

WELCOME TO

PARKLANE
URBANJOY



PHASE II

2 & 3 BHK - Sus

Porwal Developers



Porwal Realtors & Developers embarked on a journey in 2005 to provide efficient living spaces that entailed the coming together of innovative construction techniques and modern practices. Staying true to their ballots and after more than a decade of sheer hard work, they've ended up with residential projects that define precisely who they are – Real Estate Builders in Pune whose every fiber exudes a passion for innovative real estate development. At PRAD, we believe that passion and emotion are the most instrumental factors in realising a dream. For us, when a path is guided by it, the result is always remarkable. If there is passion, no hurdle is too big no obstacle is unnerving and no wall is too high to climb.

OUR PAST PROJECTS



KHUSH VISTA – A PARKLANE HOME
NIBM



PARKLANE LIFE SEASONS
DHANORI



PARKLANE PREMIER
WAGHOLI

Sus – The future of Pune

UrbanJoy, where joy is not just a feeling, it's a way of life! We believe that a home should bring you blissfulness while letting you live the most eventful life. Every nook and corner of UrbanJoy radiates a sense of warmth and serenity, inviting you to unwind and enjoy the little joys of life. From the state-of-the-art amenities to the luxurious surrounding, every element of UrbanJoy is designed to elevate your living experience.



Proximity To Pune's Biggest Commercial Hubs

Hinjewadi, Baner,
Bavdhan & Wakad



Availability To Quality Social Infrastructure

Schools, Malls,
Hospitals



Proposed Future Developments

Ring Road, It Parks,
Metro Connectivity



Great ROIs

Today's Sus,
Tomorrow's Baner

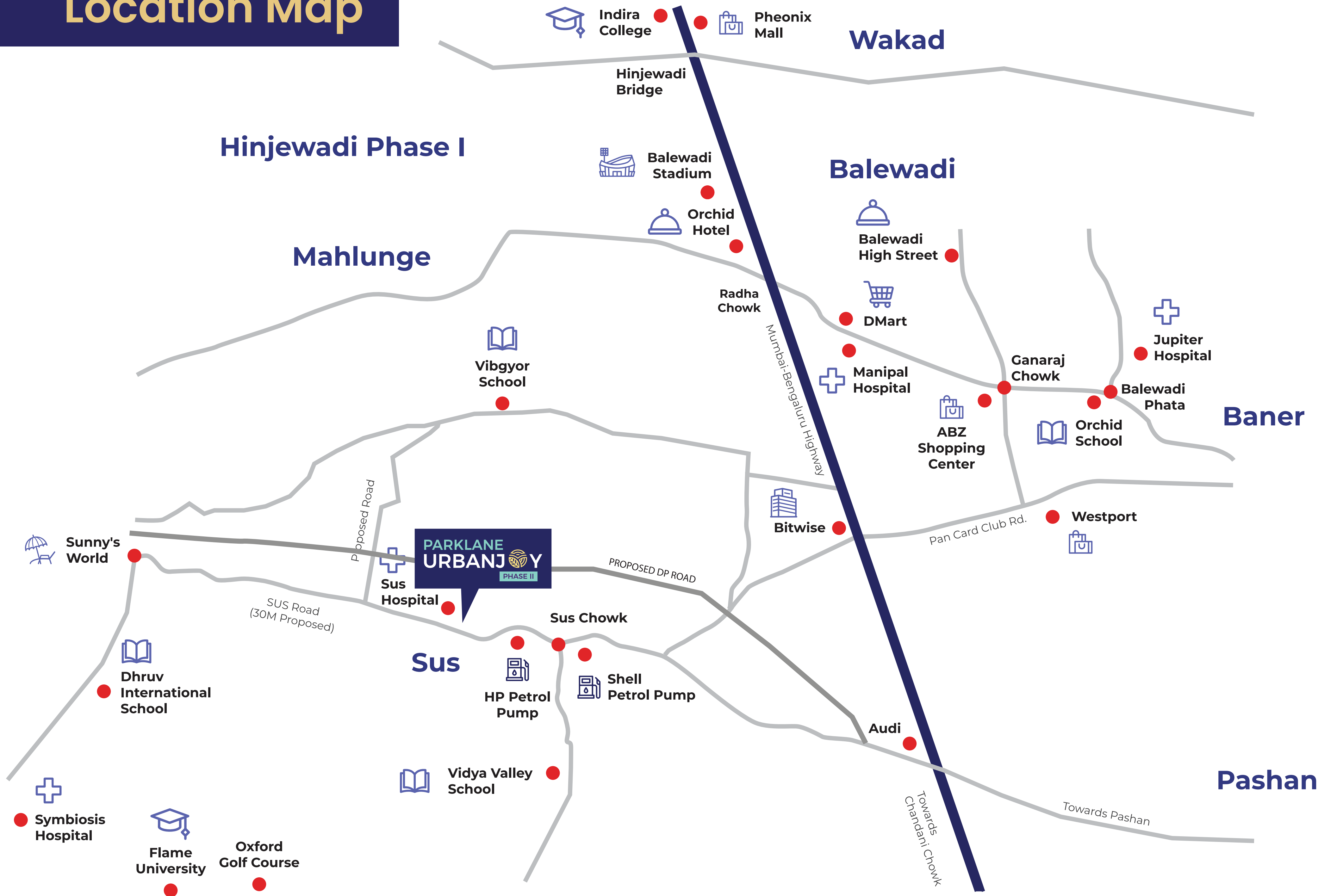
PARKLANE
URBANJOY



PHASE II



Location Map



Key Location Highlights



Education

• Symbiosis	4 Km
• Vibgyor School	2.5 Km
• Vidya Valley School	2 Km
• Dhruv Global School	2 Km
• Orchid School	4.5 Km
• Flame University	12 Km
• Indira College	9.5 Km



Hospitals

• Sus Hospital	200 m
• Symbiosis Hospital	4.5 Km
• Manipal Hospital	5 Km
• Jupiter Hospital	6 Km
• Life Line Hospital	6 Km
• Chellaram Hospital	6.5 Km



Liesure

• Sunny's World	1.5 Km
• Balewadi Sports Complex	4.5 Km
• Hilltop Sports Complex	3 Km
• Balewadi High Street	4.5 Km
• Oxford Golf Course	10 Km



Shopping

• DMart	6.5 Km
• Dorabjee's	5 Km
• ABZ Shopping Center	4 Km
• Pheonix Mall Of The Millenium	8 Km

*Distances are tentative and may differ to some extent.

Master Layout

Image contains details as per final proposed layout as per PMC UDCPR. Current phase as per MAHARERA registration only & rest is not committed.



*Artistic Impression.

Project Highlights

UrbanJoy, where joy is not just a feeling, it's a way of life! We believe that a home should bring you blissfulness while letting you live the most eventful life. Every nook and corner of UrbanJoy radiates a sense of warmth and serenity, inviting you to unwind and enjoy the little joys of life. From the state-of-the-art amenities to the luxurious surrounding, every element of UrbanJoy is designed to elevate your living experience.

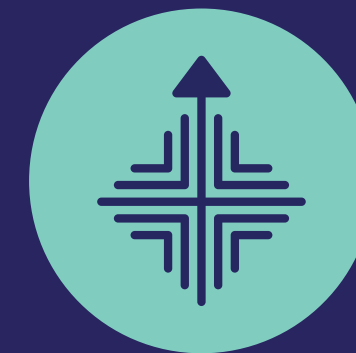
A joyful experience delivered to 119 Families.
Phase 1 Successfully Completed.



JoyStreet



Lavish
Entrance Lobby



Vastu Compliant
Planning



Smart Digital
Door Lock



Premium
Specifications



Easy
Connectivity

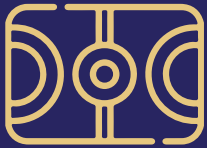


*Artistic Impression.

Disclaimer** The elevation is a creative representation and may differ in actual. The elevation is designed considering 18 floors which may extend upto 22 floors as per sanctions received and proposed under PMRDA / PMC. The current image shows C & D wing, which are proposed in the future phases and are not a part of the current project sanctioned by MAHARERA. Please refer to maharera for actual offerings and project details.

