

VJCONNECT

MAY & JUNE 2023



वाडासंस्कृती ते फ्लॅटसंस्कृती - बदलते प्रवाह




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आपल्यातल्या बहुतेक सर्वांनाच माणसांत राहणं आवडतं. माणसाला माणसांशिवाय करमत नाही, माणसाचं माणसांशिवाय पान हलत नाही. अगदीच एकलकोंडी असलेली माणसंही असतात, पण त्यांचं प्रमाण एकदम नगण्य. माणूस हा समाजप्रिय प्राणी आहे, असं म्हटलं जातं, ते अगदी खरं आहे.

एकत्र राहणं हा माणसाचा निसर्गदत्त स्वभाव आहे. आदिम काळात गुहेत राहणाऱ्या माणसांच्याही टोळ्या होत्या. पुढं आपण फेकलेल्या धान्याच्या दाण्याची रोपं होतात, ती तरारली की त्यांतून एका दाण्याचे अनेक दाणे होतात, हे कळल्यावर शेतीचा शोध लागला अन् भटव्या माणूस एका जागी स्थिरावू लागला. त्यातून लहान-लहान खेडी आकाराला आली. लहान खेडी मोठ्या गावांत, मोठी गावं शहरात अन् शहरं महानगरांत रूपांतरित झाली, तरी माणसाला माणसाच्या सहवासाची असलेली ओढ कमी झाली नाही. समूहांत राहणं हा जेनेटिक गुण असल्यानं समाजाची निर्मिती झाली. पुण्यासारख्या शहरांत वेगवेगळ्या पेठांत वेगवेगळ्या व्यवसायातील माणसं एकवटू लागली. यातूनच वाडा संस्कृती उदयाला आली.

वाडा संस्कृती मानवी सहजीवनाची एक अनोखी बाब होती. पुण्यासारख्या शहरांमध्ये पेशवेकाळामध्ये सरदारांचे स्वतःचे वाडे होते, मात्र ब्रिटिश आमदानीत नोकरदार मंडळीचा वर्ग तयार झाला. बेताचा पगार असलेल्या या मध्यमवर्गियांपैकी बहुतेकांना घरासाठी जमीन घेणं जमत नव्हतं. जुन्या शहरात जागा असलेल्या मालकांनी मग छोटी घरं असलेले वाडे बांधले. त्यात या नोकरदार वर्गांनं भाड्यानं घरं घेतली, संसार थाटले. मुंबईच्या चाळींच्या जवळ जाणारी रचना असलेले हे वाडे होते. शंभर-दोनशे-तीनशे चौरसफुटांची लहानलहान घरं असलेल्या दुमजली, तीनमजली, चारमजली वाड्यांची उभारणी होऊ लागली. यातील बहुतेक वाड्यांमधील प्रत्येक घराला स्वतंत्र संडास नव्हते. काही ठिकाणी वाड्याच्या अंगणात तर काही ठिकाणी प्रत्येक मजल्यावर एक कॉमन संडास असे. सगळीच घरं एकमेकांना चिकटून असल्यानं प्रायदक्षी वगैरे भानगड नव्हती. सगळा खुला मामला होता.

क्षीरसागर मामांनी रेडिओवर सातत्या बातम्या लावल्या की त्या सगळ्या वाड्यालाच ऐकू येत. एखाद्याच्या घरात तरच्या आवाजात संवाद होऊ लागला की त्यातले शब्द साऱ्या वाड्याच्याच कानांवर पडत. गणेशोत्सवाच्या काळात वाड्यातल्या प्रत्येकाच्या घरी गणपती बसे, पण तो केवळ त्या घराचा उरत नसे तर वाड्यातल्या सगळ्यांचाच असे. बच्चेकंपनी गळ्यात टाळ घालून प्रत्येक घराच्या आरतीची वाट पाहात असायची. "सगळ्यांनी आमच्याकडे आरतीला यावे..." असा पुकारा ज्या घरातून होई, त्या घरात जाऊन तिथे आरत्या म्हणणे, प्रसाद खाणे आणि पुढच्या आरतीची वाट पाहणे, असा दिनक्रम त्या दहा दिवसांत असायचा. भटांच्या घरी किमान बारा

आरत्या, देवळेकरांच्या घरी 'अयिगिरीनंदिनी नंदितमेदिनी विश्वविनोदिनी नंदनुते, जय जय हे महिषासुरमर्दिनी, रम्य कपर्दिनी शेलसुते' ही श्रीमंती शब्दकळने नटलेली संस्कृत आरती,

प्रधानांच्या घरी 'भक्त संकटी नाना...' म्हणताना लावलेला टिपेचा सूट सगळ्यांना आकर्षून घ्यायचा. विसर्जनाच्या दिवशी तर प्रत्येक घरी किमान दहा प्रसाद व्हायचे. सगळ्यांच्या घरच्या निरोपाच्या आरत्या झाल्यावर जवळच्या विहिरीवर रांगेने वाड्यातले सगळे गणपती जायचे, तिथं आरती झाल्यावर मंडळी वाड्यात परतायची आणि मग अंगणात जमलेल्यांच्या हाती प्रत्येकाच्या घरातून दहा प्रसादांची प्लेटच यायची. वाटली डाळ हा उत्सवाच्या शेवटच्या दिवसाच्या प्रसादातील सर्वात चविष्ट प्रसाद होता. वर्षभर लागणारी त्याची चव आणि त्या दिवशीची चव यांत खूपच फरक वाटायचा. त्या सगळ्यांच्या प्रसादानं पोट भरून जायचं. "मी प्रसाद जेवलो," ही त्यानंतर अवस्थीची येणारी प्रतिक्रिया मार्मिक असायची. गणपतीचे विसर्जन झाल्यानंतर घर एकदम रिकामं वाटायचं, सगळ्यांचे डोळे गणपतीच्या



जागी ठेवलेल्या तांब्याकडे वारंवार जात आणि ते भरून येत.

गणपतीप्रमाणच दुसरा एकत्रितपणानं साजरा होत असलेला सण म्हणजे दिवाळी. नरक चतुर्दशीला पहाटे अंधोल करून पहिला फटाका वाड्याच्या अंगणात कोण लावणार?, याची स्पर्धा बच्चेकंपनीमध्ये होई. आकाशवाणीवर नरकासुराच्या वधाचं कीर्तन लागलेलं

आज जिकडे बघेल तिकडे बिल्डींग उभ्या राहत असल्या आणि अपार्टमेंट मध्ये राहणे ही सवयीची गोष्ट झाली असली तरी मागच्या पिढीसाठी हा बदल सोपा नव्हता. पण हा बदल होताना जरी घराची बांधणी बदलली, आणि खुल्या वातावरणात एक बंदिस्तपणा झाला तरी त्यात राहणाऱ्या माणसांच्या भावभावना तशाच राहिल्या. माणसाला माणसाची असणारी ओढ जराही कमी झाली नाही.

असायचं आणि क्षीरसागरांच्या मोठ्या व्हॉल्व्हच्या रेडिओचा आवाज वाड्यात भरून राहात असे. सगळ्यांनी एकत्र मिळून फटाके उडवायचे. राहिलेल्या फटाक्यांमधली दारू

काढून ती कागदात भरून त्याला काडी लावण्याच्या उपक्रमात लहान मंडळी गर्क असायची. सकाळ झाली की प्रत्येक घरातून फराळाची ताट वाडाभर जात. दिवाळी आणि मे महिन्याच्या सुट्टीमध्ये करम, पत्ते, क्रिकेट खेळताना या बच्चेकंपनीला घरी परतायचीच शुद्ध राहात नसे. सुट्टीत कधी एकत्र जमून पहाटे पर्वती, सारसबाग, पेशवेबागेत जाणे ही पर्वणीच असायची. सारसबागेत पाडव्याच्या पहाटे जाणं, तिथं चिनी आकाशकंदिलात दिवा पेटवून तो आकाशात उंच सोडणं-पाडवा पहाट कार्यक्रमातील गाण्याच्या कार्यक्रमात ताल धरणं यांसारखा आनंद दुसरा नव्हता.

वाड्यातील महिला वर्ग दिवाळीच्या आधी फराळाच्या तयारीत गर्क असे. करंज्या तळणं, सोऱ्याने कागदावर चकल्या पाडून त्या वाळवत घालणं, लाडू वळणं, त्यात मनुक्याचा डोळा

यासाठी एकमेकींना मदत केली जायची. 'आज यांच्या घरचे लाडू तर उद्या त्यांच्या घरच्या चकल्या' असं वेळापत्रकच ठरवून घेतलं जायचं. वाड्यातल्या कोणा साळी मावशींना कधी हॉस्पिटलमध्ये अँडमिट केलेलं असायचं. त्या परतल्यावर पंधरा-वीस दिवस त्यांना राहातेकर मावशींची भाजीची वाटी न चुकता जाई. कुणी दवाखान्यात असेल तर रात्री सोबतीला जाण्यासाठी अनेक जण तयार असत. कुणाच्याही वेळेला धावून जाणं, ही माणुसकी वाडा संस्कृतीनं आपोआपच रक्तात भिनवली होती. त्यासाठी कुणाला कधी काही सांगावं लागलं नव्हतं.

काळ पुढं सरकत गेला. प्रत्येक घरातली दोन-तीन मुलं मोठी होत गेली. शाळा संपवून ती कॉलेजात गेली अन कॉलेज शिक्षण आटोपून नोकरीलाही लागली. त्यांच्या लग्नाची चर्चाही घरात सुरू झाली. आतापर्यंत सगळ्यांना पुरणारं ते दोन-तीनशे चौरसफुटांचं घर आता कमी पडू लागल्याचं लक्षात येऊ लागलं. लग्न झाल्यावर मुलगा कुठं राहणार, असा प्रश्न त्याच्या आई-वडलांना पडू लागला. त्यामुळं वाडा सोडून दुसरीकडे राहायला जायचा निर्णय झाला.

