





RERA Reg. No. RAJ/P/2025/3620  
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*Some creation catches your eye.  
This captures your soul*



Premium Commercial Spaces





## *The Art of More*

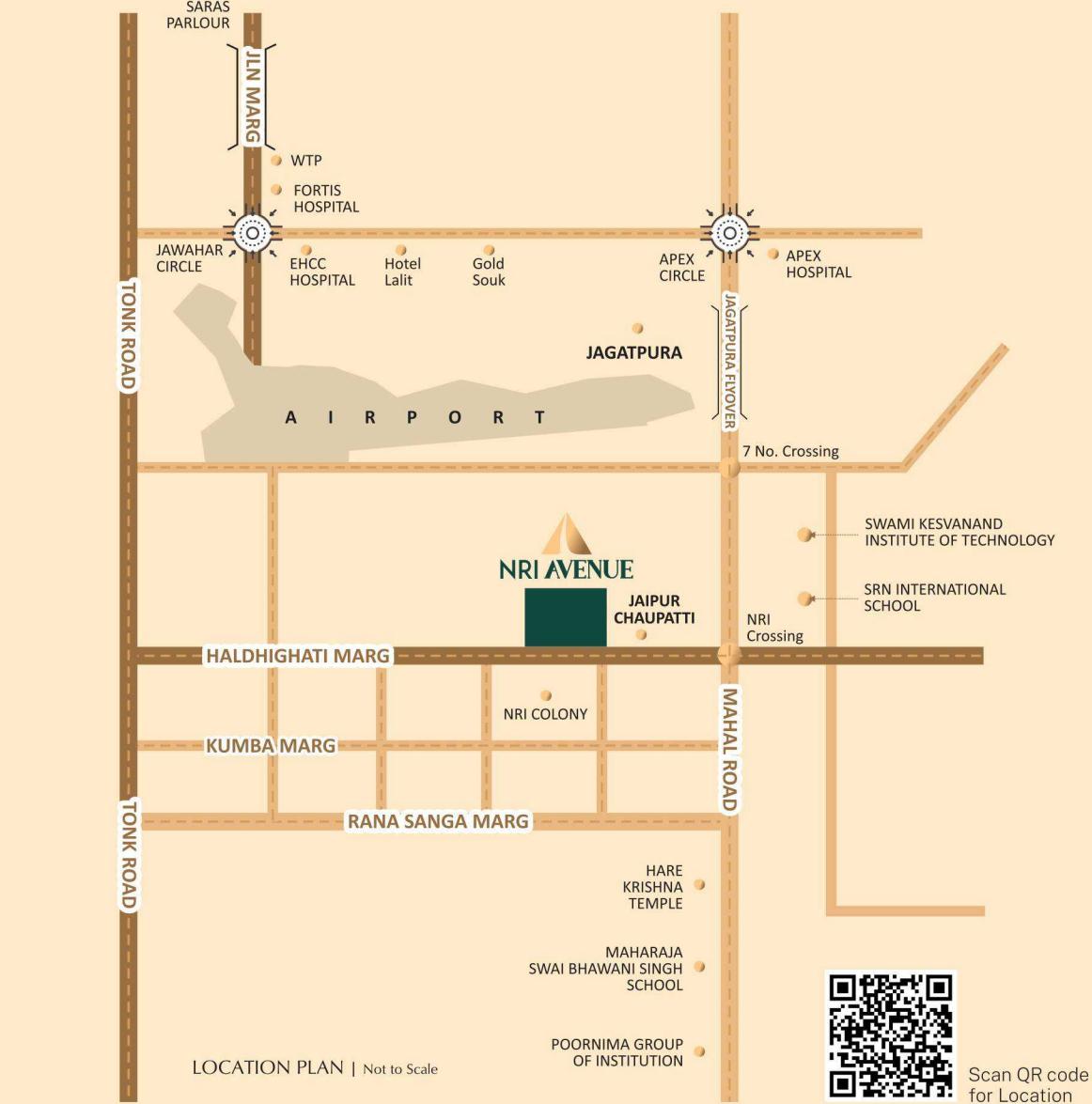
Welcome to NRI Avenue, a vertical lifestyle destination designed for those who demand more from every square feet. Located in the heart of Jagatpura, adjoining Jaipur Chaupati & opposite the iconic NRI Scheme. This G+11 marvel is your gateway to a life well-lived and well-earned. Here, every level unlocks a new lifestyle crafted for ambition, indulgence, and balance.

