



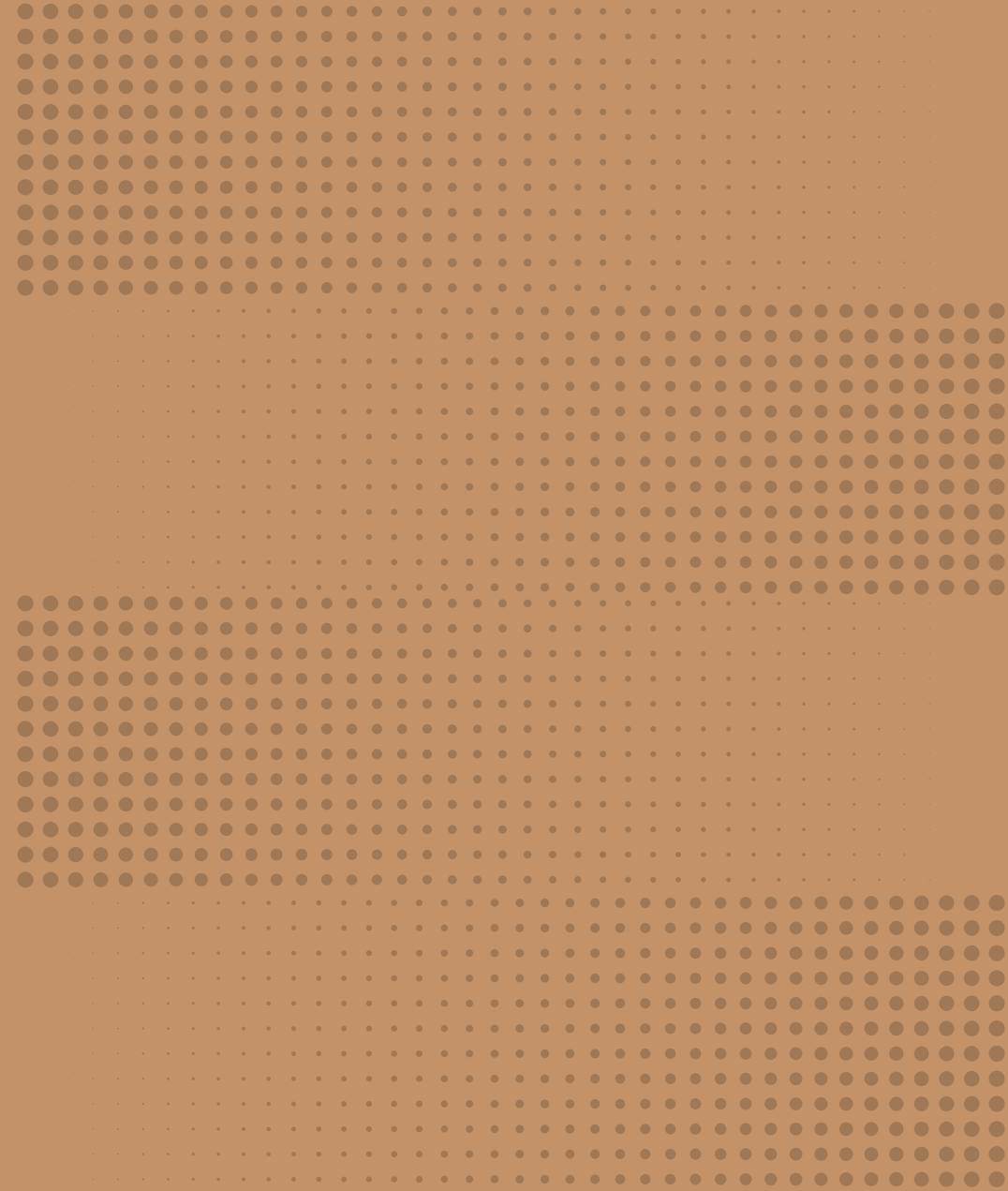
STATEMENT

SECTOR 66, GURUGRAM

A STATEMENT FOR YOUR BUSINESS



Contents.



