



A DESTINATION  
THAT ELEVATES  
YOUR BUSINESS



THE ONE THAT  
WILL OPEN UP  
A WORLD OF  
OPPORTUNITIES

**ELEVATE**  
RISE TO A NEW LEVEL



# MODERN OFFICES FOR ENHANCED PRODUCTIVITY

'Elevate' your business in our commercial building's office spaces, designed for enhanced productivity and aesthetics. These spaces offer cutting-edge facilities and city views. Your business will flourish in this vibrant and dynamic environment.



# SHOWROOMS THAT REDEFINE RETAIL EXPERIENCE

Discover retail brilliance with our commercial building's inviting showrooms. With modern design and thoughtful layouts, your business will shine effortlessly. Enjoy the advantage of high foot traffic and a prominent locale, ensuring a thriving retail experience.



## UNWIND & RECREATE WITH ONE OF A KIND VIEWS

Perched atop the towering office building, the rooftop restaurant offers a dining experience unlike any other, where panoramic views of the city skyline captivate diners as they indulge in culinary delights. With each bite, guests are treated to a feast for the senses, as the vibrant energy of the city below serves as a backdrop to the gastronomic journey unfolding before them. Whether savoring a romantic dinner or enjoying a lively gathering with friends, the allure of the skyline vista creates an ambiance of unparalleled elegance, making every moment spent at this lofty oasis a memorable affair.



"ELEVATE, the pinnacle of commercial excellence in Jaipur, redefines the city's skyline with its prestigious offerings. Nestled on Gopalpura Bypass, a prime location for businesses, ELEVATE offers unparalleled opportunities with its luxurious offices and upscale retail spaces. The rooftop recreation hub provides a refreshing retreat amidst the bustling city-scape. As the one of a kind destination, ELEVATE elevates the standard for commercial hubs, boasting high-end facilities tailored to meet the demands of modern businesses. Experience a new level of success and sophistication, where every aspect is designed to take your business to new heights.

THAT'S WHY  
WE CALL IT  
ELEVATE



# TOWERING EDIFICE FOR EVERYTHING

APPROXIMATELY 2 LACS SQ.FT. CONSTRUCTION AREA  
OVER 3581 SQ.YARDS OF LAND

Envisioning a meticulously organized commercial hub, we aim to create a haven for corporate offices, premium retail brands, a contemporary marketplace experience and modern convenience. Strategically positioned along the promising 160 feet wide Gopalpura Bypass, this integrated setting ensures effortless business operations and elevates the retail ambiance.

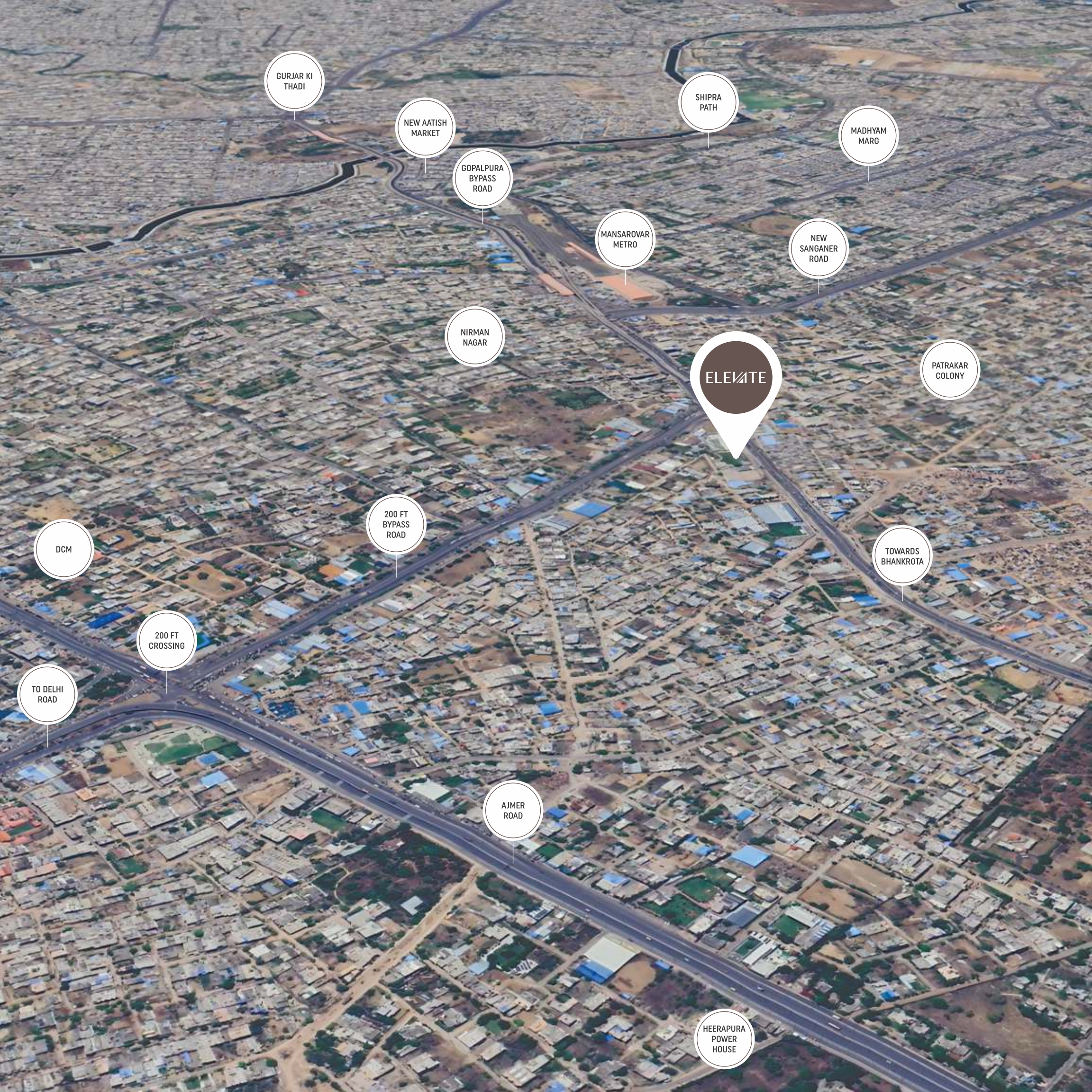
2 BASEMENTS | LOWER GROUND FLOOR  
GROUND FLOOR | 8 FLOORS | ROOF TOP

\*AS PER RERA REGISTRATION

3  
LEVEL  
PARKING

3  
SIDE  
ROAD

2027\*  
POSSESSION  
READY



# PRIME LOCATION, LIMITLESS POSSIBILITIES

Situated in the vibrant South West corner of Jaipur, Gopalpura Bypass has emerged as a thriving commercial nucleus. Boasting contemporary infrastructure, seamless connectivity to major roads including Ajmer Road, Delhi Road and Tonk Road, quality housing and a burgeoning population with ambitious aspirations, it stands as a dynamic center for both commercial and residential progress. Gopalpura's clientele makes it a coveted destination, catering to individuals seeking leisure, shopping, premium office spaces and entertainment.

SITE ADDRESS: DR. RAJENDRA PRASAD NAGAR-A,  
NEAR MANSAROVAR METRO STATION, GOPALPURA BYPASS, JAIPUR

MANSAROVAR METRO STN.	800 MTR
AJMER ROAD	1.3 KM
NEW AATISH MARKET	1.7 KM
AMRAPALI CIRCLE	4.5 KM
JAIPUR JUNCTION	7.6 KM
PANCH BATTI	9.0 KM
JAIPUR INT. AIRPORT	10.8 KM





SEIZE THE EMERGING OPPORTUNITY  
INVEST IN THE PREMIER  
COMMERCIAL DEVELOPMENT



# SHOWROOMS & SHOPS

68,560 SQ.FT. OF LEISURE SHOPPING

28  
VANILLA  
SHOPS

04  
ANCHOR  
SHOWROOMS

24  
SHOPS &  
SHOWROOMS

- HIGH STREET RETAIL
- MULTIPLE UNIT SIZES
- DEDICATED CAR PARKING
- 15 FT. CEILING ON GROUND FLOOR
- 13.75 FT. WIDE ENTRY FOYER ON LOWER GROUND

- DIRECT ACCESS FROM ROAD
- LANDSCAPED ENTRANCE
- 12 FT. CEILING ON LOWER GROUND
- 15 FT. CEILING ON 1ST & 2ND FLOORS

ELEVATE offers expansive showrooms which entices a lasting retail therapy experience. Featuring a curated array of international and national brands, strategically located along the main road, this space is a shopaholic's paradise. Spanning on lower ground, ground, first & second floors, these thoughtfully designed shops & showrooms will accommodate upscale retailers and bespoke brands, shaping a premium shopping destination.



