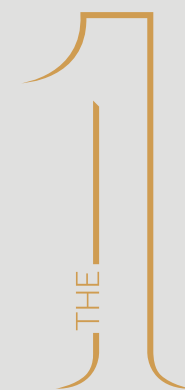


1
THE

in a million



The only **one** in town

Niche, understated and enveloped in the embrace of luxury, maybe it's time to tell the world there is one sanctum you deserve. **The One.** Here it is. Luxury for the soul.

Full HD luxury living at Tollygunge

1, Raja Rammohan Roy Road



Artist's impression

THE

Full HD luxury living at Tollygunge !

3.2 acres | 77% open space | 3 iconic hi-rise towers with connecting roof

B+G+17 | 398 apartments | 2/3 BHK | Carpet area : 607 - 1459 sq ft

Roof-top swimming pool | Serene landscape all around



Legends

Ground Level

- 1 Entrance/Exit Gate Complex
- 2 Accent Paving at Entry/Exit Gate Complex
- 3 Car Parking
- 4 Pergola
- 5 Open-air Theatre overlooking Natural Pond
- 6 Floating Stage in Pond
- 7 Bridge Connection to Stage
- 8 Lotus Pond
- 9 Floating Jet Fountains and Water Feature
- 10 Jogging Track along Pond
- 11 Lawn
- 12 Open Sitting
- 13 Pathway through Portals
- 14 Mound with Dense Plantation
- 15 Boundary Plantation
- 16 Tower Drop-off with Accent Paving
- 17 Tower Arrival Court
- 18 Mound with Dense Plantation & Sculptures
- 19 Entry to Community Centre

Podium Level

- 20 Central Green/Multipurpose Sports field
- 21 Pathway/Jogging Track
- 22 Sitting under Trellis
- 23 Sitting in different areas
- 24 Cantilevered Gazebo overlooking Pond
- 25 Kids Play Area
- 26 Viewing Deck
- 27 Yoga/Meditation Pavilion floating in Lotus Pond
- 28 Tennis Court
- 29 Golf Putting Green
- 30 Enclosed Garden
- 31 Outdoor Gym
- 32 Gazebo with Sitting
- 33 Reflexology Path





Life on Podium !



Central Park with Multipurpose Playcourt | Jogging Track | Tennis Court | Golf Putting Green | Outdoor Gym | Floating Meditation Pavilion in Lotus Pond | Cantilevered Gazebo
Overlooking Pond | Kids Play | Viewing Deck | Reflexology Path



Enjoy luxury at the Rooftop!

Swimming Pool | Party Area | Sitting under Pergola | Adda Zone
Outdoor Gym | Yoga & Meditation Garden | Toddlers Play Area | Skating Rink

THE 1

The chosen ONE,
for a selected few !



Tower 2 - 3, 6, 9, 12 & 15th floor plan



Unit Info		Total Flat Area sq. ft.	Flat Area sq. ft.	Cupboard Area sq. ft.	Ser. Balcony Area sq. ft.	Open Terrace Area sq. ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
A	3BHK + 2TOI	1020	821	33	26	94
B	3BHK + 2TOI	1020	821	33	26	94
C	2BHK + STUDY + 2TOI	862	698	24	25	70
D	2BHK + 2TOI	680	560	20	0	54
E	2BHK + 2TOI	694	560	20	0	83
F	2BHK + STUDY + 2TOI	835	708	0	25	69
G	2BHK + STUDY + 2TOI	835	708	0	25	69
H	2BHK + 2TOI	680	560	20	0	54
J	2BHK + 2TOI	694	560	20	0	83
K	2BHK + STUDY + 2TOI	862	698	24	25	70
L	3BHK + 2TOI	1020	821	33	26	94
M	3BHK + 2TOI	1020	821	33	26	94

*Built up Area includes Carpet Area of the Unit, Cupboard, 50% of the Terrace Area and the Wall Area covering the Unit.





Tower 1 & 3 - 3, 6, 9, 12 & 15th floor plan



Unit Info		Total Flat Area sq. ft.	Flat Area sq. ft.	Cupboard Area sq. ft.	Ser. Balcony Area sq. ft.	Open Terrace Area sq. ft.
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*Built up Area includes Carpet Area of the Unit, Cupboard, 50% of the Terrace Area and the Wall Area covering the Unit.

1 in details !

Grand Entrance Lobby:

- Modish entrance lobby with premium wall finishes, combination of Italian marble, granite, polished veneer & paint.

Elevation:

- An iconic building, meticulously designed with state-of-the-art specifications.

