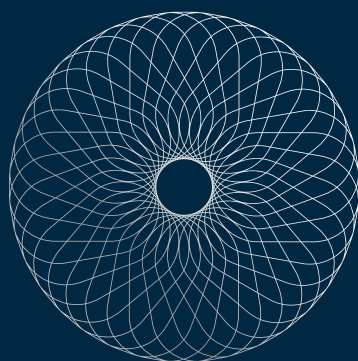
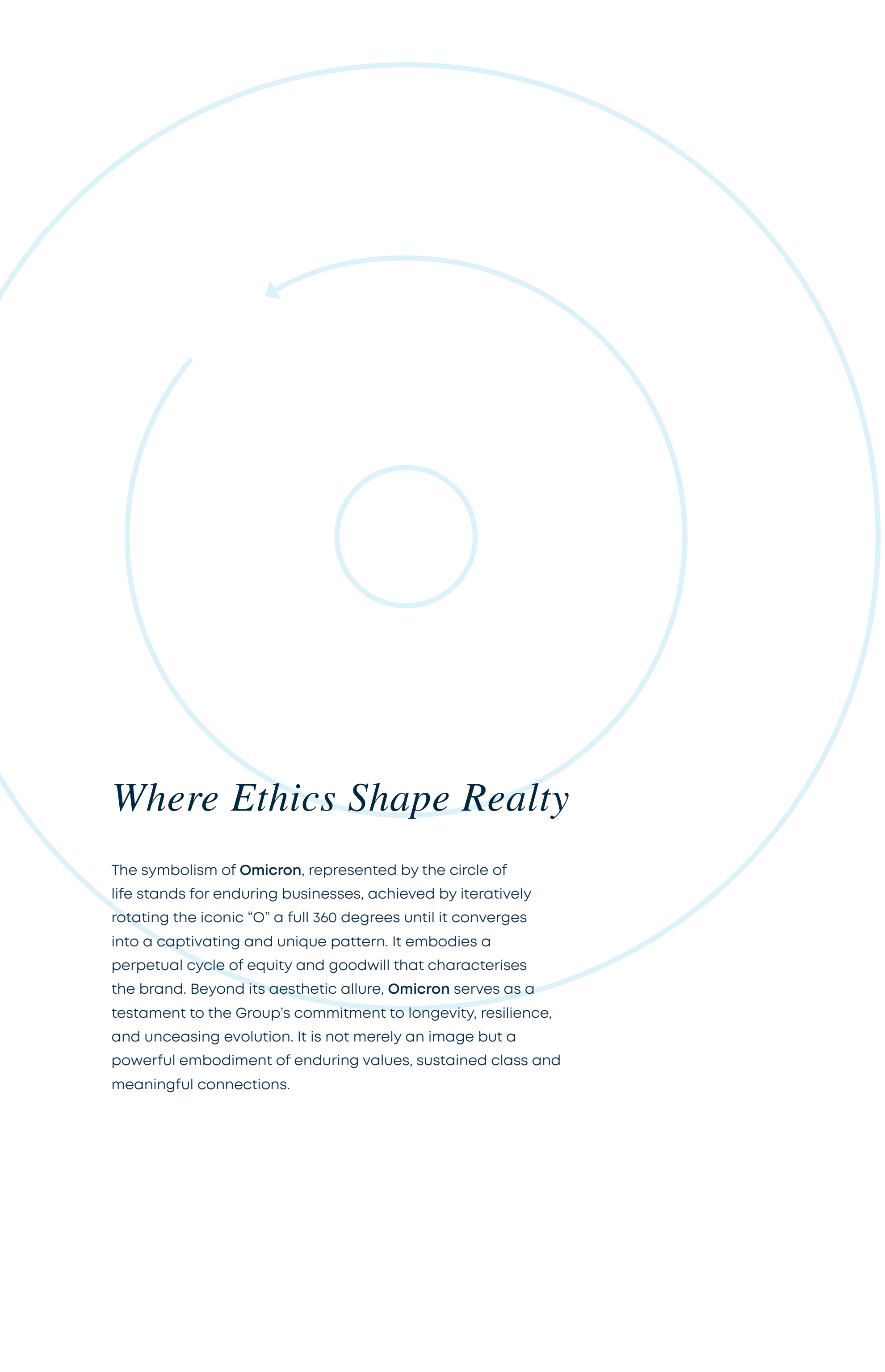




OMICRON<sup>TM</sup>  
BUSINESS LANDMARKS

---

KHARADI NX



## *Where Ethics Shape Realty*

The symbolism of **Omicron**, represented by the circle of life stands for enduring businesses, achieved by iteratively rotating the iconic "O" a full 360 degrees until it converges into a captivating and unique pattern. It embodies a perpetual cycle of equity and goodwill that characterises the brand. Beyond its aesthetic allure, **Omicron** serves as a testament to the Group's commitment to longevity, resilience, and unceasing evolution. It is not merely an image but a powerful embodiment of enduring values, sustained class and meaningful connections.







WHAT SOUGHT AFTER  
BUSINESSES  
**HAVE SOUGHT AFTER.**







- » **100 m Tall AAA Grade RCC Structure**  
\_\_\_\_\_
- » Project Size: **4,50,000 Sq. Ft.**  
\_\_\_\_\_
- » **Elite Office Spaces** and  
**3 Premium Showrooms**  
\_\_\_\_\_
- » **Vastu Compliant** and  
Thoughtfully Planned Spaces  
\_\_\_\_\_
- » **Pre IGBC Certified**  
\_\_\_\_\_
- » **360-degree** Cityscape & Riverside **Views**



