



Working Towards A Golden Tomorrow

*Falcon View*

WHERE LUXURY RESIDES

—  
A  
Private  
Legacy  
—







*Falcon View*  
WHERE LUXURY RESIDES

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34.02 acres of  
private estate living

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18 acres of  
curated green landscape

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25 residential towers  
of private residences

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An exclusive 1.5 lakh sq. ft.  
signature clubhouse



Set within a rare expanse of 34.02 acres, Falcon View is not merely a development – it is a private enclave shaped for an uncompromised lifestyle. Conceived with restraint and intention, every acre honours space, silence, and the enduring value of privacy.

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5 BEDROOM PENTHOUSE  
WITH UTILITY/STAFF  
ACCOMMODATION

4 BEDROOM PENTHOUSE  
WITH UTILITY/STAFF  
ACCOMMODATION

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4 BEDROOM PRIVATE RESIDENCES  
WITH UTILITY/STAFF  
ACCOMMODATION

3 BEDROOM PRIVATE RESIDENCES  
WITH UTILITY/STAFF  
ACCOMMODATION



## 18 ACRES OF CURATED GREEN LANDSCAPES

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At Falcon View, nature is not ornamental – it is foundational. Across 18 acres of uninterrupted greens, the landscape is composed with quiet discipline. Tree-lined avenues, open lawns, and shaded retreats are not designed to impress, but to restore.

This is a setting where mornings arrive gently, where evenings linger, and where every step feels unhurried. It invites reflection, encourages stillness, and offers something increasingly rare – a life lived in rhythm with nature, yet protected within a private enclave.

This is land that understands time.







## THE MONUMENTAL CLUBHOUSE

A house of leisure. A statement of legacy.

Spanning over 1,50,000 sq. ft., the clubhouse at Falcon View is the social and cultural cornerstone of the private estate. Reserved exclusively for residents, this expansive private clubhouse brings together refined leisure and purposeful design. From world-class sporting facilities to intimate lounges and curated fine dining, every element is crafted to serve both solitude and celebration.

It is where conversations deepen, where traditions take shape, and where generations gather – not occasionally, but as a way of life. Here, leisure is not an escape. It is part of how life is lived.

### INDOOR AMENITIES

2 Competition Size Indoor Badminton Courts

Squash Courts with Viewing Deck

Fully Equipped Gymnasium

Table Tennis

Billiards & Pool Table

Kids Play Area

Fine Dine Restaurant

Gourmet & Essentials Market

Double Height Banquet Hall

Carrom & Cards Room

Dance & Aerobics Room

Yoga Studio

Spa-Sauna/Steam/Jacuzzi

Hair & Beauty Salon

## APPROVALS

All requisite NOCs and permissions have been duly obtained for the project.

International Airport - 200 Feet Wide Road



SCAN FOR  
360 VIRTUAL TOUR

\*Map not to scale.



## SITE PLAN & OUTDOOR AMENITIES

1. Entry with feature canopy
2. Club passage with water feature
3. Clubhouse drop-off
4. Reflective pool with planters
5. Tower drop-off
6. Sunken green area
7. Main pool with deck
8. Children's pool
9. Lap pool
10. Pool deck
11. 9-hole mini golf arena with putting green & practice driving range
12. Flower beds
13. Elderly therapeutic garden
14. Meditation lawn
15. Children's playground
16. Tot lot Area
17. Skating rink
18. Children's adventure play
19. Parents' sit-out
20. Trellis with creepers
21. Multi-activity lawn
22. Amphitheatre
23. Children's adventure park
24. Rock climbing wall
25. Family Sitting Pavilion
26. Outdoor fitness court
27. Yoga Lawn
28. Family niche with Bougainvillea arbor seating
29. Sensory Garden
30. Elderly seating alcove
31. Reflexology path
32. Aromatic garden beds
33. Pet zone/natural play area
34. Basketball court
35. Multipurpose court
36. Box cricket arena
37. Tennis court & multipurpose court



## SALIENT FEATURES

Designed by internationally renowned architect Hafeez Contractor.

Luxury of over 18 acres of lush green lawn and landscaped greens.

Green areas with walkways-free from vehicular movement.

Double height 5 Star grand tower entrance lobbies.

Wheelchair ramps cater to the needs of aged and differently abled.

Rainwater 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.

24 hours CCTV surveillance system.

The building is designed with NBC mandated fire control norms.

9 Hole mini golf arena with putting green & practice driving range.

Majority of car park in the basement.

3 Car parks per flat including 1 parking on hydraulic stack platform.

3 Lifts in each tower.

24 hours water supply and power backup.

Staff accommodation and staff toilet in each unit.

Separate entry for staff accommodation.

Powder room in each unit.

Well ventilated full height windows in each unit for optimum utilization of sunlight.

Dry and wet kitchen concept with dedicated store for kitchen.

Clean elevation with earmarked "out of view" hot & cold A/C outdoor units and clothes drying line location.

Geysers locations outside the washrooms.



