



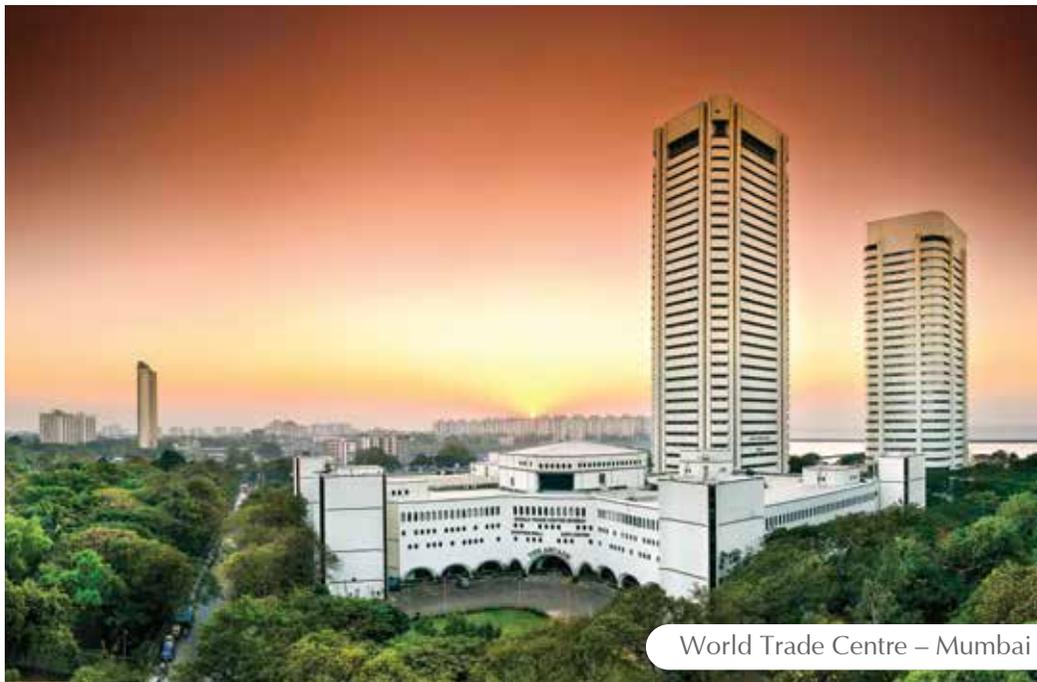
Come home to joy.
Come home to **Joyville.**

Joyville[®]

by **Shapoorji Pallonji**[®] | Howrah

Creating landmarks since 150 years

For over 150 years, Shapoorji Pallonji is consistently delivering projects and solutions globally, resulting in several architectural marvels around the world. Since 1865, Shapoorji Pallonji is committed to creating iconic structures and providing cutting-edge solutions, using what it knows best: Engineering. The group that operates in 6 major business areas, has been creating landmarks in more than 60 countries, delivering on its values and commitment in every project.





Jawaharlal Nehru Stadium – Delhi



Palace of the Sultan of Oman



Shukhobrishti – Kolkata



Barakhamba Underground Metro Station - Delhi

Group legacy and Global footprint



 Creating landmarks for over 150 years

 Over 20.4 million sq.m constructed in India

 16+ group companies, 69,000+ people

 Global presence in more than 60 countries

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

Recognition well deserved

Shapoorji Pallonji E&C has been ranked No.1 among top 50 Real Estate/Infrastructure Companies, by the Construction Week India magazine (Volume 10, Issue 3).

One of India's leading construction companies constructing residential projects under the brand Shapoorji Pallonji is symbolic of trust and quality.



Disclaimer: *Shapoorji Pallonji E&C has been ranked No. 1 among top 50 Infrastructure/Real Estate companies, by the Construction Week India magazine (Volume 10, Issue 3).

GENESIS

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

Joyville is a well-crafted platform for development of aspirational housing, by Shapoorji Pallonji, Actis, International Finance Corporation (an arm of the World Bank) and Asian Development Bank, in order to promote easy-to-own homes.

