





AN OPPORTUNITY
FOR THE OPPORTUNITIES
TO COME.

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

Sector 102, Gurugram

A world map in a light gray tone with numerous orange location pins scattered across various continents, including North America, South America, Europe, Africa, Asia, and Australia. An orange rectangular box is overlaid on the right side of the map, containing the title text.

GROUP LEGACY AND GLOBAL FOOTPRINT

-  Creating landmarks for over **150 years**
-  Global presence in more than **60 countries**
-  Over **200 mn. sq. ft.** constructed in India
-  Over **69,000 employee** base

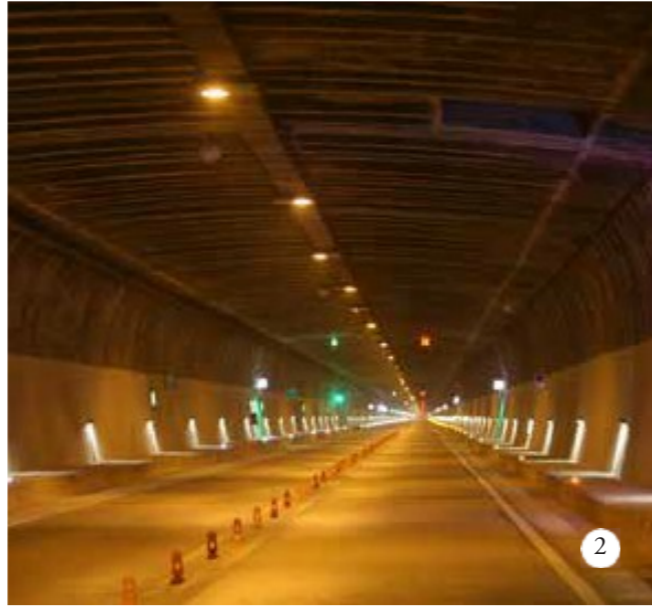
TURNING ENGINEERING INTO POSSIBILITIES.

Since 1865, Shapoorji Pallonji has been 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.

