



Dream, Create, Live.

THE

# F

*of business*

THE  
**P3**  
Concept

**PRIME** *Location*  
**PREMIUM** *Amenities*  
**PEERLESS** *Connectivity*

In today's competitive business landscape, selecting the right location is paramount. A prime location ensures visibility, accessibility, and prominence, setting the stage for success. Coupled with premium amenities, it creates an environment conducive to productivity and client satisfaction. Moreover, peerless connectivity is the lifeline of any commercial endeavor, facilitating seamless interactions with clients, suppliers, and partners. Together, these elements form the backbone of a thriving business ecosystem, where growth and opportunity abound.



# rajasthan



## *The land of opportunities*

Rajasthan, known for its rich cultural heritage and majestic palaces, is also a rapidly growing hub of economic activity. With progressive infrastructure and a business-friendly environment, Rajasthan is poised for a prosperous future. The state's capital, Jaipur, is at the heart of this transformation, blending historical charm with modern development.



## *A Vibrant Metropolis on the Rise*

Jaipur is the epicentre of Rajasthan's economic growth. The city is witnessing multidimensional growth and leading future from the front. Obviously, commercial real estate has its own share in this growth story. World-class office spaces are in huge demand, thus offering a promising option to both investors and business owners. Commercial real estate in Jaipur is gathering momentum and providing a solid platform for a thriving tomorrow.

# jaipur



*Presenting*



SSBC The Gateway of Jaipur is not just a building; it's a vision for the future of commercial spaces. The project is located on the corner of 100 ft. Ashram Marg and 200 ft. Jawahar Circle Road near Jaipur International Airport, overlooking the serene Jawahar Circle. The Gateway of Jaipur is a state-of-the-art project that offers world-class amenities and facilities specially tailored for modern businesses. From ample parking to luxurious showrooms and sophisticated office spaces, SSBC The Gateway of Jaipur is designed to address the business needs of your business idea.

