

VJCONNECT

NOVEMBER 2021





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HAPPY DAYS WITH HAPPY FAMILIES!!

Even though the festive season is over and it's time to get back to the daily grind, happy days and moments are here to stay. With hard times behind us, the present and the future look promising as newer developments including the Pune metro or the Ring Road and Smart City projects are on the cards. These projects are expected to modernize and restructure the skyline of the city and bring in better days for Pune-kars.

Getting the most out of happy days during the festive season, VJ Parivaar hosted several activities for its home-buyers, staff and even labourers involving them in various celebrations. Starting with Diwali festivities, VJ organized a small office party for its staff before the Diwali vacations for

Editorial

them to celebrate and later enjoy a week-long vacation to unwind and re-energize themselves and start the New Year on a positive note.

Similarly, VJ also organized a Happy Neighbours' Day at Yashwin Encore at Wakad where all new home-buyers gathered to know each other and get involved. VJ also made the residents of Yashwin Encore happy by setting up a small temple of Maruti God. The residents had wished for a Lord Hanuman temple in the society and the wish was fulfilled within days.

In the coming days, there will be many more happy days and happy events at VJ, which will also include possessions at a few sites including Palladio, Yashwin Hinjawadi, Yashwin Sukhniwas and Yashwin Encore, where possessions will also be given to residents of the MHADA building followed by a Shubham Bhavtu event. Achieving another happy milestone, VJ recently also inaugurated its new office at Sus, where new teams will shift and work from. These happy moments we hope will last forever.

MR. ADITYA VILAS JAVDEKAR

CEO, Vilas Javdekar Developers

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yashwin
ENCORE

**HAPPY
NEIGHBOURS
DAY** 14 NOV 2021
YASHWIN ENCORE





acquainted with each other might help mitigate problems during any crisis.

Accordingly, about 362 flat owners from A1 and A2 of Yashwin Encore were invited to be part of the event during which they were made to intermingle with one another.

The event saw lots of activities happening during the day, which also included a 'Gruha Pravesh' ceremony for all residents who entered their new homes for the first time. For 'Gruha Pravesh' a Puja is done before entering a new house to welcome positive energy and good fortune. Also, each



For VJ, encouraging its new residents to socialize and maintain social connections with one another is one of its main agendas. So to make its home-buyers get acquainted with each other, VJ organized a Happy Neighbours' Day event on November 14 at its Yashwin Encore project in Wakad.

VJ Parivaar believes that since most people are too much involved in their professional lives and are unaware of their neighbors' identity, getting them



customer after receiving keys was given a warm welcome to their homes with 'dhol tasha' and a ribbon-cutting ceremony.

The buildings were festooned with lights and decorative items along





The stalls by several service providers like general stores, plant nurseries, laundries, gyms and schools who run their services in the vicinity of the project and would offer preferential treatment to VJ flat-owners were also put up.



With Children's Day on November 14, several children were invited to cut the cake on the stage about 8 dancers later performed the 'Ganesh Vandana'. It was followed by a short film on the journey of Yashwin Encore from the excavation

with the podiums of A1 and A2 where residents, young and old whiled away their time indulging in lots of fun, entertainment, music and games.

With about 700 guests, 'VJ First' also organized a 'Flea Market' where several preferential partners of VJ had put up stalls in the society. The partners included several firms of gardening, home furniture, modular kitchen, house-to-home and LG electrical that sold their goods at discounted rates.



stage till possession, which also included testimonies of landowners, experiences of customers and a small speech by Nilesh Gore, Vice President, of Sales at VJ. There was a live band performance along with a Hindi movie show on an LED screen accompanied by a dinner buffet.

To facilitate its new home-buyers for a few days, VJ had also set up a canteen to offer complimentary breakfast and lunch to the residents at nominal rates for whatever food they order.

Lastly, an award ceremony was organized to recognize various teams of VJ Parivaar, which included Engineering, Sales, Facility Maintenance and Management and Construction among others. The teams were felicitated by the customers with an award. The program concluded with drone photography of all the members and residents taken from an angle.





CLICK ON THE VIDEO OR
SCAN QR CODE TO VIEW
THE VIDEO

VJ happiness festival



Just like organizing Happy Neighbours' Day at Yashwin Encore for its home-buyers to get them to know each other better, VJ Parivaar took another initiative and organized a Happiness Festival at its YashOne Hinjewadi site for its entire staff and their families.



The objective behind the interesting 'Happiness Festival' was to help develop a close bonding between the employees and bring them on one platform to make them interact and also introduce their families to one another while having a good time.



As the Diwali vacation period was scheduled between October 31 and November 7, the festival was organized a day prior on Oct 30 during which employees along with their family members were invited at



YashONE Hinjawadi, which was attractively bedecked to welcome them.

The event hosted a number of activities which included photography on stage with different Diwali-related themes including instant photography and glamour photography. The event was attended by about 400 employees along with their families. Additionally, a flea market with about 10 stalls was set up by VJ employees and their family members who would want to

sell homemade creative items for reasonable rates to the attendees. The event team with its dedicated staff also created a play area for children to look after them, while the parents indulged in other activities which included games, solo and group singing and dancing and a show where employees gave various brilliant performances.