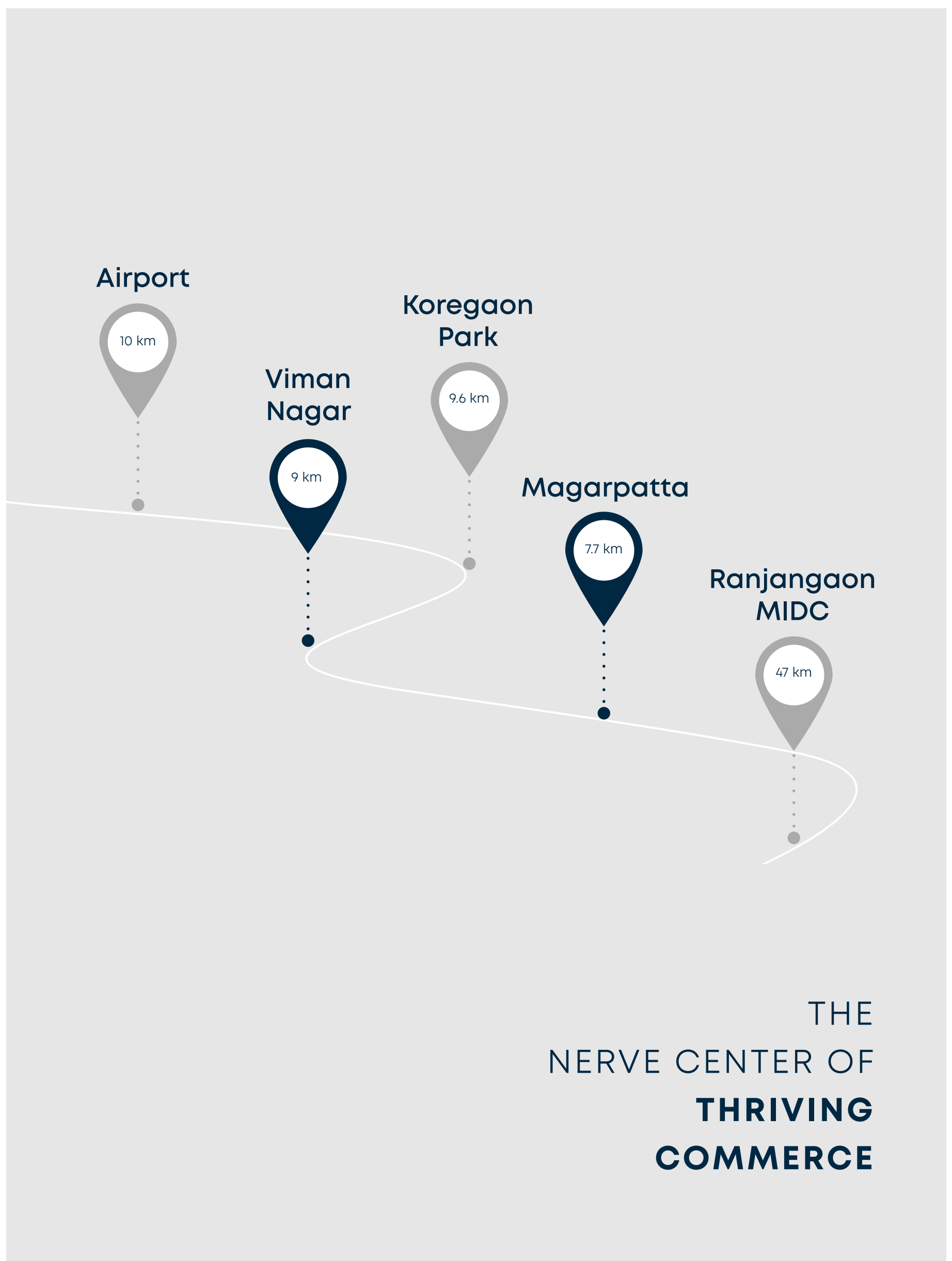
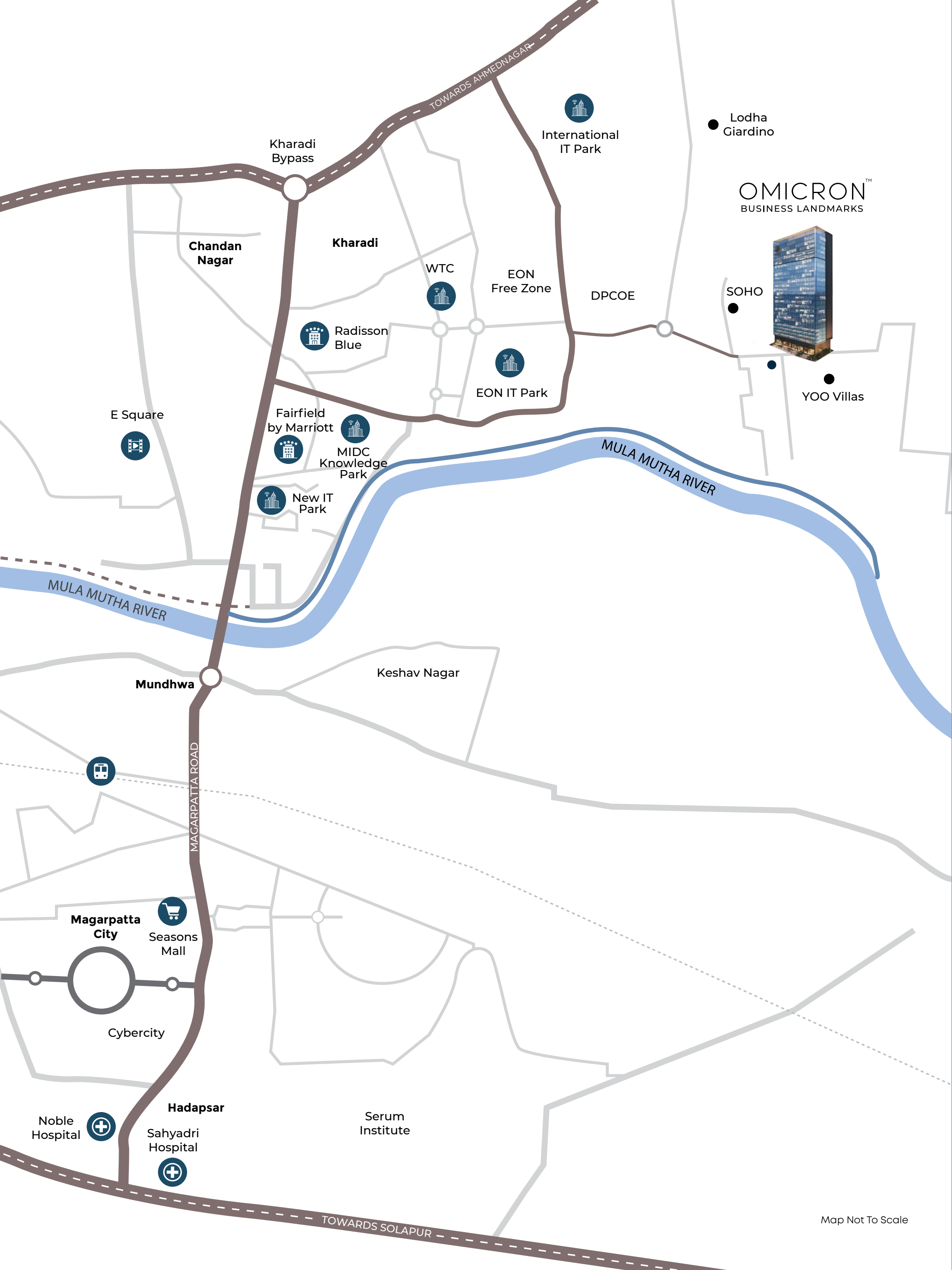
# CRAFTED WITH PRECISION

- » **Column Grid:**  
11 m x 11 m RCC Composite Structure
- » **Structural Integrity:**  
PT Flat Slab
- » **Generous Height:**  
Floor-to-floor Height of 3.9 m
- » **Optimal Floor Plate:**  
Expansive 12,000 Sq. Ft. (Approximate)
- » **Efficient Elevators:**  
7 + 2 (Service & Fire) High-speed Lifts at  
2.5 m/s
- » **Seamless Mobility:**  
7 m Two-way Ramp



Artistic Impression







# THE PULSE OF URBAN LIVING

WORLD-CLASS  
SOCIAL INFRASTRUCTURE

## Hotels Near Kharadi



|                                     |         |
|-------------------------------------|---------|
| » Fairfield by Marriott             | 3.7 km  |
| » Radisson Blu                      | 4 km    |
| » Four Points by Sheraton           | 6.3 km  |
| » Hyatt Regency & Suites            | 7.3 km  |
| » Marriott Suites                   | 7.6 km  |
| » Hyatt Pune (Adj. Aga Khan Palace) | 8.1 km  |
| » Westin                            | 9.1 km  |
| » Novotel                           | 9.3 km  |
| » The Ritz Carlton                  | 9.5 km  |
| » Taj Blue Diamond                  | 11.1 km |
| » Conrad                            | 11.7 km |

