

FEBRUARY 2022

VJ CONNECT

“

**KHARADI HAS  
BECOME  
BKC OF PUNE**


MR. SURENDRA PATHARE  
Founder & President,  
Surendra Pathare Foundation


# VJCONNECT

FEBRUARY 2022


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# editorial

## CHHATRAPATI SHIVAJI MAHARAJ - LIFE AND VALUES

**C**hhatrapati Shivaji Maharaj is a name synonymous with Courage, Honesty, Integrity, Vision, Good Administration and last but one most important virtue for any ruler, inclusiveness. Whenever I think of him, I wonder how much of these virtues and values we have imbibed and made them part of our lives.

As we will celebrate his birth Anniversary on 19th February, we must retrospect and see where do we stand today when compared to his vision for Swarajya. Chhatrapati Shivaji Maharaj was a great visionary. He not only dreamt of Swarajya in the times when parts of this deccan plateau and Coastal region were ruled

by three different Muslim dynasties but with careful and meticulous planning he turned it into reality. His vision is also evident in building a naval force and coastal forts.

We talk about equality today but he, in his times, always respected women and made sure the dignity and integrity of women of captured territories remain unharmed.

While fighting with Muslim rulers he never turned against Muslims at large. There were Muslim fighters in his army. There can't be any greater example of inclusivity than this.

His guerilla tactics of warfare shows his perfect understanding of

geographies as well as own shortcomings too. This is a rare quality found in anybody. Knowing ones limitations actually gives you an edge in any field of life.

A lot can be said about him. But if we can instill in our lives a few of his values then it will serve as a true tribute to this great person.



**MR. SARVESH JAVDEKAR**  
TECHNICAL DIRECTOR,  
VILAS JAVDEKAR DEVELOPERS



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AN EXCLUSIVE INTERVIEW WITH

# Mr. Surendra

FOUNDER & PRESIDENT



KHARADI HAS SEEN TREMENDOUS GROWTH IN TERMS OF INFRASTRUCTURE DEVELOPMENT IN THE PAST DECADE. THE VALUE OF PROPERTIES IN KHARADI ARE DEFINITELY GOING TO APPRECIATE IN COUPLE OF YEARS.

MR. SURENDRA PATHARE, AN ENGINEER BY EDUCATION BUT A PHILANTHROPIST BY INTEREST, IS ENGAGED IN MANY COMMUNITY DEVELOPMENT PROGRAMMES THROUGH HIS NGO. HERE WE PRESENT HIM IN AN EXCLUSIVE INTERVIEW WITH OUR CEO, MR. ADITYA JAVDEKAR.

VJ has become a brand with trust because of the quality of construction it provides, the way VJ designs the entire project keeping in mind different needs of the people. But we believe, a developer's responsibility doesn't end there. Especially, when a project is launched in a developing area, the livability of the area, which comes through the basic infrastructure

available in that area, also matters a lot to make the life easy for the residents.

With this thought in mind, we launched this idea of VJ Parivartan, where we collaborate with the people like corporators, Politicians, Social Workers with high influence, who are and can be instrumental in the basic infrastructure development of the area. We call them

'growth agents'. We talk to them to understand how that area is shaping up, what their vision is and how it can benefit our customers in future.

The second interview in this series was done with Mr. Surendra Pathare at our Yashwin Orizzonte site where he revealed his plans for the development of Kharadi and surrounding areas.

# Pathare

OF SURENDRA PATHARE FOUNDATION

VJपरिवर्तन  
परिसर . पर्यावरण . प्रगती

**Question:** How have you seen Kharadi transforming in last decade?

**Answer:** In 2009-10, Kharadi was considered as an outskirts of Pune and people were unwilling to shift to Kharadi. But today it has become "BKC" of Pune. The infrastructure provided in Kharadi is better than rest of Pune. Many 5star hotels, CBSE, ICSE, IB schools as well as many mall or entertainment centers are coming up in and around Kharadi. The area also has easy connectivity to the airport. So today everybody wants to be kharadi. This is the major change I have observed in past decade.

**Question:** As people are migrating to Kharadi what infrastructure projects are planned by Government or corporation to handle the pressure of this population?

**Answer:** Good transportation facilities are important for the development of an area. Kharadi has a good network of wider roads where the width of the road is minimum 18 meters. Early in this decade, the biggest challenge faced by Kharadi was "Ample water supply". This area has very low levels of groundwater and was solely dependent on water supply schemes run by local bodies. To overcome this problem, the idea of a dedicated water project for eastern part of Pune was put forth in 2009. The work of the project "BHAMAASKHED" Dam was commenced in 2013. This project has helped resolve the water supply issue



*Our CEO Mr. Aditya Javdekar discussing the infrastructure developments in Kharadi with Mr. Surendra Pathare*

to greater extent in eastern part of Pune. Today, areas like Upper Kharadi, Wagholi, Kesnand which may soon fall under PMC area are being provided the water through Bhama-Askhed Dam, reducing their dependency on the local water supply. So now Kharadi has ample water supply.

**Question:** Having an engineer as a public representative is a huge rarity. You are an engineer. What do you think should be done so that services will come first in an area and residents will follow afterwards?

**Answer:** Developers should work hand-in-hand with politicians and bureaucrats to make it happen. Developers, as a moral responsibility, should also look beyond the boundaries of the projects to make these services

like roads, water etc. available and make their life easier after possession.

**Question:** Kharadi is known as fairly safe suburb. But safety decreases with increasing population. What measures are being taken to ensure safety of all?

**Answer:** The population of Kharadi has increased ten folds in the past decade. Many IT companies are coming to Kharadi which work round the clock. Our senior politicians have already given the proposal for a separate police station for Kharadi. It will make use of new technologies. We are trying to bring every nook and corner of Kharadi under CCTV surveillance. We want to reduce dependency on manpower and shift to technically and technologically advanced systems.

**Question:** In long term vision, is Kharadi missing something like a major urban development project or a tourism project to make it more habitable place for people?

**Answer:** Approaching Kharadi from other parts of the Pune or vice versa is difficult due to traffic jams on many roads though Kharadi itself has wider roads internally. This issue will be in focus in our plan. Today, Kharadi is all about Concrete structures and glass façade. We wish to make it "Green Kharadi" in coming years. Kharadi doesn't have a cultural center or auditorium where people can get together and feel like a part of bigger family. We will try to build at least one such center so that people don't have to go outside Kharadi. We also want to have at least two big gardens in Kharadi for senior citizens and children.

**Question:** So is there any provision made for these things in the proposed Development Plan for Kharadi?

**Answer:** Yes. Land reservations are there e.g. for auditorium. The land acquisition process is going on. Kharadi already has biggest indoor sports facility after Balewadi. This 37000 sq.ft. Stadium is equipped with all facilities along with audience gallery where the play area is of 15000 sq.ft. We want to develop Zensar ground along the line of Nehru Stadium. The problem of traffic jams can be resolved if you make services available to people within walking distance. If good schools, entertainment centers, sports facilities are available here in Kharadi itself then people don't have to go out of Kharadi unless for travelling to other cities.

**Question:** We just discussed about water problem. Kharadi has huge natural water body passing through it. Globally riverfront falls under premium location. But here we can't even walk on the river bank. Any developmental plans are on your mind for the same?

**Answer:** True. In last 15 yrs. these Mula and Mutha rivers which were once identity of Pune have shrunk considerably. Many times we heard the discussions of cleaning them but nothing really happened. We have been in discussion with some bureaucrats in infrastructure development for past one and a half year about reviving these rivers. Eight months ago PMC has put forth a proposal to turn dead rivers into live rivers.