01 **Overview**

02 **Location**

03 **Office Space**

04 **Intelligent Design**

05 **Amenities**

06 **AIPL**



THE NEXT STEP
IN HUMAN-CENTRIC
WORKSPACES

AERIAL VIEW FROM GOLF COURSE EXTENSION ROAD



STATEMENT
**3RD - 26TH
FLOOR OFFICES**

RETAIL & DINING FLOOR

RETAIL FLOOR 3

RETAIL FLOOR 1&2

**JEWEL
BOX**

ONE ADDRESS
MANY POSSIBILITIES



BRINGING YOU A WORLD OF GREAT EXPERIENCES

SITE PLAN



QUALITY WORKSPACE IN A PREMIER ADDRESS

PART OF 4.4 ACRES (APPROX)
MIXED USE DEVELOPMENT
AIPL JOY GALLERY

24 LEVELS OF
PREMIUM GRADE 'A'
OFFICE SPACES

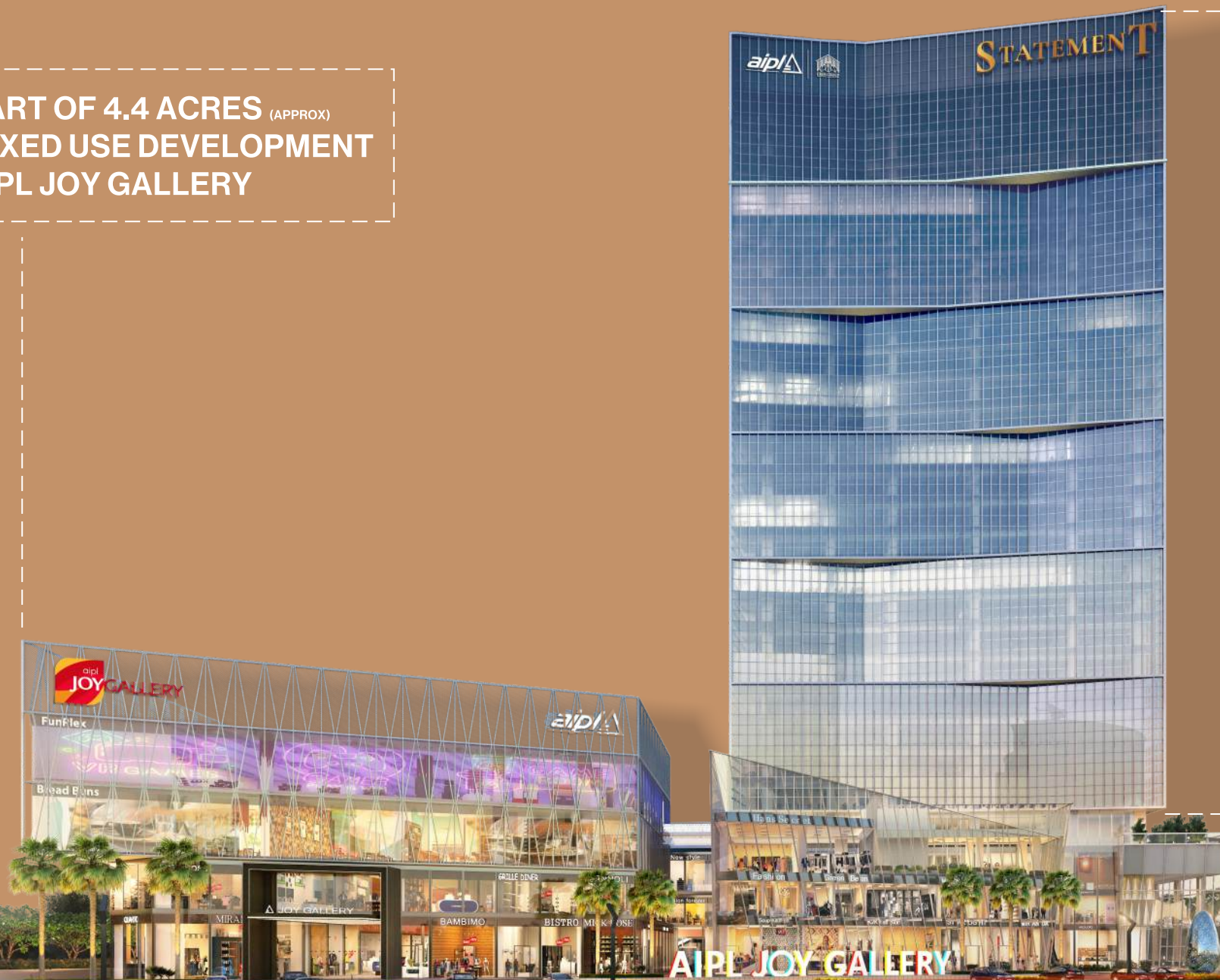


MAJESTIC
TRIPLE HEIGHT
ENTRANCE LOBBY

6,62,455 SQ.FT
LEASEABLE AREA



EXCLUSIVE DROP OFF
AREA FOR EASE OF
ACCESS



120
RETAIL SHOPS



FOOD COURT
RESTAURANTS
& CAFÉS



GYM & MORE



WORK
BRIGHTER
CONNECT
FASTER
BREATHE
DEEPLY

02

NOTHING ANNOUNCES
YOUR BUSINESS LIKE IT'S ADDRESS

A sepia-toned photograph of two men in business attire sitting at a table. The man on the left is looking towards the man on the right, who is looking down at a tablet device. There are papers, a pen, and a glass of water on the table. The background is slightly blurred, showing what appears to be a window with a view of a building.