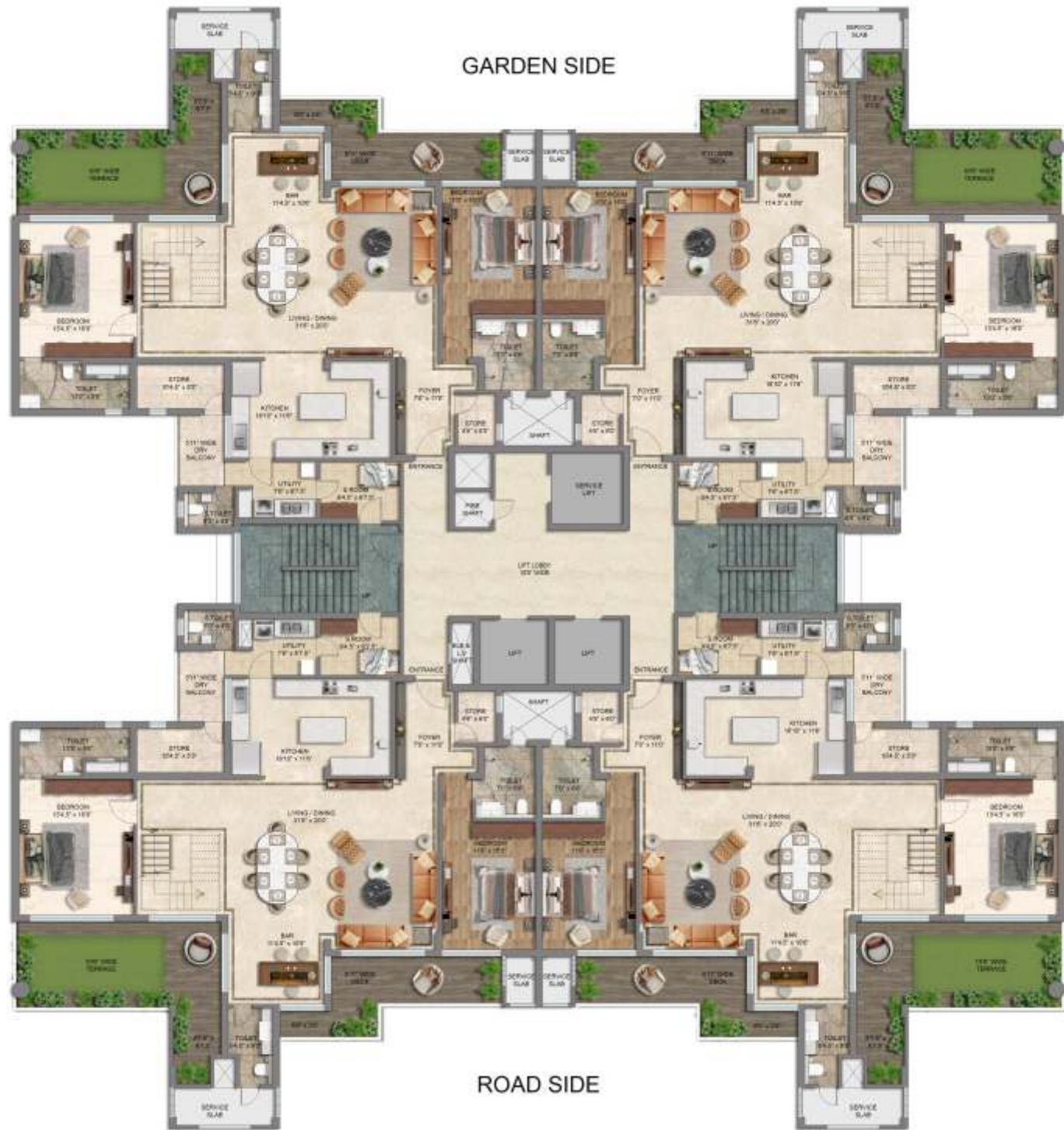


# SIGNATURE PENTHOUSES

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# UPPER PENTHOUSE

## 5 BEDROOM + 1 UTILITY/ STAFF ACCOMMODATION

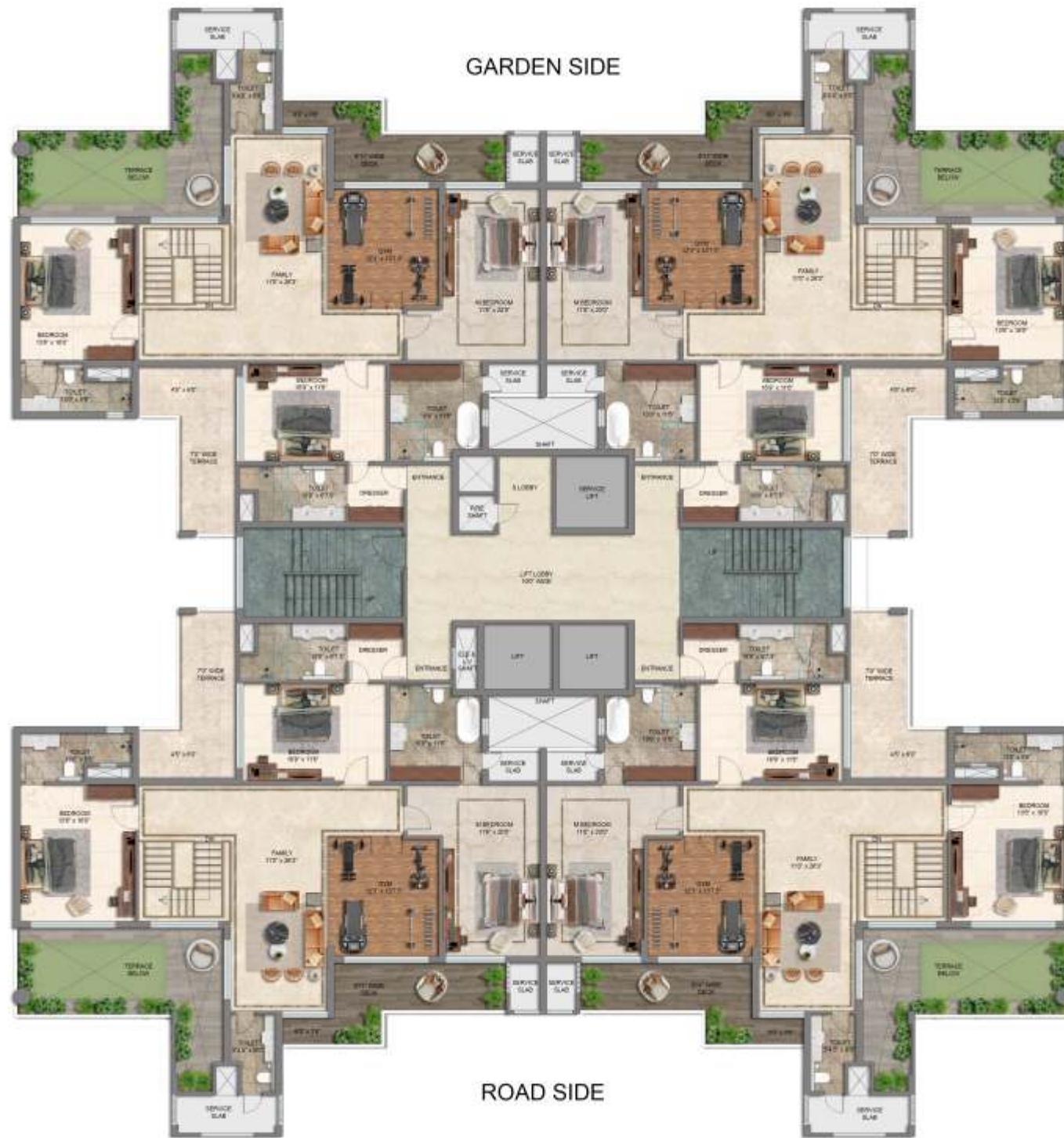
Super Area - 5570 sq.ft. 517.66 sq.m.

Carpet Area - 3645 sq.ft. 338.76 sq. m.

Built Up Area - 4768 sq.ft. 443.12 sq.m.

(with Balcony)





## The Grand 5 Bedroom Penthouse

More than just a residence, this penthouse is a statement of elevated living—where expansive spaces, refined luxury, and breathtaking views come together to create a lifestyle reserved for the exceptional.



## The Elite 4 Bedroom Penthouse

Crafted for those who seek more than just space, this penthouse blends sophistication with comfort—offering expansive living, refined interiors, and an address that reflects your stature.



## LOWER PENTHOUSE

4 BEDROOM + 1 UTILITY/STAFF ACCOMMODATION

Super Area - 4695 sq.ft. 436.34 sq.m.

Carpet Area - 3112 sq.ft. 289.22 sq.m.

Built Up Area - 3949 sq.ft. 367.00 sq.m.  
(with Balcony)





