



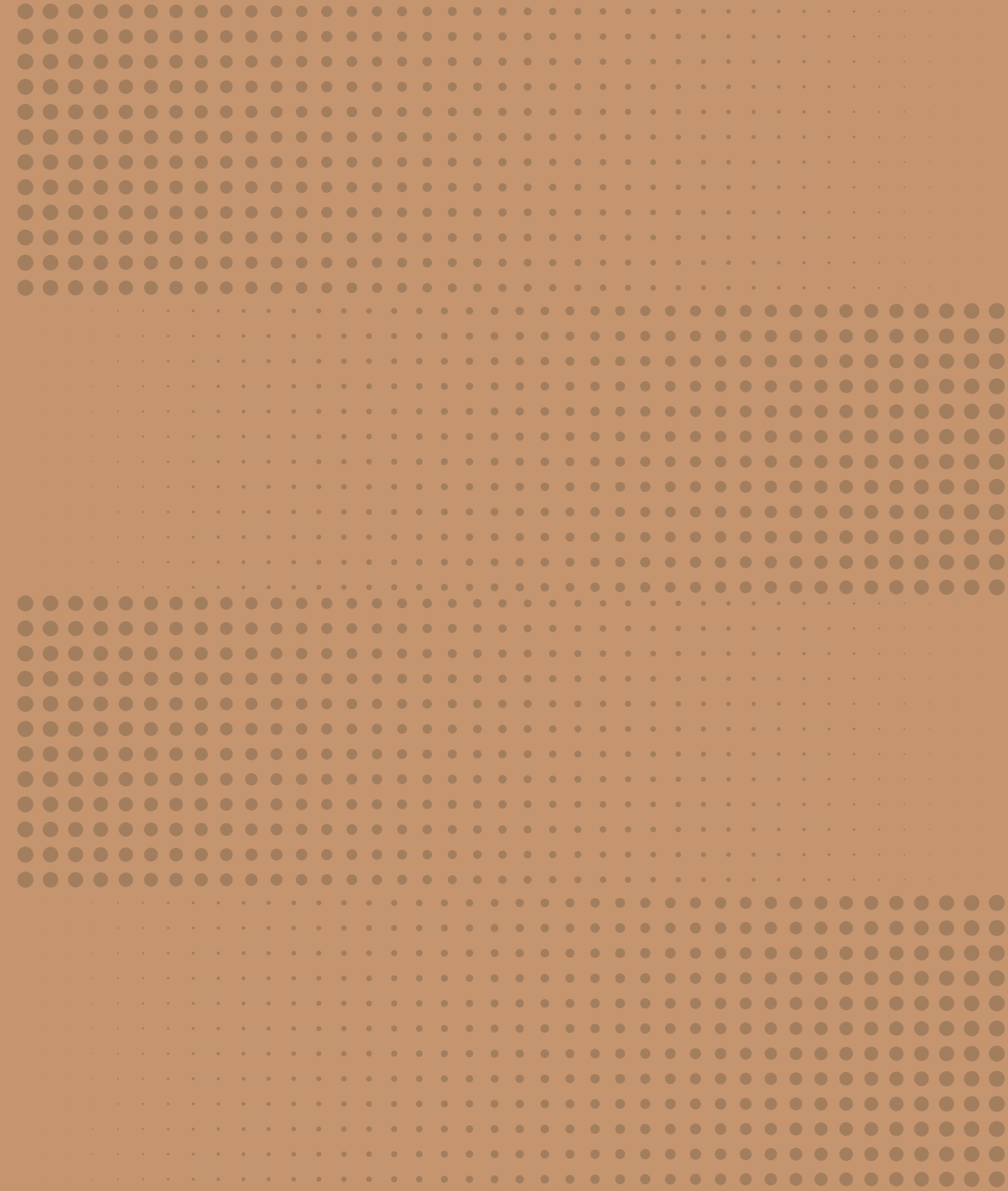
# STATEMENT

SECTOR 66, GURUGRAM

A STATEMENT FOR YOUR BUSINESS



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*01* **Overview**

*02* **Location**

*03* **Office Space**

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*06* **AIPL**



THE NEXT STEP  
IN HUMAN-CENTRIC  
WORKSPACES

AERIAL VIEW FROM GOLF COURSE EXTENSION ROAD



STATEMENT  
**3RD - 32ND  
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

30 LEVELS OF  
PREMIUM GRADE 'A'  
OFFICE SPACES

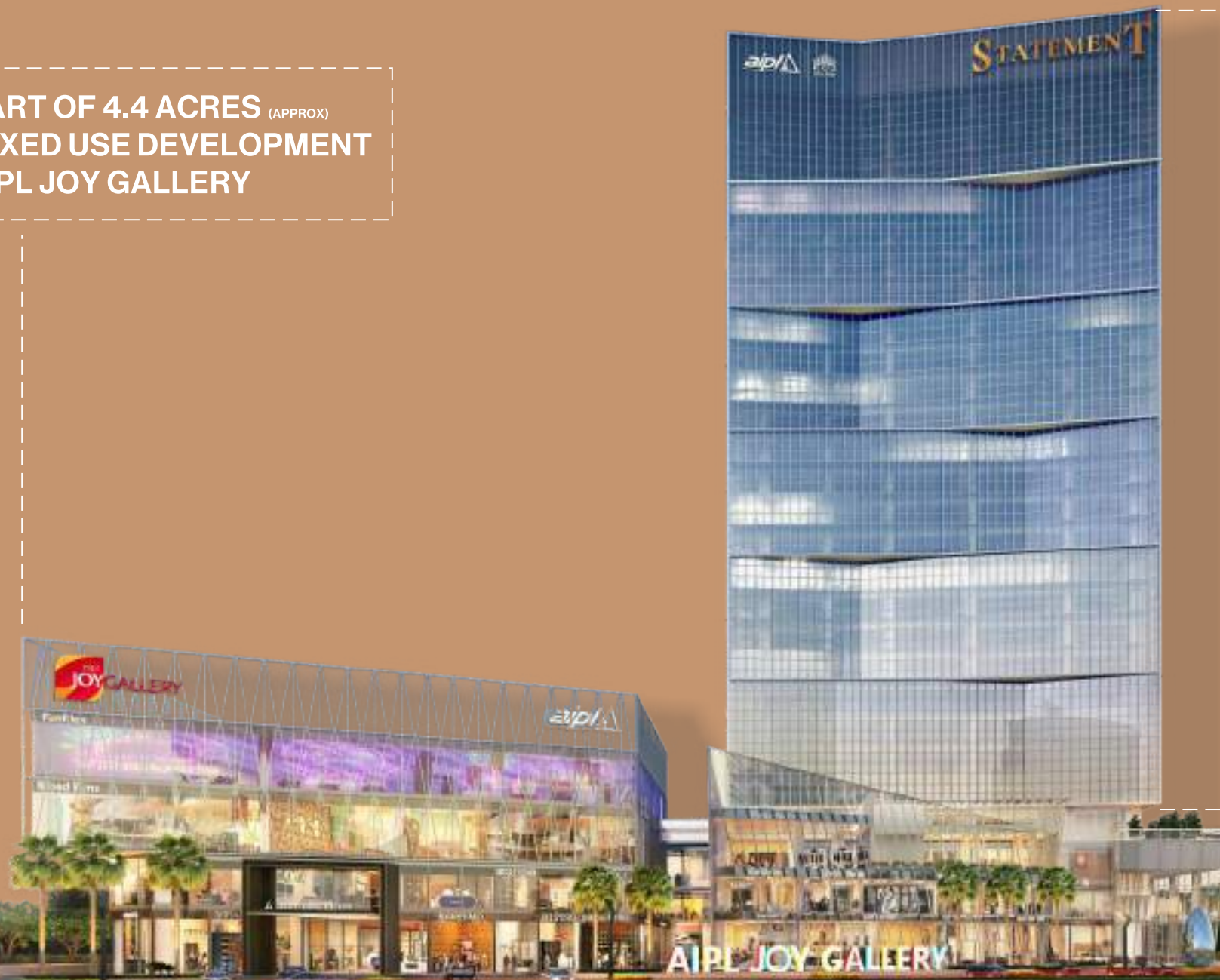


MAJESTIC  
TRIPLE HEIGHT  
ENTRANCE LOBBY

8,70,731 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 HIGH PROFILE LOCATION



-  PROPOSED RAPID METRO : **0 MINS**
-  HUDA CITY CENTRE : **15 MINS**
-  RESIDENTIAL CATCHMENT : **ALL AROUND**
-  IGI AIRPORT : **40 MINS**
-  GOLF COURSE ROAD : **5 MINS**
-  GRAND HYATT, DOUBLE TREE, HILTON : **5 MINS**
-  W PRATIKSHA, ARTEMIS HOSPITAL : **7 MINS**

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 document. They appear to be in a meeting or collaborative work environment. A glass of water and a laptop are visible on the table.

