

VYOM-SIGMA  
— BUILDZONE —

AVINEA

THE NEXT INSPIRED LUXURY

—  
HADAPSAR

HEAD OFFICE: #213, AMANORA APEX HADAPSAR, PUNE - 411028, MAHARASHTRA  
SITE ADDRESS: FALCON STREET, DP ROAD, HADAPSAR, PUNE - 411028

WEBSITE: [WWW.VYOMSIGMABUILDZONE.COM](http://WWW.VYOMSIGMABUILDZONE.COM)  
OFFICIAL NUMBER: +91 90939 69798 / +91 90939 59697

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PROJECT BY  
VYOM-SIGMA  
— BUILDZONE —

# AVINEA

THE NEXT INSPIRED LUXURY

HADAPSAR

ALTAIR T7  
(2 & 3 BHKS)  
FUTURE  
DEVELOPMENT

AVANA T6  
(3 BHKS)  
FUTURE  
DEVELOPMENT

ARIANA T5  
(3 BHKS)  
FUTURE  
DEVELOPMENT

AMORE T4  
(2 & 3 BHKS)  
PHASE 1

ALTUS T3  
(3 BHKS)  
PHASE 1

AVANTE T2  
(3 & 4 BHKS)  
FUTURE  
DEVELOPMENT

AVALON T1  
(3 & 4 BHKS)  
FUTURE  
DEVELOPMENT

# VYOM-SIGMA

BUILDZONE

# MASTER LAYOUT



## THE NEXURY OF 2 LEVEL EXPERIENCES

- |   |                           |
|---|---------------------------|
| 1. ENTRY PLAZA-NORTH                    | 29. OXYGEN PARK           |
| 2. ENTRY PALZA-WEST                     | 30. CROSS FIT TRAINING    |
| 3. CLUBHOUSE-CASTLE                     | 31. ADVENTURE PLAY PARK   |
| 4. CLUBHOUSE-CITADEL                    | 32. JUNIOR FOOTBALL       |
| 5. BANQUET-MANOR                        | 33. BOX CRICKET           |
| 6. YOGA HALL                            | 34. SKATING RINK          |
| 7. ZUMBA HALL                           | 35. BADMINTON COURTS      |
| 8. SWIMMING POOL WITH JACUZZI (25 X 9M) | 36. BARBECUE DECK         |
| 9. MULTI-PURPOSE COURT                  | 37. DINE & CAFE           |
| 10. PARTY LAWN WITH STAGE               | 38. MOVIE THEATRE         |
| 11. COMMUNITY CENTRE                    | 39. SENIOR CITIZEN LOUNGE |
| 12. SWIMMING POOL                       | 40. COURT OF LANTERN      |
| 13. HEATED SWIMMING POOL                | 41. SPA                   |
| 14. SWING COURT                         | 42. GUEST SUITES          |
| 15. HAMMOCK PARK                        | 43. PARTY LAWN            |
| 16. STAR GAZING DECK                    | 44. EAST GATE             |
| 17. GYM 1                               | 45. PET PARK              |
| 18. INDOOR GAMES ROOM                   | 46. JOGGING TRACK         |
| 19. READING COURT                       | 47. SEATING ALCOVES       |
| 20. MUSIC ROOM                          | 48. CHIT CHAT CORNER      |
| 21. PADDLE BALL COURT                   | 49. OXYGEN PARK           |
| 22. LIBRARY                             | 50. EXERCISE STATION      |
| 23. CO-WORKING SPACE                    | 51. CRICKET PITCH         |
| 24. MINI GOLF                           | 52. VISITOR'S CAR PARK    |
| 25. KID'S PLAY PARK                     | 53. TEENAGER'S CORNER     |
| 26. CRECHE                              | 54. OUTDOOR SEATING       |
| 27. DANCE STUDIO                        | 55. GYM 2                 |
| 28. CO-WORKING SPACE                    | 56. VIEWING DECK          |

● GROUND LEVEL ● PODIUM LEVEL





GRAND ENTRY PLAZA



SWIMMING POOL



KID'S PLAY PARK



OXYGEN PARK WITH EXERCISE STATION



CLUB CASTLE, COMMUNITY CENTRE & PARTY LAWN



PADDLE BALL COURT



MINI GOLF



ADVENTURE PLAY PARK

## SPECIFICATION

### INTERNAL FINISH

600 x 1200MM VITRIFIED TILES FOR FLOORING- AGL/EQUIVALENT)  
ANTI-SKID FLOOR TILES FOR BALCONIES/TERRACES  
GYPSUM FINISH FOR WALLS AND CEILING  
OBD PAINT FINISH FOR WALL [ASIAN/NEROLAC/OR EQUIVALENT  
BUILDING INTERNAL FLOOR LOBBY WALLS - TEXTURE PAINT

### KITCHEN

AGLOR EQUIVALENT FULL BODY SLAB FOR KITCHEN PLATFORM WITH S.S. SINK  
TILES FOR KITCHEN DADO UPTO 2 FEET  
PROVISION FOR WASHING MACHINE IN DRY TERRACE  
GAS LEAK DETECTOR [FOR MNGL]  
GAS PIPELINE [MNGL]

### DOORS / WINDOWS

BOTH SIDE LAMINATED FLUSH DOOR  
POWDER COATED ALUMINUM SLIDING WINDOWS/SLIDING DOOR WITH MOSQUITO NET.  
MARBLE / GRANITE/ FULL BODY TILE SILL.  
VIDEO DOOR PHONE.  
BIOMETRIC LOCK