After the brief speeches of Mr. Vilas Javdekar, Mr. Aditya Javdekar, and Mr. Sarvesh Javdekar, a video of two



employees of VJ who had started with menial jobs but had progressed with time to achieve ranks while working with VJ was shown to the audience. Abhimanyu Singh a former security guard, who is now a senior site supervisor and Rajesh Naiknavare who started as an office boy and is now a Manager of Devotional Spaces shared their success stories on how working with VJ altered their lives.

Afterwards, a short hilarious video, regarding the interactions between VJ staff and customers was shown to the audience. The video portrayed the conversations involving the customers and the staff in a comical way with funny movie songs popping up in between only for the enjoyment of the audience. Towards the end, an Awards ceremony was held for the staff, where awards in different categories like one for the most talkative person in the team or the best critic or the most dressed up person and even the fittest employee were allotted to the team members. The selected employees were selected through a nomination and were presented with trophies.

It was overall an amazing event for all the VJ employees. A memory that will remain with them forever and VJ is looking forward to celebrating many such events in the future.









yashwin
ENCORE
MHADA

SHUBHAM BHAVATU

GREAT TIMES LIE AHEAD 





Revenue or No Revenue, we strive to maintain the same quality of our construction for every project, be it commercial, residential, school, S.U.R.E or MHADA.

Maintaining supremacy in the quality we try to complete our projects in committed timelines.

Yashwin Encore MHADA is such a classic example of our proud achievements. The auctioning of this project was done around March 2019. Construction of the project started in October 2021 and exactly after one year and one month we delivered the project for final possession despite all COVID and supply-related challenges.

We are proud to say that despite all challenges, we managed to deliver before time.



The Shubham Bhavatu (that is the Possession Ceremony) event was celebrated on the 27th of November 2021 where all the residents were invited with their family members to celebrate this amazing moment. The entire building was decorated like a beautiful bride who's all ready for a



new journey of her life with flat owners being the grooms.

Puja ceremony was done before entering their new homes to welcome positive energy and good fortune. Also, each customer after receiving keys was given a warm welcome to their homes with 'dhol tasha' and a ribbon-cutting ceremony.

Members were performing Gruh-Pravesh puja throughout the day. The evening was commensurated with puja ceremonies from various members for Lord Ganesh Mandir Sthapana. Mr. Sarvesh Javdekar also conducted a small puja with resident members. The ceremony was concluded with a Maha-Aarti performed by various members of the project.



The entire atmosphere was filled with a lot of positive energy and enthusiasm. Following the Maha-Aarti, there was a beautiful Ganesh Vandana Dance performance. The event was felicitated by a short speech from Mr. Sarvesh Javdekar and from the chief guest Mr. Rahul Kalate.



Members of the project felicitated various teams of VJ for making their dream homes become such a beautiful reality.

The event was concluded with member chit-chat over a lovely dinner.





If you love what you do,
we're looking for you.

**VJ TALENT
HUNT**

**WE ARE
HIRING**

Join the growing team
of Pune's most loved real estate
developer, and be a part of
our people-first mission.

[CLICK HERE](#) OR



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ENCORE

**MARUTI TEMPLE
INAUGURATION WITH
LABOUR LUNCH**

Lord Hanuman symbolically stands for pure devotion, complete surrender and absence of ego or the lower self. His character tells us what we can do in our lives by becoming pure devotees of God, aligning ourselves with the forces of good, helping the weak, with self-control, unconditional faith and total surrender.

At Yashwin Encore, many of our flat owners have immense faith in Lord Hanuman. Faith gives everyone strength and helps them sail through tough times of life. At VJ we believe in all religions and are sensitive to all requests received on the same.

On 13th November, 2021 Inauguration of Lord Hanuman Temple was performed through the hands of a few customers along with Mrs. Kalpana Vilas Javdekar (Wife of Mr. Vilas Javdekar) and Mr. Sarvesh Javdekar.

This auspicious moment was followed by the distribution of lunch to our site workers who have been working dedicatedly on turning your dream into a reality. This event brought a lot of positive energy and motivation to all the presentees.





MR. ADITYA VILAS JAVDEKAR AT CREDAI



The CREDAI-Pune Metro is the pioneer institution of Promoters and Developers from Pune established in 1982. It is serving for more than 33 years and proactively supported the Government in framing various regulations and policies in the public interest. It has been at the forefront in promoting the Construction Industry as a profession. It has a strong membership of 440 plus Promoters and Developers which accounts for about 70% of the construction activities in Pune and discharges corporate social responsibilities directly and through its members.

The Managing Committee Meets every month regularly to discuss various issues affecting the construction sector.

Mr. Aditya Vilas Javdekar, CEO of Vilas Javdekar Developers is part of this committee and is also Vice-President of CREDAI - Pune. He interacted with the members on 27th Nov in a conference held at JW Marriott, Pune.



BUYING A NEW HOME IS GOING TO COST MORE

With the day-to-day increase in the rates of basic construction materials including steel, cement, concrete, tiles, paint along with other essential input costs, home-buyers who are planning to buy a dream home will now have to shell out more as the construction cost is all set to increase by almost 300 to 400 per square foot. Builders claim that the latest development in the rates accordingly will impact the real estate sector, which is on the road to recovery Post-COVID 2nd wave.

