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# ORIZZONTE

- KHARADI -





# The address of many nexts at Kharadi

Consciously or unconsciously, the way we live has evolved in a manner we never imagined. And now, we expect everything to live up to this new way of life, making space for the changes it is going to bring with it.

Welcome to Yashwin Orizzonte at Kharadi, the next residential landmark of this much loved location, which brings VJ's trademark Yashwin living in an evolved avatar.

- Residential towers with community shops rising on the horizon of Kharadi
- 2 & 3 BHK space wise homes with 80+ design features
- A community of 650+ like-minded families
- 55+ Urban amenities to cater to the needs of all age groups
- Pune's most loved & fast-growing neighbourhood of Kharadi
- Signature services by VJ for the next in urban living

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01

## AIR. AQUA. LIGHT

Constructing spaces with maximum use of 3 natural elements

02

## GREEN

Creating responsible, low maintenance & environment friendly spaces for residents

03

## HEALTH

Caring for physical, emotional and social well-being

04

## COMMUNE

Crafting self-sustainable earning opportunities for the community

05

## FLEXI

Catering to the unique home and home-buying needs of every resident

06

## TECH

Connecting everyday life and spaces with useful technology

07

## SKY

Celebrating the blue heaven above us

super 7













# More in every day with next-level planning

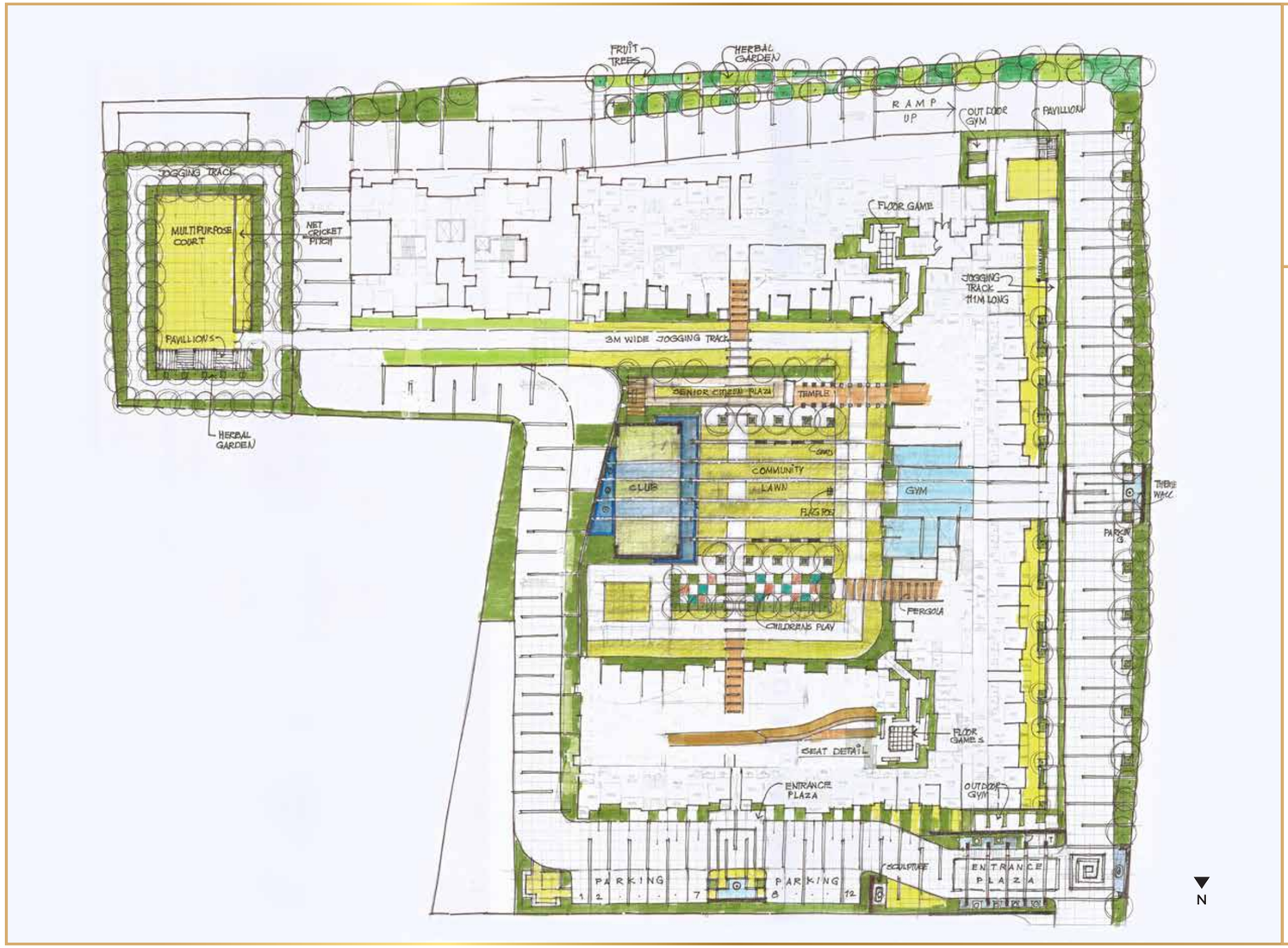
While our routines bring many restrictions with them, there is a world of things around us, which can be explored and enjoyed, every day. At Yashwin Orizzonte, every aspect of the project- the residential towers, homes, landscape, amenities and services, are planned with extensive detailing. Through 7 design principles called Super Seven, it opens-up new horizons of experiences for the residents; both indoors and outdoors.









