

Embarking on a  
new success journey

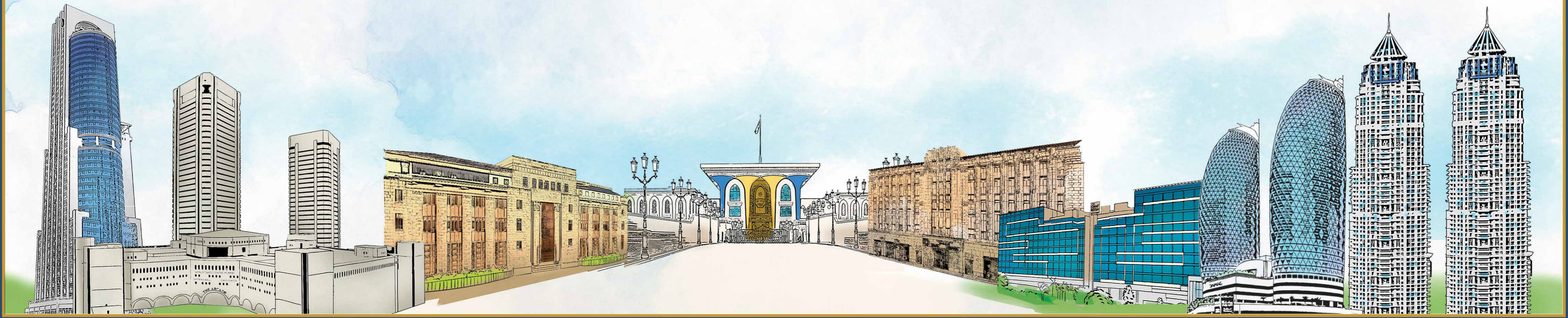
Joyville®

by **Shapoorji Pallonji**®

Sector 102, Gurugram



THE GOLD STANDARD IN CREATING LANDMARKS.





# CREATING HISTORY IN INDIA & BEYOND



**2003** SP Infocity, Pune



**2006** Barakhamba Underground Metro Station, New Delhi



**2012** MCA Stadium, Pune



**2013** FPSO Armada Sterling I, Mumbai High Field

AND  
THE LEGACY  
CONTINUES...



**1887** Malabar Hill Reservoir, Mumbai



**1975** Palace Of The Sultan Of Oman



**2009** Seat Of Government And Presidency, Ghana



**2011** Buddh International Circuit, Greater Noida



**2013** Sun Court, Greater Noida



**2017** Chenani - Nashri Tunnel, Jammu & Kashmir



**1930** Mumbai Central Station



**1939** Reserve Bank Of India Building, Mumbai



**2009** Cybercity, Gurugram



**2010** The Imperial, Mumbai



**2014** Skyview, Gurugram



**2016** Intel, Bengaluru



# GROUP LEGACY AND GLOBAL FOOTPRINT

# 16 + GROUP COMPANIES



 Creating landmarks for over 150 years

 Over 20.4 mn sq.mt constructed in India

 Global presence in more than 60 countries

 A strong employee base of over 60,000 people from 40+ nationalities





















A Shapoorji Pallonji - Dilip Thacker Group Joint Venture



## REALISING THE DELHI NCR DREAM



**Barakhamba Underground  
Metro Station**



**Cybercity**

Shapoorji Pallonji has consistently given form to significant landmark structures in Delhi-NCR and intends to continue doing so, with Shapoorji Pallonji Real Estate foraying into the region's real estate market.



**Jawaharlal Nehru  
Stadium**



**Buddh International Circuit**

## RECOGNITION WELL DESERVED

Shapoorji Pallonji E&C has been ranked No. 1 among top 50 real estate and infrastructure companies, by the Construction Week India magazine (Volume 10, Issue 3).

One of India's independent construction companies, developing its own residential projects, brand Shapoorji Pallonji is symbolic of trust and quality.