As factors like Corona, lockdown, migration of labourers along with rising prices of fuel have already had an adverse effect on the real estate sector, which plays an important role in the economic development of the country and is known as a major contributor to the GDP as it provides hundreds of employment opportunities, the increase in the construction cost will further weaken the functioning of the industry says the expert.

From 2019 to 2021, the rate for Cement has increased to Rs. 275 to Rs. 350 per bag, while the rate for Steel has increased from Rs. 40 to Rs. 52-53 per kg. Similarly, the rate for Concrete has increased from Rs. 3,400 to Rs. 5,600 per cubic meter while the price of Tiles has increased by almost 20-30%. The cost of affordable housing projects is also expected to increase significantly.

It should be noted that the real estate industry is the 2nd largest employment generator in the country and contributes to 5-7% of the GDP giving support to more than 250 ancillary industries. In the interest of the home-buyers, the developers' bodies have been requesting the Central and the State Governments from time to time to pay immediate attention to this issue.



CHILDREN'S DAY TWIST....

I remember few celebrations from my childhood days which have always been memorable for me; and amongst those are the Children's day celebrations!

We've all grown up listening to stories in history chapters about how children's day came into existence. I always enjoyed it as I was the youngest kid in the family, which in turn made me eligible to demand more than what was already decided to be given us on that day; I'd call them perks of being the little one.

As you grow up and reality hits, you realise that the child present in you has been controlled along with being disciplined by the duties and responsibilities you face. And by the time you catch hold of that child, you have your own children and you want to foster the same innocence and joy of spending that very Children's day you were so fond of.

Every year, the day was planned revolving around my 12yr kid, which included spending quality & quantity time together. But this time, my kid just



caught me by surprise when he cooked a dish that remains a favourite not only of mine but also the family. And I'm sure of a million other non-veg lovers. You guessed it right, it was BUTTER CHICKEN.

Right from planning the ingredients to the execution, all was systematically taken care of and was beautifully plated for us to relish.

The dish was not only tasty and flavourful, but was up to the mark & I couldn't help tears of joy that trickled down my face! The feeling was a mixture of pure joy with pride of being the parent to such a wonderful child!

Ms. Reshma Soman
Sr. Manager, Office Admin



CELEBRATE CHILDREN'S DAY AT VJ

We celebrated Children's day with 120 children of labors at Y1WC, Yashwin Orizzonte, Y1H, Yashwin Infinitee and Yashwin Sukhniwas.

Our Engineering and Site Team organised the celebrations to make these under privileged children happy and feel special during the festive season.







BACK TO WORK WITH A SPARK - VJ'ites

Diwali has always had a special place in an Indian heart. Every Indian wants to celebrate this festival with their friends and family. Apart from the regular holidays, at VJ, we believe in maintaining a work-life balance for all our employees for which all employees at VJ are given a Diwali vacation of 7 days. Our employees got an opportunity to celebrate this festival of lights with their family members. Many of the outstation employees could travel to their hometowns to be with their families. Some of them just relaxed and de-stressed at home while a few took some recreational activities.

For our employees, not only Diwali was just a festival of lights but also rejuvenated them from their daily

work routines. The restart of their work routine was started by our employees sharing individual and group selfies on the internal groups.







SURENDRA PATHARE
FOUNDATION

VJ

VILAS
JAVDEKAR
DEVELOPERS

लेक वाचवा वाढवा घडवा

HEALTH KITS TO GIRL TEENAGERS

A lot of girls in our country are facing health issue especially due to poor diets. These are mostly teenage girls from families below the poverty lines.

Anaemia is a condition in which you lack enough healthy red blood cells to carry adequate oxygen to your body's tissues. Having anaemia, also referred to as low haemoglobin, can make you feel tired and weak.

The most common cause of anaemia is low levels of iron in the body. This type of anaemia is called iron-deficiency anaemia. If not treated for a long period can lead to serious complications. These include heart failure, severe weakness and poor immunity.

As a socially responsible organisation VJ distributed 300 'Health Kits' to underprivileged

teenage girls in Pune. Especially those suffering from Anaemia. Mrs. Asmita Aditya Javdekar volunteered for this heart touching activity and also in distributing the kits. She interacted with the teenage girls during the event, explaining them the importance of a healthy diet.



#PEOPLEFIRST





#PeopleFirst

SWEETS FOR OUR BACKBONE STAFF

Site labourers are the backbone in construction of our buildings, Sweets on the day of Diwali were distributed to all our labourers of Yashwin Hinjawadi and other sites.





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ENCORE

WATER CONNECTION WAY BEFORE TIME



Water connection from corporation takes about two months after receiving occupancy certificate. However, water being one of the most essential, our teams made sure that we try to get a water connection as soon as possible. We got the water connection and supply of water from PCMC on the 24th of October which was weeks before the estimated timelines. We got a total of 8 connections for A1 & A2 wings and 2 for MHADA.

This is an important milestone in the journey of Yashwin Encore.



NEW OFFICE INAUGURATION



Apart from our Head Office at Kothrud, Customer engagement and Support Office at Wakad, we have inaugurated a branch office for a few of our groups at Sus, Pune.