1.49 Million Sq.m

area planned for development

13,000 Units

planned for development

₹10,000 Cr.

of revenue potential

HINJAWADI



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

GURUGRAM



HARERA 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
Phase V - RC/REP/HARERA/GGM/345/77/2019/39.
For more details, visit: www.haryanarera.gov.in

VIRAR (W)



MahaRERA Registration Number:
Palm Grove - P9900001852 | Palm Meadows 1 - P99000019531
Summit & Pinnacle - P51900000444 | Crest - P99000013612.
For details, visit: <https://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



Artist's impression

Introduction

Nestled in the quaint suburb of Salap in Howrah, Joyville is a sprawling residential community, designed to help you grow and dream big. A place that surrounds you with its wide open spaces, state-of-the-art amenities and most importantly, like minded people.



30 acres (121406 sq.m)
Gated community



25+
amenities



Over 75%
open space



Mivan construction
technology



22,000 sq.ft
(~2043 sq.m)
State-of-the-art
clubhouse



Excellent
connectivity

The representation of plants/trees/plantation/flowers in the image are shown as fully grown in healthy conditions. The growing time of the plantation may vary depending upon the type and species. The colours, shades, patterns, and finishing material shown in the landscape, walls, tiles and facade etc., are for the purpose of representation only and may vary upon actual construction. Products, features, furniture, light fittings, etc., shown are illustrations and for representation only and are not part of the promoter's offering.



Disclaimer: Map not to scale, for indicative purpose only, subject to infrastructure facilities as may be provided by the appropriate authorities. The Map depicts only select landmarks and does not depict all the surroundings of the project. Distances mentioned are approx. **Source:** Internet

Easy connectivity to every comfort



Well-connected
to Kolkata



Shopping delight
at 6 lac sq.ft Avani Riverside Mall



Easy commute by Railway &
upcoming Metro*



Connectivity to major cities
through - NH 12, NH 16 & Grand Trunk Road



Ample opportunities at upcoming
20,000+ acres Industrial township*

*Upcoming developments are indicative and to be developed by appropriate authorities.

Connectivity at it's best



1 - 5 km

 Bankra Market	2 km
 Julien Day School	3 km
 Reliance Store	3 km
 Lakeland Country Club	5 km

5 - 10 km

 DPS International School	7 km
 Santragachi Bus Terminus	6.5 km
 Jalan Industrial Hub	10 km
 Howrah Station	10 km
 Narayana Super Speciality Hospital	10 km
 N H Narayana Multi Speciality Hospital	10 km

10 - 20 km

 Asian International School	11 km
 Westbank Hospital	11 km
 Avani Riverside Mall	12 km
 Acharya Jagadish Chandra Bose Indian Botanical Garden	12.5 km
 Indian Institute of Engineering Science and Technology	13.5 km
 Kolkata Racecourse	15 km
 Dakshineswar Kali Temple	15 km
 Belur Math	15 km
 Zoological Garden	16 km
 Fort William	16 km
 Princep Ghat	16 km
 Academy of Fine Arts	17 km
 Rabindra Sadan	16 km
 Nandan Cinema	16 km
 Birla Planetarium	16.5 km
 St. Paul's Cathedral	17 km
 Victoria Memorial	17 km
 Vidyasagar Setu	17 km
 Park Street	17.5 km

 Indian Museum	18 km
 Millennium Park	18 km
 New Market	18 km
 Esplanade	18 km
 Camac Street	18 km
 Shakespeare Sarani	18 km
 Dalhousie	18 km
 Elgin Road	18 km

20 - 30 km

 Decathlon Sports Mall	30 km
 Netaji Subhash Chandra Bose International Airport	25 km
 Science City	24 km
 Eco Park	30 km

Map representation: Map not to scale. For indicative purpose only. Subject to infrastructure facilities as may be provided by the appropriate authorities. The Map depicts only select landmarks and does not depict all the surroundings of the project. Distances and time durations mentioned are approximate. [Source: Internet]

Friends, family, you and joy.

