

RISE
sports republic

RELOADED



RISE
sports republic

MERLIN GROUP

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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 & modification as per the developer's discretion.

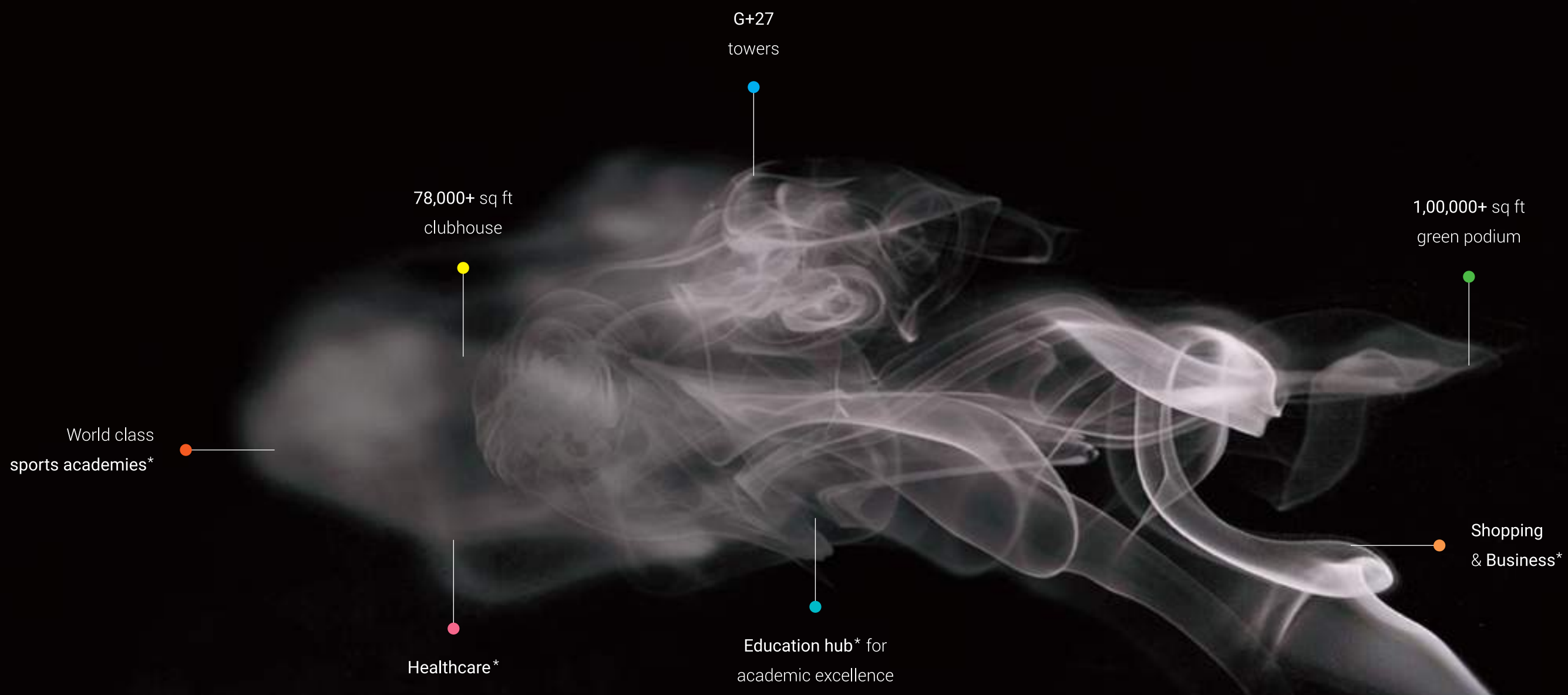




Thank you !

for an amazing response

In 2021, we created history. **RISE**, the first ever sports republic in Eastern India was launched and it registered a landmark success. In **40 days**, we reached **800 million+** audience and **1000+ families** booked their home with us. With **Merlin**, a happy family is never a small family. And with **RISE**, it's getting a little bigger everyday. Welcome to **Merlin RISE**. No place like home, no home like this.



Many shades. one republic !

* The mentioned properties belong to the developer. Extra charges will apply to avail these services.

Life beyond **4 walls**. Life beyond **square feet**.
Life beyond **BHKs**. Live **out of the box**.

