

VJCONNECT

AUGUST 2021



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IT'S TIME FOR CELEBRATION AT VJ

As we are approaching the festive period of the year with Janmashtami, Ganesh Chaturthi and other festivals round the corner, it is now time for us to come together and celebrate life. With COVID restrictions being relaxed and things getting back on track, we must explore newer avenues and commemorate happy moments as hard times are behind us.

And to celebrate in the best way, we at Vilas Javdekar Developers hosted and will be hosting a lot of cheerful activities at our sites for our customers. To start with we had organized a 'Payabharni', or 'Foot Laying' activity at our two on-going projects- Yashwin SuperNova in Wakad and YashOne Infinity in Punawale, where residents were invited to lay the foundation stone of the buildings in which they are going to reside. VJ Parivaar like every year hoisted the Indian tri-colour across all its handed over societies on Independence Day.

Apart from that, this year, VJ will be organizing Possession events for its Palladio project in Tathawade and Yashwin Encore A1-A2 wings at Wakad for all its residents to know one another and get a chance to interact with each other and celebrate. These events accordingly will help create a bond among the resident neighbours and enable them to reside in harmony in the society.

Other events included Mock Apartment visit where the customers are shown the materials used in the project and Engineering Expo at Yashwin Sukhniwas.

We wish to personally meet and greet all our members on this various events to celebrate all possible occasions and festivals.

Dhanashree Shinde
General Manager, VJ Parivaar

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yashwin
ENCORE

POSSESSIONS STARTED

BEGINNING OF A NEW JOURNEY



Soft Possessions have started successfully for our Yashwin Encore Project for its A1 & A2 wings.

The possession date as per MAHARERA with COVID extensions is June 2024. Despite of all COVID related challenges, labour shortages and various other external factors all our teams gave their best to start the beautiful possession journey for this project way before time.

This motivation from our employees is due to the trust from our always supportive members of Yashwin Encore.









HASSLE FREE CUSTOMISATION OF YOUR VJ HOME



ANKITT GOLCHA, HEAD OF H2H

In high-rise construction, Aluform Technology is the best technology that is used mainly for the steadiness of the building. Along with VJ's 'Best Engineering Practices', we try to make the projects Defect-free. Aluform technology comes with its pros and cons. While it is best suited for 'Quality Construction', there are minimal changes/customization that can be done. However, if the customers of customization are frozen well in advance, we can make those necessary civil changes in your apartment.

At VJ, the customers have the first say and appropriate steps are taken to cater to their needs and requirements in order to offer them the best standards of living. To gratify the home buyers by building them a living space as per their expectations, VJ has introduced a H2H (House 2 Home) customization service, where home-buyers are enabled to suggest minor modifications in their apartments as per their necessities before they move in permanently.

Ankitt Golcha, the Head of H2H customization service at VJ explains the process that benefits the customers by offering them the modifications in the apartment as per their need.

There are a lot of developers who provide homes to the customers as per standard design but we at VJ go a step ahead by customizing their homes the way they want. There are many interior changes which are related to civil finishes which the home buyer may want, like setting up 'separate breakfast counter, or additional electrical points or not wanting kids' bedroom or adding an additional granite or kitchen trolleys or a different colour paint. Usually after possession, an interior designer is appointed by the client for all the modifications, who again has to break and rebuild the flat inducing exorbitant charges, but at VJ we have about 10-12 interior designers in our team who meet and suggest the home buyers what civil changes they can make and how they can do the interiors in their own way without

much breakage and with best materials. It is like getting additional work done apart from the regular work during construction itself.

The procedure is simple. We have a web-portal, which has a list of more than 100 products for customization. The home buyer has to list the product they want in their yet-to-be constructed flat in the e-cart, make the payment and get the confirmation of it. The chosen product is later added in their apartments as per the drawing shown on the web-portal.

H2H website is transparent and personalized to an extent that the modifications and possibilities applicable for your home would be different than the other homes and could be easily seen on the portal, includes easy payment methods as no cash is involved, updates with photos and there is no miscommunication.

After logging in, the home buyers get to see the apartment and whatever alterations required like a screw or hook to be fitted in a particular place is also shown in the drawing of your particular apartment. There is a misconception that customization is expensive on pocket. I would rather take it the other way; it can be less expensive and more practical as it is a privileged service and of course restructuring a readymade home can be more expensive.

One more aspect to customization is enhancement. Suppose, if there are 100 products in the cart and the home buyer's product or the design is not listed, then one can opt for an enhancement based customisation. For that, we schedule a zoom call with the home buyer once we receive a request from them and as per their requirement we redesign the space for them and after confirmation add it to their portal. There is no limitation to this as 'N' number of customization happens, and the list of products is endless.

However, this is a time-bound activity as we are committed to give your home on time. So not to delay the process of home construction and customize the home at the same time, we order things in advance.

The deadline for customization ranges from 30 to 45 days. The portal starts when the plinth of the building is set up in order to avoid the delay of construction work.

Initially, an introductory email for customization is sent to the customers after they log in the website to see their personalized space and choose what all they require. Then we consult with the customer through zoom sessions and mails to avoid delays.

I can assure that it is indeed an excellent service from VJ.



TEAM HOUSE TO HOME



YASHONE *infinitee*

पायाभरणी समारंभ

VJ believes that the foundation of every residential building should have love and blessings from its future residents' vis-à-vis we believe that all the residents should feel special and emotionally connected to their homes by getting involved in every step to see their house coming up.

To establish this emotional connection; VJ took special efforts to organize a PayaBharni event where all the members of YashONE Infinitee C1C2 & D1D2 wings were invited to perform a beautiful ceremony and lay the foundation of their homes.

These event charged the site environment with a whole new level of positive energy which could be felt by every VJ Parivaar member present there.





YASHONEinfinitee

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

MOCK APARTMENT & ENGINEERING EXPO AT



yashwin
SUKHNIWAS



Customers of Yashwin Sukhniwas; a beautiful project at Maan-Hinjawadi were invited to visit the Mock apartment & Engineering Expo on 28th August 2021.

