





Live the openness.  
Live the plentiful.  
Live the exclusive.







Live the freshness.  
Live the good times.







Live the connectivity.  
Live the proximity.



Live the  
Exceptional.



Artistic Rendering





Artistic Rendering

## Jindal Smart City. Sonipat's best by far.

Jindal Realty presents an integrated 95-acre township at Sonipat, rich in open spaces, greens, modern amenities and facilities.

This premium address offers the best of upscale urban life built around well planned open spaces. Wide roads, walkways, well-manicured lawns and landscaped parks are highlights. Planned segregation has been designed to minimise traffic and facilitate social interaction. Features like rainwater harvesting help in maintaining the eco-friendly nature of the community.





Conceived by Jindal Realty.  
Master planning by Architect  
Hafeez Contractor.

Master planned by the renowned Architect Hafeez Contractor,  
this 95-acre township has an unmatched ecosystem.

#### Residential

Premium PLOTS, VILLAS & FLOORS - Master planned development  
with homes that blend comfort and modern amenities.

#### Commercial

SCOs & RETAIL SPACES - Premium offices and business spaces in  
a thriving and connected neighbourhood.

#### Institutional

EDUCATIONAL INSTITUTIONS & HOSPITALS - Some of India's  
premier colleges, schools and healthcare institutions.



RERA approved Master Plan.



Master plan



# A life centre of the future.

A 95-acre integrated gated township in Sector 34, Sonipat.

Strategic location on Sonipat - Narela Road.

Excellent connectivity with Delhi and key highways.

Premium residential plots from 250 to 1000 sq. yds.\*

Proximity to essential services, schools, hospitals, and shopping.

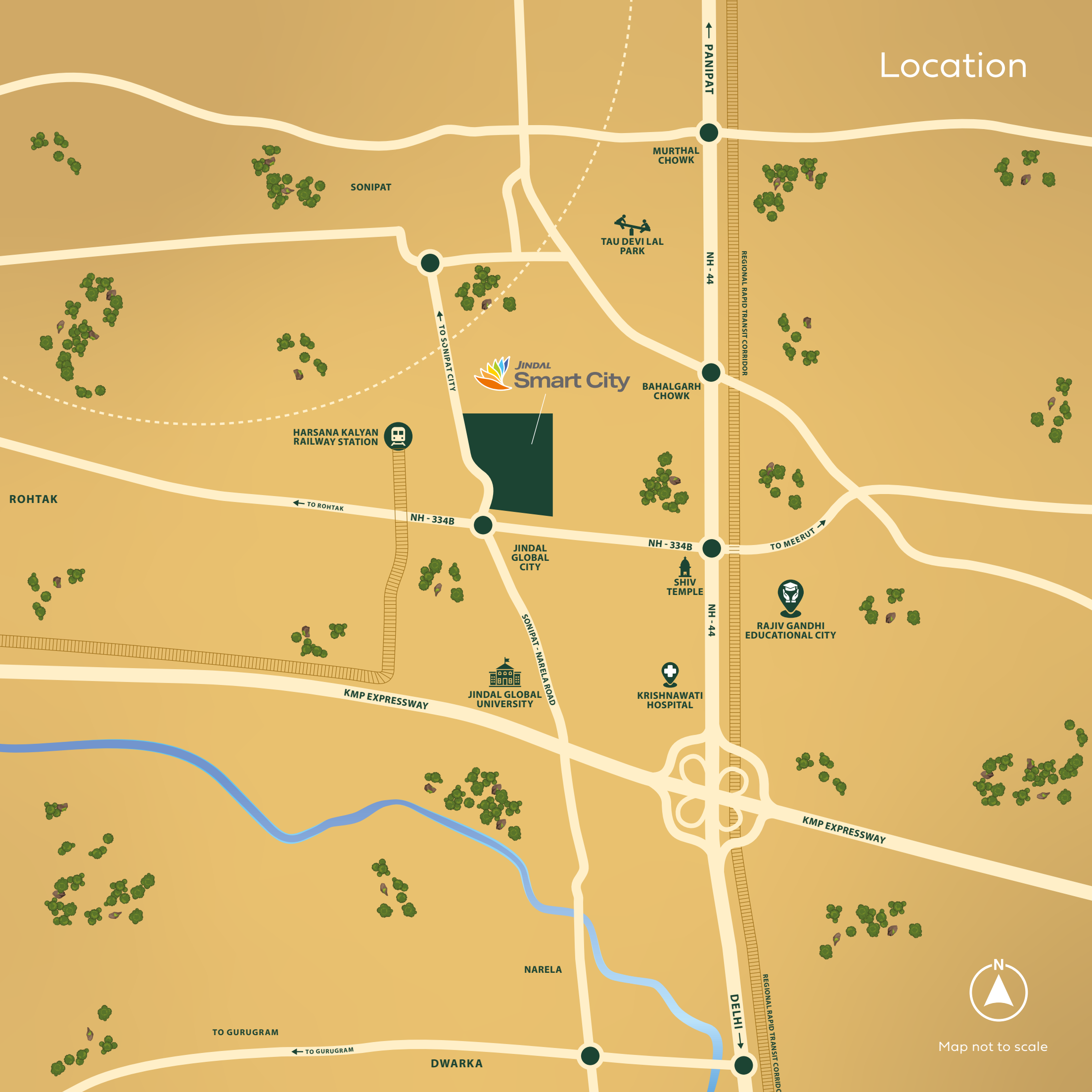
15 acres dedicated to planned green spaces.

