

LIVE THE

PARK

LIFE.

LAUNCHING PARKSIDE

Welcome to a home spread across 30 acres* (~1,21,406 sq. m.) of lush greens. It has the city's finest clubhouse and breathtaking views of the West Bengal skies. Parkside at Joyville Western Heights is not just another well-connected and world-class dream home; it's the city's dream of a blissful life. Come, live the Park Life.



Stock images and artist's impression are for representational purposes only.



Joyville Western Heights.

An address where you live to win.

A world in itself. An address of aspirations. A pin code of bliss. Joyville Western Heights has it all for a life that's well-lived. From a grand clubhouse to endless greenery to the city's finest high street retail, it's a home where every day feels like you've won in life.



Home to
450+ families



25+
amenities



22,000 Sq.ft.
(~2,043 Sq.m.)
ready clubhouse



Over 75% of
open spaces



Well-connected
to major transit hubs



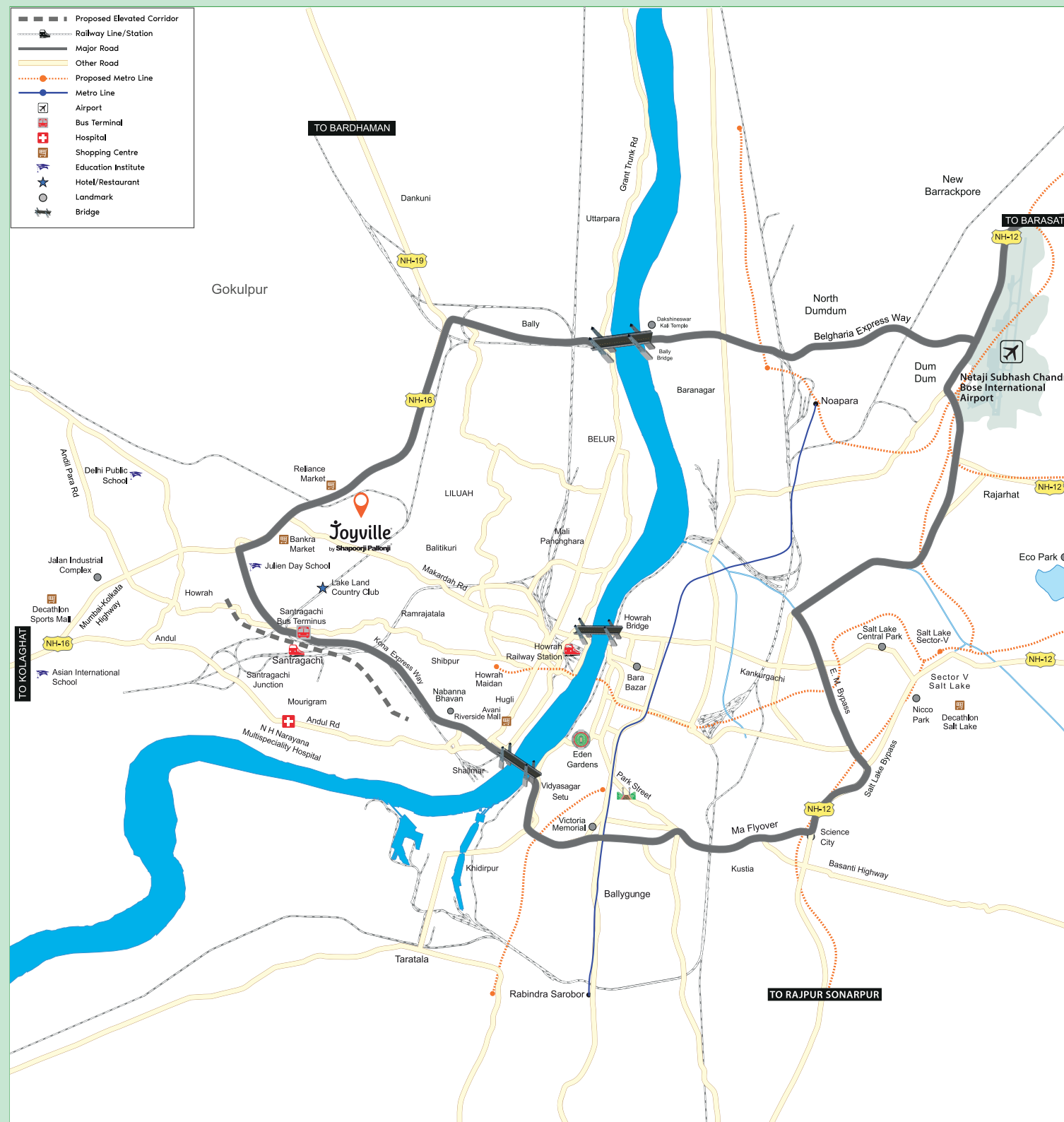
Growing infrastructure
and rapid development
in this region



Great investment
opportunity



Artist's impression.