वाडा सोडायचा ? मनाला विलक्षण धक्का देणारी कल्पना होती ती पण आता वाडा सोडणं क्रमप्राप्त होतं. घरं पांगली, दूरदूरच्या सोसायट्यांत विखुरली गेली. 'सोसायट्यांची दारं बंद असतात आणि बिल्डिंगमध्ये नेमकं कोण राहातयं ?, काय उद्योग-धंदा करतयं ? याचा थांगपत्ता कुणाला नसतो,' असं काहीबाही ऐकलं होतं. असं असलं तरी तिथं राहायला आलेल्या मंडळींपैकी अनेकजण वाड्यात राहणारे होते. घरांची रचना बदलली, प्रत्येक फ्लॉटला प्रायव्हेसी आली, तरी त्यात राहणारी जितीजागती माणसंय होती ना ? मग त्यातल्या काही जणांनी पुढाकार घ्यायला सुरुवात केली. सोसायट्यांमध्ये गणपतीपासून कोजागरीपर्यंतचे उत्सव होऊ लागले. काही सोसायट्यांतल्या सर्व रहिवाशांची एकत्रित वार्षिक ट्रिप जायला लागली. सोसायट्यांतला महिला वर्ग मिथीसारख्या उपक्रमांनी एकमेकांच्या घरी जाऊ लागला. शाळा-कॉलेजमधल्या मुलांचे ट्रेकिंगचे कार्यक्रम ठरू लागले.

वाडा संस्कृतीतली आत्मीयता पुन्हा अवतरल्याचं दिसू लागलं. वाडा संस्कृतीकडून सोसायटी संस्कृतीपर्यंतच्या राहणीमानाचं बाह्यंग बदललं, पण माणसाचं अंतरंग मात्र कायमच राहिलं. माणुसकीचं, जिढाळ्याचं, प्रेमाचं, स्नेहाचं, भावबंधाचं.

Man is happiest when surrounded by his own. He finds it difficult to survive in solitude, without the support, a helping hand or an encouraging glance. The ratio of people who enjoy their loneliness is very miniscule in comparison. That 'man is a social animal', is the truest truth we know.

The need to stay together is in man's nature, it's instinctive. Even cave men lived, hunted and moved around in crowds, in packs. While foraging when man realised that seeds of the fruit consumed sprout into crop and then bear more fruit that pollinates further, it caused a shift; that from wandering to stability. This gave rise to small communities and farmlands which turned into villages. The larger villages turned to cities and cities to metropolitans. None of this stopped man from being dependant or from looking for companionship. Living in groups is how we are genetically engineered and that gave rise to the societies we live in. Cities like Pune saw different people from different occupations and professions come together to build more communities. And so was born the 'wada' heritage.

This wada heritage or the culture it promoted was unique to living in cities. In the Peshwa ruled Pune, Sardars or Landlords were in possession of their own big homes called 'wada'. The British rule gave rise to a new social class called 'Middle Class'. A class that worked for a bare minimum pay and so could not afford to buy land to build homes due to middle class limitations. The landlords seized this opportunity and built wadas on their land which contained within them smaller homes. The working class rented these homes and began their life in spaces which had similar layouts to the famous chawls

of Mumbai. One could see 2-3 storeyed wadas with homes not larger than 100-300 square feet suddenly appear across the old-city. These compact homes did not have attached bathrooms; some buildings had one dedicated bathroom on each floor or others had a common bathroom area in the veranda, the compound of the building. As the units were all stuck to each other, the question of privacy in these spaces just did not exist!

The 7 O'clock news once played on Kshirsagar uncle's radio, was a wada-wide telecast for everyone. A loud conversation was audible to everyone beyond the four walls and festivals were no different. During the Ganesh festival, the Ganapati idol brought to one home would by default belong to everyone else. Everyone got together, to sing prayers, and participate in the aarti ceremony. Eating Prasad or the sacred offering was next and this would repeat until all homes had completed their worship. The routine stuck for the next ten days, every experience being unique. In the Bhatt household, one could experience only twelve aartis, and in the Devlekar's home they would chant the Sanskrit aarti, "Ayigirinandini Nanditamedini Vishwavandini Nandanute". The volume got the loudest at the Pradhan's, which was very captivating for all who visited. On the final day, a variety of at least 10 dishes were prepared for prasad. Post the immersion at the nearest well, each family would bring to the veranda their ten treats, of which vatleli dal - a lentil preparation was a popular choice; the vast spread was enough to qualify for dinner. The closing of those pious 10 days would leave behind memories for the rest of the year and the taste of

the food would be a significant part of those memories. With Ganpati bappa leaving, the homes felt empty, and one kept glancing at the bare space where he was placed. The wait till next year seemingly long.

In India, a close second or more exuberantly celebrated festival after Ganesh Chaturthi is Diwali. The coming together of people hits differently in the way this is celebrated. For an auspicious beginning, the first firecracker lit on the morning of Naraka Chaturdashi should be in the courtyard of the house and so to keep the tradition going, one saw competitions among the children to decide who will light it. Vibrations emitted by hymns played resonated in the halls and radiated positive energy throughout the house. The rays of the sun would bring with it the sound of celebrations, more crackers, exchange of sweet and savoury treats. The school holidays during Diwali and the month of May used to be the merriest time for the children's gang. With no sense of time or desire to return home, they would play cricket and board games with abandon. Visiting Parvati, Sarasbaug, Peshva baug together as a family, or group of friends or neighbours during these vacations was almost an unsaid tradition. To send into the sky lit Chinese lanterns in Sarasbaug, at dawn of the Paadva was a joy unparalleled.

And not just the festival, but the entire process before it will always be most unforgettable. Women of the wada preparing sweets together; from the frying of karanjis to making of chaklis to the hand rolled laddoos with the ornamental garnish of raisins. And then, the exchange of 'faral' functioned on an invisible calendar which everyone somehow just knew. Every single detail is a fond memory. If a senior member took

ill, the medicine, the hospital visits, the designated care takers for the nights at the hospital would all have multiple volunteers who very seamlessly fell into a routine bound by care and togetherness. No one had to prompt or remind the other.

One never had to ask for the humanity that came so naturally to everyone then.

Time went by and at least two kids or more to a household, grew up and left home to explore new places for education. Post college began the inevitable; work, responsibilities and finally marriage. Discussions of the later led to everyone wondering where the boy would

live once wed. Those two- three hundred square feet homes which housed so many, so beautifully, now somehow began to seem smaller and the thought to move away from the wada took root.

How does one move away from that which has been home for as long as one can remember? How does one survive in an environment different from what one has known? But It was now a necessity determined by changing times. One had to evolve. So the homes were left behind for new houses; and everyone scattered in different directions, different societies, far away from each other.

One had heard the whispers, "The gates are always closed. None

knows who stays next door, what do they do to earn a living etc." No one had the answers.

Even though people had reservations and resistance to this change, they took the step as the need was real and these neighbourhoods were already

populated. The homes had changed and so had the faces that lived there, but people got what they had wanted...or so they thought. Behind those walls which brought the privacy, also lived other people who were paying a price for it. And so, one day, someone took the initiative. And once again, festivals were celebrated in societies. From Ganapati

THE HIGH-RISE BUILDINGS, SO UBIQUITOUS TODAY, HAVE MADE THE LIVING IN AN APARTMENT WITH NUCLEAR FAMILIES A NORMAL THING. BUT THIS SHIFT WAS ONCE A DIFFICULT-TO-DIGEST DECISION FOR THE PREVIOUS GENERATION THAT LIVED IN SPACIOUS 'WADAS' AND SHARED ALMOST EVERYTHING WITH THE NEIGHBOURS. HOWEVER, THOUGH THE DWELLING PLACES HAVE CHANGED THROUGH YEARS, THE ESSENCE OF HUMAN EXISTENCE HAS REMAINED THE SAME THAT "THE MAN IS A SOCIAL ANIMAL".

to Kojagiri and an occasional get together for women. The school & collage going children went on treks & trips. The cultural bond was brought back to life. From the outside, a transition from 'wada culture' to 'society culture' had taken place, however, on the inside the essence, the core was the same... that of Man's instinct, man's need to live together so that he can share with all the emotional connect, humanity, love and affection. Which as human only we are blessed to experience among all the creatures god made!

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PUNE'S BANER - BALEWADI ALL SET TO HAVE ITS OWN IT PARK OF 3 MILLION SQ. FT.

Well known developers plan to develop a 3-million square foot Grade-A integrated IT Park in Pune's Balewadi area and have completed a land transaction for this. The deal was facilitated by JLL India, a real estate consultancy firm. The proposed development is in the northwestern corridor of the city,

strategically located close to the upcoming metro station at Baner Road. It is close to both Baner and Aundh localities. The project is an endeavour to contribute to the Smart City initiative at Baner and Balewadi.

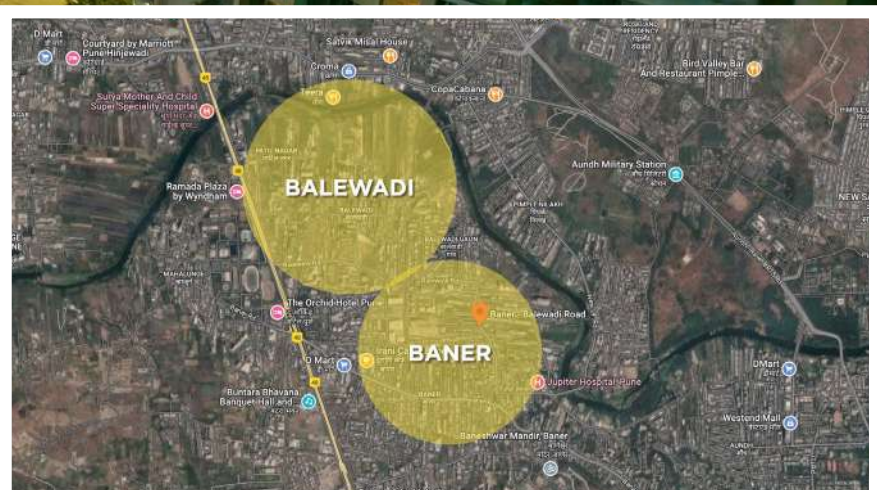
Pune witnesses approximately 6 million square feet of gross absorption on an annual basis,

and the annual demand in this micro market is approximately 1.5 million square feet. With increasing demand, there is a lack of availability of large campuses in the micro market and corporate occupiers have been eagerly awaiting quality real estate supply. The proposed landmark development shall be a fine blend of an IT park with a special focus



Balewadi has seen rapid growth in terms of social infrastructure over the years. It offers easy access to several residential, office and retail developments along with hotels, hospitals, schools and more, making it an attractive destination. Both Baner and Balewadi are developed localities situated on the north western tip of Pune near Mumbai-Pune Expressway.

on sustainability, low density, integrated retail, well-planned amenities for its corporate occupiers. Once ready, this IT park will be perfectly located and right-sized to attract Grade-A tenants.



