



aipl   
Business  
Club

WORK... NOT BORING ANYMORE



**ADVANCE INDIA PROJECTS LIMITED**

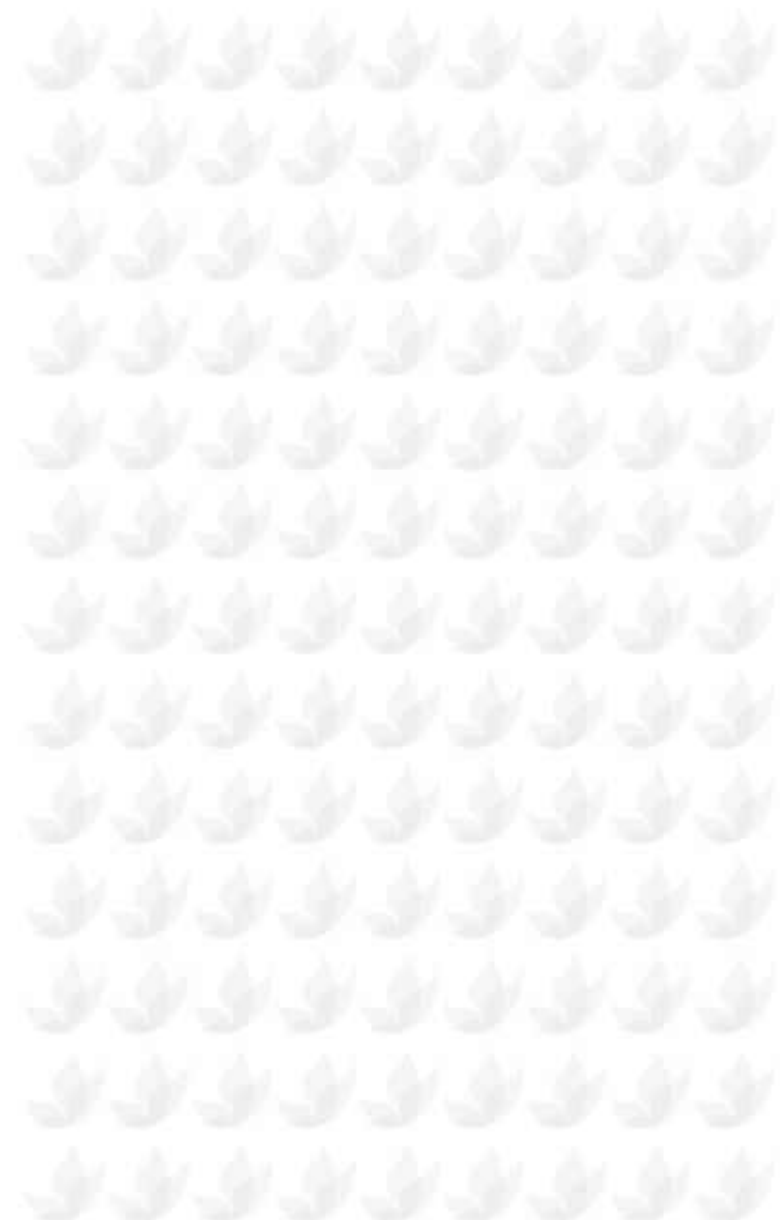
Disclaimer: All plans, specifications, artistic renderings & images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interest of the development. Soft furnishings, furniture and gadgets do not form a part of the offering.

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Introducing  
**aipl business club**

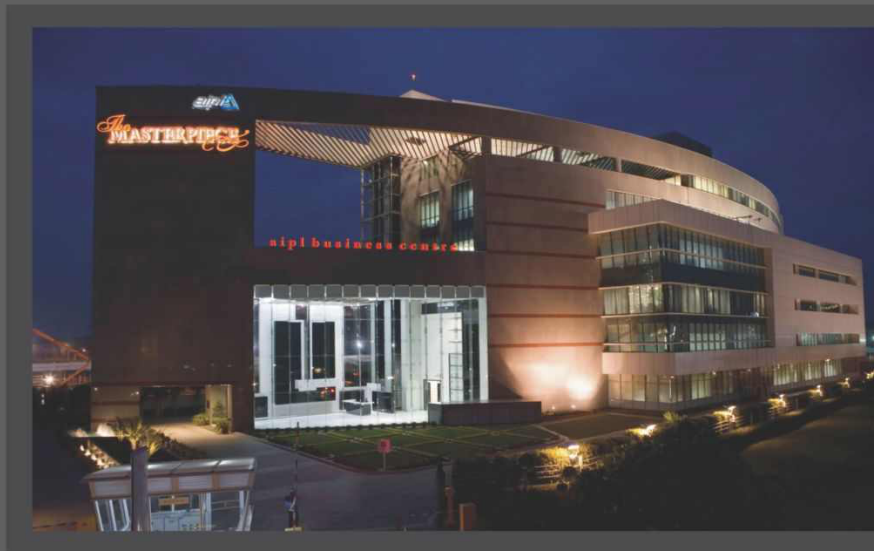
Exclusively for those who want work to be a pleasure



