



ONE
MUMBAI



Nirmal is a brand reckoned with over 30 years of development in Mumbai. Its sustained development design for Mulund has earned a reputation of bringing the suburb in the forefront of city's expansion. Today, Nirmal Lifestyle has built over crore square feet of residential and commercial spaces. It has set a leading example of branded lifestyle residences in the country by launching India's first Sports-lifestyle apartments, adopting its philosophy of active lifestyle. It is an ISO 9001:2008 and ISO 14001:2004 certified company that lives to its promise to provide best in quality and design.

about **MULUND**



Mulund, well-known as the “Prince of Suburbs”, has a legacy of being the most planned suburb of Mumbai. Mulund is one of the only suburbs located on the foothills of beautiful lush-green mountains. Today, it is connected to every city corner, reducing travel time through most modern infrastructure projects in Mumbai. Housing city’s finest healthcare and educational institutions, Mulund has become one of the most preferred locations for residential, commercial and recreational spaces.

Mulund Connectivity **INFRASTRUCTURE**



1. EASTERN EXPRESS HIGHWAY

CORRIDOR	National Highway -3 (Mumbai-Agra)
TYPE	Highway
DIMENSIONS	4 & 6 Lane
LENGTH (KM)	23.55
STARTING POINT	Chhatrapati Shivaji
END POINT	Thane
CURRENT STATUS	Operational
TRAFFIC VOLUME	5000 Passenger Cars/Day
ADDITIONAL INFO	Connects North Mumbai to South Mumbai

2. PROPOSED MULUND GOREGAON LINK ROAD

DIMENSIONS	4 Lanes
LENGTH (KM)	14.5
STARTING POINT	Western Express Highway
END POINT	Mulund LBS marg-Link road
CURRENT STATUS	Work to start post monsoon 2015
ADDITIONAL INFO	Connects the Western Express Highway and the Eastern Express Highway

3. EASTERN FREEWAY

TYPE	Highway
DIMENSIONS	4 & 8 Lanes
LENGTH (KM)	16.8
STARTING POINT	P D'Mello Road, South Mumbai
END POINT	Mankhurd Ghatkopar
CURRENT STATUS	Operational
ADDITIONAL INFO	Connects the Eastern Suburbs to South Mumbai

4. PROPOSED MUMBAI METRO RAIL

LINE	Phase-II, Line-5
CORRIDOR	Wadala-Ghatkopar-Teen Hath Naka (Thane)- Kasarvadavali
OPERATOR	Mumbai Metro One Pvt Ltd (Joint Venture)
STATION	Mulund
COST (INR CRORE)	8757
LENGTH (KM)	30.7
TYPE	Fully Elevated
STATUS	Under feasibility study by RITES
ADDITIONAL INFO	In advanced stage of planning commencement

Best **CONNECTIVITY**



TIME DISTANCE – FORT

50 mins via Eastern Freeway

TIME DISTANCE – AIRPORT

40 mins via JVLR to WEH

TIME DISTANCE – GOREGAON

30 mins via Proposed Goregaon Link Road

TIME DISTANCE – VASHI

30 mins via Airoli

TIME DISTANCE – BKC

25 mins via Eastern Freeway & Santacruz Chembur Link Road

MULUND RAILWAY STATION 10 mins

FORTIS HOSPITAL 5 mins

EASTERN EXPRESS HIGHWAY 5 mins

PROPOSED GOREGAON LINK ROAD 2 mins





C1 TV
MUMBAI

The logo for C1 TV Mumbai is centered in the image. It features the word "C1" in a large, bold, orange font, with a blue banner wrapped around the "1" containing the number "1" in white. To the right of "C1" is the word "TV" in the same orange font. Below "C1 TV" is the word "MUMBAI" in a bold, dark blue font. The background is a light blue sky with soft white clouds. In the lower portion of the image, there is a faint, semi-transparent view of a city skyline, including a prominent skyscraper and some green trees at the bottom.



