




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

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

www.merlinprojects/verve | Call : 033 3087 1655 | F : 033 4015 4500  <http://facebook.com/MERLINGROUP>

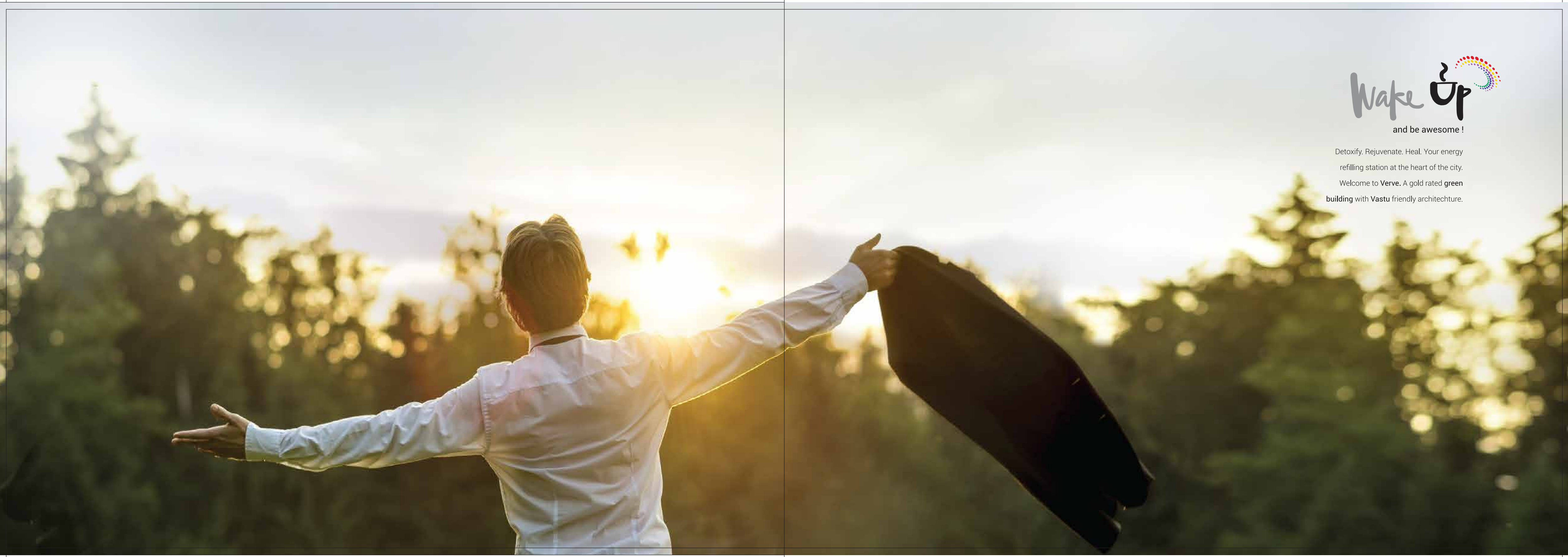
**Disclaimer :** This document is not a legal offering. It only describes the intent & concept of The One. All the areas / dimensions / layout / elevations / pictures etc. are only indicative and are not as per scale. All the details are subject to change, alteration and modification as per the developer's discretion.

necommunication@gmail.com



Radiate  
Positive  
Vibes 





# Wake Up

and be awesome !

Detoxify. Rejuvenate. Heal. Your energy refilling station at the heart of the city.

Welcome to **Verve**. A gold rated **green building** with **Vastu** friendly architecture.