## OVERVIEW

	STUDIO APARTMENTS	SEVENTH TO ELEVENTH FLOOR
	STUDIO APARTMENTS + GYM + INDOOR GAMES	SIXTH FLOOR
	CORPORATE OFFICES	THIRD TO FIFTH FLOOR
	GAMING ZONE FOOD KIOSK LOUNGE	SECOND FLOOR
	SHOPPING	FIRST FLOOR
	ANCHOR + ENTRANCE LOBBY	GROUND FLOOR
	SHOPPING	LOWER GROUND
	PARKING	2 NOS. OF BASEMENT



- ▲ SITUATED ON 200 FT. ROAD
- ▲ TWO SIDE OPEN PROJECT
- ▲ ADJOINING CHAUPATI



*Right Across Opportunity. Right at the Heart*

Strategically located in Jagatpura, adjoining Jaipur Chaupati with seamless access from Haldighati Marg to Mahal Road. NRI Avenue enjoys a front-row seat to growth, connectivity, and prestige. This is more than a location. It's a landmark in the making. With seamless access to schools, hospitals, transport hubs, and Jaipur's fastest-developing neighborhoods, your address here becomes your biggest asset. Whether you're building a business, a lifestyle, or a future, NRI Avenue puts you right where success begins, at the center of everything.

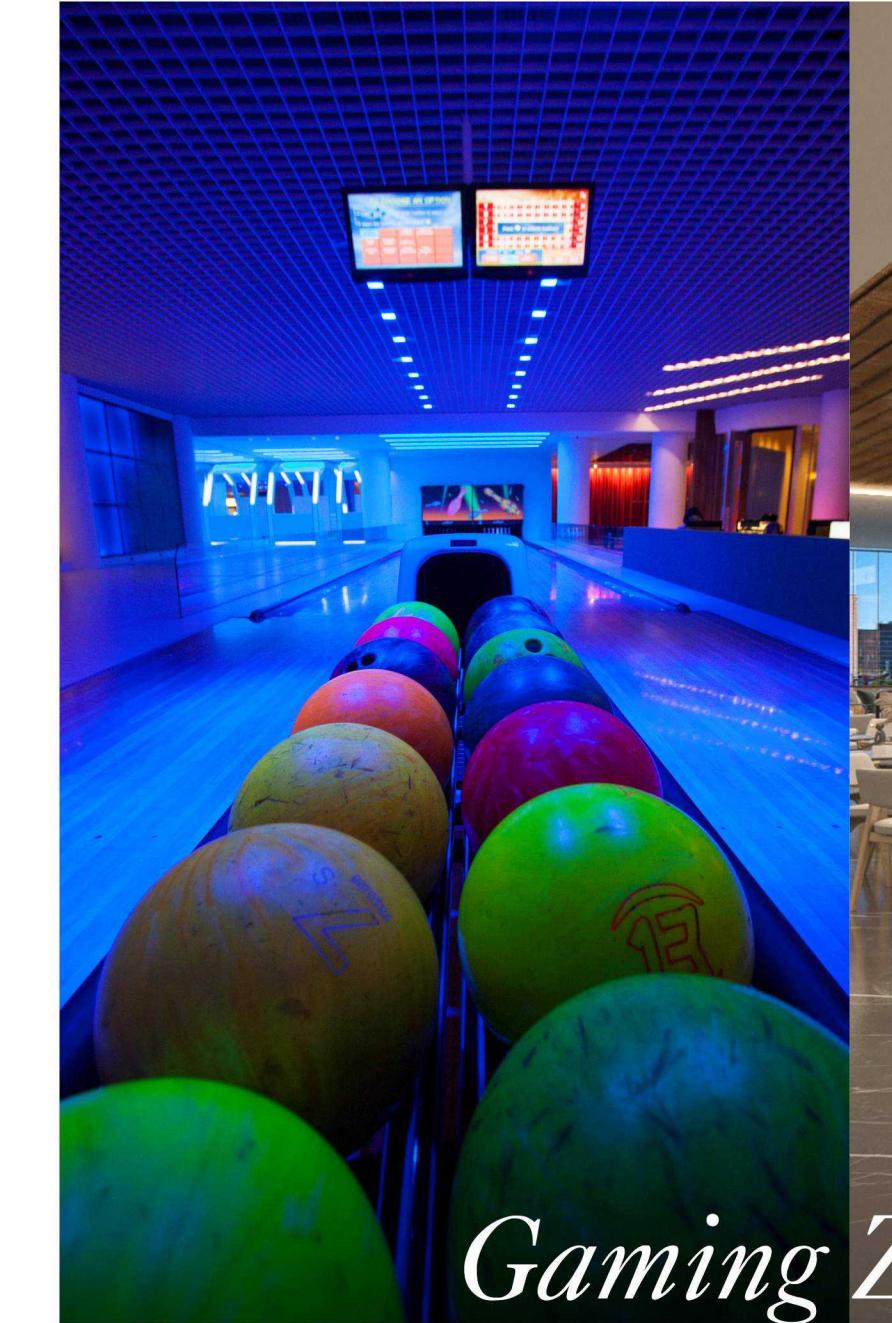


## Exclusive Shopping

### Labels, Looks & Lifestyle

@ First Basement | Ground Floor | First Floor

Some spaces don't just display, they curate desire. Where every window invites curiosity, and every brand finds its boldest expression. This is the floor where labels meet lifestyle and where showrooms are more than stores. They're stages for aesthetics, experiences, and aspirations.