(Source: internet)



NEW GR ELIMINATES THE NECESSITY OF SEPARATE NA PERMISSION

In an additional move to further the ease of doing business, the Govt. of Maharashtra has announced that the developers are not required to obtain the non-agricultural permission separately once the building permission is obtained. The state revenue department on May 23, 2023, issued a government resolution (GR) stating that once it is confirmed under sections 42-A, 42-B, 42-C of the Maharashtra Land Code, 1966, there will be no need to obtain separate non-agricultural permission u/s 42-D or 44-A of the MLC, 1966. This Decision applies only to Class I lands (lands without any transfer restrictions).

State revenue minister Radhakrishna Vikhe-Patil, as quoted by a leading newspaper, said once the competent authority grants construction permission on a plot, it is deemed the land has been converted to non-agricultural use and there is no need to obtain non-agricultural



RADHAKRISHNA VIKHE PATIL

permission separately. With this announcement, the GoM has introduced Building Plan Management System (BPMS), which is an online system that issues NA certificate and construction/ development permission. The system-generated non-agricultural use certificate will be electronically sent to the Village Registry for record-keeping and further payment of non-agricultural charges, which will be binding on the holder of the building permission.

The real estate developers have welcomed this decision. CREDAI Pune Metro's president Ranjit Naiknavare said, "Real Estate

developers are required to take many permissions after the land purchase is done. It takes almost one to two years to start construction after land acquisition is done. This decision will help get all the required permissions faster and this period would be reduced drastically." He further added, "One of the most important features mentioned in this circular is that the new process will have digital updation on revenue records and this will prevent our visits to multiple offices. All this will help accelerate the time required for completion of the project."

This Decision benefits landowners, developers, and end-users as it reduces time and cost, and represents a step forward by the Govt. of Maharashtra in eliminating complexities in the approval process.

PUNE-MUMBAI EXPRESSWAY MISSING LINK PROJECT NEARING COMPLETION



A few months ago, we had posted news on the Pune-Mumbai Expressway Missing Link Project. This project is going to reduce the traveling time by approximately half an

hour. This proposed bypass between Khopoli and Kusgaon that stretches around 13km is now almost 60% completed and is expected to be finished by the end of this year. The project has

one 10.5 Km long tunnel, a part of which is being constructed over 100 meters below Lonavala lake. Everyone is eagerly waiting to travel on this one-of-its-kind road.



DESTINY MEETS DESTINATION

Palladio Kharadi Central, PKC as we call it, is located in the heart of Kharadi. With amazing connectivity & a huge community around, this is the center of the growth and development of Kharadi. This project was launched on the 7th of May, 2023. On this day, a lot of the prospective home buyers, along with the ones who had pre-selected their home, came on site early in the morning. To reduce the crowd, priority passes had also been issued.

On arrival there was an arrangement of breakfast, post which everyone headed to

the booking lounge to book the home of their dreams.

This was one of the most challenging launches due to many factors, most important being the uncalled for rains. But, Team VJ made sure that it was a huge success, and that none of our VJ Parivaar members had to face any trouble.

After the launch ceremony was over, everybody celebrated with a fulfilling lunch.

Like other launches, this too witnessed overwhelmed home buyers as their dream of buying a home was realized.



PKC

PALLADIO
KHARADI CENTRAL



ONE MORE VJ LANDMARK IN THE EAST OF PUNE



FIRST DELIVERY FROM VJ'S IN-HOUSE ALU-FORM FACTORY

WHAT IS ALUMINIUM FORMWORK?

Aluminium formwork is a construction system for forming the cast-in-place concrete structures of a building.

With the increasing demand of homes in Metro cities like Pune, the vertical growth is inevitable. Also with the introduction of Metro line, the government authorities are also supporting the infrastructure development in the surrounding area. As of now, all major players in the Real Estate industry in Pune are opting for high rise buildings with 30+ floors. Along with the challenges of manpower and resource management for high rise construction, the biggest challenge is achieving speedy construction within stipulated time frame. And that's where one needs to look for better methods, better practices going beyond conventional ones.

VJ has always kept the promise of timely deliveries and to ensure the same, we have adopted to new technologies wherever required. With a humble start in 1981, today we have reached a size where around 15 project with 43 buildings are under construction. In 2017, Yashwin Hinjawadi was the first project where we used aluminium form work technology.

It was a huge investment but we decided to go for it considering the number of upcoming projects. The beauty of Aluminium

formwork is that the aluminium panels can be reused multiple times. And in the long run, it proves to be beneficial because it is long lasting compared to conventional wooden panels. Looking at the speed we can achieve with it, we went ahead to buy a few more Aluminium formwork sets for our other project like YashONE Hinjawadi, YashONE Infinitee etc. And thus in 2022 we had 7 such sets with us. We were expanding with many projects on the horizon and so was the need for new Aluminium formwork sets.

Now, though these sets are reusable, they undergo a few changes when one shifts from one project to other as the design, dimensions, layouts are different for each project. This requires new shell plans, new shop drawings and then a cycle of cutting-welding-modification.

We were completely dependent on the outside companies/ vendors to do this work to bring these panels into use again. Also the entire set can't be transferred into another set suitable for other project.



MAHESH RAJAPURE, GANESH GOBBHARLE
HEADING THE TEAM OF 20+ PEOPLE



Characteristics	Aluminium Formwork	Conventional Formwork
Speed of Construction	8-10 days cycle	21 days cycle
Surface finish	Plastering is not required	Plastering is required
Accuracy in construction	More	Less
Reusage value of Formwork Panels	150-200 times	10-20 times



There's considerable wastage leading to purchase of some new panels for the new project.

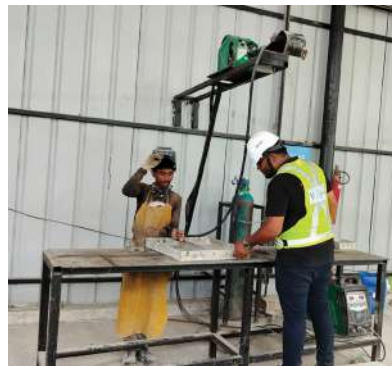
As the need of these Aluminium formwork sets almost doubled, our experts started thinking of having an own facility where this refurbishment process can be managed in-house.



MR. SAGAR KALE

VICE PRESIDENT, ESTIMATION, PURCHASE, CONTRACTS & PLANNING

I plotted all future requirements for upcoming year against the cost of new Aluminium Formwork panels. We did all the maths and convinced Aditya and Sarvesh that in-house refurbishment facility is the cost effective answer to our ever expanding construction needs.



Once convinced with the feasibility of in-house facility, the search for the team began. Along with it also began the search for the suitable place as we were clear about having a centralised facility for better execution and minimising costs.

End of February 2023, the factory was officially inaugurated at Hinjawadi. The factory had already received the panels from YashONE Infinitree and YashONE Hinjawadi site. The work started. The next requirement was at our new project Yashwin Enchanté. Three months of dedicated work and voila! Keeping up with the planned dates the first batch was sent to Yashwin Enchanté on 30th May 2023. This was the moment of utter satisfaction for all.

Mahesh Rajapure, who heads this factory with Ganesh Godbharle

ADVANTAGES/BENEFITS

- FAST PACE OF CONSTRUCTION
- COST EFFECTIVE
- DURABILITY
- ELIMINATES NEED OF PLASTERING
- SUITABLE FOR INDIAN CLIMATIC CONDITIONS

when asked about this journey said, "The burden of carrying this responsibility was tremendous. We knew that the success of this new venture depends entirely on how well I and my team perform. But after having sent the first batch, the confidence is level up!"

With elevated spirit, this team is all set to match the timelines and fulfil the requirements of our different projects spread across the west and east of Pune.



ALU FORM SHUTTERING



NOW ONE MORE RENOWNED BRAND AT 'HAPPINESS STREET'!



VJ Happiness Street is one such destination at Hinjawadi Phase II that offers a fine blend of commercial spaces. It has become a modern landmark surrounded by a well-developed neighbourhood of Hinjawadi which makes it perfect for more returns.

In the last few months, Happiness Street witnessed many prominent brands like Domino's Pizza, Pizza Hut, McDonalds, Subway, Cheesiano Pizza opening their outlets.

And now recently one of the nation's beloved snack-food company 'Haldiram' opened their outlet at 'Happiness Street' which

is committed to serve the most authentic taste of India through their range of products.

This outlet was inaugurated at the hands of Marathi actress, Gautami Deshpande on 5th May 2023 in the presence of Mr. Sunil Pawar, Business Partner of Haldiram and Mr. Satish Nene, Head-Commercial Leasing, Vilas Javdekar Developers.

From a humble beginning as a small Namkeen shop in Bikaner to a business spread across many cities in India, Haldiram's has seen a massive growth in past 8 decades. And yet they still believe in it to be



a family business. The secret to this success, what they believe, is keeping up with tradition and quality. Their products have a homemade feeling and that's what makes them stand apart.

The increasing craving for "Ghar ka Khana" will drive more people in Hinjawadi to this new Haldiram's outlet.

With all these brands coming up on 'Happiness Street', it is also set to become the most popular place for food-lovers in Hinjawadi.





RECESSION IN GERMANY AND ITS IMPACT ON INDIA



With the news of Germany facing recession, the discussions on how this may affect the world economy at large, are happening on different platforms. Germany being the 4th largest economy in the world and a strong member of European Union, the repercussions of recession are bound to percolate through all over the world. Germany serves as the primary growth driver for the European Union. Therefore, a recession in Germany is expected to have an impact on purchasing activities within the European nation.

In the 4th quarter of last year the GDP of Germany fell by 0.5% followed by 0.3% fall in the first quarter of 2023. Massive inflation has affected the consumption growth in the country which along with persistent energy crisis has led the economy in recession. WION news quoted Mr. Sanjay Budhia, Chairman of the CII committee on EXIM, saying “Economic recession in Germany is likely to impact India’s exports from various sectors like chemicals, machinery, apparel and electronics to the European nation. Even though it’s too early to see the impact of Germany’s



WITH ITS LARGEST ECONOMY ENTERING INTO A RECESSION, THE EU (EUROPEAN UNION) AS A WHOLE IS BOUND TO FACE THE REPERCUSSIONS.

GERMAN RECESSION WILL IMPACT INDIA’S EXPORTS OF VALUE \$2 BILLION, INCLUDING PRODUCTS LIKE SMARTPHONES, APPAREL, FOOTWEAR AND LEATHER GOODS

recession on India’s exports, the sectors mentioned above will likely be the ones most affected”

He further added citing a report that the economic think-tank Global Trade Research Initiative (GTRI) has estimated that the German recession will impact India’s exports of value \$2 billion, including products like smartphones, apparel, footwear and leather goods.