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# WHAT DO YOU **Create**

AFTER CREATING A MASTERPIECE

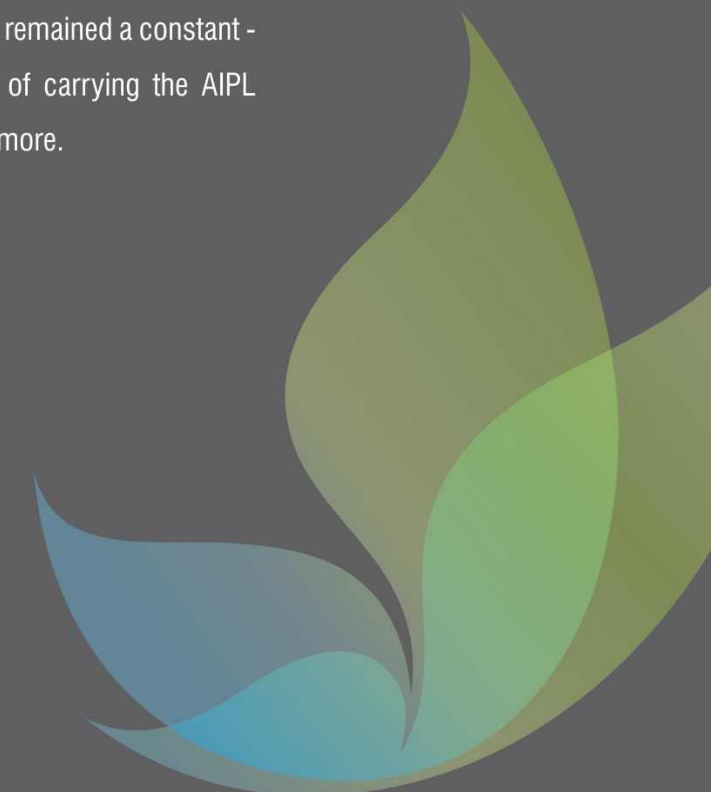


The Masterpiece, Golf Course Road, Gurgaon

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## **A track record of always being on the fast track of INNOVATION**

From a glass clad centrally air-conditioned commercial building in 1991 to a shopping mall in 2010 that celebrates the architectural heritage of a historic city, we at AIPL have always strived to build new benchmarks and over 47 projects completed, one feature has remained a constant - our drive to make spaces worthy of carrying the AIPL name. Spaces that are clearly worth more.

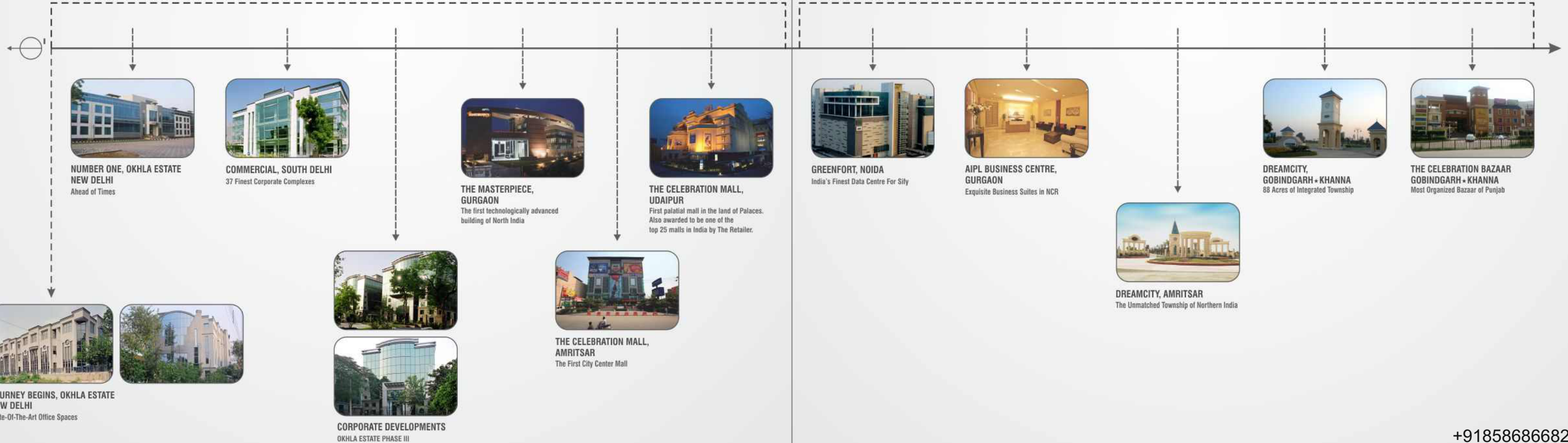


**25 YEARS**  
**47 PROJECTS**



1991-2010

2011-2015



WELCOME TO

aipl   
Business  
Club

Bird's Eye view from 60 mt. road.

