



PRATISHTHA BUILDCON  
REAL ESTATE

*Ranchi*

# 1 SQUARE

COMMERCIAL SPACES *by*  
PRATISHTHA BUILDCON





This exclusive project will have a fine balance of retail and commercial, unlike most business hubs. Kanke & Morabadi is known for its High-Street Retail and its premium residential spaces. So while the world will be getting back to work, you will be getting forward.



# THE BUSINESS CLASS OF RETAIL SPACES



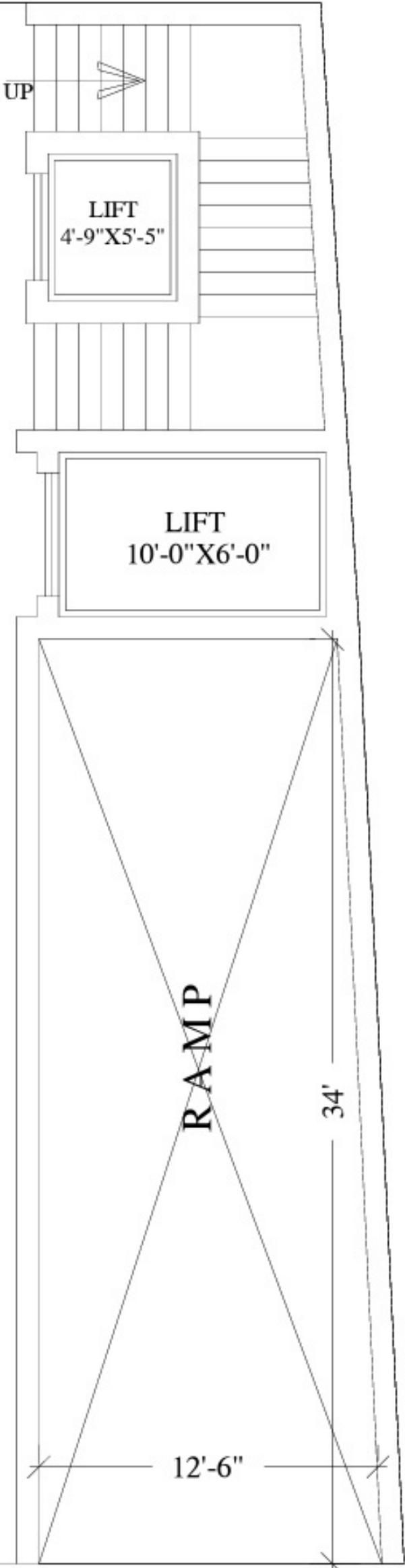
62'-9"

# GROUND FLOOR

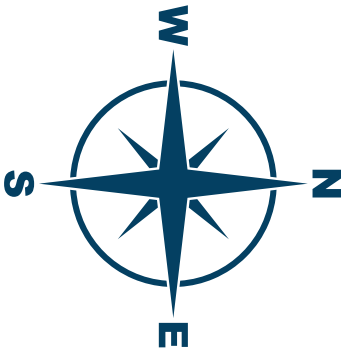
92'-2"

SHOWROOM  
28'-0"X57'-7"  
  
S.B. AREA- 3324.0 SQ.FT.  
CARPET AREA - 1609.0 SQ.FT.

8'-0" WIDE LOBBY



21'-6"