It will also impact the investments from Germany in India. Yet it’s been predicted to be minimal as during recession. German companies will look for cheaper alternatives.

(Source: Internet)



“

DHANASHREE SHINDE
Vice President - HR & Marketing

Dhanashree took the bankers on an emotional journey of the VJ Parivaar. How VJ engages with 12800+ families through various events and initiatives. She also shared some warm feedback from the Customers about VJ. The audience was left with moist eyes. She also expressed about soon being able to reach a number of 20,000 families by the year 2025.

BUSINESS IS NOT ABOUT ONE'S OWN SUCCESS OR FAILURE, BUT HOW SUCCESSFUL WE MAKE OUR PARTNERS.

VJ Partner Connect 2023 (Bankers Meet) took place on 27 April this year. An annual ritual at VJ, this event is one of the many events that we look forward to. Not just us, even our Bankers await for this event.

This time, we announced some awards for the excellent support that they have been giving us all through the year. Last financial year was a very important one in VJ's Growth Stint. Without our banker's support, it would have been difficult for us to successfully cater to our business needs. Be it for our customer's Home Loans or Project's Funding requirements.



“

ANAND PITRE
Assistant Vice President - CRM

Anand welcomed each and every associate by proudly saying, "My banker is my first Partner". He took them through the entire last year journey of VJ.



SBI TEAM



HDFC TEAM



BAJAJ FINSERV TEAM





THE AWARDEES

HIGHEST NUMBER OF LOGINS
HDFC BANK

HIGHEST DISBURSEMENT VALUE
SBI

BEST CUSTOMER SERVICE
BAJAJ FINSERV



“
SARVESH JAVDEKAR
 Technical Director of VJ

Sarvesh took all the bankers through his exciting Engineering Journey of Brick and Mortar! He explained about the innovative and forward looking Construction Technology that VJ has been using due to which VJ homes are being delivered on time and in the best of the quality. He also spoke about the future of Real Estate from the Con-Tech point of view, about how the future is going to be about a crazy mix of Human Brain and Machine Efficiency.



DO NOT FOCUS ON YOUR CHILDREN ONLY

Sudha Murthy is a reference book for the present generation. Be it parenting advice or her anecdotes, Sudha Murthy has a unique way of explaining how to solve a problem.

We all see the glimpses of our lives in her stories and her vivid narration connects us to her so much.

1950 born Sudha Murthy is the wife of N. R. Narayana Murthy, the co-founder of Infosys. An engineer, a social worker, recipient of 3rd highest civilian awards in the country- the Padma Bhushan, a philanthropist, Sudha Murthy dons many hats.

Mother to two, Murthy's parenting techniques have always

been adored by the new-age parents who on one hand want to inculcate traditionalism into parenting and on the other hand want their kids to be at par with modernism. Murthy's parenting advice holds both modernism and traditionalism at its core.

GIVE THEM SPACE

Just like every relationship, in the relationship between children and parents there should be respect for each other's space. There should not be congestion, clash of friction in the ideas and opinions of the two generations she says. Giving them space will give them a chance to rethink their decisions, their likings and their dislikings. In an interview she had said, "if your child doesn't like certain things to eat, leave them on their own for some

time, do not force them to eat. Keep the food aside and let them eat it whenever they like. Let them decide when they want to eat."

SET EXAMPLES

Do not force a child to follow things. Do not push your habits into the child. Set an example before them. Make it so exemplary that the child would love to pick it up as a habit, says Murthy in one of her blogs. Children are like sponges, they pick up the habits from observing their parents. So do not do anything that you do not want your child to pick up as a habit, she advises.

SUDHA MURTHY

Sudha Murthy is an Indian educator, author and philanthropist who is chairperson of the Infosys Foundation. She is married to the co-founder of Infosys, N. R. Narayana Murthy. She has been awarded the Padma Bhushan, the third highest civilian award in India, for social work by the Government of India in 2023.



“

IF YOU WANT YOUR CHILD TO STUDY IN THE EVENING, YOU ALSO HAVE TO PICK UP A BOOK AND READ AT THAT TIME,

CHILDREN DO NOT NEED HEROES OUTSIDE HOMES, THEY ABSORB A LOT FROM THEIR PARENTS. THEY DO NOT DO WHAT THEIR PARENTS ASK THEM TO DO, THEY DO WHAT THEY SEE THEIR PARENTS DOING.

SUDHA MURTHY



A MUSICAL YEAR FOR VJ PARIVAAR!

Music is one of the many things that bonds people together. We at VJ have been associated with a lot of culturally rich music festivals across Pune, for many years. Another such association knocked our door recently and we grabbed the opportunity. Especially for the uniqueness it had to offer.

VJ has always been inclined towards preserving our music culture of India and boosting new talent in this field. 'Tarangini Masik Mehfil' is one such initiative where VJ was getting an opportunity to support and boost young artists.

Tarangini Sanskritik Pratisthan is a trust founded by Pandit Jitendra

Abhisheki. Under this special initiative, there will be 12 events happening this year. One each month. Each event will provide a platform to different young artists in the music field.

The first event out of 12 took place in April 2023. This mehfil saw performances by Vinay Munde (Tabla Solo) accompanied by Yashwant Thitte on Lehra. In order to add more aspirational value to these events, quite some established and renowned artists also perform in the 'Tarangini Masik Mehfil'.

Performance by a renowned Classical Vocalist, Nagesh Adgaonkar who is a disciple of Ustad Rashid Khan was much

appreciated by the PuneKars. Leeladhar Chakradev accompanied him on Harmonium and Sagar Patokar on Tabla. Overall it was a soulful evening of melody and rhythm.

The second mehfil took place at Pandit farms Auditorium, on 29 May 2023. The young artists that performed in the mehfil were Dnyaneshwar Sonawane on Harmonium (solo) and Rohit Deo on Tabla.

Experienced artists Anuja Zokarkar (Classical Vocalist), Leeladhar Chakradev (Harmonium) and Akshay Kulkarni (Tabla) made the evening even more soulful.

Write to us at vjparivaar@javdekars.com if you wish to attend these soulful events.

MOCK FLOOR & ENGINEERING EXPO

A unique initiative which is loved by all our VJ Parivaar members, Mock Floor and Engineering Expo is an event everyone looks forward to. Customers and our Engineers.





yashwin
ORIZZONTE
- KHARADI -
'C' & 'D' BUILDING



yashwin
SUPERNOVA
- WAKAD -
'A' & 'C' BUILDING



#PEOPLEFIRST

DOORSTEP SCHOOL ACTIVITIES

For the kids of Doorstep schools at Yashwin Supernova & YashONE Infinitee Site, the learning became a fun as they engaged in activities like word making, drawing a flowerpot with prints, mirror imaging by folding a paper etc. Here are the glimpses



“

IF YOU MAKE
THE WORLD BETTER
FOR KIDS,
YOU MAKE IT BETTER
FOR EVERYONE.





MR.
SURESH MAHALE
SENIOR MANAGER SAFETY



#PEOPLEOFVJ

“माणसातला माणूस”

आपण सगळे चरितार्थ चालविण्यासाठी नोकरी व्यवसाय करीत असतो. आपल्या चौकटीमध्ये जगत असतो. आपले जग आपले कुटूंब आणि नोकरी एवढ्या पुरतेच मर्यादित असते. पण आपण आजूबाजूला बघितलं तर अशी काही माणसे असतात जी स्वतः पलीकडे जाऊन विचार करतात आणि तसं जगायचा प्रयत्नही करतात.

जन्माला आलेल्या प्रत्येक व्यक्तीचा आजूबाजूच्या लोकांशी दररोज संपर्क येत असतोच. फक्त काहीच जण आपल्या आजूबाजूच्या लोकांना हाताळण्याचे, त्यांच्याशी संपर्क वाढवण्याचे व लोकांच्या ज्ञानाचा, अनुभवाचा फायदा करून घेण्याचे कोशळ्य विकसित करतात. ही माणसे जोडण्याची कला म्हणजे जनसंपर्क. अशी कला अवगत असलेले VJ मध्ये EHS विभागामध्ये गेली आठ-नऊ वर्षे काम करत असलेले सुरेश महाले. सदैव हसतमुख, उत्साही आणि कामामध्ये तत्पर असलेले सुरेश महाले सध्या Sr. Manager पदावर कार्यरत आहेत.

सुरेश मूळचे नाशिकचे, घरी सगळे Govt. Service मध्ये. घराची शेतीवाडी आहे, पण आधीपासून सामाजिक कार्याची आवड असलेल्या सुरेश महाले यांनी वेगळीच वाट निवडली. B.A. नंतर त्यांनी औरंगाबाद मधून सेफ्टी क्षेत्रामध्ये प्रशिक्षण घेतले आणि सेफ्टीमन पासून सेफ्टी ऑफिसर म्हणून नाशिक, पुण्यामध्ये नोकरी केली आणि अनुभव मिळवला. मधल्या काळामध्ये त्यांनी कतार येथे नोकरी केली.

नाविन्याचा ध्यास

आपलं काम नुसतंच करायचं नाही तर त्यात काहीतरी नावीन्य आणायचं, अशा विचाराचे सुरेश महाले आहेत. आजवर मिळालेल्या अनुभवाचा उपयोग करून साईटवरील कामगारांसाठी ते वेगवेगळ्या ऑक्टिव्हिटी आयोजित करतात, जसे की सर्पदशाबद्दल प्रशिक्षण, फायर फायटिंग प्रशिक्षण, महिलांसाठी posch बद्दल प्रशिक्षण आणि अनेक. डोअरस्टेप शाळेमध्ये सुद्धा नवीन नवीन उपक्रम राबविले जातात. या सगळ्या 13 साईट्सचं आणि डोअरस्टेप शाळेचं रिपोर्टिंग महाले यांच्याकडे असते.

