



The
FOURTH

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

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The
FOURTH

The **FOURTH**
OFF SECTOR V

Adjacent to 5th Avenue, New York, there is 4th Avenue, now popularly known as Park Avenue. The place is famous for its great apartments with expansive spaces. World's many highest residential apartments are here.

The Fourth, a luxury condo off Sector V, Kolkata and close to Merlin's celebrated signature project, 5th Avenue is inspired by the cool urban vibes of the 4th Avenue.



Explore 24 carat pure bliss !



Parked in front of a 1000 acre natural lake !

The ultimate "residence of dreams". Enjoy stunning views of Sector V, New town and a 1000 acre bio-diverse natural lake.

Close to Sec V, Metro | Easy access to MAR, Eco park, Airport and other entertainment hotspots.

The
FOURTH
OFF SECTOR V

Luxury condos by the lake !

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





Designed for life without limits !

The large sweeping window walls, blur the lines between indoor and outdoor living. The Fourth. A modern take on an iconic setting. Truly, a live-work-play destination.

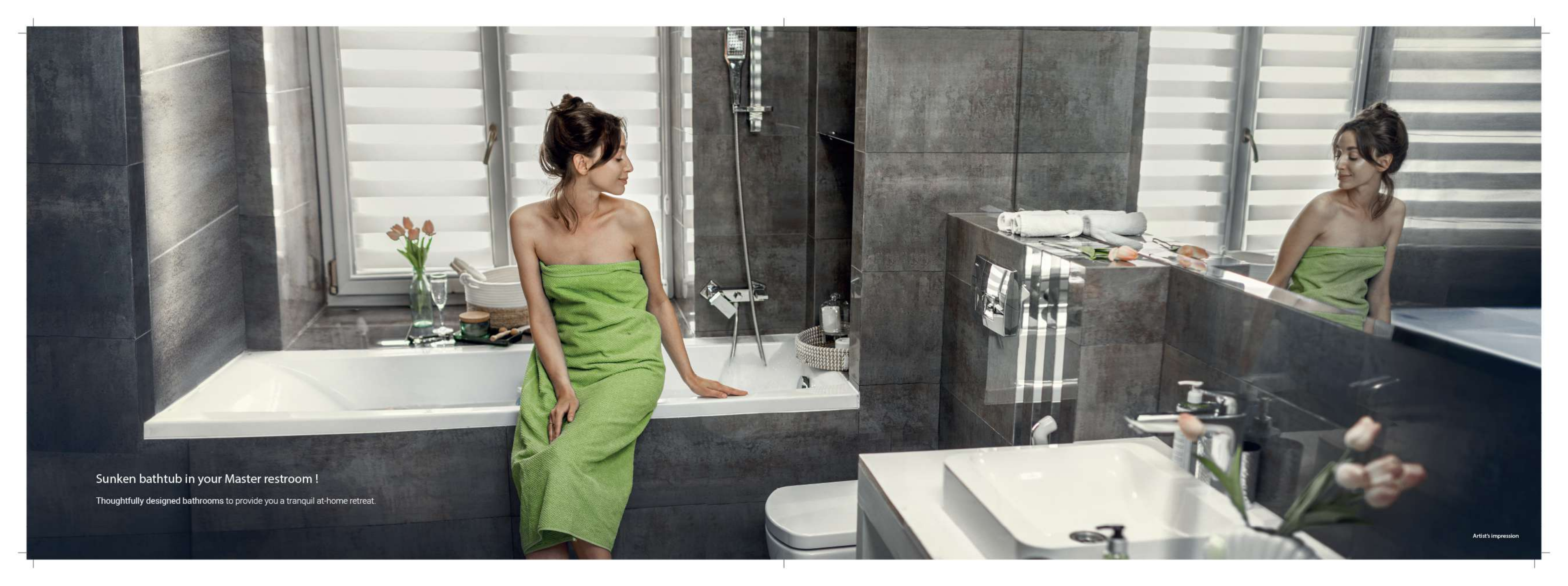


Flirt in italian. Italian marble flooring in living, dining and other bedrooms. Engineered wooden flooring in master bedroom.



Climate control luxury condos !

Apartments with VRF AC. This technology requires minimum amount of energy to maintain set temperatures.

A woman with her hair in a bun, wrapped in a bright green towel, sits on the edge of a white sunken bathtub. The bathroom features dark grey, textured wall tiles and a window with white horizontal blinds. On the windowsill, there is a vase of orange tulips, a glass, and some toiletries. The bathtub is integrated into a dark vanity unit. In the foreground, a white sink with a modern faucet is visible, and its reflection is seen in a large mirror. The overall atmosphere is serene and modern.