With a wholesome atmosphere and world class facilities, the clubhouse provides a luxurious space to nurture your talents and grow as a family.

Swimming pool

Kids' pool

Indoor games area

Kids' room

Cafè and lounge

Badminton court

Guest rooms

Banquet hall

Reading room

Yoga hall

Gymnasium

Outdoor party area





Artist's impression

Amenities & Facilities



ENTRANCE LOBBY

Artist's impression



KIDS' ROOM

Artist's impression



GYM

Artist's impression

Disclaimer: This printed material does not constitute an offer and/or contract of any type. Any prospective sale shall be governed by the terms, and agreement for sale to be entered into between the parties. Before making a decision to purchase, you are requested to independently, either directly or through your legal/financial advisors, thoroughly verify all details/documents pertaining to the project. The amenities, colours, shades of walls, tiles etc. shown in the images are for the purpose of representation only and may vary upon actual construction. Images are digitally enhanced, unless otherwise mentioned. Products, features, furniture, light fittings, etc., shown, are illustrations for reference only and are not part of the standard offering.



GAMES ROOM

Artist's impression



READING ROOM

Artist's impression



GUEST ROOM

Artist's impression



PRE-FUNCTION AREA

Artist's impression



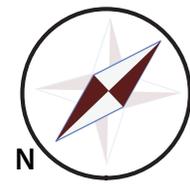
BANQUET HALL

Artist's impression

Joyful convergence of convenience and lifestyle

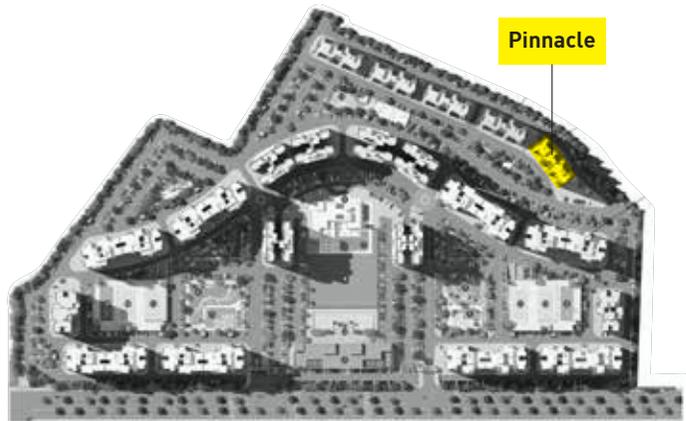


Master Layout Plan



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 subject to approval from the authorities.

Floor Plan - Pinnacle



Unit No. 1
1BHK

Unit No. 2
1BHK



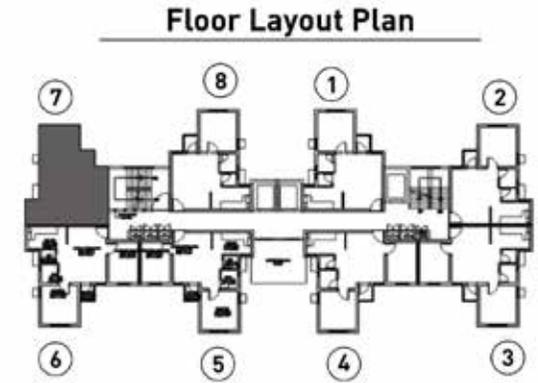
Unit No. 4
2 BHK
(Delight)

Unit No. 3
2 BHK
(Delight)

Disclaimer: Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas. The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/alterd subject to applicable laws.