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# AIPL BUSINESS CLUB THE CROWNING GLORY OF GURGAON

The ultimate destination for those who want work to be a pleasure.

Aipl business club is the latest addition to AIPL's portfolio of office spaces.

It is a novel concept that creates the perfect blend of business and pleasure, aptly called 'Business at Leisure'. A perfect business destination at unarguably NCR's best location.

Aipl business club, a home to world-class facilities, offers a variety of different office sizes and styles. Whether your business is large or small and whether you are an individual or a large organisation, we have offices that suits your need.

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Artistic Impression Of Ariel View



Located **Close** To The  
Head And The Heart!

#### **An address perfect for business**

Aipl business club is located on a 60 mts wide Sector Road just off the main artery of the region, i.e. Golf Course Extension Road in Sector 62, Gurgaon. This micro market is regarded as the most premium emerging residential hub of Gurgaon and boasts of several up-market residential projects by numerous reputed developers. The vicinity shall also have social infrastructure such as retail, entertainment, F&B options, reputed schools and National & International chain of hospitals.

#### **Connectivity:**

- Direct connectivity to New Delhi and other parts of NCR through Golf Course Extension Road.
- MG Road and Golf Course Road for easy access to South Delhi colonies.
- Rapid metro link till end of Golf Course Road shall make commuting easy and convenient within 5 mins of the complex.
- Easy connectivity to Domestic & International Airport.





# LOCATION MAP

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## LEGEND

HOTEL	METRO	SCHOOL	HOSPITAL	PROFESSIONAL INSTITUTION
EXISTING METRO LINE	PROPOSED METRO LINE	PROPOSED RAPID METRO LINE		





# THE MORPHING OF WORK AND PLEASURE

Designed by Morphogenesis - The multiple award-winning architects.

The Principal Architects of the project, Morphogenesis are one of the best architects in the world and the recipient of numerous National and International awards. Morphogenesis' designs & work practices have been able to create innovative architecture using cutting-edge yet environment friendly technology.

Aipl business club has a majestic look that is sure to impress even the most discerning eyes and will give you a truly international feel with its world-class facilities.

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View from 60 meter wide sector road >



# SITE PLAN

Aipl business club is a corner site abutting 60 mts Sector Road and having a secondary frontage on the 24 mts Sector Road.

Both the sector roads lead to two separate drop off points from where one can enter the complex.

The complex consists of 3 different towers of varying heights connected through a common lift core. The configuration of the spaces is as follows:

- 2 Basement levels of parking.
- Ground Floor with double height entrance lobby, Food Spa – the food court, restaurant and corporate retail units.
- 4 levels of multi-level parking.
- Club floor with a business centre, health club, gym, swimming pool, executive lounge, coffee shop, putting greens, party lawns and much more.
- 15 levels of office spaces with flexible floor plates.
- Approx. 950 covered car parking bays plus surface parking for cars and earmarked bus bays.



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Disclaimer : All floor plans, layout plans & specifications are indicative and subject to change as decided by the company or competent authority.

# UNMATCHED HIGH STREET RETAIL

- 17 retail shops, Food Spa - the food court spread over 17,000 sq. ft. and a multi cuisine restaurant, all located on the Ground Floor for the convenience of people working & living in immediate vicinity.
- Captive customer base of over 16,000 corporate executives within the same campus.
- Shop sizes ranging between 250 – 4000 sq. ft.
- Ground Floor retail units accessible from the 60 mts and 24 mts wide Sector Roads.

