



Joyville[®]
by **Shapoorji Pallonji**[®]

A PEEK
INSIDE
A HAPPY
MIND.



WELCOME TO
A HAPPY PLACE.

Joyville®

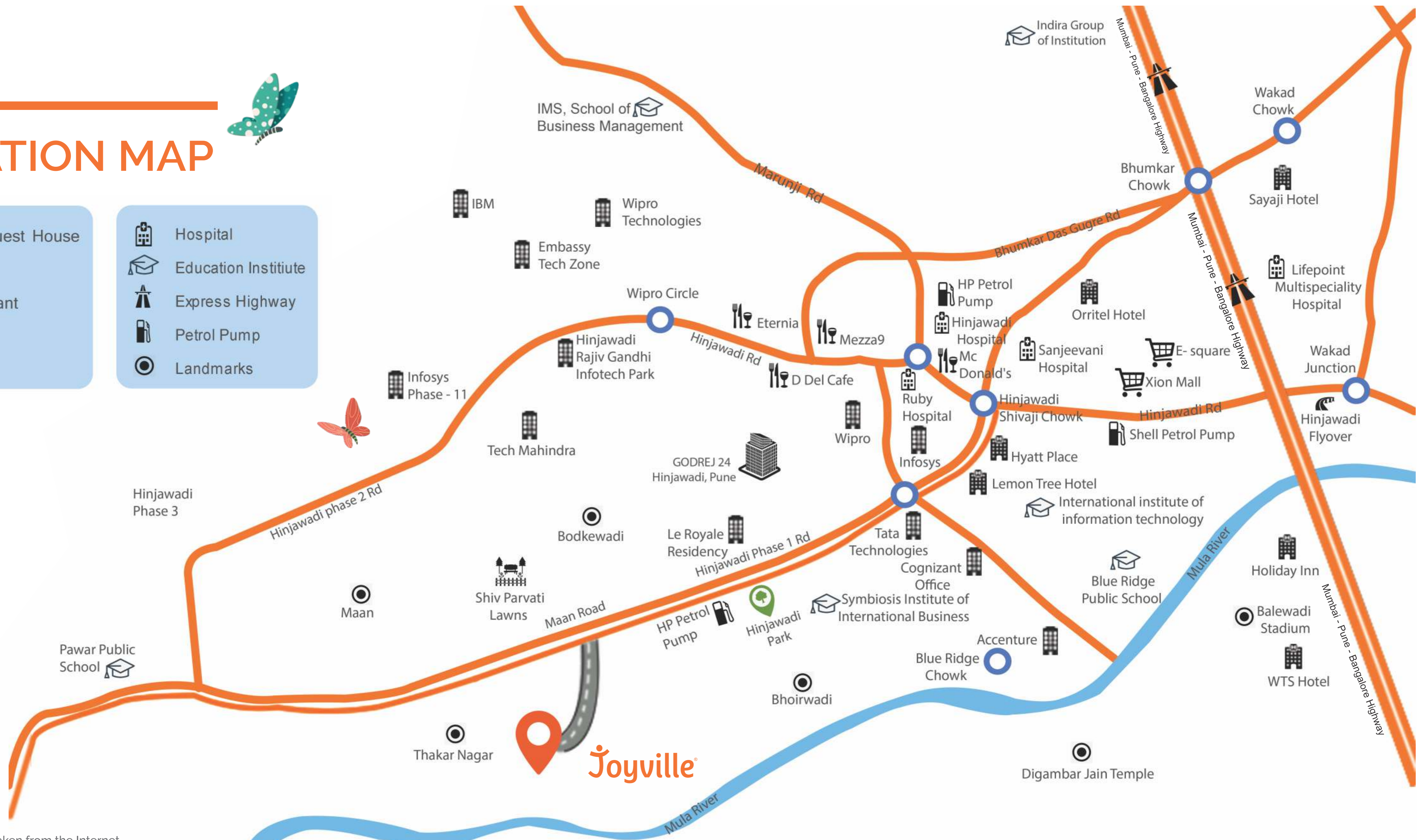
by **Shapoorji Pallonji**®

Near Phase 1, Hinjawadi

LOCATION MAP

- Hotel/Guest House
- IT
- Restaurant
- Flyover
- Malls

- Hospital
- Education Institute
- Express Highway
- Petrol Pump
- Landmarks



Map not to scale.
 The information has been taken from the Internet.
 The map depicts only select landmarks and does not depict all the surroundings to the project.