Unit Plan - Pinnacle

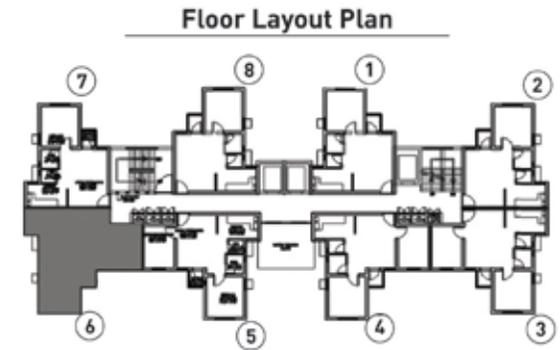
1 BHK Joy



1BHK	Carpet Area		Balcony Area		Total Area	
	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.
Pinnacle 1 & 8	37.07	399.02	1.37	14.75	38.44	413.76
Pinnacle 2 & 7	37.24	400.85	1.37	14.75	38.61	415.59

Disclaimer: Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas. The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/altered subject to applicable laws.

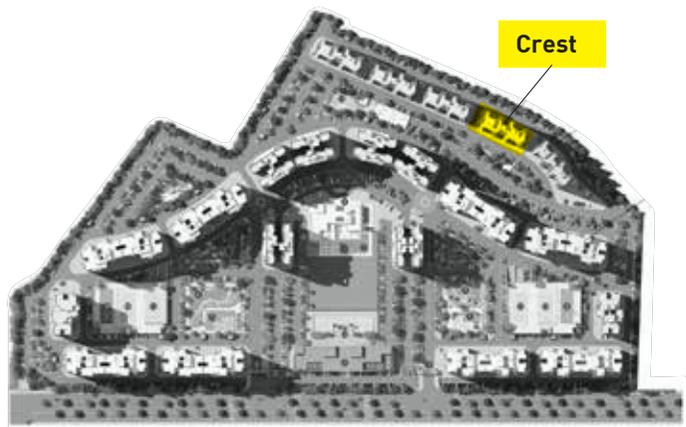
Unit Plan - Pinnacle 2 BHK Delight



2BHK Delight	Carpet Area		Balcony Area		Total Area	
	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.
Pinnacle 3 & 6	46.64	502.03	1.37	14.75	48.01	516.77
Pinnacle 4 & 5	45.28	487.39	1.37	14.75	46.65	502.14

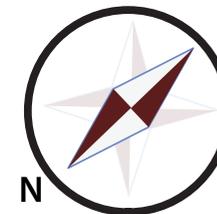
Disclaimer: Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas. The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/alterd subject to applicable laws.

Floor Plan - Crest



Unit No. 1
1 BHK

Unit No. 2
1 BHK



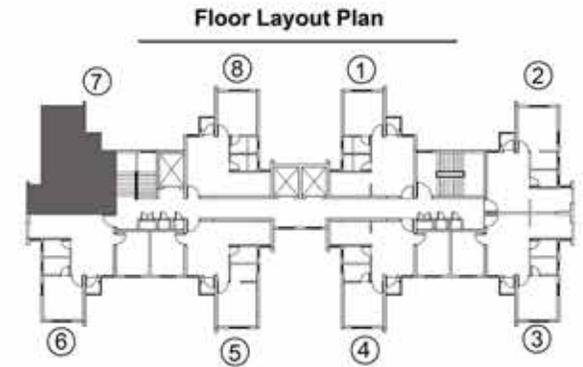
Unit No. 4
2 BHK
(Delight)

Unit No. 3
2 BHK
(Delight)

Disclaimer: Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas. The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/alterd subject to applicable laws.

Unit Plan - Crest

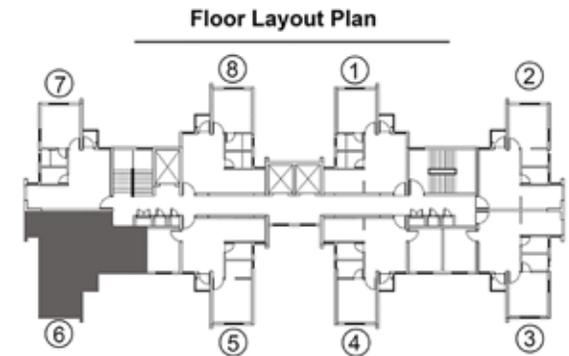
1 BHK Joy



1BHK	Carpet Area		Balcony Area		Total Area	
	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.
Crest 1 & 8	37.07	399.02	1.37	14.75	38.44	413.76
Crest 2 & 7	37.24	400.85	1.37	14.75	38.61	415.59

Disclaimer: Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas. The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/alterd subject to applicable laws.