03

AN ENVIRONMENT
FULL OF AMBITION AND DYNAMISM



A GRAND ARRIVAL FOR GRAND STATEMENT

ARTISTIC IMPRESSION



TRIPLE
HEIGHT
ENTRANCE
LOBBY

ARTISTIC IMPRESSION

04

FLEXIBLE. CONNECTED. EFFICIENT.

24
FLOORS

6,62,455
LEASEABLE AREA

OFFICE TOWER DETAILS

FLOOR TO
FLOOR HEIGHT **4.2 m**

FLOOR
PLATE DESIGN

**Unique diamond shaped
enabling adaptable &
functional office layouts**

FLOOR TO
CEILING HEIGHT **3.95 m**
approx

FACADE
ORIENTATION

**Maximum glazed area for
natural light**

COLUMN
GRID **8.4 m to 17 m**

STRUCTURE

Beam slab structure

SLAB
LOAD **400 kg/sqm**

MINIMUM
OFFICE SPACE

5,000 sq. ft. onwards

OFFICE
AREA **25,000-29,000 sqft**

AHU's

**Provision for floor mounted
AHU's & ceiling suspended
AHU's**

AN AESTHETICALLY DESIGNED MASTERPIECE



DOUBLE GLAZED FACADE

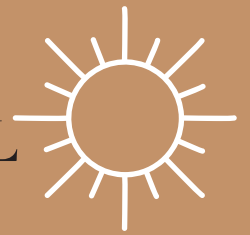
To Protect the building from the sun's heat and reduces air-conditioning costs



UNIQUE FLOOR LAYOUT

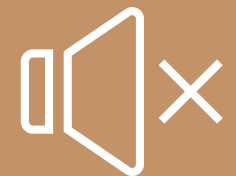
Unique diamond shaped footprint accentuated volumetrically through the alternating 'folds' in the facade combining leading edge design & technology.

MAXIMUM NATURAL LIGHT



The design maximizes the flow of natural light inside, so every floor is refreshingly lit up, minimizing the use of artificial light.

SOUND PROOF GLASS

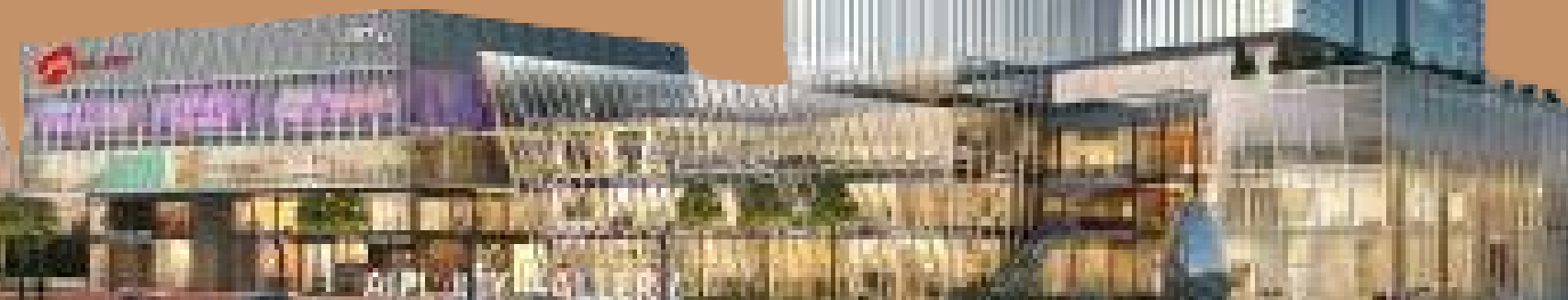


To keep distractions away, high performance double glazing helps cut sound transmission and ensures that the workplace is quiet.