Sunken bathtub in your Master restroom !

Thoughtfully designed bathrooms to provide you a tranquil at-home retreat.



Spa on your private terrace !

Soak in luxury at your 7 star aqua view home. Most of the flats at **The Fourth** provide priceless views of a 1000 acre natural lake that sweeps across the skyline of Sector V and parts of New Town.

LEGENDS

Ground Level

- ❶ Palm Garden
- ❷ Kids Play Area
- ❸ Central Lawn
- ❹ Adda Zone
- ❺ Senior Citizen Zone with Reflexology Path
- ❻ Aroma Garden
- ❼ Covered Deck with Waterfall Feature
- ❽ Waterbody
- ❾ Walking Trail
- ❿ Feature Wall

1st Floor Level

- ⓫ Podium Landscape with Seating

INDEX

- 4 BHK FLATS
- 3 BHK FLATS





LEGENDS

Rooftop Level

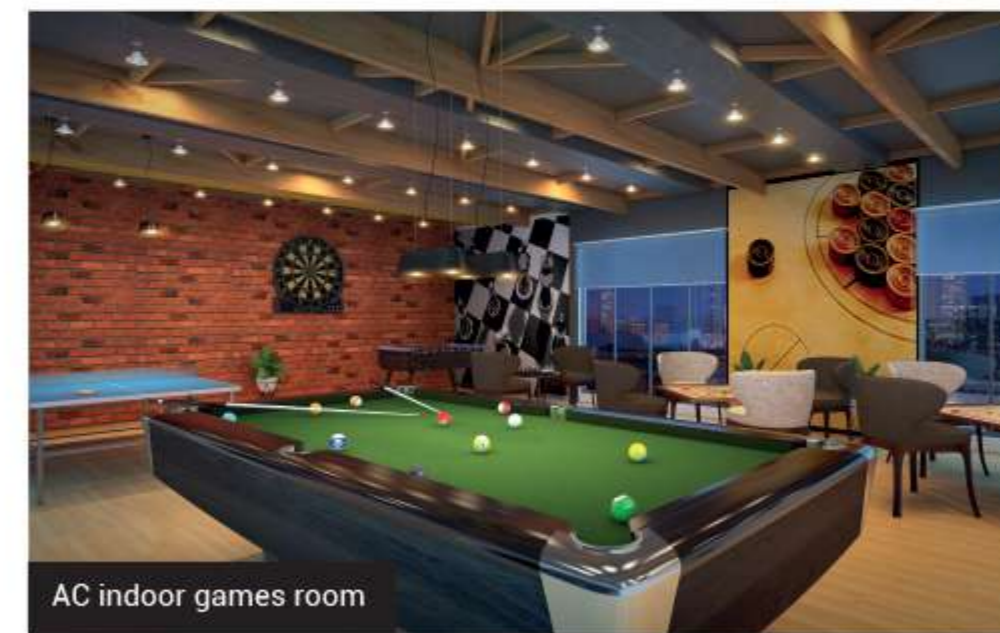
- ① Skating Rink
- ② Mini Basketball Court
- ③ Party Terrace with BBQ Zone
- ④ Changing Room / Toilet
- ⑤ Swimming pool, Kids pool with deck
- ⑥ Steam and Sauna
- ⑦ Lawn
- ⑧ Kids Play Area
- ⑨ Yoga Zone
- ⑩ Seating Area





Reflexology path

Live what you love !



AC indoor games room



Kids play area



Rooftop Mini Basketball court

A basket full of happiness !



Infinity edge pool



Rooftop Kids zone



AC Gym



Block 1 | 1st floor plan

UNIT INFO		TOTAL FLAT AREA (SQ.FT.)	FLAT AREA (SQ.FT.)	FLAT AREA AFTER FINISHING (SQ.FT.)	SERVICE BALCONY AREA (SQ.FT.)	OPEN TERRACE AREA (SQ.FT.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	BU	BU
A	3BHK+3T	1465	1330	1324	21	198
B	3BHK+3T	1545	1401	1395	29	767
C	4BHK+3T	1856	1690	1684	28	682

Block 2 | 1st floor plan

UNIT INFO		TOTAL FLAT AREA (SQ.FT.)	FLAT AREA (SQ.FT.)	FLAT AREA AFTER FINISHING (SQ.FT.)	SERVICE BALCONY AREA (SQ.FT.)	OPEN TERRACE AREA (SQ.FT.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	BU	BU
D	3BHK+3T	1469	1333	1328	21	723
E	3BHK+3T	1547	1400	1394	29	210
F	4BHK+3T	1856	1690	1684	28	945

* Built up area includes carpet area of the unit, service 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.