## Retail and F&B Hubs Near Kharadi



|                                 |                 |
|---------------------------------|-----------------|
| » SOHO Street                   | Across The Road |
| » Cityhub in World Trade Centre | 2.6 km          |
| » Nyati Enthral                 | 3.1 km          |
| » Seasons Mall                  | 6.2 km          |
| » Amanora Mall                  | 6.2 km          |
| » Phoenix Market City           | 6.8 km          |

## World Class Healthcare in Kharadi



|                                      |         |
|--------------------------------------|---------|
| » Manipal Hospital Kharadi           | 4.4 km  |
| » Medipoint Hospital                 | 5.1 km  |
| » Noble Hospital                     | 8.4 km  |
| » Sahyadri Super Specialty Hospital  | 11.1 km |
| » Ruby Hall Multi-specialty Hospital | 11.8 km |
| » Jehangir Hospital                  | 12.2 km |

Distances from Omicron Business Landmarks, Kharadi NX



A NEW LANDMARK IN

# KHARADI'S LANDSCAPE

YOO VILLAS

SOHO

Artistic Impression





Artistic Impression

STEP INTO A WORLD OF  
**ELEVATED COMMERCE**



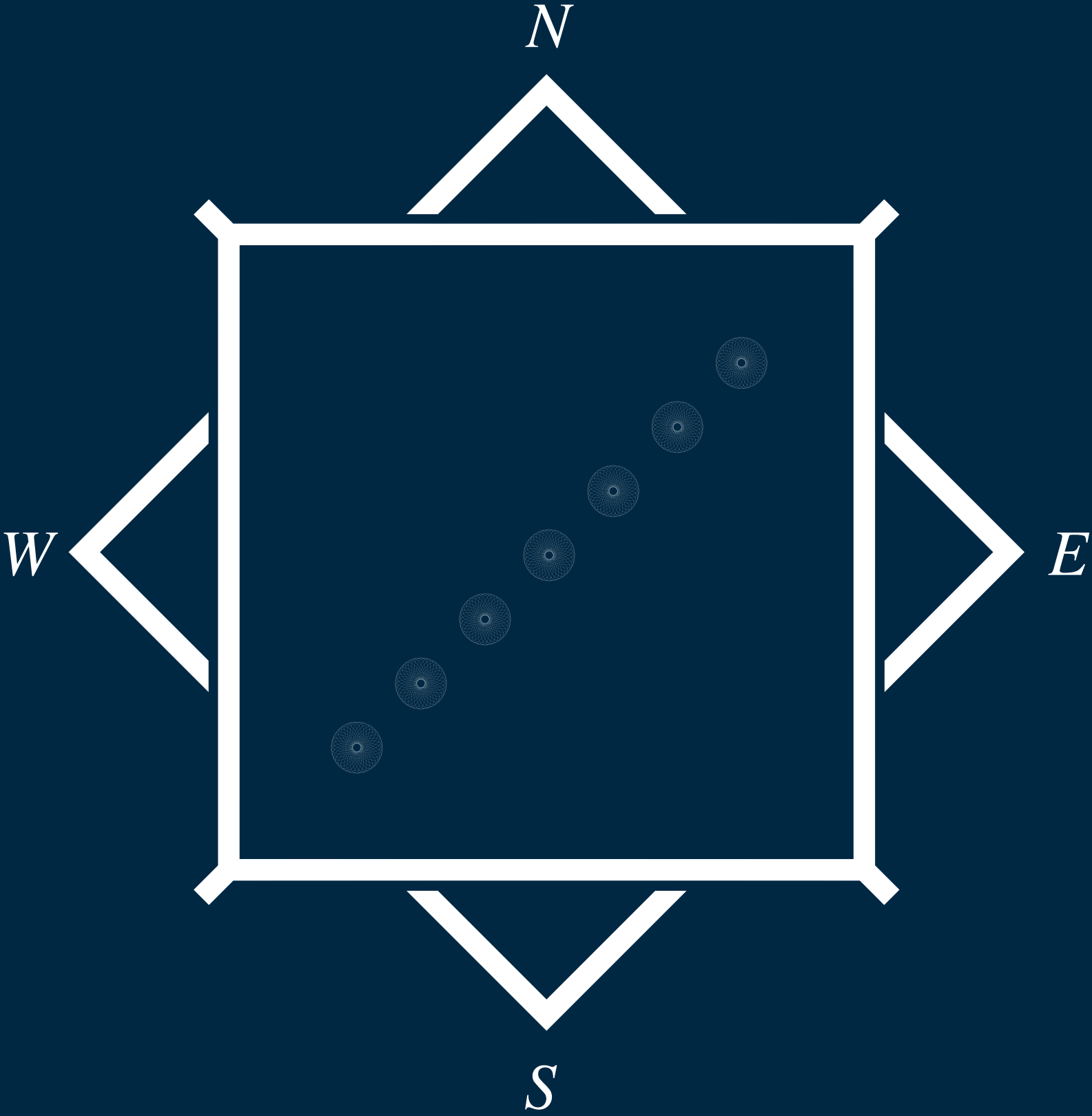




# VASTU COMPLIANT

ALIGNED FOR SUCCESS

-  NORTH FACING BUILDING
-  LIFT CORE AT SOUTH CORNER
-  WATER TANK LOCATED AT NORTH-EAST
-  CAR ENTRY FROM NORTH-EAST CORNER





WORK. BREAK.  
RECHARGE. REPEAT.