\* Sizes may vary as per actual site development and planning.

Jindal Smart City.  
Unmatched connectivity\*.

<b>Roads</b>	
334-B	01 min
NH44	05 min
Eastern Peripheral Expressway & Western Peripheral Expressway	10 mins
UER-II	20 min
<b>Rail</b>	
Haryana Orbital Rail Corridor	05 min
<b>Airports</b>	
IGI Airport	90 mins
Jewar Airport	120 mins
<b>Industrial Hubs</b>	
Rai Industrial	10 mins
Kundli Industrial	15 mins
Barhi Industrail	20 mins
Kharkhoda	20 mins
<b>Cities</b>	
Delhi	20 mins
Rohtak	40 mins
Panipat	40 mins

\*Depends on traffic conditions.





# Sonipat is geared for transformation.

Gurugram proved that when big players recognise and invest in the potential of a particular place, economic growth follows. Sonipat is ready to repeat that story.



Close to the proposed high speed RRTS



10-20 minutes drive to other industrial hubs like Kundli Industrial Area, Rai Industrial Area & Barhi Industrial Area



10 minutes drive to upcoming Google Data Centre (25 acres) at Rai



25 minutes drive to Asia’s largest upcoming EV car plant at IMT Kharkhoda (with Maruti & more than 40 ancillary companies like Minda, JBM and others)



5 minutes drive to Haryana Orbit Rail Corridor (Harsana Kalan)



20 minutes drive to Asia’s largest International Horticultural Market (IHM) in Gannaur - Sonipat



