



Okay PLUS
EMPORIUM

Showrooms/Corporate offices



Location Empowers
The Business Growth
We Make Sure You Choose
The Prominent One

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Okay PLUS EMPORIUM



Prime Location

Front On 160 Ft. Wide Road



Anchor Showroom



48 Corporate Office



Roof Top Restaurant & Sitting Area



Build, Grow, Succeed- The Space Is Yours!

Welcome to Okay PLUS Emporium- Your Premier Partner in Commercial Spaces

With years of experience in the real estate industry, we offer premium corporate office spaces and showroom spaces - thoughtfully designed to meet the evolving needs of modern businesses.

Our portfolio features flexible, efficient, and inspiring work environments that foster productivity, creativity, and growth. Whether you're a growing startup or an established enterprise, we are here to help you find the ideal space to elevate your business - right in the **Heart of Jaipur's** Prime Commercial hub.

Explore opportunities that match your scale, ambition, and vision. Let us help you find the perfect space to take your business to the next level.

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The Landmark of Modern Commerce

Strikingly modern and architecturally refined, the facade of Okay Plus Emporium is designed to stand out. With sleek glass panels, structured vertical lines, and a commanding street presence, it sets a new benchmark in commercial aesthetics. Every angle reflects sophistication, professionalism, and the future of urban business. It's not just a building—it's a statement that defines the brands and offices it houses.



Showrooms That Speak for Your Brand

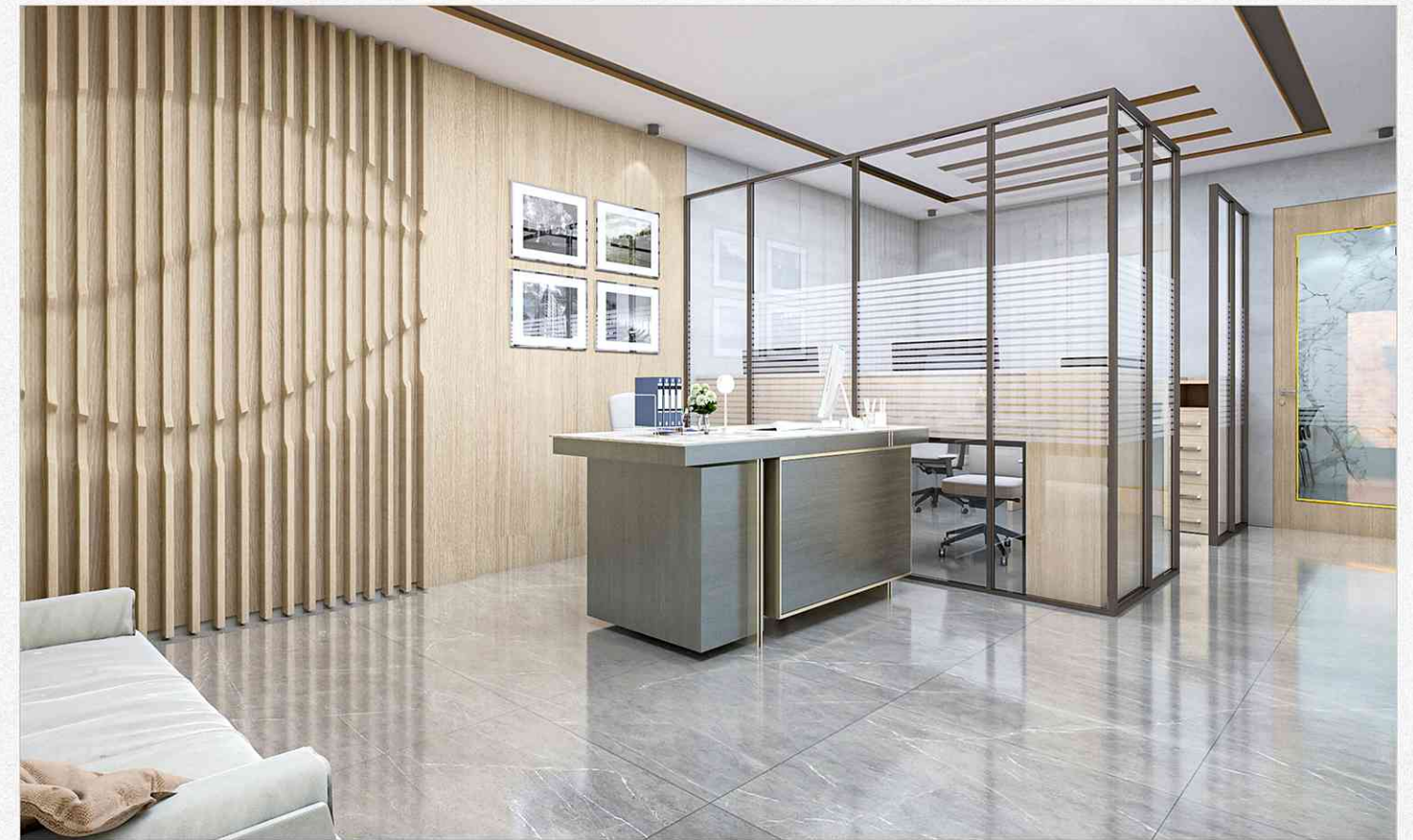
Every showroom at Emporium is a statement — of vision, value, and visibility. Whether you're launching a flagship store or expanding your brand, these showrooms offer a front-row presence in one of Jaipur's fastest-growing commercial zones. It's not just a space—it's your brand's stage