If I get an opportunity, it will be my priority to clean them and develop them like Sabarmati in Gujrat. It will make good impact on environment. The riverbanks will serve as tourism spot in the evening and sports facility in the morning.

**Question:** It's been heard that PMC has prepared DPR for river and riverfront development based on a similar case post world war II in its sister city Bremen in Germany where a dead river was turned into live river.

**Answer:** Yes. And the first phase of this project will serve the patch between Yerwada and Kharadi. This will be carried out in collaboration with some private developers. These riverfronts can become point of global attraction and ground for live-in music concerts.

**Question:** Kharadi continues to be global hotspot in terms of offices. We see many commercial developments in the area.

**What are these developments? What's the future of Kharadi?**

**Answer:** Many big IT projects are coming up in Kharadi. They together will provide approx. 2.5-3 Cr. Sq.Ft. of commercial space that will cater to around 2.5 lakh employees. Behind every Sq. Ft. of office space 10 Sq. Ft. of residential space is developed. So the proportionate amount of residential spaces will be developed in Kharadi and surrounding area in next five years.

With the development of residential areas come other developments like eateries, entertainment hubs, malls, schools etc. Today Kharadi has two IB schools and two more are proposed. Such developments will continue to happen.

**Question:** Given all these developments associated with commercial developments, my fundamentals of real estate say that the prices of residential spaces will continue to rise. What do you think?

**Answer:** The prices are dependent on Demand-supply cycle. The prices will definitely rise as the residential projects in comparison with commercial projects are not sufficient. Two years down the line there won't be enough residential spaces to cater to the demands then. So those who have bought apartments in ongoing projects will see very good appreciation for their properties in coming couple of years.

EXCLUSIVE VIDEO INTERVIEW  
WILL BE UP ON OUR  
YOUTUBE CHANNEL SOON.

 @vilasjavdekar





# WATER CONNECTION

## AT YASHWIN HINJAWADI



**WHAT A MOMENT!!**  
FOR MR. VILAS JAVDEKAR HIMSELF WHO STARTED HIS CAREER 40 YEARS AGO WITH CONTRACTING FOR MIDC HAS TODAY INAUGURATED WATER SUPPLY FROM MIDC AS A CONSUMER.

**MR. SARVESH JAVDEKAR**  
TECHNICAL DIRECTOR,  
VILAS JAVDEKAR DEVELOPERS



**W**ater is a basic necessity for all. VJ has always made sure that every project has ample supply of water. Even in an area like Hinjawadi which has been struggling for water, VJ has not only made available water but has also taken steps to recycle the used water and to make responsible use of water.

Yashwin Hinjawadi, an IGBC Platinum rated project recently

received a water connection from MIDC. It was a proud moment for two reasons. One, Mr. Vilas Javdekar who started his career 40 years ago with contracting for MIDC inaugurated water supply from MIDC as a consumer. And secondly it's one such water connection provided by MIDC outside its area. This is being viewed as an achievement!





# 73<sup>RD</sup>

## REPUBLIC DAY CELEBRATION AT VJ SOCIETIES

THE CITIZENS OF VJ CAME TOGETHER WITH LIVELY SPIRITS TO CELEBRATE THE 73RD REPUBLIC DAY. THEIR ENERGETIC SINGING (THE NATIONAL ANTHEM) AND SPORTING COLOURS OF THE NATIONAL FLAG IN THEIR ATTIRE SHOWED THEIR PRIDE FOR OUR GREAT COUNTRY.





PALLADIO, TATHAWADE



PALASH BOULEVARD, PIRANGUT



YASHWIN ANAND, SUS



YASHWIN JEEVAN, SUS



YASHWIN 2.0, SUS



VJ CENTRO, WAKAD



YASHONE, PIRANGUT



## SPORTS &amp; FITNESS

## CYCLING

Step out of your cosy home in the early morning and you will surely spot at least one person riding a bicycle. For those who do not know, cycling daily for 20 minutes improves cardiovascular health, as well as, mental health. As cycling decreases our levels of stress, it also decreases our chances of suffering from symptoms

linked to anxiety. Just when you thought all of the mental health benefits of cycling had been unveiled, it turns out it can improve your social life as well.

If you are new to cycling, let us tell you that cycling can be really fun. To make your riding experience more enjoyable, here are tips to keep in mind while riding your new cycle.





# Cycling Tips

## 01

**Frame size:** Make sure you have the correct frame size, if you don't have the right frame from the outset, you'll have difficulty getting it comfortable no matter what adjustments you make later.

## 02

**Do check tyre size:** There are different sizes of tyres available in the market. Each size has its own set of pros and cons. for adults 26" wheel size is a good option.

## 03

**Don't rush:** For beginners, the best way to enjoy cycling is to take it out for 15-20 min. Once you have gained confidence over your riding skills, you can ride for a longer duration.

## 04

**Adjust your seat as per your height:** To get the correct posture for cycling, make sure your knees are slightly bent. If you keep the seat too high, you will end up with back pain or if you keep it too low, your knees might start aching.

## 05

**Don't stress about the gear:** if you are beginner, don't stress about the gear and ride. Learn combination with small practice.

“

**YOUR LEGS  
ARE NOT  
GIVING OUT.  
YOUR MIND IS  
GIVING UP.  
KEEP GOING.**

# Safety Tips

- WEAR A HELMET
- WEAR BRIGHT COLORS AND REFLECTIVE CLOTHS
- PROTECT YOURSELF FROM THE SUN – WEAR SUNGLASSES
- KNOW THE WEATHER FORECAST
- INSTALL REAR-VIEW MIRRORS ON YOUR HANDLEBARS
- PLAN YOUR RIDING ROUTE
- CARRY A PATCH KIT AT ALL TIMES
- CARRY A CELL PHONE AND ID
- BRING DRINKING WATER FOR LONGER RIDES
- RIDE WITH TRAFFIC, NEVER AGAINST IT
- FOLLOW TRAFFIC RULES

# #People of VJ

TRUE STORY BASED

नमस्कार,

मी मुरलीधर कळसकर, मागील 10 वर्षांपासून VJ मध्ये वाहन चालक म्हणून काम करत आहे. कामच फिरण्याचे असल्या कारणाने सतत मला कामानिमित्त कुठे ना कुठे जावे लागते. अशा प्रवासात वेगवेगळे अनुभव येतात.

आज असाच मी माझा एक अनुभव तुमच्यासोबत शेअर करणार आहे.

सागर म्हामुणकर साहेबांसोबत मला सर्वेश सरांच्या कामानिमित्त मंत्रालयात जायचे होते. दिवसभराचे काम आटोपून मी आणि सागर साहेब संध्याकाळी 7-8 चा दरम्यान पुण्याहून मुंबईच्या दिशेने निघालो, जाताना काहीतरी बाहेर च खाऊ म्हणून घरातून न जेवताच निघालो.

10 च्या दरम्यान आम्ही लोणावळ्याला जेवायला थांबलो. जेवण होईपर्यंत 11 वाजून गेले. मग आम्ही पुढच्या प्रवासाला निघालो. सर्व सुरळीत चालू होते. मी आणि सागर साहेब गप्पा मारत-मारत प्रवास करत होतो. रात्रीचे 1.15 वाजले होते. आम्ही बऱ्यापैकी

प्रवास पूर्ण केला होता. रात्री च्या प्रवासात गाड्या 100-120 च्या वेगाने आमच्या बाजूने जात होत्या. आम्ही मात्र 70-80 च्या वेगाने च पुढे सरकत होतो.