The mock apartment was showcased in an actual flat with all internal fittings and materials that we are going to provide in all the apartments. The sole purpose of showcasing this apartment was to make our members get an actual feel of how their apartment will be at the time of final possession.



WHY DO WE DO SUCH AN EVENT?

- A home buyer sees a sample flat during the launch phase and books a home with us with TRUST.
- In order to emphasize that TRUST, we call them on site after a few years to show how the project is shaping up.
- To show them the Quality Materials we use in our project. An actual on site home is made ready (Mock Apartment).
- To tell them more about the best engineering practices that we follow, an expo is made, so that they understand the technical aspects of their home and the VJ project.



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

UPCOMING
**WORLD TRADE
CENTER IN PUNE**
WAKAD



Pune is gearing up for its second World Trade Center in Wakad as this area is becoming the epi-center of Pune's western corridor which connects areas like Pashan, Sus, Hinjawadi, Tathawade & Punawale.

This upcoming WTC will be a definitive address for International Business due to its closer proximity to Pune's Western IT hub & Mumbai. It is located in proximity to the Hinjewadi IT Park that employs millions of people from Pune at Information Technology majors like Cognizant, Infosys, Persistent Systems, Tata Consultancy etc.

The integrated business park is destined to be an institution for business that fosters international trade by providing infrastructure; various services and facilities designed specifically to meet the needs of participants in global commerce.

WTC Pune - Wakad, an integral part of SMART CITY PUNE Project poised to implement World Trade Centers Association (WTCA) mandate through international trade related events and services. It will connect trade, industry, government and academia covering 59 lacs pune'ites out of which 2.5 lacs are employees in IT Park.

This business infrastructure is going to bring a lot of employment and growth opportunities in the vicinity of Pashan, Sus, Hinjewadi, Wakad, Tathawade & Punawale which will drastically increase the demand for residential and commercial space.

VJ's newly launched "INDILIFE" project is located at approximately 10 mins from Baner which is specially designed to have Multi-Utility Suites to enable flexibility of a house, an office or an art studio.

वक्रतुण्ड महाकाय सूर्यकोटि समप्रभ।
निर्विघ्नं कुरु मे देव सर्वकार्येषु सर्वदा॥



॥ श्री गणपतीची आरती ॥

सुखकर्ता दुःखहर्ता वार्ता विद्याची। नुरवी पुरवी प्रेम कृपा जयाची।
सर्वांगी सुन्दर उटि शेंदुराची। कण्ठी झळके माळ मुक्ताफळांची॥

जय देव जय देव जय मंगलमूर्ति। दर्शनमात्रे मनकामना पुरती॥
रत्नखचित फरा तुज गौरीकुमरा। चन्दनाची उटि कुंकुमकेशरा।
हिरे जडित मुकुट शोभतो बरा। रुणझुणती नूपुरे चरणी घागरिया॥

जय देव जय देव जय मंगलमूर्ति। दर्शनमात्रे मनकामना पुरती॥

लम्बोदर पीताम्बर फणिवर बन्धना। सरळ सोण्ड वक्रतुण्ड त्रिनयना।
दास रामाचा वाट पाहे सदना। संकटी पावावे निर्वाणीरक्षावे सुरवरवन्दना॥

जय देव जय देव जय मंगलमूर्ति। दर्शनमात्रे मनकामना पुरती॥

घालीन लोटांगण वंदीन चरण । डोळ्यांनी पाहिन रुप तुझे ।
प्रेमें आलिंगिन आनंदे पूजीन । भावें ओवाळिन म्हणे नामा ॥

त्वमेव माता च पिता त्वमेव त्वमेव बंधुश्च सखा त्वमेव ।
त्वमेव विद्या द्रविडं त्वमेव त्वमेव सर्वं मम देवदेव ॥

कायेन वाचा मनसेन्द्रियैवा बुद्धयात्मना वा प्रकृतिस्वभावात् ।
करोमि यद्यत्सकलं परस्मै नारायणायेति समर्पयामि ॥

अच्युतं केशवं रामनारायणं कृष्णदामोदरं वासुदेवं हरिम् ।
श्रीधरं माधवं गोपिकावल्लभं जानकीनायकं रामचंद्रं भजे ॥

हरे राम हरे राम राम हरे हरे ॥
हरे कृष्ण हरे कृष्ण कृष्ण कृष्ण हरे हरे ॥

॥ गणपती बाप्पा मोरया ॥

॥ मंगल मूर्ती मोरया ॥

PAINTING CONTEST FOR CHILDREN

*UP TO 12YRS ONLY

- POWERED BY -



We invite all our VJ Parivaar Children to participate in this cultural competition to paint this picture of Lord Ganesha.

Send your painted Lord Ganesha
(Good Photo or Scan)
with your Child's Name, Age,
Project Name & Flat No.
on vjparivaar@javdekars.com

Few best paintings will be awarded with
VJ Children Gift hampers.





Full Name: _____ Age: _____

Project Name: _____ Unit No.: _____

TEAR-OUT PAGE

A WORKSPACE ON WEEKDAYS. A FUN SPACE ON WEEKENDS.

ONE SPACE WITH MANY
POSSIBILITIES BY
PUNE'S MOST TRUSTED
REAL ESTATE DEVELOPER.

UNDER ₹50L



#UNLIMITYOURSELF @PASHAN HILLSIDE

CONNECT WITH US TO EXPLORE
THE NEXT IN URBAN LIVING.

javdekars.com

CRYSTALS FOR HOME TOURMALINE

One of the most grounding crystals, Tourmaline protects against all forms for negative energy and geopathic stress. It can also be used to absorb EMFs from electronic devices.

To protect your home, make a grid by placing a piece of Tourmaline in each of the main corners of either the building or the property outside. If you want extra protection in a specific space, place a crystal in every corner of that room. When creating a grid, connect each crystal with the same intention during activation. You should say something like, "May this home and everyone within be protected at all times."

One of the most common uses for this crystal in Feng Shui is energetic protection. Tourmaline helps to create a shield around a person or room to prevent negative or unwelcome energies from entering.