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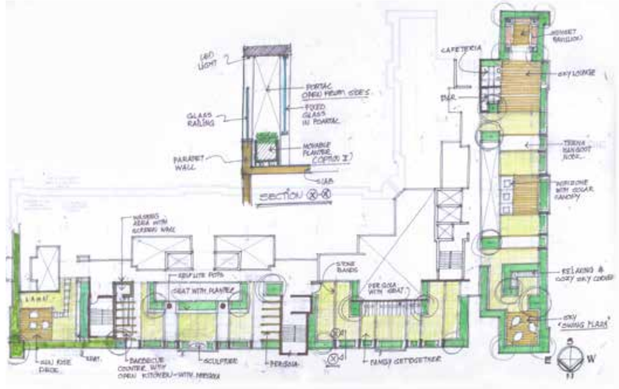
# An address that opens up new horizons

Spread across 2.8 acres, Yashwin Orizzonte uses the available area and land in the best possible manner. With the development set to take place over 2 phases, the buildings and common spaces are planned in a manner that ensures a fine blend of privacy and togetherness. Yashwin Orizzonte offers a unique Sky Garden that fosters social living in a beautiful outdoor setting. This is surrounded by well-designed landscaping that soothes the senses.




Landscape Disclaimer: These are landscape sketches, not to scale. Refer to the sanctioned plan for better understanding.

# Next-level synergy in architecture and landscaping

We live indoors, but seek a slice of outdoors, one way or the other. Whether it's engaging with outdoors or having a view of them, it opens us to new avenues of peace and happiness.

At Yashwin Orizzonte, these two aspects of architecture & landscaping are planned and designed in a manner that they celebrate co-existence.



The heart of this project is rooted in people's desire to connect with others while enjoying their me-space.

**Ar. Girish Brahme, Principal Architect**

The landscaping at Yashwin Orizzonte allows the residents to celebrate the horizons and enjoy the outdoors, while being indoors.

**Mr. Vikas Bhosekar, Landscape Architect**



Artist's Impression

Why stop yourself from
listening to your heart?

# Open Up!



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# Spaces that promise the next in indoor living

With more time being spent indoors for different reasons, every room and corner of the home needs to have a combination of utility and functionality. Yashwin Orizzonte offers 2 and 3 BHK apartments that live up to these expectations to ensure an enriching experience for every family member, including pets. These homes are built as per the 9 design principles of VJ Homes 2.0.

## VJ HOMES 2.0

**Offering fresh, clean air**

**Hygiene & safety protocols**

**Ensuring mental well-being**

**Fostering multi-generational living**

**Blending traditional values & modern tech**

**Creating indoors with more outdoors**

**Fostering learning**

**Coexistence of me-time & we-time**

**Spaces for pets & birds**



# Evolving the core of homes to the next

The part of our home that we see, is just the cover that has a well-planned core behind it. This core adds many layers of strength and utility to the home, so that our needs are taken care of. From electrical and plumbing to design and maintenance, these layers ensure ease of living at every home of Yashwin Orizzonte.