# OFFICES & WORKSPACES

1,05,887 SQ.FT. OF WORK SPACE

70  
OFFICES

3-8  
FLOORS

03  
ELEVATORS

- GRAND RECEPTION LOBBY
- SEPARATE ENTRY WITH DROP OFF PLAZA
- 10 FT. & 8 FT. WIDE CORRIDORS
- CEILING HEIGHT OF 12 FEET
- COMMON WASHROOMS ON EACH FLOOR
- 3 ELEVATORS FOR OFFICE FLOORS
- LIMITED OFFICE UNITS WITH FRONT BALCONIES

ELEVATE is positioned to establish itself as the benchmark for esteemed business location in Jaipur. Its strategic proximity to industrial zones and the city center positions it as the future headquarters for corporate entities.

Boasting a dedicated reception lobby, three high-speed elevators and expansive corridors, the offices in ELEVATE are meticulously designed to provide highly coveted work environment.



# RECREATION AND LEISURE

## ROOF TOP DINING

A corporate premise boasts of exquisite roof top dining, perfect for informal meetings, exchange of ideas or just a breather.

## CAFETERIA

In today's times, striking the right balance between work and relaxation is imperative. Hence, we've envisioned a café and lounge, to integrate productivity with leisure.





### GRAND RECEPTION LOBBY

Experience a distinctive ambiance featuring an inviting reception lobby that highlights delightful contemporary spaces.

### CASUAL POINTS

Indulge in relaxed common areas on each floor, offering ideal spaces to relax, socialize and cultivate a lively community ambiance.

### ELEVATORS

Generously sized 3 high-speed elevators aim to minimize congestion, ensuring convenient access to all floors.

### WIDE CORRIDORS

Navigate the expansive corridors of the building, where natural light dances through towering windows, guiding your journey with elegance and grace.

### RECREATIONAL AREA

Experience leisure and recreation in our double-height zone on the 6th floor, offering an elevated escape for occupants to relax and socialize.

### LANDSCAPING

Tranquil landscapes and serene water features offer rejuvenation, creating a stress-free and relaxing ambiance.

### DROP OFF PLAZA WITH FOYER

Step into opulence beneath the towering foyer, where the grand entrance plaza beckons with its majestic aura, leading you to an unforgettable experience ahead.

### WIDE LANDSCAPED DRIVEWAYS

Embark on a seamless journey along the expansive driveways, where sleek lines and ample space greet each arriving vehicle with effortless sophistication.





## NATURAL LIGHT

Leveraging the southern exposure, the glass facades maximize optimal daylight, providing the best possible illumination during the day.

## FIRE SAFETY

Productivity thrives in a tranquil mind; hence, we propose the implementation of the latest fire fighting system for your peace of mind.

## LED LIGHTING

Bright & illuminated lobbies & corridors fitted with energy-efficient LED lights not only contribute to cost savings on power bills but also build on eco-friendly profile.

## SEPARATE FIRE ELEVATOR

In the event of an emergency, the fire staircase stands ready as a vital escape route, while the dedicated fire elevator ensures swift and safe evacuation for all occupants of the building.

## PARKING

Simplify parking inconveniences with our three-level parking facility that accommodates more cars, inclusive of designated visitor parking.

## CONTEMPORARY FACADE

An imposing statement is achieved through a modern glass facade, reflecting global standards that are sure to leave a lasting impression on your clients and visitors.

## CCTV SECURITY

The vigilant gaze of CCTV surveillance ensures unwavering security throughout the office building, safeguarding every corner with unwavering vigilance.

## FULL LENGTH GLAZING

A nine storey structure featuring expansive full-length glazing, meticulously designed to embrace natural light and offer fantastic views of the surroundings.



ONE SPACE  
AND  
EVERYTHING  
THAT YOUR  
BUSINESS NEEDS





## COMMON AREA SPECIFICATIONS

### STRUCTURE

- Earthquake resistant, R.C.C. framed structure confining I.S. standards with primary steel.
- Eco-friendly AAC blocks for masonry work.

### FACADE

- Ultra modern glass facade.
- Rich contemporary texture paint wherever required.

### FLOORING

- Italian marble/granite in lobby/reception area.
- Premium tiles in common passages, shops, offices, retail and anti-skid rustic tiles of lappato finish for toilets & balconies.
- Granite in stair steps & landings.

### TOILETS

- Well appointed public restrooms on different floors.
- Full height dado tiles of Kajaria/Nitco/Somany or equivalent.
- CPVC / S.S./ copper pipe for water supply of astral/flow guard make
- Sanitary fixtures of Roca, Cera, Parryware, Hans Grohe, Villeroy & Boch, Jaquar or equivalent.
- CP fitting of Hans Grohe, Jaquar, Artize makes.
- Wall hung WC with concealed cistern & counter basin

### ELECTRICAL

- Standard quality & ISI Marked concealed electrification of Finolex, Legrand, RR Kabel, Havell's or equivalent.
- Electrical switches of Anchor, MK, Crabtree or equivalent.
- TV, internet & telephone plug points with branded modular switches.
- Concealed copper piping as per VRF air-conditioning (IDUs & ODU's locations).

### POWER BACKUP

- 24 hours power back up for common areas.

### FINISHES

- All walls of shops, offices, retail area finished with POP.
- Plastic emulsion paint on walls.

### SECURITY & SAFETY

- Surrounded with compound wall & security check points & boom barriers on entry/exit gates.
- 24 hours security.
- Multilevel security system with CCTV cameras.

### WATER SUPPLY

- Hydro pneumatic water supply & water softening plant.

### RAINWATER HARVESTING

- As per NBC norms.

### VERTICAL TRANSPORTATION

- 3 high speed passenger lifts.
- Separate service/fire elevator.
- Lift fascia in Italian marble/granite.

### FIRE FIGHTING

- Proper fire fighting system as per norms.
- Separate emergency fire exit stairs and lift.

