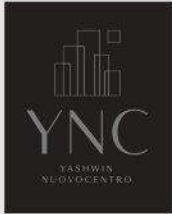


# LEVELUP!

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

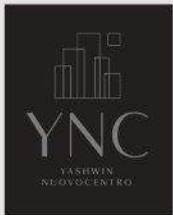


Residences that upgrade  
indoor comfort for a premium  
living experience



**3 BHK**  
**969 SQFT**  
CARPET AREA

**TYPICAL UNIT PLAN**

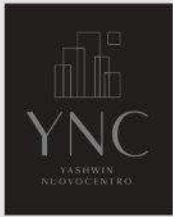


Residences that upgrade indoor comfort for a premium living experience



**3 BHK**  
**974 SQFT**  
CARPET AREA

TYPICAL UNIT PLAN



Residences that upgrade indoor comfort for a premium living experience



**3 BHK XL**  
**1086 SQFT**  
CARPET AREA  
TYPICAL UNIT PLAN



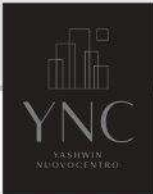
# FLOOR PLANS



VIEW OF LANDSCAPED AREAS, AMENITIES & HIGHWAY

VIEW OF THE VIBRANT CITY SKYLINE

VIEW OF LANDSCAPED AREAS & AMENITIES



# A WING

1<sup>ST</sup> TO 3<sup>RD</sup> + 16<sup>TH</sup> TO 28<sup>TH</sup>  
FLOOR PLAN

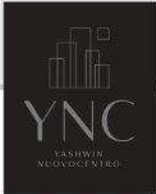


**AREA STATEMENT**

FLAT NUMBERS	TYPE OF UNIT	TOTAL CARPET AREA IN SQ.FT.
101, 201, 301, 1001, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801	3 BHK	974
102, 202, 302, 1002, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802	2 BHK	733
103, 203, 303, 1003, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803	2 BHK	733
104, 204, 304, 1004, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804	3 BHK	960
105, 205, 305, 1005, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605	3 BHK	969
106, 206, 306, 1006, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606	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.





# A WING

4TH TO 15TH FLOOR PLAN



VIEW OF THE VIBRANT CITY SKYLINE

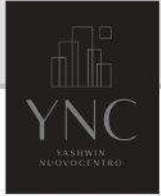
**AREA STATEMENT**

FLAT NUMBERS	TYPE OF UNIT	TOTAL CARPET AREA IN SQ.FT.
481, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501	3 BHK	974
482, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502	2 BHK	733
483, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503	2 BHK	733
484, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504	3 BHK	960
485, 505, 705, 805, 905, 1005, 1105, 1305, 1405, 1505	3 BHK XL	1070
486, 506, 706, 806, 906, 1006, 1106, 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 MahaERA authority.

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VIEW OF LANDSCAPED AREAS & AMENITIES