## GENESIS

**Joyville**<sup>®</sup>  
by **Shapoorji Pallonji**<sup>®</sup>

Joyville is a well-crafted platform for development of aspirational housing, which came into being after **Shapoorji Pallonji, Actis, International Finance Corporation** ( an arm of world bank ) and **Asian Development Bank** decided to come together and invest \$200 million, to promote easy-to-own homes.

**16** Million Sq. Ft.

area planned for development

**13,000** Units

planned for development

**₹10,000 Cr.**

of revenue potential

### HINJAWADI



MahaRERA Number: P52100018502-Alpine | P52100016131-Summit  
P52100016786-Meridian | P52100016252-Pinnacle  
P52100016775-Crest | P52100018500-Sierra.  
For details, visit: <http://maharera.mahaonline.gov.in>

### GURUGRAM



HARERA Registration Number: Phase I-RC/REP/HARERA/GGM/2018/27  
Phase II-RC/REP/HARERA/GGM/2018/28 | Phase III-RC/REP/HARERA/GGM/335/67/2019/29  
Phase IV-RC/REP/HARERA/GGM/336/68/2019/30.  
For more details, visit: [www.apnarera.com/rera-haryana](http://www.apnarera.com/rera-haryana)

### VIRAR (W)



MahaRERA Number: Palm Meadows 1-P99000019531  
Palm Meadows 2- P99000019538 | Summit & Pinnacle- P51900000444  
Crest-P99000013612 | Meridian-P99000018521.  
For details, visit: <http://maharera.mahaonline.gov.in>

### HOWRAH



WBHIRA Number : SUMMIT-HIRA/P/HOW/2018/000164  
PINNACLE-HIRA/P/HOW/2018/000165  
CREST-HIRA/P/HOW/2018/000281 For details,  
visit: [www.hira.wb.gov.in](http://www.hira.wb.gov.in)



## A SUCCESSFUL 1<sup>st</sup> LAUNCH AT JOYVILLE GURUGRAM

~1,600  
Site Visits



400+  
Bookings  
In 24 Hours



16  
Bookings  
Every Hour



1  
Booking Every  
4 Minutes



## CONSTRUCTION COMMENCED WITHIN

1

MONTH  
OF LAUNCH





True Royalty  
*comes in*  
Many  
Shades

*Soon at*

SECTOR 102, GURUGRAM



# THE SILVER PLATTER

Approx.  
**18** Acres  
(-72,844 Sq.m)  
of Development

**31+**  
Amenities  
within the Project\*

Air Conditioned  
Homes With  
Modular Kitchen

Future Ready  
Homes Powered by  
**JioGigaFiber<sup>2</sup>**

\*Some of these amenities will be delivered in future phases of the development. <sup>2</sup>Smart Home Solutions are a part of the offering. Provisions are available for High-Speed Internet, Fixed Line Voice and Entertainment including Live TV. ACs will be provided in all the bedrooms, dining and living room. Modular kitchen will be below the platform. Image for representation purpose only.





## THE OPULENT GREENS

Over  
**75%**  
of Open Spaces

**15+**  
Air-Purifying  
Tree Species

**~3** Acres  
(~12,140 Sq.m)  
of Colourful Parks



Image for representation purpose only.



# THE PINK OF HEALTH

**24,000** Sq. Ft.  
(~2230 sq.m)  
Clubhouse With  
Swimming Pool



Air Purifiers  
in Common Areas

**9**  
Pocket  
Amenity Spaces<sup>1</sup>

<sup>1</sup>All 9 pocket amenity spaces will be provided at the project level for the entire 18 acres. Delivery timeline for 9 pocket amenity spaces will be done phase-wise, in each of the 3 phases, as per possession timelines of the respective phase. Image for representation purpose only.