Artistic Impression

ROOFTOP  
AMENITY ZONE



# ROOFTOP CAFETERIA



Artistic Impression





Artistic Impression

## TRAINING ROOM

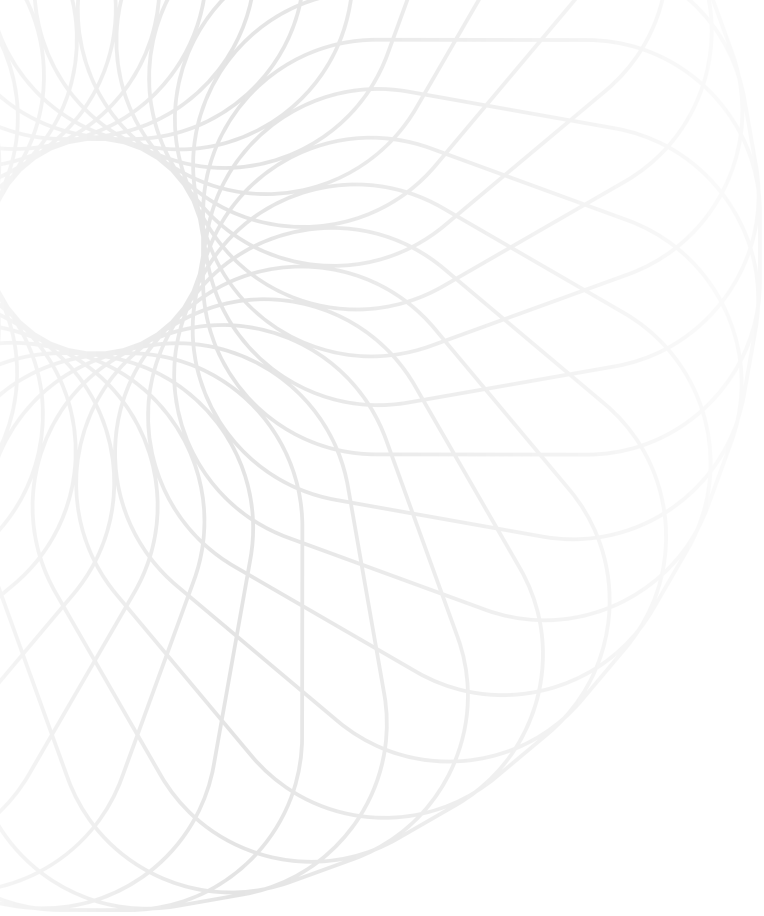


## CONFERENCE ROOM



Artistic Impression



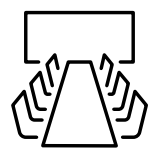


# THE DEN

BY OMICRON

The **DEN Club** is a membership-only feature by OMICRON that offers an exclusive experience designed to meet the tastes of its elite members. Privileged members shall enjoy unprecedented access to all the state-of-the-art facilities within their projects featuring **The DEN Club**, ensuring a seamless experience across multiple locations. **The DEN Club** serves as a refined haven for relaxation, wellness, and socialising, providing an environment for members to indulge in.

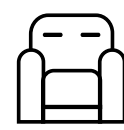
## FACILITIES AT THE DEN



Board Room



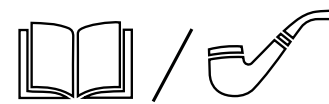
Training Room



Nap Suite



Coworking Spaces



Library / Cigar Room





# PARK WITH EASE

- » Total Car Parks:  
**295 Spaces**
- » Total Scooter Parking:  
**397 Spaces**
- » Multi-level Parking:  
**3 Basements, Lower Ground,**  
and **5 Podium Levels**
- » Spacious Design:  
Podium Parking Floors of **4.5 m Height**
- » Visitor-friendly Features:  
Designated **Visitors' Car Parking**
- » Convenience Redefined:  
**Valet Services** for Retail



Artistic Impression



BEHOLD THE  
**REVOLUTION**  
OF COMMERCE



Artistic Impression



# SUSTAINABILITY

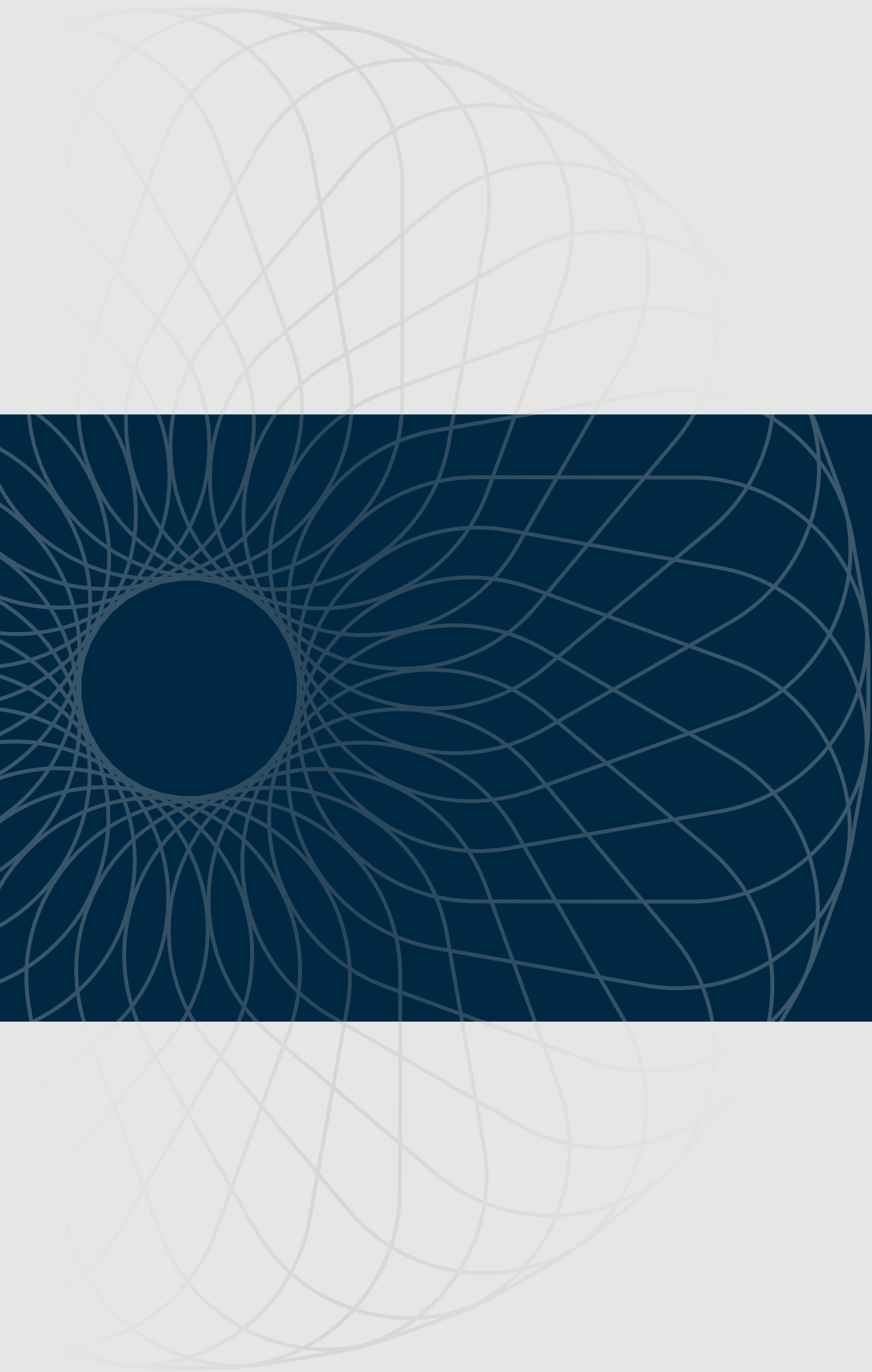
## BUILT INTO EVERY DETAIL

- » **ECBC Certified:** Subject to occupants' compliance of AC & lighting specifications
- » **Water Use Control:** Low flow rate water fixtures (Flow rate as per ASHRAE Standard)
- » **Rainwater Harvesting:** With recharge pits
- » **Wastewater Treatment:** STP Capacity - 110 KLD with MBBR technology
- » **Controlled Drip Irrigation:** Reduced water consumption for irrigation
- » **Energy Efficiency:** LED lights for all common areas
- » **Waste Compost:** OWC capacity - 249 kg / day, manure for landscape
- » **Low Emitting Materials:** Low VOC content in paints, adhesives and sealants (as per ASHRAE standard)
- » **AC ODU Space:** Designated space per office, reducing copper pipe and ducting length, thus increasing efficiency and reducing overall cost
- » **Solar:** Solar PV panels proposed on pergola grid on terrace