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Artistic Impression

# FLOOR PLAN

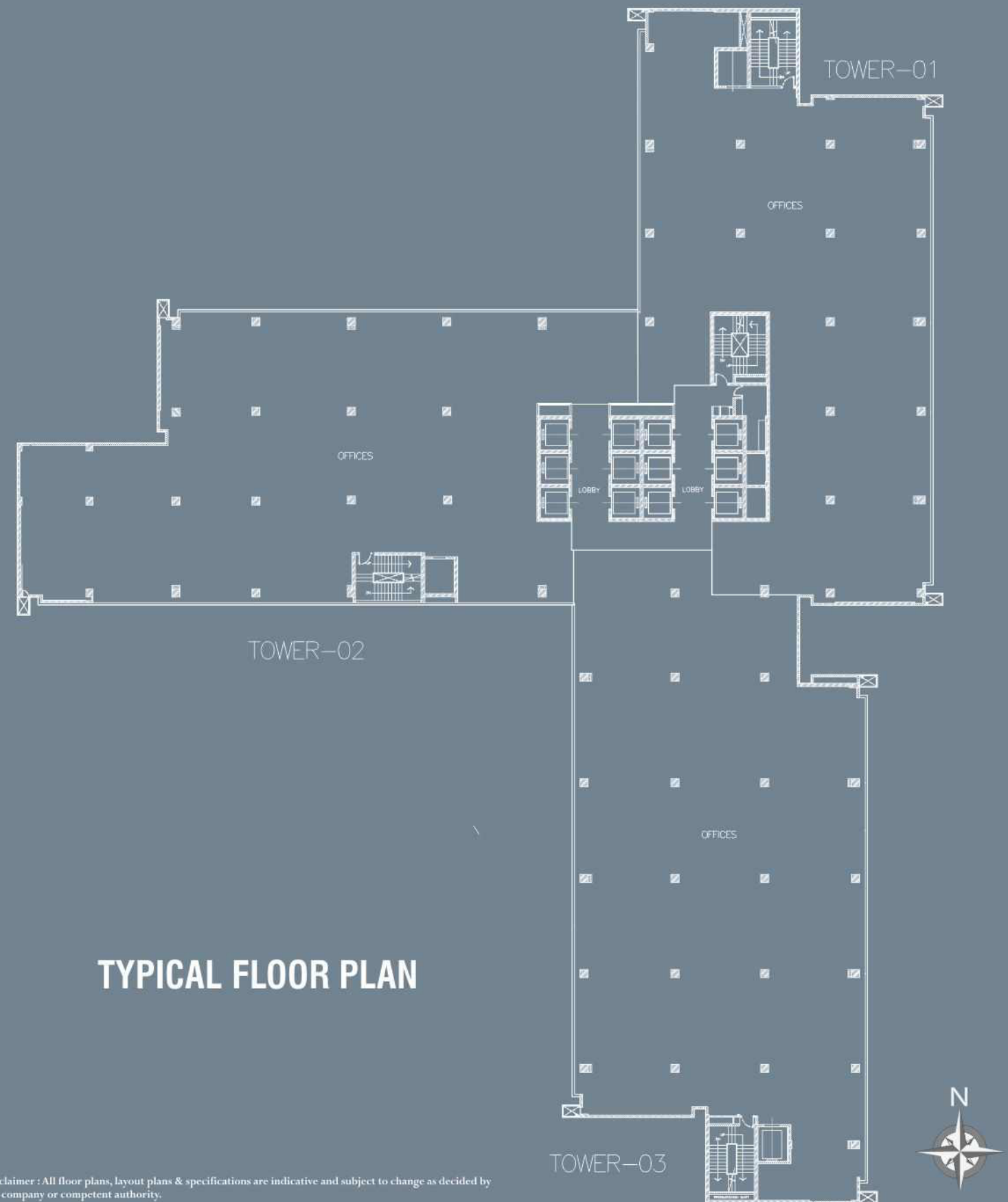
Aipl business club is an iconic development coming up at Sector 62, Gurgaon. Its ultramodern architecture and unique design will make it truly outstanding.

- 3 towers of which two or all three can be combined through a central core to give a floor plate between 19,000 - 58,000 sq. ft.
- Vertical transportation between the various levels is through a central lift core with 16 passenger lifts and 3 service lifts.
- Column grid of 8.4 x 8.4 mts for flexible space planning.
- Elements such as width & depth of floor plate and the façade have been designed keeping in mind sufficient ambient lighting and optimization of heat load.
- Space earmarked along with plumbing and drainage for creation of washrooms in each of the three towers.
- Provision for AHUs, electrical shaft, plumbing shaft, etc. at each level.



