

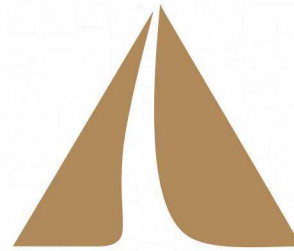
**NRI
AVENUE**

Premium Commercial Spaces



RERA Reg. No. **RAJ/P/2025/3620**
RERA Website : www.rera.rajasthan.gov.in

*Some creation catches your eye.
This captures your soul*

 **NRI
AVENUE**
Premium Commercial Spaces





The Art of More

Welcome to NRI Avenue, a vertical lifestyle destination designed for those who demand more from every square foot. 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



Gaming Zone & Food Court

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.

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.



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.



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.



Showroom	Carpet Area (in Sq.ft.)	Built-up Area (in Sq.ft.)	Saleable Area (in Sq.ft.)
1	3926.83	4084.68	6290.41
2	3999.25	4160.01	6406.41
3	3931.45	4089.49	6297.82



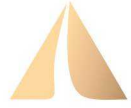


LOWER GROUND
FLOOR PLAN



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.)	Saleable Area (in Sq.ft.)
1	144.87	166.98	257.16	21	161.84	186.55	287.28	39A	160.18	184.63	284.34	59	92.92	107.10	164.94
2	86.48	99.68	153.50	22	80.04	92.26	142.07	40	89.31	102.95	158.54	60	75.11	86.58	133.33
3	85.99	99.12	152.65	23	97.70	112.61	173.42	41	107.60	124.03	191.01	61	163.51	188.47	290.24
4	92.74	106.89	164.61	24	111.59	128.63	198.08	42	122.14	140.79	216.82	62	80.50	92.78	142.89
5	92.61	106.75	164.40	25	88.15	101.60	156.47	43	97.95	112.91	173.88	63	96.98	111.79	172.15
6	86.08	99.22	152.80	26	87.62	100.99	155.53	44	97.97	112.92	173.90	64	110.09	126.89	195.41
7	85.58	98.64	151.90	27	52.09	60.04	92.47	45	79.19	91.28	140.58	65	88.28	101.76	156.71
8	102.87	118.57	182.60	28A	181.45	209.15	322.09	46	75.41	86.92	133.85	66	88.30	101.78	156.74
9	163.51	188.47	290.24	28	89.33	102.96	158.57	47	79.94	92.15	141.91	67	71.38	82.27	126.70
10	80.50	92.78	142.89	29	107.62	124.05	191.04	48	97.61	112.51	173.26	68	144.87	166.98	257.16
11	80.50	92.78	142.89	30	122.17	140.82	216.86	49	111.50	128.52	197.92	69	85.73	98.82	152.18
12	110.09	126.89	195.41	31	97.97	112.93	173.91	50	88.05	101.49	156.29	70	86.23	99.40	153.07
13	88.28	101.76	156.71	32	97.99	112.95	173.94	51	87.51	100.87	155.34	71	92.42	106.53	164.06
14	88.30	101.78	156.74	33	59.12	68.15	104.95	52	71.30	82.18	126.56	72	93.45	107.71	165.88
15	172.06	198.33	305.43	34	107.94	124.41	191.60	53	69.06	79.60	122.59	73	86.08	99.22	152.80
16	84.71	97.64	150.36	35	157.51	181.55	279.59	54	172.06	198.33	305.43	74	85.58	98.64	151.90
17	102.06	117.64	181.16	36	91.18	105.10	161.85	55	84.71	97.64	150.36	75	114.66	132.17	203.54
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
FLOOR PLAN



First (Upper Ground) Floor
Area Statement

Shop	Carpet Area (in Sq.ft.)	Built-up Area (in Sq.ft.)	Saleable Area (in Sq.ft.)
1	249.96	275.37	424.07
2	167.51	184.54	284.19
3	172.52	190.05	292.68
4	172.51	190.05	292.68
5	173.59	191.23	294.49
6	171.44	188.87	290.86
7	167.67	184.72	284.47
8	497.03	547.55	843.23
9	204.59	225.38	347.09
10	206.82	227.84	350.88
11	206.82	227.84	350.88
12	207.30	228.37	351.69
13	206.34	227.32	350.07
14	204.66	225.46	347.21
15	399.34	439.93	677.49
16	162.57	179.10	275.81
17	164.82	181.57	279.62
18	164.82	181.57	279.62
19	165.30	182.10	280.44
20	164.34	181.04	278.81
21	162.64	179.18	275.93
22	395.73	435.95	671.37
23	162.41	178.91	275.53
24	164.74	181.48	279.48
25	164.74	181.48	279.48
26	165.24	182.03	280.33
27	164.24	180.93	278.64
28	162.48	179.00	275.65
29	500.65	551.54	849.36
30	204.75	225.57	347.37
31	206.90	227.94	351.02
32	206.90	227.94	351.02
33	207.36	228.44	351.80
34	206.44	227.43	350.24
35	204.82	225.64	347.49
36	249.96	275.37	424.07
37	167.51	184.54	284.19
38	172.52	190.05	292.68
39	172.52	190.05	292.68
40	173.59	191.23	294.49
41	171.44	188.87	290.86
42	167.67	184.72	284.47
43	203.49	224.17	345.23





SECOND FLOOR PLAN



Food Kiosk	Carpet Area (in Sq.ft.)	Built-up Area (in Sq.ft.)	Saleable Area (in Sq.ft.)
1	155.21	164.82	253.82
2	143.20	152.07	234.18
3	152.34	161.77	249.12
4	152.34	161.77	249.12
5	142.98	151.83	233.81
6	152.34	161.77	249.12
7	142.17	150.97	232.50
8	152.34	161.77	249.12
9	146.62	155.69	239.77
10	156.18	165.84	255.40
11	147.51	156.64	241.23
12	157.69	167.45	257.88
13	147.53	156.66	241.26
14	157.69	167.45	257.88
15	151.86	161.26	248.33
16	154.78	164.36	253.11
17	157.69	167.45	257.88
18	147.07	156.17	240.50
19	157.71	167.47	257.91