Conceptual Image

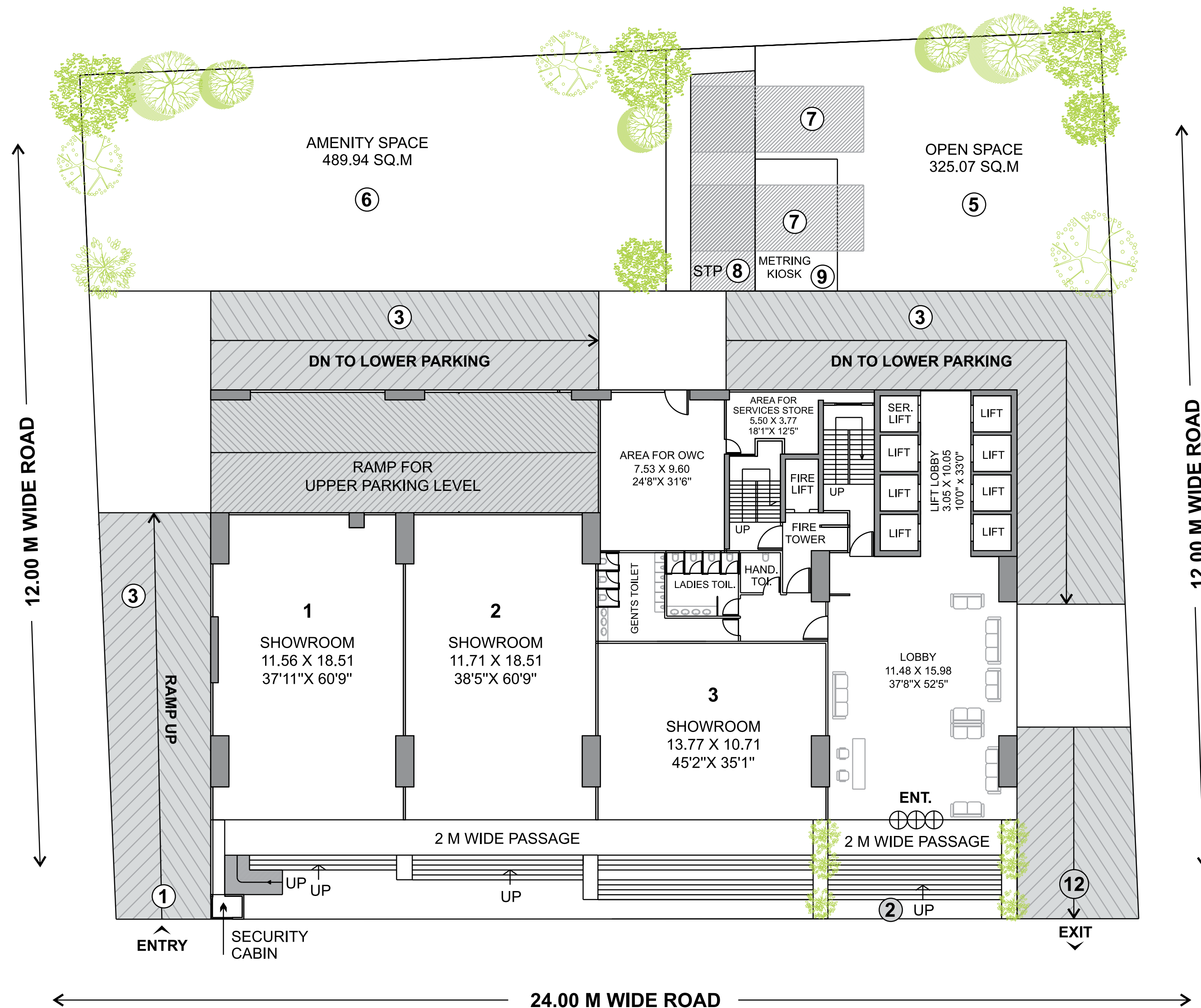




# FLOOR PLANS



# SITE PLAN



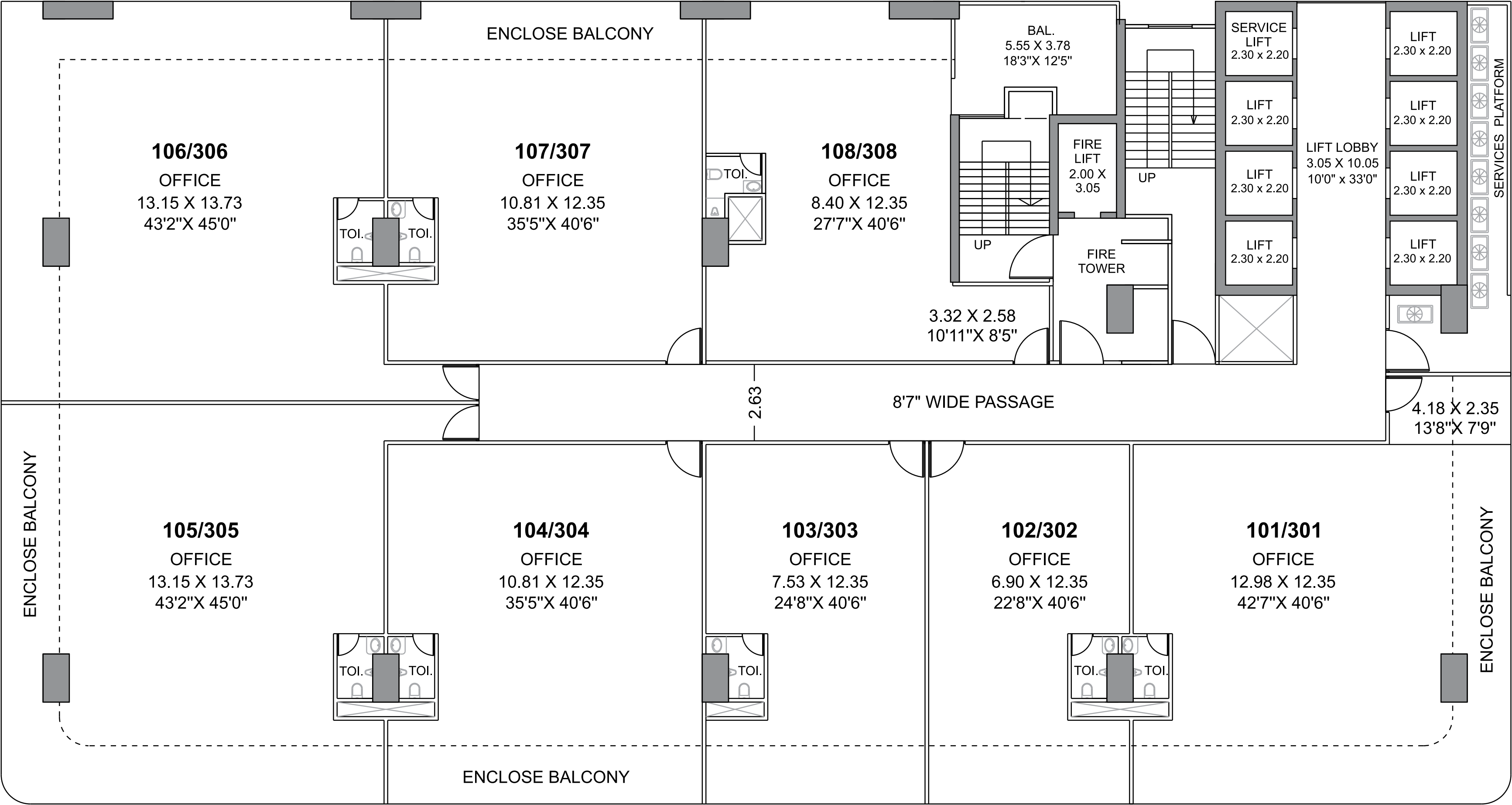
\* LEGEND

1. SELF DRIVE / DROP OFF ENTRY
2. DROP OFF AREA
3. 6M WIDE DRIVEWAY
4. RAMP UP TO UPPER FLOOR PARKING
5. OPEN SPACE
6. AMENITY SPACE
7. AREA FOR DG SET
8. AREA FOR STP
9. AREA FOR METERING KIOSK
10. AREA FOR STORE
11. AREA FOR OWC
12. SELF DRIVE EXIT / DROP OFF EXIT





1<sup>ST</sup> & 3<sup>RD</sup>  
FLOOR  
PLAN



AREA STATEMENT IN SQ.FT.

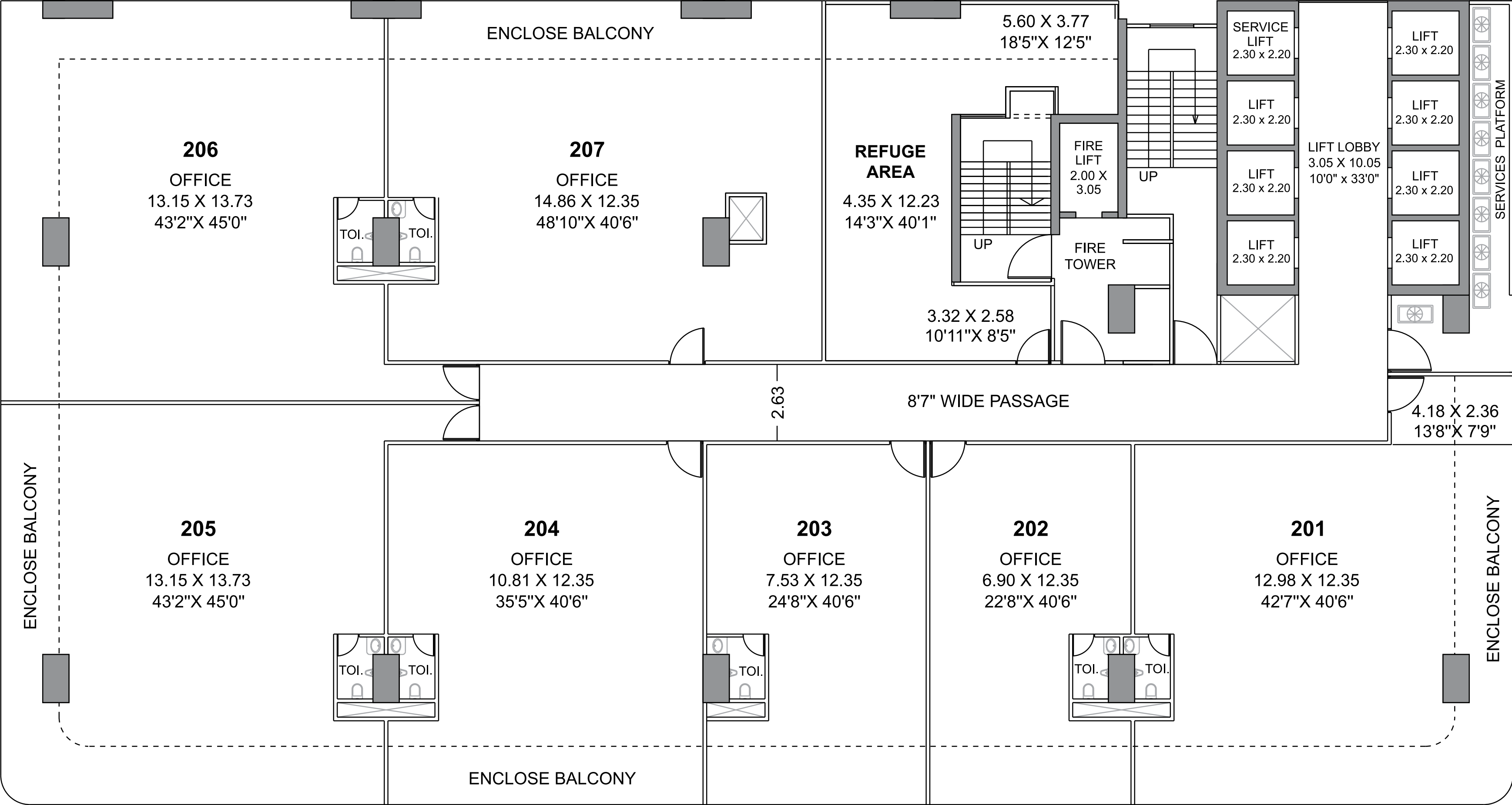
| OFFICE NO. | CARPET AREA | ENCL. BALC. | TOTAL AREA |
|------------|-------------|-------------|------------|
| 101 / 301  | 1270.00     | 552.00      | 1822.00    |
| 102 / 302  | 750.00      | 149.00      | 899.00     |
| 103 / 303  | 823.00      | 162.00      | 985.00     |
| 104 / 304  | 1192.00     | 233.00      | 1425.00    |

| OFFICE NO. | CARPET AREA | ENCL. BALC. | BALCONY | TOTAL AREA |
|------------|-------------|-------------|---------|------------|
| 105 / 305  | 1435.00     | 536.00      | 0.00    | 1971.00    |
| 106 / 306  | 1435.00     | 536.00      | 0.00    | 1971.00    |
| 107 / 307  | 1192.00     | 233.00      | 0.00    | 1425.00    |
| 108 / 308  | 997.00      | 184.00      | 207.00  | 1388.00    |





2<sup>ND</sup>  
FLOOR  
PLAN



AREA STATEMENT IN SQ.FT.