## Gaming Zone & Food Court

### Flavors, Fun & Freedom

Second Floor



A vibrant escape on the 2nd floor, where flavors come alive, laughter flows freely, and playful energy fills the air. Because even the most focused workdays need a floor that feels like pure freedom. Here, the day pauses just enough to remind you. There's more to life than the hustle, and it often starts with a game, a giggle, or a good conversation.



## *Corporate Office*

### **Edging Your Business Needs**

@ Third Floor | Fourth Floor | Fifth Floor

Some spaces sharpen focus without trying. They breathe clarity, command respect, and fuel collaboration without saying a word. At NRI Avenue, these aren't just offices. They are purpose-driven workspaces, where teams connect, leaders plan, and startups scale. Because the right environment doesn't just support business. It gives it an edge.

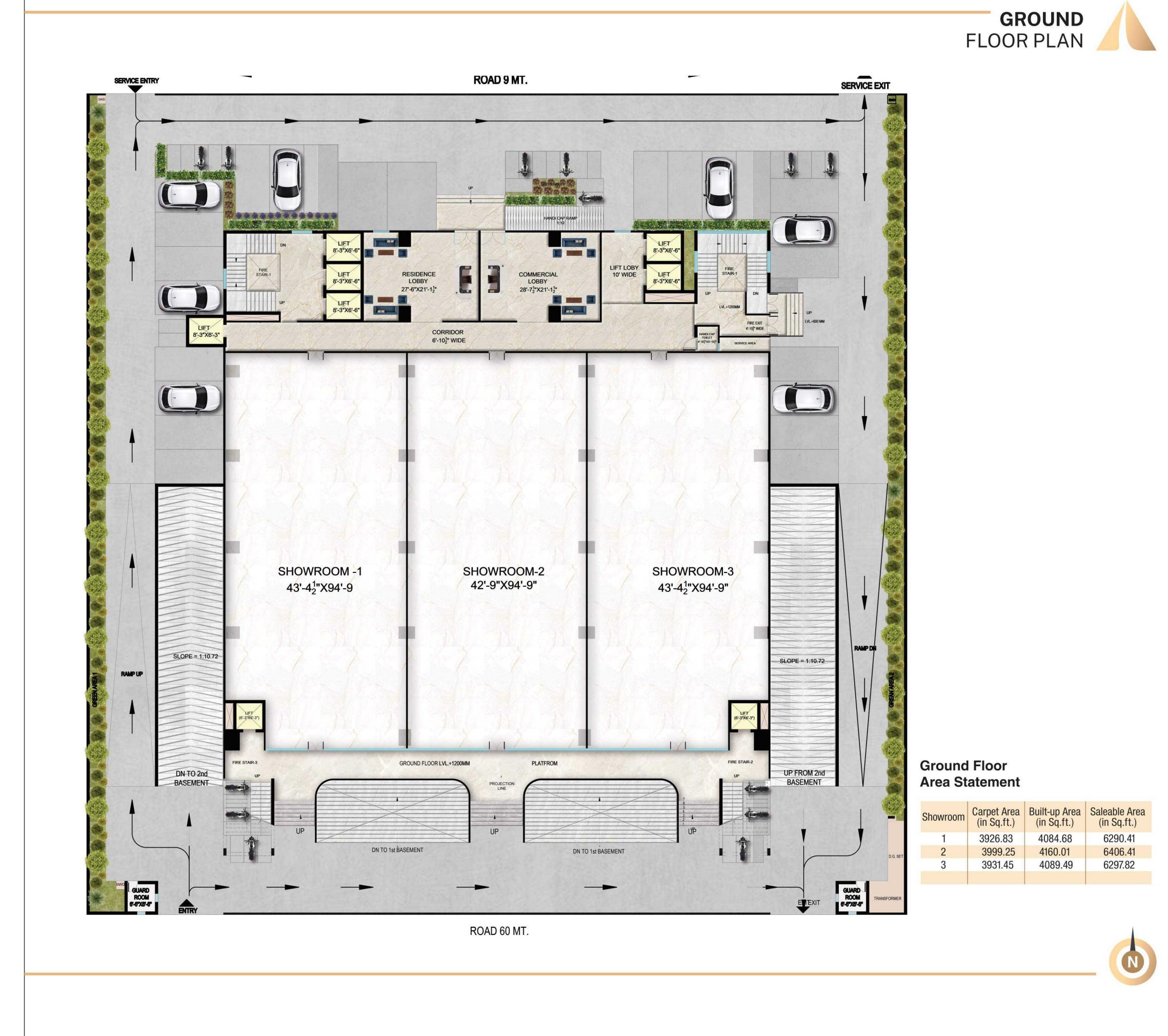


## *Multifunctional Terrace*

### **Altitude of Grace and Gathering**

@ Terrace Floor

Above the city's rhythm, where the noise fades and the breeze begins, this is a place designed not just to look beautiful, but to feel serene. Framed by palms and pathways, the rooftop unfolds into lounges, gazebos, seating pods, and soft-lit corners. Each space invites a moment of reflection, laughter, and connection.