Mumbai is big. It's full of dreamers and starlets. It has its own rhythm and before you know it, you're one with the city. From hustling noise in the day to jazz nights the city is always speaking to you, moving you forward. The city has unbroken spirit, it's a melting point for cultures, people, art and commerce.

ONE MUMBAI CAPTURES THIS SPIRIT OF MUMBAI. IT BRINGS TOGETHER HARMONY OF HILLS, FASTER HIGHWAYS, YOUNG PEOPLE AND ELEGANT LIFESTYLE. WE ARE MAKING A MUMBAI WE ALL WANT TO LIVE IN, WHERE SPACES ARE DESIGNED FOR MORE LIFE, WHERE YOU ARE CONNECTED BETTER AND WHERE YOU LIVE ACTIVE. ONE MUMBAI WILL BE THE FINEST LIFESTYLE DESTINATION THAT IS BOTH SMART AND SERENE. THIS PLACE PROVIDES EASY ACCESS TO CITY CORNERS WHILE HOSTING CHOICEST ENTERTAINMENT, DINING AND RECREATION BENEFITS. IT IS DESIGNED FOR SMART HOMES, LUXURY RESIDENCES, FINEST MALL AND OFFICE SPACES WHERE YOU COULD WALK TO WORK.

one **EDITION**

LAUNCHING

ONE EDITION

Luxury apartments

one **SPIRIT**

LAUNCHING

ONE SPIRIT

Luxury 1-2-3 BHK apartments

(Designed on LAP Concept)