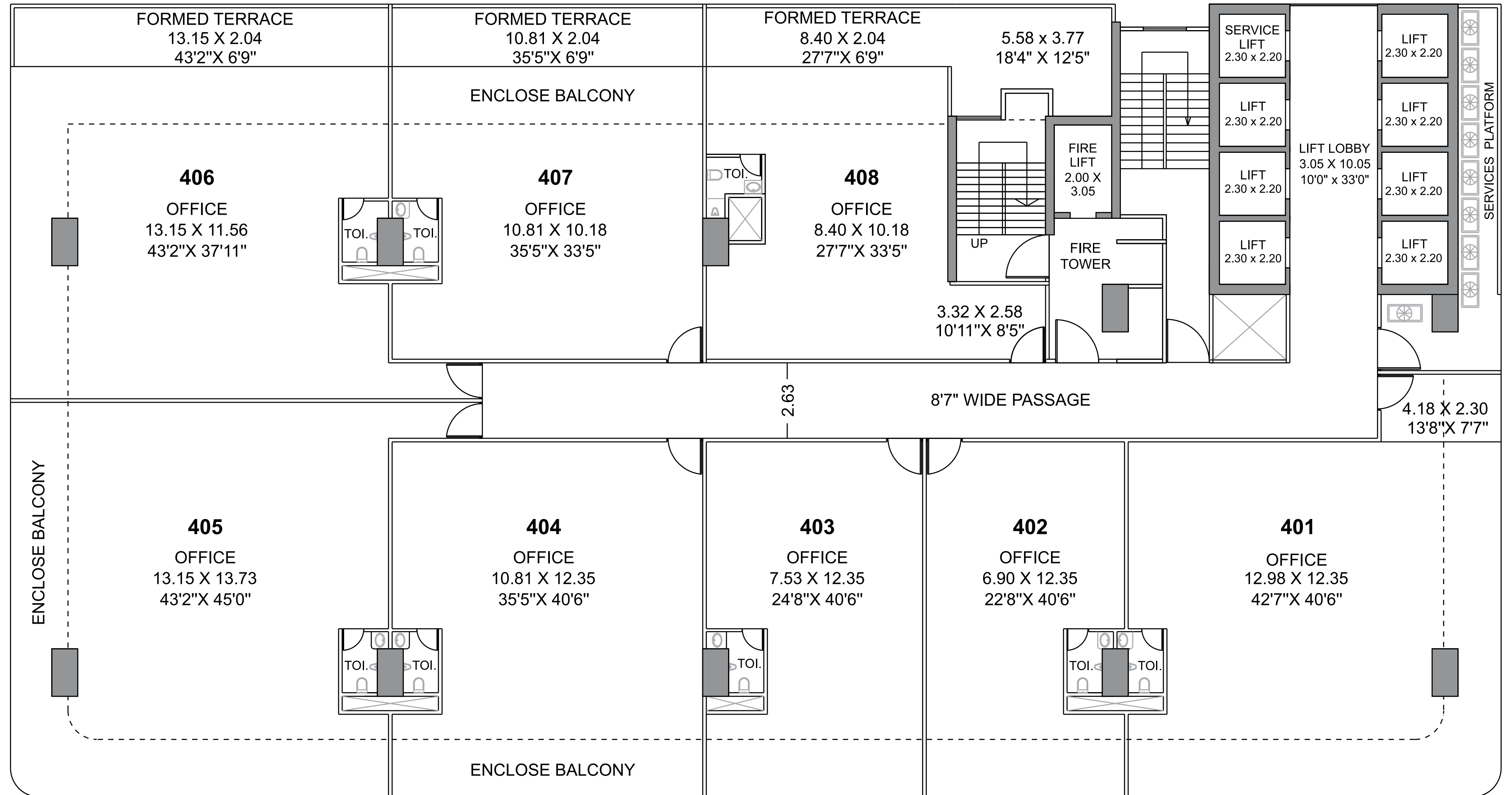
| OFFICE NO. | CARPET AREA | ENCL. BALC. | TOTAL AREA |
|------------|-------------|-------------|------------|
| 201        | 1270.00     | 552.00      | 1822.00    |
| 202        | 750.00      | 149.00      | 899.00     |
| 203        | 823.00      | 162.00      | 985.00     |
| 204        | 1192.00     | 233.00      | 1425.00    |

| OFFICE NO. | CARPET AREA | ENCL. BALC. | TOTAL AREA |
|------------|-------------|-------------|------------|
| 205        | 1435.00     | 536.00      | 1971.00    |
| 206        | 1435.00     | 536.00      | 1971.00    |
| 207        | 1620.00     | 320.00      | 1940.00    |





# 4<sup>TH</sup> FLOOR PLAN



AREA STATEMENT IN SQ.FT.

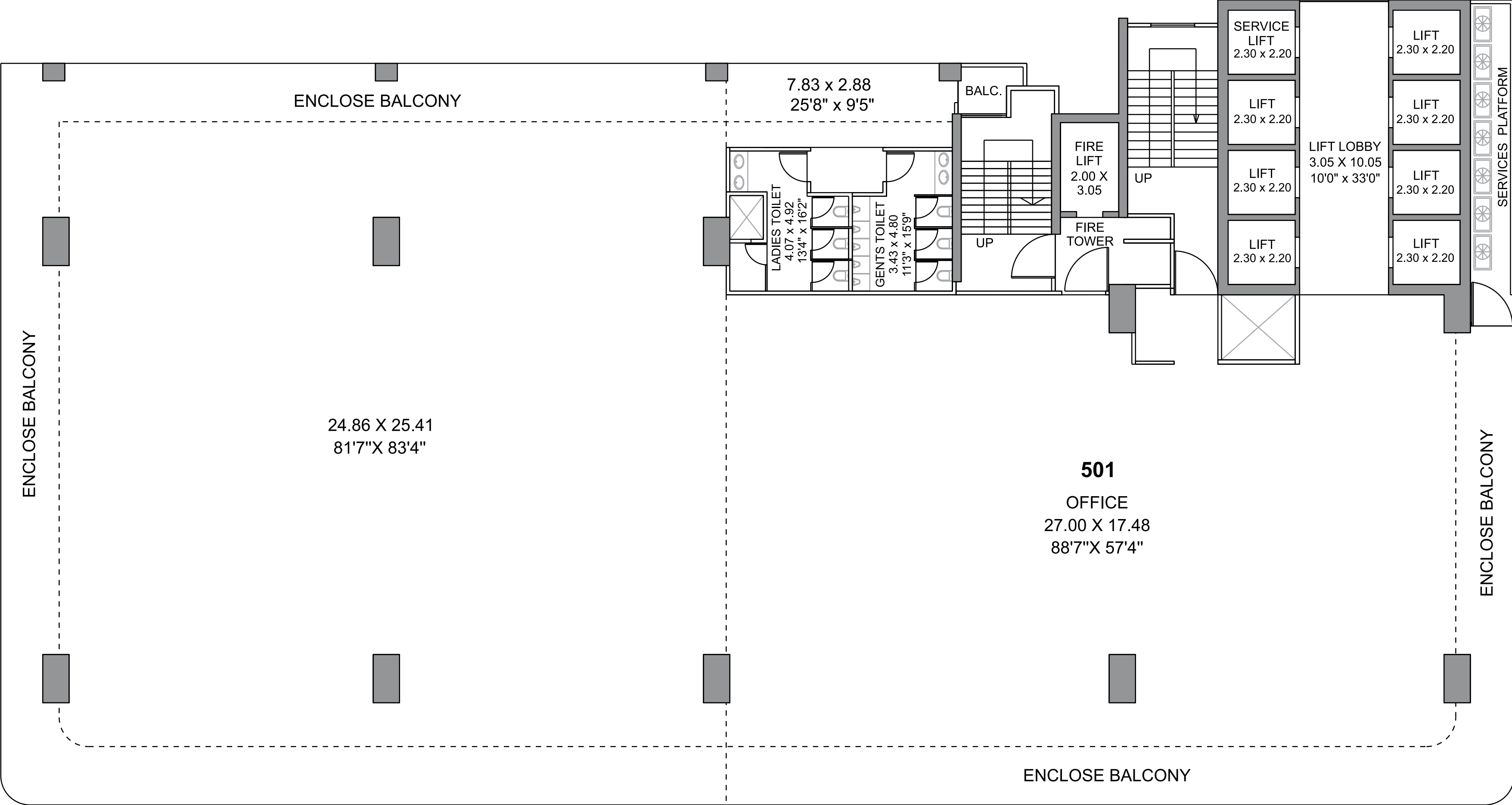
| OFFICE NO. | CARPET AREA | ENCL. BALC. | TOTAL AREA |
|------------|-------------|-------------|------------|
| 401        | 1270.00     | 552.00      | 1822.00    |
| 402        | 750.00      | 149.00      | 899.00     |
| 403        | 823.00      | 162.00      | 985.00     |
| 404        | 1192.00     | 233.00      | 1425.00    |

