



GRANDONE AT



Shriram
GRANDCITY
UTTARPARA - KOLKATA



WELCOME TO
GRANDONE

Grand One is the first residential district of the 314 acre Shriram Grand City, a model city built to cater to all your needs right from employment opportunities to healthcare facilities to fine education for your children. Right from robust infrastructure, thoughtful town planning to multiple options for recreation and entertainment, this city has it all.

Grand One offers a selection of efficiently designed 1, 2 and 3 bedroom apartments set amidst ample greenery, replete with lifestyle amenities and daily conveniences. Find your ideal home whether you are a small or large family.



Spread over 15 acres with 4 acres of open spaces



1, 2 & 3 BHK residences



Highly efficient design to give you more value for your money



GRANDONE





Artist's Impression of Grand One



Artist's Impression of the Waterfront Promenade

WORLD-CLASS AMENITIES AT
GRANDONE

A grand lifestyle that caters to all your needs awaits you. Right from a grand clubhouse to your daily conveniences to recreation and entertainment avenues, Grand One has 20+ lifestyle amenities for you and your family to enjoy.







A GRAND 29,000 SQ.FT. CLUBHOUSE



Swimming pool



Gymnasium



Mini theatre



Yoga & meditation centre



Kids indoor play area



Games room



Billiards & snooker room



Chess & cards room



Adda zone



Library & reading room



Grand banquet hall, guest rooms
& party lawns





GREEN SPACES & NATURE



Green parks



Nature trails



Party lawn



Picnic zones



Skating rink



LIFESTYLE & FITNESS



Badminton court



Multipurpose courts



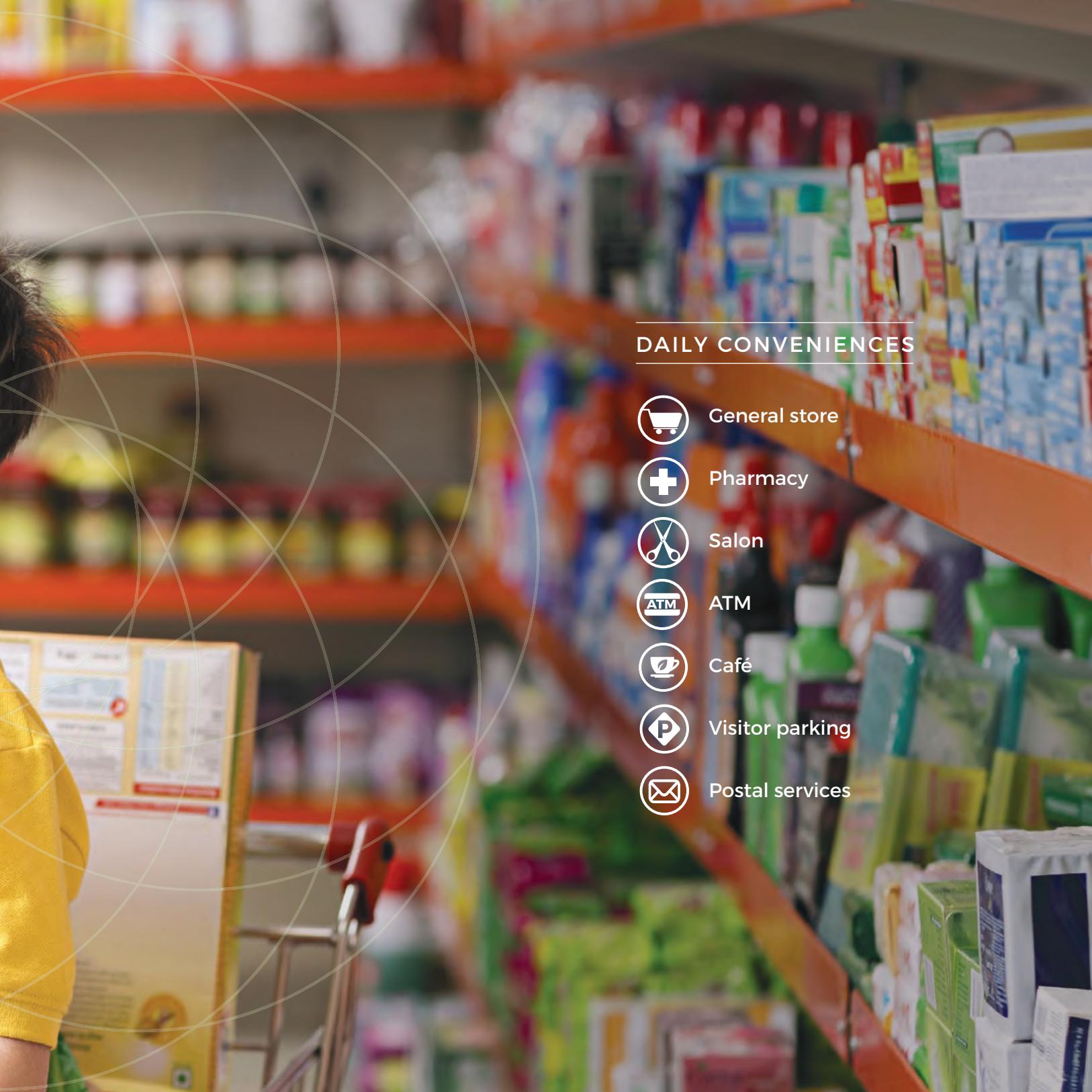
Open-air theatre



Senior citizen's area







DAILY CONVENIENCES



General store



Pharmacy



Salon



ATM



Café



Visitor parking



Postal services

YOUR SPRAWLING
15 ACRE LIFESTYLE AT

GRANDONE