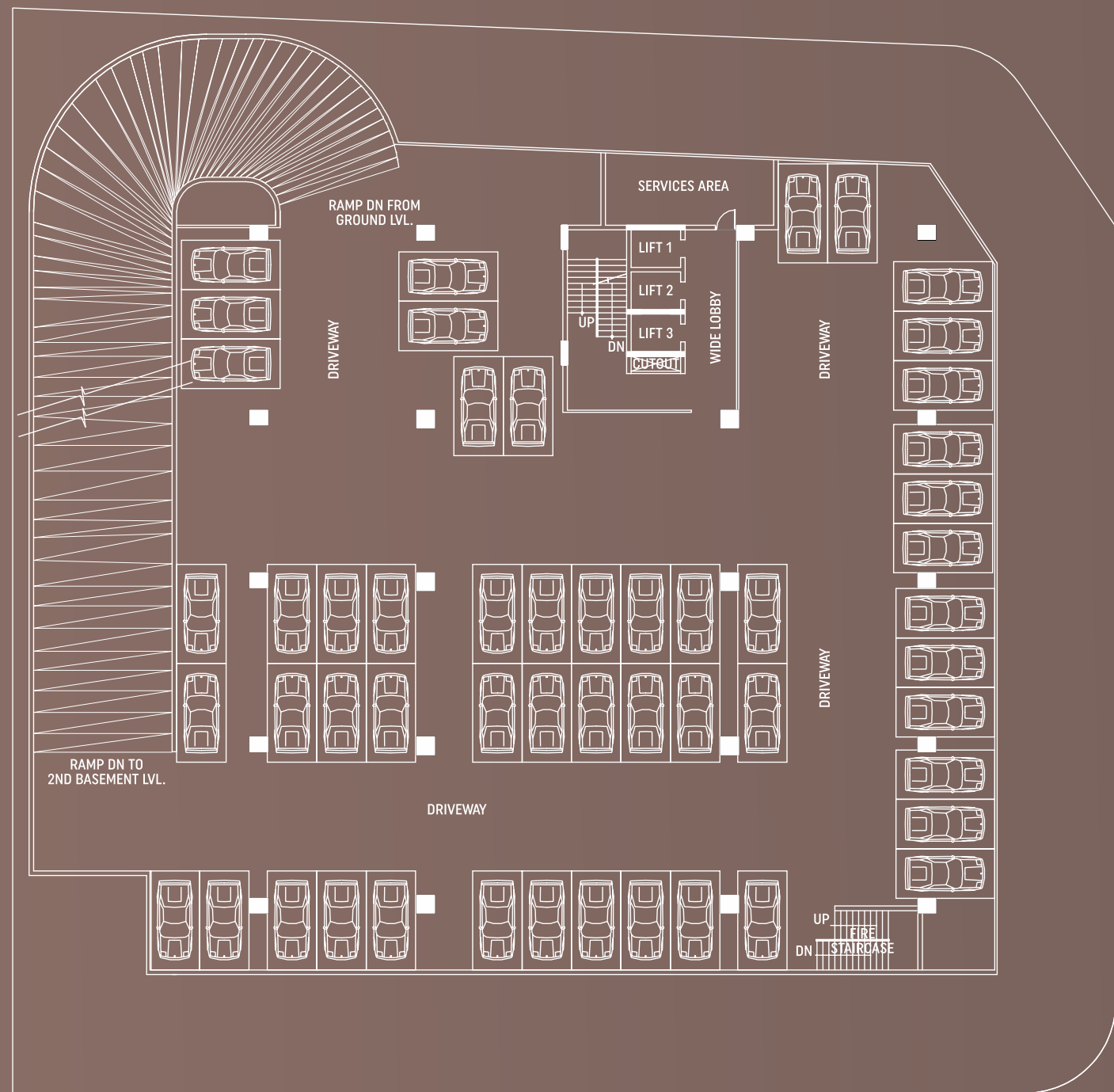
### PARKING

- 2 levels of basements dedicated for parking.
- Open car parking on ground floor.

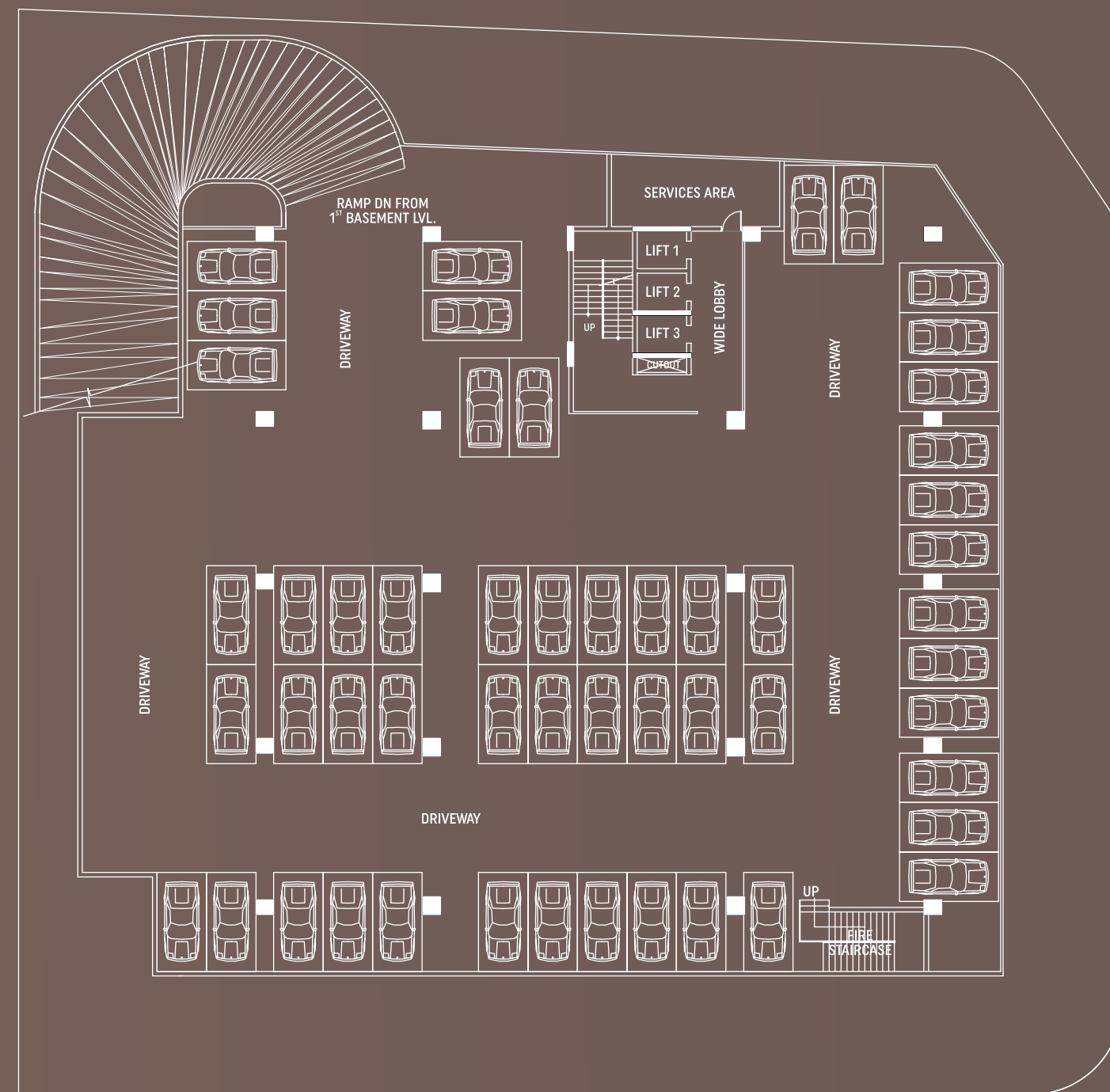
### EV CHARGING

- Sufficient EV charging points as per norms.