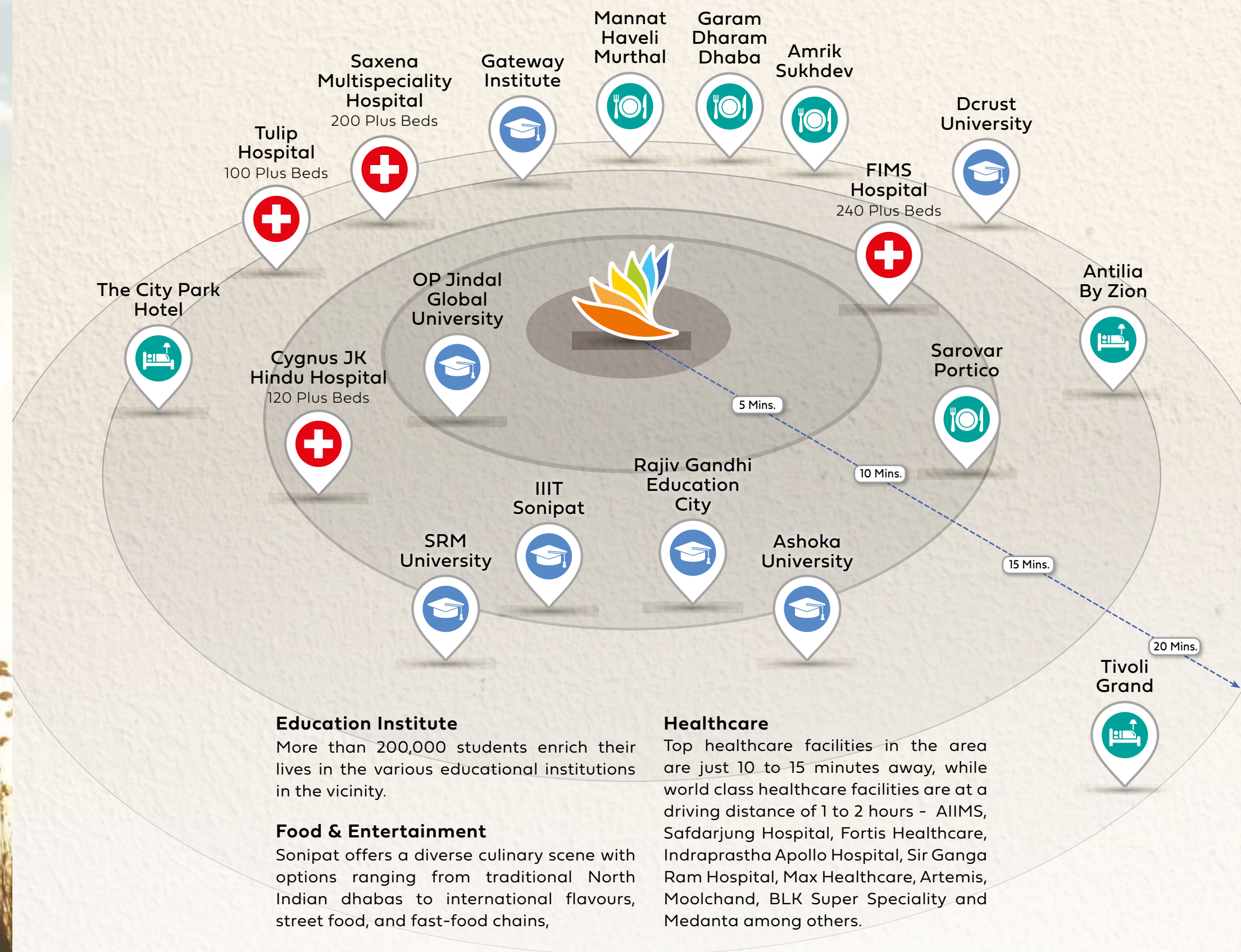
45 minutes drive to Adani Food Park (around 250 acres) in Gohana - Sonipat





Image used for representation only.

Just 20 minutes to Delhi, and close to everything that enriches life.



Duration of travel is dependant on traffic conditions.



Expansive spaces,  
exclusive serenity.



Artistic Rendering



Artistic Rendering





Artistic Rendering



Artistic Rendering

## The 'smarter' way of life.

- **Smart Infrastructure.**
  - » Smart Residents and Visitor Entry, regulated with Smart Gates, barriers, and CCTV Surveillance.
  - » Wide Wi-Fi Coverage.
  - » EV Charging Ports.
  - » Smart Security Systems, with alarms and communication systems for quick response during emergencies.
  - » Smart Visitor and Delivery Management.
  - » Smart Lighting and Wayfinding.
- **Smart Healthcare.**
  - » Provision for remote connectivity with leading healthcare institutions.
- **Smart Homes.**
  - » Infrastructure environment provided for making smart homes.
- **Smart Air Quality Monitoring.**
- **Smart Water Quality Monitoring.**
- **App-based Shopping.**
- **Smart Gaming Zone.**



Upscale living, a delight  
to come home to.





