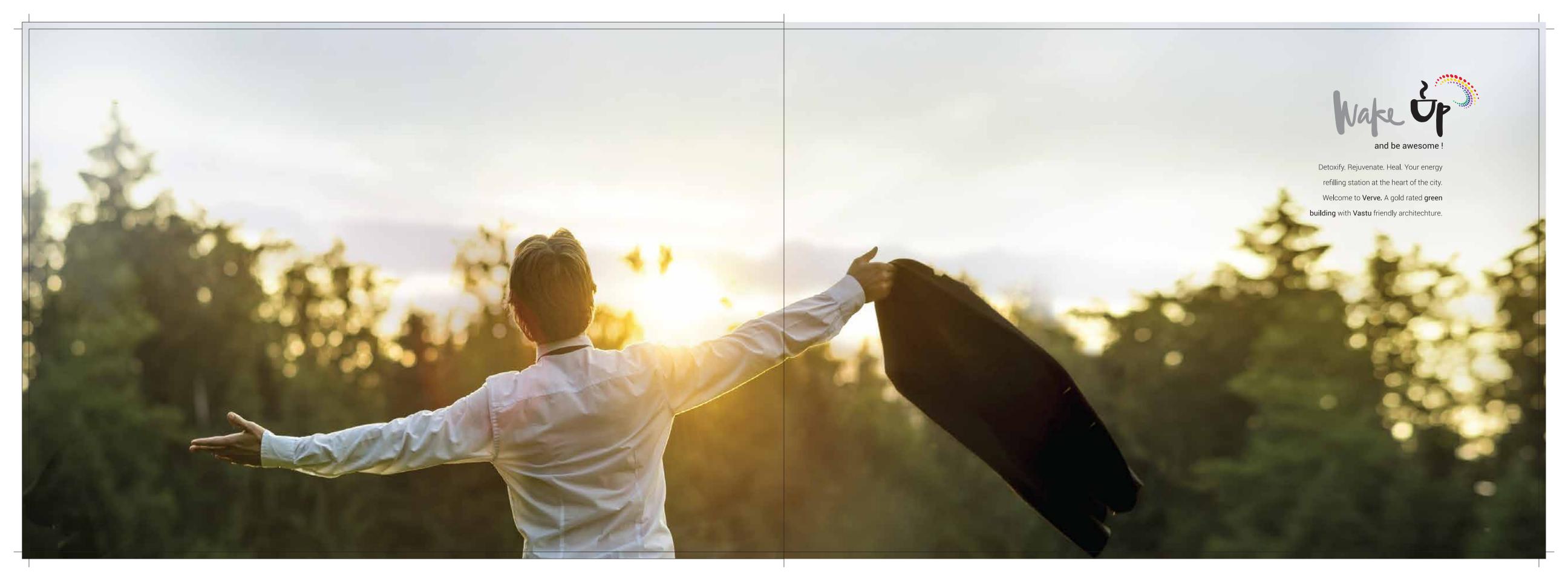
Site office : 233 B. L. Saha Road, Kolkata - 700053

Disclaimer: This document is not a legal offering. It only describes the intent & concept of The One. 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.



