



Working Towards A Golden Tomorrow

# Falcon View

WHERE LUXURY RESIDES



the perfect elements to a blissful life



Working Towards A Golden Tomorrow

## JANTA LAND PROMOTERS PVT. LTD.

Infrastructure Development | Integrated Townships | Industrial Parks

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## A CREATOR THAT SETS NO LIMITS

GREAT SPACES TRANSFORM THE MIND, GREAT MINDS TRANSFORM SPACES...

Through an inspiration that made us reach for the stars, the ones that set us apart from the crowd, we have created a living that truly embraces you. Rising like a glittering jewel, the magnificence of these multi-storey apartments would invite the attention of every passerby. Comfort, Style and Class are inter-woven through disciplined architectural planning.

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 & Commercial Sectors with the latest and advanced technology, infrastructure and services at Mohali and across other cities of Punjab. Janta Group, a pioneer in setting up and promoting infrastructure, has already developed & delivered a Mega-Township of 398.43 acres that sprawls over Sectors 90, 91 as well as a part of Sector 82, Mohali.

After the phenomenal success of its projects, JLPL has recently launched one of the largest integrated Green Destinations of I.T. Towers, Built-Up Industrial Units, Malls & Multiplexes, Business Centres, 5 Star & 4 Star Hotels, Healthcare Facilities and Residential. 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 aheads with its latest project, 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 the few elite who know how to make their dreams come true!

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 66A Mohali.

Canal View Enclave is a gated community spread across 100 verdant acres developed by JLPL in Ludhiana's most coveted region on the Southern Bypass Road.



Regency Heights Sector 90, Mohali



Falcon View Sector 66-A, Mohali



IT Twin Towers Sector 66-A, Mohali



Sanawar Hills - Luxury Villas, Kasauli



## WHERE EVERY ANGLE IS A VISION OF THE EXTRAORDINARY

After successful completion of Mega Project of 401.18 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.

The 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 of the building. It is truly a unique development that will shape the future.

### Highlights of "Super Mega Mixed Use Integrated Industrial Park Project"

#### RESIDENTIAL

- 4200 Luxury Apartments
- Villas

#### COMMERCIAL

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

#### POLLUTION FREE INDUSTRY

- Industrial Units
- I.T. Complex
- Industrial Plots

#### INSTITUTIONAL

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



5 STAR AND 4 STAR HOTELS

MALLS AND MULTIPLEXES

RESIDENTIALS

COMMERCIALS

BUSINESS CENTRES

HIGH-END EDUCATION - INSTITUTIONS





## MOHALI, THE MOST PREFERRED DESTINATION

Mohali is a new and vibrant city located next to Chandigarh where the ultra modern infrastructure is getting ready in a big way. It welcomes you to witness a glorious partnership of lifestyle and industry.

Not only does it lie within a hand-shaking distance from the city beautiful-Chandigarh but is within a strategic reach to important business destinations in Punjab, Haryana, Delhi and Himachal Pradesh.

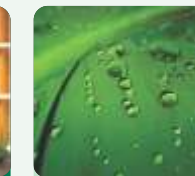
The Chandigarh International Airport at Mohali, is all set to bring about a sea change in the development of Mohali & Chandigarh. With the ongoing and upcoming developmental plans of the govt. and the productivity of the airport, the investors and business tycoons are getting enticed to pour their investments in this promising city. The new terminal has brought about spurt in infrastructural growth of residential and commercials in the areas around. The residents will soon witness these cities to be the global destinations.

The next major development in the plan is Knowledge City in Sector 81, housing some premier educational institutes like Indian Institute of Science Education and Research (IISER), National Institute of Nanotechnology and National Institute of Agri food Biotechnology etc. The premier management institute, Indian School of Business, has its second campus in the knowledge city, Mohali at a stone's throw from Falcon View.

The city has the unique distinction of having an international level Cricket Stadium, Electronic Industries, Information Technology Park (Quark & Infosys), 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 and Film Studio to name a few.



