

# JLPL Galaxy 2 HEIGHTS

Luxury re-defined

2 & 3 BHK  
PREMIUM APARTMENTS  
SECTOR 66-A, MOHALI





Working Towards A Golden Tomorrow

## A PIONEER WHO UNFOLDS MILESTONE AFTER MILESTONE

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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 401.69 acres that sprawls over Sec 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 I.T. 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 285.31 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. 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.

After the successful launch of Galaxy Heights, aesthetically created 2BHK Apartments, JLPL aheads with its latest creation, Galaxy Heights-2, a high-rise 2 & 3 BHK group housing project with world class aesthetics and specifications, and independently situated adjacent to Galaxy Heights and Sky Gardens. The residential towers are designed to provide you with qualitative living supported by a Club House and Swimming Pool besides affording complete privacy and beautifully landscaped spaces.

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

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## LIVE AT THE PEAK OF LUXURY & COMFORT

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Galaxy Heights-2 exudes understated elegance and new-age luxury which is personable, chic and stylish. The adorable kitchens are lovingly designed for elegance and functionality; the private living areas are warm and welcoming and bedrooms are cozy and comfortable for night of undisturbed slumber. The Apartments are aesthetically designed to enhance and elevate the way you live into the way you want to live.

Leveraging on their position, the Apartments are thoughtfully designed to maximise the best views possible. The ample windows and wide-spread balconies give a sense of openness and Freedom making residents truly feel like they are living in the best environment with Fresh air to breathe.

# A CREATOR THAT LEAVES YOU SPELLBOUND, EACH TIME...



Actual Photo

**SANAWAR HILLS**  
Kasauli, HP



Actual Photo

**FALCON VIEW**  
Sector 66-A, Mohali



Actual Photo

**SKY GARDENS**  
Sector 66-A, Mohali



Actual Photo

**GALAXY HEIGHTS**  
Sector 66-A, Mohali



Actual Photo

**REGENCY HEIGHTS**  
Sector 90, Mohali



Actual Photo

**CANAL VIEW**  
Ludhiana

DISCOVER THE  
STATURE OF LIVING AT  
GALAXY HEIGHTS  
& THE MANY PRIVILEGES  
IT BRINGS.



A living space that is truly exclusive, luxuriously elegant and utterly unique in the city, Galaxy Heights 2 offers 2 & 3 BHK Apartments that stand tall in Sector 66-A. Four majestic towers offer a total of 284 units comprising 3 types of units. These elegant Apartments have 3 typical types that range from 700 sq.ft. to 1253 sq.ft. (Carpet Area) and 1055 sq.ft. to 1963 sq.ft. (Super Area). The layouts are especially designed to combine beauty and Functionality-spaces that are comfortable, charming and so very stylish.

Total Flats	284
Towers No.	4
Units	Typical 3 types
Carpet Area	700 - 1253 sqft.
Super Area	1055 - 1963 sqft.

# 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 layout plan by the Chief Town Planner, Punjab- Dated 15-04-2015
- Building Plans duly approved by Gmada - Dated 28-2-2020

# SITE PLAN

- |                                   |                                 |                                |
|-----------------------------------|---------------------------------|--------------------------------|
| 1. Entry /Exit w / Security Cabin | 7. Fire Engines Access Driveway | 13. Outdoor Gym                |
| 2. Entry Plaza with Round about   | 8. Children's Play Area         | 14. Swimming Pool              |
| 3. Parking Area                   | 9. Sit Out                      | 15. Kid's Pool                 |
| 4. Driveway                       | 10. Grand Lawn                  | 16. Outdoor Multipurpose Court |
| 5. Tower Drop off Zone            | 11. Amphitheater                | 17. Box Cricket                |
| 6. Driveway to Basement           | 12. Pool Deck                   |                                |



