

Corporate office:

2nd Floor, Merlin Oxford, 22, Prince Anwar Shah Rd, Rajendra Prasad Colony,
Tollygunge, Kolkata, West Bengal 700033 Ph - 033 4015 4545

Rera Registration Number :

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

Site office:

Merlin Oikyo, Baruipur Madarhat road, Paikpara, P.S. Baruipur,
Baruipur - 743610, South 24 Parganas Ph - +91 33 7126 2633

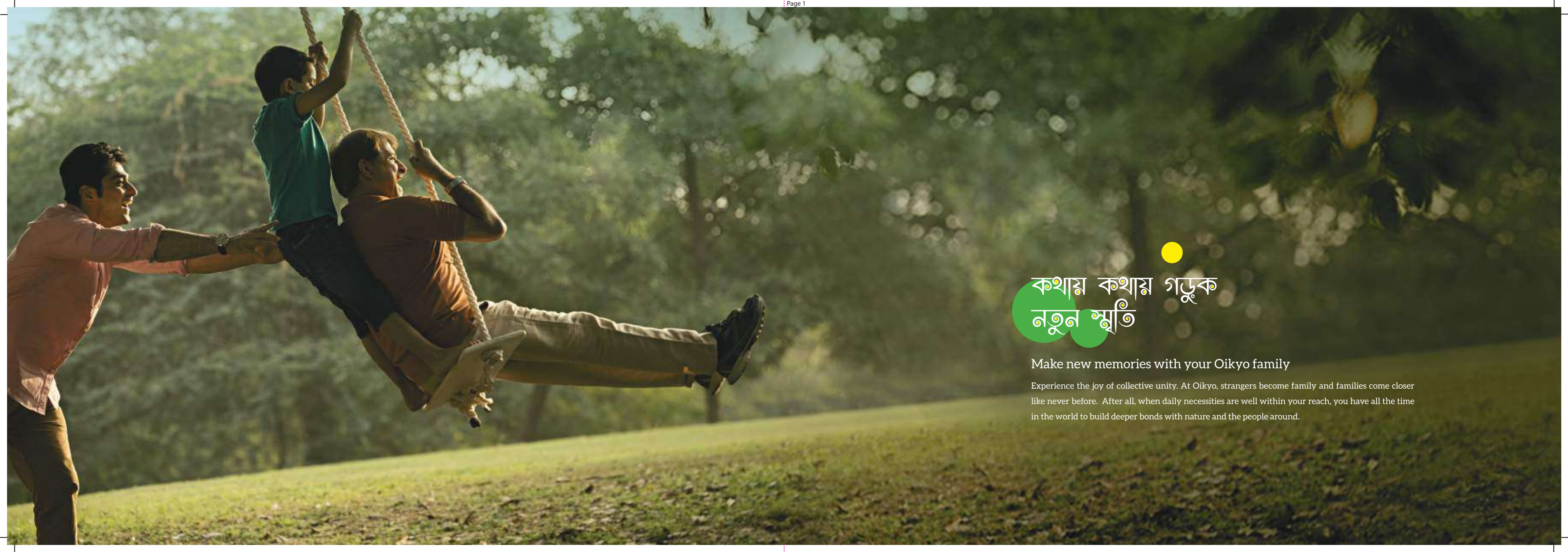



MERLIN
OIKYO
— BARUIPUR —



Area Statement & Floor Plan





কথায় কথায় গড়ুক
নতুন স্মৃতি

Make new memories with your Oikyo family

Experience the joy of collective unity. At Oikyo, strangers become family and families come closer like never before. After all, when daily necessities are well within your reach, you have all the time in the world to build deeper bonds with nature and the people around.



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



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Legends

- | | | |
|-------------------------------|------------------------|---------------------------|
| 1 ENTRY/EXIT | 15 SENIORS PAVILION | 29 MAZE GARDEN |
| 2 GRAND ENTRANCE GATE COMPLEX | 16 BADMINTON COURT | 30 FESTIVE LAWN |
| 3 DRIVEWAY | 17 LINEAR GARDEN | 31 SWIMMING POOL |
| 4 SHOP ARCADE | 18 CARROM CORNER | 32 POOL DECK |
| 5 CLUB DROP OFF | 19 JOGGING TRACK | 33 POOL SCREEN |
| 6 SPECIAL PAVING | 20 ADDA CORNER | 34 PRACTICE CRICKET PITCH |
| 7 SCULPTURE ISLAND | 21 LAKE AND FOUNTAIN | 35 OPEN GYM |
| 8 PARKING | 22 LAKE SIDE WALK | 36 PLAY COURT |
| 9 PLANTATION POCKETS | 23 FLOATING DECK | 37 COVERED CAR PARKING |
| 10 SCULPTURE COURT | 24 SUNKEN AMPHITHEATRE | 38 MULTIPURPOSE HALL |
| 11 CHESS | 25 FLOWER GARDEN | |
| 12 KIDS PLAY ZONE | 26 HERB GARDEN | |
| 13 WALKWAY | 27 YOGA LAWN | |
| 14 ADDA LAWN | 28 MEDITATION PAVILION | |