EXOTIC



AMBIENCE



RETREAT



SHOPPING





## UNIQUENESS BETWEEN THE EARTH AND THE SKY

Like a jewel washed ashore **Falcon View!** - a multistorey freehold residential development -stands tall and resplendent in the heart of the city. Falcon View spread over 28.5 acres of lush green majestic location at Sector 66-A Mohali combines all the urban essentials. Falcon View is an architectural landmark in the making, for the stylish and cosmopolitan lifestyle of the modern urban dweller. Marked by distinction in every aspect of development ideals, the forte lies in the mastery in creating residences of unimaginable

prestige reserved for the exclusive few. Exemplifying supreme quality in designs and craftsmanship, the project is fused with status elevating elements, unique in their own way.

Surpassing benchmarks through impeccable architectural masterpieces, it's an awe-inspiring project highly sought after. Where living is harmonised between the perfect resonance of utmost luxury and unprecedented serenity, everything is made in the best of your ownership.





**COME HOME TO RENEW, REVIVE,  
REJUVENATE AND RESTORE**

Our forte lies in creating marvels of perfection. Featuring fine detailing, distinguished finishes as well as fixtures and fittings with the designer finesse, be it your living room, kitchens or bathrooms will keep you mesmerized day and night. This is true luxury living like no other. Come home to a living that truly defines you and the lifestyle that you embrace. You will find everything from designs to fittings complementing your

discerning taste and accommodating your cosmopolitan lifestyle.

The lush green landscaped gardens are all set to heighten the level of relaxation. Be with your family or friends, catch the cool breeze filled with fragrance of the most adorable colors of flora around, spend your evenings in the embrace of nature and be taken over with its arresting beauty.

### 3 BHK Typical Unit Plan



▪ Built-Up Area - 2165 Sq. Ft. ▪ Super Area - 2565 Sq. Ft.  
3 BHK 2nd, 3rd, 4th, 5th, 10th, 11th, 12th, 13th Typical Floor Plan (End Tower)



Actual Pictures of Sample Flat



▪ Built-Up Area - 2080 Sq. Ft. ▪ Super Area - 2480 Sq. Ft.  
3 BHK 2nd, 3rd, 4th, 5th, 10th, 11th, 12th, 13th Typical Floor Plan Without Corner Balcony



▪ Built-Up Area - 2082 Sq. Ft. ▪ Super Area - 2491 Sq. Ft.  
3 BHK 6th, 7th, 8th, 9th, 14th Typical Floor Plan

1 Meter = 3.28 Feet





## GIFT KIDDOWS THE BEST MEMORIES OF GROWING UP

Life is bliss at **Falcon View** ! Everything you find here is for a purpose. The green lawns for each unit and the finely crafted landscape adorned with trees and gardens uncover love for life. The little ones grow to form amidst their friends. Here they find enough inspiring spaces and freedom to grow.

As every single detail is carefully thought about and integrated to create a conducive sustainable environment-where the kiddows and nature can grow and flourish

in perfect harmony, in one dynamic ecosystem.

At **Falcon View** we do everything to keep you and your family safe and worry-free from installing advance safety features to designing earthquake resistant buildings. The security features include secured gated community with CCTV in basement parking and entrance lobbies. The video door phone and one intercom point in each apartment further enhance the safety & security levels.

### 3 BHK Typical Floor Plan



3 BHK 2nd, 3rd, 4th, 5th, 10th, 11th, 12th, 13th Typical Floor Plan (End Tower)



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



Actual Pictures of Sample Flat



3 BHK 6th, 7th, 8th, 9th, 14th Typical Floor Plan





## BLESSINGS OF ELDERS WITH FREEDOM OF SPACE

Welcome your elders to your fresh world of **Falcon View**. The magnanimous spaces and verdant greenery with heavenly fragrances will enthrall their minds. The beautiful design of the façade extends to every apartment. The large and spacious rooms and balconies all provide ample freedom of space to enjoy with your family, every aspect of your-being that allows you to develop socially, physically and emotionally.

The residentials have been designed in a very thoughtful manner to ensure the peace and tranquility of a home. It has been designed in such a way that the maximum part of the total land area is comprised of fresh, open – to – the – sky – spaces. These pockets of green are filled with amenities like playgrounds, well paved walk-ways, green lawns and leisure spaces for the grandparents to enjoy beautiful morning and evenings with your little siblings while you are busy at your work.

