



JANTA LAND PROMOTERS PVT. LTD.
Infrastructure Development | Integrated Townships | Industrial Parks

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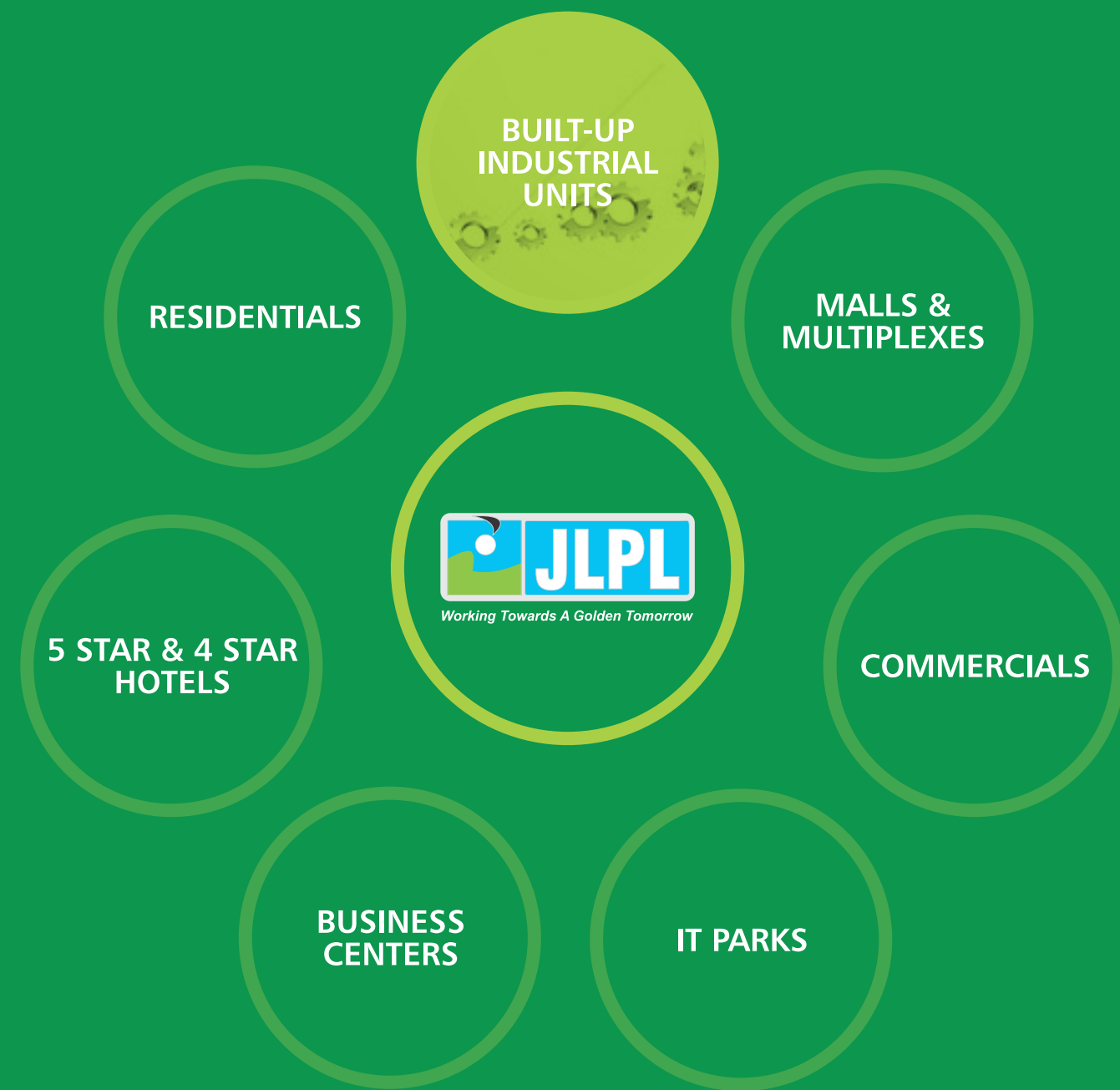
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PRESTIGIOUS LOCATION FOR A PRESTIGIOUS INDUSTRY

BUILT-UP INDUSTRIAL UNITS, SECTOR 82, MOHALI



THE POWER OF SUCCESS

GREAT SPACES TRANSFORM THE MIND, GREAT MINDS TRANSFORM SPACES.