अचानक कर्करर्करर्कर असा आवाज झाला आणि माझ्या काळजाचा ठोकाच चुकला! काही कळायच्या आत गाडी ने रस्ता सोडायला सुरुवात केली. गाडीचा टायर फुटला आहे हे एवढाना आमच्या लक्षात आले होते. गाडी कशीबशी सावरली. आम्ही दोघेही गाडीच्या बाहेर आलो तर टायर पूर्णपणे फाटून गेला होता. दैव बलवत्तर होते म्हणून दोघेही बचावलो होतो. पण आता पुढे काय करायचं हा प्रश्न दोघांच्याही डोक्यात होताच. द्रुतगती मार्गावर एकही गाडी थांबायला तयार नव्हती. वाऱ्याच्या वेगाने गाड्या जात होत्या.

खूप प्रयत्न केल्यानंतर आम्ही अडकलेल्या ठिकाणी एखाद्या दैवी चमत्कारा सारखी पोलिसांची गाडी आली. पोलिसांनी मला त्यांच्या गाडीत बसवून पंक्चर काढण्याच्या दुकानात सोडले आणि ते पुढे त्यांच्या ड्युटी साठी निघून गेले.



श्री. मुरलीधर कळसकर

तिथे 2-3 पंक्चर ची दुकाने होती. पण सर्व जण गाढ झोपेत होते. त्यांना उठवण्याचा थोडासा प्रयत्न करून पाहिला पण कोणीच उठले नाही. तिथे मग मला एक स्पॅनर दिसला. तो मी उचलला आणि गाडीच्या दिशेने पायी प्रवास सुरु केला. तिथे सागर साहेब गाडीत च बसून होते, गाडीला आणि स्वतःला सांभाळत!

5किमी चा प्रवास 10 मिनिटात पूर्ण करणारा मी, ह्यावेळेस तोच प्रवास पार करताना मनात भीती वाटत होती. सगळी कडे अंधार, सोसाट्याचा वारा आणि जोरात पळणाऱ्या गाड्या!

स्पॅनरच्या मदतीने आम्ही गाडीचा टायर बदलू शकलो. गाडी चा टायर बदलून आम्ही पुढील

प्रवासास निघालो.

बुक केलेल्या हॉटेल वर पोहचे पर्यंत पहाटेचे 5 वाजून गेले होते. थोडा आराम करून आम्ही पुन्हा मंत्रालयाच्या दिशेने रवाना झालो. पुढचे काम सुरळीत पार पाडून आम्ही परत पुण्याला आलो.

सागर साहेबांचे ते शब्द अजूनही कानात घुमतात  
**"मुरली, तुम्ही होतात  
 म्हणून मी वाचलो!"**  
 मला मात्र वाटतं, "देव तारी त्याला कोण मारी"!



**M**y name is Murlidhar Kalaskar, and I have been working as a driver in VJ from the past 10 years. Since I drive, I need to keep going places for work related activities.

Today I will be sharing an incident that took place on one of my trips.

Sagar Mhamunkar Sir and I were on our way to the Mantralay in Mumbai regarding Sarvesh sir's work (or on behalf of Sarvesh Sir). Around 7:00 pm we left from Pune in 'Verito' towards Mumbai, we planned to have dinner on the way so we had not eaten anything at home.

Around 10 o'clock, we stopped near lonavala, had dinner and by the time we were done it was past 11, so we continued our journey. Everything was going smooth, we were busy talking so we did not realise the time, and around 1:15 we were about to end our journey as we were nearing Mumbai. It was really late at night so all the vehicles around us were moving at the speed of 100-120km/h, while we were at 70-80km/h. Suddenly I heard a weird creaking sound, and my heart skipped a beat! After a while the car started moving weirdly and we realised that the tire had burst. Somehow, we managed to get the car to the side of the road and stop.

We both stepped out of the car and saw that the tire had burst completely, we were shocked but by god's grace we were both alright. But what next?.

As it was an expressway and really late at night, no vehicles stopped and were all speeding past us. After a lot of trying and waiting, luckily a police car passed by and stopped for us. The police gave me a lift till the garage and carried on with

their work, there were 2 to 3 tire shops around that garage, but it was really late so everybody was fast asleep and no one came for help.

I grabbed a rod which I saw near the shop and started walking back towards the car, Sagar sir was waiting in the car taking care of both the car and himself while I was gone.

Usually I travel a distance of 4 Km within 10 minutes, but that day I was so scared due to the darkness, the speeding cars and the stormy wind, that it took me some time to get back. With the help of the rod we could somehow change the tire and continue our journey.

By the time we reached the hotel, it was past 5 am in the morning, we took some rest and went on to the mantralay.

I still remember the words Sagar sir said to me that day "Murli, you are the reason I was saved".

---

Mr. Murlidhar Kalaskar



A top-down view of several Indian dishes. In the top left, a small bowl of white rice. In the top center, a plate of golden-brown fried bread (rotis) garnished with fresh green herbs and a red chili pepper. To the right, two green chilies. In the middle left, a bowl of chickpeas in a yellow-orange sauce with red chili. In the bottom left, a stack of rotis with fresh green herbs. In the bottom center, a plate of white rice with a yellow vegetable and protein mixture, garnished with green herbs. A silver fork is placed on the rice. The background is a dark, textured surface.

# HEALTHY WARM FOODS TO MAKE YOUR WINTER BETTER



January is about to get over but we are experiencing strong wave of cold all over Maharashtra. Many people around are suffering from cough and cold due to this sudden change in the weather. While we were thinking of putting away Razais and sweaters, we have again buried ourselves deep into the layers of warm clothes and we are trying to find some good food options to keep us warm.

Our traditional cuisines have been designed carefully to cater to the needs of the body in different seasons. In winters, we feel hungrier. Do you know why it is so? It is because the drop in our body temperatures which further stimulates appetite. Indian Winter Foods like Bajra, Til (Sesame seeds), Jaggery etc. generate heat in the body and keep us warm. Therefore we have the tradition of preparing Bajra Bhakri, TilGul poli on the occasion of Makar Sankranti. Let's have a look at such winter friendly dishes.



01

**Bajra Khichdi:** An alternative to regular moong dal khichadi. This can be enriched with vegetables like carrots, green peas etc. which are available in plenty during this season.



02

**Bajra Roti and Baingan Bharta:** It's the best combination for dinners.



03

**TilGul Poli:** A famous sweet roti prepared on Makar Sankranti. Whole wheat roti is stuffed with a mixture of sesame seeds, jiggery, roasted peanuts and ghee is poured over it. All these ingredients are perfect for winter.



04

**Undhiyu:** A unique vegetable relished by all Gujratis consists of many vegetables like eggplant, walpadi, purple yam and methi muthias. It's cooked in an earthen pot buried in ground upside down.



05

**Green Leafy Vegetables:** Vegetables like Fenugreek, Spinach, Colocasia leaves are also good for winters.



06

**Vegetable Soup:** Nothing can beat a hot bowl of soup on cold evenings. Add as many vegetables as you can to make it healthy.



07

**Ginger/ Tulsi Tea:** These teas not only keep you warm but also boost your immunity.



08

**Gajar ka halwa:** Winter foods cannot be completed without Gajar ka Halwa. Cooked in milk and enriched with khoya, ghee, dry fruits and cardamom, this is staple dessert for dinners.