Tourmaline is helpful to use in balancing yin and yang energies, such as the feminine and masculine within ourselves. Use Tourmaline to release stress and negative thoughts and ground yourself. Placing tourmaline near your bed can also be helpful if you can't sleep because you feel anxious and ungrounded, or if you feel that you need protection from bad dreams. It is also grounding and helpful to balancing all of the chakras. The stone can even dissolve challenging energy and negative thought patterns, transmitting them into more beneficial energy and beliefs.





CONDUCTED TRAINING PROGRAM FOR JUNIOR ENGINEERS OF VJ

With an aim to prepare and train Junior Engineers from the construction industry for being 'Site Ready' and enable them to give their 100 percent at the project, CREDAI-Pune Metro has designed a brilliant 6-week program titled '360 Degree RCC degrees of RCC and Finishing', which will provide information and knowledge on all engineering related subjects. The course will commence on September 1, 2021.

VJ has sponsored this one-of-a-kind learning opportunity for six budding stars from the nominations received. These nominations of Junior Engineers were received from Project Managers of all the VJ sites.

The program will be packed with 12 comprehensive sessions and the focus will be on subjects including Reinforced Cement Concrete (RCC), Mechanical, Electrical and Plumbing (MEP), Project Management, Value Engineering, and An Ownership Approach at Work, Green Buildings and Pointers on Dealing with Customers.

One will be able to avail all of this with access to 15 hours of proprietary video modules, which will explain various construction methods and techniques in great detail. Once enrolled, the access to these videos and tutorials on the app would continue even after course completion.

SALES TRAINING FOR

VJ IndiLife





On 3rd August, Tuesday at YashOne Infinitee Sales office; VJ had conducted a thorough sales training for its sales staff so that they get first-hand detailed information about the VJ IndiLife project which will help to make their communication clear and transparent to all our customers.

The sales office at YashOne Infinitee was shut all day for complete focus on training for about 22 sales team members with HODs of other departments.

Various training activities were conducted, like: Team building activity by Natasha Bhatawadekar our in-house manager from training and development who highlighted the important aspects of trust while working as a team.

Communication training conducted by Suraj Singh our sales team members who explained the importance and role of communication.

Customer site experience training by Ankit Paradkar our sales team member

who imparted his knowledge and experience and techniques to ensure a high customer satisfaction on sites'.

Detailed Product training was conducted by our CEO, Mr. Aditya Javdekar. This 1.5hr informative and interactive session included: introduction to a first-of-its-kind urban product in the real estate industry. A true innovation; VJ IndiLife fills the gap in the real estate market by introducing a flexible luxury space in Prime location at a reasonable price.

Technical session conducted by Mr. Sarvesh Javdekar, our Technical Director on the new - first time feature in VJ. His session highlighted features & benefits and construction quality of the VJ IndiLife Project followed by FAQs.

It was indeed a first time experience for our sales team as this is a one-of-its kind project in Pune that will definitely open up many more choices for you, your life and your lifestyle.

40 YEARS | FRIENDSHIP

Experienced at mind but young at heart!!
Two engineer best friends for last 40 years.

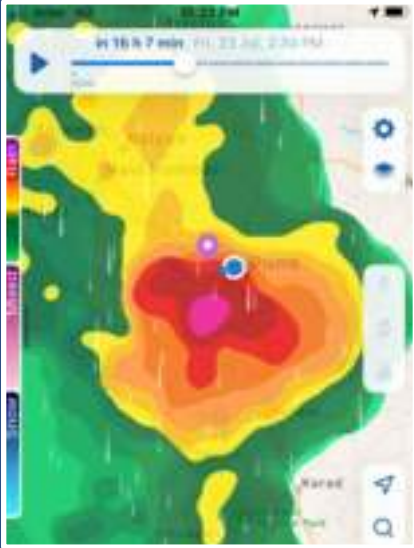
Mr. Vilas Javdekar with Mr. Jayant Inamdar at a VJ site sharing old memories and enjoying work together.

Mr. Inamdar is a very passionate architect who is an RCC/ Structural Consultant and Engineer for VJ.

Along with managing a successful business operation under the name of "Strudcom Consultants Pvt. Ltd." he is also a wonderful teacher. He is currently teaching the Architecture students at MKSSS's Dr. Bhanuben Nanavati College of Architecture for Women (BNCA). Along with this, he is also on the honorary board panel of MKSSS (Maharshi Karve Stree Shikshan Sanstha, Pune).



RAINFALL RED ALERT VJ PRECAUTIONS



July was a month of heavy rains in Pune, especially around 22nd July where the city and surrounding areas was on red alert.

VJ wanted to take precautionary measures and prevent any delay on the sites. Efforts were taken by all engineers and facility managers at all on-going sites:

1. Basement dewatering pumps were kept functional with DG supply to prevent water flooding in the project basements.
2. Standby operator and electrician was arranged for night duty also.
3. Standby pumps in case of water logging were arranged.
4. Diesel level in DG was maintained at full levels.
5. All electrical panels were safeguarded with appropriate earthing.
6. For existing buildings where occupants are living, facility managers were kept on alert. Dewatering pumps functioning was tested and maintained.



EVERY DROP COUNTS

WATER CONSERVATION GUIDELINES FOR HOUSING SOCIETIES



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

LEONARDO DA VINCI

They say, if there is magic on this planet, it is contained in water. Water is the jewel that shines, gives life, and grows life all around us. This makes it our duty to protect water and fight for its conservation! While almost 70% of the Earth is made up of water, many parts of the world suffer from clean water shortage.

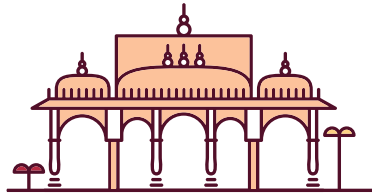
Conserving water is important because it keeps water pure and clean while protecting the environment. Due to overconsumption, wastage and

high-levels of pollution, our limited freshwater resources are reducing at a very rapid rate. Conserving water involves refraining from water pollution. This requires the use of strategies that include reducing wastage, preventing damaging water quality, and improving water management. Needless to say, we must save our limited supply of water that is consumable and that starts at HOME!

Here's how we can be wise with water and become a water warrior.