## LOWER GROUND FLOOR PLAN



## **Lower Ground Floor Area Statement**

Shop	Carpet Area (in Sq.ft.)	Built-up Area (in Sq.ft.)	Saleable Area (in Sq.ft.)	Shop	Carpet Area (in Sq.ft.)	Built-up Area (in Sq.ft.)	Saleable Area (in Sq.ft.)	Shop	Carpet Area (in Sq.ft.)	Built-up Area (in Sq.ft.)	Saleable Area (in Sq.ft.)	Shop	Carpet Area (in Sq.ft.)	Built-up Area (in Sq.ft.)
1	144.87	166.98	25716	21	161.84	186.55	287.28	39A	160.18	184.63	284.34	59	92.92	107.21
2	86.48	99.68	153.50	22	80.04	92.26	142.07	40	89.31	102.95	158.54	60	75.11	86.21
3	85.99	99.12	152.65	23	97.70	112.61	173.42	41	107.60	124.03	191.01	61	163.51	188.11
4	92.74	106.89	164.61	24	111.59	128.63	198.08	42	122.14	140.79	216.82	62	80.50	92.11
5	92.61	106.75	164.40	25	88.15	101.60	156.47	43	97.95	112.91	173.88	63	96.98	111.11
6	86.08	99.22	152.80	26	87.62	100.99	155.53	44	97.97	112.92	173.90	64	110.09	126.11
7	85.58	98.64	151.90	27	52.09	60.04	92.47	45	79.19	91.28	140.58	65	88.28	101.11
8	102.87	118.57	182.60	28A	181.45	209.15	322.09	46	75.41	86.92	133.85	66	88.30	101.11
9	163.51	188.47	290.24	28	89.33	102.96	158.57	47	79.94	92.15	141.91	67	71.38	82.11
10	80.50	92.78	142.89	29	107.62	124.05	191.04	48	97.61	112.51	173.26	68	144.87	166.11
11	80.50	92.78	142.89	30	122.17	140.82	216.86	49	111.50	128.52	197.92	69	85.73	98.11
12	110.09	126.89	195.41	31	97.97	112.93	173.91	50	88.05	101.49	156.29	70	86.23	99.11
13	88.28	101.76	156.71	32	97.99	112.95	173.94	51	87.51	100.87	155.34	71	92.42	106.11
14	88.30	101.78	156.74	33	59.12	68.15	104.95	52	71.30	82.18	126.56	72	93.45	107.11
15	172.06	198.33	305.43	34	107.94	124.41	191.60	53	69.06	79.60	122.59	73	86.08	99.11
16	84.71	97.64	150.36	35	157.51	181.55	279.59	54	172.06	198.33	305.43	74	85.58	98.11
17	102.06	117.64	181.16	36	91.18	105.10	161.85	55	84.71	97.64	150.36	75	114.66	132.11
18	115.85	133.53	205.64	37	98.72	113.79	175.24	56	102.06	117.63	181.16			
19	92.90	107.09	164.91	38	94.49	108.91	167.72	57	115.85	133.53	205.64			
20	92.92	107.10	164.94	39	181.42	209.11	322.03	58	92.90	107.08	164.91			