Kolkata's first ever Sports Republic. Truly, a self-sufficient sports township
like never before. Because we do not need a big place to stay, we want a
bigger space to live.





An iconic lifestyle destination.
A symbol of new age living.

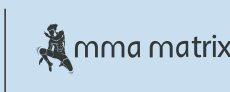
Phase II : G+27 | 9 lifestyle towers | 2358 apartments | 2 - 3 BHK | 70%+ open space

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.



World class sports academies

Football Academy: Magical Ronaldinho will be your football guru. Cricket Academy: Mighty Yuvraj will be your cricket mentor. MMA Training: Tiger Shroff will be your MMA chief. Swim Academy: Learn "Michael Phelps Swim Method"



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

rSE sports republic | **6 Lane,** Rajarhat



FUTURE DEVELOPMENT



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



Masterplan Legends

- S1 Football Field
- S2 Sports Club
- S3 Cricket Field
- R1 Residential Landscaped Podium
- R2 Residential Club

Disclaimer - Sports Academy (S1, S2, S3) 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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Ripples so soft yet marking fragments on time

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



Not just Cricket or Football, choose
beyond just four walls

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INDEX 2 BHK 3 BHK



Legends

- | | | |
|----------------------------------|----------------------------|--------------------------------|
| 1 Resting Corner | 18 Accupressure Walking | 35 Serving Area for Party Lawn |
| 2 Tower Entry to Podium | 19 BBQ Zone | 36 Garden Seating |
| 3 Walking Trail / Jogging Track | 20 Pool Bridge | 37 Feature Seating |
| 4 Massage Court | 21 Splash Pool for Kids | 38 Kids Play Area |
| 5 Meditation Court | 22 Kids Pool | 39 Hopscotch |
| 6 Reflected Pond with Gravel Bed | 23 Swimming Pool with Deck | 40 Snake & Ladder |
| 7 Festival Court | 24 Pool Side Shower | 41 Skating Court |
| 8 Yoga Deck | 25 Spa Pool | 42 Climbing Mound |
| 9 Reading Court | 26 Music Court | 43 Outdoor Fitness Zone |
| 10 Golf Putting Lawn | 27 Water Cascading | 44 Senior Citizen's Park |
| 11 Sculpture Court | 28 Tree Island | 45 Viewing Deck |
| 12 Butterfly Garden | 29 Pool Side Seating | 46 Open Air Seating |
| 13 Herbal Garden | 30 Outdoor Banquet Area | 47 Adda Zone / Parent's Corner |
| 14 Aroma Garden | 31 Access to Podium From | 48 Arrival Plaza |
| 15 Board Games Court | 32 Residential Club | 49 Arrival From Ground Floor |
| 16 Covered Sitout | 33 Reflective Pool | |
| 17 Chess Court | 34 Party Lawn | |

Residential Club Rooftop

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

Ground Level

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



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



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



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BLOCK A1 (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)

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)

*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. It will reduce due to finishes such as plaster, POP, flooring etc.

*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. All RERA carpet area considered excluding finish

*CB = Cupboard



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)

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
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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)

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*CB = Cupboard



BLOCK B1 (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	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

(Area as per RERA)

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
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)

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*CB = Cupboard



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

(Area as per RERA)

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
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)