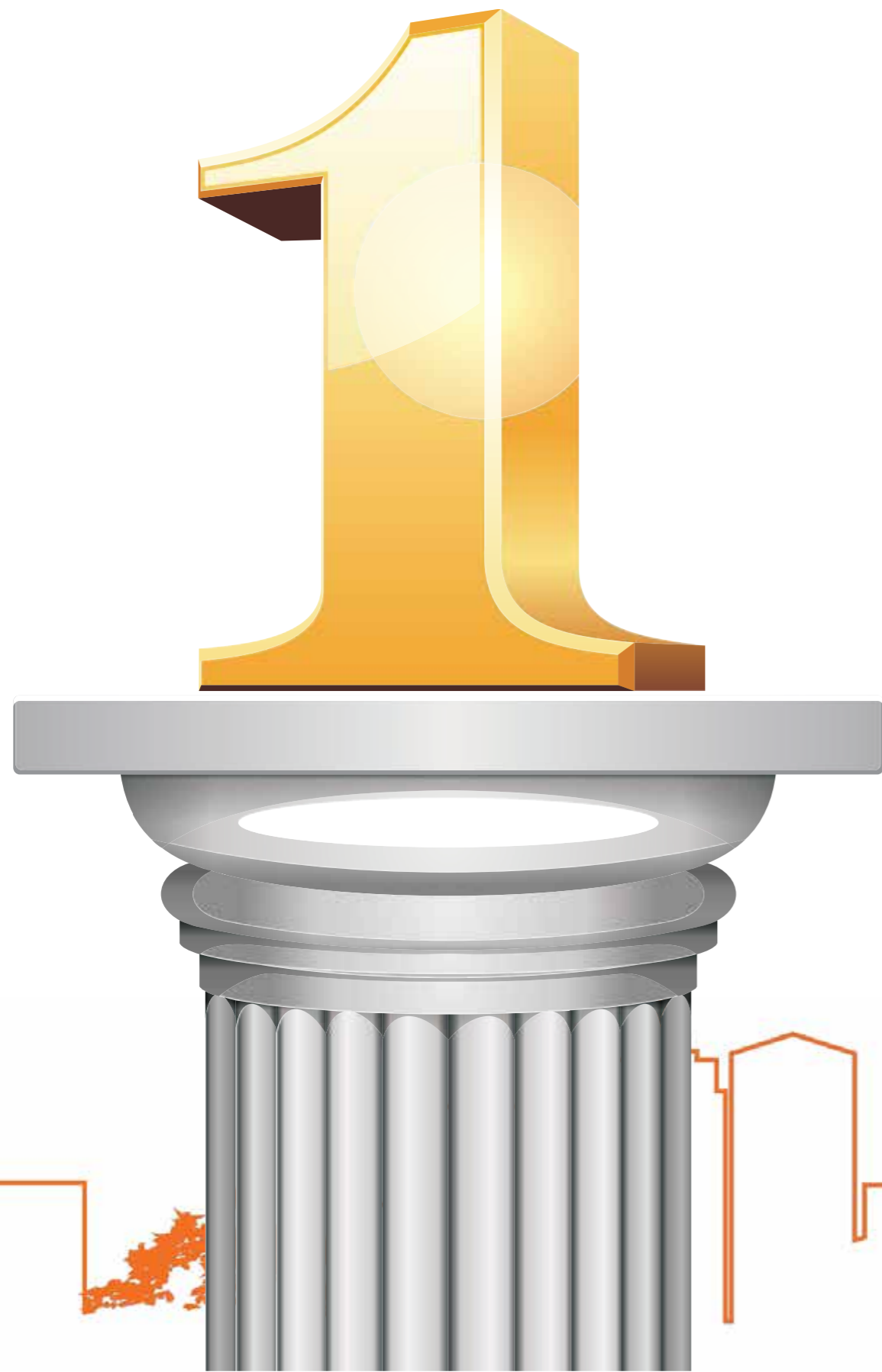


The Imperial, Mumbai



SNEAK PEEK OF THE LEGACY

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. Cybercity – Gurugram
7. Jawaharlal Nehru Stadium – Delhi
8. Buddh International Circuit – Greater Noida
9. Chenab Bridge – Jammu & Kashmir



RECOGNITION WELL-DESERVED

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

One of India's independent construction
companies, developing its own residential
projects, brand Shapoorji Pallonji is
symbolic of trust and quality.

IN THE NEWS

Shapoorji Pallonji set to launch 3 real estate projects in Delhi NCR this year

While the real estate market has been quite slow for the past 3-5 years, it has seen some amount of revival over the last 4-5 months. In an interview with Mint, Shapoorji Pallonji CEO Venkatesh Gopalakrishnan said the volumes are back to pre-demonetisation levels, and demand is more consistent now, though prices have not risen.



MONEYGURU

VENKATESH GOPALAKRISHNAN
Chief executive officer, Shapoorji Pallonji Real Estate

How do you perceive the current real estate market in terms of demand, supply and price points?

Obviously, the market has been quite slow for the past 3-5 years. In fact, before November 2016, we witnessed some type of uptick, but in 7 months after demonetisation, the market fell to less than half of what it was in terms of residential real estate absorption. However, over the last 4-5 months, there has been an amount of uptick, at least in our projects. We have at least gone back to volumes before demonetisation in some cases even more than that. The demand for the volume is coming quite consistently.

Having said that, it is too early to say that there is a recovery, or something could be regained for the medium to long term. But we are quite happy that there has been an uptick in the last 3-6 months. Therefore, our outlook is relatively a little more positive than what it was 6-7 months ago on residential real estate.

As far as commercial real estate is concerned, it's actually the other way around, where the last 3-4 years were extremely good.

