



Shapoorji Pallonji
Real Estate

**RESERVED
THE BEST
FOR THE LAST**

FOR INTERNAL CIRCULATION ONLY

RECOGNITION WELL- DESERVED

Creating Landmarks for over
150 years

Global presence in over
60 group companies

Over 20.4 million Sq.m
constructed in India

A strong employee base of
over 69,000 people over
40+ Nationalities



CONSTRUCTION COMPANY IN INDIA*

*Shapoorji Pallonji E&C has been ranked No. 1 among top 50 real estate and infrastructure companies, by the Construction Week India magazine 2018 (Volume 10, Issue 3).

A LEGACY THAT LEAVES AN IMPACT ON GENERATIONS TO COME

Mumbai Central Station



1930

Palace of the Sultan of Oman



1975

Seat of Ghana



2009

ICONIC LANDMARKS BY SHAPOORJI PALLONJI

The Imperial, Mumbai



2010

Fairmont Bab Al Bahr, Dubai



2012

FPSO Armada Sterling-I



2013

REALISING THE DELHI-NCR DREAM

Indira Gandhi Intl
Airport



2009

Barakhamba
Metro Station



2016

Jawaharlal Nehru
Stadium



Ongoing

Cybercity



2017

NEW LANDMARK PROJECT



Atal Tunnel

Atal Tunnel (also known as **Rohtang Tunnel**) is a highway tunnel built under the Rohtang Pass in the eastern Pir Panjal range of the Himalayas on the Leh-Manali Highway in Himachal Pradesh, India.

At a length of 9.02 km, it is the longest tunnel above 10,000 feet (3,048 m) in the world and is named after former Prime Minister of India, Atal Bihari Vajpayee.

JOYVILLE GENESIS

Joyville is a well crafted platform for development of Affordable Housing which came into being after Shapoorji Pallonji, Standard Chartered Bank, International Finance Corporation and Asian Development Bank decided to come together and invest USD 200 mn to promote Easy to Own Homes.



16 Million sq.ft

area planned for development
under the platform

Rs.10,000 Cr

of Revenue Potential under
The platform

13000 Units

planned for development under
the platform

ABOUT JOYVILLE GURUGRAM

Brought to you by Shapoorji Pallonji, Joyville Gurugram is equipped to meet every need and requirement of its ambitious residents.

~18 ACRES (72,844 sq.mt) OF DEVELOPMENT	OVER 75% OF OPEN SPACES	~3 ACRES (12,140 sq.mt) OF COLOURFUL PARKS	24,000 Sq. Ft.(2230 sq.mt) CLUBHOUSE WITH SWIMMING POOL*
9 POCKET AMENITY SPACES#	FUTURE READY HOMES POWERED BY JIOFIBER	OUTDOOR AIR POLLUTION CONTROLLERS	31+ AMENITIES WITHIN THE PROJECT**

*The Swimming pool will be delivered post construction of tower Crown. #Delivery timeline for 9 pocket amenity spaces will be done phase-wise, as per possession timelines of the respective phase

**Some of these amenities will be delivered in future phases of the development.

LOCATION MAP



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.

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LOCATION – WHAT'S AROUND?

5-10 minutes away

SCHOOLS			UPCOMING		
Delhi Public School	Imperial Heritage School	Gurugram Global High School	AIIMS Hospital	Proposed Metro Line	Diplomatic Enclave

10-20 minutes away

HOSPITAL	TRANSPORTATION	HOTELS	OTHERS
Columbia Asia	Airport	Trident	Sultan National Park
	Gurgaon Railway Station	Hyatt Regency	
	Delhi Jaipur Highway		

20-30 minutes away

SCHOOLS	HOSPITAL	HOTELS	ENTERTAINMENT
G D Goenka School	Fortis	J W Marriott Aerocity	PVR Cinemas
Bal Bharti Public School	Max Healthcare	Holiday Inn Aerocity	Carnival Cinemas
Indraprastha University	TRANSPORTATION	Novotel Aerocity	Cyber Hub
CORPORATE HUB	Hudy City Center Metro	Leela Ambience	Sector 29
Cyber City	MG Road	Oberoi Gургоан	Kingdom of Dreams
Udyog Vihar	Unitech Cyber Park	UPCOMING	Convention Center Dwarka

MASTER PLAN



1. Entry Plaza
2. Trellis with Seating
3. Entrance Water Feature
4. Tower Drop Off
5. Clubhouse
6. Swimming Pool³
7. Kids' Pool³
8. Leisure Pool³
9. Kids' Play Area
10. Topaz Park
11. Sapphire Park
12. Coral Park³
13. Amphitheatre³
14. Palm Garden³
15. Maze Garden³
16. M.U.G.A. Court³
17. Cricket Pitch³
18. Panchatatva Pathway
19. Step Garden
20. Shopping Plaza³
21. Skating Rink³

Clubhouse

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

Disclaimer: Artist's impression of actual space. ³These amenities will be delivered in future phases of the development.

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KEY FEATURES

ACs in all the bedrooms,
dining and living room



JioFiber
Enabled homes



IP Series VDP at
home entrance by Jio or equivalent



Modular Kitchen*
provided with hob and chimney



Smart Home Hub -Home
automation gateway
by Jio or equivalent



Air purifiers at project
level in common areas



Gas leak detector (in kitchen)
by Jio or equivalent



Panic alarm button
inside apartments by
Jio or equivalent



24x7 DG backup for all
apartments and common areas



CCTV at entrance gate and
building entrance lobby



TOWERS IRIS & AME



AMENITIES



AMENITIES



AREA STATEMENT

TYPOLOGY	TOTAL SALEABLE AREA	RERA CARPET AREA (A)		BALCONY AREA (B)	TOTAL (A+B)
		SQ. FT.	SQ. M.		
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
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

2 BHK DELIGHT



S.No	Names	Dimensions
1	Passage	4'4"X3'1"
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"

Total Saleable Area	Carpet Area (A)		Balcony Area (B)		Total (A+B)
	sq.ft.	sq.m.	sq.ft.	sq.ft.	
915	54.77	589.49	54.36	54.36	643.85

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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"

Total Saleable Area	Carpet Area (A)	Balcony Area (B)	Total (A+B)
sq.ft.	sq.m.	sq.ft.	sq.ft.
1215	68.27	734.80	124.00
			858.81

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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	Bed Room-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"

Total Saleable Area	Carpet Area (A)	Balcony Area (B)	Total (A+B)
sq.ft. 1692	sq.m. 95.47	sq.ft. 1027.68	sq.ft. 172.76

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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"

Total Saleable Area	Carpet Area (A)	Balcony Area (B)	Total (A+B)
sq.ft. 1852	sq.m. 104.80	sq.ft. 1128.10	sq.ft. 191.71

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SPECIFICATIONS

FLOORING

- Vitrified tiles of size 800mm x 800mm for living, dining and kitchen
- Wooden-laminated flooring for all bedrooms
- Rough Textured 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

**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 | Phase VI -
RC/REP/HARERA/GGM/434/166/2021/02. For more details,
visit: www.haryanarera.gov.in**