Club

- | |
|---------------------|
| 39 BANQUET |
| 40 COURTYARD |
| 41 POOL LOUNGE |
| 42 PRE BANQUET |
| 43 RECEPTION LOUNGE |



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| ■ FUTURE DEVELOPMENT |
| ■ 2 BHK + 2TOI |
| ■ FUTURE DEVELOPMENT |
| ■ 3BHK + 2TOI |
| ■ 1BHK + 1TOI |

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|--|---------------------|
| | 2 BHK + 1TO (SPLIT) |
| | FUTURE DEVELOPMENT |
| | 2 BHK + 2TO |
| | FUTURE DEVELOPMENT |
| | 3BHK + 2TO |
| | 1BHK + 1TO |

Typical Floor Plan | Floor 1st, 2nd, 3rd, 4th

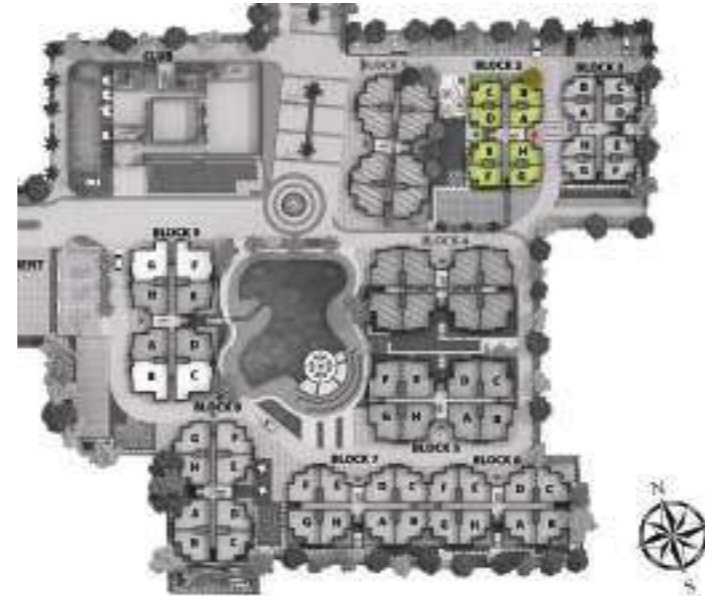
Block 2 | ● 1BHK-1TOI



Block 2 | Typical floor plan (1st, 2nd, 3rd, 4th)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft)
1BHK + 1TOI	350	283	14	467

*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.



Typical Floor Plan | Floor 1st, 2nd, 3rd, 4th

Block 3 | ● 1BHK-1TOI



Block 3 | Typical floor plan (1st, 2nd, 3rd, 4th)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft)
1BHK + 1TOI	350	283	14	467

*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.



Typical Floor Plan | Floor 1st, 2nd, 3rd, 4th

Block 5 | ● 2BHK-2TOI



Block 5 | Typical floor plan (1st, 2nd, 3rd, 4th)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft)
2BHK + 2TOI	576	488	19	768

*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.



Typical Floor Plan | Floor 1st, 2nd, 3rd, 4th

Block 6 | ● 2BHK-1TOI (SPLIT)



Block 6 | Typical floor plan (1st, 2nd, 3rd, 4th)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft.)
2BHK + 1TOI (Split)	502	424	13	669

*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.



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.

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Typical Floor Plan | Floor 1st, 2nd, 3rd, 4th

Block 7 | ● 2BHK-1TOI (SPLIT)



Block 7 | Typical floor plan (1st, 2nd, 3rd, 4th)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft.)
2BHK + 1TOI (Split)	502	424	13	669

*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.



Typical Floor Plan | Floor 1st, 2nd & 3rd

Block 8 | ● 2BHK-1TOI (SPLIT)



Block 8 | Typical floor plan (1st, 2nd, 3rd, 4th)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft.)
2BHK + 1TOI (Split)	502	424	13	669

*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.