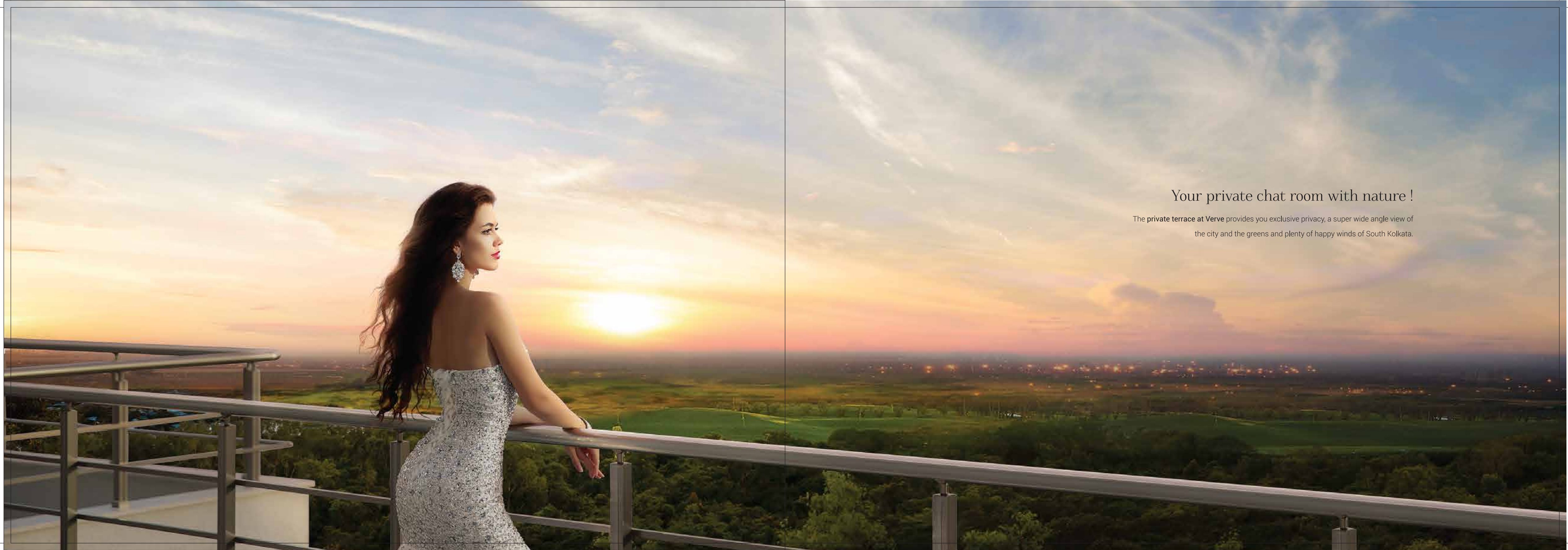


Where the zing of Tolly meets the finesse of Alipore !

1.5 acres gated community living | Twin towers | B+G+12 | 2/3/4 BHK | BU : 669 - 1553 sq ft

Elevated club house on the podium | Pre-certified Gold rated Green Homes





## Your private chat room with nature !

The **private terrace at Verve** provides you exclusive privacy, a super wide angle view of the city and the greens and plenty of happy winds of South Kolkata.

## Poolside rendezvous !

Swimming pool with deck at podium level | Kids pool | Changing room with showers



Artist's impression

Feel the vibe !



