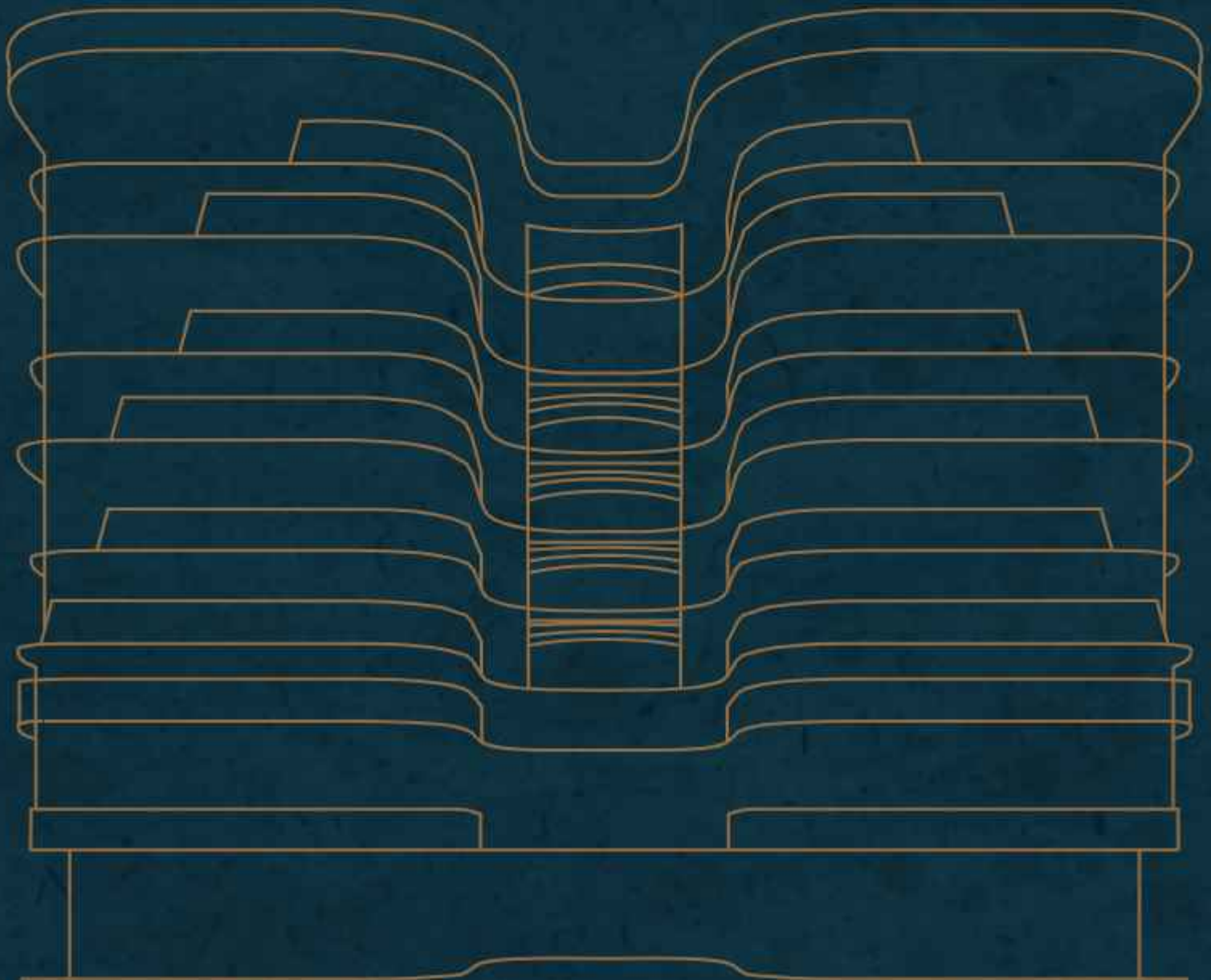




UNITY ONE

UNITING BUSINESSES WITH BUSINESS





UNITY ONE

INDORE'S
INTEGRATED COMMERCIAL
AND
OFFICE HUB,

LOCATED IN THE HEART OF THE CITY.



“

Takhtani's are owners of well-recognized brand name, "Khazana Group", in INDORE. We are presently into Real Estate, Hospitality, Facility management and FMCG. Our Portfolio includes Bambaia, Aunty No. 1, Khazana Fresh Namkeen, Khazana Chaman Bahar.