## UPPER PENTHOUSE

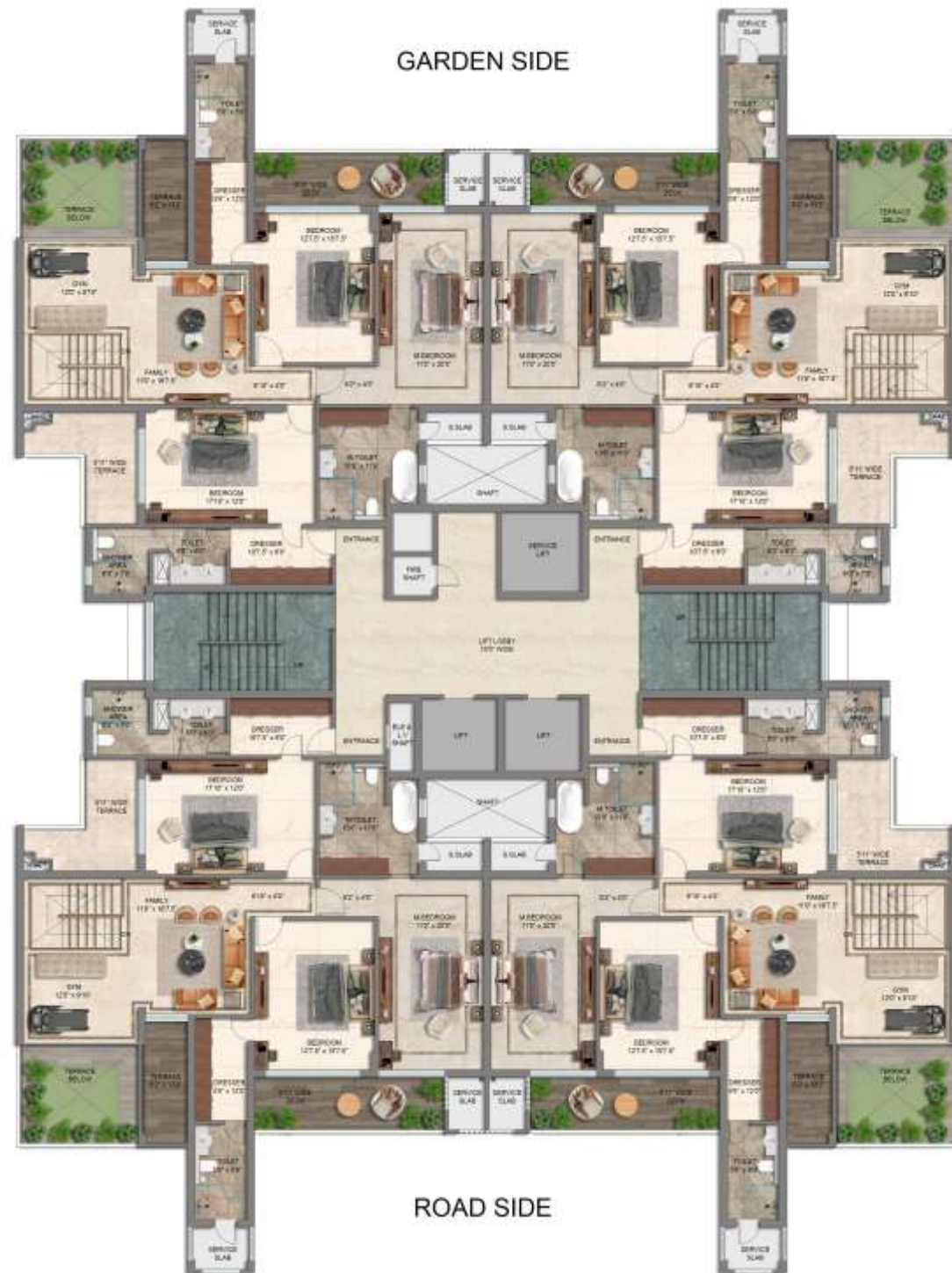
4 BEDROOM + 1 UTILITY/STAFF ACCOMMODATION

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Built Up Area - 3949 sq.ft. 367.00 sq.m.  
(with Balcony)





## PENTHOUSE - FINISHES

S.NO	DESCRIPTION	ITEMS
1	Penthouse entrance level typical lift lobby	Designer false ceiling with a combination of Italian marble and wooden panelling in wall cladding, Italian marble flooring, and premium emulsion paint on wall & ceiling.
2	16th floor (upper level) typical lift lobby	Tile flooring and premium emulsion paint on wall and ceiling.
3	Entrance foyer, living, dining, kitchen, staircase, upper floor lobby	Designer Italian marble flooring.
4	All bedrooms (except master bedroom)	Vitrified tile / laminated wooden floor.
5	Master bedroom	Designer Italian marble flooring.
6	Washrooms	Premium wall and floor tiles.
7	Balconies at lower and upper levels	Tile flooring with exterior paint and RCC/M.S. railing with toughened glass or in combination.
8	False ceiling with concealed lights (excluding staff accommodation, store & kitchen utility)	Designer POP ceiling finished with premium plastic emulsion paint and concealed lighting.
<b>AIR CONDITIONING</b>		
9	Air conditioning split type	All-weather (hot and cold) air conditioners in all bedrooms/ living/ dining/bar/family room/gym.
<b>JOINERY</b>		
10	Aluminium system windows	White colour Aluminium system windows, joinery with fixed and sliding panels, featuring toughened clear glass and fly screens on openable sliding panel.
<b>DOORS</b>		
11	Internal doors	35 mm wooden flush doors with designer laminates on both sides. Mortice locks for rooms and cylindrical locks for toilets and store.
12	External main door	Hardwood door with a decorative glass feature and smart digital lock.
<b>STAIRCASE</b>		
13	Internal staircase in duplex unit	MS staircase finished in teak veneer, and tread finished in Italian marble/ granite/engineered stone.
14	Railing	Combination of wood and toughened glass.

