

# YASHONE ONE for many

1 & 2 BHK Residences, **Pirangut**



MahaRERA No.:  
YashONE - **P52100014585**  
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# ONE LOCATION. MANY CONNECTIONS.



Disclaimer : This map is for explanation purposes only.

## SCHOOLS AND COLLEGES

Symbiosis University - 13 KM  
Sanskriti School - 3 KM  
Bharati Vidyapeeth - 3 KM  
Sri Sri Ravishankar Vidya Mandir, Bhugaon - 5.3 KM  
Indus International School - 6 KM  
FLAME Management University - 8 KM

## DAILY CONVENIENCES

Banks - 1 KM  
Shopping Complex - 0.1 KM  
Organic Vegetable Market - 1.5 KM  
Mulshi Multispecialty Hospital - 2.2 KM  
Polyclinic & Pharmacy - 0.9 KM  
Cafe/Bistro - 0.1 KM

## PUBLIC TRANSPORT

Metro Line (Vanaz) - 12 KM  
PMPML Bus Stop - 1 KM  
Pune Railway Station - 22 KM  
Pune Airport - 26 KM  
Cab Point (Ola/Uber) - 0.1 KM  
Shuttle Service to Hinjawadi - 0.1 KM

## WORKPLACES AND LANDMARKS

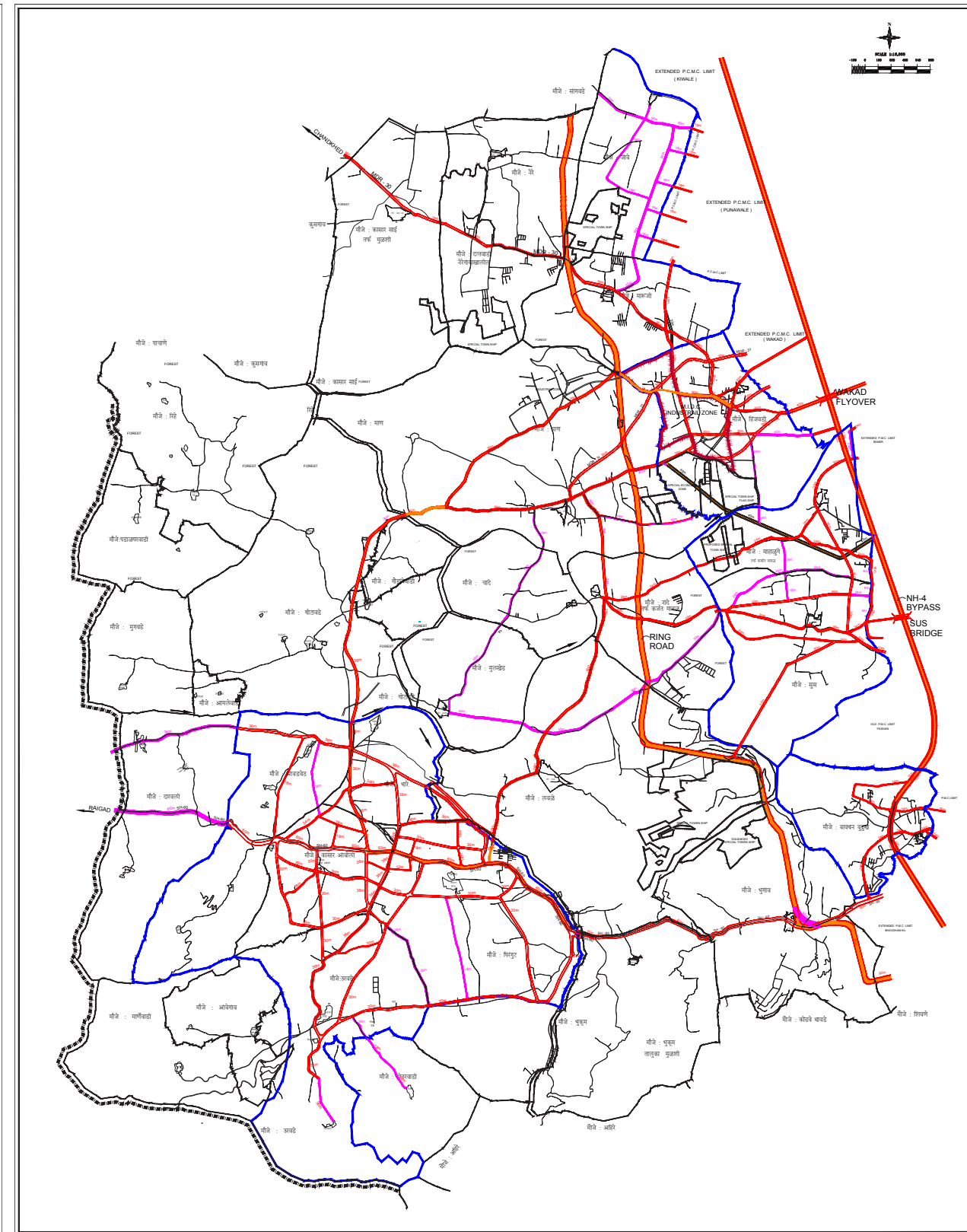
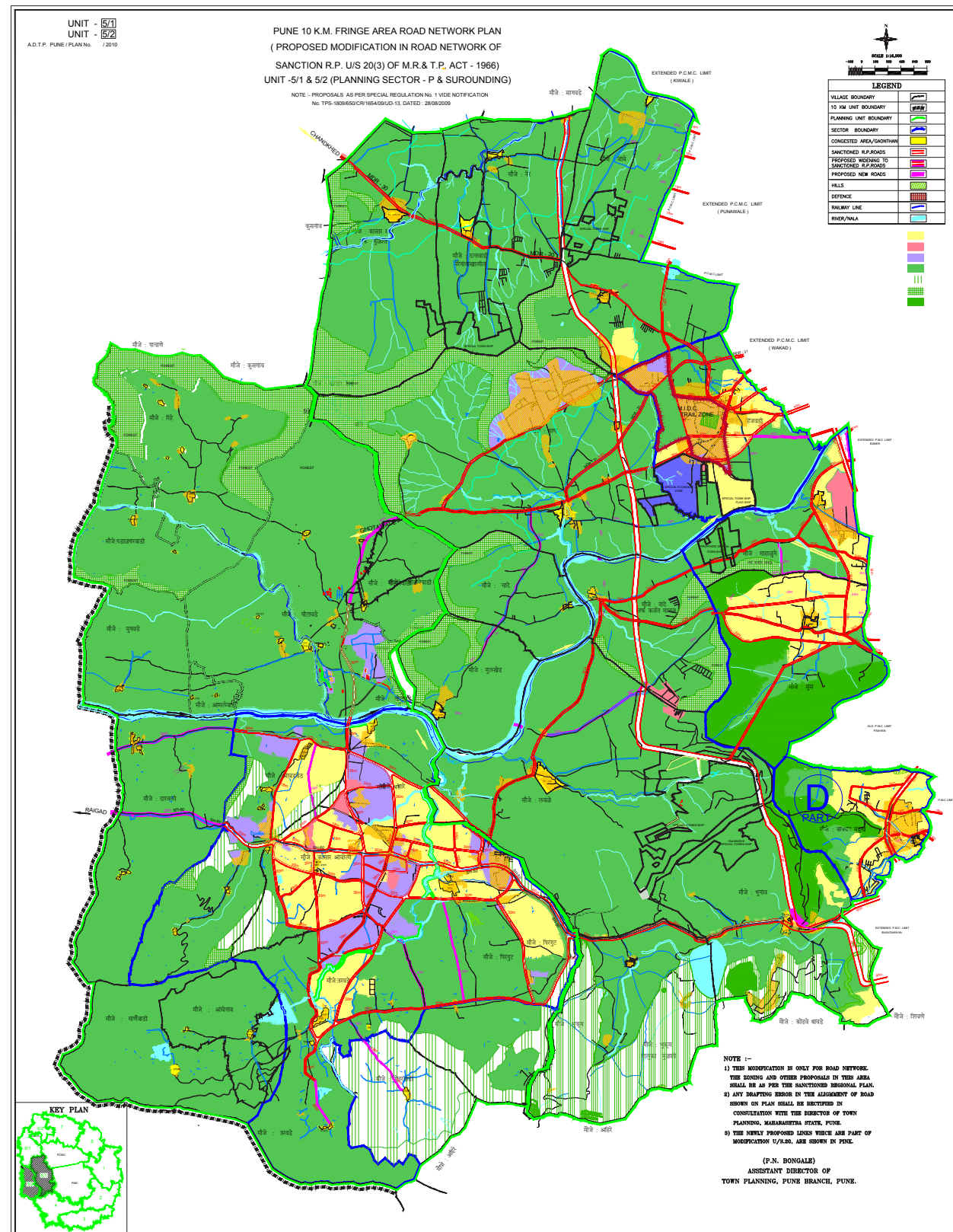
Hinjawadi Phase III - 11 KM  
Hinjawadi Phase I, Wipro Circle - 18.6 KM  
Yashwin Hinjawadi - 15.7 KM  
Pune University Circle - 20 KM  
Karve Road - 14 KM  
Chandani Chowk Interchange - 11 KM