WHAT IS THE WATER SITUATION IN PUNE METROPOLITAN REGION?



THERE ARE 3 REGIONAL AUTHORITIES THAT MANAGE PUNE METROPOLITAN REGION PMC, PCMC & PMRDA.

	PMC	PCMC	PMRDA
Yearly water lifting quota	11 TMC	8.5 TMC	0 TMC
Actual water lifting	18 TMC	8.5 TMC	0 TMC
Population as per census	50 Lakhs	15 Lakhs	10 Lakhs
Actual floating population	90 Lakhs	30 Lakhs	20 Lakhs

QUICK FACT

1 TMC of water can irrigate 12,500 acres of farmland. At times the water from agriculture reserve is shifted to domestic reserve to fulfill increasing domestic needs, leading to decrease in water reserved for agriculture.

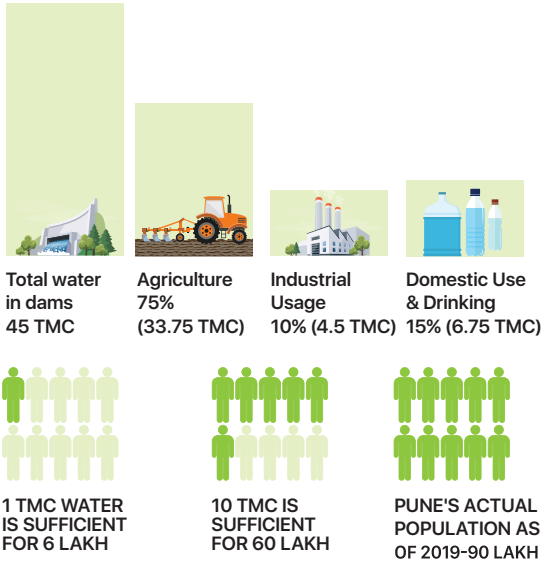


WHAT ARE PUNE CITY'S MAIN WATER SOURCES & ARE THEY ENOUGH FOR OUR POPULATION?

Pune Region including PMRDA gets its water supply from rivers like the Mula, Mutha, Indrayani and Pavana. The city has some big dams like the Khadakwasla, Panshet, Varasgaon, Temghar and Pavana dams that supply water to it.

LET'S SEE HOW THE WATER RESERVE IS DISTRIBUTED

DID YOU KNOW?
1 TMC is 2800 crore liters of water.



QUICK FACT

Krishna Basin originating in Maharashtra, consists of 2060 TMC of water, it's supply is divided among 3 states Maharashtra (560 TMC), Karnataka (700 TMC) & Andhra Pradesh (800 TMC) as per the water policy by the Government of India.

VJ FITATHON

FOCUS ON HEALTH, FITNESS AND NUTRITION FOR VJ STAFF

It is important for the employees of any organization to remain fit in order to function in a healthy manner. Be it hard work or smart work, both require the mind and body to be in good shape. Also, for an organization to achieve its goals, it requires its workforce to focus on their physical and mental well-being, which would reflect into their effectual work and conduct.

Considering the need for health and nutrition for its staff, VJ has enrolled Aaditya Barve, a certified master trainer specialising in strength performance and human performance nutrition to train its staff numbering over 400.

The first training sessions for the highly enthusiastic VJ staff will be taking place at Barve's fitness studio on a Sunday morning, where these employees will undergo intense training to remain healthy and fit.

Certified by the K11 School of Fitness Sciences, which is an internationally accredited and Government recognized institution, Barve's fitness certifications include, Basic Personal Trainers Course, Advanced Personal Trainer's Course for Special Population, Sports Nutrition Course and Master Trainers Course. He will soon have his name on the RFEP (Register for Exercise Professionals)

Barve has personally trained more than 250 clients in the last 10 years of being in the Fitness and Wellness Industry. Additionally, he also specializes in completely reversing chronic diseases / ailments like Type 2 Diabetes, Elevated Uric Acid, Bad lipid profiles, Hypertension, Osteoporosis etc. through dietary modifications and lifestyle changes.



AADITYA BARVE

Master in Strength Performance

PLANTS FOR HOME FIDDLE LEAF FIG TREE

Trends come and go, but the Fiddle Leaf Fig is here to stay. A major reason as to why it's such a popular houseplant is because it matches any style - modern, contemporary, coastal, country-chic, and more! It's a surefire way to update a room and add style without the hassle and resources required with renovating.

The broad, violin-shaped leaves make it a highly efficient air purifying plant. So you can breathe easier in your home or office knowing that your live Fiddle Leaf Fig plant will remove common toxins from the air, such as formaldehyde, dioxins, and more.

This tough plant adapts easily to conditions and once acclimated it can grow to 6 feet tall or taller. Whether you live in a spacious home or cozy apartment, a live Fiddle Leaf Fig plant is the perfect addition and will escalate the charm to a whole new level.

Fiddle Leaf Fig plants can be intimidating since they do require certain conditions to grow, but they are not too difficult to care for. Once they have had a chance to settle and adjust to a new environment, they grow well with minimal maintenance.

It used to be a rare plant to find, but now a days you will get it almost in all nurseries especially in Pune.

VJ STAFF CELEBRATING RAKHI AT ITS SITE OFFICE



Our sales staff for whom the colleagues are like an extended family leaves no stone unturned to celebrate any events. This year Raksha Bandhan was celebrated by our Sales staff at our Site offices as it was a Sunday which is generally a time to celebrate with the family. But as the saying goes from Bhagavat Gita "Work is Workship" our VJ employees created a lively & festive atmosphere right at the site office.

As construction industry is predominantly male dominating, we at VJ treat women with equal dignity and respect. We believe that women should be given equal opportunities in the field of their love. VJ makes sure that women in our company are never felt subdued in any manners, infact many of our departments are headed by women.





PALLADIO

WAKAD-TATHAWADE

POSSESSIONS STARTED

BEGINNING OF A NEW JOURNEY



Soft Possessions have started successfully for our Palladio E wing members.

The possession date as per MAHA RERA with COVID extensions is June 2022. Despite of all COVID related challenges, labour shortages and various other external factors, all our teams gave their best to start the beautiful possession journey for this project way before time. This motivation from our employees is due to the trust from our always supportive members of previous and existing Palladio Residents.

