



*Working Towards A Golden Tomorrow*

# Sky Gardens

BLISSFUL LIVING



experience pure living pleasures

Life enhancing developments... the mega master planning... innovative engineering... harmonious, sustainable, mixed used communities... delivered with vision, passion, creativity & commitment. That's the world of JLPL.

The shape of our cities is the shape of our life and the shape of our life is the shape of our future. With this belief Janta Estates and Housing Development Limited envisaged in 1995 developed innumerable glorious landmarks and grew into Janta Land Promoters Limited, an integrated real estate master developer in 2003.

Ever since its inception, the company is deeply involved in the development of Residential & Commercial Sectors with latest and advanced technology infrastructure and services at Mohali and other cities of Punjab. Janta Group, a pioneer in setting up and promoting infrastructure has already developed & delivered a Mega - Township of 393.50 acres that sprawls over sectors 90, 91 and

a part of sector 82. After the phenomenal success of this project, JLPL has recently launched one of the largest integrated green destinations for I.T. Towers, Built-up Industrial Units, Malls and Multiplexes, Business Centres, Five Star and Four Star Hotels and Residential. JLPL is the first private entity to get approval for Super Mega Mixed Use Integrated Industrial Park at Mohali.

The development comprises of Industrial, Residential and Commercial components. The total area to be developed under this scheme is 263.38 acres which falls under sector 66-A, 82 extn. and 83. Working under the green concept, each & every component of the Mega Project is restricted only to pollution free projects. Our goal is to create landmarks that improve the way our customers live and work. Whether at home, or at work, with the future in mind we are creating livable communities while remaining committed to environmental sustainability.



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## A creator that sets no limits...

Great spaces transform the mind, great minds transform spaces...



Regency Heights Sector 90 (Delivered)



IT Twin Towers Sector 66-A



Falcon View Sector 66-A



Built up Villas, Ludhiana

5 STAR AND 4 STAR HOTELS

RESIDENTIALS

BUSINESS CENTRES

MALLS AND MULTIPLEXES

COMMERCIALS

EDUCATIONAL INSTITUTIONS

## Mohali the most preferred destination

Mohali, is a new and vibrant city located next to Chandigarh where the ultra modern infrastructure is getting ready. It welcomes you to witness a glorious partnership of lifestyle and industry.

Not only does it lie within a hand shaking distance to the City Beautiful-Chandigarh but is within a strategic reach to important business destinations in Punjab, Haryana, Delhi and Himachal Pradesh.

It's close proximity to the International Airport and the Railway Station, as well as unrivaled transportation links make it a suitable choice for any industry to flourish.

Mohali is considered as one of the best managed regions in the country with excellent social infrastructure, large green spaces, and its compact

size. Though Mohali was built primarily to help take housing strain off Chandigarh, it emerged as an independent city of the future as it is being targeted by an increasing number of outsourcing IT companies in addition to the major industries in the city.

The city has the unique distinction of having an international level Cricket Stadium, Electronic Industries, Information Technology Park (Quark & Dell), Centre for Development of Advance Computing (C-Dac), Army Institute of Law, Engineering Colleges, Nursing Colleges, National Institute of Pharmaceutical Education & Research (NIPER), Indian School of Business(ISB), Indian Institute of Science Education & Research (IISER), Knowledge City, Fortis Hospital, Film Studio to name a few.



## Where every angle is a vision of the extraordinary...

After successful completion of Mega Project of 393.50 acre the company is presently developing "Super Mega Mixed Use Integrated Industrial Park Project" with Sky Gardens being a major residential component of the project. The total area to be developed under this scheme is 263.38 acres which falls under Sector 66-A, 82 & 83 Mohali. The project lies adjoining Mohali

Railway Station and Chandigarh/Mohali International Airport. Sky Gardens is situated in Sector 66-A, on the 100 ft. road which is connected to 200 ft wide International Airport road. The facade is in pleasing pure rectilinear form further enhanced by vertical louvers throughout the height of the building. It is truly a unique development that will shape the future.

## Highlights of "Super Mega Mixed Use Integrated Industrial Park Project"

### POLLUTION FREE INDUSTRY

- Industrial Units
- I.T. Complex
- Industrial Plots

### INSTITUTIONAL

- 5 Star Hotel & Convention Centre
- 4 Star & Budget Hotels
- High-End Education

### RESIDENTIAL

- 4200 Luxury Apartments
- Villas

### COMMERCIAL

- Shopping Mall
- Multiplex
- Business Centre
- Office Spaces
- Shop-cum-Offices (SCOs & Booths)



POLLUTION FREE INDUSTRY



INSTITUTIONAL



RESIDENTIAL



COMMERCIAL



Taste of Luxury Living For True Urbanites...



Where sunshine & sophistication are inside-out

Sky Gardens rises at the coveted site of JLPL Sector 66A Mohali. Housed within 11 delightfully contemporary 13-storey blocks are approx. 500 beautiful units. Set against lush landscape, you can truly refresh, recharge and rejuvenate your body, mind and soul. Living in the city brightens every

heart. Imagine living in a development that brightens the city. Seek sanctuary in a cosy abode crafted as an escapade from the urban frenzy. Take a refreshing respite in this tranquil retreat. Sky Gardens is undeniably every homeowner's pride and joy. Let your happiness ascend to the pinnacle.