### ELECTRICAL

LEGRAND OR EQUIVALENT SWITCHBOARDS.  
AC PROVISION IN ALL ROOMS WITH OUTDOOR LEDGE  
PROVISION FOR AUTOMATION [LIMITED POINTS]  
POLYCAB OR EQUIVALENT CABLES FOR ELECTRICAL WIRING  
INVERTER PROVISION INTERNET PROVISION

### BATHROOM

600X 1200MM DADO TILES AND 600 X 600 FLOORING[ AGL/EQUIVALENT]  
KOHLER/OR EQUIVALENT BATHROOM FITTINGS  
SOLAR WATER SUPPLY ONLY MASTER BEDROOM

### COMMON AREA

4 TIER SECURITY- MAIN GATE, LOBBY GATE, CCTV IN COMMON AREAS, BIOMETRIC LOCKS, VDP  
CAV COT NEVICION IN COMMON AREAS  
FIREFIGHTING WATER SPRINKLERS, SMOKE DETECTORS AND FIRE ALARM SYSTEMS IN FLAT  
AND COMMON AREAS AS PER NORMS.  
DESIGNATED SOCIETY OFFICE  
SEWAGE TREATMENT PLANT  
GARBAGE CHUTE  
COMMON PARKING FOR GUEST  
DG BACKUP FOR COMMON AREAS .  
ELEGANT FINISH LOBBY WITH RECEPTION  
4 ELEVATORS PER TOWER

2 BHK



3 BHK

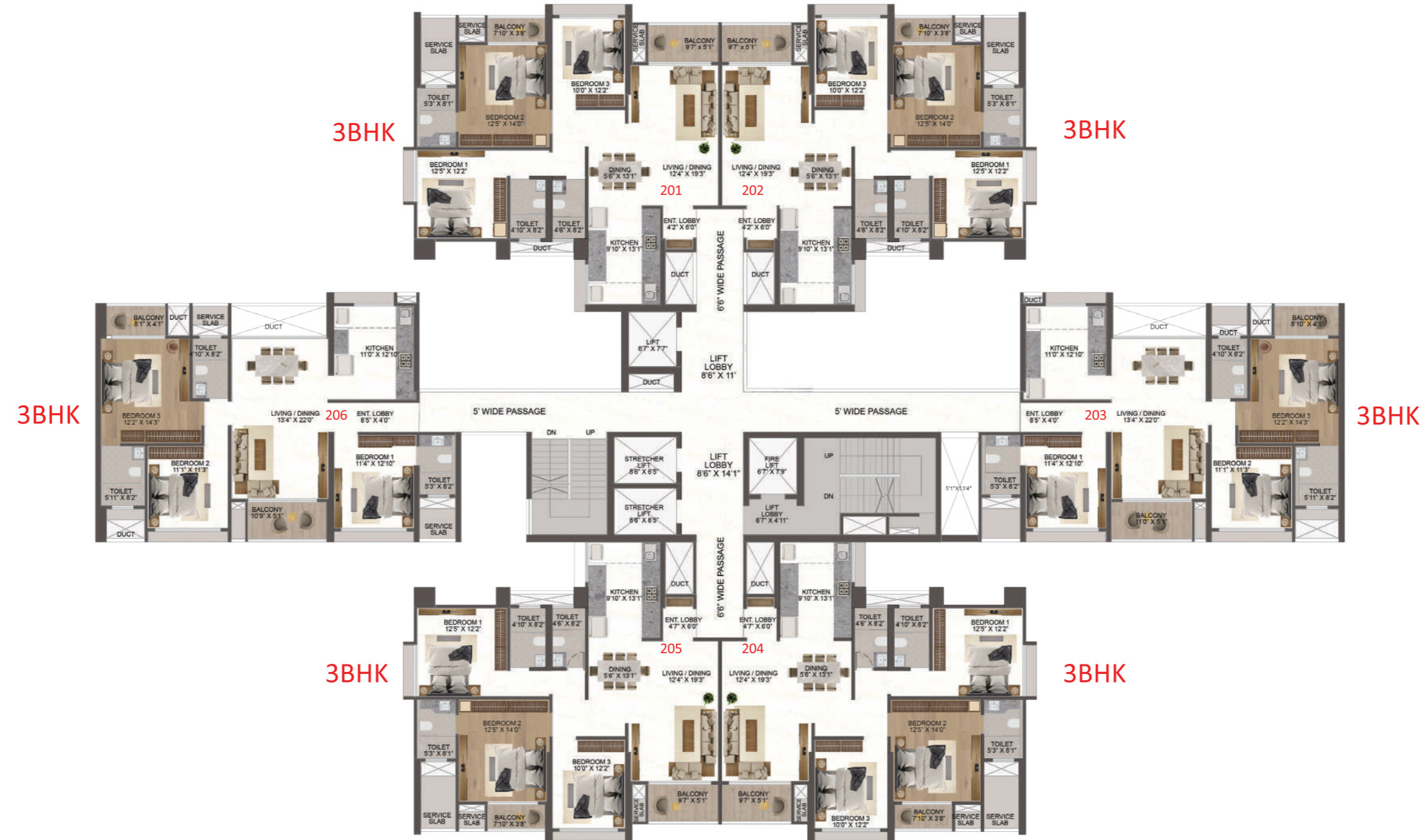
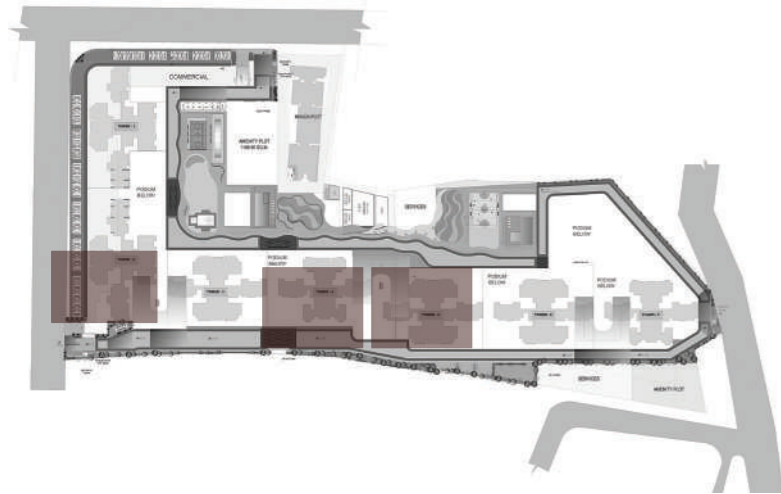




