

LAUNCHING

CODENAME
THE  **ONE**

SIGNATURE 2 & 3 BED RESIDENCES



The One
BEYOND THE USUAL

There are addresses that exist and then there are landmarks that define what's next.

The One is not just a residence, it's a reckoning of what home can mean when ambition is matched by artistry.

Rising near Electronic City, The One offers impeccably crafted signature 2 & 3 bed residences – limited in number, expansive in vision.



The One

MARVEL IN MOTION



Sprawled
Across 4 Acres



Linear Oasis
Design For
Harmonious Living



A Grand Clubhouse
With A Rooftop
Swimming Pool



340 Homes. 340
Trees. One For
Every Apartment.



Six
Iconic Towers

The One

BEYOND THE SKYLINE

Welcome to Bengaluru's Largest Sky Deck

Step onto the grandest skywalk connecting Towers 1 to 4 – the biggest in South Bengaluru.

- Cosmic Sky Deck
- Rooftop café
- Sky cinema
- Sunrise yoga deck
- Working pods

& many more...





The One

WHERE NATURE BREATHES
& LIVES WITH YOU

Green living that goes beyond the surface.

- One tree planted for each apartment
- Vertical garden in every balcony

Here, nature is not an add-on but a way of life.

The One

WHERE THE AIR THINS,
AND SILENCE DEEPENS

The infinity walk carries you through open air
and uninterrupted views.

A rare experience where movement
becomes meditation.





Image for representation purposes only.

*This pond will be adopted as a part of CSR initiative.

The One
WHERE PEACE RESIDES

Find calm by the crystal pond, where still waters invite quiet contemplation.

Nestled within the energy of daily life, this serene space offers a peaceful counterpoint – inviting pause, presence, and clarity.

The One
WHERE STORIES
AWAKEN

Enjoy the sky cinema experience, where an immersive grand screen brings every story to life in vivid detail.

The magic of movies, right at home.





