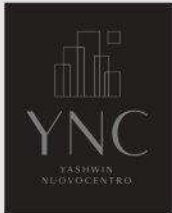


LEVELUP!

2 & 3 BHK PREMIUM RESIDENCES, WAKAD



UNIT PLANS



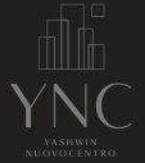
Residences that upgrade
indoor comfort for a premium
living experience

2 BHK
734 SQFT
CARPET AREA

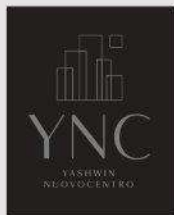
TYPICAL UNIT PLAN



Residences that upgrade
indoor comfort for a premium
living experience



3 BHK
969 SQFT
CARPET AREA
TYPICAL UNIT PLAN

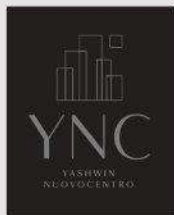


Residences that upgrade
indoor comfort for a premium
living experience

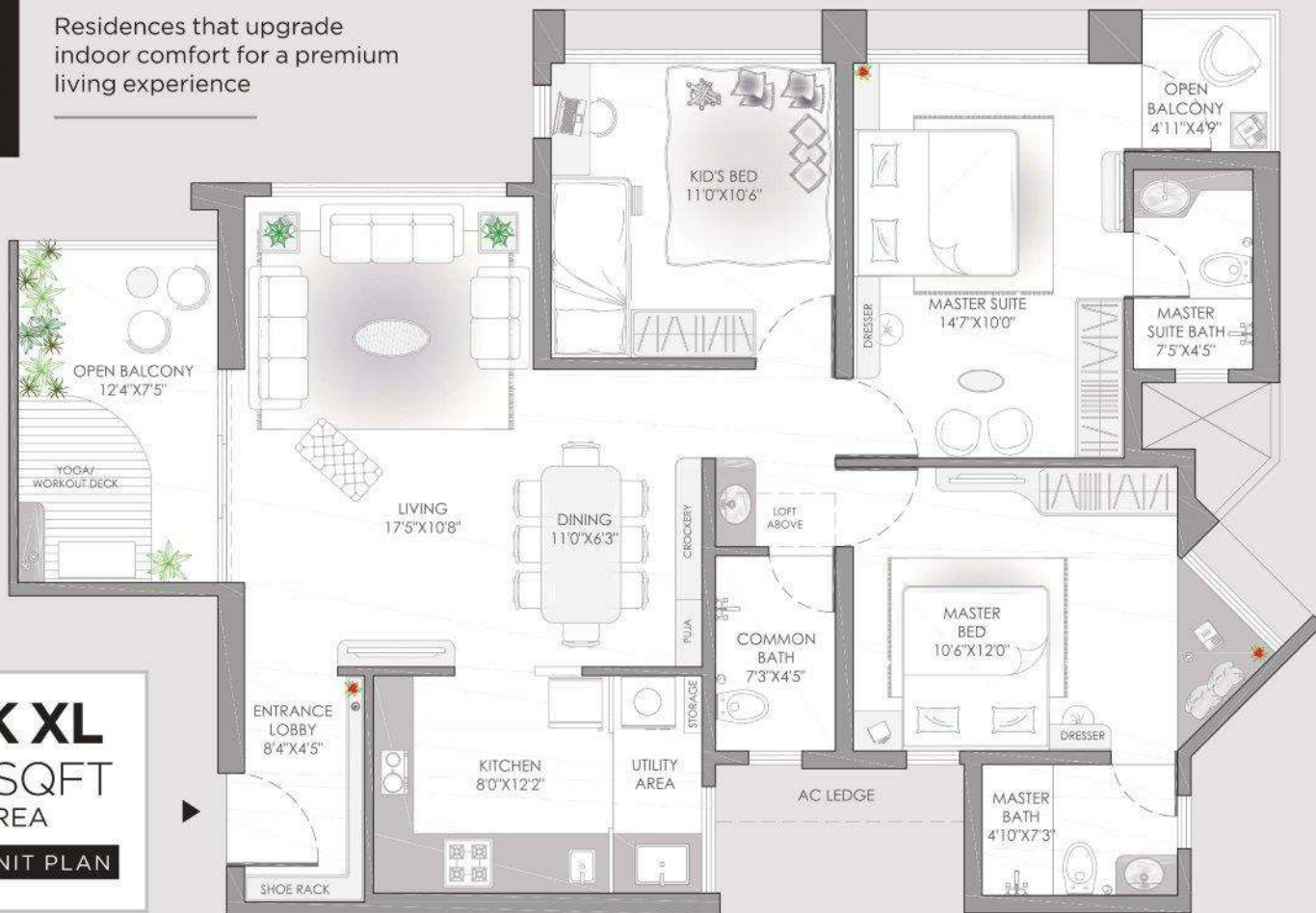
3 BHK
974 SQFT
CARPET AREA

TYPICAL UNIT PLAN





Residences that upgrade
indoor comfort for a premium
living experience





FLOOR PLANS



A WING

1ST TO 3RD + 16TH TO 28TH
FLOOR PLAN



AREA STATEMENT

FLAT NUMBERS	TYPE OF UNIT	TOTAL CARPET AREA IN SQ.FT.
101, 201, 301, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801	3 BHK	974
102, 202, 302, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802	2 BHK	733
103, 203, 303, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803	2 BHK	733
104, 204, 304, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804	3 BHK	960
105, 205, 305, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805	3 BHK	969
106, 206, 306, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806	3 BHK	985

Disclaimer: 16th, 21st and 26th floors have refuge area. Please refer to the sanctioned plans for details. The final allotments are subject to approval from the MahaRERA authority.

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A WING

4TH TO 15TH
FLOOR PLAN

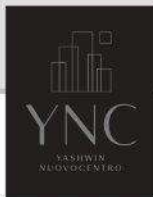


AREA STATEMENT

FLAT NUMBERS	TYPE OF UNIT	TOTAL CARPET AREA IN SQ.FT.
401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501	3 BHK	974
402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502	2 BHK	733
403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503	2 BHK	733
404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504	3 BHK	960
405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505	3 BHK XL	1070
406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506	3 BHK XL	1086
605, 1105	3 BHK	969
606, 1106	3 BHK	985

Disclaimer: 6th and 11th floors have refuge area. Please refer to the sanctioned plans for details. The final allotments are subject to approval from the Maharashtra authority.

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B WING

1ST TO 28TH
FLOOR PLAN



AREA STATEMENT

FLAT NUMBERS	TYPE OF UNIT	TOTAL CARPET AREA (IN SQ.FT.)
101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801	2 BHK	734
102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802	3 BHK	975
103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803	3 BHK	985
104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804	3 BHK	960
105, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805	2 BHK	733

Disclaimer: 8th, 11th, 16th, 21st and 26th floors have refuge area. Please refer to the sanctioned plans for details. The final allotments are subject to approval from the Maharashtra authority.