रस्ता सुरक्षा सप्ताहासारखा उपक्रम असो किंवा कुठलेही काम, सुरेश सगळ्यातच उत्साहाने सहभागी होतात. या वर्षीच्या रस्ता सुरक्षा सप्ताहामध्ये त्यांनी आणि त्यांच्या सहकाऱ्यांनी चक्क एका यमाच्या पैहरावात लोकांना योग्य तो संदेश दिला आणि लोकांचे लक्ष वेधून घेतले. कोव्हीड च्या काळामध्ये सुद्धा त्यांनी त्यांचे वरिष्ठ श्री. जॉन मॅरियन यांच्यासोबत काम केले. साईटवरील कामगारांना किराणा पोचवणे हे त्यातले एक महत्वाचे काम होते. त्यावेळी आलेल्या अडचणीचा सामना करून कामगारांचे प्रश्न सोडवले, प्रसंगी अपघात झालेल्या एका कामगाराला हॉस्पिटल मध्येही घेऊन गेले.

त्यांच्या डिपार्टमेंटचे या वर्षीचे जे मिशन आहे.. Zero Theft आणि Zero Accidents त्या अनुशंगाने त्यांचे आणि त्यांच्या सहकाऱ्यांचे काम सुरु आहे आणि ते जास्तीत जास्त साध्य होईल असा त्यांना विश्वास आहे.

चिकाटी आणि जिद्दीने आपलं काम करणे हा त्यांचा एक चांगला गुण आहे आणि त्याच जोरावर त्यांनी प्रगती केली आहे. आपली कंपनी आपल्याला जो मोबदला देते त्यासाठी आपण पूर्णपणे झोकून देऊन काम करायला पाहिजे. ऑफिसच्या वेळेमध्ये कामच केले पाहिजे, असे ठाम मत असलेले सुरेश स्वतः हे पाळतातच पण आपल्या सहकाऱ्यांनाही तसे करण्यास सांगतात.

सुरेश महाले हे त्यांच्या वैयक्तिक आयुष्यामध्ये समाजोपयोगी कामे करीत असतात. शंभूराजे प्रतिष्ठान बरोबर महाले काम करतात. त्या माध्यमातून गडसंवर्धन मोहिमेमध्ये त्यांचा सहभाग असतो. विविध गडांवर स्वच्छता करतानाच, तिथे आलेल्या लोकांबरोबर ते या संदर्भात बोलतात आणि जनजागृती करतात. याशिवाय महाले पोलीस मित्र म्हणून पण काम करतात.

तर असे हे सकारात्मक दृष्टिकोन असणारे हसतमुख, कधीही कुठल्याही कामाला पुढे सरसावणारे सुरेश महाले. त्यांना पुढील कारकिर्दीसाठी अनेक शुभेच्छा!

LEARNING

Collaboration in any and every form is growth! Be it between friends, like-minded people, or organizations. Likewise, learning that transpires in groups and with other significant groups is always another level of education... one that goes beyond. And so, the theme for VJ in 2023, #beyond ever so naturally made its way into our Learning Calendar planned for the year.

To enable learning beyond the regular, VJ joined forces with Breakthrough, CREDAI, CONSTRO and SIILC by Sakal to upskill our VJites and our extended family. From Experiential Learning, Psychometric Analysis that help us Develop our Personalities, Data Analytics & Visualization, to Government Certifications, the month of May at VJ saw it all.



CHANGE IS THE END RESULT OF ALL TRUE LEARNING.

LET'S READ A LITTLE MORE ABOUT WHAT OUR VJITES LEARNT...

BREAKTHROUGH MANAGERS AS CAPACITY BUILDERS

A bridge between the Management, Senior Leadership and rest of the Organization, Managers are and always need to be the perfect channel. From giving direction, to facilitating problem solving, from creating an environment of the Culture we want to build, to ensuring the Management, Employees and Customer are all satisfied and happy, is a huge weight to carry. But the most important of all is ensuring their team members believe in what they can achieve. Helping productivity peak while keeping them motivated and engaged is what they learnt with Breakthrough - a Bangalore based Learning Institute. The training was about how a manager can inspire and enable his/her team member.

The model for 'Managers as Capacity Builders' was 'Experiential Learning', where no slides or one sided lectures were used. Completely hands on and interactive reflection had 60 of our VJ Leaders finding solutions to their daily woes as managers through the fun, intense and awesome activities. This was Batch 1 that covered half of our Teams. The rest would be covered soon under Batch 2.

CREDAI - WORKING IT OUT AT WORK

Clear 2-way communication is the fuel that runs an organization. Knowing what you want to say is not enough. Understanding what the opposite person, be it a junior or senior colleague, wants and delivering it without compromising on your initial message is effective communication. This is not easy to achieve; and certainly not in a 1000 employee company.



BREAKTHROUGH SESSION 1



BREAKTHROUGH SESSION 2



‘Working it out at Work’ was a very interesting program. The trainer, Brigadier Harsh Bharadwaj, composed and assertive, commanded the day beautifully as he brought forth people’s personalities without making them feel neither pompous cause of the good points nor demotivated over the bad ones. He very factually through tests, conversation, and introspection during debriefs, made our VJites think about how they are as professionals, how their behaviour - conscious and sub conscious... can affect their image and perception, their productivity, their influence over people and situations when at work. This also helped them think about how they can deal with other people in a better manner with just a few adjustments in their approach. Unexpected, fun and reflective, more batches of the same are planned with CREDAI and Brigadier Bharadwaj in the near future.



CREDAI SESSION 1

together unrelated sources of data into coherent, visually immersive, and interactive insights. We had a group of 11 VJites attend this training and now will use this expertise to build smoother operations for their respective teams. It was a 4-day course by Mr. Ade from CONSTRO and we look forward to more sessions we have planned with them on not only Power BI but other specialized technical subjects.

**SIILC by Sakal Media House
MahaRERA Certification**

For us as part of the Construction Universe, nothing is more important than the platform that gives equal opportunities, fair chances and just decisions to both the Builder and the Customer. Every home is a dream being brought to fruition, and RERA protects this dream for everyone involved.

So it was only obvious that we would ensure our Sales Members being MahaRERA certified so that they can give our Customers correct, transparent and precise answers every single time. By learning these laws, we support our Core Values of People First, Design Thinking and Trust as we can provide all 3 in a more informed manner to our Customers.



CREDAI SESSION 2

POWER BI BY CONSTRO

All the hard work in the world and data gathered is of no use if one cannot derive insights out of it which the Management can use. Insights can help us forecast more accurately, keeps us on top of daily operations and year to date statistics, which in turn help in savings, increase productivity and one can mitigate roadblocks before they hit us. Power BI is an interactive data visualization software that can bring



MAHARERA SESSION 1



MAHARERA SESSION 2



MAHARERA SESSION 2

With our internal Sales team equipped, we are now making sure that our extended VJ Parivaar, our Channel Partners, also get MahaRERA certified and so we have planned and will be executing these trainings over the next few months starting the 22nd of May.

We hope they participate with the same enthusiasm they always carry when working with VJ, so the learning is enjoyable and they walk home with another feather in their cap!

Stay tuned for more learnings planned for this year that will take VJ, our VJites and our associates #beyond!!!

5th JUNE

#World Environment Day

PROTECTING OUR PLANET STARTS WITH YOU



Nature gives us everything we need homes, medicinal plants, water, oxygen, etc. All natural resources are not renewable, one day we will all disappear without realizing it. It is a very simple language to make people understand the importance of the protection of the environment. Taking care of the environment means consciously using the resources of mother nature and participating in its rebirth.

- ▶ Reduce, reuse, and recycle. Cut down on what you throw away. Follow the three “R’s” to conserve natural resources and landfill space.
- ▶ Volunteer. Volunteer for cleanups in your community. You can get involved in protecting your watershed, too.
- ▶ Educate. When you further your own education, you can help others understand the importance and value of our natural resources.
- ▶ Conserve water. The less water you use, the less runoff and wastewater that eventually end up in the ocean.
- ▶ Shop wisely. Buy less plastic and bring a reusable shopping bag.
- ▶ Use long-lasting light bulbs. Energy efficient light bulbs reduce greenhouse gas emissions. Also flip the light switch off when you leave the room!
- ▶ Plant a tree. Trees provide food and oxygen. They help save energy, clean the air, and help combat climate change.
- ▶ Don’t send chemicals into our waterways. Choose non-toxic chemicals in the home and office.
- ▶ Bike more. Drive less.

#LIFE AT VJ



ENGINEERING TEAM - YASHWIN ENCHANTÉ & PALLADIO KHARADI CENTRAL



CO-ORDINATION ACTIVITY AT CENTRO



BLINDFOLD COMMUNICATION



MEDITATION ACTIVITY AT YASHONE INFINITEE



BLINDFOLD COMMUNICATION



TEAM LIFT ACTIVITY



TEAM LIFT ACTIVITY



ACT & CONNECT

In today's fast-paced corporate world, it's essential to foster an environment that nurtures employee well-being and promotes a sense of unity within the organization. We at Vilas Javdekar Developers understand the significance of employee engagement, and we've taken proactive steps to ensure our workforce feels valued, connected, and rejuvenated. In a remarkable feat spanning all our sites and offices, the HR - Employee Engagement team arranged a series of engaging activities that left a lasting impact on our employees' mental and emotional well-being. From ice-breaking sessions to meditation and team-building games, we embarked on a journey of serenity, fostering a sense of calmness, composure, and relaxation among our talented workforces.

ICEBREAKING: MELTING BARRIERS, FORGING BONDS

To kick-start our engagement journey, we implemented ice-breaking activities designed to melt away barriers and foster authentic connections. These activities, carefully crafted to

encourage open communication and fellowship, unleashed a spirit of togetherness among our diverse workforces. Laughter, shared stories, and moments of vulnerability formed the building blocks of trust and understanding, enabling employees to forge deep connections that transcended departmental boundaries and hierarchical structures.

MEDITATION: EMBRACING TRANQUILITY, NURTURING WELL-BEING

Recognizing the importance of employee well-being, we introduced meditation sessions as an oasis of calm amid bustling work lives. These sessions provided employees with a sanctuary to recharge their minds and bodies, allowing them to find solace and gain clarity amidst their daily challenges. By embracing calmness, employees experienced increased focus, reduced stress levels, and improved emotional well-being. The practice of mindfulness not only benefited individuals but also created a ripple effect of positivity throughout the organization.

TEAM BUILDING GAMES: IGNITING THE SPIRIT OF UNITY

To strengthen teamwork and promote a sense of unity, our HR - Employee Engagement team organized a series of innovative team-building games. These activities fostered collaboration, communication, and problem-solving skills while injecting an element of fun and excitement into the workplace. From exhilarating outdoor challenges to mind-bending puzzles, our employees showcased their teamwork and discovered new strengths within themselves and their colleagues. These engaging experiences not only deepened the bonds between team members but also infused a spirit of belonging throughout the entire organization. The impact of our employee engagement activities reverberated throughout the company, as employees shared their experiences of feeling calm, composed,

relaxed, and de-stressed. The benefits extended beyond the activities themselves, with employees reporting increased motivation, improved productivity, and heightened job satisfaction. By providing an environment that nurtured mental well-being and encouraged team unity, we witnessed a remarkable transformation within our workforce.