one **DISCOVERY**

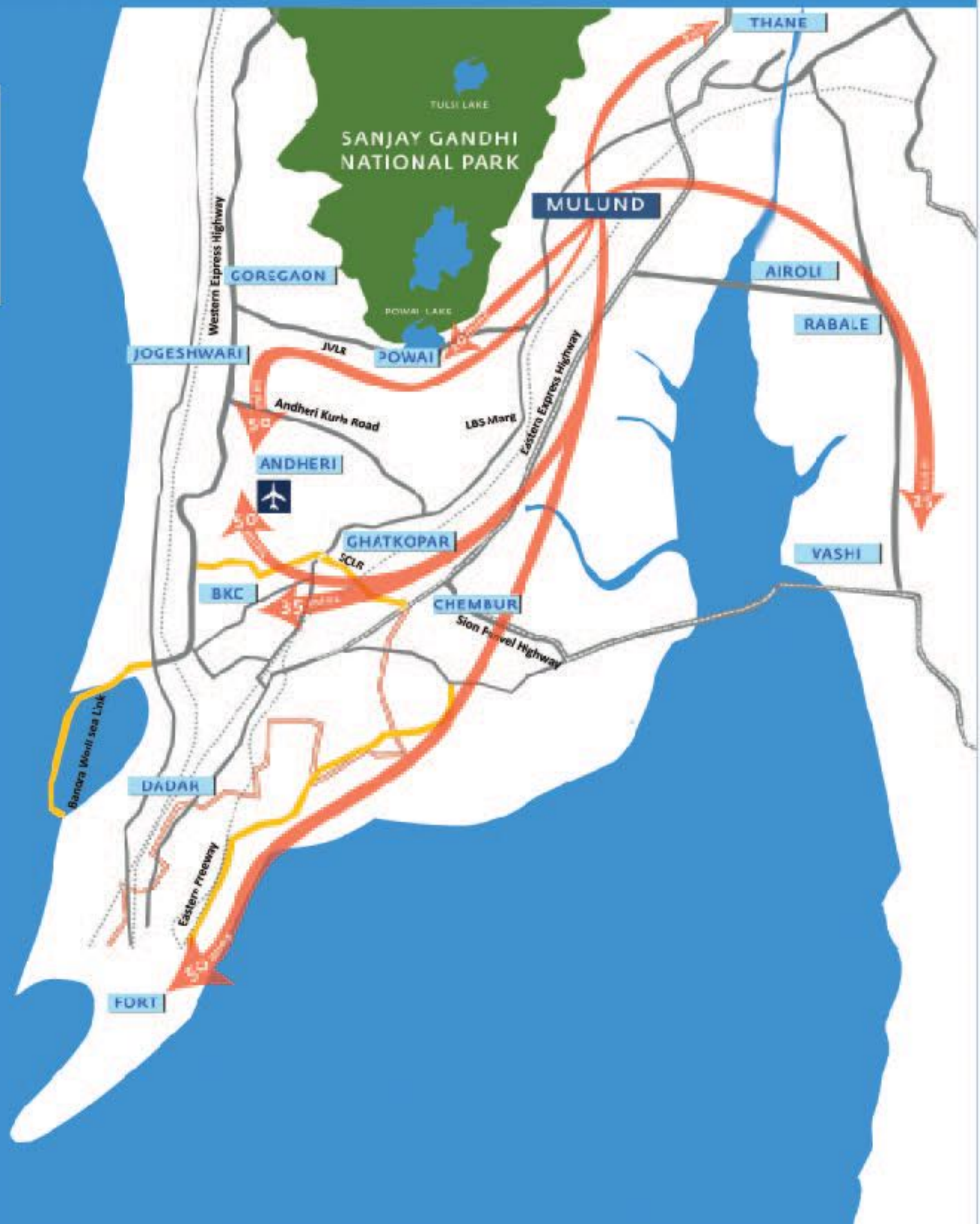
PRESENTING

DISCOVERY OFFICES

Area 594 - 2000 sq.ft

Location **MAP**





CINE
1
MUMBAI

ONE MUMBAI

ONE SPIRIT



One Mumbai launches One Spirit, smart LAP active homes that cater to convenience and luxury. Encompassing the philosophy of Live active, one **SPIRIT** is a project with Urban and Contemporary features. Well-equipped with the finest sporting facilities like US Open certified tennis courts, outdoor and indoor games, state-of-the-art gym, club house and swimming pools, it also furnishes a business centre, banquet/party lawns and recreational spaces. So come, be a part of one **SPIRIT**!



one **SPIRIT**



one **SPIRIT**

LAP Active Homes



1 BHK	METER	FEET
LIVING	2.73 x 4.27	9'6" x 14'0"
DINING	1.29 x 2.34	4'3" x 7'9"
KITCHEN	1.97 x 2.97	6'6" x 9'9"
COMMON TOILET	1.98 x 1.20	6'6" x 4'0"
BED ROOM	2.73 x 3.35	9'0" x 11'0"
MASTER TOILET	1.29 x 1.97	4'3" x 6'6"

	CARPET
SQ. M.	35.86
SQ.FT.	386.00

one **SPIRIT**

LAP Active Homes



2 BHK	METER	FEET
LIVING	5.62 x 2.73	18'6" x 9'0"
DINING	2.73 x 0.98	9'0" x 3'3"
KITCHEN	2.81 x 1.98	9'3" x 6'6"
BED ROOM	2.73 x 3.05	9'0" x 10'0"
TOILET	2.13 x 1.29	7'0" x 4'3"
MASTER BED ROOM	2.73 x 3.66	9'0" x 12'0"
MASTER TOILET	1.35 x 2.12	4'6" x 7'0"
PASSAGE	1.35 x 1.20	4'6" x 4'0"

	CARPET
SQ. M.	49.70
SQ.FT.	535.00

one **SPIRIT**

LAP Active Homes



3 BHK	METER	FEET
LIVING	2.76 x 6.01	9'0" x 19'9"
DINING	0.89 x 2.73	3'0" x 9'0"
KITCHEN	1.98 x 3.20	6'6" x 10'6"
BED ROOM -1	2.73 x 3.35	9'0" x 11'0"
BED ROOM -2	3.61 x 2.73	11'9" x 9'0"
MASTER TOILET	2.13 x 1.22	7'0" x 4'0"
MASTER BED ROOM - 3	3.96 x 2.73	13'0" x 9'0"
MASTER TOILET	1.22 x 1.97	4'0" x 6'6"
COMMON TOILET	2.20 x 1.22	7'3" x 4'0"

