

VALUABLE  
OUTSIDE



INVALUABLE  
INSIDE



Artist's Impression

# JOYVILLE VIRAR

Virar West, Mumbai



Arnala Beach

## BEST OF VIRAR OUTSIDE. THE PERFECT OPPORTUNITY INSIDE.

Flanked by green spaces, with temples, churches, beaches and resorts all around, Virar seamlessly brings together the benefits of living close to nature and tranquility as well as the luxuries of city life.

With excellent connectivity and a rapidly growing infrastructure, Virar has all you need for a comfortable and progressive lifestyle.



Jivdani Temple



## Stay connected to a good life.

Being a modern suburb well-connected to all parts of the Mumbai Metropolitan Region (MMR), Virar makes sure that excellent connectivity is always within reach for you.

Buy a home at Joyville Virar and open the doors to the benefits that come with world-class infrastructure, best-in-class amenities and enhanced accessibility.



Proposed Extension of Coastal Road up to Virar\*



Mumbai-Ahmedabad Bullet Train through Virar\*



Virar-Panvel, Alibaug Multi-modal Corridor\*



Proposed Elevated Western Railway Corridor from Churchgate to Virar\*



Proposed Extension of Harbour Line Services up to Virar\*



Where convenience is a next-door neighbour. Always.

**MALLS/RETAIL**

- Vijay Sales ..... 2.9 kms
- Reliance Trends ..... 2.9 kms
- Woodland Store ..... 3.0 kms
- Viva Super Market ..... 3.1 kms

**RAILWAY STATIONS**

- Virar ..... 3.1 kms
- Nallasopara ..... 5.0 kms

**PLACES OF WORSHIP**

- Christ The King Church ... 0.09 km
- Balaji Mandir ..... 0.2 kms
- Swayambhu Mahadev Mandir ..... 1.2 kms
- Vishnu Mandir ..... 1.2 kms

**CAFES & RESTAURANTS**

- Monginis Cake Shop ..... 2.1 kms
- Merwans ..... 2.9 kms
- Wok Express ..... 3.0 kms
- Tipsy Panda ..... 3.2 kms

**SERVICES**

- One Rep Max Gym ..... 2.1 kms
- Magnus TVS Motor Service ..... 4.0 kms

**HOSPITALS**

- Sahayog Hospital ..... 2.1 kms
- Kharde Hospital ..... 2.1 kms
- Vijay Vallabh Hospital .... 2.8 kms
- Shushrusha Hospital ..... 3.8 kms

**SCHOOLS/COLLEGES**

- Matrix Academy ..... 1.7 kms
- Holy Cross Convent School ..... 1.7 kms
- Muljibhai Mehta International School ..... 2.1 kms
- St. Joseph High School .... 2.4 kms

**LEISURE & ENTERTAINMENT**

- Yazoo Park ..... 4.5 kms
- Fun Fiesta Multiplex ..... 5.0 kms
- Rajodi Beach ..... 5.8 kms
- Arnala Beach ..... 7.4 kms

# LIVELY NEIGHBOURHOOD OUTSIDE. 25+ PREMIUM AMENITIES INSIDE.

With palm tree avenues, mesmerising views and hammocks, at Joyville Virar our intent is to bring you closer to the joys of resort living. So that your home is one place you never want to get away from.

- 7 Towers spread across 7 acres (30,800 sq. mts.)
- Well-planned 1 & 2 bedroom residences
- 25+ amenities
- Dedicated Goa-themed Clubhouse within the project
- Breathtaking views of lush greens



## An Exclusive Ready Clubhouse at your doorstep.

Indulging in fitness activities and taking time out for relaxation and rejuvenation will be an essential part of your day at Joyville Virar. We have an exclusive, fully functional Clubhouse for you where you can choose from a host of options and live your day to the fullest.

