

## PAST PROJECTS



**SUN n MOON**  
VIDHYADHAR NAGAR



**BELVEDERE PARK**  
SWEJ FARM



**SUN n MOON CHAMBERS**  
AJMER PULIA



**LE GRAND**  
SUBHASH NAGAR

# THE ONE HARMONIZING URBAN BUSINESSES

## AEKUM HIUB

**AEKUM**  
REALTY

SUN N MOON CHAMBERS, 509 - 513, NEAR AJMER FLYOVER, JAIPUR 06

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RERA NO. RAJ/P/2023/2702

DISCLAIMER: This brochure is not a legal document. It only describes the conceptual plan to convey the intent and purpose of the developers. The specifications & details mentioned in this brochure are tentative and are subject to change at the sole discretion of the developers and/or the architects.

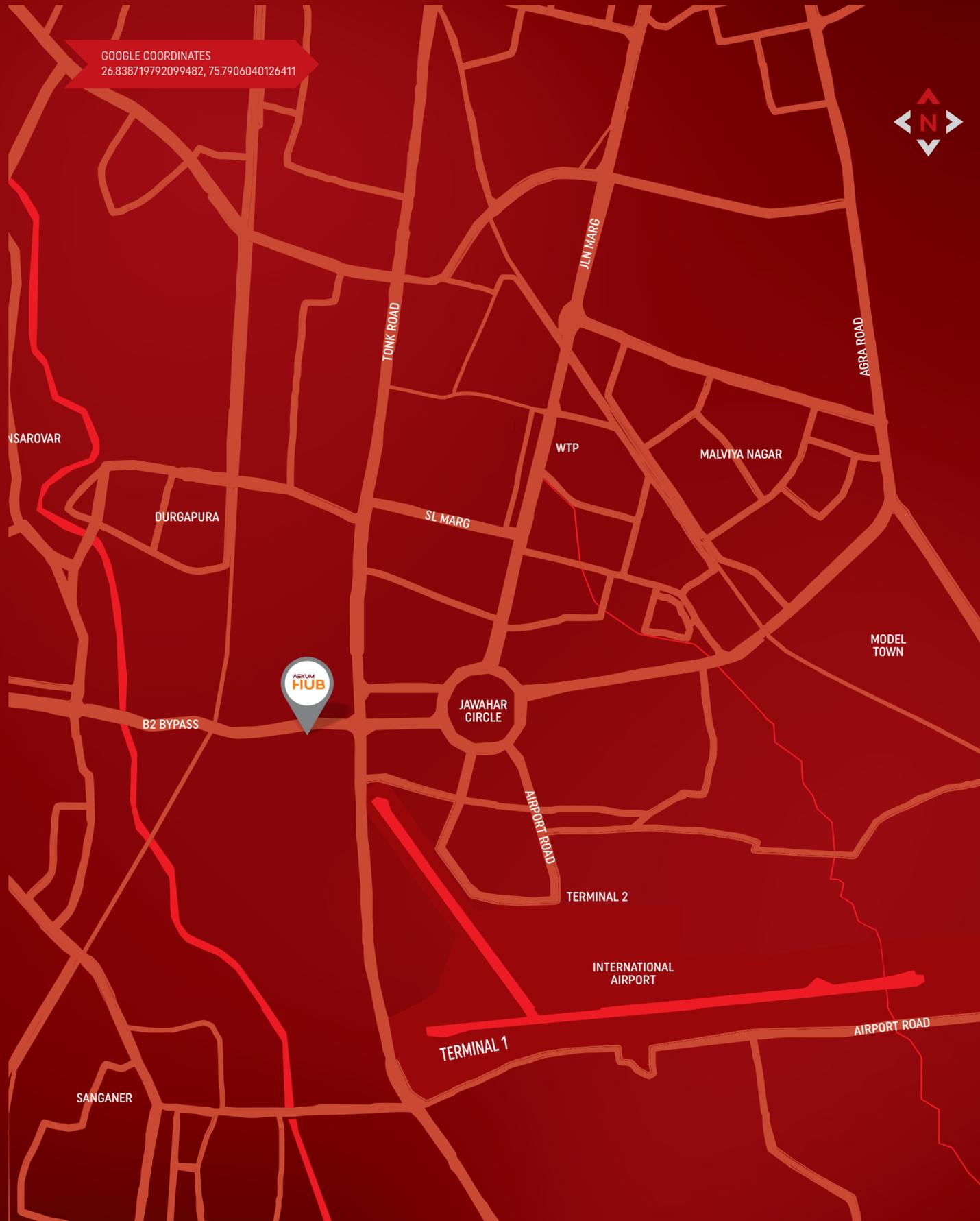
# PRESENTING AN EDIFICE

Where infinite opportunities unfold.  
One address for work, business, and gratification.