Meditation zone



Multi-purpose sports arena



Well-equipped AC gymnasium



Sprawling banquet hall



Rooftop BBQ



Tuition kiosk



Kids play area



Master Plan

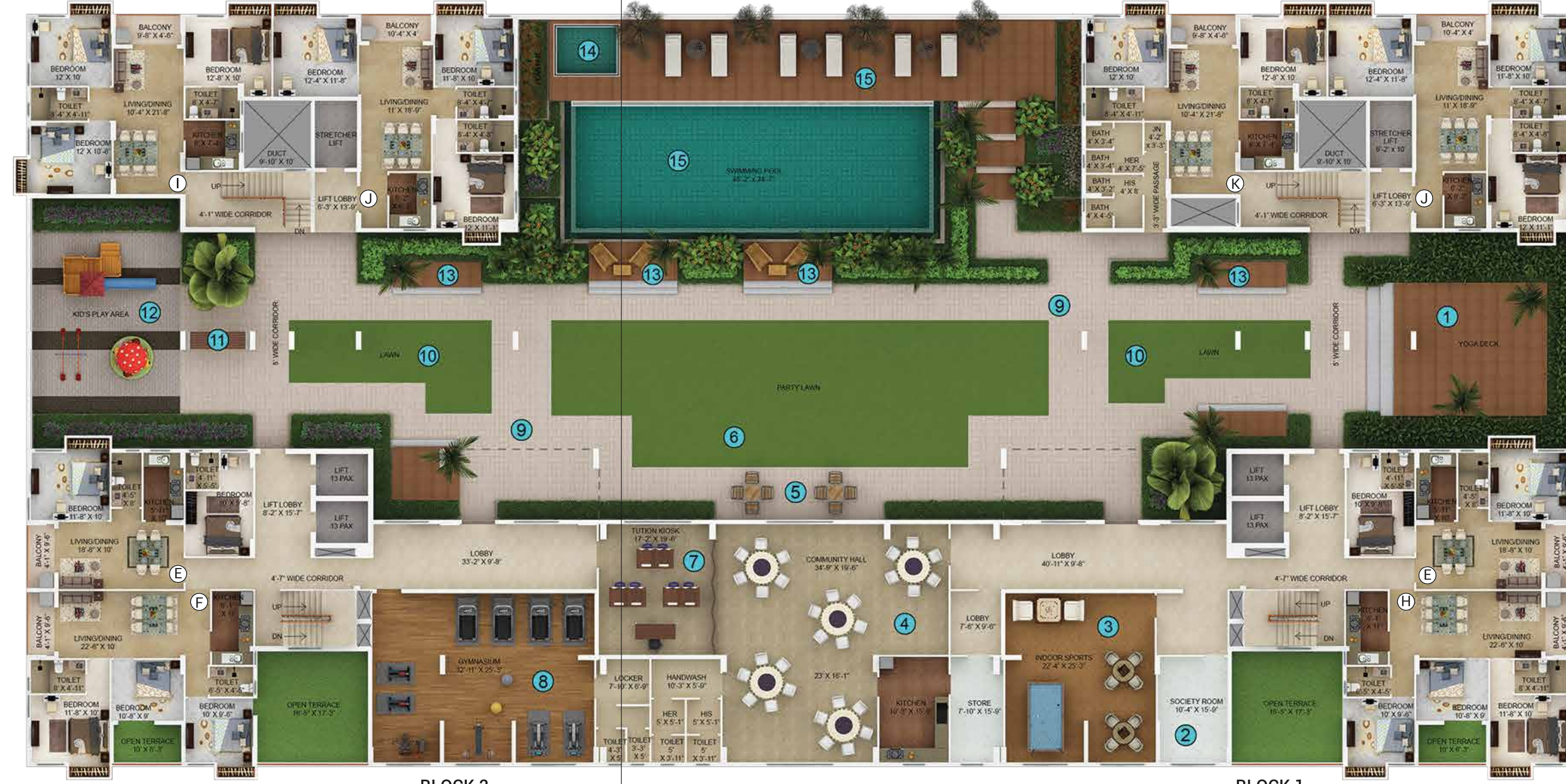
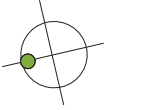
LEGENDS

- ① ENTRY
- ② PERGOLA
- ③ SECURITY ROOM
- ④ SITTING AREA
- ⑤ MULTI-PURPOSE SPORTS ARENA
- ⑥ OPEN CAR PARKING AREA
- ⑦ DROP OFF
- ⑧ DRIVEWAY





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
K	2BHK+2TOI	795	650	27	43	0
J	3BHK+2TOI	986	811	41	42	0
E	2BHK+2TOI	684	575	14	39	0
H	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
E	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 2

BLOCK 1

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
A	3BHK+2TOI	967	793	38	43	43
B	2BHK+2TOI	700	575	0	41	45
C	4BHK+3TOI	1553	1254	41	88	112
D	2BHK+2TOI	698	575	0	39	45
E	2BHK+2TOI	692	575	0	39	45
H	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.

Block 1 | 4th, 7th and 10th 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
A	3BHK+2TOI	945	793	38	43	0
B	2BHK+2TOI	677	575	0	41	0
C	4BHK+3TOI	1497	1254	41	88	0
D	2BHK+2TOI	675	575	0	39	0
E	2BHK+2TOI	669	575	0	39	0
H	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.

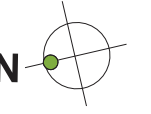
## Block 2 | 2nd Floor Plan



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
E	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
A	3BHK+2TOI	957	793	27	43	45
B	2BHK+2TOI	698	575	0	41	42
C	4BHK+3TOI	1508	1254	30	88	43
D	2BHK+2TOI	696	575	0	39	41
E	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.



**VERVE**  
positive life, positive lifestyle

**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



Pronounce your verve for life !





not to scale

stay positive 

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