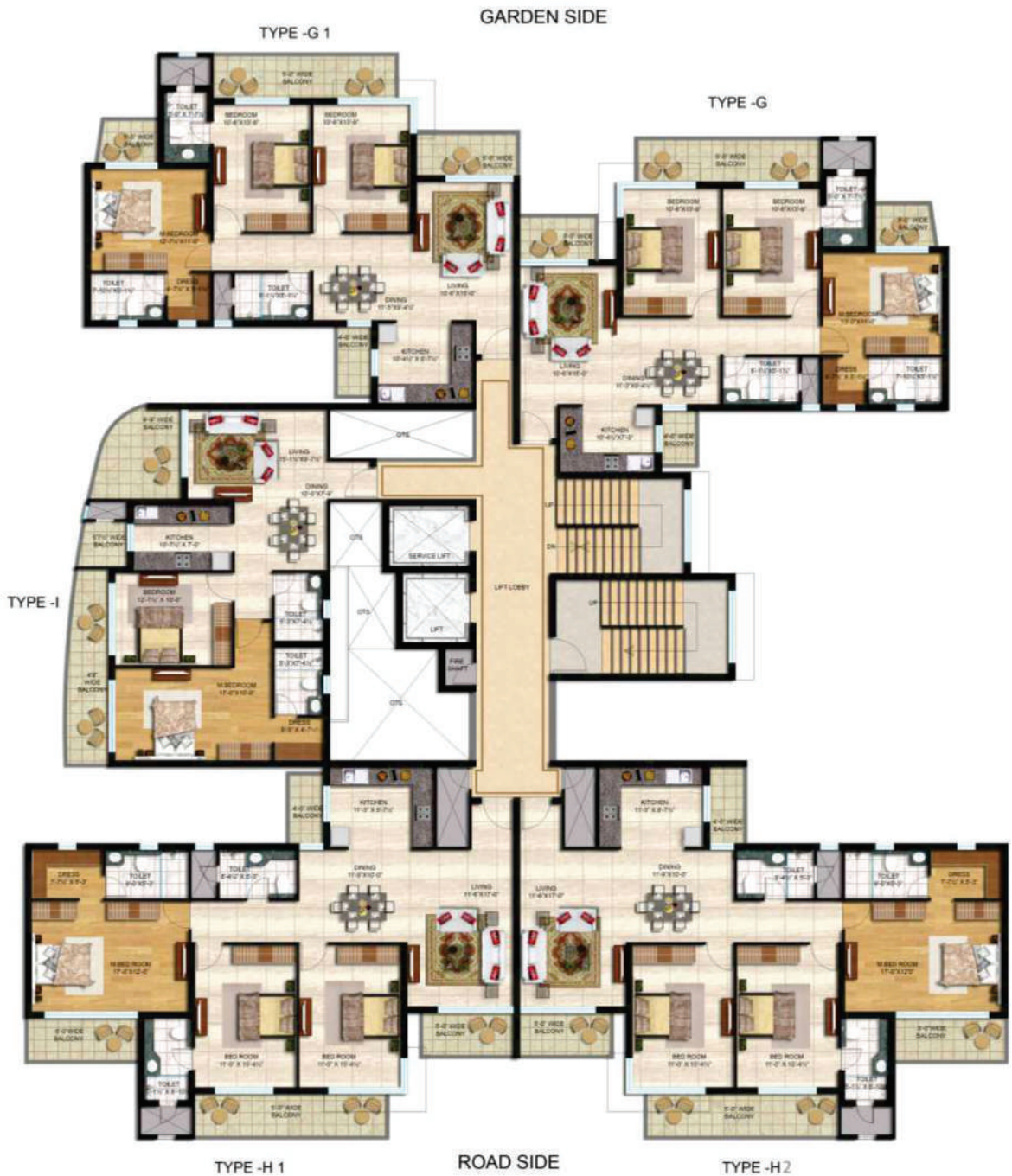
# LOCATION ADVANTAGES

- 5 Minutes drive to International Airport	- Near Infosys Mohali
- Near Mohali Bus Terminal, (Proposed)	- PCA Cricket Stadium & Fortis Hospital within easy reach
- 12 Minutes drive from ISBT-43, Chandigarh	- Adjoining Mohali Railway Station
- Adjacent to GMADA "IT City " (1900 Acres) & "Aero City"(1200 Acres)	
- In close vicinity to Amity University	



*Working Towards A Golden Tomorrow*

# TYPICAL - FLOOR PLAN - TOWER 'A'



2<sup>nd</sup> to 13<sup>th</sup> FLOOR PLAN  
BUILDING 1 (TOWER-A)