*The Epicenter  
of Commercial Excellence*

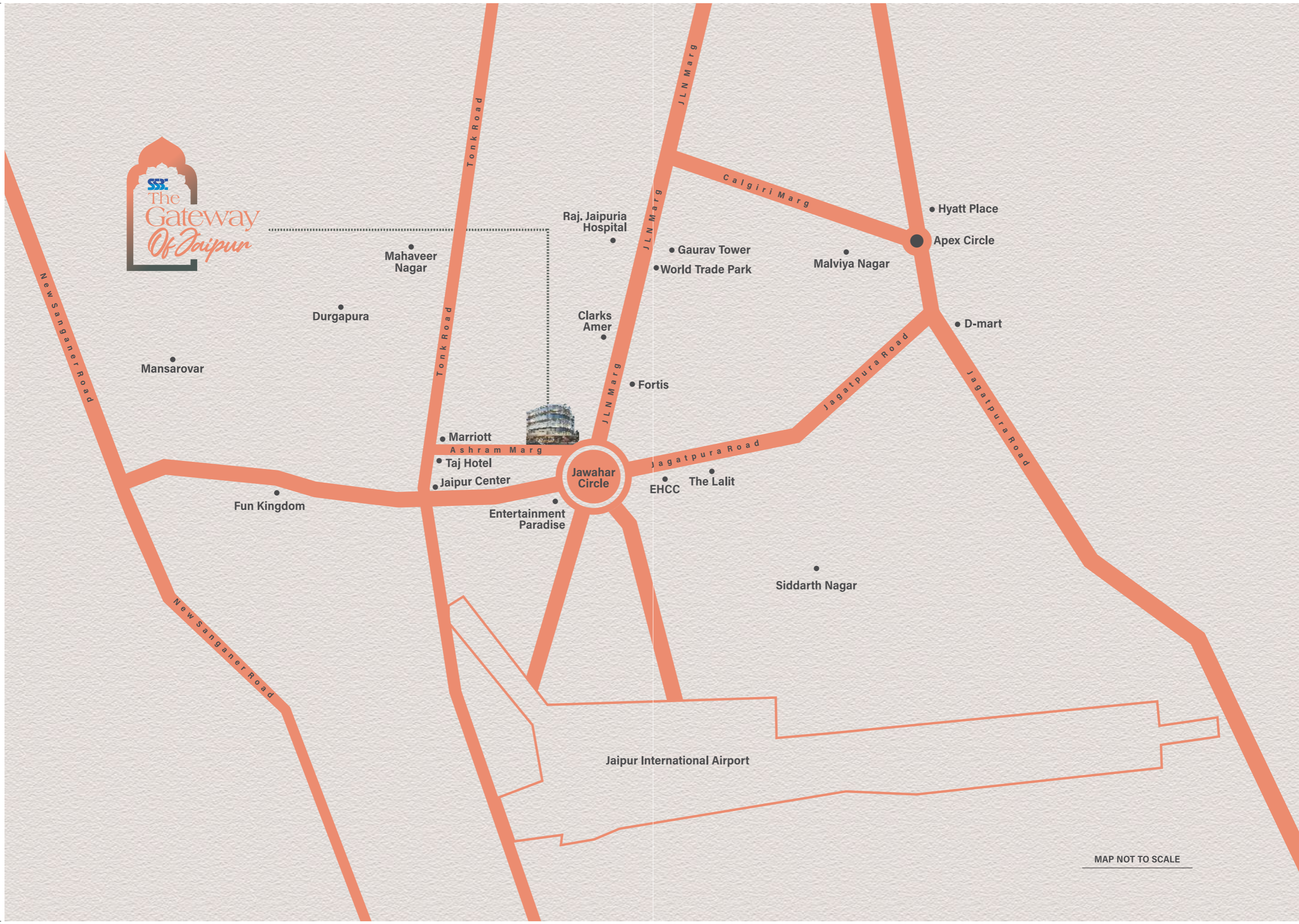


Situated near the International Airport, Jawahar Circle is one of Jaipur's most sought-after locations. With lush green spaces, vibrant community activities and proximity to major landmarks like luxurious 5 star hotels, shopping malls and world-class hospitals, Jawahar Circle is the ideal location for commercial projects. It offers unparalleled convenience and accessibility, making it the perfect choice for SSBC The Gateway of Jaipur.



*Located at the prime location of*

*jawahar circle*



Mansarovar

Durgapura

Mahaveer Nagar

Raj. Jaipuria Hospital

Clarks Amer

Fortis

Marriott

Taj Hotel

Jaipur Center

Fun Kingdom

Entertainment Paradise

Jawahar Circle

EHCC

The Lalit

Jaipur International Airport

Gaurav Tower

World Trade Park

Malviya Nagar

Hyatt Place

Apex Circle

D-mart

Siddarth Nagar

MAP NOT TO SCALE

The Gateway of Jaipur offers meticulously planned and designed commercial spaces located close to Jaipur International Airport facing the iconic Jawahar Circle. It's the beginning of a community that believes in working, celebrating and growing together. The Gateway of Jaipur provides a perfect ambience any businesses and the target audience can ask for. Come, join the league of extraordinary global citizens.







## *Step Into Prestige*

Our reception lobby is designed to make a lasting impression, offering an inviting and elegant atmosphere from the moment you step inside. Thoughtfully curated with luxurious finishes and comfortable seating, it sets the tone for a professional and sophisticated experience. Whether you're here for business or a visit, our reception area provides a welcoming environment where first impressions truly flourish.





SSBC The Gateway of Jaipur is a hub of brands from across the world. Each showroom in the project is designed keeping the aspirations of all kind of business ideas in mind. Showrooms here are inviting, appealing and above all, they are equipped to give the traction to ensure real business growth. For big players, there are retail spaces on the lower ground floor. It's for you and your business in every possible sense. Give your brand the place and space it deserves.