3 BHK



**TOWER 3, 5 & 6**  
TYPICAL FLOOR PLAN



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3, 5 & 6									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88	159.57	1717.63
202	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88	159.57	1717.63
203	3BHK	106.54	1146.80	8.54	91.92	115.08	1238.72	161.11	1734.21
204	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88	159.57	1717.63
205	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88	159.57	1717.63
206	3BHK	106.27	1143.89	8.15	87.73	114.42	1231.62	160.19	1724.26
<b>TOTAL SALEABLE AREA</b>								<b>10328.99</b>	

## UNIT 201

TYPICAL FLOOR PLAN  
3 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88	159.57	1717.63

There can be a variance of +/-3% in the carpet area due to design and construction variances.



## UNIT 202

TYPICAL FLOOR PLAN  
3 BHK LAYOUT



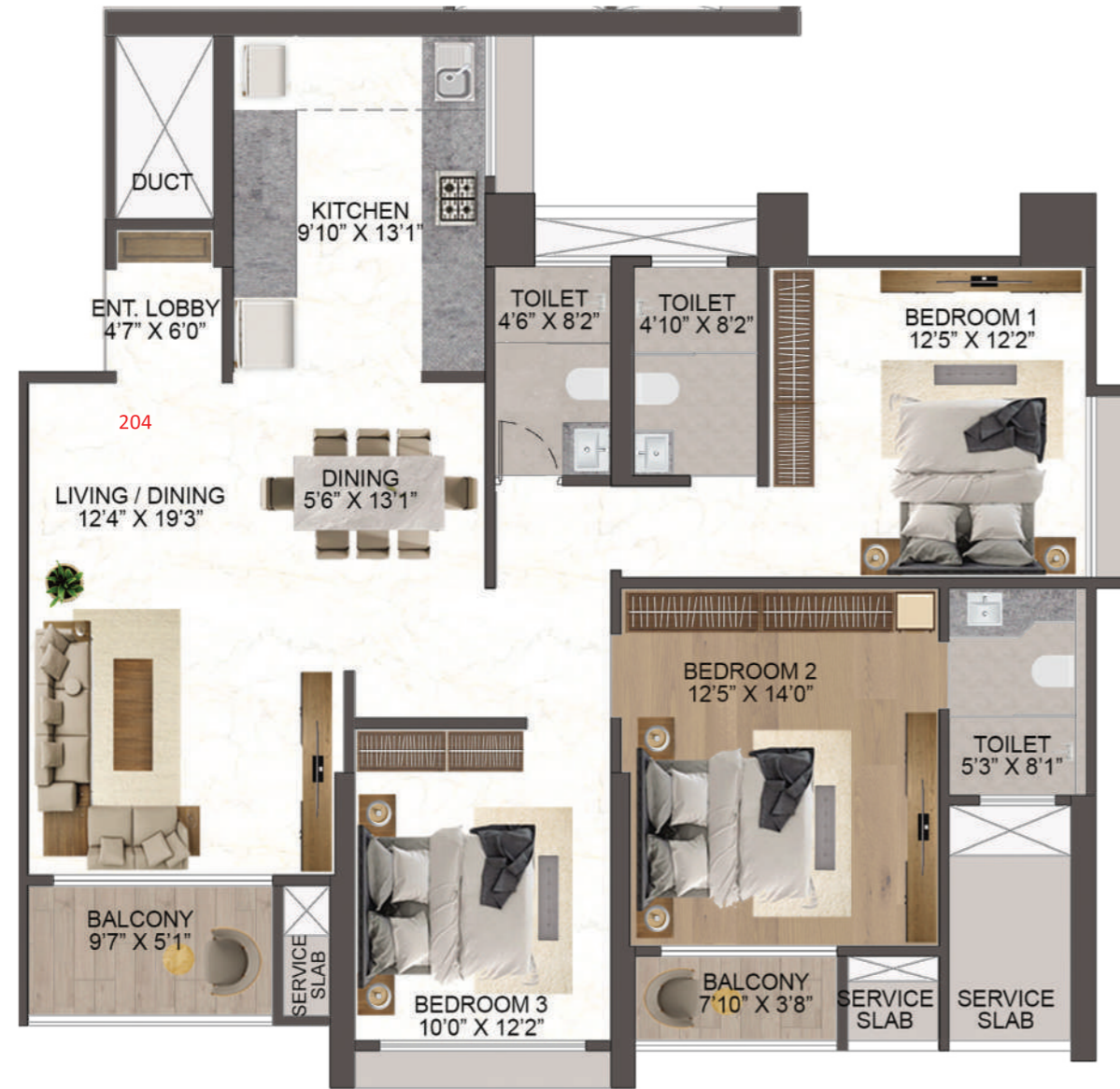
SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
202	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88	159.57	1717.63

There can be a variance of +/-3% in the carpet area due to design and construction variances.