 Goa-themed Clubhouse	 Swimming Pool	 Gymnasium	 Banquet Hall	 Kids' Play Area	 Senior Lounge
 Half Basketball Court	 Indoor Games	 Skating Rink	 Jogging Tracks	 Swing Plaza	 And Many More





**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.

# A SMARTLY-PLANNED MASTER PLAN.

## GROUND

- 01. Entrance/Exit
- 02. Internal driveway
- 03. Jogging track
- 04. Cycling track
- 05. Walkway
- 06. Kids' play area
- 07. Pavilion
- 08. Swimming pool
- 09. Kids' pool
- 10. Pool deck
- 11. Feature walk
- 12. Half basketball court
- 13. Clubhouse with Gym, Banquet hall, Chess & Cards
- 14. Iconic sculpture
- 15. Lawn mounds
- 16. Flag area
- 17. Stepping crossovers
- 18. Festival court
- 19. Seniors' lounge
- 20. Amphi seatings
- 21. Arcade over amphi seatings
- 22. Theme garden
- 23. Congregational space
- 24. Boundary plantation
- 25. Gated community with security
- 26. AV room
- 27. Gazebo

## PODIUM

- 28. Paved entry
- 29. Jogging track
- 30. Planter box with tree plantation
- 31. Planter bed with shrub plantation
- 32. Shrub plantation along building
- 33. Swing plaza
- 34. Skating rink
- 35. Party lawn
- 36. Open to Sky Gym
- 37. Paved plaza

- 38. Kids' play area
- 39. Group seating
- 40. Seniors' lounge
- 41. Ramp

## TOWER PINNACLE TERRACE

- 42. Star gazing deck

## TOWER PINNACLE STILT

- (Other club amenities)
- Crèche
  - Virtual gaming
  - Foosball
  - Pool table
  - Table tennis
  - Chess
  - Cards



Artist's Impression

Launching  
**PALM BREEZE**  
At Joyville Virar

**WHERE LIFE IS A BREATH  
OF FRESH AIR.**

Our latest offering at Joyville Virar, Tower Palm Breeze, is designed to take care of all your needs. Completed with an unmatched combination of spaciousness and 25+ superior amenities across the property, each and every home has rejuvenation and leisure at the heart of it.

