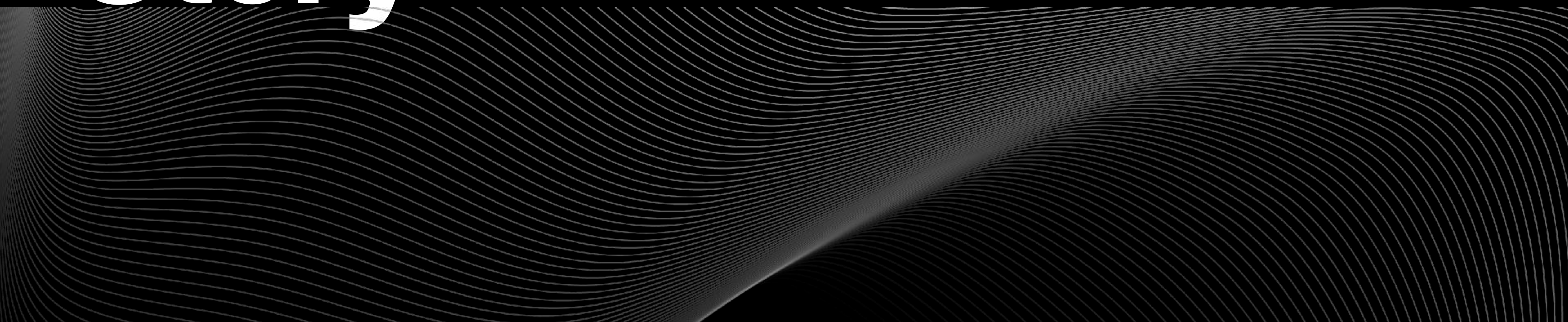


VJ

VILAS  
JAVDEKAR  
DEVELOPERS

# Growth Story



# EAST PUNE - 2002

VJ

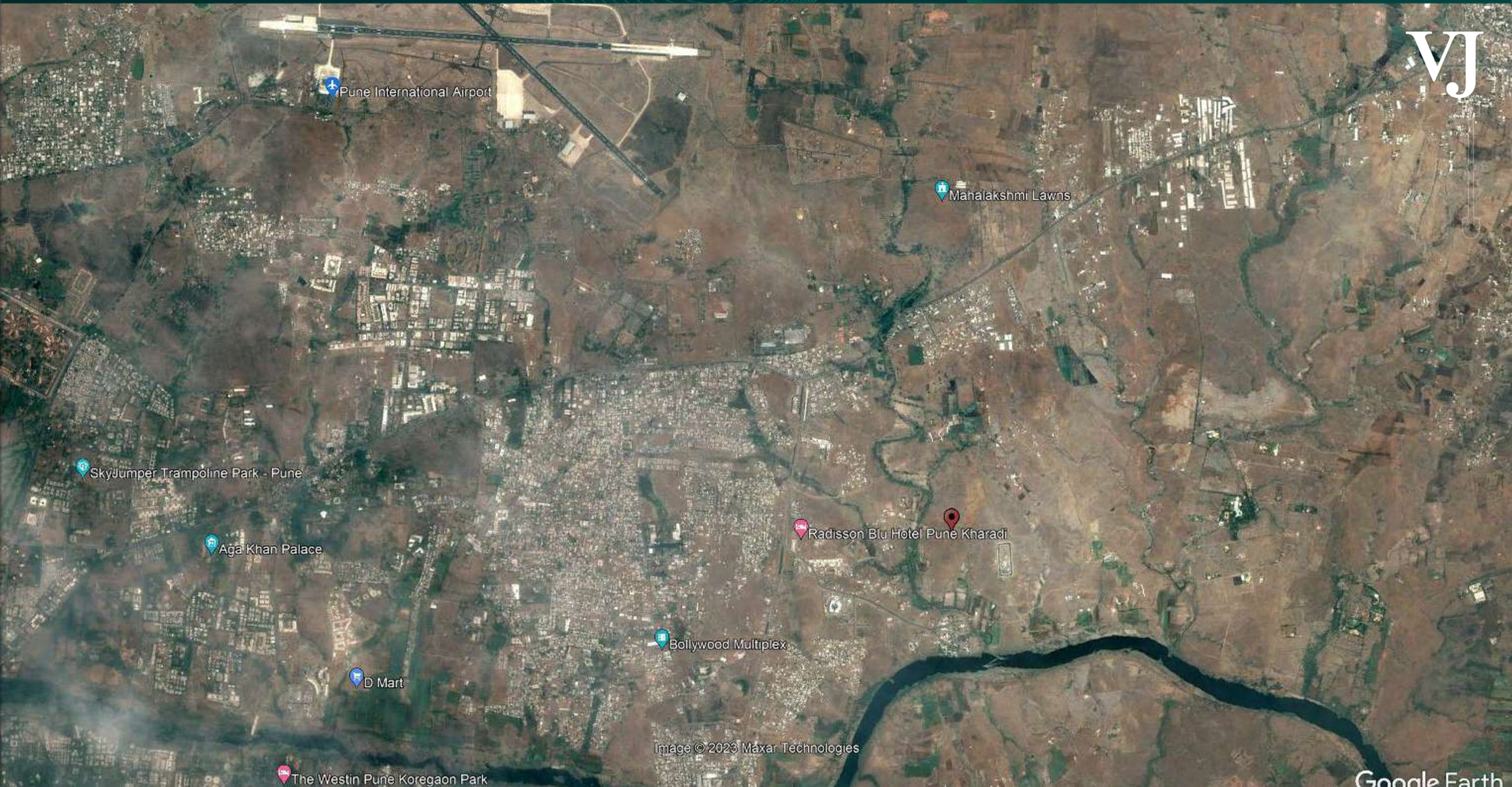


Image © 2023 Maxar Technologies

Google Earth

# EAST PUNE - 2009

VJ

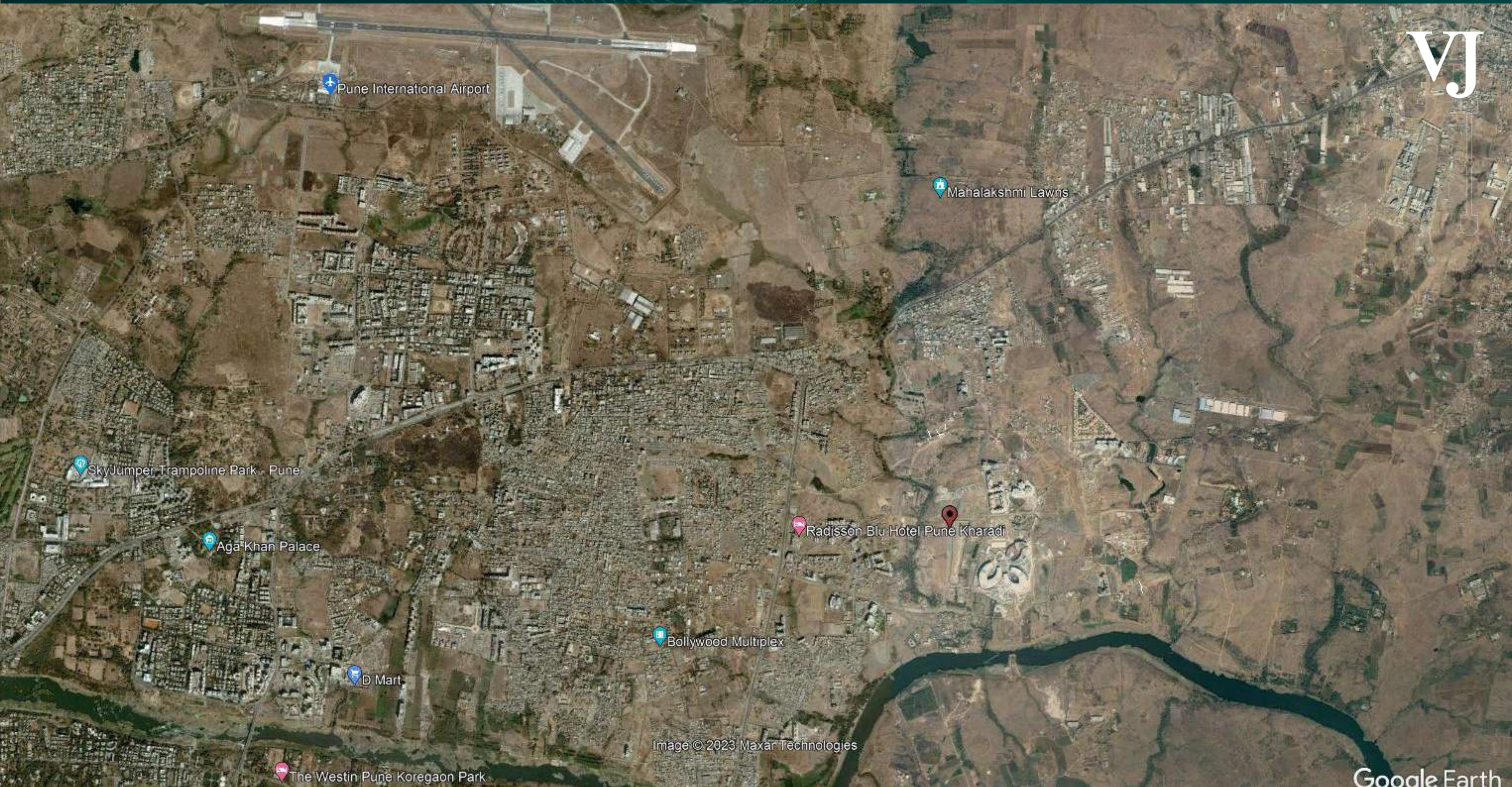


Image © 2023 Maxar Technologies

Google Earth

# EAST PUNE - 2019

VJ

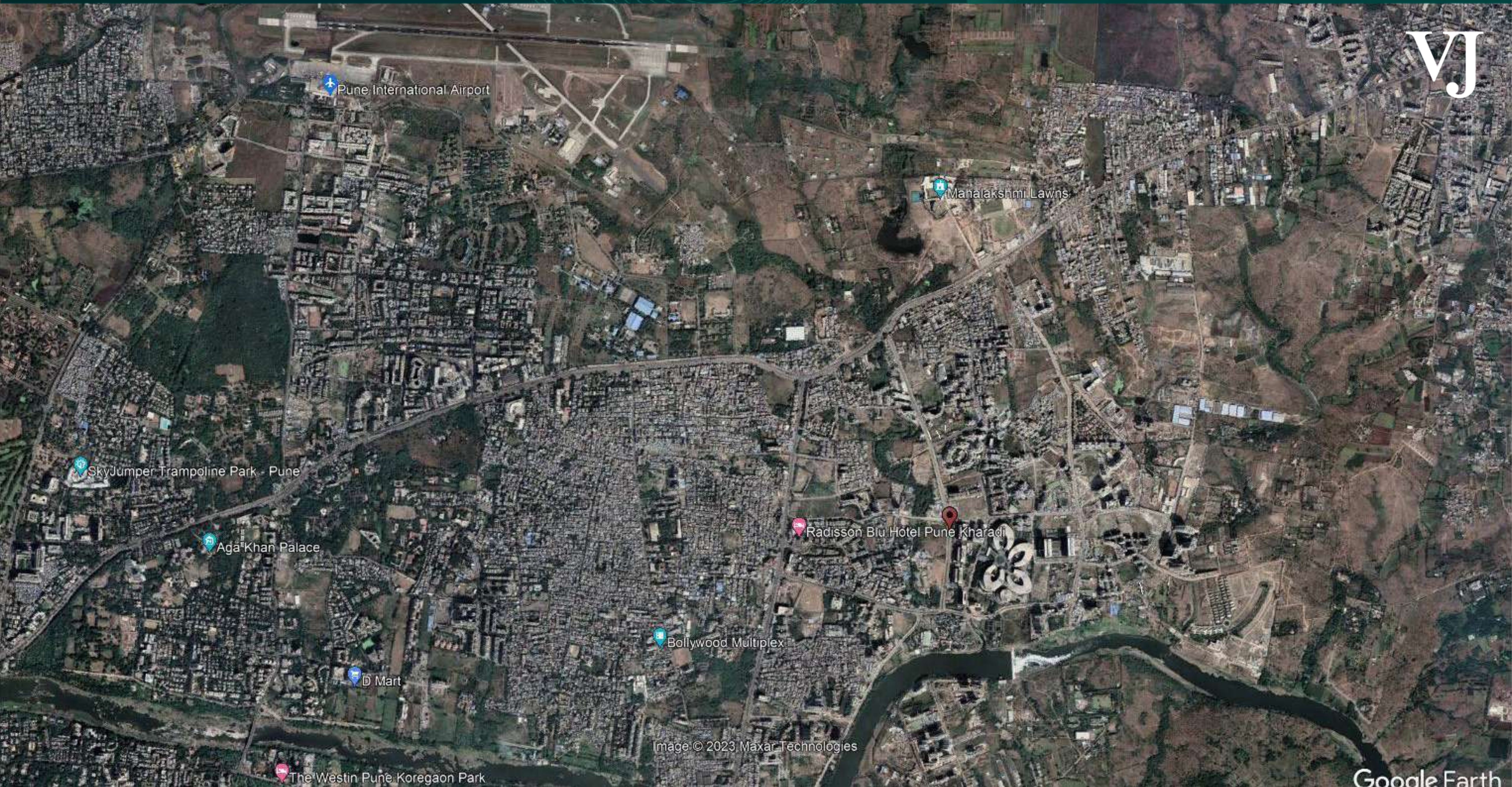
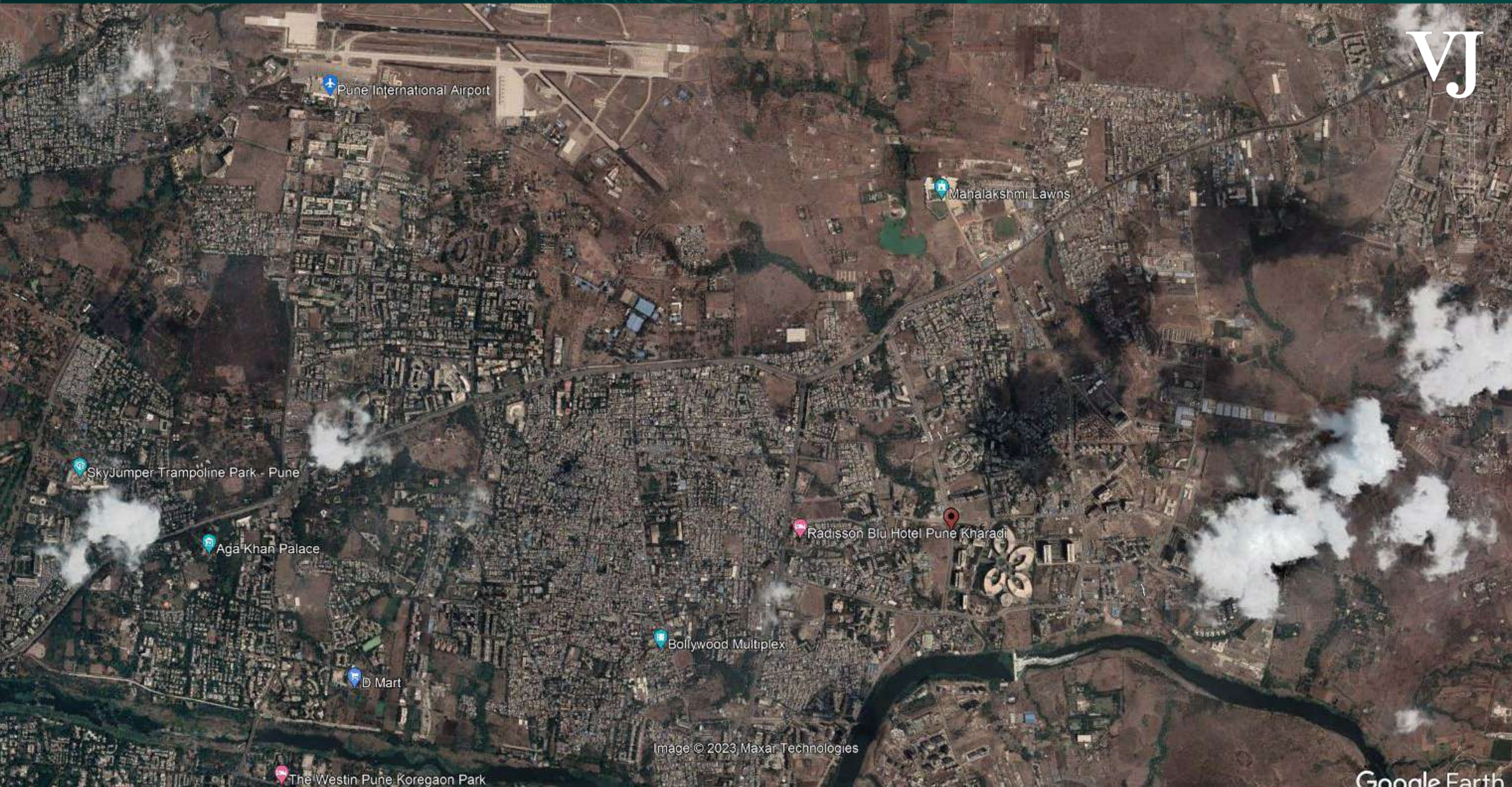


Image © 2023 Maxar Technologies

Google Earth

# EAST PUNE - 2021

VJ



Pune International Airport

Mahalakshmi Lawns

SkyJumper Trampoline Park - Pune

Aga Khan Palace

D Mart

The Westin Pune Koregaon Park

Bollywood Multiplex

Radisson Blu Hotel Pune Kharadi

Image © 2023 Maxar Technologies

Google Earth

# EAST PUNE - 2023

VJ

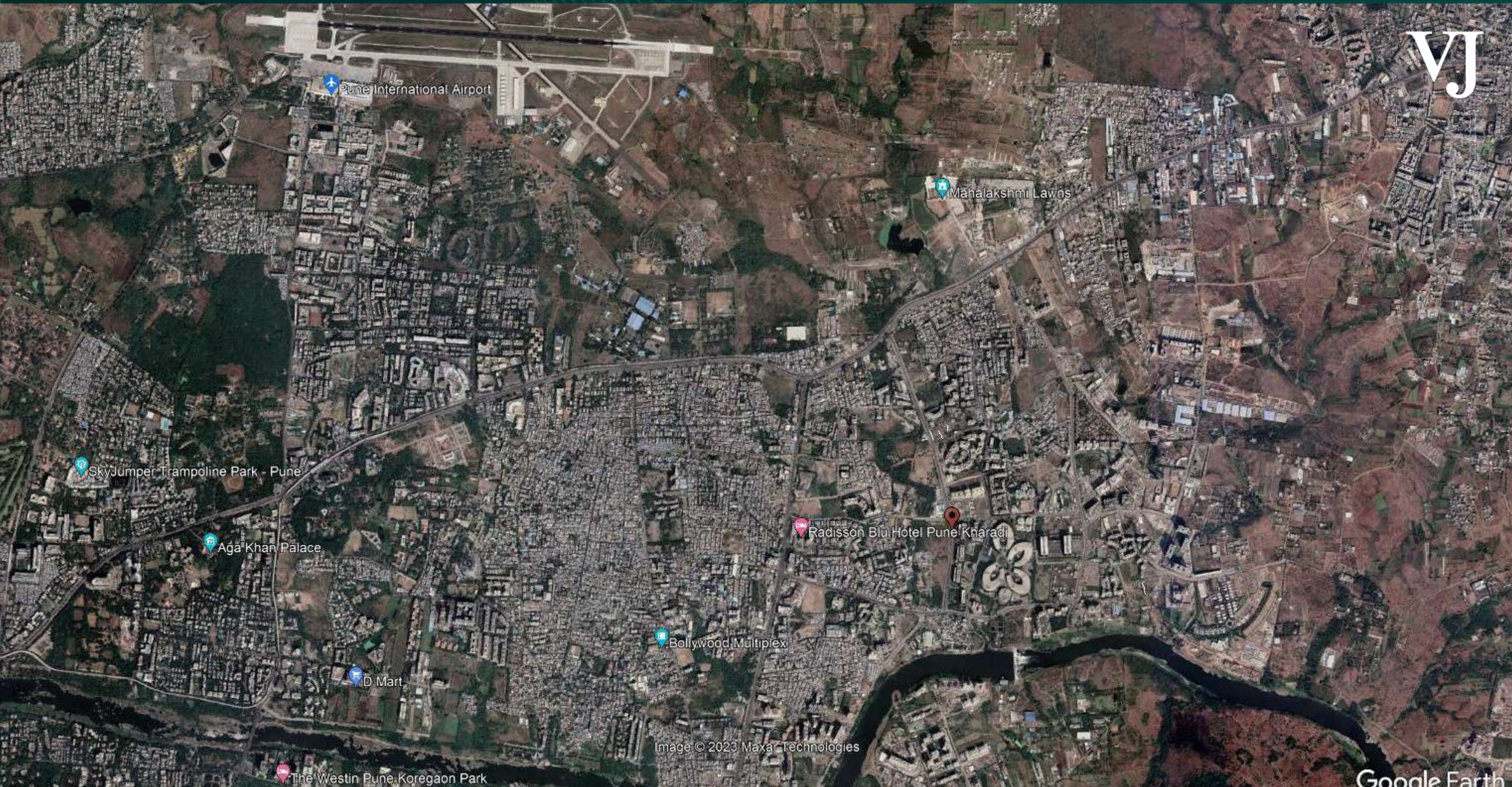


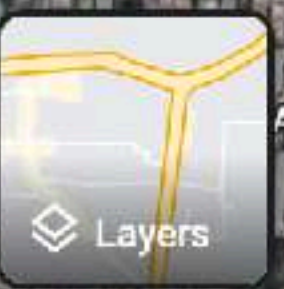
Image © 2023 Maxar Technologies

Google Earth

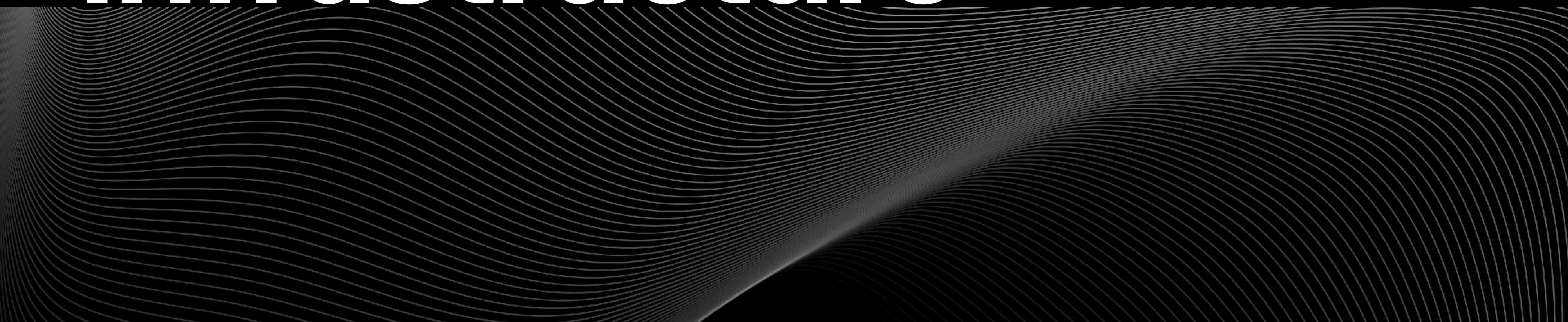
- Restaurants
- Hotels
- Things to do
- Transit
- Parking
- Pharmacies
- ATMs



# IN THE HEART OF KHARADI



# Current Infrastructure



# **KHARADI**

**AND ITS NEIGHBOURHOOD**

**IT hubs, educational institutions, healthcare avenues, lifestyle destinations, you name it & Kharadi has it all.**

# It's a suburb that has evolved into being superb in just a few years



Public Infrastructure



A hub of IT



Global Education



City Access



Water Supply



Lifestyle Quotient



Ample Security



Green Zones



Sports Infra



Future of transport

**THE BEST  
— OF —  
KHARADI**

VJ



Proximity to WTC AND EON IT Park, Lets You Walk To Work, Everyday.

**THE BEST  
— OF —  
KHARADI**

VJ

Live at the Heart of Kharadi, Pune's Fastest Growing Neighbourhood.