*Pick your favourite amongst these and fight back this cold wave.*



# DOORSTEP SCHOOL CHILDREN ACTIVITY

AT OUR VJ ONGOING SITE YASHONE WAKAD CENTRAL



## LEARNING CAN BE FUN!

The teachers at the Doorstep School understand how to engage children in different activities and make studies an enjoyable thing for them. Here, learning is not only limited to blackboard and books. Teachers involve them in different games to make them understand the concepts.



**W**e had featured an article about Doorstep Schools for Children of labourers in VJ-CONNECT, July 2021 issue. These schools not only provide basic education but also run many activities for overall development of the children. In the month of November a Parent-Teacher meeting was called to educate the parents about how to care for their children in winter season, how to protect them against COVID as they are more susceptible to it by using sanitizers and mask properly.

These schools celebrate small events/ days to make study a fun-filled activity. Like, on the occasion of Birth Anniversary of Rajmata Jijau, couple of girls played the role of Jijau in a small act. When teaching about seawater fishes the teacher asked them to make models of different fishes.

To help recognize different shapes they were asked to make these shapes using wooden spatulas. The activities are countless. Let's take a journey through these photographs.



I HAVE TWO KIDS. I NEEDN'T TO WORRY ABOUT THEM AS I GO TO WORK ON THE SITE HERE. THEY ARE SAFE HERE AT SCHOOL AND LEARNING NEW THINGS. NOW THEY ARE REHEARSING FOR A DANCE FOR REPUBLIC DAY. I FEEL HAPPY AS THEY COME HOME AND TAKE ME ON A TOUR OF THEIR DAY AT THE SCHOOL.

**MRS. UMA SAHU**





I HAVE BEEN WORKING ON THIS SITE FOR A YEAR NOW. MY SON IS IN 4TH STANDARD. HE IS LEARNING ENGLISH, HINDI AS WELL AS MARATHI. HE IS DOING SO WELL HERE.

**MRS. SANTOSI**





# सड़क सुरक्षा, जीवन रक्षा!

In India, road safety is one of the most ignored subjects and many people lose their lives every year due to this casual approach. Hence it's important to spread awareness amongst people about Road Safety Measures. VJ has always come forward to do its bit for every possible cause.

Our EHCS and VJ Parivaar teams came together to conduct a unique activity at Wakad. EHCS team members Mr. Suresh Mahale, Mr. Dheeraj Meshram,



THIS INITIATIVE BY VJ IS VERY APPRECIABLE. EVERY PERSON SHOULD FOLLOW THE TRAFFIC RULES. IT WILL HELP SAVE THE PRECIOUS LIVES WE LOSE EVERY YEAR IN ROAD ACCIDENTS.

**MR. SANDEEP JAMDADE**  
API, PUNE TRAFFIC POLICE,  
WAKAD BRANCH



**#SAFETYFIRST** AN INITIATIVE BY MINISTRY OF ROAD AND HIGHWAYS, GOVT. OF INDIA, ROAD SAFETY WEEK IS OBSERVED EVERY YEAR IN THE SECOND WEEK OF JANUARY. THIS YEAR IT WAS OBSERVED FROM 11TH JANUARY TO 17TH JANUARY. THE THEME THIS YEAR WAS "SADAK SURAKSHA- JEEVAN RAKSHA"

Mr. Sandip Chavan, and Mr. Babhani Tripathy under the guidance of Head of the Department Mr. John Marian were joined by our VJ Parivaar team of Mr. Akshay Dolas, Mr. Akash Pawar, Mr. Chetan Harke and Ms. Seema Khuntale at Wakad- Hinjawadi Junction, on January 13, 2022.



SAFETY & VJ PARIVAAR TEAM WITH WAKAD TRAFFIC POLICE



# VJ NATIONAL ROAD SAFETY WEEK 2022



MR. JOHN MARIAN FELICITATING WAKAD TRAFFIC POLICE OFFICERS ON BEHALF OF VJ



Those who in accordance with Traffic and Safety rules had fastened their seat belts while driving or were wearing Helmets on Bike were given Bouquet/ flowers along with small gift.

And those who were not obeying the rules were also greeted and offered a Rose! Yes, a Gandhigiri style acknowledgement of their wrongdoing. We hope they will follow the rules in future to avoid this embarrassment. This entire activity was backed up by the Wakad

Police Station. Mr. Sandeep Jamdade, API, Pune Traffic Police, Wakad branch and Mr. Vikas Rathod, PSI, Pune Traffic Police, Wakad branch were present at the venue.

They were felicitated by Mr. John Marian on behalf of VJ. They also shared their views with us.

The Road safety is about everybody's safety, the drivers, the riders and the pedestrians. Everyone should follow the rules for his/ her own safety and to minimize the accidents.





# SITE VISITS

THE EXCITEMENT AND JOY OF WATCHING YOUR OWN HOUSE BEING BUILT IS INCOMPARABLE! AND THAT'S WHAT WE WITNESSED ON TWO SITE VISITS ARRANGED IN THE MONTH OF JANUARY 2022.

**T**he first of them was on January 9, 2022 for Yashwin Encore B1B2 members. They got to see the project after almost a year. And the project has made commendable progress in this period against all odds posed due to COVID pandemic. The apartments are nearing final touches. The podiums are also shaping up well adding to the beauty of the project.

On January 23, 2022 the members of YashOne Wakad Central felt the same joy as they came for site visit. They leisurely visited their apartments, took photographs, asked queries to engineering team.

Both the visits were organized by VJ Parivaar and facilitated in association with engineering team. House to Home team was also present to attend the customers who



“

IT HAS BEEN A WONDERFUL JOURNEY WITH VJ. WITH THE TRUST WE HAD IN VJ, WE BOOKED THE APARTMENT WITHOUT EVEN WATCHING THE SAMPLE FLAT. AND WE LOOK FORWARD TO A PLEASANT FUTURE AHEAD FOR ALL OF US.

**MR. AND MRS. BHATIA**  
YASHONE WAKAD CENTRAL | B-2103



“

THIS IS OUR FIRST HOUSE. SO WE ARE VERY EXCITED. WE HAD BOOKED IT IN MARCH 2021 AND THIS IS THE FIRST TIME WE VISITED THE SITE. WE ARE HAPPY TO SEE THIS DEVELOPMENT. THE ENGINEERS ATTENDED US VERY WELL.

**ABHINANDAN AND KIRAN**  
YASHONE WAKAD CENTRAL | B-101



REGISTRATION FACILITATED BY VJ CRM TEAM



CUSTOMERS INSPECTING THEIR HOME



VJ H2H TEAM ANSWERING CUSTOMERS' QUERIES



VJ PARIVAAR TEAM ENSURING SAFETY OF CHILDREN



had queries regarding implementation of customized changes they had opted for. All the safety protocols were strictly followed along with COVID 19 safety instructions. People came in pre-determined time slots to avoid any crowding in current pandemic scenario.

The vibes in the air was that of weekend picnic. People not just visited their apartments but enjoyed good snacks with their families and went home with a feeling of satisfaction for their houses are being built exactly the way they want it!



“

WE ARE HAPPY WITH THIS PURCHASE OF HOUSE. THE ENTIRE PROCESS SINCE BOOKING TILL NOW WAS VERY SMOOTH. VJ HAS REMAINED VERY COOPERATIVE IN THIS JOURNEY.

