

A dramatic sky scene featuring a vibrant rainbow arching across the upper portion. The sky transitions from a deep, dark blue on the left to a lighter, hazy blue on the right. A bright, glowing light source, possibly the sun or moon, is visible on the right side, creating a lens flare effect and illuminating the surrounding clouds. The overall atmosphere is one of awe and natural beauty.

A LIFE CHANGING  
STORM AWAITS.

STRONG THROUGH EVERY STORM  
SINCE 150+ YEARS



# DOMINATING WITH INERADICABLE PRESENCE



Shapoorji Pallonji

1865



2003 SP Infocity, Pune



2006 Barakhamba Underground Metro Station, New Delhi



2012 MCA Stadium, Pune



2013 FPSO Armada Sterling I, Mumbai High Field

AND THE LEGACY  
CONTINUES...



1887 Malabar Hill Reservoir, Mumbai



1975 Palace Of The Sultan Of Oman



2009 Seat Of Government And Presidency, Ghana



2012 Hotel Fairmont Bab Al Bahr, Abu Dhabi



2013 Sun Court, Greater Noida



2017 Chenani - Nashri Tunnel, Jammu & Kashmir



1930 Mumbai Central Station



1939 Reserve Bank Of India Building, Mumbai



2009 Cybercity, Gurugram



2010 The Imperial, Mumbai



2014 Skyview, Gurugram



2016 Intel, Bengaluru

## RECOGNITION WELL DESERVED



Shapoorji Pallonji E&C has been ranked No. 1 among top 50 Real Estate / Infrastructure Companies, by the Construction Week India magazine (Volume 10, Issue 3, 2018).

One of India's leading construction companies constructing residential projects under the brand Shapoorji Pallonji is symbolic of trust and quality.

## GROUP LEGACY AND GLOBAL FOOTPRINT

-  Creating landmarks for over 150 years
-  Global presence in more than 60 countries
-  Over 20.4 million Sq.m. constructed in India
-  A strong employee base of over 60,000 people from 40+ nationalities

THE BIGGEST  
REAL ESTATE STORM  
HAS ARRIVED.

PRE-LAUNCHING

C O D E N A M E

**TORNADO**

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NEAR PHASE - I, HINJAWADI, PUNE

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ULTRA MODERN 2 & 3 BHKs



**C**odename Tornado located near Phase I, Hinjawadi is a discreetly carved, unrivalled panorama of 10.5 acres (~42,400 Sq.m.). It is a consolidated creation of the dominant elements of nature to establish a habitat engulfed by the ecstasy of hills, widespread greenery, and the Mula River that ushers you to the surreal experiences of life.

# HOMES WHERE THRILLS AND THUNDER REIGNS

At Codename Tornado, you will find not just unprecedented, ultra-modern 2 & 3 BHK residences, but also a lifestyle that's designed to give you unparalleled thrills and rapture in every corner, for endless moments of exuberance.



Only 9 towers on 10.5 acres (~42,400 Sq. m.)



Over 75% open space



2.8 acres (~11,300 Sq. m.) of multi-level sunken garden



River front clubhouse with Infinity edge pool



1.8 km walking boulevard



Vehicle-free podium



Electric vehicle charging station

Smart homes powered by



An EDGE certified project



**Disclaimer:** The promoter shall undertake development of the layout in a phased manner.

# THE QUEST FOR AN UNADULTERATED EXPERIENCE ENDS HERE.

With major infrastructure developments nearing completion, Hinjawadi is all set to become even more well connected than before.



One of the biggest IT parks in India



Elevated Metro Line III connecting Hinjawadi to various parts of Pune#



High Rental Demand



Direct access to 110 metres wide Ring Road#



Mahalunge-Hinjawadi Bridge#



Proposed Maan Mahalunge Hi Tech City Park#

Source: Internet, #Upcoming developments are indicative and to be developed by appropriate authorities.

## 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.

Existing road connectivity from Bhumkar chowk, Hinjawadi flyover and Orchid hotel.