**THE BEST  
— OF —  
KHARADI**

VJ

Get Easy Access to Columbia Asia, Medipoint and Rising Medicare.

**THE BEST  
— OF —  
KHARADI**

VJ

Give Your Kids the Best Education With Schools Like Eurokids, Phoenix World and More.

**THE BEST  
— OF —  
KHARADI**



Live Next to the Best of Shopping - Entertainment at Phoenix Marketcity and Amanora.

# Future Growth Potential



# DEVELOPMENT PLAN : KHARADI

A DP or the development plan is the PMC's vision or blueprint of 20 years for identification and planning of land for various uses like

Commercial

Residential

Roads

School

Hospitals

Civic Infra

TOWARDS VIMAN NAGAR

UPPER KH



WADGAON SHERI

KHARADI

EON IT PARK

YASHWIN ORIZZONTE

LEGEND

- COMMERCIAL ZONE
- RESIDENTIAL ZONE
- FOREST ZONE
- GARDEN AND PARK
- SOFTWARE PARK
- PROPOSED RING ROAD
- PUBLIC ZONE



ORCE HEIGHT RESTRICTION ZONE  
MULA WUTHA RIVER



PALLADIO

# VJ Brand Hierarchy

---

VJ Brand Universe - Home Buyers' Definition

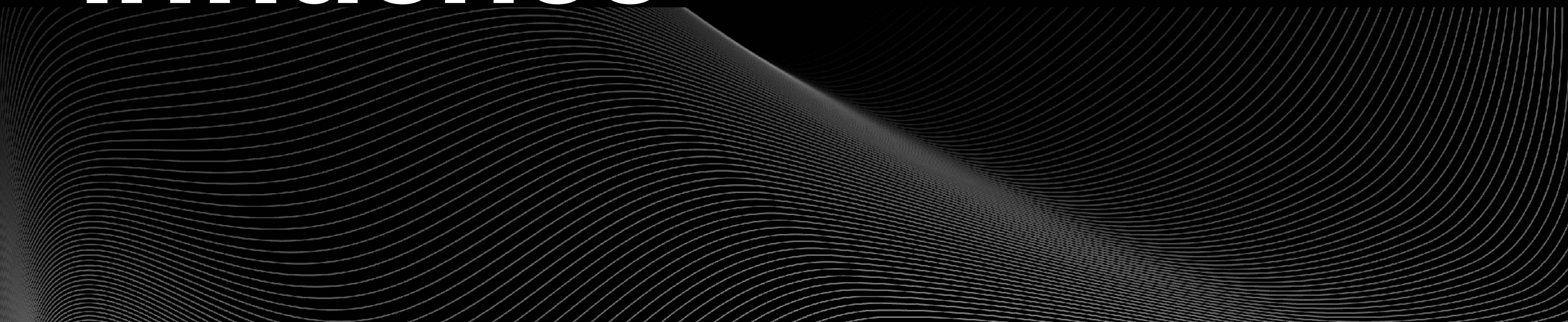
Brands...	What they stand for...
<b>Portia</b>	Sense of Pride
<b>Palladio</b>	Achievers destination
<b>Yashwin</b>	Aspiration of a better life
<b>YashOne</b>	Dream of a home + community
<b>IndiLife</b>	Beyond Home-buying



Location	Future Land	Center Forward	City Center	Status Symbol
Home	1-2-3 BHK	2-3 BHK	2XL, 3 & 4 BHK	4 BHK +
Price Band	60 L - 90 L	80 L - 1.35 CR	1 CR - 2 CR	3 CR+
Character	Bold	Vibrant	Stylish	Subtle

Above mentioned prices are indicative and hold no resemblance to the actual pricing for any particular VJ project.

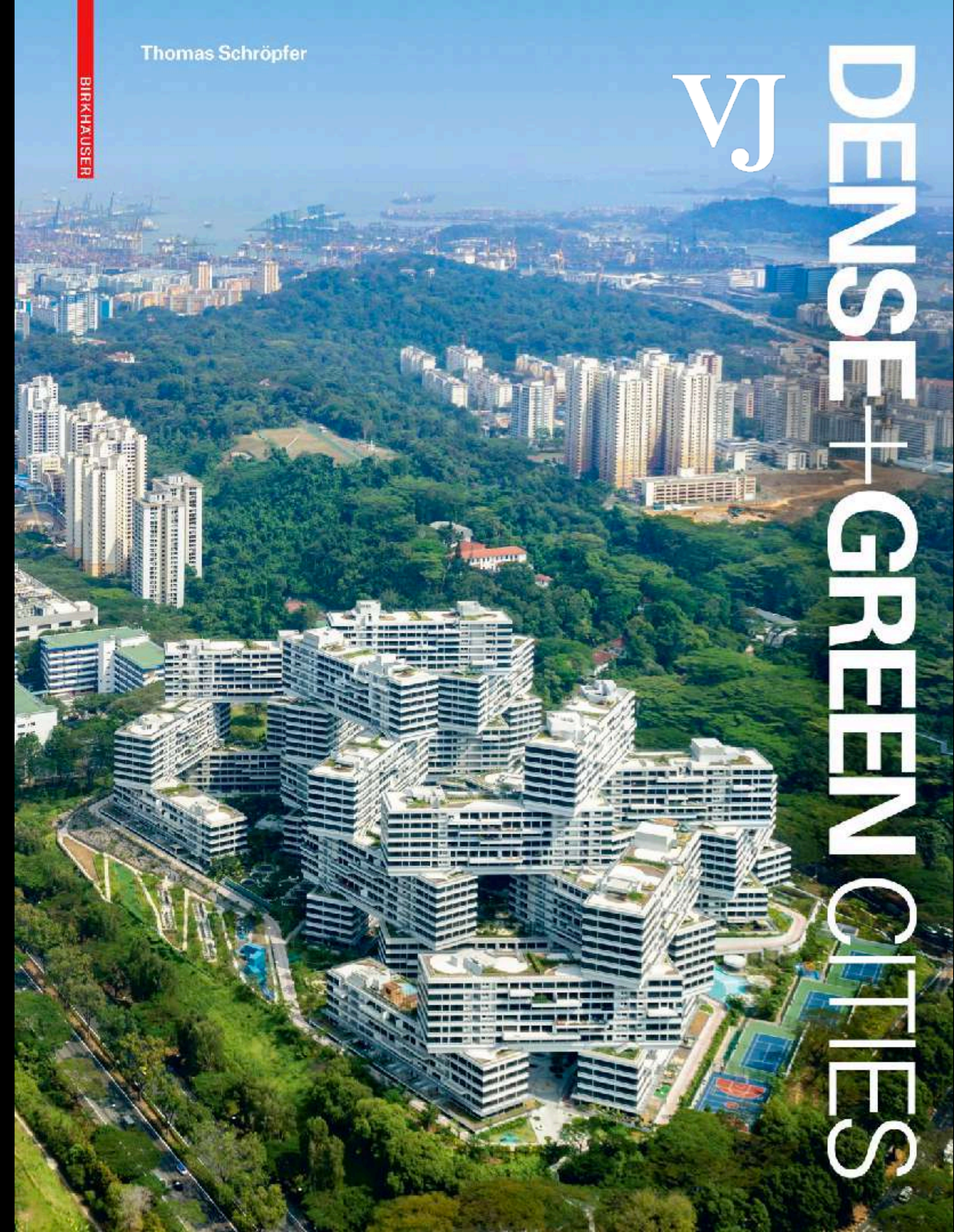
# Design Influence



VJ

# Singapore

**“Singapore has been a very interesting case study to look at as it is very dense and there is an extreme pressure on development. As it grows, the only way the city can go is up - to become a vertical city.**



BIRKHAUSER

Thomas Schröpfer

VJ  
DENSE + GREEN CITIES



**Singapore's vertical green landscape has added much dimension to what vertical green cities can look like. Landscaping in its complete sense is a lot more than just aesthetics. The transformation of Singapore has been very exciting – despite there still being a long way to go.**



**“Singapore is now pushing the bar even higher toward a ‘city in nature’, which is a very different approach to how cities should be in future. Singapore is showing cities globally how it can be done. Creating this type of urban environment is not just about adding plants here and there, but how you plug yourself into the larger urban system. Singapore is taking big strides ahead.”**

# INTRODUCING



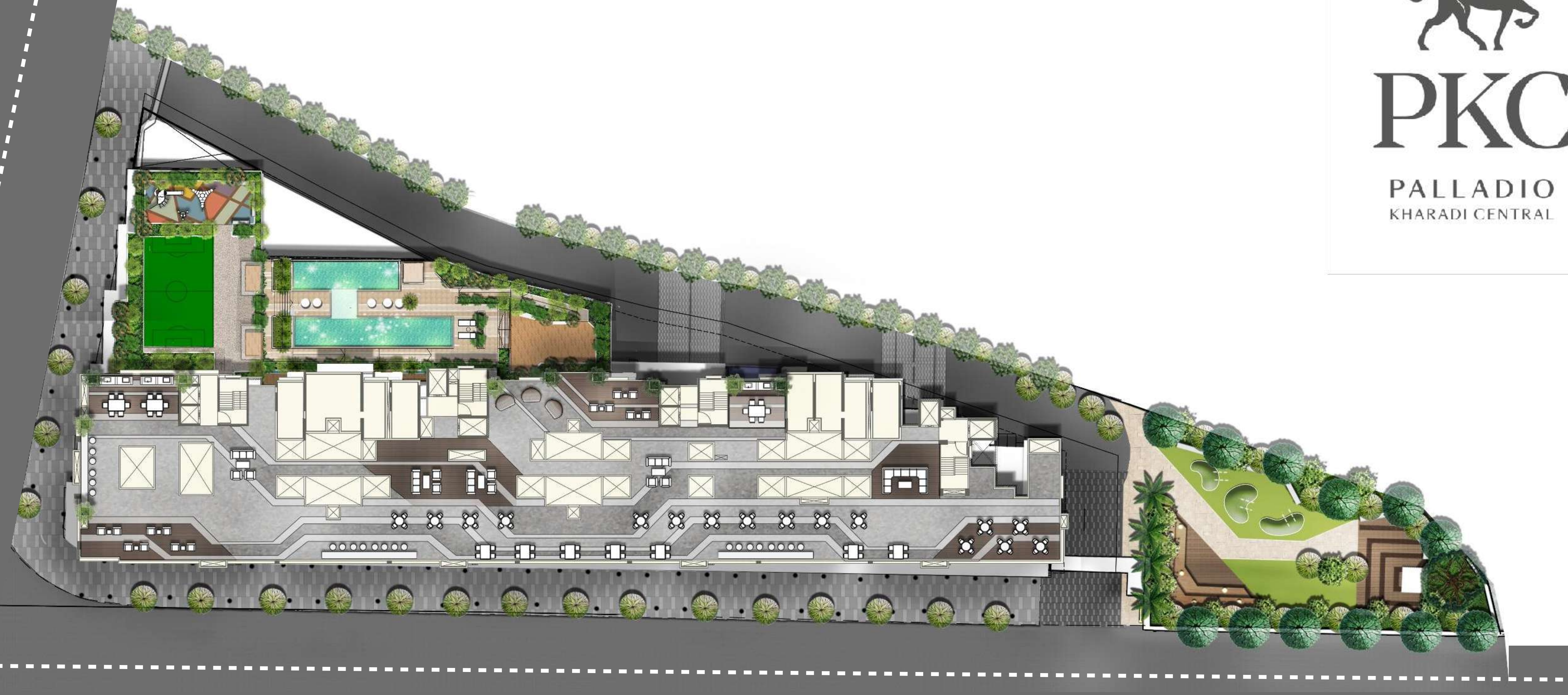
PKC

PALLADIO  
KHARADI CENTRAL

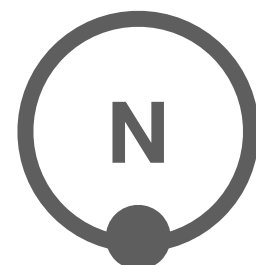


# PKC

PALLADIO  
KHARADI CENTRAL



KHARADI  
CENTRAL  
CHOWK





VJ

# MASTER LAYOUT AND ZONING

## RETAIL ZONE

At Ground Level

- High Street Retail
- Convenience Shopping
- 35 Retail Shops
- 3 M & 4.5 M

KHARADI  
CENTRAL  
CHOWK







VJ

# MASTER LAYOUT AND ZONING

## ENTRANCE ZONE

At Ground Level

- Entrance gateway
- Pickup And Drop Off Point
- Security Cabin And Boom Barriers
- Washrooms For Service Staff

KHARADI CENTRAL CHOWK







VJ

# MASTER LAYOUT AND ZONING

## COMMUNITY ZONE

At Ground Level

- Worship Area
- Garden With Lawn
- Mini Amphitheater
- Flag Hoisting Pole
- Young Kid's Play Area
- Grandparent's Nooks



KHARADI  
CENTRAL  
CHOWK







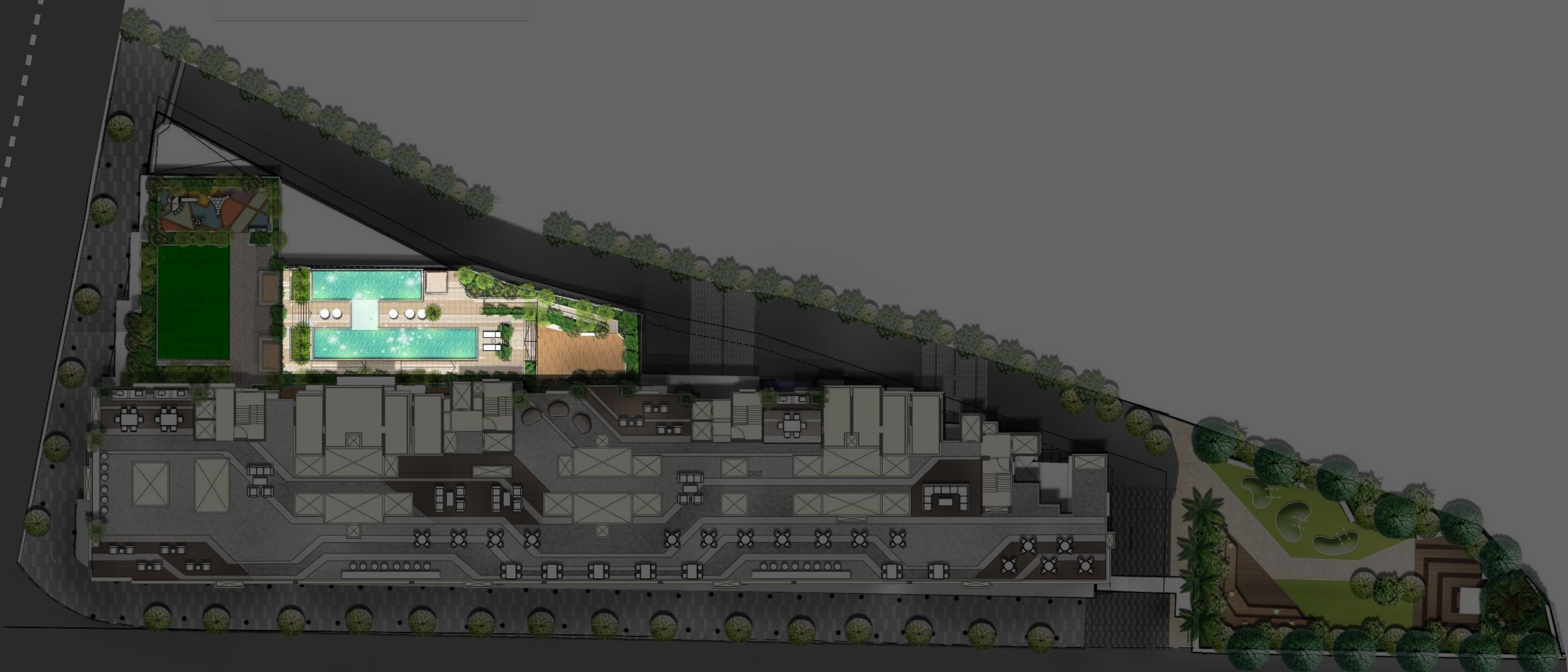
VJ

# MASTER LAYOUT AND ZONING

## SOCIAL ZONE

At Podium Level 1

- Lap Pool
- Leisure Pool
- Viewing pavilion
- Multi Purpose Deck
- Club House
- Wellness Area



KHARADI CENTRAL CHOWK







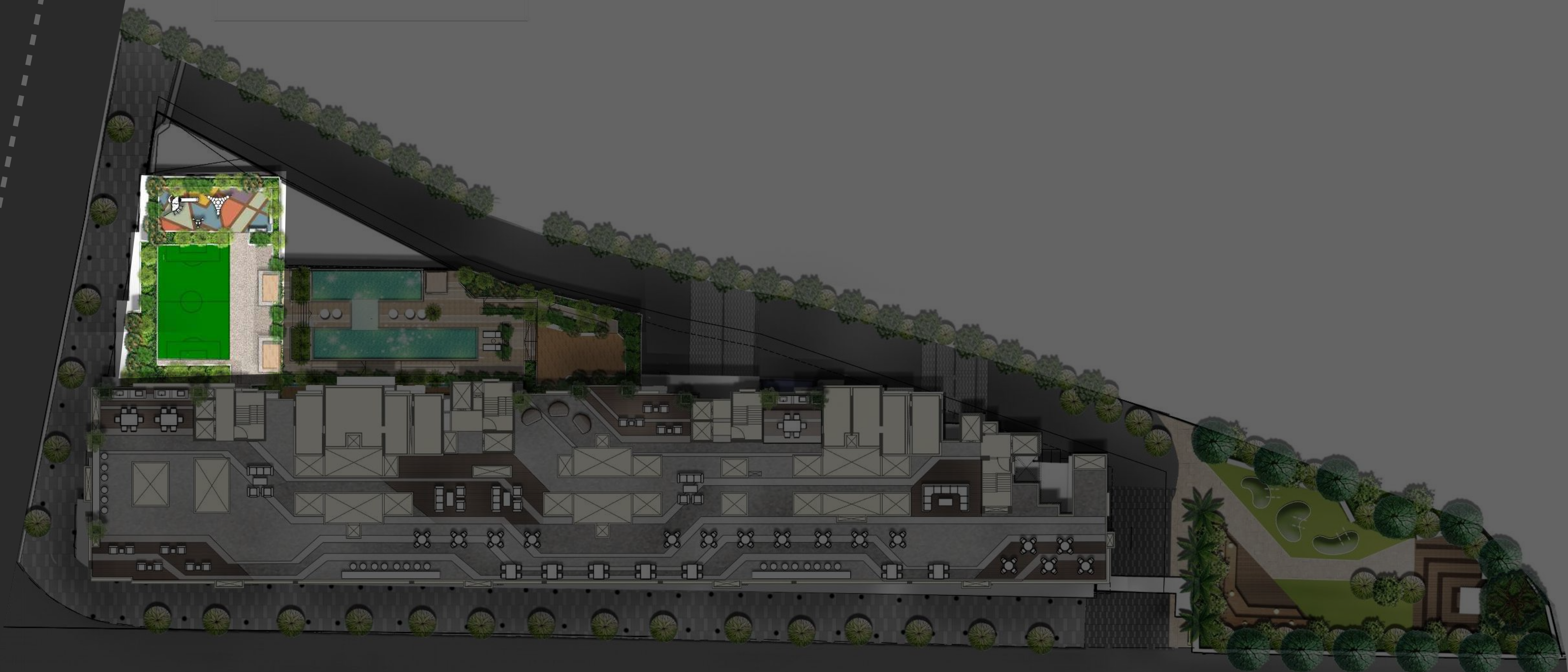
VJ

# MASTER LAYOUT AND ZONING

## RECREATION ZONE

At Podium Level 2

- Multi Sports Court
- Teenager's Social Pods
- Play Area



KHARADI  
CENTRAL  
CHOWK







VJ

# MASTER LAYOUT AND ZONING

## SKY LOUNGE ZONE

At Rooftop Level

- Urban Scape View Deck
- Sundowner Lounge
- Open To Sky Seating
- Stargazing Nooks
- Community Kitchen with Service Area
- Barbeque Deck
- Cocoon Seating