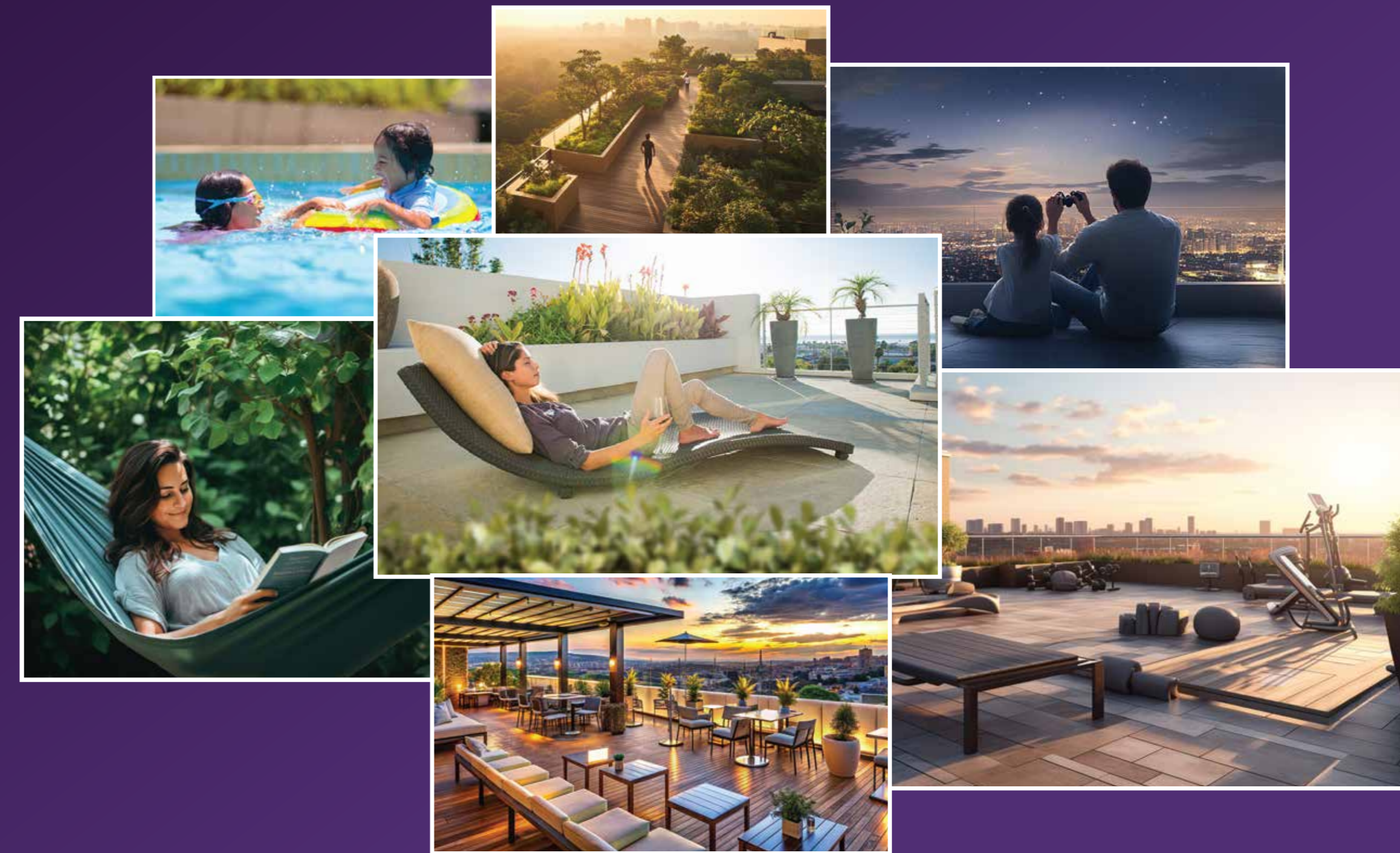
The One

WHERE THE STARS COME CLOSER

A stargazer's haven, the cosmic sky deck is designed to elevate your nights.

Recline and reconnect with the cosmos in a space crafted to spark wonder night after night.

The One
GRAND CLUBHOUSE &
50+ AMENITIES REIMAGINED




The One STANDOUT LOCATION

-  IT & Business Hubs
-  Educational Institutions
-  Railway
-  Shopping
-  Healthcare
-  Metro



*MAP NOT TO SCALE

The One
WHERE TIME IS ON YOUR SIDE

-  **SCHOOLS/ UNIVERSITIES**
-  **CORPORATES**
-  **RETAIL OUTLETS**
-  **HOSPITALS**
-  **METRO**

PROXIMITY INDEX

- 21 Mins To 30 Mins
- 11 Mins To 20 Mins
- - - - - 02 Mins To 10 Mins



SOCIAL INFRASTRUCTURE

Seamless living comes alive in Electronic City, Bengaluru - where over 500 leading IT firms and 3,00,000 professionals drive a culture of innovation. Here, opportunity and convenience converge, making it the preferred address for those seeking a dynamic, future-ready lifestyle.



Upcoming Hosur Airport



Connected to Peripheral Ring Road & Satellite Town Ring Road



Upcoming 500-Acre Tech City



Electric Air Taxis



Upcoming Siemens Healthineers Campus



New Tech Parks & Business Centres



Bengaluru-Chennai Expressway

* The upcoming social infrastructure is based on government proposal and speculations. Shiram Properties is not liable for the same.

Images for representation purpose only

MASTER PLAN

LEGENDS

- 1. Pebbled Lily Pond/Fountain
- 2. Forest Bathing Glade
- 3. Jogging/Walking Track
- 4. Open Air Gym
- 5. Reflexology Path
- 6. Open Amphitheatre
- 7. Hammock Garden
- 8. Labyrinth Garden
- 9. Trellis/Stage
- 10. Butterfly Garden
- 11. Multipurpose Courts
 - a. Tennis/Pickle
 - b. Basketball
- 12. Garden Benches
- 13. Theatre Seating
- 14. Flowering/Fragrant Colonnade
- 15. Plush Lawn
- 16. Grass Mound
- 17. Cricket Pitch
- 18. Tree Colonnade
- 19. Pergola with Seating
- 20. Herb Garden
- 21. Orchard Grove
- 22. Evergreen Trees
- 23. Kids' Play Area
- 24. Parents' Bay
- 25. Toddlers' Play Area
- 26. Aroma Garden
- 27. Cycle Docking Station
- 28. Geological Rock Garden
- 29. Pets' Sand Bed
- 30. Pets' Lawn
- A. Entry/Exit
- B. Palm Oasis
- C. Civic Amenities
- D. Surface Parking
- E. Entry Ramp
- F. Exit Ramp
- G. Clubhouse



ENTRY →



STRR Land - - - - -

TERRACE PLAN



LEGENDS

- 1. Cosmic Sky Deck
- 2. Open Sky Theatre
- 3. Sky Cabanas
- 4. Rooftop Gym
- 5. Sunrise Yoga Deck

- 6. Barbeque Zone
- 7. Sky Cinema
- 8. Working Pods
- 9. Leisure
- 10. Sky Lounge

- 11. Sky Café
- 12. Rooftop Palm Grove
- 13. Infinity Walkway
- 14. Play Area

TOWER PLAN

Tower 1 - 4

Typical Floors 1st - 14th floor



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UNIT PLAN

TYPE - 2 BHK(TYPE-1)