FRESH AIR OUTSIDE



Actual Image

COMFORTABLE LIVING SPACE INSIDE

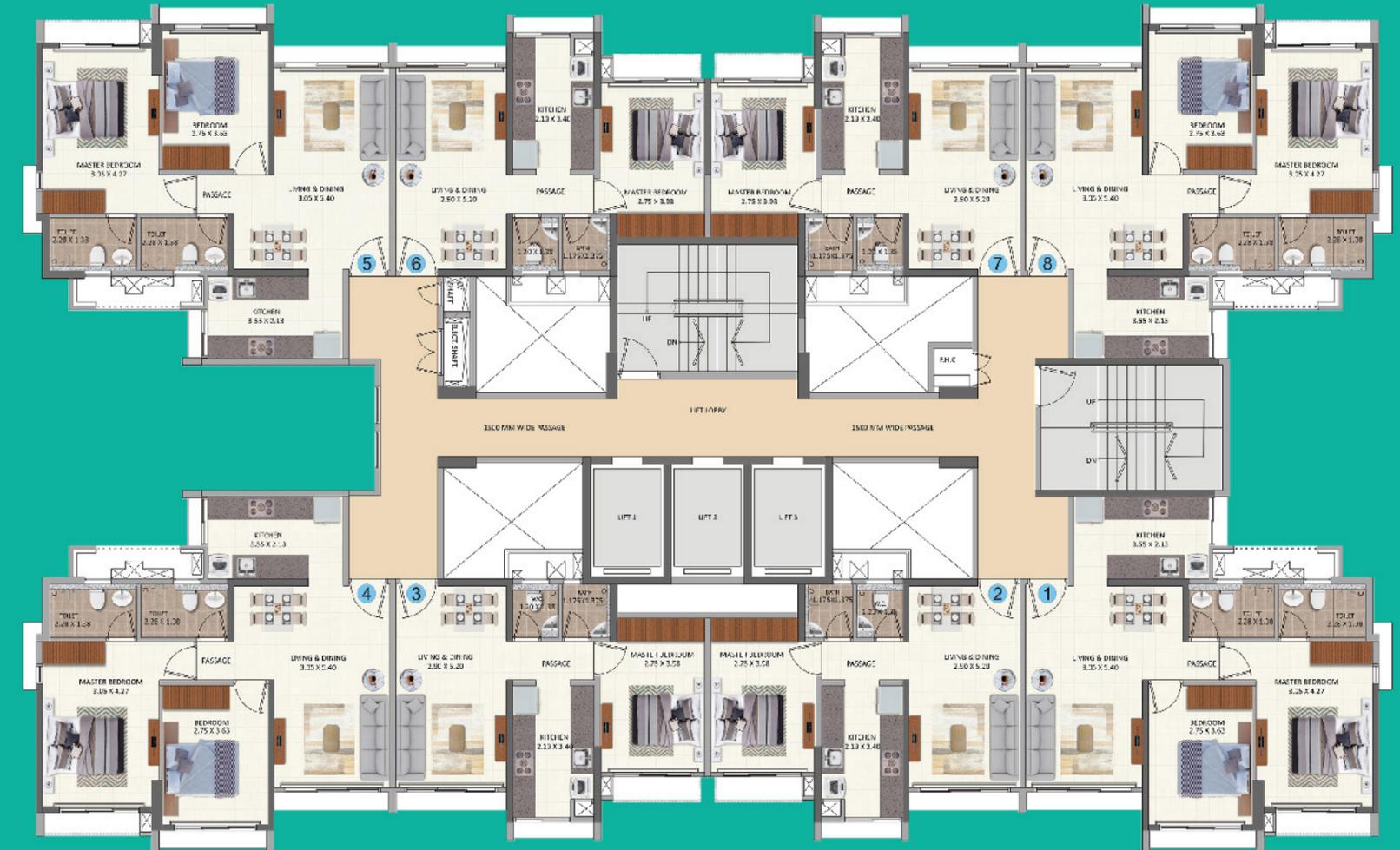


Artist's Impression

# PRODUCT CONFIGURATION

## TYPICAL FLOOR PLAN - PALM BREEZE

2<sup>ND</sup>, 3<sup>RD</sup>, 4<sup>TH</sup>, 5<sup>TH</sup>, 6<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup>, 11<sup>TH</sup>, 13<sup>TH</sup>, 15<sup>TH</sup>, 17<sup>TH</sup>, 19<sup>TH</sup>, 21<sup>ST</sup>, 23<sup>RD</sup> FLOOR



The dimensions mentioned in the plan are in meters.

**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. Products, features, furniture, light fittings, wall panelling, fixtures on walls, tiles etc., shown are illustrations and for representation only and are not part of the flat to be sold to the customer.



## 1 BHK UNIT PLAN - PALM BREEZE



SR. NO.	NAMES	DIMENSIONS	
		SQ.M	SQ.FT
1.	LIVING ROOM	2.900 x 5.200	9'6" x 17'1"
2.	KITCHEN	2.125 x 3.400	7'0" x 11'2"
3.	M. BEDROOM	2.750 x 3.975	9'0" x 13'0"
4.	BATH	1.175 x 1.375	3'10" x 4'6"
5.	WC	1.200 x 1.375	3'11" x 4'6"
6.	PASSAGE	2.285 x 1.000	7'6" x 3'3"

### CONFIGURATION

1BHK

### RERA CARPET AREA

40.60 (SQ.M)

### RERA CARPET AREA

437 (SQ.FT)

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## 2 BHK UNIT PLAN - PALM BREEZE



SR. NO.	NAMES	DIMENSIONS	
		SQ.M	SQ.FT
1.	LIVING ROOM	3.050 x 5.200	10'0" x 17'1"
2.	DINING AREA	1.060 x 2.425	3'6" x 7'11"
3.	KITCHEN	3.550 x 2.125	11'8" x 7'0"
4.	M. BEDROOM	3.050 x 4.265	10'0" x 14'0"
5.	ATTACHED TOILET	2.275 x 1.375	7'6" x 4'6"
6.	BEDROOM	2.750 x 3.580	9'0" x 11'9"
7.	COMMON TOILET	2.275 x 1.375	7'6" x 4'6"
8.	PASSAGE	0.960 x 1.000	3'2" x 3'3"

### CONFIGURATION

2BHK

### RERA CARPET AREA

59.92 (SQ.M)

### RERA CARPET AREA

645 (SQ.FT)

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Artist's Impression

## TOWER PALM SPRINGS

### HOMES FULL OF HAPPINESS.

Inspired by its name, Tower Palm Springs has got everything that will bring a spring in your step. It's got amenities, it's got luxuries, it's got premium offerings, giving you the experience of a resort life, right within your home.