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## TYPICAL FLOOR PLAN



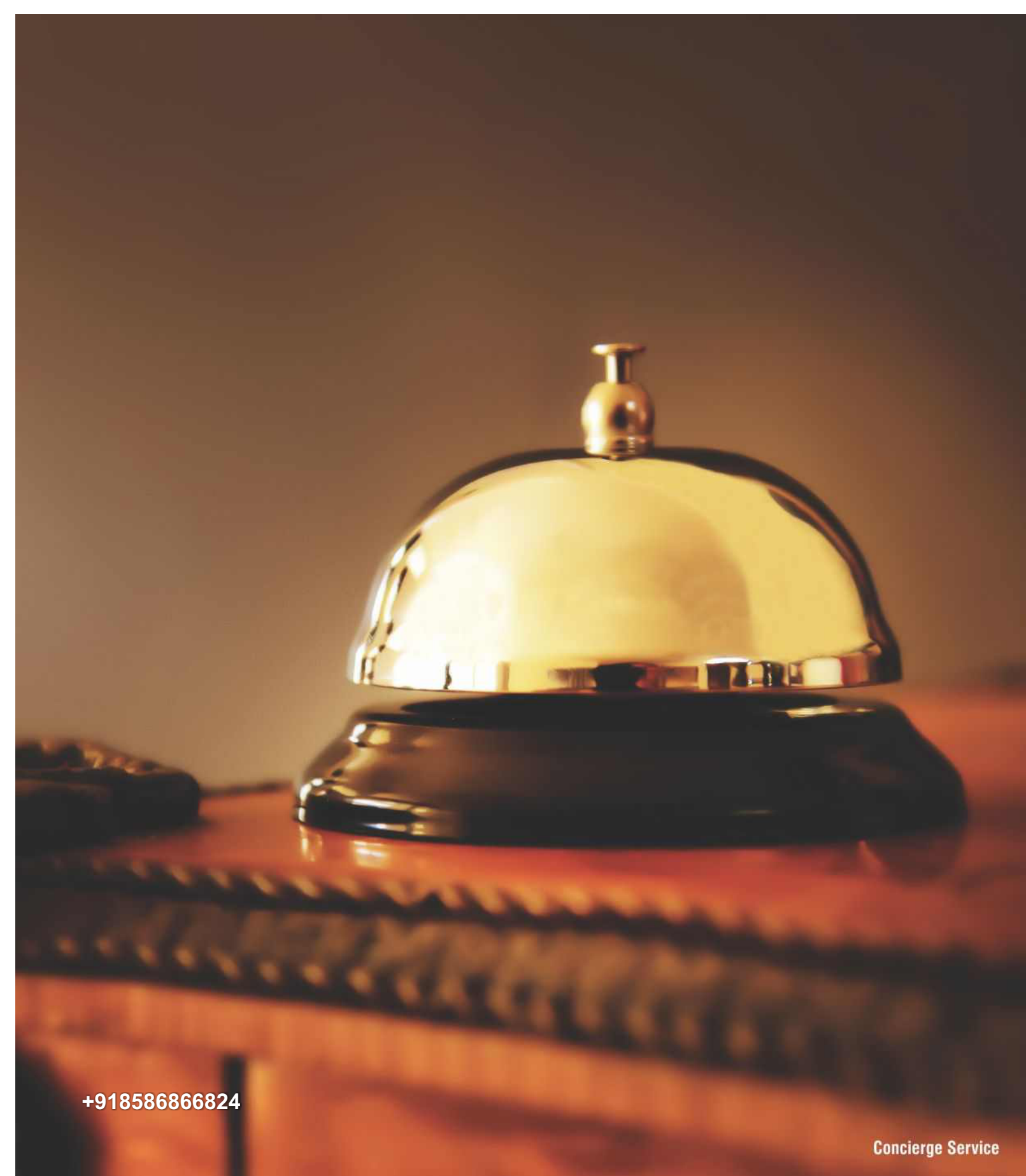
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# NEVER EVER HAVE A DULL DAY AT WORK.

Thoughtfully planned Features and Amenities that take care of your every need.

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Concierge Service



Business Centre



Cafés



Restaurants

Aipl business club caters to all facets of life – functional office spaces, retail spaces for daily conveniences, food courts & fine dining, rooms for business visitors and just about any convenience you could ask for in Business Complex.

- Multi-faith prayer room • Multiple cafés • Executive club floor • Laundry services
- Multi-specialty gymnasium with sauna, steam, spa & outdoor swimming pool • Stationary & Book store
- Restaurant with huge terrace party area • Business Centre with huge conference facility
- Bank and ATMs • Concierge services • Travel desk • Car rental services • Mobile shops
- Ramps for people with special needs • Florist • Medical centre

HIGH

SECURITY

MED.

LOW

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# ZECURITY

## Z level cyber and facility security

The safety of our tenants and their property is of top most priority at aipl business club. A master security plan, devised by experts of International repute, makes aipl business club a really safe place to be in.