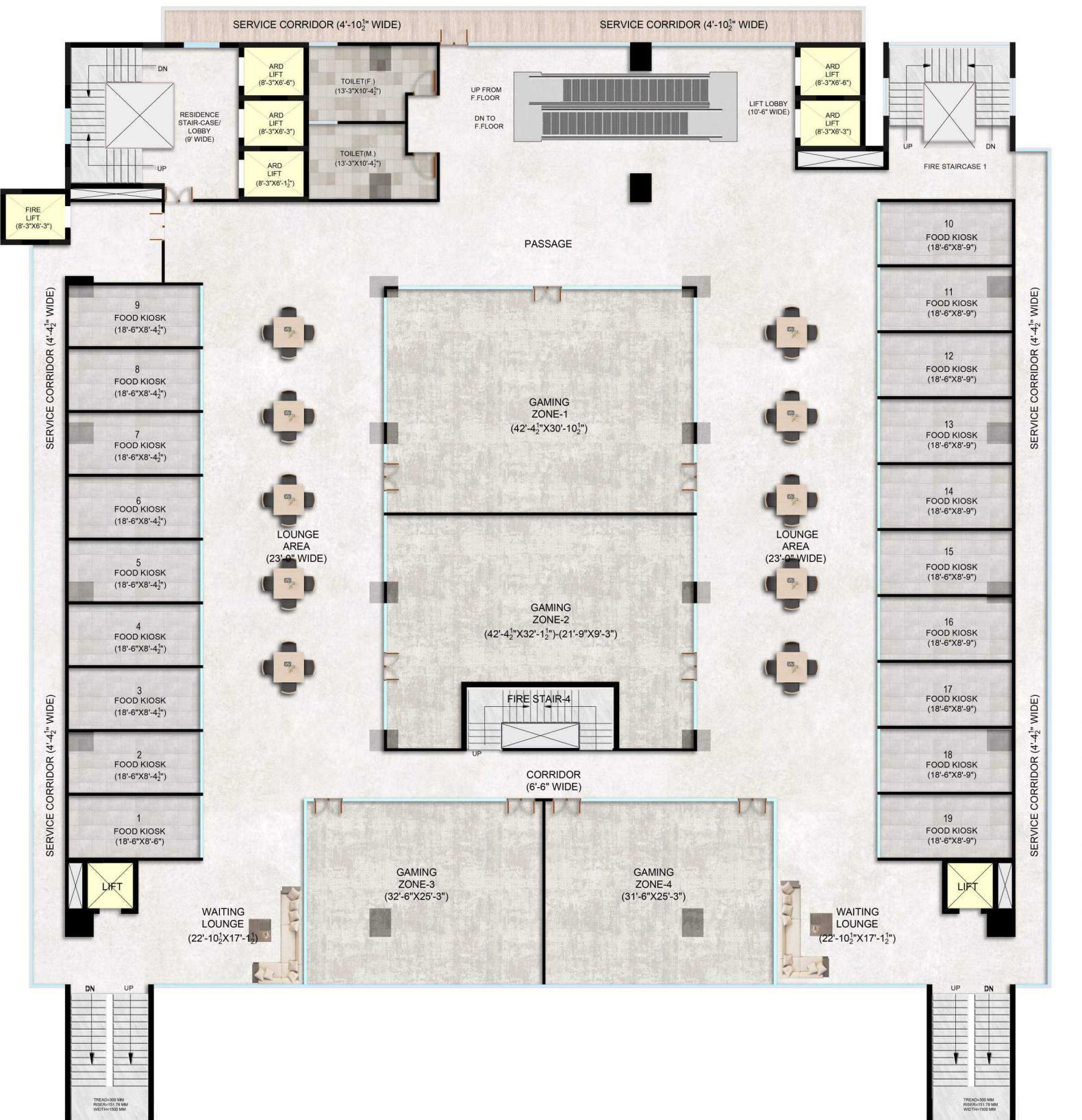


## **First (Upper Ground) Floor Area Statement**

Top	Carpet Area (in Sq.ft.)	Built-up Area (in Sq.ft.)	Saleable Area (in Sq.ft.)
	249.96	275.37	424.07
	167.51	184.54	284.19
	172.52	190.05	292.68
	172.51	190.05	292.68
	173.59	191.23	294.49
	171.44	188.87	290.86
	167.67	184.72	284.47
	497.03	547.55	843.23
	204.59	225.38	347.09
0	206.82	227.84	350.88
1	206.82	227.84	350.88
2	207.30	228.37	351.69
3	206.34	227.32	350.07
4	204.66	225.46	347.21
5	399.34	439.93	677.49
6	162.57	179.10	275.81
7	164.82	181.57	279.62
8	164.82	181.57	279.62
9	165.30	182.10	280.44
0	164.34	181.04	278.81
1	162.64	179.18	275.93
2	395.73	435.95	671.37
3	162.41	178.91	275.53
4	164.74	181.48	279.48
5	164.74	181.48	279.48
6	165.24	182.03	280.33
7	164.24	180.93	278.64
8	162.48	179.00	275.65
9	500.65	551.54	849.36
0	204.75	225.57	347.37
1	206.90	227.94	351.02
2	206.90	227.94	351.02
3	207.36	228.44	351.80
4	206.44	227.43	350.24
5	204.82	225.64	347.49
6	249.96	275.37	424.07
7	167.51	184.54	284.19
8	172.52	190.05	292.68
9	172.52	190.05	292.68
0	173.59	191.23	294.49
1	171.44	188.87	290.86
2	167.67	184.72	284.47
3	203.49	224.17	345.23