Retail Floors/Showrooms
(Lower Ground, Ground & 1st Floor)

Your Next-Gen Office, In a Landmark Address

Okay Plus Emporium offers modern, intelligently planned office spaces designed for productivity, prestige, and long-term growth. From startups to established firms, every workspace is infused with natural light, contemporary aesthetics, and a professional environment that reflects your ambition. Perfectly located on Main Gopalpura, it's the address your business deserves.



Corporate Offices
(2nd to 4th Floor)

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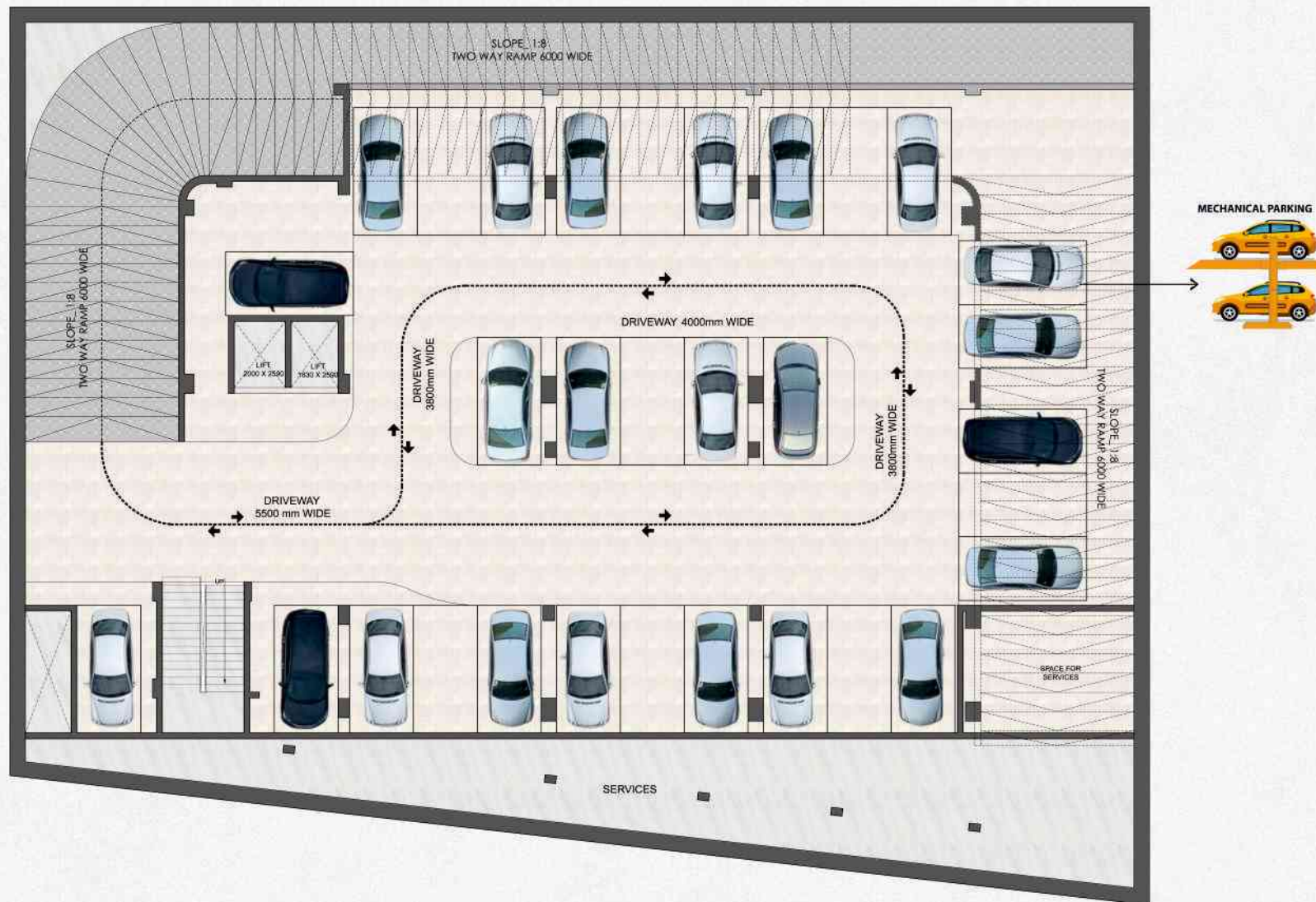
Basement Plan

