



Working Towards A Golden Tomorrow

Falcon View

WHERE LUXURY RESIDES



the perfect elements to a blissful life



A CREATOR THAT SETS NO LIMITS

GREAT SPACES TRANSFORM THE MIND, GREAT MINDS TRANSFORM SPACES

Life enhancing developments... the mega master planning... innovative engineering... harmonious, sustainable, mixed used communities... delivered with vision, passion, creativity & commitment. That's the world of JLPL.

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.

Ever since its inception the company is deeply involved in the development of Residential & Commercial Sectors with latest and advanced technology infrastructure and services at Mohali and other cities of Punjab. Janta Group, a pioneer in setting up and promoting infrastructure has already developed & delivered a Mega - Township of 393.50 acres that sprawls over sectors 90, 91 and a part of sector 82. After the phenomenal success of this project, JLPL has recently launched one of the largest integrated green destinations for I.T. Towers, Built-up Industrial Units, Malls and Multiplexes, Business Centres, Five Star and Four Star Hotels and Residential. JLPL is the first private entity to get approval for Super Mega Mixed Use Integrated Industrial Park at Mohali.

The development comprises of Industrial, Residential and Commercial components. The total area to be developed under this scheme is 262.69 acres which falls under sector 66-A, 82 extn. and 83. Working under the green concept, each & every component of the Mega Project is restricted only to pollution free projects. Our goal is to create landmarks that improve the way our customers live and work. Whether at home, or at work, with the future in mind we are creating livable communities while remaining committed to environmental sustainability.

5 STAR AND 4 STAR HOTELS

RESIDENTIALS

BUSINESS CENTRES

MALLS AND MULTIPLEXES

COMMERCIALS

HIGH-END EDUCATION - INSTITUTIONS



Actual Photo

Regency Heights Sector 90 (Delivered)



Prospective View

IT Twin Tower Sector 66-A



Prospective View

Falcon View Sector 66-A



WHERE EVERY ANGLE IS A VISION OF THE EXTRAORDINARY

After successful completion of Mega Project of 393.50 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 262.69 acres which falls under Sector 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. Sector road which is connected to 200 ft wide International Airport road.

The facade is carefully designed offering world class amenities and breathtaking unblocked views of the city skyline. It is truly a unique development that will shape the future.

Highlights “Super Mega Mixed Use Integrated Industrial Park Project”

POLLUTION FREE INDUSTRY

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

INSTITUTIONAL

- 5 Star Hotel & Convention Centre
- 4 Star & Budget Hotels
- High-End Education

RESIDENTIAL

- 4200 Luxury Apartments
- Villas

COMMERCIAL

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





POSSESSION DELIVERED
(143 Acres)

POSSESSION DELIVERED
(255 Acres)

*Map not to scale.



Working Towards A Golden Tomorrow

- Projects Delivered
- IT City (1900 Acres)
- Up-coming Project (125 Acres)

MOHALI THE MOST PREFERRED DESTINATION

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

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

It's close proximity to the International Airport and the Railway Station, as well as unrivaled transportation links make it a suitable choice for any industry to flourish.

Mohali is considered as one of the best managed regions in the country with excellent

social infrastructure, large green spaces, and its compact size. Though Mohali was built primarily to help take housing strain off Chandigarh, it emerged as an independent city of the future as it is being targeted by an increasing number of outsourcing IT companies in addition to the major industries in the city.

The city has the unique distinction of having an international level Cricket Stadium, Electronic Industries, Information Technology Park (Quark & Dell), 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, 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 and 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 - 2081 Sq. Ft. ▪ Super Area - 2480 Sq. Ft.
3 BHK 1st, 2nd, 3rd, 4th, 5th, 10th, 11th, 12th, 13th Floor



▪ Built-Up Area - 2082 Sq. Ft. ▪ Super Area - 2490 Sq. Ft.
3 BHK 6th, 7th, 8th, 9th, 14th Floor



GIFT KIDDOW'S 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 garden uncover love for life. The little ones grow to form amidst their friends. Here they find enough space and freedom to grow.

As every single detail is carefully thought 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 features.



3 BHK Typical Floor Plan



3 BHK 2nd, 3rd, 4th, 5th, 10th, 11th, 12th, 13th Floor



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



BLESSINGS OF ELDERS WITH FREEDOM OF SPACE

Welcome your elders to your fresh world of **Falcon View**. The magnanimous spaces, 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 and energies every aspect of your being that allows you to develop socially, physically and emotionally.

The residential have been designed in a very thoughtful manner to ensure the peace and tranquility of a home. It has been designed such 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 - 2573 Sq. Ft. ▪ Super Area - 3007 Sq. Ft.

