





ONE VICTORIA

A project by Ruchi Realty



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MODERN  
PROPERTIES

A Stellar  
**Residential and Retail Landmark**  
Spread Over 2.75 Acres  
Newtown Action Area-1



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# THE POSH PLANNED CITY WITH EXPRESS CONNECTIVITY

NOVOTEL



ONE RAJARHAT

METRO



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# AN ABODE OF EXCELLENCE



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WELCOME  
TO A LUXURY  
**NEW**  
**LIFESTYLE**



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AN  
ADDRESS FOR  
SUCCESS  
STORIES



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# ONE VICTORIA

Amidst the fast-paced streets of Newtown, ONE VICTORIA, a retail & apartment complex stands as a tranquil haven, seamlessly blending luxury residences with cutting-edge retail spaces. Located in the thriving Action Area-1, Newtown; relish in the perfect blend of convenience with excellent connectivity. Choose more than a home or workplace; choose a lifestyle. With Newton's vibrant community, cultural richness, and futuristic urban planning, One Victoria emerges as the premier address for those seeking the best in both living and business.



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# PINNACLE OF PROMINENCE



# EXCELLENT CONNECTIVITY

## TRANSPORTATION

- Metro station 0.2 Km
- Newtown bus stand 0.7 Km
- Airport 12 Km

## SCHOOLS

- DPS Newtown School 2.7 Km

## COLLEGES

- Amity University 4.7 Km
- St. Xavier's University 5.3 Km

## PARKS & RECREATION CENTRE

- Newtown Mela ground 0.3 Km
- Nazrul Tirtha 0.8 Km
- Biswa Bangla Gate 2.1 Km
- Eco Park 3.6 Km
- Mother's Wax Museum 4.2 Km

## HOSPITALS

- OHIO Heart Hospital 2.6 Km
- Tata Medical Center 2.8 Km
- Columbia Asia Hospital 5.8 Km

## LANDMARKS

- DLF Galleria 0.4 Km
- Technopolis 1.0 Km
- DLF IT Park 1.4 Km
- HIDCO Bhawan 2 Km

## MALLS & MULTIPLEXES

- Axis Mall 0.1 Km
- Central 0.5 Km
- City Centre 11.8 Km

## HOTELS

- Ibis 0.4 km
- Novotel 0.8 Km
- The Westin 3.6 Km



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# AIRPORT CONNECTIVITY



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A NEW CHAPTER OF  
**LUXURY UNFOLDS**

#RUCHILIFESTYLE



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# THE SKY LOUNGE



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APARTMENT TOWER  
GRAND ENTRANCE LOBBY



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# AMENITIES

- COMMUNITY HALL WITH SPILL OVER AREA
- PARTY CABANA
- SWIMMING POOL
- JACUZZI
- FOREST MEDITATION CABANA
- POOL LOUNGERS
- POOLSIDE CABANAS
- COVERED WALKWAY UNDER PERGOLA
- YOGA LAWN
- STATE OF ART MULTI GYM
- STEPPED SEATING
- ACTION STATION
- KIDS' PLAY AREA
- OPEN BADMINTON COURT
- AMPHITHEATRE



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# 4 BHK BEDROOM



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# 4 BHK LIVING ROOM



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# OUR ARCHITECT



Salient - a multidisciplinary design studio operating from Kolkata, lead by Vivek Singh Rathore, Design Principal, has a vision to evolve the new age value system in Indian design environment.