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. With JLPL diversifying across multiple verticals, the Company has recently evolved into Janta Land Promoters Pvt. Ltd.

Ever since its inception, the Company is deeply involved in the development of Residential & Industrial Sectors with latest and advanced technology infrastructure across Mohali and other cities of Punjab. JLPL group, a pioneer in setting up and promoting infrastructure, has already developed and delivered a Mega – township of 398.43 acres that sprawls over sectors 90, 91 and a part of sector 82 in SAS Nagar Mohali.

After the phenomenal success of this project, JLPL Group has recently launched one of the largest integrated green destinations for Luxury Apartments and Villas, Built – up Industrial Units & Plots, Malls and Multiplexes, IT complex, Business Centre, Office Spaces, SCOs, Booths, Hospitals, Nursing Homes, Hi – End Education, Religious Buildings, Convention Centre, Five Star and Four Star Hotels. JLPL is the first private entity to get a SUPER MEGA MIXED USE

INTEGRATED INDUSTRIAL PARK AT MOHALI. The Industrial Park 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, the industrial component of the Super Mega Project is restricted only to pollution free industries.

After successful completion of Mega Project of 398.43 acre, the Company is presently developing "Super Mega Mixed Use Integrated Industrial Park". The vast expanse of the area of 263.38 acres in Sectors 66-A, 82 & 83 Mohali makes it the most sought after destination. The Super Mega project is located very close to Mohali Railway Station. The Industrial pocket lies astride 200 feet wide sector dividing road.

The road network of this industrial sector is in a Grid pattern. Wide roads have been provided on either side of this industrial pocket. 60' wide roads divide the area into a number of distinctly identifiable pockets. All the internal roads within these pockets are 40' wide.





THE POWER OF EPICENTRE

WHY MOHALI IS THE MOST PREFERRED INDUSTRIAL HUB

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 industry with lifestyle and administration with enterprise.

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, Himachal Pradesh and J & K.

Its close proximity to 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. Mohali being developed as an international industrial hub, houses various Indian and International giants .

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), Knowledge city, Fortis Hospital, Film Studio to name a few.





THE POWER OF BIGGER SPACES

After successful completion of Mega Project of 398.43 acre, the Company is presently developing "Super Mega Mixed Use Integrated Industrial Park".

The total area to be developed under this scheme is 263.38 acres which falls under Sectors 66-A, 82 & 83 Mohali. The Super Mega project is located very close to Mohali Railway Station. The Industrial pocket lies astride 200 feet wide sector dividing road.

The road network of this industrial sector is in a Grid pattern. Wide roads have been provided on either side of this industrial pocket. 60' wide roads divide the area into a number of distinctly identifiable pockets. All the internal roads within these pockets are 40' wide.'

HIGHLIGHTS

POLLUTION FREE INDUSTRY

- Industrial Units
- IT Complex
- Industrial Plots

INSTITUTIONAL

- 5 Star Hotel and Convention Center
- 4 Star & Budget Hotels

RESIDENTIAL

- 4200 Luxury Apartments
- Villas

COMMERCIAL

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





THE POWER OF MODULARITY

A WORKSPACE THAT SUITS YOUR NEEDS AND MAKES IT EASIER FOR YOU TO BALANCE YOUR BOOKS

INDUSTRIAL BUILT - UP SHED WITH BASEMENT

Times are changing. So are the tastes of the young and dynamic entrepreneurs. Gone are the days when the industries were established in far-flung areas with no amenities and with rough roads in remote industrial areas. The very definition of industry these days, is under metamorphosis. The need for modern and bigger spaces has increased. This craving has fuelled the sudden surge and 'talk' about the Industrial Hub.

JLPL welcomes you to witness a glorious partnership of industry with lifestyle. We bring forth an extensive range of

Industrial units to suit your needs in Sector 82. The well maintained wide roads, best of environs where the grass is greener and the air is cleaner will truly ignite your passion to work. We, at JLPL are committed to work under the Green concept, and so the industrial component of the mega project is restricted to pollution free industries. Pollution free environs definitely make people more dynamic, mobile, hard-working, skillful and efficient. It brings a change in the way-of- life of people and make people more commercial.



THE POWER OF SOLIDARITY

A CENTRAL LOCATION PROVIDES BOTH CENTRAL FORM AND FUNCTION.