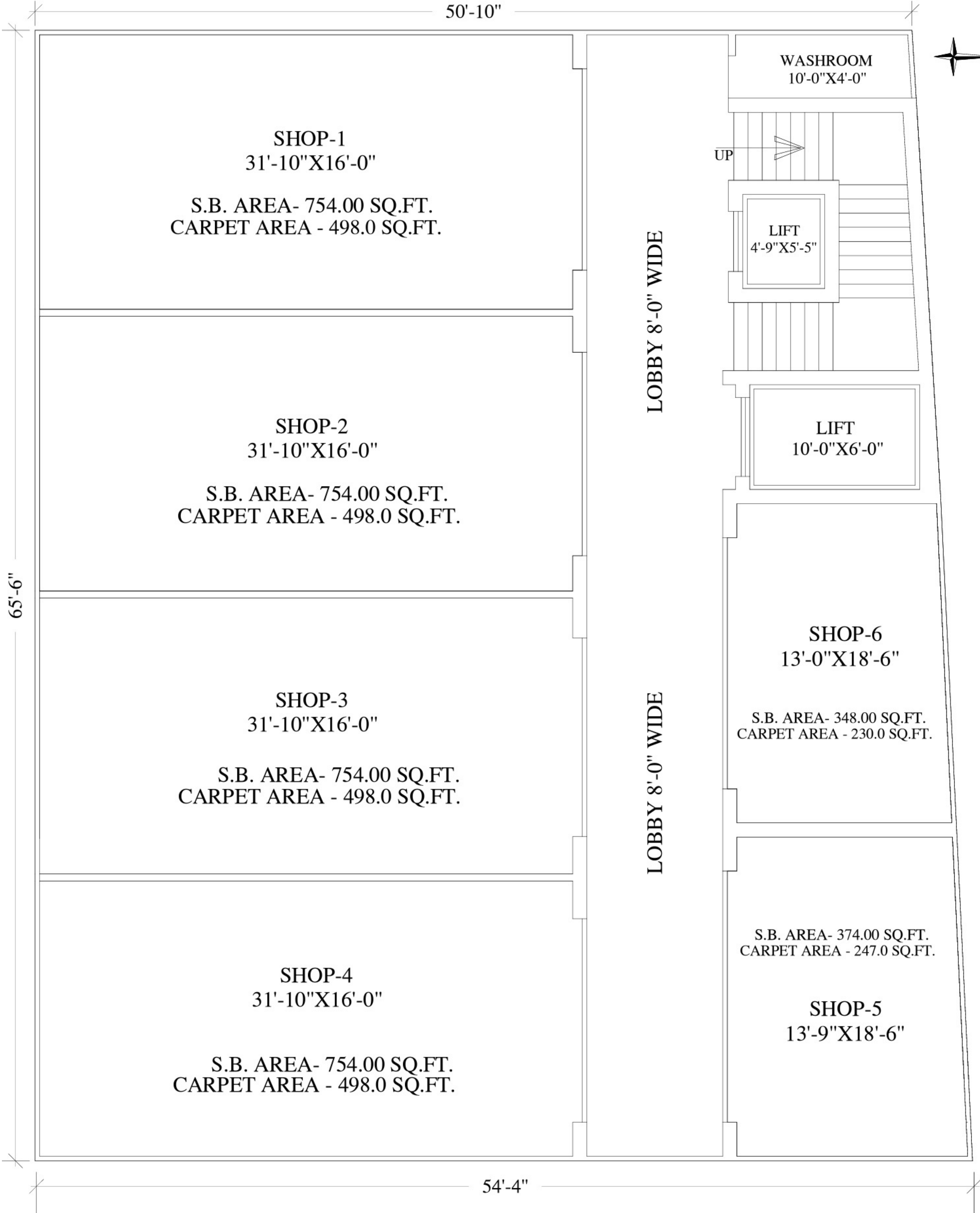
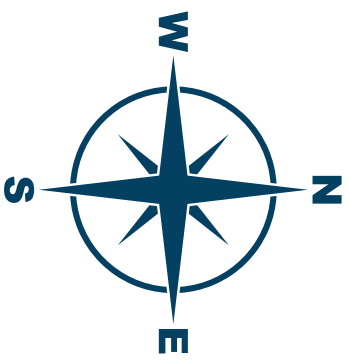


67'-4"