## UNIT 204

TYPICAL FLOOR PLAN  
3 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
204	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88	159.57	1717.63

There can be a variance of +/-3% in the carpet area due to design and construction variances.



## UNIT 205

TYPICAL FLOOR PLAN  
3 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
205	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88	159.57	1717.63

There can be a variance of +/-3% in the carpet area due to design and construction variances.



## UNIT 203

TYPICAL FLOOR PLAN  
3 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
203	3BHK	106.54	1146.80	8.54	91.92	115.08	1238.72	161.11	1734.21

There can be a variance of +/-3% in the carpet area due to design and construction variances.



## UNIT 206

TYPICAL FLOOR PLAN  
3 BHK LAYOUT

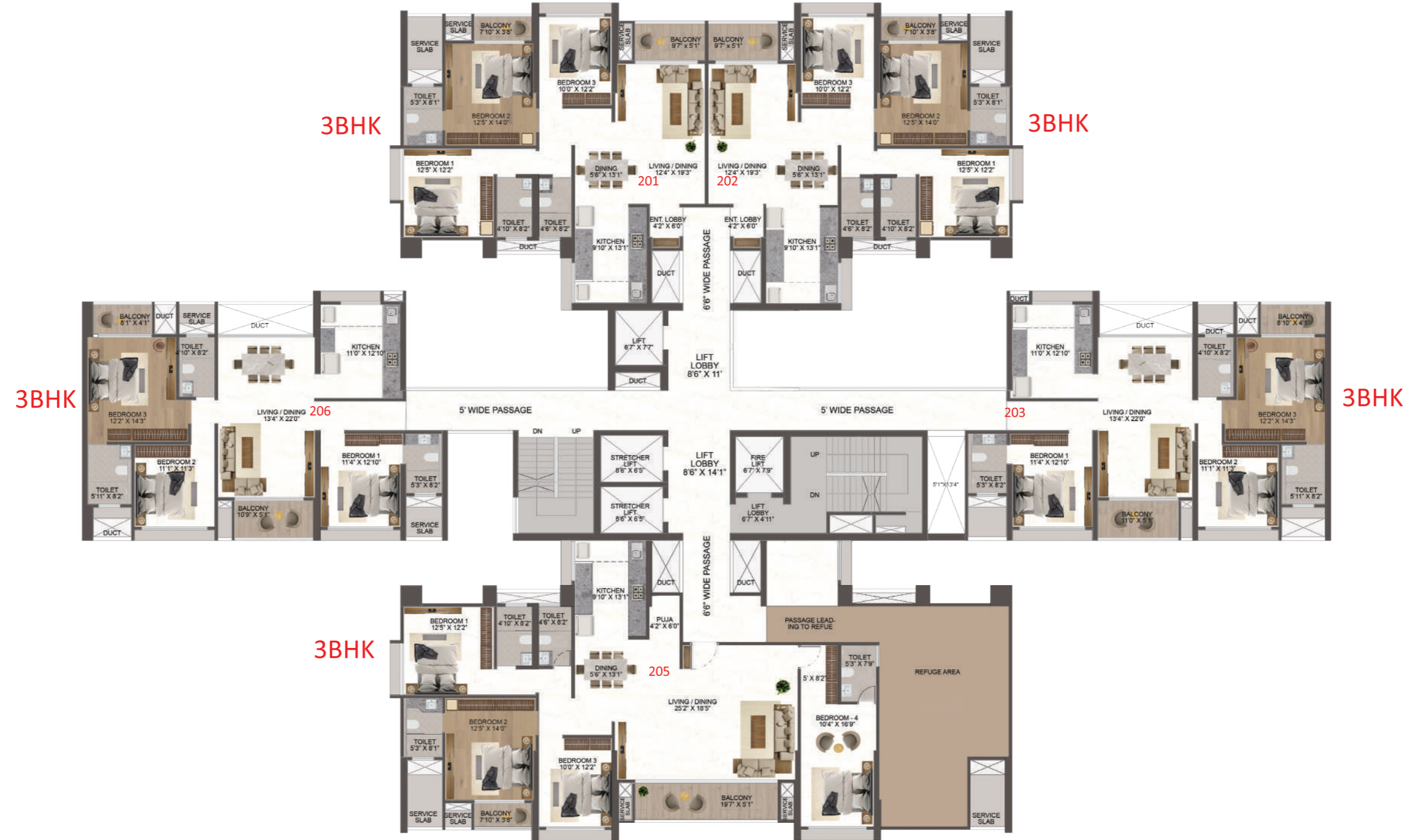
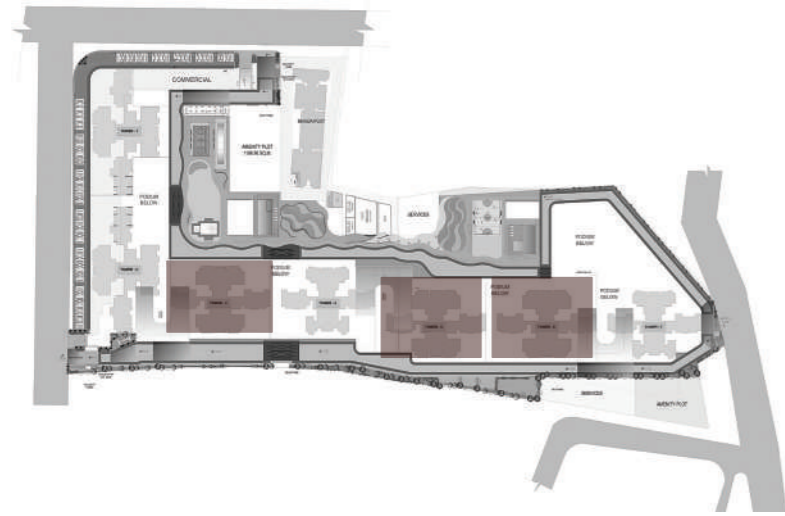


SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
206	3BHK	106.27	1143.89	8.15	87.73	114.42	1231.62	160.19	1724.26

There can be a variance of +/-3% in the carpet area due to design and construction variances.