Cluster A - Towers 1, 2, 3

Cluster B - Towers 4, 5, 6

Cluster C - Towers 7, 8, 9

Cluster D - Towers 10, 11, 12

with resident's shopping zone

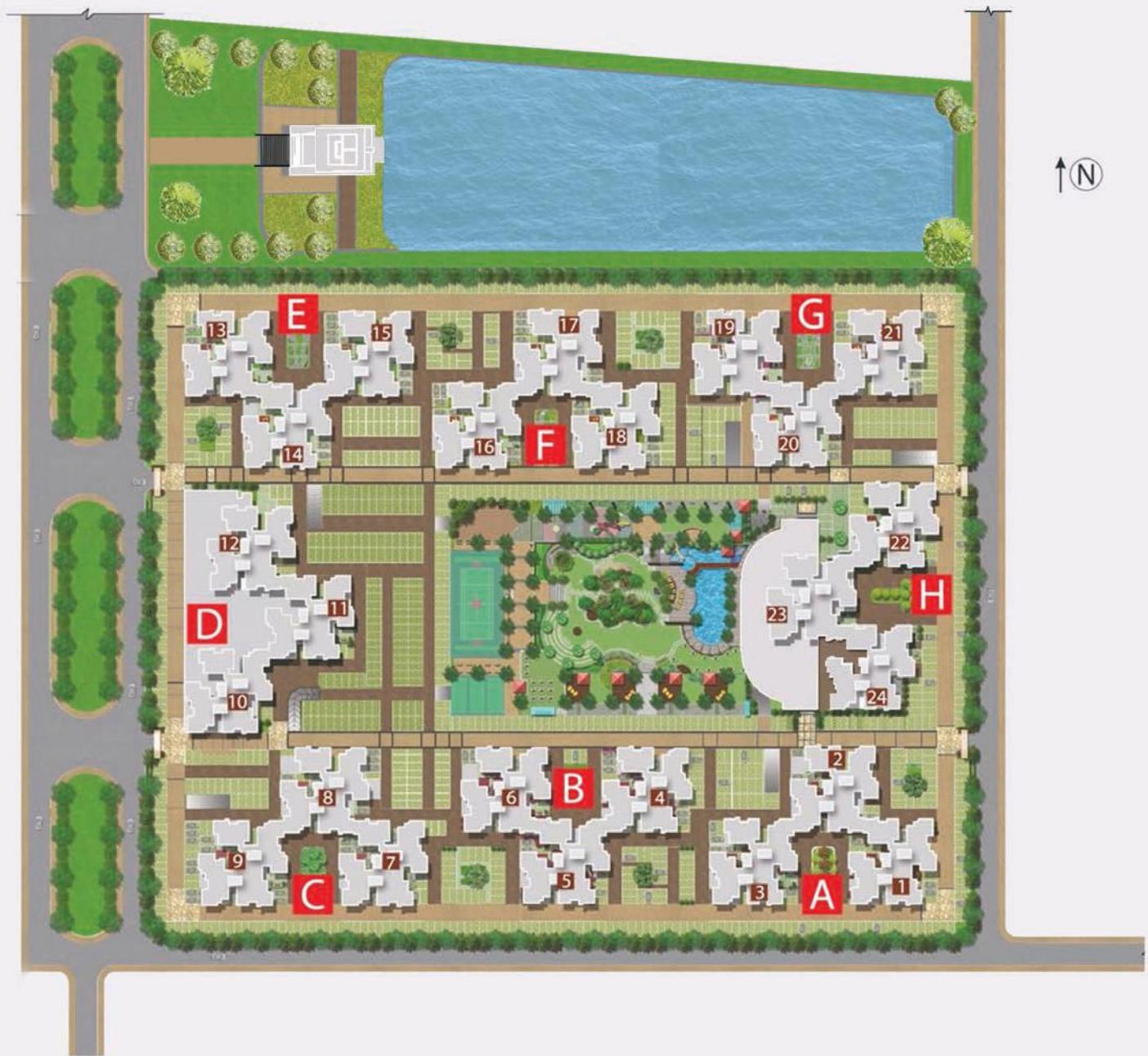
Cluster E - Towers 13, 14, 15

Cluster F - Towers 16, 17, 18

Cluster G - Towers 19, 20, 21

Cluster H - Towers 22, 23, 24

with clubhouse





TOWER PLAN FOR
GRANDONE

UNIT:		
Type 1	3 BHK	1119.7 sq.ft.
Type 2	2 BHK	827.2 sq.ft.
Type 3	2 BHK	827.2 sq.ft.
Type 4	1 BHK	469.5 sq.ft.
Type 5	3 BHK	1119.7 sq.ft.
Type 6	2 BHK	827.2 sq.ft.
Type 7	2 BHK	827.2 sq.ft.



Artist's Impression of Residential Neighbourhood



THOUGHTFULLY DESIGNED
RESIDENCES AT

GRANDONE

Your homes have been intelligently designed to ensure that you and your family have all the space for everything you love.

Complete privacy for each home

Plenty of sunlight & ventilation

Minimal space wastage to ensure you get high usable areas

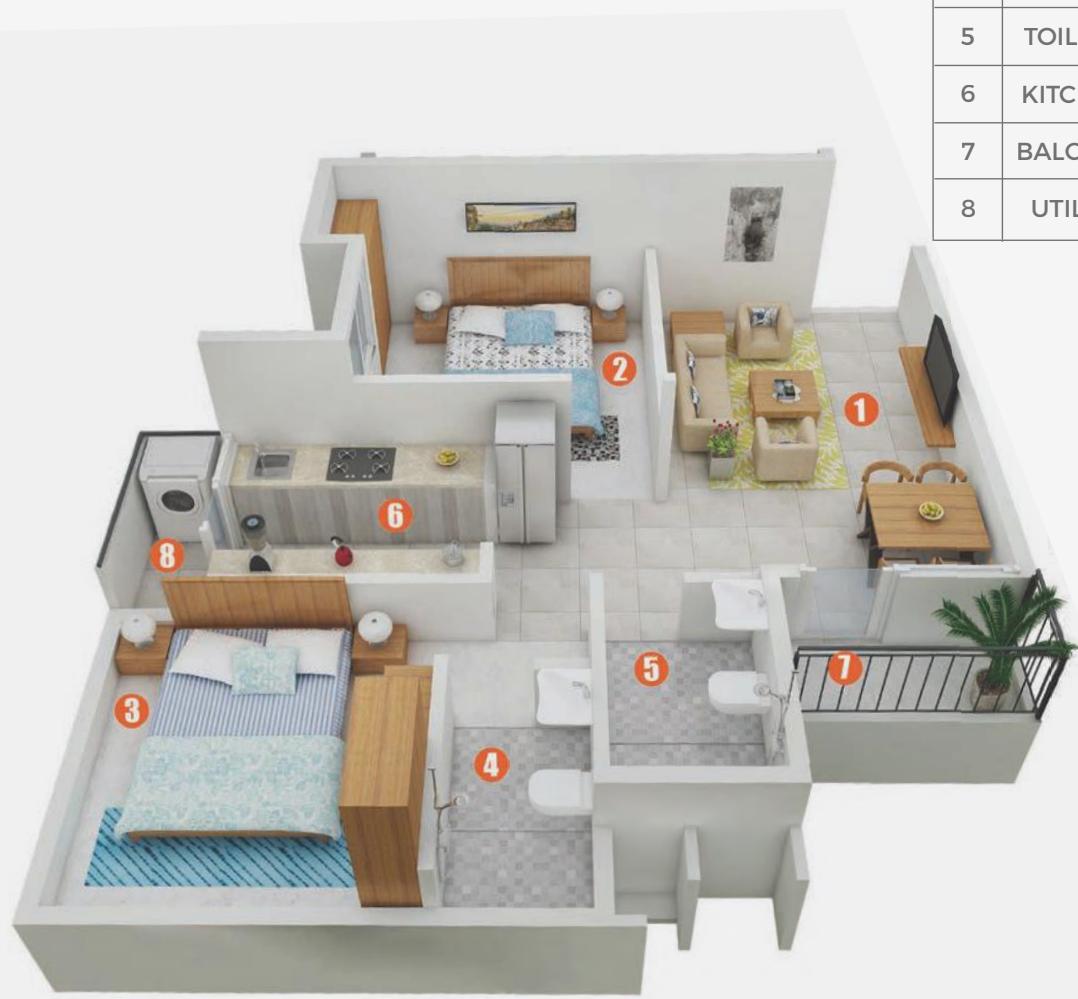
1 BHK - 469.5 sq.ft.

