

*Home is where the heart is...*





## ABOUT US :

We are a young, dynamic, and vibrant real estate developer formed to fulfill the aspirations of people to have their own houses. Our team brings their technical knowledge, experience, and resourcefulness to the delivery of our construction projects. We have pledged ourselves to fulfill this aspiration of people over the last 14 years by creating Residential and commercial projects in Badlapur, Thane and Alibaug.



*Perfect*  
HOUSE



## ABOUT PARK ONE



Park One is a carefully designed Residential & Commercial Complex in midst of a paradise where you will feel life in its peaceful ambience. Park One a secure gated complex fulfills your wish of living in a prime locality with an exclusive collection of 1 & 2 BHK affordable apartments in Katrap, Badlapur East. A developed and buzzing area in the heart of the city with schools, colleges, temples, parks, banks, hospitals, shopping areas, and a railway station in close proximity making it an ideal residential location.

The apartments are designed to be functional and stylish with outstanding views and apartment amenities, unparalleled security, and resort-like common facilities such as Kid's Play Area, Amphitheatre, a gym for workouts, lounge areas where you can relax after a stressful day, Indoor Games, Community Hall and Yoga Room, which can be enjoyed in The Olivia Club.

Park One has exponential potential for monetary appreciation of your property. It is situated on the Badlapur- Panvel Corridor, therefore, making commuting to the new proposed airport very convenient. Governments MMRDA's 14th Metro Corridor between Badlapur and Kanjurmarg, a new Chikholi Station and many more developments, thus making it an ideal opportunity for investing now and reaping profits for the future.



## KNOW YOUR CITY BADLAPUR

The town was famous for its rich horse breeds. Warriors like the Great King Shivaji Maharaj changed their horses at the town in anticipation of the difficult climb through the Konkan area. The word change "Badla", in Marathi) was linked to the town and was named "pur" meaning village or town, and thus BADLAPUR.



### PLACES OF ATTRACTION IN BADLAPUR

- Lord Khanboda Temple
- Kondeshwar Temple
- Tahuli Peak
- Barvi Dam
- Bhoj Dam
- Chanderi Trek
- Chikhloli Dam



### SCHOOL & INSTITUTE

- 3 Min IES Katrap Vidyalaya
- 4 Min Gurukul International School
- 5 Min Shemrock Kinder home Primary School
- 5 Min Carmel Convent High School
- 9 Min Cindrella English Medium School
- 10 Min Mother Teresa English School



### HOSPITAL & RESEARCH CENTER

- 4 Min Seven Palm Hospital
- 5 Min Ashoka Hospital
- 6 Min Spandan Hospital
- 8 Min Dubey Hospital
- 8 Min Apollo Children Hospital
- 9 Min Dhanvantari Hospital



### SHOPPING MALL

- 4 Min Mc Donalds
- 5 Min KFC & Pizza Hut
- 8 Min D-Mart
- 8 Min Shreeji Centre Mall
- 9 Min Mrunal Plaza
- 10 Min Nandai Collection



### COLLEGE INSTITUTE

- 6 Min St. John Bosco High School & Junior College
- 6 Min Aniruddha High School & Jr. College, Badlapur
- 7 Min Adarsh College of Arts & Commerce, Kulgaon
- 10 Min B.A. Talreja College, Navin Ambernath Gaon
- 11 Min Bharat College of Engineering
- 12 Min Bharat College of Arts Commerce



### COMMERCIAL HUB

- 7 Min Registrar Office, Badlapur (E)
- 8 Min Kulgaon Badlapur Municipal Council
- 12 Min Tehsil Office

# CLUB HOUSE + KIDS PLAY AREA + AMPHITHEATRE



Gymnasium

Indoor Games

Jogging Track

Badminton Court

Multi Purpose Hall



THE  
OLIVIA  
By JD



**PARK ONE**  
By JD



www.parkone.co.in



## PROPOSED INTERNAL AMENITIES FOR PARK ONE APARTMENTS :

### Floor Finish

- Branded Vitrified Floor Tiles in Living/dining, Kitchen, Bedroom & Passage.

### Toilets

- Anti-skid flooring and high quality ceramic tile up to lintel level with concealed plumbing, standard quality sanitaryware and C.P. fitting in all toilets.

### Kitchen

- Granite kitchen platform with high-quality Glazed Ceramic Tiles above the platform up to beam level.
- Provision for Gas Connection & RO water purifier.
- Stainless Steel Sink with Concealed Plumbing.

### Doors

- Main Door- Flush Door with Decorative Laminated Sheets, Premium Make Safety Locks and Beautiful Fittings.
- Bedrooms- Flush doors with Laminate.

### Windows

- All windows provided with granite stone frames.
- Heavy section powder-coated aluminum windows with one part mosquito net.
- M.S railings for each balcony.