**MR. SAURABH BHOYAR**  
YASHWIN ENCORE | B1B2-102

#PIC OF THE DAY








THE KOUSTUBH

# DILER

COURAGE IS THE PEN YOU WRITE YOUR DESTINY WITH, SINGS "DILER"

  @thekoustubh

AS WE CELEBRATE OUR OWN SUCCESS AT VJ, WE ARE ALSO AWARE OF WHAT IS GOING ON IN OUR MEMBERS' LIVES. WE CALL OUR EMPLOYEES' FAMILIES AS OUR EXTENDED FAMILIES. HERE WE ARE PRESENTING A SONG RECENTLY PUBLISHED ON YOUTUBE BY THE KOUSTUBH. KOUSTUBH IS MARRIED TO OUR SR. MANAGER AT VJ PARIVAAR, MS. KHUSHBOO PATWA AND THUS IS PART OF OUR VJ FAMILY.

"Diler", which means brave or courageous, is a Hindi song by The Koustubh. The Koustubh is an independent singer-songwriter based in Pune. He has written, composed and performed the song himself with production support from Abhijay Sharma.

"Diler is more than just a song to me: it's a mini-autobiography. I wrote it while going through a long, rough patch in my life. Though I wrote and composed it in 3 days, I feel it all came so fluidly to me because the experiences were very deep and personal", says Koustubh.

We feel the song is perfectly relevant for the times we are living in today.

Due to the pandemic, a lot of our life goals had to be postponed or scrapped. In such circumstances, it is natural to get demoralised. This song comes as a great reminder that only courage can help us navigate the twists and turns of life. And that only by being "Diler" can we face tough situations head on and fulfil our aspirations.



# VJ संवाद

VJ SAVAAD- THE NAME ITSELF SUGGESTS WHAT THIS INITIATIVE IS ABOUT. WE FIRMLY BELIEVE IN TRANSPARENT COMMUNICATION AND THUS WE HAVE CREATED THIS PLATFORM WHICH LITERALLY TRANSLATES AS 'CONVERSATION'.

When someone buys a house with us, he becomes a member of this family whom we fondly call 'VJ Parivaar'. During their journey of booking an apartment till getting the actual possession, there are phases in which they sometimes are worried about the progress of the project as they can't visit the project frequently. We understand these anxieties. And always try to address them through different mediums.

Yashwin Sukhniwas, a project in Hinjawadi, is nearing possession now. And people are very curious to know when they can get the possession. To address their doubts we conducted Open House on January 28, 2022. It was a zoom session split into two parts to give our members a fair chance to interact with our



MR. NITIN TARANGE & MR. SAGAR KALE ADDRESSING THE SESSION

senior management on an individual basis. Mr. Nitin Tarange, General Manager, Engineering & Construction Department and Mr. Sagar Kale, General Manger, EPCP Department answered the queries raised by the customers satisfactorily. The project manager Mr. Vinayak Jagtap was also present to provide the handy details of the progress. General Manager of CRM team, Mr. Anand Pitre along with his team members also helped run this session smoothly.

# ALAAP

## A MUSICAL GARDEN IN WAKAD



SOURCE: INTERNET

**W**akad is the new emerging extension to the historic city of Pune and is an outcome of transformation of the city from traditional to modern. The location of the proposed garden at wakad is such that it will provide service to a variety of users. Being a corner plot on 24m wide roads, it has the potential to become a landmark and a well-designed urban park.

It is said that 'music is architecture and architecture is music'. The theme of the garden revolves around this concept.

The idea of incorporating music in architecture is unique and will set apart "ALAAP" garden.

Musical terms like rhythm, harmony, proportion and dynamics are blended in the design of the garden in a thoughtful manner. Music and abstracts of musical instruments are used in the landscape design of the park in both active and passive ways.

This distinctive concept in landscape design of garden will become an icon on urban level and help in giving wakad an identity of its own.



# INTERIOR TRENDS FOR 2022

In past two years, most of us have spent much of our time at home. And many of us struggled to bring balance between work and family time. The house which earlier could fulfil our requirements was no longer the same as we started working from home, our children started attending classes from home. Everyone wanted some peaceful corner to concentrate on the task at hand or study. And we simply didn't have answer as this was never before situation.

House interior designing was once thought for those who want to splurge their money. But with changing time it has become a necessity as houses in metro cities are turning smaller, and everyone is concerned about privacy. Making maximum use of available space is made possible through interior designs. A designer also helps impart a personality to the house keeping in mind your choices or likes-dislikes.

This year we will bring for you some interior ideas, architectural insights, Balcony transformation recommendations etc. from our team. Our Architectural, Design and House to Home team will act as a patron in this journey.

As we have entered in the New Year and many of our projects are nearing possession, we thought to give you a glimpse of what could be trending this year from industry experts.

## 01 Cozy, Warm Tones

will dominate the interiors, may it be paints or furnishings, as we may continue to spend more time at home than outside. You might get to see shades of brown like cinnamon, beige, cocoa brown, baked clay etc. in the interiors.

Earthy colours and textures will also be used.

## 02

**Natural Materials**

As we are moving towards sustainable living, the use of natural materials is on surge. Materials like terracotta, jute, cork will find place in the house in some or the other form.



## 03

**Natural Hues**

As we our outings are restricted, we are trying to bring the nature inside. Indoor plants have entered our homes long time ago. Now is the time for Natural Colour Palette to enhance the experience of being connected to the nature.



## 04

**Wallpaper**

Wallpapers will be trending this year too. Only they will come in strong patterns and vibrant colours. They will add a pop of colour to the rest of natural hue based interiors.



## 05

**Curved Furniture Silhouettes**

Curved furniture feels friendlier. They will be in-thing this year. Curved edges are also pet-friendly and are preferred by pet-lovers.



## 06

**Multifunctional Spaces**

The need for a dedicated work desk/ study desk cannot always be addressed in apartments. Multifunctional spaces come to our rescue in such cases. The dining space can also serve as your work desk in WFH scenario. A balcony can be converted into a cozy sit-out to enjoy evening cup of coffee.

We hope these ideas will help you plan the interiors of your new home in line with the new trends.





# Makar Sankranti

## Celebrations at VJ

**M**akar Sankranti marks the first day of the sun's transit into makara (capricorn zodiac sign), marking the end of winter and beginning of long, warmer days. It is celebrated all over India and has different names in each state, Tamil nadu celebrates Pongal while Punjab celebrates Lohri. This is when all the different states celebrate their harvest festivals, each one has its own customs and practices. In maharashtra, it is celebrated by wearing black, exchanging gifts (wan) and by giving each other til-gul (sesame seeds and

jaggery). It is also celebrated by kite flying.

In VJ, women employees extend the haldi-kunku samarambh to office colleagues. This year too women staff of H.O. and Yash 101 arranged haldi-kunku. At Yash 101, this samarambh later turned into a beautiful get together for all employees as we arranged some refreshment for all. The get together turned memorable with kite flying at the terrace. The men employees too carried the spirit of Sankranti by wearing black attires on that day.

It is a wholesome, warm and joyous festival which brings everyone together.









# POSSESSION CEREMONY

VIDEO LINK OUT NOW!



SCAN QR CODE TO  
VIEW VIDEO



## स्वप्नातील घर साकारताना...

भारतीय संविधानाने प्रत्येक नागरिकाला समान अधिकार दिलेले आहेत. VJ मध्ये आम्हीसुद्धा आमच्या घर खरेदी करणाऱ्यांमध्ये कधीच फरक करत नाही.