## 1 BHK (A) UNIT PLAN - PALM SPRINGS



SR. NO.	NAMES	DIMENSIONS
1.	LIVING/DINING	9'0" X 17'4"
2.	BEDROOM	10'0" X 11'3"
3.	TOILET	7'0" X 4'0"
4.	KITCHEN	12'10" X 6'0"
5.	PASSAGE	2'11" X 4'

### TYOLOGY

1BHK - (A)

### RERA CARPET AREA

SQ.M	SQ.FT
37.25	401

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## 1 BHK (B) UNIT PLAN - PALM SPRINGS



SR. NO.	NAMES	DIMENSIONS
1.	LIVING/DINING	9'0" X 17'9"
2.	BEDROOM	9'3" X 11'10"
3.	TOILET	4'0" X 7'0"
4.	KITCHEN	6'0" X 12'10"
5.	PASSAGE	2'11" X 3.8'

### TYOLOGY

1BHK - (B)

### RERA CARPET AREA

SQ.M	SQ.FT
37.10	399.3

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## 1 BHK (C) UNIT PLAN - PALM SPRINGS



SR. NO.	NAMES	DIMENSIONS
1.	LIVING/DINING	17'9" X 9'0"
2.	BEDROOM	12'3" X 9'0"
3.	TOILET	7'0" X 4'0"
4.	KITCHEN	12'10" X 6'0"
5.	PASSAGE	2'11" X 3'8"

### TPOLOGY

1BHK - (C)

### RERA CARPET AREA

SQ.M	SQ.FT
37.79	406.8

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## STUDIO UNIT PLAN - PALM SPRINGS



SR. NO.	NAMES	DIMENSIONS
1.	MULTI PURPOSE ROOM	9'0" X 19'7"
2.	TOILET	4'0" X 7'0"
3.	KITCHEN	6'0" X 12'10"

### TPOLOGY

Studio

### RERA CARPET AREA

SQ.M	SQ.FT
26.88	289.3

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Artist's Impression

# TOWER PALM GROVE

**MADE FOR YOU. MADE FOR A BETTER LIFE.**

At Tower Palm Grove, our homes are equipped with a host of superior amenities. Each space is meant to take your lifestyle to the next level. So, that you don't just live. You live better.

## 1 BHK (A) UNIT PLAN - PALM GROVE



SR. NO.	NAMES	DIMENSIONS
1.	LIVING/DINING*	9'0" X 14'4"
2.	PASSAGE	4'6" X 3'11"
3.	FLOWER BED	9'0" X 2'2"
4.	M. BEDROOM	9'0" X 11'0"
5.	FLOWER BED	9'4" X 2'2"
6.	TOILET	4'9" X 3'0"
7.	BATH	4'9" X 3'11"
8.	KITCHEN	7'0" X 9'0"
9.	DRY BAL	7'0" X 2'2"

TYPOLOGY	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
	SQ.M	SQ.FT	SQ.FT	SQ.FT
1BHK - A	32.49	349.7	89.2	438.9

\*Living/Dining includes appurtenant balcony area.

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## 1 BHK (B) UNIT PLAN - PALM GROVE



SR. NO.	NAMES	DIMENSIONS
1.	LIVING/DINING*	9'0" X 14'2"
2.	PASSAGE	3'3" X 7'4"
3.	FLOWER BED	9'8" X 2'2"
4.	M. BEDROOM	10'9" X 9'0"
5.	NICHE	6'10" X 2'0"
6.	TOILET	4'11" X 3'0"
7.	BATH	4'11" X 3'11"
8.	KITCHEN	10'11" X 7'1"

TYPOLOGY	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
	SQ.M	SQ.FT	SQ.FT	SQ.FT
1BHK - B	34.13	367.4	47.5	414.9

\*Living/Dining includes appurtenant balcony area.