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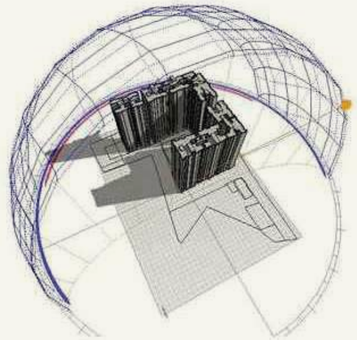
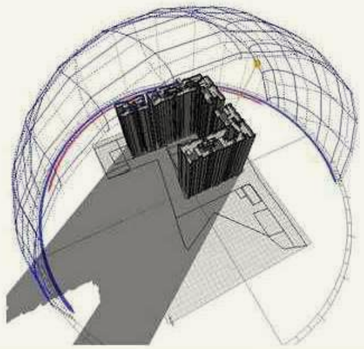
## SUN PATH

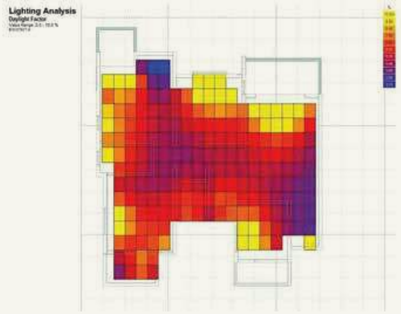
The analysis of the impact of sun's rays at different times of the day on the project



SUMMER



WINTER




## LUMINOSITY

Showcases the heat and light index inside different rooms in a home



## INTERNAL AIR QUALITY

The Internal Air Quality (IAQ) layer shows the cross-ventilation for every room of the home



## ELECTRICAL / HVAC

Consists of the concealed wiring that feeds electricity to each home




## PLUMBING

The pipeline network that delivers clean water and provides sanitary disposal

Disclaimer: Refer to the sanctioned plans for better understanding.

Why hold yourself back from
expressing your mind?

# Open Up!



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Artist's impression

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# Taking community living to the next level

Indoor living is a crucial aspect of everyone's life. But what each one of us also seeks is a place to step out and enjoy with people who have shared interests. These shared interests connect us with others and give us a bigger family.
At Yashwin Orizzonte, the common area amenities are designed and clubbed in a manner that they are more usable and enjoyable. Here, more than 55 amenities deliver the next chapter in togetherness.



# Open space

MULTIPURPOSE PLAY COURTS*

HERBAL GARDEN

CRICKET BOWLING MACHINE & PITCH*

FRUIT BEARING TREES

ORGANIC/HOME FARMING AREA

PET-FRIENDLY AREA

HAMMOCK GARDEN

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* Future developement in phase II

OUTDOOR PLAY AREA FOR KIDS OF ALL AGES

ILLUMINATED JOGGING TRACK

OPEN TO SKY YOGA & MEDITATION SPACE

THEMED LANDSCAPED GARDEN & COMMUNITY LAWN

MANDIR / TEMPLE COMPLEX

SENIOR CITIZENS' PLAZA (BHAJAN AREA NEAR TEMPLE)