BEING WELL-CONNECTED GETS YOU MORE OPPORTUNITIES.



Major Transport Nodes	Approx. Distance (Kms)
Lohegaon Airport	25.3
Pune Junction	21.4

Road Connectivity	Approx. Distance (Kms)
Mumbai - Pune - Bangalore Highway	7.5
Old Mumbai-Pune Highway	15.8

Business Districts	Approx. Distance (Kms)
Koregaon Park	23.9
Camp	23.5
Shivaji Nagar	18.3
Aundh	13.8
VimanNagar	26.3
NIBM	27.5
Hadapsar	28.7

Hotels	Approx. Distance (Kms)
Hyatt Place	3.2 KM
Courtyard by Marriot	4.7 KM
Radisson Blu	3.4 KM

Existing Healthcare Institutions	Approx. Distance (Kms)
City Care Hospital	3.8 KM
Sanjeevani Hospital	3.9 KM
Sai Hospital	4.5 KM
Hinjawadi Hospital	4.3 KM
Gurukrupa Hospital	5.3 KM
Ruby Hall Clinic	3.9 KM
Lifepoint Multispeciality Hospital	6.4 KM

Existing Education Institutions	Approx. Distance (Kms)
Mercedesz Benz International School	3.2 KM
Blue Ridge Public School	3.9 KM
Symbiosis Institute of International Business	2.9 KM
International Institute of Information Technology	3.2 KM
St. Timothy English Medium School	7.2 KM
Alard Public School	5.8 KM
Pawar Public School	5.5 KM
Symbiosis centre for Management and Human resource development	3.1 KM

Key Commercial Developments (IT/ITeS & SEZ) –A Grade	Approx. Distance (Kms)
Panchashil Tech Park	4.8 KM
Blueridge SEZ	3.4 KM
Embassy Techzone	4.8 KM
The Quadron	4.3 KM
International Tech Park	5.9 KM
TCS Sahyadri Park	4.9 KM
Pesh Infotech SEZ	4.4 KM
Radius IT Park	3.2 KM
Ish Infotech	2.8 KM

In Hinjawadi 200+ IT and ITes companies are present.

Key Retail Developments	Approx. Distance (Kms)
Reliance Digital	4.7 KM
D Mart	4.4 KM
Xion	4.4 KM
Big Bazar	4.4 KM
Baskin Robbins	7.1 KM
McDonalds	4.3 KM
Domino's	3.2 KM
Café Coffee Day	3.0 KM
White Square	5.3 KM