JLPL brings forth an extensive range of Industrial Units that are offered at most affordable rates to suit your needs. The units are built in the best of environs. The wide and smooth roads provide an easy access. The hand shaking distance to the International airport and railway station is the major added advantage for any business. These are beautifully designed using finest quality material and thus help in enhancing the decor. The units are established in the most serene community combined with unpolluted environment in close proximity to all the focal sites. The strategic locations of our projects and the amenities that are offered always provides our clientele with the best value proposition ever. We assure that you'll find the right kind of place that will truly ignite your passion to work. The best working infrastructure and environs would enhance your desire to add seven days to your work. As a part of the Super Mega Township the opportunity to be away at work yet amidst all the community needs knocks your doors.



THE POWER OF EASE

LOCATION ADVANTAGES

- As of today the site is accessible through 200 ft. existing road which, very soon will be directly linked to the Upcoming International Airport on one side & also to a bypass on the other side connecting to major cities.
- Near Mohali Railway Station and upcoming Chandigarh-Mohali Airport
- BEFORE GMADA "Aerocity" (1200 Acres) & "IT City" (1900 Acres)
- Near INFOSYS Campus
- Nearly Mohali Bus Terminal, Sector 66-A (Proposed), Stone's throw distance from the Knowledge City Sector 81 Mohali spread acres 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:
 1. NABI (National Agri-Food Biotechnology Institute) in 35 acres
 2. Bio-Technology Park in 80 acres
 3. Management Institute in 70 acres

TYPICAL FLOOR PLANS - WITH BASEMENT

TYPICAL FLOOR PLANS - WITH BASEMENT



BASEMENT
Area = 1323.75 Sq.Ft.

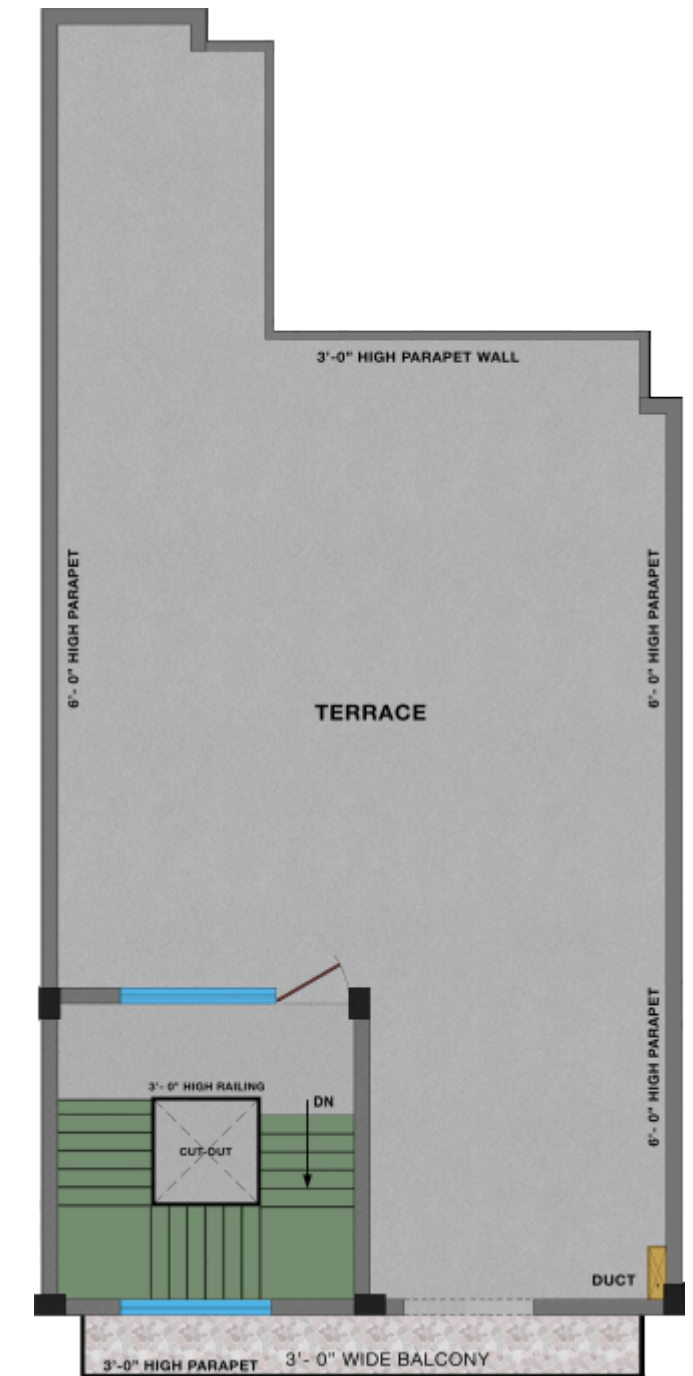


GROUND FLOOR
Area = 1461.56 Sq.Ft.