A stunning glass façade, an architectural marvel of modern design,  
encompasses ultimate business possibilities.



GOOGLE COORDINATES  
26.838719792099482, 75.7906040126411



# PRIME, TODAY AND TOMORROW

Situated on the vibrant Tonk Road, Aekum Hub commands a central position, offering convenient access to the city's key corporate hub. Nestled in the heart of Jaipur, it exemplifies efficiency, often equating to time saved.

SITE ADDRESS : C1, METRO ENCLAVE, B2 BYPASS, TONK ROAD, JAIPUR

RADISSON BLU	800 MTR	JAIPUR AIRPORT T1	3.2KM
JAWAHAR CIRCLE	800 MTR	GANDHI NAGAR RLY STN.	4.4 KM
JAIPUR MARRIOTT	850 MTR	RIICO SITAPURA	7.8 KM
CLARKS AMER	1.8 KM	SMS HOSPITAL	8.3 KM
EHCC HOSPITAL	1.9 KM	MI ROAD	10 KM
FORTIS HOSPITAL	1.9 KM	JAIPUR JUNCTION	10 KM
JAIPUR AIRPORT T2	2.2 KM	SINDHI CAMP	11.3 KM
RIICO SANGANER	2.8 KM	MAHINDRA SEZ	17.0 KM

DISTANCES ARE AS PER GOOGLE MAP



EHCC HOSPITAL

JAWAHAR CIRCLE

JAIPUR DWAR

EP GARDENS

JAGATPURA

AIRPORT TERMINAL 2

STATE HANGER

AIRPORT TERMINAL 1

JAIPUR CENTRE

TOWARD AJMERI GATE

TONK ROAD

TOWARDS SITAPURA

B2 BYPASS

THIS IS AN ARTISTIC RENDER IMPOSED ON THE ACTUAL SITE PHOTOGRAPH.



# EXCEPTIONAL AND GRAND

**4.25 LAC SQ.FT. AREA BUILT OVER  
5372 SQ. MTR. OF LAND**

<b>4 LEVEL PARKING</b>	<b>9 FLOORS HIGH</b>	<b>200 FEET ROAD</b>	<b>2025* FIT-OUT READY</b>
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Our vision is to establish a meticulously organized commercial hub serving as a haven for corporate offices, premium retail brands, a contemporary marketplace experience and modern conveniences.

All of this is strategically situated at the most promising Tonk Road and B2 Bypass intersection.

\*2026 Possession Ready as per RERA



# SHOWROOMS & STORES

**55,000 SQ.FT. OF  
HIGH-END RETAIL AREA**

- HIGH STREET RETAIL
- DIRECT ACCESS FROM THE ROAD
- MULTIPLE STORE SIZES
- DEDICATED CAR PARKING
- IMPOSING DOUBLE HEIGHT FACADE

The generously proportioned and meticulously planned showrooms at Aekum Hub will provide an irresistible dose of retail therapy. A collection of both international and national brands, positioned along the main road, will be a true delight for avid shoppers. Spanning across the ground and first floors, this space will house upscale retailers and brands that are exclusively tailored.



# SHOPS & VANILLA STORES

20,000 SQ.FT. OF  
LEISURE SHOPPING

150  
MINI SHOPS

- CENTRALLY AIR-CONDITIONED
- COMPLETE POWER BACK-UP
- DIRECT ACCESS
- WIDE CORRIDORS
- MULTIPLE SHOP SIZES
- FULLY FURNISHED SHOPS

Amongst the offerings of Aekum Hub, modern bazaar is the market space crafted to rejuvenate the feel of leisurely shopping which gives buyers immense variety and caters to multiple needs at one floor.

Spread over more than 20,000 sq. ft. on the lower ground floor, with 150 mini shops, showrooms, and ATM spaces, this bazaar provides an endless retail experience.

The shops and stores are well-designed with an 10 feet tall front ceiling height. It is accessible by two elevators & one escalator.





# OFFICES & WORKSPACES

**2.3 LAC SQ.FT.  
OF WORK SPACE**

**170  
OFFICES**

**7  
FLOORS**

**5  
ELEVATORS**

- FULL POWER BACKUP
- DOUBLE HEIGHT ENTRANCE LOBBY
- 5 ELEVATORS
- OFFICE PODS
- RECREATIONAL AREA
- WET POINT IN OFFICES
- DRINKING WATER & WASH AREA

Aekum Hub is poised to set the standard for prestigious business addresses in Jaipur. Its strategic proximity to industrial zones and the city center positions it as the future headquarters for corporate entities.