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## 2 BHK (B) UNIT PLAN - PALM GROVE



\*Living/Dining and M. Bedroom includes appurtenant balcony area.

SR. NO.	NAMES	DIMENSIONS
1.	LIVING/DINING*	10'0" X 14'2"   4' X 8'2"
2.	PASSAGE	3'4" X 3'3"
3.	FLOWER BED	9'9" X 2'2"
4.	BEDROOM-2	9'0" X 11'0"
5.	NICHE	7'1" X 2'0"
6.	M. BEDROOM*	9'6" X 11'0"
7.	M. TOILET	7'8" X 4'6"
8.	FLOWER BED	9'6" X 2'2"
9.	TOILET-2	7'6" X 4'6"
10.	KITCHEN	9'0" X 7'0"
11.	DRY BALCONY	7'0" X 2'2"

TYPOLOGY	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
	SQ.M	SQ.FT	SQ.FT	SQ.FT
2BHK - B	46.59	501.5	142.9	644.4

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Actual Image



## TOWER PALM MEADOWS

WITH LOTS OF ROOM FOR LUXURY.

A tastefully designed 20-storey building of dreams is here to change your perception of luxury, one home at a time. Equipped with a host of premium amenities, our spaces at Tower Palm Meadows are meant to enhance your living, like never before.

## 1 BHK UNIT PLAN - PALM MEADOWS



SR. NO.	NAMES	DIMENSIONS
1.	LIVING/DINING*	9'6" X 13'10"
2.	PASSAGE	7'6" X 3'3"
3.	FLOWER BED	9'6" X 2'2"
4.	M. BEDROOM	9' X 11'
5.	FLOWER BED	8'10" X 2'2"
6.	TOILET	3'11" X 4'6"
7.	BATH	4'1" X 4'6"
8.	KITCHEN	7' X 8'6"
9.	DRY BALCONY	7' X 2'2"

ENCLOSED BALCONY	RERA CARPET AREA	OTHER AREAS (FB + DB)	TOTAL AREA
SQ.FT 29.6	SQ.FT 355.4	SQ.FT 62.4	SQ.FT 447.5

\*Living/Dining includes appurtenant balcony area.

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## 2 BHK UNIT PLAN - PALM MEADOWS



SR. NO.	NAMES	DIMENSIONS
1.	LIVING/DINING*	10' X 13'10"   3'6" X 7'11"
2.	PASSAGE	3'0" X 3'3"
3.	FLOWER BED	9'0" X 2'2"
4.	BEDROOM-2	9'0" X 11'0"
5.	NICHE	7'1" X 2'0"
6.	M. BEDROOM*	10'0" X 11'0"   3'1" X 3'3"
7.	M. TOILET	7'6" X 4'6"
8.	FLOWER BED	9'4" X 2'2"
9.	TOILET-2	7'6" X 4'6"
10.	KITCHEN	9'0" X 7'0"
11.	DRY BALCONY	7'0" X 2'2"

ENCLOSED BALCONY	RERA CARPET AREA	OTHER AREAS (FB + DB)	TOTAL AREA
SQ.FT 60.3	SQ.FT 523.9	SQ.FT 82.1	SQ.FT 666.3

\*Living/Dining includes appurtenant balcony area.

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# SPECIFICATIONS

## STRUCTURE

- Earthquake resistant structure (Seismic Zone III compliant)

## LIVING/DINING HALL

- Flooring: Vitrified flooring, Somany or equivalent make
- Main Door: Laminated flush doors with wooden door frames/Pre-engineered door frames & laminated shutters
- Windows: Powder coated aluminium windows

## KITCHEN

- Flooring: Vitrified flooring, Somany or equivalent make
- Wall: Ceramic tiles up to 600 mm above kitchen counter top, rest of the wall's surface (non-tiled) treated with gypsum plaster with OBD paint finish
- Kitchen counter: Granite platform with a stainless steel sink
- Adequate electrical points provided for kitchen appliances
- Provision for washing machine in kitchen utility area