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## KITCHEN

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15	Main kitchen and utility	Modular kitchen in BWP/HDHMR with an aesthetic finish.
16	Kitchen counter	Granite stone/Engineered marble with Backsplash Dado designer tiles 2 Feet above counter top
17	Sink	Main Kitchen- SS Single Bowl With Faucet Utility Area - SS Double Bowl Sink with Faucet Provision of RO

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## WARDROBES / VANITIES

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18	Modular wardrobes for all bedrooms Vanities for all washrooms	Premium quality wardrobes & vanities, with BWP/HDHMR with an aesthetic finish.
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## TV CABINETS

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19	TV wall cabinets in bedrooms	Premium finishes.
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## CP and SANITARYWARE

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20	Premium washroom fixtures-Sanitary and Bathware	Seats with concealed tanks, washbasins, CP fittings of Premium Brands.
21	Glass Shower Partition/Cubicle	In all Washrooms (excluding powder & staff washrooms)

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## Electrical Switches

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22	Electrical Switches	Modular switches of premium brands with concealed wiring.
23	DG Power Backup	6 kW per penthouse.

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## Automation

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24	Lights and Fans
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## Low Voltage Works

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25	Video door phone available with one internet point, one intercom point, and a centralized DTH system.
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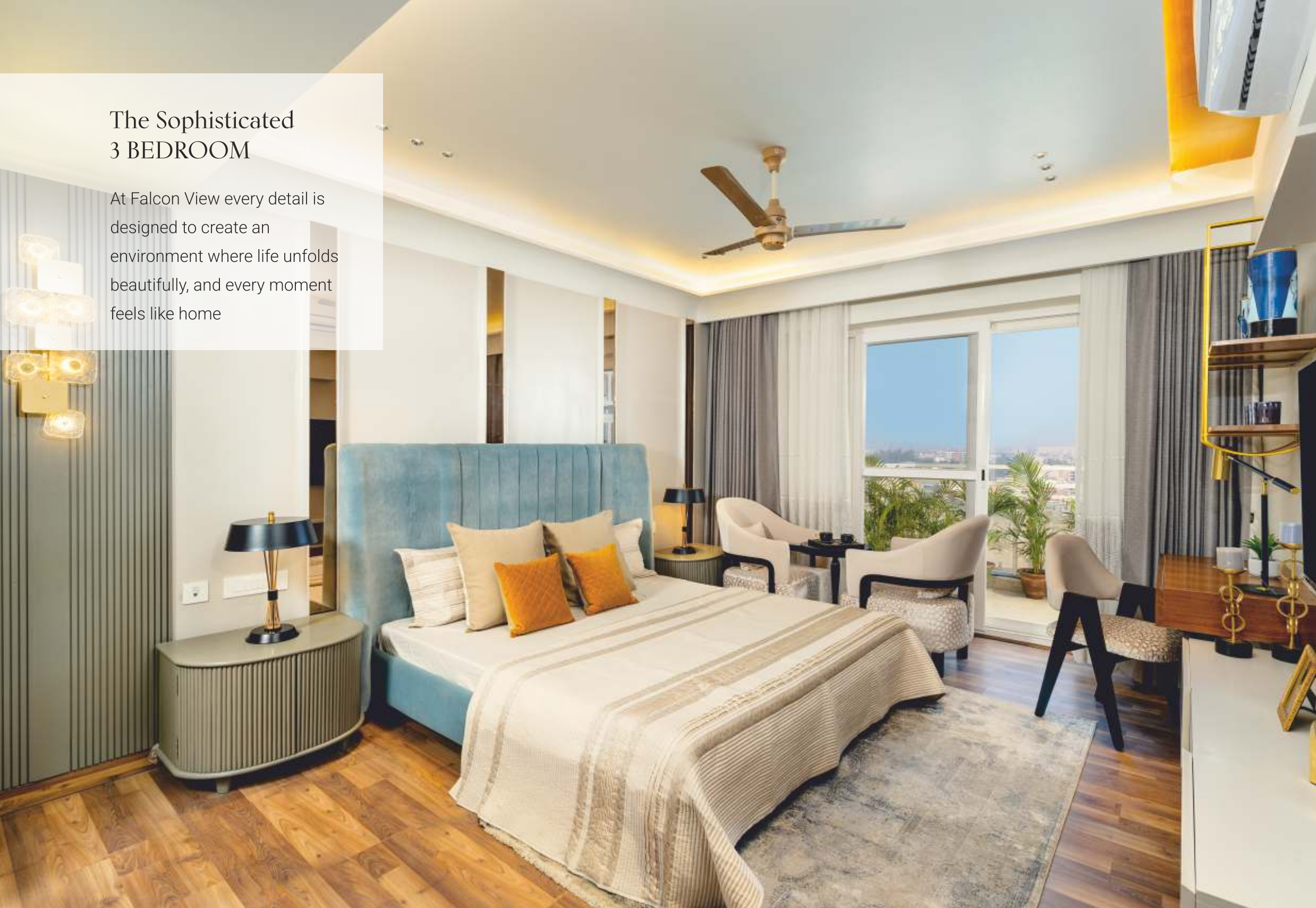
## The Magnificent 4 BEDROOM

These homes are not just spaces but a canvas for cherished memories and a haven of warmth and togetherness



## The Sophisticated 3 BEDROOM

At Falcon View every detail is designed to create an environment where life unfolds beautifully, and every moment feels like home