60' WIDE ROAD

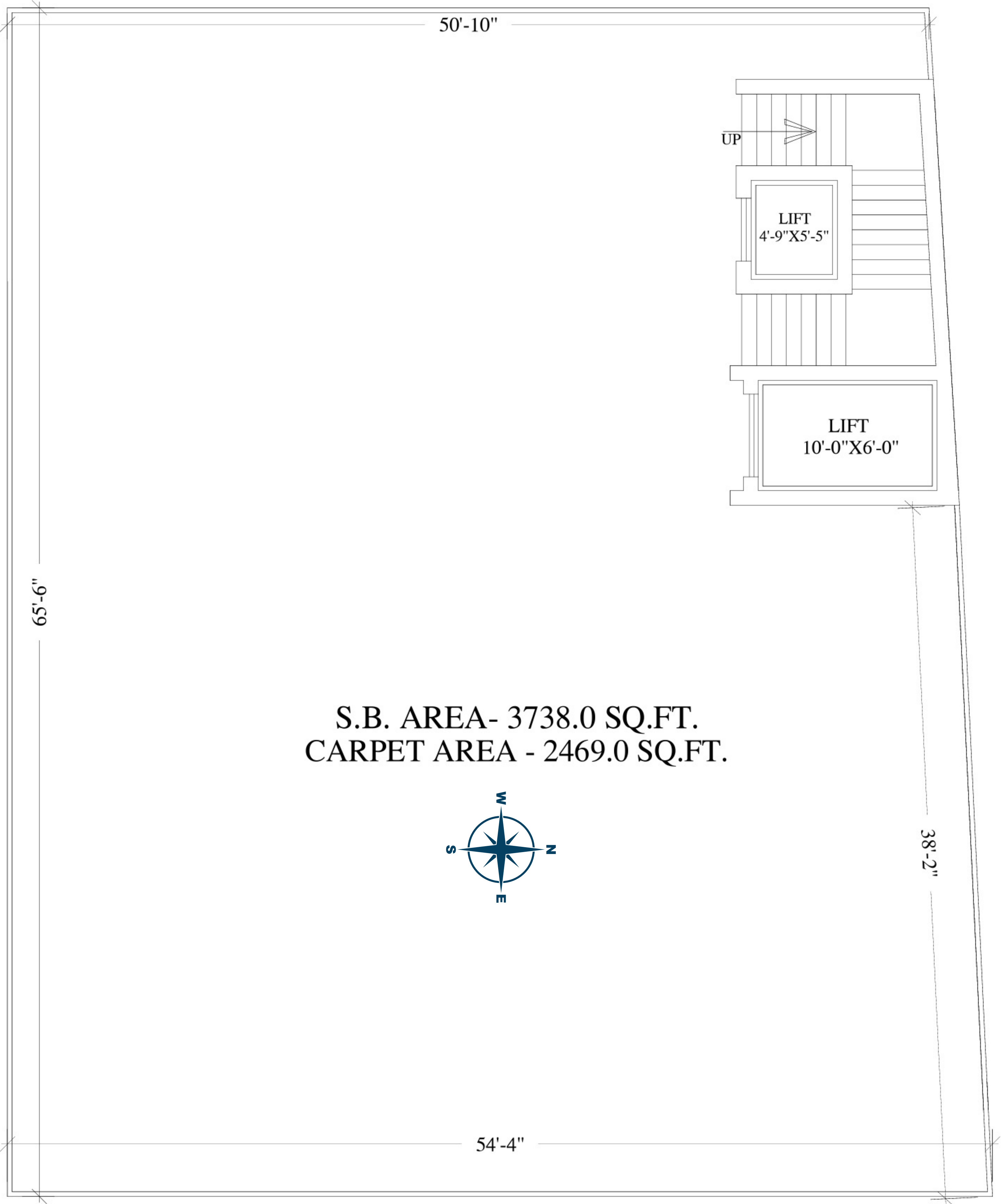


# FIRST & SECOND FLOOR

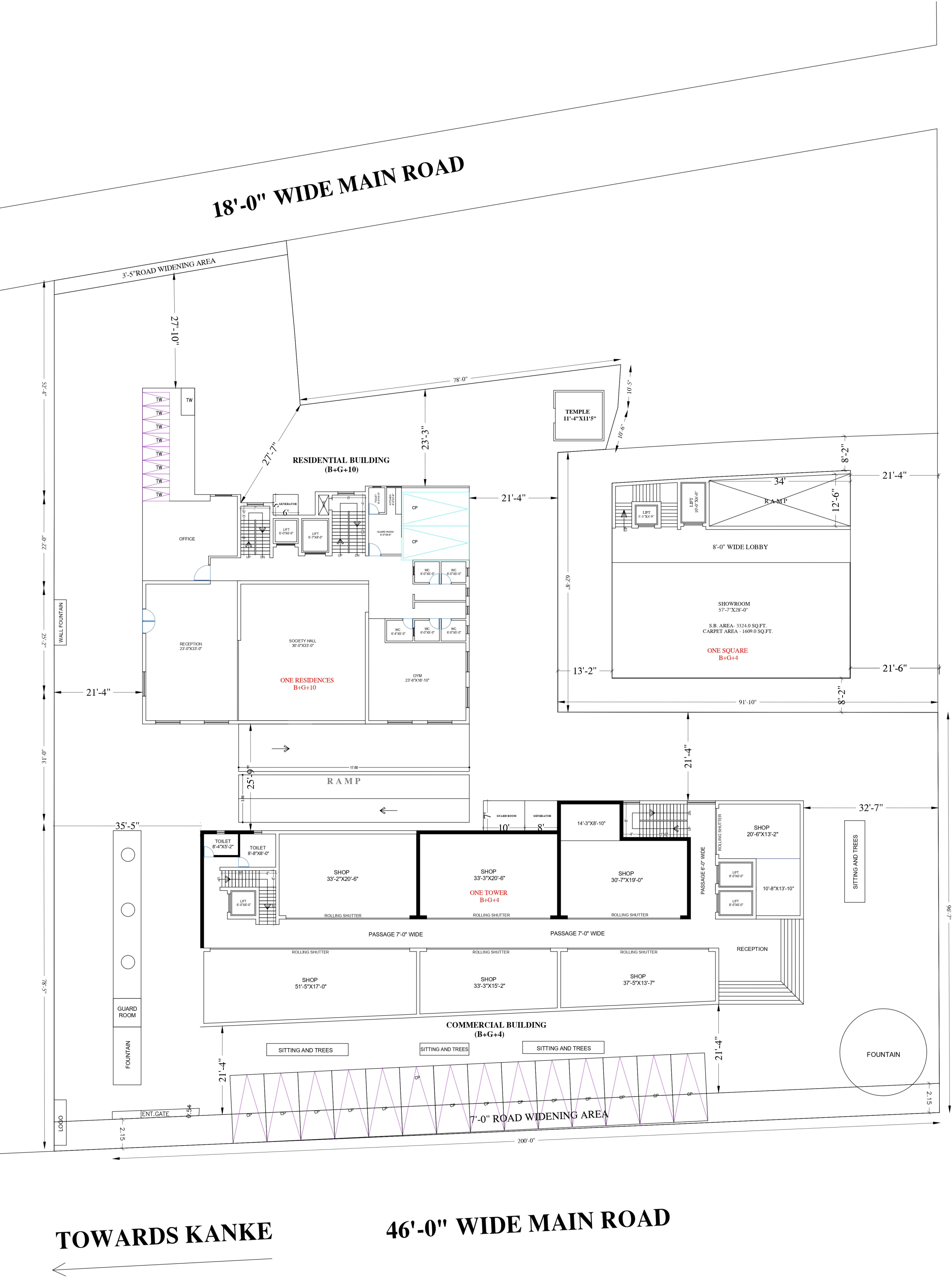




# THIRD & FOURTH FLOOR



# SITE PLAN



18'-0" WIDE MAIN ROAD

TOWARDS BOREYA

60'-4" WIDE MAIN ROAD

TOWARDS KANKE

46'-0" WIDE MAIN ROAD

BOREYA CHOWK



# AN EXTRAORDINARY RETAIL EXPERIENCE.

ONE SQUARE & ONE TOWER is home to a selection of shopping outlets, car showroom, supermart, international cuisine restaurants, boutique cafés , open-air lounges, ATM, offices etc . The expansive, cocktail pool , well-appointed terraces offer a relaxed atmosphere in luxuriant surroundings.







CHOOSE YOUR ADDRESS IN  
THE CENTRE OF RANCHI. BE THE BOSS.

Business by definition can't be stagnant. They are meant to grow. In spite of constraints, limitations, challenges, ONE - Square is meant to trigger and nurture "rapid business growth". The infrastructure is fully featured to comfort and energize you. There are open spaces for you to think and discover powerful ideas.

ONE - Square is the house to transforming businesses all over again.