If you look at the major macro-variables, especially the absorption and increase in the rentals of information technology and information technology-enabled services (ITES) and other commercial office space in cities like Bengaluru, Mumbai, Pune and Hyderabad, it's been quite good. Along with healthy absorption they are also accompanied by increase in rentals. In fact, in some areas, rents have increased 6-7% year-on-year in the last 3-4 years. Having said that, now probably it has reached that level that you cannot sustain a 7% increment going ahead in rentals; it almost reached the saturation point. So we are yet to see how it turns out. Absorption may continue but rents increase at this pace will not continue.

Now, within residential housing, lower ticket size houses or affordable and housing looking well, even for us, compared to luxury or premium housing, is going ahead, it

has very high correlation with economic growth, especially residential housing sector.

We have to see how gross domestic product (GDP) and economic growth is settling down. Today consumer led sectors in the economy are doing good. For instance, the recent result of Maruti and other companies in terms of vehicles. These are indicators of economic growth. But with things happening in the banking sector and the fact that there is fear that liquidity might be squeezed, we would have to wait and watch whether this level of GDP growth is sustainable or not.

What about the property price trends in the last few years?

Prices have not increased. However, if I depend, you could say that in the medium to long term, I would say in some areas there has been an increase of 2-6%. In certain areas it is 2%, while in certain areas it was flat. For Mumbai areas, largely the prices remained flat to the last 3-4 years. In fact, terms, probably after taking into account inflation and other schemes, it is not even linked to inflation absolutely.

In NCR market, land prices have fallen and we thought there is a clear opportunity for us to build a product

Even if we talk about the near future, absorption is more important rather than prices and demand. I will take some more time for prices to materialise.

It's been a year since the Real Estate Regulatory Authority (RERA) was implemented. What has changed for different stakeholders?

I won't say that nothing has changed. I think the perspective of how one would look at developing, buying or selling real estate has certainly changed. Because there are a set of regulations which we feel, that in the longer term or larger scale, are positive for industry players who want to play the rules of the game in an appropriate manner. Certainly, we feel that the position of course RERA had certain catching issues and there was lack of clarity on certain regulations and provision. For example, our residential portfolio is 80-85% and commercial is 15-20%. Within that strategy, the level of opportunity has grown over the last 6-8 months, that's not been the reason to change your strategy.

OFF TRACK

Gadget you can't do without
iPhone

Your money matters
Worried about money? It will follow.

What do you lose sleep over?
Not being fair to someone.

Do you bring work home?
Yes, but I am located where I am at home with my family.

If you were 21 again
Would love to go to my MBA institute.

What do you think is the biggest challenge in your industry?
The biggest challenge is to get the right talent.

What do you think is the biggest opportunity in your industry?
The biggest opportunity is to get the right talent.

What do you think is the biggest threat in your industry?
The biggest threat is to get the right talent.

What do you think is the biggest trend in your industry?
The biggest trend is to get the right talent.

What do you think is the biggest innovation in your industry?
The biggest innovation is to get the right talent.

What do you think is the biggest success in your industry?
The biggest success is to get the right talent.

What do you think is the biggest failure in your industry?
The biggest failure is to get the right talent.

What do you think is the biggest lesson in your industry?
The biggest lesson is to get the right talent.

What do you think is the biggest advice in your industry?
The biggest advice is to get the right talent.

What do you think is the biggest inspiration in your industry?
The biggest inspiration is to get the right talent.

What do you think is the biggest motivation in your industry?
The biggest motivation is to get the right talent.

What do you think is the biggest goal in your industry?
The biggest goal is to get the right talent.

What do you think is the biggest dream in your industry?
The biggest dream is to get the right talent.

What do you think is the biggest passion in your industry?
The biggest passion is to get the right talent.

What do you think is the biggest love in your industry?
The biggest love is to get the right talent.

What do you think is the biggest hope in your industry?
The biggest hope is to get the right talent.

What do you think is the biggest faith in your industry?
The biggest faith is to get the right talent.

What do you think is the biggest trust in your industry?
The biggest trust is to get the right talent.

What do you think is the biggest respect in your industry?
The biggest respect is to get the right talent.

What do you think is the biggest honor in your industry?
The biggest honor is to get the right talent.