Facing - West

SUPER BUILT-UP AREA
112.41 Sq.m 1210 Sq.ft
REAR CARPET AREA
75.89 Sq.m 816.84 Sq.ft
BALCONY AREA
4.07 Sq.m 43.84 Sq.ft



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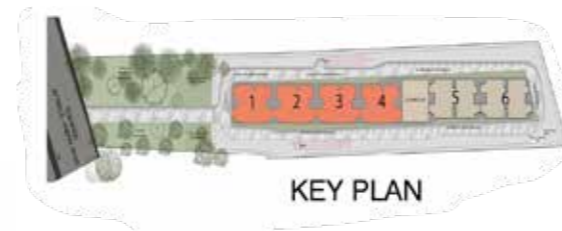
UNIT PLAN

TYPE - 3 BHK (TYPE-1)

Facing - West



SUPER BUILT-UP AREA 136.10 Sq.m 1465 Sq.ft	RERA CARPET AREA 90.48 Sq.m 973.88 Sq.ft	BALCONY AREA 5.97 Sq.m 64.23 Sq.ft
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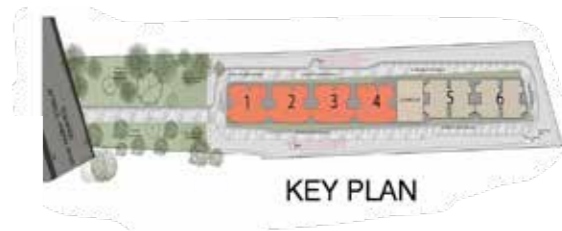
UNIT PLAN

TYPE - 3 BHK (TYPE-2)

Facing - East



SUPER BUILT-UP AREA 133.78 Sq.m 1440 Sq.ft	RERA CARPET AREA 88.82 Sq.m 956.07 Sq.ft	BALCONY AREA 5.97 Sq.m 64.22 Sq.ft
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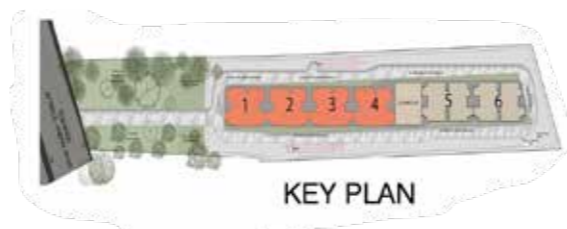
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UNIT PLAN

TYPE - 2 BHK (TYPE-1)

Facing - East

- SUPER BUILT-UP AREA
112.41 Sq.m | 1210 Sq.ft
- RERA CARPET AREA
75.89 Sq.m | 816.84 Sq.ft
- BALCONY AREA
4.07 Sq.m | 43.84 Sq.ft

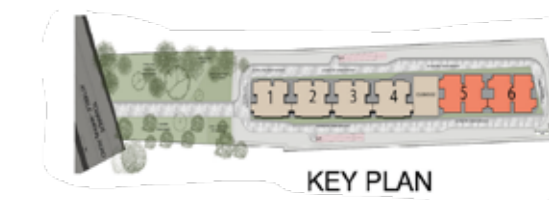


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TOWER PLAN

Tower 5 - 6

Typical Floors 1st - 14th floor



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UNIT PLAN

TYPE - 3 BHK (TYPE-2)

Facing - West



SUPER BUILT-UP AREA 144.00 Sq.m 1550 Sq.ft	RERA CARPET AREA 97.52 Sq.m 1049.76 Sq.ft	BALCONY AREA 5.12 Sq.m 55.10 Sq.ft
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KEY PLAN



TOWER PLAN 5&6



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UNIT PLAN

TYPE - 3 BHK (TYPE-3)

Facing - North



SUPER BUILT-UP AREA 158.86 Sq.m 1710 Sq.ft	RERA CARPET AREA 105.18 Sq.m 1132.25 Sq.ft	BALCONY AREA 7.52 Sq.m 80.93 Sq.ft
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KEY PLAN



TOWER PLAN 5&6



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UNIT PLAN

TYPE - 3 BHK (TYPE-3)

Facing - North



SUPER BUILT-UP AREA 158.86 Sq.m 1710 Sq.ft	RERA CARPET AREA 105.18 Sq.m 1132.25 Sq.ft	BALCONY AREA 7.52 Sq.m 80.93 Sq.ft
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KEY PLAN



TOWER PLAN 5&6



UNIT PLAN

TYPE - 3 BHK (TYPE-4)

Facing - East



SUPER BUILT-UP AREA 159.93 Sq.m 1715 Sq.ft	RERA CARPET AREA 105.46 Sq.m 1135.26 Sq.ft	BALCONY AREA 7.52 Sq.m 80.93 Sq.ft
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KEY PLAN



