An Ace Business Destination

of NIBM Annexe that will change the fortune of businesses.

KRISHNA GROUP


Get ready
for the transformation.

AVIRO SQUARE

An Ace Business Destination

Welcome to Aviro Square. All set to transform the business landscape of NIBM Annexe. A destination that will enable faster growth of professionals, entrepreneurs and traders. Here, innovation meets functionality and flexibility meets finesse. A perfect location for businesses of various sizes and ambitions, as it enjoys the catchment area with a large residential population.





Transform

your venture.
Upgrade your address.



A destination

that enjoys a large catchment area of your prospects.

NIBM Annexe is a fast-growing locale of Pune with a mixed population and vibrant infrastructure.

Now with Aviro Square, an innovation is taking shape that will boost the growth of small and medium businesses.











Just right destination for various businesses and professions.

- Chartered Accountant
- Architect
- Dental Clinic
- Advocate
- Pathology Lab
- Cosmetic Shop
- Fitness Center
- Boutiques
- Fine Dining
- Retail Outlet

And many more....

A matter of pride.

Launchpad of prosperity.







Relish elegance

A magnificent atrium greets everyone; your customers and employees alike. And leaves an unforgettable impression.

Designed to delight

Spacious walkways enable easy movement for your customers. The entire layout is designed so as to offer visibility for each and every outlet.





Heights of glory

The inviting and magnificent ambience leaves a lasting impression on everyone. Your customers will spend more time, resulting in better business.

Changing the skyline.

Advantage

Location.



Specifications

Crafted with care, designed to impress.

STRUCTURE, MASONRY WALLS, EXTERNAL FACE & PLASTER/ PAINTS

- RCC framed structure
- Masonry walls in AAC blocks
- Aluminium composite panels and glazing for elevation as per design
- Gypsum finished internal walls

FLOORING & DADO

- Vitrified tile flooring inside offices
- Vitrified tile flooring & dado inside toilets
- Vitrified tiles in common area lobby
- Staircase - Vitrified tiles for treads, risers and skirting
- Lift lobby & common passage - Combination of marble finish tiles

PAINTING

- All internal walls inside offices - Oil bound distemper
  Brand-Asian/ Berger/ Birla
- Passage area - Acrylic paint

FALSE CEILING AT COMMON PASSAGE

- False ceiling at common passage with modular gypsum board
  Brand - Armstrong/ AMF/ Gyproc/ Knaut Danoline

DG Backup

CCTV IN COMMON AREA

ELECTRIFICATION & CABLING

- Concealed copper wiring with modular switches in common areas & toilet areas
  Brand for electrical switches:
  Legrand/ Havells/ Honeywell
  Brand for electrical wiring:
  Polycab/ Finolex/ Havells
- Electric supply of appropriate load from transformer upto DB at every floor/ unit

GLASS DOOR / ROLLING SHUTTER FOR SHOPS AND OFFICES

- Laminated flush doors for toilets
- Rolling shutters for shops & offices

TOILETS

- Concealed pipes plumbing lines
  Brand - Finolex/ Prince/ Supreme
- External plumbing lines- White UPVC
  Brand - Astral
- CP fittings
  Brand - Jaquar/ Grohe OR equivalent
- Sanitary ware
  Brand - Hindware/ Jaquar OR equivalent

LIFTS

Brand - Johnnson/ TKE / or equivalent

SOLAR

- Solar PV Panel for back up supply to common Area & Parking.