1 sq. mts. = 10.76 sq. ft.



FIRST FLOOR
Area = 1461.56 Sq.Ft.

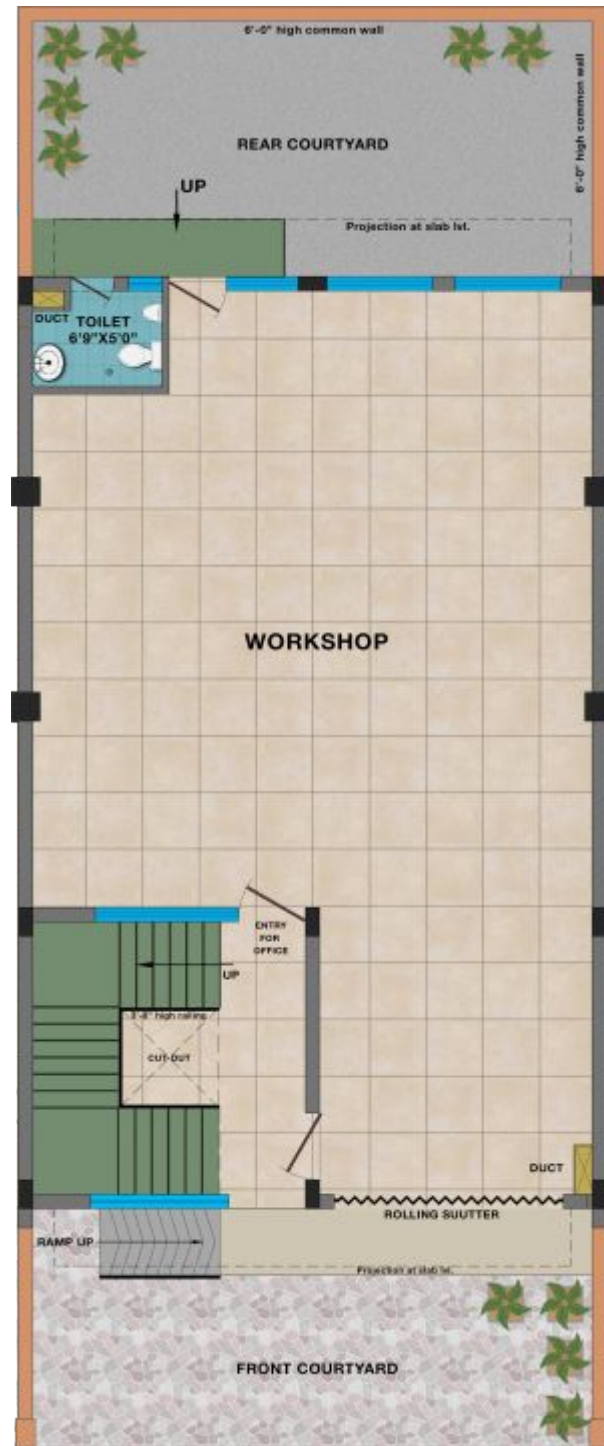


SECOND FLOOR
Area = 242.15 Sq.Ft.

