

Dwell in the Lap of Paradise



Built by Mother Nature... Designed by French Architect Le Corbusier



Chandigarh : First Planned City of Modern India

Ushering in a Modern Grandeur
of Architecture





- Prime
- Freehold
- Luxurious

Welcome to the world of lush green surroundings, blooming gardens, shady trees, wide roads, superb communications and the most charming people - Welcome to the beautiful city of Chandigarh!

A fully - grown city with the most modern architectural splendour and an area of over 114 sq. km. has inspired Jaipuria Group to create an abode of peace and harmony.

Jaipuria's Sunrise Greens at Zirakpur, Chandigarh - a new meaning to modern lifestyle is a prestigious Group Housing Project. With Penthouses & Apartments, characterised by Singapore architectural collaboration and ultra - modern facilities including Recreational Club, Swimming Pool, Basement Parking & 100% Power Backup, Sunrise Greens is all set to create a world of happiness and fulfillment.



A Century of Excellence

Jaipuria Group is a Rs. 2000 Cr. multi-faceted organisation with diverse business interests in Foods & Beverages, Textiles, Information Technology, Education and Real Estate. With over hundred years of experience, the Group has always believed in diligent devotion to quality by building long-term relationship with its business associates and customers.

Today, Jaipuria Group is a leading bottler for beverage major 'Pepsi' enjoying over 60% of the market share. Not only this, since 1940 the group has partnered with Raymonds, the sole selling agent for Northern India.

In Education sphere, the Group holds the franchisee of the renowned Delhi Public School for the cities of Gurgaon and Jaipur, providing modern infrastructure and international standards of education.

The Real Estate business for Jaipuria Group began as a modest beginning. Leading an ISO certified Construction Company, with several prestigious group housing and commercial projects in Delhi and NCR over the last ten years, today the Jaipuria Group has expanded to touch all areas of real estate including building, construction, maintenance & services.

Several prestigious projects including JAIPURIA PLAZA - a 60,000 sq. ft. commercial complex in Noida, JAIPURIA ENCLAVE in Kaushambi, Ghaziabad, PARK VIEW CITY on Gurgaon Sohna Road, JAIPURIA'S SHOPPING ARCADE in Nagpur, JAIPURIA'S SUNRISE GREENS at Indirapuram and JAIPURIA'S SUNRISE PLAZA, a mega development of over 18 lac sq. ft. of premium residential and commercial space in Indirapuram have been successfully completed.

The Group is now proud to bring Jaipuria's Sunrise Greens at Zirakpur, Chandigarh another spectacular & prestigious group housing project. Located at Zirakpur, Chandigarh, just 2 km from main Chandigarh, Sunrise Greens is a multiple of 7 storied residential towers offering state-of-the-art facilities.

Today, the Group is widely regarded for its rich values, integrity and business ethics. An ISO 9001:2000 certified company, the Group is on the fast track of achieving higher levels of growth and ensuring customer delight!



Prestigious Projects Completed, Under Progress and in Planning



Jaipuria's Sunrise Greens,
Indirapuram, East of Delhi



Jaipuria's Sunrise Plaza,
Indirapuram, East of Delhi



Jaipuria's Sunrise Greens
NH - 24, Township, Ghaziabad



Jaipuria's Sunrise Greens
Township, Agra



Jaipuria's Sunrise Greens
Group Housing & Hotel Project, Hyderabad

Spearheading the Architectural Finesse

Offering complete infrastructure and development solutions across India, we at Jaipuria Group believe that Real Estate is not just about selling space. It is all about facilitating customers' needs in their budget while satisfying their search for perfect investment and building a lasting relationship. We aspire to emerge as a company known for reliability, quality and professionalism. Driven by passionate team of over 2000 highly dedicated professionals, technocrats, architects and engineers, Jaipuria Group ensures customer delight in every way!



Elegance at a Glance

- Walled complex with 24-hours security
- Two elevators per block for 28 D.U's and four elevators per block for 84 D.U's of reputed Brands
- 24-hours water supply
- 100% power back-up
- Fire fighting equipments
- Earth quake resistant structural design
- Landscaped courts & Relaxing lawns
- Eco-friendly Rain Water Harvesting
- Health Club (equipped with Jacuzzi steam/sauna) including common Library with Hi-Class Gymnasium
- 100% covered & secured Car Parking space in the basement
- Ultra modern Swimming Pool
- 2.5 acre Central Green Park
- Approach for four directions
- Strategically placed at the junction of Patiala-Chandigarh & Ambala-Chandigarh Road at the heart of down town Chandigarh

Site Plan



JAIPURIA'S SUNRISE GREENS, Patiala Road & VIP Road, Zirakpur, Tehsil Derabassi, Dist. Patiala

Type 1 [Ground Floor Plan]



Two Bedroom Accommodation
Super Area - 1288 Sq. Ft. + 55 Sq. Ft. Courtyard

Type 2 [Typical Floor Plan]



Two Bedroom Accommodation
Super Area - 1288 Sq. Ft.