	CARPET
SQ. M.	64.37
SQ.FT.	693.00

one **SPIRIT**

LAP Active Homes



3 BHK		
Luxury		
	METER	FEET
LIVING	4.94 x 4.27	16'3" x 14'0"
DINING	2.79 x 3.79	9'3" x 12'6"
KITCHEN	2.73 x 3.35	9'0" x 11'0"
BED ROOM -1	2.73 x 3.66	9'0" x 12'0"
BED ROOM -2	4.18 x 2.73	13'9" x 9'0"
MASTER TOILET	1.37 x 1.98	4'6" x 6'6"
DRESS	1.35 x 1.98	4'6" x 6'6"
MASTER BED ROOM -3	4.18 x 3.05	13'9" x 10'0"
MASTER TOILET	2.13 x 1.22	7'0" x 4'0"
COMMON TOILET	1.35 x 2.12	4'6" x 7'0"
SUN DECK	4.92 x 1.35	16'2" x 4'6"

	CARPET
SQ. M.	92.36
SQ.FT.	993.00

one **SPIRIT**

Internal **AMENITIES**



SR. NO.	AREA	SPECS
A	TILES	
	LIVING/ DINING AREA+ PASSAGE AREA	IMPORTED MARBLE FLOORING
	KITCHEN	DIGITAL VITRIFIED TILES
	MASTER BEDROOM	LAMINATED WOODEN FLOORING
	GUEST BEDROOM	DIGITAL VITRIFIED TILES
	MASTER BATHROOM FLOORING	ANTI-SKID VITRIFIED TILES
	MASTER BATHROOM WALL DADO	DIGITAL VITRIFIED TILES
	GUEST BATHROOM FLOORING	ANTI-SKID CERAMIC TILES
	GUEST BATHROOM WALL DADO	DIGITAL CERAMIC TILES
	COMMOM BATH HAND WASH AREA - WALL DADO	DIGITAL CERAMIC TILES
	KITCHEN DADO ABOVE PLATFORM	DIGITAL CERAMIC TILES
B	SANITARYWARE & CP FITTINGS	HIGH END CP FITTINGS AND SANITARYWARE
C	KITCHEN AREA	BRANDED SS SINK
D	KITCHEN PLATFORM	POLISHED GRANITE
E	PAINT	SMOOTH FINISHED WALL WITH PLASTIC EMULSION PAINT
F	DOORS & WINDOWS	
	ALL DOOR	HEAVY DUTY WOODEN LAMINATED DOORS
	ALL WINDOWS	HEAVY DUTY ANODISE ALUMINIUM WINDOW