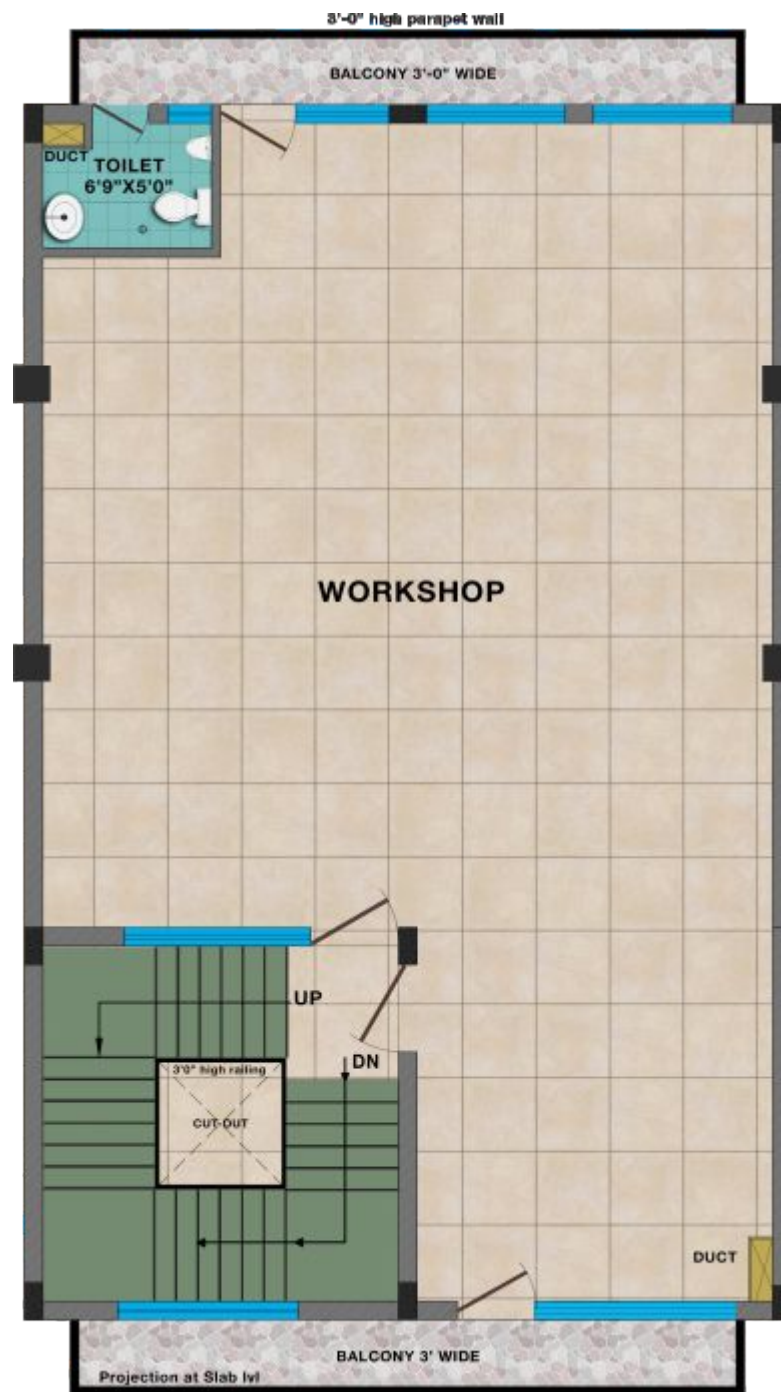
1 sq. mts. = 10.76 sq. ft.

PLOT AREA = 250 SQ. YARDS	
	BUILT-UP AREA
Basement Area	1323.75 sq. ft.
Ground Floor	1461.56 sq. ft.
First Floor	1461.56 sq. ft.
Second Floor	242.15 sq. ft.
Total Area	4489.02 sq. ft.

