

THE ASPIRATIONAL
THE GREEN
THE CONNECTED

ONE



MANORY ONE
THE ONE WITH INFINITE POSSIBILITIES
86044-06044

WITH MANY ADVANTAGES

Country	1980	1985	1990	1995	2000	2005	2010	2015	2020
Japan	12.5	13.5	14.5	15.5	16.5	17.5	18.5	19.5	20.5
Germany	11.5	12.5	13.5	14.5	15.5	16.5	17.5	18.5	19.5
France	10.5	11.5	12.5	13.5	14.5	15.5	16.5	17.5	18.5
Italy	9.5	10.5	11.5	12.5	13.5	14.5	15.5	16.5	17.5
Spain	8.5	9.5	10.5	11.5	12.5	13.5	14.5	15.5	16.5
United Kingdom	7.5	8.5	9.5	10.5	11.5	12.5	13.5	14.5	15.5
United States	6.5	7.5	8.5	9.5	10.5	11.5	12.5	13.5	14.5
Canada	5.5	6.5	7.5	8.5	9.5	10.5	11.5	12.5	13.5
Australia	4.5	5.5	6.5	7.5	8.5	9.5	10.5	11.5	12.5
Sweden	3.5	4.5	5.5	6.5	7.5	8.5	9.5	10.5	11.5
Netherlands	2.5	3.5	4.5	5.5	6.5	7.5	8.5	9.5	10.5
Belgium	1.5	2.5	3.5	4.5	5.5	6.5	7.5	8.5	9.5
Portugal	0.5	1.5	2.5	3.5	4.5	5.5	6.5	7.5	8.5



AMIDST 1500+ ACRES OF GREEN | ZERO METER FROM DELHI
10 MINUTES FROM AIRPORT ON DWARKA EXPRESSWAY AND METRO CORRIDOR
5 MINUTES FORM DWARKA 21 METRO STATION | 5 MINUTES FROM YASHOBHOOMI
5 MINUTES FROM DIPLOMATIC ENCLAVE 2

Map not to scale. For reference only.



THE ADDRESS OF DISTINCTION

It takes one vision to craft a masterpiece, one location to set a new standard, and one address to define sophistication. Welcome to a place where one step transcends boundaries, where one home reshapes future. From the elegance of design to the richness of amenities, it takes one glance to realize you've arrived at a place like no other.

Welcome to a residence where it takes just one moment to embark on a lifetime of distinction. Embrace the power of one, and let it transform your everyday living into an extraordinary masterpiece.

MASTER PLAN



BLOCK A: 1BHK
BLOCK C: 3BHK + SERVANT

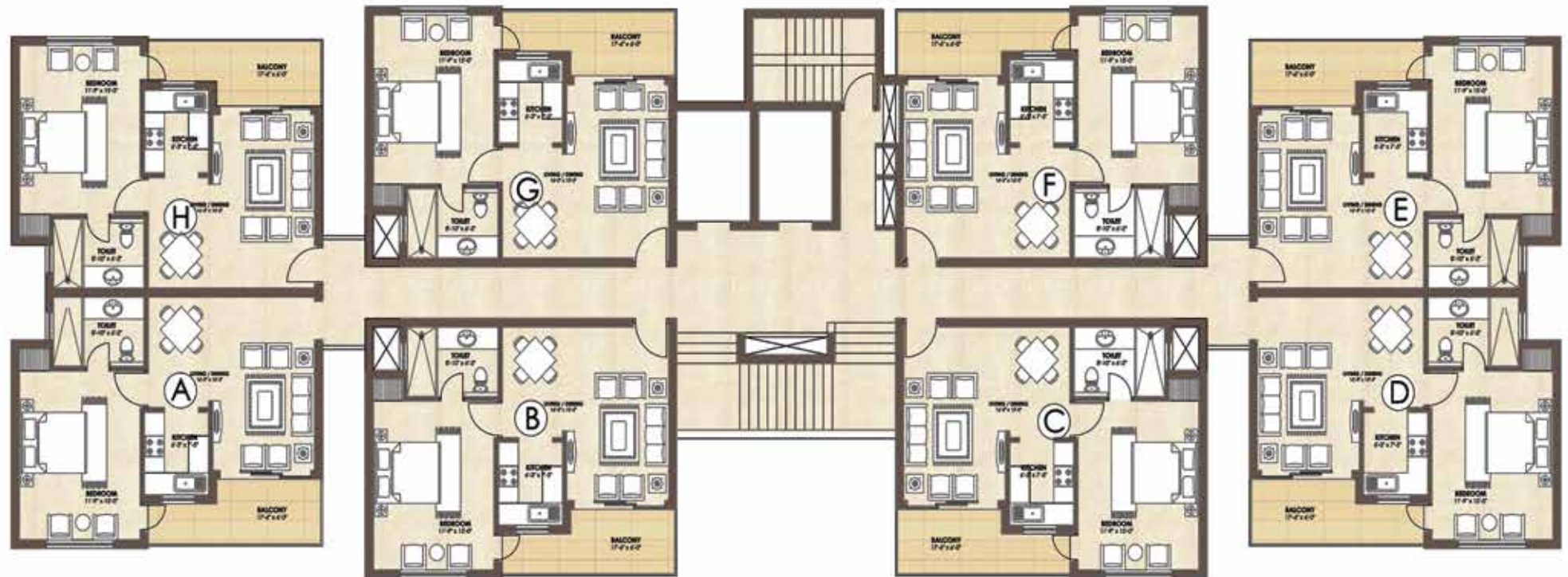
BLOCK B: 2BHK & 2BHK + SERVANT
BLOCK D: 4BHK + STUDY + STORE + SERVANT