**TOWER 3, 5 & 6**  
REFUGE FLOOR PLAN



SALEABLE AREA STATEMENT REGUGE FLOOR FOR TOWER - 3, 5 & 6									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
101	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88	159.57	1717.63
102	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88	159.57	1717.63
103	3BHK	106.54	1146.80	8.54	91.92	115.08	1238.72	161.11	1734.21
105	4BHK	153.78	1655.29	11.63	125.19	165.41	1780.47	231.57	2492.66
106	3BHK	106.27	1143.89	8.15	87.73	114.42	1231.62	160.19	1724.26
<b>TOTAL SALEABLE AREA</b>								<b>9386.39</b>	

# UNIT 105

REFUGE FLOOR PLAN  
3 BHK LAYOUT



SALEABLE AREA STATEMENT REFUGE FLOOR FOR TOWER - 3									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
105	4BHK	153.78	1655.29	11.63	125.19	165.41	1780.47	231.57	2492.66

There can be a variance of +/-3% in the carpet area due to design and construction variances.



**UNIT 01**

COUPLET FLOOR PLAN  
3 BHK LAYOUT



SALEABLE AREA STATEMENT COUPLET FLOOR FOR TOWER - 3, 5 & 6									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
01	5BHK	214.70	2311.03	14.02	150.91	228.72	2461.94	320.21	3446.72

There can be a variance of +/-3% in the carpet area due to design and construction variances.





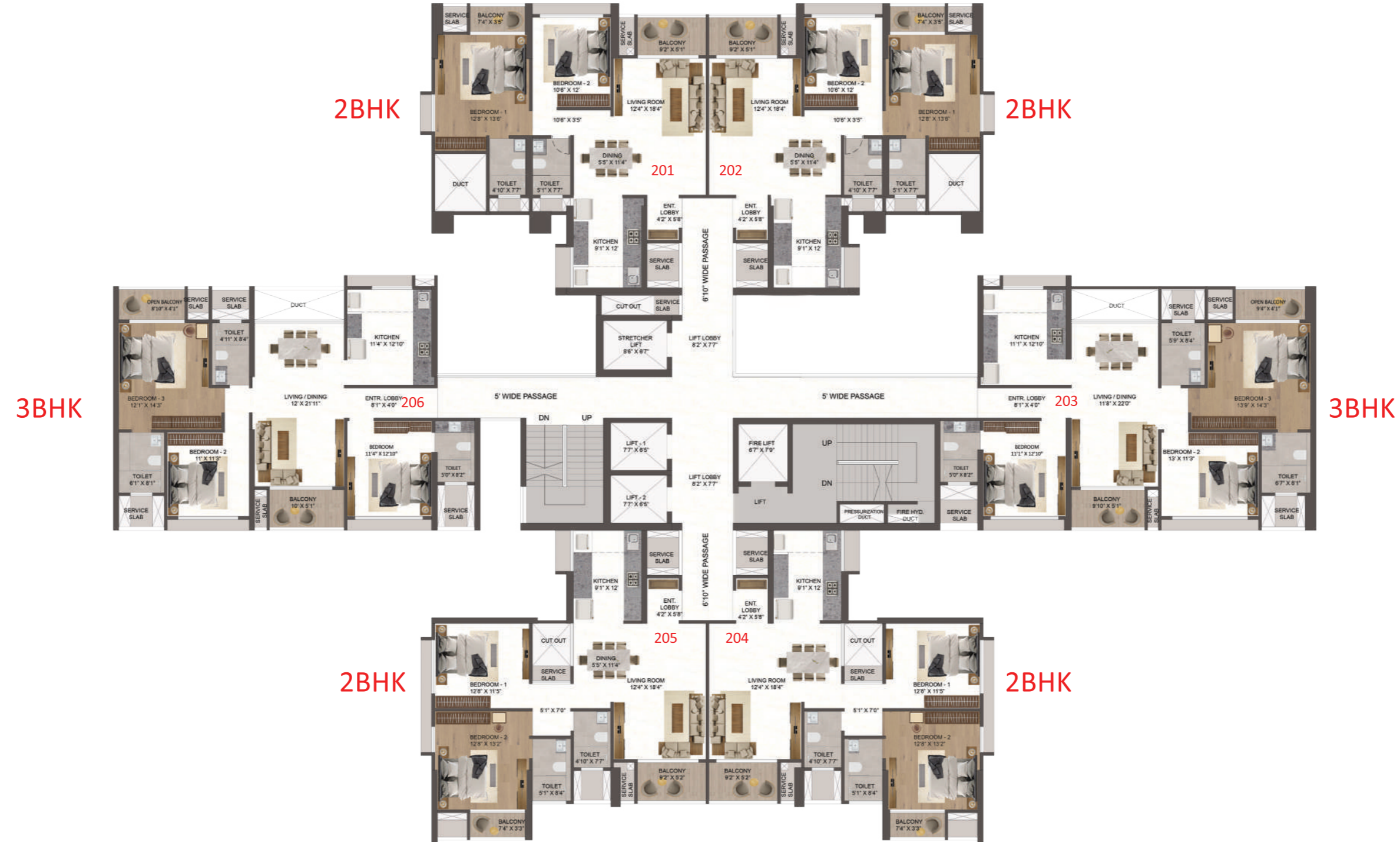
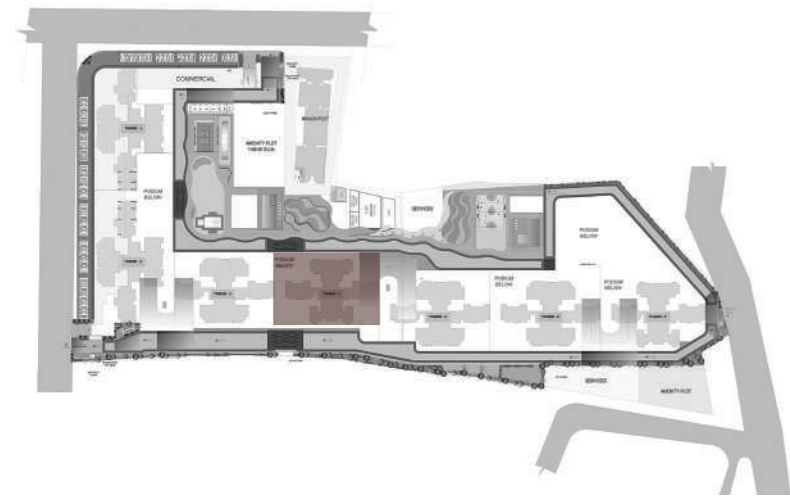
**UNIT 03**