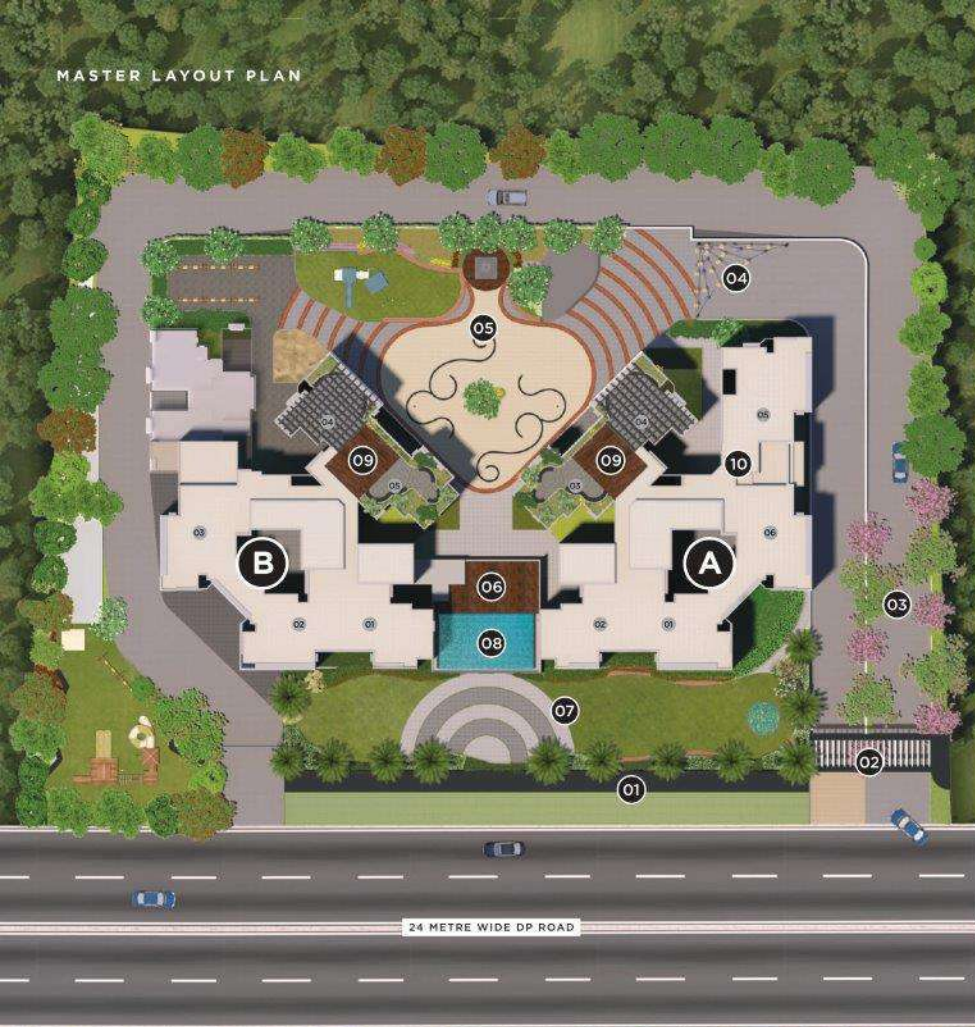
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VIEW OF THE VIBRANT CITY SKYLINE



VIEW OF LANDSCAPED AREAS & AMENITIES

MASTER LAYOUT PLAN



AMENITIES

01 RETAIL AND COMMERCIAL SHOPS

- Premium cafes, grocery and daily utility shopping

02 GRAND ENTRANCE PLAZA

- Security cabin
- Parcel drop-off area

03 MOOD ENRICHING LANDSCAPED DRIVEWAY WITH THEMED LIGHTING AND VERTICAL GREENS

04 KINETIC SCULPTURE

05 INTERGENERATIONAL OPEN SPACES

- Infants' and toddlers' play area
- Senior citizens' and parents' seating area
- Sensory planter beds
- Adults' and children's swings under trees
- Rock garden
- Multi-deity temple arena for festivities and celebrations
- 200 Metre walking and jogging track
- Open ground for free play and ball games
- Skate-boarding and wave-boarding plaza

06 COVERED PARTY SPACE

- Sculpture elements as seating
- Multi-use counter tops

07 VEHICLE-FREE LANDSCAPED PODIUM

- Free open lawn area for parties, evening conversations and more
- Privacy plantation edge along apartment and road-front
- Edge seating along plantation
- Stepped organic farming
- Lotus pond

08 CLUB YNC

- Multipurpose air-conditioned hall
- Gym and fitness centre
- Semi-covered temperature-controlled edge swimming pool

09 ROOFTOP AMENITIES

- Bougainvillea pergola with seating for get-togethers
- Open-to-sky seating
- Pantry counter tops
- Barbeque space
- Safety edge plantation

10 BUILDING ENTRANCE LOBBY AND SPACES

- Business centre
- End-to-end property solutions with concierge desk
- Fully furnished air-conditioned guest suites
- Driver's quarters
- Facility Manager's office and society store room

NUMBERS MENTIONED IN GREY CIRCLE ARE UNIT NUMBERS

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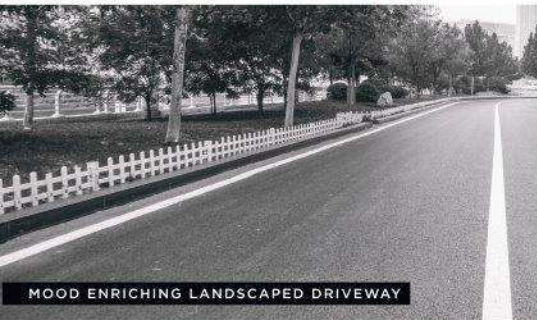
Disclaimer: This layout is for explanation purpose only.
Please refer to the sanctioned plans for details.