40%  
better AQI  
than Delhi.

## Mindful living for a healthier life.

Careful planning of open spaces and measures to shape a healthy environment have helped improve the quality of life at Jindal Smart City. There is a proven difference in AQI levels of nearly 40% between Jindal Smart City and the other parts of NCR. Such benefits help you enjoy a far healthier lifestyle.



Certificate for Jindal Global City



Certificate for Jindal Smart City

Image used for  
representation only.





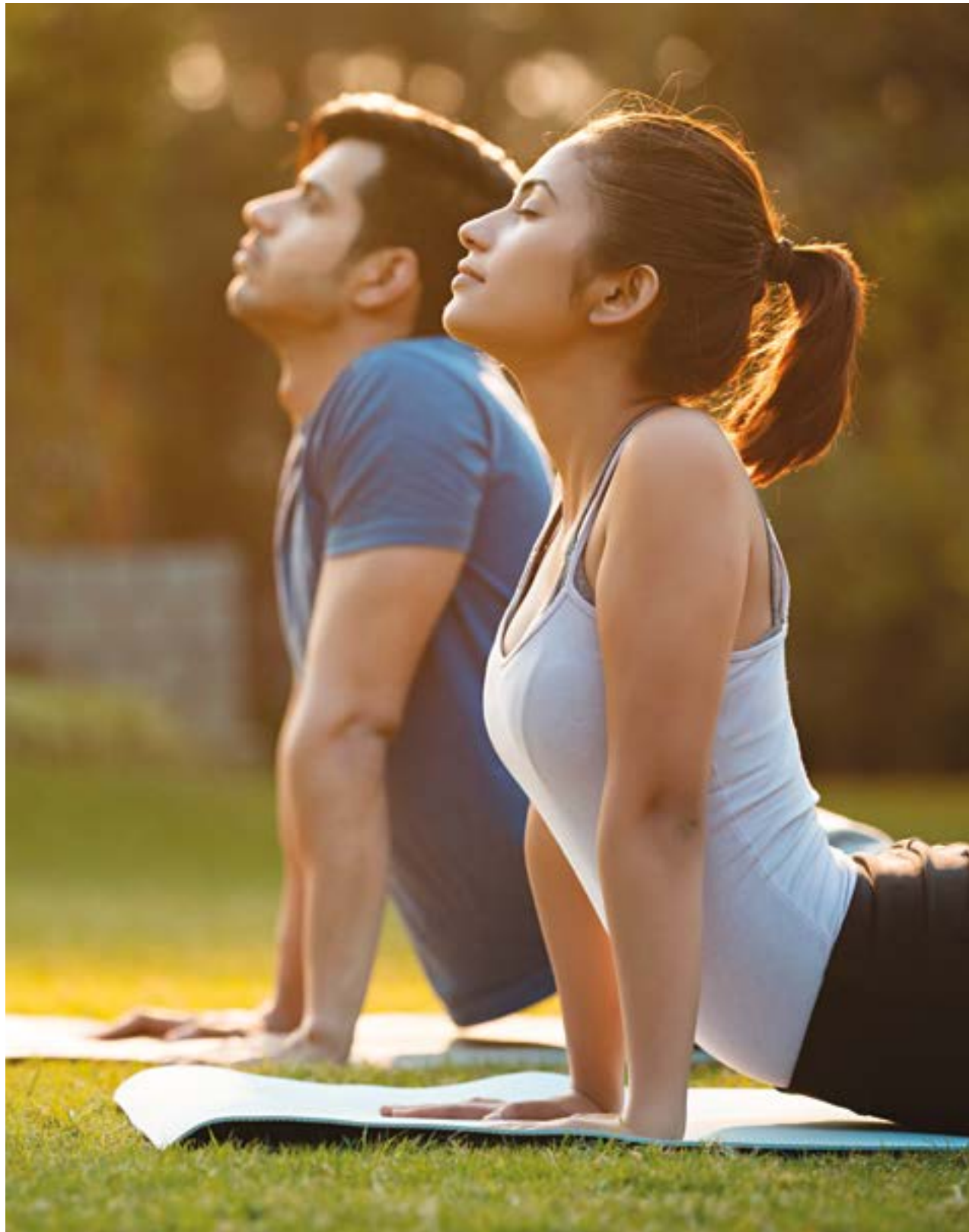
Images used for representation only.