4 BHK Typical Unit Plan



▪ Built-Up Area - 2656 Sq. Ft. ▪ Super Area - 3091 Sq. Ft.  
4 BHK 2nd, 3rd, 4th, 5th, 10th, 11th, 12th, 13th Typical Floor Plan (End Tower)



Actual Pictures of Sample Flat



▪ Built-Up Area - 2572 Sq. Ft. ▪ Super Area - 3008 Sq. Ft.  
4 BHK 2nd, 3rd, 4th, 5th, 10th, 11th, 12th, 13th Typical Floor Plan Without Corner Balcony



▪ Built-Up Area - 2571 Sq. Ft. ▪ Super Area - 3013 Sq. Ft.  
4 BHK 6th, 7th, 8th, 9th, 14th Typical Floor Plan



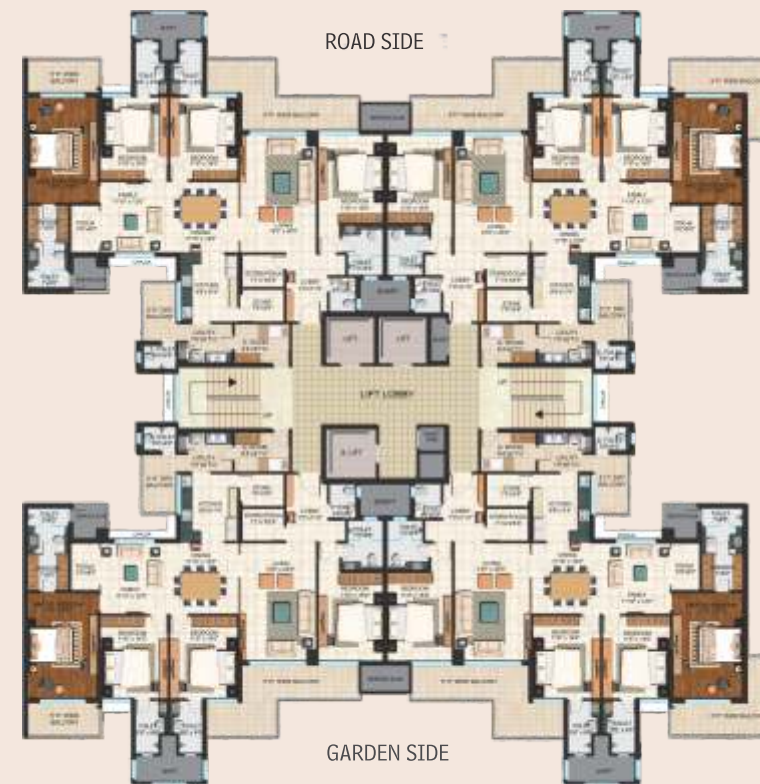


A LIFESTYLE TO EMBRACE FOR NOW,  
FOREVER

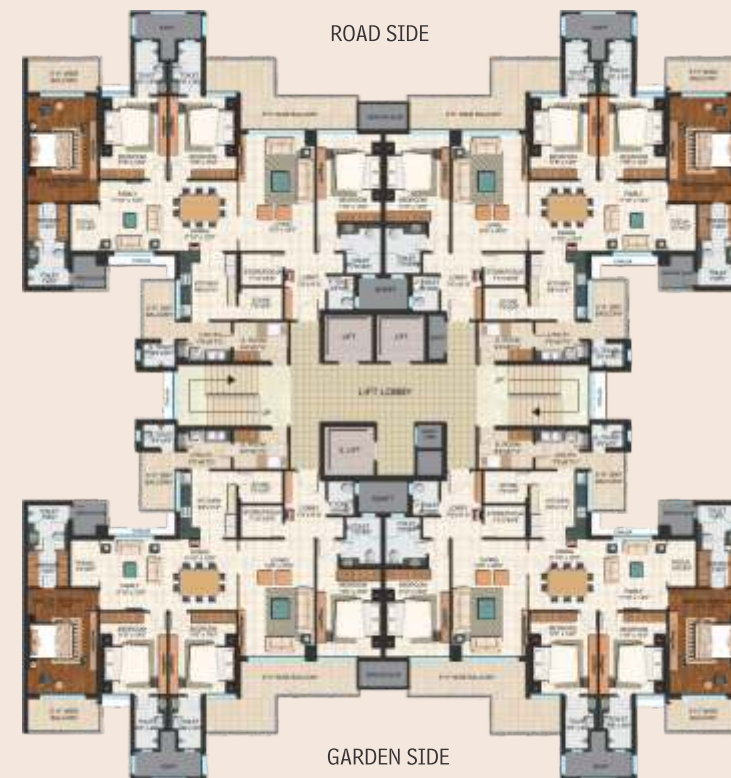
The apartments are meticulously designed. Each unit is planned to extreme details to offer extravagant warmth and functionality. The flawlessly designed kitchen assures to be a cooking gallery with sleek finishing and modern lines for you to cook up the sumptuous meals. Dry and wet kitchen concept with dedicated store for the kitchen enhances the aesthetics and makes life more simple yet exciting.