# B WING

1<sup>ST</sup> TO 28<sup>TH</sup>  
FLOOR PLAN



VIEW OF THE VIBRANT CITY SKYLINE



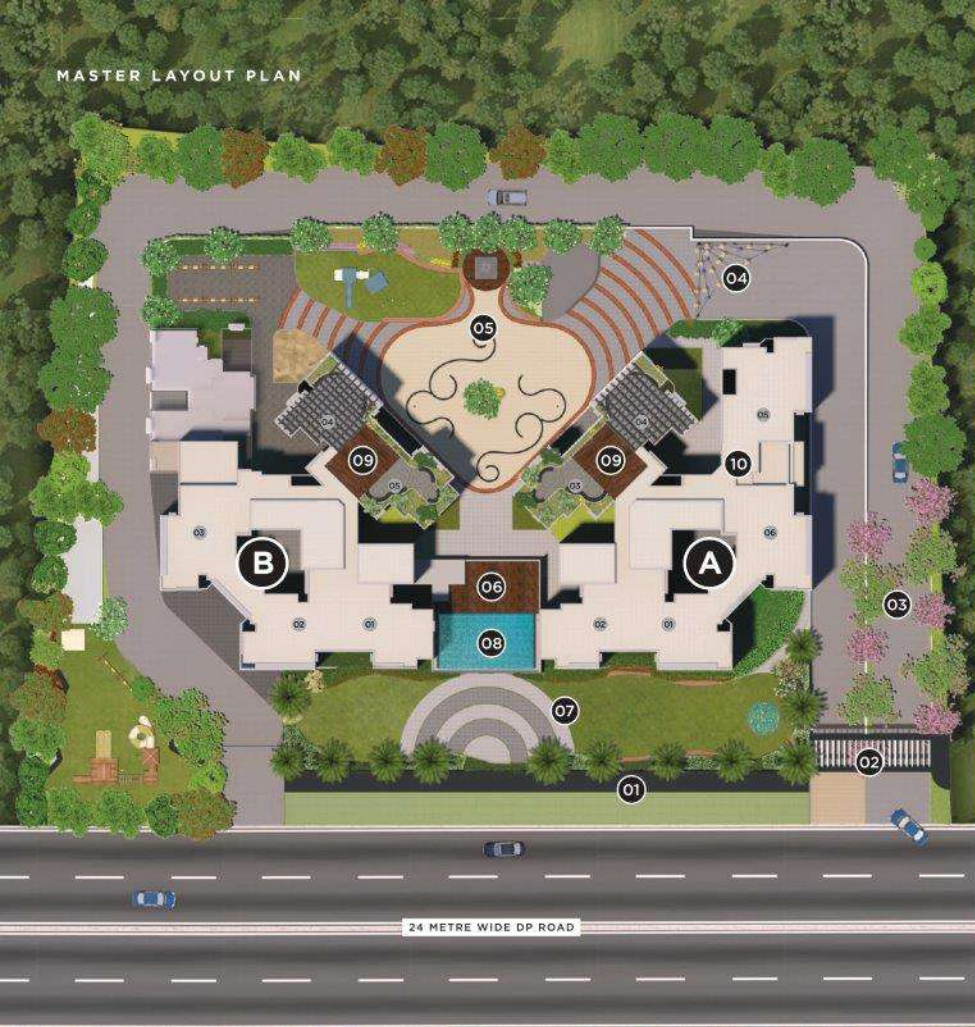
URBAN GREEN LANDSCAPE, AMENITIES & HIGHWAY

VIEW OF LANDSCAPED AREAS & AMENITIES

**AREA STATEMENT**

FLAT NUMBERS	TYPE OF UNIT	TOTAL CARPET AREA (RSQ.FT)
101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1801, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801	2 BHK	734
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	3 BHK	975
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	3 BHK	985
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	3 BHK	960
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	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 MaharegA authority.