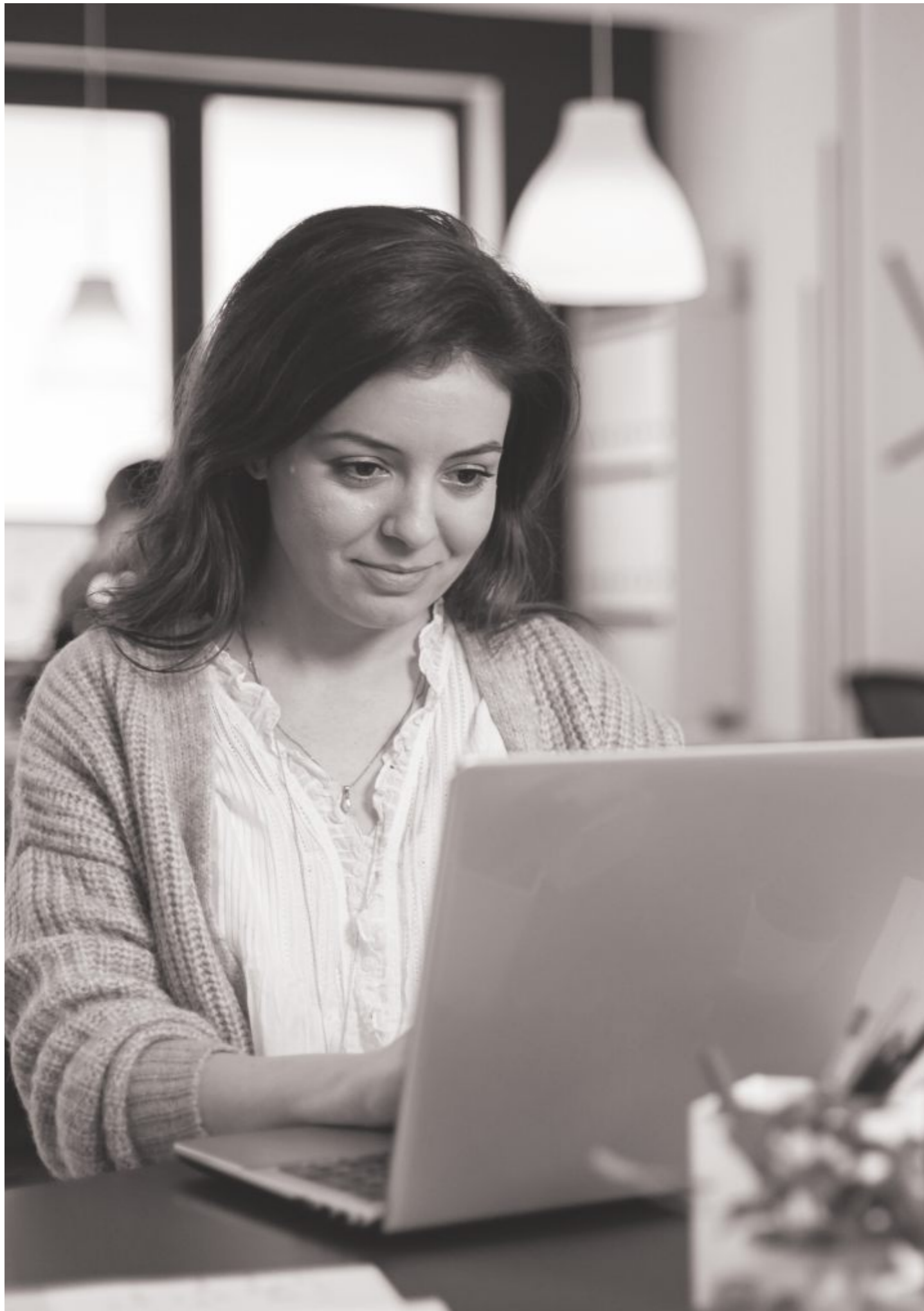
*Retail Space  
With A Solid Future*



## *Anchor Showrooms for Business Titans*

Anchor showrooms at The Gateway of Jaipur are specially designed to house large retail stores by big business brands. These anchor stores offer a perfect environment for big retail names and help them scaling heights of business visibility and growth. Once your business is here, space will not be a challenge, it will be the biggest strength of your growth journey.





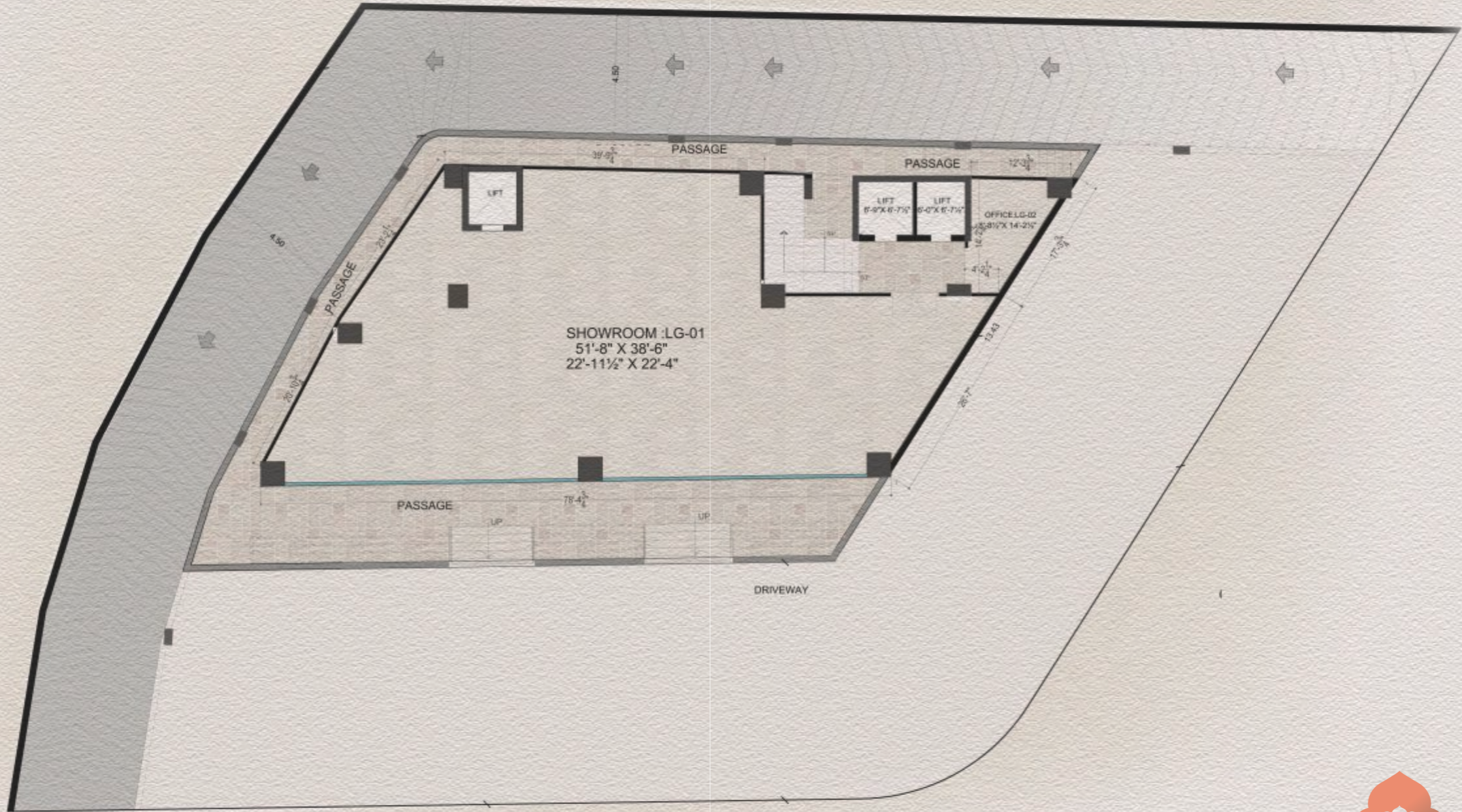
Workspace plays a crucial role in making business ideas work.

