



Working Towards A Golden Tomorrow

RERA REGISTERED PROJECT



# Falcon View

WHERE LUXURY RESIDES

MORE THAN JUST AN ADDRESS



All images featured in the brochure are **original** site images of the project.



# THE MAJESTIC FALCON

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The Grand Entrance, shaped like a falcon is a symbol of strength and freedom. As you enter inside beneath the majestic wings, you feel the power and grace of the falcon. A place where you are truly special, a project encompassing an impressive 34.02 acres (Approx), designed by world renowned Architect, Hafeez Contractor.







# ONE OF INDIA'S BIGGEST CLUBHOUSE

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Spread across 1,50,000 sq ft of area, the Falcon View clubhouse is an epitome of grandeur and comfort. As you step into the double-height clubhouse lobby, you are greeted by grand architecture, adorned with tasteful decor offering an atmosphere of sophistication and warmth.



## INDOOR CLUBHOUSE AMENITIES

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Competition Size Badminton Courts  
Squash Courts with Viewing Deck  
Fully Equipped Gymnasium  
Table Tennis  
Billiards & Pool Table  
Kids Play Area  
Fine Dine Restaurant  
Huge Departmental Store

Spacious Banquet Hall  
Carrom & Cards Room  
Dance & Aerobics Room  
Yoga Studio  
Spa - Sauna/Steam/Jacuzzi  
Salon (Coming Soon)

*\*All Outdoor Amenities Mentioned on Site Plan*



# THE GREEN JEWEL OF TRICITY

# GREENERY IS LUXURY

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Introducing the green jewel of Tricity, Falcon View is home to 18 acres of lush green landscape making it the greenest project in the region. Every corner here is designed to bring you closer to nature, offering a breath of fresh air and a peaceful retreat making it more than just an address.



# FITNESS FIRST



Olympic Size Swimming Pool + Kids Pool & Lap Pool



9 Holes Mini Golf Arena with Putting Green & Practice Driving Range



Two Competition Size Badminton Courts



State-of-the-Art Gymnasium



Squash Courts



Lawn Tennis Court

# A WELLNESS OASIS



Meditation Lawn



Yoga Studio



Spa - Sauna/Steam



Jacuzzi



Elderly Therapeutic Garden



Dance & Aerobics Activity

# COMMUNITY LIVING



Banquet Hall



Carrom & Cards Room



Box Cricket



Fine Dine Restaurant



Huge Departmental Store












Skating Rink












Kids Play Area

# UNMATCHED FEATURES

-  Majestic Falcon-shaped entrance.
-  Secured gated project with a multi-tiered security system.
-  Double Height 5 star grand tower entrance lobbies.
-  Wheelchair ramps.
-  Green walkways free from vehicular movement.
-  Future ready electric vehicle charger.
-  3 Car parks per flat including 1 parking on hydraulic stack platform.
-  3 Lifts in every tower.
-  24 Hours CCTV surveillance system.



-  Privacy with 4 distant apartment entrance doors per floor.
-  Well Ventilated full height windows in each unit for optimum utilization of daylight.
-  Dry and wet kitchen with a dedicated store room.
-  Servant accommodation with separate toilets in each unit.
-  Separate entry for servant accommodation.
-  24 hours power supply, water supply and gated security.
-  Clean elevation with earmarked "out of view" hot & cold A/C outdoor units and clothes drying line locations.
-  Powder washroom in each unit.
-  Rain water harvesting system and use of treated water.

# LUXURY PENTHOUSE

## 4 BEDROOM + 1 UTILITY/SERVANT ROOM

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)

Featuring expansive living spaces, private terraces and panoramic views at the duplex penthouses in Falcon View.



# LUXURY PENTHOUSE

## 5 BEDROOM + 1 UTILITY/SERVANT ROOM

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)



Upper Unit



# LUXURY APARTMENT

## 3 BEDROOM + 1 UTILITY/SERVANT ROOM

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.