Featuring a dedicated reception lobby, four high-speed elevators, and spacious corridors, the offices within Aekum Hub are designed to offer highly desirable workspaces.

Moreover, each office space includes provisions for private amenities such as washrooms and pantries, enhancing convenience and comfort for occupants.





# CONCEIVED FOR CONSISTENCY

## FOUR LEVEL PARKING

Four level parking for more than 400 cars, along with space for visitors' parking. EV charging points are available on each floor.

## ELEVATORS

7 spacious & high-speed elevators to reduce congestion and provide easy access.(4 for offices, 2 for retail area & 1 for service)

## SECURITY

Aekum Hub has an appropriate security system with exhaustive CCTV surveillance and vigilant personnel, ensuring a secure environment for businesses and visitors.

## FIRE FIGHTING

At Aekum Hub, we prioritize safety with a cutting-edge fire-fighting system. This includes sprinklers, smoke detectors and hydrants.

## POWER & BACKUP

Prepaid metering and a 100% backup facility ensure uninterrupted productivity, providing your workplace with a distinct global advantage & driving business growth.

## DOUBLE GLAZING UNIT

To make sure that you get an environment which is work-friendly, DGU and insulated glasses are being used for sound and thermal insulation, ensuring adequate heat and sound resistance.

## INTEGRATED WASHROOMS

Option for integrated washroom is available with most of the offices as per personal preferences.

## RO WATER

RO drinking water facility on every floor with water cooler for convenience of people working in the offices and retail.



# AESTHETICS AND UTILITY

## RESTAURANT AND CAFÉ

In current times striking a balance between work and relaxation is an absolute necessity. To facilitate this, a coffee point at the reception and a full-scale restaurant have been planned on the rooftop.

## OFFICE PODS

Aekum Hub has planned office pods, creating micro tranquil workspaces within the premise. These compact sanctuaries offer complete privacy, allowing employees to escape workspace disturbances while staying on-site.

## RECEPTION AREA

A common reception area with lounge in a delightful contemporary double-height lobby is designed to inspire awe.

## RECREATIONAL AREA

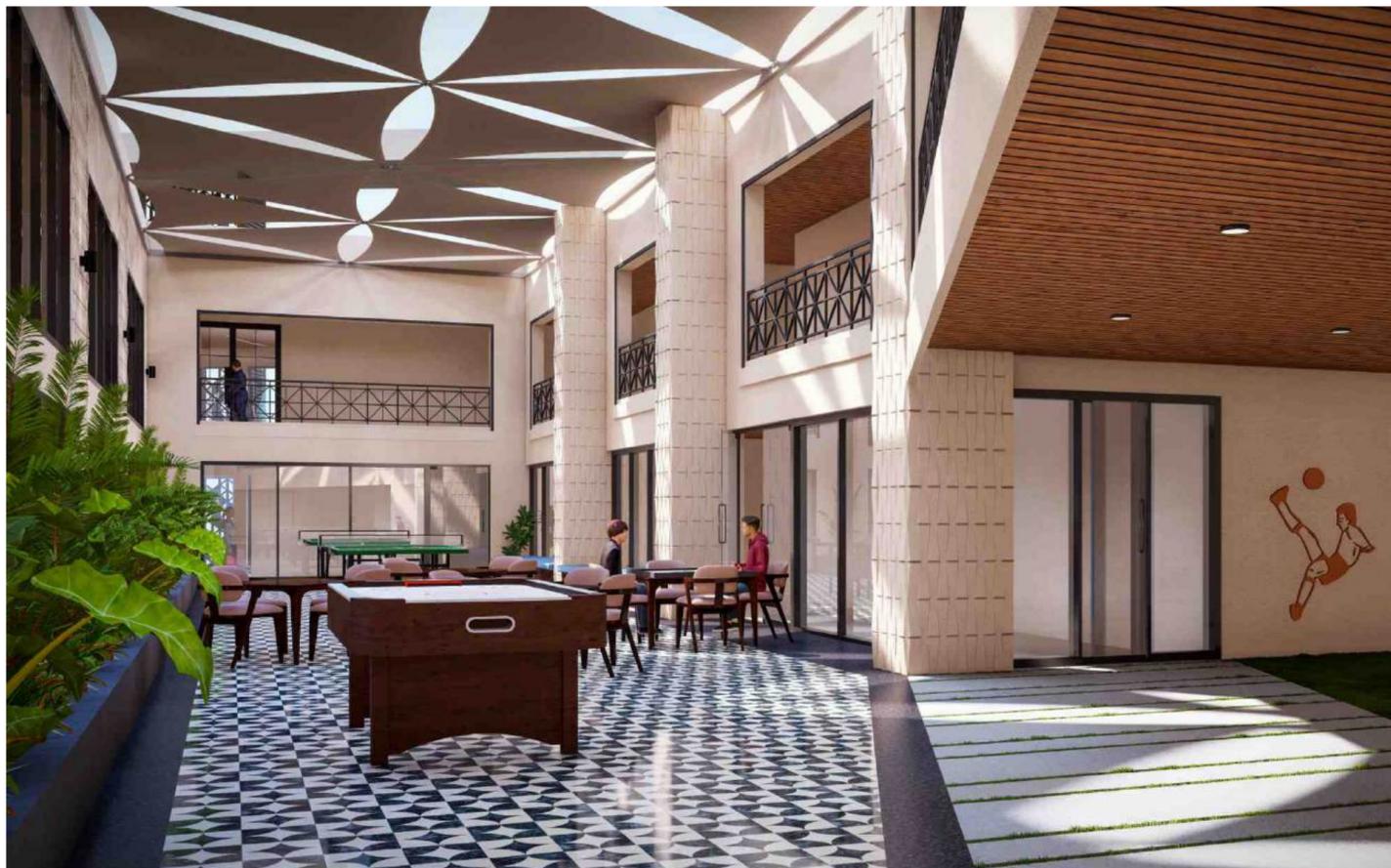
Aekum Hub offers thoughtfully designed recreational space, providing a peaceful environment for relaxation and rejuvenation. This zone is perfect for taking breaks, promoting well-being, and helping employees maintain a healthy work-life balance while staying productive on-site.