- | | | | | |
|---------------------------------|-----------------------------|-----------------------------------|---------------------------|-------------------------|
| 1. Entry/Exit | 2. Water feature | 3. Feature flooring | 4. Club house | 5. Driveway/Drop-off |
| 6. Lobby | 7. Drop-off feature element | 8. Fire tender path/jogging track | 9. Swimming pool | 10. Kids pool |
| 11. Poolside deck | 12. Shade structure | 13. Tree court | 14. Party lawn | 15. Health circuit loop |
| 16. Senior citizen sit-out area | 17. Kids jungle gym | 18. Kids play area | 19. Central water feature | 20. Reflexology path |
| 21. Four badminton courts | 22. Two tennis courts | 23. Sit-out area with gazebo | 24. Interaction zone | 25. Herb garden |
| 26. Flower garden | 27. Bamboo walkway | 28. Basketball court | 29. Volleyball court | 30. Parking |
| 31. Amphitheatre | 32. Multipurpose lawn | 33. Ramp entry/exit | | |

TOWER A CLUSTER PLAN

Unit Type - A to H - 895 sq. ft.

Fully equipped apartments



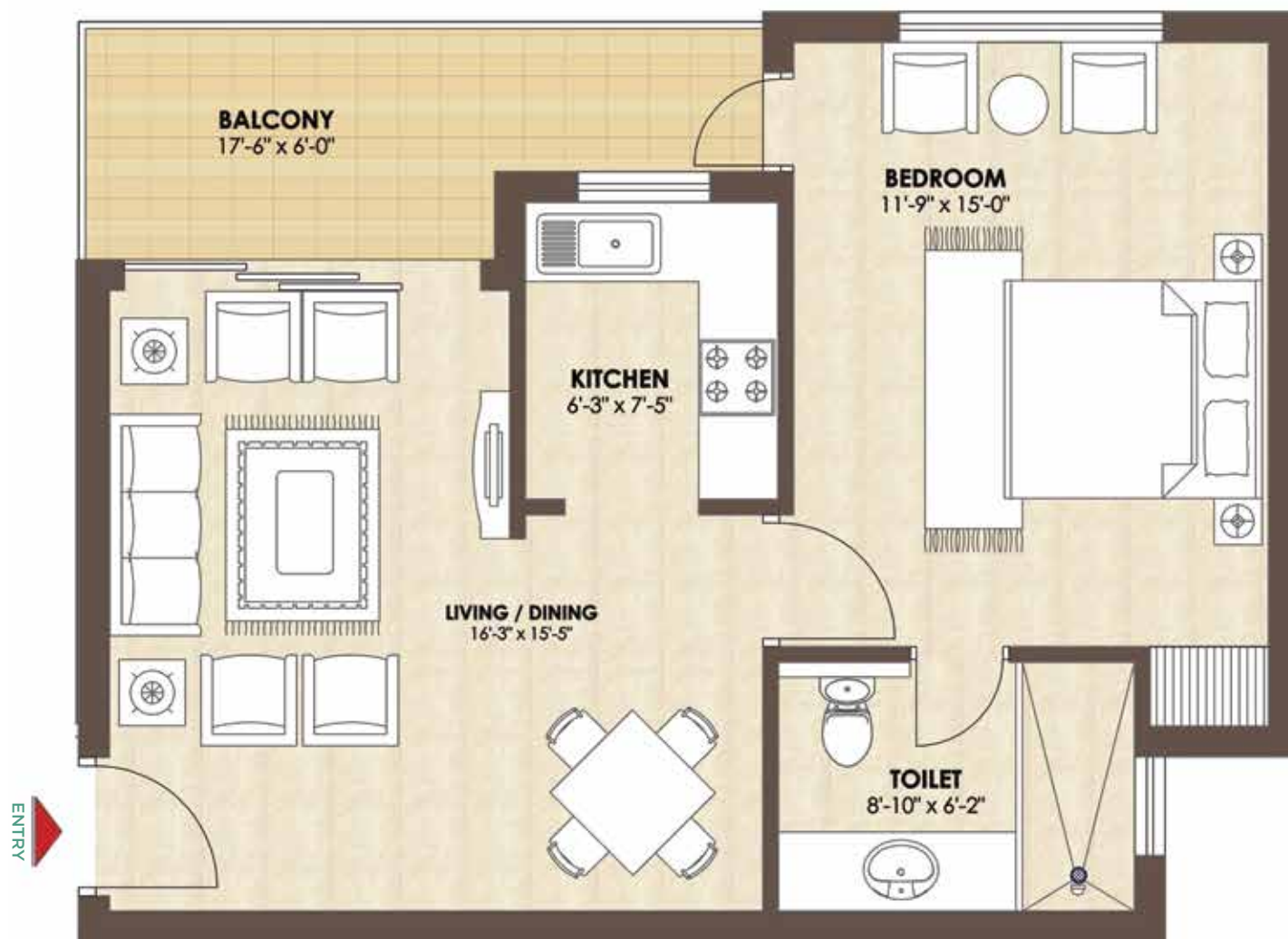
TOWER A

Unit Type - E, 1 BHK

Fully equipped apartment

Super Area - 895 sq. ft.

Carpet Area - 516.99 sq. ft, 48.03 sq. m.



TOWER B CLUSTER PLAN

Unit Type - A & B - 1715 sq. ft, 2 BHK + SR
C & D - 1455 sq. ft, 2 BHK



TOWER B

Unit Type - C, 2 BHK

Super Area - 1455 sq. ft.

Carpet Area - 865.53 sq. ft, 80.41 sq. m.



TOWER B

Unit Type - B, 2 BHK + SR

Super Area - 1715 sq. ft.

Carpet Area - 1042.60 sq. ft, 96.86 sq. m.