KHARADI  
CENTRAL  
CHOWK







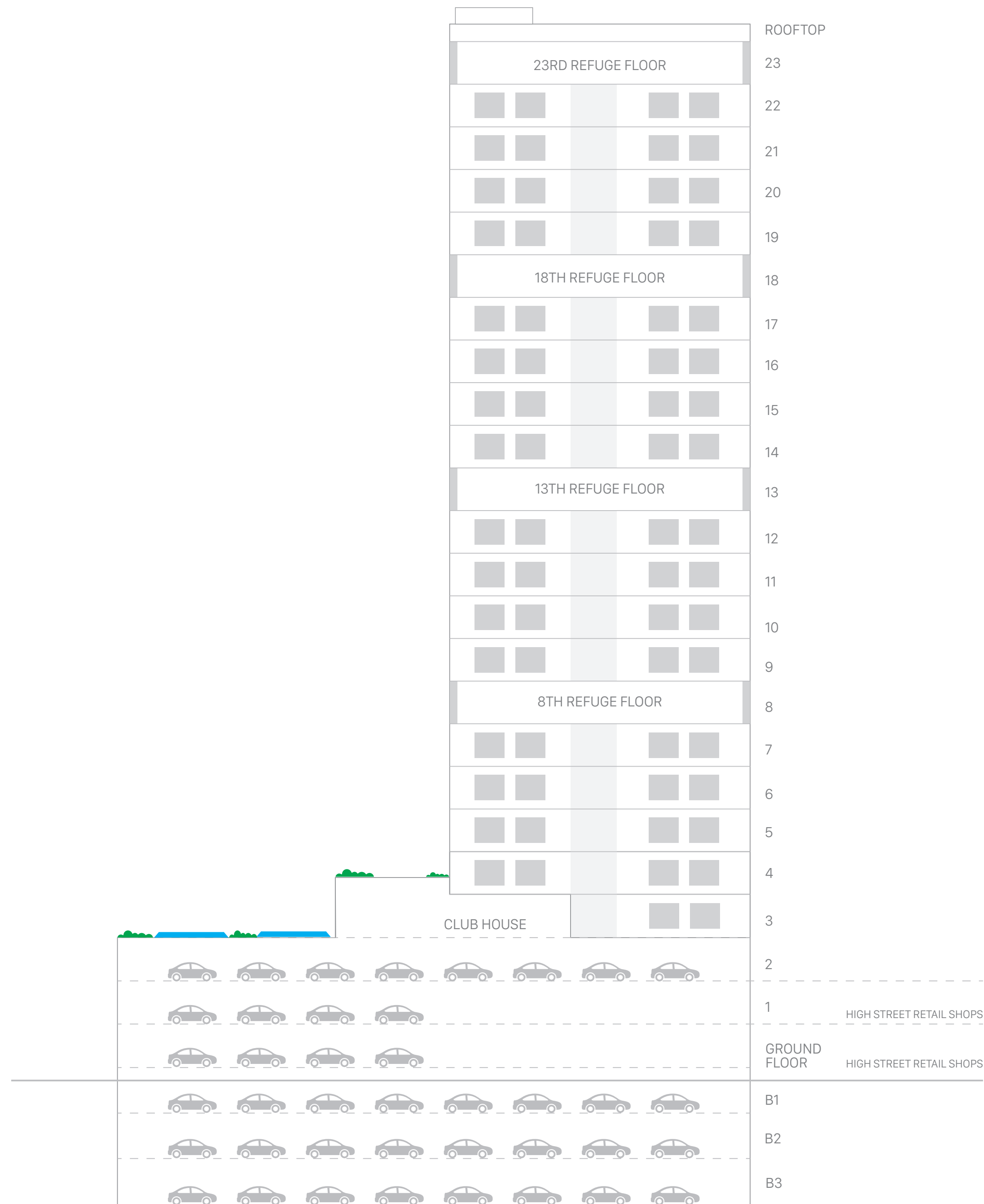
# SCHEMATIC SECTION DRAWING



PKC

PALLADIO  
KHARADI CENTRAL

# Schematic Section Drawing

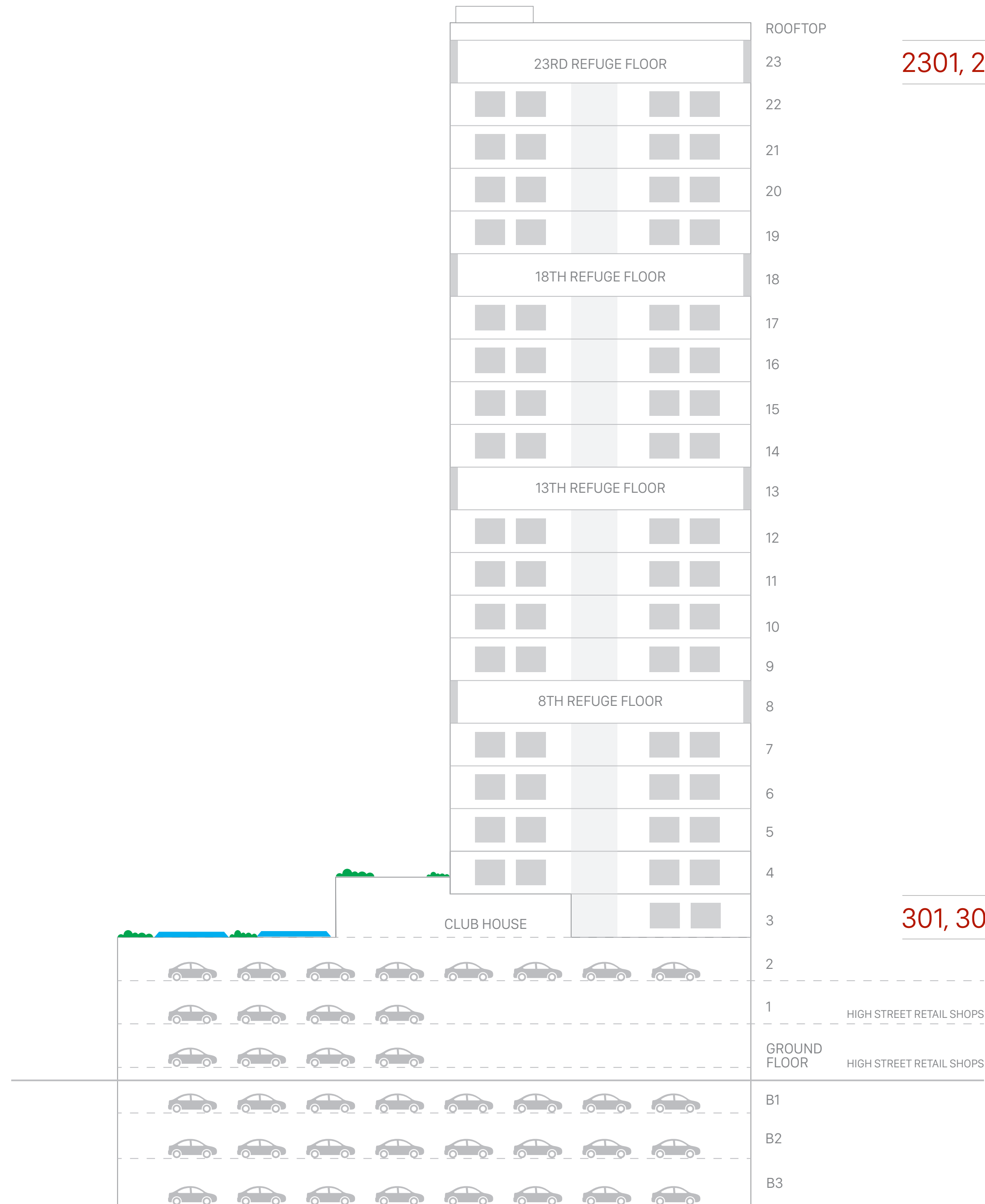




PKC

PALLADIO  
KHARADI CENTRAL

# Unit Numbers

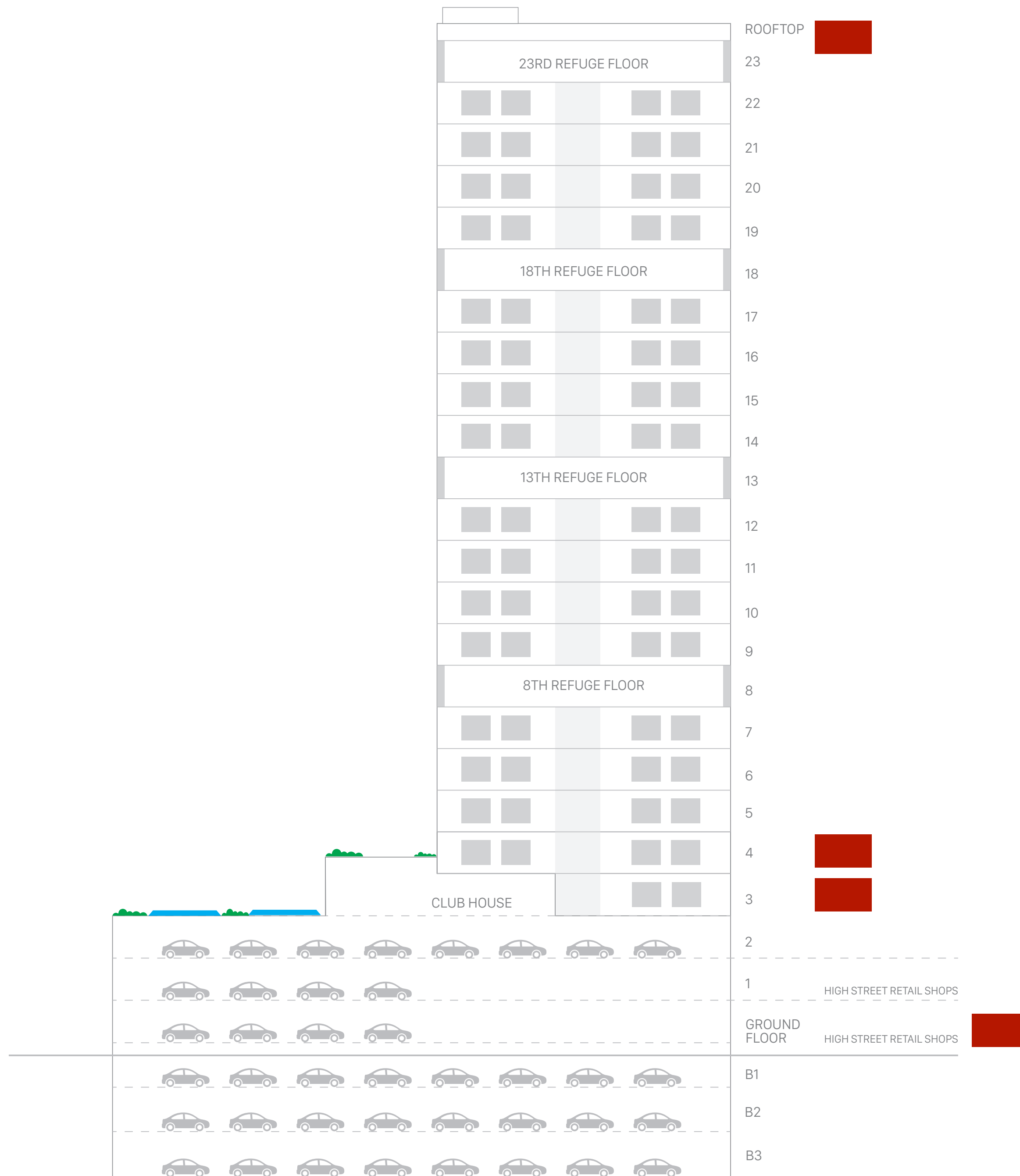




PKC

PALLADIO  
KHARADI CENTRAL

# 4 Levels of Amenities

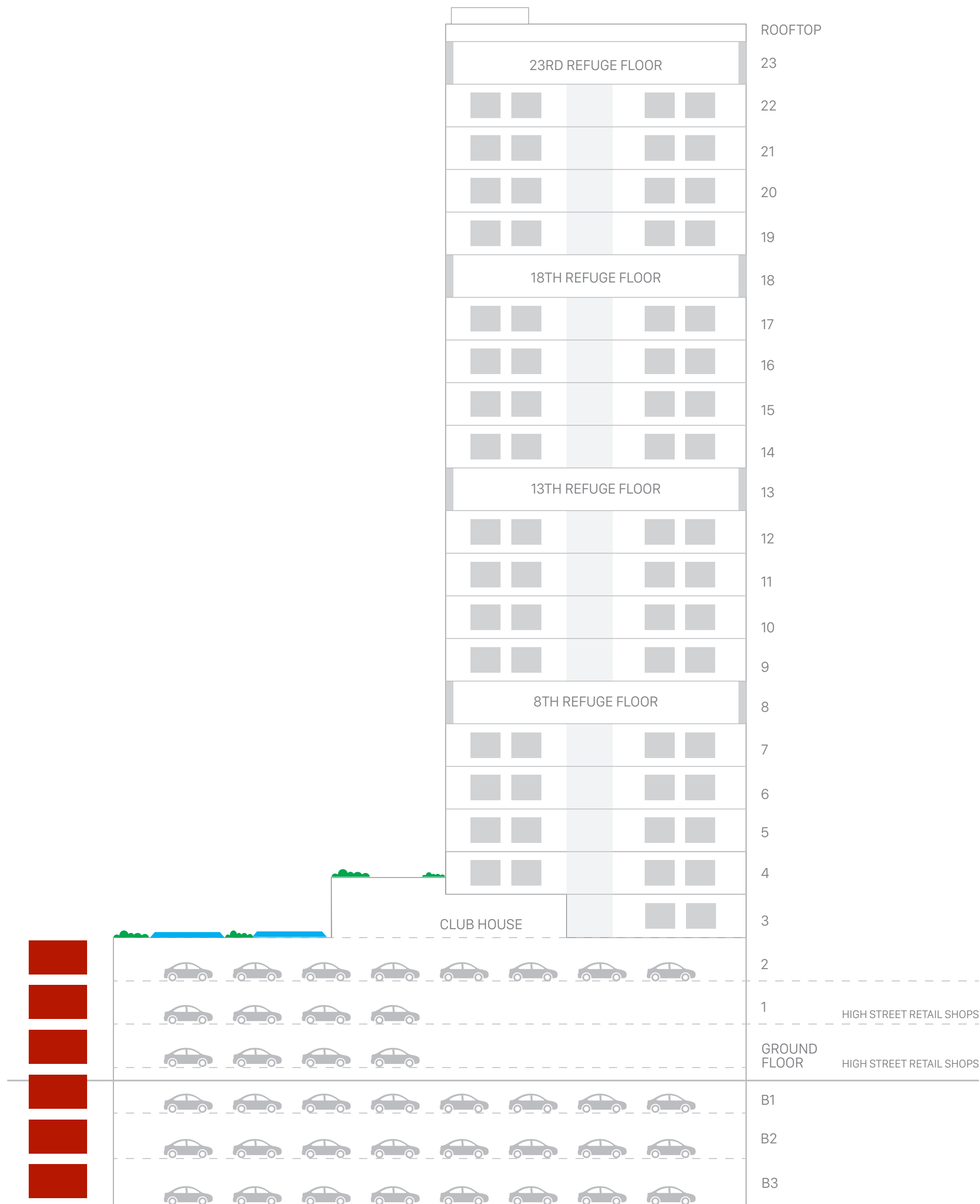




**PKC**

PALLADIO  
KHARADI CENTRAL

# 6 Levels of Parkings

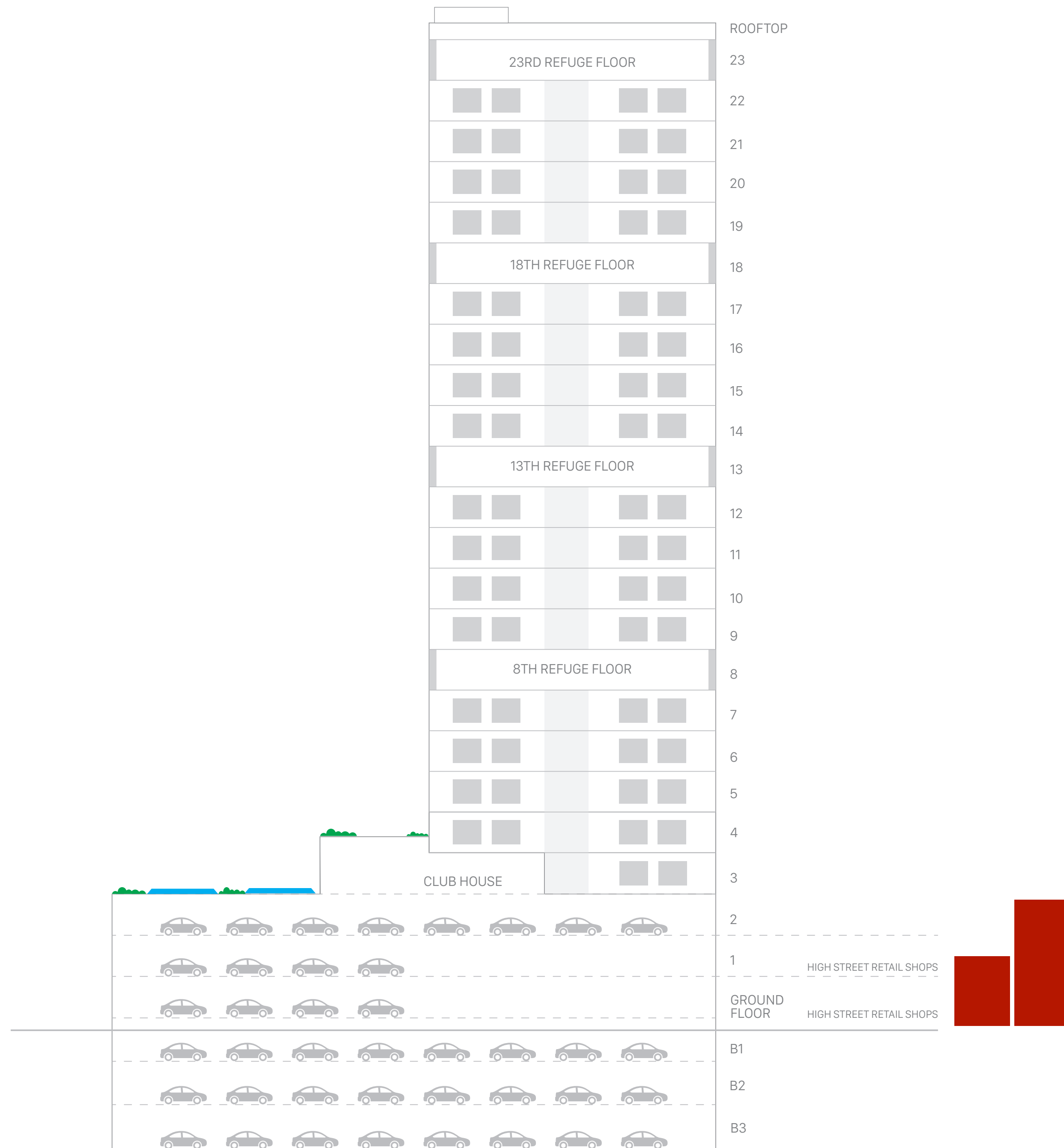




PKC

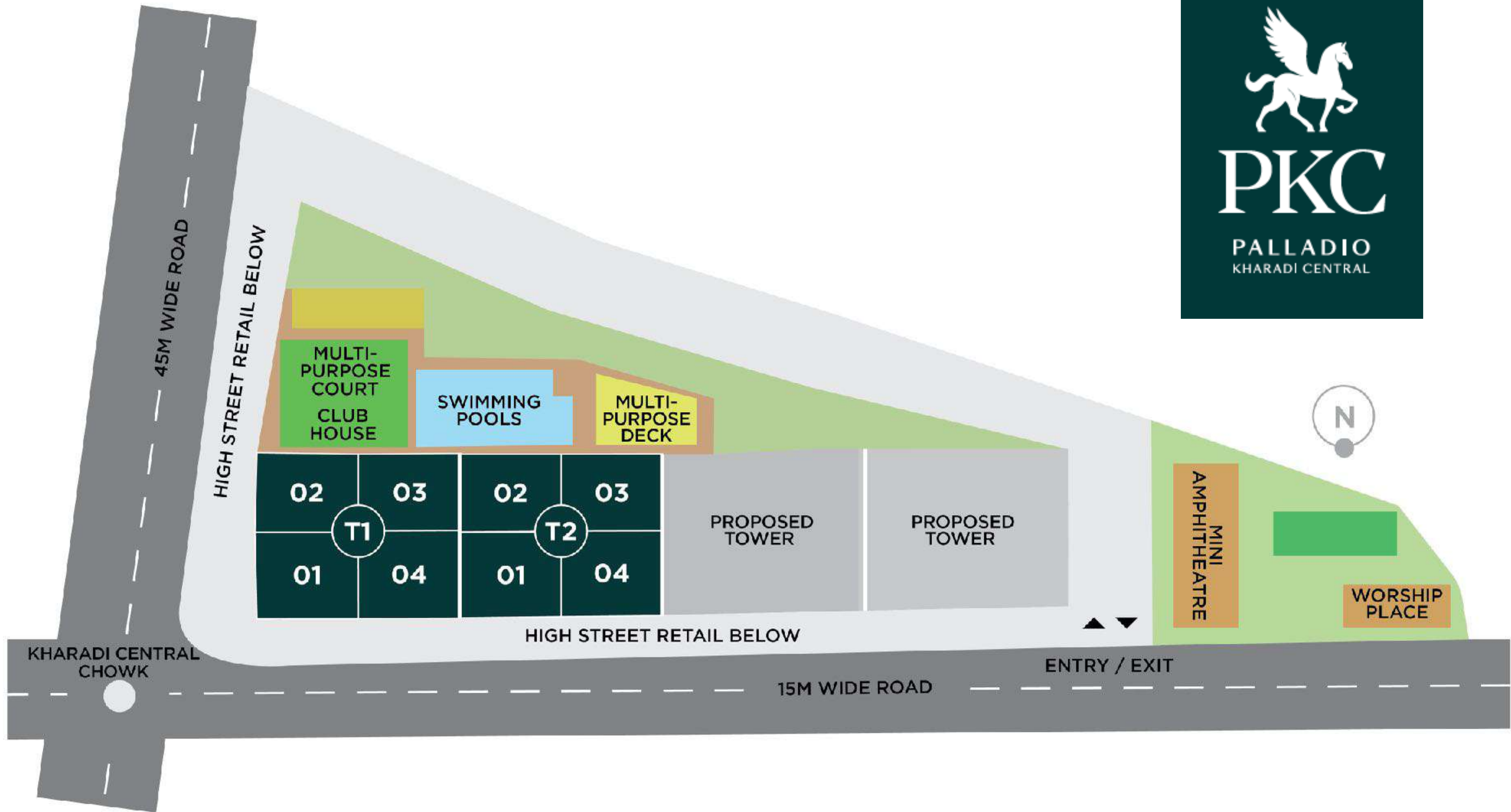
PALLADIO  
KHARADI CENTRAL

# Highstreet Retail





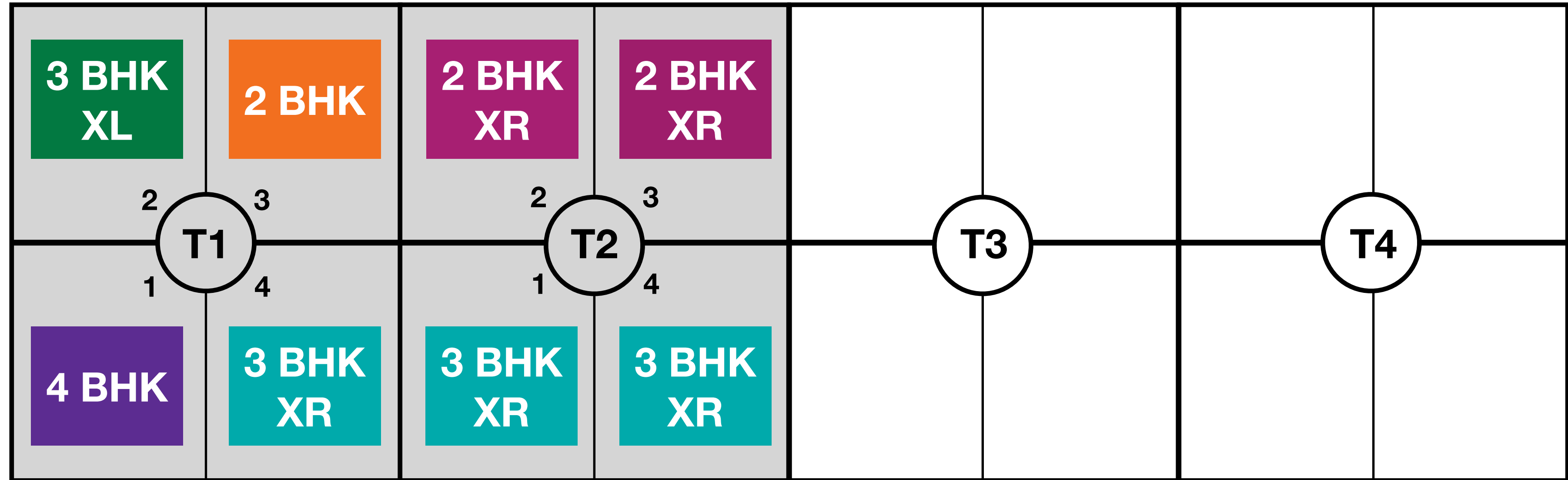
# KEYPLAN





# FLOOR AND UNIT ARCHITECTURAL PLANS

**SOUTH**



**EAST**

**WEST**

**KHARADI  
CENTRAL  
CHOWK**

**NORTH**



WHAT IS  
**XR?**

**XR SPACE**

**MARWADI / BENGALI FAMILY**

**VJ**



# XR SPACE

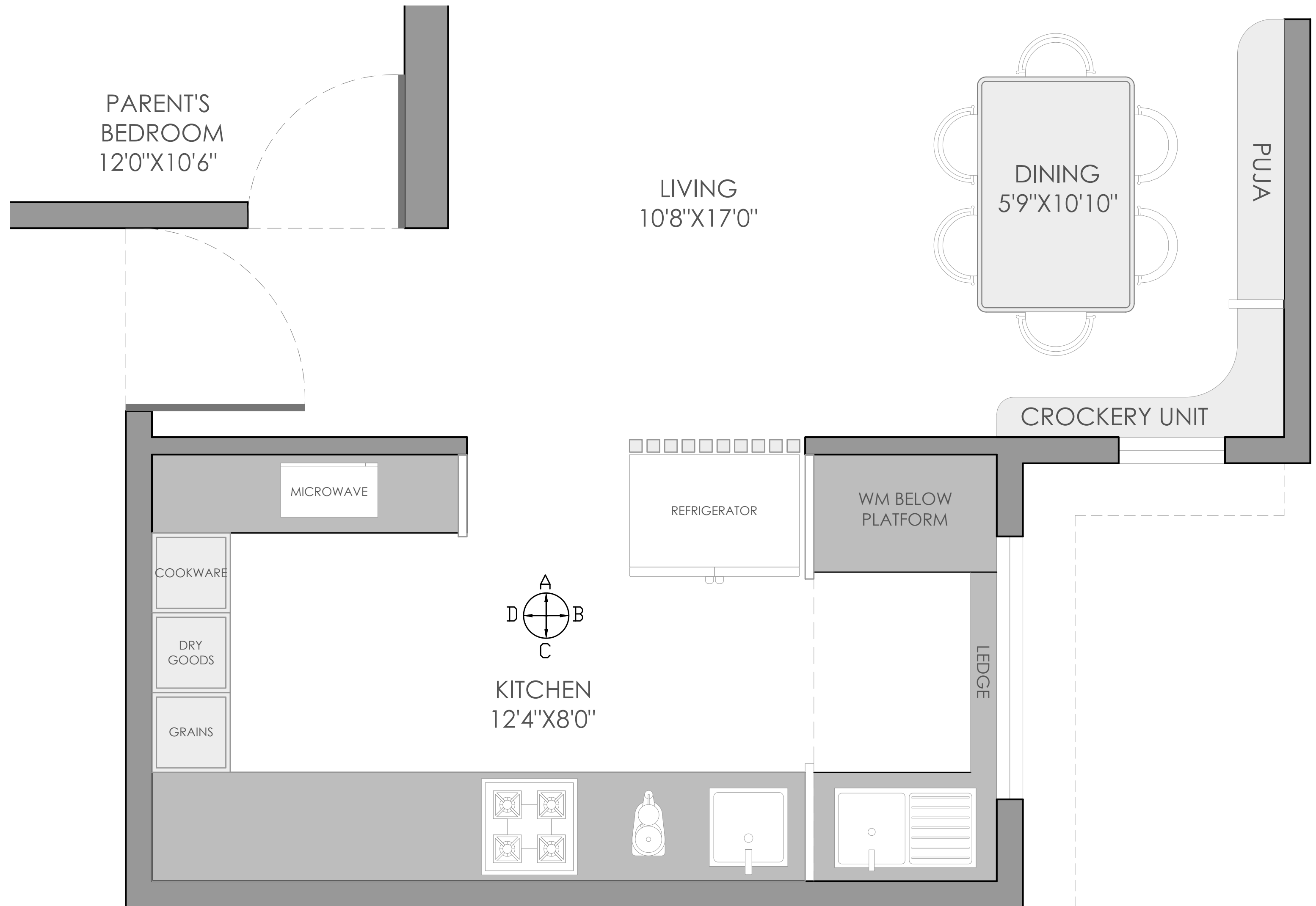
## MARWADI / BENGALI FAMILY

More storage requirement

Closed environment