## BEDROOMS

- Flooring: Vitrified flooring, Somany or equivalent make
- Doors: Laminated flush doors with wooden door frames/Pre-engineered door frames & laminated shutters
- Windows: Powder coated aluminium windows
- Adequate electrical points provided for AC, fan, light and TV connection

## TOILETS

- Flooring: Rough textured ceramic tiles, Somany or equivalent make
- Sanitary fittings & fixtures: Somany/Cera/Johnson or equivalent make
- False Ceiling: Armstrong/Gyproc or equivalent make
- Doors: Laminated flush doors with wooden frame/Pre-engineered door with Granite frame
- Provision for exhaust fan and geyser

## BALCONY

- Flooring: Rough textured ceramic tiles
- Railing: MS Railing with synthetic enamel paint finish
- Windows: Powder coated aluminium windows with clear glass



Actual Show Flat

# EXCELLENCE OUTSIDE. QUALITY INSIDE.

- A legacy of creating landmarks for over 157 years
- 20.4 Mn+ sq. mts. of built spaces in India
- A presence in 40+ countries
- A diversified set of 40,000 employees from 40+ nationalities



**We don't just  
promise quality.  
We deliver it.**

When you buy a home at Joyville by Shapoorji Pallonji, you choose a 157-year-old legacy of creating some of the most iconic structures in the country. As a brand we are constantly committed to deliver what we promise - world-class engineering solutions.

**When it comes  
to building dreams,  
we never like  
to stay behind.**

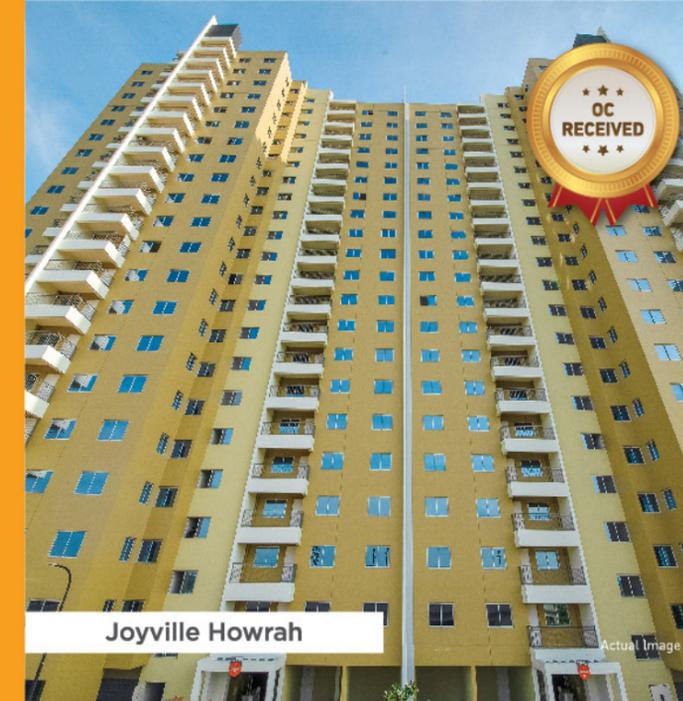
Shapoorji Pallonji E&C has been ranked No. 1 amongst the top 50 Real Estate and Infrastructure Companies as per the Construction Week India Magazine 2018 (Volume 10, Issue 3, 2018).

# JOY. INSIDE OUT.

Joyville is one of the leading names in India in the aspirational housing segment. The brand is backed by a host of investors including:

- Shapoorji Pallonji Real Estate
- Actis
- International Finance Corporation (an arm of the World Bank)
- Asian Development Bank