# MASTER LAYOUT

- |                               |                               |                                 |
|-------------------------------|-------------------------------|---------------------------------|
| 1. Entry Plaza                | 8. Leisure Pool <sup>3</sup>  | 15. Maze Garden <sup>3</sup>    |
| 2. Trellis with Seating       | 9. Kids' Play Area            | 16. M.U.G.A. Court <sup>3</sup> |
| 3. Entrance Water Feature     | 10. Topaz Park                | 17. Cricket Pitch <sup>3</sup>  |
| 4. Tower Drop Off             | 11. Sapphire Park             | 18. Panchtatva Pathway          |
| 5. Clubhouse                  | 12. Coral Park <sup>3</sup>   | 19. Step Garden                 |
| 6. Swimming Pool <sup>3</sup> | 13. Amphitheatre <sup>3</sup> | 20. Shopping Plaza <sup>3</sup> |
| 7. Kids' Pool <sup>3</sup>    | 14. Palm Garden <sup>3</sup>  | 21. Skating Rink <sup>3</sup>   |

## CLUBHOUSE

- Banquet Hall with Kitchen
- Double Height Entrance Lobby
- Cafeteria
- Theatre Room / AV Room
- Indoor Games Room
- Business Center
- Squash Court
- Gymnasium
- Aerobics
- Yoga Terrace
- Party Terrace

## POCKET AMENITY SPACES

- Open-air Gym
- Tot Lot Area
- Passive Recreational Spaces
- Active Recreational Spaces

<sup>3</sup>These amenities will be delivered in future phases of the development.

Disclaimer: \*Artist's impression of actual space. Amenities indicated herein pertain to the entire layout and will be constructed when all the phases are developed. The location and the provision of the amenities are at the proposal stage and are subject to approval from the authorities.





## AREA STATEMENT

Typology	Total Saleable Area	Carpet Area (A)		Balcony Area (B)	Total (A+B)
	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. Ft.	Sq. Ft.
2 BHK Delight	915	54.77	589.49	54.36	643.85
2 BHK - Grande	1,215	68.27	734.80	124.00	858.81
2 BHK - Luxury (Type - 01)	1,368	74.86	805.79	157.91	963.70
2 BHK - Luxury (Type - 02)	1,359	76.57	824.20	137.24	961.44
3 BHK - Grande	1,692	95.47	1,027.68	172.76	1,200.44
3 BHK - Luxury	1,852	104.80	1,128.10	191.71	1,319.81

Minimum variance (+/-) 3% in actual carpet area may occur on account of site conditions/column/finishing may vary. In toilet the carpet area inclusive of ledge walls. Floor Plan is for space planning purpose only.

## KEY FEATURES & SPECIFICATIONS



ACs in all the bedrooms, dining and living room



JioGigaFiber enabled homes



IP Series VDP at home entrance by Jio or equivalent



Panic alarm button inside apartments by Jio or equivalent



Smart Home Hub - Home automation gateway by Jio or equivalent



Modular Kitchen\* with hob and chimney



Air purifiers at project level in common areas



Gas leak detector (in kitchen) by Jio or equivalent



CCTV at entrance gate and building entrance lobby



24x7 DG backup for all apartments and common areas

### FLOORING

- Vitrified tiles of size 800mm x 800mm for living, dining and kitchen
- Wooden-laminated flooring for all bedrooms
- Anti-skid ceramic tiles in bathrooms, balconies and utility area

### DOOR

- Main door and bedroom doors – Wooden flush door with laminates on both sides, wooden flush toilet door

### BATHROOM

- Counter top with under counter basin
- Branded sanitary fittings from Jaquar/Cera or equivalent
- Branded cp fittings from Jaquar/Cera or equivalent
- Provision for exhaust fan
- Provision for geysers in bathrooms
- Solar water heater in master bathroom
- False ceiling in all bathrooms
- Concealed dual flush systems in bathrooms

### WINDOWS

- Powder-coated aluminum windows

### ELECTRICALS

- Modular switches and sockets by Legrand or equivalent

### RAILING

- MS railing with synthetic enamel paint

### BEDROOMS

- 2-way control switches in all bedrooms (Selective points for fan and light)