*Condition Apply



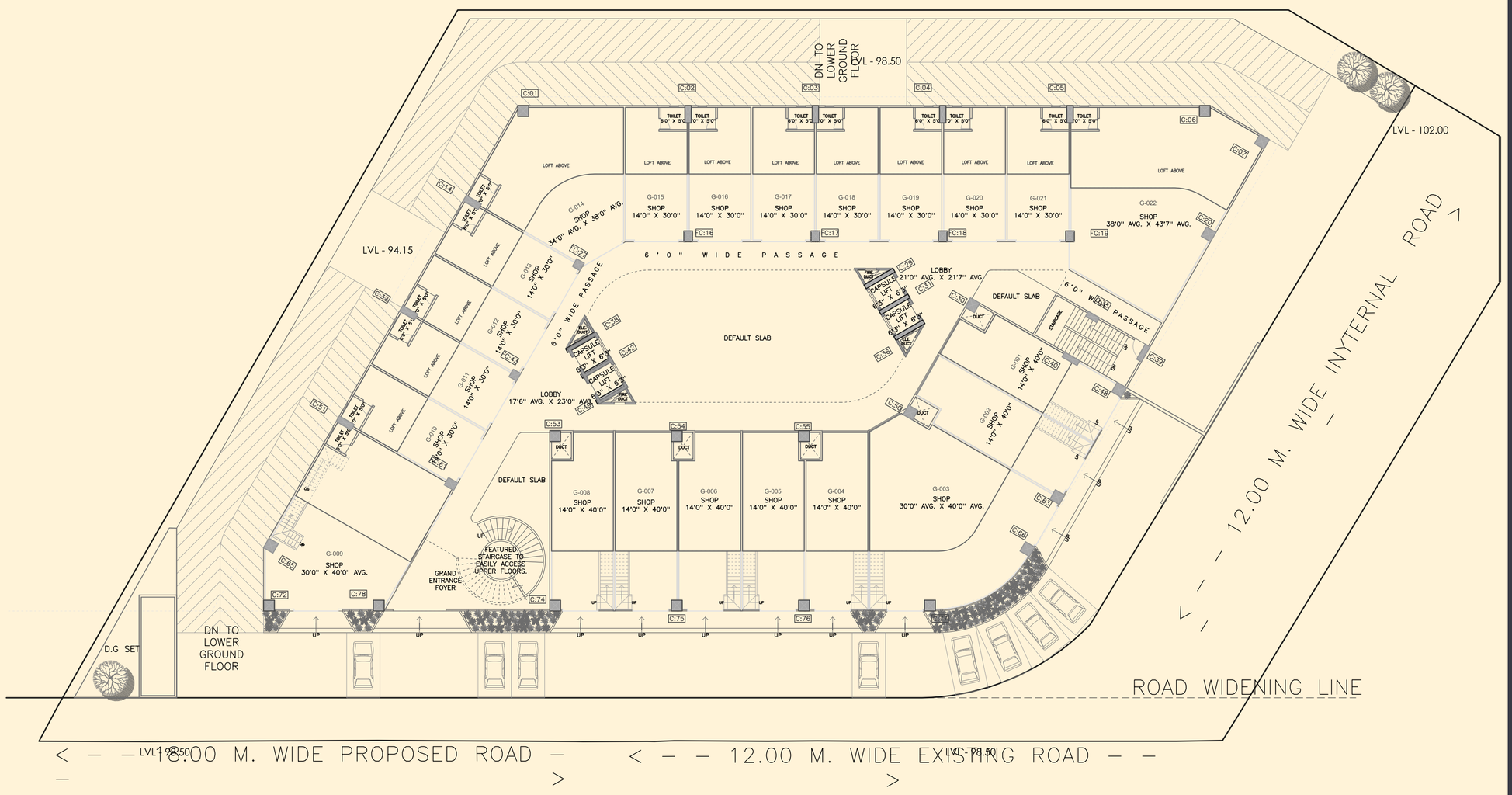




Get the

First-mover advantage.
Attract prosperity.