Premium 3+1 Bedroom apartments offering the perfect blend of style and functionality



3 BHK 2ND, 3RD, 4TH, 5TH, 10TH,  
11TH, 12TH, 13TH TYPICAL FLOOR PLAN

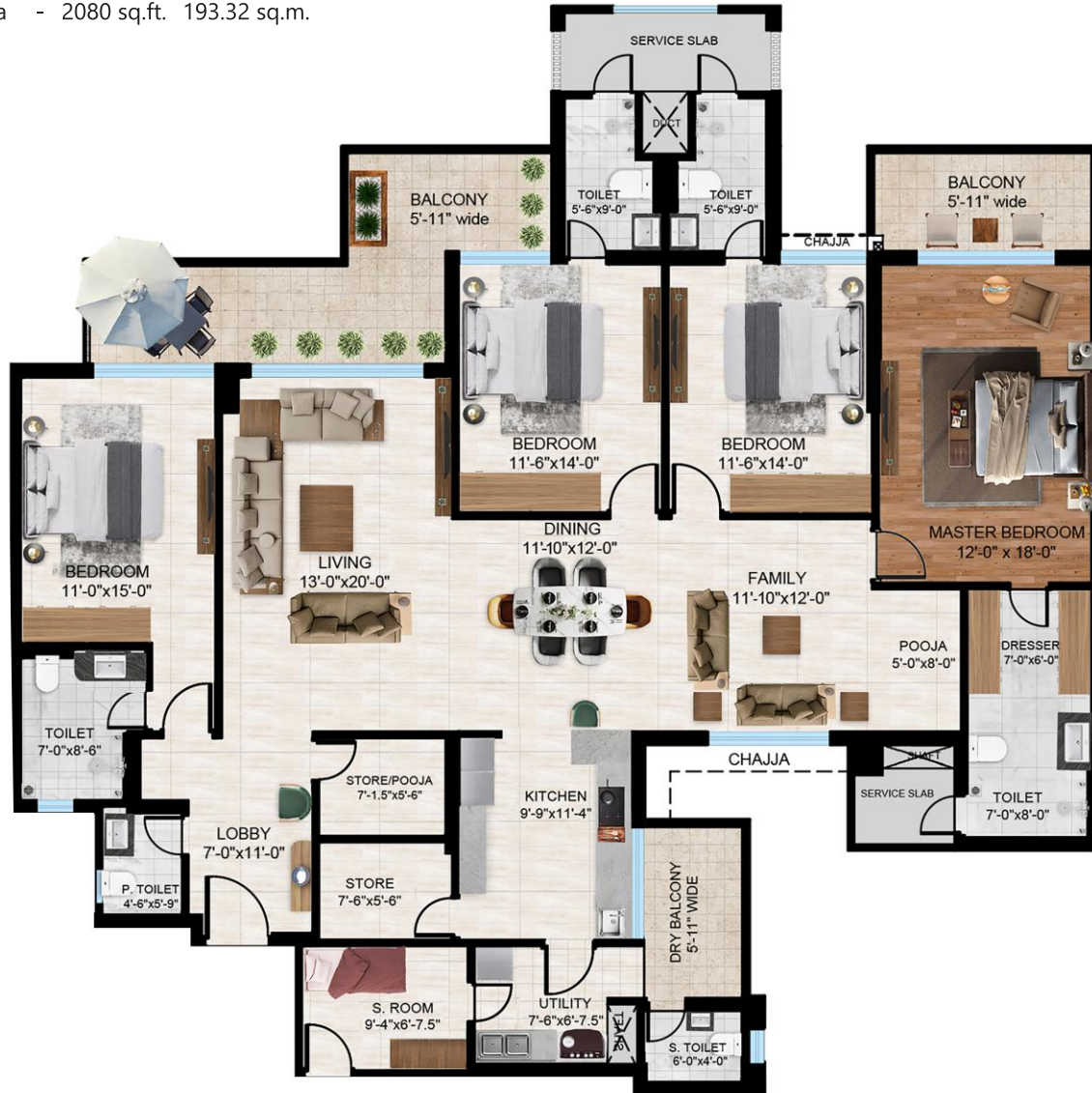


SCAN THE CODE FOR  
MORE FLOOR PLANS

# LUXURY APARTMENT

## 4 BEDROOM + 1 UTILITY/SERVANT ROOM

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.