# MASTER LAYOUT PLAN

## GROUND LEVEL

1. FUTSAL COURT
2. PERIPHERY WALK WITH TREE AVENUES
3. MULTI UTILITY GAME ARENA
4. FRUIT ORCHARDS/FRUIT AVENUE
5. NETTED CRICKET PITCH

## PODIUM LEVEL

6. JOGGING/CYCLING TRACK
7. CANTILEVER PAVILIONS
8. TREE HOUSE
9. TODDLER'S PLAY AREA
10. MOUND KIDS PLAY
11. SR. CITIZEN PLAZA
12. PAVILION

## MULTI LEVEL SUNKEN GARDEN

13. CLUB HOUSE WITH INFINITY EDGE SWIMMING POOL
14. MUSICAL PLAY COURT
15. MEDITATION COVE
16. HERBS GARDEN
17. SKATING RINK
18. OPEN AIR GYM
19. FLORAL TUNNEL
20. RHYTHM WALK
21. AROMATIC GARDEN
22. REFLEXOLOGY PATH
23. BARBEQUE HANGAR
24. SWING GARDEN
25. AMPHITHEATRE
26. CENTRAL LAWN
27. KIDS PLAY COURTS
28. OUTDOOR CHESS\*
29. OUTDOOR SNAKES & LADDER\*

30. OUTDOOR LUDO\*
31. HOPSCOTCH\*

## CLUBHOUSE AMENITIES

- A. INFINITY EDGE LAP POOL
- B. KIDS' POOL
- C. LEISURE POOL
- GYMNASIUM WITH STEAM ROOM
- MULTIPURPOSE HALL
- INDOOR GAMES WITH TABLE TENNIS & POOL TABLE
- 5D - MINIPLEX
- SOUND LOUNGE#
- INTERACTIVE SQUASH COURT
- HERBAL CAFÉ+
- CRÉCHE+

