

Many **shades**, one **republic** !

* The mentioned properties belong to the developer. Extra charges will apply to avail these services.
Disclaimer - Sports Academy facilities are chargeable and are not included in residential offering.



An iconic lifestyle destination.

A symbol of new age living.

2B+G+27 | 9lifestyletowers | 2358apartments | 2 - 3 BHK | 70% + open space

Artist Impression | Disclaimer - The external color 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. Sports Academy facilities are chargeable and are not included in residential offering.



1,00,000+ sq ft of green podium
dotted with lifestyle delights !

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**PRE-CERTIFIED
GOLD RATED
PROJECT**

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Ripples so soft yet marking
fragments on time

Lap Pool | KidsPool | Pool Deck | Jacuzzi (Adults Spa
Pool, with Massaging Jets) | Pool Bridge | Kids Water
Slides | Sun Bathing Deck



Extraordinary
multiverse of
sports, wellness,
luxury and lifestyle !

Sports Academy

INDEX

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



Legends

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> 1 Resting Corner 2 Tower Entry to Podium 3 Walking Trail / Jogging Track 4 Massage Court 5 Meditation Court 6 Reflected Pond with Gravel Bed 7 Festival Court 8 Yoga Deck 9 Reading Court 10 Golf Putting Lawn 11 Sculpture Court 12 Butterfly Garden 13 Herbal Garden 14 Aroma Garden 15 Board Games Court 16 Covered Sitout 17 Chess Court | <ul style="list-style-type: none"> 18 Accupressure Walking 19 BBQ Zone 20 Pool Bridge 21 Splash Pool for Kids 22 Kids Pool 23 Swimming Pool with Deck 24 Pool Side Shower 25 Spa Pool 26 Music Court 27 Water Cascading 28 Tree Island 29 Pool Side Seating 30 Outdoor Banquet Area 31 Access to Podium From Residential Club 32 Reflective Pool 33 Party Lawn 34 Serving Area for Party Lawn | <ul style="list-style-type: none"> 35 Garden Seating 36 Feature Seating 37 Kids Play Area 38 Hopscotch 39 Snake & Ladder 40 Skating Court 41 Climbing Mound 42 Outdoor Fitness Zone 43 Senior Citizen's Park 44 Viewing Deck 45 Open Air Seating 46 Adda Zone / Parent's Corner 47 Arrival Plaza 48 Arrival From Ground Floor |
|--|--|---|
-
- Residential Club Rooftop**


 - 49 Tennis Court + Multipurpose Sports Court
 - 50 Lobby Entry To Terrace
 - 51 Sit-Out With Canopy
 - 52 Cafe Style Seating
 - 53 Rooftop Lounge
 - 54 Stargazing Deck
- Ground Level**

 - 55 Sports Club With Rooftop Swimming Pool
 - 56 Cricket Field
 - 57 Football Field
 - 58 Parking



Train hard for a easy win
Let persistence make way to
extraordinary achievements

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 FLOOR PLAN BLOCK A1 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan



BLOCK A1 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan

Sl.No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	645	769	26	21
2	Flat-B	2BHK+2 T	532	632	27	19
3	Flat-C	2BHK+2 T	532	632	27	19
4	Flat-D	2BHK+2 T	539	638	24	19
5	Flat-E	2BHK+2 T	539	638	24	19
6	Flat-F	2BHK+2 T	532	632	27	19
7	Flat-G	2BHK+2 T	532	632	27	19
8	Flat-H	3BHK+2 T	645	769	26	21

(Area as per RERA)

BLOCK A1 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan

Sl.No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
9	Flat-J	3BHK+2 T	645	769	26	21
10	Flat-K	2BHK+2 T	532	632	27	19
11	Flat-L	2BHK+2 T	532	632	27	19
12	Flat-M	2BHK+2 T	539	639	24	19
13	Flat-N	2BHK+2 T	539	639	24	19
14	Flat-P	2BHK+2 T	532	632	27	19
15	Flat-Q	2BHK+2 T	532	632	27	19
16	Flat-R	3BHK+2 T	645	769	26	21

(Area as per RERA)





FLOOR PLAN BLOCK A2 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan



BLOCK A2 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor

Sl.No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	645	769	26	21
2	Flat-B	2BHK+2 T	532	632	27	19
3	Flat-C	2BHK+2 T	532	632	27	19
4	Flat-D	2BHK+2 T	539	638	24	19
5	Flat-E	2BHK+2 T	539	638	24	19
6	Flat-F	2BHK+2 T	532	632	27	19
7	Flat-G	2BHK+2 T	532	632	27	19
8	Flat-H	3BHK+2 T	645	769	26	21


