

# Merlin Gangotri

Uttarpara - Konnagar

Project Compliant Under

**Pradhan  
Mantri  
Awas  
- Yojna**

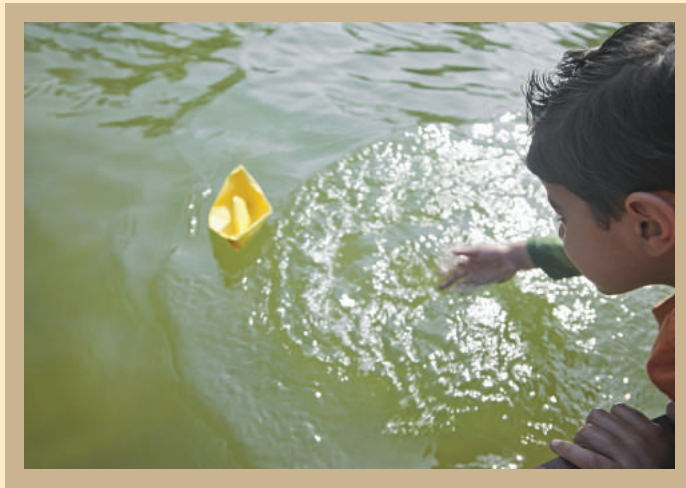


# Merlin Gangotri

where good things start

The Mighty Ganga has sustained our civilisation for hundreds of years. It is synonymous to India and her people. This magnificent river is all the good that happens to us. And it all starts at Gangotri. This little drop of life symbolizes your existence through eternity.

Home is where all good things start. We are inspired by the life-building values of the Ganga which has its origin at "GANGOTRI". Having a good life is akin to adhering to values like love, care, respect & tolerance that have sustained Indian civilisation through generations in the form of the river. Everyone has a different perspective about the river.



### *It is fascinating for children*

Children are fascinated by the boats on a river; its simple moves and contrasting vibrancy. The newness of the waves everchanging their course mesmerises the kids!



### *It is amazing to teenagers*

It is amazing to gaze at this magnificent river from the garden on the roof top...its like living a 'holiday' each day of your life. The youngsters get inspired by the youthfulness & dynamicity of the river.



### *It is caring like a mother*

Mothers look for a place built on human values like sharing and caring for the kids to grow up. Amidst the green and the fresh, a home that also gifts a certain sort of re-assurance borrowed from the mighty river.



### *It is calming for senior citizens*

The calmness and maturity of the ancient river attracts the elderly. They can enjoy a beautiful view from the balcony, take evening strolls at the nearby Ganga ghat ...

Gangotri is that very 'home' you are looking for. There is something exciting for everyone at Gangotri. This B+G+11 building is built over 1.27 acres of land, where 192 lucky families will reside. It has over 70% open landscaped area, a space to fill up your lungs and start a new day!

## PROJECT HIGHLIGHTS

- 1.27 acres • 70% open space • 4 majestic, B+G+11 storeyed high-rise towers
  - 2/3 BHK apartments from 602-791 sq.ft (BU)
- 192 flats in a gated community with swanky club amenities
- Maximum flats with a view of the majestic Ganga • Excellent connectivity



# Amenities:

## AC Community hall with Central Lawn



## Swimming Pool



## Outdoor Children's play area



## Rooftop Yoga & Meditation deck



## Rooftop movie zone



Fragrance Garden

Rooftop sit-out's

Viewing Deck

Jogging Track

Central Lawn

Badminton Court

Gazebo sit-out's

Senior citizen adda zone

Indoor Toddler's play area

Multipurpose AC Yoga & Meditation room

AC Gymnasium

AC Indoor games room





# Cozy Intramurals

Airy and well ventilated Vastu friendly apartments overlooking the Ganges.



Elegant bedrooms



Spacious and multi-utility kitchen



Cozy living / Dining area



Lavishly finished toilets

## Specifications:

- **Magnificent elevation:**

Iconic towers, meticulously designed. Combination of anti-fungal & textured paint that ensures protection from erosion, weather effects and also reduces cost

- **Solid foundation and structure:**

Reinforced cement concrete on piles and sheer walls wherever necessary

- Adequately designed for earthquake resistance

- **Absolute security and fire prevention:**

Surveillance facility with CCTV and intercom

- Fire prevention and protection system as per WBFs recommendations
- Required number of evacuation points and refuge platforms for resident's safety along with fire alarms

**Sufficient common area illumination:**

- Sufficient illumination through compound and street lighting inside the complex