## 4 BEDROOM + 1 UTILITY/STAFF ACCOMMODATION

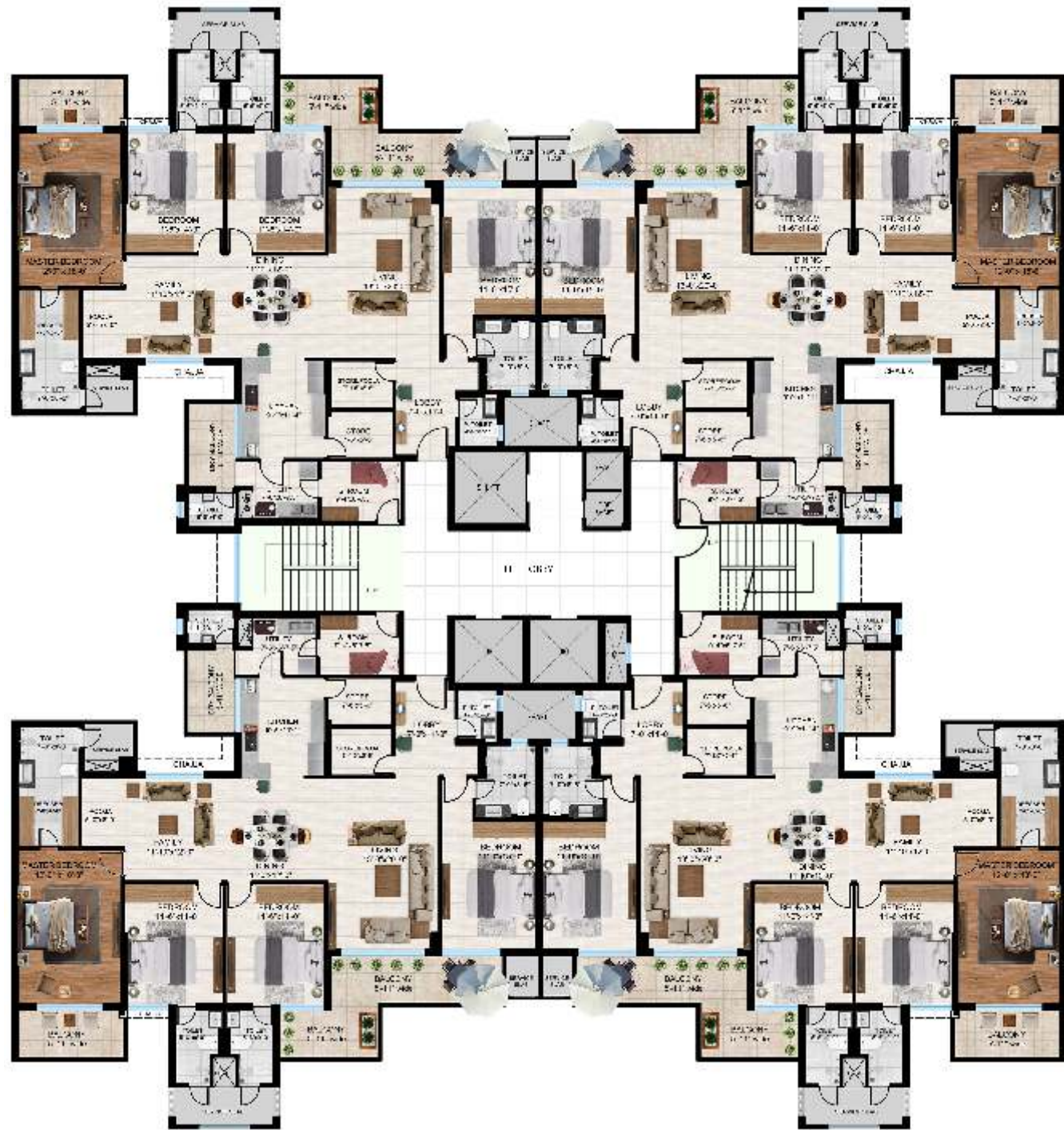
Super Area - 3008 sq.ft. (279.56) sq.m.

Built-Up Area - 2572 sq.ft. (239.0) sq.m.

Carpet Area - 2080 sq.ft. (193.32) sq.m.

Unit Plan: 2nd, 3rd, 4th, 5th, 10th, 11th, 12th, 13th





### 3 BEDROOM + 1 UTILITY/STAFF ACCOMMODATION

Super Area - 2480 sq.ft. (230.48) sq.m.

Built-Up Area - 2080 sq.ft. (193.40) sq.m.

Carpet Area - 1676 sq.ft. (155.76) sq.m.

Unit Plan : 2nd, 3rd, 4th, 5th, 10th, 11th, 12th, 13th





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



Olympic size swimming pool  
with dedicated kids' pool + lap pool



9-hole mini golf arena with putting green  
& practice driving range



Meditation lawn

## YOUR EVERY WISH, ANTICIPATED

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Two competition size indoor badminton courts



Squash Court



Lawn tennis court



State of the art gymnasium



Yoga studio



Jacuzzi (men & women)



Carrom & cards room



Skating rink



Spa - sauna/steam



Fine dine restaurant



Gourmet & essentials market



Elderly therapeutic garden



Double-height banquet hall



Kids play area

# TECHNICAL SPECIFICATIONS

## Structure

Earthquake resistant R.C.C. framed structure as per IS codes.