(Area as per RERA)

BLOCK A2 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor

Sl.No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
9	Flat-J	3BHK+2 T	645	769	26	21
10	Flat-K	2BHK+2 T	532	632	27	19
11	Flat-L	2BHK+2 T	532	632	27	19
12	Flat-M	2BHK+2 T	539	638	24	19
13	Flat-N	2BHK+2 T	539	638	24	19
14	Flat-P	2BHK+2 T	532	632	27	19
15	Flat-Q	2BHK+2 T	532	632	27	19
16	Flat-R	3BHK+2 T	645	769	26	21

(Area as per RERA)



 FLOOR PLAN BLOCK B1 & B2 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan




BLOCK B1 & B2 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan

Sl.No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	643	770	26	21
2	Flat-B	3BHK+2 T	663	812	36	26
3	Flat-C	3BHK+2 T	663	812	36	26
4	Flat-D	3BHK+2 T	643	770	26	21
5	Flat-E	3BHK+2 T	643	770	26	21
6	Flat-F	3BHK+2 T	663	812	36	26
7	Flat-G	3BHK+2 T	663	812	36	26
8	Flat-H	3BHK+2 T	643	770	26	21

(Area as per RERA)



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

 **FLOOR PLAN** BLOCK B3 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan




BLOCK B3 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor

Sl.No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	776	917	35	26
2	Flat-B	3BHK+2 T	803	970	49	23
3	Flat-C	3BHK+3 T	907	1078	49	25
4	Flat-D	3BHK+3 T	979	1187	94	17
5	Flat-E	3BHK+3 T	956	1188	120	09
6	Flat-F	3BHK+3 T	907	1080	49	25
7	Flat-G	3BHK+2 T	803	970	49	23
8	Flat-H	3BHK+2 T	776	917	35	26

(Area as per RERA)



 FLOOR PLAN BLOCK B4 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan




BLOCK B4 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor Plan

Sl.No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	776	917	35	26
2	Flat-B	3BHK+2 T	803	970	49	23
3	Flat-C	3BHK+3 T	907	1078	49	25
4	Flat-D	3BHK+3 T	979	1187	94	17
5	Flat-E	3BHK+3 T	956	1188	120	09
6	Flat-F	3BHK+3 T	907	1080	49	25
7	Flat-G	3BHK+2 T	803	970	49	23
8	Flat-H	3BHK+2 T	776	917	35	26

(Area as per RERA)



 FLOOR PLAN BLOCK B5, B6, B7 (2B+G+27) | Typical Floor Plan - 5th to 27th Floor




BLOCK B5, B6, B7 (2B+G+27) | Typical Floor Plan - 5th to 27th Floor

Sl.No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	643	770	26	21
2	Flat-B	3BHK+2 T	663	812	36	26
3	Flat-C	3BHK+2 T	663	812	36	26
4	Flat-D	3BHK+2 T	643	770	26	21
5	Flat-E	3BHK+2 T	643	770	26	21
6	Flat-F	3BHK+2 T	663	812	36	26
7	Flat-G	3BHK+2 T	663	812	36	26
8	Flat-H	3BHK+2 T	643	770	26	21

(Area as per RERA)



 FLOOR PLAN BLOCK A2 (2B+G+27) | Flat Type - Q (2BHK + 2T)



BLOCK A2 (2B+G+27) | Flat Type - Q (2BHK + 2T)


Sl.No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-Q	2BHK+2 T	532	632	27	19

(Area 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 | *RERA carpet area excludes RERA cupboard carpet area.

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

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions that are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms.

 FLOOR PLAN BLOCK B6 (2B+G+27) | Flat Type - C (3BHK + 2T)



BLOCK B6 (2B+G+27) | Flat Type - C (3BHK + 2T)

Sl.No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-C	3BHK+2 T	663	812	36	26

(Area 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 | *RERA carpet area excludes RERA cupboard carpet area.