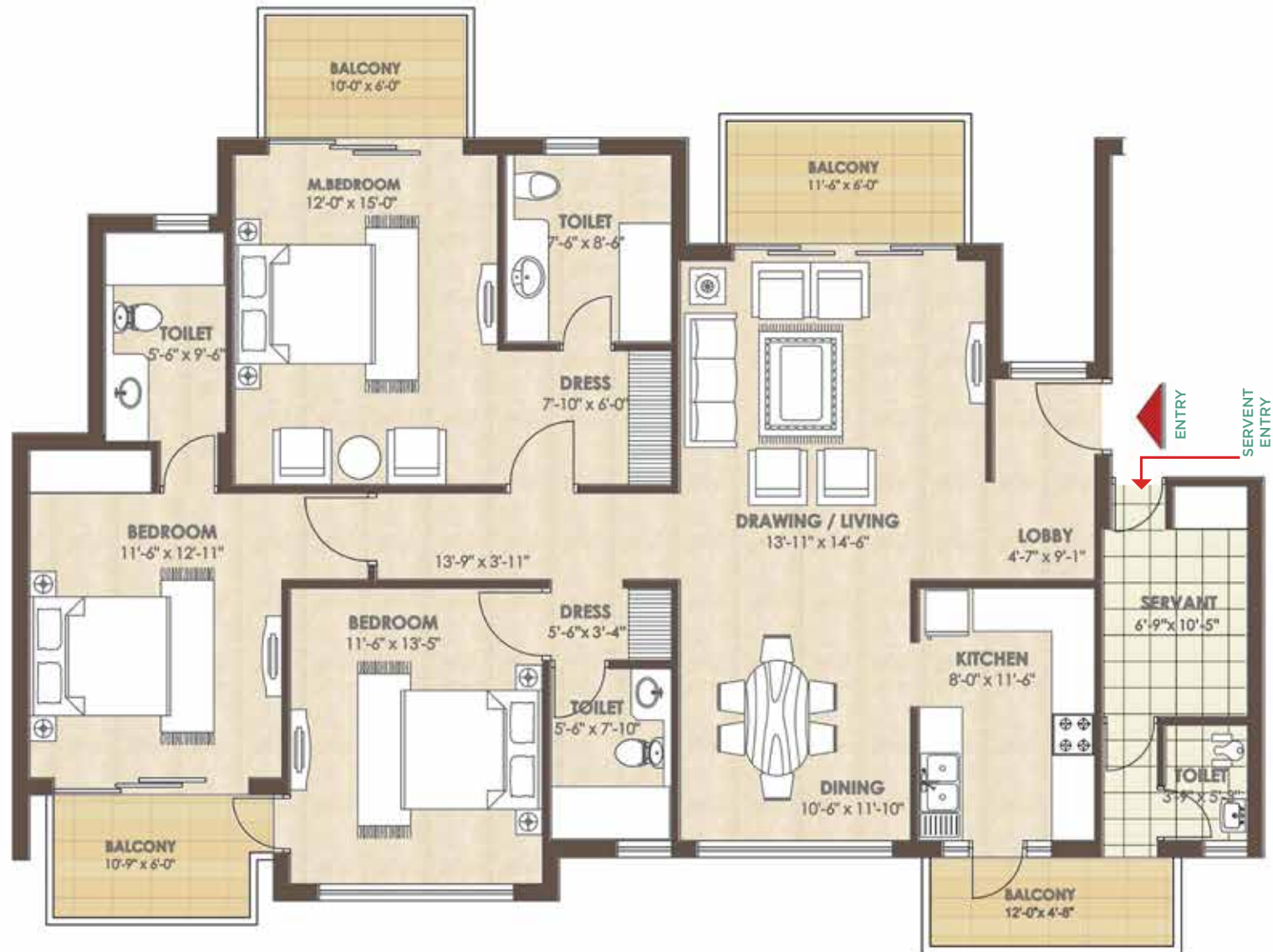
Unit Type - A & B - 2325 sq. ft, 3 BHK + SR

TOWER C

Unit Type - A, 3 BHK + SR

Super Area - 2325 sq. ft.

Carpet Area - 1430.32 sq. ft, 132.88 sq. m.



TOWER D CLUSTER PLAN

Unit Type - A & B - 5450 sq. ft., 4 BHK + STUDY + STORE + SR



TOWER D

Unit Type - B, 4 BHK + STUDY + STORE + SR

Super Area - 5450 sq. ft.

Carpet Area - 3246.53 sq. ft., 301.61 sq. m.





Ultimate privacy- 2 & 4 to a core, with no common walls



Dedicated kids zone with sit-out spaces



Barrier free access for differently abled

3 Tier security with mobile app visitor management



Social interaction & activity zones



Kids/pedestrian friendly vehicular movement



Dedicated visitor parking



Fully equipped gymnasium



Dedicated yoga spaces



EV charging points



Kids jungle gym



SETTING THE STANDARD

The address that sets an unprecedented standard for living. At Manor One, each element is not just a convenience but a testament to a lifestyle defined by grandeur.