TOWER PLAN 5&6



PROJECT SPECIFICATIONS

Sr. No	Description	Remarks
1	Sub Structure	Isolated/Raft
2	Super Structure	RCC Framed Structure (Complete Beam & Slab System)
3	Walls	
(a)	External Wall	160 mm Thick (RCC)
(b)	Internal Wall	160/100 mm Thick (RCC)
(c)	Staircase & Lift Walls	160/200 mm Thick (RCC)
** No Internal & External Plastering.		
4	Flooring & Dado Tiles	
(a)	Foyer, Living & Dinning	Vitrified Tiles (800 X 800 mm)
(b)	Master Bedroom	Vitrified Tiles (800 X 800 mm)
(c)	Other Bedrooms	Vitrified Tiles (800 X 800 mm)
(d)	Kitchen	Vitrified Tiles (800 X 800 mm)
(e)	Balcony	Anti Skid Ceramic Tiles (300 X 300 mm)
(f)	Toilets	Anti Skid Ceramic Tiles (300 X 300 mm)
(g)	Utility	Anti Skid Ceramic Tiles (300 X 300 mm)
	Dado	
(a)	Kitchen Dado Up To 2'0" Height	Not Provided
(b)	Toilet Wall Dado Up To False Ceiling	Glazed Tiles (300 x 450 mm)
	Common Area	
(d)	Corridor/Passage	A. Ground Floor/Entrance Lobbies To All Towers With Granite Flooring B. Upper Floor Common Lobbies Flooring With Matt Finished Vitrified Tiles
(e)	Staircase (Fire/Common)	A. Basement To Ground Floor - Anti-Skid Ceramic Tiles B. Upper Floors - Concrete Finish With Suitable Antiskid Paint
5	Kitchen Counter	Not Provided
	Toilets	False Ceiling - PVC or EQ/Grid False Ceiling
6	Lift Cladding	Combination of Granite & Vitrified Tiles
7	Doors	Engineered Laminated Wooden Doors
(a)	Entrance	Engineered Laminated Wooden Doors
(b)	Others	Engineered Laminated Wooden Doors
8	Windows For Living, Dining and All Bedrooms	uPVC Frame Casement/Sliding Window/ Door With Mosquito Mesh
	Staircase, Ventilators & Others	uPVC

PROJECT SPECIFICATIONS

Sr. No	Description	Remarks
9	Railings & Grills	
(a)	Staircase	MS Railings
(b)	Balcony	MS Hand Railings
(c)	Utility	MS Grills
10	Painting	
(a)	Internal & Common areas	OBD Paint For Internal Walls And Ceiling & Common Areas
(b)	External	External Grade Emulsion (Combination Of 70% Texture And 30% Emulsion)
(c)	Fabrication Work	Synthetic Enamel
11	Sanitary Ware Fittings	
(a)	EWC	Standard White Colour Sanitary Fittings
(b)	WHB	Standard White Colour Sanitary Fittings
(c)	Sink	
	Kitchen	Not Provided
	Utility	SS Single Bowl With Drain Board
12	CP Fittings	
(a)	Fittings and Fixtures	Standard C.P Fittings
(b)	Bath Mixer	Hot/Cold Shower Wall Diverter
13	Electrical	
(a)	Points	As Per Sanctioned Plan
	Light/Fan/Socket	Master Bedroom & Conduit Provision For Other Bedrooms
	AC Point	Living/Dining And Master Bedroom Only
	T.V Points	All Toilets
	Geyser Point	Concealed Conduit, Copper Wiring
(b)	Wiring	Modular Type
(c)	Switch/Socket	500 Watts - 2 BHK & 1000 Watts - 3 BHK
(d)	DG Back Up	As per BESCOM Standards Norms
(e)	Power (BESCOM)	
14	Special Features	
15	PROJECT FACILITIES:	
(a)	100% DG Backup For Common Areas	Lifts, Corridors, Pumps, Gates, STP, etc.
(b)	STP	As per Standard Norms
(c)	Organic Waste Convertor	As per Standard Norms
(d)	Rainwater Harvesting	As per Standard Norms
(e)	No. Of Lifts & Capacity	As per Sanctioned Plan
(f)	Fire Fighting System	As per The New NBC Standard Norms
(g)	CCTV	Common Areas Like Entry/Exit And Periphery Of The Building In Ground Floor Only



PRESENCE
ACROSS 6 CITIES

BENGALURU | CHENNAI | KOLKATA | PUNE | VIZAG | COIMBATORE

WELCOME TO



ONE OPPORTUNITY.

ONE ADDRESS.

THE ONE WHERE YOU BELONG.



THE QUESTION IS
ARE YOU READY TO MAKE IT YOURS?