आमचे इतर ग्राहक आणि म्हाडा चे सदस्य हे दोन्ही आमच्यासाठी तेवढेच महत्वाचे आहेत, आणि म्हणूनच म्हाडा अंतर्गत येणाऱ्या आमच्या या सदस्यांना जेव्हा आम्ही ढोल ताशांच्या गजरात पारंपरिक पद्धतीने घराचा ताबा दिला तेव्हा त्यांच्या चेहऱ्यावर फुललेला आनंद अविस्मरणीय होता.

# KNOW OUR VJ SENIOR LEADERSHIP



MRS.

## SAYALEE INDULKAR

VICE PRESIDENT  
ACCOUNTS & TAXATION

WORKING WITH VJ  
FOR 15 YEARS

TEAM SIZE: 25+

With many projects going on in the city, the Accounts department at VJ is one of the busiest departments.

But Mrs. Sayalee Indulkar runs it flawlessly with her perfect command over the nitty-gritty of the subject, backed by 30+ yrs. of rich experience in the field.

Let's see what makes her the person she is.

### Responsibilities at Work

- Manage VJ Cash flow
- Advance Tax Working Balance sheet
- RERA Cost
- MIS Report

### What's on her Playlist

- Aanewala Pal
- Aap ki aakhon mein kuch
- Tum aa gaye ho
- Phoolon ke rang se
- Jab deep jale aana



*Sayalee, At work:*  
with music on, she's all geared to finish her task



She loves cooking & her plating is so good that even a professional chef can take a cue from!



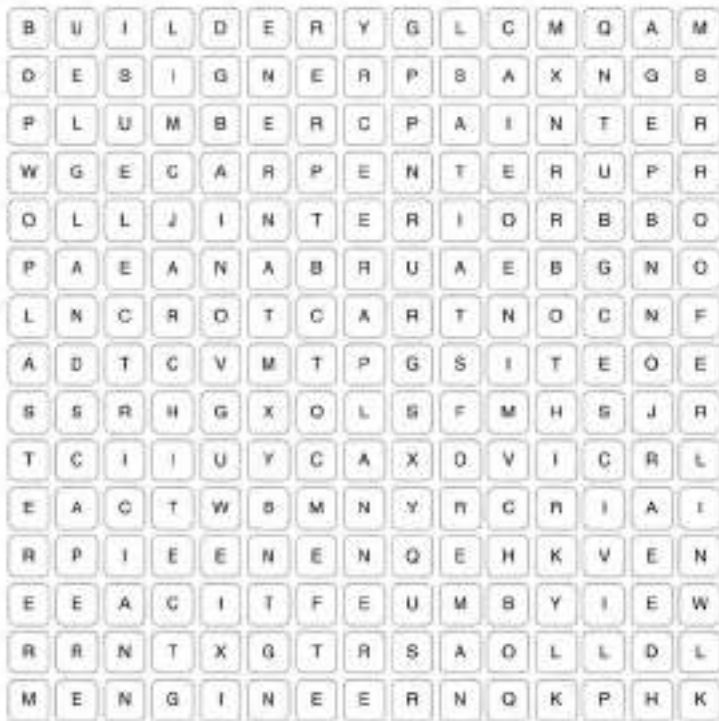
*Mrs. Sayalee Indulkar with her family*

### WHAT MAKES HER STAND APART

POSITIVE ATTITUDE,  
CONFIDENCE,  
LEADERSHIP &  
MOTIVATIONAL SKILLS



# Building & Construction WORDSEARCH



Can you find all the hidden words in this word search?

Words can go in the following directions:



BUILDER  
ROOFER  
ENGINEER  
URBAN  
FOREMAN  
CONTRACTOR

DESIGNER  
PAINTER  
PLASTERER  
SITE  
ELECTRICIAN  
CARPENTER

PLANNER  
INTERIOR  
CIVIL  
PLUMBER  
ARCHITECT  
LANDSCAPER

# CHATRAPATI SHIVAJI MAHARAJ

## ESCAPE FROM AGRA



Chatrapati Shivaji Maharaj was an Indian king and a member of the Maratha clan. He was a great warrior and was very well known for taking back empires conquered by the Mughals. The Mughals were scared and felt threatened by him, so they kept looking for methods to defeat and capture him. In 1666, Shivaji Maharaj received a letter from Aurangzeb which was an invitation to the royal court in Agra. Shivaji Maharaj being the smart man he was, knew the emperor's intention to capture him, but he accepted the invitation anyway because he did not want to appear scared of Aurangzeb.

Shivaji Maharaj arrived in Agra with his eldest son Shambhuji and a few soldiers on 12th May, which was Aurangzeb's 50th birthday. As Shivaji Maharaj entered the hall and placed his gifts in front of Aurangzeb, the emperor said nothing to welcome him. In the court hall, Shivaji was placed behind the mansabdars (military commanders), and that's when he became sure that it was a trap. The plan was to send Maharaj to Kandahar (now in Afghanistan). Shivaji Maharaj realised this and stormed out of the court due to which he was placed under house arrest. Him and his son became captives and were imprisoned for many months. Maharaj was allocated in a spacious quarters in one of the big houses with

personal servants. He was always guarded by 1000 men, but this did not stop him. He became friends with the postmaster, a few subordinates and gathered information about whatever was happening around the kingdom.

One day Shivaji Maharaj pretended to be severely ill and requested Aurangzeb to let a few of his men go to the deccan, by doing this he ensured the safety of his army and deceived Aurangzeb. Aurangzeb granted his request, after which his men went and settled in several towns around, this was the beginning of his escape plan.

Shivaji Maharaj was allowed to send boxes of sweets and gifts to saints, fakirs and temples in Agra as offerings for his health. After a lot of waiting and exchanges, when he got to know how things work, he decided to execute his plan. On 17th August 1666, Shivaji Maharaj and his son, sat in one of these gift boxes and escaped from Agra. After escaping they fled to Deccan where his men waited for them, there they disguised as Sadhus and went back home.

This was how he not only escaped, but also managed to save his army and take them back with him.







## DHRUV GADGIL

CHILD YOUTUBER  
YASHONE INFINITEE  
BIB2 - 2208

 @Dhruv's World

### Hello friends!

**A** very common beginning for most of the YouTube videos. But wouldn't you be surprised if you hear the same on YouTube from a young boy? For many of us think starting a YouTube channel is not an easy job. But here we have a young member in our VJ Parivaar who runs a YouTube channel.

In the last month we had organized Payabharni samarambh for BIB2 wings of our YashOne Infinitee project in Punawale. There I came across a young, enthusiastic, talkative boy named Dhruv Gadgil. While I

was talking to his parents, he came forward willingly to give a video byte. In further conversation I came to know that he has his own YouTube Channel!

Dhruv is just 10 yrs. old. He studies at Clarence Public School, Bangalore and is currently residing in Tathwade. He attends the school through online classes. He posts some art and craft videos on his channel. There are a couple of travelogues too on his channel. You too can visit his channel and yes, do subscribe to encourage his nascent attempt.



# PAINTING CONTEST

We invite all our VJ Parivaar Children to participate in this cultural competition to paint this picture of Chhatrapati Shivaji Maharaj.

Paint the picture, take photo or scan the page & send the image to us with your Child's Name, Age, Project Name & Flat No. on [vjparivaar@javdekars.com](mailto:vjparivaar@javdekars.com)

Few best paintings will be featured in upcoming VJ Connect.