VJ
VILAS
JAVDEKAR
DESIGNERS





ROOFTOP BARBEQUE SPACE



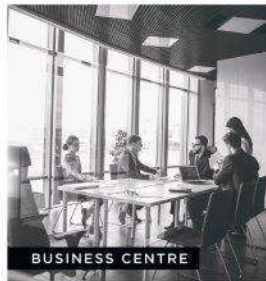
MOOD ENRICHING LANDSCAPED DRIVEWAY



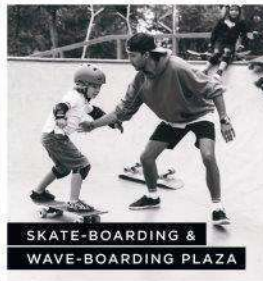
TEMPERATURE-CONTROLLED
EDGE SWIMMING POOL OVERLOOKING PODIUM



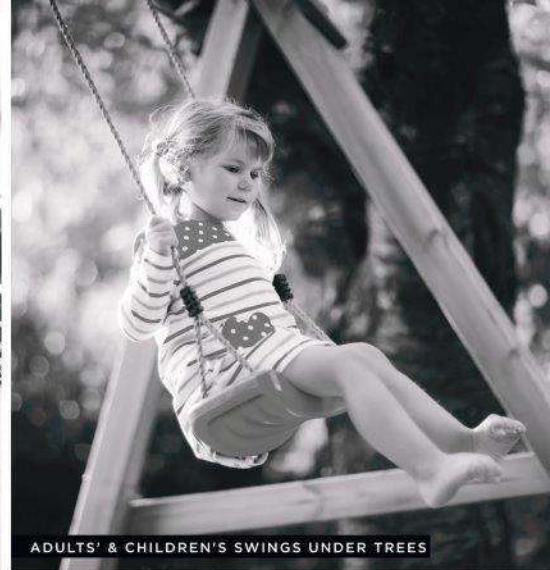
GYM & FITNESS CENTRE



BUSINESS CENTRE



SKATE-BOARDING &
WAVE-BOARDING PLAZA



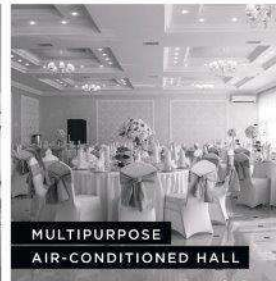
ADULTS' & CHILDREN'S SWINGS UNDER TREES



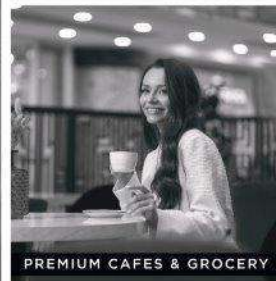
FULLY FURNISHED AIR-CONDITIONED GUEST SUITES



ROOFTOP LEISURE SPACES



MULTIPURPOSE
AIR-CONDITIONED HALL



PREMIUM CAFES & GROCERY



DESIGN FEATURES

9 DESIGN PRINCIPLES OF VJ Homes 2.0

- FRESH, CLEAN AIR
- HYGIENE & SAFETY PROTOCOLS
- MENTAL WELL-BEING
- MULTI-GENERATIONAL LIVING
- TRADITIONAL VALUES & MODERN TECH
- INDOORS WITH MORE OUTDOORS
- FOSTERING LEARNING
- COEXISTENCE OF ME-TIME & WE-TIME
- CLASSIC SPECIFICATIONS