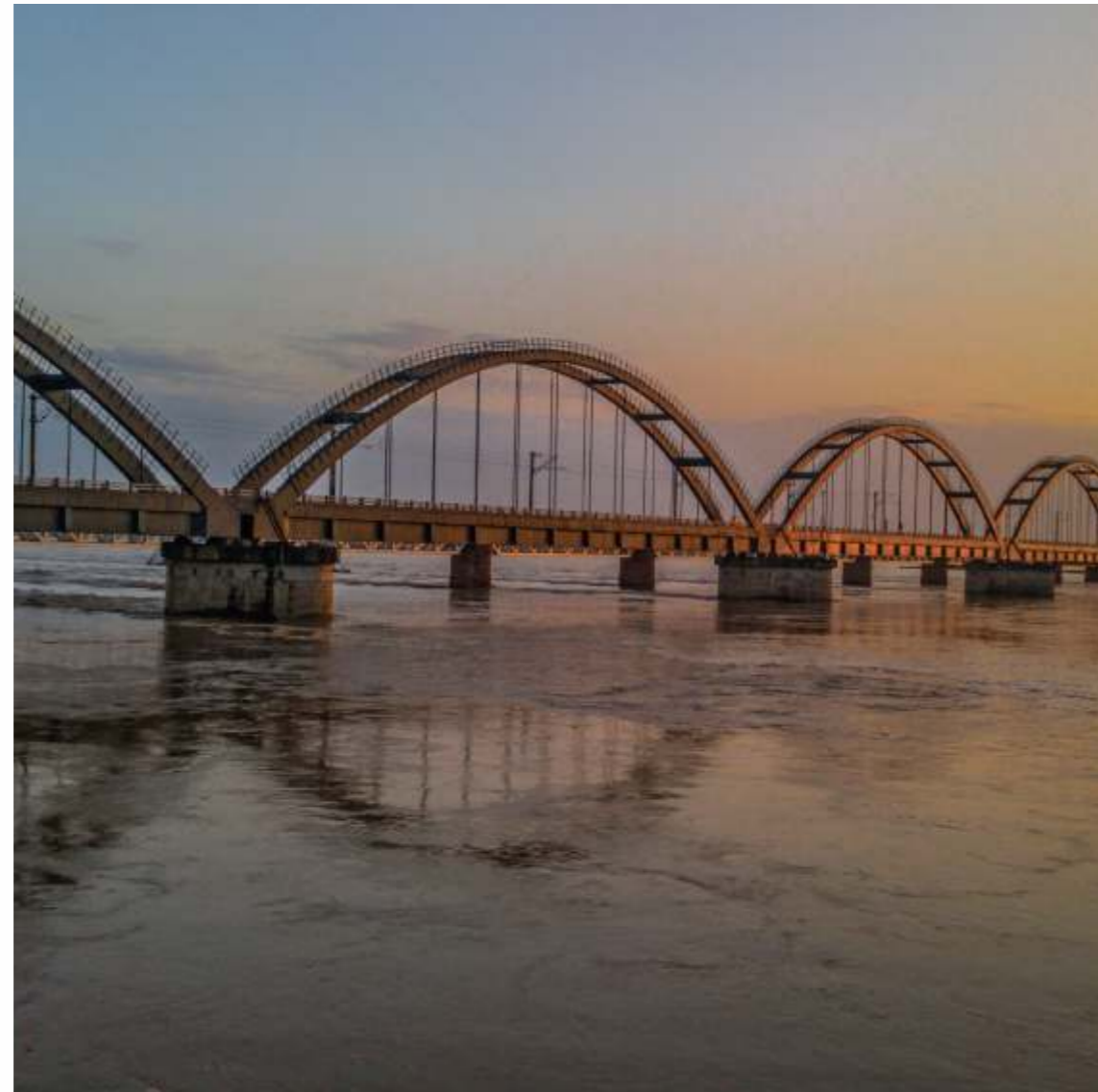
Source: The Internet. Distance is indicative and approximate subject to road and infrastructure facilities provided by the appropriate authority.



NEW CONNECTIONS LEAD TO NEW OPPORTUNITIES.



With major projects completing in the near future, Hinjawadi is all set to become even more well-connected than before.



Mahalunge - Hinjewadi IT Park Bridge on Mula River connecting Baner and Balewadi to be completed soon



110 meter wide Ring Road adjacent to Joyville



Upcoming Metro connecting Hinjawadi to Shivaji Nagar





JOYVILLE HINJAWADI. AN OPPORTUNITY TO LIVE LIKE NEVER BEFORE.

Joyville Hinjawadi is a once in a lifetime opportunity, whichever way you look at it. Besides being the first residential project in Hinjawadi by Shapoorji Pallonji, there are many reasons why Joyville is a great opportunity to own your dream home.



KEY HIGHLIGHTS



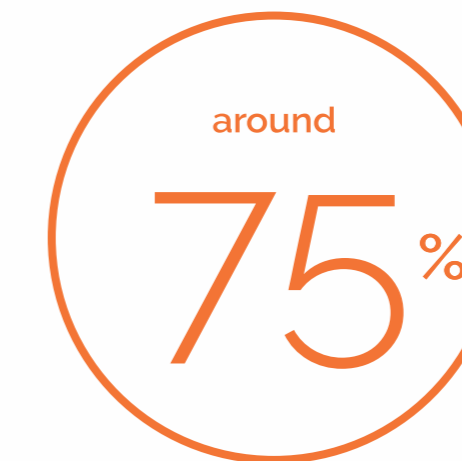
Acres project



Acres of central greenery



Fun activities



Open space

OPPORTUNITY



Attractive pre-launch benefits*



Apartment rental schemes powered by Zolo or equivalent



Benefit up to ₹2.6 lacs under Pradhan Mantri Awas Yojna**



IGBC Gold pre-certified development

*Details to be provided at the sales office. ** Applicable for eligible customers.