24 METRE WIDE DP ROAD

## 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

MAHARERA NO.: P52100034523  
WWW.MAHARERA.MAHADONLINE.GOV.IN

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

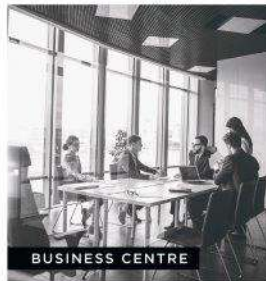
VJ | VILAS  
JAVDEKAR  
DEVELOPERS



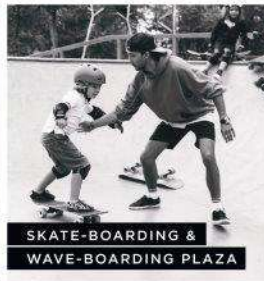
**ROOFTOP BARBEQUE SPACE**



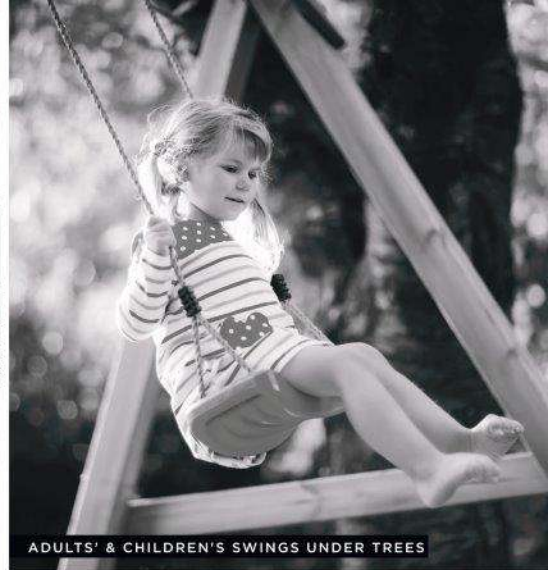
**GYM & FITNESS CENTRE**



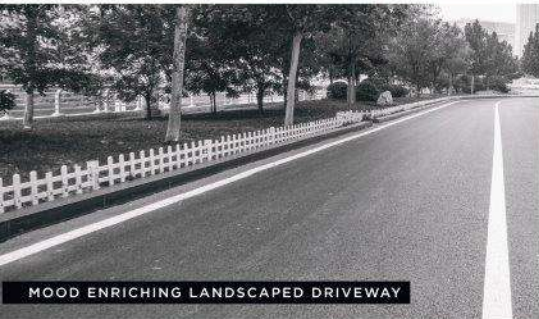
**BUSINESS CENTRE**



**SKATE-BOARDING &  
WAVE-BOARDING PLAZA**



**ADULTS' & CHILDREN'S SWINGS UNDER TREES**



**MOOD ENRICHING LANDSCAPED DRIVEWAY**



**FULLY FURNISHED AIR-CONDITIONED GUEST SUITES**



**ROOFTOP LEISURE SPACES**



**MULTIPURPOSE  
AIR-CONDITIONED HALL**



**TEMPERATURE-CONTROLLED  
EDGE SWIMMING POOL OVERLOOKING PODIUM**



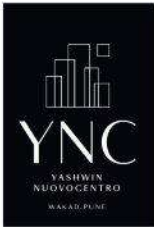
**200M WALKING & JOGGING TRACK**



**PREMIUM CAFES & GROCERY**

The background of the slide features a complex, repeating geometric pattern of thin, light gray lines. These lines form a series of interlocking, irregular polygons and rectangles, creating a sense of depth and architectural structure. The overall effect is clean, modern, and minimalist.

# 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
  - Pre-installed brackets on main door frame for 'Toran'
  - 3'5" wide entrance door for furniture / grandeur
  - 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-leasing 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 6'11"**
  - 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 workouts' pull-out station on wall or get's corner
  - Space for workout end yoga with privacy
- 04 KITCHEN : 11'7" 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 : 3'4" 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
  - Provision for 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 Z-axis for maximum free activity space
  - Natural light and ventilation to keep kids energised
  - 4'11" 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 '4M' & '4ER' 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
  - Hair dryer point / blowers 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