Block 1 | Typical floor plan (3rd, 6th, 9th, 12th, 15th, 18th, 21st, 24th)

UNIT INFO		TOTAL FLAT AREA (SQ.FT.)	FLAT AREA (SQ.FT.)	FLAT AREA AFTER FINISHING (SQ.FT.)	SERVICE BALCONY AREA (SQ.FT.)	OPEN TERRACE AREA (SQ.FT.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	BU	BU
A	3BHK+3T	1465	1330	1324	21	193
B	3BHK+3T	1545	1401	1395	29	319
C	4BHK+3T	1856	1690	1684	28	353

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



Block 2 | Typical floor plan (3rd, 6th, 9th, 12th, 15th, 18th, 21st, 24th)

UNIT INFO		TOTAL FLAT AREA (SQ.FT.)	FLAT AREA (SQ.FT.)	FLAT AREA AFTER FINISHING (SQ.FT.)	SERVICE BALCONY AREA (SQ.FT.)	OPEN TERRACE AREA (SQ.FT.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	BU	BU
D	3BHK+3T	1469	1333	1328	21	181
E	3BHK+3T	1547	1400	1394	29	305
F	4BHK+3T	1856	1690	1684	28	353

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

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Block 1 | Typical floor plan (4th, 7th, 10th, 13th, 16th, 19th, 22nd)

UNIT INFO		TOTAL FLAT AREA (SQ.FT.)	FLAT AREA (SQ.FT.)	FLAT AREA AFTER FINISHING (SQ.FT.)	SERVICE BALCONY AREA (SQ.FT.)	OPEN TERRACE AREA (SQ.FT.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	BU	BU
A	3BHK+3T	1465	1330	1324	21	198
B	3BHK+3T	1545	1401	1395	29	190
C	4BHK+3T	1856	1690	1684	28	277

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

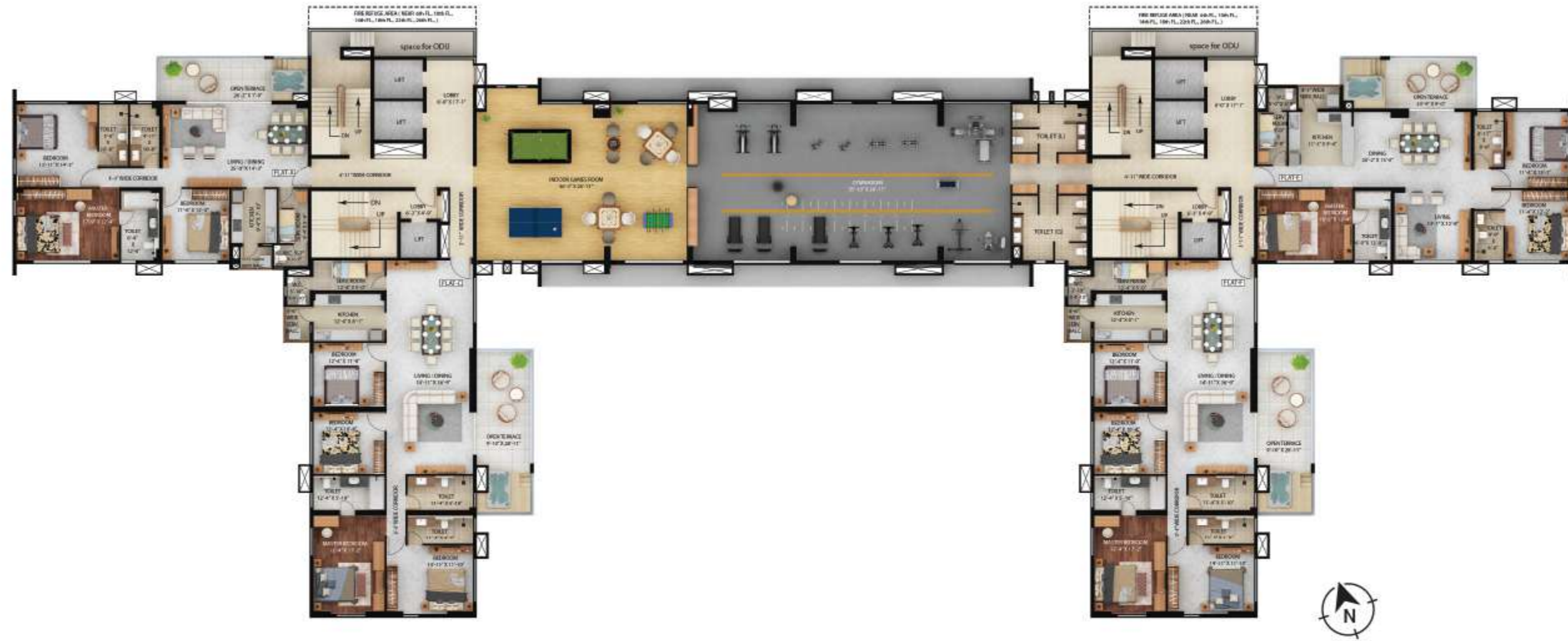
Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP flooring etc.