2 BHK THOUGHTFULLY DESIGNED RESIDENCES
WITH 65+ DESIGN FEATURES



01 ENTRANCE LOBBY : 4'3" X 7'0"

- Space for umbrella, helmet & shoe rack
- Pvc installed hooks on main door frame for 'Toran'
- 3'5" wide entrance door for furniture / granular
- All entrances facing East-West
- Sanitation desk space

02 LIVING + DINING : 16'3" X 10'6"

- Video door phone for safety & security
- Provision for chandelier / central music system point
- Dedicated space for Puja and / or multi-utility storage
- 5 seater sofa space
- Low level charger point near the seating area
- USB switch and telephone point
- Co-learning wall / gallery wall in front of dining
- TV view from living room + dining
- AC Point
- Cross ventilation designed for better IAQ

03 COVERED SITOUT : 10'6" X 9'11"

- Granite ledge in balcony for cups, candles, vases, breakfast, etc.
- Planters / vertical garden with suggested species according to direction of home
- Plug point in sit-out for lights, mobile charging & various utilities
- Space for 'home workout' pull-out baton on wall or on corner
- Space for workout and yoga with privacy

04 KITCHEN : 11'2" X 7'3"

- Electrical & water supply point above the sink for water purifier
- Kitchen sink designed with dedicated space to keep scrubber / soap / bottles etc.
- Small sink to wash vegetables and fruits
- Privacy for kitchen to living
- Parallel kitchen platform
- Planned electrical points for mixer, fridge & microwave

05 UTILITY AREA : 5'4" X 7'3"

- Additional sink to wash utensils
- Space to keep utility items below sink
- Provision for clothes drying line above
- Planned space for dishwasher above washing machine
- Planned space for washing machine with plumbing and electrical points
- Provision of wall-mounted utensils drying rack above sink
- Provision for exhaust fan point

06 COMMON BATH : 4'3" X 6'7"

- Provision for exhaust fan point

07 PASSAGE : 3'0" wide

- Inverter backup for all lights & fan points
- Loft in passage for inverter
- Storage space below common WHB for toiletries
- Wi-Fi router point in center of home

08 KID'S BEDROOM : 10'0" X 11'0"

- Planned space for study table with charging point
- Activity wall for kid's room for blackboard / screen / ladder play etc.
- Bunk bed proposed on 2 axis for maximum free activity space
- Natural light and ventilation to keep kids energised
- 411" length wardrobe space
- Wall to wall full height window for more natural light

09 MASTER BED : 10'6" X 13'0"

- 5'5" length wardrobe space
- Bed direction as per Vastu
- Sliding doors for maximum space usage
- Mobile charging points for 'M' & 'HER' along both sides of Master Bed
- Cross ventilation designed for better IAQ
- Provision of AC Point
- Corner window for better view
- USB Point
- TV Point where you can enjoy Netflix
- Planned space for study table with charging point
- Planned space for chest of drawers
- Planned space for dressing table

10 MASTER BATH : 7'7" X 4'9"

- Provision for exhaust fan point
- Tile drop for wet-dry area separation
- Laundry space below Master WHB counter
- Heat dryer point above the point
- Space on counter-top for aroma candles / pot-pouri
- Solar heater water supply
- Granite counter for Master WHB

11 PRIVATE BALCONY : 4'7" X 4'11"

- 2nd Balcony for more openness
- Private conversations relaxing cove

9 DESIGN PRINCIPLES OF VJ Homes 2.0

- FRESH, CLEAN AIR
- HYGIENE & SAFETY PROTOCOLS
- MENTAL WELL-BEING
- MULTI-GENERATIONAL LIVING
- TRADITIONAL VALUES & MODERN TECH
- INDOORS WITH MORE OUTDOORS
- FOSTERING LEARNING
- COEXISTENCE OF ME-TIME & WE-TIME
- CLASSIC SPECIFICATIONS