External **AMENITIES**



SWIMMING POOL
KID'S SPLASH POOL



CHILDREN'S PLAY
AREA WITH SAND PIT



SWINGS AND
SLIDES



SKATING RINK



BASKETBALL COURT
SQUASH COURT



CLUB HOUSE



STATE-OF
THE-ART GYM



STEAM AND
SAUNA



JACUZZI AND
MASSAGE ZONE



TABLE TENNIS AND
OTHER INDOOR GAMES



BUSINESS CENTRE



PET WALK AREA



SENIOR CITIZEN
CORNER



PODIUM GARDEN



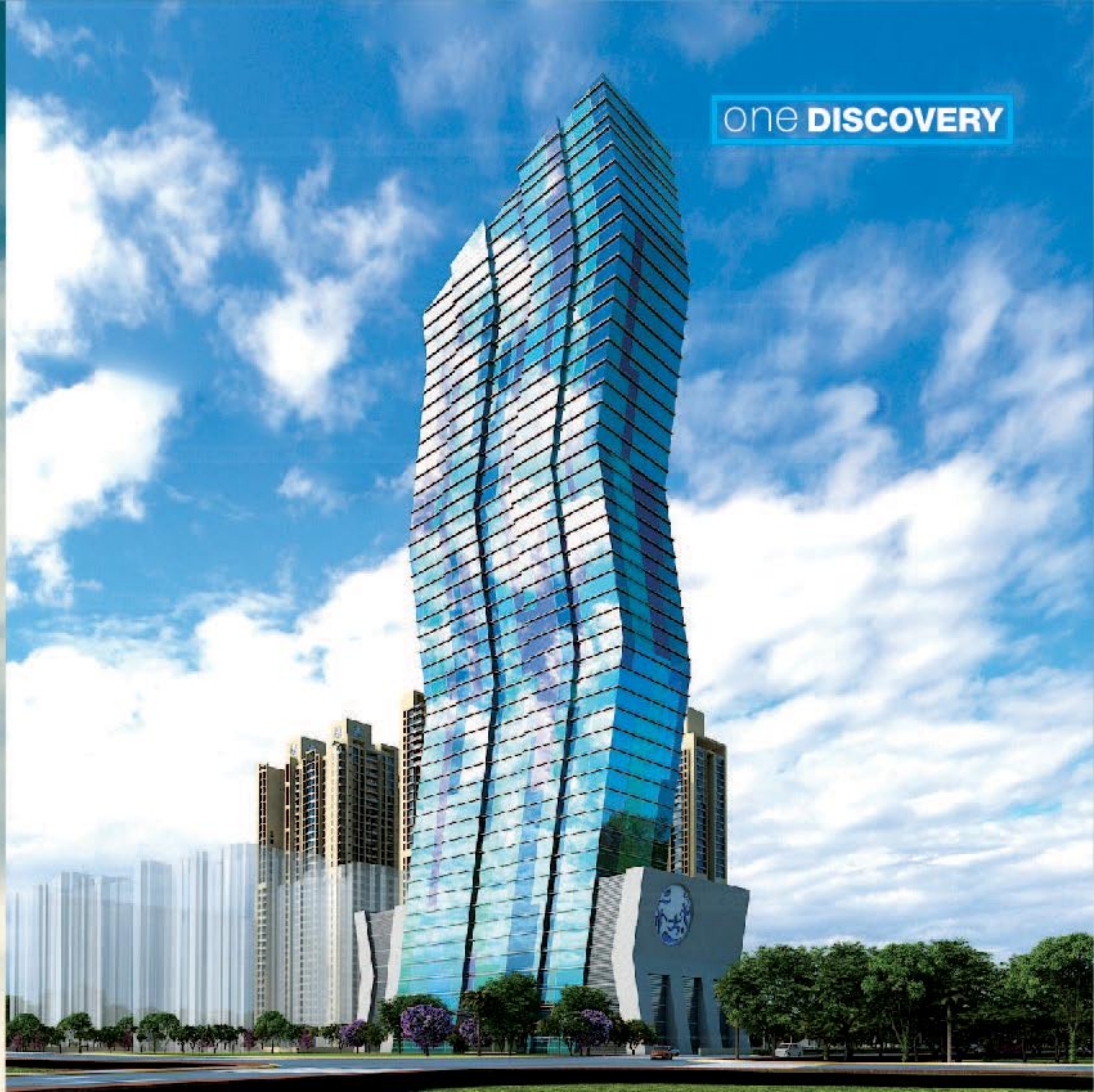
BANQUET/
PARTY HALL

ONE MUMBAI

ONE DISCOVERY



one **DISCOVERY** offices are designed around walk to work philosophy, where your business aspiration meets engineering innovation. Located at the junction of Mulund-Goregaon link road and LBS road, it's well connected routes provide speedy reach. The offices are more than just a workplace where fitness facilities, environment sensitive designs and food courts become part of your business in every way.



one **DISCOVERY**



NIRMAL LIFESTYLE MALL



Nirmal is building the priciest mall within One Mumbai with choices of most desired brands and experiences. Spread across 7 lac sq.ft, Nirmal Lifestyle is one of the largest malls in the country. It is a mark of prestige that invests in the idea of overall development of the region, where our customers benefit most.