Block 2 | Typical floor plan (4th, 7th, 10th, 13th, 16th, 19th, 22nd)

UNIT INFO		TOTAL FLAT AREA (SQ.FT.)	FLAT AREA (SQ.FT.)	FLAT AREA AFTER FINISHING (SQ.FT.)	SERVICE BALCONY AREA (SQ.FT.)	OPEN TERRACE AREA (SQ.FT.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	BU	BU
D	3BHK+3T	1469	1333	1328	21	181
E	3BHK+3T	1547	1400	1394	29	210
F	4BHK+3T	1856	1690	1684	28	277

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



Block 1 | 25th floor plan

UNIT INFO		TOTAL FLAT AREA (SQ.FT.)	FLAT AREA (SQ.FT.)	FLAT AREA AFTER FINISHING (SQ.FT.)	SERVICE BALCONY AREA (SQ.FT.)	OPEN TERRACE AREA (SQ.FT.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	BU	BU
A	3BHK+3T	1465	1330	1324	21	198
C	4BHK+3T	1856	1690	1684	28	277

Block 2 | 25th floor plan

UNIT INFO		TOTAL FLAT AREA (SQ.FT.)	FLAT AREA (SQ.FT.)	FLAT AREA AFTER FINISHING (SQ.FT.)	SERVICE BALCONY AREA (SQ.FT.)	OPEN TERRACE AREA (SQ.FT.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	BU	BU
E	3BHK+3T	1547	1400	1394	29	210
F	4BHK+3T	1856	1690	1684	28	277

* Built up area includes carpet area of the unit, service 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.



Block 1 | 26th floor plan

UNIT INFO		TOTAL FLAT AREA (SQ.FT.)	FLAT AREA (SQ.FT.)	FLAT AREA AFTER FINISHING (SQ.FT.)	SERVICE BALCONY AREA (SQ.FT.)	OPEN TERRACE AREA (SQ.FT.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	BU	BU
A	3BHK+3T	1465	1330	1324	21	247
C	4BHK+3T	1856	1690	1684	28	182

Block 2 | 26th floor plan

UNIT INFO		TOTAL FLAT AREA (SQ.FT.)	FLAT AREA (SQ.FT.)	FLAT AREA AFTER FINISHING (SQ.FT.)	SERVICE BALCONY AREA (SQ.FT.)	OPEN TERRACE AREA (SQ.FT.)
Flat No.	Flat Type	BU	HIRA Carpet	HIRA Carpet	BU	BU
E	3BHK+3T	1547	1400	1394	29	155
F	4BHK+3T	1856	1690	1684	28	182

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



Artist's impression

Living Room

Specifications

Foundation & Structure

- Structure designed for the optimum wind & seismic considerations as stipulated by the IS code, for better safety.
- Foundation with RCC piles & pile caps
- RCC super structure with concrete wall

Building Envelope

- A modern and fashionable towers meticulously designed and externally painted with mix of anti fungal and texture/acrylic emulsion paint to increase durability and prevent fungae.