Amenities

We believe that mindfulness is an essential part of a fulfilling life. At UrbanJoy you Indulge in the joy of healthy living with unwinding amenities that cater to your mind, body and soul. Our joy is designed to help you slow down, be present, and find peace within the hustle and bustle of city life.

 Multipurpose Court	 Cardio Gym	 Children's Play Area	 Gazebo
 Seating Plaza	 Machan	 Multipurpose Hall	 Water Feature
 JoyStreet	 Senior Citizen Zone	 Courtyard	 Party Lawn
	 Barbeque Area	 Yoga And Fitness Zone	

Specifications

We realized that the honest pleasure of life comes from opulence, spaciousness and effortless living. And hence, at UrbanJoy, we have crafted your journey with utmost care and attention to detail so that you can experience the joy of a life well-lived. Our effort is to make you feel a sense of warmth and belonging while giving you peace of mind and eternal joy in your home.



Structure

- Earthquake Resistant RCC Structure
- AAC Block Work for Wall
- External Sand Faced Cement Plaster
- Internal Gypsum Finish



Paints

- Apex Emulsion for External Walls
- OBD Paint for Internal Walls



Flooring

- Vitrified Tiles for All Rooms
- Anti-Skid Tiles for Bathrooms & Terraces



Kitchen

- Granite Platform with SS Sink
- Premium Wall Tiles upto 2 Ft. above the Platform
- Provision for Washing Machine in Dry Balcony



Washroom

- Premium Sanitaryware & Bath Fittings
- Concealed Plumbing
- Provision for Water Heater & Exhaust Fan
- Wall Tiles upto Beam Bottom Level



Electrical

- Fire-Resistant Concealed Copper Wiring
- Provision for AC in One Master Bedroom & Living Room
- Provision for TV in Living Room & One Master Bedroom
- Ample Light Points



Doors & Windows

- Elegant Laminated Door with Hardware
- Sliding Aluminum Shutters for Living Room Balcony
- Powder-Coated Aluminium Windows with Mosquito Nets
- Mild Steel Railing for Terraces



Safety & Security

- Biometric Door Lock for Main Entrance Door
- CCTV in Main Entrance Lobby only & in Common External Areas
- Smart Video Door Phone



Common Utilities

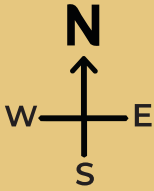
- Solar Water Heating System for One Master Bathroom
- Inverter Plug Point
- Fire Fighting Systems
- Rain Water Harvesting System
- Sewage Water Treatment Plant
- Centralised Common Provision for DTH
- Genset Backup for Common Area Lights & Lift
- Open Waste Management System

Floor Plan | B Wing | First Floor



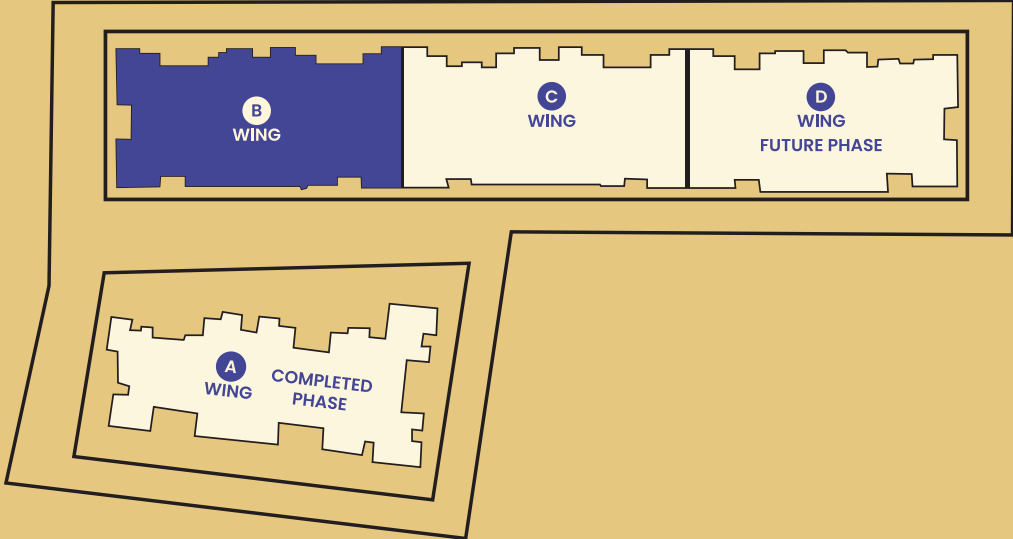
Formed Terraces in front of the unit shall not be a part of the unit, but shall be accessible & maintained by the adjoining unit.

Floor Plan | B Wing | Typical



UNIT NO.	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL CARPET (SQ.FT.)
01	803	123	927
02	637	113	750
03	630	110	740
04	803	123	927

UNIT NO.	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL CARPET (SQ.FT.)
05	852	111	963
06	621	110	731
07	639	113	752
08	856	155	1011



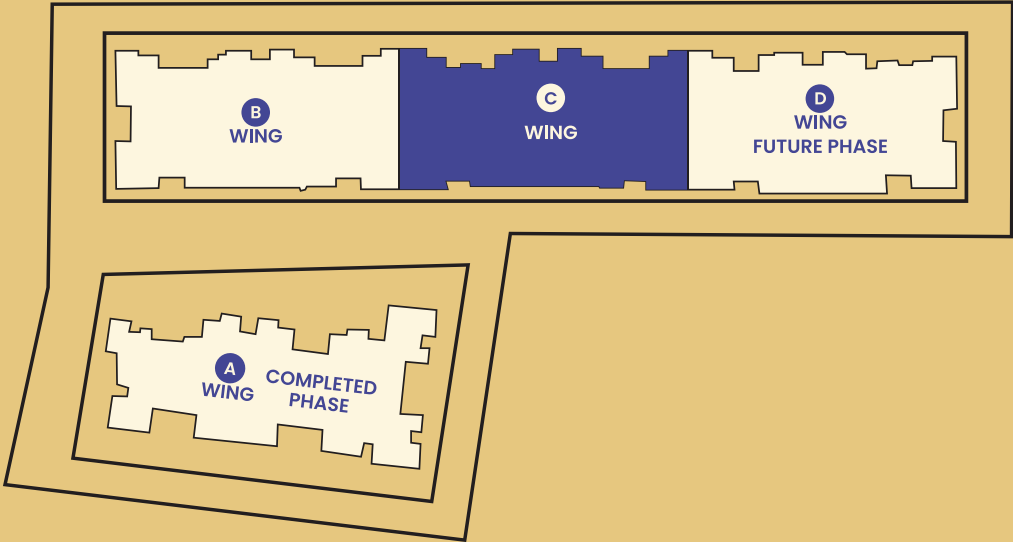
Floor Plan | C Wing | Typical



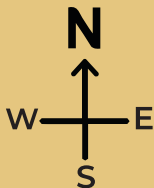
CARPET AREA STATEMENT C WING			
FLAT NO.	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL CARPET (SQ.FT.)
201,301, 401,501,601,801, 901, 1001,1101, 1301, 1401, 1501,1601, 1701, 1801	803	132	936
202,302,402,502, 602,802,902, 1002, 1102, 1302, 1402, 1502,1602,1702,1802	637	122	760
203,403,403,503,603,803,903, 1003, 1103,1303, 1403, 1503,1603, 1703, 1803	628	119	747
204,304,404,504,604,804,904, 1004,1104, 1304, 1404, 1504,1604,1704,1804	803	132	935

CARPET AREA STATEMENT C WING			
FLAT NO.	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL CARPET (SQ.FT.)
205,305,405,505,605,805,905, 1005,1105, 1305, 1405, 1505,1605,1705,1805	852	111	963
206,306,406,506,606,806,906, 1006,1106, 1306, 1406, 1506,1606,1706,1806	617	66	682
207,307, 407,507,607,807,907, 1007,1107, 1307, 1407, 1507,1607,1707,1807	634	66	700
208,308,408,508,608,808,908, 1008,1108, 1308, 1408, 1508,1608,1708,1808	852	111	962

Formed Terraces in front of the unit shall not be a part of the unit, but shall be accessible & maintained by the adjoining unit.