Mr. Sarvesh Javekar had a special meeting with many members of the Palladio to address their concerns of the project and their recommendations and suggestions were taken into considerations.





ZERO ACCIDENT SITE



VJ strives in all possible way to take care of their employees, be it vaccines, RTPCR test, health & fitness regimes, etc.

We also try to benefit all our labourers with the same care.

At VJ sites, our engineers make sure that the amount of incidents and accidents are bare minimum. This requires a lot of detailed planning in terms of safety which involves appropriate clothing, engineering footwear, helmets, site barricading and all other safety precautions for our site workers to work effectively in a hazard free environment which prevents fatal injuries.

The site engineering follows strict safety norms and policies and they make sure that every person on the site follows them.

We can proudly say that our newly completed project, Palladio-E wing had zero accidents during its entire construction journey. This is our second such zero accident project after Yashwin Hinjawadi.

Three Cheers for the VJ Safety Team!



BEST ENGINEERING PRACTICES A FORWARD FROM MR. SARVESH JAVDEKAR TO ALL OUR VJ ENGINEERS

Dear VJ Engineer,

Owning a home is a dream for all our stakeholders, including customers, employees, consultants, vendors, contractors, channel partners, bankers and other key members. Our customers invest their hard-earned money and lifetime savings in buying a VJ home. As engineers, it is our privilege and duty to be able to build homes and make their dreams come true. Building a home is a complex process involving millions of man-hours, thousands of materials and working with multiple agencies across various stages.

Every stage needs to be closely monitored to ensure that the best engineering practices are followed. For this, the home we build needs to be of best quality and serve the functional, emotional and aspirational needs of our home buyers.

In our decades of experience in the field of real estate development and facility management, we have listened carefully to our home buyers and addressed their

concerns. This experience has taught us that it is important to learn from home buyers' concerns and to continually improve our product - their home.

In this process, we have compiled almost 211 critical process check points spread over 18 different activities ranging from RCC to painting. This data is compiled in the form of a pocket diary that can be kept in your pocket and can be referred to when required. We are confident that this checklist will help you become a better engineer and will surely add value to the home buyer.

Let us all pledge to build it right the first time.



BEFORE RCC

- Shuttering design certified by structural designer
- Concrete mix design from accredited laboratory
- Material specifications as per sample flat
- Material sampling and testing plan
- Soil bearing capacity and geotechnical investigation report
- Lab setup
- Cross-check electrical layout as per sample flat, Sales plan, GFC drawing and customisation

DURING RCC

- Workability test- Slump / flow table
- Shear Key for all joints
- Water bar for retaining and underground tank walls
- High grade pre-cast concrete cover blocks
- Reinforcement to be laid as per GFC along with inserts and sleeves
- Plumbing ledge cut-outs in MS frame
- Cube casting and testing
- Expansion joint treatment using foam board
- Top parapet wall in concrete
- Concealed electrical boxes to be fixed with screws in Aluform
- All fan boxes fixed in position with hooks

AFTER RCC

- Curing using hessian cloth
- Tie patti hole filling using non-shrink grout
- Hacking / bonding agent as specified
- Tar passing, identifying and rectification of blockage in conduits
- Closing of electrical ducts in ferrocrete
- Stage passing register to be maintained

Blockwork

- Cleaning and surface preparation
- Concrete DPC layer casting with dimension as per working drawing
- Check 1st layer of block work using spirit level, line dori and right angle
- Use mechanical stirrer for mixing adhesive
- Use block cutting machine
- Preferably use blocks of same dimensions
- Application of adhesive on all sides using V-groove trowel
- 1st Course height to not exceed beyond 1.2 m
- Provide RCC band (Patli) with steel anchoring and proper curing
- Block work of topmost layer to be laid without any cut piece or small chips (RCC band thickness to be adjusted accordingly)
- Provide vertical concrete mullion if length of block work extends beyond 6 m
- RCC and block work joint to be filled with non-shrink, self-curing mortar on internal and external side.
- Sleeve marking and hole making for MNGL gas pipeline

EXTERNAL PLASTER

- Hacking of AAC blocks
- Hackaid plast and bonding agent on RCC surface
- Fixing of chicken mesh on blockwork and RCC joint
- Cement slurry application
- Plum fixing using line dori
- Chipping excess bulged areas
- Fixing nails and application of back coat wherever thickness is going beyond 25mm

- Making of plaster mix in MS trays
- Addition of PP fibres for 1st coat of plaster
- Addition of water as per manufacturer guidelines
- Rounding of chajja and making of drip mould
- Zig Zag cutting of plaster at beam centre
- Remove end cap of water proofing spout pipe after external plaster is completed

BASEMENT WATERPROOFING

- Sub soil dewatering system
- 500micron polythene sheet above PCC
- Dry shake powder at 1.5kg/sqm before start of raft concrete
- Integral water proofing admixture 0.8% of cement content to be added in footing, raft and retaining wall concrete
- For retaining walls, use water bar between each casting layer.
- Open construction joint by V-groove and seal with chemical
- Surface application of crystallization chemical by brush on retaining wall before backfilling

EXTERNAL PLUMBING DOWN-TAKE

- Plumbing pipe sizes and fittings as per design
- Upstand/pedestal at the corner of the terrace rainwater down-take pipe
- Top three floors to be separately pressurised with booster system
- Separate and easy accessible stop cock for the entire flat
- PRV with pressure gauge to down-take line
- Pipe supporting in Z clamps. Design and thickness to be checked for pressure.

