



Trust Built on Performance



40 reasons
to seek out greener pastures



Presenting



Faridabad's Finest
High-rise Residential
Group Housing Project



KLJ, a company with over 40 years of running successful business ventures is now all set to take the real estate industry by storm. By bringing you the largest high-rise residential group housing project at the next hottest destination in NCR, Faridabad. Welcome to the KLJ Greens. Spread across 51 acres, the breathtaking space promises you over 40 acres of lush green. So, come home to your private haven.



Nestle in the lap of nature,

where forty shades of green will tickle you pink in more than a thousand ways. Where the chirping of birds will not only be heard at the crack of dawn but will be played as background score till the sun goes down. Where tranquility and harmony will compose a rare



symphony to soothe your mind, body and spirit. Where you won't have to move an inch to feel the warmth of nature beneath your feet.

40 acres of green

to bring you
closer to nature



Expect all the good things in life at KLJ Greens



There is a whole gamut of amenities to make sure that you have a conducive environment to play, read, shop, relax, work, swim, party, meditate, pump iron or do just about anything. Take a look at the list and you'll agree.

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|--|--|----------------------|-----------------------------|
| Vaastu Compliant | Dedicated Car Park for each Apartment | Fitness Centers | Jogging Trails |
| Majestic Entrance with landscaping and fountains | Community Hall | Clubhouse | Putting Greens |
| 2-3-4 Bedroom Apartments / Penthouses | Convenient Shops / Daily Need Shops | Concierge Services | Rock Climbing Wall |
| Nursery School | Earthquake Resistant RCC Frame Structure | Child Care | Equipped Kid's Playground |
| Swings & Sand Pits For Kids | Fire Safety Compliant | On-site ATM | Aerobics Room |
| Club with Swimming Pool | Round The Clock Security | Premium Dispensaries | Telephone with ISDN Line |
| Billiards | Separate Rooms, Toilets For Drivers / Guards | Security Systems | Maintenance Service |
| Steam, Sauna & Massage | High Speed Elevators | Elevators | Children's Activities |
| Healthcare Center | | Business Centers | High Speed Internet |
| Power Back-up | | Conference Halls | Senior Citizen's Activities |
| | | Creche | Neighborhood Watch |



40 world-class amenities

to add zing to your life





The place where you live reflects the kind of person you are.

Which is why, every apartment at the KLJ Greens is designed in such a way that you get all the comfort in the world. Be it stylish interiors that include fabulous flooring and well-planned design plus layout that is based on Vastu Shastra or pleasing



40 strokes of genius

to let you make a style statement





Just a short drive from the heart of Delhi.

Faridabad is the next happening destination where the world is moving to. From residential colonies to megamalls, multiplexes to business centers, entertainment clubs to well-planned infrastructure, there is something for everyone here. And when it comes to KLJ Greens, you'll find that unlike Gurgaon and Greater Nodia, it's much closer from the heart of Delhi, CP.

Only 40 minutes to be precise. What's more, it's even close to South Delhi and Express Highway. Plus, you can expect less traffic, minimum pollution and more driving pleasure. So



40 minutes from CP



KLJ Group of Companies Pvt Ltd is set to change the face of real estate in the country. By building world class shopping malls, office complexes and residential apartment complexes with a professional attitude to achieve excellence. The present plan includes three shopping malls in Delhi, an IT Park in Noida and mega townships in Faridabad and Bahadurgarh.



NETWORK CITY - Greater Noida

NETWORK CITY is an answer to ever shrinking commercial space in Greater Noida. The well designed IT centre with strong passionate commitment to provide numerous modern facilitated offices contributing to the beauty and magic of the city. Leading multinational companies in India demand for high rise IT centres which KLJ would be a flag bearer.

In the fast developing Haryana, a well conceived modern Housing Project with all facilities is taking shape. This Group Housing project will have 2,3 and 4 BHK options, power back-up and earthquake resistant structure. Apart from well-manicured greens, the housing project will have a club house, swimming pool and jogging track. So, get ready for the lifestyle you've always wanted. Get ready to be at KLJ Heights.

KLJ Heights - Bahadurgarh



KLJ Tower-North, Delhi

The upcoming landmark in North Delhi, with its prime location on the Ring Road and proximity to Pitampura, Punjabi Bagh, Shalimar Bagh, Ashok Vihar and Rohini, is expected to become the Commercial Hub of North Delhi. Centrally air-conditioned, it will be equipped with the latest facilities, including 100% power backup. It will have ten floors dedicated to shopping, while the other ten floors will be for corporate offices. All in all, it will be the perfect combination of business and pleasure and will be the nerve Center of North Delhi.