At **Falcon View** a whole new dimension of living has been defined. Essence of space has been seamlessly crafted with well appointed interiors and abundant natural lightning. The ingeniously designed kitchen, living, dining areas to the cozy bedrooms is all created to redefine the way you and your family members experience and interact, bringing about a heightened sense of belonging, warmth and closeness.

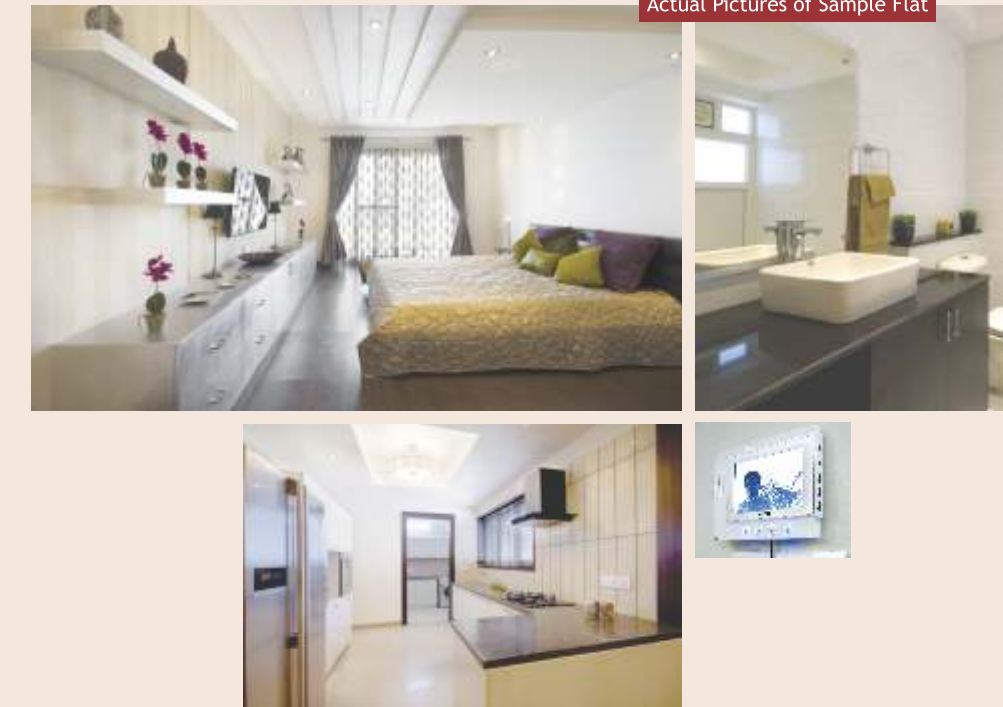
4 BHK Typical Floor Plan



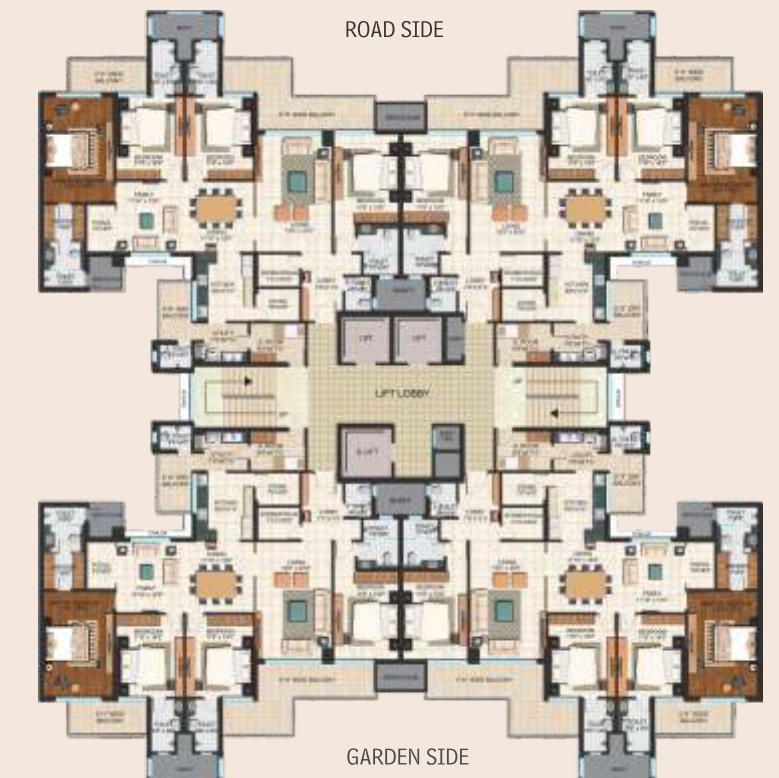
4 BHK 2nd, 3rd, 4th, 5th, 10th, 11th, 12th, 13th Typical Floor Plan (End Tower)