### Electrification

- Concealed Polycab Copper wiring with MCCBs and adequate points.
- Modular Switches of reputed make.
- Provision for air-conditioning point in Master Bedroom.
- Provision for Internet, Telephone & Television Point.

### Painting & Wall Finish

- Premium Quality Paint & Brand for Internal Walls.
- Gypsum finish on all internal walls.
- RCC framed structure using block masonry.

### Bathroom & WC

- Waterproof doors.
- Concealed Plumbing.
- Bathroom C.P. Fittings (Reputed Brand).
- Sanitary ware of reputed make.
- Anti-Skid Floor Tiles & Glazed wall tiles up-to-beam level.
- Loft above all toilets.

## PROPOSED PARK ONE PROJECT AMENITIES:

### Elevators

- Branded automatic lifts with Generator Power Backup.

### Premises

- Multi-Point Security for Residences, Intercom Facility for all Flats.

### Painting & Wall Finish

- External Reputed Make Weather Proof Acrylic Paint.

### Project highlights

- Generator for Emergency Power for common areas, Lifts & Club House
- Solar Panels for Common Areas
- Club House with Lounge Seating
- Multi - purpose Game Room & Yoga Room
- Indoor Games Room & Café Area
- Gymnasium
- Community Hall for small events with a kitchen facility
- Multi-Court (Badminton/Volleyball/Basketball)
- Landscaped Garden, Multi purpose Lawn with Water Bodies
- Amphitheatre
- Children Play Area

### Security

- 24/7 CCTV Surveillance System in Common Areas and Lobby.

### Water Source

- Overhead & Underground tanks with ample storage capacity.
- Grey water Recycling to save precious water.
- Rain Water Harvesting.
- MIDC Water Applied.

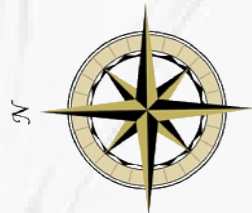
- Jogging Track
- Bikes & Cycle Parking Zone
- Electric Car Charging Ports
- Separate parking for Visitors
- Decorative Grand Main Entry & Exit with Security Cabin
- Automatic Boom Barriers at the main entrance
- Decorative Entrance Lobby in each wing
- Fire-fighting System as per government requirement
- All Season internal roads
- Rooftop Swimming Pool with Kids Pool
- Driver Lounge with Restroom
- Society office for each building