## External Finish

Premium Textured Paint

## Tower Entrance

Floor

Marble / Granite / Vitrified Tiles or in combination.

Walls

Designer elevation with marble, tiles, louvers, Plastic Emulsion paint.

Ceiling

Designer Ceiling with wooden elements and Plastic Emulsion paint.

## Lift Lobby

Lifts

Premium 2 Passenger and 1 Passenger cum Service elevator per Tower. CCTV camera & intercom in lifts

Lifts Lobby Floor

Marble / Granite / Vitrified Tiles or in combination.

Lifts Lobby Wall & Other Walls

Granite Cladding on lift fascia wall, Plastic Emulsion paint on POP Punning / Textured Paint or in Combination.

## Two nos. Staircases per Tower

Floor

Baroda Green Marble.

Railing

MS Railing.

Walls

Plastic Emulsion paint.

## APARTMENT

### Entrance/Living/Dining

Floor

Vitrified Tile.

Door & Windows

7-6" High Polished Solid Wood main entrance door with Smart Digital Lock & Aluminum System Windows with toughened glass.

Electrical Fixtures & Fittings

Modular Switches with concealed Copper Wiring.

Walls & Ceiling

Plastic Emulsion paint on POP Punning.

Air Conditioners

All Weather Air Conditioners (Hot & Cold)

### Master Bedroom

Floor

Laminated Wooden Floor.

Doors & Windows

7-6" High Both Side Laminated Flush Door, Aluminum System windows with Toughened Glass.

Electrical Fixtures & Fittings

Modular Switches with concealed Copper Wiring.

Wardrobe

BWP/HDHMR with aesthetic finish.

Walls & Ceiling

Plastic Emulsion paint on POP Punning.

Air Conditioner

All Weather Air Conditioner (Hot & Cold)



**Other Bedrooms**

Floor	Vitrified Tile
Doors & Windows	7-6" high Both Side Laminated Flush Door, Aluminum System Windows with Toughened Glass.
Electrical Fixtures & Fittings	Modular Switches with concealed Copper Wiring.
Wardrobe	BWP/HDHMR with aesthetic finish.
Walls & Ceiling	Plastic Emulsion paint on POP Punning.
Air Conditioners	All Weather Air Conditioners (Hot & Cold)

**Kitchen**

Floor	Vitrified Tile
Walls	Tiles up to 2 feet above counter and plastic Emulsion paint in the balance area.
Ceiling	Plastic Emulsion paint on POP Punning.
Doors & Windows	Aluminum System Windows with Toughened Glass.
Modular kitchen cabinets	BWP/HDHMR with aesthetic finish.
Fixtures & Fittings	Single Bowl SS Sink with CP fitting.
Cooking Counter Top	Marble / Granite.
Electrical Fixture & Fittings	Modular Switches with concealed Copper Wiring. Provision of RO water.

**Kitchen Utility Area**

Floor	Anti Skid Tiles.
Walls	Tiles up to 2 feet above counter and plastic Emulsion paint in balance area.
Ceiling	Plastic Emulsion paint on POP Punning.
Modular Cabinets	BWP/HDHMR with aesthetic finish, Double Bowl SS Sink with CP fitting, Washing Machine Provision.
Electrical Fixtures & Fittings	Modular Switches with concealed Copper Wiring.

**Washrooms**

Floor	Ceramic Tiles.
Walls	Combination of Tiles, plastic Emulsion paint.
Ceiling	Plastic Emulsion paint on POP Punning.
Fixtures & Fittings	Single lever CP fittings, Wash Basin, Wall Hung WC.
Vanities	BWP/HDHMR with aesthetic finish.
Glass Shower Curtain	In all washrooms (Except Powder Room & Staff Accommodation)
Vanity Counter Top	Marble / Granite.
Electrical Fixture & Fittings	Modular Switches with concealed Copper Wiring. (Exhaust Fans provision)

**Balcony**

Floor	Anti Skid Tiles.
Ceiling	Exterior Paint.
Railing	RCC/M.S. railing with Toughened Glass or in combination.

**Staff Accommodation**

Floor	Vitrified Tiles.
Walls & Ceiling	Plastic Emulsion paint.

**Automation**

Lights & Fans.

**Low Voltage Works**

Video door phone.  
One intercom & One internet point.  
Centralized DTH system.

**ADDITIONAL FACILITIES****DG Power Backup**

4 KW for 3 Bedroom Flat & 4 Bedroom Flat, Backup for Lifts and Common Areas.

**Multi-Tiered Security System**

Secured gated community with High Definition CCTV Surveillance system in common areas, Society Management APP.