## FOOD AND LEISURE

Manas Lake Resort - 5.5 KM  
Oxford Golf Country Club - 6 KM  
Ambrosia Hotel & Resort - 10 KM  
City Pride Multiplex Kothrud - 14 KM  
Xion Mall / E-Square Hinjawadi - 21.4 KM  
Yashwin Hinjawadi Happiness Street - 15 KM

# THE GROWTH STORY OF PIRANGUT

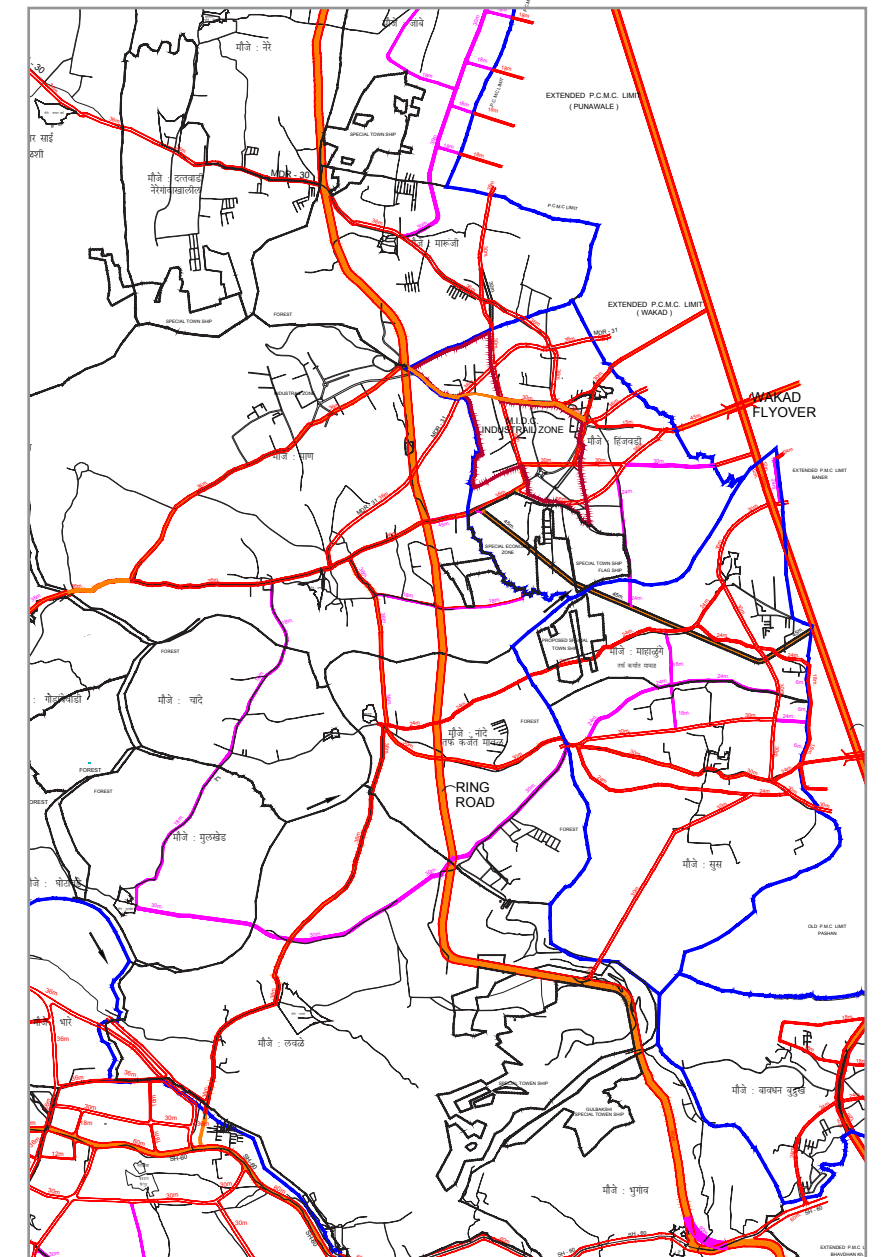
- The Regional Plan and Development Plan by PMRDA
- Shows the proposed modification of road network
- Promises an evolved infrastructure for Pirangut
- Highlights the Ring Road and other arterial roads