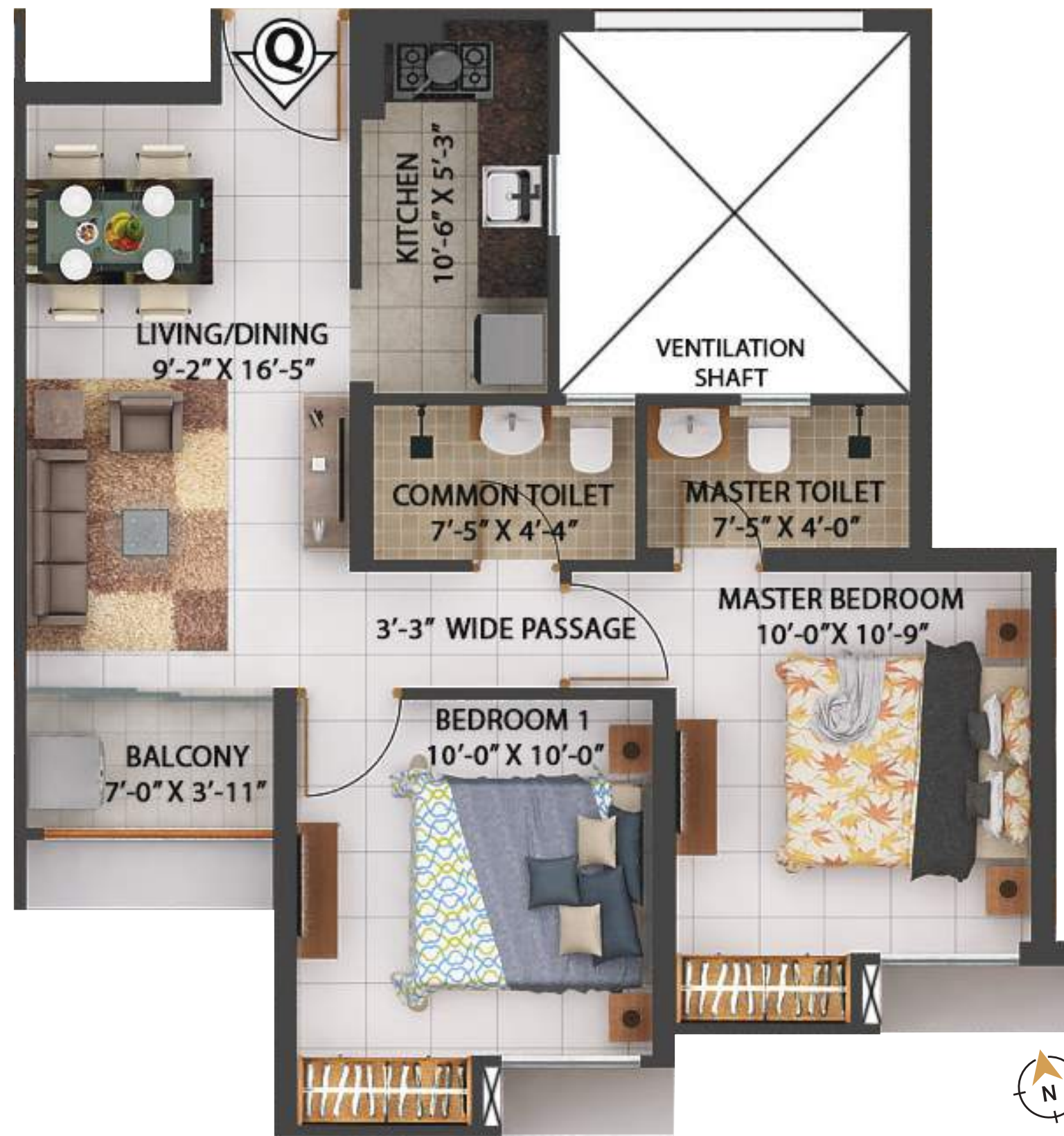
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*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish

*CB = Cupboard



Floor Plan (2BHK + 2T) | TOWER A2 | Type Q

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)

*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 (3BHK + 2T) | TOWER B6 | Type C

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)

*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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LEGENDS

- ① LIVING/DINING: 9'-2" X 16'-5"
- ② KITCHEN: 5'-3" X 10'-6"
- ③ COMMON TOILET: 7'-5" X 4'-4"
- ④ MASTER TOILET: 7'-5" X 4'-0"
- ⑤ MASTER BEDROOM: 10'-0" X 10'-9"
- ⑥ BEDROOM 1: 10'-0" X 10'-0"
- ⑦ 3'-11" WIDE BALCONY

LEGENDS

- ① MASTER BEDROOM: 10'-0" X 12'-0"
- ② KITCHEN: 6'-1" X 10'-0"
- ③ 4'-0" WIDE BALCONY
- ④ BEDROOM 2: 10'-0" X 10'-0"
- ⑤ BEDROOM 1: 10'-4" X 9'-0"
- ⑥ LIVING/DINING: 9'-0" X 20'-0"
- ⑦ COMMON TOILET: 8'-3" X 4'-0"
- ⑧ MASTER TOILET: 7'-11" X 4'-0"



Isometric Floor Plan (2BHK + 2T) | TOWER A2 | Type G

Block	Flat	Floor Type	Area BU
A2	G	2 BHK	632

(Area as per RERA)

Isometric Floor Plan (3BHK + 2T) | TOWER B1 | Type C

Block	Flat	Floor Type	Area BU
B1	C	3 BHK	812

(Area as per RERA)

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#lifeonpodium



Art of living at the heart of nature !