Joint family living

VJ



# XR SPACE

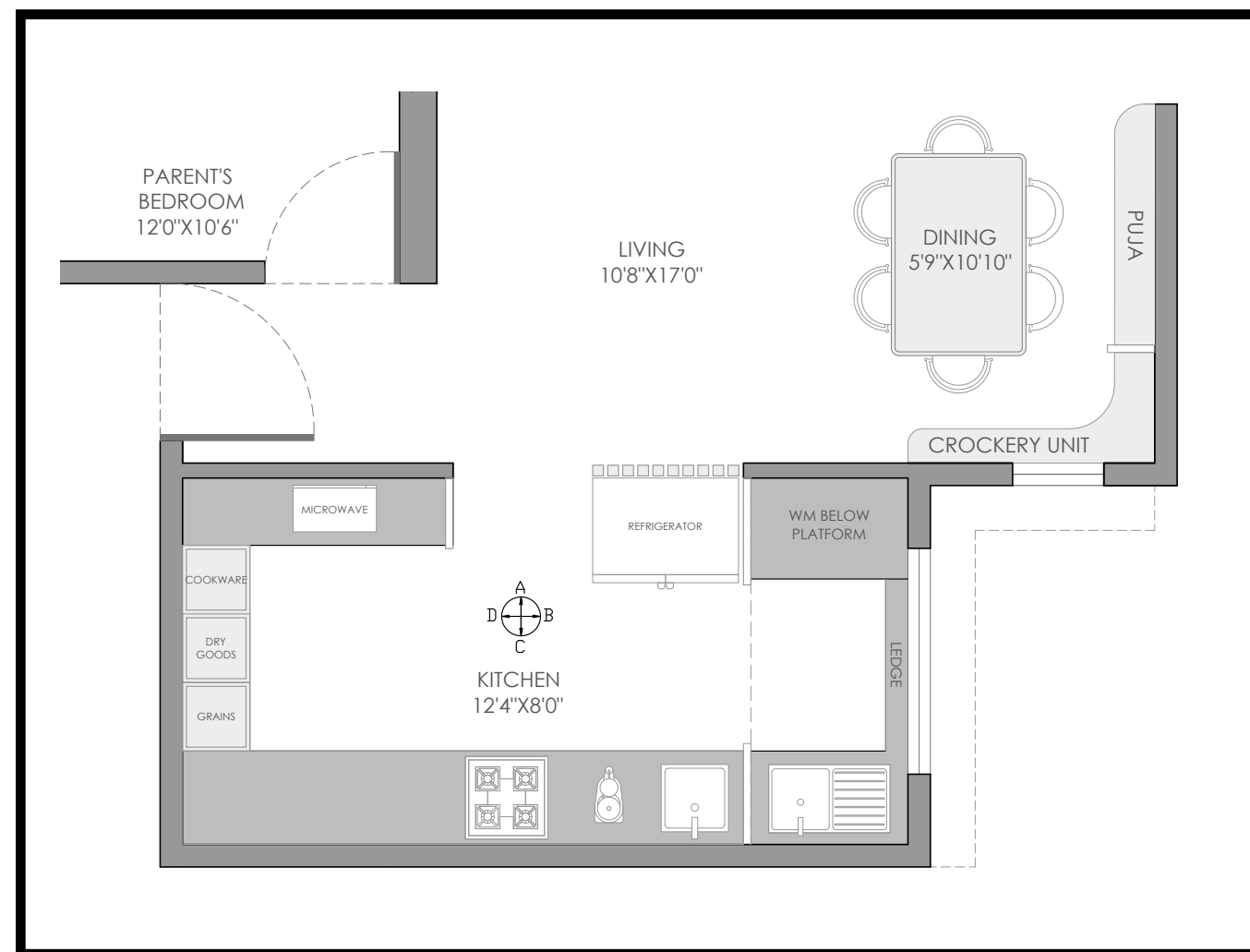


## MARWADI / BENGALI FAMILY

More storage requirement

Closed environment

Joint family living



ELEVATION A

The content of this booklet is for presentation purpose only.

# XR SPACE

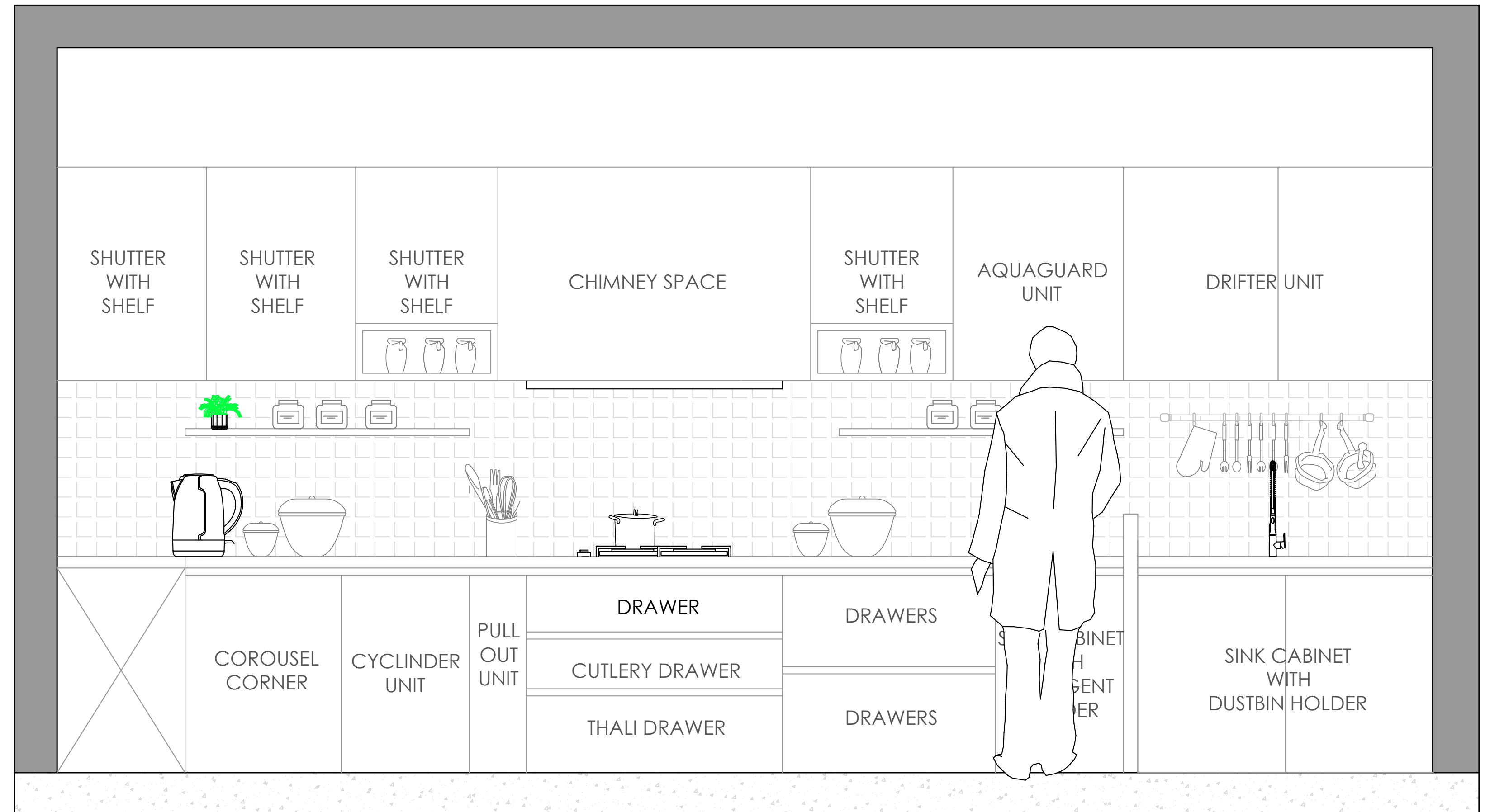
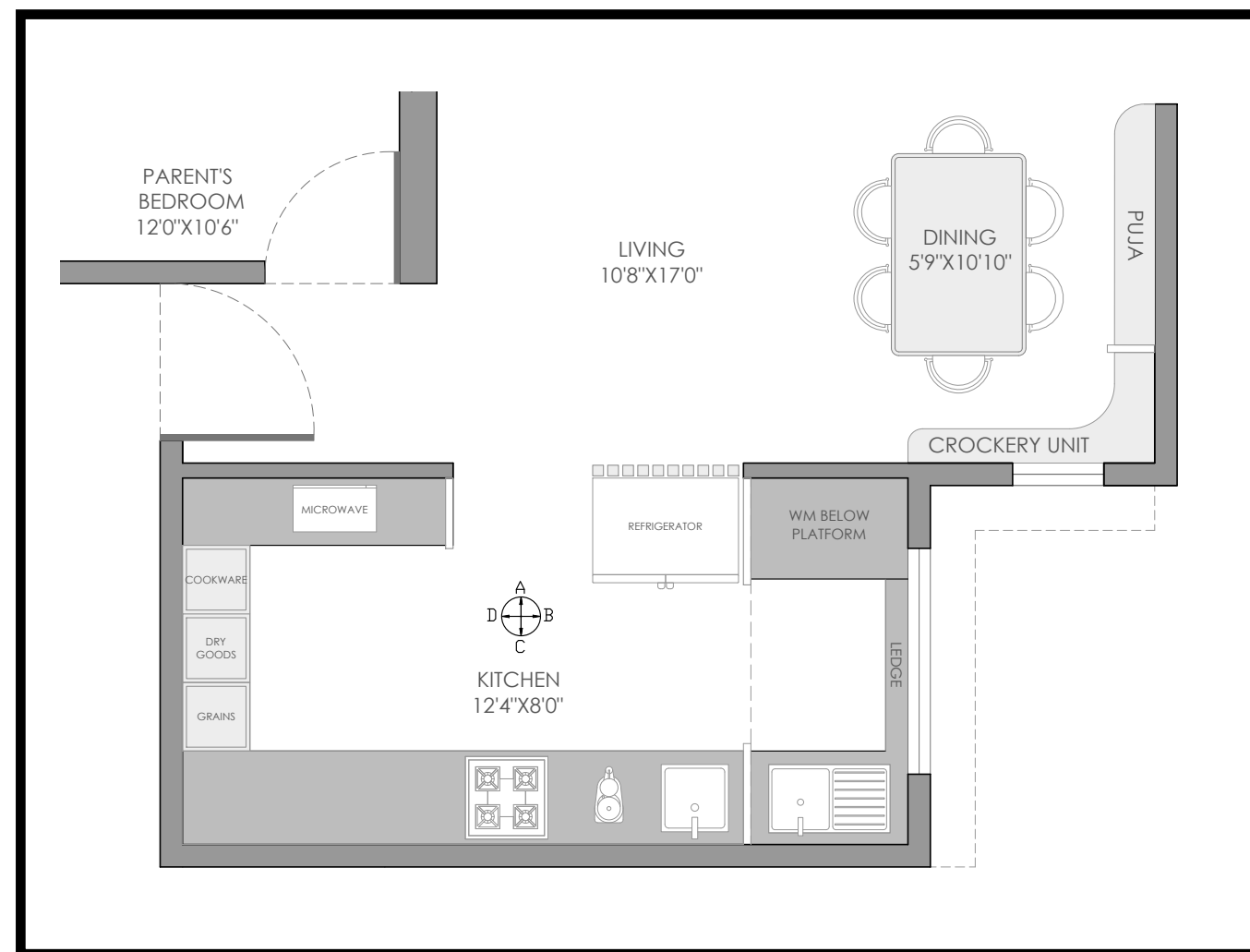


## MARWADI / BENGALI FAMILY

More storage requirement

Closed environment

Joint family living



ELEVATION C

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# XR SPACE

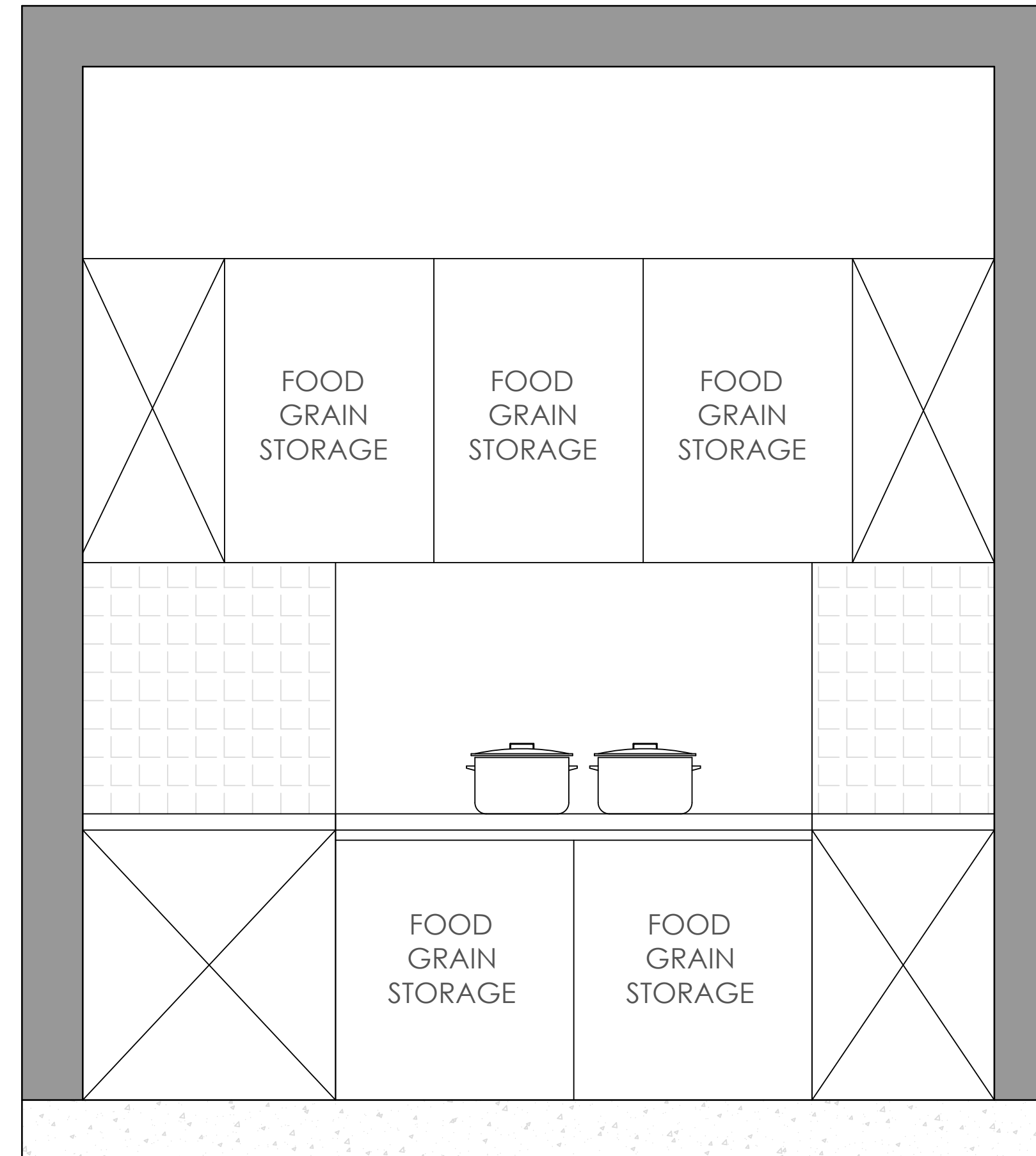
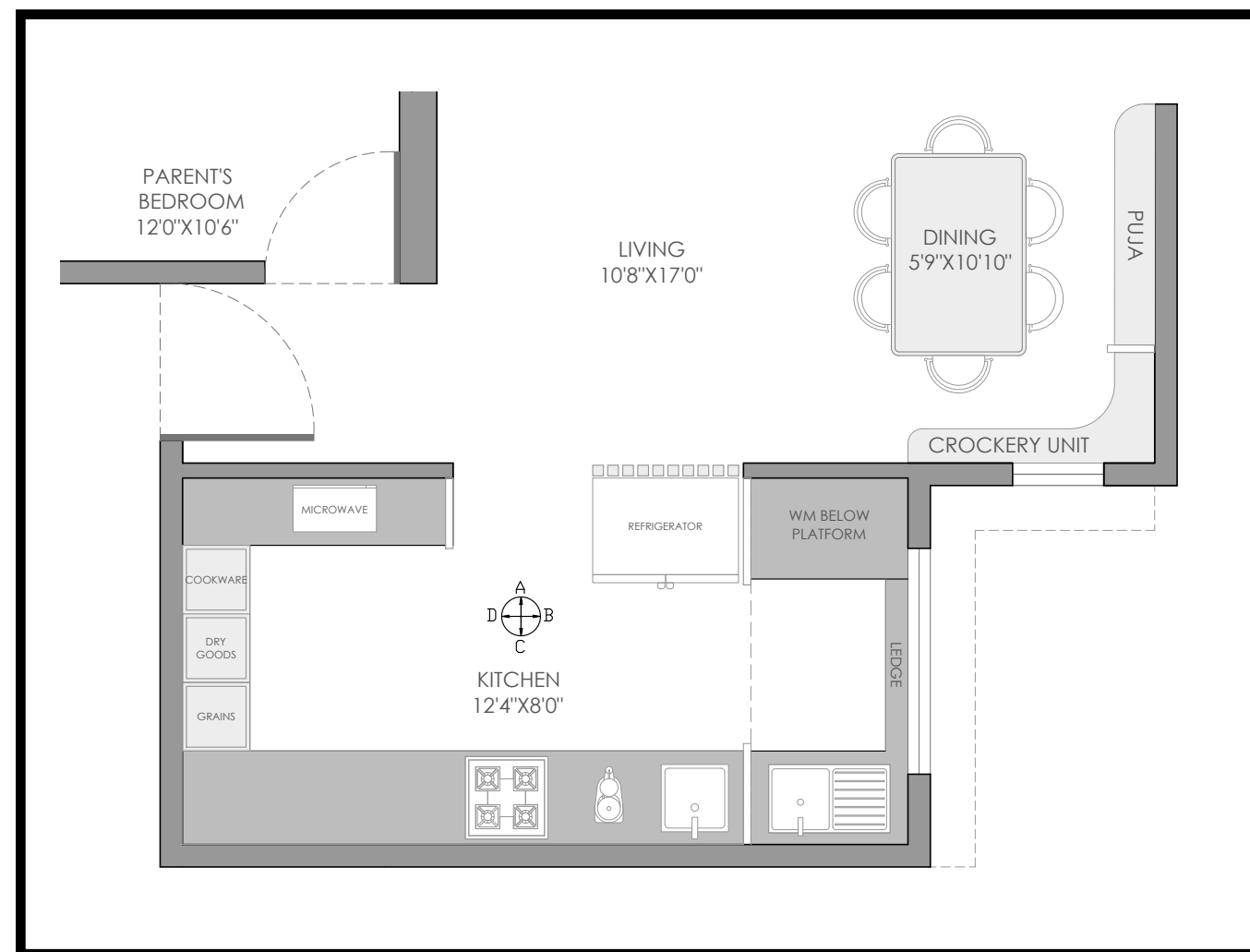


## MARWADI / BENGALI FAMILY

More storage requirement

Closed environment

Joint family living



ELEVATION D The content of this booklet is for presentation purpose only.

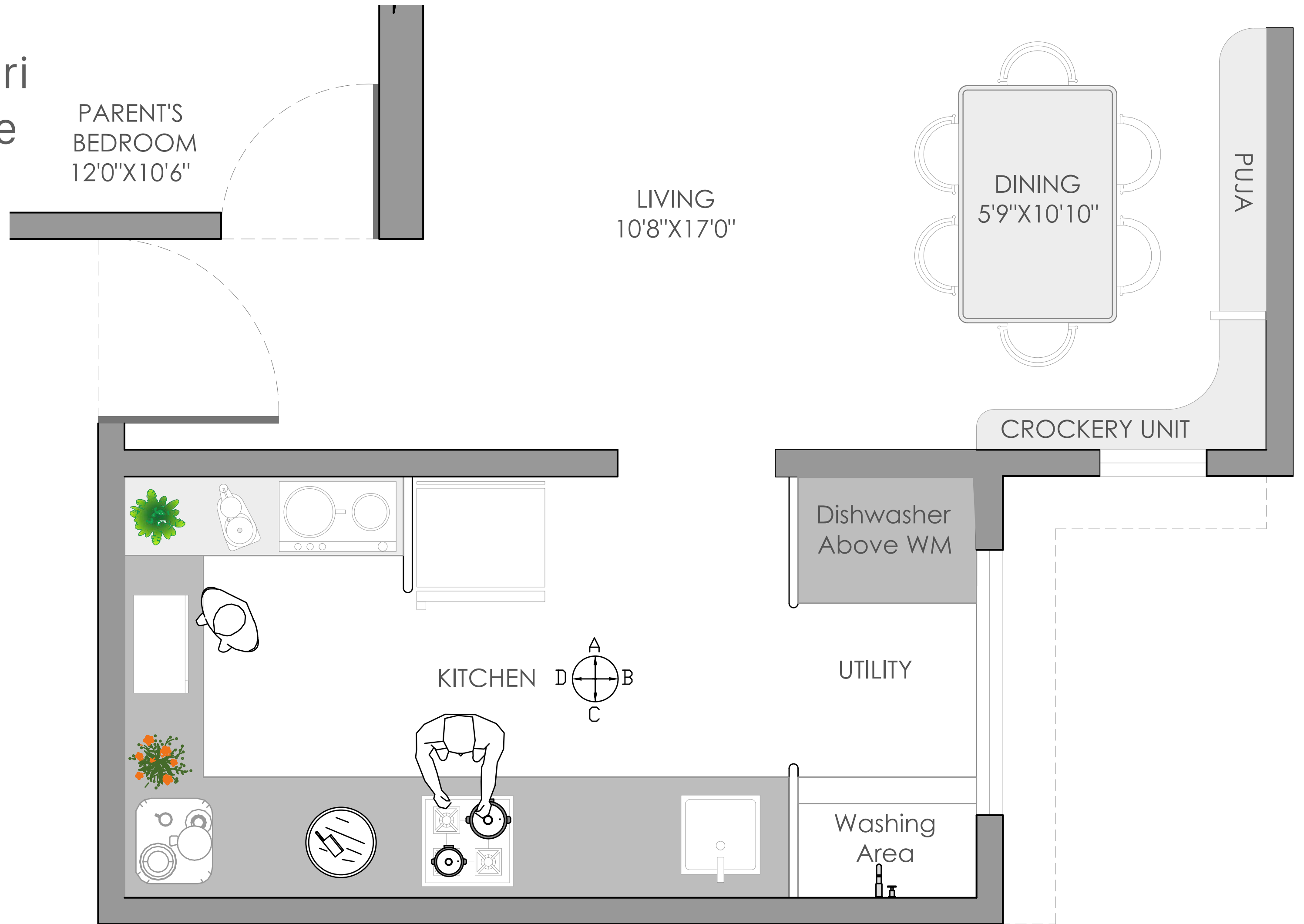


# XR SPACE



## MAHARASHTRIAN FAMILY

Space for maid to wash big utensils in Mori  
More Food = More cooking platform space  
Free flowing space requirement