CLICK HERE TO READ OUR FULL COVERAGE

Shapoorji Pallonji eyes Rs 45,000 cr revenues in FY19

Shapoorji Pallonji Real Estate CEO Venkatesh Gopalakrishnan says the company is targeting Rs 45,000 crore in revenues for FY19, up from Rs 40,000 crore in FY18. He also mentions that the company is planning to launch 35 million sq ft of projects in FY19.

CITIZENSHIP GUIDE 2018

ALSO READ: Andhra Pradesh to take up the challenge of...
Citizenship Guide 2018: Key highlights...

ALSO READ
Andhra Pradesh to take up the challenge of...
Citizenship Guide 2018: Key highlights...

ALSO READ
Andhra Pradesh to take up the challenge of...
Citizenship Guide 2018: Key highlights...

ALSO READ
Andhra Pradesh to take up the challenge of...
Citizenship Guide 2018: Key highlights...

ALSO READ
Andhra Pradesh to take up the challenge of...
Citizenship Guide 2018: Key highlights...

ALSO READ
Andhra Pradesh to take up the challenge of...
Citizenship Guide 2018: Key highlights...

ALSO READ
Andhra Pradesh to take up the challenge of...
Citizenship Guide 2018: Key highlights...

CLICK HERE TO READ OUR FULL COVERAGE

Shapoorji Pallonji real estate to launch 35 mn sq ft of projects in FY19

Shapoorji Pallonji Real Estate CEO Venkatesh Gopalakrishnan says the company is targeting Rs 45,000 crore in revenues for FY19, up from Rs 40,000 crore in FY18. He also mentions that the company is planning to launch 35 million sq ft of projects in FY19.

CITIZENSHIP GUIDE 2018

ALSO READ: Andhra Pradesh to take up the challenge of...
Citizenship Guide 2018: Key highlights...

ALSO READ
Andhra Pradesh to take up the challenge of...
Citizenship Guide 2018: Key highlights...

ALSO READ
Andhra Pradesh to take up the challenge of...
Citizenship Guide 2018: Key highlights...

ALSO READ
Andhra Pradesh to take up the challenge of...
Citizenship Guide 2018: Key highlights...

ALSO READ
Andhra Pradesh to take up the challenge of...
Citizenship Guide 2018: Key highlights...

ALSO READ
Andhra Pradesh to take up the challenge of...
Citizenship Guide 2018: Key highlights...