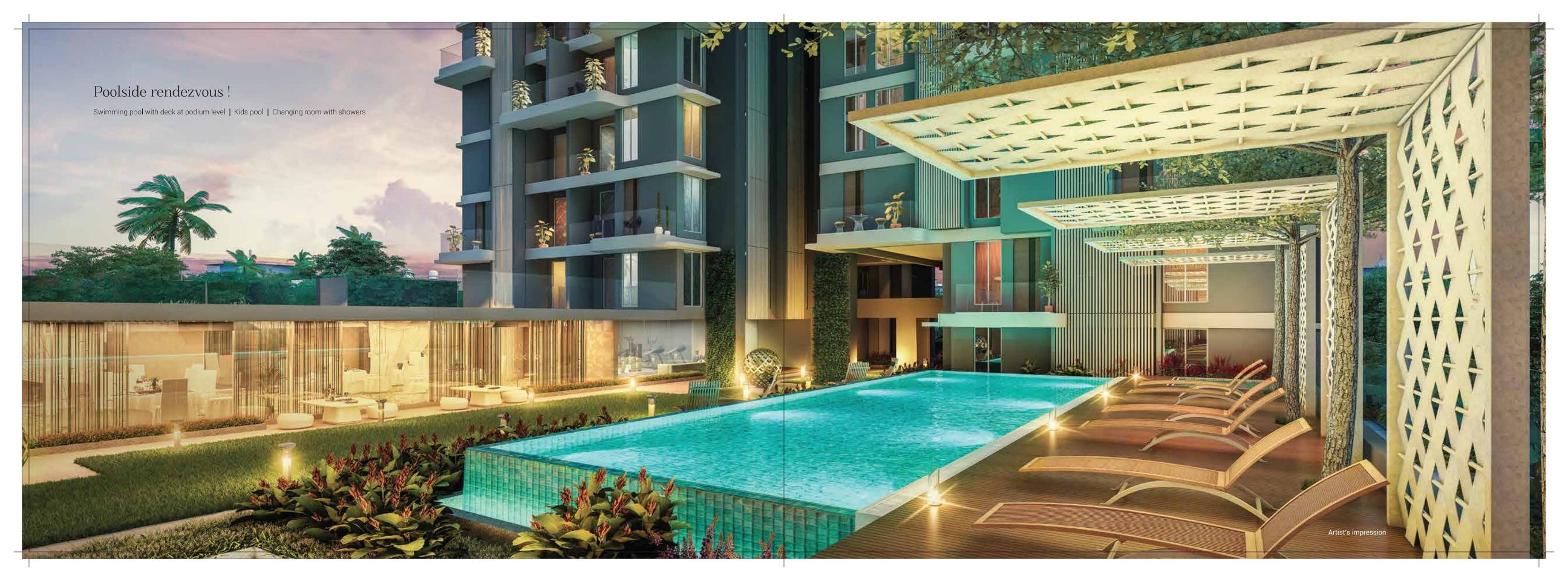












Feel the vibe!















Tuition kiosk

Kids play area



1st Floor Plan | Block 1 and 2



BLOCK 1

Unit info		Total flat area sq.ft.	Flat area sq.ft.	Cupboard area sq.ft.	Balcony/Ser. Balcony area sq.ft.	Open terrace area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
К	2BHK+2TOI	795	650	27	43	0
J	3BHK+2TOI	986	811	41	42	0
Е	2BHK+2TOI	684	575	14	39	0
Н	3BHK+2TOI	1041	730	27	39	345

BLOCK 2

Unit info		Total flat area sq.ft.	Flat area sq.ft.	Cupboard area sq.ft.	Balcony/Ser. Balcony area sq.ft.	Open terrace area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
I	3BHK+2TOI	949	787	38	43	0
J	3BHK+2TOI	986	811	41	42	0
Е	2BHK+2TOI	684	575	14	39	0
F	3BHK+2TOI	1041	730	27	39	345

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, 50% of the Terrace area and the wall area covering the unit.



Legend

- 1 Yoga Deck
- 2 Society Room
- 3 Indoor Games Room
- 4 Community Hall
- 5 Outdoor Seating
- 6 Party Lawn
- 7 Tuition Kiosk
- 8 Gymnasium
- 9 Paved Area
- 10 Green Lawn
- 11 Featured Seating
- 12 Kid's Play Area
- 13 Floating Deck with Seating
- 14 Kid's Pool
- 15 Swimming Pool with Deck

Block 1 | 3rd, 6th, 9th and 12th Floor Plan





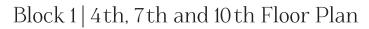
Unit info		Total flat area sq.ft.	Flat area sq.ft.	Cupboard area sq.ft.	Balcony/Ser. Balcony area sq.ft.	Open terrace area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
А	3BHK+2TOI	967	793	38	43	43
В	2BHK+2TOI	700	575	0	41	45
С	4BHK+3TOI	1553	1254	41	88	112
D	2BHK+2TOI	698	575	0	39	45
Е	2BHK+2TOI	692	575	0	39	45
Н	3BHK+2TOI	890	730	25	39	43
G	3BHK+2TOI	890	730	25	39	43

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, 50% of the Terrace area and the wall area covering the unit.



Unit info		Total flat area sq.ft.	Flat area sq.ft.	Cupboard area sq.ft.	Balcony/Ser. Balcony area sq.ft.	Open terrace area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
А	3BHK+2TOI	945	793	38	43	0
В	2BHK+2TOI	677	575	0	41	0
С	4BHK+3TOI	1497	1254	41	88	0
D	2BHK+2TOI	675	575	0	39	0
Е	2BHK+2TOI	669	575	0	39	0
Н	3BHK+2TOI	868	730	25	39	0
G	3BHK+2TOI	868	730	25	39	0

^{*}Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, 50% of the Terrace area and the wall area covering the unit.









Block 2 | 2nd Floor Plan





Unit info		Total flat area sq.ft.	Flat area sq.ft.	Cupboard area sq.ft.	Balcony/Ser. Balcony area sq.ft.	Open terrace area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
I	3BHK+2TOI	961	787	38	43	46
J	3BHK+2TOI	1008	811	41	42	43
D	2BHK+2TOI	1005	575	14	39	632
Е	2BHK+2TOI	704	575	14	39	41
F	3BHK+2TOI	888	730	25	39	41
G	3BHK+2TOI	1263	730	25	39	789

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, 50% of the Terrace area and the wall area covering the unit.