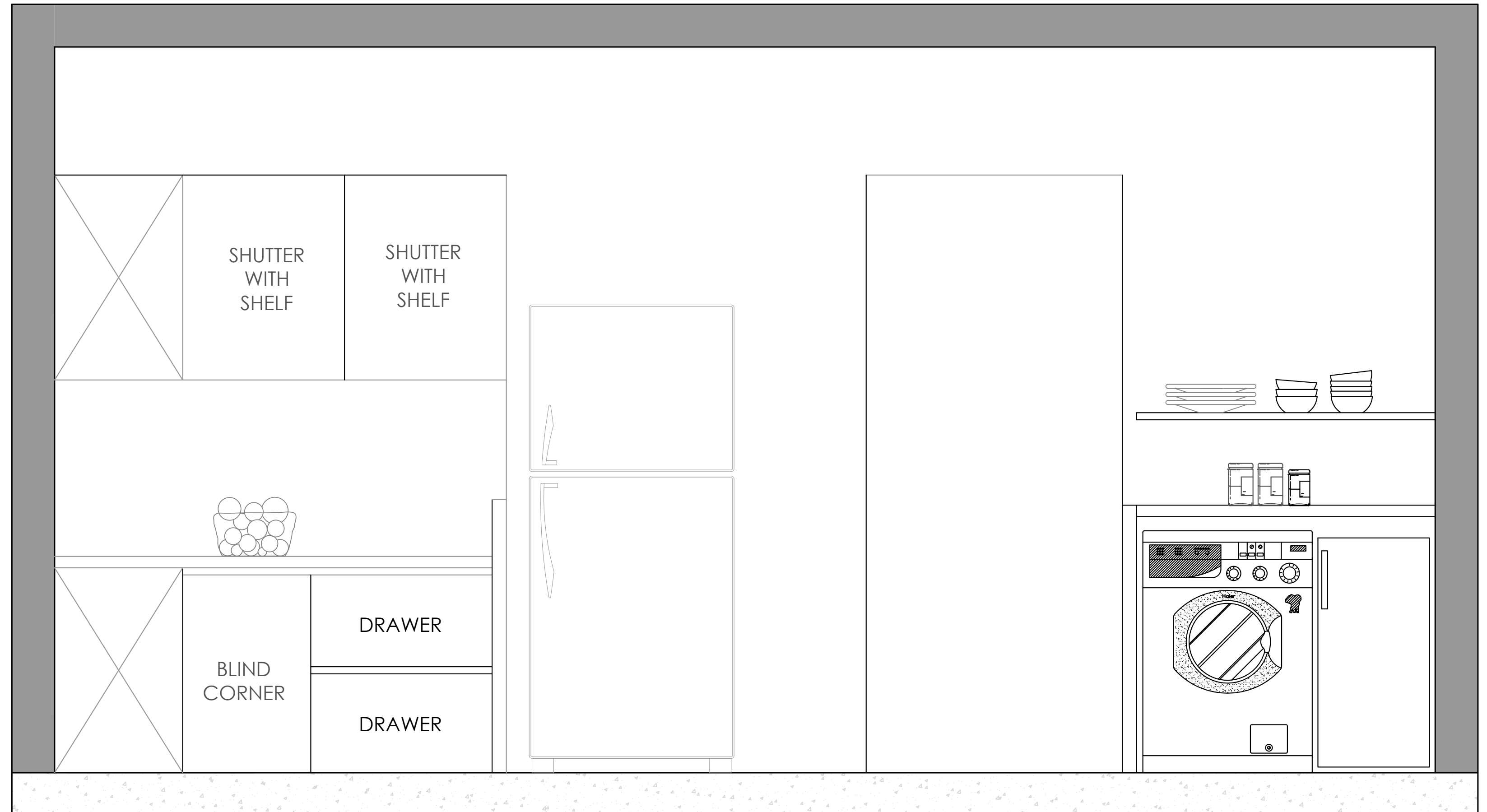
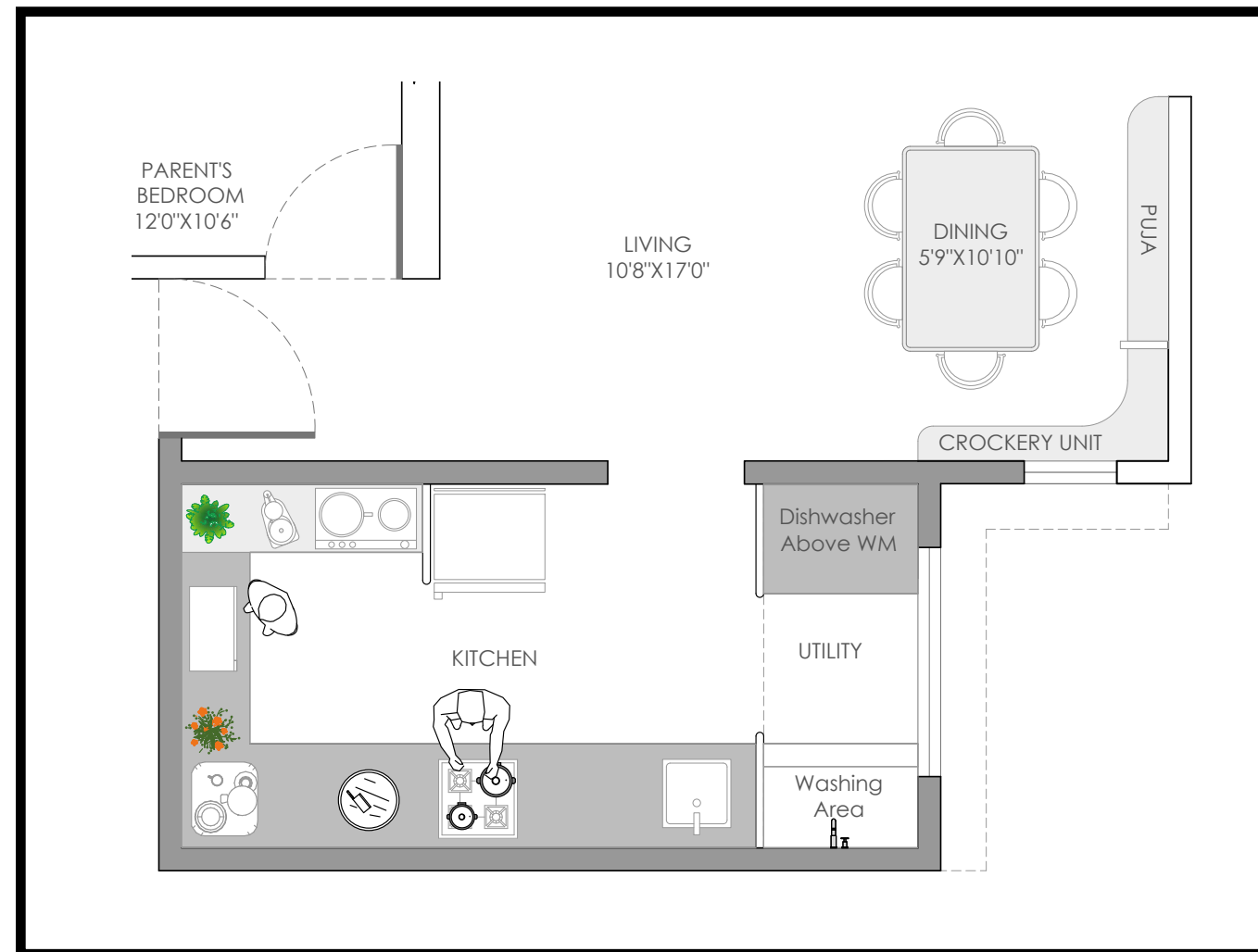
PLAN

# XR SPACE



## MAHARASHTRIAN FAMILY

Space for maid to wash big utensils in Mori  
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ELEVATION A

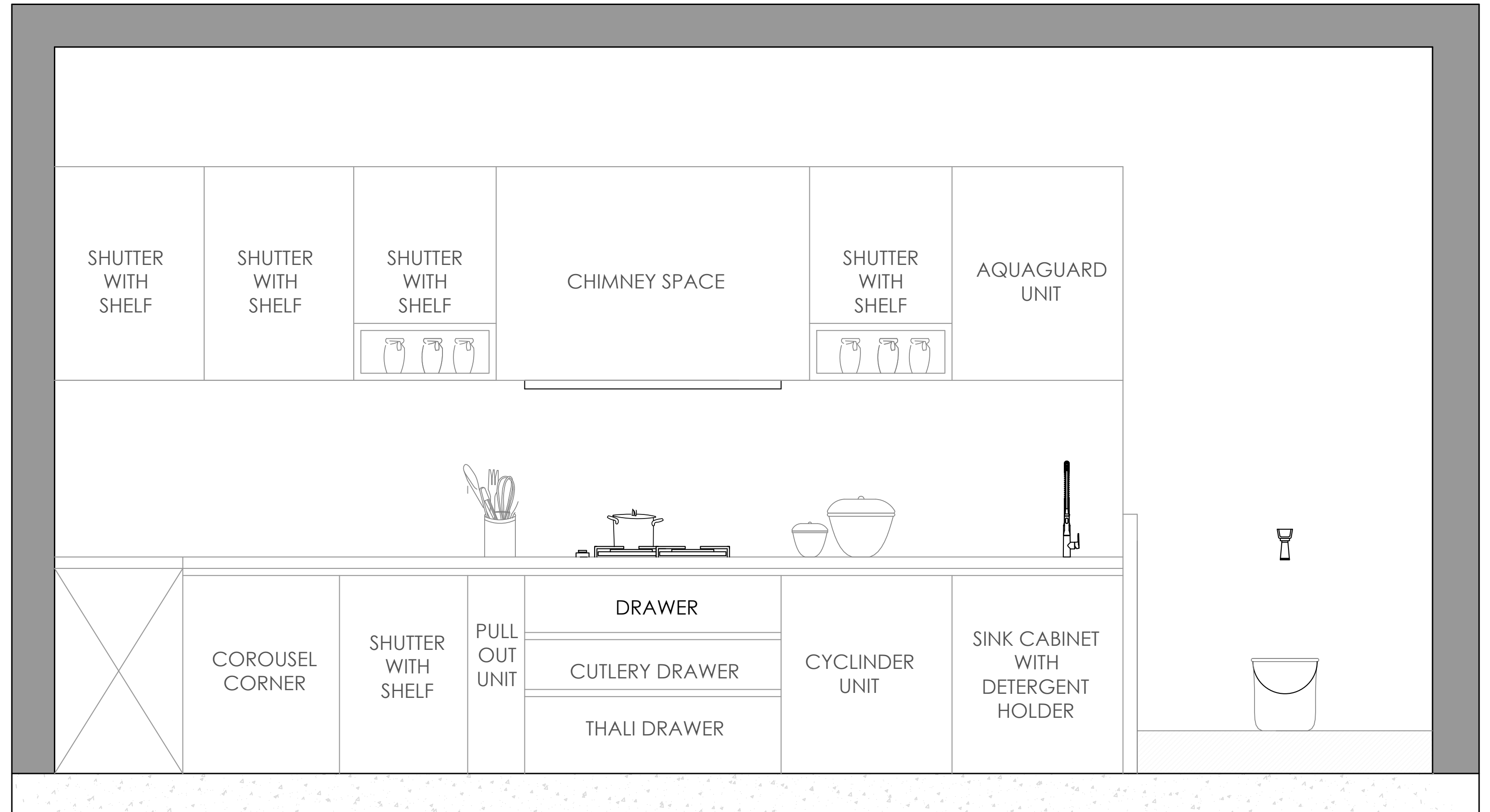
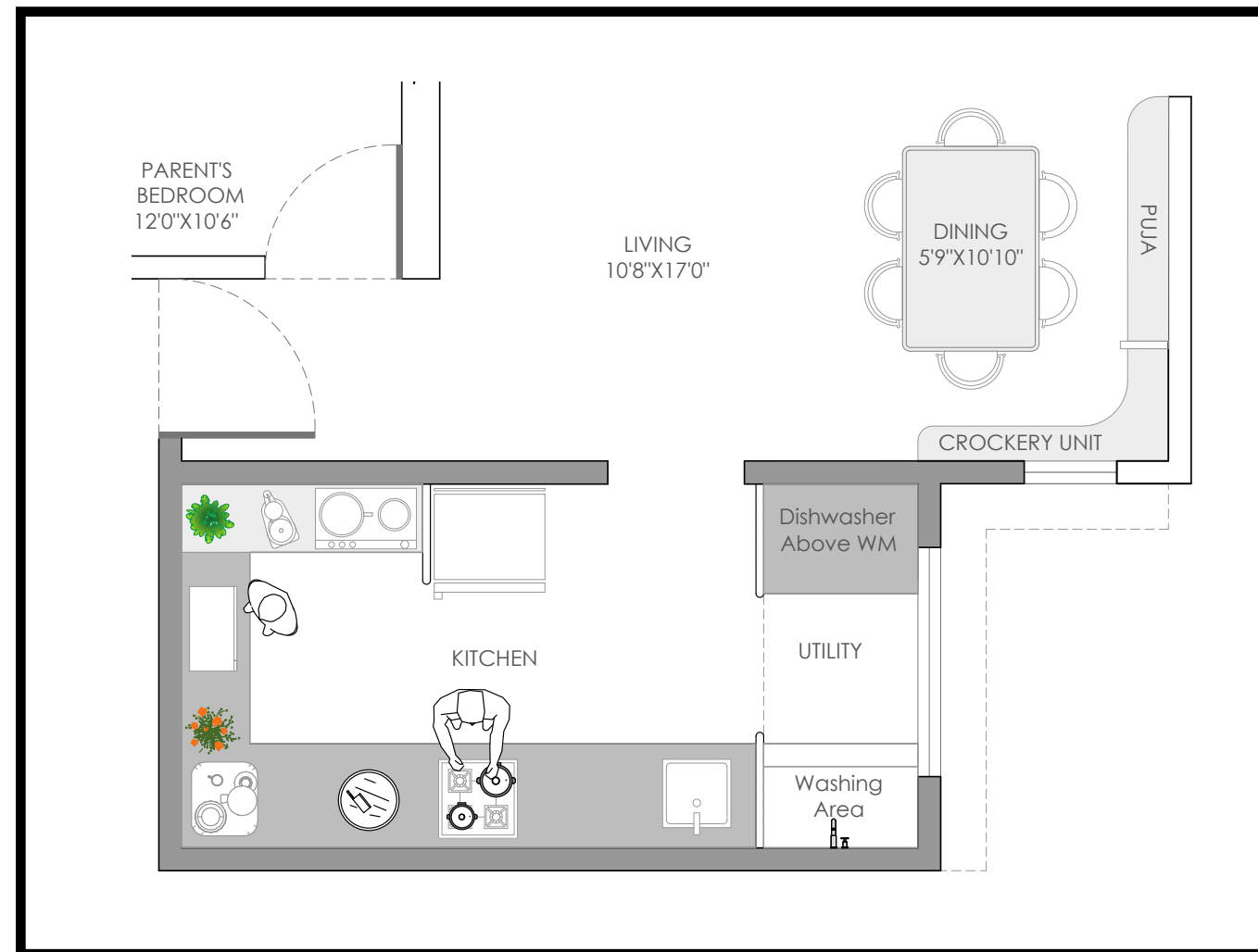
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# XR SPACE



## MAHARASHTRIAN FAMILY

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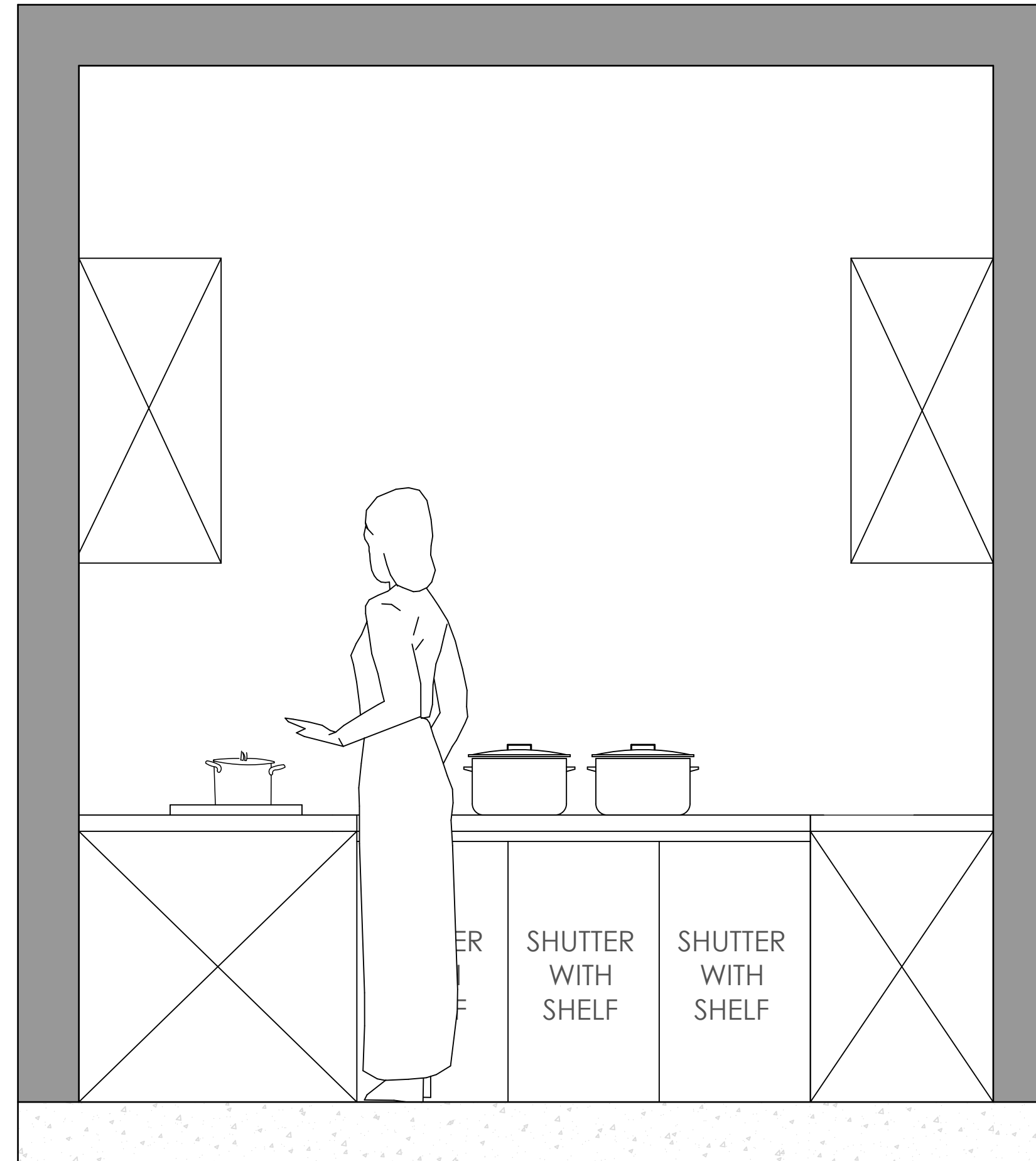
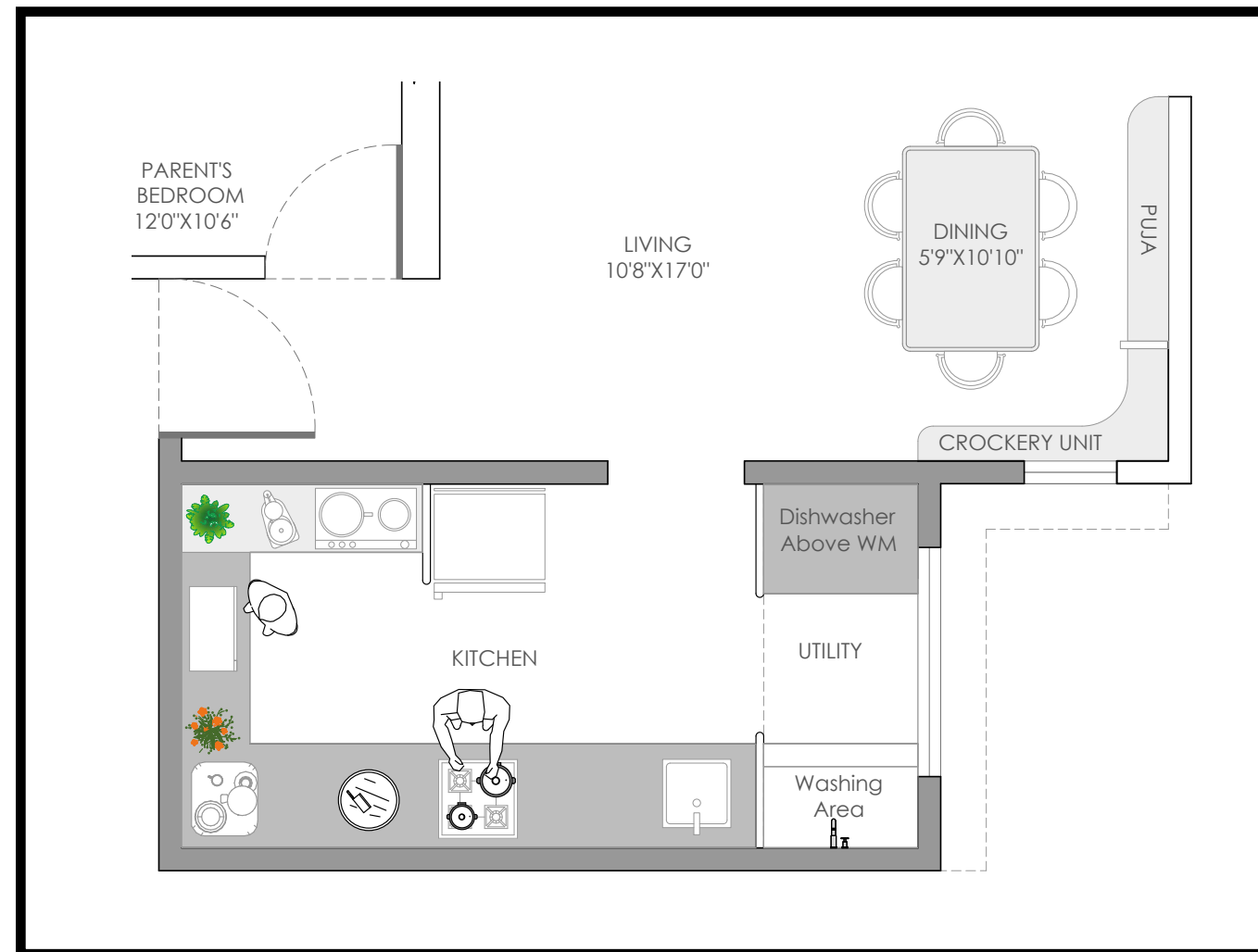
ELEVATION C

# XR SPACE



## MAHARASHTRIAN FAMILY

Space for maid to wash big utensils in Mori  
More Food = More cooking platform space  
Free flowing space requirement