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.

**30**  
**FLOORS**

**8,70,731**  
**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

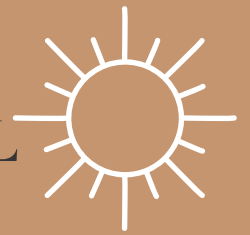
To Protect the building from the sun's heat and reduces air-conditioning costs



## UNIQUE FLOOR LAYOUT

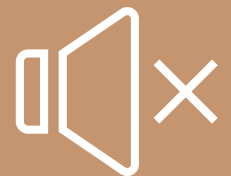
Unique diamond shaped footprint accentuated volumetrically through the alternating 'folds' in the facade combining leading edge design & technology.

## 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

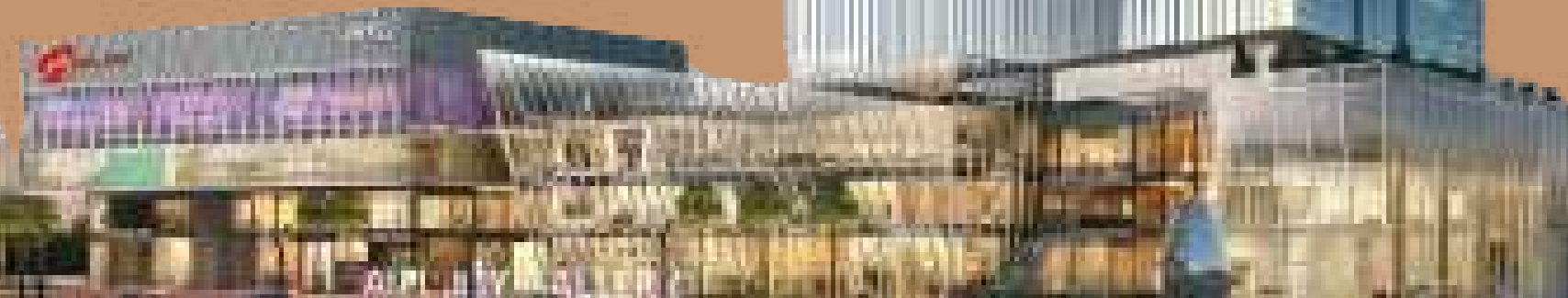


To keep distractions away, high performance double glazing helps cut sound transmission and ensures that the workplace is quiet.