TYPICAL FLOOR PLANS - WITHOUT BASEMENT



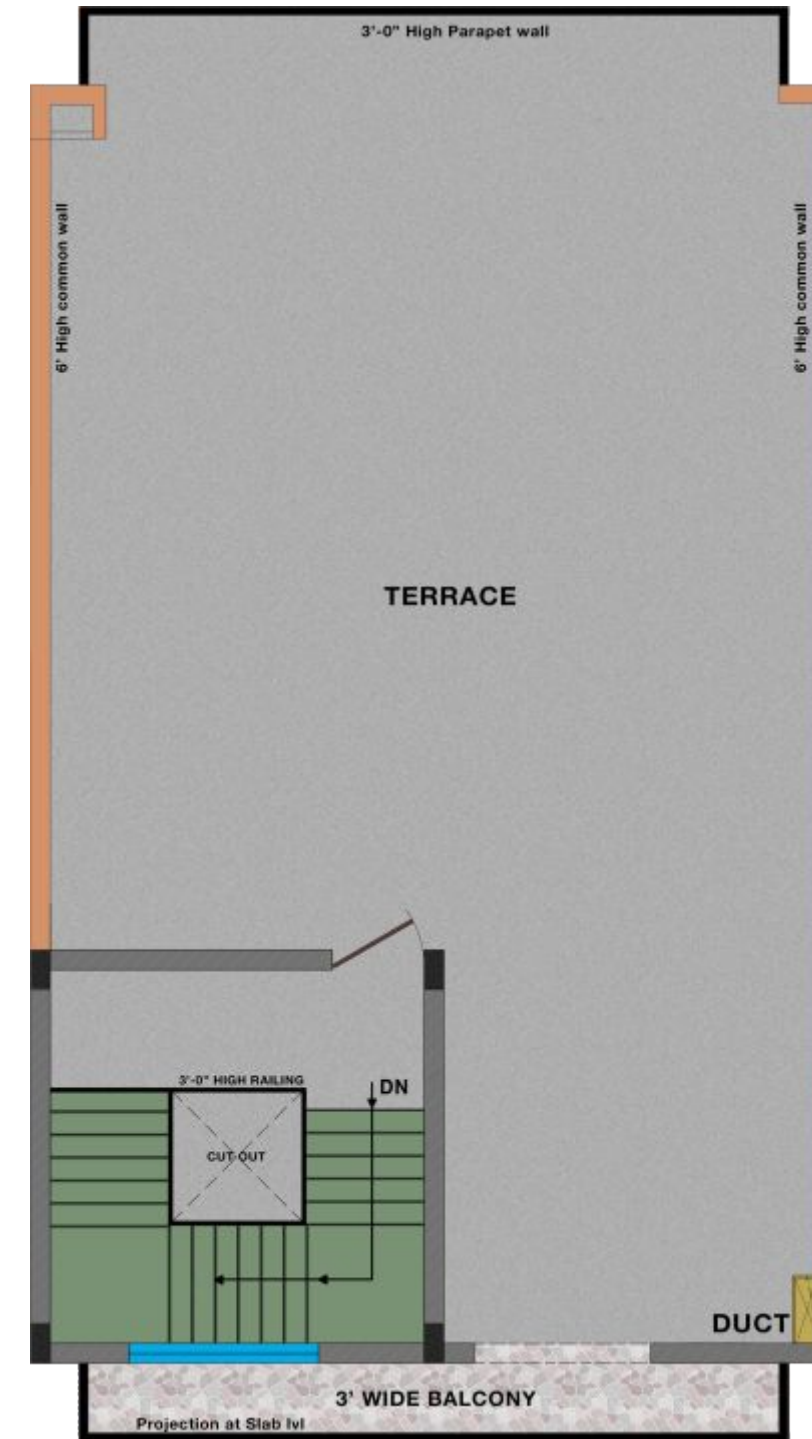
GROUND FLOOR
Area = 1462.5 Sq.Ft.



FIRST FLOOR
Area = 1462.5 Sq.Ft.

1 sq. mts. = 10.76 sq. ft.

TYPICAL FLOOR PLANS - WITHOUT BASEMENT



SECOND FLOOR
Area = 242.15 Sq.Ft.

1 sq. mts. = 10.76 sq. ft.

PLOT AREA = 250 SQ. YARDS	
	BUILT-UP AREA
Ground Floor	1462.5 sq. ft.
First Floor	1462.5 sq. ft.
Second Floor	242.15 sq.ft.
Total Area	3167.15 sq. ft.



INDUSTRIAL BUILT - UP SHED WITH BASEMENT

TECHNICAL SPECIFICATIONS

	DETAILS
STRUCTURE	RCC FRAMED STRUCTURE WITH BASEMENT + 2 STORIES (WITH BASEMENT UNITS) GROUND FLOOR + FIRST FLOOR (WITHOUT BASEMENT UNITS) PROVISION OF ADDITIONAL BUILDABLE SPACE ON 2ND FLOOR IN BOTH CASES
STRUCTURE SAFETY	ZONE-IV EARTHQUAKE RESISTANT
CEILING HEIGHT	WORKSHOP AREA = 15 ft.
WATER PROOFING	WATER PROOFING TREATMENT IN BASEMENT & TOILETS
SANITARY WARE	HINDWARE/PARRYWARE OR EQUIVALENT
FLOORING	C.C. FLOORING IN BASEMENT, GROUND & FIRST FLOOR CERAMIC TILES ON WALLS (DADO) & FLOORS IN TOILETS
DOORS AND WINDOWS	MAIN ENTRY MS ROLLING SHUTTER. ALL DOORS & WINDOWS - POWDER COATED ALUMINIUM STANDARD SECTION
ELECTRICAL	PVC CONDUITING ONLY
BUILDING CONSTRUCTION MATERIAL	AS PER 'IS' PROVISIONS
STAIRCASE	WIDE OPEN 4'-6" WITH KOTA STONE FINISH