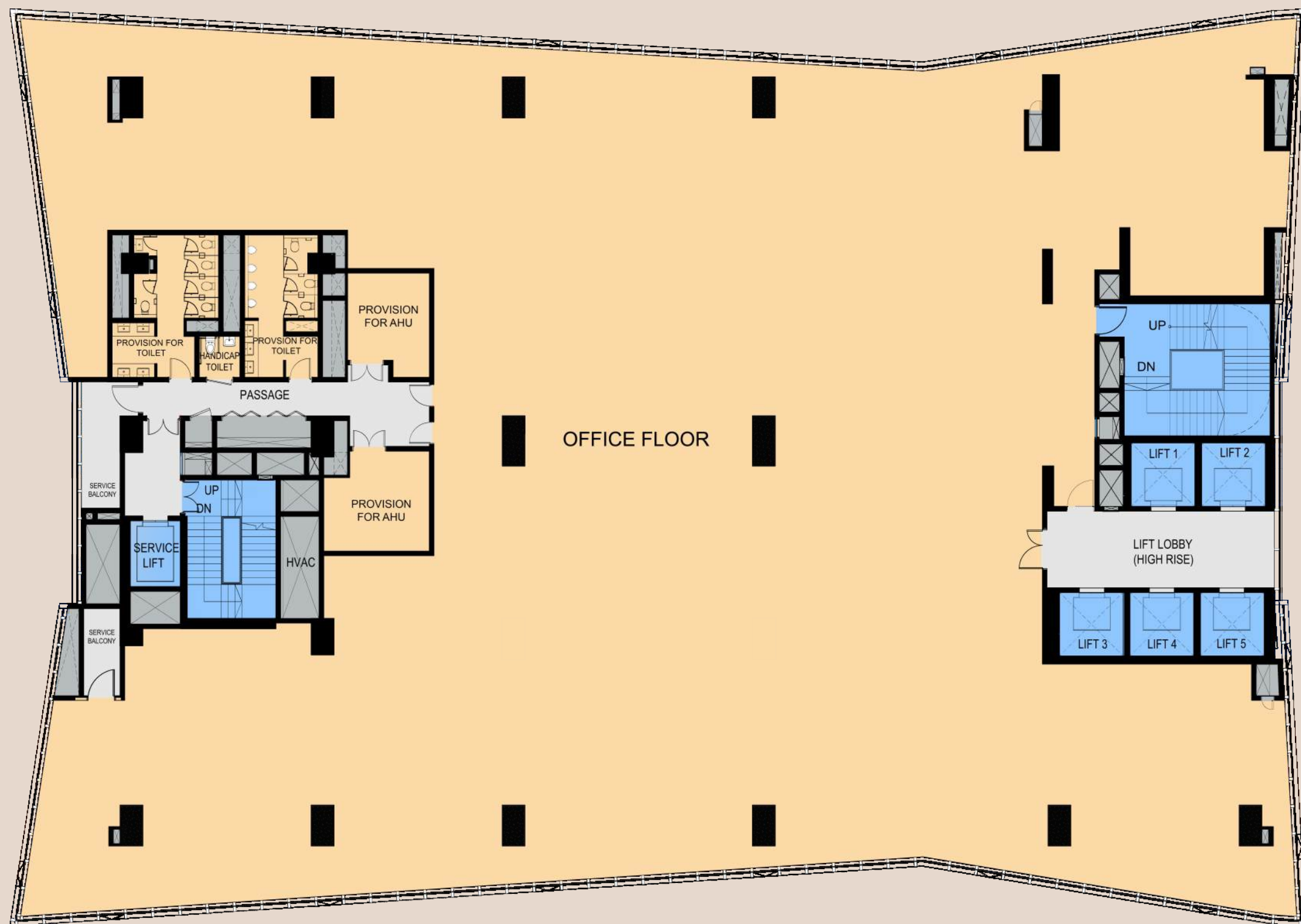
HIGH SPEED ELEVATORS



Efficient, strategically placed high speed elevators guarantee a high level of service and very low waiting time



TYPICAL FLOOR PLAN



05

SOPHISTICATED. SUSTAINABLE. SERVICE-DRIVEN.