Air-Conditioning:

- Split Air-Conditioning in all rooms including the dining/ living room (not in Bathroom/Kitchen/Balcony)

Foundation & Structure:

- Reinforced cement with concrete on piles and sheer walls wherever necessary
- Strict surveillance on quality

Wall finish:

- Gypsum plaster for extra smooth finish

Doors:

- Polished flush main door
- Painted flush door in bedrooms, bathrooms and kitchen

Windows:

- Anodized aluminum windows with glass panes

Hardware & Fittings:

- Branded locks and hardware fittings of reputed brand

Floors:

- Large size vitrified tiles in living, dining & bedrooms
- Kitchen floor with heavy duty matt finish ceramic tiles
- Anti-skid floor tiles in bathroom and designer tiles on walls upto 7 ft height

Elevators:

- High speed automatic lifts of reputed brand with well-decorated lift cars
- One stretcher lift with capacity of 13 passengers

Common lighting:

- Overhead illumination for compound & 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 electricity, telephone, internet etc. and other necessary gadgets inside the apartment and cable outside.
- Fire resistant wires with premium modular switches of reputed brand
- Quality earthing for all electro-mechanical gadgets
- Power back-up up to 5 KVA sufficient to run all your electrical gadgets including Air-Conditioner.

24x7 Security & Fire Prevention:

- Security surveillance facility with CCTV
- Fire fighting arrangements as per recommendation of West Bengal Fire Service (as per Provisional NOC)
- Video door phone facility with intercom system

Treatment:

- Anti-termite treatment during various stages of construction

Water Treatment:

- 24 hour treated water supply

Proofing:

- Superior quality waterproofing wherever necessary

Kitchen:

- Granite counter top
- Dado of ceramic tiles above platform upto 2 ft height
- Stainless steel sink
- Hot & cold water provision

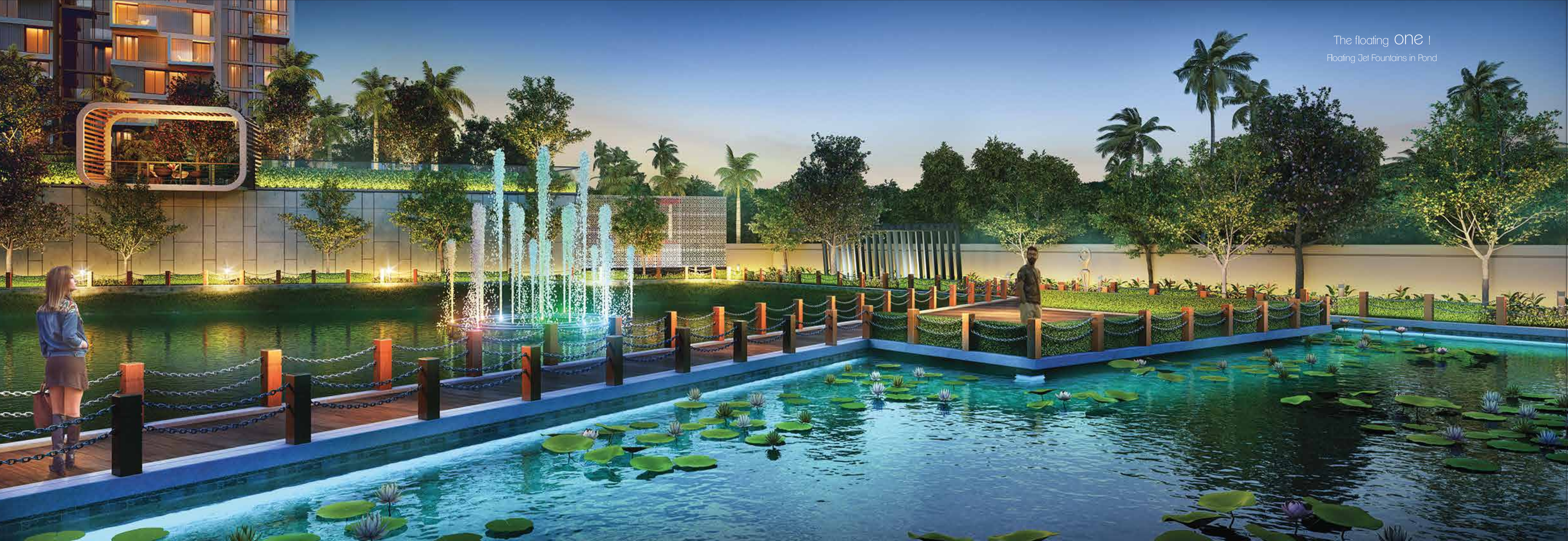
Toilet:

- Water efficient sanitary fixtures of reputed brand
- Top-of-the-line international quality fittings of reputed brand
- Designer large-sized wall tiles upto 7 ft height
- Anti-skid flooring
- Hot & Cold water provision