BASEMENT 1



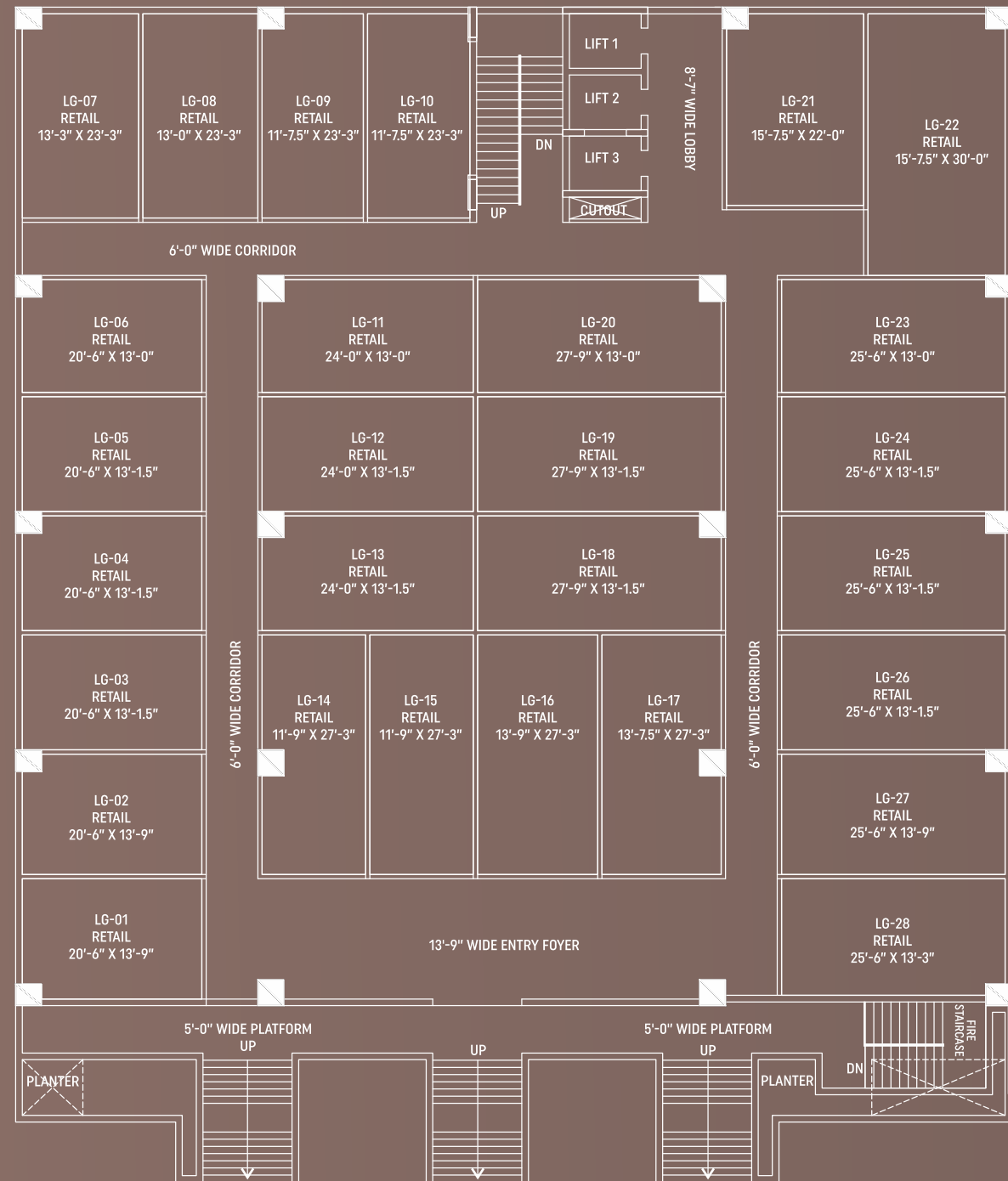
BASEMENT 2



# LOWER GROUND FLOOR PLAN



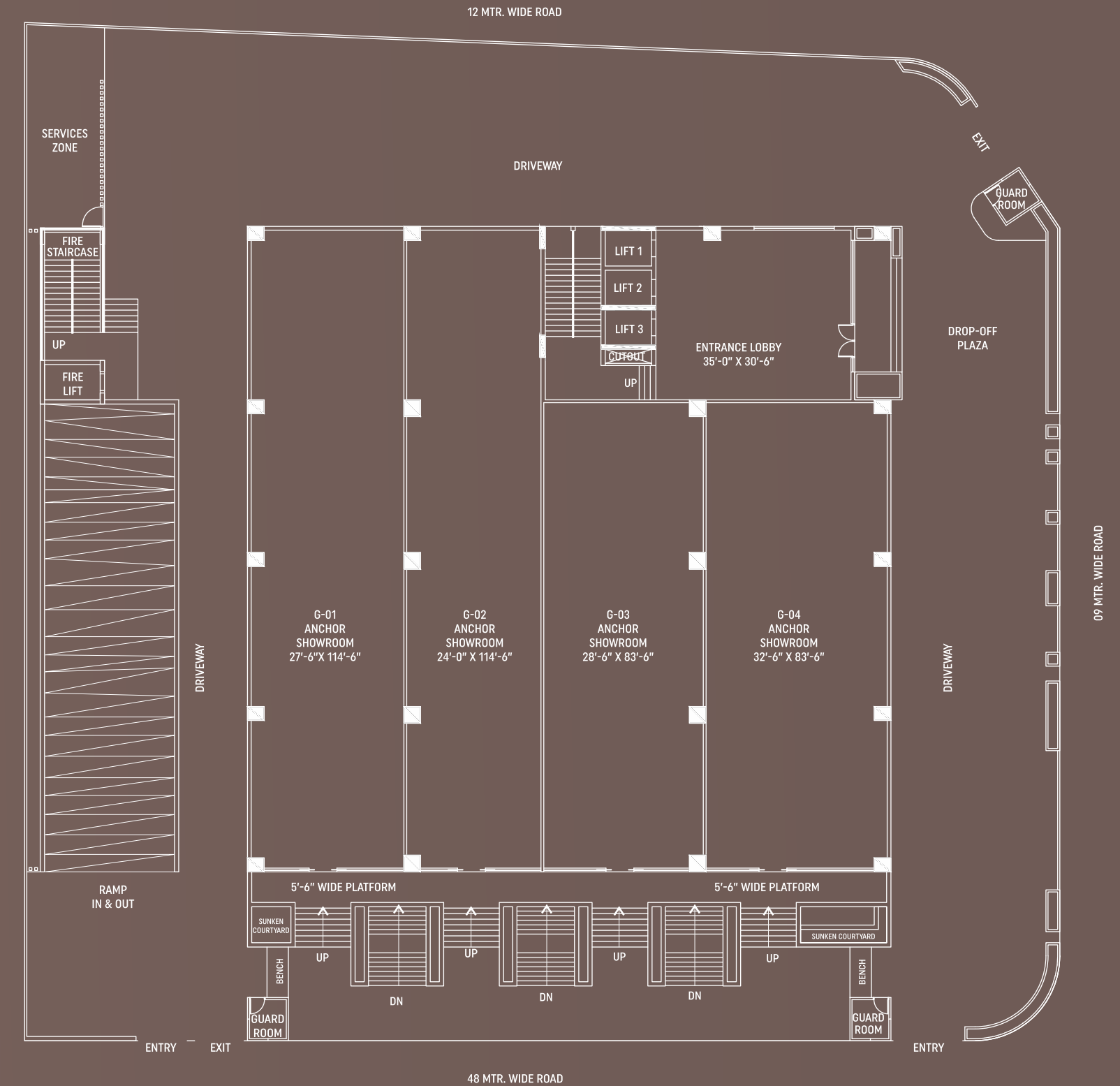
UNIT NO.	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)	LG-09	265.17	295.85	443.78	LG-19	365.11	388.62	582.93
LG-01	278.14	320.80	481.20	LG-10	271.23	312.03	468.05	LG-20	352.21	388.85	583.28
LG-02	277.55	309.72	464.57	LG-11	304.47	338.38	507.56	LG-21	338.62	379.43	569.14
LG-03	269.15	296.21	444.32	LG-12	316.46	338.17	507.26	LG-22	463.99	516.22	774.33
LG-04	264.45	296.21	444.32	LG-13	310.00	338.17	507.26	LG-23	324.37	360.35	540.53
LG-05	269.11	296.21	444.32	LG-14	315.96	352.69	529.04	LG-24	334.97	364.51	546.76
LG-06	259.74	295.75	443.63	LG-15	323.14	345.68	518.53	LG-25	330.23	364.07	546.10
LG-07	306.32	351.13	526.70	LG-16	375.25	399.16	598.74	LG-26	335.01	364.55	546.83
LG-08	306.13	334.58	501.87	LG-17	365.29	403.35	605.03	LG-27	346.53	381.17	571.75
				LG-18	358.60	388.62	582.93	LG-28	337.18	383.39	575.09



# GROUND FLOOR PLAN



UNIT NO.	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)
G-01	3019.63	3183.23	4774.85
G-02	2643.10	2779.52	4169.27
G-03	2294.08	2393.75	3590.63
G-04	2614.85	2746.86	4120.29