## The right choice for the right reasons.

- Secure, master planned gated community located close to NH-44, KMP, KGP & 334B Expressway.
- 20 minutes to Delhi, 90 minutes to IGI Airport.
- 12, 15 and 24 meter wide internal roads.
- Segregation of pedestrian and vehicular movement – dedicated spaces with no vehicle movement for children and seniors.
- Signature features, environment-friendly design and sustainable site planning.
- Integrated township with all conveniences and facilities to live, work and play well.
- Landscaped greens, theme parks and wide internal roads across the township.
- Recreational zones with tennis, badminton and basketball courts.
- Multiple commercial complexes for residents.
- Dedicated spaces for schools, nursing homes and taxi stands in the development.
- 24 x 7 power back up and water supply.
- Best-in-class latest technology for sewage & storm water management.







## Quality of life meets quality of living.

- 50,000+ sq. foot lavish modern club spread over 5.5 acres for recreation with all amenities.
- Children's play facilities and tot lots.
- Jogging and cycling tracks and pavilions.
- Evenly spread recreational zones across the development with open gyms, tennis, badminton, basketball and pickleball courts.
- A number of nursery, primary and secondary schools within walking distance.
- Shopping arcade.
- Healthcare, child-care and maternity centre.
- Facilities management services.





# Master planned for the modern life.

There is more to Jindal Smart City besides secure living in a well-designed and tranquil community. On offer are premium plots, luxury villas and exclusive floors. Think of a facility, amenity or feature and you'll find it here. Lush landscaped greens, wide internal roads, the security of a gated community, a power substation, rain water harvesting, great recreational facilities and STP are some of the modern infrastructure facilities. To complete the picture, there will be excellent health facilities and schools.



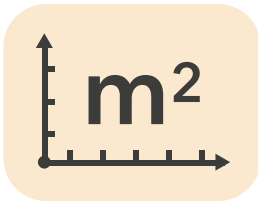
APPROVALS  
RECEIVED

All necessary approvals received from Haryana Government.



SECURE  
COMMUNITY

Integrated master planned community with 24x7 security.



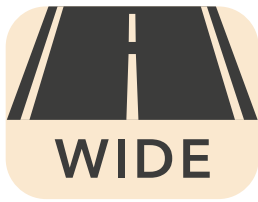
PLOT SIZE  
250-1000 SQ. YDS

Live, work and play in bungalows with large open spaces on 250 to 1000 sq. yard plots.



GREEN  
NEIGHBOURHOOD

Enjoy walks on well laid out pavements and planned landscaping



WIDE  
WIDE INTERNAL ROADS  
WORK UNDERWAY

12m, 15m and 24 m wide internal roads lined with trees and modern street lighting.



NEIGHBOURING  
CITY

Attractive plot prices compared to neighbouring cities like Gurugram and Delhi.



MASTER-PLANNED LOW  
DENSITY DEVELOPMENT

Enjoy the benefits of a low density community with minimal internal traffic and noise pollution.



FUTURE READY  
ECOSYSTEM

Eco friendly environment with focus on sustainable living.



INFRA WORK IN  
FULL SWING

Infrastructure work is being done at a brisk pace nearing completion.



CHILD FRIENDLY  
ZONES

Secure open spaces specifically designed for children.



