



# THE ELITE RESIDENCES

Sector 91, Sonipat

by

**ONE PRASTHA**

WHERE THE ELITE RESIDE.

WHERE EVERYTHING ELSE FOLLOWS.

HRERA-PKL-SNP-785-2025



**ONE PRASTHA**  
BUILD • BETTER • BEYOND •

## REDEFINING THE ART OF LIVING.

At One Prastha, land becomes a canvas - generous plots, premium infrastructure, and enduring design. For those who choose to build a life, not just a house.

# ABOUT

## PHILOSOPHY. PURPOSE. PROGRESS.

At One Prastha, every creation is guided by the Five Prasthas Philosophy – inspired by the timeless essence of ancient Prasthas. Each embodies a unique virtue: the collaborative spirit of Indraprastha, the golden prosperity of Swarnprastha, the secure refuge of Panprastha, the steadfast strength of Vyaghraprastha, and the nurtured growth of Tilprastha. Together, they shape communities that are connected, prosperous, resilient, and harmonious – designed to help residents thrive as one.

One Prastha, Sector 87 stands as a testament to this philosophy – a development that redefined community living through meticulous planning, superior infrastructure, and a vision rooted in timeless values.



PULSE. POTENTIAL.  
PROGRESS.

## SECTOR 91\*

Poised for convenience — excellent highway connectivity and proximity to key NCR nodes while retaining calm and open skies.



# SONIPAT

352A SONIPAT-GOHANA BYPASS  
(1 KM APPROX.)

CHANDIGARH

AMRIK SUKHDEV DHABA

SECTOR-87

NH-44



DCRUST  
UNIVERSITY

PARK-NIDAAN  
HOSPITAL

DELHI

AGGARSAIN  
CHOWK  
(2 KM)

SECTOR-14  
(2 KM)

SECTOR-15  
(2 KM)

BARWASNI

RISHIHOOD  
UNIVERSITY

JINDAL  
UNIVERSITY

ASHOKA  
UNIVERSITY

KUNDLI-MANESAR  
PALWAL HIGHWAY

TOWARDS UER-2

# CONNECTED. CONVENIENT. CONVERGENT.



**Deen Bandhu Chotu Ram University**

1 KM

2 minutes



**Sector 14 & 15**

2 KMS

4 minutes



**Rishihood University**

8 KMS

10 minutes



**Park Nidaan Hospital**

1 KM

2 minutes



**Kundli / Delhi Border**

20 KMS (Singhu Border)

20 minutes



**Shree Jee International School**

1 KM

2 minutes



**NH-44 (GT Road)**

2 KMS

5 minutes



**KMP Expressway**

15 KMS

15 minutes



**352A Sonipat-Gohana Bypass**

1 KM

1 minute



**UER II (Urban Extension Road 2)**

8 KMS

15 minutes



**IGI Airport**

50 KMS

45 minutes

LIVE WHERE HIGHWAYS MEET HORIZON – CONNECTIVITY WITHOUT COMPROMISE.

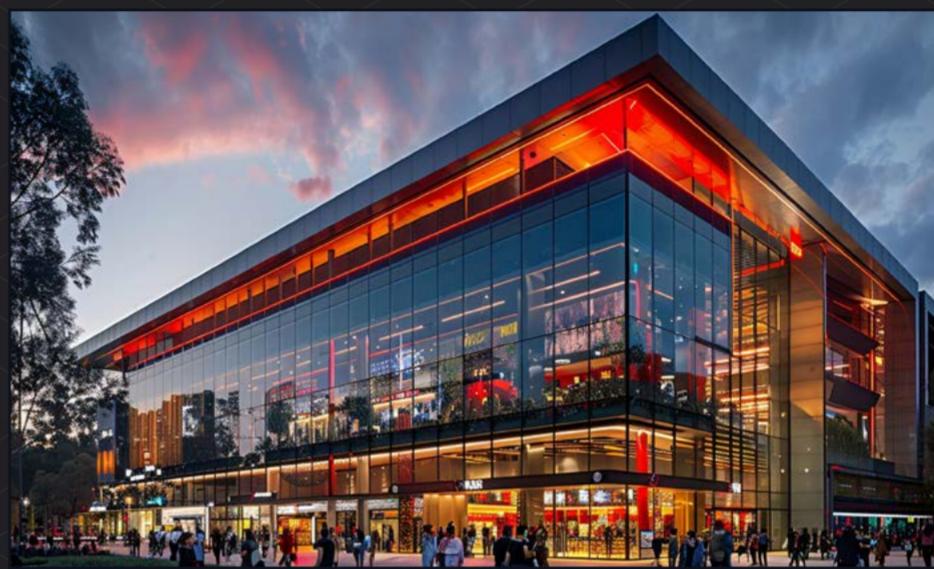
# CARE. COMFORT. CONVENIENCE

**03**

Commercial Spaces

**02**

NURSERY SCHOOL



**02**

Nursing Homes

**01**

Primary School

**02**

Clinics





Clear Title &  
Registered Plots



Wide Internal Roads  
(12M - 24M)