ASSISTED WALKING TRACK FOR SENIOR CITIZENS

GUEST SUITES

KIDS' CYCLING TRACK

FLAG HOISTING POLE

FULLY-EQUIPPED GYM

URBAN KATTA

TEENS' HANGOUT DECK

FLOOR GAMES - CHESS, LUDO, SNAKES & LADDER, HOP-SKIP-JUMP

ACUPRESSURE WALKWAY PATH

TODDLERS' PLAY AREA

SUNDAY FARMERS' MARKET SPACE

BOX FARMING AREA

# Podium Landscape



Artist's Impression



# Sky Gardens

BARBEQUE COUNTER WITH OPEN KITCHEN, SERVING COUNTERS AND WASHING AREA

HORIZON DECK

WIFI ZONES

SKY LOUNGE WITH OPEN-AIR CAFETERIA

RELAXING COZY CORNERS

SKY GARDEN SWING CHAIRS

FAMILY GET-TOGETHER PERGOLAS

OPEN GYM

SEATING PAVILION



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# Clubhouse

AIR-CONDITIONED MULTIPURPOSE HALL WITH TOILETS

CO-LEARNING SPACE

ULTRA-MODERN CLUB

WHEELCHAIR-FRIENDLY DESIGN





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# Security and Prop Tech

100+ CCTV CAMERAS IN ENTIRE PROJECT

ELEVATOR CCTV COVERAGE

INTEGRATED FIRE SAFETY SYSTEM

SECURITY CABIN WITH BOOM BARRIER

STAFF TOILET AND CHANGING ROOMS

VISITOR MANAGEMENT MOBILE APP

APP-CONTROLLED ENTRY
TO BUILDING LOBBY

VJ PARIVAAR SOCIETY MOBILE APP

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# Entrance and Utility

PARCEL DROP-OFF DESK
(COVID COMPLIANT)

PEDESTRIAN WALKWAY

WAITING AREA

SCHOOL BUS / CAB DROP-OFF
& PICK-UP POINT

WELL-PLANNED LIGHTING
WITH MINIMAL OBSTRUCTIONS

ELECTRIC CAR CHARGING POINTS

FIRE ENGINE ACCESS





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PHARMACY

SALON

CAFES

GROCERY

ATM

CLINICS

DAYCARE AND NIGHTCARE FACILITY

CYCLE REPAIRS

PET CLINIC

MINI MARKET

ORGANIC VEGETABLE STORE

# Shops and conveniences



Why shackle your spirit from moving around freely?

# Open Up!



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# Enjoy the next in convenience at Kharadi

Indoor living and community living are two of the most crucial elements of a fulfilling lifestyle experience. Connectivity with the neighbourhood and the convenience it offers, is the next important aspect. Yashwin Orizzonte at Kharadi, offers excellent connectivity with every destination of daily needs. It allows you and your family to reach out and explore an urban life without any restrictions and limitations.

## EVERYTHING YOU NEED TO KNOW ABOUT YOUR NEIGHBOURHOOD

### HOSPITALS

- Rising Medicare - 3 km
- Columbia Asia - 4 km
- Medipoint Hospital - 4.9 km

### SCHOOLS

- DPCOE - 800 m
- Phoenix World - 2.7 m
- Eurokids - 3.3 km

### WORKPLACES

- EON IT Park - 1 km
- WTC - 1 km
- Commerzone - 1 km

### ENTERTAINMENT

- Amanora Mall - 1.1 km
- Seasons Mall - 1.3 km
- Phoenix Marketcity - 6.4 km

### HOSPITALITY

- Fairfield by Marriott - 3.6 km
- Radisson Blu - 4.3 km
- Hyatt - 7.9 km

### IMPORTANT SUBURBS

- Viman Nagar - 5.3 km
- Magarpatta - 6.5 km
- Koregaon Park - 8.5 km



Why settle for something that
doesn't live up to your expectations?

# Open Up!



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# A Community of VJ Home Owners with Access to Exclusive Privileges

At VJ, we are committed to making the life of our home buyers and home owners truly hassle-free, at different stages of owning a home and then living in it. We offer complete convenience and comfort through our signature services, which are available exclusively to the members of the VJ family. We fondly call this bouquet of services, VJ Parivaar.

| | | |
|---|---|---|
| house to home<br>Personalising a House into Your Home | Easy Buy<br>Financial Services to Simplify Home Buying | WHITE GOODS HOME DELIGHTS<br>Avail big savings on shopping as a part of VJ Parivaar benefits |
| RENTASSIST<br>India's First Rental Assistance for All Our Properties | SellAssist<br>Specialised Assistance to Sell an Existing Property | HomeaSure™<br>Hassle-free Indoor Management for Residential Properties |
| HOME INSPECT<br>Third party audit of homes at the time of possession | VJFIRST<br>Preferential treatment for VJ home owners | V.EARN<br>Revenue generating spaces to lower society's maintenance cost |

# Specifications

## STRUCTURE

- Strong RCC structure with aluminum formwork technology
- Structural design for earthquake Seismic Zone III
- RCC walls

## WALLS & CEILINGS

- Gypsum-finish surface to inner walls in the entire apartment
- All ceilings in the apartment finished in POP
- Water-based acrylic emulsion paint to all inside walls
- External acrylic paint