Raichandani's are one of the most prominent Real Estate players of Hyderabad, with an extensive geographical footprint spread across locations in India. They've achieved great status and growth by adhering to consistent high-design and quality standards that have made a genuine difference in people's lives.

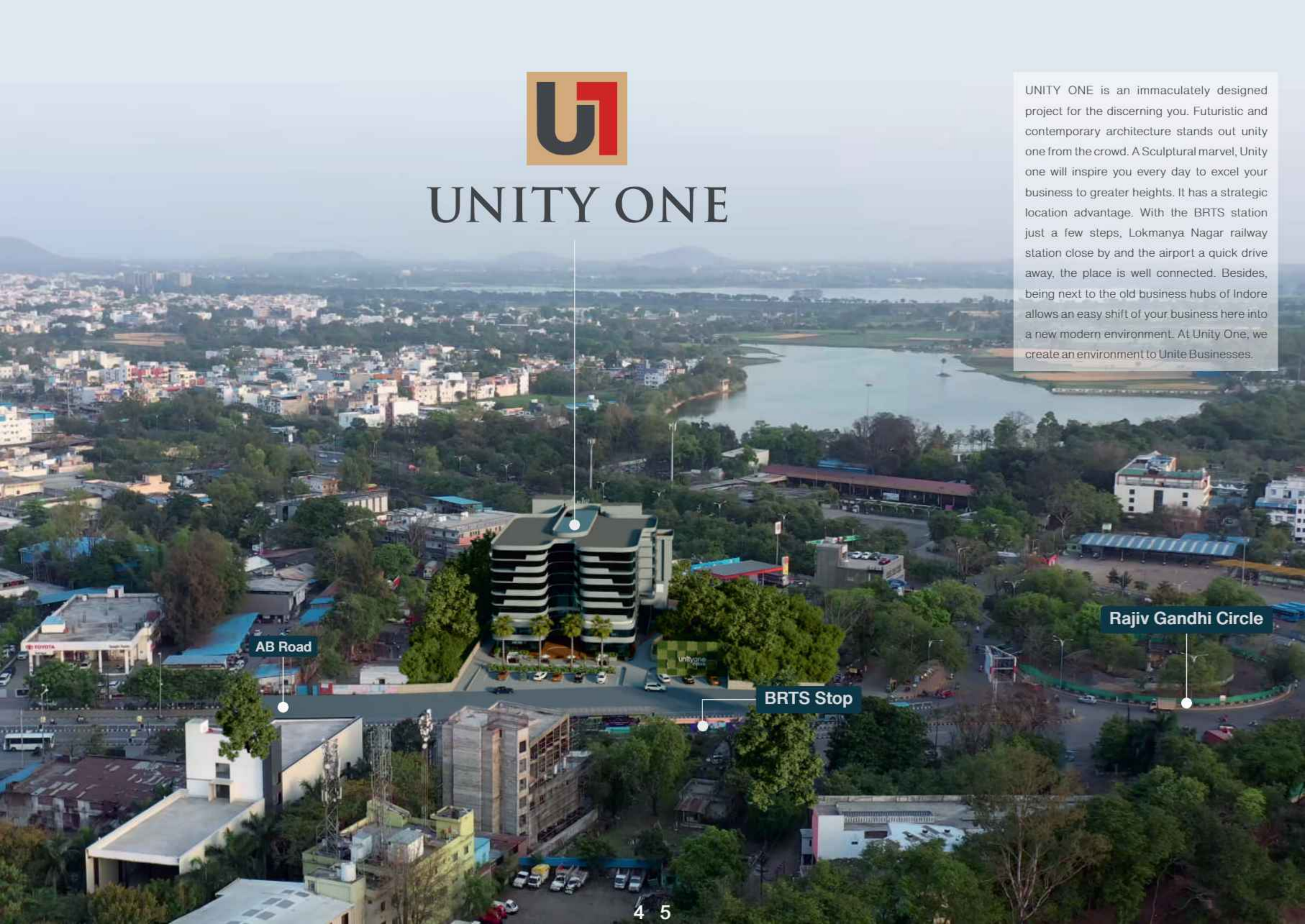
Unity One, brought to you by TR construction, collaborates between Takhtani's & Raichandani. TR Constructions, lead by Mr Bhaskar Takhtani, brings the best of both Entities by providing in-depth expertise in Quality Construction and Management skills. We carefully oversee every aspect of Construction, Marketing & Eventful Handover to customers with exemplary commitment to quality and value.