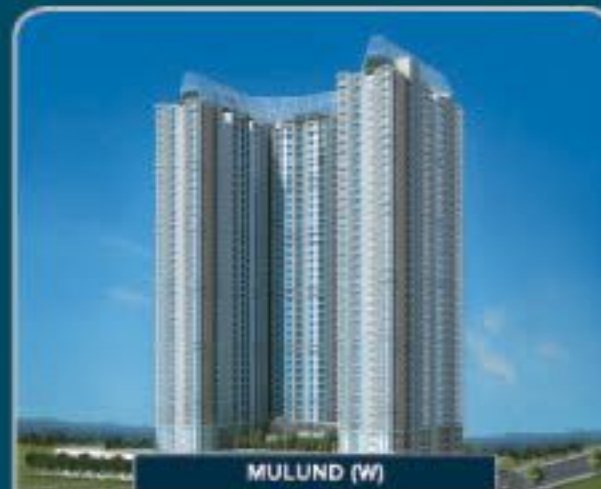
Current **PROJECTS**



LBS MARG, THANE (W)

**SPORTS
CITY**

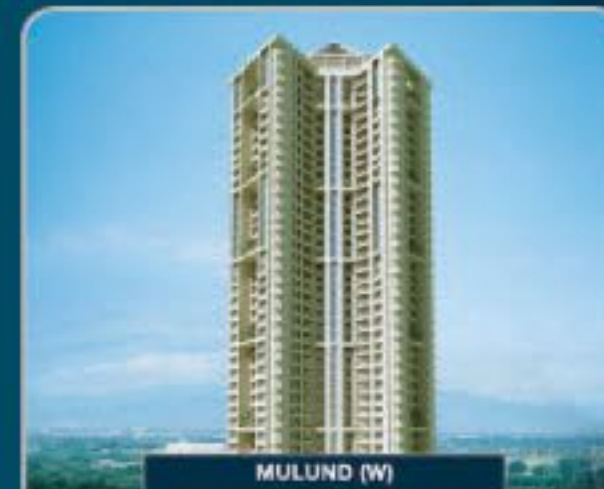
**A SPORTS ORIENTED LIFESTYLE
PROJECT SPREAD ACROSS
14 ACRES OF LUSH GREENERY**



MULUND (W)

**US OPEN
APARTMENTS**

**WELCOME TO MUMBAI'S
FIRST SPORTS-LIFESTYLE
APARTMENTS**



MULUND (W)

**TURQUOISE
APARTMENTS**

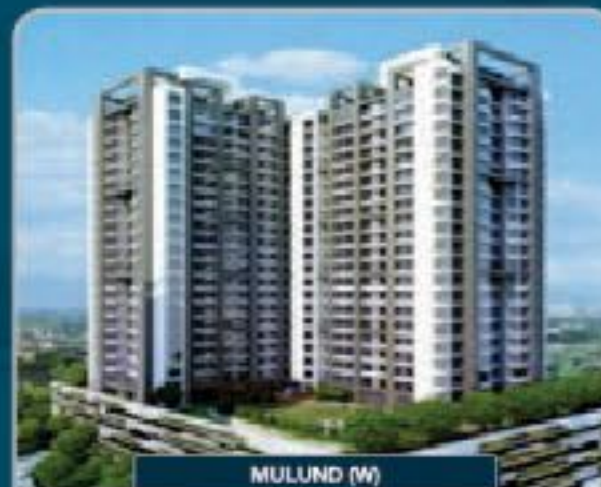
**PRESENTING MUMBAI'S
MOST STYLISH HOMES**



KALYAN

**THAMES
APARTMENTS**

**BEAUTIFUL HOMES IN
TOWNSHIP AMIDST NATURE**



MULUND (W)

OMEGA
L.B.S. MARG, MULUND (W)

**A FIT LIFESTYLE IN
MULTY-STORYED TOWER**



KALYAN



Riverside

**KALYAN'S FIRST FULLY
FURNISHED APARTMENTS**



NIRMAL

CNE MUMBAI

HEAD OFFICE
L.B.S. MARG, 3RD FLOOR, MULTIPLEX BUILDING, MULUND (W), MUMBAI - 400 080.
VIRTUAL NO. 91-22-39558333