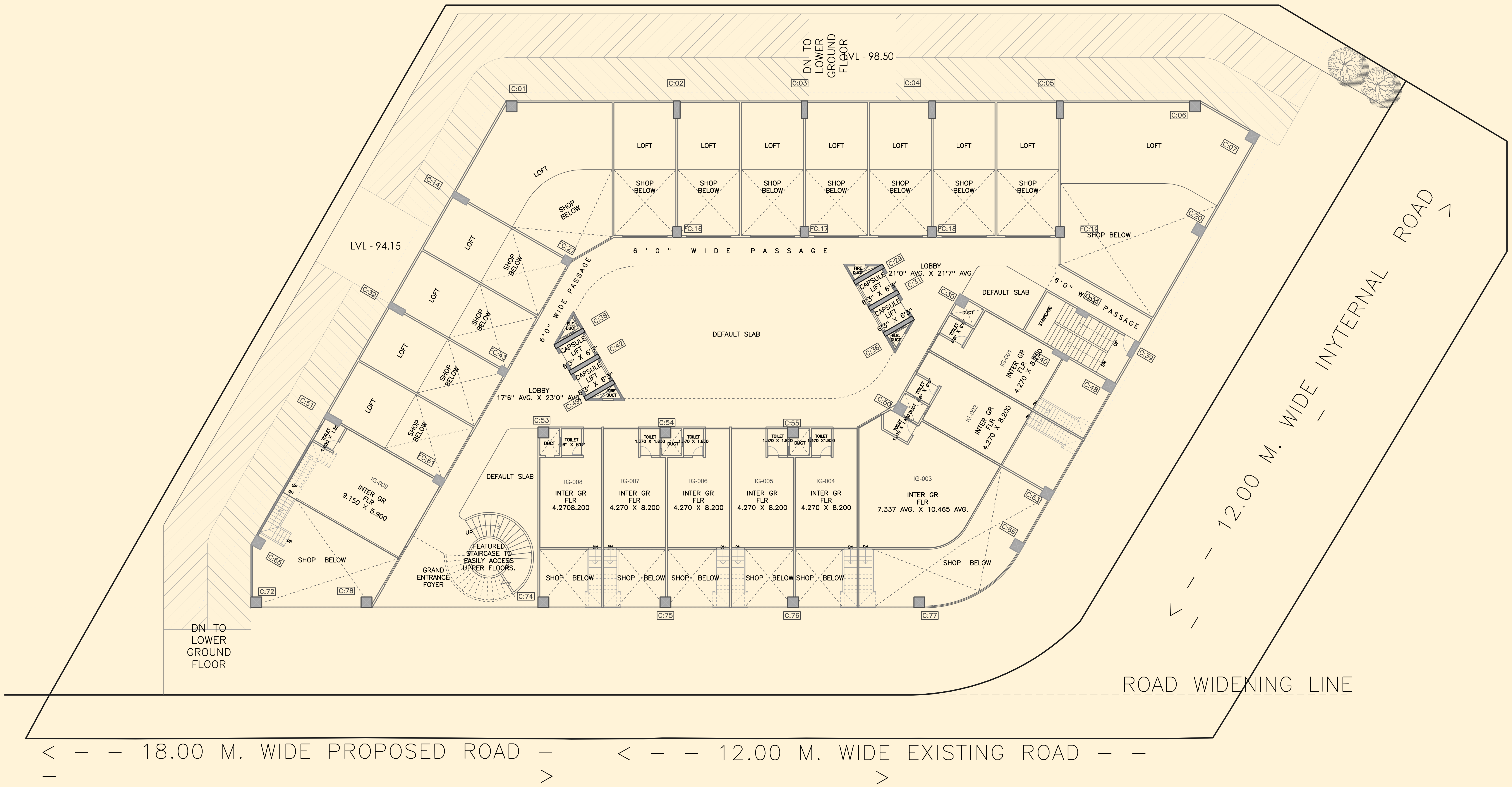
Ground floor plan



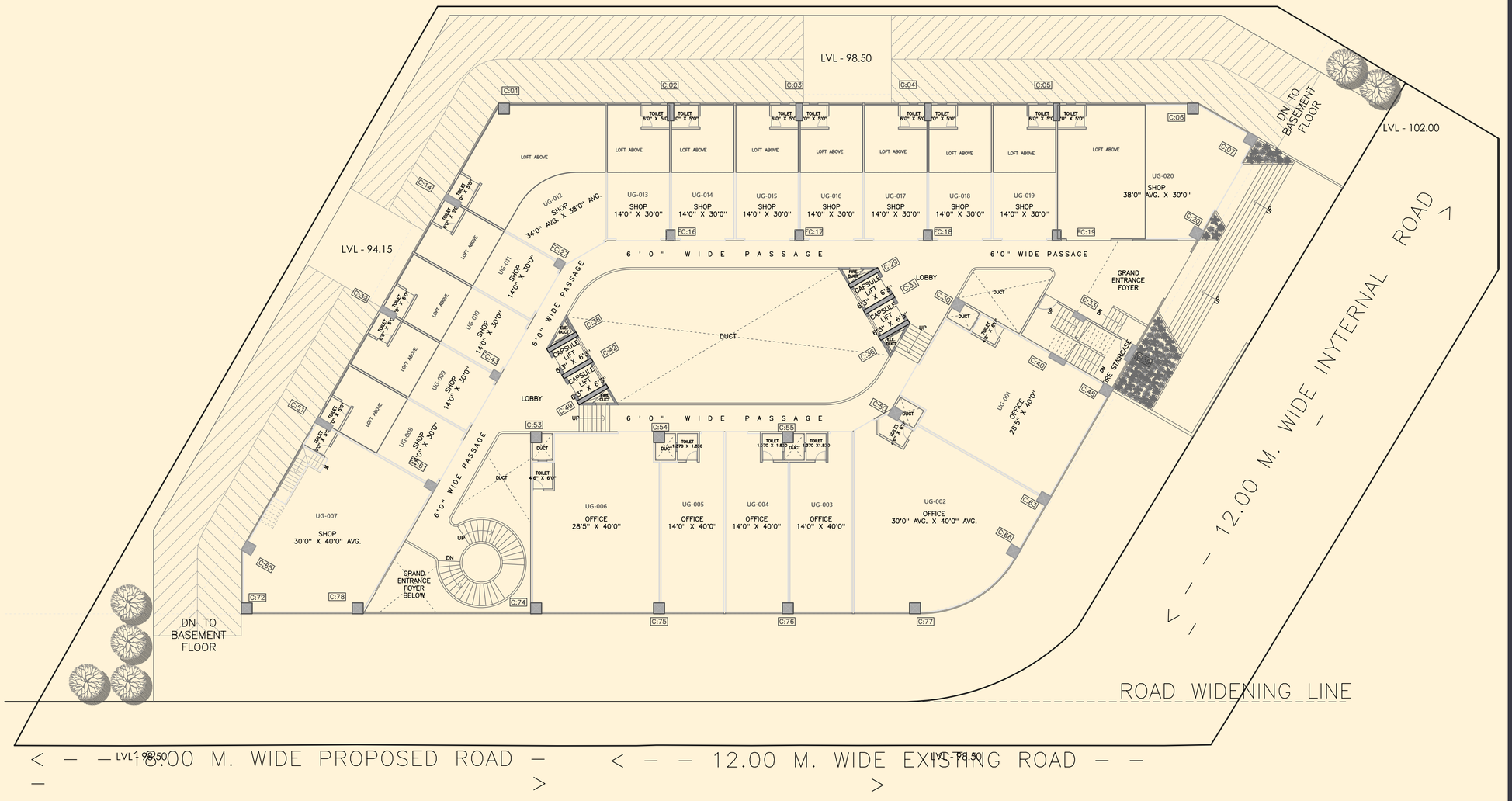
Shop No.	Ground Floor Carpet Area (SQ.FT.)	Intermediate Carpet Area(SQ.FT)	Total Carpet (SQ. FT)
G-001	532.50	345.31	877.80
G-002	540.57	353.38	893.95
G-003	1367.03	727.86	2094.89
G-004	540.57	353.38	893.95
G-005	555.96	368.77	924.74
G-006	540.57	353.38	893.95
G-007	555.96	368.77	924.74
G-008	532.50	345.31	877.80
G-009	1175.32	590.94	1766.26

Type Shop No.	Carpet Area (SQ.M.)	Loft Area (SQ.FT)
G-010	424.75	210.22
G-011	424.75	210.22
G-012	424.75	210.22
G-013	424.75	210.22
G-014	926.46	594.93
G-015	424.75	211.51
G-016	424.75	211.51
G-017	424.75	211.51
G-018	424.75	211.51
G-019	424.75	211.51
G-020	424.75	211.51
G-021	424.75	211.51
G-022	1498.78	758.54

