



P R E S E N T S

*The*  
**CLERMONT**

3 BHK INDEPENDENT FLOORS

📍 ONE City Hamlet, Sector - 98, Mohali, Punjab - 140306

Live the  
LUSH  
LIFE



# index

06  
Features

09  
Location Plan

10  
Key Plan

11  
Site Plan

13  
Typical Floor  
Plan

16  
Specifications

17  
Our Projects



*The*  
**CLERMONT**  
SERIE INDEPENDENT FLOORS

INDEPENDENT  
**S+4**  
FLOORS

ONE City Hamlet, Sector-98,  
Mohali, Punjab - 140306

Another thoughtful  
development by

**ONE**  
**GROUP**  
THE ONE YOU CAN TRUST





# Aesthetic Boulevards



Carefully Planned Pocket

All Units Preferentially Located -

Facing 25 Mt Wide Road /

Parks /

North Facing /

East Facing





Walk  
into  
Bliss

Basketball Court

Tennis Court

Kids Play Area

Jogging Track

Open Gym

Gazebo

Zen Garden

Etc.

# Be Future Ready



Construction using Aluminium Formwork Technology (MIVAN)



Clear and Transparent Land Title



24/7 Security For Peace Of Mind



CCTV Surveillance



Parking with EV Charging Points



Many Hospital & School Sites in the Vicinity



Part of 150 Acres Mega Housing Township

& Many More...