Disclaimer: Italian Marble/Granite/Vitrified being natural material have inherent characteristics of color and grain variations. Utility/Servant's room shall not be provided with air conditioning. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The brands of the equipments/appliances are tentative and liable to change at sole discretion of the Company. Applicant/Allotted shall not have any right to raise objection in this regard.

SPECIFICATIONS

AREAS	WALLS	FLOOR	CEILING	DOORS	WINDOWS/GLAZING	OTHER VRF/VRV	ELECTRICAL	LUXURY FOR OTHERS IS STANDARD FOR US
Living/Dining/ Family Lounge	Acrylic emulsion paint/ Wall Paper	Italian marble	Acrylic emulsion paint	All doors 8 feet high, Flush shutters with Polished & saal Wood Veneer Door Fraxme.	UPVC window frame with two/three Track with Toughened Glass	Air-conditioners with Cold & Hot provision	Premium modular switches and sockets.	<ul style="list-style-type: none">• Biometric / Digital Lock at main Entrance Door• Kid's Pool & Kids Play Area• 2 Tennis Courts• Adventure Play Zone• Cycle Tracks• Gym• Massage/Therapy Room• Function Hall• Library• Amphitheatre• Enhanced Security System• CCTV Surveillance System• Intercom Facility
Master Bedroom	Acrylic emulsion paint	Wooden flooring	Acrylic emulsion paint	All doors 8 feet high, Flush shutters with Polished & saal Wood Veneer Door Frame.	UPVC window frame with two/three Track with Toughened Glass	Air-conditioners with Cold & Hot provision	Premium modular switches and sockets.	
Other Bedrooms/ Study Room	Acrylic emulsion paint	Wooden flooring	Acrylic emulsion paint	All doors 8 feet high, Flush shutters with Polished & saal Wood Veneer Door Frame.	UPVC window frame with two/three Track with Toughened Glass	Air-conditioners with Cold & Hot provision	Premium modular switches and sockets.	
Kitchen	Premium tiles/paint	Vitrified tiles	Acrylic emulsion paint	UPVC Doors / Windows	UPVC window frame with two/three Track with Toughened Glass	Designer modular kitchen, fully fitted with premium brand hob & chimney, granite counter top, stainless steel sink imported CP fittings. Water Purifier & geyser	Premium modular switches and sockets.	
Balconies	Weather proof paint	Vitrified tiles	Weather-proof paint	UPVC Doors	UPVC window frame with two/three Track with Toughened Glass	S.S Railing with Toughened Glass	Premium modular switches	POWER BACKUP : (Adequate Power backup per apartment) WATER SUPPLY (Treated Water Supply) FIRE FIGHTING SYSTEM (ALL system for fire safety as per norms)
Master Toilet	Premium tiles	Vitrified tiles	Acrylic emulsion/oil bond	All Doors 8 feet high, Flush Shutters with Polished Wood Veneer /Laminate & Saal Wood Frame	UPVC Ventilator	High-end luxury chinaware & CP fittings including wall body jet, Hand Shower Enclosure, Granite Counter, Glazed shower enclosure Exhaust Fan Vented to Exterior. Mirror with wall mounted Vanity Lighting	Premium modular switches and sockets.	
Other Toilets	Premium tiles	Vitrified tiles	Acrylic emulsion/oil bond	All Doors 8 feet high, Flush Shutters with Polished Wood Veneer / Laminate & Saal Wood Frame	UPVC Ventilator	High end luxury chinaware & CP fittings, Granite Counter, Glazed Shower Enclosure Exhaust Fan Vented to Exterior. Mirror with wall mounted Vanity Lighting	Premium modular switches and sockets.	
Servent Room/ Utility	Premium tiles	Vitrified tiles	Acrylic emulsion/oil bond	8 feet high, Flush Shutters with Polished Wood Veneer & Saal Wood Door Frame /UPVC Door	UPVC window	Chinaware and CP Fitting	Premium modular switches and sockets.	NOTE : One BHK Flat will be Fully Equipped with : Bed, Mattress Linen, Side Table, Fans, Lig hts, Telephone, LCD/LED in Bed Room & Living Hall, Sofa set with centre table, Dining table with chairs, Washing machine, Dishwasher, Refrigerator, Microwave, Utensils, Cutlery & Wardrobe.