**Diligent water treatment:**

- Each apartment to have treated water supply, absolutely hygienic

**Special treatments and proofing:**

- Anti-termite treatment during various stages of construction
- Waterproofing wherever required

**Impressive entrance lobby:**

- Well decorated foyer with star category finish in common areas and lobbies. Makes a grand entry always

**Aesthetic elevators:**

- High speed automatic lifts of reputed brand with well decorated lift cars will provide ultra-smooth escalation with smooth landing. Stay jerkless

**Impressive electrical details:**

- Fire-resistant wires with high-end switches- zero-hazard, no leakage, shock-proof and sleek
- Concealed wiring of reputed brands for electricity, telephone inside the apartment

- Quality earthing for all electro-mechanical gadgets

- PVC conduit pipe with copper wiring, MCBs/ELCBs, modular switches with sufficient power points for necessary gadgets
- Optimized power back-up with instant change over between mains and DG set

- **Sturdy doors:**

- Main doors made of flushed door with one side teak finish.
- Internal doors: Both side commercial flush doors

- **Airy windows:**

- Aluminium anodised windows of good quality

- **Superior hardware & fittings:**

- All locks and hardware fittings of good quality adding elegance to the apartment

- **Comfortable toilets:**

- Top of the line quality fittings
- Hot and cold water provision
- Water efficient sanitary fixtures
- Ceramic tiles upto 7' height (Dado) to give grandeur to your toilet of reputed make
- Anti-skid flooring

- **Quality kitchen:**

- Granite counter top
- Dado of ceramic tiles above platform upto 2' height with stainless steel sink.

- **Cozy bedroom / living room :**

- High quality vitrified tiles
- A.C. point in bedrooms
- P.O.P finish on wall & ceiling

- **Beautiful balcony:**

- Anti-skid ceramic tiles
- P.O.P finish on wall & ceiling





*Adorned by the breeze*

Gangotri is designed in such a way that most of the flats are facing Ganga with ample cross-ventilation, where you receive pure air throughout the day.





# Merlin Gangotri

where good things start



## Master plan:

### LEGEND

- ① JOGGING TRACK
- ② CENTRAL LAWN
- ③ BADMINTON COURT
- ④ KID'S PLAY AREA
- ⑤ GAZEBO SIT OUT'S
- ⑥ SENIOR CITIZEN ADDA ZONE
- ⑦ COMMUNITY HALL



# Tower - 1

## 1st-11th floor plan

Unit Info		Flat BU Area (with Cupboard & balcony)	Flat Carpet Area (with Cupboard)	Balcony Carpet Area
Flat No.	Flat Type	(Sq.ft)	(Sq.ft)	(Sq.ft)
A	3BHK+2TOI	762	639	41
B	2BHK+2TOI	618	521	26
C	3BHK+2TOI	791	640	45
D	3BHK+2TOI	762	639	41





# Tower - 2

## 2nd-11th floor plan

Unit Info		Flat BU Area (with Cupboard & balcony)	Flat Carpet Area (with Cupboard)	Balcony Carpet Area
Flat No.	Flat Type	(Sq.ft)	(Sq.ft)	(Sq.ft)
A	2BHK+2TOI	624	518	33
B	2BHK+2TOI	608	521	30
C	2BHK+2TOI	602	520	27
D	2BHK+2TOI	612	510	38
E	2BHK+2TOI	624	518	33





# Tower - 3

## 1st floor plan

Unit Info		Flat BU Area (with Cupboard & balcony)	Flat Carpet Area (with Cupboard)	Balcony Carpet Area
Flat No.	Flat Type	(Sq.ft)	(Sq.ft)	(Sq.ft)
A	2BHK+2TOI	624	518	33
C	2BHK+2TOI	602	520	27
D	2BHK+2TOI	612	510	38
E	2BHK+2TOI	624	518	33





# Tower - 3

## 2nd-11th floor plan

Unit Info		Flat BU Area (with Cupboard & balcony)	Flat Carpet Area (with Cupboard)	Balcony Carpet Area
Flat No.	Flat Type	(Sq.ft)	(Sq.ft)	(Sq.ft)
A	2BHK+2TOI	624	518	33
B	2BHK+2TOI	608	521	30
C	2BHK+2TOI	602	520	27
D	2BHK+2TOI	612	510	38
E	2BHK+2TOI	624	518	33