Connected to every major hub. Closest to your dream life.

Just 30 minutes away from Kolkata, near Santragachi Junction and with easy access to the International Airport, Parkside at Joyville Western Heights is an address connected to every landmark and hub in the city. Additionally, intercity travel is a breeze via NH2, NH6, and Grand Trunk Road.

5 mins

Kona Expressway
(National Highway)

10 mins

Santragachi
Railway Station

20 mins

Dakshineswar
Metro Station

30 mins

City Centre

40 mins

Netaji Subhash
Chandra Bose
International Airport

Map representation: 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.

Source: Travel timings mentioned are taken from the Internet at normal traffic conditions and are approximate.



Welcome to the Joyville Neighbourhood.

Imagine strolling through a vibrant park, breathing in fresh air, and enjoying the calming presence of nature right outside your doorstep.

And now, imagine living in a place where you're well-connected.

The Joyville Neighbourhood is strategically located to ensure you're never too far away from where you need to go.

Within 10 Minutes

Podar International School	04 Mins
Bankra Market	06 Mins
Lakeland Country Club	07 Mins
Julien Day School	09 Mins
Santragachi Bus Terminus	10 Mins

Within 20 Minutes

DPS International School	13 Mins
N H Narayana Multispeciality Hospital	15 Mins
Jalan Industrial Hub	15 Mins
Vidyasagar Setu	15 Mins
Westbank Hospital	17 Mins
Victoria Memorial	18 Mins
Acharya Jagadish Chandra Bose Indian Botanical Garden	18 Mins
Asian International School	19 Mins
Nandan Cinema	19 Mins
Birla Planetarium	19 Mins
Rabindra Sadan	20 Mins
Indian Institute of Engineering Science and Technology	20 Mins
Dakshineswar Kali Temple	20 Mins
New Market	20 Mins

Within 30 Minutes

St. Paul's Cathedral	21 Mins
Fort William	21 Mins
Millennium Park	21 Mins
Zoological Garden	22 Mins
Princep Ghat	22 Mins
Shakespeare Sarani	23 Mins
Academy of Fine Arts	24 Mins
Narayana Superspeciality Hospital	25 Mins
Park Street	25 Mins
Indian Museum	25 Mins
Camac Street	25 Mins
Kolkata Racecourse	25 Mins
Elgin Road	26 Mins
Science City	26 Mins
Howrah Station	30 Mins
Avani Riverside Mall	30 Mins
Dalhousie Square	30 Mins
Belur Math	30 Mins
Eco Park	30 Mins

Source: Travel timings mentioned are taken from the Internet at normal traffic conditions and are approximate.