## SECOND FLOOR PLAN

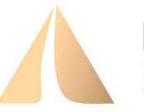


## THIRD FLOOR PLAN



Third Floor Area Statement

Office	Carpet Area (in Sq.ft.)	Built-up Area (in Sq.ft.)	Saleable Area (in Sq.ft.)
1	298.13	328.76	506.29
2	302.63	333.72	513.94
3	302.35	333.42	513.46
4	298.13	328.76	506.29
5	257.74	284.22	437.70
6	249.72	275.38	424.09
7	252.40	278.34	428.64
8	255.30	281.53	433.56
9	252.98	278.98	429.62
10	254.72	280.89	432.58
11	250.20	275.91	424.91
12	258.07	284.58	438.26
13	254.44	280.58	432.10
14	253.27	279.30	430.12
15	236.68	261.00	401.94
16	242.71	267.65	412.18
17	242.52	267.43	411.85
18	268.69	296.30	456.30
19	242.62	267.55	412.02
20	242.61	267.54	412.01
21	236.18	260.45	401.10
22	253.74	279.81	430.91
23	254.45	280.59	432.11
24	257.68	284.16	437.60
25	249.84	275.51	424.28
26	254.75	280.93	432.63
27	252.95	278.94	429.57
28	255.33	281.57	433.61
29	252.37	278.30	428.59
30	249.75	275.42	424.14
31	249.93	275.61	424.44
32	252.28	278.20	428.43
33	255.44	281.69	433.80
34	252.85	278.84	429.41
35	254.87	281.06	432.83
36	250.54	276.28	425.47
37	249.77	275.44	424.17
38	254.87	281.06	432.83
39	252.85	278.84	429.41
40	255.44	281.69	433.80
41	252.28	278.20	428.43
42	249.93	275.61	424.44