The office was inaugurated on 15th November by our CEO Mr. Aditya Javdekar. All the employees who were going to work at this office had to dance on the tunes of Dhol-Tasha before entering the premise including members of top management.

The ambiance of this office is designed especially keeping the groups who are going to be working here by our in-house Architect and Interior Designer Mr. Ankitt Golcha. Careful considerations were planned as this office houses most of the VJ's youngest yet innovative minds.





INDIAN GREEN BUILDING COUNCIL (IGBC) **GREEN CHAMPION AWARD** "Developer leading the Green Homes Movement in India"

There are around 7.97 billion square feet of IGBC-registered green building footprint today.

IGBC abbreviated for The Indian Green Building Council (IGBC), part of the Confederation of Indian Industry (CII) was formed in the year 2001. The vision of the council is, "To enable a sustainable built environment for all and facilitate India to be one of the global leaders in the sustainable built environment by 2025".

This council offers a wide array of services which include developing new green building rating programs, certification services and green building training programs. The council also organizes Green Building Congress, its annual flagship event on green buildings.

The council is committee-based, member-driven and consensus-focused. All the stakeholders of the construction industry comprising of architects, developers, product manufacturers, corporate, Government, academia and nodal agencies participate in the council activities through local chapters. The council also closely works with several State Governments, Central governments, World Green Building Council, bilateral multi-lateral agencies in promoting green building concepts in the country.

It was a proud moment this year at Vilas Javdekar Developers for bagging the 8th IGBC Green Champion Awards under the category of 'Developer leading the Green Homes Movement in India'.

The vision of this IGBC Green Champion Award is 'To recognize and honour Organisations that have embraced sustainable goals and have the potential to inspire others, thereby advancing the Green Building Movement in India.

VJ has been involved in the development of around 5 green building projects which have adopted IGBC Green Homes Rating. The contribution has played a key role in India emerging as a global green champion.

The Green Champion award was held virtually during the IGBC Leadership Awards Programme scheduled on 20 November 2021.

The annual Green Champion Award is the most prestigious honour bestowed by IGBC upon the leaders of the green building movement in India. The award ceremony is held physically every year but due to the pandemic, they have been compelled to go virtual (online) this year. The chief guest of the event was Mr. Abhay Bakre, Director General, Bureau of Energy Efficiency, Ministry of Power, Government of India.

SUPERFOODS

Spirulina



Spirulina is among the world's most popular supplements.

It is loaded with various nutrients and antioxidants that may benefit your body and brain. It is an organism that grows in both fresh and saltwater. Spirulina is a blue-green algae and is believed to be one of the oldest life forms on Earth.

First used by the Aztecs as an endurance-booster, spirulina is considered a superfood - an all-in-one source of nutrients including protein levels comparable to eggs. It is a non-toxic blue-green algae. It's rich in nutrients and may have some general cardiovascular and anti-aging benefits. Its potentially potent immunomodulating properties may give it additional uses such as ameliorating allergies and asthma.

The Aztecs also used spirulina to treat various diseases, and legends say that the kingdom's messengers used the algae to sustain their marathon runs. Modern research supports many of the alleged benefits of taking spirulina and continues to study its potential for treating health concerns.

Evidence suggests a general improvement in the basic components of the lipid panel: triglycerides, HDL, LDL, VLDL, and total cholesterol. It seems to reduce blood pressure by a small amount

and may have some meaningful effects on liver enzymes and overall liver health, though more research is needed on that. It also seems to improve general antioxidant status and reduce markers of oxidative stress, as well as some inflammatory markers. When people take spirulina, they tend to lose a small amount of weight, even if they're not trying to, and there's some evidence to suggest that it can help regulate appetite.

Because of its potentially potent immunomodulating properties, spirulina may have utility for preventing allergic reactions and treating asthma. However, there's only a small amount of research for these indications. Another possible benefit is improved athletic performance, with both resistance and endurance exercise, but the evidence is still preliminary.

Spirulina has a bitter taste, so people often mix it with yogurts, juices, and smoothies to improve its flavor. Spirulina is commonly available as a supplement at health food stores.

WORLD CQI | IRCA
QUALITY WEEK 2021



The World quality week this year was from 8th to 12th November, 2021. It is observed every second Thursday in November, allowing us to focus on the significance of quality management in our lives. CQI (Chartered Quality Institute) and IRCA (International Register of Certificated Auditors).



World Quality Week, the CQI's flagship brand awareness campaign, celebrates the quality management profession. This year, from 8-12 November, their focus was on quality's role in sustainability and its environmental, social and governance (ESG) impact.

ESG factors are rapidly taking priority on business agendas and there's a growing awareness of how much these factors affect both decision-making and stakeholder value.

ESG includes:

- Government policy
- Regulation
- Customer and consumer attitudes
- Investor attitudes and requirements
- Pressure group activity and influence

This year World Quality Week was celebrated with the theme of Sustainability focusing on improving our products, people and planet. We at Vilas Javdekar Developers as a socially

conscious organization are constantly creating values for our customers by being innovative and improving our products and services.