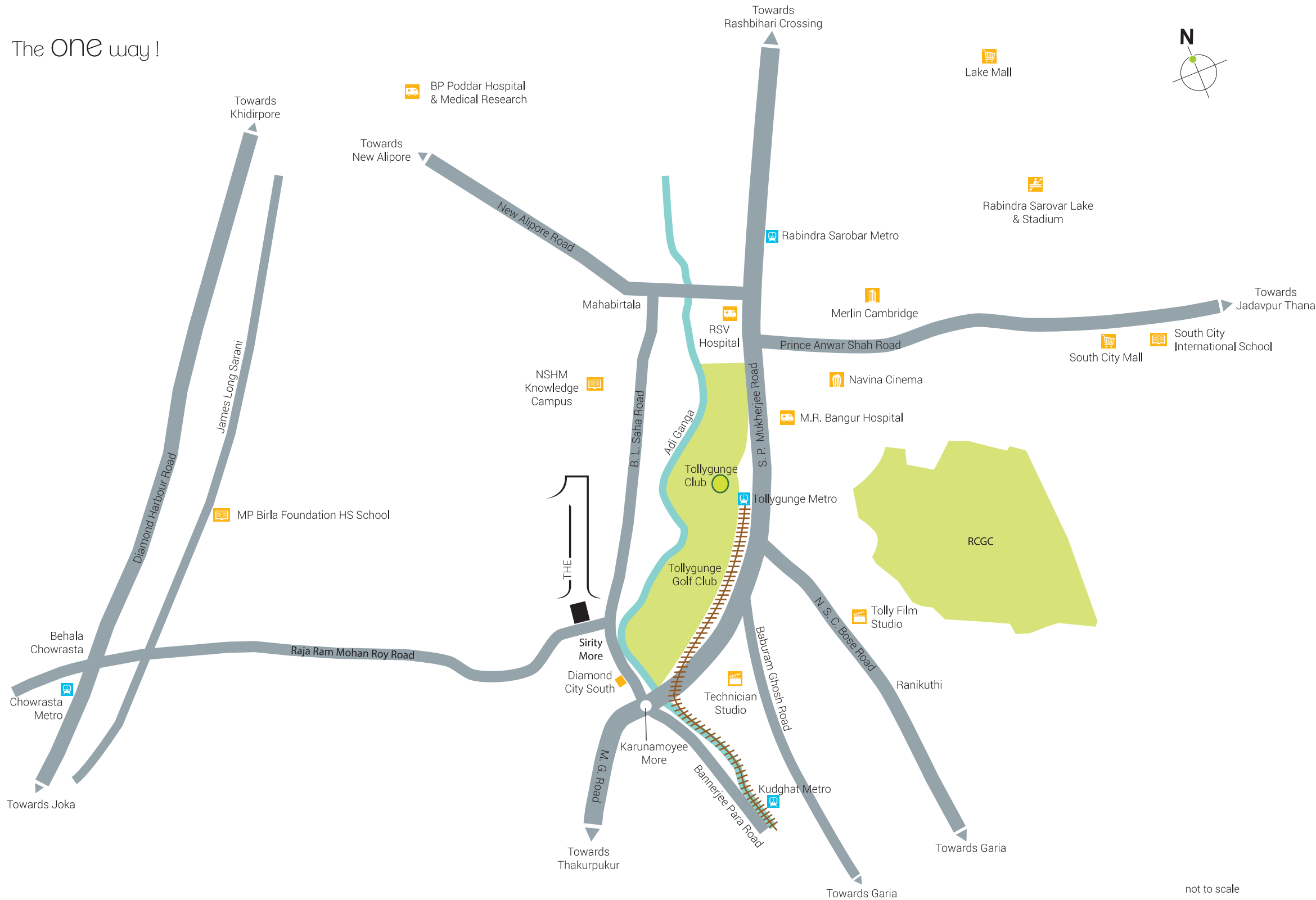
Live amongst Greens, Air & Water:

- Ample open space 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.

The floating one !
Floating Jet Fountains in Pond



The one way !



What's nearby



Metro

- Tolly Metro : 2.1 km
- Rabindra Sarobar Metro : 3.1 km
- Behala Chowrasta Metro* : 2.8 km



Healthcare

- MR Bangur : 2.2 km
- RSV Hospital : 2.6 km
- CMRI/Kothari/BM Birla : 6.4 km



Education

- MP Birla Foundation School : 3.2 km
- National Public School : 260 mtr
- South City International : 4.5 km



Entertainment / Leisure

- South City Mall : 4.2 km
- Lake Mall : 3.9 km



Landmarks

- RCGC Club : 2.4 km
- Tolly Golf Club : 2.5 km
- Tollywood (Tinsel Town) : 3.5 km

*upcoming



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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.