Park Centra - Gurgaon

Park Centra is a premium commercial complex for IT and IT enabled companies, mainly from the field of BPO, Software Development, Contact Centres and IT services. Located just ahead of Signature Towers, NH-8 Gurgaon, Park Centra will be self sufficient with Broadband connectivity, a leisure club, integrated facilities including banks, ATMs, restaurants, business center and 24 hour cafes.



Shop'in Park - North, Delhi

North Delhi is all set to experience the delights of international shopping. Located in the posh B-Block in Shalimar Bagh with shopping space of 80,000 square feet spread over four floors, the mall is designed to offer the entire family unmatched quality. Besides McDonald's, it houses a multiplex, a rooftop food court designed to seat 500 people, as well as Jammin, a family entertainment center.

Shop'in Park - East, Delhi

The Central Business District, East Delhi, one of the city's largest business districts is spread over 110 acres. Owing to its layout and location, CBD is expected to become the hub of commercial activity. It boasts of wide roads, large parking areas, pavements, amusement areas and a lake. CBD will now be better connected





40 years of building trust

on performance

The KLJ Group of Industries, founded by SH. K.L Jain, back in 1968, is one of the most respected and renowned business houses in India with an annual turnover of over Rs 10000 million. Besides this, the group has an impressive network of manufacturing plants all over the country and consists of many entities engaged in the manufacture and trade of Petrochemicals & Plastics apart from being in finance and real estate development. This stupendous success stems from the foundation of trust built by loyal clients and dedicated team of strong employee work force consisting of professionally qualified engineers, scientists, technicians and executives who