Sustainability is very often referred to in terms of John Elkington's triple P model: people, planet, profit. The current status of the three P's shows that the planet part is essential to think, grab and percolate the awareness about environmental sustainability within the organization and society. Being fortunate to have good and innovative leaders like Mr. Aditya Javdekar & Mr. Sarvesh Javdekar whose all-time focus is on evolving planning, ergonomically designing and channelizing processes to innovative sustainable products within the organization which will help to create a better future and happy planet.

A zoom presentation was conducted by the top management. Most of the employees attending the zoom session were from the Material, Quality & Consumption Team, as quality is an essential element of our core product.

Our MQC team had a team dinner post the zoom presentation with Mr. Sarvesh Javdekar (Technical Director at VJ).

NEW HOME DÉCOR TRENDS

DECO PAINT



High-gloss finishes on the wood are the trend these days. As we have said in our previous feature, aside from its striking appeal, it is the go-to paint finish for most kitchen furniture as it provides an excellent water barrier. Furthermore, since kitchens are naturally busy with all the cooking and washing being done in there, giving your area the Duco finish allows extra protection from stain.

Duco paint is a premium quality air drying paint, which is ideal for all types of metal and wood surfaces. It dries off faster and has excellent colour retention, therefore, preferred by house painters.

On the other hand, to achieve the Duco finish takes up a lot of time, money, and effort. Since a high-gloss finish highlights all the imperfections of the surface, to resolve it, the whole system of painting tends to be repetitive depending on the level of imperfection evident on the surface or the aesthetic level you want to achieve. Repetitive means that you can go over the procedure again (primer-putty-primer-topcoat) without having to get rid of the new paint, considering that you're going to use the same products. You should also know that the Duco finish is not made for exterior surfaces as it most likely peels and flakes when directly exposed to sunlight.

Howsoever difficult and expensive are the applications of Duco Painting, its trending hot in the interior designer's world.



PLANTS FOR HOME: **MONSTERA DELICIOSA**

With huge, glossy, dark green leaves, *Monstera Deliciosa*, commonly known as “Swiss cheese plant,” is a striking addition to any room. It’s a woody vine that grows in the tropics of North and South America. A popular houseplant because it’s generally unfussy and has few pests or diseases. Its gorgeous leaves, which develop holes that give it its whimsical name, may grow up to three feet wide! It’s a great plant for newbies and experienced plant people alike.

The fact that *Monstera Deliciosa* is extremely easy to care for and almost impossible to kill has helped further its popularity. As a result of that, it is now also increasingly easy to find just about everywhere. You can even propagate the unfussy plant by taking stem cuttings. Unless you’re a particularly impatient type, it’s a good idea to buy a small plant and watch it grow, rather than start with a huge specimen, leaving little room for expansion.

Find it a nice, bright spot away from direct sunlight, and water it regularly – that’s about it. The only caveat is that the plant’s leaves are mildly toxic to humans and more so to pets. If you have small kids and/or dogs, keeping your *Monstera* on a high shelf might do the trick, but if you have house cats that like chewing on greenery, it probably isn’t for you.



**Security Supervisor Suresh Trivedi
at our project YashONE Wakad Central was
awarded “Excellence Award” towards his
outstanding service and dedication from our
CEO Mr. Aditya Javdekar and General Manager
of Construction Sites Mr. John Marian.**

PUNE METRO WILL BOOST THE REAL ESTATE SECTOR



Pune's real estate sector, which earlier had plunged into hard times due to the lockdown, is seeing sunny days again. It is believed that certain developments and upcoming beautification projects will have a favourable and positive impact on the sector, which has already witnessed marginal growth in terms of house and commercial space sales.

One such development that is likely to boost the real estate value and cause an encouraging outcome is the Pune-Metro Rail project by the Maharashtra Metro Rail Corporation Limited (MMRCL), which will be the most significant mode of transport for Pune-kars in coming years.

According to industry experts, the work on the Pune metro project is in full swing and it will be on a par with the development of the city as increased FSI will also be available to builders for projects along the Metro route. The metro accordingly will change the skyline of the city as the focus will be more on the developments near its stations.

The authorities expect more high rises and better living spaces to come up near the stations as the metro will change the way the city functions. The metro will considerably reduce travel time

from home to office and people will prefer staying closer to the stations thus boosting the sales of apartments in surrounding areas.

Also in the future, the Maha Metro will start work on the detailed project report (DPR) for the 'Metro Neo' project in Pune, which as an alternative to the metro rail will be an eco-friendly, energy-efficient and cost-effective public transport system.

The Neo-Metro will have a maximum capacity to carry 250-300 passengers at a time and an overall system capacity of around 15000 PPHPD (Passengers per Hour per Direction). The Neo-Metro will cost Rs 60 to 70 Cr. per kilometre as compared to conventional Metro, which costs Rs 250 Cr. per kilometre.