Ample Parking Spaces With Mechanical Parking System

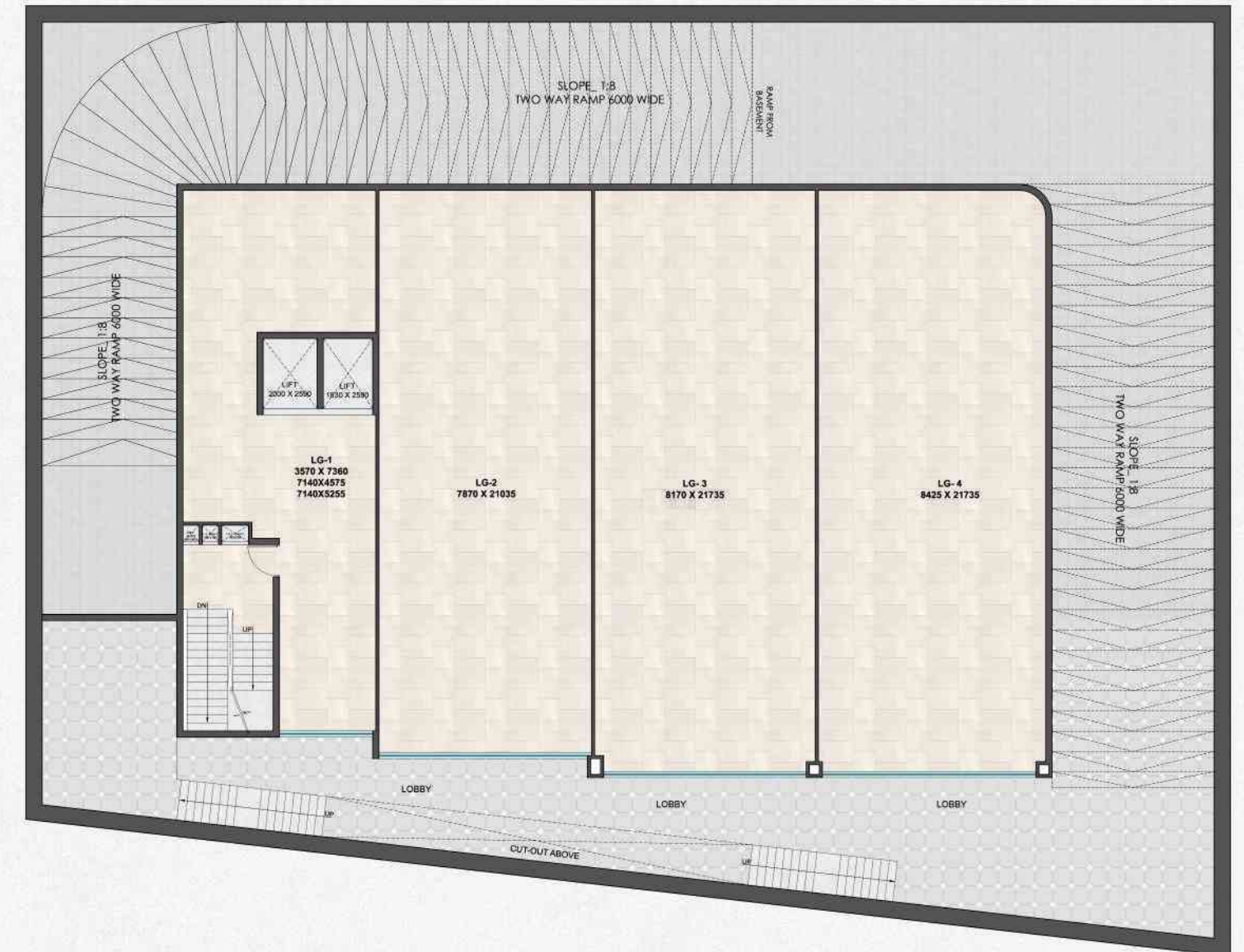
Lower Ground Floor

S.No.	Floor	Carpet Area (sq. ft.)	BUA (sq. ft.)	Unit SBUA @50% (sq. ft.)
1	LG 1	1111.27	1217.61	1826.42
2	LG 2	1781.86	1833.95	2750.93
3	LG 3	1906.291	1960.32	2940.48
4	LG 4	1965.49	2056.55	3084.83
S.No.	Total	6764.90	7068.44	10602.66

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Ground Floor

S.No.	Floor	Carpet Area (sq. ft.)	BUA (sq. ft.)	Unit SBUA @50% (sq. ft.)
1	GF 1	361.67	386.21	579.31
2	GF 2	2229.63	2328.55	3492.83
3	GF 3	1891.65	1939.12	2908.67
4	GF 4	2037.61	2130.50	3195.75
S.No.	Total	6520.56	6784.38	10176.57



First Floor

S.No.	Floor	Carpet Area (sq. ft.)	BUA (sq. ft.)	Unit SBUA @50% (sq. ft.)
1	FF 1	787.49	851.21	1276.81
2	FF 2	2859.21	2963.95	4445.92
3	FF 3	2124.04	2185.29	3277.93
4	FF 4	2895.06	3007.43	4511.15
S.No.	Total	8665.80	9007.88	13511.82

