



MERLIN  
**OIKYO**  
— BARUIPUR —



Area Statement & Floor Plan





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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.









# Ground Floor | Master Plan



- 2 BHK + 1TOI(SPLIT)
- 2 BHK + 2TOI
- 3BHK + 2TOI
- 1BHK + 1TOI
- FUTURE DEVELOPMENT

TOWARDS BARUIPUR RAILWAY STATION

BARUIPUR STATION ROAD

TOWARDS BARUIPUR CHAMPAHATTI ROAD





# Legends

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



## Club





- 2 BHK + 1TOI(SPLIT)
- 2 BHK + 2TOI
- 3BHK + 2TOI
- 1BHK + 1TOI
- FUTURE DEVELOPMENT





# Legends

- 1 ENTRY/EXIT
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- 37 BANQUET
- 38 COURTYARD
- 39 POOL LOUNGE
- 40 PRE BANQUET
- 41 RECEPTION LOUNGE



## Club



# 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.





# 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.



# 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.





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





#### 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

### 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

Disclaimer :The developer reserves the right to change the brands with equivalent type of quality.



## 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





# পুরো শহর আপনার আয়ত্বের মধ্যে

## Travel everywhere with ease

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

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

-  Baruiapur Station 850m
-  Baruiapur Police Station 1.8km
-  Baruiapur Esic Hospital 900m
-  Baruiapur 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
-  Baruiapur Municipality Office 2.9Km
-  Baruiapur - Em Bypass Junction 850m
-  Baruiapur Court 1.6Km
-  Baruiapur SDO Office 1.4Km
-  Baruiapur BDO Office 5.6Km
-  Baruiapur Flyover 2.4Km
-  Garia Bazar Metro Station 16.8Km