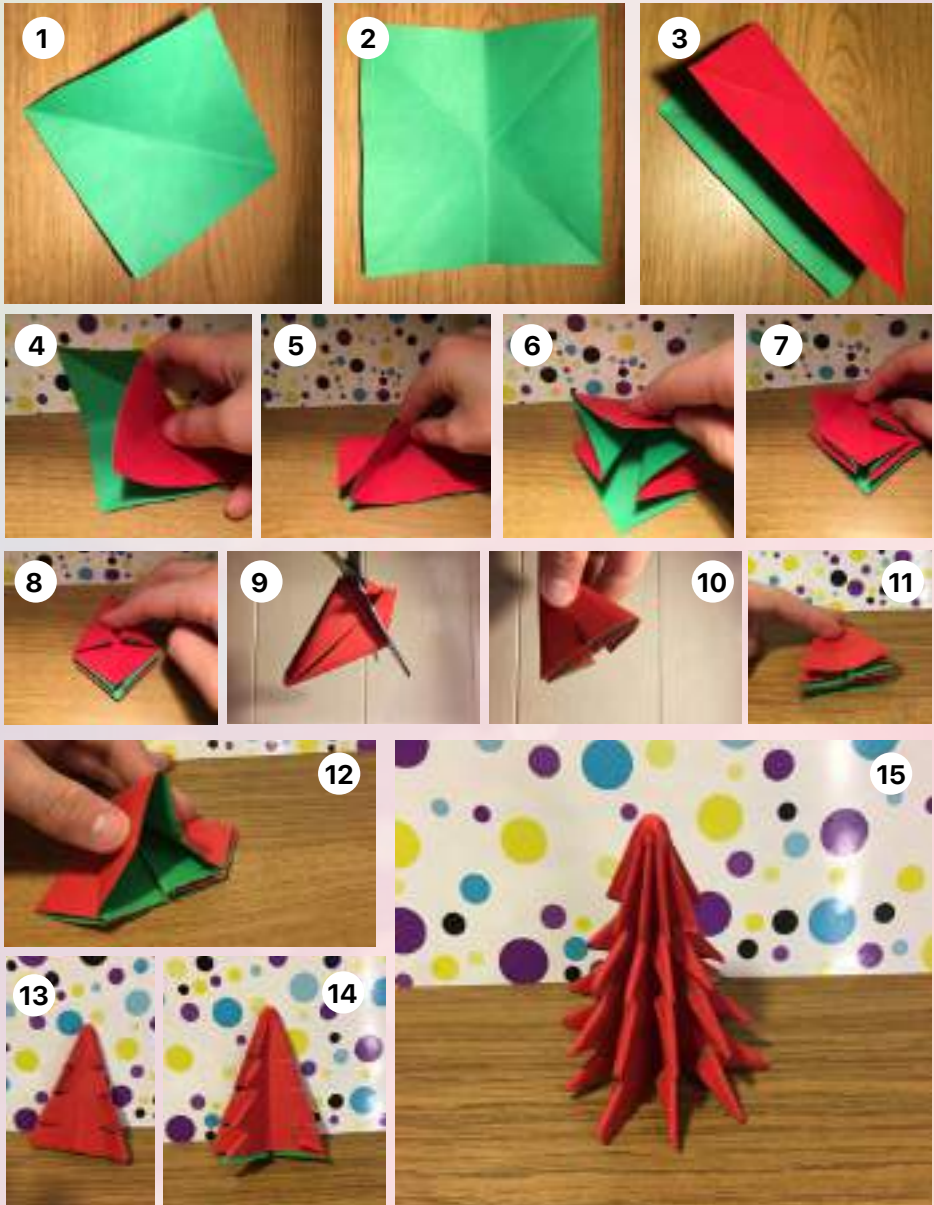
PAPER CHRISTMAS TREE ORIGAMI

Let's have some fun at home
with children Presenting,
'Easy-to-make' paper Christmas tree.

This is an easy-fold origami Christmas tree.
We are attaching an easy-to-tear paper with easy
instruction for this DIY activity.

You can make strings of these Christmas Tree with all
types of colouring paper like a decorative garland.





You can do some painting or stick some decorative items to make it look unique.
 Send us a photo of your unique Christmas Tree origami with your
 Name, Project Name & Unit No. on vjparivaar@javdekars.com.

WE WILL FEATURE THE BEST ONES IN OUR NEXT VJ CONNECT.



EVERY DROP COUNTS

WATER CONSERVATION GUIDELINES FOR HOUSING SOCIETIES



**WATER IS THE DRIVING
FORCE OF ALL NATURE**

LEONARDO DA VINCI



CAN A SOCIETY TAKE-UP RAIN WATER HARVESTING AFTER THE PROJECT IS HANDED OVER AND HOW CAN WE GET THE BEST OUT OF IT?

FOLLOWING IS STEP WISE PROCEDURE THAT YOUR SOCIETY CAN FOLLOW:

It's definitely possible for any society to carry out rain water harvesting even after residents have started staying. If scientifically done the harvesting will yield very good results and in the long term will reduce dependency on water tankers.

Appoint a good hydro-geological expert who can scientifically assess the groundwater and aquifer locations

In case road runoff is also being recharged then provide grease and silt trap before the harvesting bore

Based on this report, prepare a harvesting plan consisting of recharge bores, recharge pits and if possible recharge tanks

Bores can be best located inside the chambers of a storm water line so that any overflow can be channelized back into the storm water pipe

As a thumb rule, provides at least 1 recharge bore for 4000 sq. m.