## An Elegant Home



### showcasing all that quality assures

A subtle of comfort, space and relaxation every home is designed to rouse a sense of security and compassionate sense of belonging. The ample spaces are apt for that heady feeling of freedom to complement the ample ventilation and sunlight provided by the aptly placed doors and windows.

We understand that it's easier to pursue your ambitions when you're happy and settled. So it's important to know that at the end of a hard day's work, you'll be returning to a beautiful apartment that feels like a real home.

The fine detailing, distinguished finishes as well as fixtures and fittings with the designer finesse, be it your living room, kitchen and bathrooms will leave you mesmerized day and night.



# Typical Unit Plan



# Typical Floor Plan



Conversion Factor = 1 Sq. Mts = 10.764 Sq. ft.



# Technical Specifications

## STRUCTURE

Earthquake Resistant RCC Frame Structure.  
External Finish : Texture Paint.

## ENTRANCE FOYER

Marble / Granite / Vitrified Tiles or in combination.

## STAIRCASE

Ground / First Level - Marble/Granite.  
Remaining Levels - Kota or Udaipur marble or equivalent.

## LIFT LOBBY

Floor : Combination of Vitrified Tile/Granite/ Marble.  
Ceiling : Plaster with POP punning and paint with pleasing shades of Plastic Emulsion.

## LIVING / DINING & PASSAGE

Floors : Vitrified Tiles  
Walls : Plaster with POP punning and painted with pleasing shades of Plastic Emulsion.  
Ceiling : Plaster with POP punning and painted with pleasing shades of Plastic Emulsion.

## MASTER BED ROOM

Floors : Wooden Flooring / vitrified flooring.  
Walls : Plaster with POP punning and painted with pleasing shades of Plastic Emulsion.  
Ceiling : Plaster with POP punning and painted with pleasing shades of Plastic Emulsion.

## OTHER BEDROOMS

Floors : Vitrified Tiles.  
Walls : Plaster with POP punning and painted with pleasing shades of Plastic Emulsion.  
Ceiling : Plaster with POP punning and painted with pleasing shades of Plastic Emulsion.

## BALCONIES

Floors : Anti-skid Ceramic Tiles. Ceiling : Exterior Paint.  
Railing : Parapet with MS railing. Walls : Exterior Paint.

## KITCHEN

Floors : Anti-skid Ceramic Tiles.  
Walls : Ceramic tiles up to 2' height above the counter level and rest POP punning and painted with pleasing shades of Plastic Emulsion.  
Ceiling : Plaster with POP punning and painted with pleasing shades of Plastic Emulsion.  
Working Platform : Granite counter with single bowl stainless steel sink with drain board.  
Cabinet / Counter : Modular kitchen without hob & chimney.  
CP Fittings : Single lever CP fittings with provision for hot & cold water system.

## KITCHEN UTILITY AREA

Single bowl sink with provision for washing machine.

## TOILETS

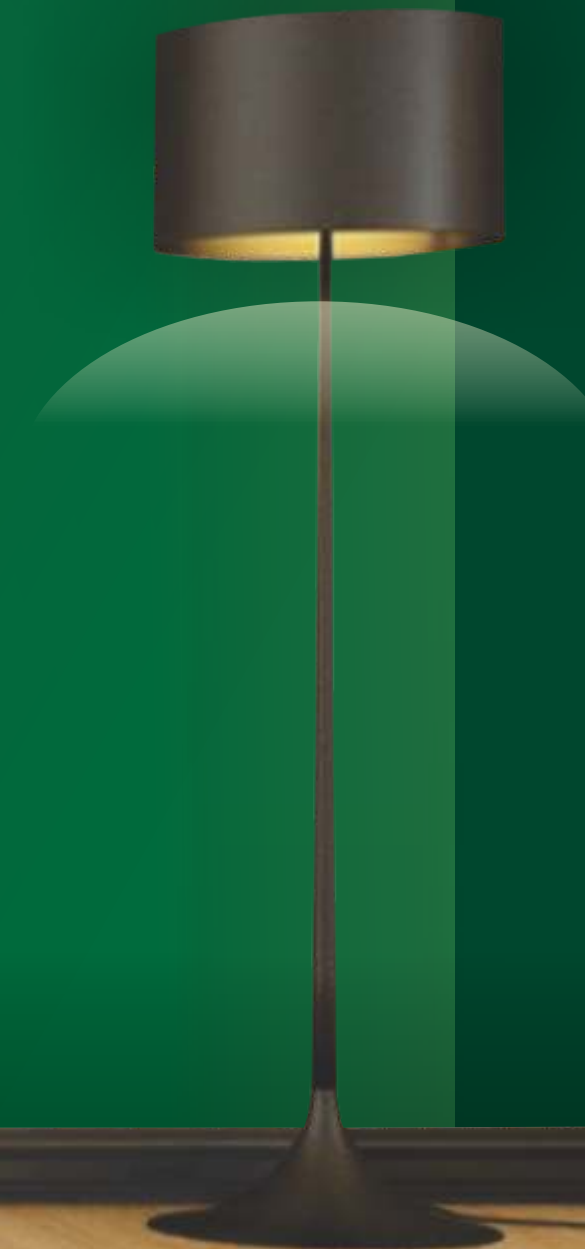
Floors : Anti-skid Ceramic Tiles.  
Walls : Ceramic Tiles upto 7'6" height.  
Fittings & Fixtures : Wall Hung Western WC and washbasin. Single lever CP fittings with provision for hot & cold water system.