Ground Floor Plan

Block 6 | ● 2BHK-1TOI (Split)



Block 6 | Ground floor plan

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Private Garden (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft)
2BHK + 1TOI (Split)	556	424	13	108	813

*Built up area includes carpet area and 50% of private garden area of the unit, balcony & the wall area covering the unit.



Ground Floor Plan

Block 8 | ● 2BHK-1TOI (SPLIT)



Block 8 | Ground floor plan

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Private Garden (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft)
2BHK + 1TOI (Split)	556	424	13	108	813

*Built up area includes carpet area and 50% of private garden area of the unit, balcony & the wall area covering the unit.

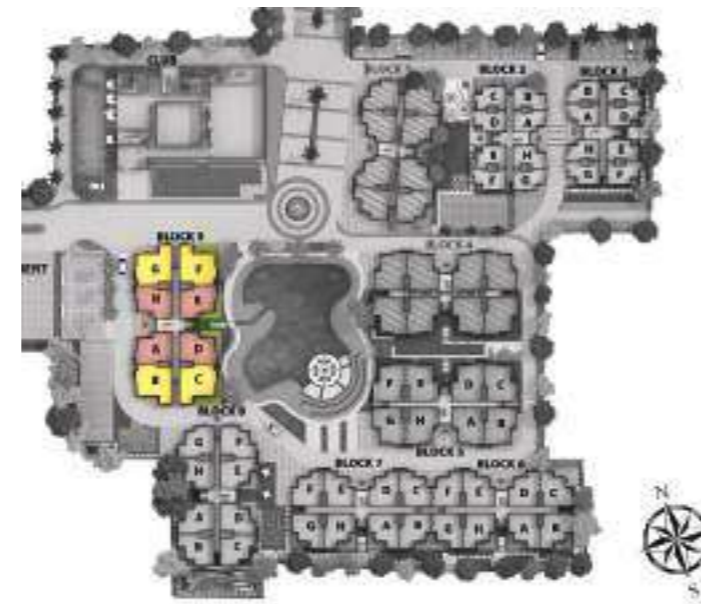


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Typical Floor Plan | Floor 1st, 2nd, 3rd, 4th

Block 9 | ● 3BHK- 2TOI ● 2BHK- 2TOI



Block 9 | Typical floor plan (1st, 2nd, 3rd, 4th)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft)
2BHK + 2TOI	578	490	20	771
3BHK + 2TOI	681	583	18	908

*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.

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LEGENDS

- 1 Living/Dining 8'-10" x 12'-11"
- 2 Kitchen 6'-7" x 4'-11"
- 3 Toilet 3'-11" x 8'-0"
- 4 Bedroom 10'-10" x 8'-10"
- 5 3'-3" Wide Balcony

Typical Isometric Plan

1BHK + 1TOI

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft)
1BHK + 1TOI	350	283	14	467

*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.



LEGENDS

- 1 Living/Dining 13'-4" x 9'-4"
- 2 Kitchen 6'-7" x 4'-11"
- 3 W.C. 3'-3" x 4'-5"
- 4 Bath 5'-7" x 3'-11"
- 5 Bedroom 8'-10" x 10'-10"
- 6 Bedroom 8'-10" x 10'-4"
- 7 3'-7" Wide Balcony

Typical Isometric Plan

2BHK + 1TOI (SPLIT)

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft.)
2BHK + 1TOI (Split)	502	424	13	669

*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.



LEGENDS

- 1 Living 13'-4" x 7'-11"
- 2 Dining 8'-10" x 5'-11"
- 3 Kitchen 6'-7" x 4'-11"
- 4 Toilet 7'-3" x 4'-11"
- 5 Toilet 6'-3" x 4'-7"
- 6 Bedroom 9'-6" x 10'-10"
- 7 Bedroom 8'-10" x 10'-10"
- 8 4'-5" Wide Balcony

Typical Isometric Plan

2BHK + 2TOI

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft)
2BHK + 2TOI	576	488	19	768

*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.



LEGENDS

- 1 Bedroom 10'-0" x 8'-10"
- 2 Living/Dining 11'-2" x 15'-1"
- 3 Kitchen 4'-11" x 10'-2"
- 4 Toilet 4'-3" x 6'-11"
- 5 Toilet 4'-3" x 6'-7"
- 6 Bedroom 8'-10" x 10'-10"
- 7 Bedroom 8'-10" x 10'-0"
- 8 3'-5" Wide Balcony

Typical Isometric Plan

3BHK + 2TOI

Flat Type	BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Chargeable Area For Maintenance (Sq. Ft)
3BHK + 2TOI	681	583	18	908

*Built up area includes carpet area of the unit, balcony & the wall area covering the unit.