- Israel based security consultants ensure that no aspect of security is neglected.
- 24x7 security control center manned by trained security operators.
- Multi-tier security system with automatic boom gates, CCTV cameras on the periphery of the site, the parking and all common areas with state-of-the-art video analysis features and also manned security in all common areas.
- Access to the complex will be controlled by central computerized access control system. Entrance of authorized employees will be fast and visitors will be able to enter after a short process of identification & verification.





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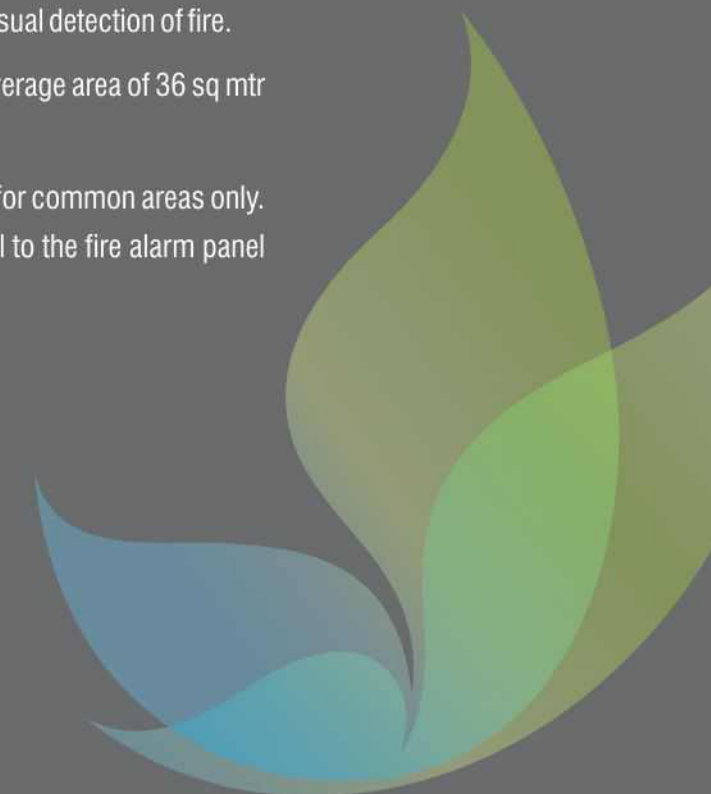
Aipl business club also deploys high-tech safety systems to efficiently negate any emergency situation.

#### Fire Fighting

- Provision of wet risers with landing valves on all floors near each staircase.
- Yard hydrants located at every 40-45 mtr along the perimeter of the building.
- Provision & Distribution of sprinkler system in the entire building as per TAC/NBC.
- Gas Flooding system is proposed in areas where sprinkler system is not provided such as IT/Server/UPS rooms.
- Provision of fire extinguisher hand appliances like CO<sub>2</sub> and water type CO<sub>2</sub> & ABC type fire extinguisher as required.

#### Fire Detection

- Addressable fire detection & alarm system proposed as per NBC.
- Common fire alarm system to be installed for entire building.
- Provision of vision detectors in all common areas for early visual detection of fire.
- Each floor shall have addressable smoke detectors with coverage area of 36 sq mtr per detector.
- Addressable detector for all true ceiling and on false ceiling for common areas only. In case of fire/fault, the addressable module will give signal to the fire alarm panel that the area is on fire/fault.





# PARK YOUR PARKING PROBLEMS ASIDE FOREVER

## State-of-the-art parking features that will leave you smiling

Aipl business club provides you 2 levels of basement parking. Add to that 4 levels of Multi level car parking (MLCP), and you have the optimal solution to meet growing parking requirements.

- Around 90% of parking spaces are covered, saving your vehicles from the harsh climate.
- Total of 1100 parking bays mean that, unlike at most places, parking really would not be a problem at aipl business club.
- Dedicated high speed parking elevators\* to ensure that you waste absolutely no time to reach the desired floor.

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# WHY SHOULD THERE BE TRAFFIC JAM AFTER YOU PARK

## State-of-the-art vertical transportation.

Waiting for elevators is history. Our hi-tech elevator system, implemented after rigorous scientific analysis, ensures that you will never ever have to wait for more than 28 seconds to catch an elevator even during the peak hours.

**Number of elevators** – 16 nos. Passenger Elevators & 3 nos. Service Elevators.

## LIFT CAR SPECIFICATIONS:

**Flooring :** White Marble

**Ceiling :** SS Trim  
Light Frame Ceiling

**Elevator Car :** Glass Paneling  
SS Paneling  
Display Screen  
Command Panel



# WANT A **GREEN** ESCAPE? COME TO OUR TERRACE.

## **Unmatched landscaped terraces.**

With more than 38000 sq.ft. of landscaped terraces at the club level alone, at aipl business club you will never have to go far to '**breathe out in the open**'. So if it's a walk in the park that you desire or some breathing exercises, or even a party in the lawns, our landscaped terrace will satiate your every need.