Make yourself at home in this spacious 4+1 bedroom apartment



# LOCATION ADVANTAGES



Just a 12 Minutes Drive from **ISBT**, Sector 43, Chandigarh



Only 10 Minutes to **Fortis** Hospital Mohali



Just 5 Minutes to the **Mohali Railway Station**



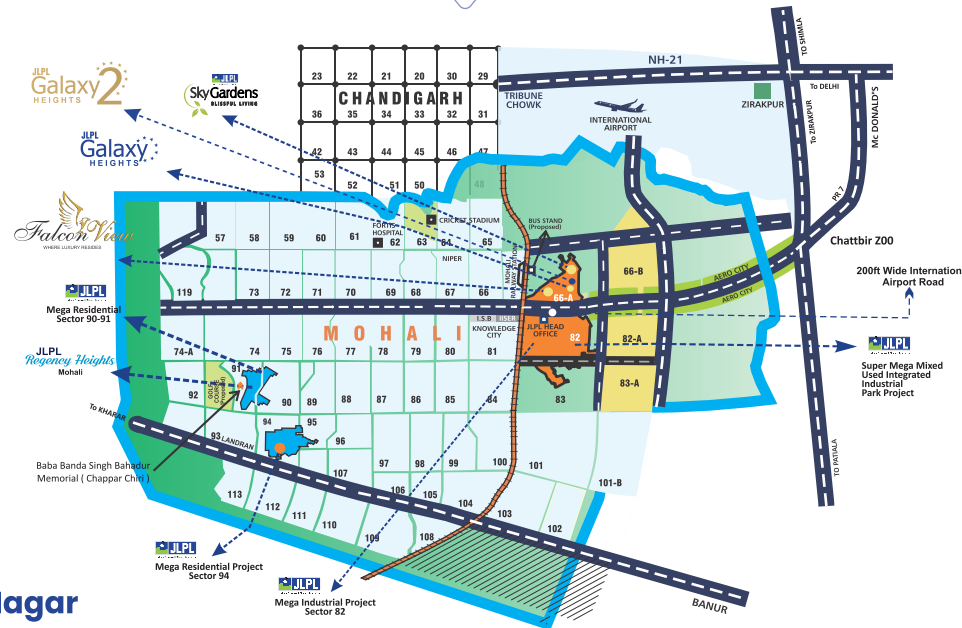
Adjacent to **GMADA IT City & Aerocity**



Just 5 Minutes to the **Shaheed Bhagat Singh International Airport**, Mohali



Only **2 Minutes** from Knowledge City, Sector 81, Mohali



- Railway Line
- Projects Delivered
- On going Projects
- IT City (1900 Acres)



\*Map not to scale.

**SAS Nagar**

Falcon View Location Coordinate  

30.660012	76.739123
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All requisite **NOCs** and **permissions** have been duly obtained for the projects