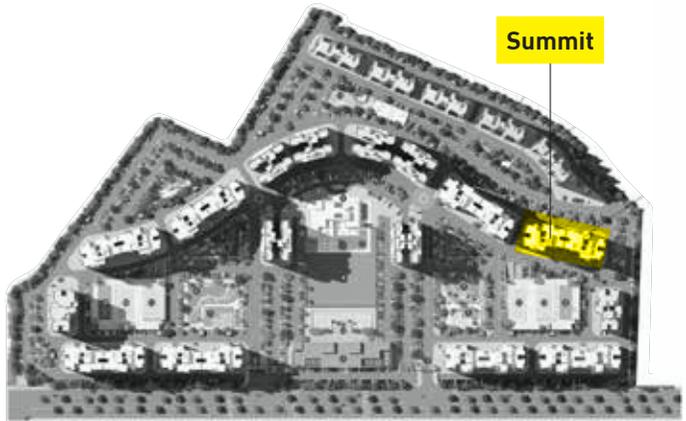
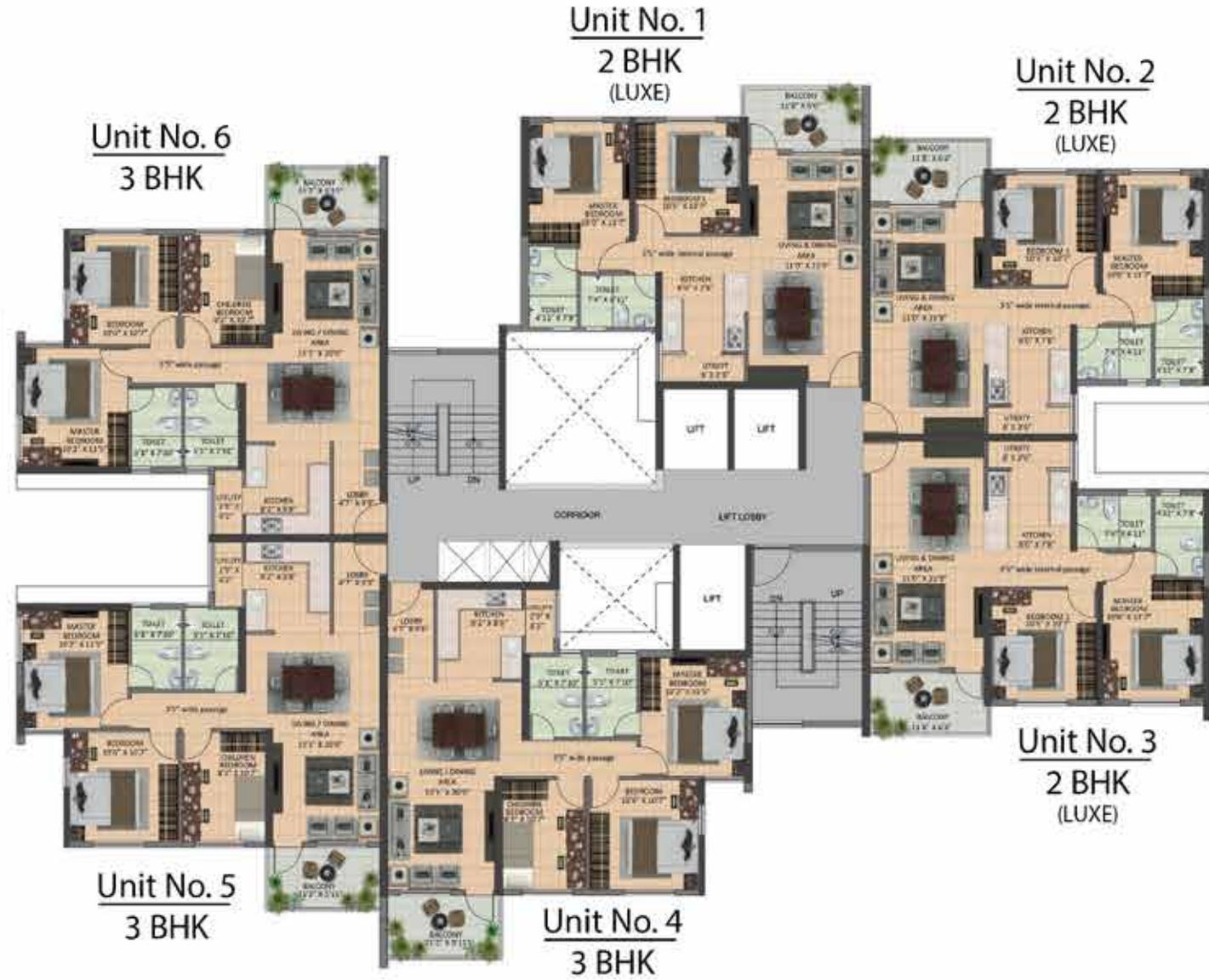
Unit Plan - Crest 2 BHK Delight