Beautiful by

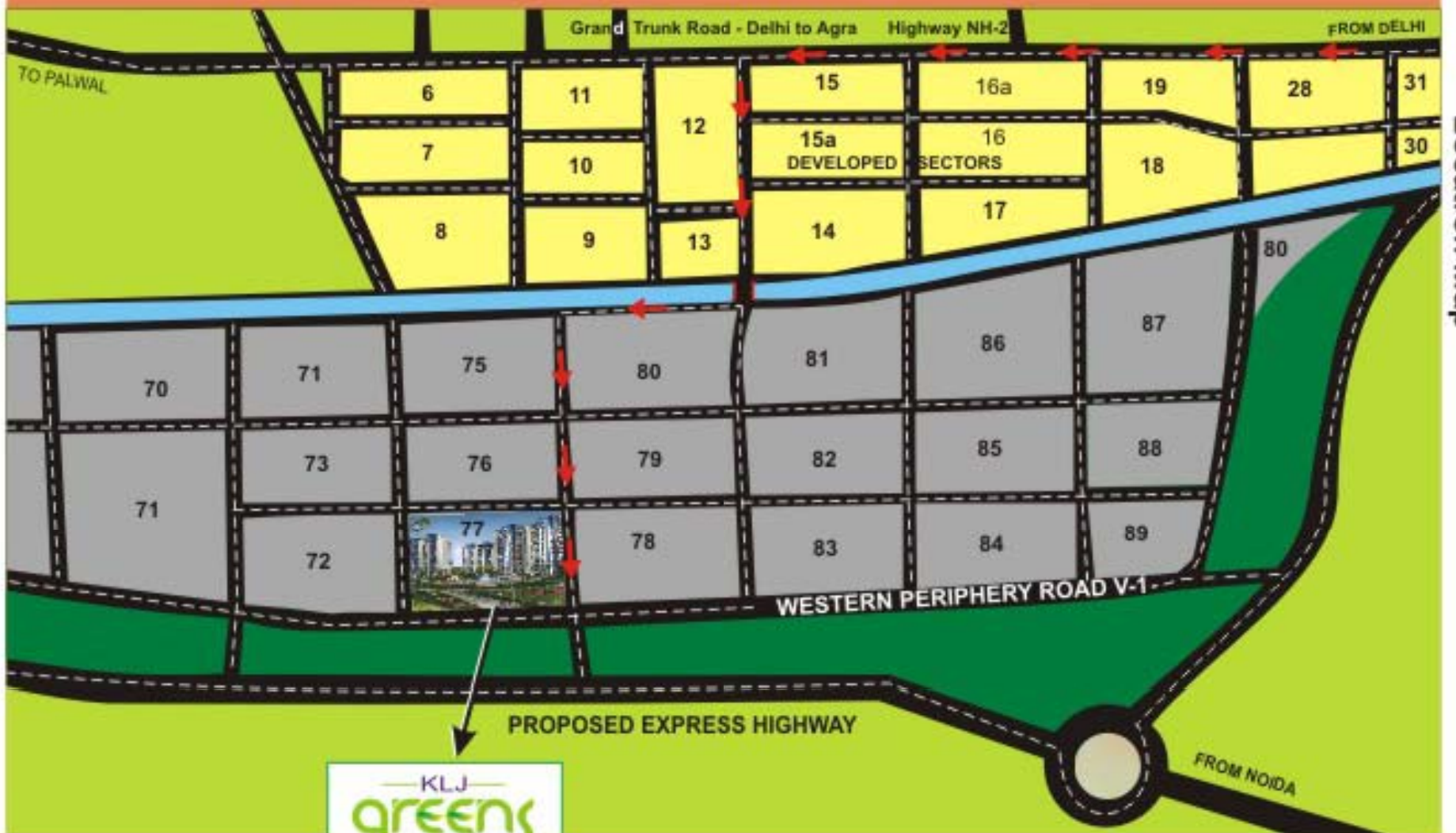


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...magical by night



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NATURE



Location Map



24 M WIDE ROAD

Project Layout
(Phase-I)

24 M WIDE ROAD

22'-0" WIDE ROAD

- LEGEND :
- A - 2 BED RO
 - B - 3 BED RO
 - C - 4 BED RO
 - D - EWS
 - E - ENTRANCE
 - F - SWIMMING
 - G - SPLASH
 - H - CLUB HO
 - I - TENNIS C
 - J - BADMINT
 - K - BASKET B
 - L - LANDSCAPE





TWO BED ROOM UNIT PLAN WITH STUDY ROOM SUPER AREA = 1279 sq.ft.





THREE BED ROOM + SERVANT UNIT

SLURP AREA - 1602 SQ FT



THREE BED ROOM+ SERVANT UNIT SUPER AREA : 1602 SQ.FT.



TENTATIVE SPECIFICATION FOR STANDARD FLATS**Specification:**

STRUCTURE	:	Earthquake resistant R.C.C. framed structure with infill brickwork.
WALL FINISH	:	Internal – All internal walls plastered & painted in pleasing shades of oil bound distemper and P.O.P, cornice in drawing & dining areas. External – Aesthetically designed classical exterior with texture paint finish.
FLOORING	:	Living/Dining – Vitrified Tile Flooring Bedrooms – Vitrified Tile Flooring. Balconies – Anti skid Ceramic Tiles.
TOILETS	:	Dado – Selected ceramic tiles. Flooring – Anti skid Ceramic Tile Flooring and granite counter top for washbasins. Fitting – Wash Basin, EWC, A Mirror, Tower Rail, Hot & Cold Water Mixer fittings (Without Geyser).
KITCHEN	:	Flooring – Anti skid Ceramic Tile Flooring. Dado – Ceramic Tiles upto 2' - 0" height above Working Platform, rest with Acrylic emulsion paint. Platform – Working Platform in Granite top with Stainless Steel Sink.
WINDOWS	:	Powder Coated Aluminium windows/equivalent with shutters.
DOORS	:	All Doors shall be Hardwood Frame/Quality Flush Doors. All door shutters shall be flush type except main entrance door, which shall be of decorative type with Eye Piece, night latch, safety chain and good quality brass fittings.
WATER SUPPLY	:	Hot & Cold Water mixing arrangement in each flats, 24 hours water supply ensured with large under ground & over-head tank with boosting arrangement.
ELECTRICAL	:	PVC recessed copper wiring with provision of A/c point in all rooms with convenient and adequate provision of light & power points as well as T.V. & Telephone points in all rooms.
LIFTS	:	Granite finish lift lobby for electrically controlled lifts with 100% power backup.
FIRE SYSTEM	:	Fire protection system in accordance with the latest NBC code.
POWER SUPPLY	:	3 Phase connection in all flats with mandatory power back up facilities of 5 K.V.A.
STAIR / PASSAGE	:	Kota Stone Flooring



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