Intermediate floor plan



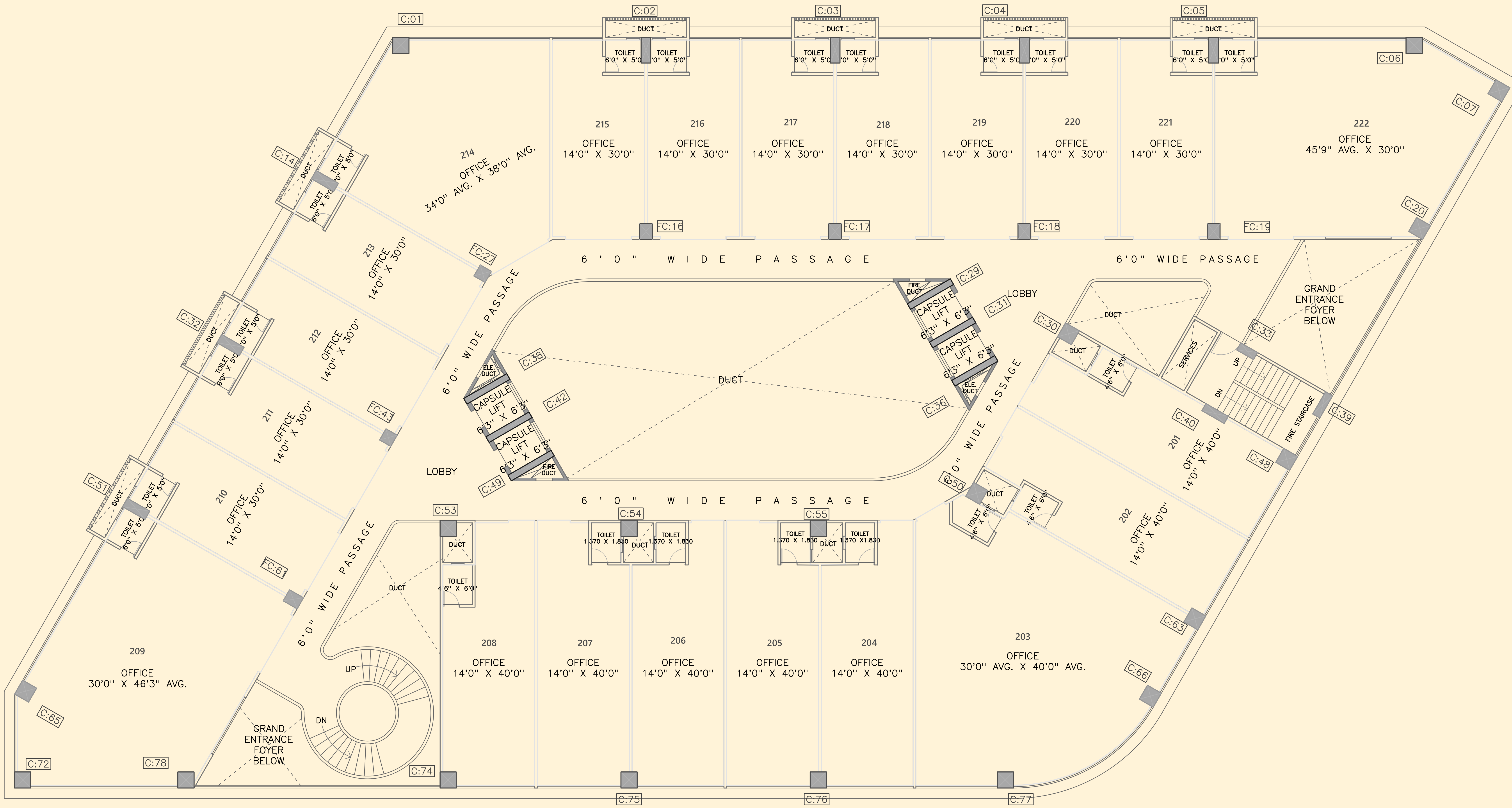
upper ground floor plan



Type Office No.	Carpet Area (SQ.FT.)
UG- 001	1086.41
UG- 002	1361.65
UG- 003	539.38
UG- 004	554.67
UG- 005	539.38
UG- 006	1101.80
UG- 007	1118.06

Type Shop No.	Carpet Area (SQ.M.)	Loft Area (SQ.FT)
UG- 008	424.75	210.33
UG- 009	424.75	210.33
UG- 010	424.75	210.33
UG- 011	424.75	210.33
UG- 012	926.46	594.93
UG- 013	424.75	211.51
UG- 014	424.75	211.51
UG- 015	424.75	211.51
UG- 016	424.75	211.51
UG- 017	424.75	211.51
UG- 018	424.75	211.51
UG- 019	424.75	211.51
UG- 020	1147.55	595.03