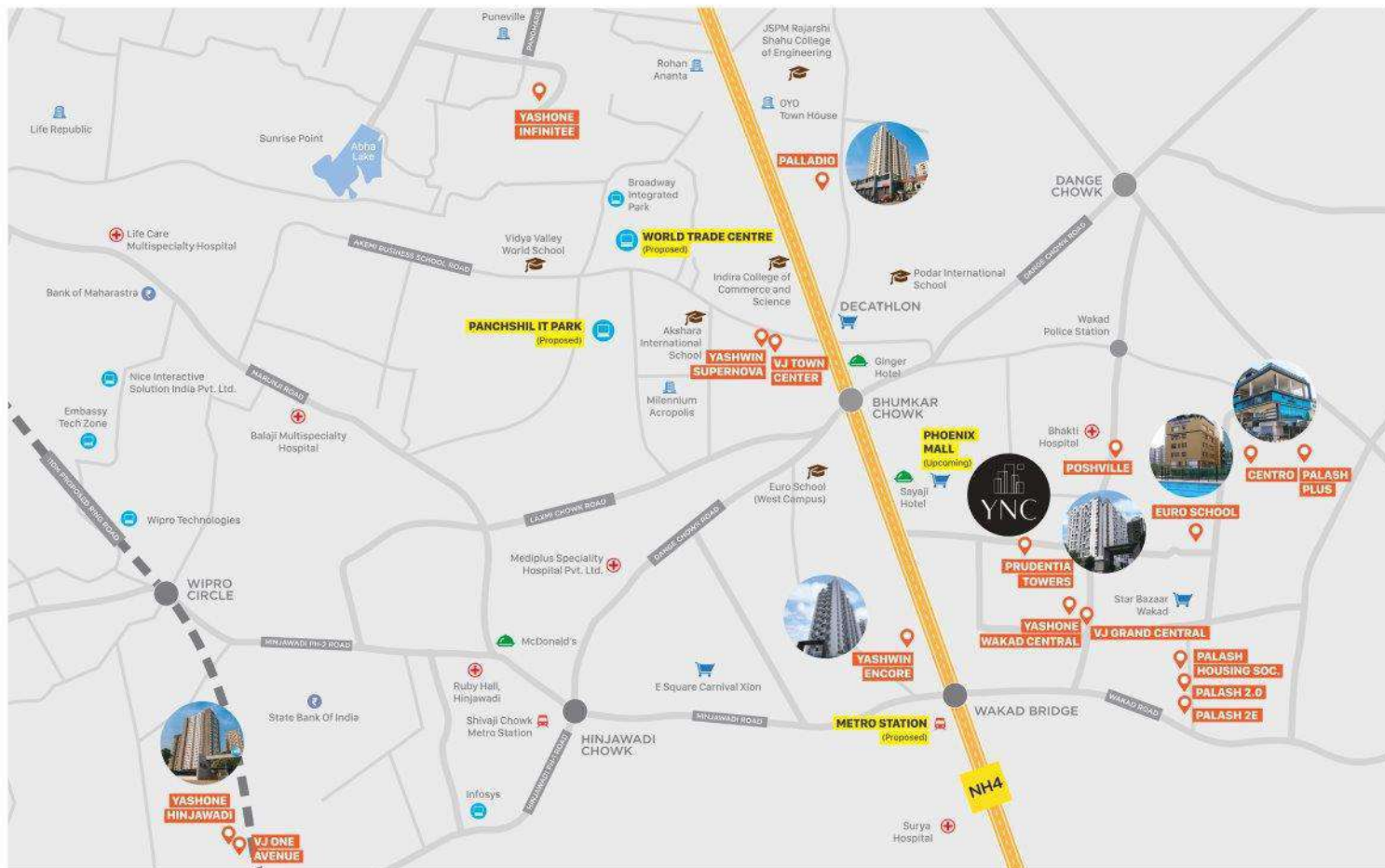
3 BHK XL THOUGHTFULLY DESIGNED RESIDENCES WITH 75+ DESIGN FEATURES