- Hot water line clamps to have allowance for expansion and contraction
- Separate down-take for 1st floor to avoid back pressure
- Provision of working platform with railing in fabrication at critical locations for maintenance purpose
- Installation of top girder with hooks and safety rope and fall arrestor to allow maintenance operations using spider
- Main rising from UGT to building in GI pipe
- Design of modular supporting clamps for hanging pipes below podium
- Inspection chamber, storm water and drainage line as per design and drawing
- Installation of bulk water meters for each building to monitor water consumption
- PVC NRV at ground level for mouse trap
- If UGT is below ramp or driveway, use water tight chamber covers.
- Timer valve to solar hot water pipe to recirculate cold water back to UGT
- Application of primer/putty behind rainwater and drainage down-take lines before fixing of pipes

TERRACE & PODIUM WATERPROOFING

- Surface preparation using grinding machine
- Crack sealing and ponding test
- PU application in 2 coats
- Geotextile sheet fixing
- Concrete screed with PP fibres
- Adequate slope for screed in required direction with spout fixing
- Planter walls to be cast in RCC
- Dimple drain board and spout for excess water to be fixed inside planters

GYPSUM PLASTER

- External wall hole packing with non-shrink grout
- Internal wall hole packing with regular cement grout
- Level pads (Thiyya) on wall surface using diagonal of right angle
- Back coat in cement plaster wherever thickness is more
- DB to be fixed in reference to gypsum thiyya
- Fixing fibre mesh for joint between AAC block and RCC
- Spraying of water on wall surface to remove all dust particles
- Bondit application on RCC surface
- Use of mechanical stirrers for gypsum mixing
- Application of gypsum mix on wall within 15 mins of mixing
- Wall corners to be finished using right angle tool
- Check plumb of wall and right angle of room
- Uniform level of plaster below beam bottom
- Cutting of gypsum in straight line at 150mm above floor slab at skirting level
- Gypsum falling on floor is NOT to be reused
- Debonding and pull out test to be done

EXTERNAL PAINTING

- Protection covering to railings, tiles, granite and glass before start of painting work
- Surface preparation of RCC surface: Grinding, hole packing, offset finishing
- Removing cement bags, nails, reinforcement bars, tar, wooden pieces

and shuttering material from the external surface

- Fix masking tape on window frames
- Application of primer and 2 coats of paint as per manufacturer dilution and application norms
- Cleaning of texture debris from top of skirting
- Removal of paint marks
- Warranty certificate from contractor/manufacturer

ELECTRICAL WORK

- ELCB and MCB fitted and working properly
- Crimping lugs are used on the DB end for termination of all wires
- Use colour coding for single phase and three phase circuits as per standard R-Y-B norms
- Use black for neutral and green for earthing
- Phase wise dedicated neutral bus bar link and earth bus bar provided in DB
- Circuit diagram provided inside DB cover
- Proper alignment of switch plates using level tube
- Fixing LED lights in common areas with proper clam and screws
- IP 68 covering for electrical installation in open areas

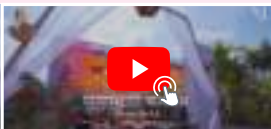


yashwin
SUPERNOVA

पायाभरणी समारंभ







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

WHAT'S NEW IN HOME DECOR

EARTHY TONES & TERRACOTTA

Designers have thus declared warm earth tones and terracotta to be the hottest color trends of 2021. Earth tones come from all things nature-related: brown soil, green leaf, the cloudy sky as well as a red sun. These color palettes create a warm, nature-friendly atmosphere that feels safe and protective.

Say goodbye to the cool tones that have ruled for several years. Hues of chocolate brown, wine, olive green, and yellow ochre are all around in houses. Interior designers love replacing these warm, natural colors for a neutral on the sofa or walls. Even more, we see deep green hues coming to the fore. Then, play up the color with matching plants.

Earth tones will work with everything in your living set but we especially think it

looks so chic when paired with a modern style no matter the season. Besides the importance of sensorial tactility, earthy tones bring the warmth and comfort needed on a modern interior design project.

Terracotta is taking over the interior design scene and it's come a long way from its glory days in the 70s. Shiny, red terracotta tiles have been replaced with matte and muted, earthy terracotta tile designs in a huge range of shapes and styles. From tiles to brick, terracotta tones can add warmth to any room of the house - or outside!

It's not just in tiles that this traditional tone is coming through; it's appearing in home wares such as dinner sets, vases, light fittings, furnishings and bed linen.

Earthy colors are, therefore, an ideal choice for all zones in the home, and they look especially good in central spaces such as the living room, where they bring calm energy. The earth element promotes inner balance, so colors like beige, sand, and taupe grey-brown can be useful in the bedroom and study.



Ukadiche Modak

Ukadiche Modak is the traditional Indian dessert dumplings made with rice flour and coconut jaggery stuffing.

It is specifically made during the Indian festival of Ganapathi Chaturthi. It is believed that these steamed dumplings are lord Ganapathi Chaturthi munching snack and hence it is offered as bhog during this festival time.



WOULD YOU LIKE TO MAKE THESE AMAZING MODAKS AT HOME? HERE'S THE RECIPE

INGREDIENTS

For the stuffing:

- 1 tsp ghee/clarified butter
- 2 cup coconut (grated)
- 1 cup jaggery
- ½ tsp cardamom powder

For the dough:

- 2 cup water
- ½ tsp salt
- 1 tsp ghee / clarified butter
- 2 cup rice flour

Stuffing preparation:

1. Firstly, in a large kadai heat 1 tsp ghee and sauté 2 cup coconut.
2. Saute until coconut turns aromatic.
3. Now add 1 cup jaggery and mix well.
4. Keep cooking on medium flame until the jaggery melts.
5. Continue to cook until the mixture thickens and still remains moist.
6. Now add ½ tsp cardamom powder and mix well. Stuffing is ready. Keep aside.

Modak dough preparation:

1. Firstly, in a large kadai take 2 cup water, ½ tsp salt and 1 tsp ghee.
2. Mix well and get the water to a boil.
3. Further add 2 cup rice flour and mix gently.
4. Mix until the rice flour absorbs all the water.
5. Cover and rest for 5 minutes.
6. Now transfer to a large bowl and start to knead the dough. Wet your hand to prevent from burning.
7. Knead for 5 minutes or until the dough turns soft.
8. Modak dough is ready. Wet your hand and knead if the dough seems dry.

Modak shaping with hand:

1. Firstly, take ball sized rice flour dough and flatten it.
2. With the help of both thumbs start pressing the edges and create a dent in the centre.
3. Slowly press from edges till it forms a cup.
4. Start creating pleats with your index finger and thumb.
5. Now scoop a tbsp of prepared coconut-jaggery stuffing.
6. Get the pleats together to form a bundle.
7. Close the top by pinching and making it pointed.