Specifications

Foundation & Structure

- Structure designed by leading consultants for better safety.
- Isolated Footing
- Solid foundation with RCC super structure

Building Envelope

- Aesthetic facade of buildings meticulously designed with externally painted finish.

Living /Dining Room

- Flooring - 600X600 Vitrified Tiles
- Wall - Putty / Gypsum Plaster
- Ceiling- Putty / Gypsum Plaster
- Main door - Wooden / Plywood Frame with Commercial Flush Door
- Hardware & Fittings - Locks and hardware fittings of reputed make
- Windows - Aluminium Windows with glass panes
- Electrical - Semi Modular Switches of Havells/Great White/North-west or equivalent make with concealed Copper Wiring

Bed Room

- Flooring - 600X600 Vitrified Tiles
- Wall - Putty / Gypsum Plaster
- Ceiling - Putty / Gypsum Plaster
- Doors - Wooden Frame with Commercial Flush Door
- Hardware & Fittings - Locks and hardware fittings of reputed make
- Windows - Aluminium Windows with glass panes
- Electrical - Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring
- Air Condition - 1 BHK - Provision of AC in 1 Bedroom, 2 BHK - Provision of AC in 1 Bedroom & 3 BHK - Provision of AC in 2 Bedrooms

Balcony

- Flooring - 600X600 Vitrified Tiles
- Wall - Plaster and Paint Finish as per Elevation
- Ceiling - Plaster and Paint Finish as per Elevation
- Door - Aluminium Doors with glass panes
- Railing - Mild steel as per architect design

Toilets

- Flooring - 300X300 Anti-skid Ceramic Tiles
- Wall - 450X300 Ceramic Tiles up to Door height
- Ceiling - Putty / Gypsum Plaster
- Door - PVC Push Door
- Hardware & Fittings - Branded locks and hardware fittings of reputed make
- Window - Aluminium Windows with glass panes and provision for exhaust fan
- Sanitaryware - Hindware or Equivalent make
- CP Fittings - Essco or Equivalent make
- Plumbing- UPVC / CPVC concealed pipeline.
- Provison for Geyser

24x7 security and Fire prevention

- Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services
- Optimum power back-up to sufficiently run electrical appliances (excluding Air-Conditioner).
- Optimum Power Backup for Common Areas & Utilities
- Intercom facility
- 24X7 round the clock security
- Security surveillance facility with CCTV on ground floor common areas

Kitchen

- Flooring- 300X300 Anti-skid Ceramic Tiles
- Wall- Ceramic Tiles up to 2 Feet height above the counter
- Ceiling- Putty / Gypsum Plaster
- Hardware & Fittings- Locks and hardware fittings of reputed make
- Window- Aluminium Windows with glass panes and provision for exhaust fan
- Counter- Kadappa / Granite Slab with Stainless Steel Sink
- Plumbing- UPVC / CPVC concealed pipeline.
- Electrical- Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring
- Provision for Aquaguard / RO

Typical Floor Lobby

- Flooring- 300X300 Ceramic Tile
 - Wall- Paint finish
 - Ceiling- Putty / Gypsum Plaster
- ### Lifts
- Semi Automatic Lifts of reputed make

Ground Floor Lobby

- Flooring- Vitrified Tiles
- Wall- Paint finish
- Ceiling- Paint finish

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



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পুরো শহর আপনার আসক্তির মধ্যে

Travel everywhere with ease

Due to its great connectivity via road - Eastern Metropolitan Bypass - and railway - Baruipur Junction connecting Sealdah-Namkhana, Sealdah-Diamond Harbour and Sealdah-Canning, Baruipur is safely one of the major commercial areas of the district, making it one of the busiest hotspots for business traders.

Baruipur also proves to be an exciting location for historical landmarks such as the Ma Shibani Temple and Catholic Diocese among others.

-  Baruipur Station 850m
-  Baruipur Police Station 1.8km
-  Baruipur Esic Hospital 900m
-  Baruipur Super Specialty Hospital 1.2km
-  Lions Calcutta Vidya Mandir 9.3km
-  Swarnim International School 7.6km
-  Bd Memorial International 14.5km
-  Welkin National School 4.2km
-  Baruipur Municipality Office 2.9Km
-  Baruipur - Em Bypass Junction 850m
-  Baruipur Court 1.6Km
-  Baruipur SDO Office 1.4Km
-  Baruipur BDO Office 5.6Km
-  Baruipur Flyover 2.4Km
-  Garia Bazar Metro Station 16.8Km