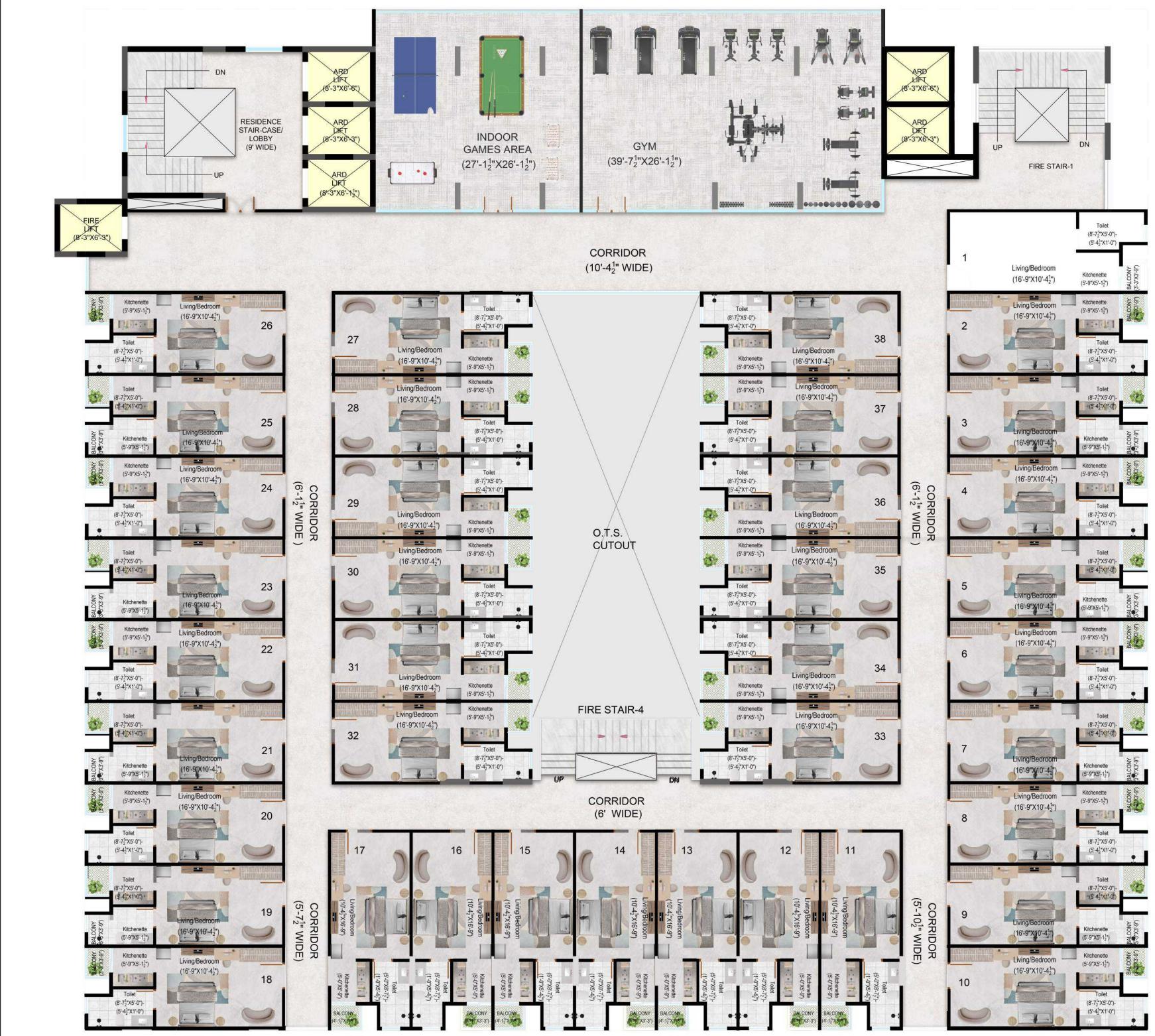
## FOURTH TO FIFTH FLOOR PLAN

### Fourth & Fifth Floor Area Statement

Office	Carpet Area (in Sq.ft.)	Built-up Area (in Sq.ft.)	Saleable Area (in Sq.ft.)
1	298.13	328.76	506.29
2	302.63	333.72	513.94
3	302.35	333.42	513.46
4	298.13	328.76	506.29
5	257.74	284.22	437.70
6	249.72	275.38	424.09
7	252.40	278.34	428.64
8	255.30	281.53	433.56
9	252.98	278.98	429.62
10	254.72	280.89	432.58
11	250.20	275.91	424.91
12	258.07	284.58	438.26
13	254.44	280.58	432.10
14	253.27	279.30	430.12
15	236.68	261.00	401.94
16	242.71	267.65	412.18
17	242.52	267.43	411.85
18	268.69	296.30	456.30
19	242.62	267.55	412.02
20	242.61	267.54	412.01
21	236.18	260.45	401.10
22	253.74	279.81	430.91
23	254.45	280.59	432.11
24	257.68	284.16	437.60
25	249.84	275.51	424.28
26	254.75	280.93	432.63
27	252.95	278.94	429.57
28	255.33	281.57	433.61
29	252.37	278.30	428.59
30	249.75	275.42	424.14
31	249.93	275.61	424.44
32	252.28	278.20	428.43
33	255.44	281.69	433.80
34	252.85	278.84	429.41
35	254.87	281.06	432.83
36	250.54	276.28	425.47
37	249.77	275.44	424.17
38	254.87	281.06	432.83
39	252.85	278.84	429.41
40	255.44	281.69	433.80
41	252.28	278.20	428.43
42	249.93	275.61	424.44