## DOOR & WINDOWS

Main Door : Seasoned Hardwood Frame with both side laminated decorative flush door 7' 6" high.  
Internal Doors : Both side laminated flush door shutter 7'6" high.  
External Doors / Windows : UPVC with toughened glass.

## ELECTRICAL

Modular switches with copper concealed wiring  
Security System : Secured gated community with CCTV, Video door phone and one intercom point in each apartment.  
Fire Protection : As per NBC norms.  
DG Power Backup : 3 KW per apartment and back up for Lifts and Common Areas.



## Own your ultimate luxury

Abundance is your beatitude, Sky Gardens brings all the attention back to you, from its carefully selected location to a unique façade, everything about this exciting new façade revolves around you. Everything inside is made to pamper you to the core. Living here is definitely for those privileged to own a deserving lifestyle of indulgence.

### Salient Features:

DESCRIPTION	FEATURES
ARCHITECT	Designed by Internationally renowned Architects Team 3 based in Singapore.
GREEN AREA	Over 65000 sq. ft. of uninterrupted Green Ecodeck.
SKYDECK	Double Height Community Skydeck in Each tower.
TOWER ENTRANCE	Double height entrance.
LIFT LOBBIES	Well lit Naturally Ventilated Lobbies
STAIRCASE	As per Norms.
LIFTS	1 Passenger Lift and 1 Service Lift per tower.
CLUB HOUSE	Approximate 5000 sq. ft. premium Club House with convenience store .
CAR PARKING	1.5 car spaces per residential unit
SECURITY	<ul style="list-style-type: none"> <li>• Gated and 24 hours manned perimeter security for the complex.</li> <li>• Electronic surveillance system.</li> </ul>
TECHNOLOGY	Intercom & Internet connection in each flat. Energy efficient product. Rain Water Harvesting System.
FIRE PROTECTION	Fire prevention and fighting as per safety norms.
SEWERAGE SYSTEM	Soiled water drainage into main sewer.
HYGIENE	Exhaust fans provision in the Kitchen & Toilets. Separate Utility Area in Kitchens.
DG POWER BACK UP	3KW per apartment and back up for Lifts and Common Areas.
WELL LIT APARTMENT	Optimum utilization of natural daylight in each apartment with 7'-6" high glazing.



## Location advantages

As of today the site is accessible through 200 ft. existing road which, very soon will be connected to Upcoming International Airport on one side & also to a bye-pass on the other side connecting to major cities like Delhi, Ambala, Patiala, Ludhiana, Kullu-Manali & J&K. It lies in the heart of the city bordering Sector 67-68 (residential sectors).

- Near upcoming Chandigarh-Mohali International Airport
- Adjoining Mohali Railway Station
- BEFORE GMADA "Aerocity" (1200 Acres)
- BEFORE GMADA "I.T. City" (1900 Acres)
- Near Mohali Bus Terminal, Sector 66-A (Proposed)
- Stone's throw distance from the Knowledge City Sector 81- Mohali spread across 350 acres, where ISB (Indian School of Business) & IISER (Indian Institute of Science Education & Research) are operational.

### Other major institutes that will be a part of the Knowledge City are:

- NABI (National Agri-Food Biotechnology Institute) in 35 acres
- Bio-Technology Park in 80 acres
- Management Institute in 70 acres
- Near PCA Cricket Stadium and Fortis Hospital
- 12 min. drive from ISBT-43, Chandigarh

## Approvals

- Duly approved by empowered committee chaired by Hon'ble Chief Minister of Punjab – Dated 13-03-2011
- Agreement entered into with Government of Punjab – Dated 30-05-2011
- Change of land use (CLU) duly approved by Government of Punjab – Dated 12-09-2011
- Duly approved layout plan by the Chief Town Planner, Punjab – Dated 17-08-2012
- Exemption under Section 44 of PAPRA ACT, 1995 – Notification Dated 23-12-2011

Disclaimer : Images displayed are perspective views and not actual photographs. These are purely conceptual and constitute no legal offerings. Pictures and Furniture shown are not part of the offerings. Area is subject to change on account of structural/elevational alterations and is susceptible to actual measurement. Offerings are subject to change in the best interest of the development at the sole discretion of the company.





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## **JANTA LAND PROMOTERS PVT. LTD.**

Infrastructure Development | Integrated Township | Industrial Parks

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