Modak shaping using mould:

1. Grease the Modak mould with ghee to prevent from sticking.
2. Stuff the rice flour dough into the mould walls.
3. Also, place a small ball sized mixture in the centre.
4. Close tightly and scrape off excess mixture.
5. Unmold the Modak gently without breaking.

Steaming Modak:

1. Place the Modak in steamer leaving gaps in between.
2. Cover and steam the Modak for 10 minutes or till the shiny texture appears on them.
3. Finally, offer Ukadiche Modak to lord Ganesha and celebrate Ganesh Chaturthi.



75TH

INDEPENDENCE DAY
CELEBRATION AT VJ SOCIETIES

Happy communities make Happy Celebrations which was felt in the smile of all the residents from children to elders at various VJ societies viz Yashwin Hinjawadi, Palash Boulevard, Palladio, YashONE Pirangut, Yashwin 2.0, Yashwin Anand and Yashwin Jeevan where Flag hoisting programme was celebrated on the occasion of Independence Day on 15th August 2021.

The evidence of national pride could be seen on the face of every citizen present at the event.

Gifts were given to all the staff like housekeeping, security guards and maintenance by Management Committee at Yashwin Anand.

Mr. Sarvesh Javdekar was invited as the Chief guest to hoist the flag at Yashwin Hinjawadi.





Here's a small film which shows the VJ Parivaar spirit at multiple societies of Vilas Javdekar Developers.



#HappyCommunities #IndependenceDay
#WeLoveWhatWeDo #VilasJavdekarDevelopers

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



CP MEET ON 4TH & 5TH AUGUST FOR VJ INDILIFE

The launch of VJ IndiLife is a much talked project in the town. Right from the sales staff to channel partners who were super curious for knowing the USP of this unique and flexible project that is now launched in Pashan. This is one building but with endless possibilities.

Mr. Aditya Javdekar explained the project with its integrities to all our Channel Partners in a live zoom call along with all VJ staff members.





yashwin
MAAN HINJAWADI

YASHWIN PREMIERE LEAGUE



A Cricket Tournament A.K.A Yashwin Premiere League was conducted at Yashwin Hinjewadi Society on 14th and 15th August 2021. The participating teams were selected from individual wing members.

The winner of the match was D-wing; with runner up being B-wing.

Following are the winning participants of the match:

1. Man of series – Mr. Ankit Sinha
2. Man of match – Mr. Rahul Yadav
3. Best performer – Mr. Marshall
4. Best Player – Mr. Mrigank
5. Best fielder – Mr. Anand
6. Best batsman – Mr. Jignesh

Special thanks to Mr. Amber Jain (B-1304) for organising the entire event.

It is indeed a very satisfying moment to see the amenities being utilized to its fullest by the Residents.
#Happy Communities





DAHI HANDI
BEING CELEBRATED
AT YASHONE PIRANGUT
#HAPPY COMMUNITIES #VJ PARIVAAR



1-ON-1 CHANNEL PARTNER TRAINING & INTERACTION SESSION WITH MR. ADITYA JAVDEKAR

At VJ, we believe that all information that is shared with our customers have to be transparent from whichever source they receive. It is vital that all our external marketing partners, Growth partners and Channel Partners are provided with apt training so that they are more confident in their knowledge.

Our CEO, Mr. Aditya Javdekar understands that the information shared by VJ has to be first-hand information, for which he personally met a few Channel partner members and conducted one on one training and an interactive session on 25th August 2021.

The session included training on various upcoming projects of VJ especially IndiLife which is a latest addition to our various real estate offerings.

Ms. Ashita Bhalla (Marketing Head, VJ) along with Mr. Raj Kewlani (Sales Team Lead, VJ) gave a thorough product training to the our Channel partner members at this session.

This was not only a one way training, but an open interactive session at which Aditya Javdekar shared his thoughts on Real Estate market and future developments, and also understood the struggles faced by the Channel Partners with their suggestion and feedbacks.

The Channel Partner members felicitated Mr. Aditya Javdekar along with Ms. Ashita Bhalla & Mr. Raj Kewlani for boosting their morals, giving in-depth knowledge, sharing experiences, answering their doubts & confusions and for motivating them.

#VJCares

317	14	ADMIXTURE	380	245
8-90	15	COUPLER 16mm	4500	329
7-273	16	COUPLER 25mm	3000	929
-	17	DIESEL	24160	297
0-340	18			
136	19			
2443	20			
5950	21			
13-157	22			
12656	23			
71	24			

**LABOUR RTPCR
TESTING & VACCINATION
DONE AT ALL SITES**

In order to minimize the spread of COVID and to ensure that all our labourers are healthy; VJ has taken special initiatives for its labourers by conducting a RTPCR Test at its various sites like YashONE Wakad Central, Yashwin Supernova, Yashwin Sukhniwas, Yashwin Encore, YashONE Hinjawadi, YashONE Infintee, Yashwin Hinjawadi and Yashwin Orizzonte.

A total of approx. 2077 labourers were tested. VJ is also organising regular drives at various project sites to vaccinate the labourers.

This is one of its kind initiative done by a construction company on such a large scale.

This initiative is being Led by Mr. John Marian (Head of Safety, EHHS, Labour Management) at VJ.





NATASHA BHATAWDEKAR



DHANASHREE SHINDE



SALIL KUMAR

A LOVED BRAND AMONGST JOB SEEKERS



GIRISH HIREMATH



SAGAR KALE

Recruitment Drive for
the Engineering and
Construction fraternity.

97% Candidates showed
up for the drive.



AMIT BALKAWADE



RAJGOPAL BIYANI

Panelist of 10 Group Heads
and Field Experts.

30% Candidates selected.



ANKITT GOLCHA



RAVINDRA SHELKE



BHAGWAN SHELKE

INTRODUCING 'LIVE W.I.R.E.'

Having 'Women In Real Estate' (W.I.R.E.) is more like a necessity in Real Estate. During this recruitment drive, we came across some women who specifically said they want to work on field and not in office. They didn't want a desk job.