Airport

Netaji Subhash Chandra Bose International Airport	40 Mins
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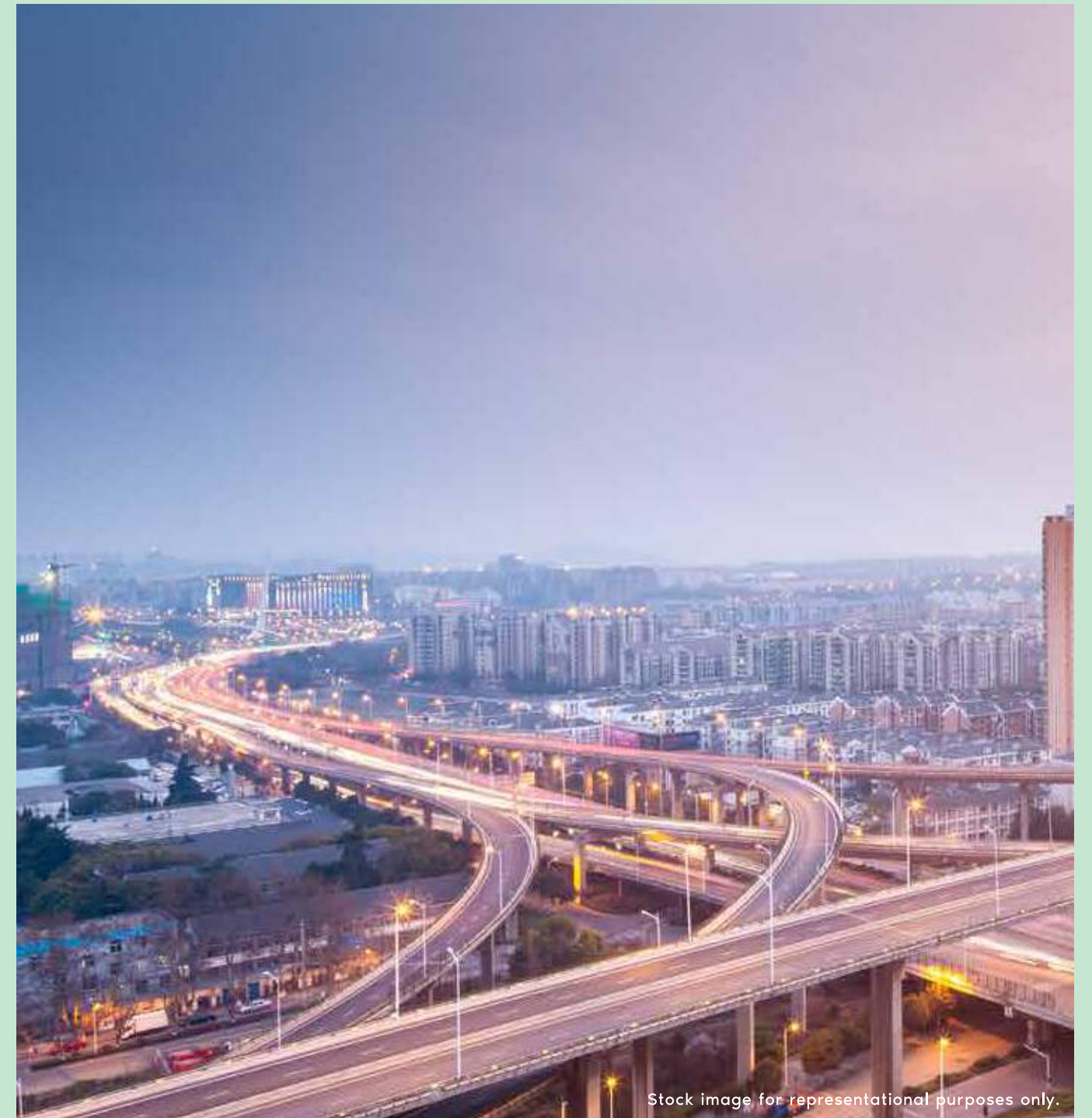


The win-win investment for life.

Howrah is attracting huge investments with plans to turn it into a bustling and vibrant satellite town. The proposed infrastructural development makes it one of the finest places to invest in for rewarding returns. With improved connectivity and better quality of life, it's a home that rewards in every way.