**Fire Fighting System**

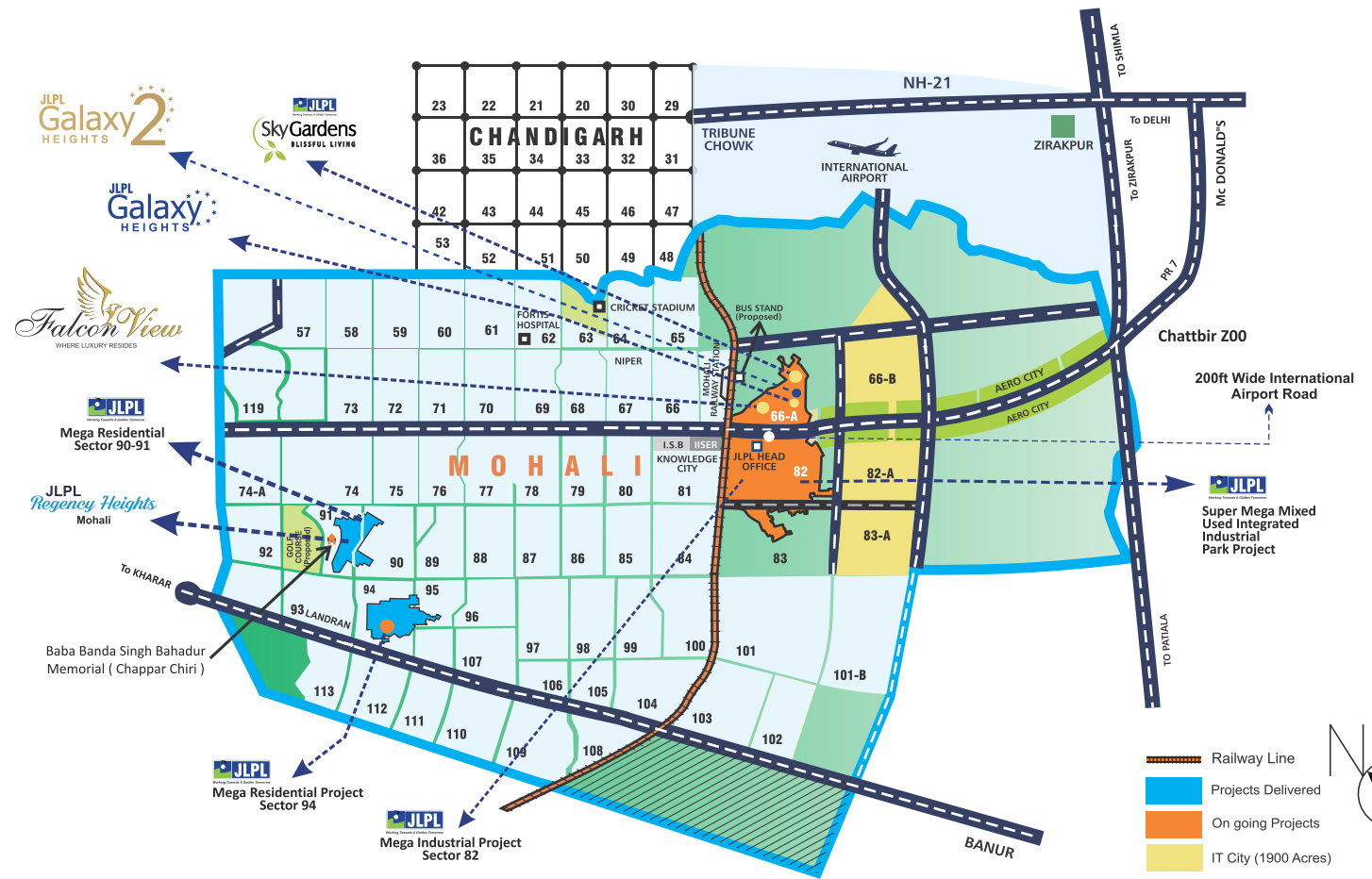
Fire Fighting system with sprinklers, Fire Extinguishers as per NBC norms.

# LOCATION



Working Towards A Golden Tomorrow

- 05 min ● Shaheed Bhagat Singh International Airport, Mohali
- adjacent ● GMADA IT City and Aerocity
- 02 mins ● Knowledge City, Sector 81, Mohali
- 05 mins ● Mohali Railway Station
- 10 mins ● Fortis Hospital Mohali
- 12 mins ● ISBT, Sector 43, Chandigarh



## SAS Nagar

\*Map not to scale.

A CREATOR THAT SETS NO LIMITS IN  
BUILDING LEGACIES THAT INSPIRE



ACTUAL IMAGE

Sanawar Hills - Luxury Villas, Kasauli



ACTUAL IMAGE

Sky Gardens, Sector 66-A, Mohali



ACTUAL IMAGE

Galaxy Heights, Sector 66-A, Mohali



RENDERED IMAGE

Galaxy Heights 2, Sector 66-A, Mohali



Working Towards A Golden Tomorrow

## JANTA LAND PROMOTERS PVT. LTD.

Infrastructure Development | Integrated Township | Industrial Parks

### CORPORATE OFFICE

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### DHARAMPUR OFFICE

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### SALES & MARKETING OFFICE

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