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



Actual Pictures of Sample Flat



4 BHK 6th, 7th, 8th, 9th, 14th Typical Floor Plan

1 Meter = 3.28 Feet





## LIFE COMES EASY AT FALCON VIEW

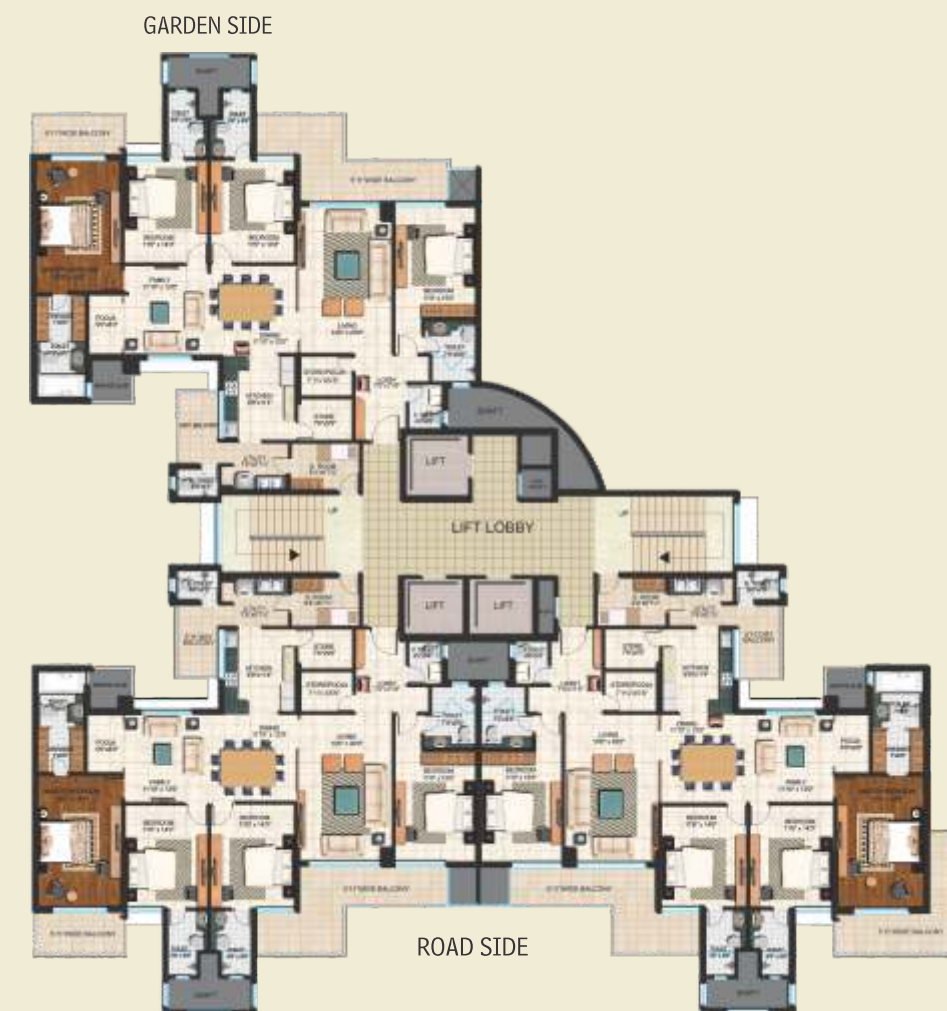
The power of inspiring spaces is undeniable. Each day looks more promising and enchanting than the next when you are where you belong. Falcon View is an exclusive ensemble of elegant residential spaces designed to delight its residents. The innovation, creativity and architecture come together to amaze everyone.