Offices at The Gateway of Jaipur are planned and designed on the global parameters of corporate culture. It's about giving positive spaces to your team and help you in realising the true potential of your business. Take your work to the right place and create more scope for growth with full confidence.

*Workspace  
to Make Every Idea Work*



# Lower Ground Floor Plan

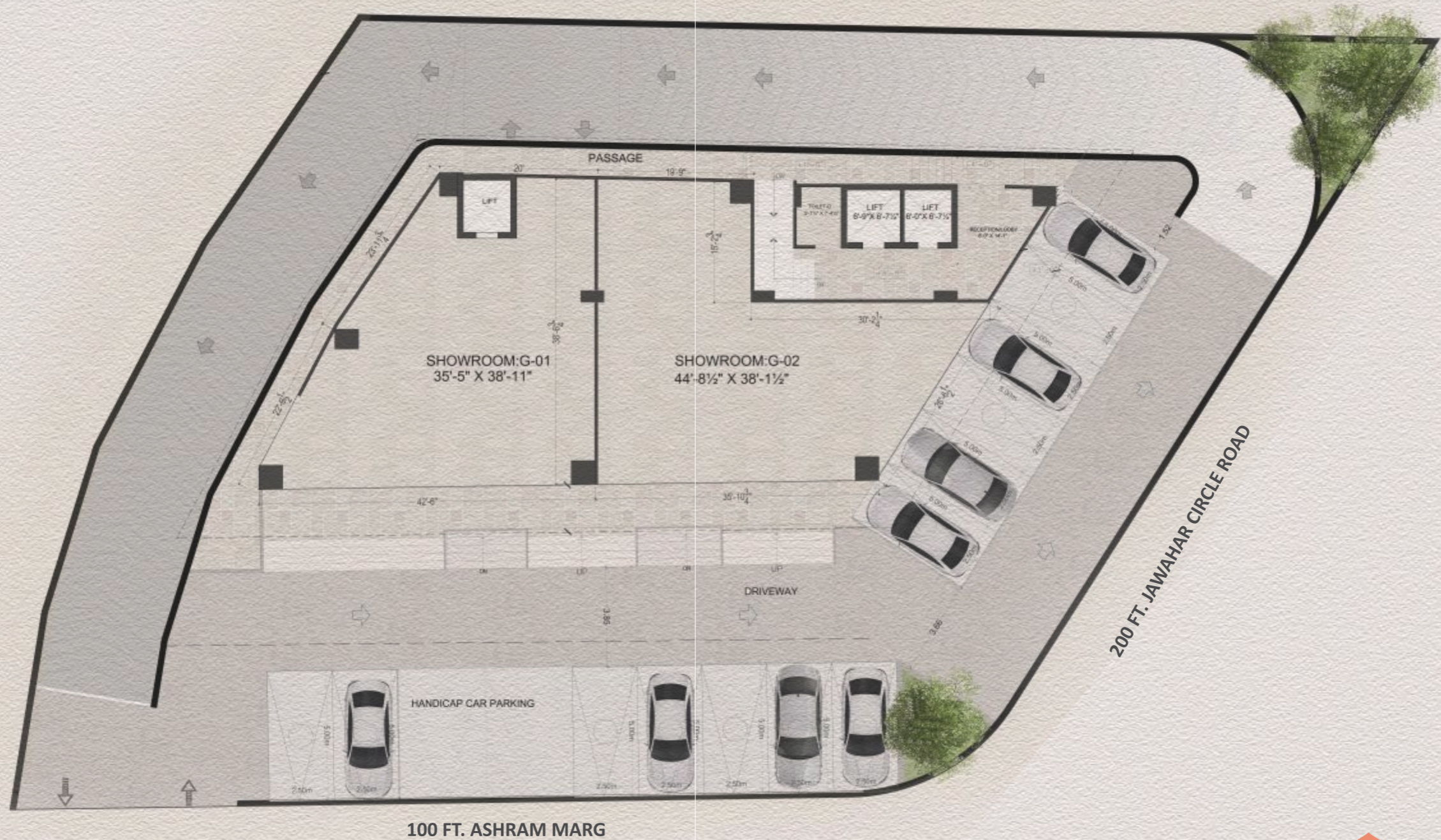


Carpet Area: 2592 Sq. Ft. | B.U.A: 2710 Sq. Ft. | S.B.U.A: 4065 Sq. Ft.