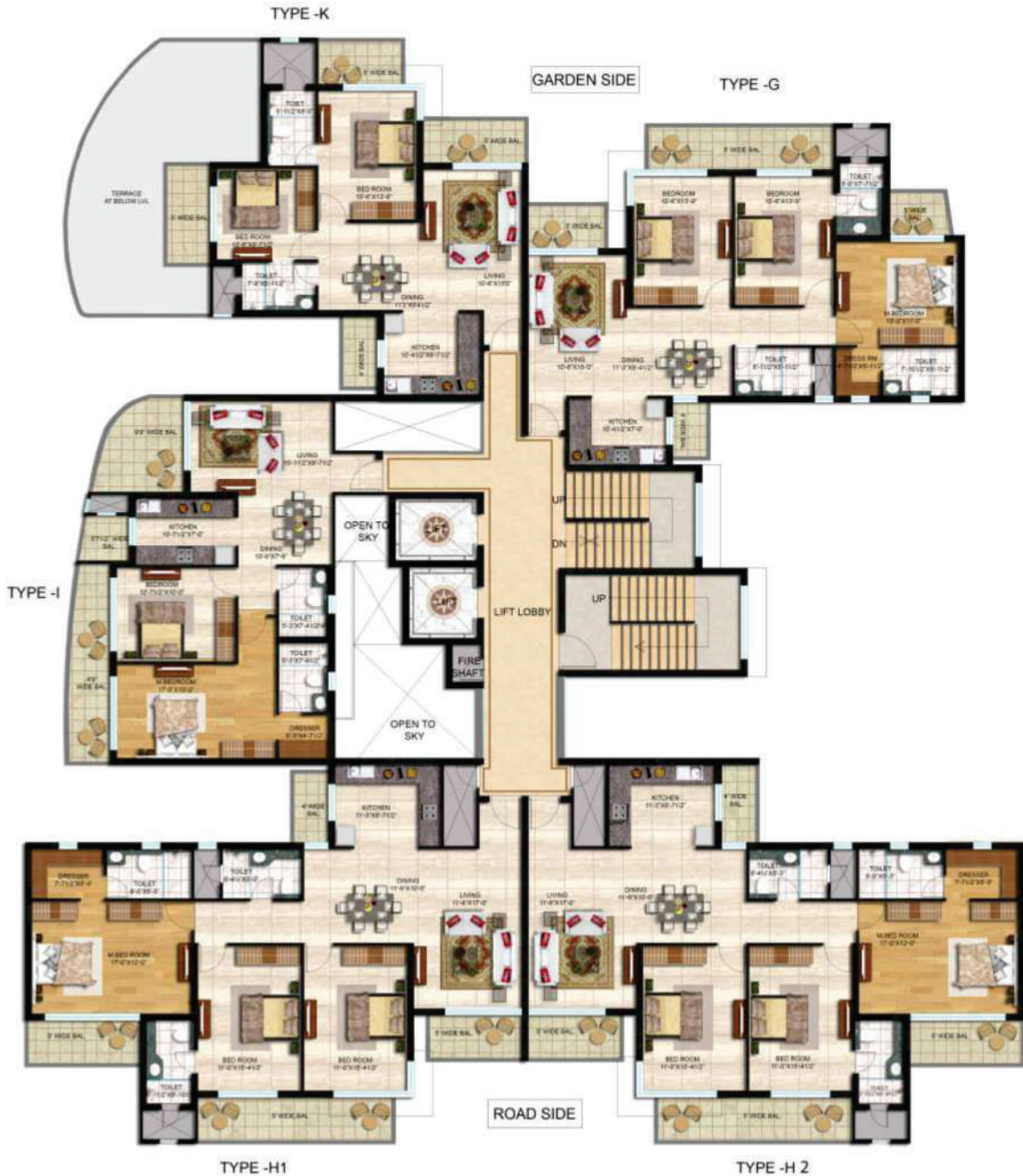
# TYPICAL - FLOOR PLAN - TOWER 'A'



14<sup>th</sup> FLOOR PLAN  
BUILDING 1 (TOWER-A)



# TYPICAL - FLOOR PLAN - TOWER 'A'



15<sup>th</sup> & 16<sup>th</sup> FLOOR PLAN  
BUILDING 1 (TOWER-A)