Loaded with all sorts of ultramodern amenities and the latest technology Falcon View welcomes you to a new level of luxury. Rising tall amidst the green environs and the prime location Sector 66A-Mohali, completes the picture perfect setting, so that the change of address is just one small step-towards the sublime living.

### 4 BHK Corner Tower Typical Floor Plan

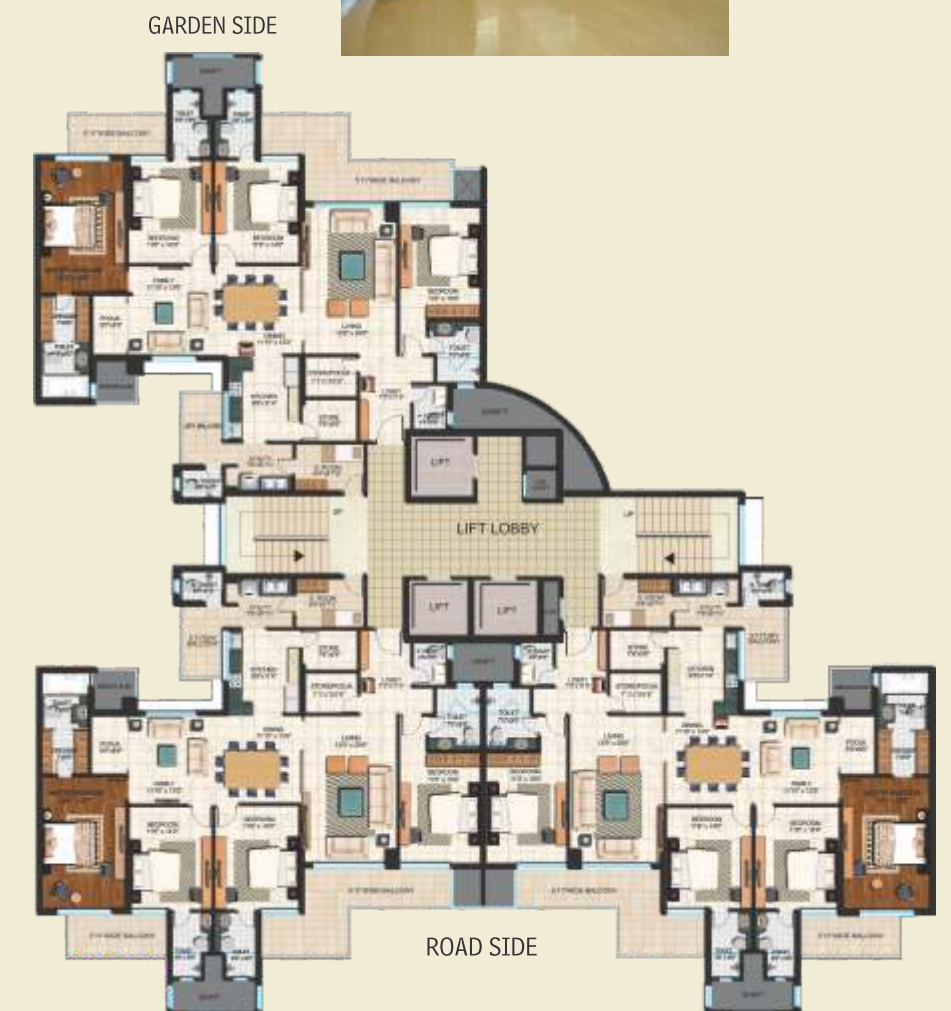


Actual Pictures of Sample Flat



4BHK CORNER\_TYPICAL 2ND, 3RD, 4TH, 5TH, 10TH, 11TH, 12TH & 13TH FLOOR PLAN

Typical	Built up Area in Sq.Ft.	Super Area in Sq.Ft.		
2nd, 3rd, 4th, 5th, 10th, 11th, 12th & 13th floor flats	2584	3122	Flat 1	Garden side joining flat
	2574	3110	Flat 2	Joining flat
	2673	3208	Flat 3	Corner balcony flat



TYPICAL 6TH, 7TH, 8TH, 9TH & 14TH FLOOR PLAN

Typical	Built up Area in Sq.Ft.	Super Area in Sq.Ft.		
6th, 7th, 8th, 9th & 14th floor flats	2587	3130	Flat 1	Garden side joining flat
	2578	3118	Flat 2	Joining flat
	2591	3130	Flat 3	Corner flat