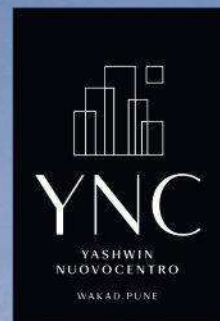
- ENTRANCE LOBBY : 8'9"X4'0"**
 - Space for umbrella, helmet & shoe rack
 - Puja installed hooks on main door frame for 'Toran'
 - 3'5" wide entrance door for furniture / grandeur
 - All entrances facing East-West
 - Sanitation desk space
- LIVING ROOM : 17'5"X10'8"**
 - Video Door Phone for safety & security
 - Provision for chandelier / central music system point
 - L-shaped living-dining space for achieving privacy and flexibility in spaces
 - 8 seater sofa space
 - Low level changer point near the seating area
 - USB switch and telephone point
 - Sliding doors for maximum space usage, natural light & ventilation
 - 160-degree TV view from living & dining
 - Wall to wall full height window for grandeur
- OPEN BALCONY : 12'4"X7'3"**
 - Granite ledge in balcony for cups, candles, vases, breakfast, etc.
 - Space for planters / vertical garden
 - Plug point in sit-out for lights, mobile charging & various utilities
 - Space for 'home workout' pull-out station on wall or pet's corner
 - Space for workout and yoga with privacy
- DINING : 10'5"X8'1"**
 - AC Point
 - 160-degree TV view from living & dining
 - Co-learning wall / gallery wall in front of dining
 - East-west facing space for Puja
- KITCHEN : 8'0"X12'2"**
 - Electrical & water supply point above the sink for water purifier
 - Kitchen sink designed with dedicated space to keep scrubber / soap / bottles etc.
 - Small sink to wash vegetables and fruits
 - Provision for exhaust fan point
 - L - kitchen platform
 - Planned electrical points for mixer, fridge & microwave
- UTILITY AREA : 5'4"X7'5"**
 - Additional sink to wash utensils
 - Space to keep utility items below sink
 - Provision for clothes drying line above
 - Planned space for dishwasher above washing machine
 - Planned space for washing machine with plumbing and electrical points
 - Provision of wall-mounted utensils drying rack above sink
 - Vertical storage space for utilities
- COMMON BATH : 7'3"X4'5"**
 - Provision for exhaust fan point
- PASSAGE : 5'0" wide**
 - Inverter backup for all lights & fan points
 - Isolated in passage for inverter
 - Storage space below common WHB for toiletries
 - Wi-Fi router point in center of home
 - Common over counter WHB outside toilet
- KID'S BEDROOM : 11'0"X10'6"**
 - Planned space for study table with charging point
 - Activity wall for kid's room for blackboard / screen / ladder play etc.
 - Bunk bed provision on Z-axis for maximum free activity space
 - Cross ventilation designed for better IAQ
 - 4'7" length wardrobe space
 - Wall to wall full height window for more natural light
- MASTER BED : 10'6"X12'0"**
 - 5'1" length wardrobe space
 - Bed direction as per Vastu
 - Sealing ledge by window for your 'Me-Time'
 - Mobile charging points for 'HIM & HER' along both sides of Master Bed
 - Cross ventilation designed for better IAQ
 - Provision of AC Point
 - Corner window for better view
 - Planned space for dressing table
- MASTER BATH : 4'10"X7'5"**
 - Provision for exhaust fan point
 - Tile drop for wet-dry area separation
 - Laundry space below Master WHB counter
- MASTER SUITE : 14'7"X10'0"**
 - 10'0" length wardrobe space
 - Sliding doors for maximum space usage
 - Mobile charging points for 'HIM & HER' along both sides of Master Suite Bed
 - USB Point
 - Bed direction as per Vastu
 - TV Point where you can enjoy Netflix
 - AC Point
 - Planned space for dressing table
 - Planned space for study / WFH with charging point
 - Wall to wall full height window for grandeur
- MASTER SUITE BATHROOM : 7'5"X4'5"**
 - Hair dryer point / shaver's point
 - Tile drop for wet-dry area separation
 - Space on counter-top for aroma candles / pot-pourri, etc.
 - Provision for exhaust fan point
 - Laundry space below Master Suite WHB counter
 - Solar heater water supply
 - Granite counter for Master Suite WHB
- PRIVATE BALCONY : 4'11"X4'0"**
 - All units having 2 balconies for more openness
 - Private conversations relaxing cove

1 LOCATION. 15 YEARS.
15 ICONIC CREATIONS.

VJ



Disclaimer : This is for ease of understanding and explanation purpose, not too scale



Art 01's Inspiration