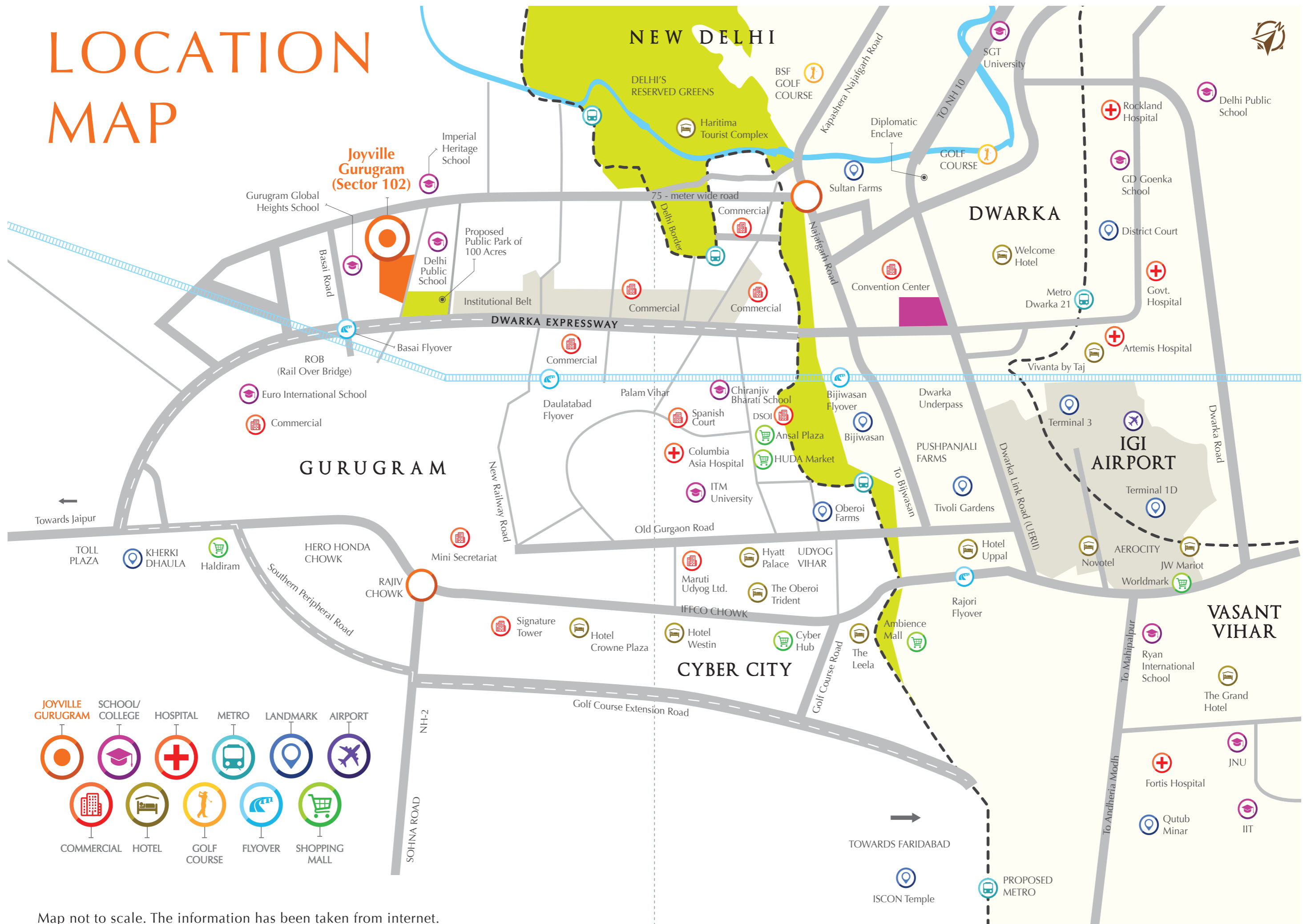
ALSO READ
Andhra Pradesh to take up the challenge of...
Citizenship Guide 2018: Key highlights...

A NEW ADDRESS FOR NEW BEGINNINGS.

GURUGRAM

- Hosting major IT companies, Gurugram has earned its name - Cyber City and Millennium City.
- The substantial growth in a short span of time has given Gurugram the third spot after Chandigarh and Mumbai, as the city with third highest per capita income.
- With many multinational companies branching out of Gurugram, it has become the most preferred place to operate business.
- The city has embraced a new culture due to the sudden increase in population over the last fifteen years, with a highly heterogenous, and a much more cosmopolitan and global population.
- The city boasts of high-rise commercial and residential buildings, a rapid Metro transport system and the most talked about roadway – the Dwarka Expressway (DEW).

LOCATION MAP



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

CONVENIENCE AT YOUR PRIORITY

Joyville[®]
by **Shapoorji Pallonji**[®]
Sector 102, Gurugram

5-10

Mins Away

SCHOOLS

- Delhi Public School
- Imperial Heritage School
- Gurugram Global Height School

OTHER

- Sultanpur Bird Century
- Diplomatic Enclave

UPCOMING

- AIIMS Hospital
- Proposed Metro Line

10-20

Mins Away

HOSPITALS

- Columbia Asia

HOTELS

- Trident
- Hyatt Regency

TRANSPORTATION

- Airport
- Gurgaon Railway Station
- Delhi Jaipur Highway

20-30

Mins Away

SCHOOLS

- G. D. Goenka School
- Bal Bharti Public School
- Indraprastha University

HOSPITALS

- Fortis Hospital
- Max Healthcare
- Medanta

HOTELS

- JW Marriott Aerocity
- Holiday Inn Aerocity
- Novotel Aerocity
- Leela Ambience
- Oberoi Gurgaon