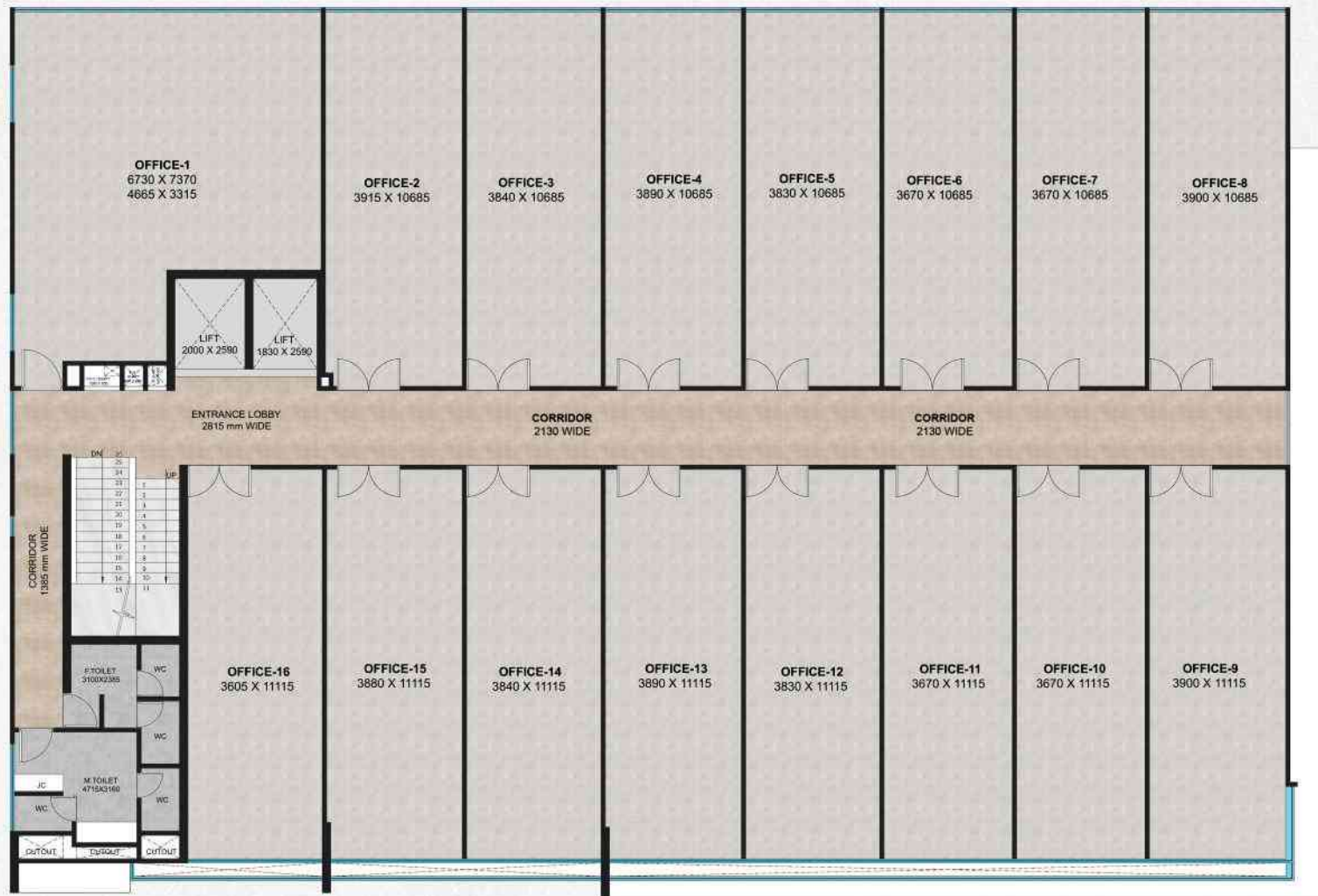
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Typical Floor Plan (2nd To 4th)

S.No.	Floor	Carpet Area (sq. ft.)	BUA (sq. ft.)	Unit SBUA @50% (sq. ft.)
1	OFFICE 1	826.88	883.07	1324.61
2	OFFICE 2	449.61	479.32	718.97
3	OFFICE 3	441.54	464.57	696.85
4	OFFICE 4	447.35	470.49	705.74
5	OFFICE 5	440.46	463.39	695.08
6	OFFICE 6	422.05	444.66	666.99
7	OFFICE 7	422.05	444.66	666.99
8	OFFICE 8	447.89	477.81	716.71
9	OFFICE 9	465.97	499.44	749.17
10	OFFICE 10	439.06	462.20	693.30
11	OFFICE 11	439.06	462.20	693.30
12	OFFICE 12	458.22	481.68	722.53
13	OFFICE 13	464.25	489.00	733.51
14	OFFICE 14	459.40	482.87	724.30
15	OFFICE 15	462.85	487.82	731.73
16	OFFICE 16	459.94	504.61	756.92
S.No.	Total	7546.57	7997.79	11996.69



Terrace Floor Plan

Terrace Floor Area

S.No.	Unit No.	Carpet Area (sq. ft.)	BUA (sq. ft.)	S.B.U.A (sq. ft.) 50%
1	Covered Area	1908.12	2044.06	3066.10
2	Open Area	5595.18		



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Shining Bright. Standing Tall. Inspiring Pride

As the city winds down, Okay Plus Emporium lights up like a symbol of vision, success, and pride. Its stunning night facade isn't just a view — it's a feeling. Where ambition finds its light, it reflects every dream that began small but reached high. For those who dare to lead, this is more than a commercial space — it's a legacy, beautifully shines under the Jaipur sky.



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Work Hard, Dine Harder

Terrace Restaurant: Fuel Your Hustle & Celebrate Your Wins!

The rooftop restaurant at Okay Plus Emporium is more than a space — it's an elevated experience. With panoramic views, elegant seating, and a serene atmosphere, it's perfect for casual meetings, coffee breaks, or after-hours relaxation. It brings a touch of leisure to the world of business & growth.



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Project Highlights



Reception Lobby:
Excellent Welcome Area



Parking Floor:
Basement Parking



Best In Class:
Excellent Floor To Floor Height



State-of-art Vertical Transportation:
Two High Speed Lifts.