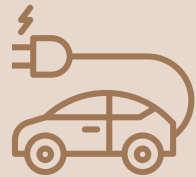


AIPL JOY STATEMENT IS

LEED GOLD PRE - CERTIFIED



Pre-Certified



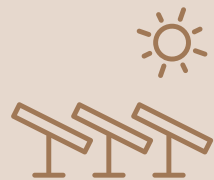
Electric Vehicle Charging

Preferred parking spaces for electric vehicles



Better Health

Use eco-friendly material for health benefits



Solar Photovoltaic Cells

Provide renewable electricity



Storm Water Management

To manage run off by rain water harvesting



Day Lighting

Large amount of daylight reduces amount of power



Indoor Air Quality

Air filters to ensure clean air circulation



Eco-building Material

Recycled and locally available materials being used



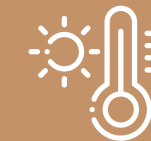
Energy Conservation

AAC Blocks roof insulation and other factors such as glass SHGC considered during designing



Recycling

Recycling of material by waste segregation



Heat Island Reduction

Paving material used to reduce heat island and locating most of the parking underground



Indoor Water Use Reduction

Using water efficient fixtures to achieve reduction in indoor water use



Green Roofs

Green roofs in terrace garden to reduce heat island effect and reduce urban air temperatures

SPECIFICATIONS

HVAC

Central Water Cooled Chilled Water system, using screw/centrifugal chillers with VFD.

The office tower floors have been split into two zones and each zone is fed by a dedicated AHU with electromagnetic / electrostatic filters to maintain good IAQ.

Cooled and filtered fresh air supplied through heat recovery unit with chilled water coil and following filters:-

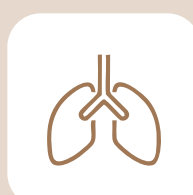
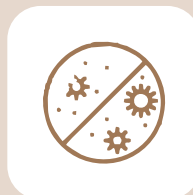
Pre (MERV-8)

Fine (MERV-13)

Provision for Air Cooled ODU (by end user)

Provision for floor mounted AHU's as well as ceiling suspended AHU's providing flexibility to the end users

A comprehensive integrated Microprocessor based Building Management System



PLUMBING

Provision of STP to treat 100% of the waste/sewage generation.

100% Treated water for Toilet Flushing, Irrigation System & Cooling Tower makeup.

Pump & Equipment selected on "best" Energy Efficiency points as per ECBC norms.

Installing Low Flow fixtures reducing the water consumption.

FAÇADE

Iconic façade design using unitized curtain wall system

Office - High performance DGU with 0.25 SHGC

Integrated façade cleaning system at the terrace to ensure easy maintenance from outside.



SPECIFICATIONS

ELECTRICAL

Transformer Configuration – 4 Nos. of 2500KVA

DG Sets for 100% Power backup - 4 No. 2000KVA, 415 Volt

Stand by sandwich type rising main is considered to feed power to the office floors through dual-source energy meters.

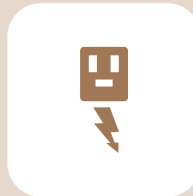
FTTH system is proposed for IT services and other building services for the common areas.

Mesh earthing with copper bonded steel round conductors have been planned below the ground level.

Solar power plant will be installed as per HAREDA norms

LIGHTING

LED lights will be used in building premises.



VERTICAL TRANSPORTATION

5 Low-rise passenger elevators - **G to 16th floor** with capacity of **24 passengers.**

5 high-rise passenger elevators - **G to 3rd floor & 16th to 26th** with capacity of **23 passengers.**

3 Transfer elevators - **basement to ground floor** for **15 passengers.**

1 Service elevator - **basement to 28th floor** with capacity of **1360 kgs.**



SECURITY

Multi-tier security

CCTV surveillance throughout common areas and basements

Access card reader and security guard deployment

Access-controlled flap barriers in entrance lobby.



A row of classical stone columns, likely made of limestone or marble, receding into the distance. The columns are fluted and have a decorative base. The number '06' is prominently displayed on the side of the column in the foreground in a light blue, serif font.

06

BUILDING QUALITY SPACES SINCE 1991

MORE THAN 115 CORPORATE CLIENTS



and many more....

30
YEARS


AIPL has been shaping the realty landscape for over 30 years with landmark residential, commercial & retail developments in prime locations across India.

60
PROJECTS

With 60 landmark projects over 30 years, AIPL has built for themself an enviable track record of innovation, quality, timely delivery and transparency.

09
CITIES

- DELHI
- GURUGRAM
- NOIDA
- NAGPUR
- UDAIPUR
- AMRITSAR
- KHANNA
- JALANDHAR
- LUDHIANA

STATEMENT

SECTOR 66, GURUGRAM

www.aiplstatement.com

RERA Registration No.: 20 of 2020
AIPL Joy Gallery RERA Registration No.: RC/REP/HARERA/GGM/404/136/2020/20

For more information, call: 92111 60000

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