## FULL GLAZING FACADE

A 9 storey structure with full length glazing makes an imposing statement which is designed to embrace natural light and fantastic view of surroundings.

## LANDSCAPING

Pleasing hard and soft landscapes contribute to a rejuvenating and relaxing, stress-free ambience. The double-height zen-themed garden enhances the recreational spaces.





# SUSTAINABLE URBAN INNOVATION

Aekum Hub is more than a commercial building; it's a testament to a greener tomorrow. It serves as a sanctuary for sustainability, woven together with meticulous planning to create a tapestry of eco-consciousness. Here, commerce and conservation coexist, shaping a brighter, greener future.

## GREEN BUILDING

Aekum Hub is a pre-certified IGBC Gold Rated green building with eco-friendly design, energy-efficient systems and green materials, harmonizing with nature while serving its purpose.

## SOLAR PANEL

Proposed solar panel would make it an eco-friendly project & also will reduce dependency on conventional source of energy.

## INTELLIGENT RESTROOMS

Smart restrooms are planned with auto-flush technology, smart faucets and fixtures to ensure cleanliness with minimal water usage.

## SPECIALLY ABLED FRIENDLY

Aekum Hub prioritizes inclusivity, providing specially-abled individuals with easy access, ramps, and facilities designed for their needs, ensuring seamless comfort.

## STP

Aekum Hub has a sewage treatment plant essential for sustainable environmental practices. This facility will process waste water for further reuse.

## LED LIGHTING

Well lit lobbies and corridors with LED lights and motion sensors, saving on electricity bills and making the project eco friendly and cost effective.

## GARBAGE MANAGEMENT

A dedicated sustainable garbage disposal would emphasize systematic waste collection and recycling. This will ensure cleaner compound and lesser carbon footprint.

# LOWER GROUND FLOOR PLAN



TYPE	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)
S-1	43	52	78
S-2	42	52	78
S-3	38	47	70
S-4	39	47	70
S-5	37	47	70
S-6	133	150	225
S-7	132	146	219
S-8	128	146	219
S-9	132	146	219
S-10	128	146	219
S-11	132	146	219
S-12	128	146	219
S-13	132	146	219
S-14	128	146	219
S-15	120	142	214

TYPE	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)
S-16	120	142	214
S-17	132	146	219
S-18	128	146	219
S-19	132	146	219
S-20	128	146	219
S-21	132	146	219
S-22	128	146	219
S-23	124	146	219
S-24	132	146	219
S-25	132	146	219
S-26	128	146	219
S-27	129	146	219
S-28	131	146	219
S-29	129	146	219
S-30	136	157	235
S-31	74	84	126
S-32	66	77	116
S-33	67	77	116
S-34	68	77	116
S-35	68	77	116