ELEVATION D

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# XR SPACE

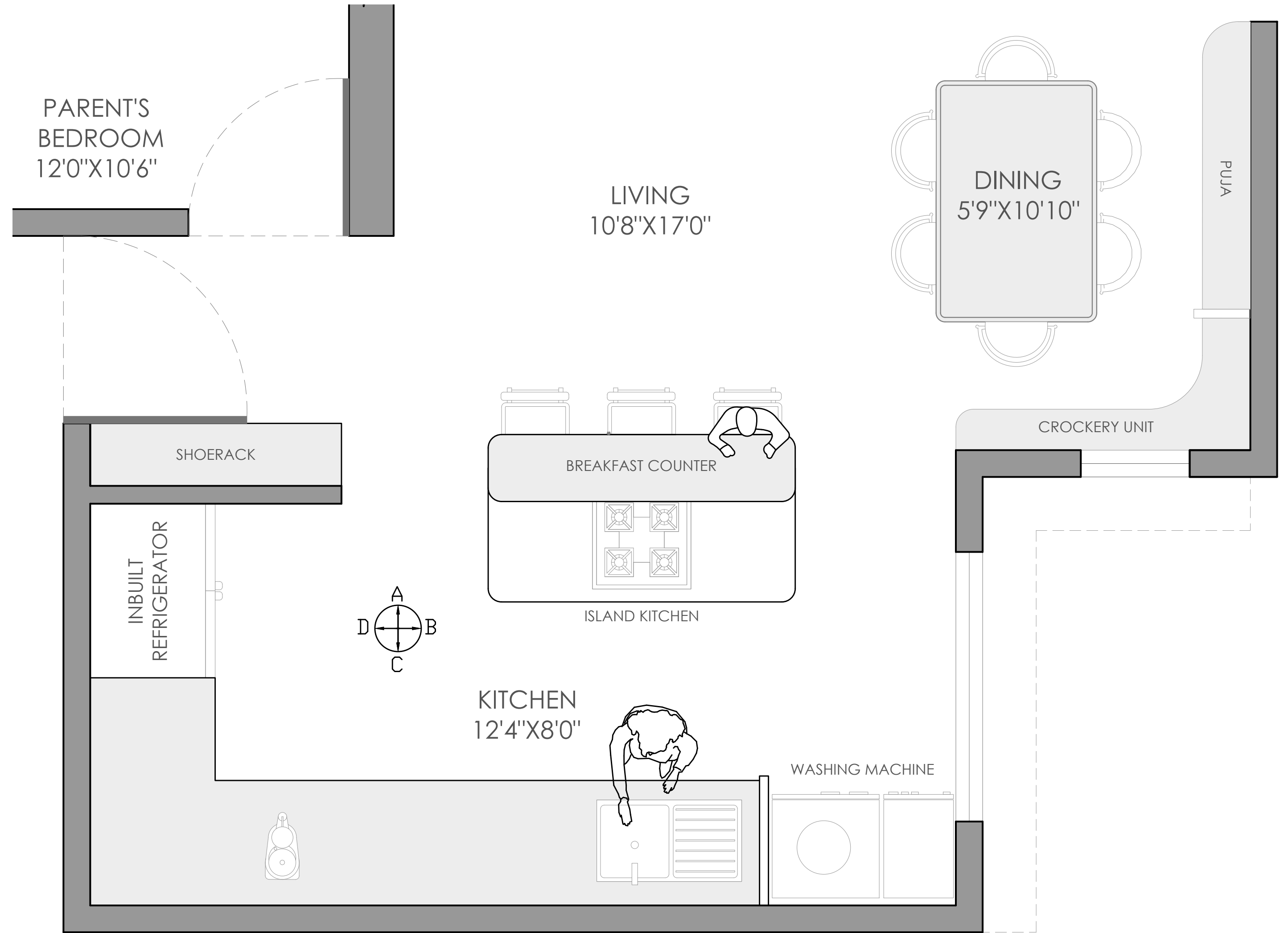
## NORTH INDIAN FAMILY

Open / Island kitchen requirement

Bragging nature

Friends get together for Cooking

# VJ



PLAN

# XR SPACE

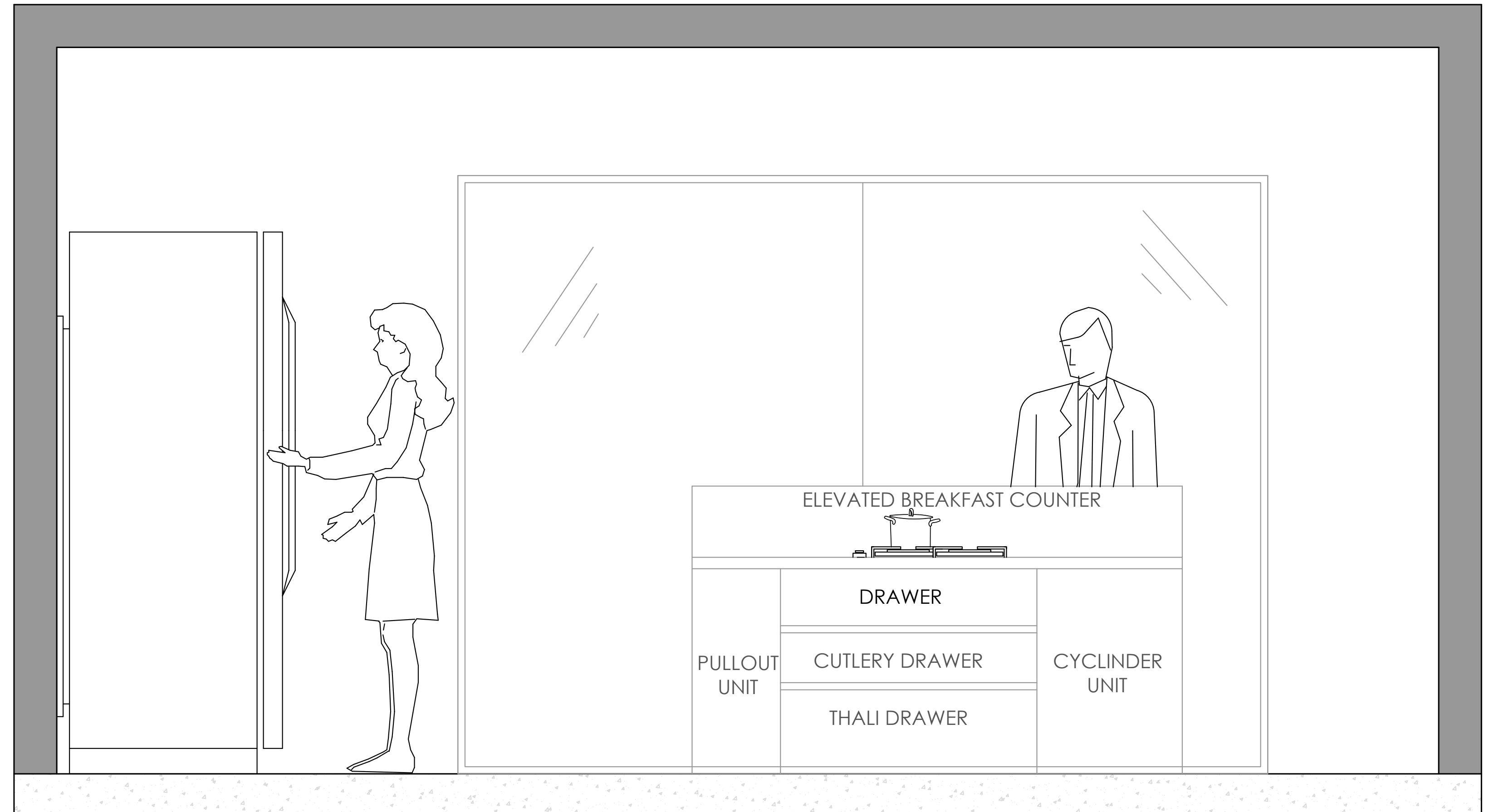
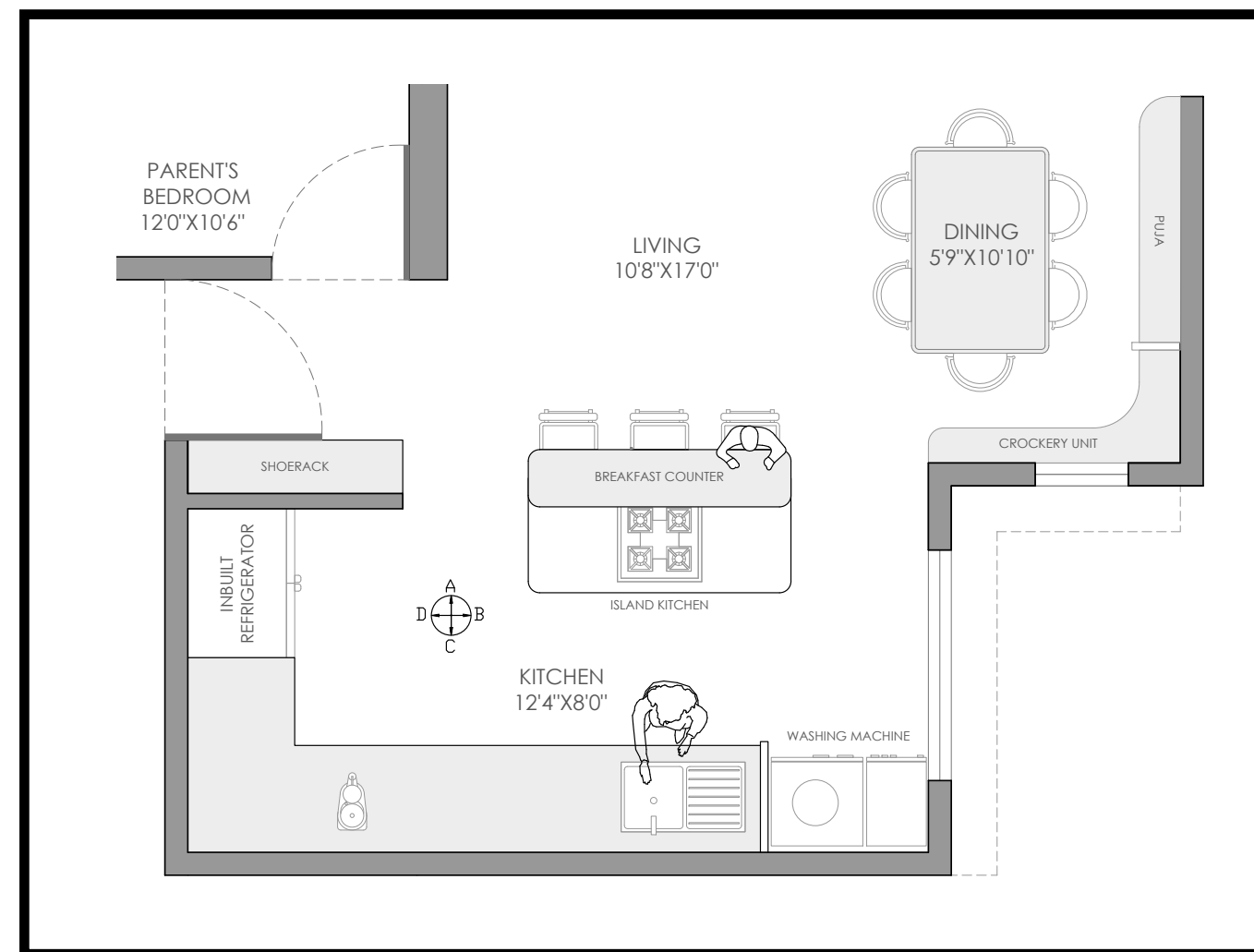


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ELEVATION A

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# XR SPACE

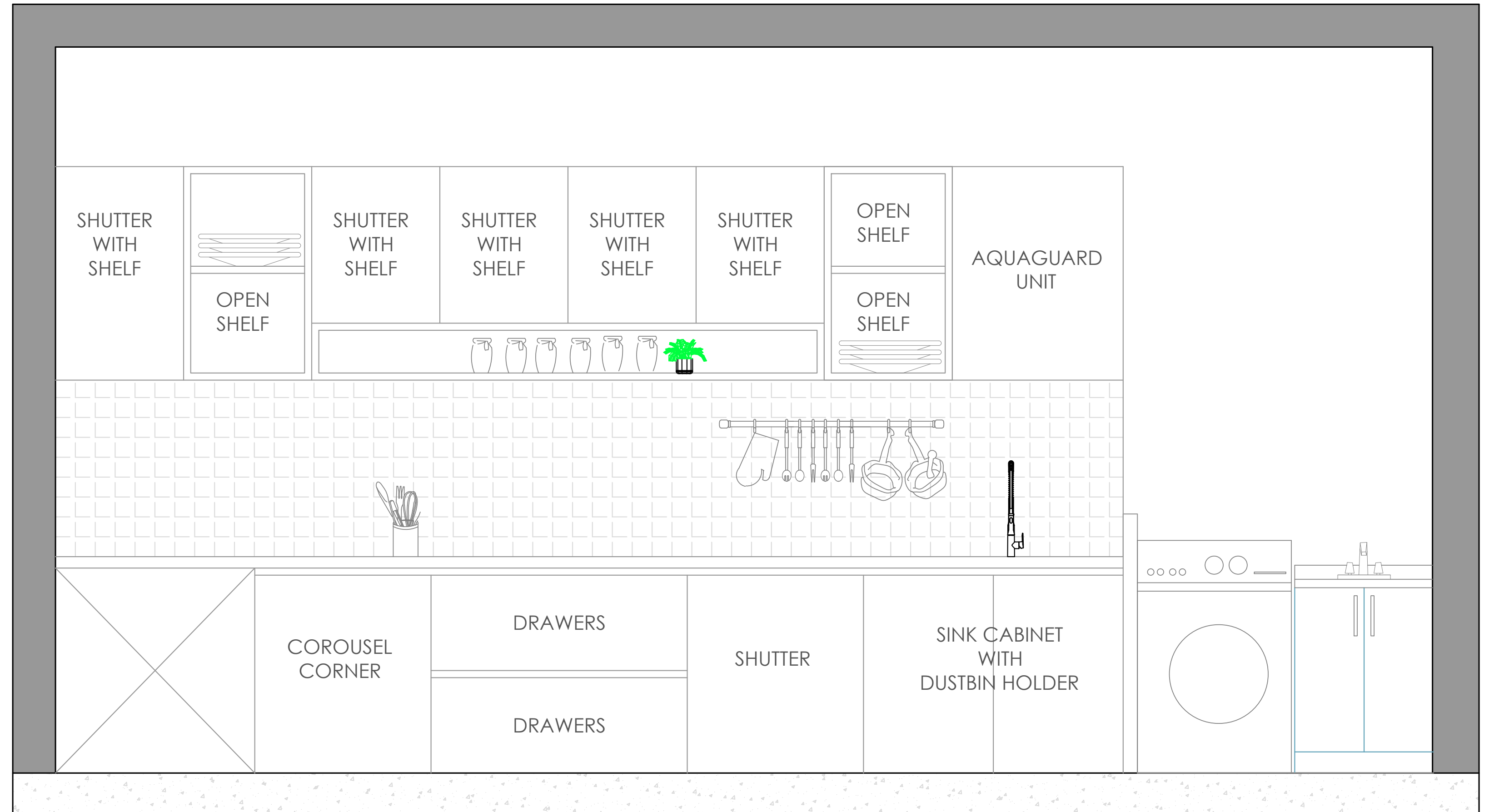
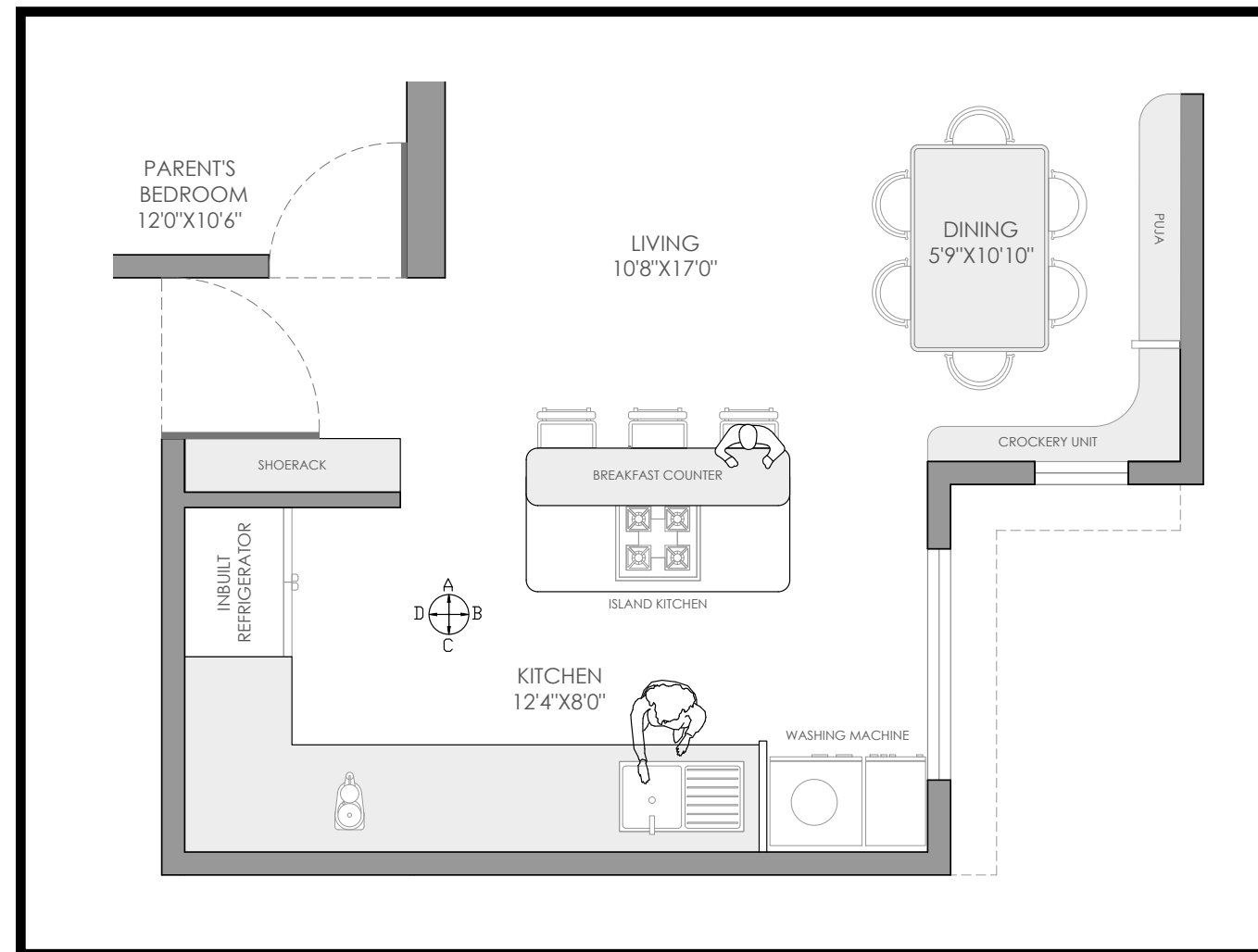


## NORTH INDIAN FAMILY

Open / Island kitchen requirement

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ELEVATION C

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# XR SPACE

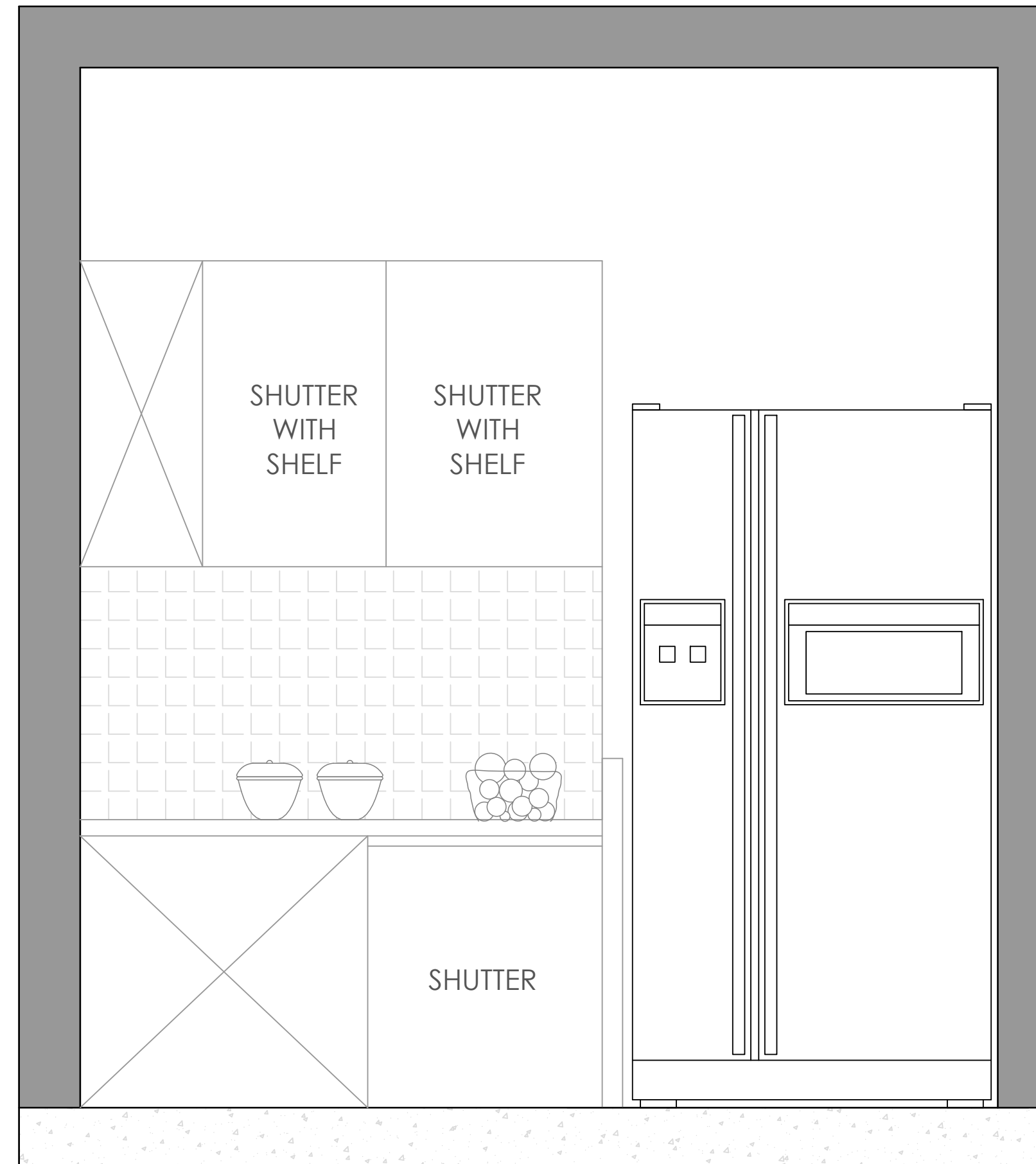
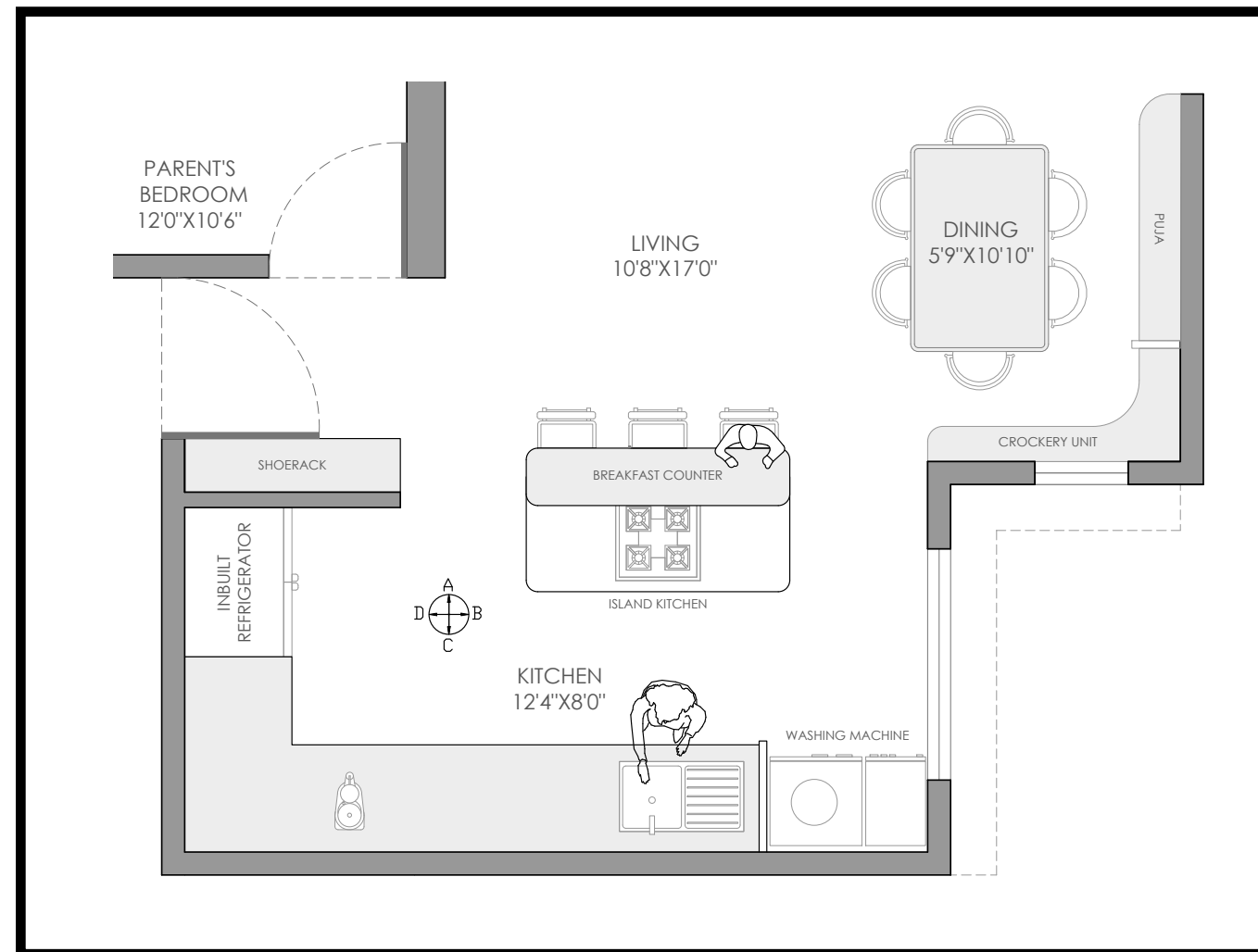


