

Aker Solutions

[Baner Road, Pune](#) · Entire building available on Leave & License, fully fitted

70,064

SQ FT CHARGEABLE

17,200

SQ FT TYPICAL PLATE

70

CAR PARKING BAYS

February 2027

AVAILABLE FROM



AT A GLANCE

Total chargeable area	70,064 sq ft
Total carpet area	49,269 sq ft
Efficiency	70.3%
Configuration	Ground + 5 floors
Typical floor plate	c. 17,200 sq ft
Cafeteria and MPH (5th floor)	Included in floor areas
Car parking	70 bays (58 regular + 12 stack)
Two-wheeler parking	105 bays
Parking ratio	1.00 / 1,000 sq ft
Condition	Fully fitted
Plot area	3,434 sq m
Signage	Building-top and facade available



CONNECTIVITY | [LOCATION LINK](#)

Approximate straight-line distances from the property.

Main Baner Road	Direct frontage
Balewadi Phata metro (Line 3)	0.6 km
Baner Gaon metro (Line 3)	0.8 km
Pune Railway Station	10.1 km
Pune Airport	13.3 km



Metro Line 3. The building fronts Baner Road between two stations on the 23.2 km Hinjawadi to Shivajinagar corridor, which is designed to bring the journey between Pune's largest IT hub and the city centre down to about 45 minutes from roughly 90 today. The Baner carriageways of the integrated double-decker flyover opened in March 2026.

AVAILABILITY

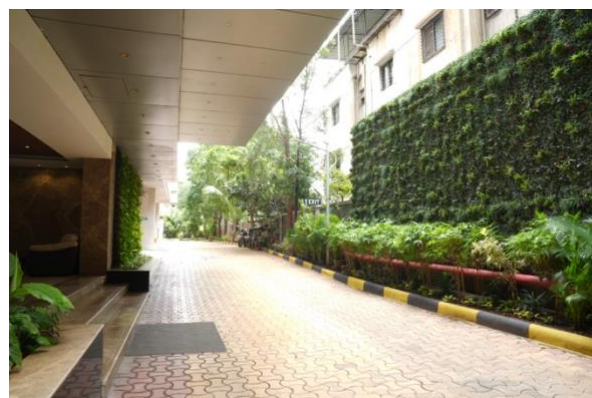
The entire building is available from February 2027. All floors are offered together on a single lease.

FLOOR	USE	CHARGEABLE (SQ FT)	CARPET (SQ FT)	CAR	TWO-WHEELER
5th	Cafeteria, MPH and landscaped terraces	Allocated below	—	—	—
4th	Office	17,228	12,129	18	24
3rd	Office	17,298	12,100	14	27
2nd	Office	17,150	12,100	20	27
1st	Office	17,188	12,100	18	27
Ground	Office, telephone booths and medical room	1,200	840	—	—
Parking	Regular and stack	—	—	70	105
Total		70,064	49,269	70	105

Each office floor includes a 400 sq ft allocation of the fifth floor cafeteria and multipurpose hall. Efficiency 70.3% across the building.

BUILDING SERVICES

Sanctioned power	750 kW
Power per floor	80 kW
Power backup	100% DG
Passenger lifts	2, with ARD
Staircases	2
Floor to floor	13.5 ft (4.11 m)
Building height	20.95 m
Air-conditioning	Package units, installed
Metering	Calibrated, per floor
Water storage	88,725 litres



FITTED AND READY TO OCCUPY

- Workstations, chairs, cabins and meeting room furniture
- Installed ductable and cassette air-conditioning
- Structured network cabling to all workstations, with racks
- Access control, CCTV and public address systems
- Complete lighting, blinds and floor finishes
- Meeting room AV, projection and conferencing equipment
- UPS provision to workstations and server rooms



FIRE AND LIFE SAFETY

- Sprinkler system throughout, including above false ceiling
- Addressable fire alarm with smoke detection above and below ceiling, panel on every floor and a repeater at the main gate
- Hydrant with hose reel at all emergency exits
- Electrical fire pump with dedicated DG backup pump
- Separate fire water tank to NBC and Maharashtra fire rules

CERTIFICATIONS AND APPROVALS

CERTIFICATION	DETAIL	STATUS
IGBC Green Existing Buildings	Indian Green Building Council, CII. Registration EB 21 0161. Rating level: Certified.	Awarded 22 June 2026, valid three years
Fire NOC	Pune Municipal Corporation, Chief Fire Officer. Final NOC renewed against original AMB/285. Form B lodged by Tecnoinfra Engineering Services India LLP.	Renewed July 2026, valid one year
Occupation Certificate	Obtained and warranted by the lessor.	In place
Zero liquid discharge	Effluent treated and recycled on site with no discharge to municipal drainage.	In place

Tenure: freehold, held directly by National Realty Private Limited since 2018.

LEASING ENQUIRIES

Mr. Shivam Surve • 98203 08217

Mr. Nilesh Patkar • 98332 75122

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National Realty Private Limited, A1, 2nd Floor, Fortune 2000, G Block, Bandra Kurla Complex, Mumbai 400 051

OWNED BY



NATIONAL REALTY

FACILITY MANAGED BY



All areas are approximate and stated on a chargeable basis unless otherwise noted. Particulars are provided for general guidance, do not form part of any offer or contract, and are subject to change and to verification by the intending occupier. Rent, terms and availability on application.