## RING ROAD - PIRANGUT'S NEWEST LIFELINE



### HIGHLIGHTS OF THE RING ROAD

- Quick connectivity to Pirangut
- The entire Ring Road will extend to 160 km.
- The width of the road is 100 metres
- It adds strategic significance to the location
- Current status: Survey is complete, DPR in final stages



# PROPOSED PROJECT LAYOUT PLAN

- Well-planned project layout to balance community living with privacy
- Sufficient open spaces and green spaces
- Thoughtfully designed parking spaces that cater to all



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# ONE COMMUNITY. MANY POSSIBILITIES.

## HEALTHY SPACES

- Outdoor Play Area
- Puddle Pool
- Chess Play Area
- Pet-Friendly Zone
- Urban Kattas
- 400 m. Jogging Track
- Kids' Cycling Area
- Kids' Play Area
- Cardio Studio
- TT Room
- Sports TV Room
- Library
- Yoga and Meditation Room
- Fussball / Futsal Arena

## RECREATION ZONES

- Polyclinic
- Food Court
- Pharmacy
- Guest Rooms
- Bistro / Café
- Hair and Beauty Salon
- Art and Craft Hobby Area
- Professionally Managed Indoor Kids' Play Area
- Grocery Store
- Cab Point / Hinjawadi Shuttle Service
- 24x7 Ambulance Service
- Police Hotline Service through Common Security

## RELAXATION ZONES

- Bonfire Corner
- Semi-covered Amphitheatre
- Music Zones
- Barbeque Deck
- Organic Farming
- Temple
- Assisted Walking Track
- Flag Hoisting Pole
- Senior Citizens' Open Gym

# SPECIFICATIONS



1 & 2 BHK Residences, Pirangut

## STRUCTURE

- Strong RCC structure
- Structural design for earthquake seismic zone III

## WALLS & CEILINGS

- Gypsum-finish surface to inner walls in the entire apartment
- All ceilings in the apartment finished in POP
- Water-based acrylic OBD 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 internal doors with PVC membrane
- Toilet doors frames in grey granite
- All door fittings in stainless steel/brass with cylindrical locks

## ELECTRICAL

- Fire-retardant copper wiring with ELCB, MCBs
- Modular sockets and switches
- TV point in living room
- DG backup for building's common area

## FLOORING

- 24 x 24 inch vitrified tiles with matching 3-inch skirting in the entire apartment
- 12 x 12 inch ceramic anti-skid tiles in bathrooms
- 16 x 16 inch ceramic anti-skid tiles in wash area and balcony

## TOILETS

- CPVC plumbing and sanitary ware
- 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 toilets

## WINDOWS

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

## ECO FEATURES

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



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1 BHK UNIT PLAN (A BUILDING)  
TYPE : SINGLES