### KITCHEN

- Modular Kitchen\* by Godrej Interio or equivalent. Hob and Chimney by Glenn or equivalent
- Black granite platform with stainless steel sink and drain board by Nirali/Futura or equivalent
- Dado tiles up to 600 mm above counter top
- Electrical points for kitchen appliances
- Provision for exhaust fans
- Provision for water purifier
- Provision for geyser in kitchen

\*Modular kitchen will be provided only under platform



**UNIT PLAN**  
**2 BHK Delight**



S.No	NAMES	DIMENSIONS
1	PASSAGE	4'4" X 3'1"
2	DWG./DIN	10'2" X 18'4"
3	BALCONY	9'10" X 3'11"
4	M.BED ROOM	10'6" X 11'6"
5	M.TOILET	5'0" X 8'0"
6	BED ROOM	10'6" X 9'0"
7	TOILET	8'0" X 5'0"
8	KITCHEN	11'6" X 5'11"
9	BALCONY	4'7" X 5'11"

Typology	Total Saleable Area	Carpet Area (A)		Balcony Area (B)		Total (A+B)
		Sq.ft.	Sq.m.	Sq.ft.	Sq.ft.	
2 BHK Delight	915	54.77	589.49	54.36	643.85	

Minimum variance (+/-) 3% in actual carpet area may occur on account of site conditions/column/finishing may vary. In toilet the carpet area inclusive of ledge walls. Floor Plan is for space planning purpose only.

**UNIT PLAN**  
**2 BHK Grande**



S.No	NAMES	DIMENSIONS
1	PASSAGE	3'11" X 3'11"
2	DWG./DIN	18'4 X 12'8"
3	BALCONY	9'5" X 5'0"
4	BEDROOM - 2	10'5" X 11'11"
5	M.BED ROOM	12'4" X 11'0"
6	M.TOILET	5'0" X 8'0"
7	BALCONY	13'0" X 3'11"
8	TOILET - 2	7'9" X 5'0"
9	KITCHEN	11'4" X 7'9"
10	BALCONY	5'11" X 7'7"
11	PASSAGE	4'9" X 4'9"

Typology	Total Saleable Area	Carpet Area (A)		Balcony Area (B)		Total (A+B)
		Sq.ft.	Sq.m.	Sq.ft.	Sq.ft.	
2 BHK Grande	1,215	68.27	734.80	124	858.81	

Minimum variance (+/-) 3% in actual carpet area may occur on account of site conditions/column/finishing may vary. In toilet the carpet area inclusive of ledge walls. Floor Plan is for space planning purpose only.



## UNIT PLAN

### 2 BHK Luxury (TYPE-01)



S.No	NAMES	DIMENSIONS
1	PASSAGE	4'7" X 8'2"
2	DWG./DIN	14'10" X 17'10"
3	BALCONY	8'0" X 5'11"
4	BEDROOM - 2	10'2" X 13'7"
5	M.BED ROOM	11'0" X 13'1"
6	M.TOILET	8'0" X 5'0"
7	BALCONY	11'8" X 4'8"
8	TOILET - 2	5'0" X 8'0"
9	KITCHEN	12'1" X 7'6"
10	BALCONY	5'7" X 13'2"
11	PASSAGE	4'0" X 3'10"

Typology	Total Saleable Area		Carpet Area (A)		Balcony Area (B)		Total (A+B)
	Sq.ft.	Sq.m.	Sq.ft.	Sq.ft.	Sq.ft.	Sq.ft.	
2 BHK Luxury (Type-01)	1,368	74.86	805.79	157.91		963.70	

Minimum variance (+/-) 3% in actual carpet area may occur on account of site conditions/column/finishing may vary. In toilet the carpet area inclusive of ledge walls. Floor Plan is for space planning purpose only.