TYPE	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)
S-36	89	106	159
S-37	418	459	688
S-38	377	401	602
S-39	366	398	597
S-40	60	68	102
S-41	39	45	68
S-42	56	66	99
S-43	66	80	119
S-44	50	57	85
S-45	50	57	85
S-46	50	57	85
S-47	50	57	85
S-48	45	57	85
S-49	60	68	102
S-50	54	62	93
S-51	56	62	93
S-52	49	62	93
S-53	54	62	93
S-54	54	62	93
S-55	54	62	93
S-56	60	68	102
S-57	50	57	85
S-58	50	57	85
S-59	50	57	85
S-60	50	57	85
S-61	50	57	85
S-62	46	57	85
S-63	59	68	102
S-64	54	62	93
S-65	54	62	93

TYPE	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)
S-66	52	62	93
S-67	128	146	220
S-68	135	146	220
S-69	111	126	189
S-70	113	126	189
S-71	115	126	189
S-72	115	126	189
S-73	114	126	189
S-74	112	126	189
S-75	135	146	220
S-76	132	146	220
S-77	42	50	76
S-78	44	50	76
S-79	44	50	76
S-80	49	56	84
S-81	40	46	70
S-82	40	46	70
S-83	40	46	70
S-84	40	46	70
S-85	40	46	70
S-86	37	46	70
S-87	47	56	84
S-88	44	50	76
S-89	44	50	76
S-90	40	50	76
S-91	37	44	65
S-92	43	50	75
S-93	43	50	75
S-94	48	56	84
S-95	40	46	69
S-96	40	46	69
S-97	40	46	70
S-98	38	44	67
S-99	38	44	67
S-100	32	37	56
S-101	45	54	80
S-102	42	48	72
S-103	46	53	79
S-104	45	52	78
S-105	39	46	68

TYPE	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)
S-106	57	66	99
S-107	41	48	72
S-108	48	55	82
S-109	48	55	82
S-110	50	57	85
S-111	50	57	85
S-112	45	57	85
S-113	59	68	102
S-114	53	64	97
S-115	60	68	102
S-116	50	57	85
S-117	50	57	85
S-118	50	57	85
S-119	46	52	79
S-120	46	52	79
S-121	42	52	79
S-122	54	63	95
S-123	49	56	84
S-124	46	52	79
S-125	46	52	79
S-126	46	52	79
S-127	65	73	110
S-128	65	73	110
S-129	69	78	117
S-130	74	85	128
S-131	74	85	128
S-132	114	125	188
S-133	71	81	122
S-134	105	119	178
S-135	92	104	156
S-136	102	120	180
S-137	103	117	176
S-138	102	117	176
S-139	101	117	176
S-140	101	117	176
S-141	104	117	176
S-142	112	130	194
S-143	115	130	194
S-144	90	112	168
S-145	104	120	180
S-146	32	39	59
S-147	31	39	59
S-148	35	44	65
S-149	34	45	68
S-150	34	45	67