# 1ST FLOOR PLAN



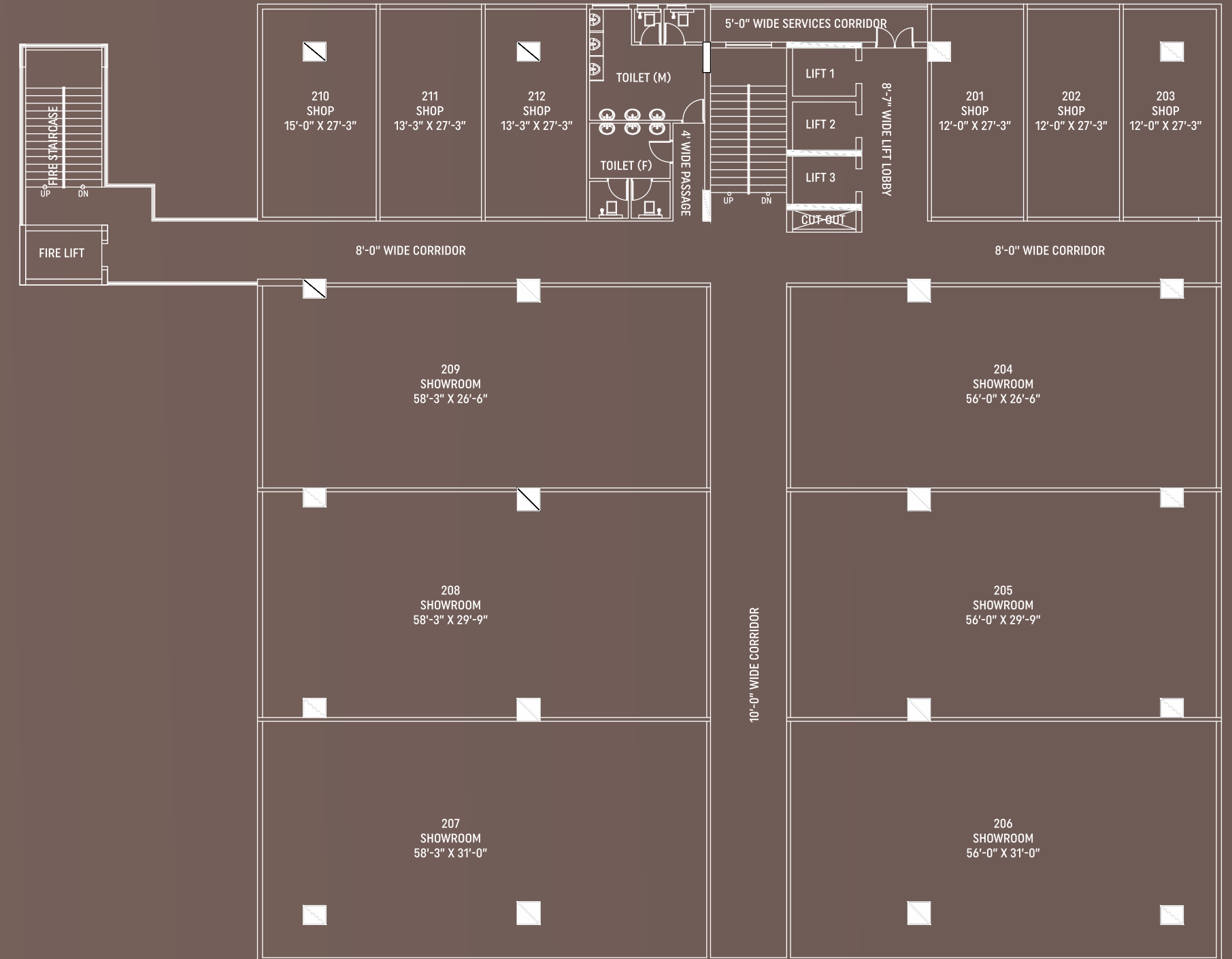
UNIT NO.	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)	106	1665.01	1766.76	2650.14
101	314.34	354.78	532.17	107	1737.20	1841.08	2761.62
102	320.40	347.88	521.82	108	1647.58	1737.51	2606.27
103	316.22	362.60	543.90	109	1482.58	1565.50	2348.25
104	1420.80	1502.31	2253.46	110	387.72	437.15	655.72
105	1578.60	1667.37	2501.06	111	352.62	381.48	572.22
				112	345.37	385.18	577.76



# 2ND FLOOR PLAN



UNIT NO.	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)	206	1665.01	1766.76	2650.14
201	314.34	354.78	532.17	207	1737.20	1841.08	2761.62
202	320.40	347.88	521.82	208	1647.58	1737.51	2606.27
203	316.22	362.60	543.90	209	1482.58	1565.50	2348.25
204	1420.80	1502.31	2253.46	210	387.72	437.15	655.72
205	1578.60	1667.37	2501.06	211	352.62	381.48	572.22
				212	345.37	385.18	577.76



### 3RD FLOOR PLAN



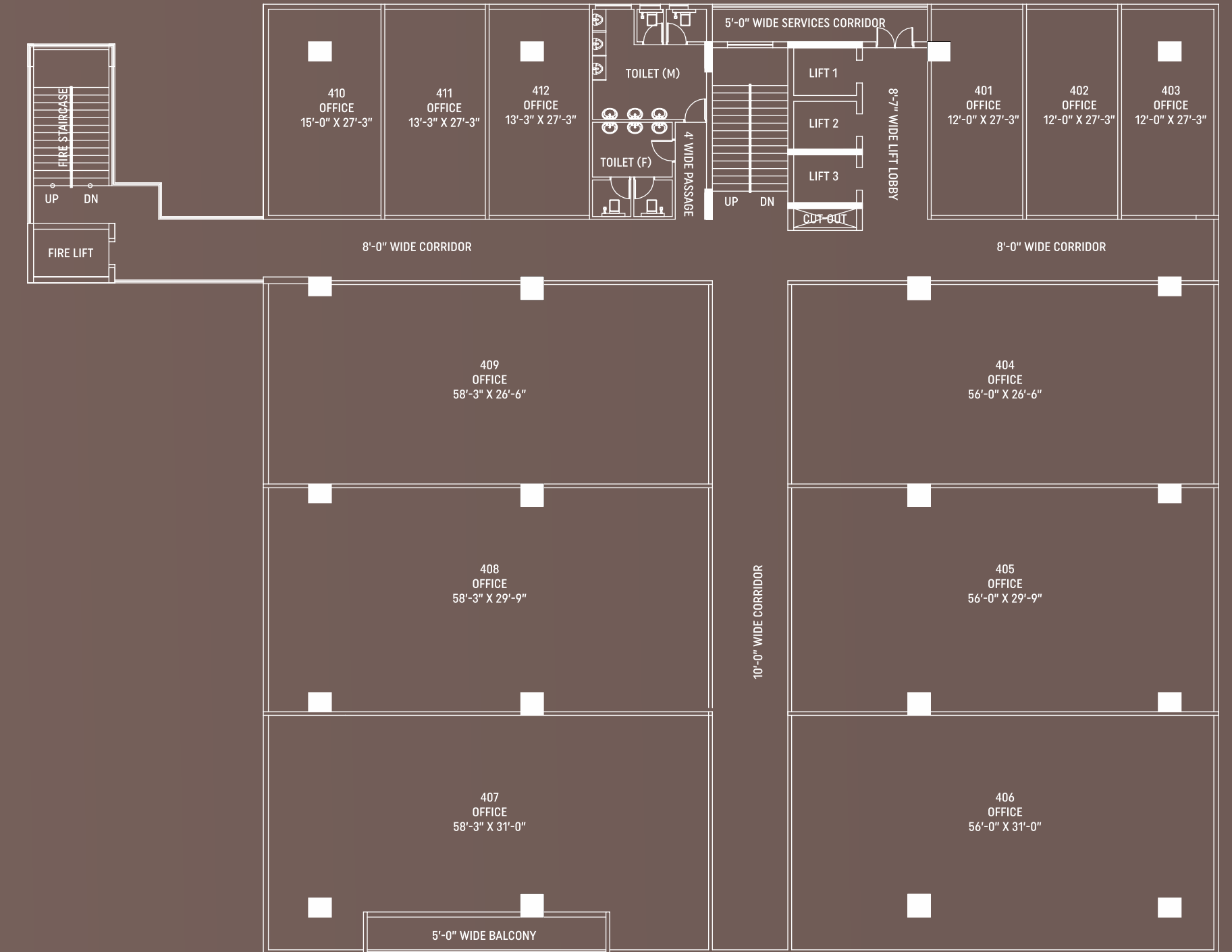
UNIT NO.	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)	306	1665.01	1766.76	2650.14
301	314.34	354.78	532.17	307	1737.20	1841.08	2761.62
302	320.40	347.88	521.82	308	1647.58	1737.51	2606.27
303	316.22	362.60	543.90	309	1482.58	1565.50	2348.25
304	1420.80	1502.31	2253.46	310	387.72	437.15	655.72
305	1578.60	1667.37	2501.06	311	352.62	381.48	572.22
				312	345.37	385.18	577.76



