



Area Statement and Floor Plans

You will love this One !

Sunset view of the pond from cantilevered gazebo

THE

Full HD luxury living at Tollygunge !

Everyday, life begins at home. At, **The One** it evolves like never before.

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 - 1479 sq ft | Rooftop swimming pool | Serene landscape all around





the master one !

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



Disclaimer : All the indexing are on approximation. There may be slight variation in actual construction.

Tower 1 - 1st 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	1517	790	33	26	1153
B	3BHK + 2TOI	1116	790	33	26	1162
C	2BHK + STUDY + 2TOI	995	698	24	25	527
D	2BHK + 2TOI	715	560	20	0	125
E	2BHK + 2TOI	715	560	20	0	125
F	2BHK + STUDY + 2TOI	1146	698	24	25	527

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



Tower 2 - 1st 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
B	3BHK + 2TOI	1553	790	33	26	1220
C	2BHK + STUDY + 2TOI	1090	698	24	25	525
D	2BHK + 2TOI	715	560	20	0	125
E	2BHK + 2TOI	715	560	20	0	125
H	2BHK + 2TOI	715	560	20	0	125
G	2BHK + 2TOI	715	560	20	0	125
K	2BHK + STUDY + 2TOI	1090	698	24	25	525
L	3BHK + 2TOI	1540	790	33	26	1194

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



Tower 3 - 1st 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	1520	790	33	26	1147
B	3BHK + 2TOI	1524	790	33	26	346
C	2BHK + STUDY + 2TOI	1091	698	24	25	335
D	2BHK + 2TOI	777	560	20	0	125
E	2BHK + 2TOI	777	560	20	0	125
F	2BHK + STUDY + 2TOI	1091	698	24	25	636

*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 - 2, 5, 8, 11, 14 & 17 th 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	1024	821	33	26	102
B	3BHK + 2TOI	1001	821	33	26	53
C	2BHK + STUDY + 2TOI	867	698	24	25	79
D	2BHK + 2TOI	694	560	20	0	83
E	2BHK + 2TOI	680	560	20	0	54
F	2BHK + STUDY + 2TOI	867	698	24	25	79

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



Tower 3



Tower 1

Tower 2 - 2nd 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
B	3BHK + 2TOI	1001	821	33	26	53
C	2BHK + STUDY + 2TOI	867	698	24	25	79
D	2BHK + 2TOI	694	560	20	0	83
E	2BHK + 2TOI	680	560	20	0	54
H	2BHK + 2TOI	694	560	20	0	83
J	2BHK + 2TOI	680	560	20	0	54
K	2BHK + STUDY + 2TOI	867	698	24	25	79
L	3BHK + 2TOI	1024	821	33	26	102

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



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.
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	862	698	24	25	70

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



Tower 2 - 4, 7, 10, 13 & 16th 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	1001	821	33	26	53
B	3BHK + 2TOI	1024	821	33	26	102
C	2BHK + STUDY + 2TOI	867	698	24	25	79
D	2BHK + 2TOI	691	560	20	0	77
E	2BHK + 2TOI	691	560	20	0	77
F	2BHK + STUDY + 2TOI	840	708	0	25	79
G	2BHK + STUDY + 2TOI	840	708	0	25	79
H	2BHK + 2TOI	691	560	20	0	77
J	2BHK + 2TOI	691	560	20	0	77
K	2BHK + STUDY + 2TOI	867	698	24	25	79
L	3BHK + 2TOI	1001	821	33	26	53
M	3BHK + 2TOI	1024	821	33	26	102

*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 - 4, 7, 10, 13 & 16 th 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	1001	821	33	26	53
B	3BHK + 2TOI	1024	821	33	26	102
C	2BHK + STUDY + 2TOI	867	698	24	25	79
D	2BHK + 2TOI	691	560	20	0	77
E	2BHK + 2TOI	691	560	20	0	77
F	2BHK + STUDY + 2TOI	867	698	24	25	79

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



Tower 2 - 5, 8, 11 & 14 th 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	1024	821	33	26	102
B	3BHK + 2TOI	1001	821	33	26	53
C	2BHK + STUDY + 2TOI	867	698	24	25	79
D	2BHK + 2TOI	694	560	20	0	83
E	2BHK + 2TOI	680	560	20	0	54
F	2BHK + STUDY + 2TOI	840	708	0	25	79
G	2BHK + STUDY + 2TOI	840	708	0	25	79
H	2BHK + 2TOI	694	560	20	0	83
J	2BHK + 2TOI	680	560	20	0	54
K	2BHK + STUDY + 2TOI	867	698	24	25	79
L	3BHK + 2TOI	1024	821	33	26	102
M	3BHK + 2TOI	1001	821	33	26	53