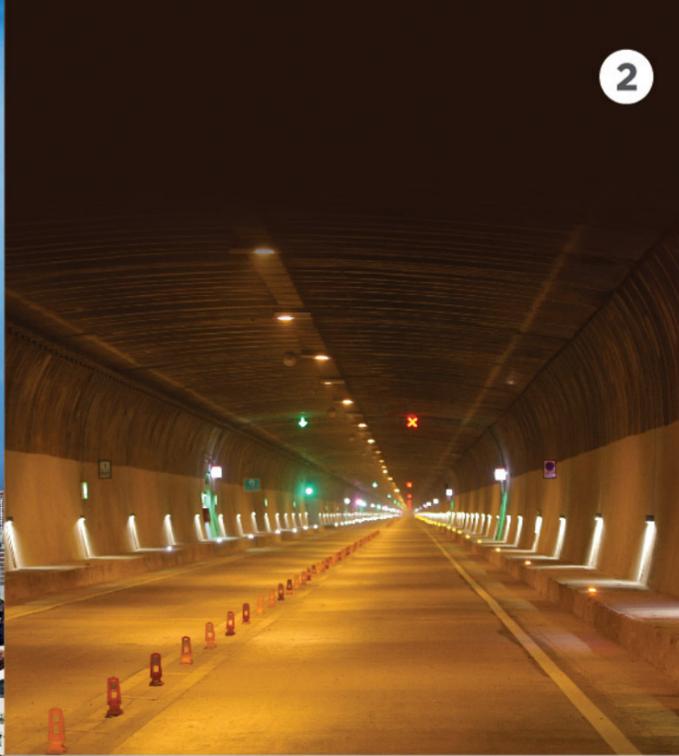
With a vision to make an upgraded lifestyle accessible at affordable prices, the brand endeavours to create dream homes that don't just encapsulate everything needed for a good life within, but also make sure that they are surrounded by the best-in-class offerings outside. So that when people buy a home at Joyville Virar, they expect nothing but the best. Inside their homes and outside too.



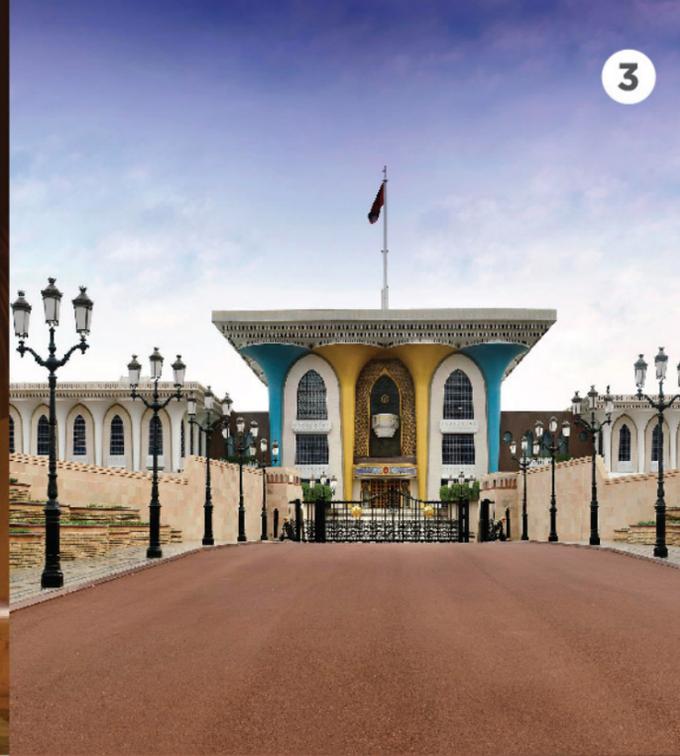
OC Received For : Joyville Howrah - Tower A1, Tower A2, Tower B6, Tower B7 | Joyville Virar - Summit, Pinnacle, Crest | Joyville Hinjawadi - Alpine, Sierra, Pinnacle, Summit, Crest, Meridian  
Joyville Gurugram - Tower 2, Tower 3, Tower 4



