



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.

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 Vyaghrprastha, 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.

ABOUT



PULSE. POTENTIAL.
PROGRESS.

SECTOR 91*

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



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 minute



Shree Jee International School
1 KM
2 minutes



NH-44 (GT Road)
2 KMS
5 minutes



KMP Expressway
15 KMS
15 minute



352A Sonipat-Gohana Bypass
1 KM
1 minute



UER II (Urban Extension Road 2)
8 KMS
15 minute



IGI Airport
50 KMS
45 minute

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)

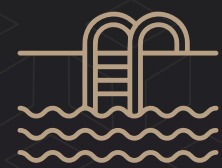
PLOTS. POSSIBILITY. PRIVACY.

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.



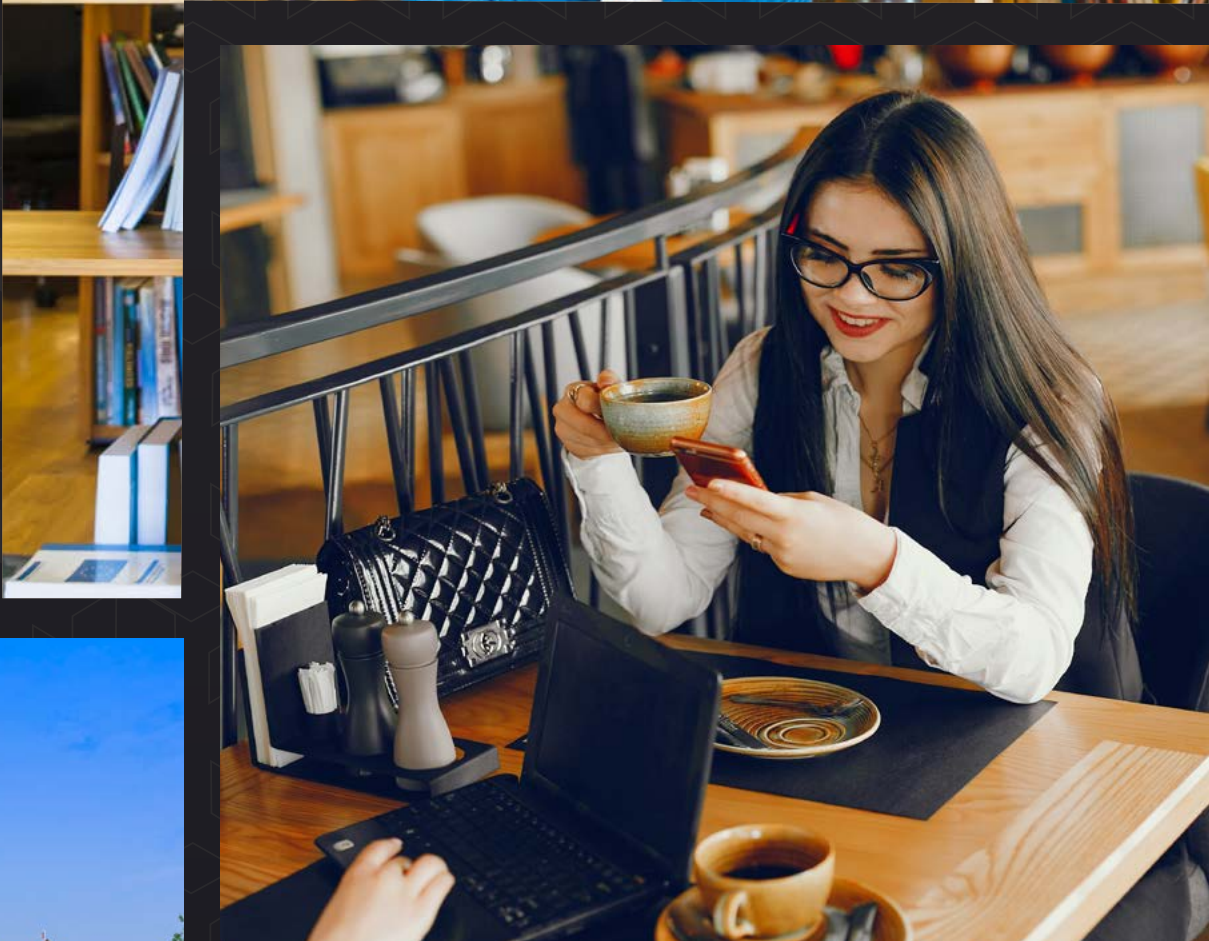
STATE-OF-
THE-ART CLUB
HOUSE



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



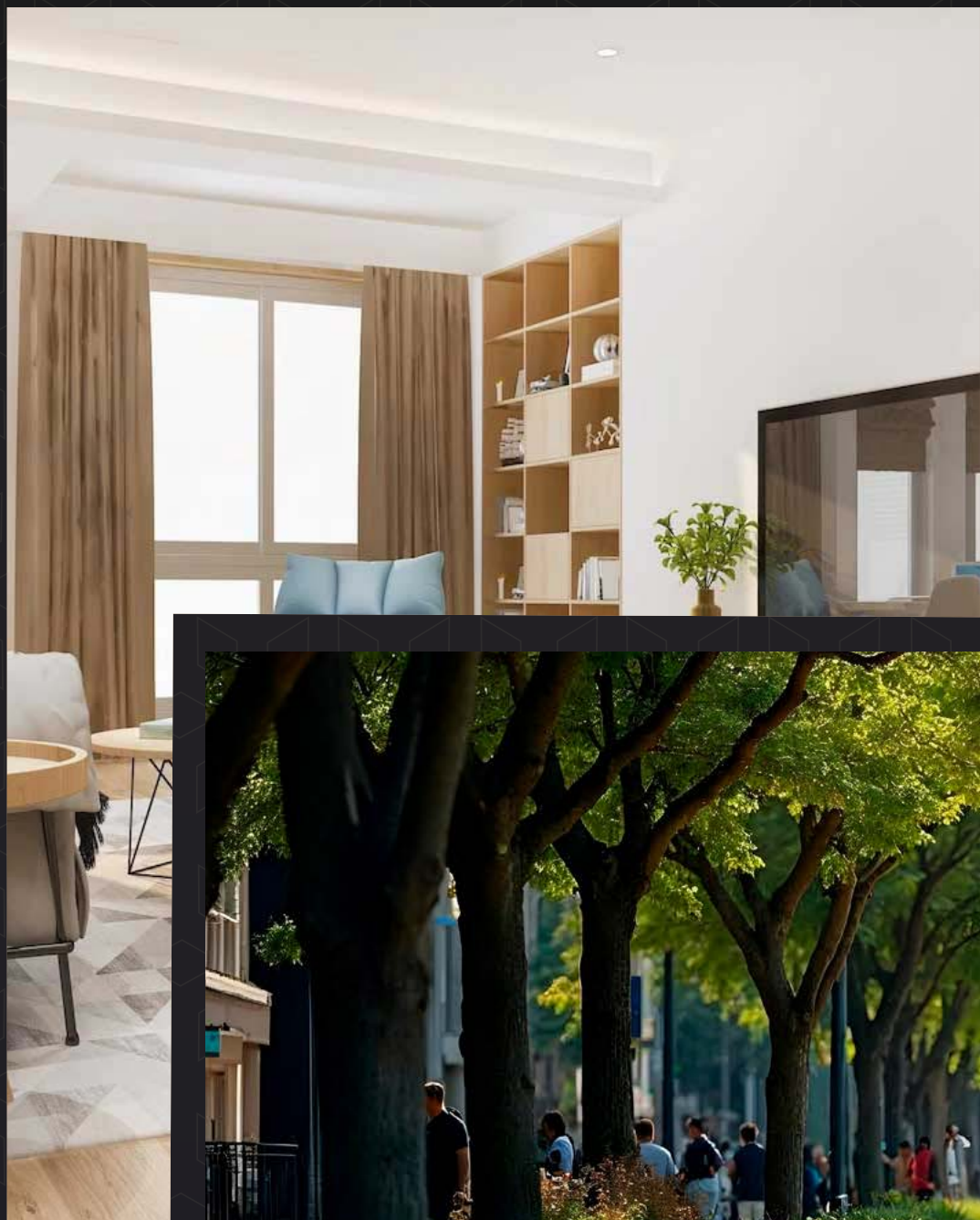
Pet Park



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.



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A landmark by



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*MahaVastu approved