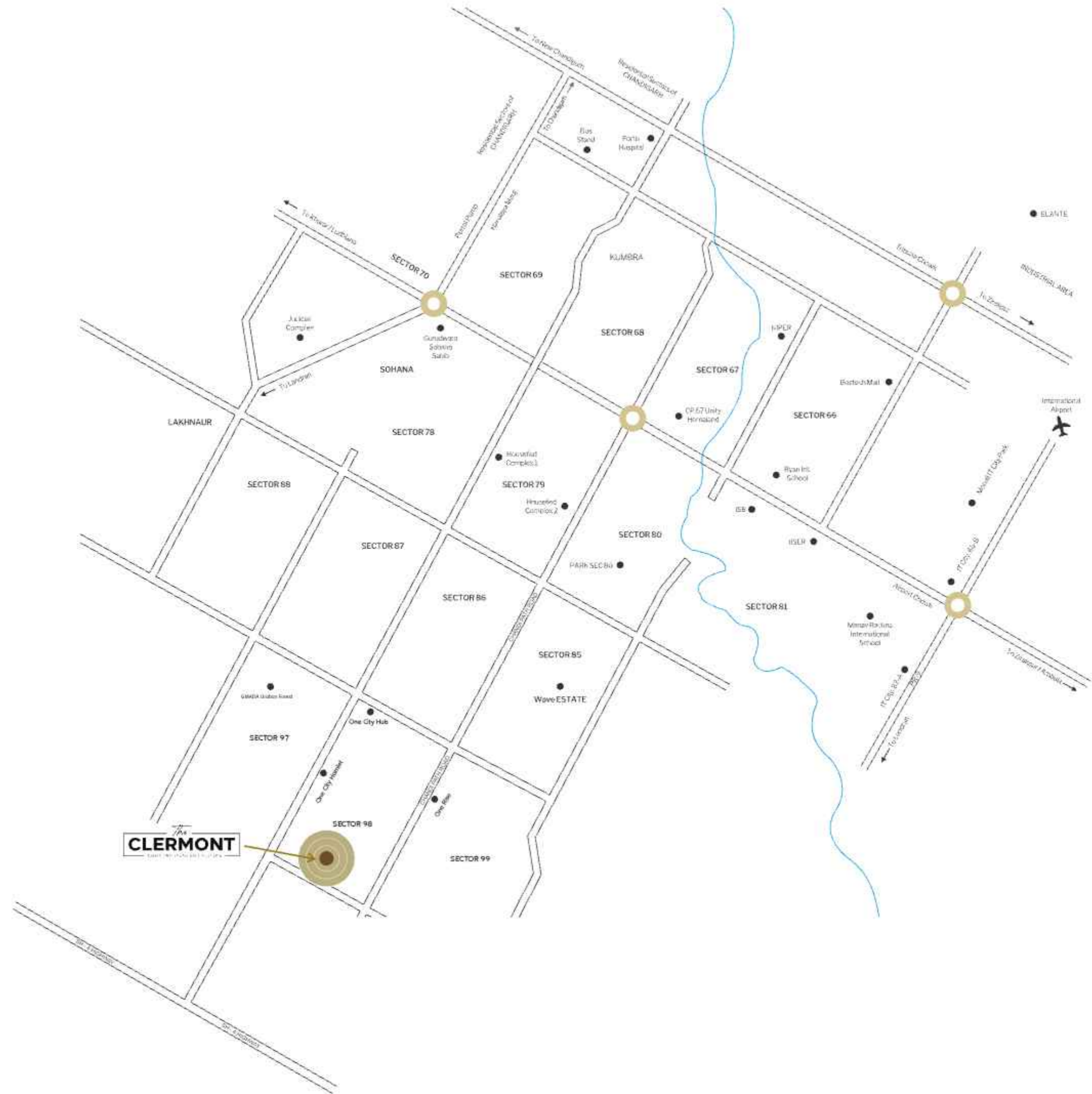


# A LIFESTYLE AT THE CENTER OF IT ALL

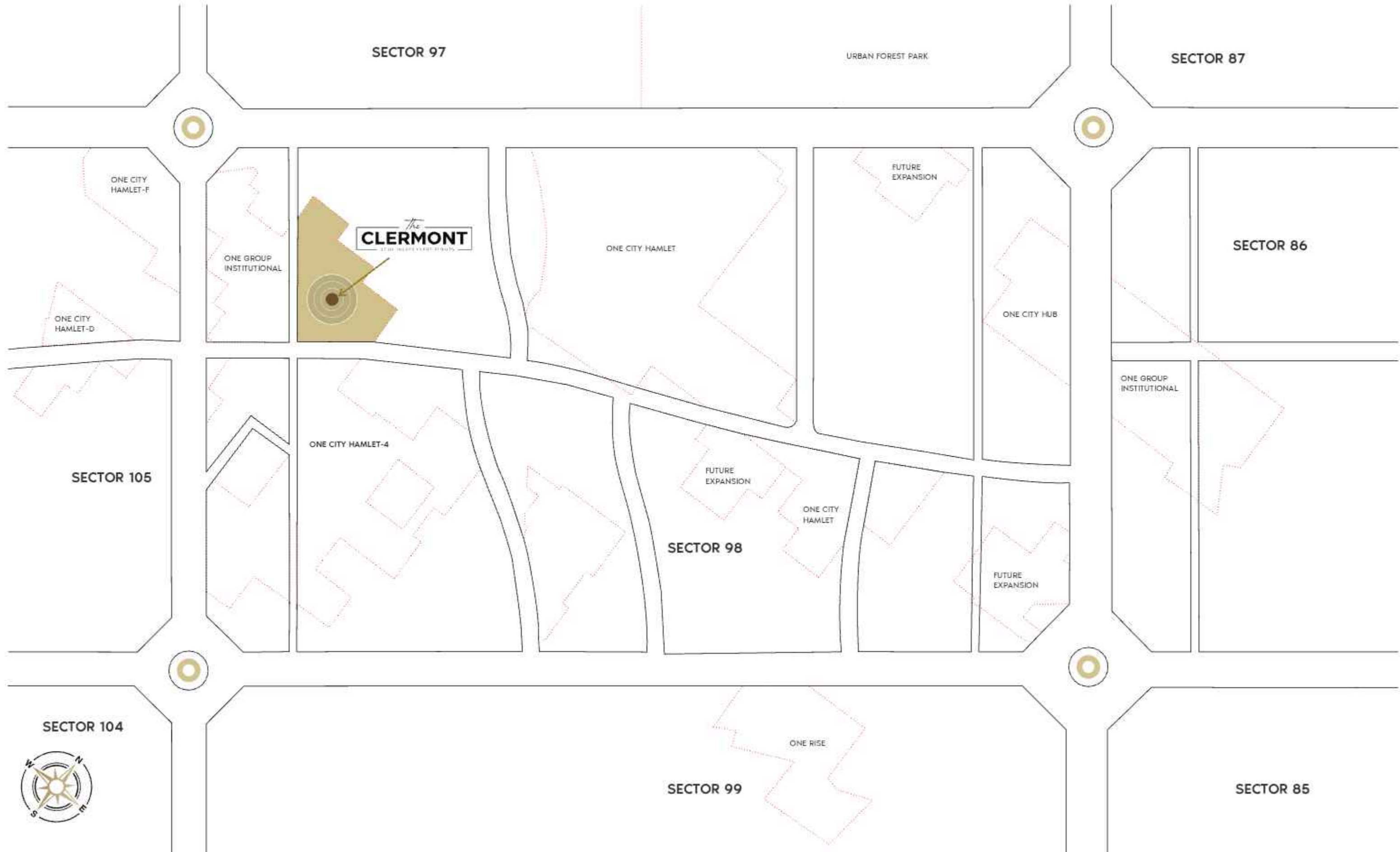
## AT THE CROSSROADS OF COMFORT & ACCESSIBILITY

Discover a location that brings the city's finest within reach. Tucked in **Sector 98, Mohali**, this address places you close to everything—renowned institutions, top-tier hospitals, buzzing malls, and major transit points. Whether it's a daily commute or a spontaneous plan, you're never far from where you need to be.