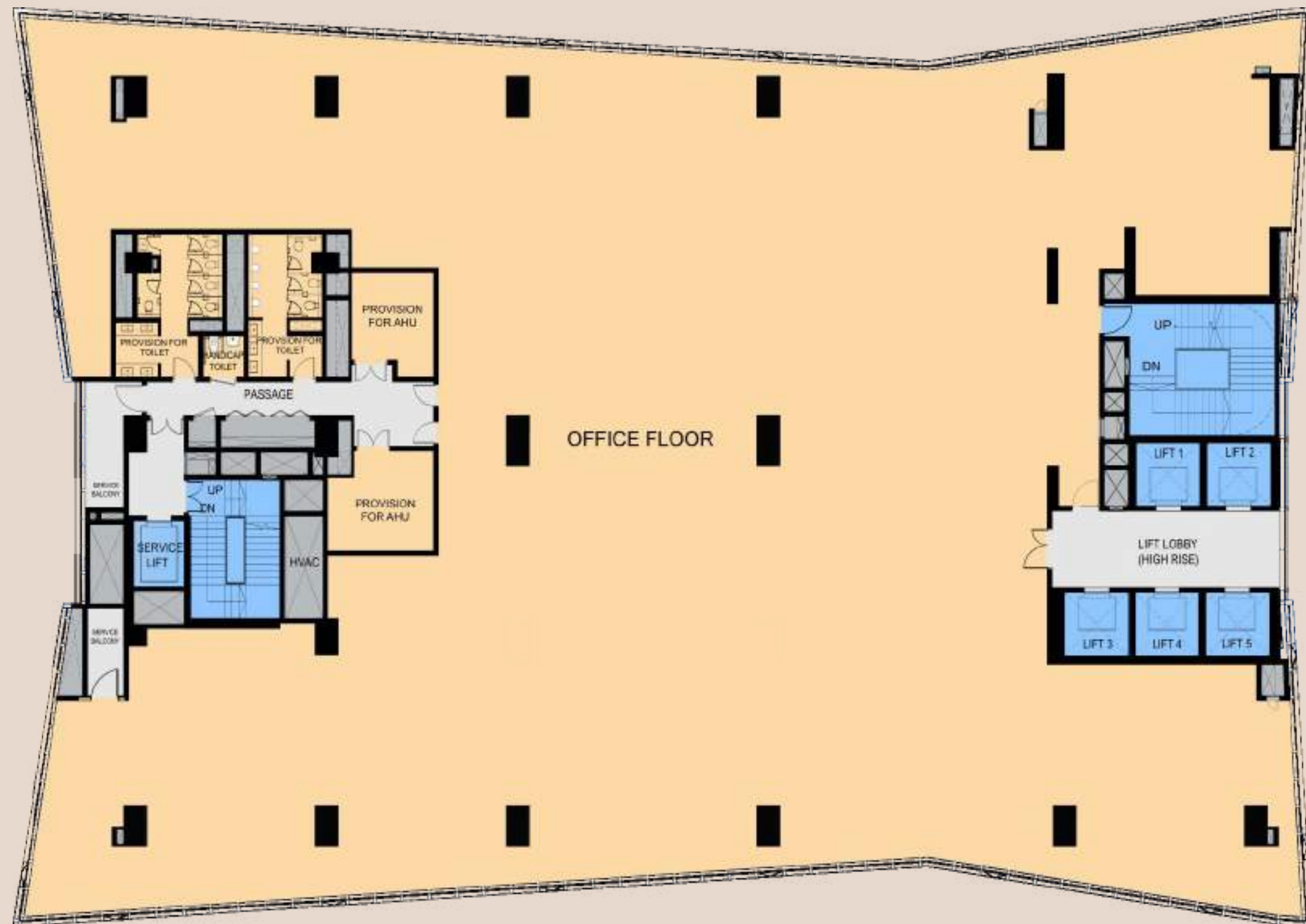
## HIGH SPEED ELEVATORS



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.

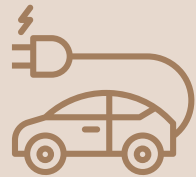


**AIPL JOY STATEMENT IS**

**LEED GOLD PRE - CERTIFIED**



**Pre-Certified**



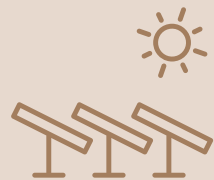
**Electric Vehicle Charging**

Preferred parking spaces for electric vehicles



**Better Health**

Use eco-friendly material for health benefits



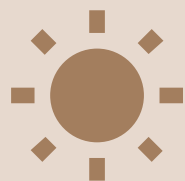
**Solar Photovoltaic Cells**

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:-

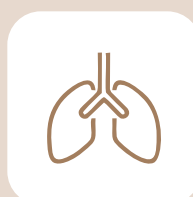
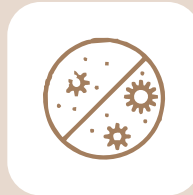
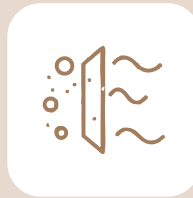
Pre (MERV-8)

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.

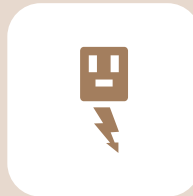
FTTH system is proposed for IT services and other building services for the common areas.

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.



06

BUILDING QUALITY SPACES SINCE 1991

# MORE THAN 115 CORPORATE CLIENTS



31  
YEARS


AIPL has been shaping the realty landscape for over 31 years with landmark residential, commercial & retail developments in prime locations across India.

60  
PROJECTS

With 60 landmark projects over 31 years, AIPL has built for themself an enviable track record of innovation, quality, timely delivery and transparency.

08  
CITIES

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

# STATEMENT

SECTOR 66, GURUGRAM

[www.aiplstatement.com](http://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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