MASTER LAYOUT PLAN



- | | |
|---|--|
| 1. ENTRANCE PORTAL | 23. AMPHITHEATRE |
| 2. ARRIVAL COURT | 24. AROMA GARDEN |
| 3. FIRE TENDER DRIVEWAY AT GROUND LEVEL | 25. SENIOR CITIZEN'S PLAZA |
| 4. COMMERCIAL BUILDING | 26. CLUB HOUSE |
| 5. CENTRAL PARK | 27. OPEN GYM |
| 6. MULTI-PURPOSE HALL CUM CRECHE | 28. SWIMMING POOL |
| 7. OPEN CAR PARK | 29. KID'S POOL |
| 8. BUILDING DROP-OFF | 30. PARTY LAWN |
| 9. BOX CRICKET | 31. BUTTERFLY GARDEN |
| 10. FUTSAL COURT | 32. MULTI-PURPOSE LAWN |
| 11. TRANSFORMER | 33. YOUNGSTERS' SITOUT |
| 12. SERVICES 1 | 34. CHIT-CHAT PLAZA |
| 13. SERVICES 2 | 35. PET-WALK |
| 14. SERVICES 3 | 36. PARENTS' SITOUT WITH TRELLIS |
| 15. SLAMDUNK | 37. TOTLOT (AGE GROUP : 2-5 YEARS) |
| 16. GAZEBO | 38. SANDPIT (AGE GROUP : 6-9 YEARS) |
| 17. MULTI PURPOSE COURT | 39. ADVENTURE MOUNDS WITH ROCK CLIMBIING |
| 18. FIRE TENDER RAMP FOR PODIUM | 40. SKATING ZONE |
| 19. STEPPED FLOWERBED | 41. SNAKE AND LADDER GAME |
| 20. JOGGING & CYCLING TRACK / FIRE TENDER ROUTE | 42. HOPSCOTCH GAME |
| 21. WALKING TRACK | 43. HERBAL GARDEN |
| 22. PODIUM ENTRY FROM THE BUILDING | 44. PRIVATE GARDEN |

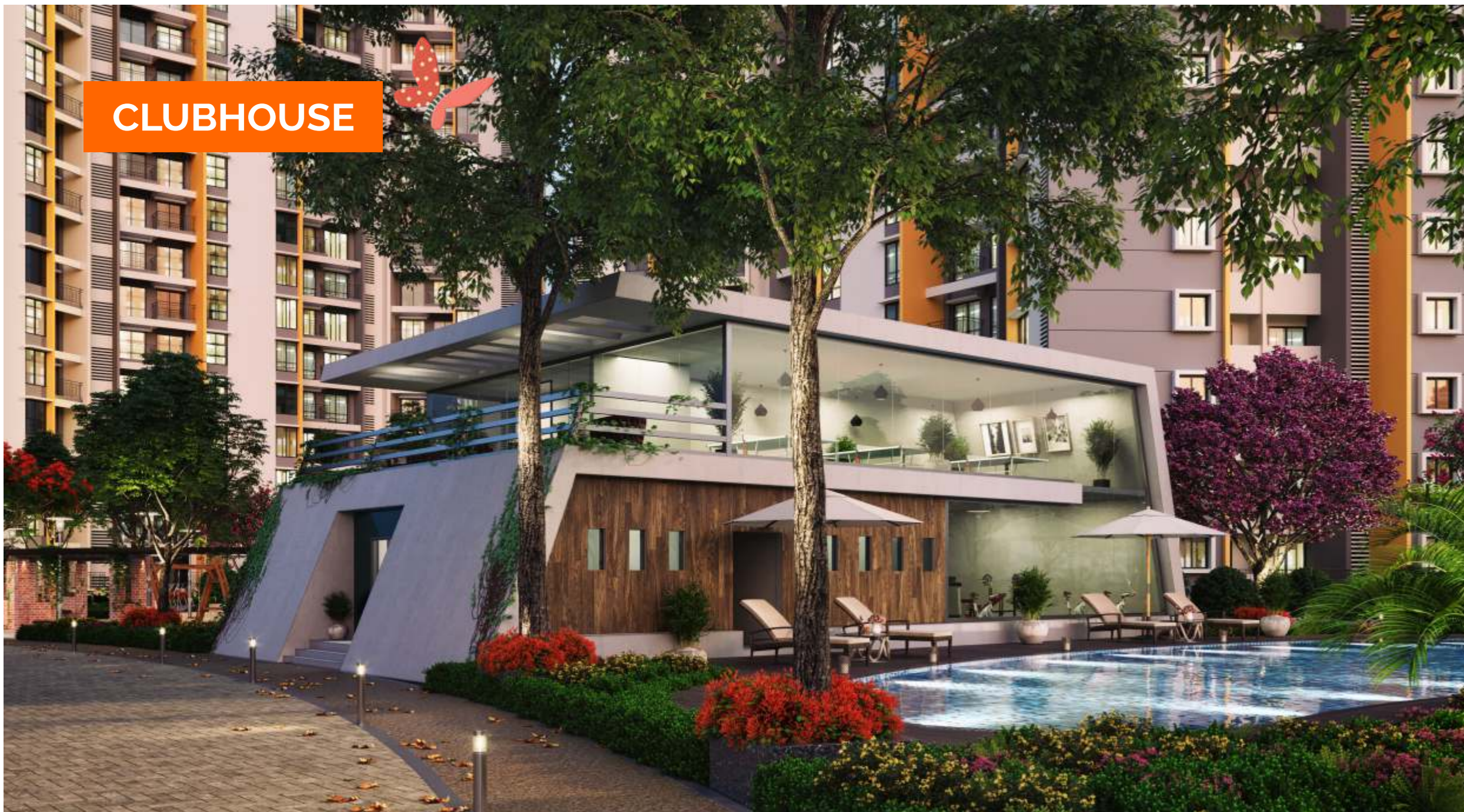
*Artist's Impression of actual space
Amenities indicated herein pertain to the entire layout and will be constructed when all the phases are developed. The location and the provision of the amenities are at the proposal stage and are subject to approval from the authorities.