**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. #Only speaker system will be provided in the lounge.





Artist's impression

## FIND ALL THAT YOU'RE LOOKING FOR AT THE CLUBHOUSE.



Infinity edge pool



5D - Miniplex



Kids' pool



Sound lounge<sup>+</sup>



Leisure pool



Gymnasium with steam room



Interactive squash court



Multipurpose hall



Herbal café\*



Indoor games with table tennis & pool



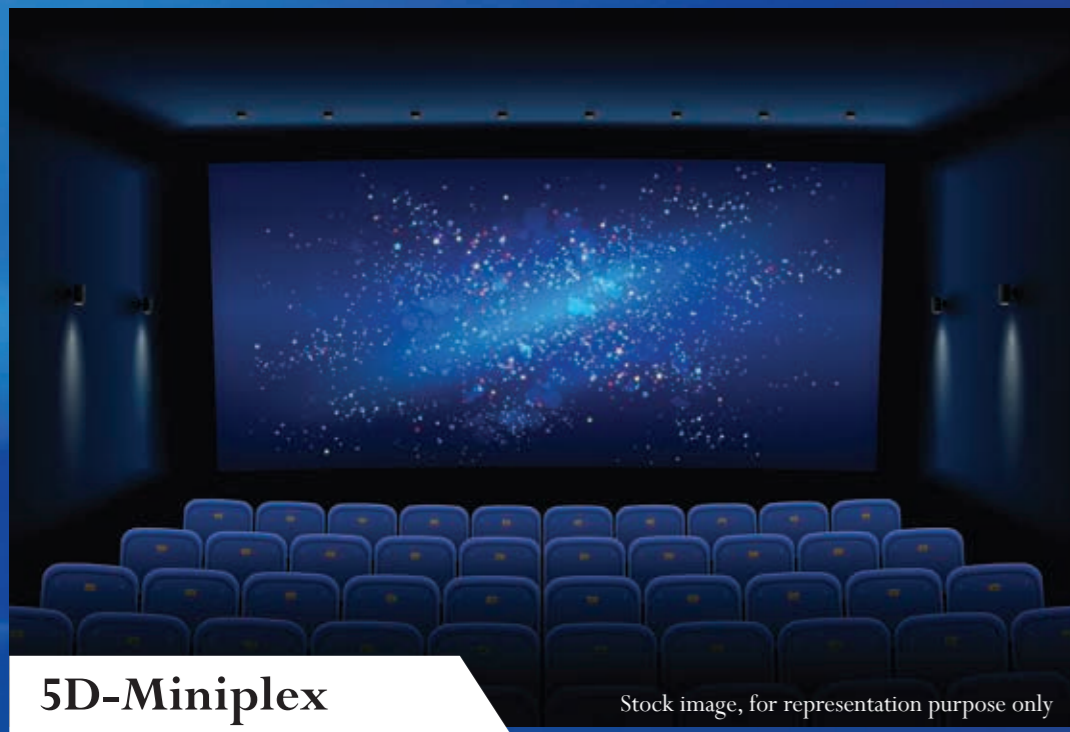
Crèche\*

**Disclaimer:** Few of the common amenities and facilities shown, will be completed along with the completion of all phases in the project. 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. \*Will be operated by a Vendor/third party and usage of the same will be chargeable on actual basis. <sup>+</sup>Only speaker system will be provided in the lounge.



**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



#Only speaker system will be provided in the lounge.



# THE SUBTLE ELEMENTS THAT FUEL THE UNSTOPPABLE STORM.

## PAINTING

- Interior walls & ceiling finished with OBD paint
- Exterior walls finished with textured/ weather shield paint

## FLOORING

- Vitrified tiles of size 600 mm x 600 mm for living, dining, kitchen & bedrooms
- Rough textured and coarse ceramic tiles of size 600 mm x 600 mm in all bathrooms
- Wooden resembling ceramic tiles in terraces
- Rough textured ceramic tiles in utility area

## DOORS

- Main door, bedroom doors – pre-engineered/ wooden flush door with laminates on both sides
- Toilet door – granite frame with pre-engineered/ wooden flush door
- Mortise lock with levers for all bedroom doors
- Branded tribolt lock for main door

## BATHROOMS

- Counter top with under counter basin in master toilet
- Branded sanitary fittings from Kohler/Jaquar or equivalent
- Branded CP fittings from Kohler/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 connection in master bedroom

## BEDROOMS

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

## WINDOWS

- Water tight and noise reducing anodized aluminum sliding windows made with Jindal sections or equivalent.

## ELECTRICALS

- Electrical points – Modular switches and sockets from Legrand or equivalent
- Provision of inverter in passage area

## RAILING

- MS Railing with synthetic enamel paint finish

## KITCHEN

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

## AN EDGE CERTIFIED PROJECT

- 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

## THE JIO FIBER ADVANTAGE

JioFiber welcomes you to the future. The only all-fiber network that gives you services, never before experienced in India. JioFiber will transform the way you and your loved ones connect, communicate and consume content at home.

- Smart Home Hub\*
- Emergency/Panic button & Smart Indoor Siren\*
- Combustible Gas Leak Sensor\*
- Video Door Bell\*

## COMMON AMENITIES

- 24x7 DG backup in common areas
- CCTV at entrance gate and building entrance lobby

**Disclaimer:** \*These are a part of the standard offering provided by Joyville Shapoorji to all apartment buyers independent of their decision to subscribe to JioFiber or not. Service charges applicable towards usage of these services will be borne by the customer. All facilities/specifications of the flat shall be as per the final agreement between the promoter and the buyer.



**Joyville**  
by Shapoorji Pallonji



Artist's impression

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CIN-U45200MH1943PTC003812

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Joyville Shapoorji Housing Pvt. Ltd.,  
Maan, Near Phase I, Hinjawadi, Pune-411 057

CIN: U70109MH2007PTC166942

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**MahaRERA number :P52100024963 - Building C. For details visit: <https://maharera.mahaonline.gov.in>**

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