Full Name: \_\_\_\_\_ Age: \_\_\_\_\_

Project Name: \_\_\_\_\_ Unit No.: \_\_\_\_\_







प्रिय VJ परिवार सदस्य,

गेली अनेक वर्षे VJ Connect या Newsletter च्या माध्यमातून आम्ही तुमच्याशी संवाद साधत आहोत. VJ परिवाराचा सदस्य म्हणून या परिवारात घडणा-या घटना, सोहळे यामध्ये आम्ही तुम्हाला या माध्यमातून सामील करून घेत आलो आहोत. पण हा संवाद काहीसा एकतर्फी होता. कधीतरी तुमच्यापैकी कोणाचातरी एखाधा सोहळ्यात झळकणारा फोटो इतपतच तुमची ती VJ Connect मधली गुंतवणूक होती.

म्हणूनच या नवीन वषति, आम्ही तुमचा हा सहभाग वाढवा यासाठी प्रयत्नशील आहोत. तुम्ही ज्यामध्ये कार्यरत आहात असं एखादं सामाजिक कार्य, तुम्ही किंवा तुमच्या कुटुंबियांपैकी कोणी गाठलेलं एखादं उल्लेखनीय यशोशिरवर, इतरांना प्रेरणादायक ठरू शकेल असा तुमचा आजवरचा प्रवास किंवा एखाधा कठीण प्रसंगातून तुम्ही काढलेला मार्ग अशा असंख्य गोष्टींवर तुम्हांला लिहिता येईल. VJ परिवाराच्या १०००० हून अधिक सदस्यांपर्यंत तुम्ही पोहोचू शकाल.

मग लिहिताय ना? आम्ही वाट पाहतोय.

तुम्ही तुमचे अनुभव लिहून आम्हांला [vjparivaar@javdekars.com](mailto:vjparivaar@javdekars.com)

वर पाठवू शकता. Subject line मध्ये #PeopleofVJ असे लिहायला विसरू नका.

(शब्दमर्यादा - १००० शब्द )

# Terrace Gardening

**O**rganic food is the new trend to follow and every other person is looking for everything organic may it be vegetables, cereals, grains or even cosmetics. And considering our changed lifestyle, this should

not just be a trend but something to carry on forever.

Earlier our houses used to have big backyards where our grandparents used to grow vegetables and fruits. Today

we can't afford that luxury. Our lives are packed into compact apartments. What we get is small balcony or terrace outside to sit. But have you ever observed that everyone wants to add some greenery to that small space





called balcony? In our hectic lifestyle, these plants bring few moments of relaxation. Tending to these plants is actually a therapy to calm down your mind. Most of the times people have a Tulsi Vrindavan and a few flowering plants like jasmine or rose. But you can take it to next level and turn your balcony/ terrace into a small kitchen garden. There are such vegetables which can be grown easily in the pots. And this will also ensure that you get your own organic vegetables. We will slowly learn here how to make such kitchen garden.



**B**efore you start kitchen gardening, please consider following points:

- Find the right place - Find a place where the sunlight is available for at least 4 to 6 hours for the plants.

- Medium to grow vegetables - The best mixture comprises regular soil, compost and vermicompost. Cocopeat is also a good option.

- Containers - You can use milk cartons, plastic containers,

as pots (or buy pots). Raised beds can be prepared if you have a large terrace but the flooring should be completely waterproof.

- Accessibility to water - It should be easy for you to water and maintain your garden with ease.

- High-quality vegetable seeds – It's crucial as it would ultimately decide the quality of the produce. You can find a variety of them on internet or can buy from any store.



## TECHNO CORNER

# Single Stack Plumbing



THE PLUMBING SYSTEM OF A BUILDING INCLUDES THE WATER SUPPLY DISTRIBUTING PIPES; THE FIXTURE AND FIXTURE TRAPS; THE SOIL, WASTE AND VENT PIPES; THE BUILDING DRAIN AND BUILDING SEWER; THE STORM WATER DRAINAGE, WITH THEIR DEVICES AND CONNECTIONS.

**T**he single stack, also commonly known as a wet vent system, is based on the theory that the drain lines will be of sufficient size to accommodate the three factors involved in any drainage system: solids, liquids and air. The single stack system was developed based on this theory.

In Single Stack Plumbing, single pipe is used to collect waste water from all sanitary as well as soil appliances. Its effectiveness depends on the depth of water seals.

The CBRI (Central Building Research Institute) Rookie has recommended the use of one pipe system in the modern multi-storeyed building due to its low cost. The single stack system

offers a compact layout. It avoids gully traps and is thus free from insect nuisance and obstruction etc.

At VJ, we are using single stack system for our YashONE Hinjawadi project. Here, Huliote pipes with Huliote Ultra Silent swept tees are being used.

#### WHY HULIOTE?

Huliot Group is a leader in the design and manufacture of advanced flow systems for commercial and residential buildings. The group is headquartered in Israel, and with its five global manufacturing and commercial subsidiaries it serves an extensive customer base that spans over 30 countries worldwide.



All products are manufactured and produced with the latest extrusion and injection-moldings technologies and comply with European and Israeli standards and approved by SKZ, DIBT, AENOR. Huliote is certified and compliant with ISO 9001:2015, ISO 14001:2015 and ISO 45001:2018.

#### WHAT'S ULTRASILENT™ SYSTEM?

Soundproof, triple layer, push-fit system made of pipes and fittings for soil and waste discharge, at low and high temperatures, both within the building structure (application area code "B") as well as buried in the ground (application area "BD"). Pipes have a three-layer wall structure with external and internal layers of polypropylene

(PP) and a middle layer of mineral-filled polypropylene (PP-MD). Fittings are made of mineral filled Polypropylene (PP-MD).

Materials are halogen and cadmium free.

Joints are made with push-fit sockets and elastomer seals. Suitable for the drainage of fluids, in compliance with DIN 8078, with pH between 2 and 12 at atmospheric pressure and at maximum operating temperature between 95°C and 98°C for short periods.

Suitable for the construction of ventilation, rainwater and drainage systems. Can be used at environmental temperatures no lower than -25°C.

The system has a sound level L<sub>sc,A</sub> of 15dB(A) at a flow rate of 2 l/s, measured in compliance with EN 14366 and certified by the Fraunhofer Institut Für Bauphysik of Stuttgart number P-BA 20/2019e. The test was conducted using Huliote acoustic clamps.

Fire performance rating is D-s2,d2 in compliance with EN 13501-1  
Excellent acoustic performance: 15dB(A) at a flow rate of 2 l/s, in compliance with EN 14366 using Huliote clamps

#### MAIN FEATURES

- High impact resistance even at low temperature (-25°)
- Excellent resistance to high temperatures: 95°C continuous, 98°C discontinuous
- High chemical resistance
- Increased depth of socket for stable assembly
- Branches with swept angle and optimized design for smoother and increased flow
- Wide range of diameters: DN 32mm to DN 200mm
- High UV resistance due to black colour of external layer
- Recyclability: Ultra Silent™ products have the Green Label mark for environmentally-friendly products
- All materials comply with RoHS directive and are Halogen and Cadmium free
- 10-year guarantee

# Housekeeping activity and COVID Safety protocols at VJ

**E**HCS team (Environment, Health, Compliance & Safety) at VJ is actively engaged in many initiatives and activities besides routine work. One might think what kind of cleaning activities can be done at construction sites. But our EHCS team ensures that all sites remain clean and organized by conducting weekly housekeeping drives at all sites. Here are the glimpses

from last month.