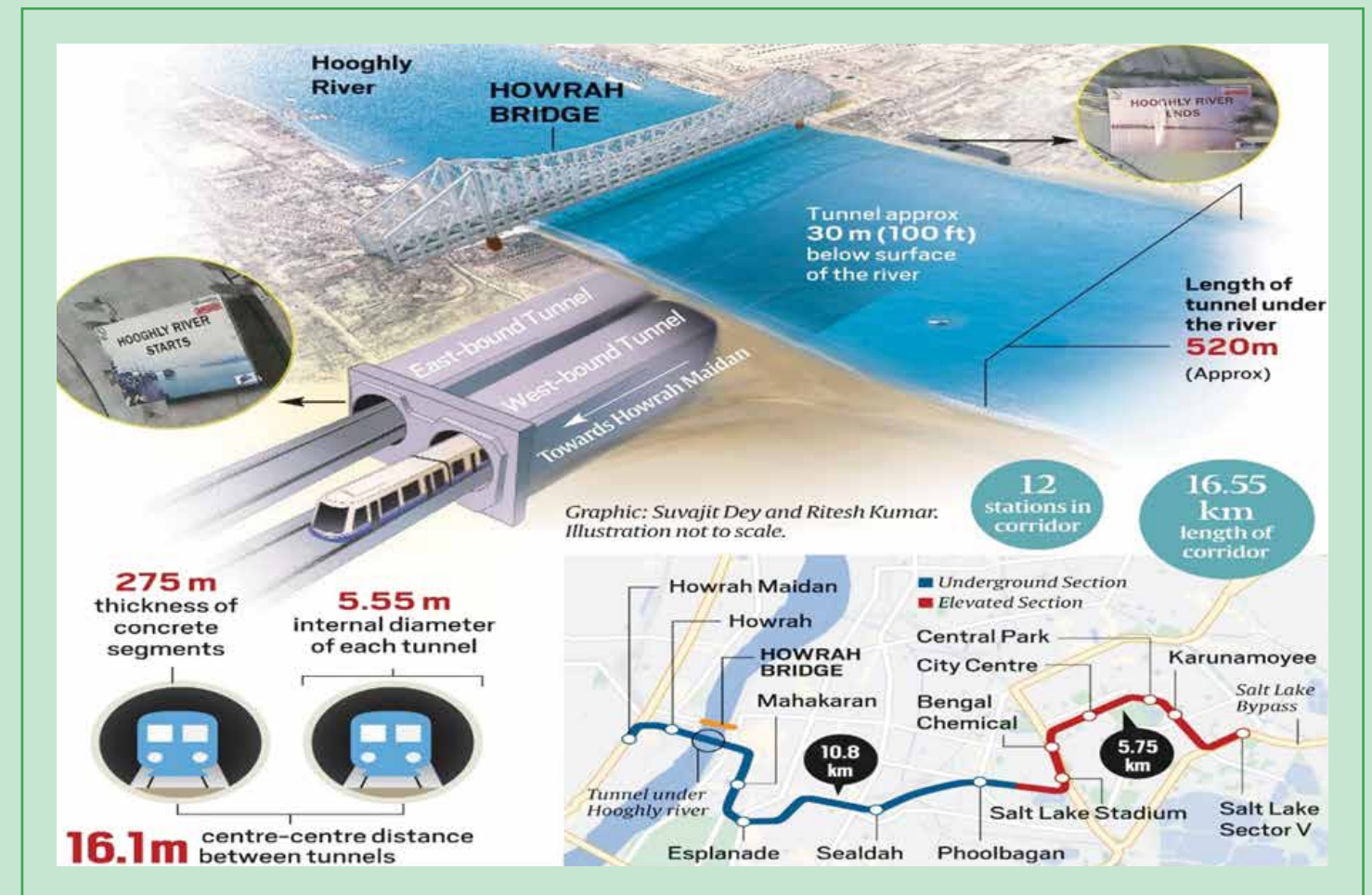
Upcoming developments

- Infrastructure development in Howrah to turn it into a satellite city to Kolkata
- Flyover connecting Howrah to EM Bypass
- Large-scale economic and social development across 30,000 acres (~121406000 sq.m.) of industrial area
- Upgrading routes to reduce traffic
- Dhulagarh Metro



East West Metro to boost prices up to 15% in next 12 months

- The introduction of the metro in Howrah has generated excitement in the real estate sector, with builders eyeing a potential development boom and projecting an increase in property prices.
- Metro will lead to development along the corridor and the entire belt between Shibpur in South Howrah to Salkia in north.
- All neighbourhoods within 20-minute auto or bus ride from Howrah station & Howrah Maidan will see a boom in prices mirroring what happened in Tollygunge-Kavi Subhash metro extension (11% Y-O-Y growth in 2010) , Joka-Taratala metro connection (9% Y-O-Y growth in 2023) and Dum Dum – Dakshineshwar metro connection (12% Y-O-Y growth in 2021).
- The Howrah & Hooghly apartment market has registered a 13% Y-O-Y demand growth. Areas around the stations are already witnessing a significant price hike because of improved connectivity to CBD Kolkata.





The Joyville Clubhouse. The heart of your Park Life.

Designed like a diamond, the infrastructure and ambience of the clubhouse are just as world-class as each of the 25 amenities in and around it. Come, find the perfect backdrop of bliss, luxury and joy as you create your fondest memories with your loved ones and shake off stress and worries.