TYPICAL (1 BHK)		
NO	TYPE	SIZE (feet & inches)
1	LIVING/ DINING	10' 4" X 10' 9"
2	MASTER BED	10' 4" X 10' 2"
3	TOILET1	4' 10" X 6' 11"
4	TOILET 2	4' 10" X 3' 3"
5	KITCHEN	5' 3" X 7' 0"
6	BALCONY	4' 11" X 4' 7"



2 BHK - 827.2 sq.ft.

TYPICAL (2 BHK)		
NO	TYPE	SIZE (feet & inches)
1	LIVING/ DINING	10' 0" X 16' 5"
2	BEDROOM	10' 0" X 10' 2"
3	BEDROOM	10' 2" X 9' 11"
4	TOILET 1	4' 1" X 6' 6"
5	TOILET 2	4' 9" X 6' 11"
6	KITCHEN	8' 4" X 5' 4"
7	BALCONY	7' 5" X 2' 11"
8	UTILITY	2' 7" X 6' 0"



3 BHK - 1119.7 sq.ft.

TYPICAL (3 BHK)		
NO	TYPE	SIZE (feet & inches)
1	LIVING/ DINING	10' 0" X 18' 1"
2	BEDROOM	11' 0" X 9' 11"
3	BEDROOM	10' 2" X 13' 0"
4	BEDROOM	10' 0" X 11' 6"
5	TOILET 1	7' 10" X 3' 11"
6	TOILET 2	4' 11" X 9' 7"
7	KITCHEN	8' 2" X 6' 0"
8	BALCONY	9' 11" X 2' 11"
9	UTILITY	6' 1" X 2' 7"



SPECIFICATIONS AT GRANDONE

Part – A

GRAND ONE - FEATURES

Common Utilities & Services

- Power distribution network
- Water supply system
- Sewage collection & disposal system
- Garbage collection & disposal system
- Fire-fighting system
- Rainwater harvesting system
- Solar lighting system (select locations)
- Back-up power through DG (limited)

Ground Level Common Facilities

- Entry plaza & lounge
- Vertical transport - lifts & staircases
- Electrical meter room
- Fire control room
- Security room
- LT panel room
- Maintenance cum store room
- Communication hub room
- Ladies & gents toilet
- Complex entrance gates & security booth
- Compound wall / suitable fencing

Ground Level Common Amenities

- Parking spaces for residents
- Parking spaces for visitors
- Driveways & walkways
- Traffic signages
- Basic facilities for people with special needs

Common Parts, Portions & Areas

- Fire-fighting systems including underground & overhead fire tanks, yard hydrants, risers, sprinklers & pipelines to sprinklers: extinguishers in common areas
- Telephone/intercom systems in common areas like security cabins at gates, lobbies, etc.
- Fire refuge terraces on 8th & 13th floors & open terraces on the 1st floor

Part - B

Grand One - Project Fact Sheet

Land Area

- 15.03 Acres

General Arrangement

- 8 clusters
- 24 towers (3 towers / cluster)
- Stilt + 14 floor levels
- 7 units per typical floor level
(1 no. - 1BHK, 4 nos. - 2BHK & 2 nos. - 3BHK)

Internal Roads

- Primary: 6 meter wide
- Secondary: 4 meter wide

Entry / Exit

- 4 Gates (2 entry & 2 exit)

