

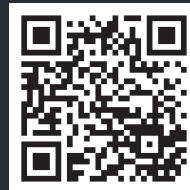


**Corporate Office:**  
22, Prince Anwar Shah Road,  
Merlin Oxford, 2nd Floor,  
Kolkata - 700033 | PH - 033 4015 4545

LAK  SCAPE

**Site office:** Merlin Lakescape,  
Chapna Patarghata Road, Rajarhat  
Kolkata- 700 135  
Landmark: Shapoorji Bus stop

Scan for more details:



[merlinprojects.com](http://merlinprojects.com)



C O N V E N I E N T L Y   T R A N Q U I L

LAK  SCAPE





## WHERE A MAGNIFICENT LAKE GREET'S YOU EVERYDAY

The perfect residence for those wishing to live an easy life in its natural elegance and modern comfort, Merlin Lakescape is gracefully located right beside a magnificent lake of tranquil vastness. Live in a home overlooking a pristine natural splendour.

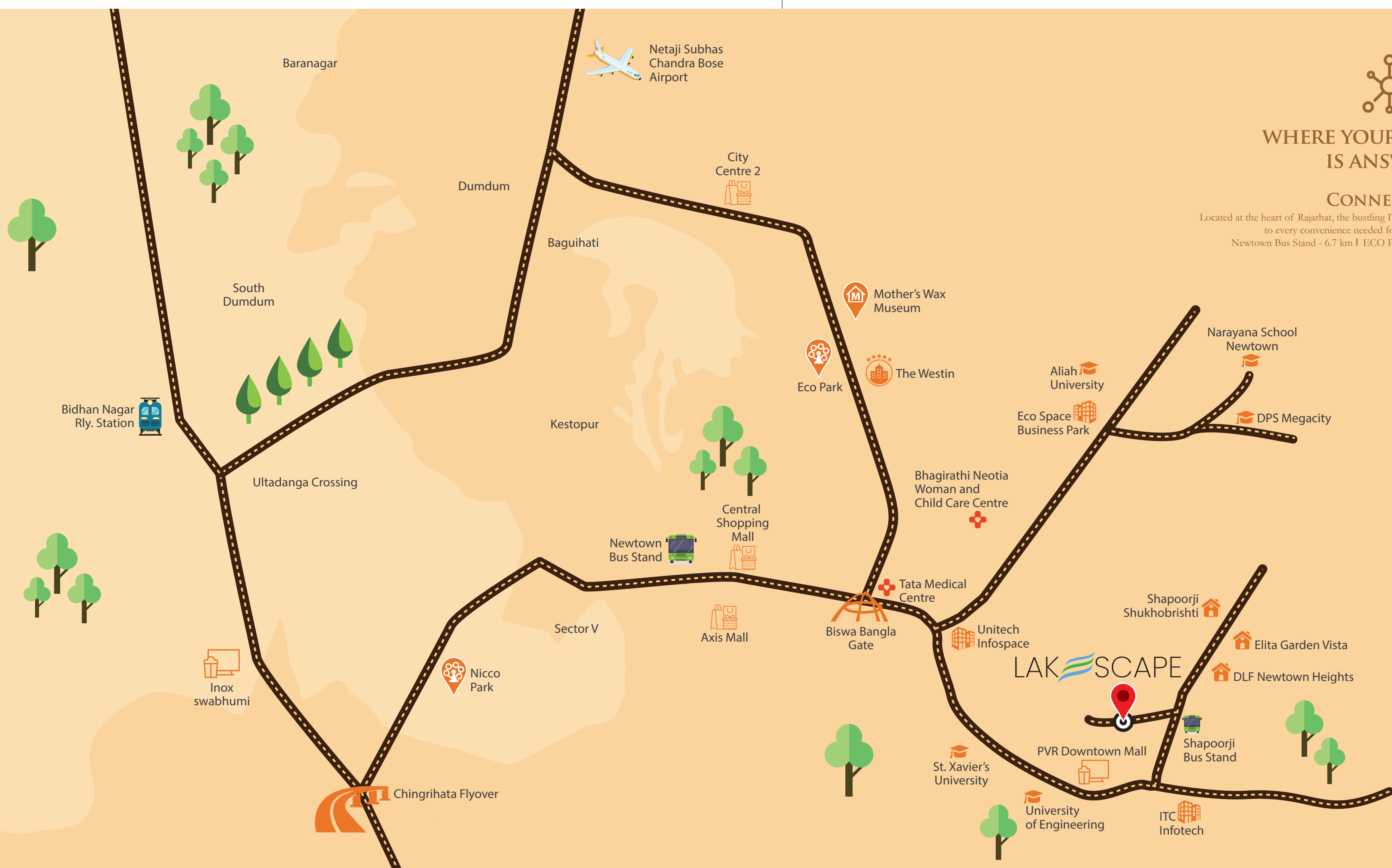




# WHERE YOUR EVERY NEED IS ANSWERED

## CONNECTIVITY

Located at the heart of Rajarhat, the bustling IT hotspot in Kolkata, Lakescape is in proximity to every convenience needed for a smooth and agile urban life.  
Newtown Bus Stand - 6.7 km | ECO Park Metro - 8.2 km | Airport - 13.4 km