22,000 sq.ft.
(~2,043 sq.m.)
ready clubhouse



Over 25
world-class
amenities



Designed like
a diamond



Swimming pool
& cabana



Pre-function
area



A cozy café



State-of-the-art
gym



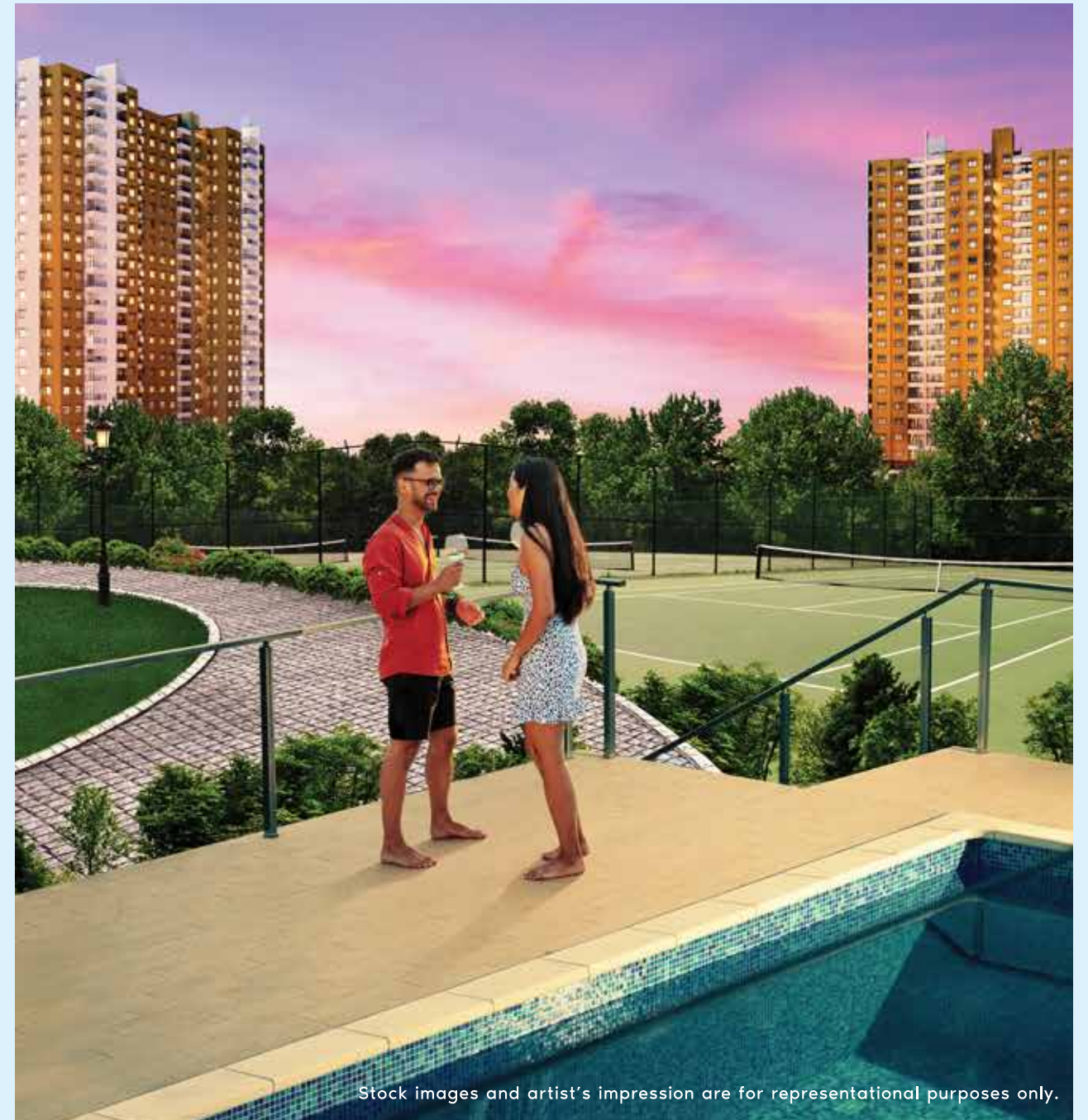
Multi-sports
podium



Grand
banquet hall



Serviced
guest rooms



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The perks that accompany your Park Life.



