



**Shapoorji Pallonji**  
Real Estate

**#BACHPAN  
DOBARA**



**Joyville®**

by **Shapoorji Pallonji** | Hadapsar Annexe





Artist's impression

## WELCOME TO JOYVILLE HADAPSAR ANNEXE



A residential property, where childhood takes centerstage,  
and life's special moments come back to you.

And life, is all about getting back to reconnecting with the  
toddler inside us all, excited to live up every moment, with  
innocence and pure joy.





## A HOME FOR UNLIMITED JOY



Joyville Hadapsar Annexe brings to East Pune an oasis of happiness and contentment, where children can be themselves and life offers residents a larger horizon.

With homes designed for seamless living dotted with lifestyle amenities, it's where aspirations come to light and we make memories for a lifetime.



### *Artist's impression*

The promoter will make a provision for the open-air cinema. The cinema equipment will not be a deliverable by the promoter.



# LOCATION MAP



**Disclaimer:** 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 of the project. Upcoming developments are indicative and to be developed by appropriate authorities.



# OUR NEIGHBORHOOD



## SCHOOLS

Sri Sri Academy (SSA)	1.9 km
Lexicon International School	3.2 km
The Kalyani School	4.1 km
Pawar Public School	5.5 km
Vibgyor High School	7 km
The Orbis School	7.8 km
Delhi Public School	8.4 km

## HOSPITALS

Yog Multispeciality Hospital	1.4 km
Devgiri Hospital	3.8 km
Sahyadri Super Speciality Hospital	3.9 km
Noble Hospital	5.2 km
Columbia Asia Hospital	9.6 km



## ENTERTAINMENT



Amanora Mall	6 km
Seasons Mall	6 km
93 Avenue Mall	7.1 km

## COMMERCIAL & MAJOR LANDMARKS

SP Infocity	4 km
Magarpatta IT Park	6 km
Wisteria Commercial	8 km
World Trade Centre	10.9 km
EON IT Park	10.9 km
Cerebrum IT Park	12 km
Global Business Hub	12.4 km
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Pune Railway Station	12.5 km
Pune Airport	15.2 km
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Hadapsar Flyover	2.5 km
Fursungi	3.6 km
Magarpatta	6 km
MG Road	10.6 km
Kharadi	11 km
Kalyani Nagar	11.2 km
Koregaon Park	11.6 km
Viman Nagar	13.5 km
Yerwada	14.1 km





## UPCOMING INFRASTRUCTURE DEVELOPMENT

- Extended Metro Station at Hadapsar & SP Infocity within a distance of 4 km
- Ring Road at a distance of 15 km, further connecting Nagar Road, Saswad Road and Solapur Highway
- Proposed 30 m R.P. Road connecting to Saswad Road





**21 ACRES**  
**(~83,805 SQ.M.)**  
**OF RESIDENTIAL DEVELOPMENT**

Artist's impression

## PROJECT HIGHLIGHTS

-  Grand Entry Feature
-  More than 80% open space within the project
-  8.8+ acres (~35,612.3 sq.m.) of Central Amenity Space
-  35,000 sq. ft. Clubhouse\* (~3,251 sq.m.)
-  One Master Clubhouse and 4 Mini Clubs
-  60+ Amenities^
-  2.7 km Walking Boulevard\*
-  Vehicle Free Podium

#35,000 sq. ft. (~3251 sq.m.) clubhouse is the sum of built up areas of master club, 4 mini clubs, swimming pool, kids pool and pool desk area. ^Some of these amenities will be delivered in future phases of the development. \*1.5 km at Ground Level + 1.2 km at Podium Level.





Artist's impression

**Disclaimer:** Appearance of landscape will depend on seasonal changes and weather conditions. 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 promoter shall undertake development of the layout in a phased manner.





Artist's impression

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# AMENITIES



## Social & Entertainment

- Labyrinth Seating
- Green Amphitheatre#
- Party Lawn
- Social Islands#
- Crèche\*
- Flag Hoisting Zone
- Chit-chat Corner#
- Senior Citizen's Plaza#
- Teenage Garden#
- Amphitheatre#
- Parents Zone#
- Festival Lawns#
- Multipurpose Hall#
- Open-air Cinema#
- Proposed Shopping Galleria#

## Gaming Arena

- Kids' Pool
- Indoor Gaming Area
- Children's Play Area
- Twisters#
- Lifesize Ludo#
- Life Size Hopscotch#
- Adventure Play Zone#
- Rock Climbing#
- Futsal Court#
- Top Play Area#
- Marble Play Area#
- Box Cricket#
- Skating Rink
- Lawn (Nostalgic Game play Area)
- 4 Mini Clubs#