4 BHK 1st, 2nd, 3rd, 4th, 5th, 10th, 11th, 12th, 13th Floor



▪ Built-Up Area - 2571 Sq. Ft. ▪ Super Area - 3012 Sq. Ft.

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



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.

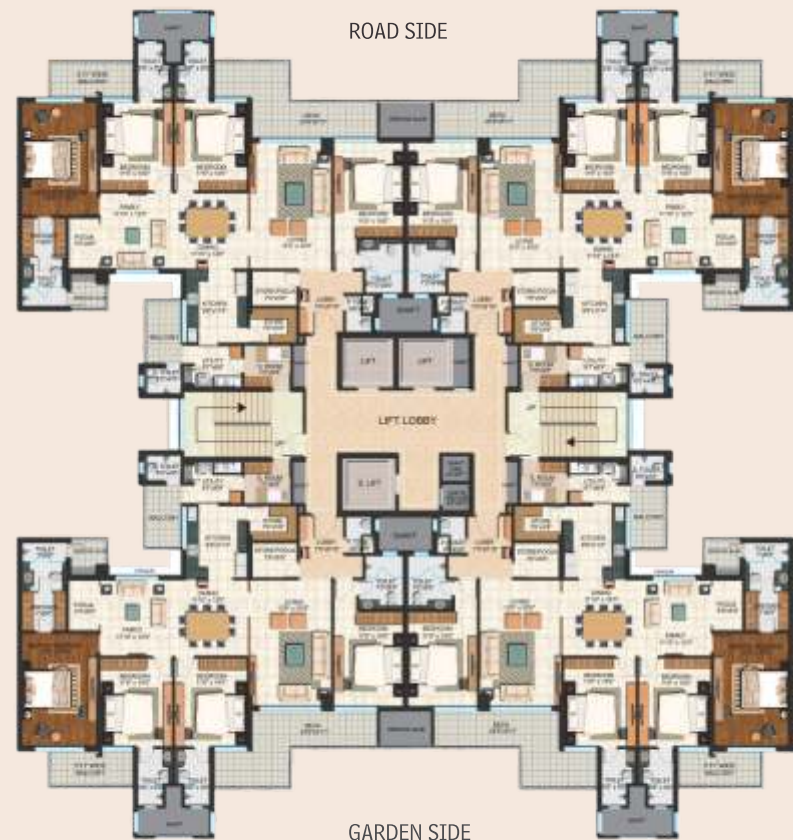
At **Falcon View** a whole new dimension of living has been defined. Essence of space has been seamlessly crafted with well appointed interiors and abundant natural lightning. The ingeniously designed kitchen, living, dining areas to the cozy bedrooms - is created to redefine the way you and your family 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 Floor



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



OWN YOUR ULTIMATE LUXURY

Abundance is what you are blessed with, **Falcon View** brings all the attention back to you, from its carefully selected location to a unique facade, everything about this exciting new facade revolves around you. Everything inside is made to pamper you to the core. Living here is definitely for those privileged to own a deserving lifestyle of indulgence.

Salient Features:

- Designed by Internationally renowned architect Hafeez Contractor
- Luxury of over 17 acres of lush green lawns and landscaped greens under the building blocks
- Green Area with walkways free from vehicular movement
- Double Height 5 star grand Entrance Lobbies in each tower
- Wheel chair ramps to cater 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 hr water supply and power back up
- Servant room and servant toilet in each unit
- Separate entry for servant room
- Powder Toilet 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 locations outside washrooms

Club Features :

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.



- 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
- Amphitheatre

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	--	--

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 CCTV in basement parking, entrance lobbies. Video door phone and one intercom point in each apartment.

Location Advantages

- As of today the site is accessible through 200 ft. existing road which, very soon will be connected to Upcoming International Airport on one side & also to a bye-pass on the other side connecting to major cities like Delhi, Ambala, Patiala, Ludhiana, Kullu-Manali & J&K. It lies in the heart of the city bordering Sector 67-68 (residential sectors).
- Near upcoming Chandigarh-Mohali International Airport
- BEFORE GMADA "Aerocity" (1200 Acres)
- Near Mohali Bus Terminal, Sector 66-A (Proposed)
- Stone's throw distance from the 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
- Near PCA Cricket Stadium and Fortis Hospital
- Adjoining Mohali Railway Station
- BEFORE GMADA "I.T. City" (1900 Acres)
- 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 19-12-2011
- Exemption under Section 44 of PAPRA ACT, 1995 – Notification Dated 23-12-2011