Game Zone			
1	1293.85	1373.93	2115.85
2	1293.85	1373.54	2115.25
3	810.30	860.46	1325.10
4	785.44	834.05	1284.44



THIRD FLOOR PLAN

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



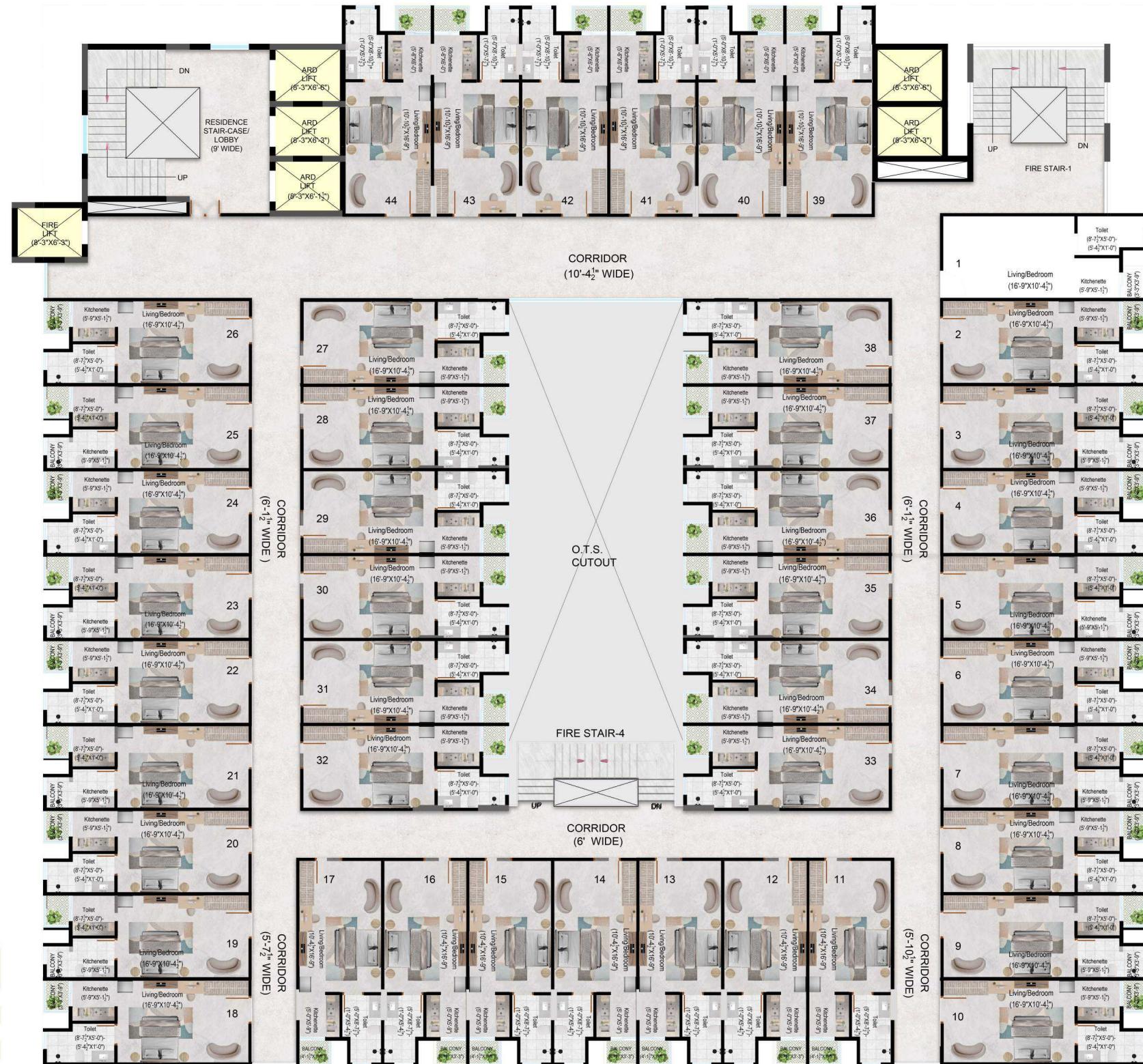
SIXTH
FLOOR PLAN



Sixth Floor Area Statement

Studio	Carpet Area (in Sq.ft.)	Built-up Area (in Sq.ft.)	Saleable Area (in Sq.ft.)
1-38	247.19	279.91	431.07





Seventh to Eleventh Floor
Area Statement

Studio	Carpet Area (in Sq.ft.)	Built-up Area (in Sq.ft.)	Saleable Area (in Sq.ft.)
1-38	247.19	283.60	436.74
39-40	260.33	298.67	459.96
41-44	259.88	298.16	459.16



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 /Kirkoskar 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



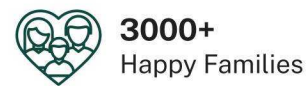
Shaping Tomorrow's Skylines

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.

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3000+
Happy Families



5M+ sq. ft.
Delivered



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



VIRAT KRISHNAV, Vaishali Nagar



VIRAT FAIRVIEW, Khatipura, Jhotwara



VIRAT ELEGANT, Gandhipath, Vaisahli Nagar



VIRAT VAISHALI HOMES, Vaishali Nagar Ext.



VIRAT PRIME, KALWAR ROAD, Jhotwara



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