”



UNITY ONE

UNITY ONE is an immaculately designed project for the discerning you. Futuristic and contemporary architecture stands out unity one from the crowd. A Sculptural marvel, Unity one will inspire you every day to excel your business to greater heights. It has a strategic location advantage. With the BRTS station just a few steps, Lokmanya Nagar railway station close by and the airport a quick drive away, the place is well connected. Besides, being next to the old business hubs of Indore allows an easy shift of your business here into a new modern environment. At Unity One, we create an environment to Unite Businesses.



AB Road

BRTS Stop

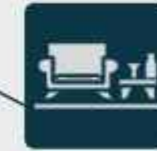
Rajiv Gandhi Circle



UNITY ONE



THE DESIGN



Sky one floor

The premium Sky One Floor situated on the zenith of the project is reserved for commercial activities.



Five levels of office space

The five levels of office space is an independent cocooned environment. Modern glass entry facades, plenty of natural light and innumerable ways to layout offices. Suitable for corporate houses, lawyers, architects, doctors and others.



Service lobby

The 3rd level hosts a Service Lobby that houses the project services Like plumbing, electrical. Airconditioning and others.



Elevator

The project is adrift with 5 Elevators designed to cater traffic to all floors.



Double height lobby and shopping hub

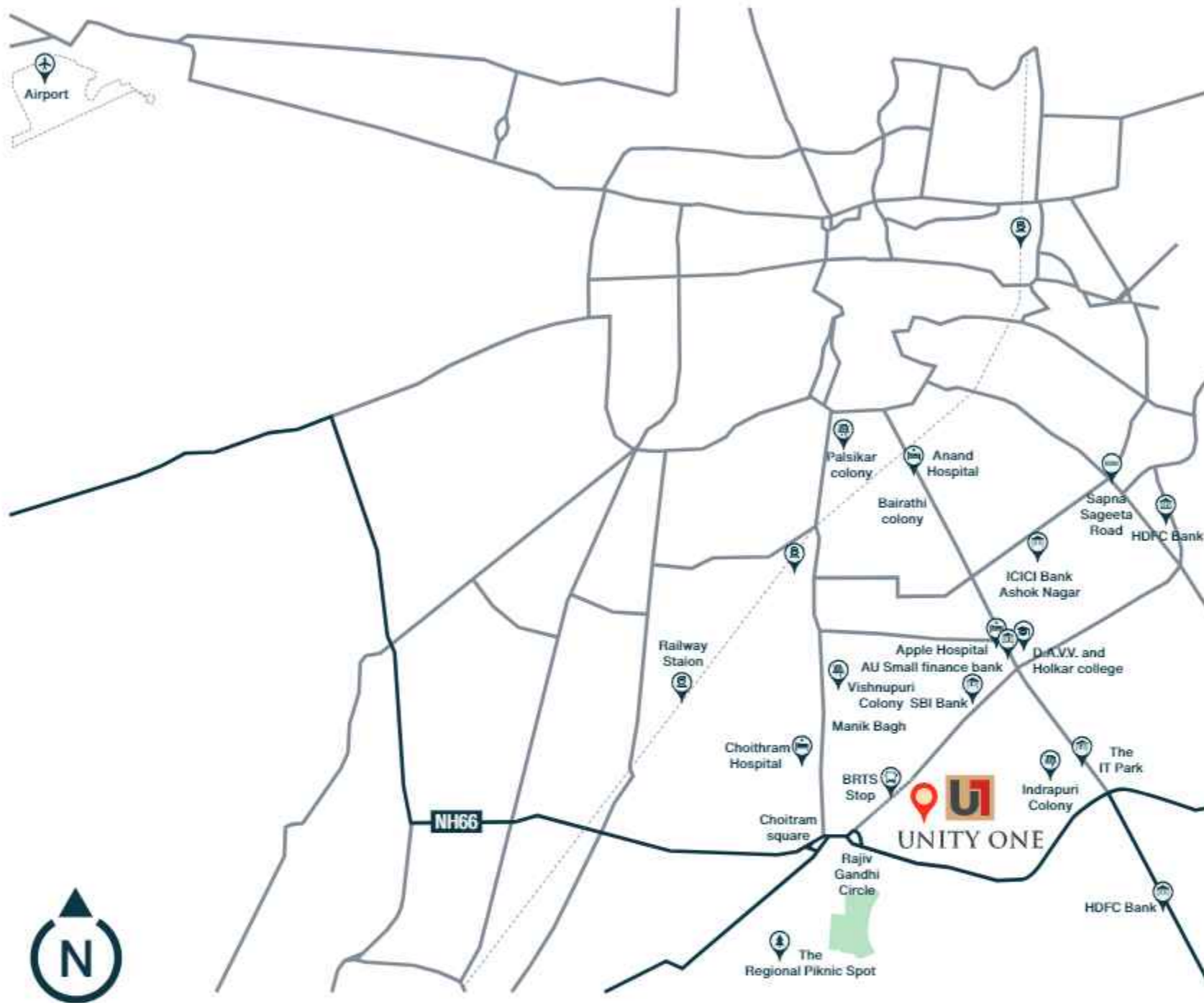
The double-height lobby provides the grandiose for commercial spaces on the ground and 1st level. This shopping hub contains 28 shops and four large anchor shops. Fully Air Conditioned Common Spaces on Ground And First Floor For Retail.