## Wellness

- Fruit Orchard#
- Gazebo#
- Camp Site#
- Tamarind Court
- Meditation Zone
- Floral Tunnel#
- Aroma Garden#
- Flower Garden#
- Herbal Garden#
- Urban Garden#
- Acupressure Pathway#

## Recreation

- Hammock Garden#
- Lawn Mound
- Viewing Pavilion#
- Reading Nook#
- Provision for BBQ Lawn#
- Swimming Pool
- Multipurpose Court#  
( Basketball, Volleyball )
- Tennis Court#
- Open Cricket Pavilion#
- Pet Park#
- Cycle Parking#
- Bonfire#



## Health & Fitness

- Gym
- Health Café
- Jogging/Cycling path
- Open-Air Gym
- Kabaddi Play Area#



**Disclaimer:** #These amenities and facilities will be delivered in future phases of the development. Products, features, etc., shown, are illustrations for reference only. The façade, colour, shades of walls, etc. shown in the image is for the purpose of representation only and may vary upon actual construction. The promoter will make a provision for the open air cinema. The cinema equipment will not be a deliverable by the promoter. \*Crèche will be operated by a Vendor/third party and usage of the same will be chargeable on actual basis. It will be operational post hand-over of last phase of the project.



# MASTER LAYOUT



## Legends

- |                                   |                                    |                           |                                  |                            |
|-----------------------------------|------------------------------------|---------------------------|----------------------------------|----------------------------|
| 01. 24m Wide Main Access Road     | 21. Club Forecourt                 | 40. Mini Club-1           | 58. Kabaddi Play Area            | 79. Mini Club-4            |
| 02. Rotary                        | 22. Podium to Club access          | a. Chess                  | 59. Reading Nook                 | a. Chess                   |
| 03. Shopping Galleria             | 23. Club Drop-off Below            | b. Carrom                 | 60. Box Cricket                  | b. Carrom                  |
| 04. Parking For Shopping Galleria | 24. Vehicular Driveway             | c. Table Tennis           | 61. Open Cricket Pavilion        | c. Table Tennis            |
| 05. Welcome Plaza                 | 25. Open Car Parking               | 41. Open Air Gym          | 62. Marble Play Area             | 80. Urban Farm             |
| 06. Entrance Gate                 | 26. Fire Tender Ramp               | 42. Childrens' Play Area  | 63. Top Play Area                | 81. Festival Lawn          |
| 07. Joyville Signage              | 27. Social Islands                 | 43. Chit-chat Corner      | 64. Open-Air Cinema              | 82. Viewing Pavillion      |
| 08. Exit Gate                     | 28. Drop-off Canopy                | 44. Twisters              | 65. Amphitheatre                 | 83. Hammock Garden         |
| 09. Green Amphitheatre            | 29. Covered parking                | 45. Senior Citizens Plaza | 66. Parent's Zone                | 84. Fruit Orchard          |
| 10. Lawn Mound                    | 30. Bonfire                        | 46. Light Wells           | 67. Life Size Ludo               | 85. Campsite               |
| 11. Gulmohar court                | 31. Building Entry At Podium Level | 47. Labyrinth Seating     | 68. Life Size Snakes & Ladder    | 86. Pet Park               |
| 12. Access to party terrace       | 32. Flag Hoisting Zone             | 48. Mini Club-2           | 69. Life Size Hopscotch          | 87. Sky-lights             |
| 13. Lap Pool                      | 33. Crèche*                        | a. Chess                  | 70. Walkway with Seating         | 88. Transformer            |
| 14. Kids' Pool                    | 34. Crèche Outdoor Play Area       | b. Carrom                 | 71. Indoor Squash Court Below    | 89. D.G. Set               |
| 15. Pool Deck                     | 35. Jogging / Cycling Track        | c. Table Tennis           | 72. Rock Climbing                | 90. S.T.P.                 |
| 16. Party Lawn                    | 36. Nostalgic Play Lawn            | 49. BBQ Lawn              | 73. Adventure Play Zone          | 91. O.W.C.                 |
| 17. Party Terrace                 | -Langdi                            | 50. Tamarind Court        | 74. Mini Club-3                  | 92. Receiving Station      |
| 18. Tree Plaza                    | -Dog & The Bone                    | 51. Aroma Garden          | a. Chess                         | 93. Entry to Adjacent Plot |
| 19. Cycle Station                 | -Lagori                            | 52. Flower Garden         | b. Carrom                        | 94. 12 m Wide Canal Road   |
| 20. Leisure Clubhouse             | -Lock & Key                        | 53. Herbal Garden         | c. Table Tennis                  | 95. Water Canal            |
| a. Multipurpose Hall              | -Pakda Pakdi                       | 54. Trellis Seating       | 75. Indoor Badminton Court Below |                            |
| b. Gym                            | 37. Floral Tunnel                  | 55. Lawn Tennis Court     | 76. Accupressure Pathway         |                            |
| c. Health Cafe*                   | 38. Skating Rink                   | 56. Multipurpose Court    | 77. Gazebo                       |                            |
| d. Indoor Gaming Area             | 39. Meditation Zone                | 57. Teenage Garden        | 78. Futsal Court                 |                            |