Type 3

[Ground Floor Plan]



Three Bedroom Accommodation
Super Area - 1747 Sq. Ft. + 350 Sq. Ft. Courtyard

Type 4

[Typical Floor Plan]



Three Bedroom Accommodation
Super Area - 1747 Sq. Ft.

Type 5 [Sixth Floor Plan]



Three Bedroom Accommodation (Pent House-LVL-I)
Super Area - 1747 Sq. Ft.

Type 6 [Terrace Floor Plan]



Three Bedroom Accommodation (Pent House-LVL-II)
Super Area - 329 Sq. Ft. + 1259 Sq. Ft. Terrace Area



JAIPURIA'S SUNRISE GREENS, Patiala Road & VIP Road, Zirakpur, Tehsil Derabassi, Dist. Patiala

Location map not to scale

Location Perfectly Placed



The location of the site is 2.5 km from Zirakpur crossing on Chandigarh-Patiala highway.



Approach for four directions. 2.5 acre Central Green Park.



The main approach is a fully owned 45 feet wide two-way class 40 road.



Located near to the prime areas of the city:



Panchkula

4 km



DPS and Gurukul School

4 km



Govt. Hospital (Sector 32)

8 km



Airport

7 km



Railway Station

7 km



Chandigarh ISBT

12 km

Breath in New Sublimated Spirit of Interior Art

LIVING / DINING ROOM / LOBBY

Flooring and Skirting	Vitrified Tiles with designer border.
Wall Finishes, Ceiling	All the surfaces of walls and ceilings shall be finished with Plaster of Paris and Plastic Emulsions.

BED ROOMS

Flooring and Skirting	Wooden Flooring in all Bedrooms.
Wall Finishes, Ceiling	All the surfaces of walls and ceilings shall be finished with Plaster of Paris / Plastic Emulsions.

BALCONY

Flooring, Skirting	Vitrified Tiles.
Wall Finishes , Ceiling	Plaster & Cement Based Paint.
Railing	M.S. Railing.

DOORS & WINDOWS

Chowkhats	Brown Belly Chowkhat in all doors and windows.
Main Doors and All Internal Doors	Masonite Doors (Melamine Polished).
External Doors	Glazed doors with Brown Belly wood styles (Melamine Polished).
Windows	Ivory coast wood styles (Melamine Polished).

TOILETS

Flooring	Antiskid Tiles.
Wall Finishes	Glazed Tiles.
Ceiling	All the surfaces shall be finished with Plaster of Paris and Plastic Emulsions.
Fittings	CP fittings (Jaquar or equivalent). Chinaware fixtures (Hindware or equivalent).

KITCHEN

Flooring, Skirting	Vitrified Tiles.
Wall Finishes	Glazed Tiles (above counter).
Wall Finishes, Ceiling	All the surfaces of walls and ceilings shall be finished with Plaster of Paris and Plastic Emulsions (above & below counter).
Counter	Pre-polished Granite (Black / Maroon / Red Chilly).
Storage Racks	Modular Kitchen storage cabinets.

COMMON PASSAGE AND MAIN SERVICE CORE

Flooring, Skirting	Pre-polished Kota Stone.
Wall Finishes	Granite cladding on walls. Rest of the surfaces on walls shall be finished with Wall-care putty and Apex paints.
Ceiling	All the surfaces ceilings shall be finished with Wall-care putty and Apex paints.
Railing	M.S. Railing.

EXTERIOR

Combination of Heritage & Spectrum Finish with Apex paints including necessary surface preparation.

ELECTRICAL

Copper wiring, concealed conduits, protective MCB's, modular switches and provision for sufficient power and light points in all rooms. TV and telephone sockets in drawing, dining and bed rooms. Fluorescent light in all common areas.

This booklet is purely conceptual and not a legal offering. Further, in the interest of maintaining high standards, the Company / architect reserves the right to modify any detail / specification / features shown and presented here. Further, marble and other natural stones and subject to natural variations in texture and colour. All areas & plans in this brochure are subject to change. 10.764 sq. ft. = 1 sq. mtr. = 1.196 sq. yards and 3.28ft = 1 mtr. All dimensions shown in feet-inches are close approximation to metric dimensions.

STRUCTURE: RCC FRAMED STRUCTURE WITH INFILL BRICK WALL





Integrated Townships • Group Housing Projects

• Commercial Malls and Multiplexes • Corporate Projects • Educational Institutions

www.jaipuria-group.com

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Our Architects
Engineers & Planers : Gian. P. Mathur & Associates (P) Ltd.

Our Bankers

:  **Punjab & Sind Bank**
(भारत सरकार का उपक्रम A Govt. of India Undertaking)
पी.एस.बी.



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