2BHK Delight	Carpet Area		Balcony Area		Total Area	
	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.
Crest 3 & 6	46.64	502.03	1.37	14.75	48.01	516.77
Crest 4 & 5	45.28	487.39	1.37	14.75	46.65	502.14

Disclaimer: Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas. The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/alterd subject to applicable laws.

Floor Plan - Summit



Summit B

Unit No. 5
2 BHK
(LUXE)

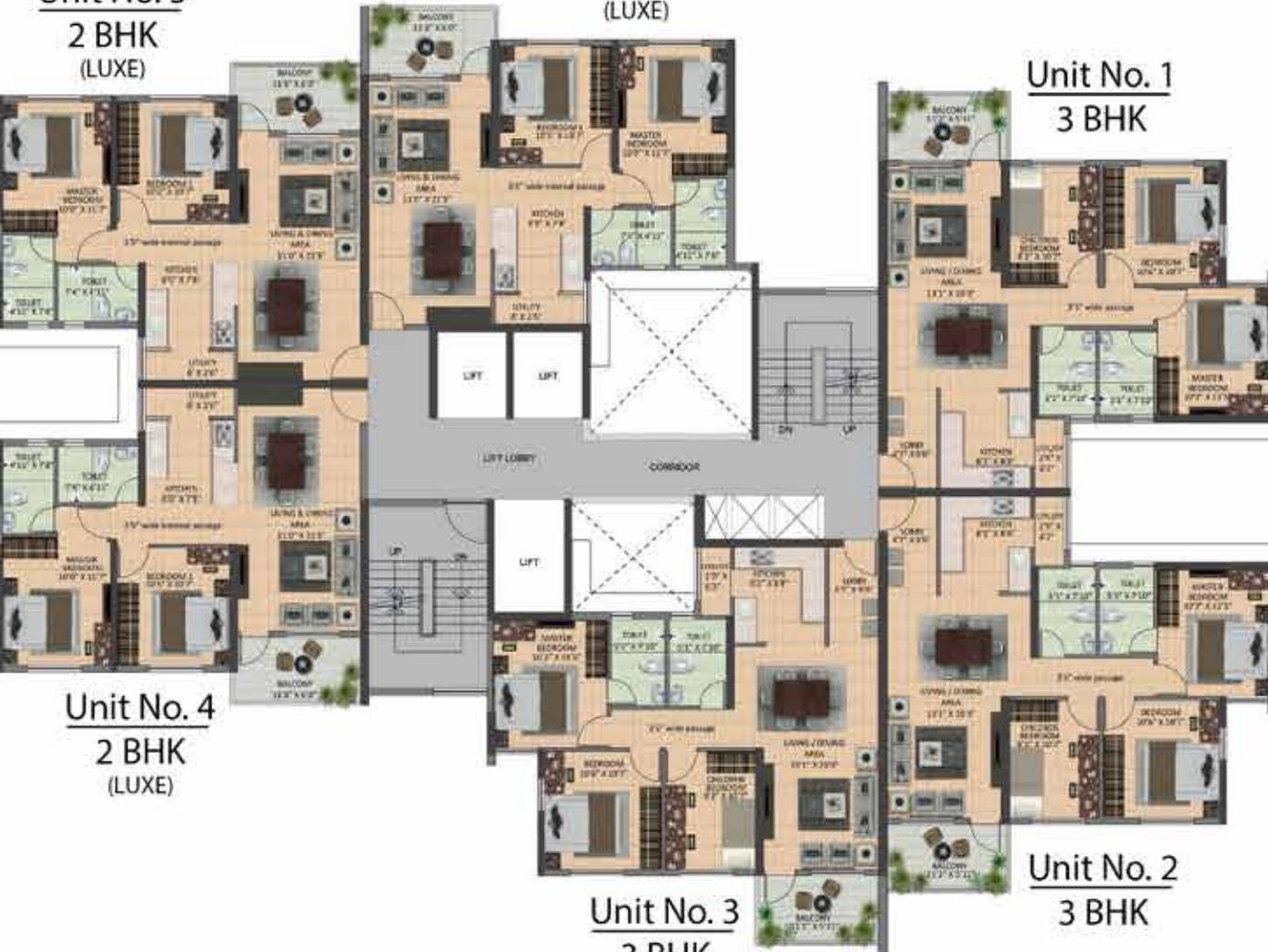
Unit No. 6
2 BHK
(LUXE)