**Disclaimer:** Artist's impression of actual space. Amenities indicated herein pertain to the entire layout and will be constructed/available when all the phases are developed. The promoter shall undertake development of the layout in a phased manner. \*Will be operated by a Vendor/third party and usage of the same will be chargeable on actual basis.\*Only flooring will be provided.



# SPECIFICATIONS

## PAINTING

- Interior walls & ceiling finished with OBD Paint
  - Exterior walls finished with textured / exterior grade paint
- 

## FLOORING

- Vitrified tiles of size 600 mm x 600 mm with spacer for living, dining, kitchen & bedrooms
  - Rough textured tiles of size 300 mm x 300 mm with spacer in bathroom flooring & 300 mm x 450 mm tiles with spacer on bathroom wall
  - Rough textured tiles in balcony & utility area
- 

## DOORS

- Video door phone at the main door
  - **Main door:** Pre-engineered / wooden flush door with laminates on both sides
  - **Bedroom doors:** Pre-engineered / wooden flush door with laminates on both sides
  - **Toilet door:** Granite frame with pre-engineered / wooden flush door
  - Cylindrical lock for all bedroom doors
  - **Night latch:** Dorset or equivalent for the main door
- 

## WINDOWS

- Sliding powder-coated aluminium windows
  - Safety railing in all bedroom windows
- 

## ELECTRICALS

- **Electrical points:** Concealed wiring with modular switches and sockets from Anchor, Precision or equivalent
- 

## RAILING

- MS Railing with synthetic enamel paint finish

## KITCHEN

- **Kitchen counter:** Granite platform with stainless steel sink from Nirali / Futura or equivalent
  - **Wall:** Ceramic Dado tiles up to 600 mm above the countertop
  - Adequate electrical points provided for kitchen appliances
  - Provision for exhaust fans
  - Provision for water purifier
- 

## BATHROOMS

- Wall-hung washbasin in all toilets
  - Branded sanitary fittings from CERA or equivalent
  - Branded CP fittings from Jaquar or equivalent
  - Provision for exhaust fan
  - False ceiling in all bathrooms
  - Provision for geysers in bathrooms
  - Concealed dual flush systems in bathrooms
  - Solar water heating provision in one bathroom
- 

## 24X7 DG back up in common areas

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## CCTV at the project entrance gate and building entrance lobby

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## The project is registered with EDGE (an IFC innovation) for green building certification

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## ABOUT EDGE

- EDGE is part of a holistic strategy to steer construction in rapidly urbanizing economies onto a more low-carbon path, a green building standard, and a certification system for over 140 countries.
- EDGE certification ensures energy-efficient homes, hence bringing down your utility bills.





Artist's impression

Tower 20 - 2 BHK Grande - Living Room

**Disclaimer:** We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale. Products, features, furniture, light fittings, wall panelling, false ceiling etc., shown are illustrations and for representation only and are not part of the flat to be sold to the customer. Variance (+/-) 3% in actual carpet area may occur on account of site conditions/column varying finishes. In toilet the carpet area inclusive of ledge walls.





Artist's impression

Tower 20 - 2 BHK Grande - Master Bedroom

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Tower 20 - 2 BHK Grande - Kitchen

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Artist's impression



# ABOUT JOYVILLE

Joyville is a well-crafted platform for the 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.