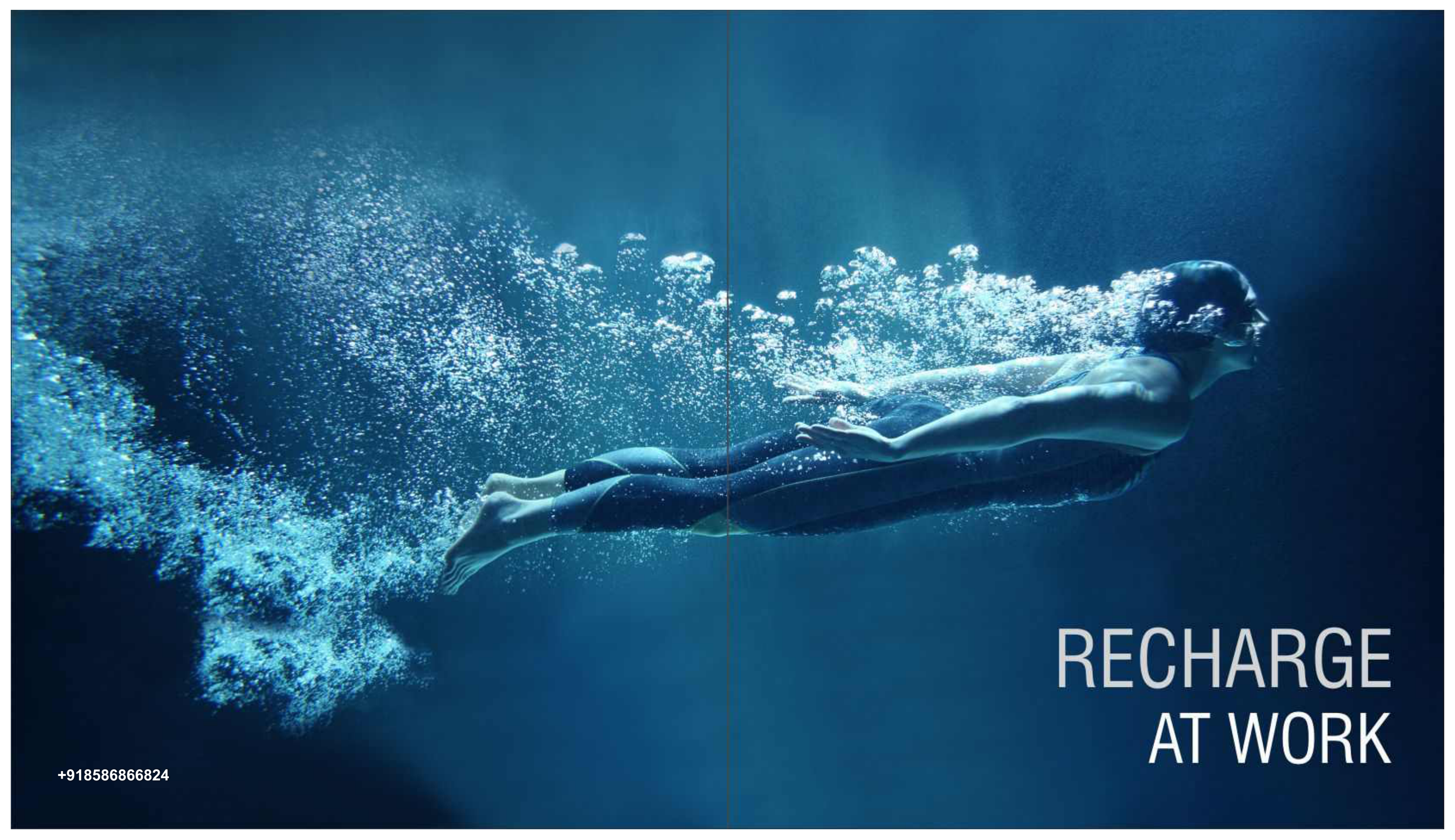
More than 93% of landscaped terrace makes aipl business club one of a kind business complex.

What's more, apart from the club level, almost every level has its own independent landscaped terrace as well, ensuring that a green escape is just seconds away.



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RECHARGE  
AT WORK

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A hectic day at work can sometimes leave one feeling drained. That's why our amenities ensure that you will never feel exhausted at the workplace. You can take a splash in the pool. Have a stress-busting workout at the multi-specialty gym or enjoy a leisurely meal with a friend in a restaurant at the landscaped terrace. Whatever way of chilling out suits you best, you will have access to it at the aipl business club.