Landscaped Avenues  
& Parkfront Plots



24x7 Power Backup  
for Common  
Facilities



Gas Pipe Line  
Provision



Underground  
Stormwater &  
Drainage System



Gated Township  
with PERIMETER  
SECURITY -  
featuring 3 secured  
entry gates (Khalsa  
Security)

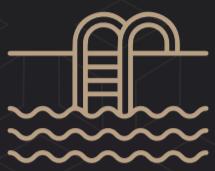
## PLOTS. POSSIBILITY. PRIVACY.

Premium residential plots in varied sizes — designed to give you scale, privacy and light. Build your signature home, on your terms.

A BLANK CANVAS WITH PREMIUM  
INFRASTRUCTURE ALREADY IN PLACE.



# STATE-OF-THE-ART CLUB HOUSE



Swimming Pool



Fitness Zone & Open Yoga Lawns



Mini Home Theatre



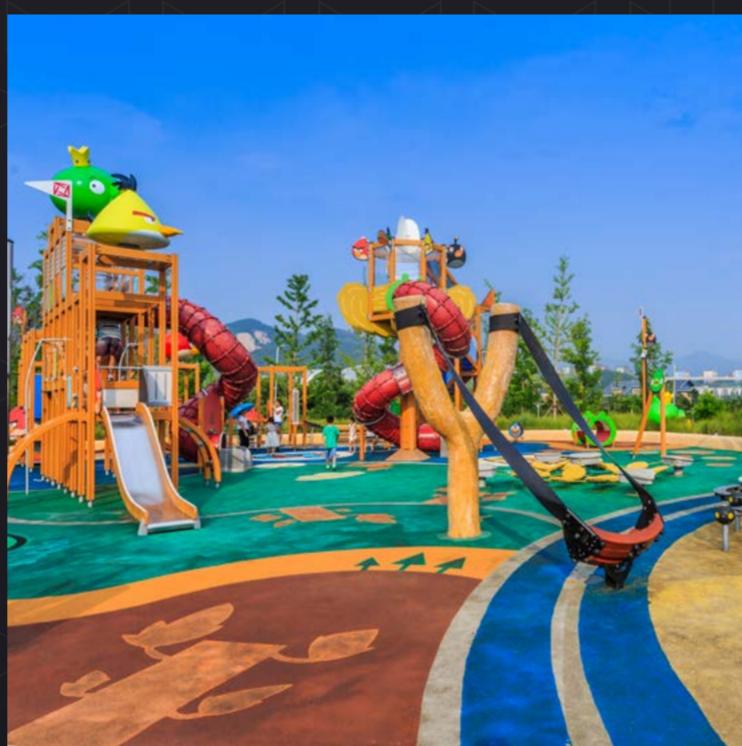
Library & Co-working Space



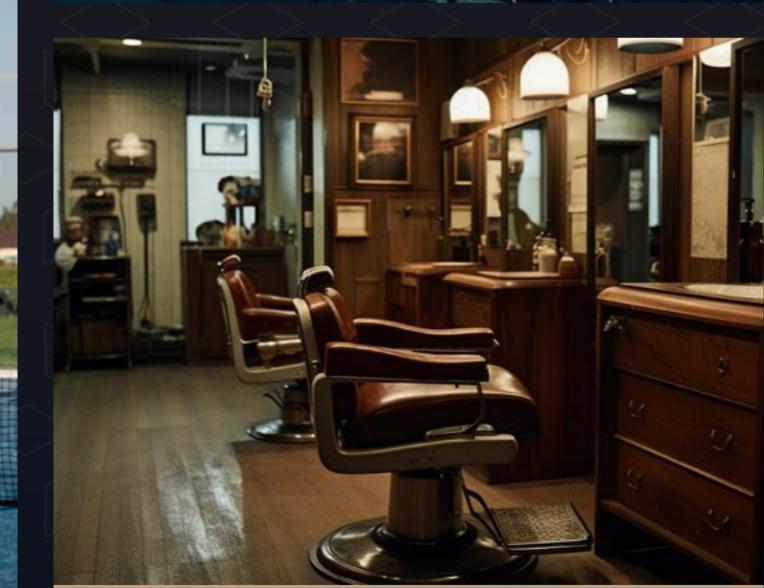
ATMs



Convenience Store



Multipurpose Indoor Sports Room



Salon



Restaurants & Café



Multipurpose Banquet



Alfresco Zones

# WELLNESS. WARMTH. WONDER.



Central Park &  
Greenways



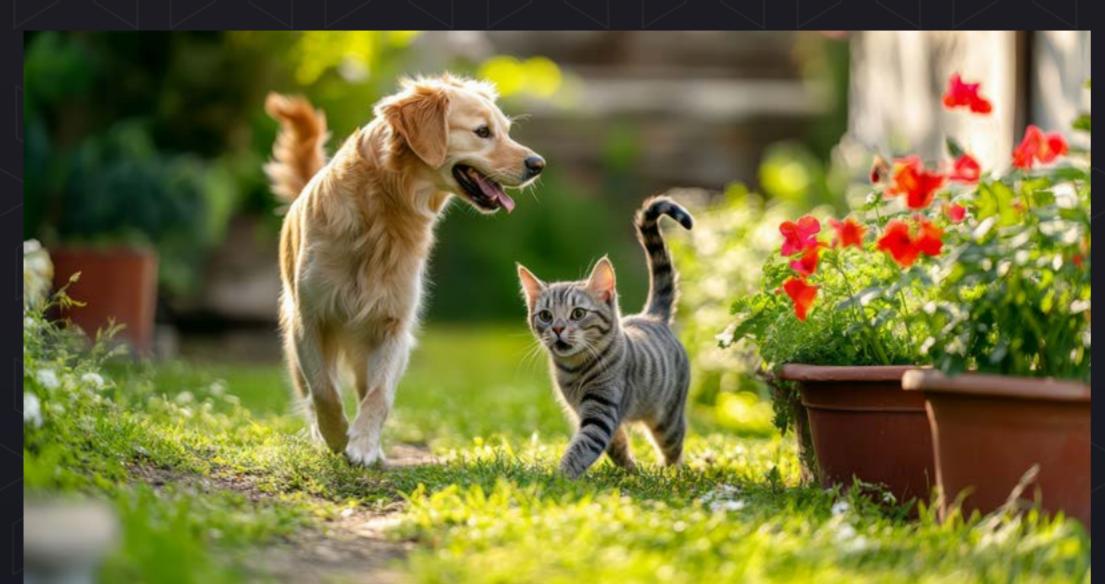
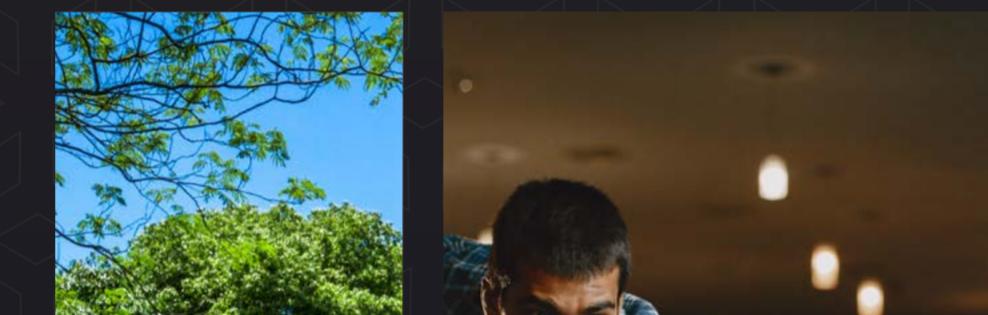
Children's Play &  
Activity Zones