TRANSPORTATION

- Huda City Center Metro

ENTERTAINMENT

- PVR Cinemas
- Carnival Cinemas
- Cyber Hub
- Kingdom of Dreams
- Sector 29

CORPORATES HUB

- Cyber City
- MG Road
- Udyog Vihar
- Unitech Cyber Park
- Eros Corporate Park

UPCOMING

- Convention Center Dwarka

Estimated travel time is tentative and based on normal traffic conditions. Upcoming infrastructure developments are subject to approval and development by the government and other relevant authorities.

JOYVILLE - WHERE OPPORTUNITIES COME HOME.

Joyville is a one-of-a-kind residential complex that offers not just homes, but a way of life that empowers the residents with the best of everything. Each home is built to perfection and adheres to the highest standards of quality and efficiency. The rich Joyville lifestyle offers a plethora of amenities and features that provide maximum value. It came into being after Shapoorji Pallonji, Actis, International Finance Corporation and Asian Development Bank, decided to come together and invest in real estate development.

GURUGRAM ▼

HARERA Number:

Joyville Gurugram Phase I - RC/REP/HARERA/GGM/2018/27

Joyville Gurugram Phase II - RC/REP/HARERA/GGM/2018/28

HINJAWADI ▼

MahaRERA Number:

P52100018502-Alpine | P52100016131 - Summit

P52100016786-Meridian | P52100016252-Pinnacle

P52100016775-Crest | P52100018500-Sierra.

For details, visit:

<http://maharera.mahaonline.gov.in>

Joyville®

by **Shapoorji Pallonji®**

Sector 102, Gurugram



VIRAR ▲

MahaRERA Number:

P51900000444 for Phase I – SUMMIT & PINNACLE,

P99000013612 for Phase II – CREST,

P99000018521 for Phase III- Meridian.

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

HOWRAH ▲

WBHIRA Number:

HIRA/P/HOW/2018/000164 | HIRA/P/HOW/2018/000165.

For details, visit: www.hira.wb.gov.in



PROJECT HIGHLIGHTS



Approximately **18** Acres Development



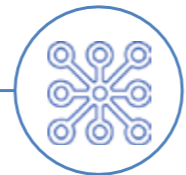
Over **75%** Open Space



More than **3** Acres of Central Greens



31+ Amenities



9 Pocket Amenity Spaces



3 Coloured Floral Courts



Air Purifiers in Common Areas



Future-ready Homes powered by Gigafibre connectivity



PRESENTING
COLOUR
INSPIRED LIVING

Joyville[®]

by **Shapoorji Pallonji**[®]

Sector 102, Gurugram

HARERA Registration Number:
Phase I: RC/REP/HARERA/GGM/2018/27 Phase II: RC/REP/HARERA/GGM/2018/28
Stock image, for representation purpose only.

THREE FLORAL COURTS

TOPAZ

CORAL

SAPPHIRE

MORE REASONS TO SMILE



Pocket Amenity Spaces*



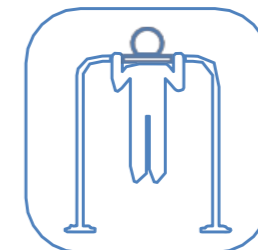
Meditation pods



Co-working zone



Tot lot area



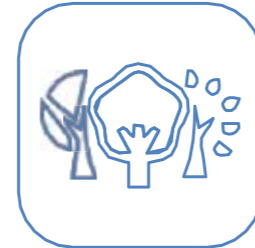
Open-air gym

*All 9 pocket amenity spaces will be provided at the project level for the entire development. Delivery for 9 pocket amenity spaces will be done phase-wise, as per possession timelines of the respective phase.