### 4TH FLOOR PLAN



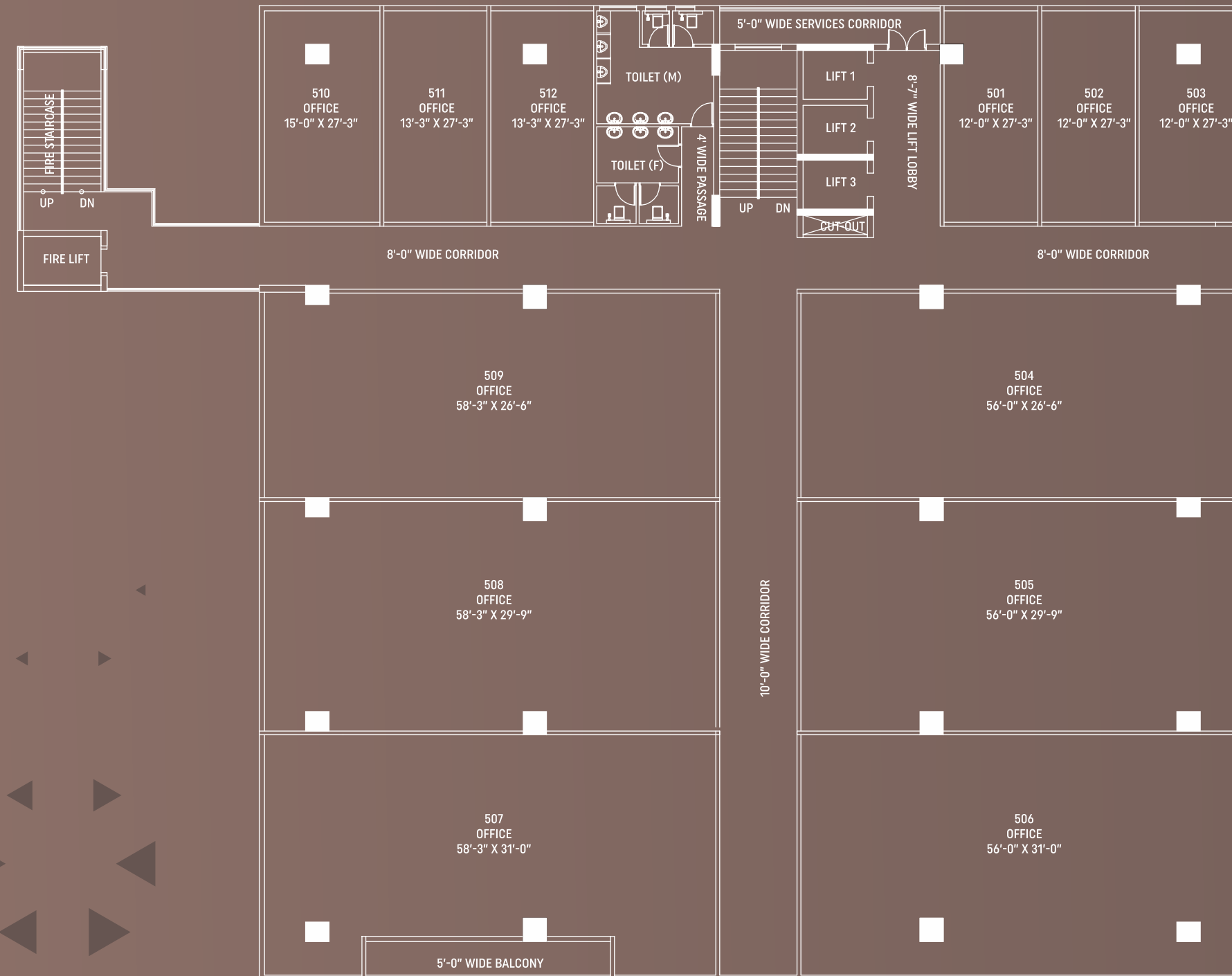
UNIT NO.	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)	406	1665.01	1766.76	2650.14
401	314.34	354.78	532.17	407	1581.14	1841.08	2761.62
402	320.40	347.88	521.82	408	1647.58	1737.51	2606.27
403	316.22	362.60	543.90	409	1482.58	1565.50	2348.25
404	1420.80	1502.31	2253.46	410	387.72	437.15	655.72
405	1578.60	1667.37	2501.06	411	352.62	381.48	572.22
				412	345.37	385.18	577.76



# 5TH FLOOR PLAN



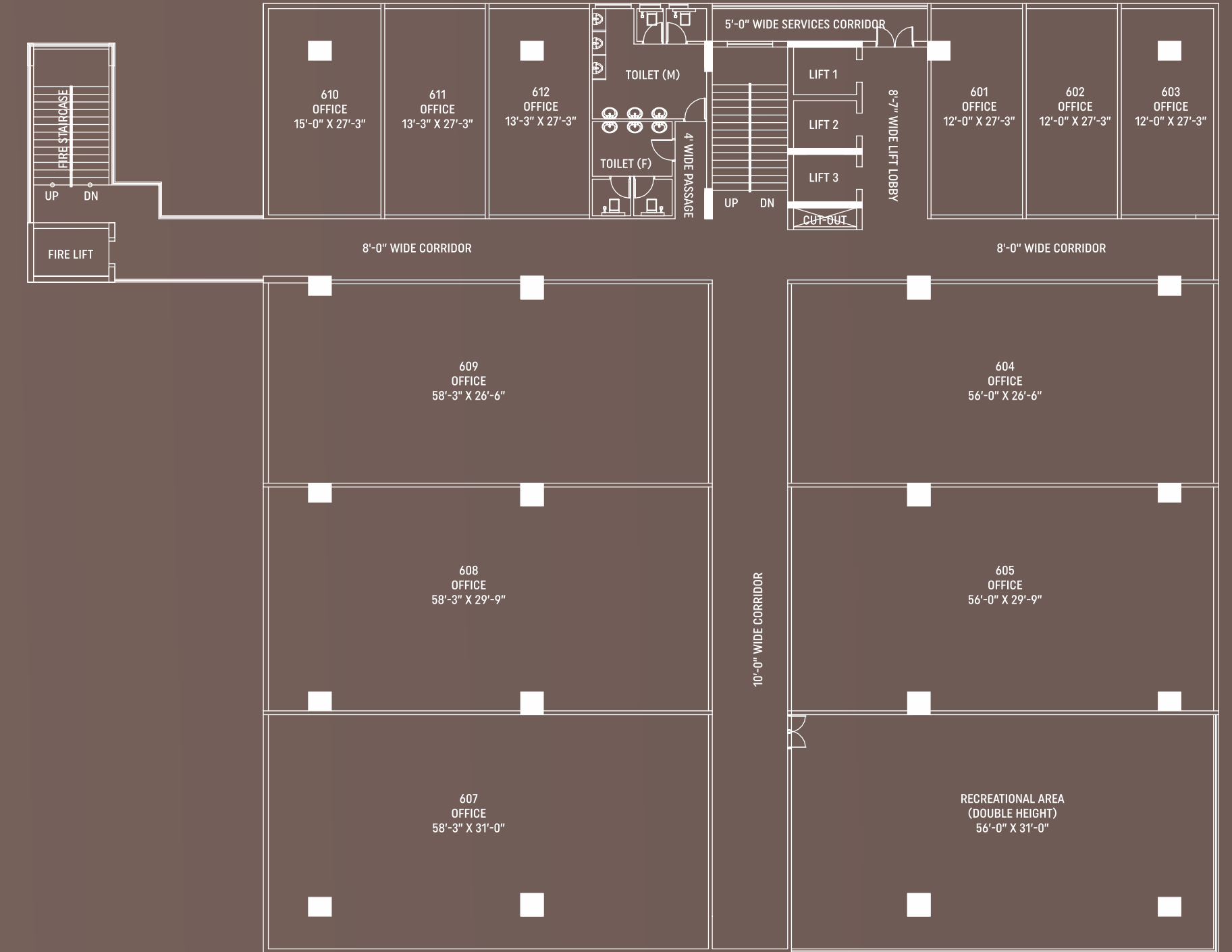
UNIT NO.	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)	506	1665.01	1766.76	2650.14
501	314.34	354.78	532.17	507	1581.14	1841.08	2761.62
502	320.40	347.88	521.82	508	1647.58	1737.51	2606.27
503	316.22	362.60	543.90	509	1482.58	1565.50	2348.25
504	1420.80	1502.31	2253.46	510	387.72	437.15	655.72
505	1578.60	1667.37	2501.06	511	352.62	381.48	572.22
				512	345.37	385.18	577.76