## NORTH INDIAN FAMILY

Open / Island kitchen requirement

Bragging nature

Friends get together for Cooking



ELEVATION D



# INTERNAL SPECS

Internal  
Specifications

# DOORS



**PKC**

PALLADIO  
KHARADI CENTRAL

7.5 Feet Height  
and 3 Feet Wide  
Main Door

All-in-one Smart  
Lock accessible  
by multiple  
options

Pre-Hung  
Laminate  
finished doors for  
all bedrooms &  
washrooms

Main door is 43mm  
thick, is laminated  
on both sides

Bed room door is  
35mm thick with  
mortised lock with  
key

Main Door and  
Master Bedroom  
Door with digital  
lock

Internal  
Specifications

# WINDOWS



Toughened glass  
for all windows to  
avoid breakage &  
noise due to high  
wind pressure

All windows are  
UPVC windows

Granite frame in  
all windows to  
ensure clean  
edges

Washroom  
windows are made  
of toughened  
frosted glass

Pleated mosquito  
mesh for select  
windows

Internal  
Specifications

# FLOORING



Vitrified tiles of  
size :  
4 Ft x 6 Ft

Toilet flooring &  
dado tile size :  
2 Ft x 4 Ft

Italian Marble for  
Master Bath of  
2,3,4 BHK homes

2mm horizontal  
spacer for  
common & guest  
bathroom for  
aesthetics

Internal  
Specifications

# PLUMBING



Provision of  
water inlet and  
outlet in the  
Sky Deck

Provision of Rain  
Showers in  
Master Bathroom

Premium quality CP  
and Sanitary fittings

Premium quality  
under slung  
plumbing for  
ease of  
maintenance

Internal  
Specifications

# SAFETY & SECURITY



VDP with access  
to open the  
Main Door

Intercom in the  
VDP to  
communicate  
with the  
Security Guard

Provision of  
smart Locks for  
Master Bedroom  
and Main Door

SS wire Grills for all  
sliding Windows

Laminated Glass  
railing for  
increased Safety

Fire sprinklers in  
the entire home



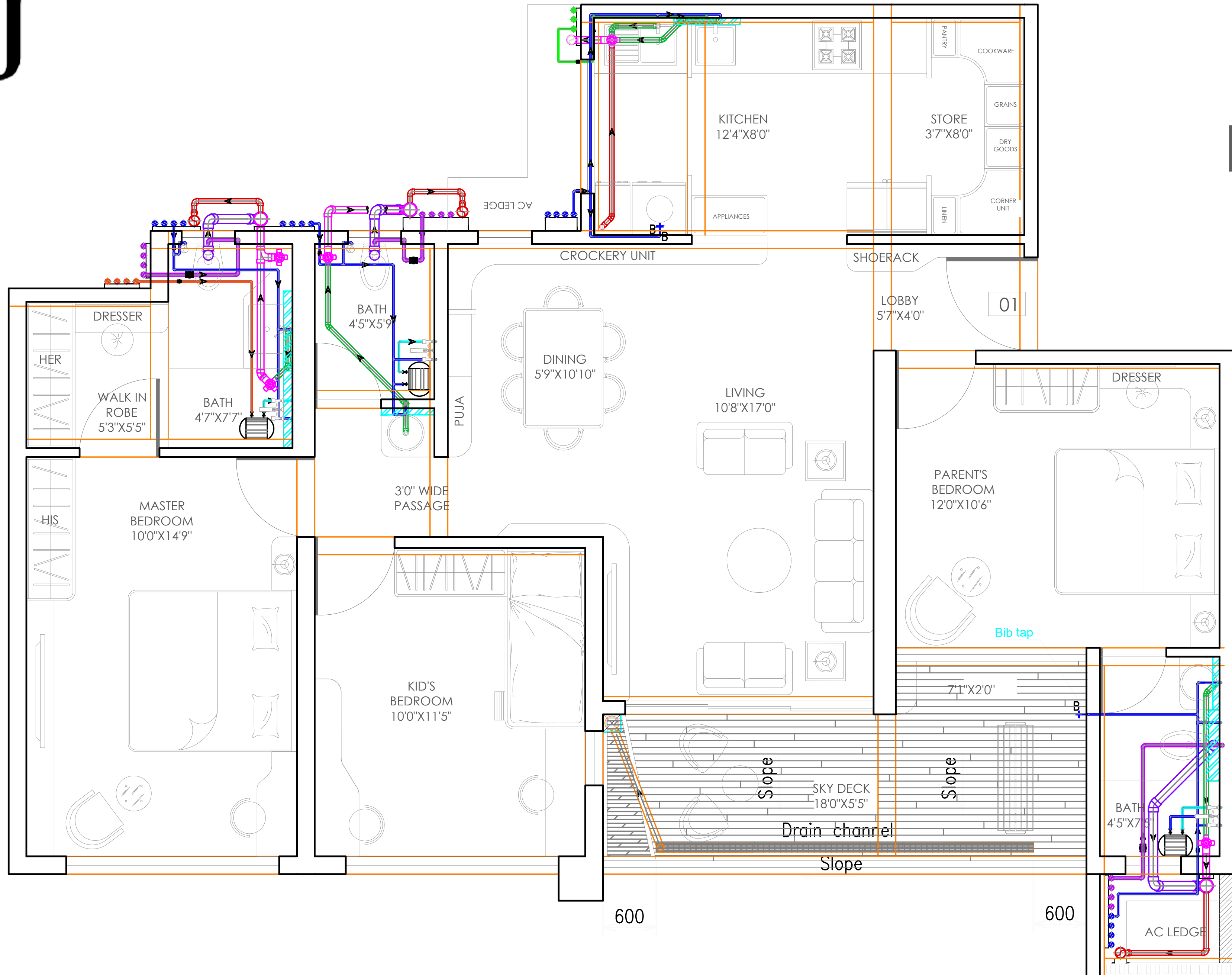