Block 2 | 5th, 8th and 11th Floor Plan

Unit info		Total flat area sq.ft.	Flat area sq.ft.	Cupboard area sq.ft.	Balcony/Ser. Balcony area sq.ft.	Open terrace area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
А	3BHK+2TOI	957	793	27	43	45
В	2BHK+2TOI	698	575	0	41	42
С	4BHK+3TOI	1508	1254	30	88	43
D	2BHK+2TOI	696	575	0	39	41
Е	2BHK+2TOI	690	575	0	39	41
F	3BHK+2TOI	889	730	25	39	41
G	3BHK+2TOI	889	730	25	39	41

^{*}Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, 50% of the Terrace area and the wall area covering the unit.



HAWAYAY	HANNAN H	MANA.	HWWW.	N
BEDROOM 12 x 10	ING/DINING 8' X 4'-7'	BEDROOM 12-5" X 11-8"	BEDROOM 11-6' X 14-11"	
	A UP	(10)	TOILET 7-107X4-5°	O-11 K 3-11
18-7' X 10'	B 4-1* WIDE CORRIDOR	DN UFT LOBBY 6:3° X 13:9°	11-6° X4-6"	
11-8° X 10 TOLET 45° X 8	TOLET 10 X 9-6"	GS UTILITY 9:3" X 3:4"	BEDROOM 17-5' X 11-7'	
	S WDE CORROOR	VOID		
BEDROOM 11'-8' X 10'	KITCHEN 10° X 9°-8°	LOBBY LOBBY LIFT 13 PAX BEDROOM 9-10 X 15-7*	GS TOLLET TOLLET X8 X8	BEDROOM 11'-8' X 10'
TRRACTOR AND	E 4-7* WIDE CO	RRIDOR		IVINGDINING 18-6-X 10"
TO SEA TO	MITCHEN DN	GICHEN GIX III	Carried Ly	ING/DINING 22-6' X 10'



Grand Entrance Lobby: Well-decorated entrance lobby with premium textured paint finish in common areas such as staircases

Elevation: An iconic building, meticulously designed | Combination of anti-fungal and textured paint

Air-conditioning: Split air-conditioning in all rooms including the dining/living room (not in bathroom)

Foundation & Structure: Reinforced cement with concrete on piles and sheer walls wherever necessary | Strict surveillance on quality

Wall Finish: Putty finish smooth walls

Doors: Internal doors - Both side painted door | Main door - One side teak finish door

Windows: Color anodised or powder coated glazed aluminum windows*

Hardware & Fittings: Branded locks and hardware fittings of Yale, Godrej or equivalent make

Floors & Dado: Large 800x800 vitrified flooring in living and dining, and 600x600 vitrified tiles in all bedrooms | Anti-skid ceramic tiles in kitchen floors, Anti-skid floor tiles in bathroom and designer tiles on walls upto 8 feet height

Elevators: High speed automatic lifts of Kone/Schneider/equivalent make with well-decorated lift cars

Common Lighting: Overhead illumination for compound and street lighting inside the complex | Use of LED lighting in major areas to minimize common area power consumption

Electrical Details: PVC conduit pipe with copper wiring, MCBs/ELCBs with sufficient

power points for necessary gadgets | Fire resistant wires with premium modular switches of Crabtree/Havells or equivalent make | Concealed wiring of reputed brands for electricity, telephone, internet etc. inside the apartment | Quality earthing for all electro-mechanical gadgets

Power back-up: Power back-up up to 5 KVA sufficient to run all your electrical gadgets including Air-Conditioners*

24x7 Security & Fire Prevention: Security surveillance facility with CCTV and 24x7 security guards | Fire fighting arrangement as per West Bengal Fire Service recommendation | Smoke detectors with sprinkler system for fire prevention | Required number of evacuation points and refuge platforms for residents' safety along with fire safety alarms Video door phone facility coupled with intercom system

Treatment: Anti-termite treatment during various stages of construction | Thermal insulation treatment for the roof

Water Treatment & Proofing: Each apartment assures 24 x 7 hour treated water supply Superior quality waterproofing wherever necessary

Kitchen: Granite counter top | Dado of ceramic tiles above platform upto 2 feet height Stainless steel sink | Hot and cold water provision | Ceramic wall tiles in utility balcony

Toilets: Water efficient sanitary fixtures (Hindware Italian collection/Kohler or equivalent) | Top-of-the-line international quality fittings of Jaquar or equivalent make Designer large sized wall tiles up to 7 feet height | Anti-skid flooring | Hot and cold water provision

Live amongst Green, Air & Water: Ample open area and greenery all around | Terraces in some apartments to give a blissful feeling | Meticulously planned apartments, two/three sides open with cross-ventilation and adequate daylight







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