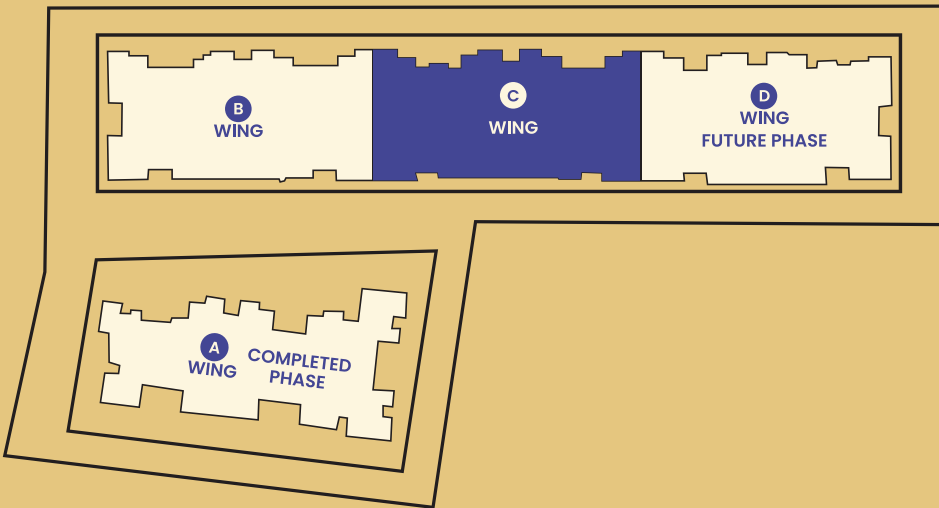


Floor Plan | C Wing | First Floor

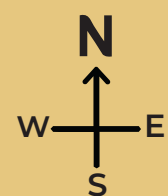


FLAT NO.	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	FORMED TERRACE (SQ.FT.)	TOTAL CARPET (SQ.FT.)
101	803	132	543	936
102	637	122	426	760
103	628	119	419	747
104	803	132	487	936

FLAT NO.	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	FORMED TERRACE (SQ.FT.)	TOTAL CARPET (SQ.FT.)
105	851	111	54	963
106	617	66	26	682
107	634	66	26	700
108	852	111	54	962

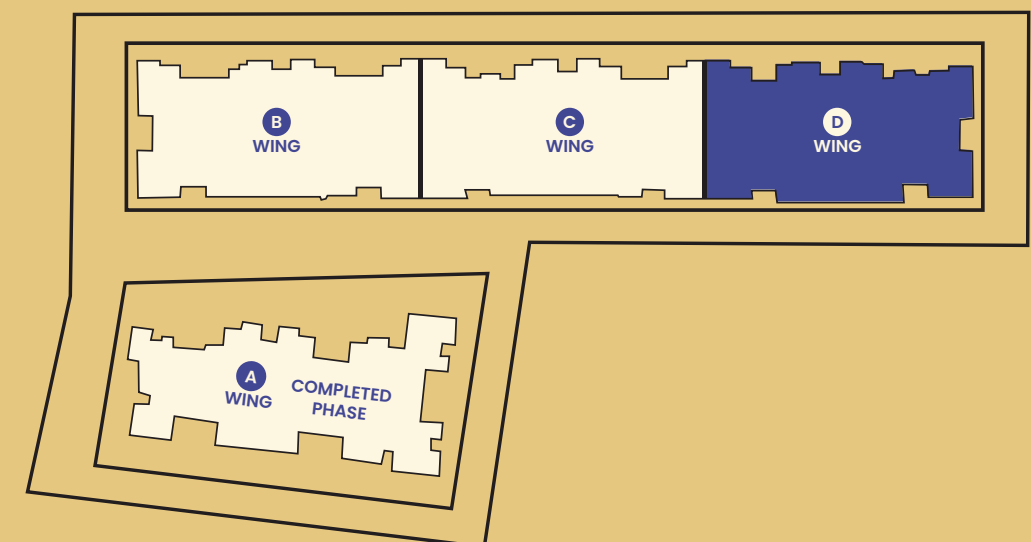


Floor Plan – D Wing (First Floor)



CARPET AREA STATEMENT - D WING (FIRST FLOOR)				
FLAT NO.	CARPET (SQ.FT)	BALCONY (SQ.FT)	FORMED TERRACE (SQ.FT)	TOTAL CARPET (SQ.FT)
101	639	108	277	1024
102	639	105	353	1096
103	638	107	353	1098
104	820	129	554	1504

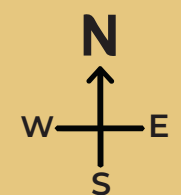
CARPET AREA STATEMENT - D WING (FIRST FLOOR)				
FLAT NO.	CARPET (SQ.FT)	BALCONY (SQ.FT)	FORMED TERRACE (SQ.FT)	TOTAL CARPET (SQ.FT)
105	833	108	203	1144
106	643	66	26	735
107	634	66	26	726
108	634	66	26	726



Disclaimer:

- Services as per the MEP plan are subject to changes.
- RCC columns & beams position shall be as per consultant drawings and a minimum of 3 inch offset to be expected within the units.
- Refugee areas proposed on 7th & 12th floor.

Floor Plan – D Wing (Refuge Floor)

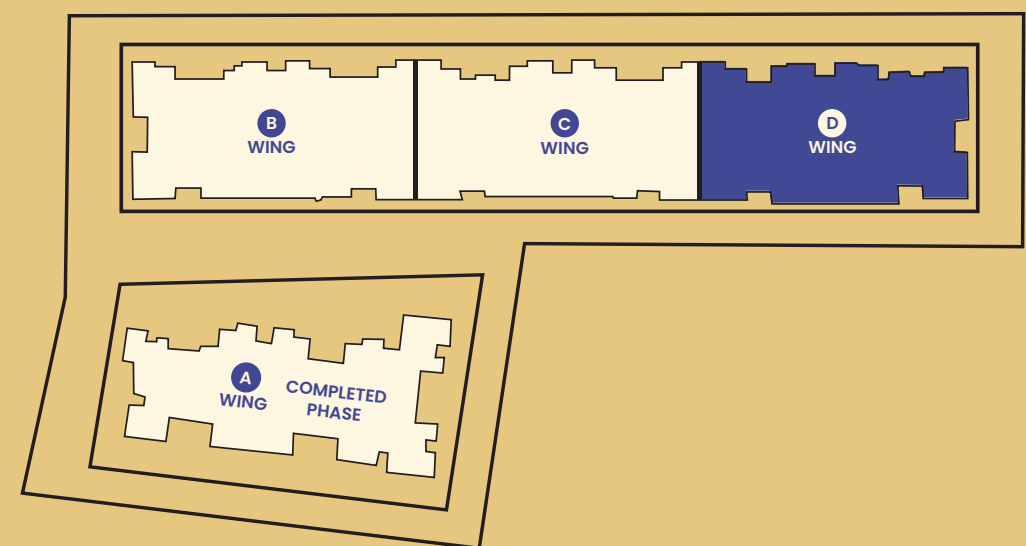


CARPET AREA STATEMENT - D WING (REFUGE FLOOR)

FLAT NO.	CARPET (SQ.FT)	BALCONY (SQ.FT)	TOTAL CARPET (SQ.FT)
701, 1201	639	108	747
702, 1202	639	105	743
703, 1203	638	107	745
704, 1204	558	145	704

CARPET AREA STATEMENT - D WING (REFUGE FLOOR)

FLAT NO.	CARPET (SQ.FT)	BALCONY (SQ.FT)	TOTAL CARPET (SQ.FT)
705, 1205	830	108	939
706, 1206	643	66	709
707, 1207	634	66	700
708, 1208	634	66	700



Disclaimer:

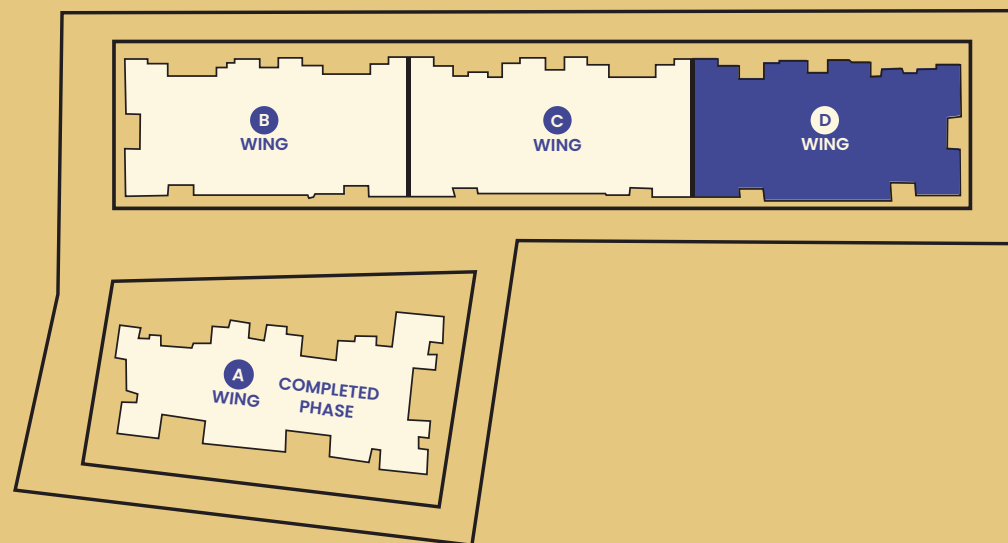
- Services as per the MEP plan are subject to changes.
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Floor Plan - D Wing (Typical)



CARPET AREA STATEMENT - D WING (TYPICAL)			
FLAT NO.	CARPET (SQ.FT)	BALCONY (SQ.FT)	TOTAL CARPET (SQ.FT)
201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301, 1401, 1501, 1601, 1701, 1801	639	108	747
202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402, 1502, 1602, 1702, 1802	639	105	743
203, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403, 1503, 1603, 1703, 1803	638	107	745
204, 304, 404, 504, 604, 804, 904, 1004, 1104, 1304, 1404, 1504, 1604, 1704, 1804	820	129	949

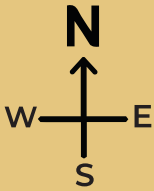
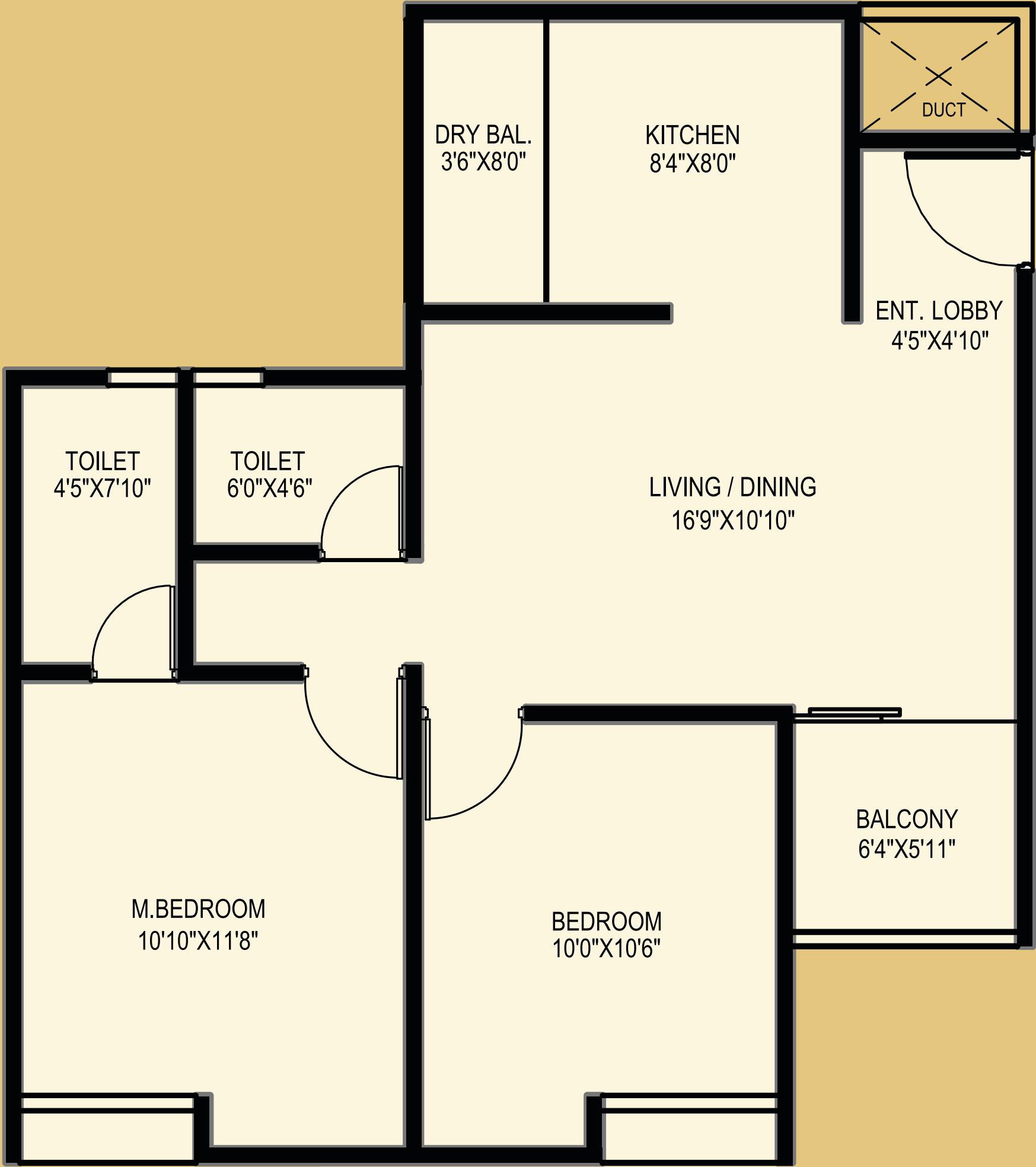
CARPET AREA STATEMENT - D WING (TYPICAL)			
FLAT NO.	CARPET (SQ.FT)	BALCONY (SQ.FT)	TOTAL CARPET (SQ.FT)
205, 305, 405, 505, 605, 805, 905, 1005, 1105, 1305, 1405, 1505, 1605, 1705, 1805	833	108	941
206, 306, 406, 506, 606, 806, 906, 1006, 1106, 1306, 1406, 1506, 1606, 1706, 1806	643	66	709
207, 307, 407, 507, 607, 807, 907, 1007, 1107, 1307, 1407, 1507, 1607, 1707, 1807	634	66	700
208, 308, 408, 508, 608, 808, 908, 1008, 1108, 1308, 1408, 1508, 1608, 1708, 1808	634	66	700