# DESIGN LAYERS

VJ

# UNIT - 3 BHK

## DESIGN LAYERS

### PLUMBING LAYOUT

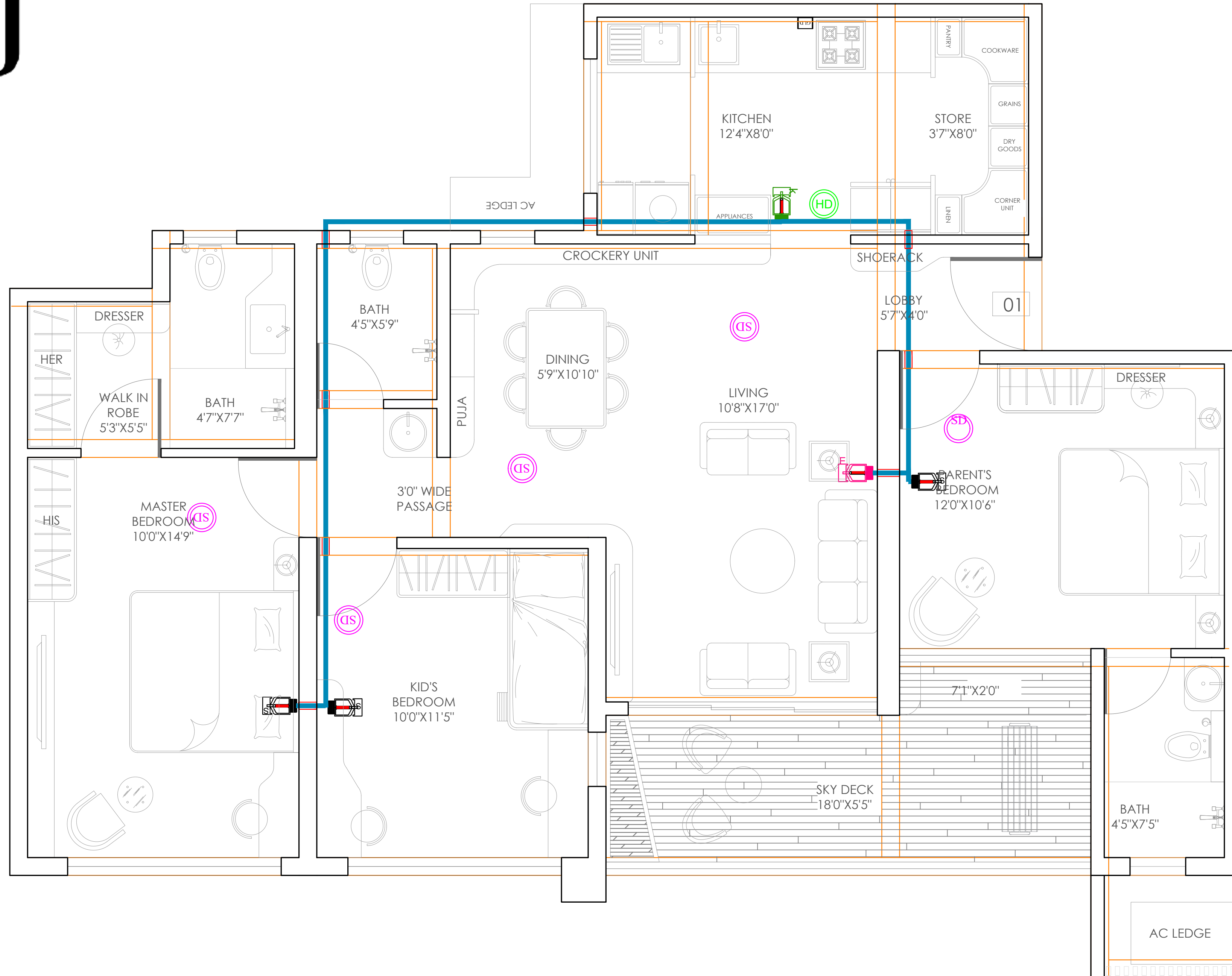


VJ

# UNIT - 3 BHK

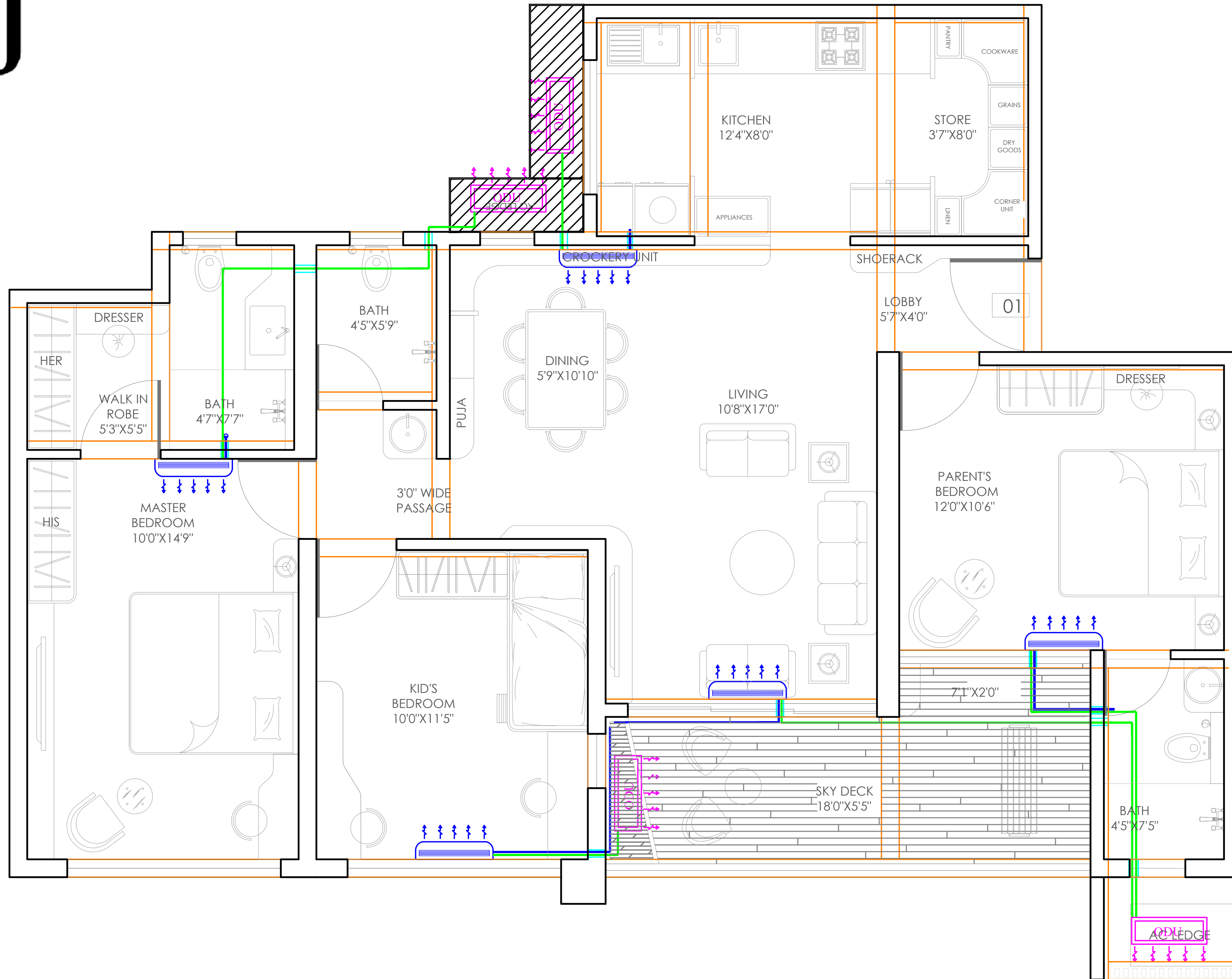
## DESIGN LAYERS

### FIRE LAYOUT

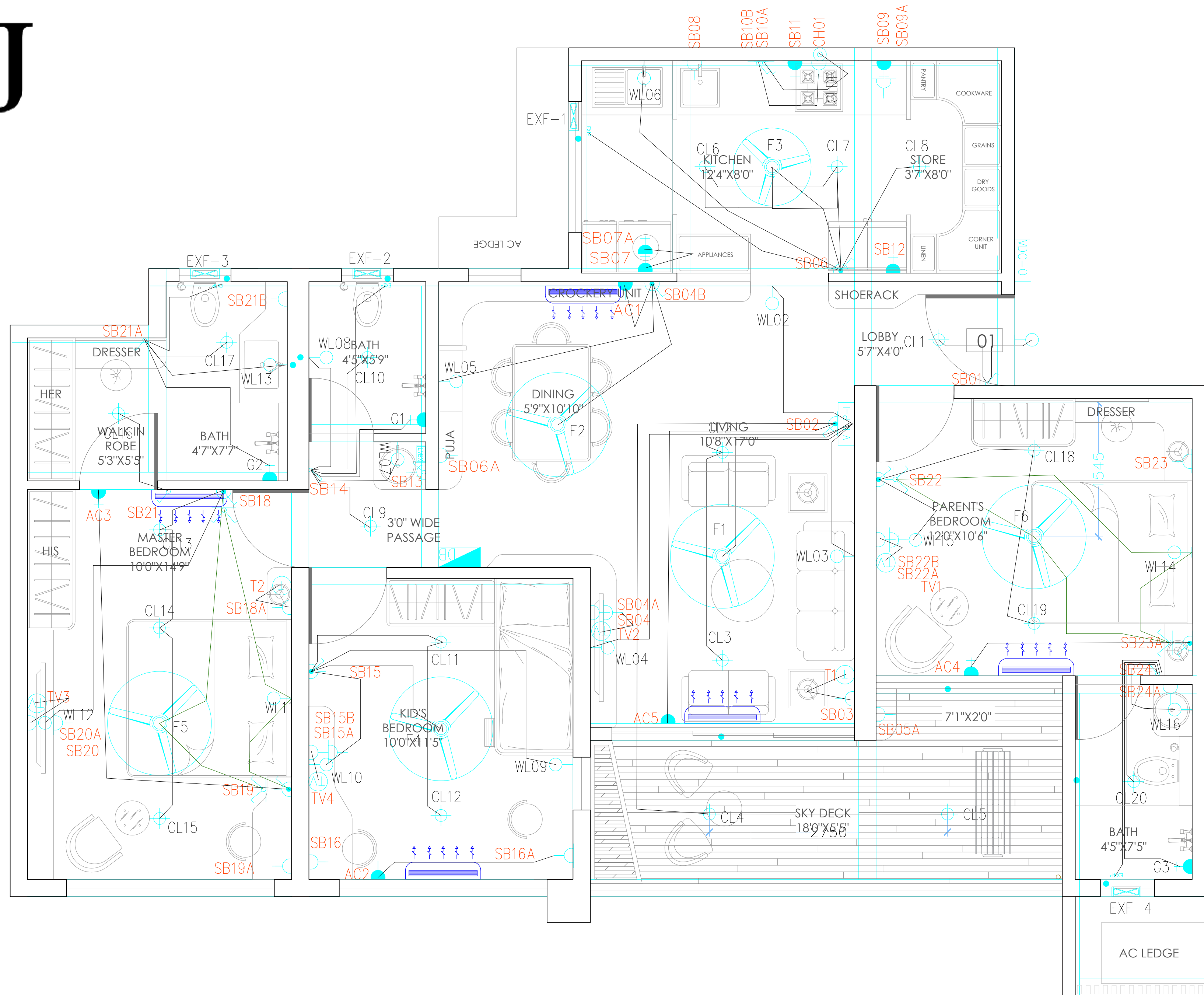


# VJ

## UNIT - 3 BHK DESIGN LAYERS HVAC LAYOUT



# VJ



## UNIT - 3 BHK DESIGN LAYERS ELECTRICAL LAYOUT



# PKC

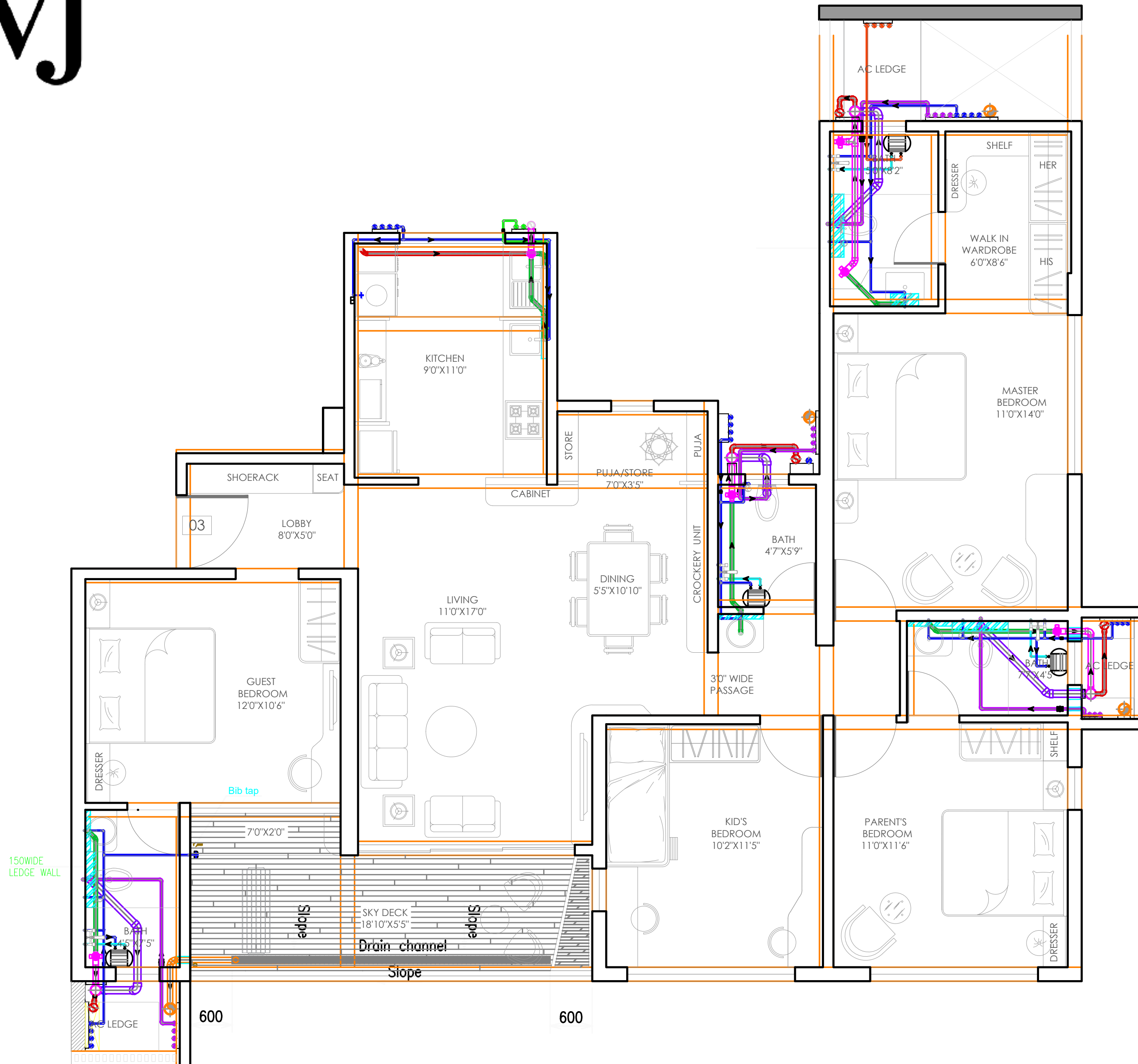
PALLADIO  
KHARADI CENTRAL



# UNIT - 4 BHK

## DESIGN LAYERS

### PLUMBING LAYOUT

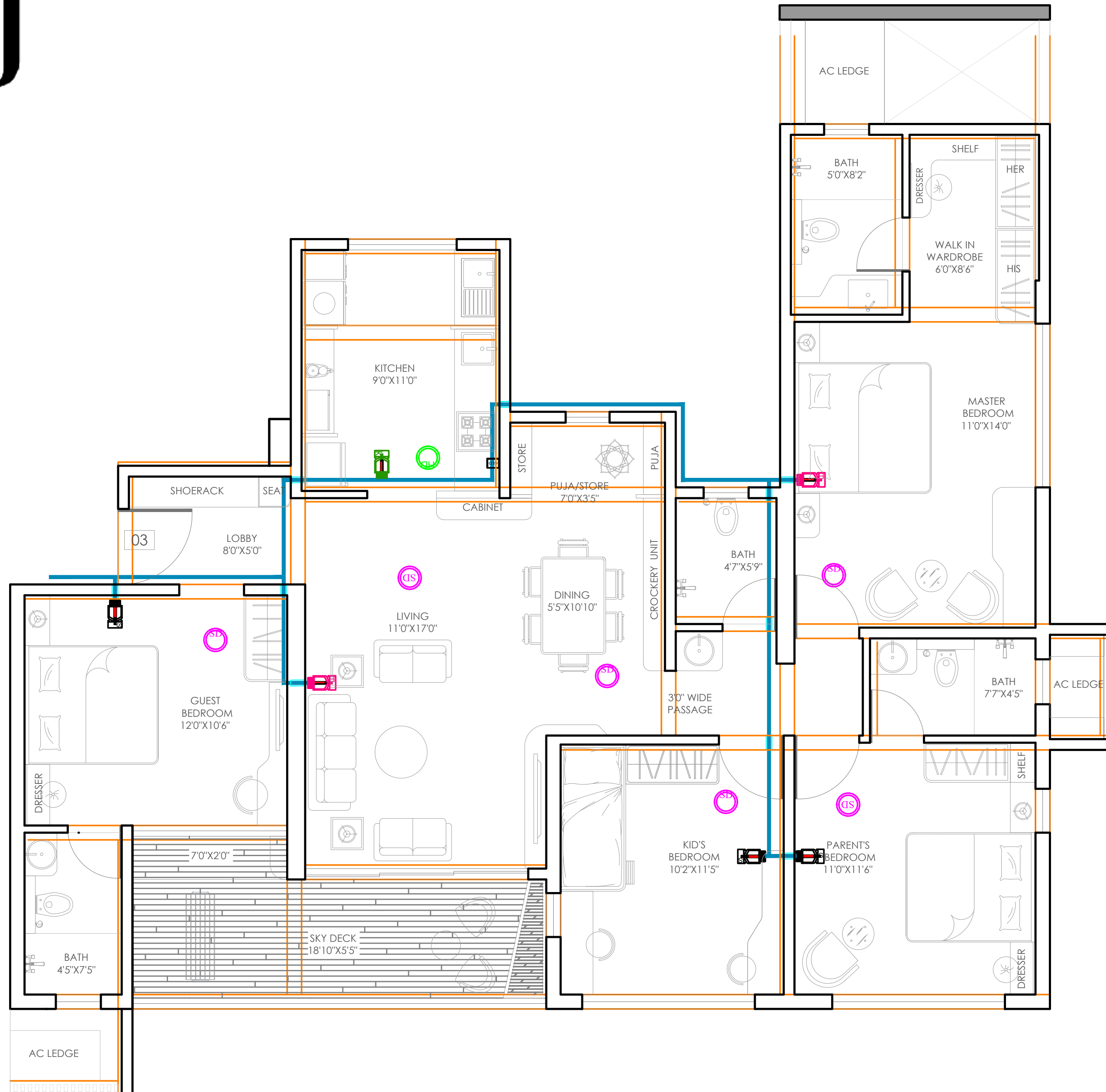


VJ

# UNIT - 4 BHK

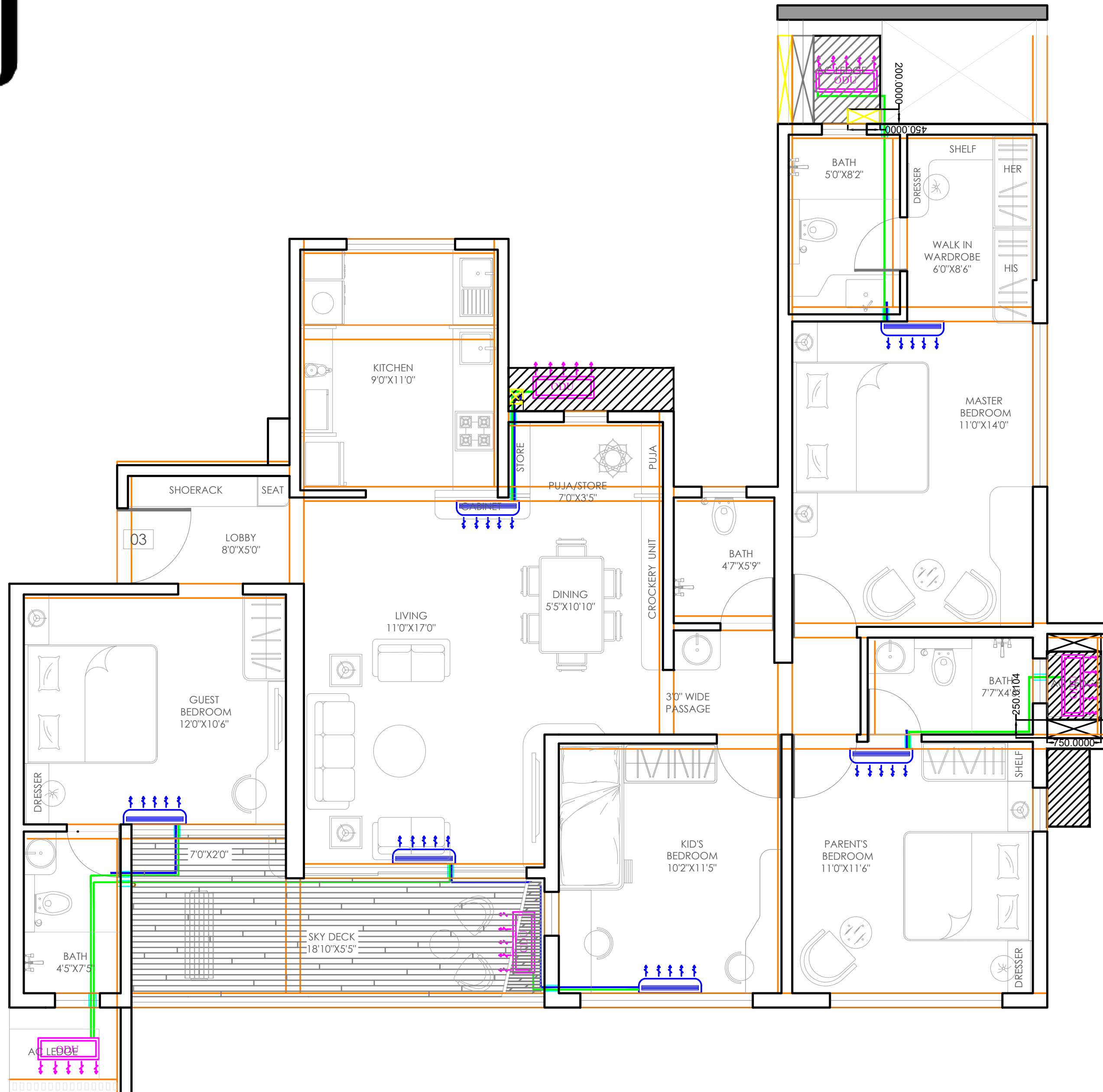
## DESIGN LAYERS

### FIRE LAYOUT



# VJ

## UNIT - 4 BHK DESIGN LAYERS HVAC LAYOUT



# PKC

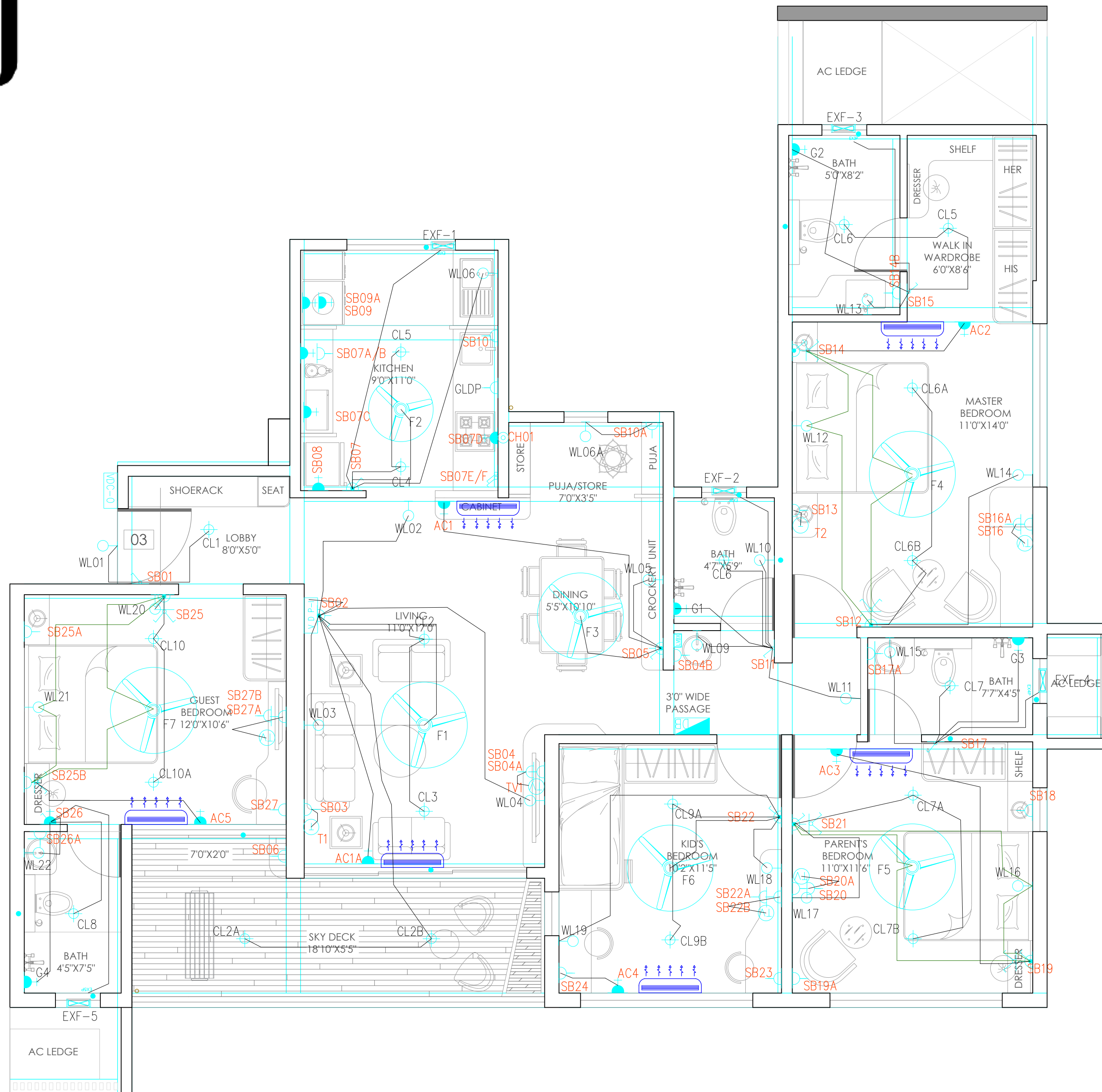
PALLADIO  
KHARADI CENTRAL



# UNIT - 4 BHK

## DESIGN LAYERS

### ELECTRICAL LAYOUT

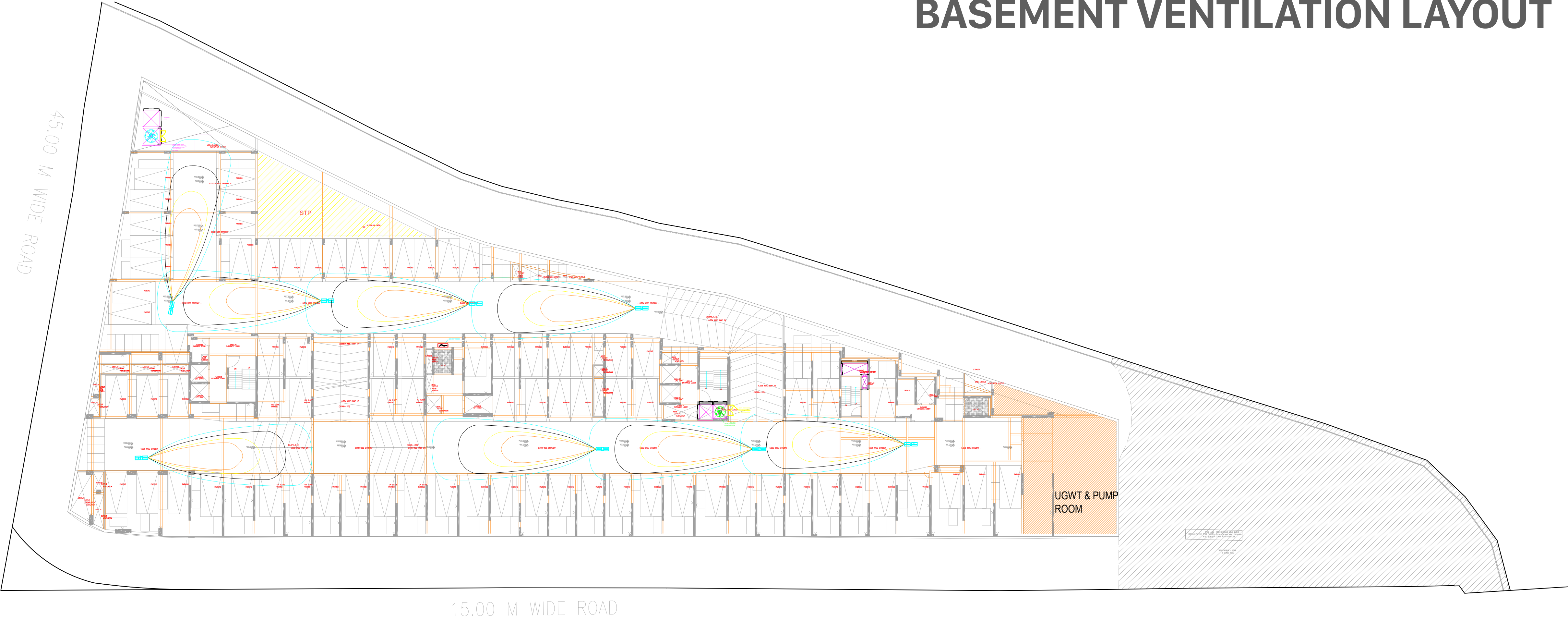




# PROJECT

## DESIGN LAYERS

### BASEMENT VENTILATION LAYOUT

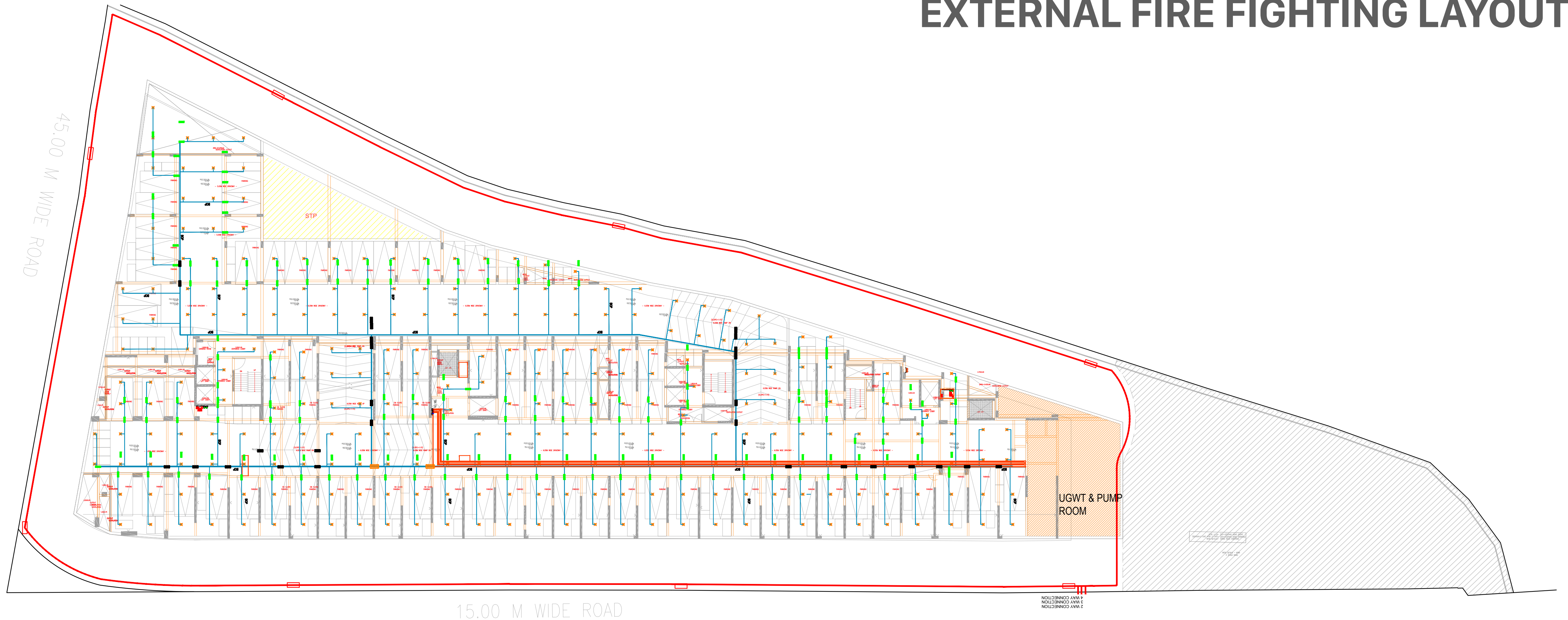




# PROJECT

## DESIGN LAYERS

### EXTERNAL FIRE FIGHTING LAYOUT

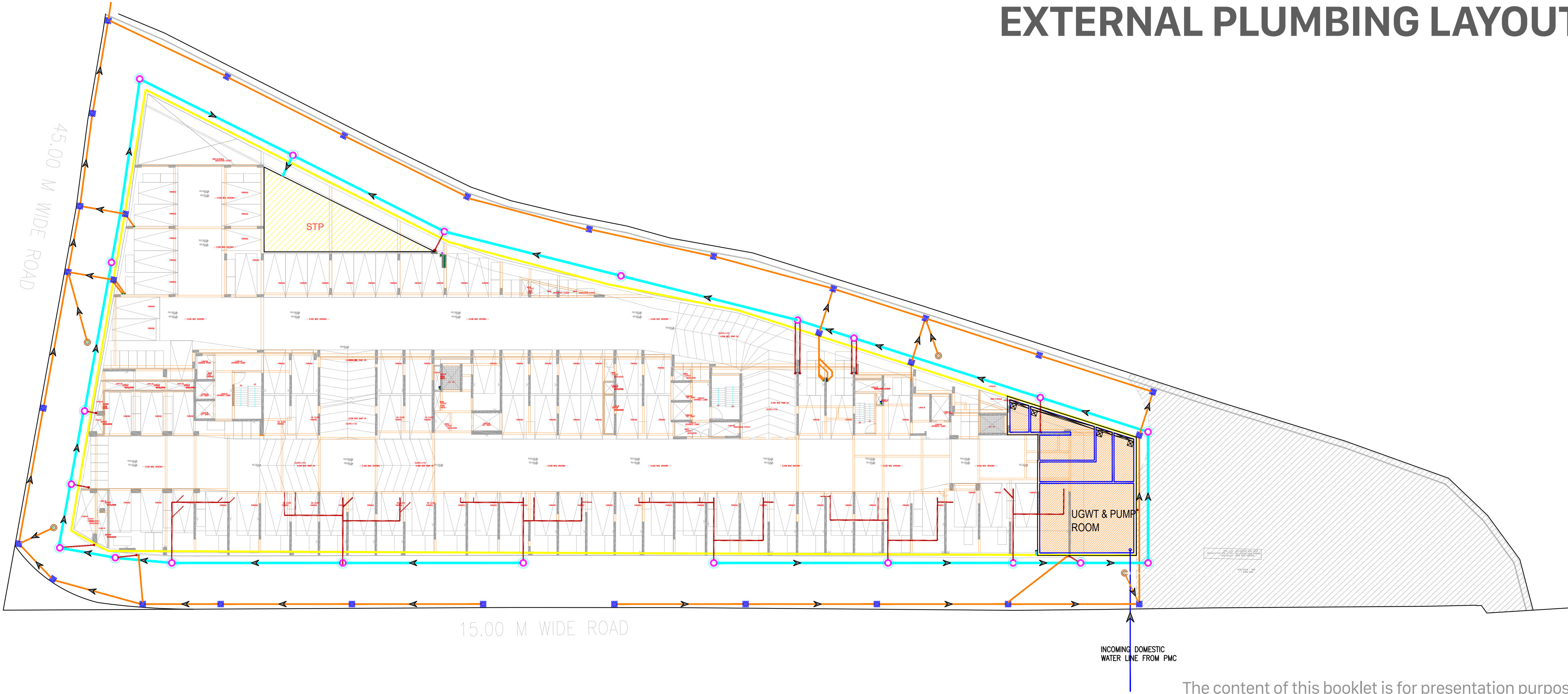




# PROJECT

## DESIGN LAYERS

### EXTERNAL PLUMBING LAYOUT

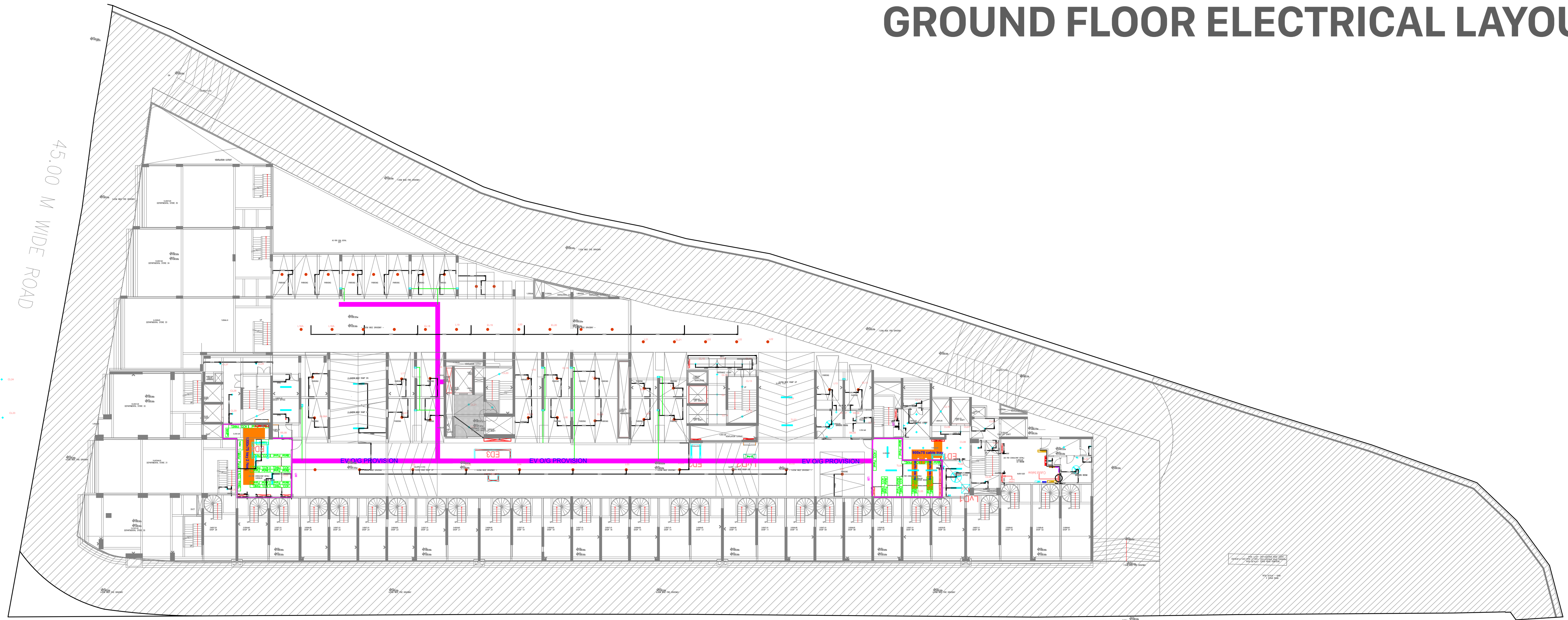




# PROJECT

## DESIGN LAYERS

### GROUND FLOOR ELECTRICAL LAYOUT



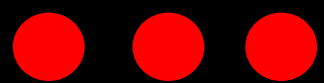
# Payment Schedule

PERCENTAGE	PAYMENT SLABS
10%	Before Agreement
10%	Excavation
15%	Basement Raft
5%	Ground Floor Slab
5%	1st Floor Slab
5%	4th Floor Slab
5%	7th Floor Slab
5%	10th Floor Slab
5%	14th Floor Slab
5%	17th Floor Slab
5%	21st Floor Slab
5%	Internal Plaster / Gymsum
5%	Kitchen Otta
5%	Flooring
4%	Windows
3%	First coat of Internal Paint
2%	Architectural / Civil Completion
1%	OC from PMC
<b>100%</b>	<b>TOTAL</b>



MahaRERA Num

**P52100050357**



VJ

VILAS  
JAVDEKAR  
DEVELOPERS