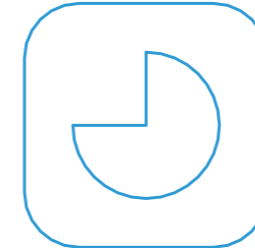
FEEL THE AIR CHANGE AROUND YOU



Outdoor
air pollution
controllers



15+ air
purifying tree
species



75%
open
spaces



Large* tree
shaded
landscape

*Large tree shades are subject to natural growth of trees planted over a period of 5 years.

GRAND ENTRANCE GATE



Artist's impression, for representation purpose only. All colours are subject to change as per site sampling.

CONTEMPORARY CLUBHOUSE



Artist's impression, for representation purpose only. All colours are subject to change as per site sampling.

PROJECT AMENITIES

TOT LOT AREA



GYMNASIUM



M.U.G.A. COURT*



CRICKET PITCH*



SKATING RINK*



*These amenities will be delivered in future phases of the development. Stock images, for representation purpose only.

OPEN AIR GYMNASIUM



MAZE GARDEN*



SHOPPING PLAZA*



CHILDREN PLAY AREA



AMPHITHEATRE*



*These amenities will be delivered in future phases of the development. Stock images, for representation purpose only.

SQUASH COURT



SWIMMING POOL



THEATRE ROOM



INDOOR GAMES



YOGA TERRACE



BUSINESS CENTER



CAFETERIA



Stock images, for representation purpose only

SPECIFICATIONS

Key Features



Gigafibre enabled homes



IP Series VDP at home entrance



Air purifiers at project level in common areas



Gas Leak Detector (in Kitchen)



24X7 – DG backup for all apartments and common areas



Panic Alarm Button inside Apartments



ACs in all the bedrooms, dining and living room



CCTV at entrance gate and building entrance lobby

SPECIFICATIONS

Flooring

- ★ Vitrified tiles of size 800mmX800mm for living, dining and Kitchen
- ★ Wooden laminated flooring for all bedrooms
- ★ Anti-skid ceramic tiles in bathrooms, Balconies and utility area

Door

- ★ Main door and Bedroom doors – Wooden flush door with laminates on both sides; Toilet door – Wooden flush door

Windows

- ★ Powder-coated Aluminum window

Electricals

- ★ Electrical points – Modular switches and sockets from Legrand or equivalent

Railing

- ★ MS Railing with Synthetic Enamel Paint

Bathroom

- ★ Branded sanitary fittings from Jaguar/Cera or equivalent
- ★ Branded CP fittings from Jaguar/Cera or equivalent
- ★ Provision for exhaust fan
- ★ Solar water heater in master bed bathroom
- ★ False ceiling in all bathrooms
- ★ Provision for geysers in bathrooms
- ★ Concealed dual flush systems in bathrooms

Kitchen

- ★ Black Granite platform with stainless steel sink with drain board from Nirali/Futura or equivalent
- ★ Electrical points for kitchen appliances
- ★ Provision for exhaust fans
- ★ Provision for water purifier
- ★ Provision for geyser in kitchen
- ★ Dado tiles upto 600 mm above counter top

Bedrooms

- ★ 2 way control switches in all Bedrooms (selective points for fan and light)

PRODUCT CONFIGURATION

Typology	Total Saleable Area	Carpet Area (A)		Balcony Area (B)	Total (A+B)	Ticket Size Starts From*# ^{\$}
	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.Ft.	Sq.Ft.	
2 BHK - Delight	915	54.77	589.49	54.36	643.85	₹58 lacs
2 BHK - Grande	1,215	68.27	734.80	124.00	858.81	₹72 lacs
2 BHK - Luxury (Type- 01)	1,368	74.86	805.79	157.91	963.70	₹80 lacs
2 BHK - Luxury (Type- 02)	1,359	76.57	824.20	137.24	961.44	₹78 lacs
3 BHK - Grande	1,692	95.47	1,027.68	172.76	1,200.44	₹95 lacs
3 BHK - Luxury	1,852	104.80	1,128.10	191.71	1,319.81	₹104 lacs

* Ticket size is inclusive of One Car Park, Clubhouse Charges and EDC & IDC (External Development Charges & Infrastructure Development Charges)

PLC as applicable

\$ Possession and Government related charges extra

LIVING AND DINING



Artist's impression, for representation purpose only.

