



Working Towards A Golden Tomorrow

RERA Registration Nos.

PBRERA-SAS81-PM0002

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Falcon View

WHERE LUXURY RESIDES



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Great Spaces Transform the Mind, Great Minds Transform Spaces...

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.

JLPL has rapidly emerged as one of the most trusted and respected names in the Real Estate industry because of its 100% upfront and transparent policies with the customers. Company's vision is being translated through meticulous execution of plans prepared & delivered efficiently by a team of Planners, Architects, Engineers & Marketing experts who are not only thorough-bred professionals, chosen from the best in industry, but are also honest and whole-heartedly dedicated towards religious accomplishment of assigned missions.

After the phenomenal success of its projects, JLPL has launched one of the largest integrated Green Destinations of JLPL Built-Up Industrial Units, Malls & Multiplexes, Business Centres, 5 Star & 4 Star Hotels, Healthcare Facilities and Residentials. JLPL is the first private entity to get approvals for Super Mega Mixed Use Integrated Industrial Park at Mohali. This project is spread over 263.38 acres and falls under Sectors 66-A, 82 and 83 of Mohali.

Falcon View, a world class residential project with luxury apartments of 3BHK + Servant Accommodation and 4BHK + Servant Accommodation is a grand success and an unparalleled architectural marvel.

The group recently launched Galaxy Heights, 2 BHK Apartments, sprawling over 4.12 acres.

The 6 residential towers are aesthetically designed to provide you with qualitative living supported by a Club House and Swimming Pool besides affording complete privacy and beautifully landscaped spaces.

Continuing with the legacy of providing the best, JLPL has expanded their presence to Himachal with Premium, Independent and Freehold Luxury Villas, opposite the world renowned 'Lawrence School' under the name of "Sanawar Hills" amidst mesmerizing beauty of Pines and nostalgic surroundings. Coming with a premium Club House, exclusively and aesthetically crafted Villas have been created for a few elite who know how to make their dreams come true !!

Canal View Enclave is a gated community spared across 100 verdant acres developed by JLPL in Ludhiana's most coveted region on the Southern Bypass Road. Another architectural marvel, stunningly beautiful and affordable, Sky Gardens, a 2BHK+1 Residential Project with a dedicated Club House & Swimming Pool, rises at the coveted site of JLPL Sector 66-A Mohali. With our creations, let your happiness ascend to the pinnacle...

A Living Space that is truly exclusive, luxuriously elegant & utterly unique in the city, Galaxy Heights 2 offers 2 & 3 BHK

Premium Apartments that stand tall in Sector 66-A. Four majestic towers offer a total of 284 units comprising 2 & 3 BHK units. These elegant Apartments range from 700 sq.ft. to 1253 sq.ft (Carpet Area) and 1055 sq.ft. to 1963 sq.ft. (Super Area). The layouts are especially designed to combine beauty and Functionality - Spaces that are comfortable, charming and so very stylish



Sanawar Hills - Luxury Villas, Kasauli



Sky Gardens Sector 66-A, Mohali



Galaxy Heights Sector 66-A, Mohali

WHERE EVERY ANGLE IS A VISION OF THE EXTRAORDINARY

After successful completion of Mega Project of 398.43 acres, the company is presently developing “Super Mega Mixed Use Integrated Industrial Park Project” with Falcon View being a major residential component of the project.

Total area to be developed under this scheme is 263.38 acres which falls under Sectors 66-A, 82 & 83 Mohali.

The project lies adjoining Mohali Railway Station and Chandigarh/Mohali International Airport. Falcon View 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

Highlights of “Super Mega Mixed Use Integrated Industrial Park Project”

RESIDENTIAL

- 4200 Luxury Apartments

COMMERCIAL

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

POLLUTION FREE INDUSTRY

- Industrial Units
- Industrial Plots

INSTITUTIONAL

- 5 Star Hotel & Convention Centre
- 4 Star & Budget Hotels
- High-End Education
- Super Speciality Health Care

{ Typical Unit Plan }



Super Area - 2480 Sq. Ft. • Built-Up Area - 2081 Sq. Ft. • Carpet Area - 1676 Sq. Ft.

3 BHK 2nd, 3rd, 4th, 5th, 10th, 11th, 12th, 13th Typical Floor Plan Without Balcony



Super Area - 3008 Sq. Ft. • Built-Up Area - 2572 Sq. Ft. • Carpet Area - 2085 Sq. Ft.