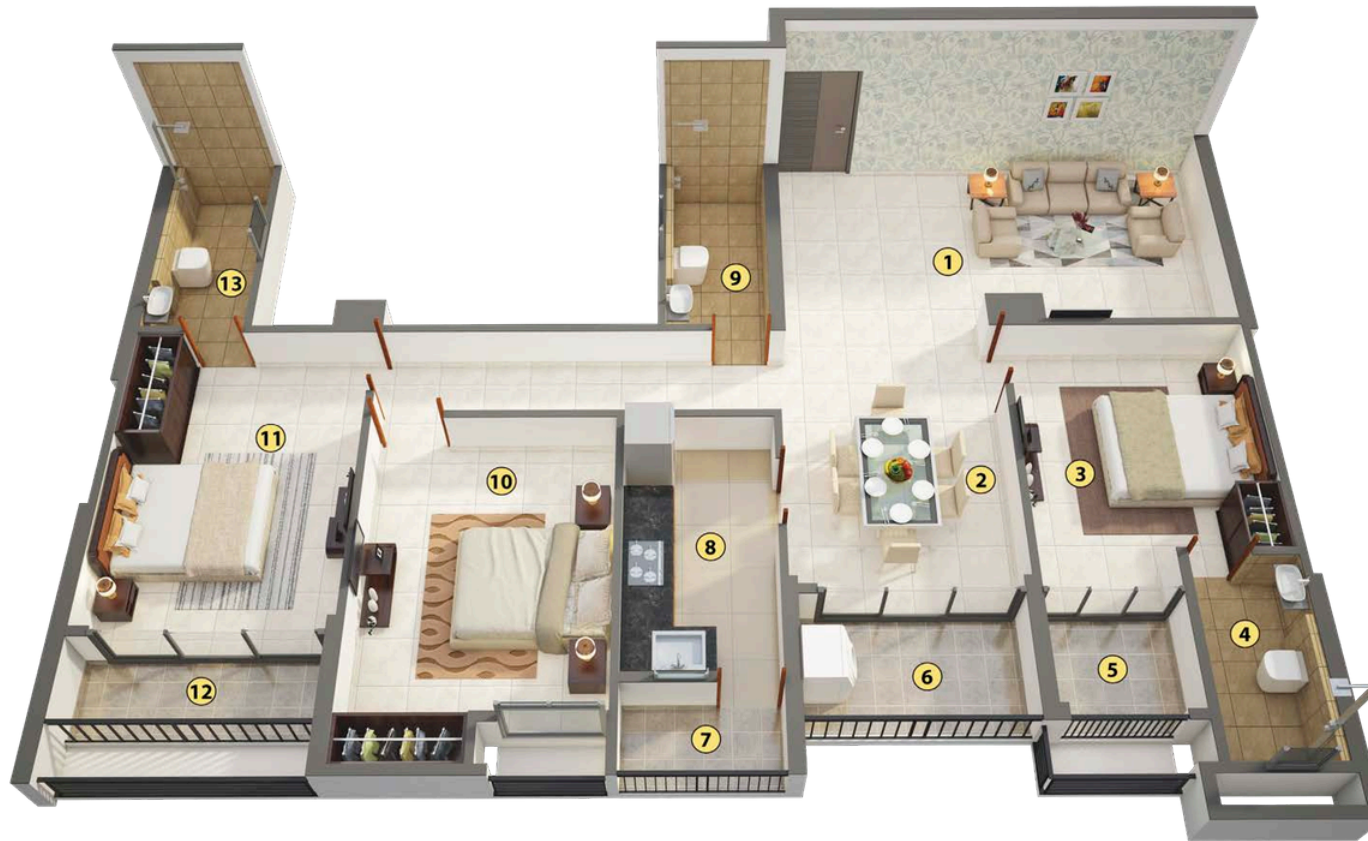
*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

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FLOOR PLAN BLOCK B3 (2B+G+27) | Flat Type - E (3BHK + 3T)

LEGENDS

- ① LIVING 19'-3" X 10'-4"
- ② DINING 9'-3" X 12'-4"
- ③ BEDROOM 1 10'-0" X 10'-6"
- ④ TOILET 4'-3" X 8'-1"
- ⑤ 5'0" WIDE BALCONY
- ⑥ 5'0" WIDE BALCONY
- ⑦ 3'5" WIDE SERVICE BALCONY
- ⑧ KITCHEN 6'-1" X 11'-0"
- ⑨ TOILET 4'-5" X 8'-11"
- ⑩ BEDROOM 2 10'-0" X 12'-6"
- ⑪ MASTER BEDROOM 10'-0" X 13'-4"
- ⑫ 3'4" WIDE BALCONY
- ⑬ MASTER TOILET 4'-5" X 8'-11"



BLOCK B3 (2B+G+27) | Flat Type - E (3BHK + 3T)


Sl.No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-E	3BHK+3T	956	1188	120	09

(Area 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 | *RERA carpet area excludes RERA cupboard carpet area.