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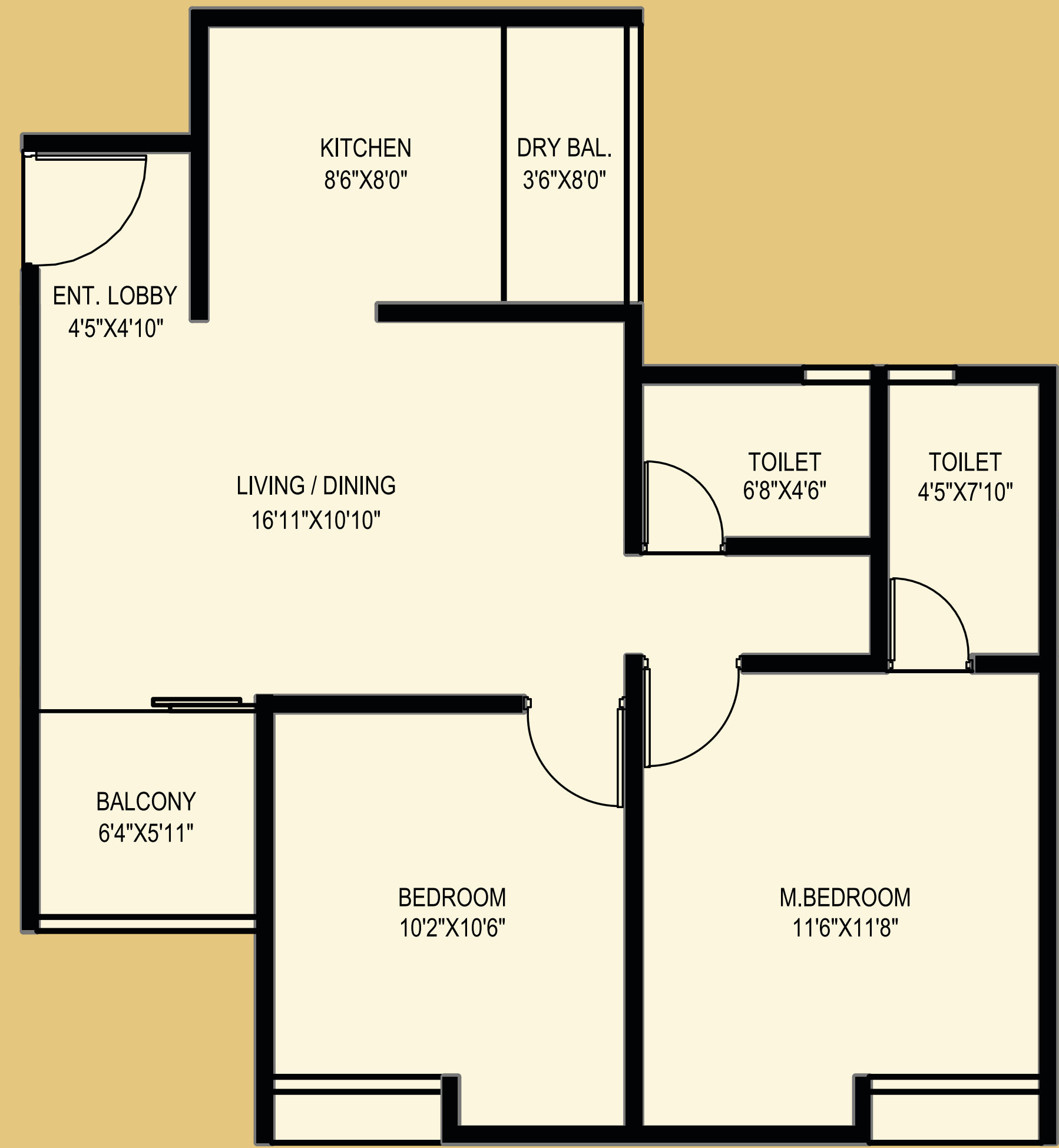
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Unit Plan | C Wing



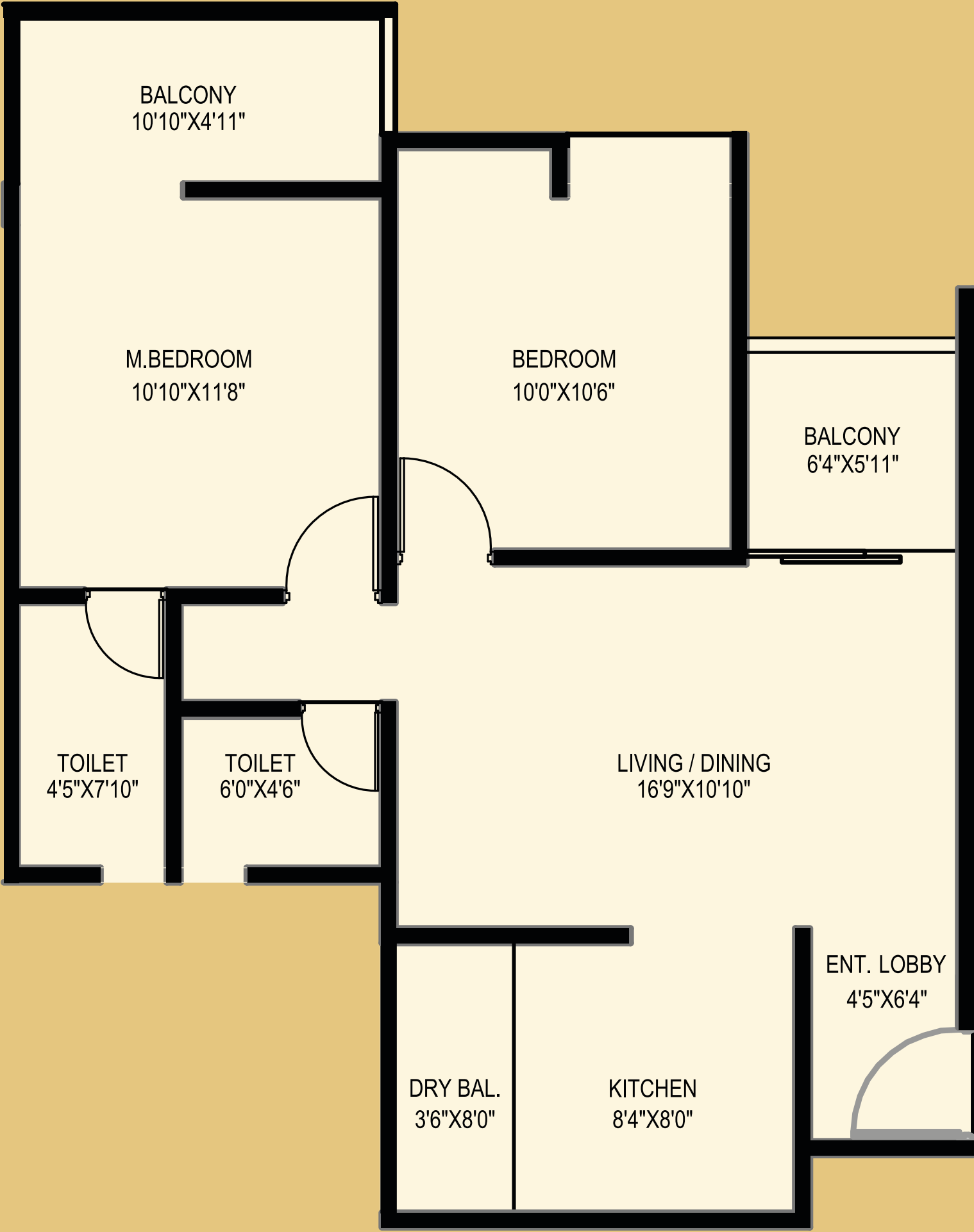
FLAT NO.	CARPET	BALCONY	TOTAL CARPET SQ. FT.
106	617	66	682

Unit Plan | C Wing



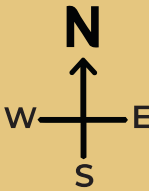
FLAT NO.	CARPET	BALCONY	TOTAL CARPET SQ. FT.
107	634	66	700