Actual Image

## JOYVILLE HOWRAH

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



Actual Image

## JOYVILLE VIRAR

MahaRERA Numbers: Palm Grove - P99000018521 |  
Palm Meadows I - P99000019531 | Summit & Pinnacle -  
P51900000444 | Crest - P99000013612.  
For details, visit: <https://maharera.mahaonline.gov.in>



Artist's impression

## JOYVILLE HINJAWADI

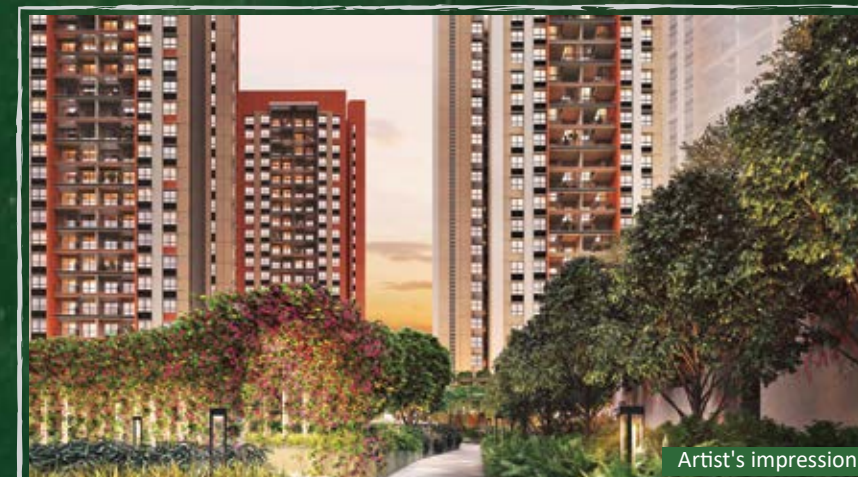
MahaRERA Numbers: P52100018502 - Alpine | P52100018500 -  
Sierra P52100016252 - Pinnacle | P52100016131 -  
Summit | P52100016775 - Crest | P52100016786 - Meridian.  
For details visit: <https://maharera.mahaonline.gov.in>



Artist's impression

## JOYVILLE 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 | Phase VI - RC/REP/HARERA/GGM/434/166/2021/02.  
For more details, visit: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)



Artist's impression

## SENSORIUM, PUNE

Building B (Elation) - P52100024965 | Building C (Ambrosia) -  
P52100024963 | Building D (Auris) - P52100027244. For details  
visit: <https://maharera.mahaonline.gov.in>



Artist's impression

## JOYVILLE HADAPSAR ANNEXE

MahaRERA Numbers:  
Tower 21(Phase 1): P52100026451 | Tower 20 (Phase 2): P52100026479 |  
Tower 19 (Phase 3): P52100026480 | Tower 1(Phase 4): P52100026478 |  
Tower 2 (Phase 5): P52100026452 | Tower 3 (Phase 6): P52100026779 |  
Tower 4 (Phase 7): P52100026800 | Tower 5 (Phase 8): P52100026785 |  
Tower 17 (Phase 9): P52100026797 | Tower 18 (Phase 10): P52100026795 |  
Tower 6 (Phase 11) P52100028311 | Tower 8 (Phase 12) P52100028308.  
For details visit: <https://maharera.mahaonline.gov.in>



# SNEAK PEEK OF THE LEGACY

Shapoorji Pallonji has constantly and consistently delivered perfect examples of the finest landmarks. From building projects to carving a niche for themselves, the group has maintained their leadership in the construction industry for over 150 years.

Now, that legacy of innovation and forward-thinking is expressed in the group's expanding repertoire of modern designs and spaces that enhance living standards.



Actual Image

1



Actual Image

2



Actual Image

4



Actual Image

5



Actual Image

3



Actual Image

6

- 1. THE IMPERIAL - MUMBAI
- 2. WORLD TRADE CENTER - MUMBAI
- 3. BARAKHAMBA UNDERGROUND METRO STATION - NEW DELHI
- 4. PALACE OF THE SULTAN OF OMAN - OMAN
- 5. FAIRMONT BAB AL BAHR-ABU DHABI
- 6. CYBERCITY - GURUGRAM





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[www.joyvillehomes.com](http://www.joyvillehomes.com)

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**Disclaimer:** The purpose of this brochure is to indicate to the customers, the range of the amenities and facilities that may come up in the project, as per the present approved layout. A few of the common amenities and facilities shown, will be completed along with the completion of all phases in the project. The stock images and features shown and / or mentioned and the image renders used herein are indicative and promotional and may differ from actuals. Products, features, furniture, furnishings, light fittings, false ceiling etc, shown are illustrations and for representation only and are not part of the flat to be sold to the customer. The colours, shades, patterns on walls, tiles etc. shown in the images are for the purpose of representation only and may vary upon actual construction. Appearance of landscape will depend on seasonal changes and weather conditions. 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 projects mentioned herein are part of the larger development, which will be completed in phases. This is only an invitation to offer and does not constitute an offer. 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.