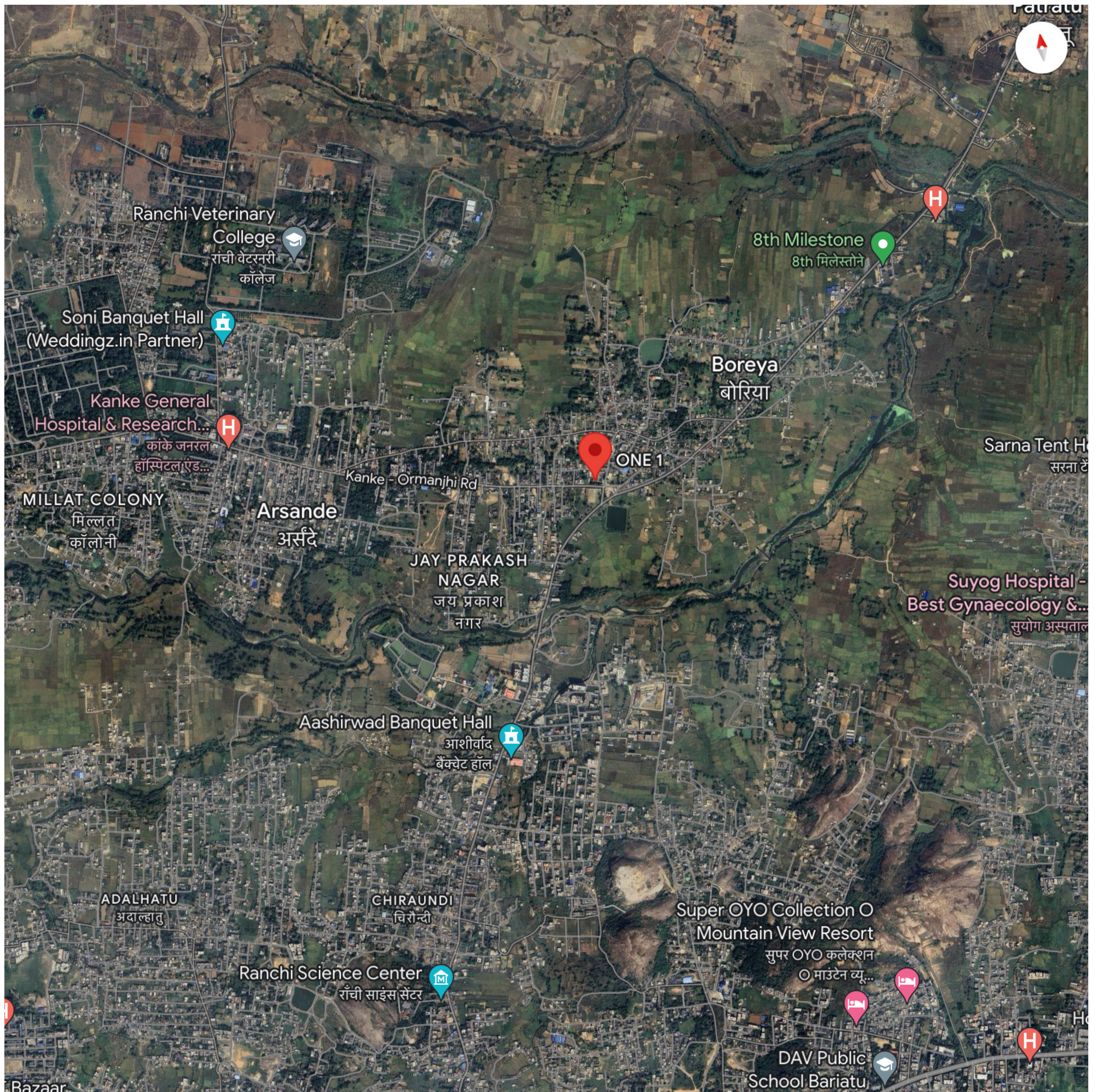
A project centrally located and proximity to the MORABADI & KANKE area is the most sought location for a COMMERCIAL SPACE in Ranchi City. It connects prominent localities of Capital Ranchi. The comfort of doing business in a premium commercial complex with ample car parking spaces is the most sought after aspect.