Unit Plan | C Wing



FLAT NO.	CARPET	BALCONY	TOTAL CARPET SQ. FT.
103	628	119	747

Unit Plan | C Wing



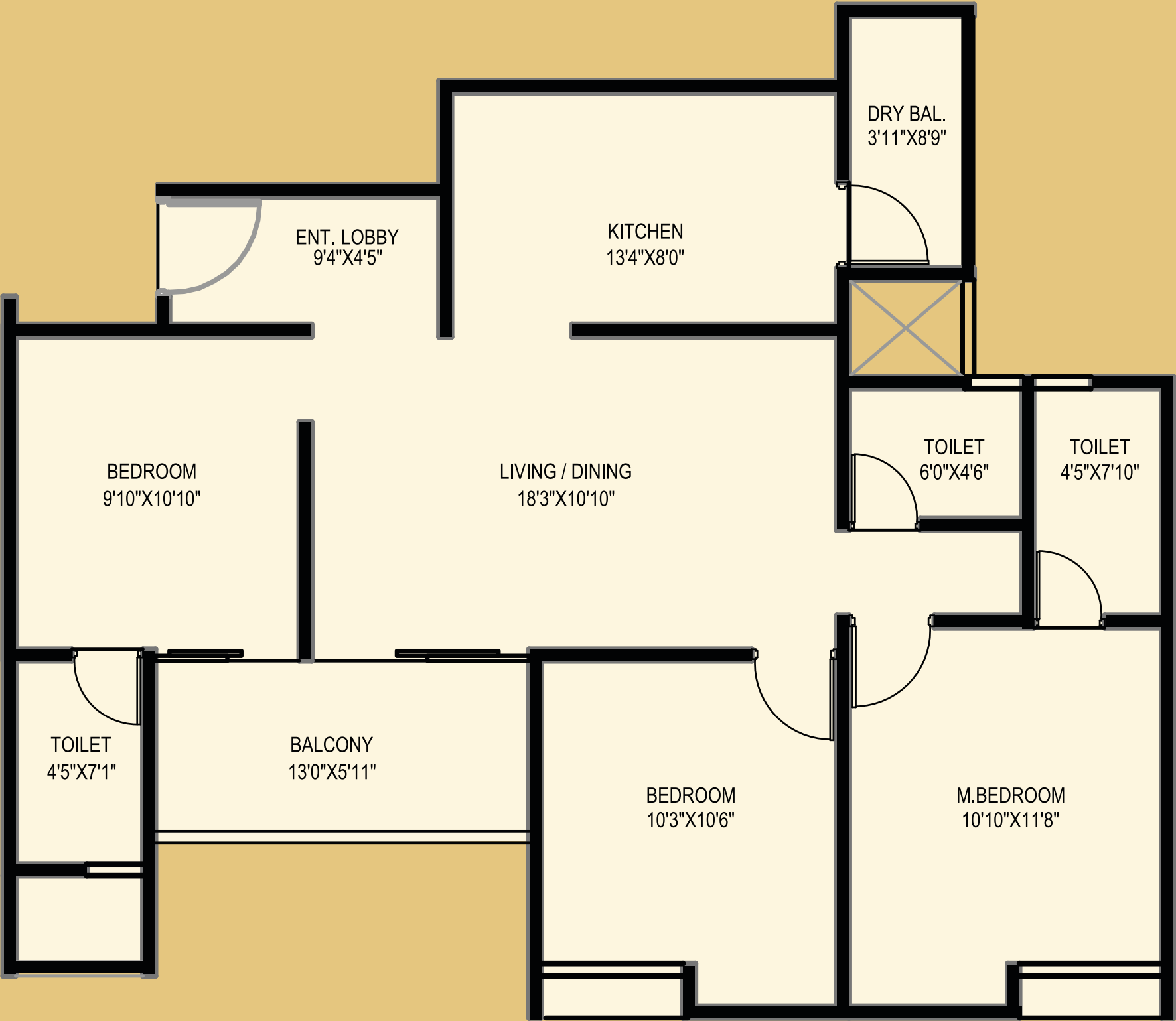
FLAT NO.	CARPET	BALCONY	TOTAL CARPET SQ. FT.
102	637	122	759

Unit Plan | C Wing



FLAT NO.	CARPET	BALCONY	TOTAL CARPET SQ. FT.
101, 104	803	132	936

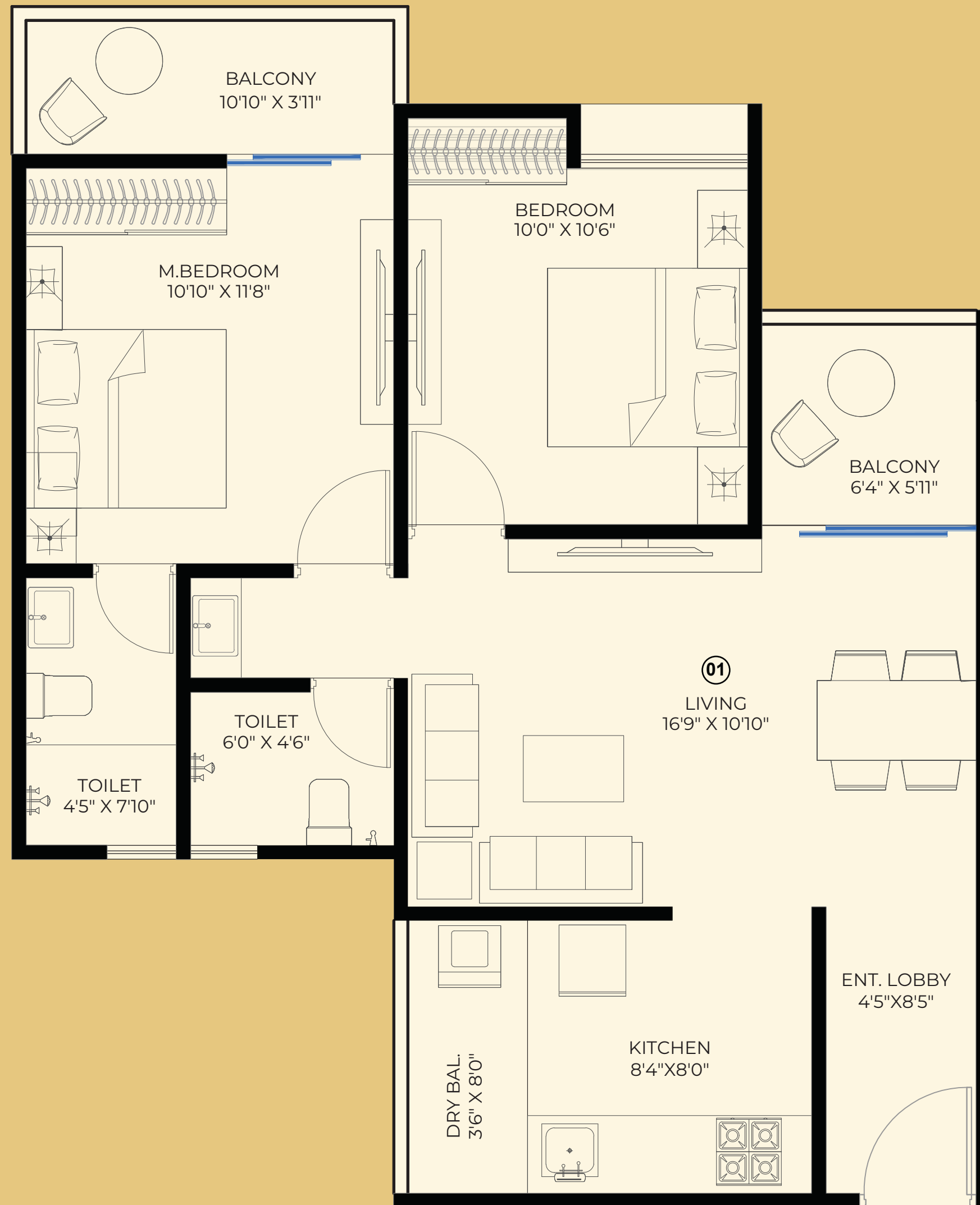
Unit Plan | C Wing



FLAT NO.	CARPET	BALCONY	TOTAL CARPET SQ. FT.
105 , 108	851	110	963



Unit Plan – D Wing (2 BHK – 747 sq.ft.)