The profound impact of these engagement activities transcends the boundaries of individual employees, permeating the fabric of our entire organization. The positive impact of these engagement activities extends beyond the employees themselves. A more engaged and satisfied workforce leads to increased productivity, improved customer satisfaction, and ultimately, a more successful and competitive company.

As we set our sights on the future, we shall continue to sow the seeds of engagement and empowerment, harnessing unique expertise and nurturing an environment that thrives on open communication and unwavering support through different activities. By fostering a symphony of engagement, excellence, and growth, we shall chart new territories of triumph, ensuring that our employees flourish, our organization soars, and we etch our legacy in the annals of greatness.



CATERING TO 4200+ FAMILIES
WHO ARE A PART OF THE VJ PARIVAAR,
ONLY IN WAKAD!

VJ  WAKAD

“Home Ground” as the name suggests is a place where one is their best self or a place one knows well. Wakad for us, Vilas Javdekar Developers is what we like to call our ‘Home Ground’.

Starting from the year 2005, VJ has 16 projects in Wakad, some

under construction and some completely delivered. Due to great connectivity, constant growth and future development, Wakad is one of the most prime locations of Pune. Being outside the city but not too far from the city is the best way to describe Wakad.

Wakad is also a very special place for us as it is our Home Ground.

Hope this connection between VJ & Wakad lasts a lifetime.



“

WE MAKE A LIVING
BY WHAT WE GET,
BUT WE MAKE A LIFE
BY WHAT WE GIVE.

WINSTON CHURCHILL

आगळा-वेगळा 'गुडनेस सेल'

आपल्या सगळ्यांना खरेदी करणे अतिशय आवडते. एका सर्वेक्षणानुसार खरेदी केल्यामुळे आपल्या मेंदूमधील सेरोटोनिन हार्मोन सक्रिय होते आणि तुमचा मूड चांगला होतो.. आणि जर ही खरेदी कुठल्या चांगल्या कारणांसाठी होत असेल तर अजूनच छान ना!

आम्ही 'व्हीजे' तर्फे नुकताच 'गुडनेस सेल' आयोजित केला होता. या 'गुडनेस सेल' मध्ये अनेक चांगल्या वस्तू अतिशय कमी किंमतीमध्ये उपलब्ध होत्या. कपडे, साड्या, पडदे, पुस्तके आणि बरेच काही...

'व्हीजे' कर्मचाऱ्यांकडून या 'गुडनेस सेल' ला खूप छान प्रतिसाद मिळाला. अनेक जणांनी काही गोष्टी ऑफिस मध्ये किंवा घरामध्ये काम करणाऱ्या व्यक्तीला देण्यासाठी किंवा स्वतःसाठी खरेदी केल्या. कोणाला तरी देण्याचे समाधान काही वेगळेच असते - मग ती वस्तू लहान असो वा मोठी. त्याचा अनुभव अनेक जणांनी या 'गुडनेस सेल' च्या माध्यमातून घेतला.

सगळ्यात महत्वाची गोष्ट म्हणजे या 'गुडनेस सेल' मधून जमा झालेला निधी आम्ही डोर स्टेप शाळेला देणगी स्वरूपात देणार आहोत.

#PEOPLEFIRST

OVERWHELMING RESPONSE
FOR ONE-OF-ITS-KIND

THE GOODNESS SALE

Everyone loves to shop anytime! Studies have shown that shopping actually causes your brain to release more Serotonin, which is a chemical that makes you feel good!

And if that shopping is connected with some good reason like donation it adds value to it for sure. With the noble cause, we at VJ, organized 'The Goodness Sale' in the month of May for VJites. This sale was-one-of-its-kind with stuff like clothes, frames, books, home accessories like curtains, etc Available at throw away

prices. 'The Goodness Sale' received good response from our VJites specially for books! Some of them were seen even fighting with each other for their favourite book! Some of them bought stuff like sarees & clothes for friends or our kaka and mavashis from the housekeeping team and so on. This was all done voluntarily and that's the beauty of it!

The good cause attached with 'The Goodness Sale' was that the funds received from this sale will be donated to the Doorstep Schools running on our various VJ sites.



#INSPIRATION #MOTIVATION

POWER OF POSITIVE WORDS

A group of frogs was travelling through the woods, and two of them fell into a deep pit. All the other frogs gathered around and said they would never get out. The two frogs ignored the comments and tried to jump up out of the pit. When they saw how deep the pit was, they told the unfortunate frogs to stop jumping out. The other frogs kept telling them to stop, that they were as good as dead. Finally, one of the frogs took heed to what the other frogs were saying and simply gave up. He fell down and died.

The other frog however continued to jump as hard as he could. Once again, the crowd of frogs yelled at him to stop the pain and

suffering and just die. But to the surprise of one and all, he jumped even harder and finally did come out.

When he got out, the other frogs asked him, "Why did you continue jumping? Didn't you hear us?" It was shocking for them to know that the frog was deaf and all the time he actually thought they were all encouraging him to get out. He did not want to disappoint them and therefore did not give up till the end.

THIS STORY TEACHES TWO LESSONS:

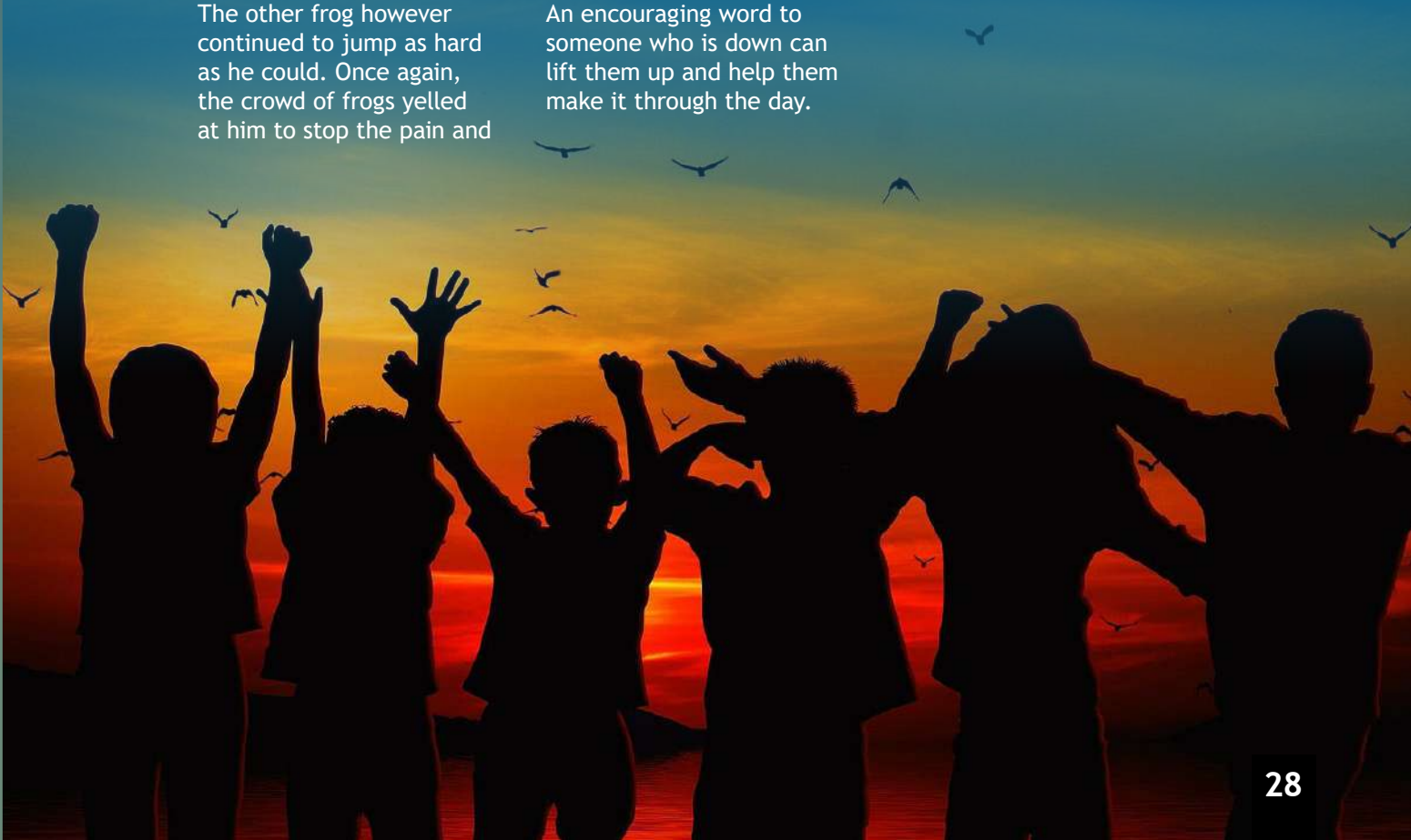
An encouraging word to someone who is down can lift them up and help them make it through the day.

A destructive word to someone who is down can be what it takes to kill them.

SO ALWAYS BE CAREFUL OF WHAT YOU SAY.

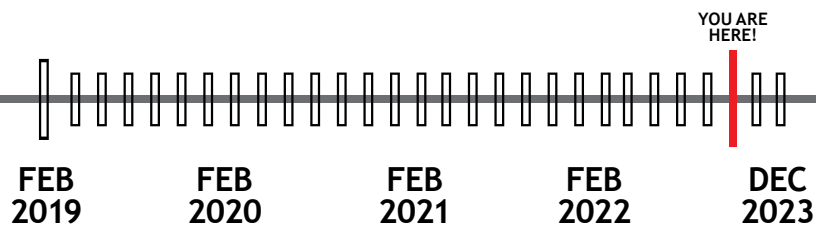
An encouraging word can go such a long way. Anyone can speak words that tend to rob another of the spirit to continue in difficult times. Special is the individual who will take the time to encourage another!

BE SPECIAL TO OTHERS!





Ongoing Site Construction Status





YASHONE HINJAWADI - MULTI PURPOSE COURT
TURF FIXING WORK IS IN PROGRESS.



YASHONE HINJAWADI - SWIMMING POOL
LINER WORK IS IN PROGRESS.