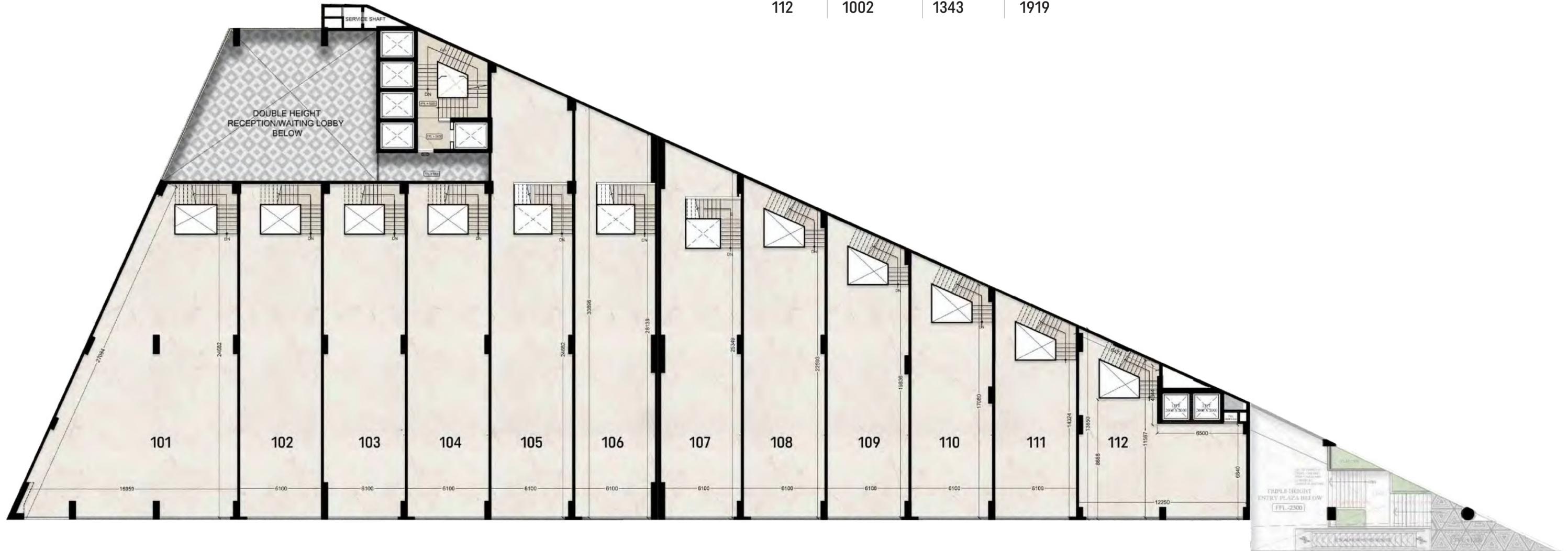




**FIRST FLOOR PLAN**



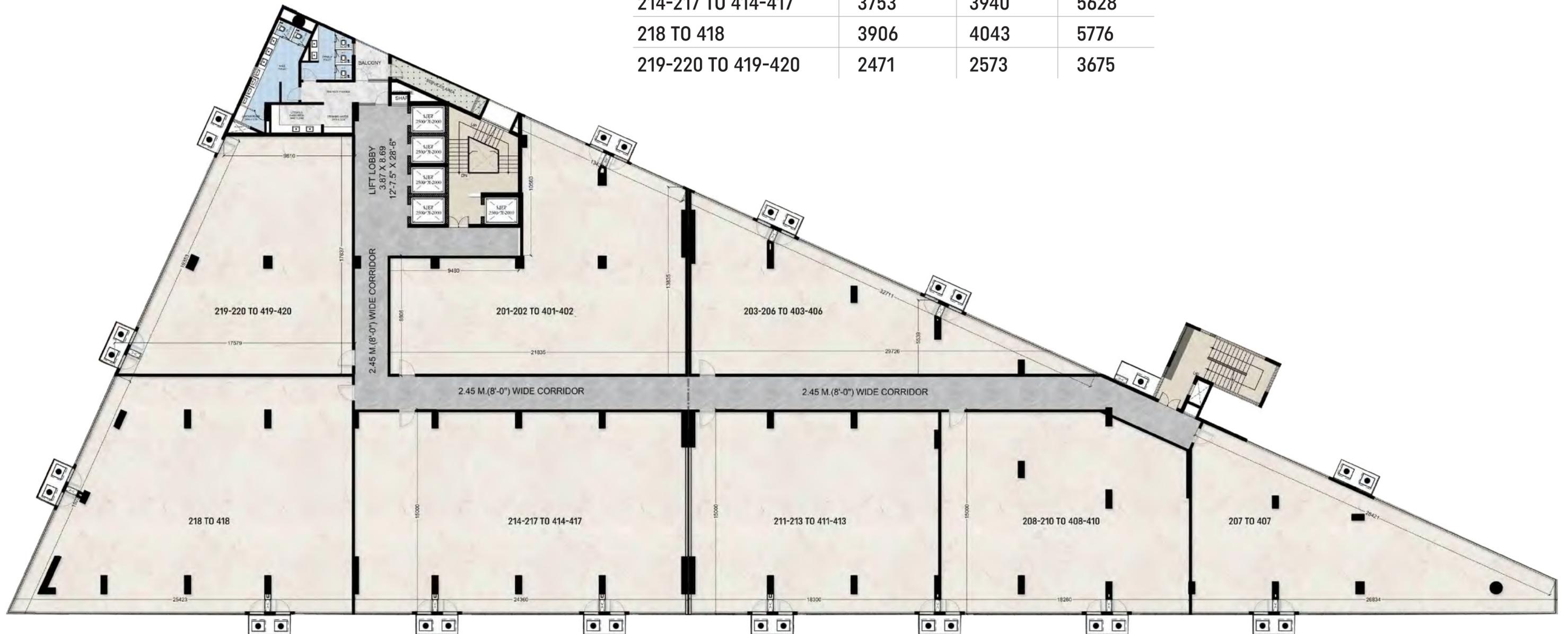
TYPE	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)
101	2613	3024	4320
102	1323	1621	2315
103	1303	1621	2315
104	1315	1621	2315
105	1850	2119	3027
106	1635	1938	2768
107	1455	1755	2507
108	1254	1574	2248
109	1078	1393	1990
110	902	1212	1731
111	733	1032	1474
112	1002	1343	1919