Ev Charging Station:
Future Ready



Sit Out Open Space:
Sit Out Space With Rooftop Restaurant



Cafeteria
Food With Fun



Double Glazed Unit:
Where Natural Light Meets Graceful Design.



Optical Fiber Connectivity
Where Every Corner Connects — Optical Fiber Ready

Amenities



100% Power Backup For Common Areas



24 hrs. Security



Building Maintained By Agency/ Society



CCTV Camera



Fire Safety

Specification

Exterior

- Magnificent & attractive modern elevation in combination of glass, ACP & paint.

Interiors

- Exclusive designer vitrified tiles/granite/stone on floor & staircase.
- Broadband ready internet connections to office spaces
- Vastu friendly.

Fire Safety

- All areas fully equipped with latest fire fighting system (sprinklers & smoke detectors, wet risers & fire extinguishers) in common areas only.
- Fire fighting static water tanks with fire pumps.
- Fire escape staircase.
- Fire hydrant in exterior areas.

Parking

- Basement for mechanical car parking
- Open car parking on ground floor
- EV charging point

Toilets

- Premium fixtures & fittings in toilets.
- Combination of ceramic tiles/stone/granite/marble for flooring & wall.
- Taps and flushing system for hygiene in toilets.

Vertical Circulation

- Best vertical transportation with automatic lift connecting all floors.
- 2 High speed lifts

Other Features

- Earthquake resistant RCC frame structure
- Elegant reception lobby and waiting area.
- Full length glazing.
- Double Glazed Unit.

Lighting

- Ample

Electrical wiring & fittings

- Total concealed provided with electrolytic copper piping for AC.
- Copper tubing in all offices.
- Premium modular switches.

Power backup

- 100% power backup through silent generators for common areas, office/retail floors.

Building Maintenance

- Building management by agency/society.
- 24x7 security with CCTV cameras.
- House keeping agency for proper cleaning.

Retail Features

- Retail outlets facing 160 feet road.
- Entrance lobby with Italian flooring

Offices Features

- Italian marble/granite/tile in lobbies & offices.
- Toilets & drinking water facility on each floor
- Integrated plumbing solutions.
- Broadband provision

- Rain water harvesting system.
- Optical fiber connectivity.
- Outer development with landscaping.

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The Leaders Behind The Project

Okay Plus Group is one of the **most trusted Real Estate Group** which is now geared up to bring a paradigm shift in lifestyle of the state through their world class structures. It is a renowned name in business from last 48 years, headed by **Mr. O. P. Modi**. It is certified with the ISO 9001:2008 for impeccable standards of quality and management. In the journey of growth and development, the group has not only earned a name for themselves but also the goodwill and trust of the people. The company brought to the customer, property at value for money prices. It has a number of projects coming up in the state of Rajasthan, which include Residential Projects, Commercial Projects, Townships, Farmhouses, Hotels, etc.

The Group actively participates in social events. It has donated 15,000 sq yards land to ISK CON on prime location in Mansarovar, Jaipur. The company has also donated Operation Theatre and facilitated rooms wards, oxygen plants in Maharaja Agresen Hospital, Jaipur. Also make donation to Akshay Patra at regular intervals of time. Working with the best of teams, Okay Plus is coming up with projects of quality constructions at prime locations. The Group has completed more than 45 projects which includes residential buildings, commercial shops & office complex, villa, society, Townships and Farm houses projects in past which have already been a great investment to the customers.