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

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 FLOOR PLAN BLOCK B4 (2B+G+27) | Flat Type - G (3BHK + 2T)

LEGENDS

- ① LIVING/DINING 10'-0" X 21'-7"
- ② 5'0" WIDE BALCONY
- ③ COMMON TOILET 4'-7" X 8'-6"
- ④ KITCHEN 6'-0" X 10'-4"
- ⑤ BEDROOM 2 10'-2" X 10'-4"
- ⑥ BEDROOM 1 11'-3" X 10'-1"
- ⑦ MASTER BEDROOM 11'-3" X 11'-0"
- ⑧ MASTER TOILET 7'-8" X 4'-7"



BLOCK B4 (2B+G+27) | Flat Type - G (3BHK + 2T)

Sl.No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-G	3BHK+2T	803	970	49	23

(Area 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 | *RERA carpet area excludes RERA cupboard carpet area.

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Art of living at the heart of nature !

Outdoor Exercise Zone | Meditation and Yoga Deck | Jogging Tracks
Walking Trails | Acupressure Walk Way



This is a representational image only.

Hop | Skate | Check | Mates

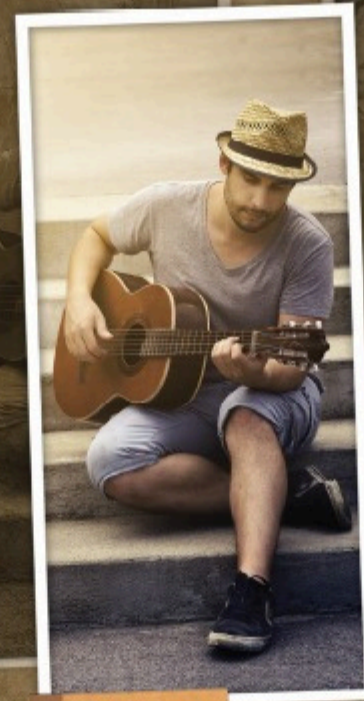
Hopscotch court | Skating court | Outdoor Chess Court | Kids Play Zone



Flower Garden



Bar-be-que



Music court



Jogging track



Yoga court

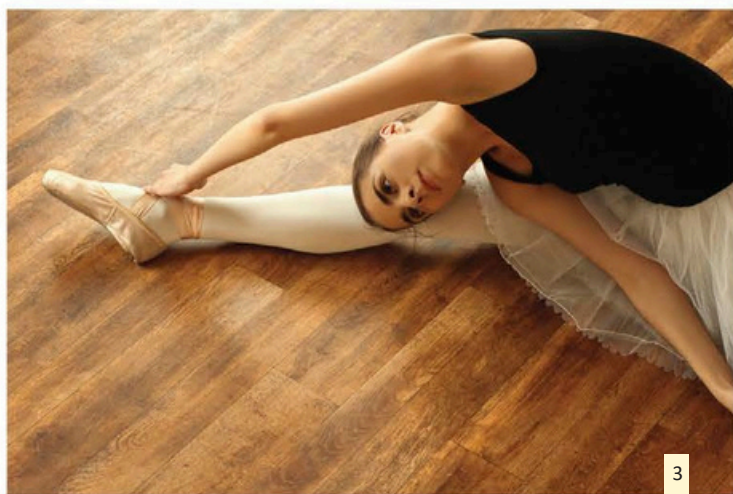
“Nature is not a place to visit. It is home. The Earth has music for those who listen.”



1



2



3



4



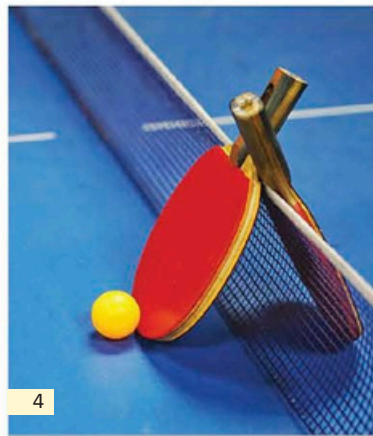
5



6

With crèche facility for working parents and a host of other lifestyle features, happiness is here to stay !