Entire world went on alert as Omicron came into picture. VJ, better known for taking preventive measures immediately prepared itself to face this challenge. We prepared temporary isolation facilities for labourers at the site.





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**people first**

will make this world  
a better place.

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HUNT**

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# PROJECT CONSTRUCTION UPDATES

FEBRUARY 2022



**YASHONE**  
MAAN-HINJAWADI

# Ongoing Site Construction Status

Please visit [www.javdekar.com](http://www.javdekar.com) for more updates and photographs about construction.



Aluminium window and Aluminium Sliding Door fixing work completed.



YashONE Hinjawadi - 'A'

Grout filling work is in progress in common lobby. Internal Painting completed.



YashONE Hinjawadi - 'B'



YashONE Hinjawadi - 'C'

External Painting- 1st coat work is in progress.



YashONE Hinjawadi - 'D'

18th floor slab- Shuttering & Steel Fixing Work in progress.

**YashONE Hinjawadi - 'E'**



Kitchen countertop work is in progress on 22nd floor. Internal flooring work is in progress on 10th floor.

Plantation work is in progress.



**YashONE Hinjawadi - 'Podium Phase 1'**





# Ongoing Site Construction Status



Please visit [www.javdekar.com](http://www.javdekar.com) for more updates and photographs about construction.



98% Internal flooring work completed till 22nd floor.



YashONE Wakad Central - 'B'

86% internal flat flooring work completed.



YashONE Wakad Central - 'A'



YashONE Wakad Central - 'D'

Terrace Slab Casting Completed. Above Terrace Parapet Wall, Pargola Reinforcement, Shuttering & Casting Work is In progress.

YashONE Wakad Central - 'C'



RCC, Block work, gypsum work completed till 22nd floor.

Blockwork completed. Internal and External plaster work completed.

YashONE Wakad Central



YashONE Wakad Central

Civil work and equipment installation completed.





yashwin  
ENCORE

# Ongoing Site Construction Status



Please visit [www.javdekar.com](http://www.javdekar.com) for more updates and photographs about construction.



External Duct Texture work is in progress at East side.

Yashwin Encore - 'B1B2'



Garbage chute front wall work is in progress.



Yashwin Encore - 'B1B2'

Yashwin Encore - 'B1B2'

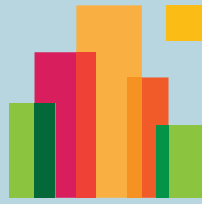


Service lift work completed.



Yashwin Encore

Pump room tank connection to fire pumps work is in progress.



**yashwin**  
SUKHNIWAS

# Ongoing Site Construction Status



Please visit [www.javdekars.com](http://www.javdekars.com) for more updates and photographs about construction.



External Plaster work 100% completed.  
Door frame work 100% completed.

Yashwin Sukhniwas - 'A'



Door Shutter fixing work completed till 5th floor.  
Passenger Lift Cladding work is in progress.

Yashwin Sukhniwas - 'B'



Yashwin Sukhniwas - 'C'

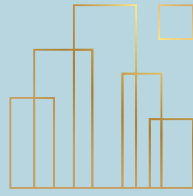


Terrace Floor Column Reinforcement & Shuttering work is in progress. Block work is in progress on 12th floor.

Yashwin Sukhniwas - 'D'



13th floor to 14th floor column Shuttering work is in progress. Block work is in progress on 10th floor.



yashwin  
**ORIZZONTE**  
- KHARADI -

# Ongoing Site Construction Status



Please visit [www.javdekars.com](http://www.javdekars.com) for more updates and photographs about construction.



Yashwin Orizzonte - 'A'

15th floor slab shuttering work is in progress.



15th floor slab shuttering work is in progress.



Yashwin Orizzonte - 'B'



Footing steel binding work is in progress.

Yashwin Orizzonte - 'D'



Stub column upto plinth- casting work is in progress.

Yashwin Orizzonte - 'C'

Excavation work is in progress.



Yashwin Orizzonte - 'E'



Yashwin Orizzonte - STP

Reinforcement and shuttering work is in progress.



# YASHONE *infinitee*

## Ongoing Site Construction Status



Please visit [www.javdekar.com](http://www.javdekar.com) for more updates and photographs about construction.



Surface Preparation for PCC work.



YashONE Infinitee - 'A1A2'

3rd floor Slab shuttering and Reinforcement work is in progress.



YashONE Infinitee - 'B1B2'



YashONE Infinitee - 'C1C2'

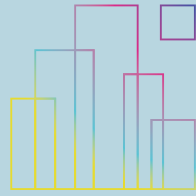
8th floor Slab Shuttering and Reinforcement work is in progress.



YashONE Infinitee - 'D1D2'

11th floor slab casting 50% done. 12th floor slab shear wall reinforcement work is in progress.





yashwin  
SUPERNOVA

# Ongoing Site Construction Status



Please visit [www.javdekars.com](http://www.javdekars.com) for more updates and photographs about construction.

3rd Slab- Pour 1 slab reinforcement work is in progress.

Yashwin Supernova-'A'



Excavation work is in progress.

Yashwin Supernova-'B'



Yashwin Supernova-'C'



2nd Slab- Pour 2 slab decking work is in progress.





Retail & Commercial Spaces  
at Wakad Central

# Ongoing Site Construction Status

Please visit [www.javdekar.com](http://www.javdekar.com) for more updates and photographs about construction.

STP- RCC work 100% completed. Parapet wall blockwork is in progress.

VJ GRAND CENTRAL



VJ GRAND CENTRAL

Substation- Slab shuttering and Reinforcement work is in progress.





Retail & Commercial Spaces  
at Maan Hinjawadi

# Ongoing Site Construction Status

Please visit [www.javdekars.com](http://www.javdekars.com) for more updates and photographs about construction.

Staircase Railing work 100% completed including outer AC Ledge railing.



VJ ONE AVENUE

VJ ONE AVENUE



RHS side- Y block- 1st Slab 100% completed.





Retail & Commercial Spaces  
near EON Wakad

# Ongoing Site Construction Status

Please visit [www.javdekar.com](http://www.javdekar.com) for more updates and photographs about construction.

4th slab- Pour 1 Reinforcement work is in progress.

VJTOWN CENTRE



VJTOWN CENTRE

4th slab- Pour 2 above 3rd slab column casting work is in progress.



**VJ** IndiLife

# Ongoing Site Construction Status

Please visit [www.javdekars.com](http://www.javdekars.com) for more updates and photographs about construction.



Podium floor or 1st floor slab shuttering work is in progress.



VJ Indilife



VJ Indilife

Upper Ground Floor Slab completed.



VJ

HAPPINESS  
STREET

# Ongoing Site Construction Status

Please visit [www.javdehars.com](http://www.javdehars.com) for more updates and photographs about construction.

External plaster preparation is in progress.



VJ HAPPINESS STREET-LHS

Excavation, Footing, Column and Retaining wall work is in progress.



VJ HAPPINESS STREET-RHS

VJ HAPPINESS STREET-LHS



7th floor Block Work is in progress.



C

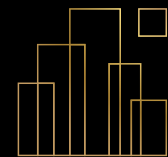
D

E

Artist's Impression

Open  
Up!

to superb views  
from higher floors



yashwin  
ORIZZONTE

2 & 3 BHK HOMES  
KHARADI

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VJ

VILAS  
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