Tennis Court



Kids' Play Area



Indoor Gaming Room



Clubhouse



Gym



Swimming Pool



Pre-function Area



Multipurpose Hall

Shot at Joyville Western Heights



Where life is blissful, and the air you breathe is pure.

With over 75% of open spaces, you get to enjoy the cleanest air in the city. What's more, your home is crafted for sustainable living, so that you get to ensure a better future for the planet, simply by living here.



EDGE is a global green building certification system, that certifies projects for using 20% less energy, water, and embodied energy materials in construction.



Natural
ventilation



Energy-efficient
walls



Low flow
water fixtures
(taps and shower heads)



Rainwater
harvesting



Lower energy
utility bills



Shot at Joyville Western Heights.





The shape of Park Life

MASTER LAYOUT PLAN

LEGEND

- | | | |
|--------------------|-----------------------|--------------|
| 1. ENTRY | 8. CENTRAL PLAYGROUND | 15. C.S.S. |
| 2. EXIT | 9. CRICKET PITCH | 16. GARBAGE |
| 3. KIDS' PLAY AREA | 10. VOLLEYBALL | 17. D.G. SET |
| 4. WATER BODY | 11. TENNIS | 18. U.G.T. |
| 5. ECO PARK | 12. WOODLAND PARK | |
| 6. CLUB HOUSE | 13. O.W.C. | |
| 7. SWIMMING POOL | 14. S.T.P. | |

TOWER NAMES

- | | |
|------------------------|------------------------|
| I CREST | V WESTERN HEIGHTS C |
| II PINNACLE | VI WESTERN HEIGHTS D&E |
| III SUMMIT A&B | VII PARKSIDE A&B |
| IV WESTERN HEIGHTS A&B | |

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.



SPECIFICATIONS

Structure:

Pile Foundation.

Earthquake resistant RCC structure.

Flooring:

Vitrified tiles of size 600 mm x 600 mm for living, dining, kitchen & bedrooms.

Rough textured ceramic tiles in flooring for Toilets.

Rough textured ceramic tiles in all balconies.

Painting:

Interior walls & ceiling finished with putty.

Exterior walls finished with exterior grade paint.

Doors:

Main door - wooden flush door with laminate on both sides or laminated pre engineered doors with Lock & Handle.

Bedroom doors - wooden flush door with enamel paint with Cylindrical Locks.

Toilet door - wooden flush door with enamel paint with Cylindrical Locks without key.

Balcony Door - Aluminium Sliding door.

Windows:

Aluminium Sliding windows in all bedrooms, kitchen and living room.

Bathrooms:

CP Fittings of reputed make.

Ceramic tiles on the wall upto lintel height for toilets.

False ceiling in all bathrooms.

Sanitary ware - Floor mounted Water Closet of reputed make.

Wall hung wash basin in all toilets of reputed make.

Provision for exhaust fan & geyser point in all toilets.

Electricals:

PVC coated wiring in concealed conduits with reputed make switches & sockets.

AC point in all bedrooms, TV point in Master Bedroom.

TV point & Telephone socket in living/dining.

Sufficient electrical points.

Electrical points for exhausts in all toilets & Kitchen, washing machine, microwave, refrigerator, water purifier.

Kitchen:

Kitchen counter - Granite platform with stainless steel sink & Faucet of reputed make.

Wall: ceramic Dado tiles up to 600 mm above countertop.

Provision for water inlet for water purifier.

Railing:

MS Railing with synthetic enamel paint finish.

Lift:

2 Nos passenger lifts in each tower.

Power Back-up:

DG backup in common areas and to essential points in apartment.





Joyville is a thoughtfully designed platform that promotes the concept and development of aspirational housing in India. It has been created by Shapoorji Pallonji, Actis, International Finance Corporation (an arm of the World Bank) and Asian Development Bank. So far, seven Joyville projects have been launched in four major cities.