# A PRIME LOCATION FOR PRIME REAL ESTATE

**KANKE, BOREYA CHOWK , RANCHI , JH**

C9G2+P74 Ranchi, Jharkhand, (23.4267586, 85.3507162)





# LOCATION ADVANTAGES

Located in Boreya chowk, Kanke , RANCHI, JH  
ONE SQUARE is just a few minutes drive away from major destinations:

|   |                          |         |            |
|---|--------------------------|---------|------------|
| A | Ring Road -              | 7 mins  | ( 3.6 Km ) |
| B | Morabadi Stadium -       | 10 mins | ( 4.5 km ) |
| C | JW Marriott -            | 15 mins | ( 7.0 Km ) |
| D | Ranchi Railway Station - | 30 Mins | ( 9.5 Km ) |
| E | Birsa Munda Airport -    | 40 Mins | ( 18 km )  |
| F | RIMS & Pulse Hospital -  | 13 Mins | ( 5.0 km ) |
| G | Nucleus Mall Lalpur -    | 15 mins | ( 6.2 Km ) |

## LEGENDS -

### • EDUCATIONAL INSTITUTIONS

1. Sharda Global school
2. DAV Bariatu
3. Bridgeford School
4. National University of Study and Research in Law
5. Birla Institute of Technology - Mesra

### • LUXURY HOTELS

- JW Marriott Hotel
- Holiday Homes
- PARK Prime Hotel
- The Royal Retreat
- Radisson Blu

### • HEALTHCARE

1. Medanta Hospital
2. PULSE Hospital
3. RIMS Hospital
4. Bhagwan Mahavir Medica Superspecialty Hospital
5. Health Point Hospital

### • RETAIL ZONES

- Reliance Smart
- Nucleus Mall
- Shopper's Stop
- Astor Green
- Hari Om Tower

DEVELOPMENT TYPE ( as per Master Plan 2037 )



# COMMERCIAL



# SPACES



# SPECIFICATIONS

**STRUCTURE** - RCC Framed structure conforming to all seismic design code.

**DOOR**- Glass doors .

**WINDOW** - UPVC sliding window.

**FLOORING** - Flooring vitrified tiles ( KAJARIA or equivalent brand )

**LIFT** - TWO standard size, high speed ( 10 passengers & 15 passengers ) lifts of SCHINDLER, OTIS, KONE or equivalent brand .

**ELECTRICAL** - Concealed PVC pipes with ISI marked conduit wiring. All electrical switches and accessories of standard make ( LEGRAND or equivalent brand ) , POLYCAB WIRES or equivalent brand , adequate lighting power point sockets , outlets etc provided in each room.

**INTERNAL WALL FINISH** - All internal wall finish with putty and primer .

**EXTERNAL WALL FINISH** - External wall finish with elevation design from weather coat paint.

**FIRE SAFETY** - Equipped with fire fighting devices as per norms.

**GENERATOR** - soundless DGset , KIRLOSKAR or equivalent brand.

**PARKING** - Sufficient number of parking space with Electric Vehicle ( EV ) charging stations.

**SECURITY SYSTEM** - CCTV with recording system in all floors, reception, main entrance gate , terrace , community hall, LIFT area with 15 days backup.  
-24 hrs security guard at the main entrance gate .



**PRATISHTHA BUILDCON PVT. LTD.**  
**IS ONE OF THE MOST VISIONARY REAL ESTATE DEVELOPMENT &**  
**SERVICE GROUPS**



**ONE 1 RESIDENCES & TOWER,  
KANKE BOREYA CHOWK  
RANCHI JH**



**PARK SIDE,  
HARIHAR SINGH ROAD  
MORABADI RANCHI JH**



**NARAYAN ENCLAVE,  
KUSUM VIHAR MORABADI  
RANCHI JH**





ONE SQUARE ,  
KANKE, BOREYA CHOWK  
RANCHI JH



UPCOMING HOSPITAL ,  
MORABADI RANCHI JH

“ A BUILDING IS NOT SOMETHING YOU FINISH,  
A BUILDING IS SOMETHING YOU START ”





UPCOMING HIGHRISE  
HOTEL & RESIDENCES ,  
RANCHI JH

“ BE PATIENT EMPIRE ARE NOT BUILD IN ONE DAY ”



# CONTACT

*for more information -*

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( ONE 1 RESIDENCES)**

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