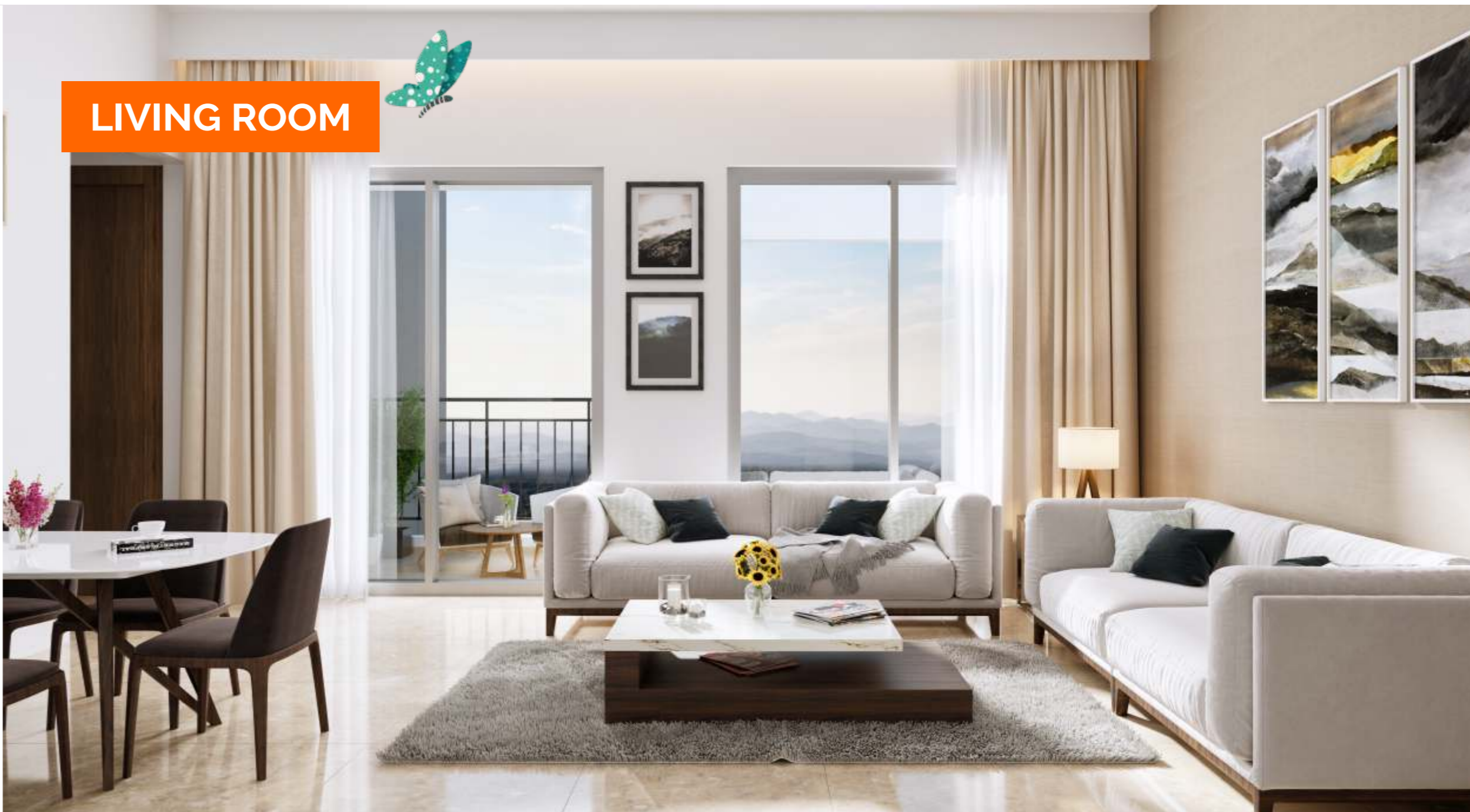
ELEVATION



Above images are artist impression and for representation purpose only.



CLUBHOUSE



LIVING ROOM



BEDROOM



KITCHEN





FLOOR PLAN

ODD FLOOR PLAN

(3rd, 5th, 7th, 9th, 11th, 15th, 17th floor)