# Ground Floor Plan



100 FT. ASHRAM MARG

200 FT. JAWAHAR CIRCLE ROAD

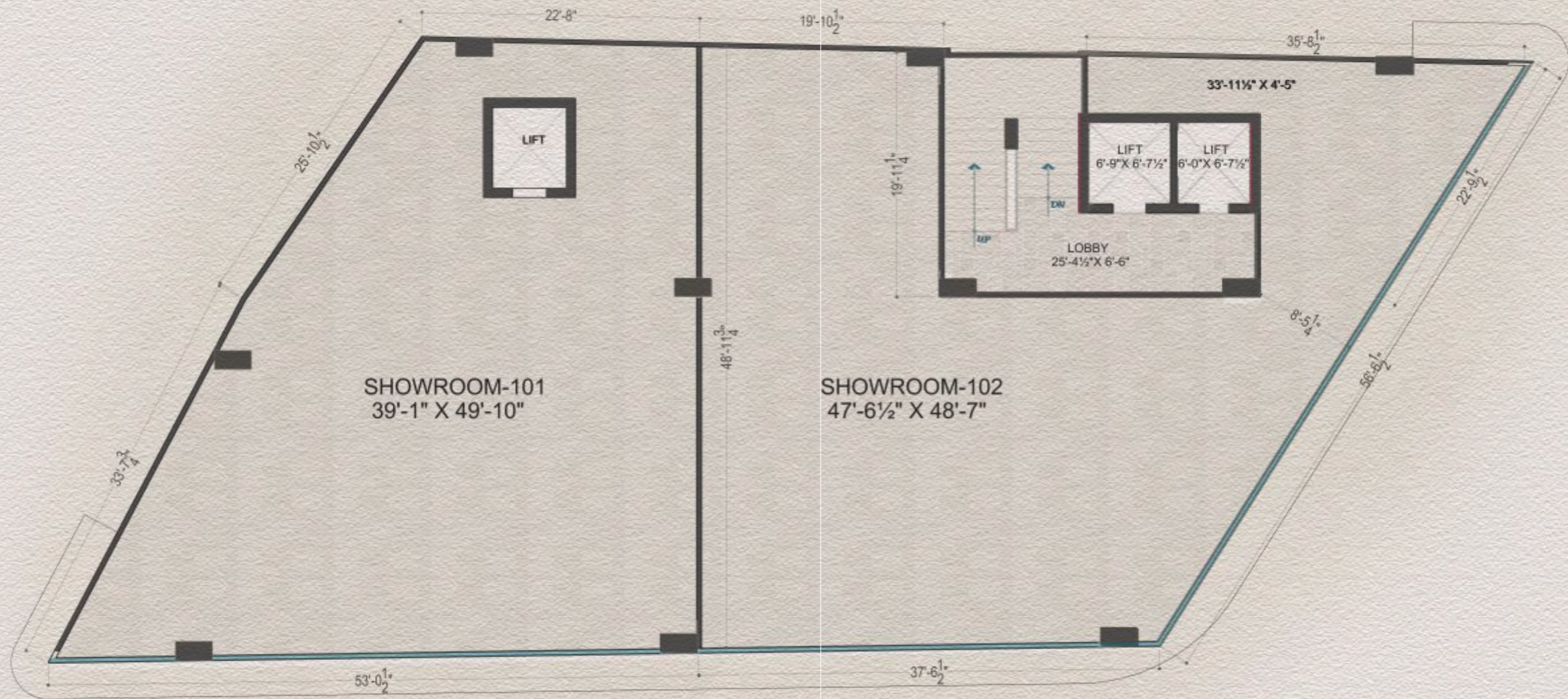
ANCHOR SHOWROOM 01				
Floor	Unit No.	Carpet Area (Sq. Feet)	Built Up Area (Sq. Feet)	Super Built Up Area (Sq. Feet)
Ground Floor	G-01	1,245	1,292	1,938
First Floor	101	1,888	1,953	2,929.50
Second Floor	201	1,888	1,953	2,929.50
<b>Total Area</b>		<b>5,021</b>	<b>5,198</b>	<b>7,797</b>

Carpet Area: 2490 Sq. Ft. | B.U.A: 2574 Sq. Ft. | S.B.U.A: 3861 Sq. Ft.





# First Floor Plan



Carpet Area: 3938 Sq. Ft. | B.U.A: 4090 Sq. Ft. | S.B.U.A: 6135 Sq. Ft.