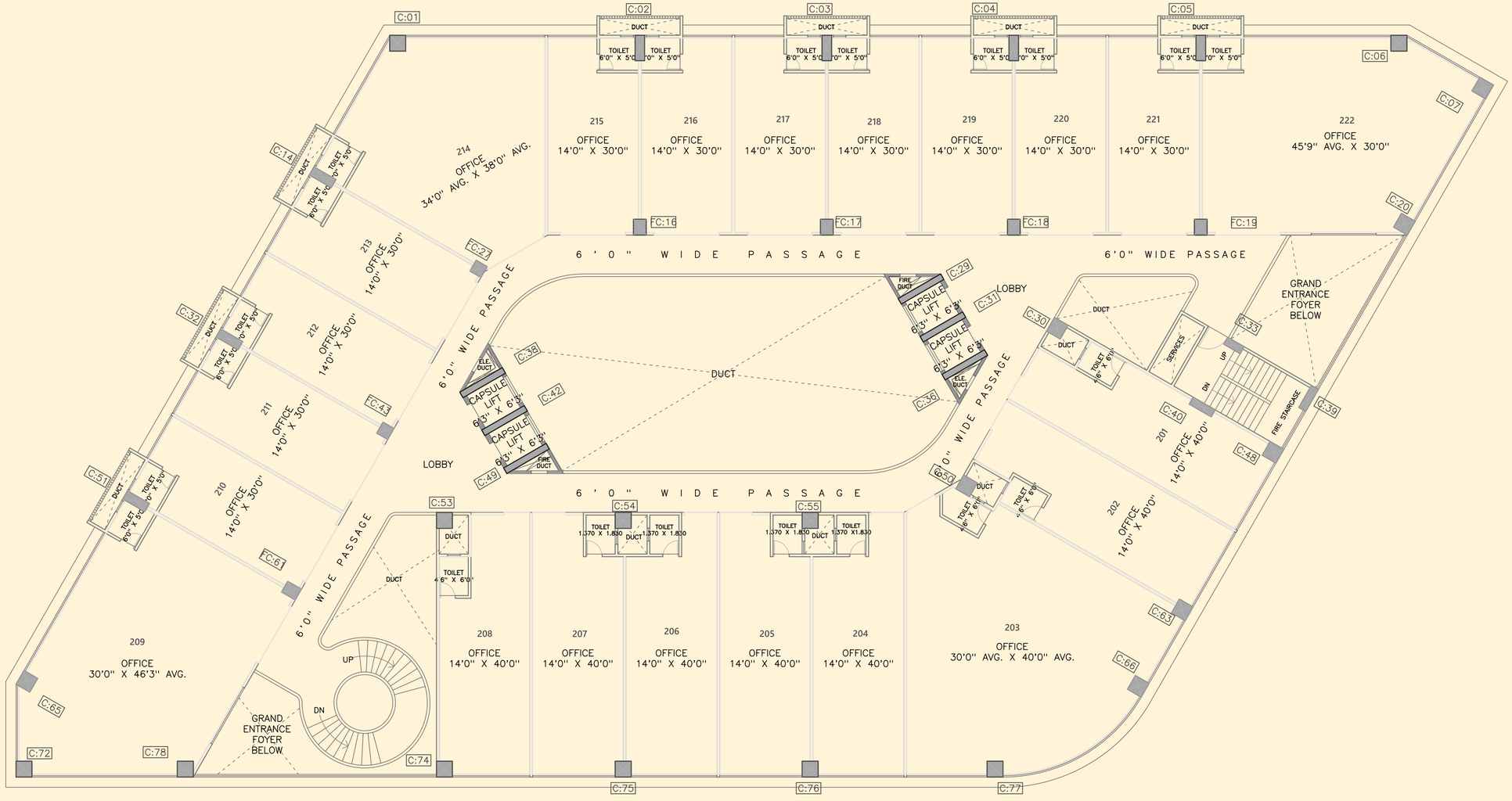
1[ST] FLoor plan



Type Shop No.	Carpet Area (SQ.FT.)
101	530.77
102	539.38
103	1361.65
104	539.38
105	554.67
106	539.38
107	554.67
108	530.77
109	1171.12
110	424.75
111	424.75
112	424.75

Type Shop No.	Carpet Area (SQ.FT.)
113	424.75
114	926.46
115	424.75
116	424.75
117	424.75
118	424.75
119	424.75
120	424.75
121	424.75
122	1142.60