13.2 KM	Chd./Mohali international Airport
10.8 KM	ISBT Mohali
7.4 KM	IVY Hospital
6.4 KM	Bestech Mall
6.5 KM	Fortis Hospital
5.8 KM	PCA Stadium, Phase-9
5.7 KM	Indian School of Business (ISB)
13.3 KM	Elante Mall



# KEY PLAN



# SITE PLAN



	B-01 to B-20	TYPE-2
	B-21 to B-44	TYPE-1
	B-61 to B-70	TYPE-2

TYPE - 1



# TYPICAL FLOOR PLAN

3 BHK - TYPE 1	
PLOT TYPE	9.0 M X 21.0 M
RERA CARPET AREA	1158.10 Sq Ft (107.59 Sq Mts)
EXCLUSIVE BALCONY AREA	189.63 Sq Ft (17.62 Sq Mts)



TYPE - 2



# TYPICAL FLOOR PLAN

3 BHK - TYPE 2	
PLOT TYPE	10.26 M X 21.0 M
RERA CARPET AREA	1315.35 Sq Ft (122.20 Sq Mts)
EXCLUSIVE BALCONY AREA	204.52 Sq Ft (19.00 Sq Mts)



# SPECIFICATIONS

## Living / Dining

Flooring	Vitrified Tiles (Up to 32"x 64")
Walls	Acrylic Emulsion Paint
Ceiling	False Ceiling with Ambient Lighting and Emulsion Paint.
Main Entrance Door	Designer Door with Bio-Metric Security Door

## Bedrooms

Flooring	Premium Vitrified Tiles. Simpolo, Johnson, Kajaria, Qutone or Equivalent (Up to 32"x 64")
Walls	Acrylic Emulsion Paint
Ceiling	False Ceiling with Emulsion Paint.
Internal Doors	Laminated Flush Doors
Peripheral Door / Window	Aluminium / UPVC Door/ Windows
Wardrobes	Modular Fitted Wardrobes

## Kitchen

Flooring	Vitrified Tiles (Up to 32"x 64")
Walls	Dado Vitrified Tiles, Emulsion Paint
Ceiling	Emulsion Paint
Peripheral Door / Window	Aluminium / UPVC Door/ Windows
Modular Kitchen	Fitted Modular Kitchen with Overhead Cabinets, SS Sink, CP Fittings, Built-in Hob & Chimney

## Toilets

Flooring	Premium Vitrified non-Skid Tiles Simpolo, Johnson, Kajaria, Qutone or Equivalent (Up to 24" x 24")
Walls	Premium Vitrified Tiles up to Full Height (Up to 24"x 48")
Ceiling	False Ceiling with Emulsion Paint.
Internal Doors	Laminated Flush Door
Peripheral / Window	Aluminium / UPVC / Windows
Counters	Granite / Marble / Engineered Stone
CP Fittings / Sanitaryware	Kohler / Jaquar / Roca or Similar

## Balconies

Flooring	Anti-Skid Tiles
Wall Front	Glass /SS Railing
Wall Rear	Powder Coated MS Railing





At One Group Developers, we are committed to delivering excellence through meticulous planning and a debt-free model. Spanning real estate, finance, and investments, we prioritize trust, timely delivery, and quality. With a presence in six states, we continue to build relationships and a legacy rooted in integrity and innovation.

about

## DELIVERED PROJECTS

**onerise**  
SEC-99, MOHALI

**ONE CITY**  
SEC-37, ROHTAK

**ONE CITY**  
SEC-42, BAHADURGARH

**ONE CITY**  
HATHRAS ROAD, AGRA

**ONE City Mart**  
ROHTAK

**ONE City Plaza**  
ROHTAK

**ONE High Street**  
ROHTAK

**ONE MALL**  
SHOPPING HUB

**ONE Mart**

**ONE CITY HOMES**

**ONE Square**

**ONE Farms**  
at subah

**आगंव लोक**  
SEC-41, NARNET

## ONGOING PROJECTS

**SĀVIRA**  
ROHTAK

**ONE CITY HAMLET**  
SEC-88, MOHALI

**ONE CITYHUB**  
SEC-98, MOHALI

**The CLERMONT**  
JALANDHAR ROAD TO NH-102

**ONE CITY**  
SEC-274, ROHTAK

**GALLERIA**



THE  
**ONE**  
YOU CAN TRUST

GROUP HOUSINGS | TOWNSHIPS | COMMERCIAL





*Live life in full bloom*

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3 BHK INDEPENDENT FLOORS

By

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