

RERA Registration No.

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Working Towards A Golden Tomorrow

JLPL  
Galaxy  
HEIGHTS



World Class 2 BHK Apartments - Sector 66A, Mohali

redefining luxury



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.

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 launched one of the largest integrated Green Destinations of JLPL Twin Towers, 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.

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.

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.

A pioneer who unfolds milestone after milestone....



Actual Photograph of Villa No. 4  
Sanawar Hills - Luxury Villas, Kasauli



Falcon View Sector 66-A, Mohali



Canal View - Built up Villas, Ludhiana



JLPL Twin Towers Sector 66-A, Mohali



Sky Gardens Sector 66-A, Mohali



Regency Heights Sector 90, Mohali (Delivered)



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.

With our creations, let your happiness ascend to the pinnacle...



EXOTIC



AMBIENCE



RETREAT



SHOPPING



# Live your dreams...



Like a jewel washed ashore, the Galaxy Heights - a multi-storeyed free-hold 2 BHK residential development stands tall and resplendent in the heart of the city. Spread over 4.12 acres of lush green majestic location at Sector 66-A, Mohali, the project combines all the urban essentials with everything made in the best of your ownership.

- Prime Location
- Easy Connectivity
- Luxury at an Affordable Price
- Unparalleled Quality
- Amazing Environment

## Salient Features:

DESCRIPTION	FEATURES
ARCHITECT	Designed by Internationally renowned ARCHITECT HAFEEZ CONTRACTOR.
GREEN AREA	Beautifully Landscaped Over 40,000 sq. ft. of Green Area.
TOWER ENTRANCE	Grand Entrance.
LIFT LOBBIES	Well lit Naturally Ventilated Lobbies.
STAIRCASE	2 staircases per tower.
LIFTS	1 Passenger Lift and 1 Service Lift per tower.
CLUB HOUSE	Approximate 6000 sq. ft. of Club House with swimming pool facility.
CAR PARKING	One car parking per flat.
SECURITY	Gated, 24 hours manned perimeter security and Electronic surveillance system.
TECHNOLOGY	Internet and Intercom connection provision in each flat.
FIRE PROTECTION	Fire prevention and fighting as per safety norms.
SEWERAGE SYSTEM	Soiled water drainage into main sewer.
HYGIENE	Exhaust fans provision in the Kitchen & Toilets.
DG POWER BACK UP	3KW per apartment and back up for Lifts and Common Areas.

## Approvals

- Duly approved by empowered committee chaired by Hon'ble Chief minister of Punjab - Dated 16-03-2011
- 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
- Exemption under Section 44 of PAPRA ACT, 1995- Notification Dated 23-12-2011
- Duly approved Building Plans by GMADA - Dated 06-02-2015
- Duly approved layout plan by the Chief Town Planner, Punjab- Dated-15-04-2015

## TECHNICAL SPECIFICATIONS

### STRUCTURE

Earthquake Resistant RCC Frame Structure.  
**External Finish** : Texture Paint.

### MAIN BUILDING ENTRANCE LOBBY

Marble/Granite/Vitrified Tiles or in combination.

### STAIRCASE

Kota or Udaipur marble or equivalent.

### LIFT LOBBY

**Floor** : Combination of Vitrified Tile/Granite/ Marble.  
**Ceiling** : Plaster and painted with pleasing shades of Plastic Emulsion.

### LIVING / DINING & PASSAGE

**Floors** : Vitrified Tiles.  
**Walls** : Plaster and painted with pleasing shades of Plastic Emulsion.  
**Ceiling** : Plaster and painted with pleasing shades of Plastic Emulsion.

### BEDROOM I

**Floors** : Laminated Wooden Flooring / Vitrified Flooring.  
**Walls** : Plaster and painted with pleasing shades of Plastic Emulsion.  
**Ceiling** : Plaster and painted with pleasing shades of Plastic Emulsion.

### BEDROOM II

**Floors** : Vitrified Tiles.  
**Walls** : Plaster and painted with pleasing shades of Plastic Emulsion.  
**Ceiling** : Plaster and painted with pleasing shades of Plastic Emulsion.

### BALCONIES

**Floors** : Anti-skid Ceramic Tiles. **Ceiling** : Exterior Paint.  
**Railing** : Parapet with MS railing. **Walls** : Exterior Paint.

### KITCHEN

**Floors** : Anti-skid Ceramic Tiles.  
**Walls** : Ceramic Tiles up to 2' height above the counter level and rest painted with pleasing shades of Plastic Emulsion.  
**Ceiling** : Plaster and painted with pleasing shades of Plastic Emulsion.  
**Working Platform** : Granite counter with single bowl stainless steel sink with drain board.  
**Cabinet /Counter** : Modular Kitchen without hob.

### TOILETS

**Floor** : Anti-skid Ceramic Tiles.  
**Walls** : Ceramic Tiles upto 7'0" height.  
**Fittings & Fixtures** : Wall Hung Western WC and washbasin of matching shades. Diverter, provision for hot & Cold Water System.

### DOORS & WINDOWS

**Main Door** : Seasoned Hardwood Frame with both side laminated decorative flush door 7' 0" feet high.  
**Internal Doors** : Both side laminated flush door shutter 7'0" feet high.  
**External Doors / Windows** : UPVC with toughened glass.

### ELECTRICAL

**Wire** : Copper concealed  
**Switches** : Modular switches  
**Security System** : Secured gated community with CCTV, and one intercom point in each apartment.  
**Fire Fighting System** : Fighting system with sprinklers, smoke detecting system etc. as per NBC norms.  
**DG Power Backup** : 3 KW per apartment and back up for Lifts and Common Areas.



**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
- 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.



## JANTA LAND PROMOTERS PVT. LTD.

Infrastructure Development | Integrated Townships | Industrial Parks

### SALES & MARKETING OFFICE

Sector 66 A (Opposite JLPL Corporate Office), Mohali  
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### CORPORATE OFFICE

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