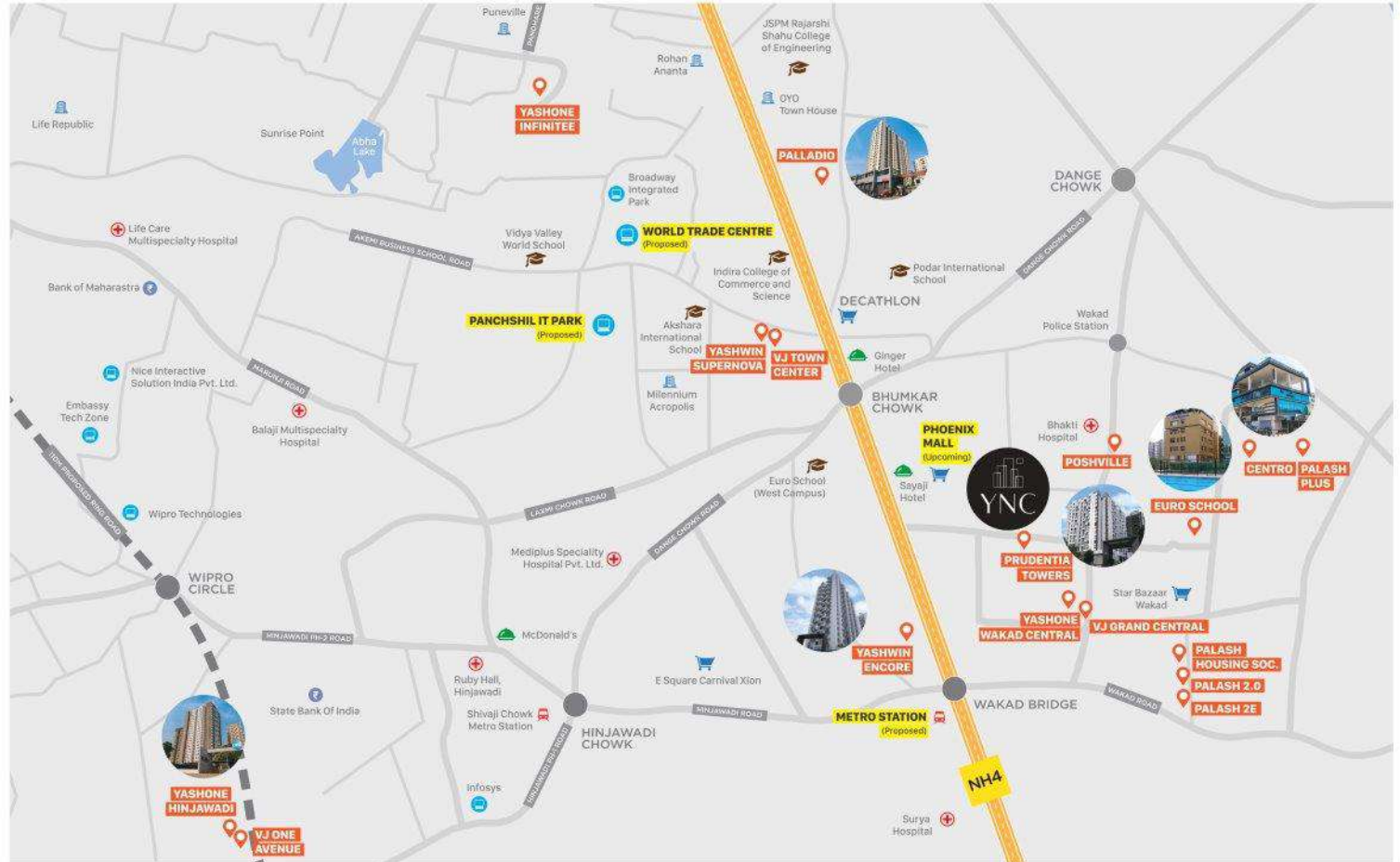


- 01 ENTRANCE LOBBY : 8'9"X4'0"**
- Space for umbrella, helmet & shoe rack
  - Pre-installed hooks on main door frame for Toran
  - 3 1/2" wide entrance door for furniture / grandeur
  - All entrances facing East-West
  - Sanitation desk space
- 02 LIVING ROOM : 17'5"X10'8"**
- Video Door Phone for safety & 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 charger 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
- 03 OPEN BALCONY : 12'4"X7'5"**
- Granite ledge in balcony for cups, candles, vases, breakfast, etc.
  - Space for plants / 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
- 04 DINING : 10'5"X6'1"**
- AC Point
  - 160-degree TV view from living & dining
  - Co-learning wall / gallery wall in front of dining
  - East-west facing space for Puja
- 05 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
- 06 UTILITY AREA : 8'4"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
- 07 COMMON BATH : 7'3"X4'5"**
- Provision for exhaust fan point
- 08 PASSAGE : 5'0" wide**
- Inverter backup for all lights & fan points
  - Lift in passage for Inverter
  - Storage space below common WHB for toiletries
  - Wi-Fi router point in center of home
  - Common over counter WHB sanitation toilet
- 09 KID'S BEDROOM : 11'0"X10'6"**
- Planned space for study table with charging point
  - Activity wall for kid's room for blackboards / screen / ladder play etc.
  - Bunk bed proposed 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
- 10 MASTER BED : 10'6"X12'0"**
- 5'1" length wardrobe space
  - Bed direction as per Vastu
  - Seating 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
- 11 MASTER BATH : 4'10"X7'5"**
- Provision for exhaust fan point
  - Tile drop for wet-dry area separation
  - Laundry space below Master WHB counter
- 12 MASTER SUITE : 14'7"X10'0"**
- 6'0" 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
- 13 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-souri, etc.
  - Provision for exhaust fan point
  - Laundry space below Master Suite WHB counter
  - Solar heater water supply
  - Granite counter for Master Suite WHB
- 14 PRIVATE BALCONY : 4'11"X4'9"**
- All units having 2 balconies for more openness.
  - Private conversation/relaxing cove

# THINK WAKAD. CHOOSE VJ.

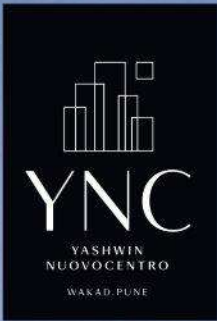
1 LOCATION. 15 YEARS.  
15 ICONIC CREATIONS.

# VJ



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





Artis's Impression