# 6TH FLOOR PLAN



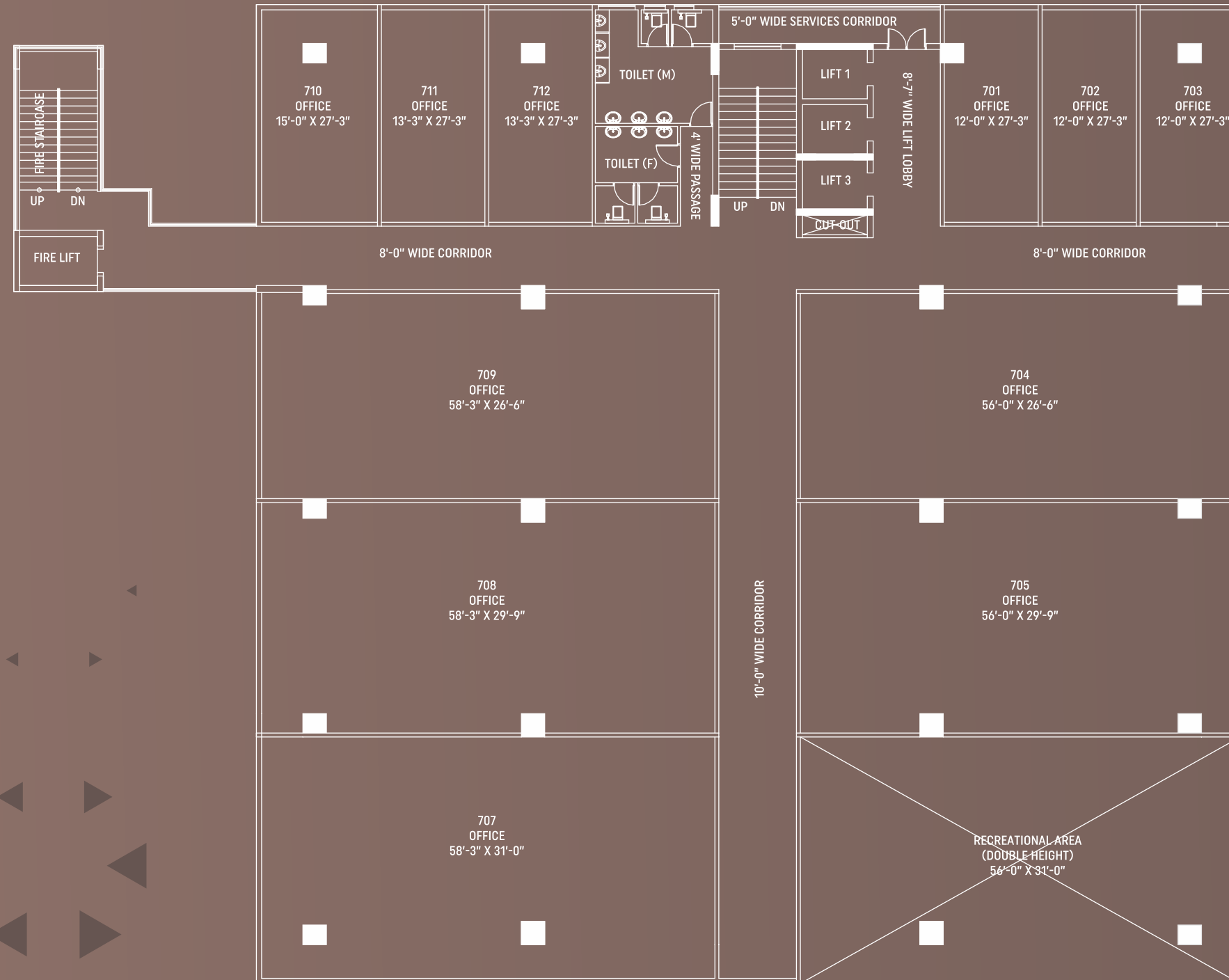
UNIT NO.	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)	607	1737.20	1841.08	2761.62
601	314.34	354.78	532.17	608	1647.58	1737.51	2606.27
602	320.40	347.88	521.82	609	1482.58	1565.50	2348.25
603	316.22	362.60	543.90	610	387.72	437.15	655.72
604	1420.80	1502.31	2253.46	611	352.62	381.48	572.22
605	1578.60	1681.20	2521.80	612	345.37	385.18	577.76



# 7TH FLOOR PLAN



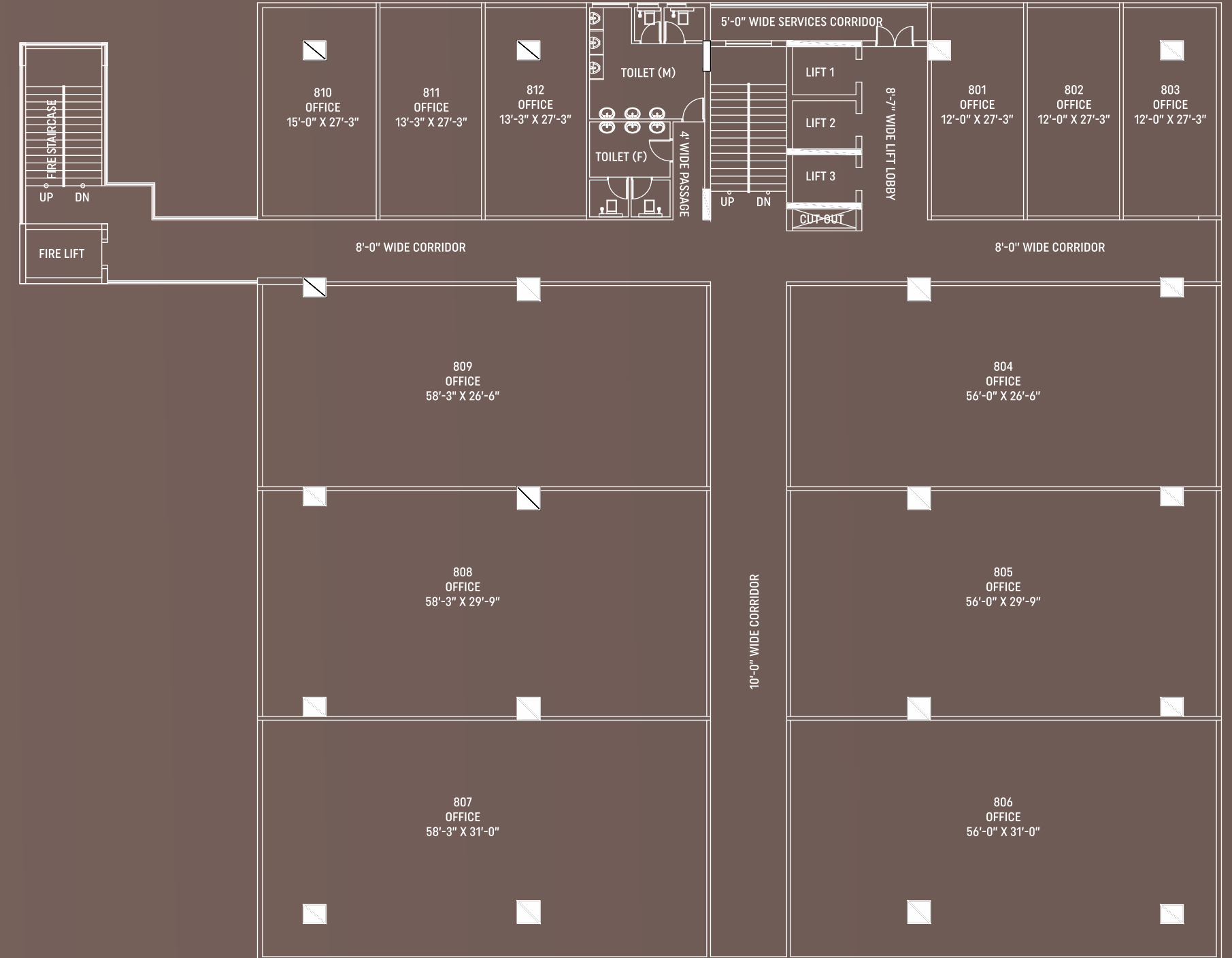
UNIT NO.	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)	707	708	709	710	711	712
701	314.34	354.78	532.17	1737.20	1647.58	1482.58	387.72	352.62	345.37
702	320.40	347.88	521.82	1841.08	1737.51	1565.50	437.15	381.48	385.18
703	316.22	362.60	543.90	2761.62	2606.27	2348.25	655.72	572.22	577.76
704	1420.80	1502.31	2253.46						
705	1578.60	1681.20	2521.80						