| OFFICE NO. | CARPET AREA | ENCL. BALC. | FORM.TERR. | TOTAL AREA |
|------------|-------------|-------------|------------|------------|
| 405        | 1435.00     | 536.00      | 0.00       | 1971.00    |
| 406        | 1175.00     | 489.00      | 287.00     | 1951.00    |
| 407        | 939.00      | 233.00      | 238.00     | 1410.00    |
| 408        | 797.00      | 184.00      | 395.00     | 1376.00    |





5<sup>TH</sup>  
FLOOR  
PLAN

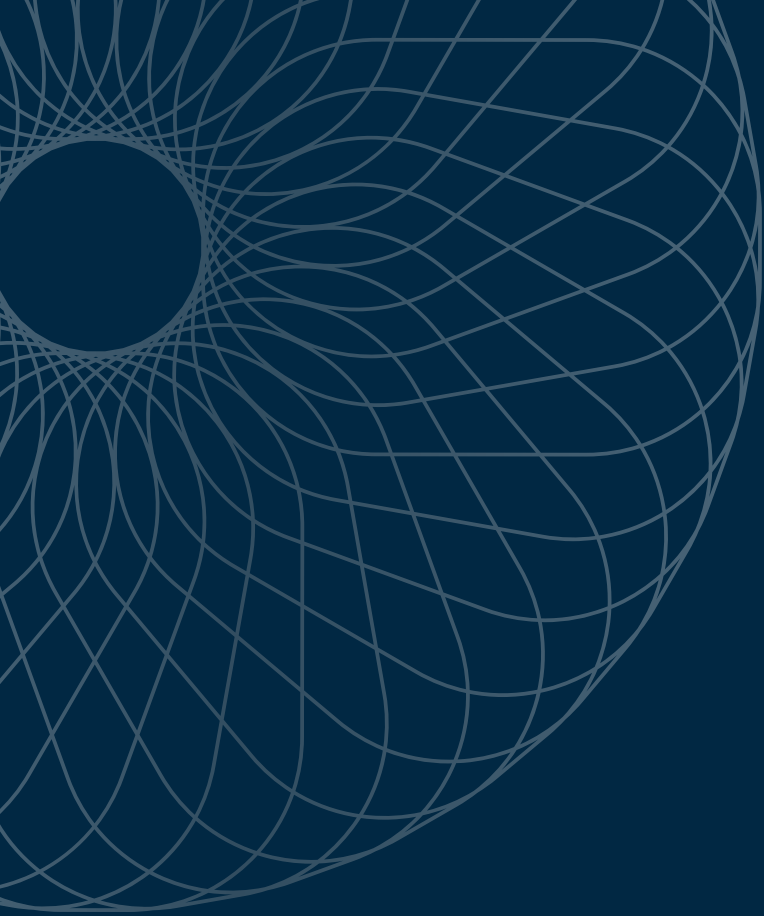


AREA STATEMENT IN SQ.FT.

| OFFICE NO. | CARPET AREA | ENCL. BALC. | BALCONY | TOTAL AREA |
|------------|-------------|-------------|---------|------------|
| 501        | 9777.00     | 2588.00     | 32.00   | 12397.00   |







## A LEGACY OF UNWAVERING INTEGRITY

Since its inception over 30 years ago, **Omicron Group** has always been rooted in creating a legacy of ethics, integrity, and excellence. After having contributed to the creation of stunning spaces in cities like Chhatrapati Sambhaji Nagar, the Group is all set to redefine the skyline of Pune.

The Group's diverse portfolio spans multiple sectors and reflects its unwavering dedication to superior design, quality, and timely execution.

3

DECADES OF  
DELIVERING WITH  
INTEGRITY

2

MILLION SQ. FT.  
DELIVERED  
(INCLUDES PLOTTED DEVELOPMENTS)

2.5

MILLION SQ. FT.  
UNDER DEVELOPMENT

3.5

MILLION SQ. FT.  
IN PIPELINE

9+

STATES SERVED

50+

EXPERT  
TEAM MEMBERS



## MISSION

Creating impeccable commercial spaces through unparalleled standards of design while ensuring timely delivery.

## VISION

To be the trusted partner of choice for businesses seeking prime commercial real estate solutions, renowned for our ability to craft exceptional spaces that align with the interests of our stakeholders.



Conceptual Image

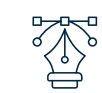
## VALUES ABOVE ALL



Conceptual Image



Ethical  
Administration



Finest  
Designs



Vastu  
Compliance



Punctual  
Delivery



Client-centric  
Approach



Product  
Brilliance



Asset  
Stewardship

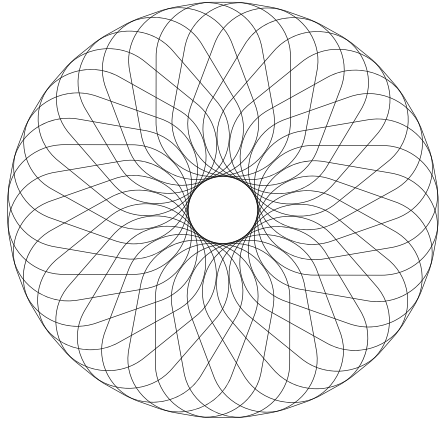


Adaptability  
and Resilience





MahaRERA No.: **P52100053519**  
<https://maharera.mahaonline.gov.in>



# OMICRON<sup>TM</sup>

*Where Ethics Shape Realty*

#### CORPORATE OFFICE:

Office No. 403-404, Fourth Floor, Godrej Millennium, Besides Taj Blue Diamond, Koregaon Park, PUNE - 411 001.

#### SITE OFFICE:

R4-R5, Ground Floor, SOHO by Panchshil, Opposite to YOO Villas, Wagholi Road, Kharadi, Pune, Maharashtra - 412 207.



[www.omicrongroup.in](http://www.omicrongroup.in)

#### Exclusively Marketed by:



RERA Regn.: A52100040725

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