- 1 Crèche
- 2 Karaoke
- 3 Aerobics
- 4 Guest room
- 5 Library
- 6 Card room



Work n play ! Co -working space (ezone)
and an energetic indoor games zone.

- 1 ezone / co-working space
- 2 Chess
- 3 Pool table
- 4 Table tennis
- 5 Foosball
- 6 Dart room



Experience a Game-Changer at Rise: Unleash
Luxury in Our State-of-the-Art Residential
Clubhouse!



Basketball

This is a representational image only.



Tennis

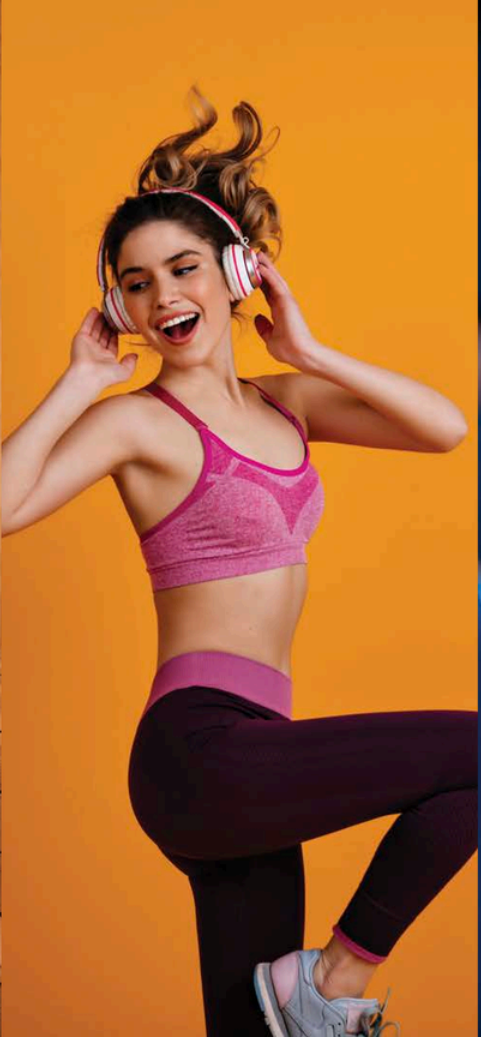


Squash



Volley Ball

Badminton



E

N

J

O

Y



recharge your cells

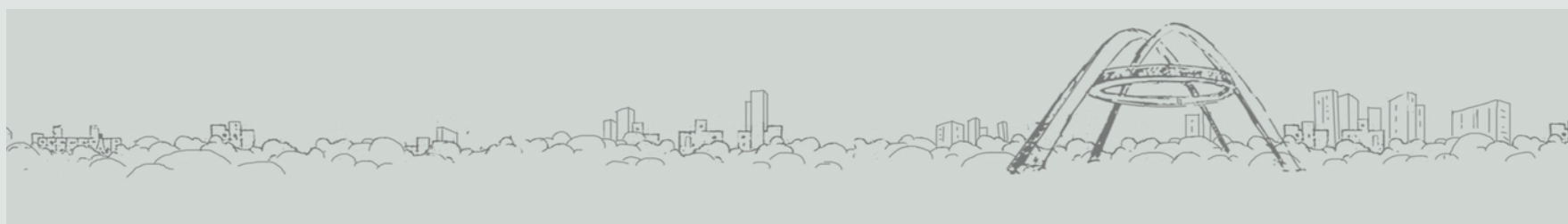
- AC Gym
- Sauna & Steam
- Aerobics & Zumba
- AC Mini Theatre
- AC Banquet hall



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Raise your lifestyle !

Because Rise, a massive, one of its kind, multi-disciplinary Sports Republic is here in town. The entire development will have world-class sports academies of Football, Cricket, Swimming and Mixed Martial arts (MMA). It will also have a lifestyle gated community, a huge podium and two clubhouses* packed with features and signature facilities. Moreover, there will be healthcare facility, quality education infrastructure, shopping and business spaces for a unique lifestyle experience.



* charged as per actual

Specifications

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 super structure

Building Envelope

- Iconic towers meticulously designed and externally painted with texture/acrylic emulsion paint.

Living /Dining Room

Wall : Putty
Ceiling : Putty
Main door: Wooden frame with laminated flush door.