Club-house, Banquet & Swimming Pool Complex

- Levels: Two main levels and two mezzanine levels
- Location: At cluster number H

Part - C

Grand One

Project Specifications Structure

- Sub-structure - RCC pile foundation
- Super structure - RCC frames & suitable alternative

Masonry

- Brick or light weight concrete / fly-ash blocks in cement mortar

Plastering

- Cement mortar (where ever required)

Painting

- Internal wall - PoP putty with a coat of primer
- Internal ceiling - PoP putty with coat of primer
- External wall & ceiling - cement based paint
- On metal surfaces - enamel paint

Tiling - on Floors

- Units - living, dining, bedrooms vitrified tiles
- Units – kitchen, balcony & service - ceramic tiles
- Units - toilets - ceramic tiles
- Common area passages - ceramic tiles
- Stairs & other locations cement flooring
- Ground floor common facilities - cement flooring

Kitchen counter

- Granite top over MS bracket

Tiling - on Walls

- Units - kitchen - up to 2'0" from cooking platform - ceramic tiles
- Units - toilets - up to 7'0" from floor - ceramic tiles
- Lift fascia at lobby (few select locations) - granite/marble/tiles of granite series

Plumbing

- Water supply, drainage & sewage - PVC pipes or equivalent
- Hot water provision only to shower, with a wall mixer in select toilets
- Sewage line - stoneware or equivalent as per designer's recommendations

Sanitary

- Water closets - EWC of standard quality
- Wash basins - standard quality
- Fixtures - CP of standard quality
- Kitchen sink - stainless steel - single bowl standard quality

Joinery

- Entrance door frame - hard wood / alternative material
- Other door frames - hard wood / alternative material
- Entrance door shutter - solid core flush with teak ply & varnished / alternative material
- Toilet door shutters & frames - PVC
- Balcony Doors & frames - aluminium swing or sliding / PVC
- Other door shutters - flush door
- Windows - aluminium sliding shutters
- Ventilators in toilets - aluminium frame with glass louvers

Handrail

- MS with enamel paint

Electrical

- Fittings of standard quality
- Wiring of standard quality

Power Backup – Back-up Power

through DG (limited)

- Tower entrances
- Staircases
- Corridor, lift lobby
- Stilt parking (limited)
- Internal driveways (limited)
- Security check point
- Club (limited)
- LGF parking (limited)
- Open areas (limited)
- Services/ maintenance rooms (limited)
- Lift
- Community hall (limited)
- Within apartments (limited)

Lift

- 2 nos. per tower - standard quality - one 10 pax & other 15 pax

HOMES FOR EVERYONE AT
GRANDONE

They say home is where the heart is,
and your heart desires a home that is in
Kolkata's very own Sister City. Buy a home,
and own a part of a world-class city,
one which you will proudly call
"My city of a Million Dreams".

A GLIMPSE OF LIFE AT SHIRIRAM GRAND CITY



314 acres of fine living



24x7 healthcare



Fine education



5-star hospitality



Retail boulevard



Expansive mall



Efficient town planning



Robust infrastructure



Entertainment avenues



Sports & recreation

Artist's Impression of a Glimpse of Grand City





Homes that **live in you**

A LEGACY OF TRUST AND CREDIBILITY

Shriram Properties is the real estate arm of the reputed 90,000 Cr. Shriram Group. Since its inception in 1995, Shriram Properties has been designing innovative spaces to deliver the highest standards of living.



16,000+ happy families



Presence across 5 cities



Delivered 15 million sq. ft.
with over 60 million sq. ft.
under development



PE investment by Tata Capital, TPG Walton Street, Starwood Capital & many more reputed private equity players



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Landmarks across the country

BANGALORE



16 completed projects and 10 ongoing projects in Bangalore.

KOLKATA



A 314 acre mega city under development in Kolkata.

VIZAG



Vizag's most premium address. Phase 1 - delivered.

CHENNAI



2 projects delivered/under construction in Chennai.
On an aggressive spree with 5 new projects in the pipeline.

Site address: Shriram Grand City, Old Delhi Road, Opposite Indian Oil Petrol Pump,
Near Mother Dairy Factory Dankuni, Hoogly - 712311

Office address: Bengal Shriram Hitech City Pvt. Ltd., GN - 37/2, 7th Floor, Victoria Park, Sector V, Salt Lake City, Kolkata - 700091

Project Financer



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