**SECOND TO  
FOURTH  
FLOOR PLAN**



TYPE	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)
201-202 TO 401-402	2938	3098	4426
203-206 TO 403-406	2097	2268	3240
207 TO 407	2339	2482	3546
208-210 TO 408-410	2738	2849	4070
211-213 TO 411-413	2805	2955	4222
214-217 TO 414-417	3753	3940	5628
218 TO 418	3906	4043	5776
219-220 TO 419-420	2471	2573	3675



**FIFTH & SIXTH FLOOR PLAN**



TYPE	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)
501 - 601	1980	2102	3003
502 - 602	924	999	1427
503 - 603	741	816	1165
504 - 604	589	635	907
505 - 605	413	453	648
506 - 606	310	364	520
507 - 607	906	996	1423
508 - 608	472	515	736
509 - 609	655	699	998
510 - 610	813	880	1257
511 - 611	938	985	1407
512 - 612	930	985	1407

TYPE	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)
513 - 613	925	985	1407
514 - 614	930	985	1407
515 - 615	897	985	1407
516 - 616	909	985	1407
517 - 617	926	985	1407
518 - 618	930	985	1407
519 - 619	936	985	1407
520 - 620	936	985	1407
521 - 621	919	983	1404
522 - 622	1717	1822	2602
523 - 623	1378	1460	2086
524 - 624	1062	1120	1600



**SEVENTH FLOOR PLAN**



TYPE	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)
701	480	543	776
702	498	543	776
703	784	844	1206
704	607	658	940
705	619	670	958
706	906	996	1423
707	473	515	736
708	652	699	998
709	551	599	856
710	560	599	856
711	555	599	856
712	555	599	856
713	555	599	856
714	539	599	856
715	554	600	858

TYPE	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)
716	555	599	856
717	555	599	856
718	547	599	856
719	560	599	856
720	1585	1682	2403
721	621	672	960
722	412	450	643
723	549	598	855
724	755	810	1157
725	471	510	728
726	460	500	715
727	464	500	715
728	469	500	715
729	454	500	715
730	574	632	903

# EIGHTH FLOOR PLAN



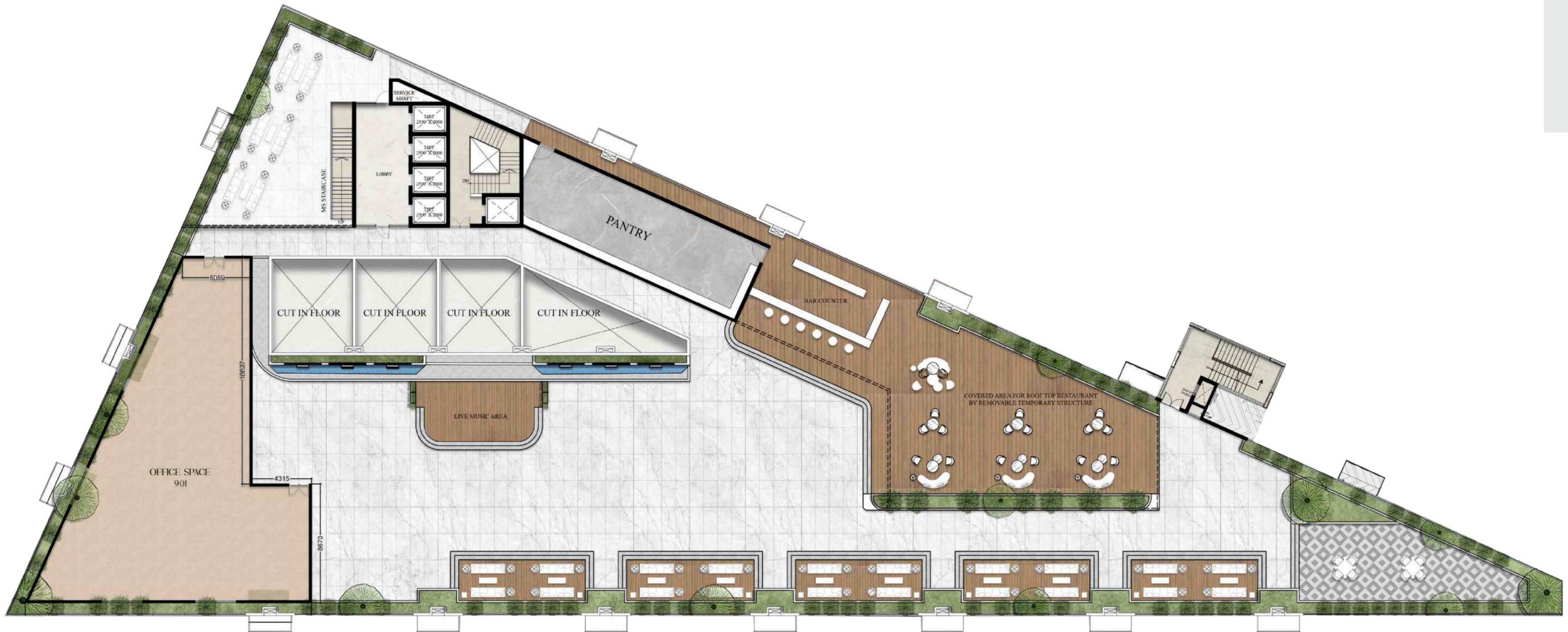
TYPE	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)
801	494	549	784
802	484	540	771
803	479	544	777
804	500	542	775
805	784	844	1206
806	608	658	940
807	619	670	958
808	906	996	1423
809	472	515	736
810	655	699	999
811	550	599	856
812	563	599	856
813	558	599	856
814	554	599	856
815	558	599	856
816	538	599	856