**Frangipani**  
Kolkata, West Bengal, INDIA



**Anaya Kutir**  
721667, West Bengal, INDIA



**The Orient Chain of Restaurants**  
Kolkata, West Bengal, INDIA



**Amaya Resort**  
Howrah, West Bengal, INDIA



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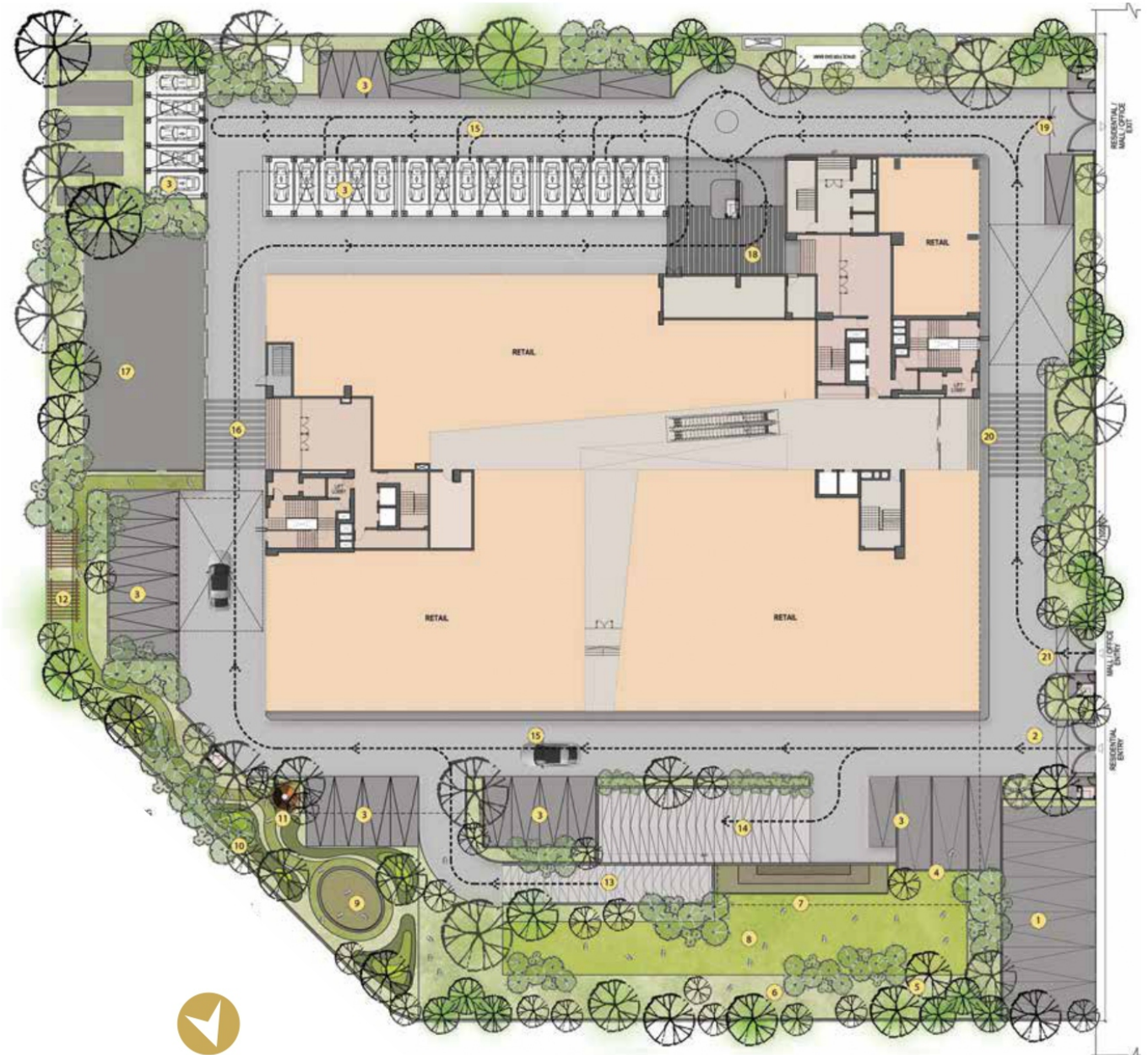
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PROPERTIES



# Site Plan

## Legends

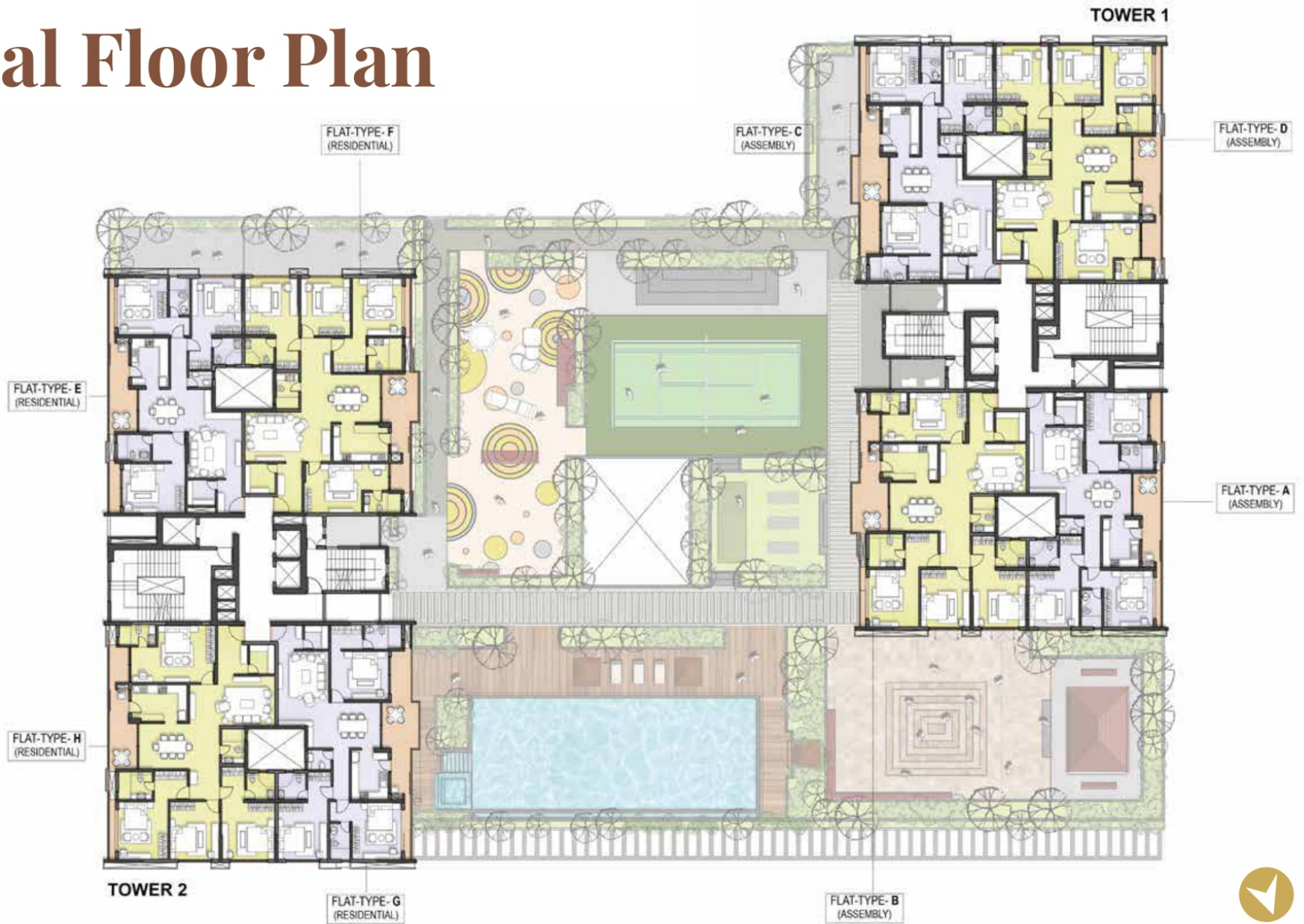
1. OFFSTREET VISITOR PARKING
2. RESIDENTIAL ENTRY
3. VISITOR PARKING
4. GARDEN ENTRY
5. SCULPTURE WALL
6. GARDEN TRAIL
7. AMPHITHEATRE
8. LAWN
9. SENSORY COURT
10. MICRO FOREST
11. CHIT CHAT NOOK
12. SHADOW ARBOUR
13. RAMP UP FROM BASEMENT
14. RAMP DOWN TO BASEMENT
15. 6M WIDE FIRE DRIVEWAY
16. RESIDENTIAL TOWER 2 DROP OFF
17. SERVICE BLOCK
18. RESIDENTIAL TOWER 1 DROP OFF
19. EXIT GATE
20. MALL DROP OFF
21. MALL ENTRY