# TYPICAL - FLOOR PLAN - TOWER 'B'



**FLOOR PLAN**  
BUILDING 2 (TOWER-B)

# TYPICAL - FLOOR PLAN - TOWER 'D'



FLOOR PLAN  
BUILDING 4 (TOWER-D)

# TYPICAL - FLOOR PLAN - TOWER 'E'



**FLOOR PLAN**  
BUILDING 5 (TOWER-E)

# TYPICAL - UNIT PLAN 'A' - 3 BHK



3 BHK + 2 TOILET	
UNIT TYPE	UNIT A
SUPER AREA	1420 SQ. FT.
BUILT UP AREA	1180 SQ. FT.
CARPET AREA	908 SQ. FT.

TOWER E - ROAD SIDE

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 HEIGHTS

# TYPICAL - UNIT PLAN 'B' - 2 BHK



## 2 BHK

UNIT TYPE	UNIT B
SUPER AREA	1105 SQ. FT.
BUILT UP AREA	920 SQ. FT.
CARPET AREA	713 SQ. FT.

TOWER D - GARDEN SIDE

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HEIGHTS

# TYPICAL - UNIT PLAN 'C' - 2 BHK



## 2 BHK

UNIT TYPE	UNIT C
SUPER AREA	1095 SQ. FT.
BUILT UP AREA	912 SQ. FT.
CARPET AREA	700 SQ. FT.

TOWER E - LOWER SIDE

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Galaxy<sup>2</sup>  
HEIGHTS

# TYPICAL - UNIT PLAN 'D' - 2 BHK



2 BHK	
UNIT TYPE	UNIT D
SUPER AREA	1105 SQ. FT.
BUILT UP AREA	920 SQ. FT.
CARPET AREA	713 SQ. FT.

TOWER D - ROAD FACING

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**Galaxy 2**  
 HEIGHTS



# TYPICAL - UNIT PLAN 'E' - 2 BHK



2 BHK	
UNIT TYPE	UNIT E
SUPER AREA	1055 SQ. FT.
BUILT UP AREA	879 SQ. FT.
CARPET AREA	708 SQ. FT.

TOWER E - GARDEN SIDE

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**Galaxy 2**  
 HEIGHTS

# TYPICAL - UNIT PLAN 'F' - 3 BHK



3 BHK + 3 TOILET	
UNIT TYPE	UNIT F
SUPER AREA	1630 SQ. FT.
BUILT UP AREA	1358 SQ. FT.
CARPET AREA	1018 SQ. FT.

TOWER E - ROAD SIDE

JLPL  
**Galaxy** 2  
 HEIGHTS

# TYPICAL - UNIT PLAN 'G' - 3 BHK



## 3 BHK + 3 TOILET

UNIT TYPE	UNIT G
SUPER AREA	1586 SQ. FT.
BUILT UP AREA	1322 SQ. FT.
CARPET AREA	1010 SQ. FT.

TOWER A & B - GARDEN SIDE

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HEIGHTS

# TYPICAL - UNIT PLAN 'G1' - 3 BHK



## 3 BHK + 3 TOILET

UNIT TYPE	UNIT G1
SUPER AREA	1630 SQ. FT.
BUILT UP AREA	1359 SQ. FT.
CARPET AREA	1018 SQ. FT.

TOWER A - GARDEN SIDE

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HEIGHTS

# TYPICAL - UNIT PLAN 'H' - 3 BHK



## 3 BHK + 3 TOILET

UNIT TYPE	UNIT H
SUPER AREA	1944 SQ. FT.
BUILT UP AREA	1620 SQ. FT.
CARPET AREA	1242 SQ. FT.

TOWER B - ROAD SIDE

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**Galaxy** 2  
 HEIGHTS

# TYPICAL - UNIT PLAN 'H1' - 2 BHK



## 3 BHK + 3 TOILET

UNIT TYPE	UNIT H1
SUPER AREA	1957 SQ. FT.
BUILT UP AREA	1631 SQ. FT.
CARPET AREA	1253 SQ. FT.