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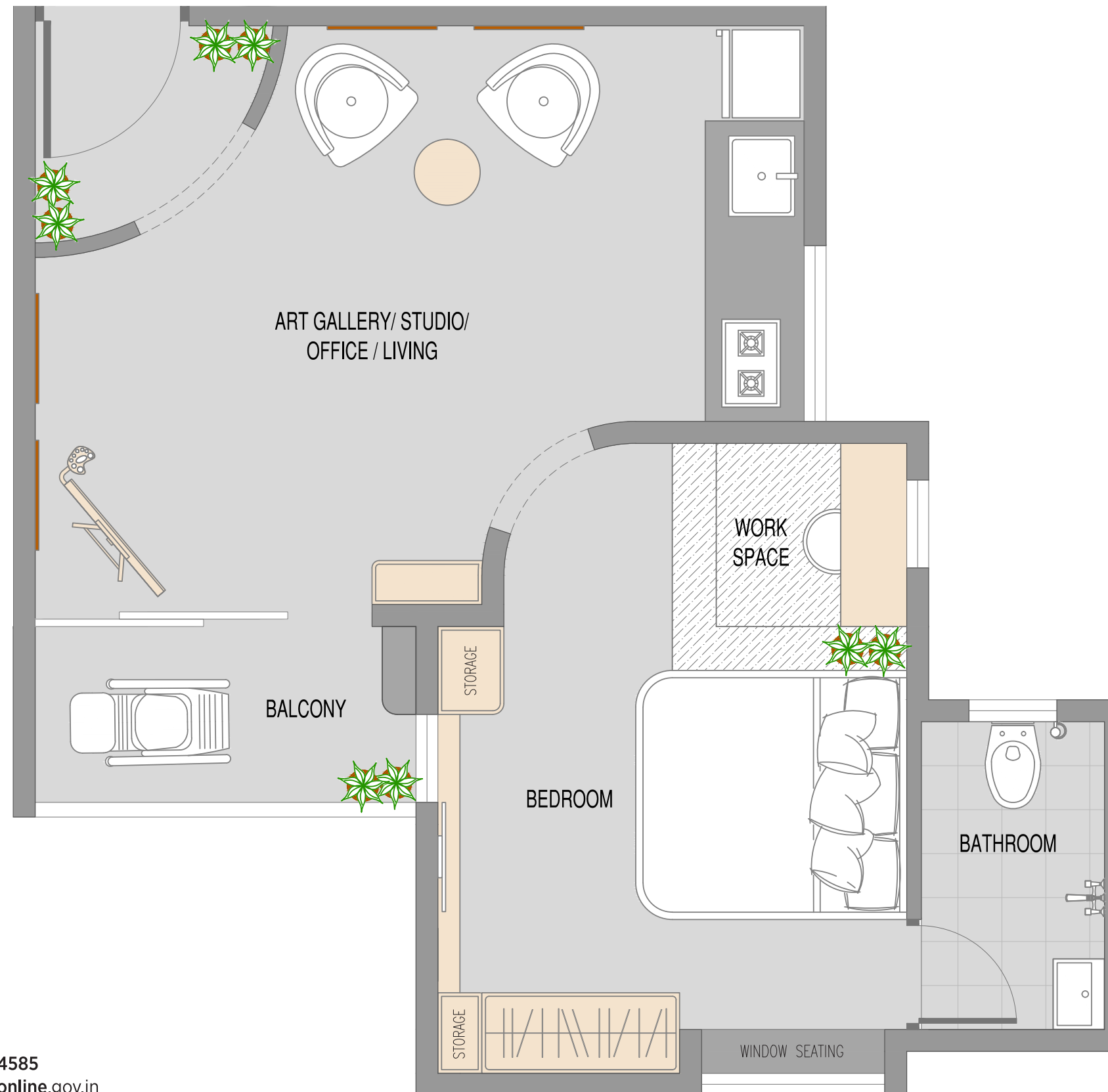
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# 1 BHK UNIT PLAN (A BUILDING)

## TYPE : CREATIVE MINDS



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1 BHK UNIT PLAN (A BUILDING)  
TYPE : SENIOR-FRIENDLY



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1 BHK UNIT PLAN (A BUILDING)  
TYPE : STUDIO



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1 BHK UNIT PLAN (A BUILDING)  
TYPE : WEEKENDER



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1 BHK UNIT PLAN (A BUILDING)  
TYPE : YOUNG FAMILY



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1 BHK UNIT PLAN (B BUILDING)  
TYPE : STANDARD 1



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**2 BHK UNIT PLAN**  
**TYPE : STANDARD 2A**



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2 BHK UNIT PLAN  
TYPE : STANDARD 2B