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



Tower 2 - 17th 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	1024	821	33	26	102
B	3BHK + 2TOI	1001	821	33	26	53
C	2BHK + STUDY + 2TOI	867	698	24	25	79
D	2BHK + 2TOI	694	698	20	0	83
E	2BHK + 2TOI	680	560	20	0	54
H	2BHK + 2TOI	694	560	20	0	83
J	2BHK + 2TOI	680	560	20	0	54
K	2BHK + STUDY + 2TOI	867	698	24	25	79
L	3BHK + 2TOI	1024	821	33	26	102
M	3BHK + 2TOI	1001	821	33	26	53

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





Enjoy luxury at the Rooftop !

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

One world, own world !



Natural pond with jet fountains



Tennis court



Sculpture garden with pond



Wooden pathway with pergola



Tower 2 - 1st floor (Type L)

Flat No.	BHK	TLTS	BU Area sq. ft.	Carpet Area sq. ft.	Cupboard Area sq. ft.	Ser. Balcony Area sq. ft.	Terrace sq. ft.
L	3BHK	2	1540	790	33	26	1194

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

Legends

- ①

Living (7'9" x 11'6")
- ②

Dining (10'8" x 9'0")
- ③

Master Bedroom (13'0" x 10'2")
- ④

Bedroom (12'0" x 10'6")
- ⑤

Bedroom (11'10" x 10'2")
- ⑥

Balcony (6'5" wide)
- ⑦

Toilet (8'0" x 4'4")
- ⑧

Toilet (5'7" x 6'5")

- Branded Sanitary & CP fittings
 - Hot & Cold water provision
 - Designer tiles up to 7 ft height
- ⑨

Kitchen (9'4" x 6'7")

- Granite counter top
 - Designer tiles up to 2 ft height above counter top
 - Hot & Cold water provision
 - Stainless steel sink
- ⑩

Ser. Balcony (6'5" wide)
- ⑪

Large size vitrified tiles, (floor) bedrooms, toilet, kitchen
- ⑫

Large size vitrified flooring (floor) liv/din & common passage
- ⑬

External walls
- ⑭

Internal walls
- ⑮

Gypsum plaster for extra smooth finish
- ⑯

Toilet floor with heavy duty anti-skid flooring
- ⑰

Kitchen floor with heavy duty matt finish ceramic tiles
- ⑱

Superior quality aluminum windows

Disclaimer : The dimensions are on approximation. There may be slight variation in actual construction.



Tower 1 & 3 - 2, 5, 8, 11, 14 & 17 th floor (Type C)

Flat No.	BHK	TLTS	BU Area sq. ft.	Carpet Area sq. ft. (X)	Cupboard Area sq. ft.	Ser. Balcony Area sq. ft. (Y)	OpenTerrace sq. ft.
C	2BHK + STUDY + 2TOI	2	867	698	24	25	79

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

Legends

- ①

Living / Dining (21'8" x 9'0")
- ②

Master Bedroom (10'2" x 14'0")
- ③

Bedroom (10'2" x 11'6")
- ④

Study Room (9'0" x 9'10")
- ⑤

Balcony (6'9" wide)
- ⑥

Ser. Balcony (6'5" wide)
- ⑦

Toilet (8'0" x 4'1")
- ⑧

Toilet (8'0" x 4'4")
- ⑨

Kitchen (8'0" x 6'7")
 - Branded Sanitary & CP fittings
 - Hot & Cold water provision
 - Designer tiles up to 7 ft height
 - Granite counter top
 - Designer tiles up to 2 ft height above counter top
 - Hot & Cold water provision
 - Stainless steel sink
- ⑩

Large size vitrified tiles, (floor) bedrooms, toilet, kitchen
- ⑪

Large size vitrified flooring (floor) liv/din & common passage
- ⑫

External walls
- ⑬

Internal walls
- ⑭

Gypsum plaster for extra smooth finish
- ⑮

Toilet floor with heavy duty anti-skid flooring
- ⑯

Kitchen floor with heavy duty matt finish ceramic tiles
- ⑰

Superior quality aluminum windows

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 1

It will be hard to find a better ONE !



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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.