2nd Floor Plan

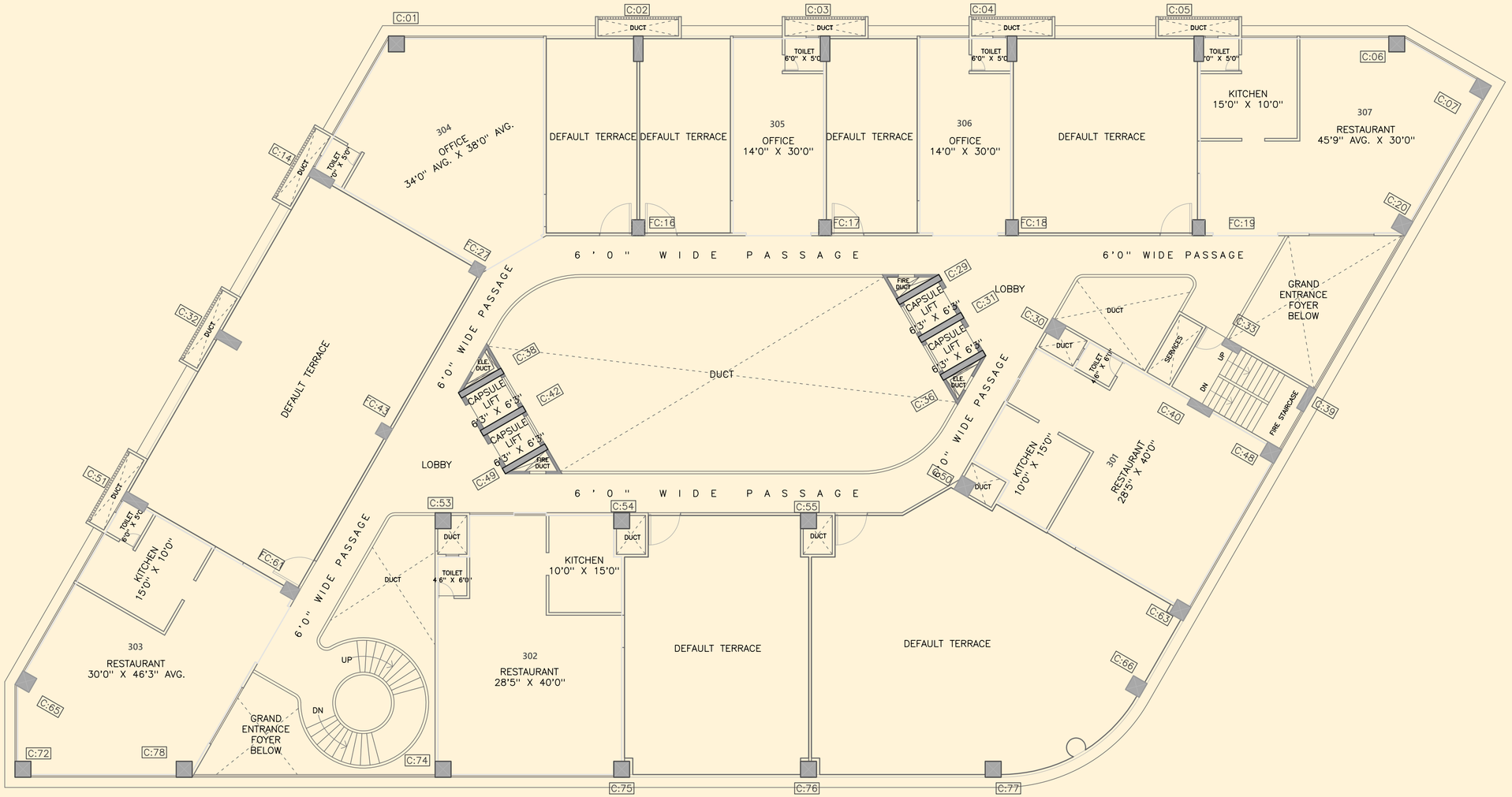


Type Shop No.	Carpet Area (SQ.FT.)
201	530.77
202	539.38
203	1361.65
204	539.38
205	554.67
206	539.38
207	554.67
208	530.77
209	1171.12
210	424.75
211	424.75
212	424.75

Type Shop No.	Carpet Area (SQ.FT.)
213	424.75
214	926.46
215	424.75
216	424.75
217	424.75
218	424.75
219	424.75
220	424.75
221	424.75
222	1142.60

N

3rd Floor Plan



Type Shop No.	Carpet Area (SQ.FT)
301	1076.62
302	1104.60
303	1173.17
304	928.50
305	426.79
306	426.79
307	1144.64