YASHONE HINJAWADI - CLUB HOUSE
SECOND COAT OF EXTERNAL PAINTING IS IN PROGRESS.



YASHONE HINJAWADI - 'D'
3 LIFTS HANDED OVER. POSSESSION FOR D
BUILDING STARTED.

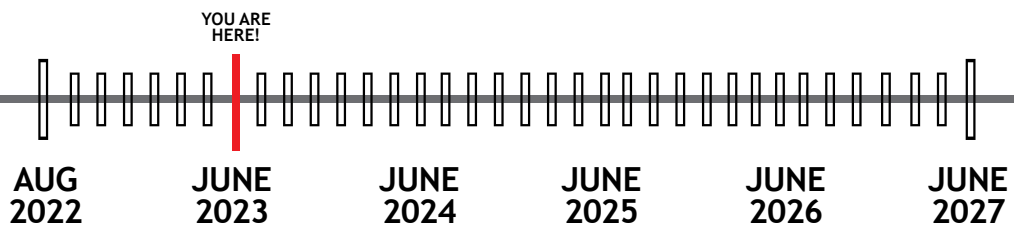
Please visit www.javdekar.com for more updates and photographs about construction.



YASHWIN
enchanté

UPPER KHARADI. PUNE

Ongoing Site Construction Status





YASHWIN ENCHANTÉ - 'A1+A2'
(5TH SLAB) 3RD FLOOR SLAB - 60% ALUMINIUM
MOCK-UP WORK IS IN PROGRESS.



YASHWIN ENCHANTÉ - 'E1+E2'
(2ND SLAB) STILT FLOOR SLAB. 60% SHEAR
WALL CASTING IS COMPLETED.



YASHWIN ENCHANTÉ - UGWT
WALL REINFORCEMENT WORK IS COMPLETED.



YASHWIN ENCHANTÉ - 'D1+D2'
(3RD SLAB) 1ST FLOOR SLAB. 40% SHEAR WALL
CASTING IS COMPLETED. SLAB SHUTTERING
WORK IS IN PROGRESS.

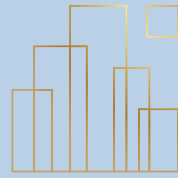


YASHWIN ENCHANTÉ - 'F1+F2'
(5TH SLAB) 3RD FLOOR SLAB. 50% SLAB CASTING
IS COMPLETED.



YASHWIN ENCHANTÉ - 'B1+B2'
(5TH SLAB) 3RD FLOOR SLAB.
ALLUMINIUM FORM WORK
IS 20% COMPLETED.

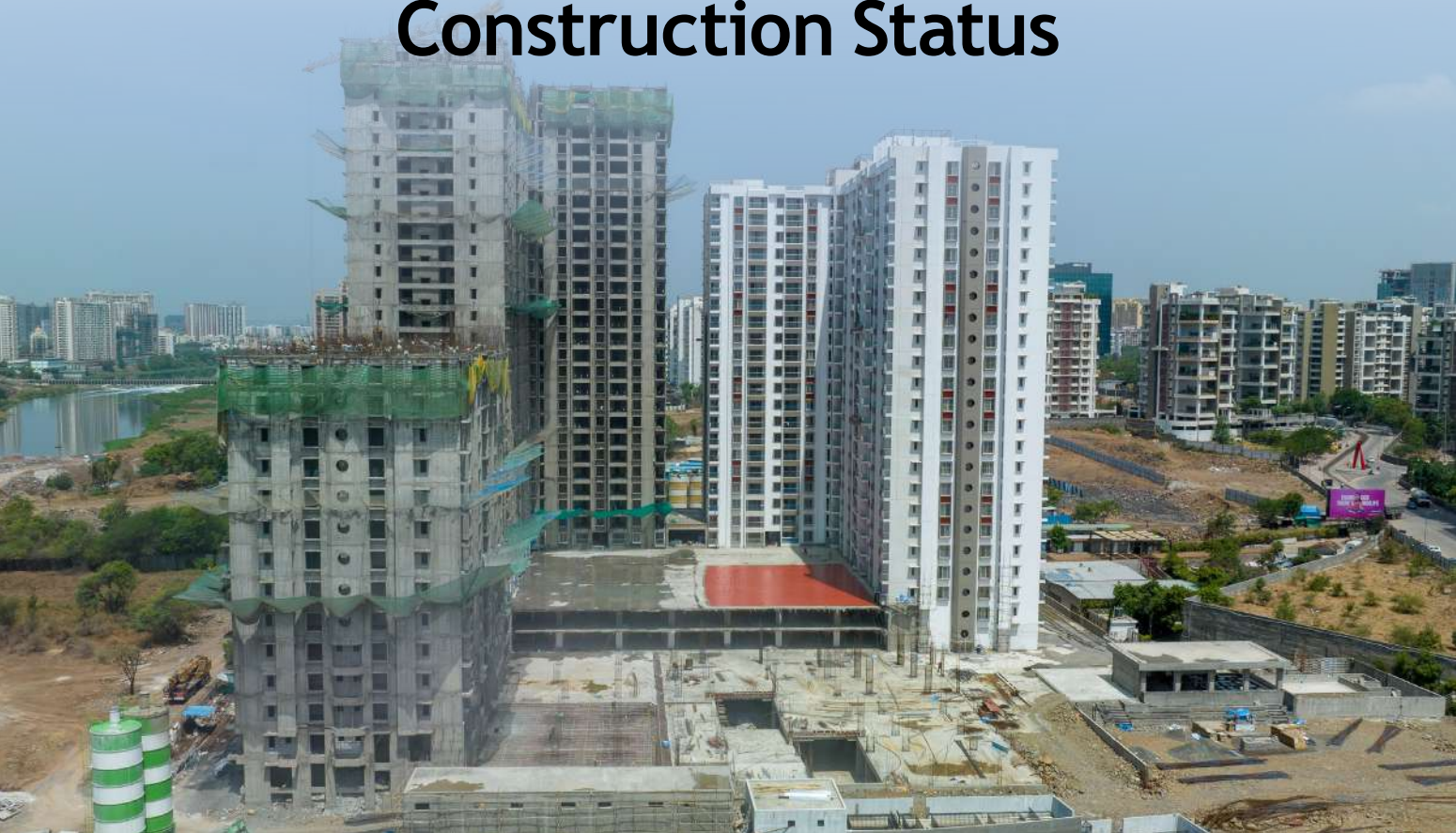
Please visit www.javdekar.com for more updates and photographs about construction.



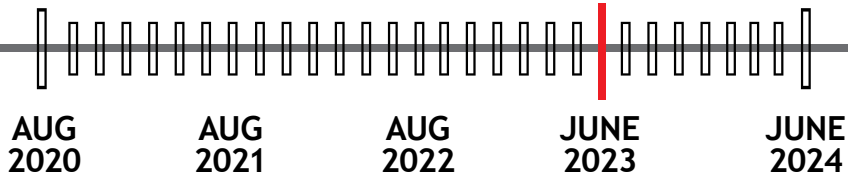
yashwin
ORIZZONTE

- KHARADI -

Ongoing Site Construction Status



YOU ARE
HERE!





YASHWIN ORIZZONTE - 'A'
ACID WASH WORK IS IN PROGRESS AT 19TH FLOOR. CP & SANITARY WARE FITTING WORK IS IN PROGRESS AT 14TH FLOOR.



YASHWIN ORIZZONTE - 'E'
AAC BLOCKWORK & PLASTER WORK IS IN PROGRESS AT 10TH FLOOR. 14TH FLOOR SLAB POUR 2 IS COMPLETED.



YASHWIN ORIZZONTE - 'B'
CP & SANITARYWARE FIXING WORK IS IN PROGRESS AT 14TH FLOOR. EPOXY GROUTING WORK IS IN PROGRESS AT 20TH FLOOR.



YASHWIN ORIZZONTE - 'C'
AAC BLOCKWORK & PLASTER WORK IS IN PROGRESS AT 22ND FLOOR. TERRACE FLOOR SLAB WORK IS IN PROGRESS.

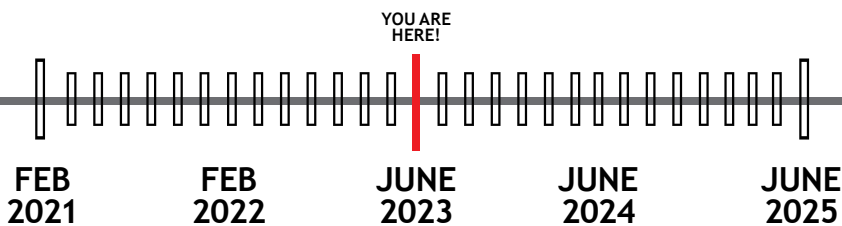


YASHWIN ORIZZONTE - 'D'
GYPSUM PLASTER WORK IS IN PROGRESS AT 17TH FLOOR. FLAT FLOORING WORK IS IN PROGRESS AT 3RD FLOOR.

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



Ongoing Site Construction Status





YASHONE INFINITEE - 'A1A2'
GYPSUM PLASTER WORK IS COMPLETED
TILL 13TH FLOOR. WATERPROOFING WITH
PLUMBING WORK IS IN PROGRESS AT 11TH
FLOOR.



YASHONE INFINITEE - 'B1B2'
BLOCK WORK IS IN PROGRESS AT
26TH FLOOR. WATERPROOFING IS
COMPLETED TILL 14TH FLOOR.

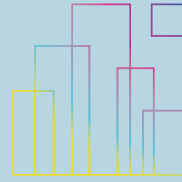


YASHONE INFINITEE - 'C1C2'
DOOR SHUTTERS FIXING WORK IS COMPLETED
FROM 2ND TO 22ND FLOOR. INTERNAL FLAT
FLOORING IS COMPLETED FROM 1ST TO 22ND
FLOOR.



YASHONE INFINITEE - 'D1D2'
KITCHEN OTA FITTING WORK IS
COMPLETED FROM 1ST TO 22ND
FLOOR. WATERPROOFING WORK IS
COMPLETED TILL 22ND FLOOR.

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

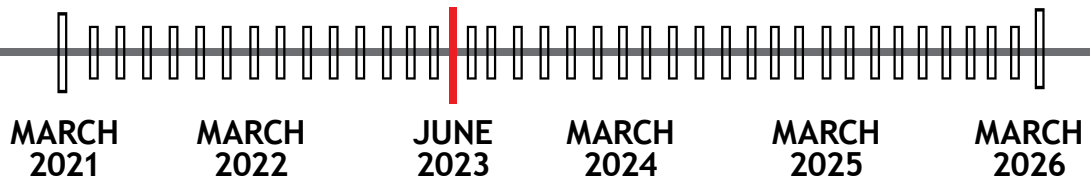


yashwin
SUPERNOVA

Ongoing Site Construction Status



YOU ARE
HERE!