# TECHNICAL SPECIFICATIONS

Tower Entrance		Washrooms		Other Bedrooms	
Floor	Marble / Granite / Vitrified Tiles or in combination	Floor	Ceramic Tiles	Floor	Vitrified Tile
Walls	Designer elevation with marble, tiles, louvers, Plastic Emulsion paint	Fixtures & Fittings	Single lever CP fittings, Wash Basin, Wall Hung WC	Doors & Window	7'-6" High Both Side Lamination Flush Door, Aluminium System Window with Toughened Glass
Ceiling	Designer Ceiling with wooden elements and Plastic Emulsion paint	Walls	Combination of Tiles, plastic Emulsion paint	Electrical Fixture & Fittings	Modular Switches with concealed Copper Wiring
Lift Lobby		Ceiling	Plastic Emulsion paint on POP Punning	Walls & Ceiling	Plastic Emulsion Paint on POP Punning
Lifts	Premium 2 Passenger and 1 Passenger cum Service elevator per Tower. CCTV camera & intercom in lifts	Vanities	BWP/HDHMR with aesthetic finish.	Wardrobe	BWP/HDHMR with aesthetic finish.
Lifts Lobby Floor	Marble / Granite / Vitrified Tiles or in combination	Glass Shower Curtain	In 3 washrooms	A/C	All Weather Air Conditioners (Hot & Cold)
Lifts Lobby Wall & Other Walls	Granite on lift fascia wall, plastic emulsion paint on POP Punning / Textured Paint or in Combination	Vanity Counter Top	Marble / Granite	Master Bedroom	
Apartment (Entrance/Living/ Dining)		Electrical Fixture & Fittings	Modular Switches with concealed Copper Wiring Exhaust fans provision	Floor	Laminated wooden floor
Floor	Vitrified Tile	Two Staircases per Tower		Doors & Window	7'-6" High Both Side Laminated Flush Door, Aluminum System Windows with Toughened Glass
Door & Windows	7'-6" High Polished Solid Wood main entrance door with Smart Digital Lock & Aluminum System Windows with toughened glass	Floor	Baroda Green Marble	Electrical Fixtures & Fittings	Modular Switches with concealed Copper Wiring
Electrical Fixtures & Fittings	Modular Switches with concealed Copper Wiring	Railing	MS Railing	Walls & Ceiling	Plastic Emulsion paint on POP Punning
Walls & Ceiling	Plastic Emulsion Paint on POP Punning	Walls	Plastic Emulsion paint	Wardrobe	BWP/HDHMR with aesthetic finish All Weather Air Conditioner (Hot & Cold)
A/C	All Weather Air Conditioners (Hot/Cold)	Servant Room		Kitchen	
Balcony		Floor	Vitrified Tiles	Floor	Vitrified Tile
Floor	Anti Skid Tiles	Walls & Ceiling	Plastic Emulsion paint	Doors & Window	Aluminum System Windows with Toughened Glass
Ceiling	Exterior Paint	DG Power Backup		Fixture & Fittings	Single Bowl SS Sink with CP fitting
Railing	RCC/M.S. railing with Toughened Glass or in combination	4 KW for 3BHK Flat & 4 BHK Flat, Backup for Lifts and Common Areas		Walls	Tiles up to 2 feet above counter and plastic Emulsion paint in balance area
Multi-Tiered Security System		Low Voltage Works		Ceiling	Plastic Emulsion Paint on POP Punning
Secured gated community with High Definition CCTV Surveillance system in common areas, Society Management APP		Video door phone One intercom & One internet point Centralized DTH system		Modular kitchen cabinets	BWP/HDHMR with aesthetic finish.
Fire Fighting System		External Finish		Cooking Counter Top	Marble / Granite
Fire Fighting system with sprinklers, Fire Extinguishers as per NBC norms		Premium Textured Paint		Electrical Fixture & Fittings	Modular Switches with concealed Copper Wiring. Provision of RO water
Structure		Kitchen Utility Area		Automation	
Earthquake resistant R.C.C. framed structure as per IS codes		Floor	Anti Skid Tiles	Lights & Fans	
		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		

# SITE PLAN & OUTDOOR AMENITIES\*

International Airport - 200 Feet Wide Road



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|---|---|
| 01. Entry W/Feature Canopy  | 20. Trellis With Creepers                         |
| 02. Club Passage W/Water Feature  | 21. Multi-Activity Lawn                           |
| 03. Clubhouse Drop Off  | 22. Amphitheatre                                  |
| 04. Reflective Pool W/Planters  | 23. Children's Adventure Park                     |
| 05. Tower Drop Off  | 24. Rock Climbing                                 |
| 06. Sunken Green Area   | 25. Family Sitting Pavilion                       |
| 07. Main Pool W/Deck  | 26. Outdoor Gym                                   |
| 08. Kids Pool   | 27. Yoga Lawn                                     |
| 09. Lap Pool  | 28. Family Niche with Bougainvillea Arbor Sitting |
| 10. Pool Deck   | 29. Sensory Garden                                |
| 11. 9 Holes Mini Golf Arena with Putting Green & Practice Driving Range | 30. Elderly Seating Alcove                        |
| 12. Flower Bed  | 31. Reflexology Path                              |
| 13. Elderly Therapeutic Garden  | 32. Aromatic Bed                                  |
| 14. Meditation Lawn   | 33. Pet Zone/Natural Play                         |
| 15. Children's Playground   | 34. Basketball Court                              |
| 16. Tot Lot Area  | 35. Multipurpose Court                            |
| 17. Skating Rink  | 36. Box Cricket                                   |
| 18. Children's Adventure Play   | 37. Tennis Court & Multipurpose Court             |
| 19. Parent's Sit Out  |   |



\*Map not to scale.



# GLIMPSES OF **FALCON VIEW**



The Grand Clubhouse



9 Holes Mini Golf Arena with Putting Green & Practice Driving Range



Fountain of Life



Grand Lobby



Olympic Size Swimming Pool