TOWER A - ROAD SIDE

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HEIGHTS

# TYPICAL - UNIT PLAN 'H2' - 3 BHK



## 3 BHK + 3 TOILET

UNIT TYPE	UNIT H2
SUPER AREA	1963 SQ. FT.
BUILT UP AREA	1636 SQ. FT.
CARPET AREA	1253 SQ. FT.

TOWER A - ROAD SIDE

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 HEIGHTS

# TYPICAL - UNIT PLAN 'I' - 2 BHK



2 BHK	
UNIT TYPE	UNIT I
SUPER AREA	1310 SQ. FT
BUILT UP AREA	1092 SQ. FT.
CARPET AREA	791 SQ. FT.

TOWER A - ROAD FACING CORNER





# TYPICAL - UNIT PLAN 'J' - 2 BHK



## 2 BHK

UNIT TYPE	UNIT J
SUPER AREA	1610 SQ. FT.
BUILT UP AREA	1000 SQ. FT.
CARPET AREA	719 SQ. FT.

TOWER A - GARDEN SIDE

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HEIGHTS

# TYPICAL - UNIT PLAN 'K' - 2 BHK



2 BHK	
UNIT TYPE	UNIT K
SUPER AREA	1200 SQ. FT.
BUILT UP AREA	1000 SQ. FT.
CARPET AREA	719 SQ. FT.

TOWER A - GARDEN SIDE

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 HEIGHTS

# TECHNICAL SPECIFICATION

## STRUCTURE

Earthquake Resistant RCC Framed Structure as per codal provisions.  
External Finish : Texture Paint.

## MAIN BUILDING ENTRANCE LOBBY

Marble / Granite / Vitrified Tiles or in combination.

## STAIRCASE

Kota or Udaipur green marble / vitrified tiles or in combination.

## LIFT LOBBY

Floor : Vitrified Tiles / Granite and Marble or in combination.  
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

Floor : Laminated wooden Flooring / Vitrified tile Flooring.  
Walls : Plaster and painted with pleasing shades of Plastic Emulsion.  
Ceiling : Plaster and painted with pleasing shades of Plastic Emulsion.

## BEDROOM II / BED ROOM III

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

## BALCONIES

Floor : Ceramic Tiles.  
Walls : Exterior Paint.  
Ceiling : Exterior Paint.  
Railing : Parapet with solid wall /MS railing or in combination.

## KITCHEN

Floor : Vitrified 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 : Marble/ Granite counter with single bowl stainless steel sink with drain board.  
Cabinet : Modular Kitchen without hob and chimney.

## TOILETS

Floor : Ceramic Tiles.  
Walls : Ceramic Tiles upto door height.  
Fittings & Fixtures : Wall Hung Western WC and washbasin of matching shades, Diverter, provision for Hot & Cold Water System

## DOORS & WINDOWS

Main Door : Hardwood Frame with both side laminated flush door .  
Internal Doors : Hardwood Frame Both side laminated flush door shutter.  
External Doors / Windows : UPVC with toughened glass

## ELECTRICAL

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

# SALIENT FEATURES

Description	Features
ARCHITECT	Designed by Internationally renowned ARCHITECT HAFEEZ CONTRACTOR.
GREEN AREA	Beautifully Landscaped Green approximately 40,000 sq. ft. of area.
TOWER ENTRANCE	Impressive and spacious
LIFT LOBBIES	Well lit Naturally Ventilated Lobbies.
STAIRCASE	2 staircases per tower.
LIFTS	1 Passenger Lift and 1 Stretcher Lift per tower.
CLUB HOUSE	Approximately 5500 sq. ft. of Club House with outdoor swimming pool facility.
CAR PARKING	Car Parking as per norms.
SECURITY	Gated, 24 hours manned 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	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.
RWH	Rain Water Harvesting to be provided as per norms
SOLAR	Solar water heating provision to be provided as per norms.
AIR CONDITIONING	In bed rooms and living area.

## CLUB ELEMENTS:

1. Swimming Pool
2. Gymnasium
3. Reading Room
4. Indoor games/ Activities
5. Multipurpose Hall
6. Kid's Play Area
7. Spa Facilities

## LANDSCAPE ELEMENTS:

1. Amphitheater
2. Kid's Play Area
3. Multipurpose Court
4. Box Cricket