Joyville Howrah



Joyville Virar



Joyville Hinjawadi



Joyville Gurugram



Joyville Hadapsar Annexe



Joyville Sensorium



Joyville Celestia

Joyville Virar: Palm Breeze - P99000031256. For details visit: <https://maharera.mahaonline.gov.in>. | **Joyville Sensorium:** Building I & H (Iris & Helius) - P52100049547. For details visit: <https://maharera.mahaonline.gov.in>. | **Joyville Celestia: Phase 1** - P52100053165. For details visit: <https://maharera.mahaonline.gov.in>. | **Joyville Western Heights:** WESTERN HEIGHTS D - RERA/P/HOW/2023/000482. For details visit: www.rera.wb.gov.in | **Joyville Gurugram: Phase VI** - RC/REP/HARE-RA/GGM/434/166/2021/02. For details visit: www.haryanarera.gov.in. All phases/towers across our projects are registered with the respective state RERA authorities, details of which can be found online.



Shapoorji Pallonji Real Estate

Since 1865, Shapoorji Pallonji has been committed to creating iconic structures and providing cutting-edge solutions, using what it knows best: Engineering.

The group which operates in 6 major business segments,
has created landmarks in more than 40 countries, delivering
on its values and commitment in every project.



SP Infocity,
Pune 2008



MCA Stadium,
Pune 2012



The Imperial,
Mumbai 2010



Atal Tunnel,
Himachal Pradesh 2020



Chenab Railway Bridge,
Jammu & Kashmir 2023



Bharat Mandapam,
New Delhi 2023



Fairmont Bab Al Bahr,
Abu Dhabi 2012



Palace of the Sultan of Oman,
Oman 1975



BAPS Hindu Mandir,
Abu Dhabi 2024

FLOOR PLAN



TYPOLOGY	CARPET AREA	
	SQ. MT.	SQ. FT.
2BHK - Unit 01	58.35	628
2BHK - Unit 02	58.35	628
2BHK - Unit 03	58.35	628
3BHK - Unit 04	74.03	797
3BHK - Unit 05	74.03	797
3BHK - Unit 06	74.69	804

FIRST FLOOR PLAN (B8 & B9)

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/altared 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.

FLOOR PLAN



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2BHK - Unit 02	58.35	628
2BHK - Unit 03	58.35	628
3BHK - Unit 04	74.03	797
3BHK - Unit 05	74.03	797
3BHK - Unit 06	74.69	804

TYPICAL FLOOR PLAN (B8 & B9)

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FLOOR PLAN



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3BHK - Unit 04	74.03	797
3BHK - Unit 05	74.03	797
3BHK - Unit 06	74.69	804

REFUGE FLOOR PLAN (8TH, 13TH & 18TH)

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2 BHK UNIT 01



TYPOLOGY	CARPET AREA		BALCONY AREA		TOTAL AREA	
	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.
2 BHK - UNIT 02	58.35	628	4.76	51	63.11	679

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. 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.

3 BHK UNIT 06



TYPOLOGY	CARPET AREA		BALCONY AREA		TOTAL AREA	
	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.
3 BHK - UNIT 06	74.69	804	4.44	48	79.13	852

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. 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.



5th Floor View



10th Floor View



15th Floor View



20th Floor View



5th Floor View



10th Floor View



15th Floor View



20th Floor View



Head Office Address: Joyville Shapoorji Housing Private Limited, SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai-400 005, Maharashtra, INDIA.

Site Office Address: Salap Junction, Howrah Amta Road and Bombay Road Crossing, NH6, Howrah-711 403

WB RERA Numbers: PARKSIDE A & B - WBRERA/P/HOW/2024/001275. For details visit: www.rera.wb.gov.in

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 the actuals. Appearance of landscape will depend on seasonal changes and weather conditions. The representation of plants/trees/plantation/flowers in the document 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 are for the purpose of representation only and may vary upon actual construction. The projects mentioned herein are part of the larger development, which will be completed in phases. This is only an invitataion to offer antd does not constitute an offer. Any prospective sale shall be governed by the terms, and Agreement for Sale to be enetered into between the parties, Before making a desicion 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 terms and conditions of sale and usage of services depicted herein shall be subject to the agreement entered between the Promoter and the Allottee. Since no authority has been formed under Real Estate (Regulation and Development) Act 2016 (RERA), the project is not registered under RERA. The amenities shown are common to all the residents of Joyville Howrah. This project is financed by and mortgaged to HDFC Ltd. An NOC from HDFC Ltd for sale of flats shall be provided. *T&C apply. This collateral is printed on 3rd March, 2024. Website: <https://www.joyvillehomes.com>