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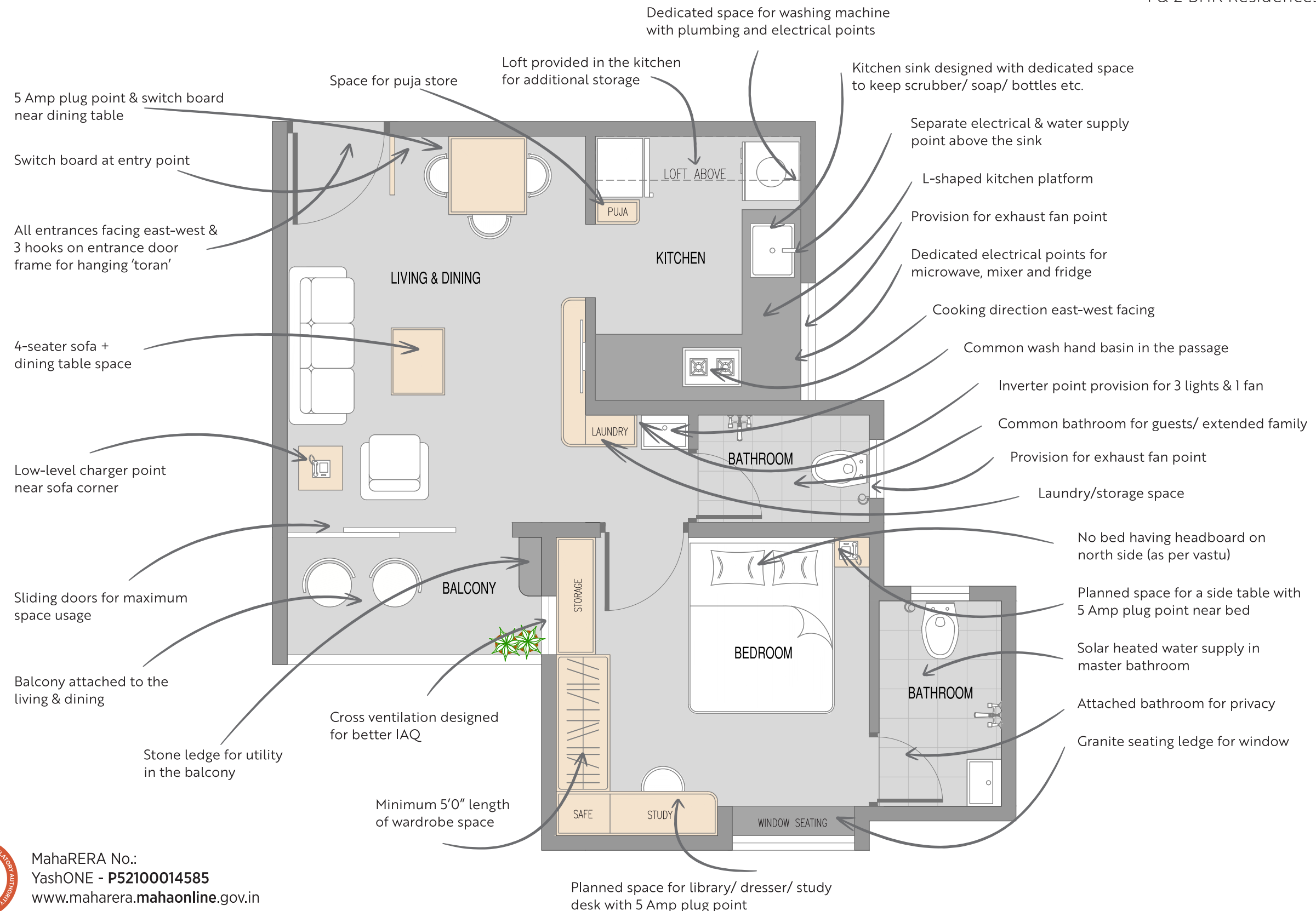