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



Hop | Skate | Check | Mates

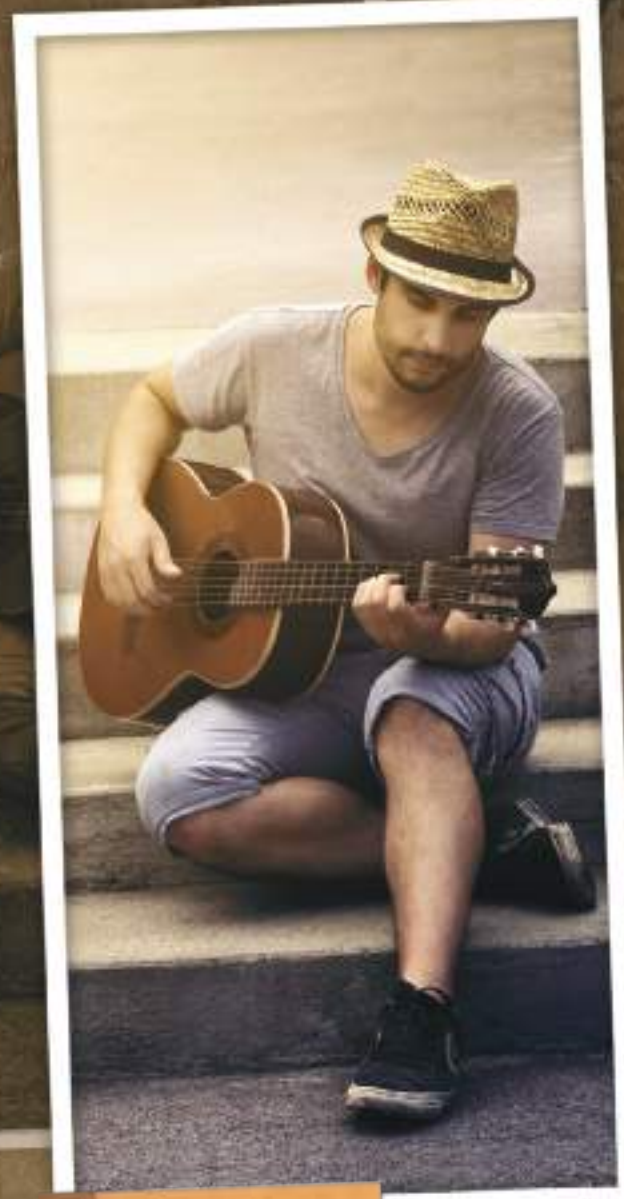
Hopscotch court | Skating court | Outdoor Chess Court | Kids Play Zone