Three-level parking

Ramps lead to 3 levels of basement car parking that can accommodate more than 175 cars exclusively for Unity One occupants.

LOCATION



Presenting exclusive retail and commercial spaces at Unity One. The project is accessible from the BRTS route right on the forward road. The nearest railway station is within 15 minutes and the airport within 20 minutes.

The DAVV and Holkar colleges are barely five minutes away. Unity One's hand-picked location is within a 5-minute drive from Sapna Sangeeta Commercial Lane, the IT park, the regional picnic spot and Choithram hospital.

There are around a number of hostels and Paying Guest facilities that support human resources to the business. The proposed MR3 road, which will connect to the bypass shortly, is close to the Unity One project.

PROJECT HIGHLIGHTS



Prime Location



Ultra Modern Glass Elevation



Dedicated Electric Sub Station



3 Level of Basement Parking



Ground Level Visitors Parking



Four Passenger Elevators and a Service Elevator



CCTV Surveillance



Sky One Floor With Leisure Activities



An Origami garden in the Office Lobby



High-tech Fire Detection and Fighting System



100% Power Backup For Common Areas



Open terraces for select Offices



Two Separate Directories for Retail and Office Section



Paved Roads Around Structure for Car Movement



Basement Parking Equipped with Electric Car Charging Stations



Sufficient floor to floor Ceiling Height for Retail & Office Spaces.

POTENTIAL OCCUPANTS

Some of the potential occupants at unity one include Retail on the ground and first floor. Corporate offices, Insurances offices, Conference spaces, IT Industry, Financial Services, heal-care centres, professional offices, banks and ATMs, hospitality, consumer service centres, telecom department, and media offices The Sky One floor at 7th level is reserved for commercial activities.