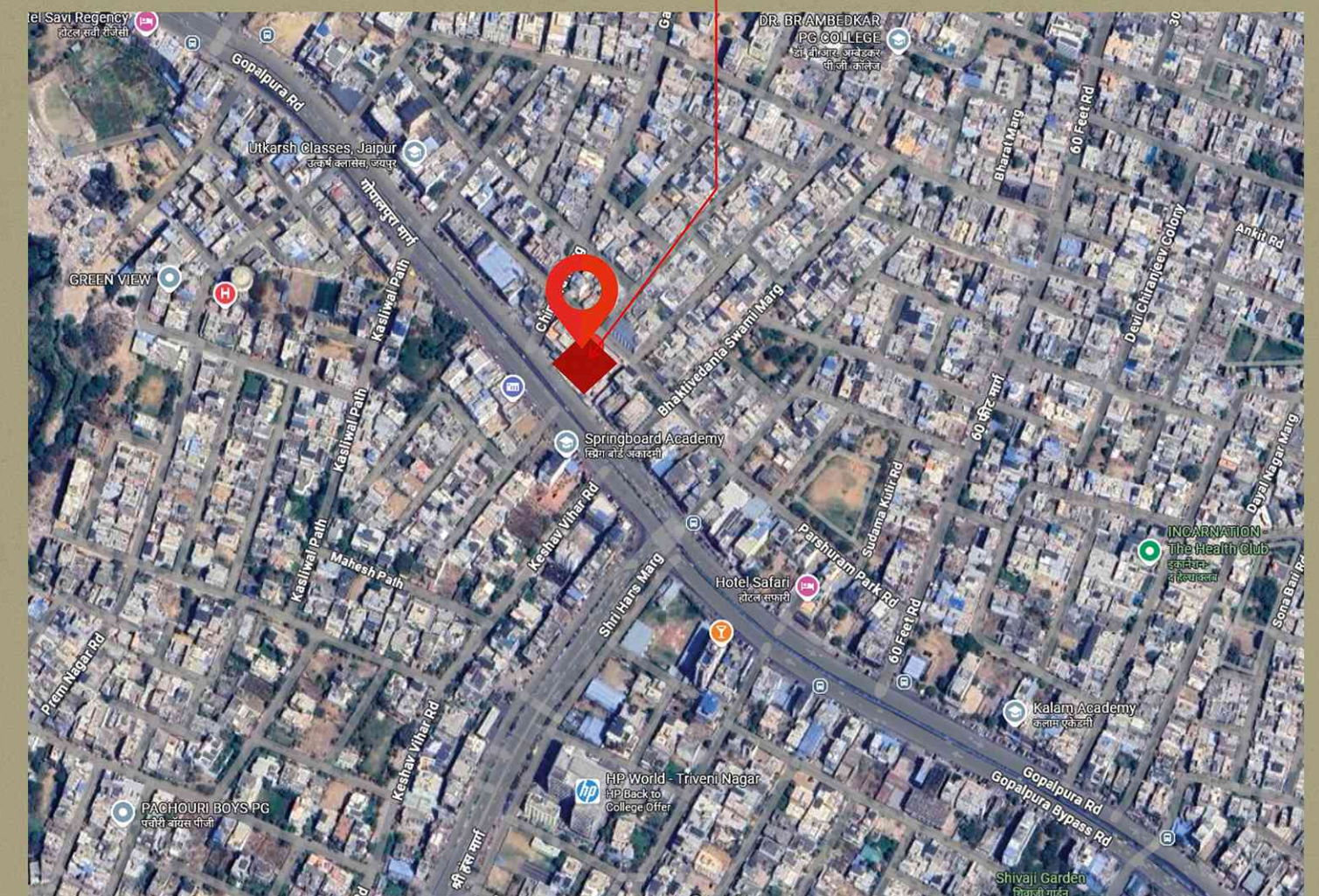
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Main Gopalpura The Future of Urban Commerce.

Strategically located on Gopalpura Bypass, one of Jaipur's most dynamic growth corridors, Okay Plus Emporium ensures unmatched visibility, easy accessibility, and seamless connectivity. The location is a magnet for established brands, high footfall, and professionals who value convenience.

- Prime Gopalpura Frontage
- Proximity to Mansarovar, Tonk Road & Civil Lines
- Well-Connected to Major Coaching Hub Areas
- Well-connected to Jaipur Metro and Bus Network
- Surrounded by upscale residential neighborhoods



Address: Plot No. 64, 65, 65A & 65B, Scheme No.10, Surya Nagar, Opposite Ridhi-Sidhi Crossing, Main Gopalpura Road, Jaipur, Rajasthan- India

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BUILDERS & DEVELOPERS
An ISO-9001 : 2008 Certified

Okay Plus Builders LLP

Okay PLUS Group

Okay PLUS House, Kiran Path, Suraj Nagar (West), Civil Lines, Jaipur (Rajasthan), India,
Ph.: **0141-4270000**, E-mail: mail@okayplus.com | Website: www.okayplusgroup.com

In association with:



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