TYPE	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)
817	546	599	856
818	554	599	856
819	558	599	856
820	545	599	856
821	562	599	856
822	1582	1682	2403
823	623	672	960
824	412	448	640
825	551	600	857
826	755	810	1157
827	471	510	728
828	460	500	715
829	464	500	715
830	464	500	715
831	454	500	715
832	574	632	903

**TERRACE  
FLOOR PLAN**



TYPE	CARPET A. (SQFT.)	B.U.A. (SQFT.)	S.B.U.A. (SQFT.)
901	3205	3338	4769





# SPECIFICATIONS

## COMMON AREA

### BUILDING FACADE

- Magnificent glass facade with contemporary design.

### SECURITY

- 24 hours security.
- CCTV surveillance.

### PARKING (4 Level)

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

### EV CHARGING

- 4 Levels EV charging point for four and two wheelers.

### COMMON FACILITIES

- Well appointed public restrooms.
- Membrane based STP plant.
- Treated water for flushing and landscaping.
- Pre-certified IGBC Gold rated green building.
- Dedicated building management system.

## RETAIL AREA

### LOWER GROUND FEATURES

- Air conditioned mini shops & shops on lower ground floor.
- Dedicated 2 lifts for retail area (UB, LG & GF) and one escalator (from LG to Ground).
- Triple height entry for lower ground.
- Italian marble/ granite/ vitrified tiles flooring.
- Common washrooms.
- Drinking water facility.

### GROUND RETAIL FEATURES

- Interconnected two floor high street shopping facing 200' road.
- Dedicated handicap/ visitor parking in front of the stores.
- 14 feet ground floor height for proper visibility.
- Spider system glass glazing.
- More than 25 feet tall facade of ground and first floor high street stores.

### VERTICAL CIRCULATION

- 7 high speed elevators, 4 dedicated for office & 2 dedicated for retail area and 1 service elevator.
- 2 staircases.
- 1 escalator (from LG to G).

### FIRE FIGHTING SYSTEM

- All areas fully equipped with latest fire fighting system.
- High side tapping point for sprinkler & smoke detectors for each unit.
- Fire hydrant in external areas.
- Fire staircase.
- Dedicated fire refuge area as per norms.
- Under ground fire tanks with pumps.

### POWER BACK UP & ELECTRICAL

- 100% power back up of entire building.
- Broadband internet provision.

### COMMON LIGHTING

- Energy efficient facade lighting.
- Sensored LED lights for energy efficiency in common areas.

## OFFICE AREA

### OFFICE FEATURES

- Double height lobby with reception, waiting lounge & café.
- Italian marble/ granite/ vitrified tiles flooring in common area only.
- Imported marble/ granite flooring at ground floor office lobby.
- Handicap accessibility and toilet facility.
- Office pod facility on chargeable basis.
- Common wash rooms on each floor.
- Fresh air provision for each unit.
- Wash area and drinking water facility on each floor.
- Dedicated space for outdoor units at office floors.
- A recreational area on the 7th floor.