UNITY ONE

RETAIL AND OFFICE SPACES AT

UNITY ONE

DESIGNED TO TAKE YOUR BUSINESS TO THE

NEXT LEVEL





Origami Garden



Two level shopping space



5 Elevators

UNMATCHED AMENITIES, EXCEPTIONAL AMBIENCE



Service Lobby



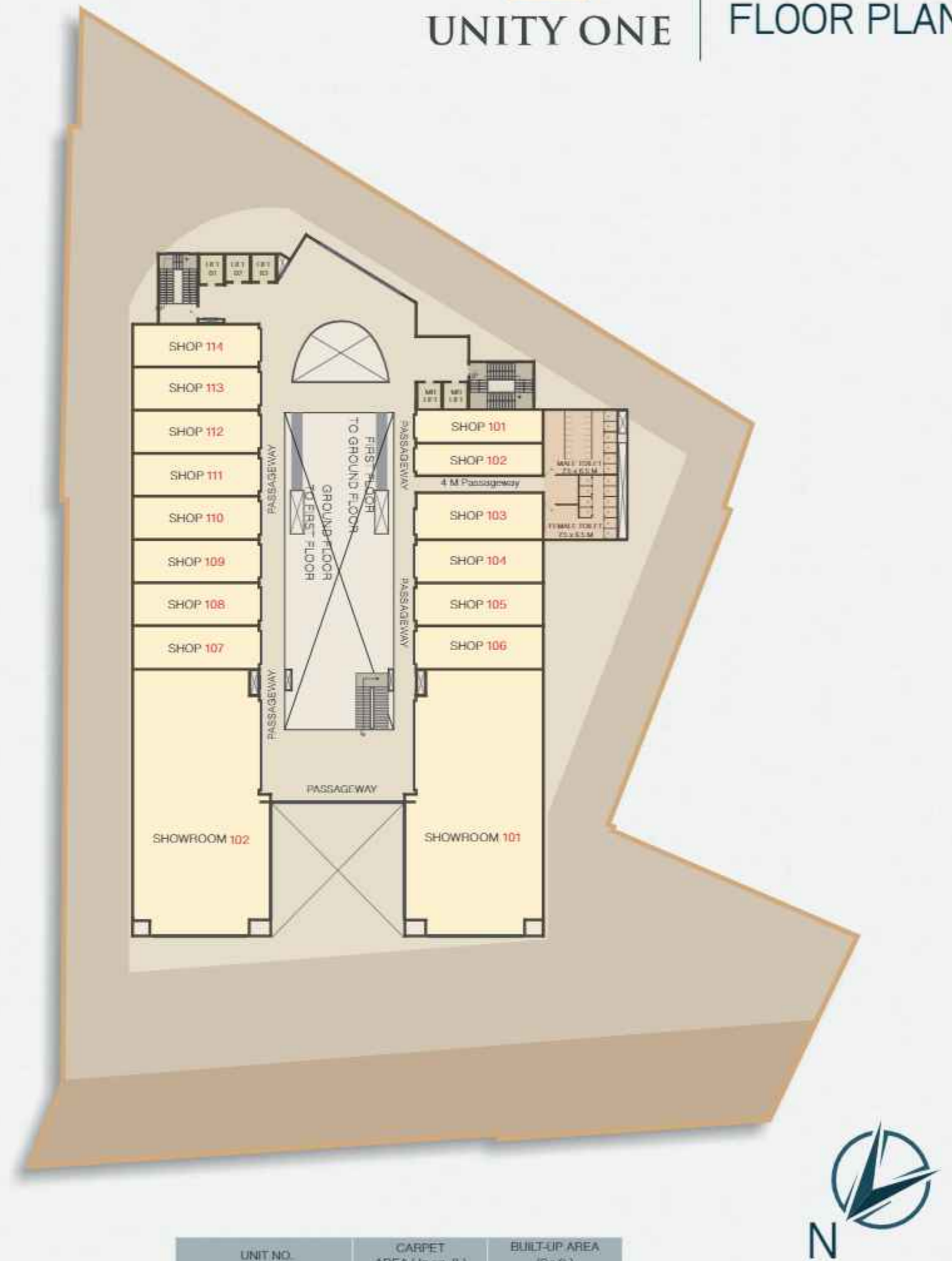
Loading & unloading zone



3 levels basement parking



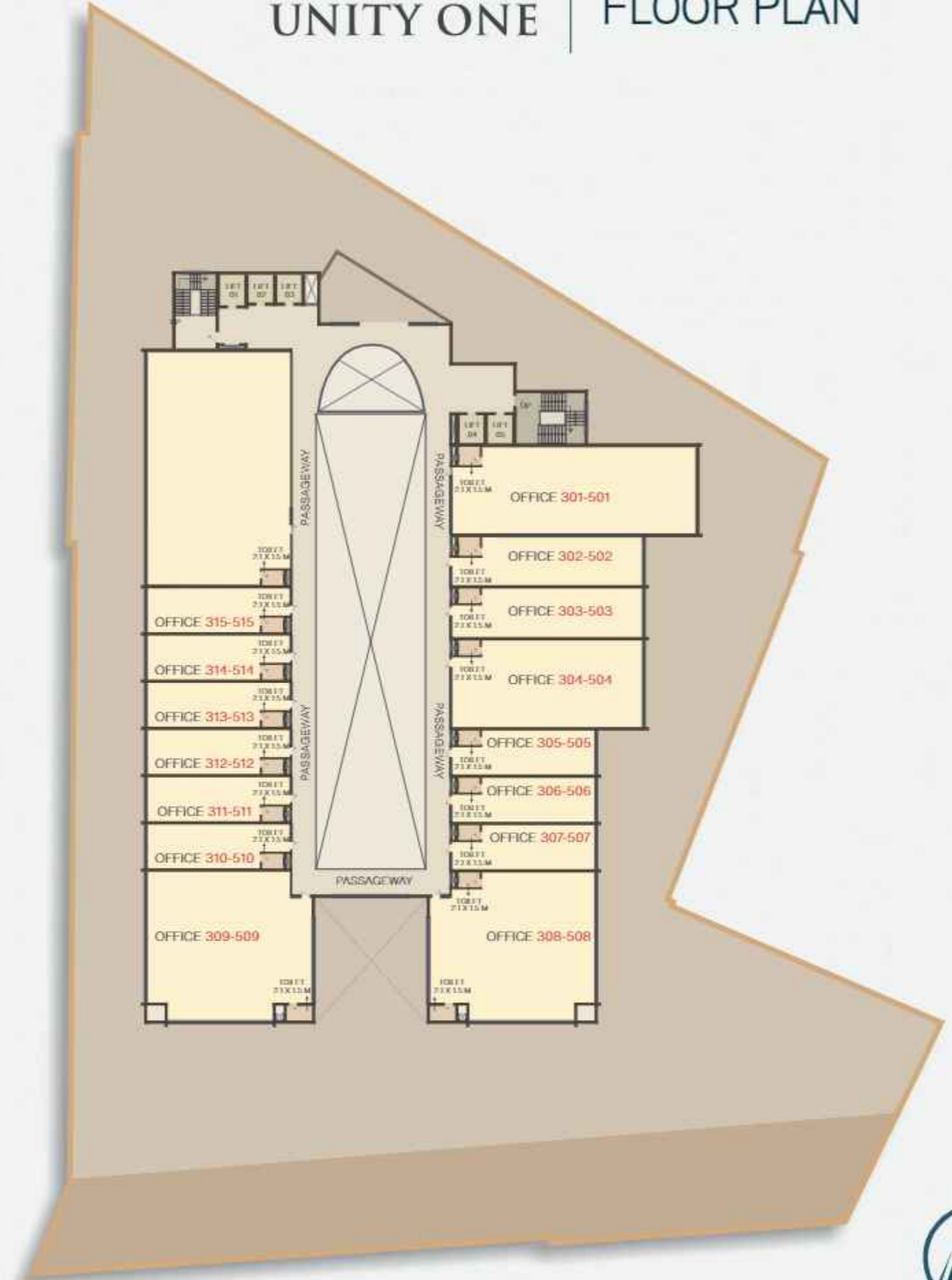
UNIT NO.	CARPET AREA (In sq. ft.)	BUILT-UP AREA (Sq.ft.)
Showroom 01 & 02	3793.98	3952.54
Shop 01 to 14	608.70	656.50



UNIT NO.	CARPET AREA (In sq. ft.)	BUILT-UP AREA (Sq.ft.)
Showroom 101 & 102	4,011.63	4,187.73
Shop 01	449.80	492.13
Shop 02	449.82	492.13
Shop 03	647.56	691.16
Shop 04 to 13	594.49	641.64
Shop 14	594.92	641.96