# 1 BHK UNIT PLAN

## DESIGN FEATURES



1 & 2 BHK Residences, Pirangut



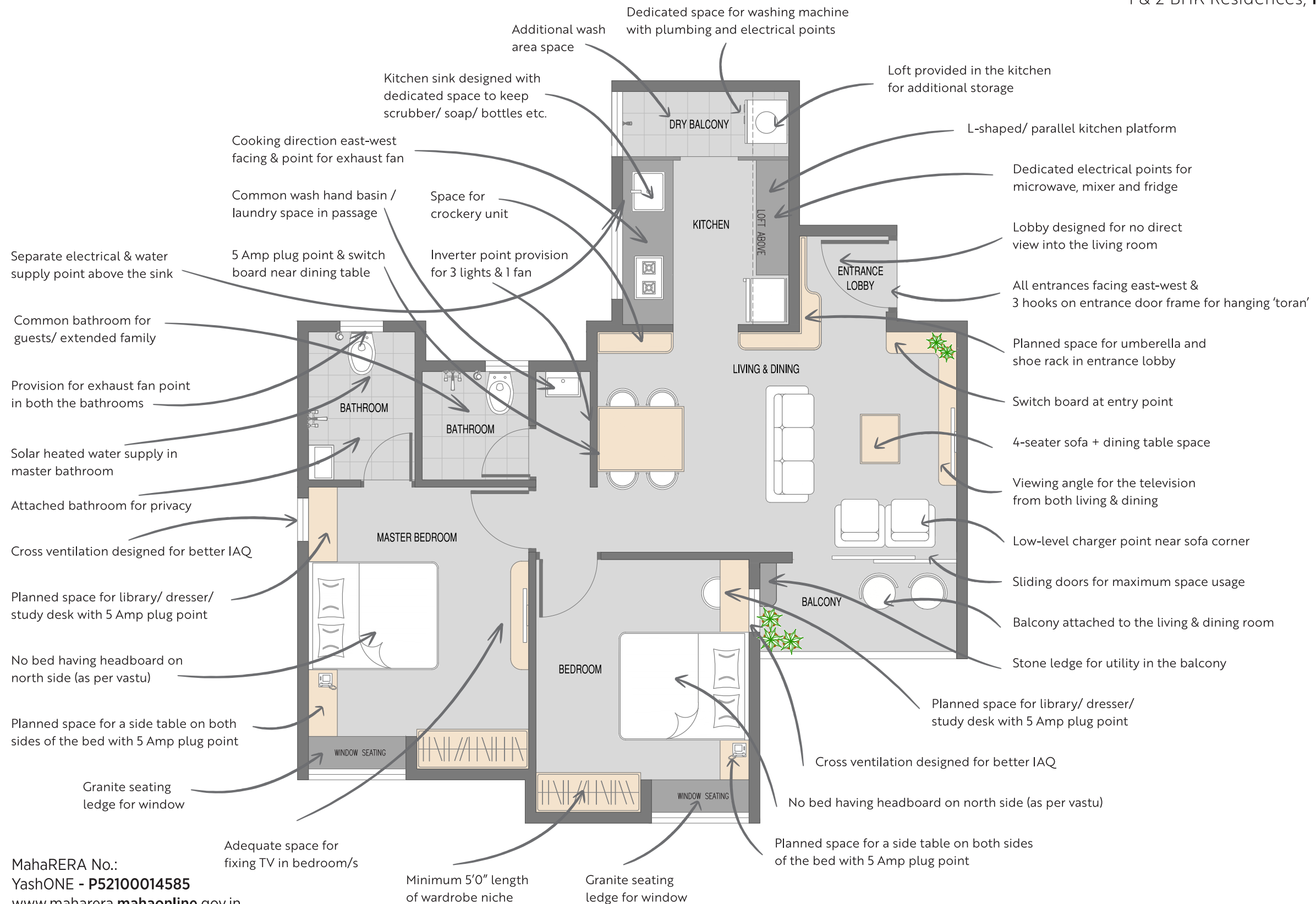
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# 2 BHK UNIT PLAN

## DESIGN FEATURES



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At Vilas Javdekar Developers, 'trust' and 'design' are the two core values that drive us. Our solid foundation of trust has been built over the years. All this goodwill stems from our passion for what we do. And when we speak of passion, we mean every word that we promise. Perhaps, that is why we have a consistent track record of on-time delivery and a growing family of loyal customers. Another aspect that sets us apart is our 'Possession Guarantee' for each of our projects. We strive hard to ensure that once we commit a possession date to a customer, it is met under any circumstances.