## KITCHEN

- Granite kitchen platform with SS sink
- Glazed tiles up to 3 ft. from platform
- Electrical points as per electrical layout
- Washing machine plumbing provision and electrical point in dry terrace

## DOORS

- Both side laminated main door and all internal doors
- Toilet doors frames in granite
- All door fittings in stainless steel/ brass with mortise locks

## WINDOWS

- Sliding 3-track, aluminum, powder-coated along with mosquito mesh
- MS safety grills with oil paint to all windows
- Granite window sills

## ELECTRICAL

- Fire-retardant copper wiring with ELCB, MCBs
- Modular sockets and switches
- TV and telephone point in living & master bedroom
- Broadband internet connection provision
- DG backup for building's common area
- Inverter back up for all light and fan points
- WiFi connection provision

## TOILETS

- CPVC plumbing and sanitaryware
- Glazed tiles up to 7 feet high with CP fittings
- Cockroach preventive traps
- Exhaust fan and electric boiler points
- Solar water heater supply in master toilet

## FLOORING

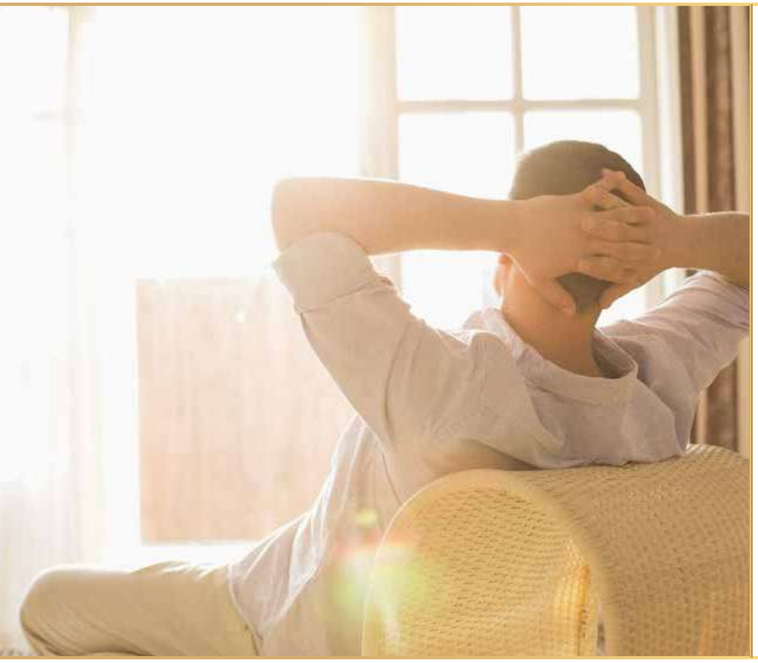
- 800 mm x 800 mm vitrified tiles with matching 3-inch skirting in the entire apartment
- 600 x 600 mm ceramic tile in utility area
- 600 x 600 mm glazed vitrified tile in the master bathroom
- 600 x 300 mm ceramic tile in the common bathroom
- 600 x 600 mm ceramic tile in the terraces

## ECO FEATURES

- Rainwater harvesting
- Organic waste composter
- Intelligent plumbing for water usage
- Water-saving flush valves in toilets for water conservation
- Sewage treatment plant
- Water treatment plant

# The next in facilitating hassle-free society maintenance

Buying a home and then moving into it, brings a sense of achievement to every home buyer. At the same time, a crucial aspect of society maintenance awaits all the residents of the project. To ensure that the society maintenance is never compromised upon, we at VJ, have devised a society maintenance model. Yashwin Orizzonte implements this successfully tested model.



## A PRE-DEFINED MAINTENANCE MODEL FOR EFFICIENT SOCIETY UPKEEP

- The maintenance amount is divided into 3 sub-accounts: Building Maintenance, Common Area Maintenance and Environment Management Plan (EMP)
- The allocation and expenditure of funds will remain transparent throughout, for everyone's knowledge
- Lower recurring amount
- Society earns interest on each deposit
- Dedicated funds for each expenditure head
- Ready reckoner for society maintenance
- Dedicated and experienced management personnel for society maintenance
- EMP budget ensures adherence to a sustainable, environment-friendly living

# A journey that always thinks of the next milestone

Vilas Javdekar Developers started its journey about 3 decades ago under the leadership of Founder Chairman, Mr. Vilas Javdekar. Since then, it has delivered thousands of homes based on its core principles of trust and design. While the group has won many reputed awards along the way, it has developed a special bond with its customers, with trust and transparency at its core. What else can explain, customers booking more than 500 homes across different Yashwin projects in the past 6 months.