COUPLET FLOOR PLAN  
3 BHK LAYOUT



SALEABLE AREA STATEMENT COUPLET FLOOR FOR TOWER - 3, 5 & 6									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
03	5BHK	218.78	2354.95	14.02	150.91	232.80	2505.86	325.92	3508.20

**TOWER 4**  
TYPICAL FLOOR PLAN



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201	2BHK	81.23	874.36	6.62	71.26	87.85	945.62	122.99	1323.86
202	2BHK	81.23	874.36	6.62	71.26	87.85	945.62	122.99	1323.86
203	3BHK	109.07	1174.03	8.16	87.83	117.23	1261.86	164.12	1766.61
204	2BHK	83.57	888.78	6.61	71.15	89.18	959.93	124.85	1343.91
205	2BHK	83.57	888.78	6.61	71.15	89.18	959.93	124.85	1343.91
206	3BHK	104.66	1126.56	8.05	86.65	112.71	1213.21	157.79	1698.49
							6286.17	817.59	8800.64
							<b>TOTAL SALEABLE AREA</b>	<b>8800.64</b>	

**UNIT 201**  
TYPICAL FLOOR PLAN



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201	2BHK	81.23	874.36	6.62	71.26	87.85	945.62	122.99	1323.86

There can be a variance of +/-3% in the carpet area due to design and construction variances.