1



2



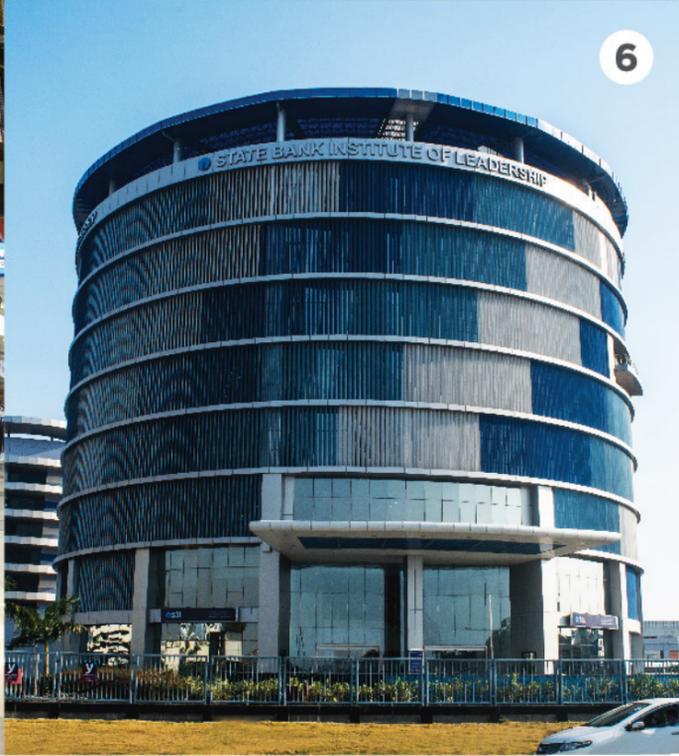
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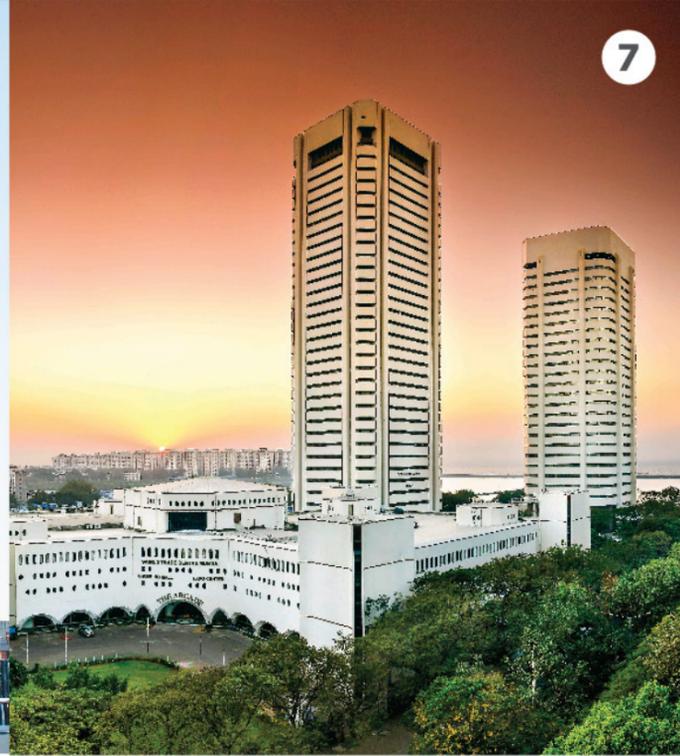
4



5



6



7



8

## A LEGACY OF BUILDING MASTERPIECES.

1. The Imperial - Mumbai
2. Chenani-Nashri Tunnel - Jammu & Kashmir
3. Palace of the Sultan of Oman - Oman
4. Fairmont Bab Al Bahr - Abu Dhabi
5. Barakhamba Underground Metro Station - New Delhi
6. State Bank Institute of Leadership - Kolkata
7. World Trade Center - Mumbai
8. Chenab Bridge - Jammu & Kashmir



#### SITE ADDRESS

Stephen Menezes Marg, Off Bolinj Sopara Road, Opp. Christ The King Church, Bolinj, Virar West, District - Palghar, Pincode - 401303.

#### CORPORATE ADDRESS

Godrej Coliseum, Office No. 1201, 12th Floor, "B" Wing, Off K. J. Somaiya Hospital Road, Everard Nagar, Sion, Mumbai - 400022

**MahaRERA Registration Numbers:** Palm Grove - P99000018521 | Palm Meadows - P99000019531 | Summit & Pinnacle - P51900000444 | Crest - P99000013612  
Palm Springs - P99000031256 | Palm Breeze - P99000031256. For details visit: <http://maharera.mahaonline.gov.in>

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