Flower Garden



Bar-be-que



Music court

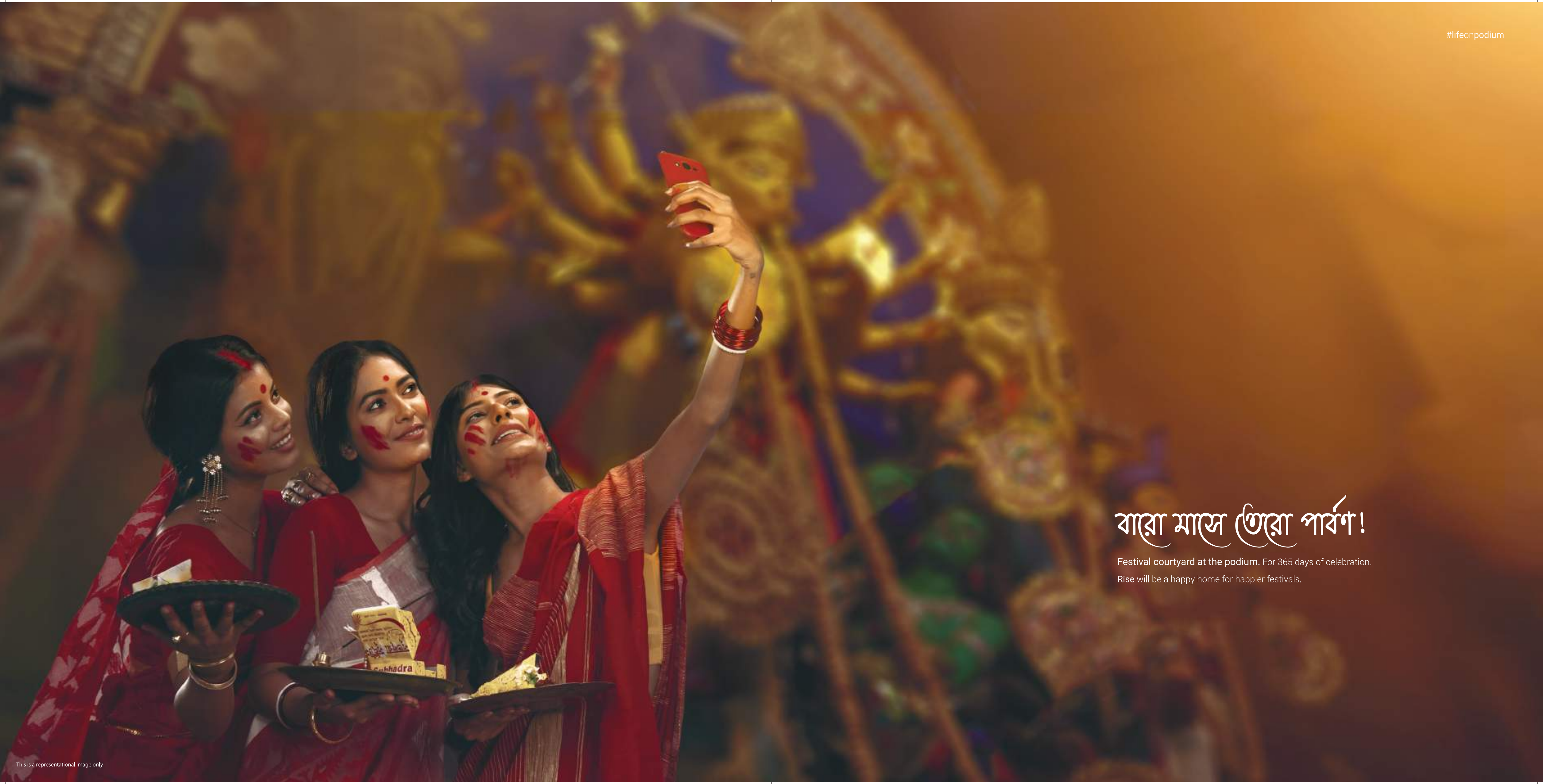


Jogging track



Yoga court

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



বারো মাসে তৈরী পার্বণ!

Festival courtyard at the podium. For 365 days of celebration.
Rise will be a happy home for happier festivals.



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



State-of-the-art residential clubhouse
with world class facilities !





Basketball

Artist's impression

Because life at Rise will be a different ballgame



Tennis




Squash



Badminton

Volley Ball

recharge
your cells

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



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Love storeys at Rajarhat !

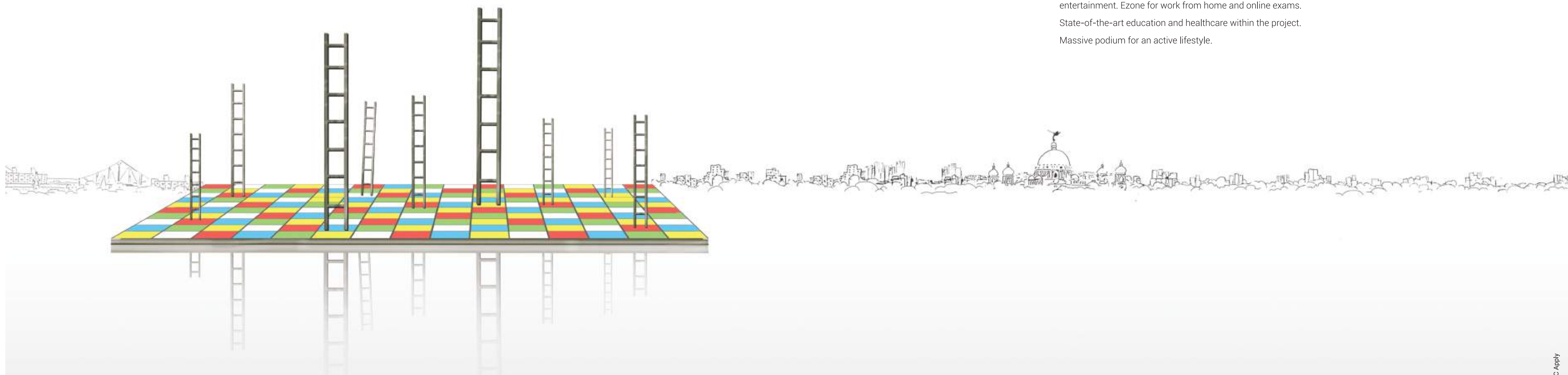
With G+27 on Six Lane Expressway, homes at RISE provide you one of the best viewpoints of the town. It feels great to live in the tallest homes in Rajarhat !