**UNIT 202**  
TYPICAL FLOOR PLAN

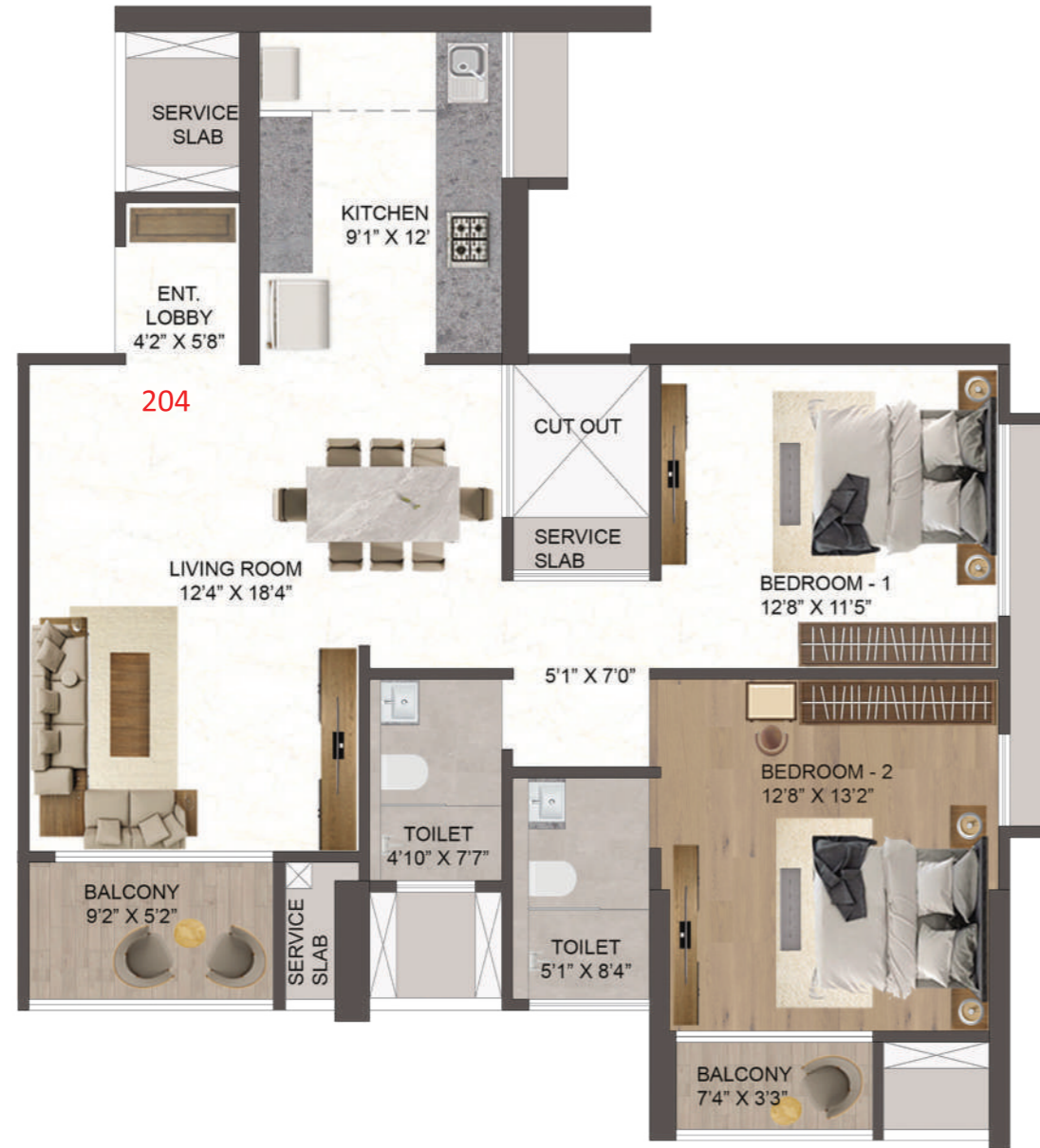


SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
202	2BHK	81.23	874.36	6.62	71.26	87.85	945.62	122.99	1323.86

There can be a variance of +/-3% in the carpet area due to design and construction variances.



**UNIT 204**  
TYPICAL FLOOR PLAN



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
204	2BHK	82.57	888.78	6.61	71.15	71.15	89.18	959.93	1343.91

There can be a variance of +/-3% in the carpet area due to design and construction variances.



**UNIT 205**  
TYPICAL FLOOR PLAN



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
205	2BHK	82.57	888.78	6.61	71.15	89.18	959.93	124.85	1343.91

There can be a variance of +/-3% in the carpet area due to design and construction variances.



**UNIT 203**  
TYPICAL FLOOR PLAN



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4 & 7									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
203	3BHK	109.07	1174.03	8.16	87.83	117.23	1261.86	164.12	1766.61

There can be a variance of +/-3% in the carpet area due to design and construction variances.



**UNIT 206**  
TYPICAL FLOOR PLAN

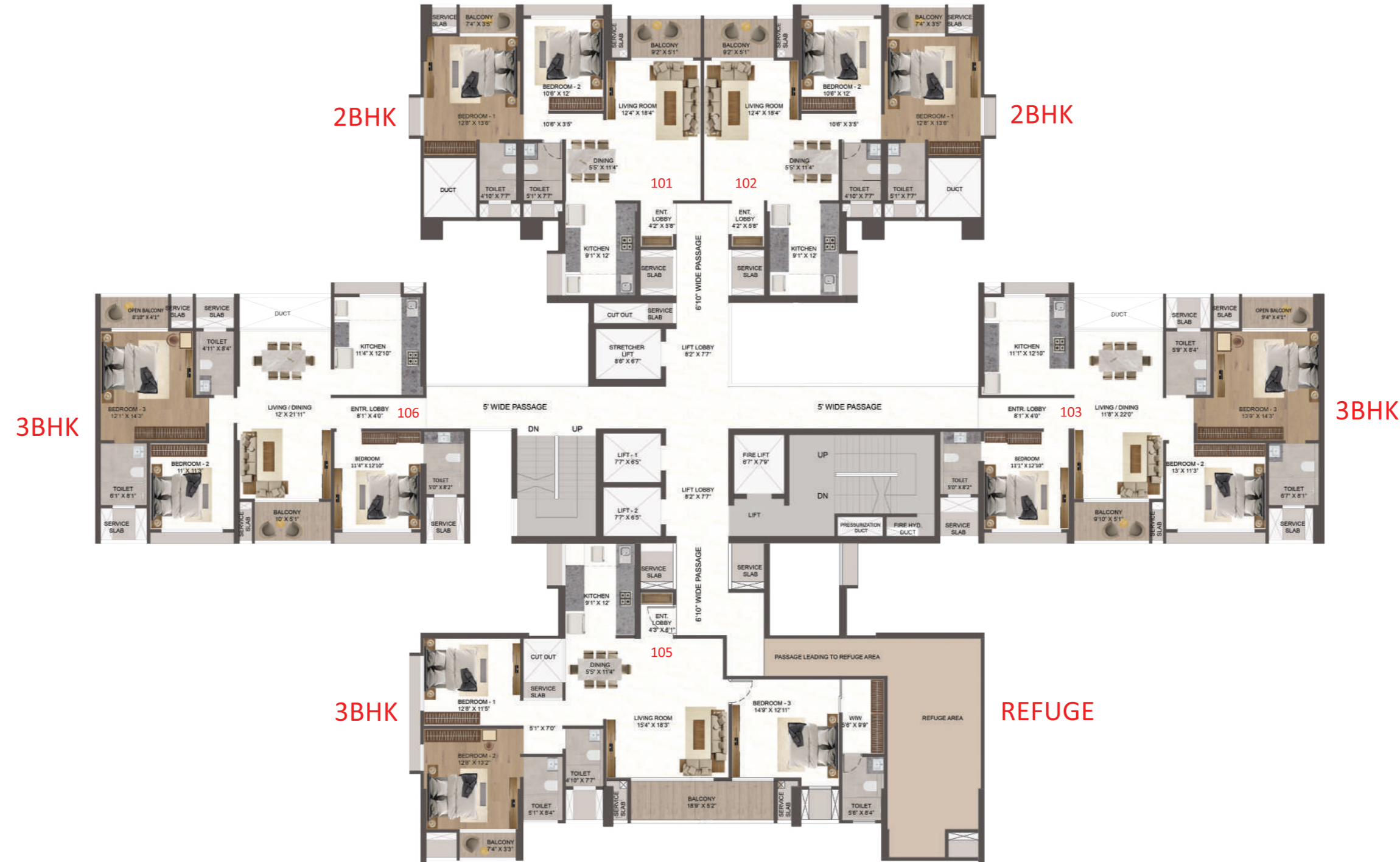
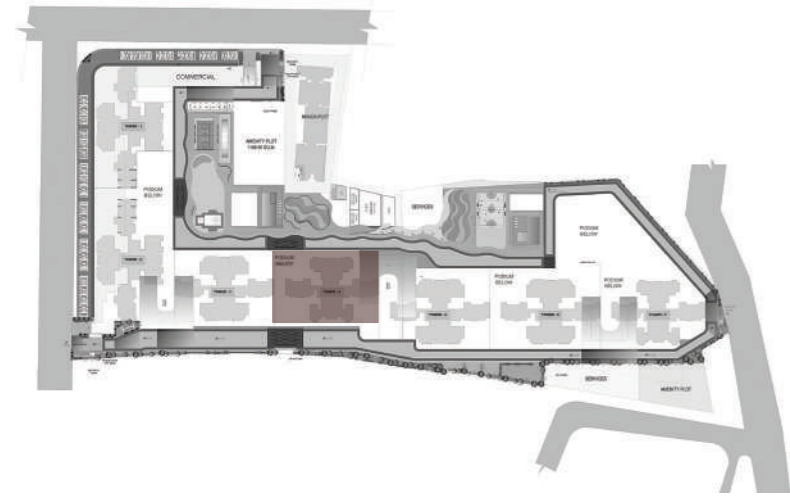


SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
206	3BHK	104.66	1126.56	8.05	86.65	112.71	1213.21	157.79	1698.49

There can be a variance of +/-3% in the carpet area due to design and construction variances.



**TOWER 4**  
REFUGE FLOOR PLAN



SALEABLE AREA STATEMENT REFUGE FLOOR FOR TOWER - 4										
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)		
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	
101	2BHK	81.23	874.36	6.62	71.26	87.85	945.62	122.99	1323.86	
102	2BHK	81.23	874.36	6.62	71.26	87.85	945.62	122.99	1323.86	
103	3BHK	109.07	1174.03	8.16	87.83	117.23	1261.86	164.12	1766.61	
105	3BHK	116.61	1255.19	11.17	120.23	127.78	135.42	178.89	1925.59	
106	3BHK	104.66	1126.56	8.05	86.65	112.71	1213.21	157.79	1698.49	
						533.42		5741.73	746.78	8038.41
						<b>TOTAL SALEABLE AREA</b>		<b>8038.41</b>		

**UNIT 105**  
REFUGE FLOOR PLAN



SALEABLE AREA STATEMENT REFUGE FLOOR FOR TOWER - 4									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
105	3BHK	116.61	1255.19	11.17	120.23	127.78	135.42	178.89	1925.59

**UNIT 01**  
COUPLET FLOOR PLAN



SALEABLE AREA STATEMENT COUPLET FLOOR FOR TOWER - 4 & 7									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
01	4BHK	164.84	1774.34	13.41	144.35	178.25	1918.68	249.55	2686.16



**UNIT 03**  
COUPLET FLOOR PLAN



SALEABLE AREA STATEMENT COUPLET FLOOR FOR TOWER - 4 & 7									
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET		SALEABLE (40%)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
03	4BHK	170.03	1830.20	13.41	144.35	183.44	1974.55	256.82	2764.37



# AN ADDRESS OF NEXURIOUS EXCLUSIVE STREETSCAPE

THE ULTIMATE BLEND OF FASHION, CONVENIENCE, AND ICONIC RETAIL & OFFICE SPACES

## THE NEXURY OF SUPERIOR CONNECTIVITY

CENTRALLY LOCATED IN THE EASTERN CORRIDOR WITH EXCELLENT COMMUTING CHOICES.

### SCHOOL

WISDOM WORLD SCHOOL - 1 MIN  
 BILLABONG SCHOOL - 1 MIN  
 NARAYANA TECHNO SCHOOL - 1 MIN  
 PAWAR PUBLIC SCHOOL - 2 MIN  
 AMANORA SCHOOL - 4 MIN  
 HDFC SCHOOL - 4 MIN  
 CHATURBHUJ NARSEE SCHOOL - 5 MIN

### WORK

MAGARPATTA IT PARK - 5 MIN  
 SP INFO-CITY - 15 MIN  
 KOREGAON PARK - 16 MIN  
 EON IT PARK - 20 MIN  
 KALYANI NAGAR - 20 MIN  
 WTC, PUNE - 25 MIN  
 VIMAAN NAGAR - 30 MIN

### HOSPITALS

UMANG HOSPITAL - 1 MIN  
 YASH HOSPITAL - 2 MIN  
 SAHYADRI HOSPITAL - 4 MINS  
 NOBLE HOSPITAL - 7 MIN  
 COLUMBIAASIA HOSPITAL - 17 MINS

### SHOPPING

FALCON STREET - 0 MIN  
 AMANORA MALL - 4 MIN  
 SEASONS MALL - 5 MIN  
 93 AVENUE MALL - 12 MIN  
 NYATI PALAZA, KHARADI - 15 MIN  
 PHOENIX MALL, VIMAN NAGAR - 30 MIN

### PUBLIC INFRA

HADAPSAR BUS DEPOT - 3 MIN  
 HADAPSAR RAILWAY STATION - 7 MIN  
 PUNE RAILWAY STATION - 30 MIN  
 PUNE INTERNATIONAL AIRPORT - 35 MIN



LOCATION MAP