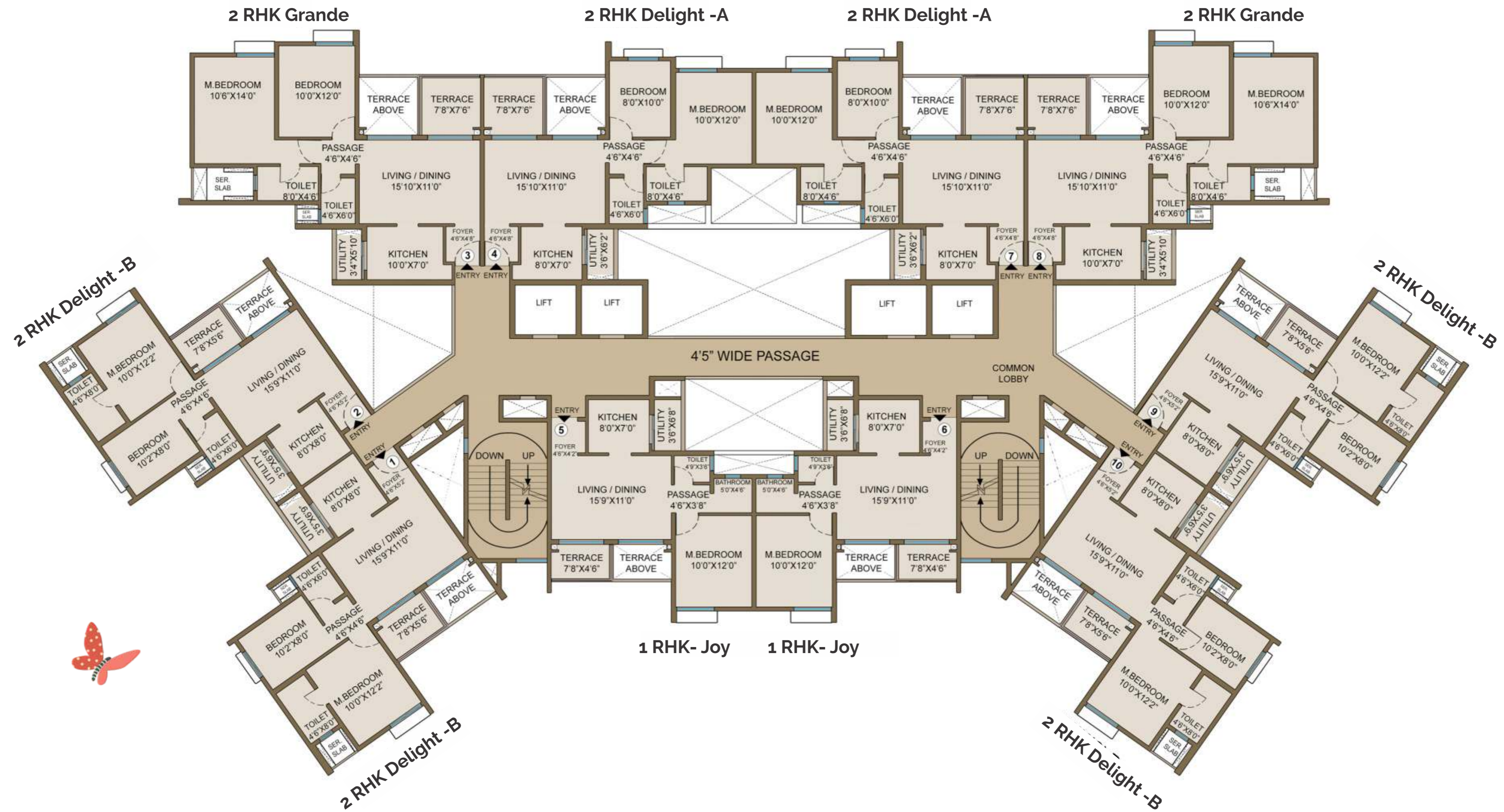


Minimum variance (+/-) 3% in actual carpet area may occur on account of site conditions/column/finishing may vary. In toilet the carpet area inclusive of ledge walls. Floor Plan is for space planning purpose only.



FLOOR PLAN

EVEN FLOOR PLAN (4th, 6th, 10th, 12th, 14th, 16th floor)



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

(ODD FLOOR : 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH)



RERA CARPET AREA	AREA OF ENCL. BALCONY	AREA OF TERRACE	AREA OF UTILITY	TOTAL USABLE AREA	
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.FT.
42.49	-	3.14	2.16	47.79	514.41

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. Unit Plan is for space planning purpose only.



UNIT PLAN

(ODD FLOOR : 3RD, 5TH, 7TH, 9TH, 11TH, 15TH, 17TH)



RERA CARPET AREA	AREA OF ENCL. BALCONY	AREA OF TERRACE	AREA OF UTILITY	TOTAL USABLE AREA	
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.FT.
48.35	6.87	5.30	1.95	62.47	672.42

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. Unit Plan is for space planning purpose only.



UNIT PLAN

(EVEN FLOOR : 2ND, 4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH, 18TH)



RERA CARPET AREA	AREA OF ENCL. BALCONY	AREA OF TERRACE	AREA OF UTILITY	TOTAL USABLE AREA	
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.FT.