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 : Split air-conditioner point in living/dining room

Bedroom

Wall : Putty
Ceiling : Putty
Doors : Wooden Frame with Commercial Flush Door.

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 : Split air-conditioner point in all bedrooms

Balcony

Wall : Acrylic Emulsion Paint
Ceiling : Acrylic Emulsion Paint
Door : Aluminium powder coated Doors with glass panes
Railing : Mild steel

Kitchen

Wall : Ceramic Tiles up to 2 Feet height above the counter
Ceiling : Putty
Door : Wooden Frame with Commercial Flush Door.
Hardware & Fittings :
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

This is a representational image only. | Disclaimer : The developer reserves the right to change the brands with equivalent type of quality.

Toilets

Flooring :	600X600 Anti-skid Ceramic Tiles
Wall :	600X300 Ceramic Tiles up to lintel height
Ceiling :	Putty
Door :	Wooden Frame with Commercial Flush Door.
Hardware & Fittings :	
Window :	Aluminium powder coated Windows with glass panes and provision for exhaust fan
Sanitaryware :	Hindware/Kohler/Cera or Equivalent make
CP Fittings :	Jaquar/Hindware/Kohler or Equivalent make

Ground Floor Lobby

Flooring :	
Wall :	Combination of Premium Ceramic Tiles, Paint & wall panelling as per design

Ceiling :

Typical Floor Lobby

Flooring :	
Wall :	Combination of Tiles & Paint
Ceiling :	Putty

Lifts

Otis/ Schindler/ Kone or Equivalent make.
Stretcher lift in 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

excluding Air-Conditioner.

- Power Backup for Common Areas & Utilities
- Intercom facility
- 24X7 round the clock security
- Security surveillance with CCTV on ground floor common areas

Green Initiatives

- Organic waste management
- 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 SRI tiles to reflect heat from the roof.

Health & Safety

- 24 hour treated water supply through Water Treatment Plant
- Anti-termite treatment during various stages of construction

- Quality earthing for entire project
- Automatic changeover system for DGs

lighting inside the complex





Find your own republic !

IMPORTANT LANDMARKS

- 1 Airport
- 2 Airport Gate No. 1
- 3 Kaikhali More
- 4 Haldiram
- 5 Chinar Park
- 6 Gopalpur Xing
- 7 Biswa Bangla Gate
- 8 Akankha More
- 9 Bengal Silicon Valley
- 10 Rajarhat Chowmatha
- 11 Eco Tourism Park
- 12 Calcutta High Court New Town Campus

EDUCATIONAL INSTITUTIONS

- 13 DPS New Town
- 14 Narayana School
- 15 DPS Mega City
- 17 Techno India College
- 18 Army Institute of Management
- 19 UEM
- 20 Derozio College

HEALTHCARE

- 21 OHIO Hospital
- 22 TATA Cancer Hospital
- 23 Bellevue Hospital (Upcoming)
- 24 Charnock Hospital
- 25 Ram Krishna Seva Mission

SHOPPING

- 26 Axis Mall
- 27 Downtown Mall
- 28 City Centre 2
- 29 Central Mall

IT HUBS

- 30 NBCC Square
- 31 TCS
- 32 WIPRO (Upcoming Campus)
- 33 ITC Infotech Newtown



Merlin Island | Picnic Garden



Elita Garden Vista | New Town



5th Avenue | Sector V, Salt Lake



Singapore City | Raipur



Altair | Colombo, Sri Lanka



South City Residence | Kolkata



Reflection | Chennai



Acropolis Mall | Off E.M. Bypass

At Merlin, we grow like a tree. And as the tree grows bigger, it provides shade, shelter and happiness to all those who live around it.

~ 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.

~ With over 3 decades 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 & Retail.

~ Over 50% sales from referrals (Existing customers)

~ Almost 99.99% brand recall value.

~ Over 30% year-on-year growth.

~ Presently Merlin has projects in Kolkata, Chennai, Pune, Bhubaneswar, Ahmedabad and Raipur.

Merlin



Towering height, gleaming life has created
today's landmark on 6 lane Rajarhat



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Merlin

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Website: www.merlinrise.com



RERA REG.NO.: **WBRERA/P/NOR/2023/000296 | rera.wb.gov.in (Phase 1A)**
WBRERA/P/NOR/2024/001875 | rera.wb.gov.in (Phase 1B)

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