FEB 2019
### YASHONE HINJAWADI
Awarded Most Environment Friendly Residential Space by Realty Plus

FEB 2019
### YASHWIN ENCORE
Awarded Architectural Design of the Year-Residential by Realty Plus

FEB 2018
### YASHONE PIRANGUT
Awarded as 'Affordable Housing Project' of the Year by Realty Plus

SEP 2017
### YASHWIN HINJAWADI
Awarded as 'Mid-Segment Project (West)' of the Year by Realty Plus

MAR 2017
### PORTIA
Awarded as 'Super Luxury Project' of the Year by Realty Plus

FEB 2016
### VILAS JAVDEKAR
Wins Scrolls of Honour Lifetime Achievement Award

FEB 2015
### ADITYA JAVDEKAR
Young Achiever of the Year

FEB 2016
### EURO SCHOOL
Commercial Property of the Year

SEP 2015
### VILAS JAVDEKAR DEVELOPERS
Emerging Developer of the Year

# Giving direction to our next ambitions

We at Vilas Javdekar Developers, strive to make the best homes in terms of user-friendly design, aesthetic brilliance, robust engineering, and sustainability. For us, developement is not just a business,  it is what we love to do - creating long-term value for everyone.

## THE PILLARS OF VILAS JAVDEKAR DEVELOPERS



With 47 years of extensive experience in civil engineering, he specialises in infrastructure and structural construction.

**VILAS JAVDEKAR**, CHAIRMAN



A pioneer of sustenance development, he plays a key role in product design with 20 years of experience in real estate.

**ADITYA JAVDEKAR**, CEO & MD



An alumnus of IIM Bangalore, he is the technical expert at all VJ projects with more than 15 years of real estate experience.

**SARVESH JAVDEKAR**, TECHNICAL DIRECTOR

At Vilas Javdekar Developers, the process of conceptualisuing and designing Yashwin Orizzonte has been a rewarding journey. It is a testimony to the team's commitment to excellence.



# Appreciation that inspires us to create the next













When you think about speed with excellent efficiency then there's no other name than VJ.

**MR. PRAMOD SAKI,** YASHWIN HINJAWADI, HINJAWADI

We were more like partners with the developer, than just a customer.

**MRS. VANDANA KOLARKAR,** YASHWIN JEEVAN, SUS

Considering how they've cared for us, I'm happy to call them my family.

**MRS. SHRUTI KINKAR,** PALASH BOULEVARD, PIRANGUT

VJ is honest in their offerings.
There is absolutely nothing to complain!

**MR. SANDEEP LASURKAR,** PALLADIO, WAKAD

The reasons for us to book 5 flats were the trust factor and unique floor plans.

**MS. ANUJA WADEKAR,** YASHWIN 2.0, SUS

VJ gives attention to details and it reflects in everything they do, from floor plans to building relations with their customers.

**MR. ROHIT JOSHI,** YASHWIN HINJAWADI, HINJAWADI

The best part about VJ is that all minor details and user's convenience is considered while designing.

**MR. NISHANT CHABBRA,** PALLADIO, WAKAD

Our trust paid off in the partnership with our builder.

**MR. KEDAR PATWARDHAN,** YASHWIN, SUS

# Credits

PRINCIPAL ARCHITECT
**VOUSSOIRS ARCHITECTS & INTERIOR DESIGNERS**

STRUCTURAL DESIGNER
**STRUDCOM CONSULTANTS PVT. LTD.**

LANDSCAPE CONSULTANT
**BHOSEKAR VIKAS & NILIMA LANDSCAPE ARCHITECTS**

BRAND CONSULTANT
**SETU ADVERTISING PVT. LTD.**

ARCHITECTURAL RENDERING AND VIRTUAL REALITY
**DIGITAL ART INDIA PVT. LTD.**

# Open Up!



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VILAS
JAVDEKAR
DEVELOPERS

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www.javdekars.com

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