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# Typical Floor Plan



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# Specifications

## Residential & Service Apartment

### STRUCTURE

- RCC frame structure on pile foundation

### WALLS

- Conventional brick work with cement plastering

### WALLFINISH

- Interior - Putty finish/plaster of paris
- Exterior - Combinations of textured paint/brush finish ceiling
- Putty finish/plaster of paris

### FLOORING

- Living/Dining - Vitrified tiles
- Master Bedroom - Laminated wooden flooring
- Other Rooms - Vitrified tiles
- Kitchen - Vitrified tiles
- Toilets - Anti skid ceramic tiles
- Lift Lobby - Vitrified tiles

### KITCHEN

- Dado of ceramic tiles, up to a height of two feet from the platform
- Kitchen platform with granite counter top
- Stainless steel sink
- Piped gas supply
- Hot/cold water line

### TOILET

- Standard ceramic tiles on the wall up to 7ft height
- Premium quality bathroom fittings & sanitary ware
- CP fittings of premium quality
- Provision for geyser
- Hot/cold water point
- Shower partition in master bathroom
- Granite counter for basin
- Concealed plumbing and pipe work

### DOORS

- Entrance door - Solid moulded & polished
- Internal door - Flush doors solid core with frames
- Locks of superior quality
- Hardware fitting of reputed brands

### WINDOWS

- Anodized aluminum windows

### ELECTRICAL

- Modular switches of superior brands
- ISI approved brand of concealed wiring for electricity, telephone and television.
- Overhead illumination for compound and street lighting inside the complex
- 24x7 Power back up for essential services like lift, lobby, common area and apartment (3BHK-1000 Watts, 4BHK-1250 Watts).

## Infrastructure

- In-house sewerage treatment plant
- State-of-the-art fire fighting arrangement & extinguishers as required by the law
- Treated water
- Intercom facility for entire complex including club
- Facility management system
- 3 tier security
- CCTV at main gate, ground floor lobbies & open areas
- Grand air conditioned entrance lobby
- Automatic high speed elevators



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# Let the story of your royal life begin with One Victoria from Ruchi Realty



**MANISH SHAHRA**  
DIRECTOR

In the relentless pursuit of success in today's dynamic world, continuous evolution and unwavering change are paramount. As a real estate developer, our journey began with Residential Apartments, paving the way for an integrated Township, an organized Retail Complex, and the epitome of Luxury Housing. Newtown, a meticulously planned smart city in Kolkata, harmonizes cutting-edge facilities with simplicity, offering a taste of luxurious living amidst the beauty of nature. We invite you to experience the pleasure of being at One Victoria and enjoy the luxuries of a distinguished lifestyle.

## Group's multi-award winning projects



ACTIVE ACRES



ACTIVE BUSINESS PARK



ACTIVE GREENS



ONE RAJARHAT



ONE PRIME

KOLKATA



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# Awards



RUCHI LIFESCAPES BHOPAL



OSCAR FORT



OSCAR PRIDE

INDORE



RUCHI LIFESCAPES



OSCAR



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