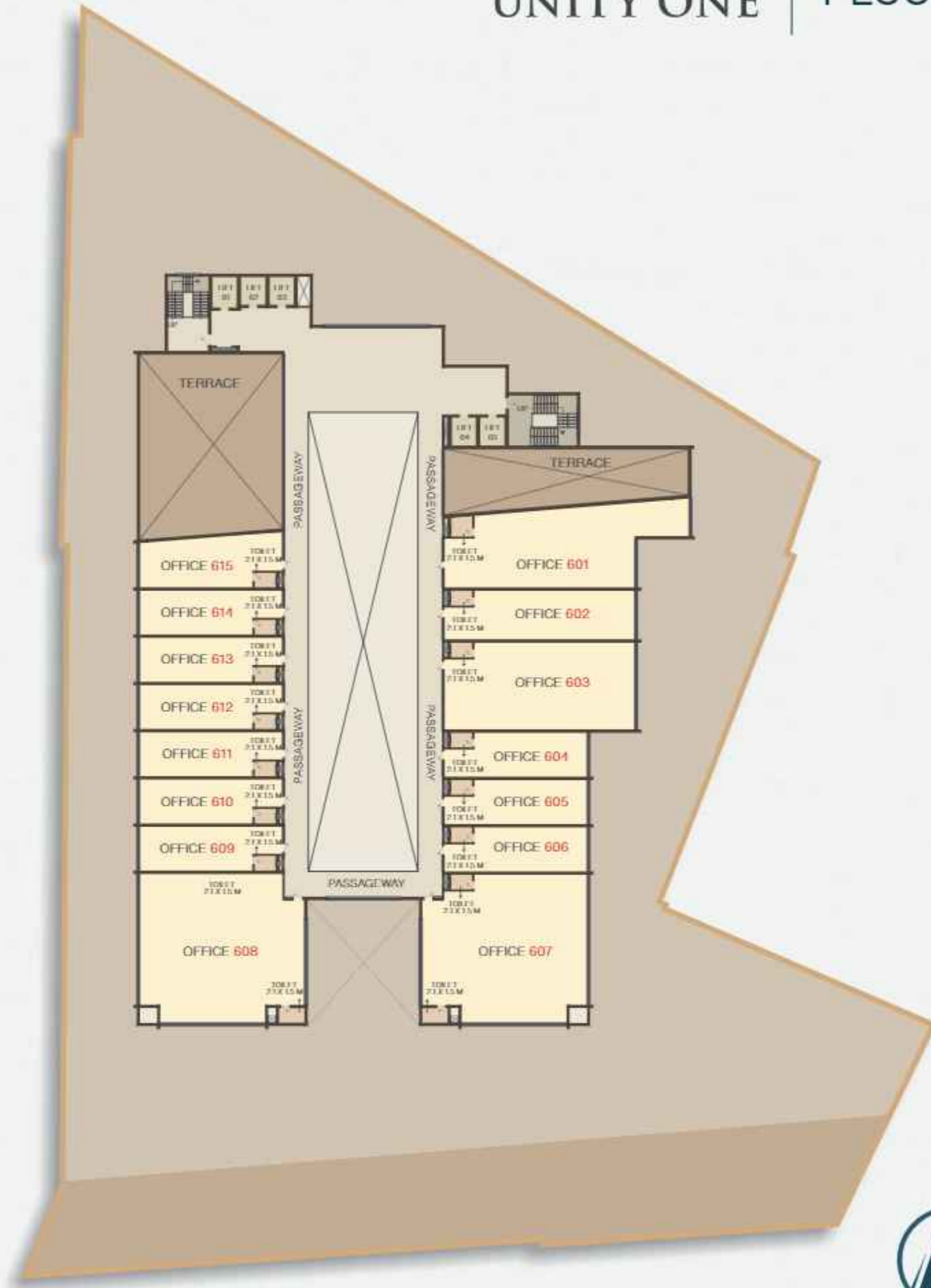


UNIT NO.	CARPET AREA (In sq. ft.)	BUILT-UP AREA (Sq.ft.)
Office 201	2,074.22	2,179.82
Office 202 & 203	899.97	965.96
Office 204	1,606.09	1,683.70
Office 205 to 207	613.22	668.01
Office 208 & 209	2,301.23	2,435.79
Office 210 to 219	613.54	668.12
Office 220	613.54	671.35