MAP NOT TO SCALE





\*Changing Room & Toilet Provided.

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.



# SPECIFICATION

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		
DOORS	Wooden frame with laminated flush door.		
HARDWARE & FITTINGS	Branded locks and hardware fittings of Dorset or equivalent make.		
WINDOWS	Aluminium powder coated Windows with glass panes		
ELECTRICAL	Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring		
BEDROOM:			
FLOORING	Vitrified Tiles		
WALL	Putty		
CEILING	Putty		
DOORS	Wooden Frame with Commercial Flush Door with Primer Coat		
HARDWARE & FITTINGS	Branded locks and hardware fittings of Dorset or equivalent make.		
WINDOWS	Aluminium powder coated Windows with glass panes		
ELECTRICAL	Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring		
AIR CONDITION	Provision for Split AC Points in all Bedrooms & Living/Dining (Only Electrical Points)		
OPEN TERRACE:			
FLOORING	Matt finish Ceramic Tiles		
WALL	Exterior paint		
DOOR	Aluminium powder coated Door with glass panes		
RAILING	M.S Railing		
BALCONY:			
FLOORING	Vitrified Tiles		
WALL	Exterior paint		
CEILING	Exterior paint		
DOOR	Aluminium powder coated Door with glass panes		
RAILING	M.S Railing		
KITCHEN:			
FLOORING	Vitrified Tiles		
WALL	Ceramic Tiles dado up to 2 Feet height above the counter. Putty finish on rest of the wall		
CEILING	Putty		
DOOR	Wooden Frame with Commercial Flush Door		
HARDWARE & FITTINGS	Branded locks and hardware fittings of Dorset or equivalent make		
WINDOW	Aluminium powder coated Windows with glass panes and provision for exhaust fan.		
COUNTER	Granite Slab		
PLUMBING	Stainless Steel Sink		
ELECTRICAL	Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring		
TOILETS:			
FLOORING	Anti-skid Ceramic Tiles		
WALL	Ceramic Tiles up to lintel height		
CEILING	Putty		
DOOR	Wooden Frame with Commercial Flush Door		
HARDWARE & FITTINGS	Branded locks and hardware fittings of Dorset or equivalent make		
WINDOW	Aluminium powder coated Windows with glass panes and provision for exhaust fan		
SANITARY WARE	Hindware/Kohler/Jaquar or Equivalent make		
CP FITTINGS	Jaquar/Hindware/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	Partial 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		
24X7 SECURITY AND FIRE PREVENTION:	Fire detection & protection system as per recommendation of WestBengal Fire & Emergency Services; Limited Power back-up to run Lights,Fans & Refrigerator only; Power Backup for Common Areas & Utilities; Intercom facility; 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; Waterproofing wherever necessary Automatic changeover system for DGs; Sufficient project illumination through compound & street lighting inside the complex		



# MASTER PLAN

## GROUND LEVEL WITH FLAT



### INDEX

- 1.5 BHK + 1TOI
- 2 BHK + 2TOI
- 3 BHK + 2TOI

### LEGENDS

#### GROUND LEVEL

- |                        |                            |
|------------------------|----------------------------|
| 1. ENTRY/EXIT GATE     | 7. BARBEQUE ZONE           |
| 2. KIDS PLAY AREA      | 8. JOGGING TRACK           |
| 3. OUTDOOR FITNESS     | 9. COVERED CAR PARKING     |
| 4. ACCUPRESSURE COURT  | 10. MULTILEVEL CAR PARKING |
| 5. SENIOR CITIZEN AREA | 11. OPEN CAR PARKING       |
| 6. MULTIPURPOSE LAWN   | 12. TOWER ENTRY/EXIT       |