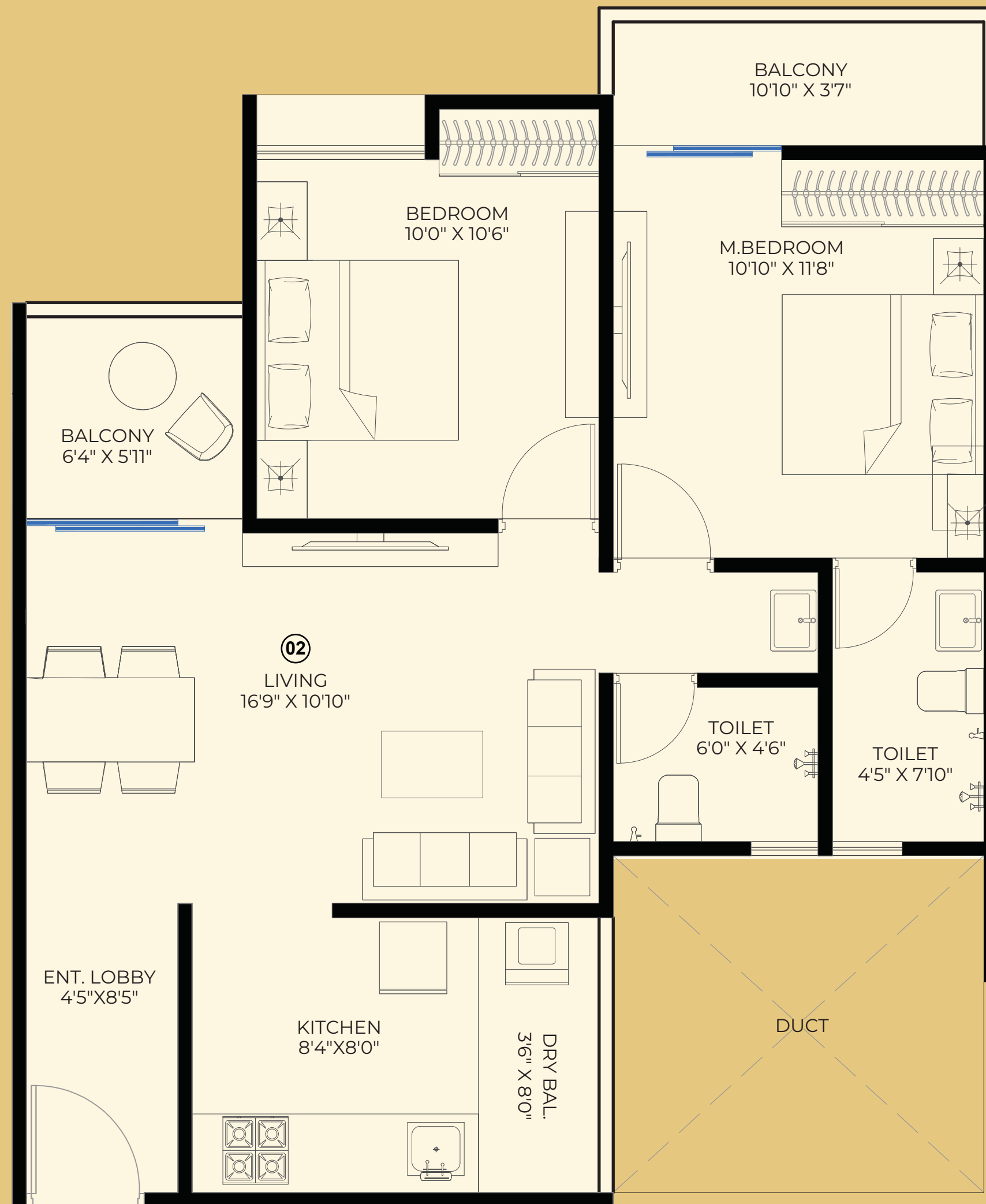


FLAT NO	CARPET (SQ.FT)	BALCONY (SQ.FT)	TOTAL CARPET (SQ.FT)
201	639	108	747

Furniture and fixtures shown in the layout are just for representation purpose and not a part of our offering



Unit Plan – D Wing (2 BHK – 743 sq.ft.)

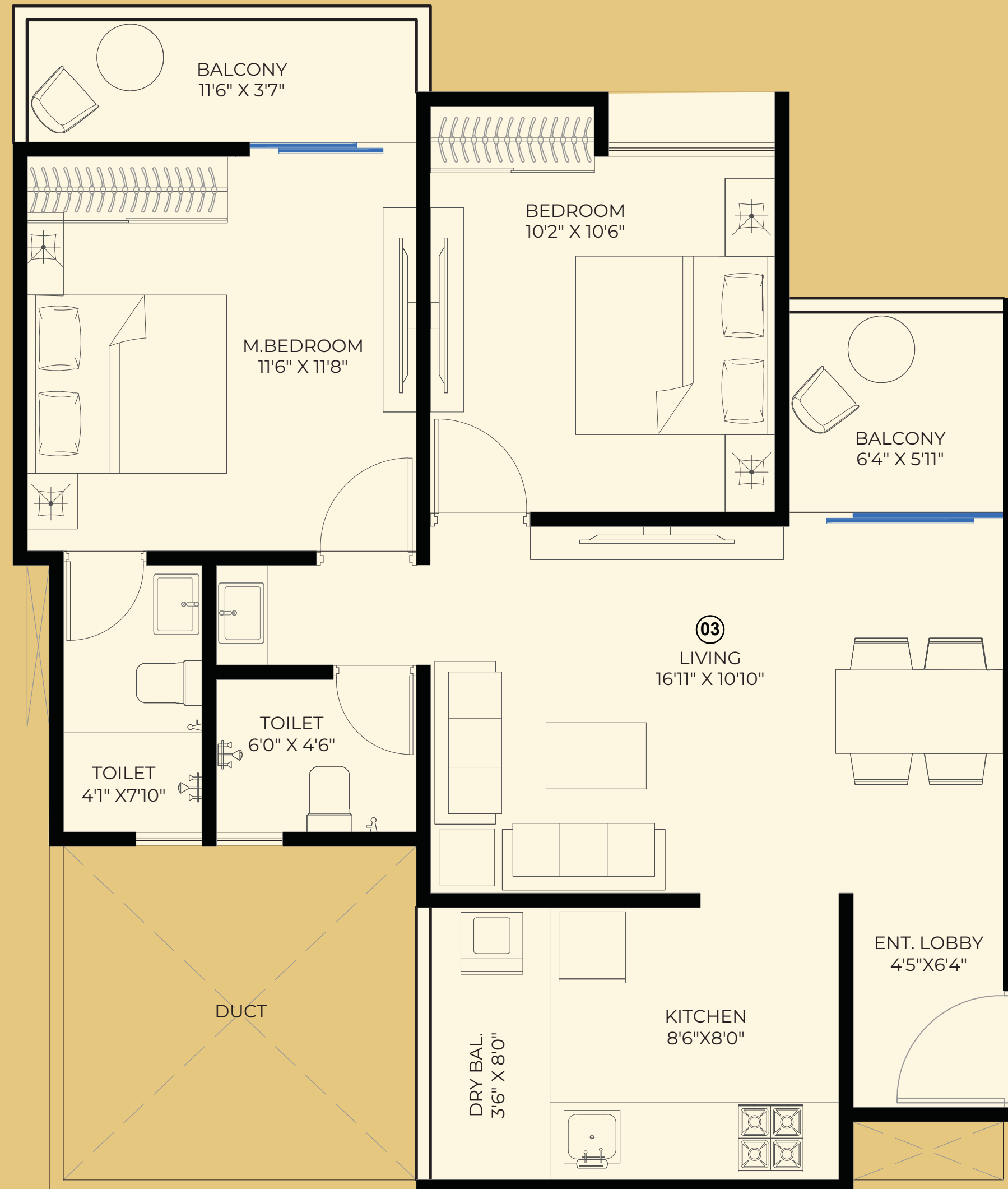


FLAT NO	CARPET (SQ.FT)	BALCONY (SQ.FT)	TOTAL CARPET (SQ.FT)
202	639	105	743

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Unit Plan – D Wing (2 BHK – 745 sq.ft.)

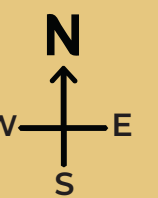


FLAT NO	CARPET (SQ.FT)	BALCONY (SQ.FT)	TOTAL CARPET (SQ.FT)
203	638	107	745

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Unit Plan – D Wing (3 BHK – 949 sq.ft.)



FLAT NO	CARPET (SQ.FT)	BALCONY (SQ.FT)	TOTAL CARPET (SQ.FT)
204	820	129	949

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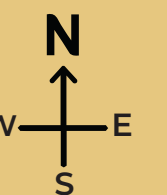
Unit Plan – D Wing (3 BHK – 941 sq.ft.)



FLAT NO	CARPET (SQ.FT)	BALCONY (SQ.FT)	TOTAL CARPET (SQ.FT)
205	833	108	941

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Unit Plan – D Wing (2 BHK – 709 sq.ft.)