Jogging & Cycling Track



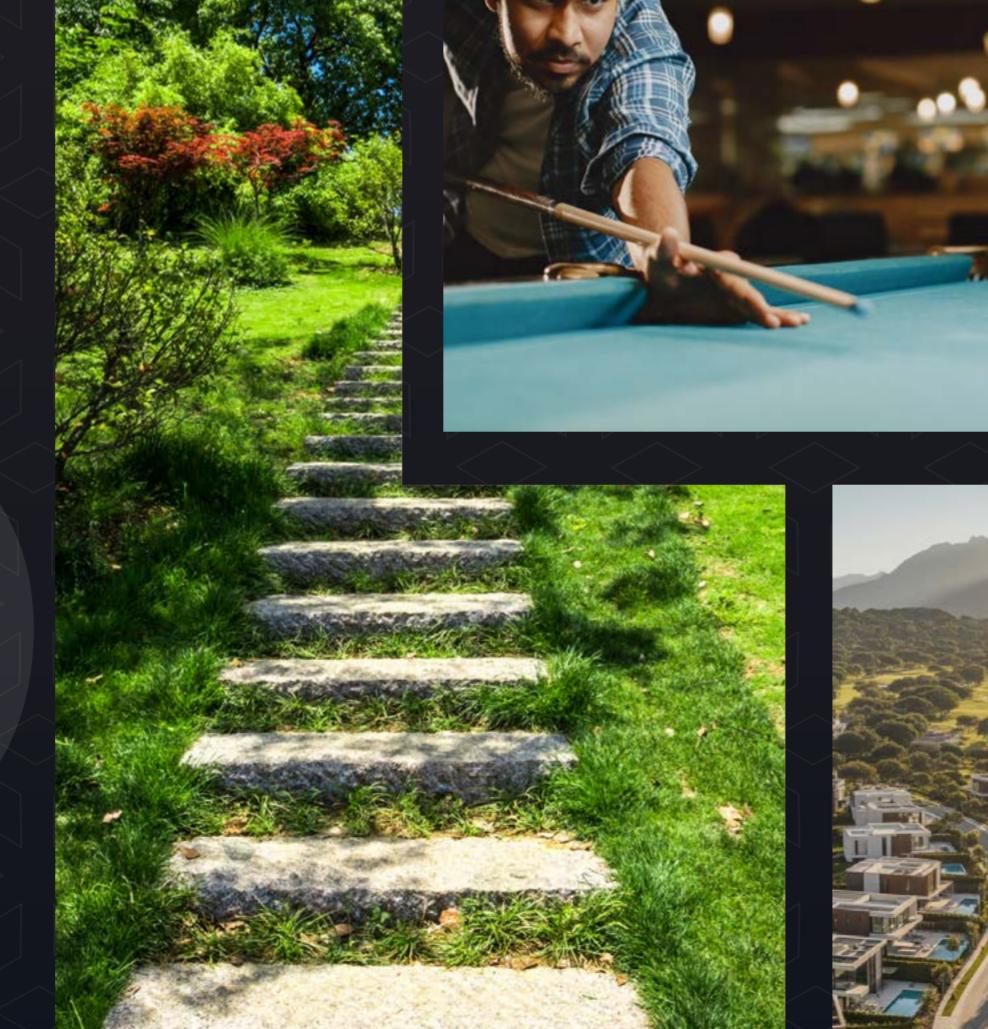
Pet Park



Mini Golf



Butterfly Park



Organic Vegetable  
Garden



Open Gym



Open Amphitheatre



Temple



Convenience Retail Pod



## FORM, FLOW & FUTURE.

A clear, legible masterplan with hierarchy of roads, pocket parks and serviced plot clusters — designed to age gracefully.



Mahavastu Compliant



IGBC Certified Sustainable Development



Planned street shading & tree canopy for microclimate



Rainwater harvesting & stormwater management



Underground utilities & structured drainage



Robust perimeter & engineered sub-base for roads

**INFRASTRUCTURE-FIRST PLANNING**  
— BECAUSE GREAT PLOTS DESERVE GREAT FOUNDATIONS.



Sector 91, Sonipat

# WHERE THE ELITE RESIDE. WHERE EVERYTHING ELSE FOLLOWS.

Sector 91, Sonipat | +91 81008-84008  
[www.oneprastha.com](http://www.oneprastha.com) | [sales@oneprastha.com](mailto:sales@oneprastha.com)

A landmark by



ONE PRASTHA  
BUILD • BETTER • BEYOND •

#### Disclaimer:

All images, illustrations, and renderings used in this brochure are artistic impressions and are meant for representational purposes only. They may differ from the actual final product. The layouts, amenities, specifications, and other details shown are subject to change as per approvals, technical requirements, and the discretion of the developer. Nothing contained herein shall constitute legal or contractual obligations. All dimensions are approximate, and the final offering shall be as per the sanctioned plans and the agreement for sale.



\*MahaVastu approved