Use filtration media such as sand and gravel to remove any floating impurities to mix with ground water

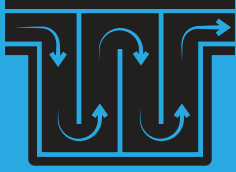
Shallow recharge should be done to avoid contamination of deep aquifers

Have grass pavers in the side margin of the building that not only help in recharge but also reduce runoff and flooding in adjacent areas

Terrace and podium rainwater can be collected in a separate rain water tank so that rainfall on any day can be used for domestic consumption on that same day

Dual plumbing is required for recycling waste water for farming & gardening purpose





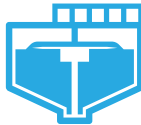
IS IT WORTH MAINTAINING STP?

Yes most definitely, STP reduces the usage of fresh water consumption 135 to 90 L per day. It is less expensive and makes a lot of financial sense. The STP has the following cost components viz. electricity, operator, consumables, mechanical wear and tear, and annual maintenance charges of the manufacturer, replacement of filters and cartridges. If the STP is not maintained, then you will end-up buying a tanker which will cost you Rs.150 per thousand liter.

LET'S UNDERSTAND STP IN DETAIL



Flushing demand
75L per day



Maintenance cost of STP
2 Lakh Liter per day
(2 Lakh per month)



Cost per thousand liter
of treated water - Rs. 35

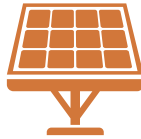
LEGAL FACT

As per the Environment Act it is legally mandatory for a society to operate & maintain its STP at all times.

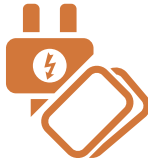


HOW CAN I FURTHER REDUCE THE OPERATION AND MAINTENANCE COST OF STP?

STEPS TO REDUCE MAINTENANCE COST OF STP



Install solar PV panels on top of STP



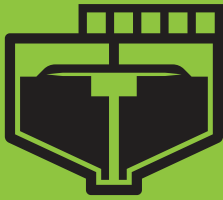
Reduce power and cost during daytime with solar



STP MSEDCL meter can also be procured separately that has a lower power tariff than commercial/ industrial tariff.

QUICK TIP

As you know the proverb “stitch in time saves nine”, preventive and timely repair and maintenance is worth because otherwise the extent of the damage increases over time and rectification becomes expensive.



WHAT IS THE PERFORMANCE PARAMETER OF STP?

It is important to measure the performance of STP. It must be effective in serving a purpose and helping you save water.

STP SAVES FRESH WATER AND HELPS US REUSE WATER EFFECTIVELY FOR FLUSHING PURPOSES.



Main performance parameter for the STP - BoD (Biological oxygen demand)



Ideal level
Below 10mg per Liter

QUICK TIP

You can install an online monitoring system to maintain the quality of treated water & take quick steps towards preventive maintenance.



MIND HEALTH & TRAINING

SUDOKU

It is very vital for any individual to divert his or her mind from the daily chaos to reduce direct and indirect stress they face. One of the many ways to do so is solving Sudoku puzzle.

Sudoku helps increase concentration, reduces anxiety and stress, promotes healthy mindset, helps children to develop problem solving and thinking skills, improves memory and logical thinking abilities.

Lets start this amazing hobby with the below given Beginners Level Sudoku.

	4			2		8	6	5
7			6		8			
1					4	7		2
	1	8	7	4				
		5	2		9	6		
				8	6	1	5	
9		1	5					6
			8		2			7
8	7	3		6			2	

THE RULES OF SUDOKU

Fill a number in to every cell in the grid, using the numbers 1 to 9

You can only use each number once in each row, each column, and in each of the 3×3 boxes

Sudoku may seem difficult at first glance, but actually it is not as hard as it looks! The aim is to fill in the whole grid – and depending on the difficulty of the puzzle this can be quite easy or later on for more tricky puzzles require a bit more logic and reasoning.



Yashwin Sus
Wing: A



Yashwin Sus
Wings: D, E, F, G

PARTICIPANTS



Aarya Anant Jotkar
YashONE Pirangut B-407



Abir Topare
Palash Boulevard B-905

PROJECT CONSTRUCTION UPDATES

NOVEMBER 2021





Ongoing Site Construction Status



Please visit www.javdekars.com for more updates and photographs about construction.



YashONE Hinjawadi Entrance gate plaster work has been completed, grinding & putty filling work is in progress for internal pergola beams.



YashONE Hinjawadi
Open kitchen otta work is in progress.



YashONE Hinjawadi - TEMPLE - Marble fixing & polishing work is in progress.



YashONE Hinjawadi
Podium plantation work is in progress.



YashONE Hinjawadi - PHASE 2- Compound wall excavation work has been completed, Plumb concrete work is in progress.



YashONE Hinjawadi - Building lobby cladding & flooring work is in progress for both A & B building.



YashONE Hinjawadi - Multipurpose hall glass cladding & glass door fixing work is in progress.



YashONE Hinjawadi
OPEN SPACE CIVIL WORK - Hardscape work is in progress.



Ongoing Site Construction Status



Please visit www.javdekars.com for more updates and photographs about construction.



YashONE Wakad Central 'A' - Gypsum plaster work in Internal flat, common lobby, main & fire staircase has been completed till 22nd floor.



YashONE Wakad Central 'B' Common lobby gypsum plaster work has been completed till 19th floor, External plaster work is in progress.