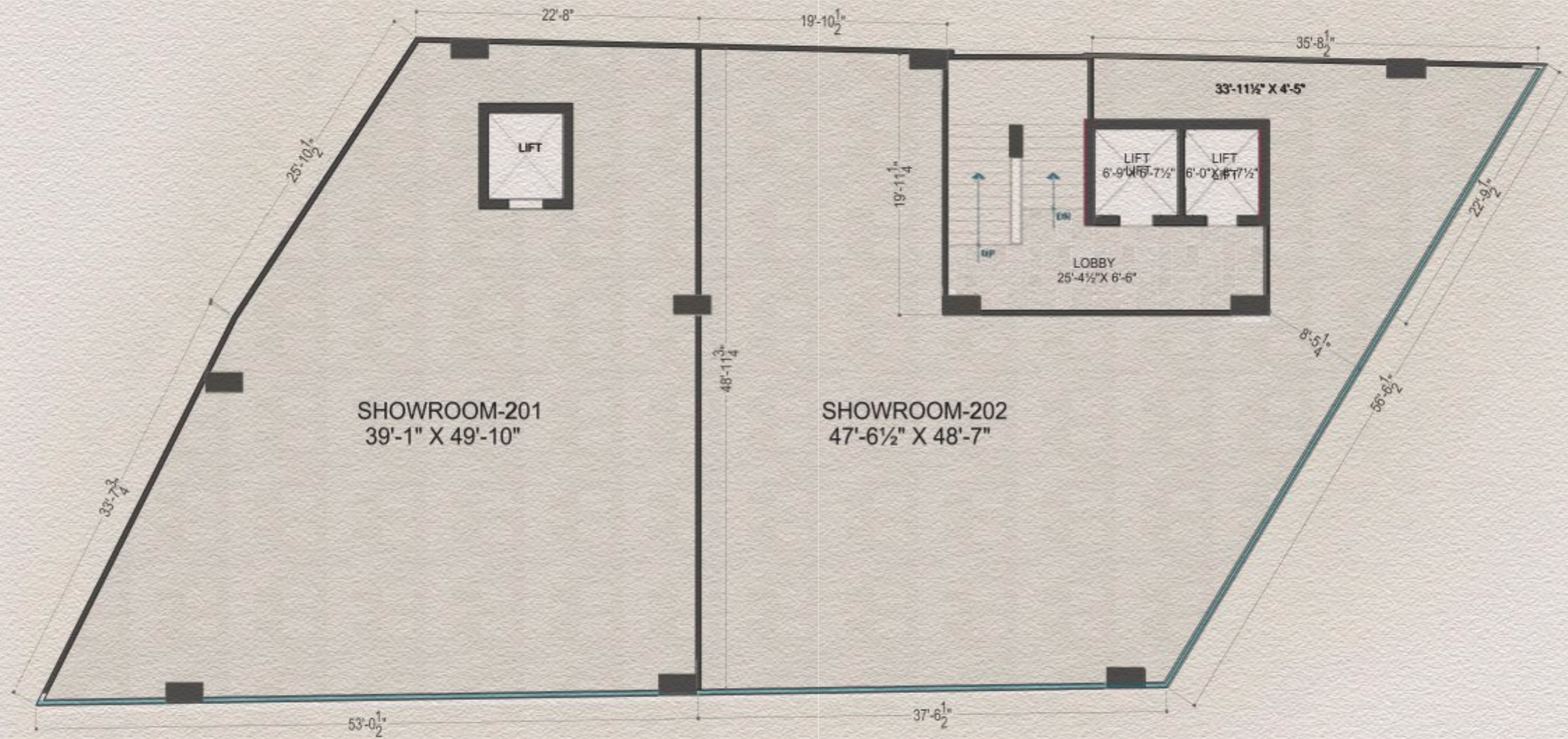
ANCHOR SHOWROOM 02				
Floor	Unit No.	Carpet Area (Sq. Feet)	Built Up Area (Sq. Feet)	Super Built Up Area (Sq. Feet)
Ground Floor	G-02	1,245	1,282	1,923
First Floor	102	2,050	2,137	3,205.50
Second Floor	202	2,050	2,137	3,205.50
<b>Total Area</b>		<b>5,345</b>	<b>5,556</b>	<b>8,334</b>