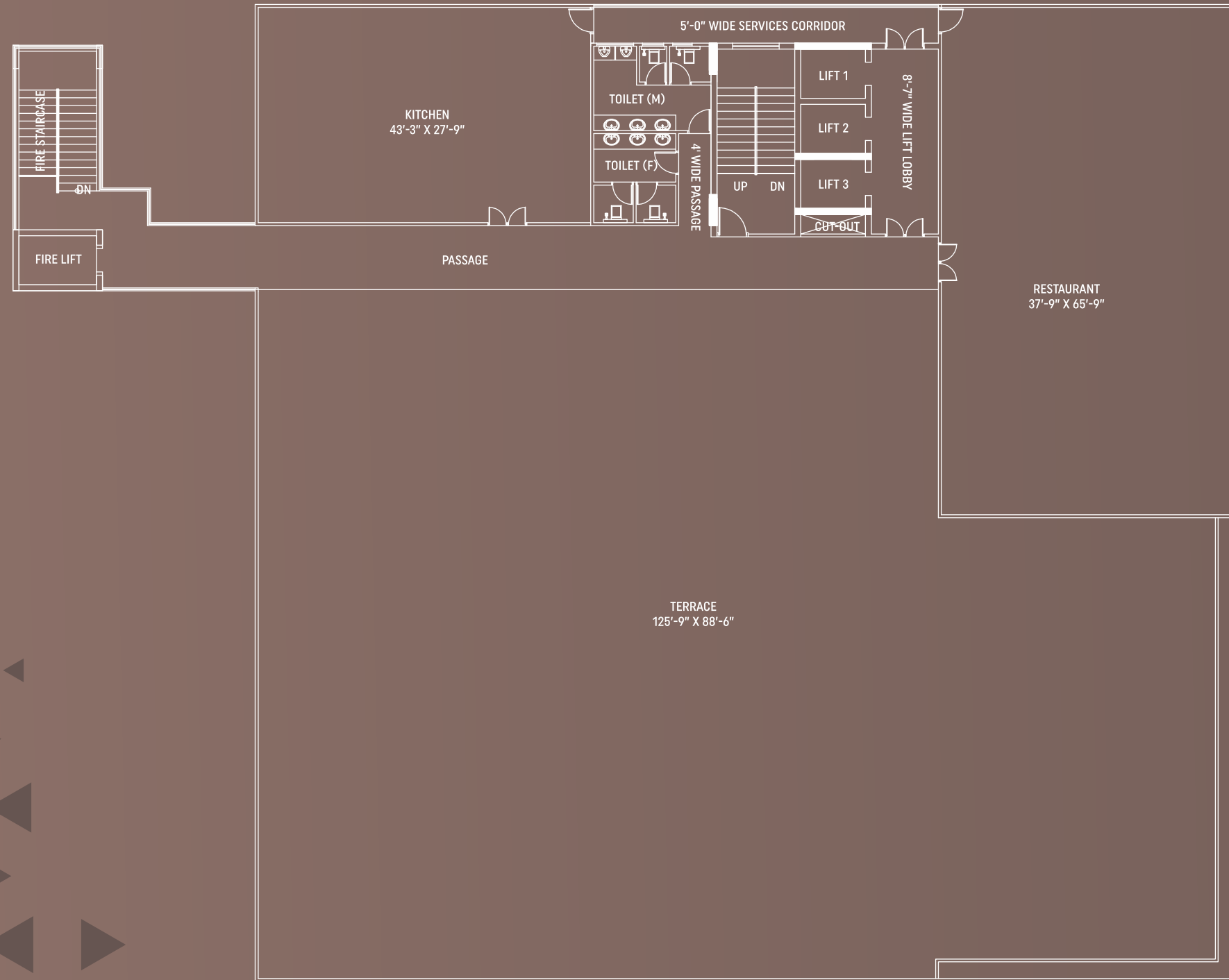
# 8TH FLOOR PLAN



UNIT NO.	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)	806	807	808	809	810	811	812
801	314.34	354.78	532.17	1665.01	1737.20	1647.58	1482.58	387.72	352.62	345.37
802	320.40	347.88	521.82	1766.76	1841.08	1737.51	1565.50	437.15	381.48	385.18
803	316.22	362.60	543.90	2650.14	2761.62	2606.27	2348.25	655.72	572.22	577.76
804	1420.80	1502.31	2253.46							
805	1578.60	1667.37	2501.06							



## TERRACE FLOOR PLAN



## ABOUT DEVELOPERS

### JKD GROUP

Mr. Jugal Kishore Derewala, a known name within the Gems and Jewellery business across India is the Founder and Chairman of the JKD Group. Having started in early 80's with export of gems and precious stones to European countries such as Italy, France and few others in Asia such as Thailand and Hong Kong, the group today has diversified into Real Estate as well. With multiple projects in the capital city Jaipur and major towns across Rajasthan constructed and some already in pipeline, the group proposes to expand across India soon.

Mr. Ritesh Agarwal son of Mr. Jugal Kishore Derewala is the Managing Director of the group with key focus on Commercial and Residential Real Estate projects. Because of his dynamic efforts group came into hospitality business along with Hilton Worldwide. He always looks for opportunities to diversify the business in more productive areas. He is committed to the highest standards in whatever work the group do. He is very responsive to the need of the business partners & associates and believe in building long term relationships.

### SSBC GROUP

SSBC Group, helmed by Chairman Mr. Madan Yadav, stands as the premier real estate developer in Rajasthan. With a visionary approach and extensive experience, Mr. Yadav has spearheaded the company since its inception in 2012, aiming to revolutionize the state's real estate landscape. Known for its innovative designs and unwavering commitment to quality, SSBC Group has contributed numerous iconic landmarks to Rajasthan's real estate sector, leaving a lasting legacy of excellence.

Driven by the motto "Building Dream Homes and Delivering Happiness," SSBC Group prioritizes customer satisfaction through luxurious projects, transparent dealings and ISO 9001-2015 certified operations. With a team of skilled professionals, the company maintains high standards of construction, post-sale services and transparent relationships with clients. Since its establishment, SSBC Group has delivered esteemed projects like "The Elegance," "Su-Prem," and "Shyam Paradise," with recent additions including "SSBC Utsav" and "SSBC THE ICONIC TOWER," promising more luxurious developments across prime locations in Jaipur. The company envisions expanding its footprint across Rajasthan, enriching skylines with contemporary architectural marvels and premium living & commercial spaces.

### SOME OF THE PROJECTS BY SSBC GROUP



SSBC THE GATEWAY OF JAIPUR  
(Commercial) Jawahar Circle



SSBC ICONIC ARISE  
(Mixed Use) Sahakar Marg



SSBC THE ICONIC TOWER,  
(Mixed Use) Sahakar Marg



SSBC UTSAV,  
(Residential) Bapu Nagar



SSBC NIRVANA  
(Residential) Bapu Nagar



SSBC ASHIRWAD  
(Residential) Bapu Nagar



SSBC SU-PREM  
(Residential) Banipark



SSBC-VG UTOPIA  
(Residential) Tilak Nagar



SSBC ATISHAY  
(Residential) Mahaveer Nagar



SSBC VIDUSHI  
(Residential) Durgapura



SSBC SHYAM KRIPA  
(Residential) Heerapura



SSBC SHYAM PARADISE  
(Residential) DCM, Ajmer Road



SSBC THE ELEGANCE  
(Residential) Pratap Nagar



SSBC VINAYAK RESIDENCY  
(Residential) Pratap Nagar





— IN COLLABORATION WITH —

**FATEHPURIYA**

SCAN FOR GOOGLE MAP



[WWW.RERA.RAJASTHAN.GOV.IN](http://WWW.RERA.RAJASTHAN.GOV.IN) | RERA REG. NO. RAJ/P/2024/3081

☎ 93528 44144

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