# Tower - 4

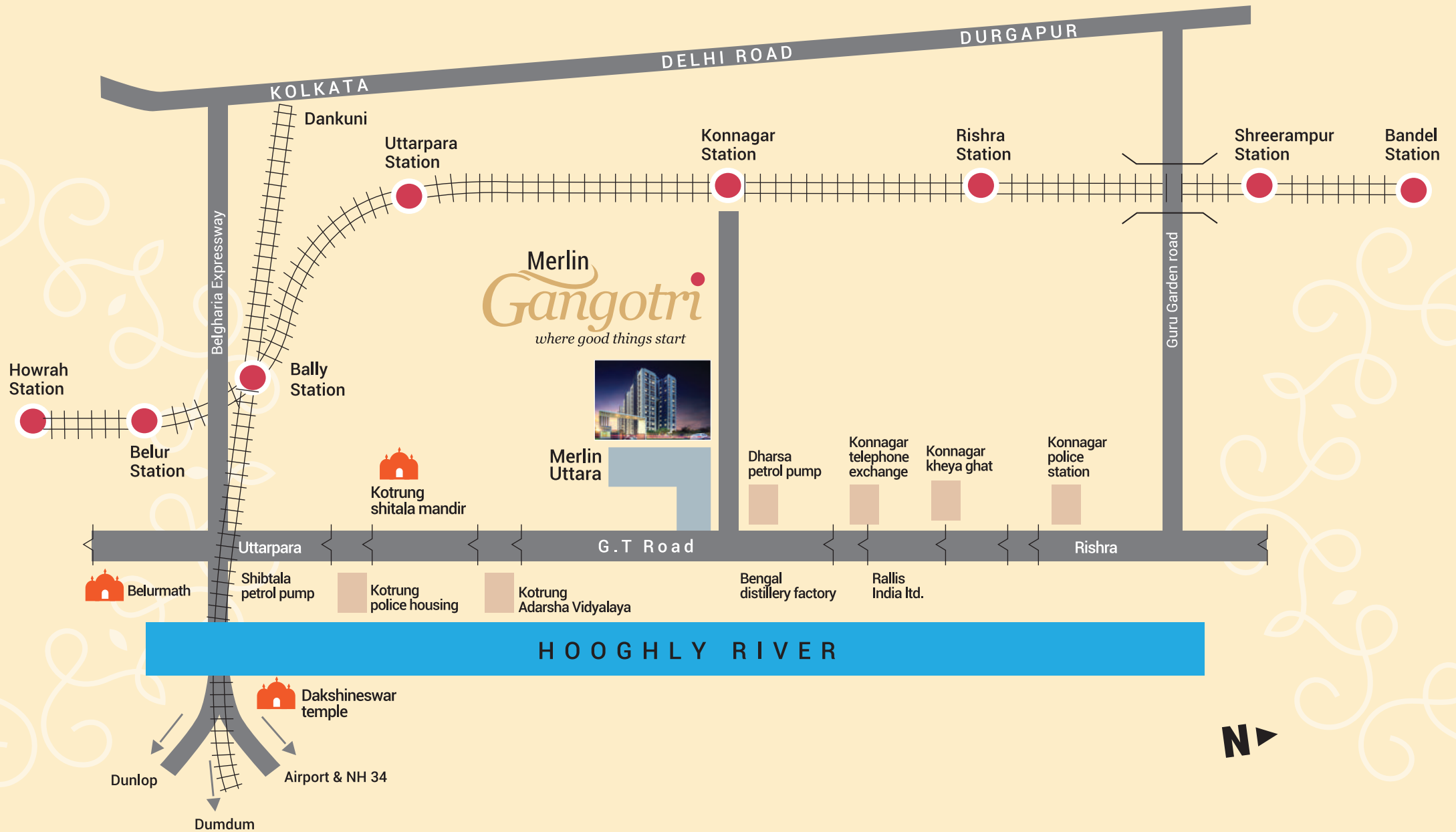
## 1st-11th floor plan

Unit Info		Flat BU Area (with Cupboard & balcony)	Flat Carpet Area (with Cupboard)	Balcony Carpet Area
Flat No.	Flat Type	(Sq.ft)	(Sq.ft)	(Sq.ft)
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● Location map



Disclaimer: This map is not to scale and is indicative in nature



## ● Proximity

- Auto/Bus stop at the doorstep
- 7 mins from Konnagar Railway Station
- 5 mins from Ferry Ghat
- 20 mins from Dakhineswar Temple
- 30 mins from Howrah Station
- 40 mins from Kolkata Airport via Belgharia Expressway
- 2 kms away from Uttarpara Library







**Site address**

94 K G.T. Road, Uttarpara-Kotrung  
(Near Dharsa Petrol Pump) Hooghly - 712233

HIRA Registration Number: **HIRA/P/HOO/2018/000083** | <https://hira.wb.gov.in/>

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