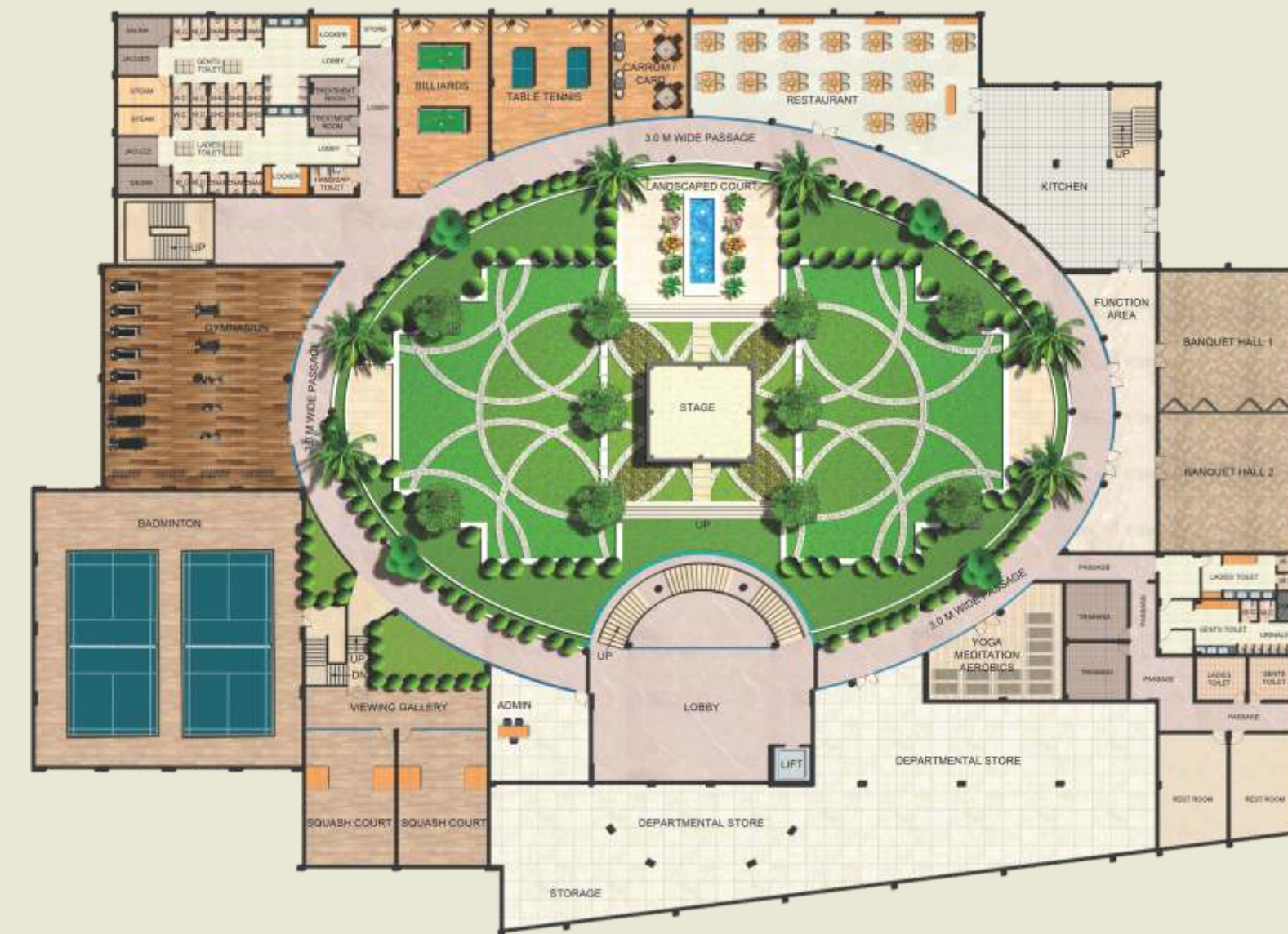


## Features of Club House

- Departmental Store
- Banquet Halls
- Gymnasium
- Yoga Hall
- Steam & Sauna
- Jacuzzi
- Swimming Pool
- Restaurant

### Indoor/Outdoor Games

- Table Tennis
- Billiards
- Badminton
- Squash
- Cards/Carrom Room
- Lawn Tennis
- Basketball
- Skating Rink
- Box Cricket
- Amphitheater



INDULGE ALL YOUR SENSES IN THE CLUSTER OF LUXURIOUS LIFESTYLE AND AMENITIES

The lavish Club House sprawling over large expanse is adorned with all the amenities to rejuvenate you and your family and to share some wonderful moments together. If unwinding or partying with your loved ones and

friends is your agenda and peaceful gatherings with your elders is a solace then, you are more than welcome here to hold an evening get-together for the goal –time fun.





## 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 unique facade, every detail of this exciting new facade revolves around you. Everything inside is made to pamper you to the core. Living here is definitely for those privileged who deserve to own a royal & elegant lifestyle of indulgence.

### 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 treated water for flushing and horticulture.
- Privacy with four distant apartment Entrance Doors per floor.
- Gated complex secured with a Multi-Tiered Security System.
- The Building is designed with NBC mandated Fire Control norms.
- 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.
- Geysers located outside the Washrooms.