N

Lower ground floor plan



16+
Years of rich experience

6
Grand ongoing projects

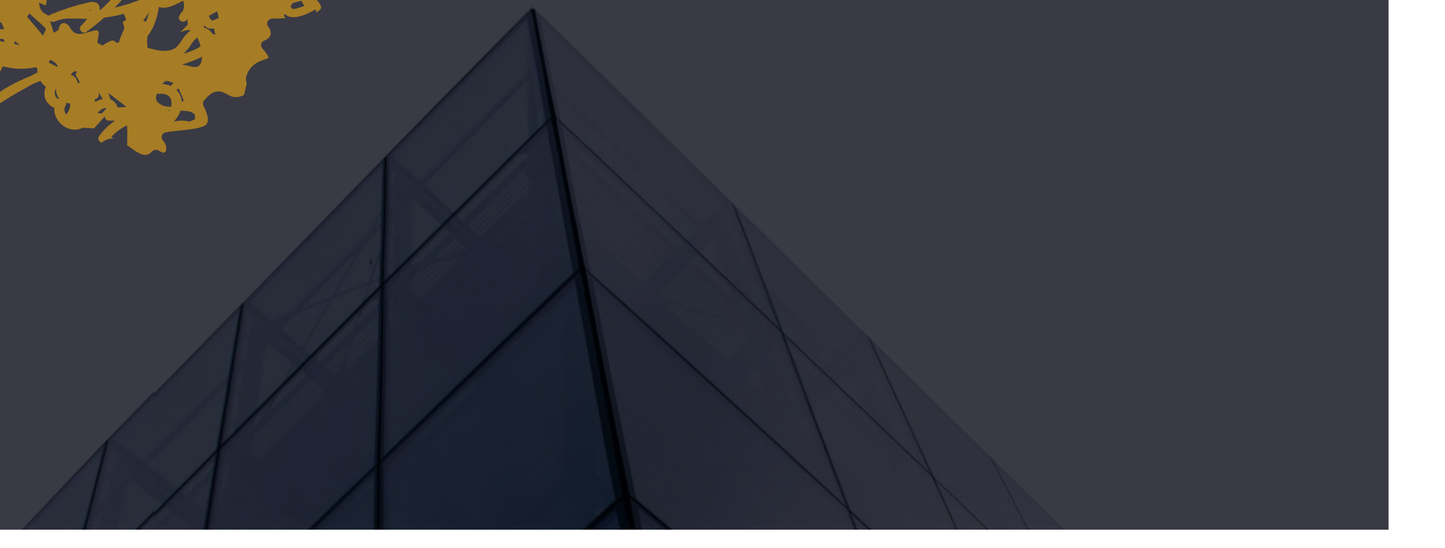
10+
Exclusive projects completed

6,000+
Happy customers

25 L Sq. Ft.
Delivered & under development

KRISHNA GROUP

A promising journey.



ONGOING PROJECTS



AMARILLO
2 & 3 BHK Happening Homes
@Wakad



FAIRMONT
2, 3 BHK HOMES
@Wakad



AVIRO
2 & 3 BHK Ambient Homes
@ NIBM, ANNEXE



Austin
2 & 3 BHK Affluent Homes
@ VISHRANTWADI

For bookings: 853 000 9045/46

For more projects: www.krishnagrouppune.com
Email: sales@krishnagrouppune.com

MAHARERA REG.
No. P52100079657

KRISHNA GROUP

Corporate Address: KRISHNA GROUP Office 304,
Gopal Krupa Building,
Off. J.M. Road, Shivajinagar,
Pune-411005.

AVIRO SQUARE
An Ace Business Destination

Site Address: Next to Corinthians Club,
NIBM Annexe, Pune-411060.
Web: www.avirosquare.com

zestcreative.in

Disclaimer: The contents/ pictures/ images/ renderings/ maps are pure indicative in nature and artist's conception and not actual depiction of the buildings/ landscapes, etc. and shall not be considered as our offer promise/ commitment of any in respect of the project. The common areas that have been shown in any form whatsoever is/ are for the entire building or phase of the project and that the common areas will not be available on completion of the ¨ rst phase of the project or later phases. The common area shall be available for the entire building and will be developed in a phase wise manner over a period of time and will be completed and handed over after all phases are completed and we have no objection for the same. You are requested to contact our Sales Team to understand the current details regarding the project and only after thorough understanding about the same make a decision to book the apartment/s in this project. The developer reserves all the rights to use/ develop/ construct/ build/ expand the residential or commercial units/ ¸oors or in any other manner from the EXTRA FSI/ TDR.