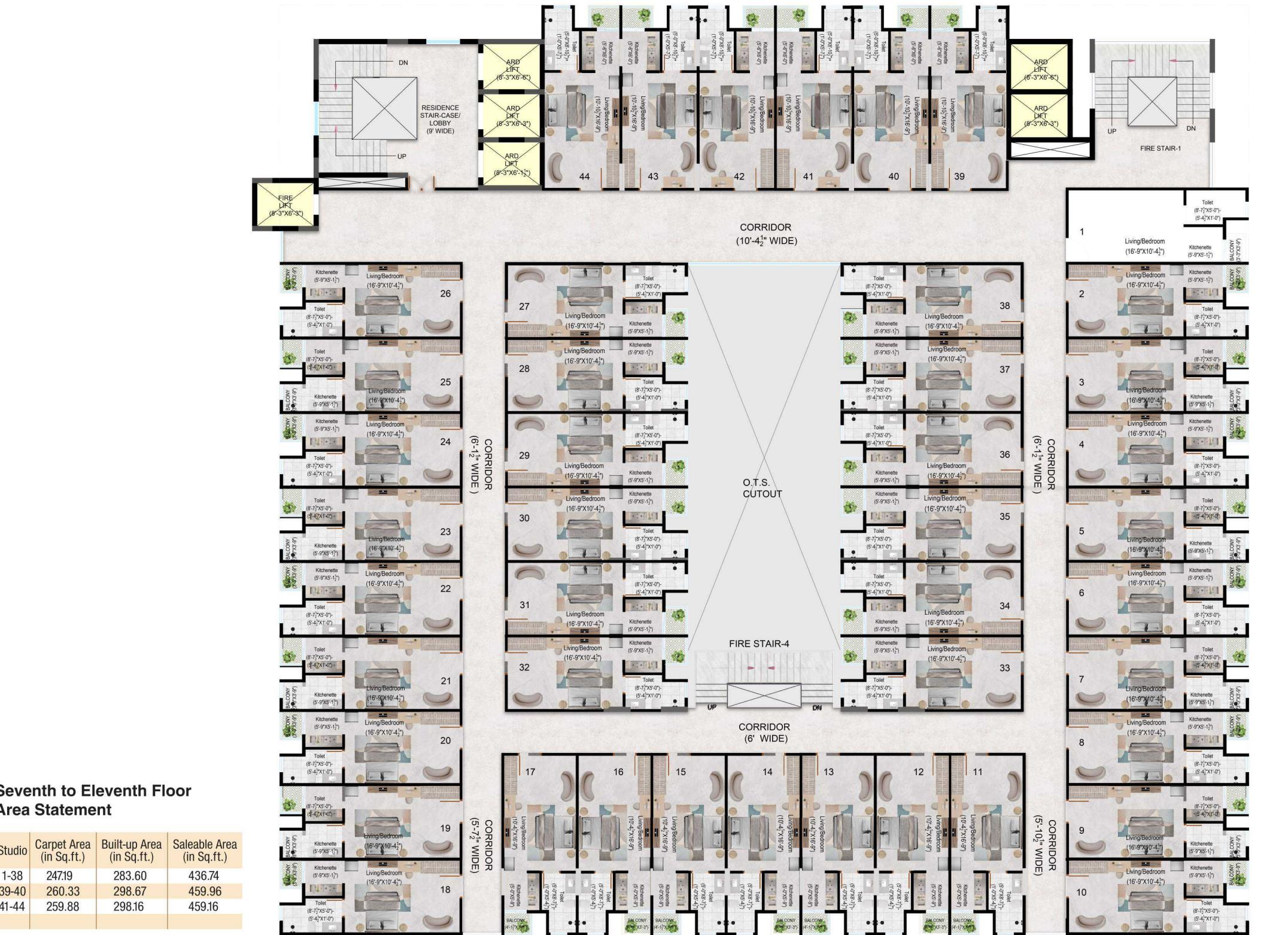
## SIXTH FLOOR PLAN



### Sixth Floor Area Statement

Studio	Carpet Area (in Sq.ft.)	Built-up Area (in Sq.ft.)	Saleable Area (in Sq.ft.)
1-38	24719	279.91	431.07





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# Specifications

## STRUCTURE :

- ◎ Earthquake Resistant, R.C.C. Framed structure confining I.S. Standards with Primary Steel.
- ◎ AAC Blocks.

## FAÇADE :

- ◎ Ultra-Modern External facade in glass.
- ◎ Rich contemporary texture paint.

## FLOORING :

- ◎ Italian Marble: Ground floor Lobby
- ◎ Tiles 2'x4' in Common Areas
- ◎ Laminated wooden floor for studio apartment
- ◎ Anti-Skid Rustic Tiles of Lappato finish in Toilets & balconies.
- ◎ Granite for stairs & counters

## TOILETS :

- ◎ 8' height Dado Tiles of Kajaria/ Nitco/ Somany/ Johnson
- ◎ CPVC / S.S./ Copper Pipe for water supply of Astral/Ashirwad/ flow guard make
- ◎ Sanitary Fixtures of Cera, Jaquar, Duravit make

- ◎ CP fitting of Cera, Jaquar makes
- ◎ Wall Hung WC with concealed cistern & counter basin

## DOORS & WINDOWS :

- ◎ Glass doors for showrooms, shops, offices
- ◎ Laminated main door for Studio apartments
- ◎ Laminated flush doors for toilets
- ◎ Upvc Door-window for studio

## ELECTRICAL :

- ◎ Standard Quality & ISI Marked concealed electrification of Finolex, Legrand, RR Kabel, Havell's make.
- ◎ Electrical switches of Anchor, MK, Crabtree, Simon make
- ◎ Concealed copper piping as per VRF air-conditioning (IDUs & ODUs locations).

## POWER BACKUP :

- ◎ 24 hours 100% power back up for common area from DG sets of Cummins /Kirloskar or similar makes

## FINISHES :

- ◎ Plastic emulsion paint on walls
- ◎ Paint/ wallpaper/ paneling for studio apartment as per interior theme
- ◎ Common area False ceiling in POP or Gypsum as per interior theme

## SECURITY & SAFETY :

- ◎ Surrounded with Compound wall & Security Cabin & Automatic main entrance gate.
- ◎ Multilevel Security system with CCTV Cameras.

## WATER SUPPLY :

- ◎ Hydro pneumatic water supply
- ◎ Rainwater Harvesting:
- ◎ As per NBC Norms

## VERTICAL TRANSPORTATION :

- ◎ 3 High-Quality lifts for studio apartments with ARD
- ◎ 2 High-Quality lifts for offices with ARD
- ◎ 2 dedicated High-Quality lifts for retail with ARD
- ◎ 1 service lift for all floors
- ◎ Escalators for retail from First to second floor



## Shaping Tomorrow's Skylines

At Virat Group, quality isn't just a promise, it's the foundation of everything we build. With every project, we set higher benchmarks in construction excellence, ensuring that our homes and commercial spaces stand the test of time. From premium materials to precision engineering, our commitment to durability, safety, and fine detailing reflects in every square foot we deliver.

Customer satisfaction is at the heart of our journey. We listen, we care, and we build with empathy, crafting spaces that go beyond expectations. Our thoughtfully designed homes aren't just made to impress; they're built to serve real lives with real needs, bringing together comfort, convenience, and lasting peace of mind.

Whether it's 2, 3, or 4 BHK Residences or commercial spaces in Jaipur and beyond, every Virat development is rooted in integrity, transparency, and trust.

Because at Virat Group, we don't just construct buildings, we build confidence, comfort, and communities for life.



3000+  
Happy Families



5M+ sq. ft.  
Delivered



Possessions  
Avg. 2 Yrs before time  
(As Per RERA)



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