## 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	Vitrified Tiles	UPVC Window with Toughened Glass	C.P Fittings of Jaquar / Kohler / equivalent, Single Bowl SS Sink	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 Tiles	--	Storage, Double Bowl SS Sink, Washing Machine Provision	Tiles up to 2 feet above counter and acrylic emulsion paint in balance area	--	--
WASHROOMS	Ceramic Tiles	Single Lever CP fittings of Jaquar/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	Udaipur Green Marble	RAILING MS Railing	--	Oil Bound Distemper	--	--

**Structure :** Earthquake resistant R.C.C. framed structure as per latest IS codes

**External Finish :** Permanent Finish / Textured Paint

**Security System :** Secured gated community with CCTVs in basement parking and entrance lobbies. Video door-phone and one intercom point in each apartment.

## 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
- As of today, the site is accessible through 200 ft. wide existing road which is connected to International Airport 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 Residential Sectors.
- Near Mohali Bus Terminal, Sector 66-A (Proposed)
- Within easy reach PCA Cricket Stadium and Fortis Hospital
- 12 min. drive from ISBT-43, Chandigarh

## SITE PLAN



## Approvals

- Duly approved by empowered committee chaired by Hon'ble Chief minister of Punjab - Dated 13-03-2011
- Agreement entered into with Government of Punjab- Dated 30-05-2011
- Change of land use (CLU) duly approved by Government of Punjab- Dated 12-09-2011
- Duly approved layout plan by the Chief Town Planner, Punjab- Dated-15-04-2015
- Exemption under Section 44 of PAPRA ACT, 1995- Notification Dated 23-12-2011
- Duly approved Building Plans by GMADA - Dated 26-09-2012

**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.