Living /Dining Room

- Living / Dining Flooring : Italian Marble
- Wall : Putty
- Ceiling : Putty
- Main door : Wooden panel door with video door phone & digital lock.
- Hardware & Fittings : Branded locks and hardware fittings of Yale, Hafele, Dorset, Godrej, or equivalent make.
- Windows : Aluminum powder coated windows with glass panes
- Electrical : Modular switches of crabtree / Havells or equivalent make with copper wiring.
- Air Conditioning : VRF Air-Conditioning in living / dining rooms

Bedroom

- Master bedroom flooring : Engineered Wooden flooring in bedroom.
- Other bedroom flooring : Italian Marble
- Wall : Putty
- Ceiling : Putty
- Doors : Wooden frame with both side laminated flush door
- Hardware & Fittings : Branded locks and hardware fittings of Yale, Hafele, Dorset, Godrej, or equivalent make.
- Windows : Aluminum powder coated windows with glass panes
- Electrical : Modular switches of crabtree / Havells or equivalent make with copper wiring.
- Air Conditioning : VRF Air-Conditioning in all bedrooms



Master Bedroom



Kitchen



Restroom

Open Terrace

- Wellness : Spa at open terrace (Optional)
- Flooring : Matt finish Ceramic Tiles
- Wall : Acrylic emulsion paint
- Door : Aluminum powder coated doors with glass panes
- Railing : SS / Aluminum with glass

Kitchen

- Flooring : Heavy duty matt finish ceramic tiles
- Wall : Dado of ceramic tiles upto 2 Feet height above the counter
- Ceiling : Putty
- Door : Wooden frame with both side laminated flush door .
- Hardware & Fittings : Branded locks and hardware fittings of Yale, Hafele, Dorset, Godrej, or equivalent make.
- Window : Aluminum powder coated windows with glass panes and provision for exhaust fan
- Counter : Granite counter top
- Plumbing : Stainless steel sink with hot & cold water provision.
- Electrical : Modular switches of crabtree / Havells or equivalent make with copper wiring

Service Balcony

- Flooring : Heavy duty matt finish ceramic tiles
- Wall : Ceramic tiles dado up to 3 feet
- Ceiling : Putty
- Door : Aluminum powder coated doors with glass panes
- Railing : Aluminium louver

Toilet

- Flooring : Anti-skid ceramic tiles
- Wall : Ceramic wall tiles up to 7 feet height
- Ceiling : Putty
- Door : Wooden frame with both side laminated flush door .
- Hardware & Fittings : Branded locks and hardware fittings of Yale, Hafele, Dorset, Godrej, or equivalent make.

- Window : Aluminum powder coated windows with Glass panes & provision for exhaust fan
- Sanitary ware : American standard / Kohler or equivalent make
- CP Fittings : American standard / Kohler or equivalent make
- Shower Area : Bathtub in Master toilet & Glass Partition for other toilets

Servant Room

- Flooring : Ceramic tiles
- Wall : Putty
- Ceiling : Putty
- Doors : Both side laminated flush door with wooden frame.

Servant Toilet

- Flooring : Anti-skid ceramic tiles
- Wall : Ceramic wall tiles upto 7 feet height
- Ceiling : Putty
- Door : Flush door with wooden frame.
- Window : Aluminum powder coated windows with glass panes and provision for exhaust fan
- Sanitary ware : Hindware / Parryware or equivalent make
- CP Fittings : Hindware / Parryware or equivalent make

Ground Floor Lobby

- Flooring : Italian Marble
- Wall : Combination of premium italian marble, Granite, polished veneer & paint as per design

- Ceiling : False ceiling with light fixtures

Typical Floor Lobby

- Flooring : Large size vitrified tiles
- Wall : Combination of tiles & paint
- Ceiling : False ceiling with light fixtures

Lifts

- "Kone / Schindler/ Mitsubishi or equivalent make .
- 2 Nos. Passenger lift & 1 Service Lift for each tower."

24x7 security and Fire prevention

- Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services.
- Required number of evacuation points & refuge platforms for residents' safety along with fire alarms.
- Sufficient Power back-up to run your electrical appliances.
- 100% Power backup for common areas & utilities
- Video door phone facility with intercom system
- 24X7 round the clock security
- Security surveillance facility with CCTV on ground floor common areas

Green Initiatives

- Organic waste management
- Water efficient fixtures
- Rainwater harvesting
- Sewage treatment plant
- Landscaping with use of native plants
- Recycled water for gardening
- Dual flushing system
- Low VOC materials
- Use of LED lights in common areas

Health & Safety

- 24 hour treated water supply through water treatment plant
- Anti-termite treatment during various stages of construction
- Superior quality waterproofing wherever necessary
- Thermal insulation treatment for the roof
- Quality earthing for all electro – mechanical gadgets
- Automatic changeover system for DGs
- Sufficient project illumination through compound & street lighting inside the complex