4 BHK 2nd, 3rd, 4th, 5th, 10th, 11th, 12th, 13th typical floor plan without balcony

OWN YOUR ULTIMATE LUXURY

At Falcon View abundance is what you are blessed with! It brings all the attention back to you, from its carefully selected location to a u n i q u e facade, every detail of this exciting new facade revolves around you. Everything inside is made to pamper you to the core. Living

Salient Features:

- Designed by Internationally renowned architect Hafeez Contractor.
- Luxury of over 17 acres of lush green Lawn and Landscaped Greens.
- Green Areas with walkways-free from vehicular movement.
- Double Height 5 star grand Entrance Lobbies.
- Wheel Chair Ramps cater to the needs of aged and differently abled.
- Rain Water Harvesting System to recharge aquifer and use of
- Majority of Car park in the basement.
- 2 Car parks per unit.
- 2 Passenger and 1 Service lifts for each block.
- 24 hours Water Supply and Power Back Up.
- Servant Accommodation and Servant Toilet in each unit.
- Seperate entry for Servant Accommodation
- Powder Room in each unit.
- Optimum utilization of natural daylight in each apartment with full height windows.
- Dry and Wet Kitchen concept with dedicated store for kitchen.
- Clean elevation with 'Out of View' earmarked AC Outdoor Units and Clothes Drying line locations.



Fully Builtup Club House with Following amenities

- Squash Courts
- Badminton Courts
- Gymnasium
- Billiards Pool Table
- Tennis Court
- Cards/Carrom Room
- Yoga Room
- Washrooms with Spa
- Steam Sauna & Jacuzzi
- Kids' Play Area
- Departmental Store
- Banquet Hall
- Restaurant
- Salon

SPECIFICATIONS

LOCATION	FLOORS	DOORS & WINDOWS	FIXTURES & FITTINGS	WALLS	CEILING	CABINET/COUNTER
ENTRANCE FOYER	Marble / Granite / Vitrified Tiles or in Combination	--	--	--	--	--
LIFT LOBBY	Marble / Granite / Vitrified Tiles or in Combination	--	--	Stone/Acrylic Emulsion Paint on POP Punning / Textured Paint or in Combination	--	--
ENTRANCE/ LIVING / DINING	Vitrified Tiles	7'6" High Polished Solid Wood Door	Modular Switches of North West/ Legrand/ Equivalent make with Copper Wiring	Plastic Emulsion Paint on POP Punning	Plastic Emulsion Paint on POP Punning	--
MASTER BED ROOM	Laminated Wooden Flooring	7'6" High Both Side Laminated Flush Door. UPVC Windows with Toughened Glass.	Modular Switches of North West/ Legrand/ Equivalent make with Copper Wiring	Plastic Emulsion Paint on POP Punning	Plastic Emulsion Paint on POP Punning	--
OTHER BEDROOMS	Vitrified Tiles	7'6" High Both Side Laminated Flush Door. UPVC Windows with Toughened Glass.	Modular Switches of North West/ Legrand/ Equivalent make with Copper Wiring	Plastic Emulsion Paint on POP Punning	Plastic Emulsion Paint on POP Punning	--
KITCHEN	Anti Skid / Vitrified Tiles	UPVC Window with Toughened Glass	C.P Fittings of Jaguar / Kohler / equivalent, Single Bowl SS Sink	Ceramic Tiles up to 2 feet above counter and acrylic emulsion paint in balance area	Plastic emulsion paint on POP Punning	Modular Kitchen without Chimney and Hob Marble / Granite / Engineered Marble Counter Top
KITCHEN UTILITY AREA	Anti Skid / Vitrified Tiles	--	Storage, Double Bowl SS Sink, Washing Machine Provision	--	--	--
WASHROOMS	Anti Skid Tiles	Single Lever CP fittings of Jaguar/Kohler/equivalent make, Wash Basin, Wall Hung WC of Parry Ware/ Hindware/ Kohler or equivalent make.		Combination of Tiles, Acrylic Emulsion Paint	--	Marble / Granite / Engineered Marble Counter Top
BALCONY	Anti Skid Tiles	RAILING Metal with Toughened Glass	--	--	Exterior Paint	--
SERVANT ROOM	Ceramic Tiles Flooring	--	--	Oil Bound Distemper	--	--
STAIR CASES	Kota Stone / Udaipur Green Marble	RAILING MS Railing	--	Oil Bound Distemper	--	--

SITE PLAN



Disclaimer : Images displayed are perspective views and not actual photographs. These are purely conceptual and constitute no legal offerings. Fixtures 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.

Location Advantages

- 5 Minutes drive to International Airport
- Near Infosys Mohali
- Adjoining Mohali Railway Station
- Adjacent to GMADA "IT City" (1900 Acres) and Aero City (1200 Acres)
- At a stone's throw from 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
- The Site has direct approach from 200 ft. wide International Airport Road on one side & to a bypass on the other side, connecting to major cities like Delhi, Ambala, Patiala, Ludhiana, Kullu-Manali & to J&K. It lies in the heart of the city bordering Sectors 67 & 68, both



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