YASHWIN SUPERNOVA - 'A'
GYPSUM PLASTER WORK IS IN PROGRESS AT 16TH FLOOR. FIREFIGHTING SYSTEM FITTING WORK IS IN PROGRESS AT 14TH FLOOR.



YASHWIN SUPERNOVA - 'B'
KITCHEN PLATFORM FITTING WORK IS IN PROGRESS AT 10TH FLOOR. WOODEN DOOR FRAME FITTING WORK IS IN PROGRESS AT 5TH FLOOR.



YASHWIN SUPERNOVA - 'C'
GYPSUM PLASTER WORK IS IN PROGRESS AT 23RD FLOOR. WOODEN DOOR FRAME FIXING WORK IS COMPLETED TILL 19TH FLOOR.

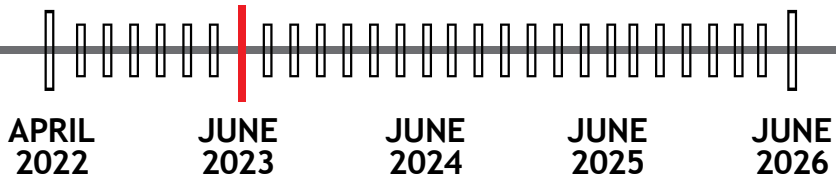
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Ongoing Site Construction Status



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YASHWIN NUOVOCENTRO - 'A' & 'B' BUILDING



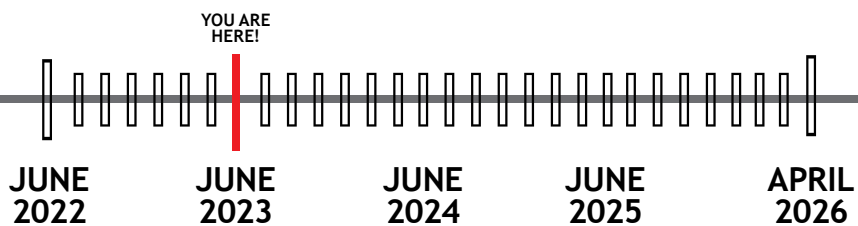
YASHWIN NUOVOCENTRO - 'B'
3rd floor RCC work is in progress.



YASHWIN NUOVOCENTRO - 'A'
2ND FLOOR RCC WORK IS IN PROGRESS.

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

Ongoing Site Construction Status





YASHONE ETERNITEE - 'D'
5TH FLOOR SLAB IS COMPLETED
6TH FLOOR SLAB SHUTTERING WORK IS IN PROGRESS.



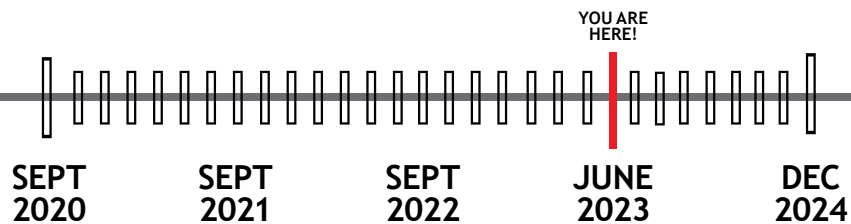
YASHONE ETERNITEE - 'C'
4TH FLOOR SLAB CASTING IS COMPLETED.

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Retail & Commercial Spaces
at Wakad Central

Ongoing Site Construction Status





**VJ GRAND CENTRAL- P1 & P2 PARKING
FLOOR FINIS FIXING WORK IS IN PROGRESS. METAL FALSE CEILING IS
COMPLETED UP TO 20TH FLOOR.**

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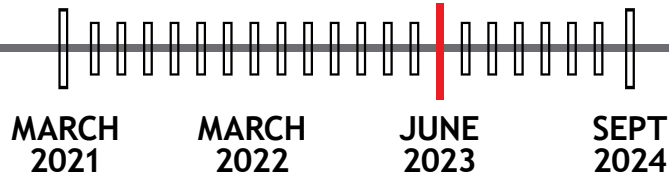


Retail & Commercial Spaces
near EON Wakad

Ongoing Site Construction Status



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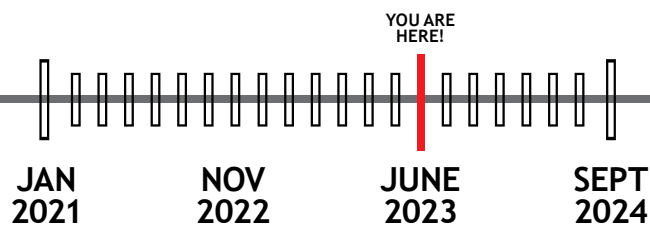
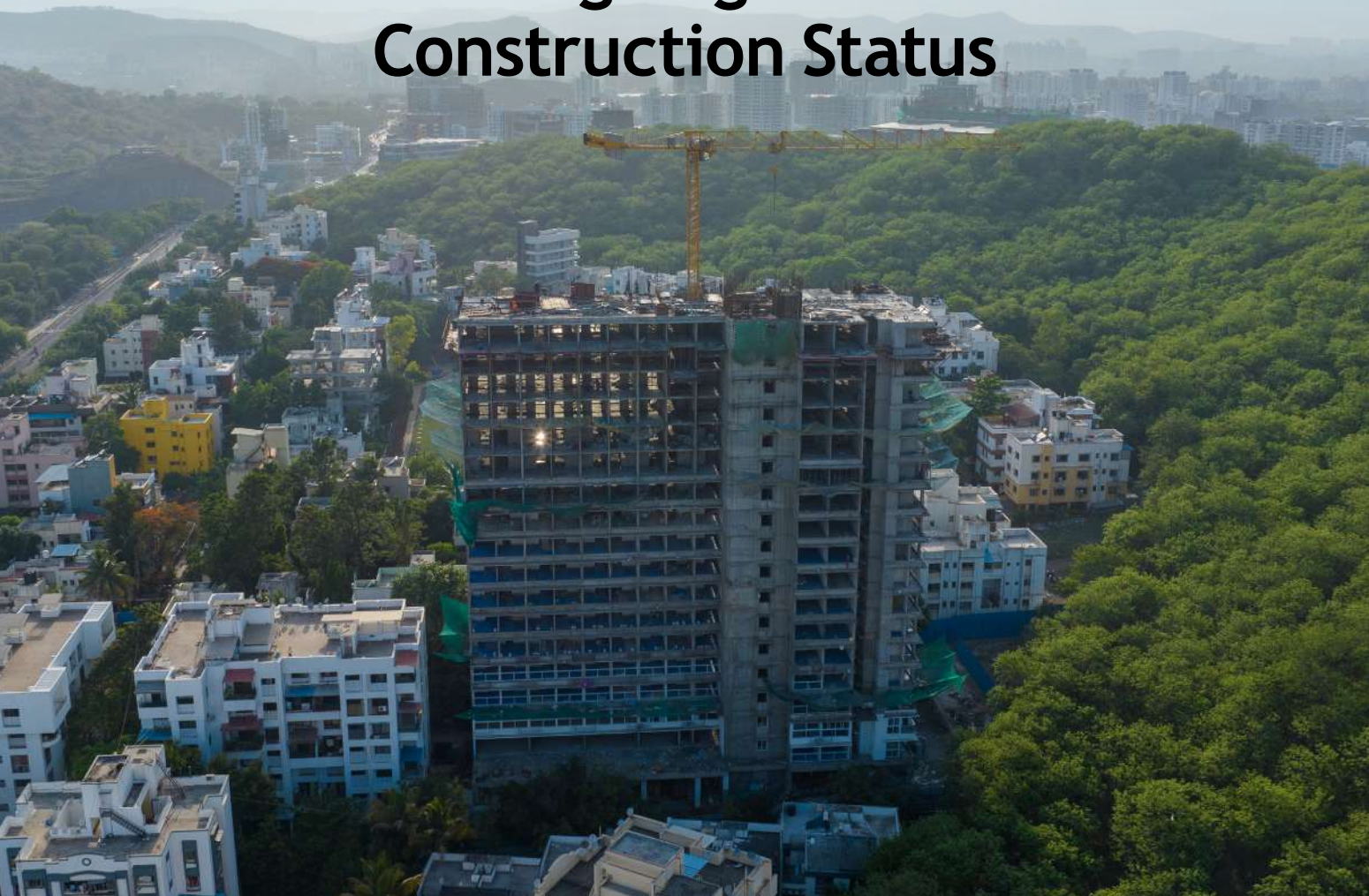


VJ TOWN CENTRE
EXTERNAL PRIMER WORK IS IN PROGRESS. TOP
TERRACE FABRICATION WORK IS IN PROGRESS.

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



Ongoing Site Construction Status





VJ INDILIFE
TOP TERRACE EAST SIDE SHUTTERING
IS IN PROGRESS. WATERPROOFING WORK
IS IN PROGRESS AT 11TH FLOOR.

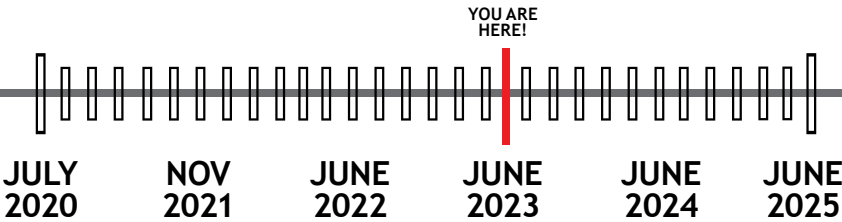


VJ INDILIFE
INTERNAL UNITS FLOORING WORK IS
IN PROGRESS AT 9TH FLOOR.

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Ongoing Site Construction Status





VJ HAPPINESS STREET - RHS
GF BACK SIDE RETAIL SHOPS DOOR
FRAME AND SHUTTER FIXING WORK IS
IN PROGRESS.



VJ HAPPINESS STREET - RHS
5TH SLAB (SLOPING SLAB) SHUTTERING AND
REINFORCEMENT WORK IS IN PROGRESS.



VJ HAPPINESS STREET- RHS
GF SHOPS FLOORING WORK IS IN PROGRESS.

VJ

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