YashONE Wakad Central 'C' - Toilet duct external plaster work is in progress, common wash basin counter work has been completed till 21st floor.



YashONE Wakad Central 'D' - 22nd floor slab casting work has been completed & terrace floor slab shearwall, reinforcement, shuttering & casting work is in progress.

YashONE Wakad Central 'E'
Top terrace - PU Coating 1st coat has been completed.



YashONE Wakad Central
DEVELOPMENT - STP - External plaster
work is in progress.

YashONE Wakad Central
DEVELOPMENT - SUBSTATION - RCC work
has been completed.





yashwin
ENCORE

Ongoing Site Construction Status



Please visit www.javdekars.com for more updates and photographs about construction.



Yashwin Encore - CENTRAL PODIUM
Flooring & drain channel fixing work is in progress.



Yashwin Encore 'B1B2'
North side external painting work is in progress.



Yashwin Encore 'B1B2'
Internal flat flooring work is in progress.



Yashwin Encore - 'B1B2' - Service lift door
fixing work has been completed.



Ongoing Site Construction Status



Please visit www.javdekars.com for more updates and photographs about construction.



Yashwin Sukhniwas 'A' - 13th floor gypsum work is in progress, west & south side external paint work is in progress, blockwork has been completed.



Yashwin Sukhniwas 'B' - Gypsum plaster work is in progress on 13th floor, top terrace & OHWT chemical coat work is in progress, East & north side texture work is in progress.



Yashwin Sukhniwas 'C' - 13th slab casting work has been completed, blockwork is in progress on 11th floor, gypsum plaster work is in progress on 9th floor.



Yashwin Sukhniwas 'D' - 12th floor column casting work is in progress, blockwork is in progress on 8th floor, gypsum plaster work is in progress on 6th floor.



Ongoing Site Construction Status



Yashwin Orizzonte 'A'
12th floor slab shuttering work is in progress.

Please visit www.javdekars.com for more updates and photographs about construction.



Yashwin Orizzonte 'D' - Excavation work is in progress.



Yashwin Orizzonte 'C'
Footing PCC work has been completed.

Yashwin Orizzonte 'B'
11th floor slab shuttering work is in progress.





Ongoing Site Construction Status



YashONE Infinitee 'D1D2' - 7th floor slab shuttering & reinforcement work is in progress.

Please visit www.javdekars.com for more updates and photographs about construction.



YashONE Infinitee 'B1B2' - 2nd floor slab shearwall reinforcement and casting work is in progress.

YashONE Infinitee 'C1C2' - 3rd floor slab casting work has been completed. 4th floor slab shuttering & reinforcement work is in progress.





Ongoing Site Construction Status



Yashwin Supernova 'C' - 1st slab Pour 1- casting work has been completed.

Please visit www.javdekars.com for more updates and photographs about construction.



Yashwin Supernova 'A' - 2nd slab Pour 1- slab casting work has been completed & 2nd Pour beam shuttering work is in progress.

Yashwin Supernova - DEVELOPEMENT - Podium 2nd slab retaining wall casting work & slab decking work is in progress.





Retail & Commercial Spaces
at **Wakad Central**

Ongoing Site Construction Status



VJ GRAND CENTRAL

8th slab casting work has been completed, 9th slab shuttering & reinforcement work is in progress, blockwork is in progress on 2nd floor.

Please visit www.javdekars.com for more updates and photographs about construction.



Retail & Commercial Spaces
at Maan Hinjawadi

Ongoing Site Construction Status



VJ ONE AVENUE

External plaster work is in progress, Internal flooring work is in progress
on 6th floor, OWC Shed fabrication work is in progress.

Please visit www.javdekars.com for more updates and photographs about construction.



Ongoing Site Construction Status



VJ TOWN CENTER
2nd slab Pour2 Ramp casting work has been completed & Pour2 Slab
decking work is in progress.

Please visit www.javdekars.com for more updates and photographs about construction.



Ongoing Site Construction Status



VJ IndiLife
1st slab casting work is in progress.

Please visit www.javdekars.com for more updates and photographs about construction.

VJ

HAPPINESS STREET

Ongoing Site Construction Status



VJ HAPPINESS STREET - LHS - Blockwork is in progress.

Please visit www.javdekars.com for more updates and photographs about construction.



VJ HAPPINESS STREET - 3rd floor
blockwork is in progress.

VJ HAPPINESS STREET - RHS - 1st slab of
residential parking area has been completed.



YASHWIN ORIZZONTE

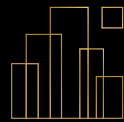
C

D

E

Open Up!


to superb views
from higher floors




yashwin

ORIZZONTE

2 & 3 BHK HOMES
KHARADI

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3	4	9	1	2	7	8	6	5
7	5	2	6	3	8	9	4	1
1	8	6	9	5	4	7	3	2
6	1	8	7	4	5	2	9	3
4	3	5	2	1	9	6	7	8
2	9	7	3	8	6	1	5	4
9	2	1	5	7	3	4	8	6
5	6	4	8	9	2	3	1	7
8	7	3	4	6	1	5	2	9

SUDOKU ANSWER

SHARE YOUR FEEDBACK ABOUT THE VJ CONNECT NEWSLETTER CONTENT



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