No snakes, just ladders
সাপগু মরবে, লাঠিগু ভাঙবে না

Game changer in urban living !

Affordable EMIs : Smart size apartments with a smarter price tag. No more monthly headaches to pay hefty installments.

Pay less, get more : Explore world class sports academies, next to your home. It's a great opportunity for your kids with separate cricket and football ground. Two clubhouses* for non-stop family entertainment. Ezone for work from home and online exams. State-of-the-art education and healthcare within the project. Massive podium for an active lifestyle.





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 state-of-the-art **healthcare facility**, **quality education** infrastructure, **shopping** and **business spaces** for a unique lifestyle experience.



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

Flooring	800X800 Vitrified Tiles
Wall	Putty
Ceiling	Putty
Main door	Wooden frame with laminated flush door.
Hardware & Fittings	Branded locks and hardware fittings of reputed 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	Split air-conditioner point in living/dining room

Bedroom

Flooring	800X800 Vitrified Tiles
Wall	Putty
Ceiling	Putty
Doors	Wooden Frame with Commercial Flush Door.
Hardware & Fittings	Branded locks and hardware fittings of reputed 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	Split air-conditioner point in all bedrooms

Balcony

Flooring	800X800 Matt finish Vitrified Tiles
Wall	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Door	Aluminium powder coated Doors with glass panes
Railing	Mild steel

Kitchen

Flooring	600X600 Vitrified Tiles
Wall	Ceramic Tiles up to 2 Feet height above the counter
Ceiling	Putty
Door	Wooden Frame with Commercial Flush Door.
Hardware & Fittings	Branded locks and hardware fittings of reputed 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	600X600 Anti-skid Ceramic Tiles
Wall	600X300 Ceramic Tiles up to lintel height
Ceiling	Putty
Door	Wooden Frame with Commercial Flush Door.
Hardware & Fittings	Branded locks and hardware fittings of reputed make
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	Combination of large size vitrified Tiles & Granite as per design
Wall	Combination of Premium Ceramic Tiles, Paint & wall panelling as per design
Ceiling	False Ceiling with Light fixtures

Typical Floor Lobby

Flooring	600X600 Vitrified Tiles
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
- Optimum power back-up to sufficiently run electrical appliances 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
- 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 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
- 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



Find your own republic !

- 1 Airport
- 2 Airport 1 number Gate
- 3 Kaikhali More
- 4 Haldiram
- 5 Chinar Park
- 6 Derozio College
- 7 City Centre 2
- 8 Akankha More
- 9 Bengal Silicon Valley
- 10 Calcutta High Court New Town Campus
- 11 Rajarhat Chowmatha
- 12 DPS New Town
- 13 Narayana School
- 14 DPS Mega City
- 15 Bellevue Hospital (Upcoming)
- 16 TCS
- 17 Eco Tourism Park
- 18 Techno India College
- 19 OHIO Hospital
- 20 TATA Cancer Hospital
- 21 Biswa Bangla Gate
- 22 Axis Mall
- 23 Downtown Mall
- 24 St. Xavier's university
- 25 Ram Krishna Seva Mission
- 26 Army Institute of Management
- 27 WIPRO (Upcoming campus)
- 28 NBCC Square
- 29 ITC Infotech (upcoming)
- 30 Gopalpur Xing
- 31 Charnock Hospital
- 32 Central Mall
- 33 UEM

*Map Not to Scale | Distances as per Google map



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, Bhubaneshwar, Ahmedabad and Raipur.