48.43	6.49	3.85	2.14	60.91	655.63

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. Unit Plan is for space planning purpose only.



UNIT PLAN

(ODD FLOOR : 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH)



RERA CARPET AREA	AREA OF ENCL. BALCONY	AREA OF TERRACE	AREA OF UTILITY	TOTAL USABLE AREA	
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.FT.
54.98	8.43	5.30	1.81	70.52	759.07

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. Unit Plan is for space planning purpose only.



CONFIGURATIONS

FLAT TYPE	RERA CARPET AREA	ENCL. BALCONY AREA	AREA OF TERRACE	AREA OF WASH	TOTAL AREA	
	(a)	(b)	(c)	(d)	(a+b+c+d)	
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
1 RHK - Joy	42.49	-	3.14	2.16	47.79	514.41
2 RHK Delight - A	48.35	6.87	5.3	1.95	62.47	672.42
2 RHK Delight - B	48.43	6.49	3.85	2.14	60.91	655.64
2 RHK Grande	54.98	8.43	5.3	1.81	70.52	759.07

RERA Carpet Area as per circular number 4/2017 dated 14/06/2017 issued by Maharashtra Real Estate Regulatory Authority.
 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.





Joyville®



by **Shapoorji Pallonji® | Hinjawadi**

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MahaRERA registration number: P52100016131, P52100016252.

For details visit: <https://maharera.mahaonline.gov.in>

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