Unit No. 1
3 BHK

Unit No. 4
2 BHK
(LUXE)

Unit No. 3
3 BHK

Unit No. 2
3 BHK



Summit A

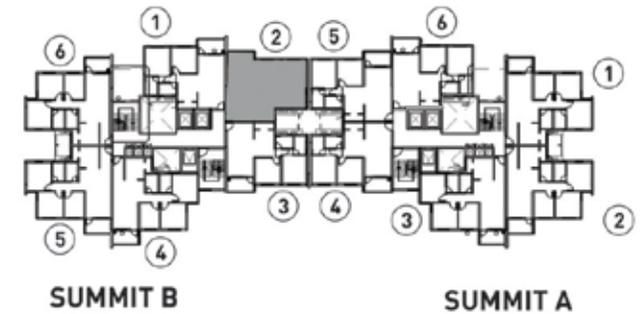
Disclaimer: Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas. The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/alterd subject to applicable laws.

Unit Plan-Summit

2 BHK Luxe



Floor Layout Plan

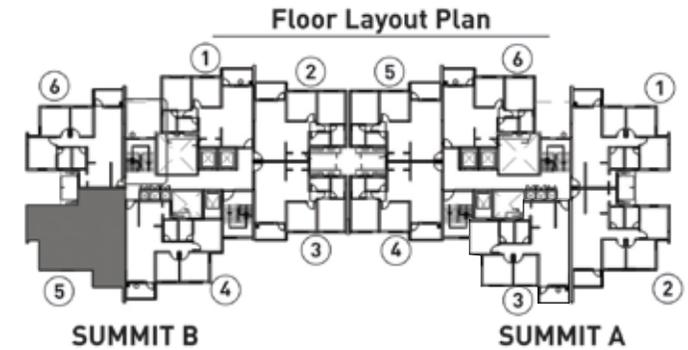


2BHK Luxe	Carpet Area		Balcony Area		Total Area	
	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.
Summit A 4 & 5	67.34	724.84	5.92	63.72	73.26	788.56
Summit A 6	67.10	722.26	5.87	63.18	72.97	785.44
Summit B 1	67.10	722.26	5.87	63.18	72.97	785.44
Summit B 2 & 3	67.34	724.84	5.92	63.72	73.26	788.56

Disclaimer: Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas. The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/alterd subject to applicable laws.