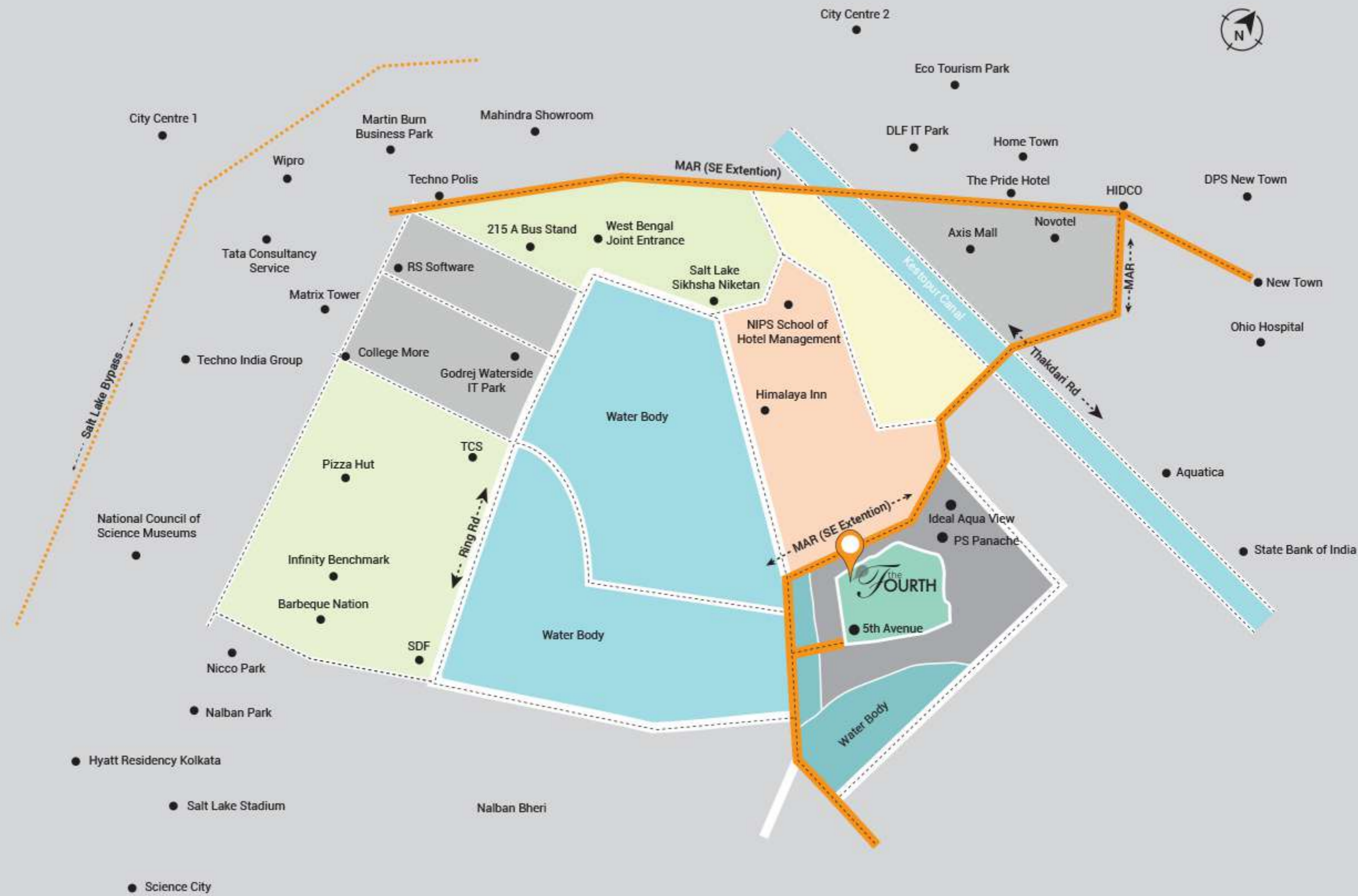
The
FOURTH
OFF SECTOR V

A masterpiece in luxury !

1.93 acres | Twin towers | 2B+G+26 | 3 BHK BU Area : 1465 -1547 sq ft
4 BHK BU Area : 1856 sq ft | Vastu friendly apartments | Green building

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





Important Landmarks

New Town 4.7 km | Axis Mall 2.7 km | Sector V 2.3 km | RDB 3.0 km | Airport 15 km | E M Bypass 18.9 km
 Hyatt 6.8 km | Salt Lake Stadium 6.4 km | Godrej Waterside 2.7 km | ITC Royal Bengal 8.6 km