## UNIT PLAN

### 2 BHK Luxury (TYPE-02)



S.No	NAMES	DIMENSIONS
1	PASSAGE	4'0" X 3'11"
2	DWG./DIN	21'10" X 13'10"
3	BALCONY	10'4" X 5'11"
4	BEDROOM - 2	11'2" X 12'2"
5	M.BED ROOM	12'7" X 12'2"
6	M.TOILET	5'0" X 8'0"
7	BALCONY	13'3" X 3'11"
8	TOILET - 2	8'0" X 5'0"
9	KITCHEN	10'6" X 7'8"
10	BALCONY	4'7" X 10'5"
11	PASSAGE	4'2" X 5'8"

Typology	Total Saleable Area		Carpet Area (A)		Balcony Area (B)		Total (A+B)
	Sq.ft.	Sq.m.	Sq.ft.	Sq.ft.	Sq.ft.	Sq.ft.	
2 BHK Luxury (Type-02)	1,359	76.57	824.20	137.24		961.44	

Minimum variance (+/-) 3% in actual carpet area may occur on account of site conditions/column/finishing may vary. In toilet the carpet area inclusive of ledge walls. Floor Plan is for space planning purpose only.



## UNIT PLAN

### 3 BHK Grande



S.No	NAMES	DIMENSIONS
1	PASSAGE	4'5" X 3'9"
2	DWG./DIN	12'5" X 25'7"
3	BALCONY	12'5" X 5'11"
4	BEDROOM - 2	11'8" X 11'3"
5	M.BED ROOM	12'10" X 12'1"
6	BED ROOM - 3	11'8" X 10'0"
7	M.TOILET	8'0" X 5'0"
8	BALCONY	14'1" X 4'9"
9	TOILET - 2	5'0" X 8'0"
10	KITCHEN	7'9" X 11'11"
11	BALCONY	5'1" X 10'4"
12	TOILET - 3	8'0" X 5'0"
13	PASSAGE	3'7" X 4'6"

Typology	Total Saleable Area		Carpet Area (A)		Balcony Area (B)		Total (A+B)
	Sq.ft.	Sq.m.	Sq.ft.	Sq.ft.	Sq.ft.	Sq.ft.	
3 BHK Grande	1,692	95.47	1,027.68	172.76		1,200.44	

Minimum variance (+/-) 3% in actual carpet area may occur on account of site conditions/column/finishing may vary. In toilet the carpet area inclusive of ledge walls. Floor Plan is for space planning purpose only.

## UNIT PLAN

### 3 BHK Luxury



S.No	NAMES	DIMENSIONS
1	PASSAGE	4'3" X 4'11"
2	DWG./DIN	13'1" X 22'7"
3	BALCONY	17'3" X 5'11"
4	BEDROOM - 2	10'8" X 11'8"
5	M.BED ROOM	11'7" X 12'4"
6	BED ROOM - 3	11'0" X 12'10"
7	M.TOILET	5'0" X 8'0"
8	BALCONY	11'11" X 4'7"
9	TOILET - 2	8'0" X 5'0"
10	KITCHEN	9'1" X 12'2"
11	BALCONY	5'11" X 9'5"
12	TOILET - 3	8'0" X 5'0"
13	PASSAGE - 2	4'6" X 9'9"
14	PASSAGE - 3	3'5" X 4'1"
15	DRESS	5'1" X 8'4"

Typology	Total Saleable Area		Carpet Area (A)		Balcony Area (B)		Total (A+B)
	Sq.ft.	Sq.m.	Sq.ft.	Sq.ft.	Sq.ft.	Sq.ft.	
3 BHK Luxury	1,852	104.80	1,128.10	191.71		1,319.81	

Minimum variance (+/-) 3% in actual carpet area may occur on account of site conditions/column/finishing may vary. In toilet the carpet area inclusive of ledge walls. Floor Plan is for space planning purpose only.



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by **Shapoorji Pallonji<sup>®</sup>**

**Sector 102, Gurugram**

**HARERA Registration Number:** Phase I-RC/REP/HARERA/GGM/2018/27 | Phase II-RC/REP/HARERA/GGM/2018/28 Phase III-RC/REP/HARERA/GGM/335/67/2019/29 | Phase IV-RC/REP/HARERA/GGM/336/68/2019/30.

For more details, visit: [www.apnarera.com/rera-haryana](http://www.apnarera.com/rera-haryana)

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