Unit Plan-Summit

3 BHK



3BHK Delight	Carpet Area		Balcony Area		Total Area	
	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.
Summit A 1 & 2	78.87	848.95	5.73	61.68	84.60	910.63
Summit A 3	78.70	847.12	5.68	61.14	84.38	908.26
Summit B 4	78.70	847.12	5.68	61.14	84.38	908.26
Summit B 5 & 6	78.87	848.95	5.73	61.68	84.60	910.63

Disclaimer: Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas. The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/altered subject to applicable laws.

Specifications



LIVING/DINING HALL:

Flooring: Vitrified tiles
Main door: 32 mm thick solid flush door with laminate
Door frames: Hardwood with polish finish
Windows: Two track aluminium glazed window
Adequate electrical points



KITCHEN:

Flooring: Vitrified tiles
Kitchen counter: Black granite platform with stainless steel sink
Adequate electrical points provided for kitchen appliances



BEDROOMS:

Flooring: Vitrified tiles
Doors: 32 mm thick solid flush door(s) with enamel paint
Door frames: Hardwood with enamel paint
Windows: Two track aluminium glazed window
Adequate electrical points



BALCONY:

Flooring: Rough textured ceramic tiles
Doors: Wooden flush door(s) with enamel paint
Door frames: Hardwood with enamel paint



BEDROOMS:

Flooring: Vitrified tiles
Doors: 32 mm thick solid flush door(s) with enamel paint
Door frames: Hardwood with enamel paint
Windows: Two track aluminium glazed window
Adequate electrical points



MIVAN TECHNOLOGY:

Fast-paced construction technique
Strength and durability by use of aluminium form works
Seismic resistant



STRUCTURE:

Earthquake resistant structure
(Seismic Zone III compliant)



KITCHEN UTILITY AREA (for 2 & 3 BHK):

Vitrified tiles
Provision for washing machine

Our Associates

Master Development: Located within the larger KWIC layout, for which the master developer is Universal Success Enterprises Ltd.

Principal Architect: M/s. Shapoorji Pallonji & Co. Pvt. Ltd. - Design & Build Division (SPDB)

Resident Architect: M/s. SBA Spectra Consultants Pvt. Ltd.

Legal Advisor: M/s. Sandersons & Morgans

Structural & MEP (Services) Consultant: M/s. Shapoorji Pallonji & Co. Pvt. Ltd. -Design & Build Division (SPDB)

Landscape Consultant: M/s. Enviroscope (appointed by SPDB).

Structural Optimisation Consultants: M/s. Ascent Structural Engineers Pvt. Ltd.

PHE Optimisation Consultants: M/s. Unique Engineering Consultancy Pvt. Ltd.

Home Loan Partners

ICICI Bank | Axis Bank | United Bank of India

Allahabad Bank | Bajaj Capital Finance | Union Bank of Maharashtra

Yes Bank | UCO Bank | LIC Housing Finance | Indiabulls Housing Finance

PNB Housing Finance | Tata Capital Housing Finance | Canara Bank | IIFL Bank | IDBI Bank



Joyville[®]

by **Shapoorji Pallonji** | Howrah

Site Address:

Salap Junction, Howrah Amta Road and Bombay Road Crossing,
NH6, Howrah- 711 403

Registered Address:

Joyville Shapoorji Housing Pvt. Ltd.
41/44, S P Centre, Minoo Desai Marg, Colaba, Mumbai- 400 005

Contact: +91 3366064213

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

Disclaimer: This printed material does not constitute an offer and/or contract of any type. Any prospective sale shall be governed by the terms, and agreement for sale to be entered into between the parties. Before making a decision to purchase, you are requested to independently, either directly or through your legal/financial advisors, thoroughly verify all details/documents pertaining to the project. This project is financed by and mortgaged to HDFC Ltd. Requisite NOC from HDFC Ltd., for sale of flats, shall be provided. T&C apply. www.joyvillehomes.com