We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale.

KITCHEN



Artist's impression, for representation purpose only.

We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale.

MASTER BEDROOM



Artist's impression, for representation purpose only.

We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale.

MASTER BATHROOM



Artist's impression, for representation purpose only.

We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale.

GUEST BEDROOM



Artist's impression, for representation purpose only.

We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale.

2 BHK DELIGHT



S.No.	NAMES	DIMENSIONS
1.	PASSAGE	4'4" X 3'11"
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. FT.	SQ. FT.	SQ. FT.
915	589.49	54.36	643.85

Maximum Variance (+/-) 3% in actual carpet area may occur on account of planning constraints/site conditions/column/finishing. In toilet the carpet area is inclusive of ledge walls. This plan is for space planning purpose only.

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.	BED ROOM - 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. FT.	SQ. FT.	SQ. FT.
1,215	734.80	124.00	858.81

Maximum Variance (+/-) 3% in actual carpet area may occur on account of planning constraints/site conditions/column/finishing. In toilet the carpet area is inclusive of ledge walls. This plan is for space planning purpose only.

2 BHK LUXURY (TYPE-01)



S.No.	NAMES	DIMENSIONS
1.	PASSAGE	4'7" X 8'2"
2.	DWG./DIN.	14'10" X 17'10"
3.	BALCONY	8'0" X 5'11"
4.	BED ROOM - 2	10'2" X 13'7"
5.	M.BED ROOM	11'0" X 13'1"
6.	M.TOILET	8'0" X 5'0"
7.	BALCONY	11'8" X 4'8"
8.	TOILET - 2	5'0" X 8'0"
9.	KITCHEN	12'1" X 7'6"
10.	BALCONY	5'7" X 13'2"
11.	PASSAGE	4'0" X 3'10"

TOTAL SALEABLE AREA	CARPET AREA (A)	BALCONY AREA (B)	TOTAL (A + B)
SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
1,368	805.79	157.91	963.70

Maximum Variance (+/-) 3% in actual carpet area may occur on account of planning constraints/site conditions/column/finishing. In toilet the carpet area is inclusive of ledge walls. This plan is for space planning purpose only.

2 BHK LUXURY (TYPE-02)



S.No.	NAMES	DIMENSIONS
1.	PASSAGE	4'0" X 3'11"
2.	DWG./DIN.	21'10" X 13'10"
3.	BALCONY	10'4" X 5'11"
4.	BED ROOM - 2	11'2" X 12'2"
5.	M.BED ROOM	12'7" X 12'2"
6.	M.TOILET	5'0" X 8'0"
7.	BALCONY	13'3" X 3'11"
8.	TOILET - 2	7'9" X 5'0"
9.	KITCHEN	10'6" X 7'8"
10.	BALCONY	4'7" X 10'5"
11.	PASSAGE	4'2" X 5'8"

TOTAL SALEABLE AREA	CARPET AREA (A)	BALCONY AREA (B)	TOTAL (A + B)
SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
1,359	824.20	137.24	961.44

Maximum Variance (+/-) 3% in actual carpet area may occur on account of planning constraints/site conditions/column/finishing. In toilet the carpet area is inclusive of ledge walls. This plan is for space planning purpose only.

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.	SQ. FT.	SQ. FT.	SQ. FT.
1,692	1,027.66	172.76	1,200.44

Maximum Variance (+/-) 3% in actual carpet area may occur on account of planning constraints/site conditions/column/finishing. In toilet the carpet area is inclusive of ledge walls. This plan is for space planning purpose only.

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.	BED ROOM - 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.	SQ. FT.	SQ. FT.	SQ. FT.
1,852	1,128.10	191.71	1,319.81

Maximum Variance (+/-) 3% in actual carpet area may occur on account of planning constraints/site conditions/column/finishing. In toilet the carpet area is inclusive of ledge walls. This plan is for space planning purpose only.