My eyes sparkled with Joy! Based on their merits and willingness to work on the field, hiring was done.

DHANASHREE SHINDE
(Head, HR and VJ Parivaar)





PROJECT CONSTRUCTION UPDATES

AUGUST 2021



Ongoing Site Construction Status



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



YashONE Hinjawadi 'A' - Kitchen & toilet dado tile fixing work is in progress on 16th floor, Internal flooring work is in progress on 15th floor.



YashONE Hinjawadi 'B' - Kitchen & toilet dado tile fixing work is in progress on 16th floor, lift cabin installation work is in progress.



YashONE Hinjawadi 'C' - Kitchen otta fixing work is in progress on 16th floor, wooden door frame fixing work is in progress on 16th floor.



YashONE Hinjawadi 'D' - 5th floor slab Part-01 shuttering & steel fixing work is in progress.



YashONE Hinjawadi 'E' - OHWT & Parapet wall work is in progress, door frame fixing work is in progress on 8th floor.



YashONE Hinjawadi - PODIUM PH -1- Shuttering work is in progress for sitouts, trimix concrete work is in progress in lower parking.



YashONE Hinjawadi - PODIUM PH-2 Ramp casting work is in progress, swimming pool slab shuttering work is in progress.



YashONE Hinjawadi
STP- RCC work has been completed 95%.



PALLADIO

WAKAD-TATHAWADE

Ongoing Site Construction Status



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



PALLADIO 'E' - Entrance gate painting work has been completed.

PALLADIO 'E' - Plantation work is in progress above multi-purpose hall.



PALLADIO 'E' - Lower & upper parking tiles grouting work is in progress.

PALLADIO 'E' - Podium railing fixing work has been completed.





PALLADIO 'E'- Entrance gate plantation & kerb stone fixing work has been completed.



PALLADIO 'E'- Letter box fixing work has been completed.



PALLADIO 'E'- Name board fixing work has been completed.



Ongoing Site Construction Status



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



YashONE Wakad Central 'A' - Blockwork is in progress on 22nd floor, gypsum plaster work has been completed till 20th floor, External plaster work is in progress.



YashONE Wakad Central 'B'
Pergola elevation work is in progress, blockwork has been completed till 22nd floor, gypsum plaster work has been completed till 22nd.



YashONE Wakad Central 'C' - Blockwork has been completed till 22nd floor, gypsum plaster work has been completed till 22nd floor, External plaster work is in progress.



YashONE Wakad Central 'D'
18th floor slab Pour1 casting has
been completed & Pour 2 slab
shuttering & reinforcement work is
in progress.

YashONE Wakad Central 'E'
Terrace floor slab Pour 2
shuttering & reinforcement
work is in progress.



YashONE Wakad Central
STP- Raft reinforcement
work is in progress.



yashwin
ENCORE

Ongoing Site Construction Status



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



Yashwin Encore 'A1' - Internal final coat painting work is in progress, Internal CP fitting fixing work is in progress.



Yashwin Encore 'A2' - Internal final coat painting work is in progress, CP fittings & deep cleaning work is in progress.



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



Yashwin Encore 'B1B2' - Internal flooring work is in progress on 9th floor.



Ongoing Site Construction Status



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



Yashwin Sukhniwas 'A' - Blockwork has been completed till 12th floor, gypsum plaster work has been completed till 10th floor.



Yashwin Sukhniwas 'B' - Terrace floor slab reinforcement work is in progress, blockwork has been completed till 12th floor.



Yashwin Sukhniwas 'C' - 10th floor slab shuttering & reinforcement work is in progress, blockwork is in progress on 6th floor.



Yashwin Sukhniwas 'D' - 8th floor shearwall & column casting work is in progress.



Ongoing Site Construction Status



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



Yashwin Orizzonte 'A' - 5th floor slab work is in progress.

Yashwin Orizzonte 'B' - 4th floor slab shuttering work is in progress.





Ongoing Site Construction Status



YashONE Infinitee 'C1C2' - 2nd floor slab casting & shuttering work is in progress,
3rd floor slab shearwall reinforcement work is in progress

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



YashONE Infinitee 'D1D2' - 2nd floor slab aluform mockup work is in progress.

YashONE Infinitee 'B1B2' - Shearwall casting work is in progress upto plinth level.





Ongoing Site Construction Status



Yashwin Supernova 'A' - Raft PCC work is in progress.

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



Yashwin Supernova 'C' - Footing casting work is in progress.

Yashwin Supernova - Subsoil drainage sump pit raft & retaining wall raft casting work is in progress.





Retail & Commercial Spaces
at Wakad Central

Ongoing Site Construction Status



VJ GRAND CENTRAL - 3rd floor slab Pour1 casting has been completed,
Pour 2 shuttering & reinforcement work is in progress.

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

Granite door frame fixing work is in progress on 6th floor,
RHS side - water tank steel fixing work is in progress.

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



Ongoing Site Construction Status



VJ TOWN CENTER

1st slab beam bottom fixing 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 - 6th floor slab casting has been completed,
blockwork is in progress on 2nd floor.

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

World-class education is taking shape.

The construction of Ryan International Academy is in full swing.



BOTH TANK OHWT PARDI CASTING HAS BEEN COMPLETED, BLOCKWORK IS IN PROGRESS ON 6TH FLOOR, TERRACE PARAPET WALL WORK IS IN PROGRESS



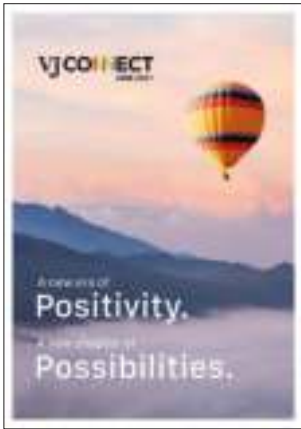
Stay tuned for admissions!



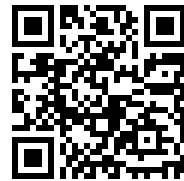
Hinjawadi Phase II



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the feedback form



Click here to open the
feedback form



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