# Second Floor Plan

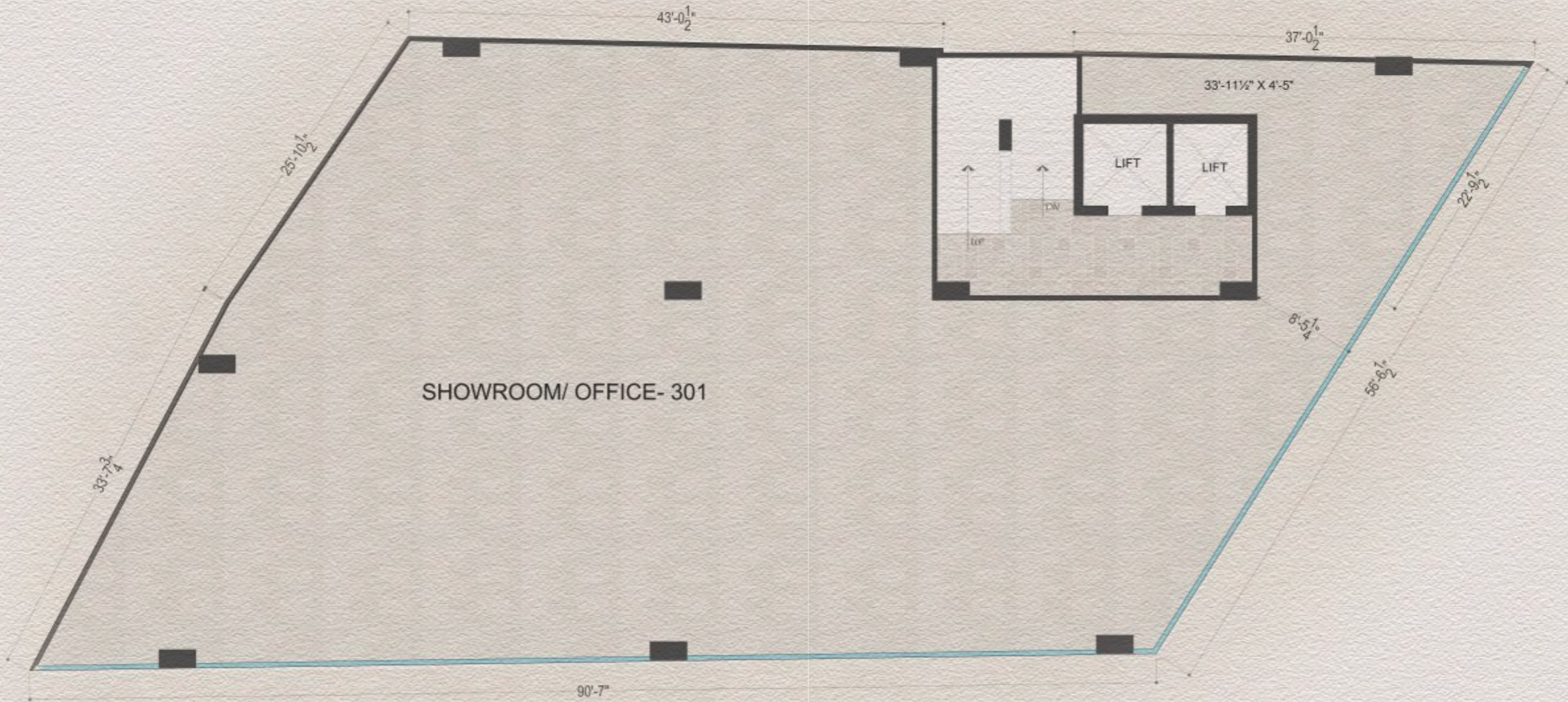


Carpet Area: 3938 Sq. Ft. | B.U.A: 4090 Sq. Ft. | S.B.U.A: 6135 Sq. Ft.





# Third Floor Plan

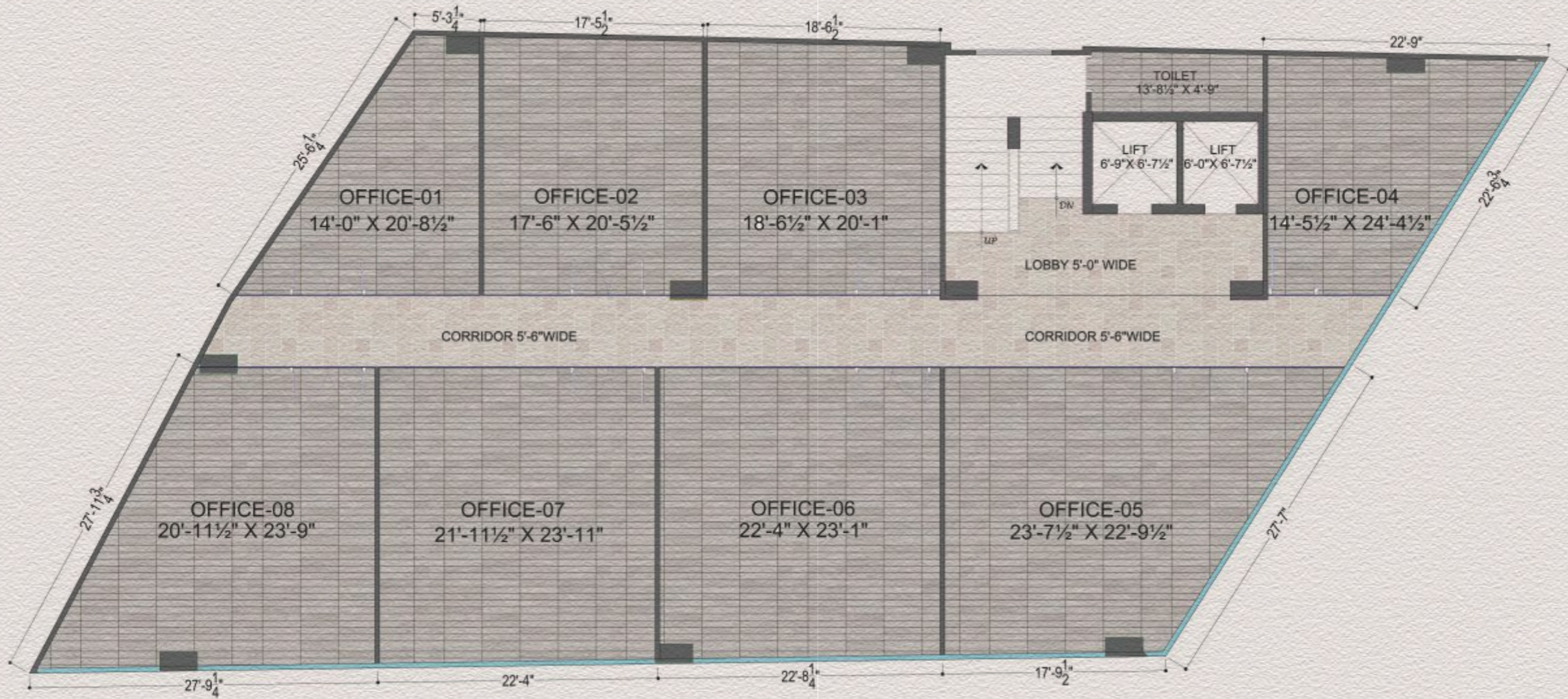


Carpet Area: 3968 Sq. Ft. | B.U.A: 4092 Sq. Ft. | S.B.U.A: 6138 Sq. Ft.