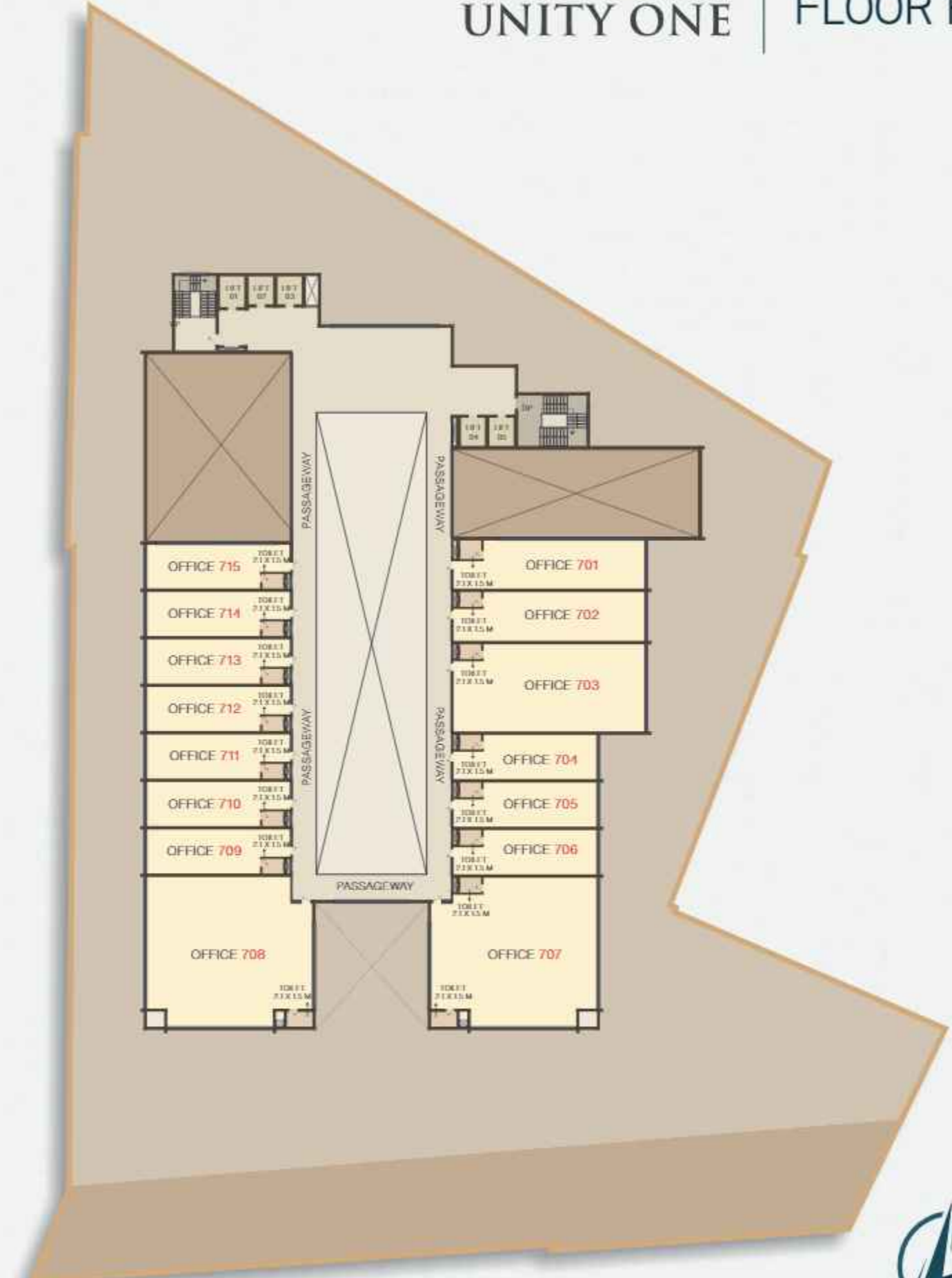


UNIT NO.	CARPET AREA (In sq. ft.)	BUILT-UP AREA (Sq.ft.)
Office 301 to 501	2,074.22	2,179.82
Office 302 to 503	899.97	965.96
Office 304 to 504	1,606.09	1,683.70
Office 305 to 507	613.22	668.01
Office 308 to 509	2,301.23	2,435.79
Office 310 to 519	613.54	668.12
Office 320 to 520	613.54	671.35





UNIT NO.	CARPET AREA (In sq. ft.)	BUILT-UP AREA (Sq.ft.)
Office 601	1,576.28	1,695.22
Office 602	905.36	971.15
Office 603	1,606.09	1,683.70
Office 604 to 606	613.22	668.12
Office 609 to 614	613.22	668.12
Office 607 & 608	2,301.23	2,430.83
Office 615	682.32	753.26



UNIT NO.	CARPET AREA (In sq. ft.)	BUILT-UP AREA (Sq.ft.)
Office 701	1,576.28	1,695.22
Office 702	905.36	971.15
Office 703	1,606.09	1,683.70
Office 704 to 706	613.22	668.12
Office 709 to 714	613.22	668.12
Office 707 & 708	2,301.23	2,430.83
Office 715	682.32	753.26



Disclaimer- The Seventh floor layout is subject to modification according to buyers requirements or ok going construction

A PROJECT BY :



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Call: 6262790000

Email: info@trconstructions.com

www.trconstructions.com

Architect Mr. Sanjay Shrivastav AADHARSHEELA	Structural Engineer Mr. Arjav Upadhyay A & J CONSULTANTS	Plumbing Mr. Alkesh Pathak AQUA UTILITY DESIGNS AND MANAGEMENT PVT. LTD.	Electrical Mr. S. Kulkarni TROUBLE SHOOTERS	Construction Contractor Mr. Swamidas Kumawat GSD CONSTRUCTIONS	Fire Fighting Consultant Prakash Rajdev NATIONAL FIRE CONTROL SYSTEM
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TR CONSTRUCTION TEAM

Sales and Marketing head Mr. Mohit Bajaj	Management Mrs. Devangi Shah Makhija	Supervisor Mr. R. S. Pal
Finance and Accounts S.V. Agrawal and Associates CA Kartik Makhija and Mukesh Rao	RERA Consultants S.V. Agrawal and Associates (CA Vishnu Agrawal)	GST Consultants R S Goyal and Associates

RERA NO.: P-IND-21-3082

MP RERA Website: <https://rera.mp.gov.in/>