## SITE PLAN WITH TERRACE



### LEGENDS

#### TERRACE LEVEL

- |                                  |  |
|----------------------------------|--|
| 1. BBQ DECK & ROOFTOP PARTY ZONE | 13. AMPHITHEATRE                       |
| 2. GAZEBO                        | 14. FLOWER GARDEN                      |
| 3. MEDITATION DECK               | 15. VIEWING DECK                       |
| 4. YOGA DECK                     | 16. SUNKEN DECK                        |
| 5. AROMA GARDEN                  | 17. GREEN LAWN WITH REFLEXOLOGY PATH   |
| 6. BASKETBALL COURT              | 18. SENIOR CITIZEN AREA                |
| 7. KIDS PLAY AREA                | 19. COVERED SEATING DECK               |
| 8. FITNESS ZONE                  | 20. BOARD GAME ZONE                    |
| 9. FLOATING DECK                 | 21. SEASONAL FLOWER GARDEN             |
| 10. NIGHT LIT DECK               | 22. SWIMMING POOL, KIDS POOL & JACUZZI |
| 11. HERB GARDEN                  | 23. CONNECTING BRIDGE                  |
| 12. SCULPTURE COURT              | 24. TOWER ENTRY/EXIT                   |



FLOOR PLAN | BLOCK 1 : 1st Floor Plan



BLOCK 1   1st Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	903	747	19	51	224	1015
B	3BHK+2TOI	903	750	19	51	224	1015
C	3BHK+2TOI	902	746	19	51	224	1014
D	3BHK+2TOI	903	746	19	51	141	974
E	3BHK+2TOI	903	745	19	51	283	1045
F	3BHK+2TOI	903	745	19	51	141	974

\*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 Built Up 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 | BLOCK 1 : 2nd Floor Plan



BLOCK 1   2nd Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	903	747	19	51	0	903
B	3BHK+2TOI	903	750	19	51	0	903
C	3BHK+2TOI	902	746	19	51	0	902
D	3BHK+2TOI	903	746	19	51	56	931
E	3BHK+2TOI	903	745	19	51	46	926
F	3BHK+2TOI	903	745	19	51	56	931

\*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 Built Up 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.

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 | BLOCK 1 : 3rd, 6th, 9th & 12th Floor Plan



BLOCK 1   3rd Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	903	747	19	51	0	903
B	3BHK+2TOI	903	750	19	51	0	903
C	3BHK+2TOI	902	746	19	51	0	902
D	3BHK+2TOI	903	746	19	51	46	926
E	3BHK+2TOI	903	745	19	51	56	931
F	3BHK+2TOI	903	745	19	51	56	931

BLOCK 1   6th, 9th & 12th Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	903	747	19	51	46	926
B	3BHK+2TOI	903	750	19	51	56	931
C	3BHK+2TOI	902	746	19	51	56	930
D	3BHK+2TOI	903	746	19	51	46	926
E	3BHK+2TOI	903	745	19	51	56	931
F	3BHK+2TOI	903	745	19	51	56	931

- \*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 Built Up 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 | BLOCK 1 : 4th, 7th & 10th Floor Plan



BLOCK 1   4th, 7th & 10th Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	903	747	19	51	56	931
B	3BHK+2TOI	903	750	19	51	56	931
C	3BHK+2TOI	902	746	19	51	46	925
D	3BHK+2TOI	903	746	19	51	56	931
E	3BHK+2TOI	903	745	19	51	56	931
F	3BHK+2TOI	903	745	19	51	46	926

- \*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 Built Up 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 | BLOCK 1 : 5th, 8th & 11th Floor Plan



BLOCK 1   5th, 8th & 11th Floor Plan							
Unit Info		RERA BU Area	RERA Carpet Area	RERA C.B. Carpet Area	RERA Balcony BU Area	Open Terrace BU Area	Total Chargeable Area
Flat No.	Flat Type	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)
A	3BHK+2TOI	903	747	19	51	56	931
B	3BHK+2TOI	903	750	19	51	46	926
C	3BHK+2TOI	902	746	19	51	56	930
D	3BHK+2TOI	903	746	19	51	56	931
E	3BHK+2TOI	903	745	19	51	46	926
F	3BHK+2TOI	903	745	19	51	56	931

- \*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 Built Up 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 | BLOCK 2 : 1st Floor Plan



BLOCK 2   1st Floor Plan							
Unit Info		RERA BU Area	RERA Carpet Area	RERA C.B. Carpet Area	RERA Balcony BU Area	Open Terrace BU Area	Total Chargeable Area
Flat No.	Flat Type	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)	(Sq. Ft)
A	3BHK+2TOI	903	747	19	51	224	1015
B	3BHK+2TOI	903	750	19	51	224	1015
C	3BHK+2TOI	902	746	19	51	224	1014
D	3BHK+2TOI	903	746	19	51	141	973
E	3BHK+2TOI	903	745	19	51	283	1044
F	3BHK+2TOI	903	745	19	51	141	973

- \*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 Built Up 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.