Innovative design has always been at the core of all our endeavours. From our office furniture to some of our most prized structures, design is an integral part of our DNA. But innovative design means researching for new materials, delivery techniques and maintaining our track record of possession. Through our undying love for what we do, we have maintained the highest design standards while staying true to our promises. And this has led us to winning several awards across several projects and categories. As we continue our journey towards creating more iconic structures, we'll always stay true to the two values that have brought us success and goodwill – trust and design.



ONE TEAM. MANY ACCOLADES.



#### YASHWIN HINJAWADI

Awarded as 'Mid Segment Project (West)' of the Year by Realty Plus in 2017.



#### PORTIA AT BANER

Awarded as 'Super Luxury Project' of the Year by Realty Plus in 2017.



#### VILAS JAVDEKAR

Wins Scrolls of Honour Lifetime Achievement Award in 2016



#### ADITYA JAVDEKAR

Wins Young Achiever of the Year Award in 2015



#### VILAS JAVDEKAR DEVELOPERS

Awarded the Emerging Developer of the Year 2015



#### YASHWIN AT BANER ANNEXE

Wins Most Promising Project Award in 2015



#### PORTIA AT BANER

Wins Smart Home Award in 2015



#### EURO SCHOOL AT WAKAD

Wins Best Commercial Project Award in 2015



#### PALLADIO AT TATHAWADE

Wins Two Best Residential Project Awards in 2014



#### PALLADIO AT TATHAWADE

Given a 4-Star Griha Rating for Eco-friendly Construction in 2011

# RESIDENTIAL PROJECTS BY VILAS JAVDEKAR DEVELOPERS



1 & 2 BHK Residences, Pirangut



1 & 2 BEDROOM RESIDENCES  
BANER-SUS



1, 2 & 3 BEDROOM RESIDENCES  
BANER-SUS



2 & 3 BEDROOM RESIDENCES  
SINHAGAD ROAD



1 & 2 BEDROOM RESIDENCES  
PIRANGUT



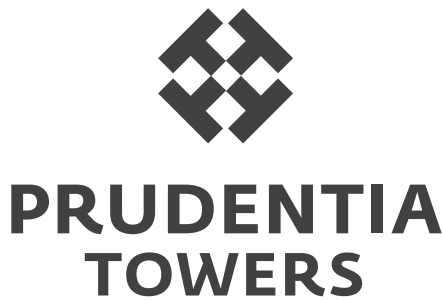
2 & 3 BEDROOM RESIDENCES  
TATHAWADE



1, 2 & 3 BEDROOM RESIDENCES  
BANER-SUS



2 & 3 BEDROOM RESIDENCES  
HINJAWADI



2 & 3 BEDROOM RESIDENCES  
WAKAD



4 BEDROOM RESIDENCES  
BANER



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THEY LOVE  
WHAT WE DO.



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

Mrs. Vandana Kolarkar  
A-804, Yashwin Jeevan

**The staff is warm and  
the developer is  
highly transparent.**

Mr. Mithun Sardal  
A-1005, Palash Boulevard

**Buying a home here  
was indeed a wise decision.  
My children are thrilled!**

Mr. S.D. Kulkarni  
A-502, Yashwin Jeevan

**It's like having a  
farmhouse on the  
12th floor!**

Mr. Pravin Goveas  
A-1203, Palash Boulevard

**When you work with a  
trusted name, the  
partnership is rewarding.**

Prabhat Singh Thakur  
D-307, Yashwin

**We built together.  
And succeeded  
together.**

Aditi Mujumdar  
D-306, Yashwin

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

Ms. Anuja Wadekar  
F-104, Yashwin

**The quality of  
construction and  
architecture is brilliant!**

Mr. Mathew John  
F-502, Yashwin



## SIGNATURE SERVICES BY VILAS JAVDEKAR DEVELOPERS



Home@Sure<sup>TM</sup>

Hassle-free Indoor Management  
for Residential Properties

Rent@Sure<sup>TM</sup>

India's First Rental Assurance  
for All Our Properties

Sell@Assist

Specialised Assistance to Sell  
an Existing Property

**POSSESSION  
GUARANTEE**

Guaranteed Date of  
Possession for Every Home

Sm:)es<sup>TM</sup>  
Republic

A Community of VJ Home Owners  
with Access to Exclusive Privileges



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**Corporate Office:** 306, Siddharth Towers, Sangam Press Road, Kothrud, Pune 411 038 INDIA  
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