www.parkone.co.in





# SITE LAYOUT PLAN



9.00 M. WIDE EXISTING ROAD



# ORCHID



# ORCHID

1 BHK FLOOR PLAN



# ORCHID 1ST, 3RD, 5TH, 7TH FLOOR PLAN

MOUNTAIN VIEW



# ORCHID 2ND, 4TH, 6TH FLOOR PLAN

CLUB HOUSE VIEW





# JASMINE



# JASMINE

1 BHK FLOOR PLAN



CITY VIEW

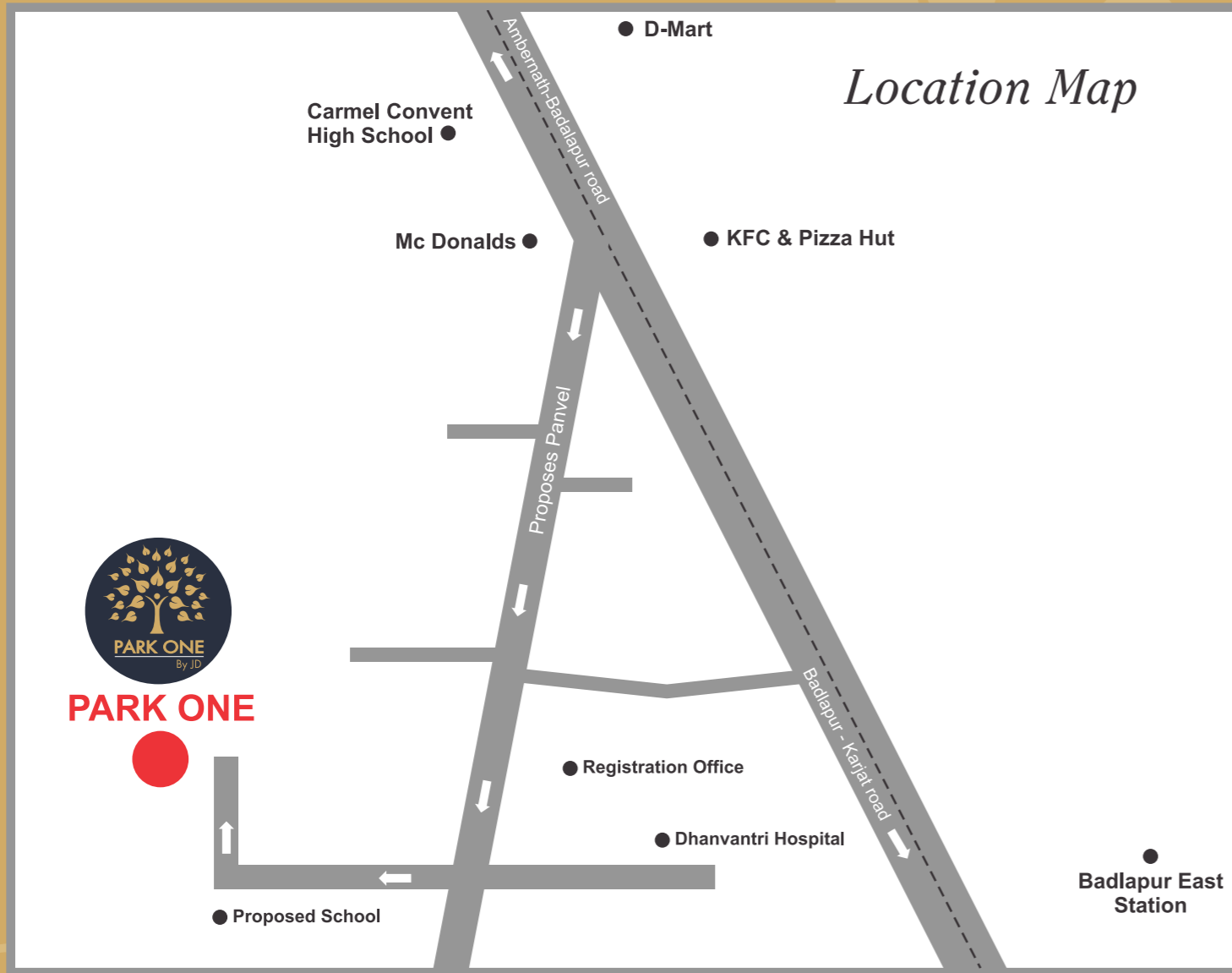


CLUB HOUSE VIEW



**JASMINE**  
TYPICAL FLOOR PLAN





PROJECT ARCHITECT	KAAGJ ARCHITECTS
LIASONING ARCHITECT	SPACE DESIGNERS
PMC	ATUL KUDTARKAR & ASSOCIATES PVT. LTD.
MEP CONSULTANT	ENVIROCON
CIVIL CONTRACTOR	BHAVANI ENTERPRISES
LEGAL	ADV. N R MAHAJAN
RCC CONSULTANT	ATUL KUDTARKAR & ASSOCIATES PVT. LTD.



**RERA No. : P51700047479**

*Site Address : 125 / A-1, Park One, Panvel-Badlapur Highway, Badlapur (E), Maharashtra - 421503.*

*Google Pin : 566C+WXW, Katrap, Badlapur, Maharashtra 421503*

*Registered Office : Shree Laxmi Enterprises 05, Anand Enclave, Louis Wadi, Thane (W) - 400604.*

*email : sales@sledevelopers.com*

**Disclaimer :**

You are requested to independently, either directly or through your legal/financial consultants, thoroughly verify all details/documents pertaining to this project as available on <https://maharera.mahaonline.gov.in> under the name "Park One" (bearing MahaRERA registration number P51700047479), including the Approved Layout With Phasing/User Superimposed; the proforma Agreement for Sale, which details the fixtures and fittings, the common areas, facilities and amenities; the approvals and permissions; the title certificate and details of encumbrances; and, the manner in which the entire layout is proposed to be developed. This brochure does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or disclosure under any statute of any nature whatsoever. The layout plan, the orientation of buildings/towers/wings/structures, the common areas, facilities and amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches, and other details herein are merely a creative imagination and an Architect's impression and are only indicative. The developer reserves the right to change any or all of these in the interest of the development as permissible under law. These should not be construed in any manner as disclosures under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules thereunder and/or applicable law, and the relevant applicable disclosures shall be made at an appropriate time. All dimensions mentioned in this brochure may vary/differ due to construction exigencies. Actual product may vary/differ from what is indicated herein. Further, the dimensions mentioned on the floor plans are as per the plans approved by KBMC and the same are subject to construction exigencies. The photographs contained herein may be stock/standard photography used for the purpose and may have been taken at a location other than the project site and are used to indicate a conceptual lifestyle. No representation or warranty is made or intended as to the accuracy or completeness of the information herein or as to its suitability or adequacy for any purpose. Please examine all documents and information uploaded by the developer on the website of RERA at <https://maharera.mahaonline.gov.in> under the project name "Park One" (bearing MahaRERA registration number P51700047479) to understand the documents and information in all respect.