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 | BLOCK 2 : 2nd Floor Plan



BLOCK 2   2nd Floor Plan							
Unit Info		RERA BU Area	RERA	RERA	RERA	Open Terrace	Total
Flat No.	Flat Type	(Sq. Ft)	Carpet Area (Sq. Ft)	C.B. Carpet Area (Sq. Ft)	Balcony BU Area (Sq. Ft)	BU Area (Sq. Ft)	Chargeable Area (Sq. Ft)
A	3BHK+2TOI	903	747	19	51	0	903
B	3BHK+2TOI	903	750	19	51	0	903
C	3BHK+2TOI	902	746	19	51	0	902
D	3BHK+2TOI	903	746	19	51	56	931
E	3BHK+2TOI	903	745	19	51	46	926
F	3BHK+2TOI	903	745	19	51	56	931

\*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 Built Up 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 | BLOCK 2 : 3rd, 6th, 9th & 12th Floor Plan



BLOCK 2   3rd Floor Plan							
Unit Info		RERA BU Area	RERA	RERA	RERA	Open Terrace	Total
Flat No.	Flat Type	(Sq. Ft)	Carpet Area (Sq. Ft)	C.B. Carpet Area (Sq. Ft)	Balcony BU Area (Sq. Ft)	BU Area (Sq. Ft)	Chargeable Area (Sq. Ft)
A	3BHK+2TOI	903	747	19	51	0	903
B	3BHK+2TOI	903	750	19	51	0	903
C	3BHK+2TOI	902	746	19	51	0	902
D	3BHK+2TOI	903	746	19	51	46	926
E	3BHK+2TOI	903	745	19	51	56	931
F	3BHK+2TOI	903	745	19	51	56	931

\*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 Built Up area and 50% of the open terrace BU area.  
\*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

BLOCK 2   6th, 9th & 12th Floor Plan							
Unit Info		RERA BU Area	RERA	RERA	RERA	Open Terrace	Total
Flat No.	Flat Type	(Sq. Ft)	Carpet Area (Sq. Ft)	C.B. Carpet Area (Sq. Ft)	Balcony BU Area (Sq. Ft)	BU Area (Sq. Ft)	Chargeable Area (Sq. Ft)
A	3BHK+2TOI	903	747	19	51	46	926
B	3BHK+2TOI	903	750	19	51	56	931
C	3BHK+2TOI	902	746	19	51	56	930
D	3BHK+2TOI	903	746	19	51	46	926
E	3BHK+2TOI	903	745	19	51	56	931
F	3BHK+2TOI	903	745	19	51	56	931

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 | BLOCK 2 : 4th, 7th & 10th Floor Plan**



BLOCK 2   4th, 7th & 10th Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	903	747	19	51	56	931
B	3BHK+2TOI	903	750	19	51	56	931
C	3BHK+2TOI	902	746	19	51	46	925
D	3BHK+2TOI	903	746	19	51	56	931
E	3BHK+2TOI	903	745	19	51	56	931
F	3BHK+2TOI	903	745	19	51	46	926

\*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 Built Up 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 | BLOCK 2 : 5th, 8th & 11th Floor Plan**



BLOCK 2   5th, 8th & 11th Floor Plan							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	903	747	19	51	56	931
B	3BHK+2TOI	903	750	19	51	46	926
C	3BHK+2TOI	902	746	19	51	56	930
D	3BHK+2TOI	903	746	19	51	56	931
E	3BHK+2TOI	903	745	19	51	46	926
F	3BHK+2TOI	903	745	19	51	56	931

\*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 Built Up 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.



## ABOUT MERLIN GROUP

With over 3 decades of real estate experience nationwide, complete with meticulous planning and quality craftsmanship, our aim is to create a happy home and a healthy workspace for every citizen of this country.

Over 10 million sq ft of construction completed and further 10 million sq ft work in progress.

Emanated in 1984, Merlin Group 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 over the past three

decades. Its presence spans across Kolkata, Ahmedabad, Raipur, Pune, Chennai as well as Colombo. With the shifting epoch, Merlin Group has now extended its movement to

contemporary shopping malls, resort, industrial estate, clubs etc. Merlin Group is your go-to place where you will find it all under one roof.



Merlin Iland



Merlin 5th Avenue



Elita Garden Vista



Acropolis Mall



South City



Reflection, Chennai



Altair, Colombo



Merlin The 1



Merlin X