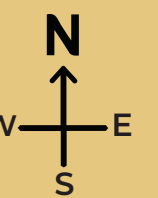
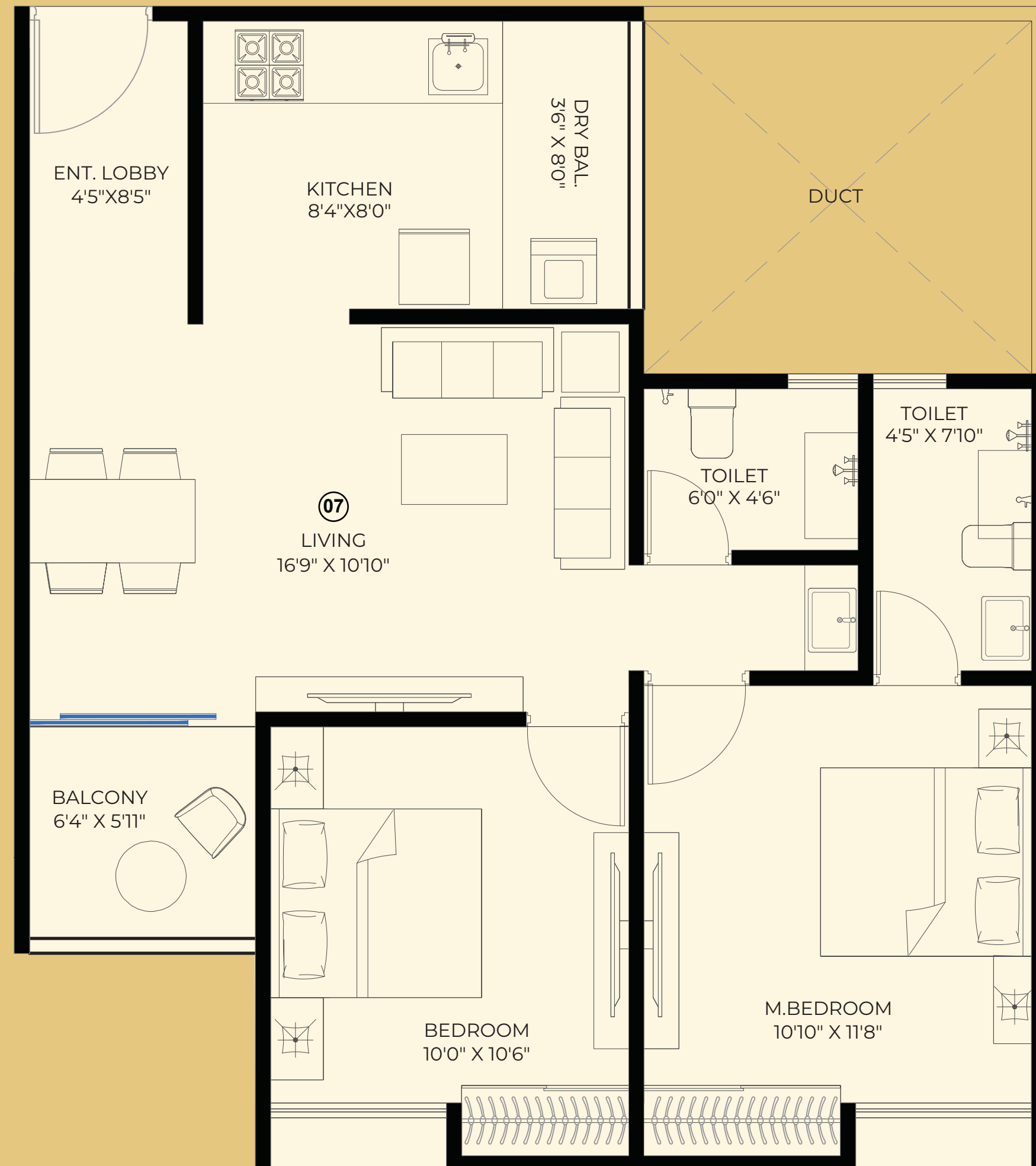


FLAT NO	CARPET (SQ.FT)	BALCONY (SQ.FT)	TOTAL CARPET (SQ.FT)
206	643	66	709

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Unit Plan – D Wing (2 BHK – 700 sq.ft.)

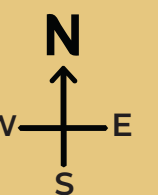
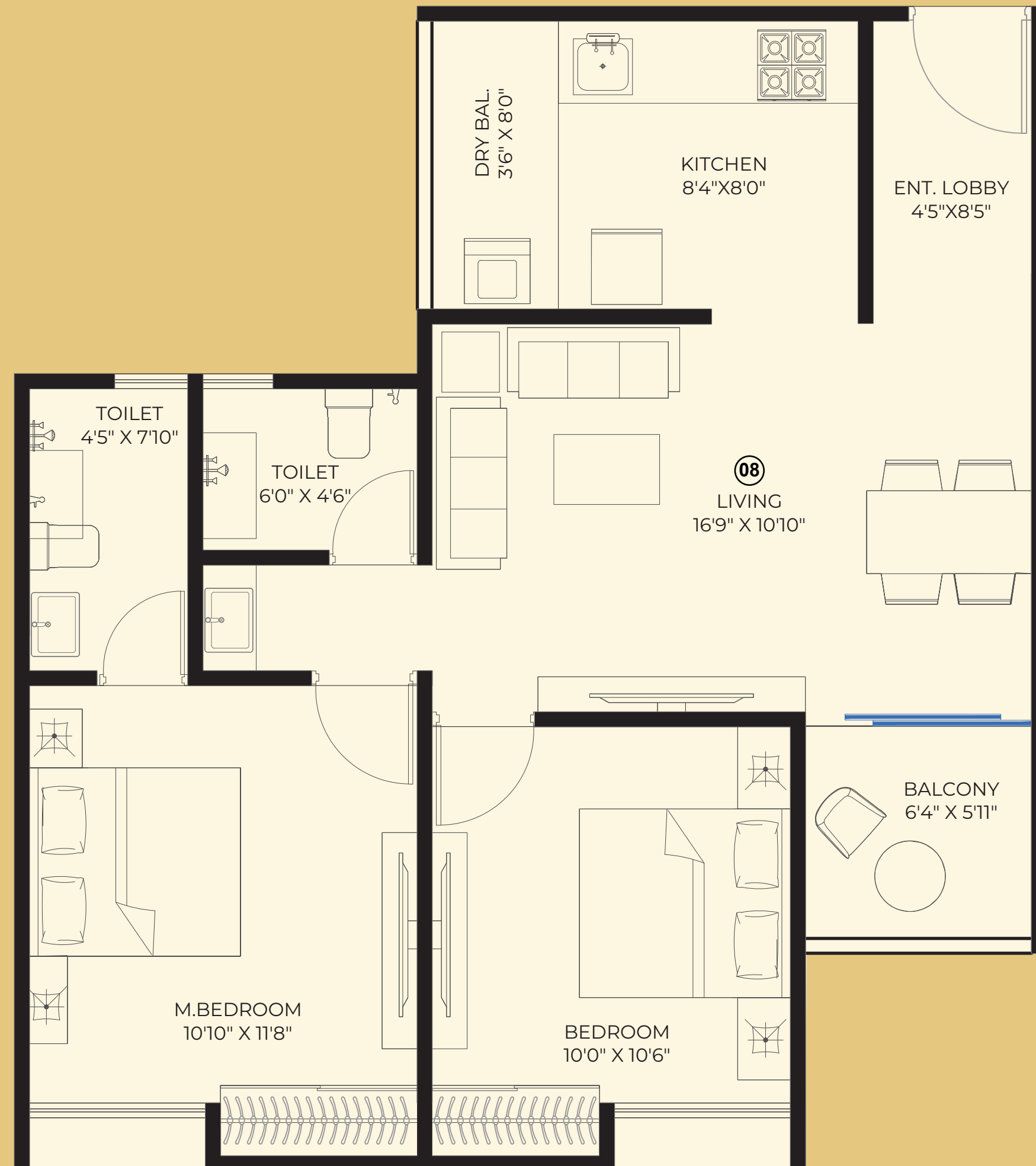


FLAT NO	CARPET (SQ.FT)	BALCONY (SQ.FT)	TOTAL CARPET (SQ.FT)
207	634	66	700

Furniture and fixtures shown in the layout are just for representation purpose and not a part of our offering



Unit Plan – D Wing (2 BHK – 700 sq.ft.)



FLAT NO	CARPET (SQ.FT)	BALCONY (SQ.FT)	TOTAL CARPET (SQ.FT)
208	634	66	700

Furniture and fixtures shown in the layout are just for representation purpose and not a part of our offering



BUILDING TRUST. CREATING VALUE.

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