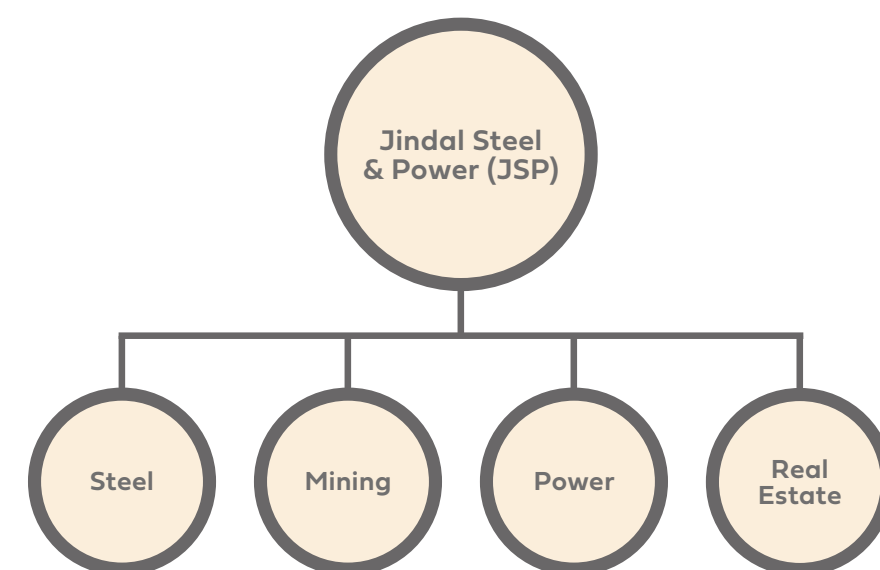


# Jindal Realty Limited.

## A legacy of innovation and trust.

Established in 2005, Jindal Realty Limited is a part of the renowned OP Jindal group, which has a legacy of excellence and innovation. The company has become a pioneer in the real estate industry since its inception by creating landmark projects, committed to quality, transparency, and complete customer satisfaction.

At Jindal Realty Limited, we believe in creating living experiences that enrich communities and foster growth, with a passion for design, architecture and sustainability. Every project of ours is infused with these elements, whether residential, commercial, or mixed-use. Our main focus is on aesthetics, functionality, and environmental responsibility, ensuring that each development improves the quality of life.



Images used for representation only.



## Jindal Realty - on a mission to achieving total customer delight.

At Jindal Realty Limited, we want to make the dream of owning a home a reality. We are dedicated to achieving total customer satisfaction while enhancing shareholder values. Our goal is to transform the communities we serve through acts of generosity and compassion. As a leading real estate developer, we believe setting standards of excellence in the industry would be defined by delighting existing and potential customers through unparalleled services and following business practices with integrity, complete transparency and dedication. We believe in not just building homes and buildings, but flourishing communities, where people can live, work, and thrive.





**At Jindal Realty Limited, we are devoted to creating long-term value for our customers. Customer loyalty, integrity, and excellence are the key pillars of our business.**

**Service**

We believe in creating lifelong relationships with our customers by providing them with excellent service. Loyal customers help not only in building profits but also help us in analysing our offerings to increase customer retention.

**Integrity**

Integrity has always been the foundation of our work ethic, and has helped establish our credibility in the market. Building trust takes time, and our continuous commitment towards our customers has helped us build enduring relationships.

**Excellence**

We continually strive for excellence in all that we set out to do. By consistently surpassing expectations, we have positioned ourselves as industry leaders, delivering exceptional value to our customers and partners alike.

Awards & Accolades.



Image used for representation only.



### HRERA-PKL-SNP-499-2023

Disclaimer: All information, images and visuals, drawings, plans, or sketches shown in this brochure are for representation only and are an architect's impression, purely conceptual, representative images or artistic renderings and not to scale. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. The Company endeavours to keep the information up to date and correct. The amenities mentioned herein are subject to modification at the discretion of the developer. Recipients/viewers are advised to exercise their discretion in relying on the information shown/provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Sales Team/ Company, have thorough understanding of the same and take appropriate advice prior to concluding any decision for buying any Unit(s) in the Project. The Developer reserves the right to modify, make changes and update the master plan in the best interests of the project.

[www.jindalrealty.com](http://www.jindalrealty.com)







HRERA-PKL-SNP-499-2023