# Fourth - Seventh Floor Plan



Unit No.	Carpet Area (Sq. Feet)	Built Up Area (Sq. Feet)	Super Built Up Area (Sq. Feet)
401 - 701	252	270.41	405.62
402 - 702	356	372.73	559.10
403 - 703	371	387.81	581.72
404 - 704	299	320.66	480.99
405 - 705	561	586.36	879.54
406 - 706	510	536.59	804.89
407 - 707	515	535.48	803.22
408 - 708	488	515.05	772.58
	<b>3,352</b>	<b>3,525.09</b>	<b>5,287.64</b>





Artistic View



Artistic View



Artistic View



Jawahar Circle View From Office



## Structure

Earthquake Resistant, R.C.C. Framed structure confining I.S. Standards with Primary Steel.  
Eco-friendly AAC Blocks for masonry work.

## Façade

Ultra Modern glass facade.  
Rich contemporary texture paint wherever required.

## Flooring

Italian Marble/Granite in Lobby/reception area.  
Premium Tiles in Common Passages, Offices, Retail and Anti-Skid Rustic Tiles of Lappato finish for Toilets.  
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, Artize, Jaquar 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 & ODUs locations).

## Power Backup

24 hours 100% power back up for common area.

## Finishes

All walls of offices and 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

2 Nos. High Quality passenger lifts.  
Lift facia in Italian Marble/Granite

## Fire Fighting

Proper Fire Fighting system as per norms

## Parking

01 Level of basement dedicated for parking  
Open car parking on ground floor

## EV Charging

Sufficient EV charging points as per norms



Dream, Create, Live.

**"Building dreams and creating happiness."**

SSBC Group is the leading real estate developer of Rajasthan incepted by its Chairman Mr. Madan Yadav, an astounding and creative construction partner. Currently serving as a Vice-President in CREDAI-RAJASTHAN and Vice-President of RAHDA (Rajasthan Affordable Housing Developers Association), Mr. Yadav brought SSBC to life in 2012 with a vision of building modern and innovative structures across the state of Rajasthan. Mr. Yadav's vision, experience, innovative approach and meticulous execution have given many renowned city landmarks and marvels to the real estate industry of Rajasthan, which will surely leave a lasting Real Estate legacy.

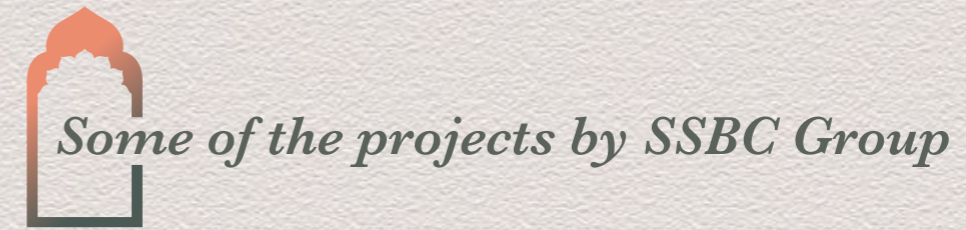
**"BUILDING DREAM HOMES AND DELIVERING HAPPINESS"**

With the above aim in the minds of SSBC Group, the company is known for its commendable designs, comfortable and luxurious projects, transparency and commitment levels. With the mission to dream big, create distinction and live beyond horizons, SSBC Group endowed with ISO 9001-2015 certification firmly believes in its motto - "Dream, Create, Live". The group have been fortunate enough to get immense support of skilled and diligent officials in the team, which has helped us raise the standards of top-class construction, after sale services, timely deliverance and building great relations with transparency.

SSBC Group truly believes in achieving excellence through path breaking innovation and professionalism and providing best of the residential and commercial landmarks.

Since 2012, the group has earned unmatched reputation with the delivery of several projects - "The Elegance" at Pratap Nagar, "Su-Prem" at Bani Park, "Nirvana", "Ashirwad" at Bapu Nagar, "Vinayak Residency" on Tonk Road and "Shyam Paradise" at DCM, Jaipur are few of the completed projects. The group has recently launched several premium projects like "SSBC Utsav" at Bapu Nagar, "SSBC Atishay" at Mahaveer Nagar, "SSBC Vidushi" at Maharani Farm and Jaipur's new landmark for Iconic Business & Living at Sahkar Marg with the name "SSBC THE ICONIC TOWER". SSBC Group, also having presence in Sikar and Neemrana, is all set to introduce more luxurious residential and commercial projects soon at the prime most locations of the Jaipur city like Jawahar Circle, Gopalpura Bypass, Sahkar Marg, Bapu Nagar and Tilak Nagar.

The vision of the group is to spread its wings to all the important cities of Rajasthan and fill the skylines with modern and luxurious architectural marvels. The group is poised to mesmerize you with a range of premium projects at prime locations of the city.



SSBC JKD ELEVATE  
(Commercial) Gopalpura Bypass



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-VG UTOPIA  
(Residential) Tilak Nagar



SSBC ATISHAY  
(Residential) Mahaveer Nagar



SSBC VIDUSHI  
(Residential) Durgapura



SSBC SHYAM KRIPA  
(Residential) Heerapura



SSBC THE ELEGANCE  
(Residential) Pratap Nagar



SSBC VINAYAK RESIDENCY  
(Residential) Pratap Nagar



SSBC ASHIRWAD  
(Residential) Bapu Nagar



SSBC SU-PREM  
(Residential) Banipark



SSBC SHYAM PARADISE  
(Residential) DCM, Ajmer Road





Dream, Create, Live.

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