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- An Executive Lounge for senior management with a dedicated landscaped terrace and putting green.
- Multi-cuisine Restaurant with spillover into a large landscaped terrace.
- Premium Lounge
- Landscaped food court
- Fine dining restaurants
- Coffee shops
- Multi-specialty gym with swimming pool
- Saloons



Premium Lounge

MASTERFULLY  
PLANNED AND  
SKILL FULLY  
CRAFTED

Eye Level view from 60 ml Sector Road

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## ENERGY EFFICIENT FACADE DESIGN

Aipl Business Club is designed using the best possible technology by reducing the building's carbon footprint. Using solar-controlled glass in buildings has substantially reduced the need for artificial lighting, allowing daylight to light the interiors.

Other features of the facade design include:

- Double insulated glass, shading devices etc. to ensure better heat reduction and energy efficiency through reduction in the HVAC load of tenant area, thereby reducing their recurring cost.
- Year round temperature control.
- Use of Curtain Wall Glazing with vertical fins as a means of support to ensure that there is least obstruction in the glazing.

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# GREEN FROM THE GROUND UP

In every endeavour of ours, the damage done to the environment is kept to the minimum. Being eco-friendly is second nature to AIPL and aipl business club is no exception. And the prestigious LEED GOLD Pre-certification is a testimony to the fact that aipl business club truly promotes sustainability.

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### Site Selection

- Dedicated parking spaces equipped with electric charging stations for environment friendly electric cars.
- 100% rain water harvesting on site.
- To reduce automobile use and encourage non-polluting means of transportation, bicycle storage & changing rooms will be developed in the building.
- Proper & adequate parking capacity will be provided as per the by-laws.
- More than 50% of the roof area will be landscaped.
- Around 90% covered parking.

### Indoor Air Quality

- Environment friendly low volatile organic compounds based paints, sealants & adhesives are proposed to maintain good indoor air quality.
- 30% extra fresh air will be provisioned for to better counter the sick building syndrome & improve comfort level for the building occupants.
- Thermal comfort of the building is being designed to provide a comfortable thermal environment that promotes occupant's productivity & well-being.

### Energy & Atmosphere

- The proposed building envelope is being designed to increase savings by reducing the load on air-conditioning with the application of insulation on roof.



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- Overall 16% of energy savings are estimated to be achieved over the conventional building systems
- Optimal lighting levels are proposed to be maintained in the building.
- Highly efficient water-cooled screw chillers will be used.
- Treated fresh air units will be installed in the building.

### Material & Resources

- 60% of the material used in the project would be manufactured & extracted regionally within a 400 kms. radius.
- More than 40% of the materials would have recycled content in it.
- The project will be implementing waste management plan and diverting more than 95% of construction waste to uses other than landfills.

### Water Efficiency

- 100% of waste water will be treated on-site at the STP which will be further used for :
  - Landscaping.
  - Air-Conditioning.
  - Washroom flushing.
- More than 20% reduction in potable water consumption is expected due to the use of low flow taps & flush fixtures in the toilets.



# PLANT

VARIETIES AT  
AIPL BUSINESS CLUB

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Calliandra Breviceps



Chorisia Speciosa



Ficus Benjamina



Ficus Lyrata



Ficus Panda



Hamelia Patens



Hibiscus Rosa-Sinensis



Plumeria Alba



Plumeria Rubra



Juniperus Sinensis



Tabernaemontana Coronaria  
(Variegata)



Tabernaemontana Coronaria



Cycas Revoluta



Phoenix Roebelenii



Furcaria



Tecoma Capensis



Washingtonia Filifera



Wodeytia Bifurcata



Cycad Dioon



Golden Duranta



Iresine



Ficus Reginald



Tecoma Gaudichaudi



Clerodendron Inerme



Asparagus Sprengeri



Alternanthera Tricolor



Daniela Variegata



## DESIGNED TO MATCH UP WITH THE BEST

S.No.	Unique Selling Proposition (USP)	Innovative Technical Specification
1.	<b>Structural Design</b>	<ul style="list-style-type: none"><li>• Building designed as per most stringent National Building Code &amp; Seismic Zone IV requirements.</li><li>• Flat slab structure provides clutter free interiors and flexible interior services layout.</li><li>• Post tensioned slabs to provide maximum internal heights.</li><li>• AAC blockwork to maximize internal spaces for acoustic thermal insulation.</li></ul>
2.	<b>Facade Design</b>	<ul style="list-style-type: none"><li>• Façade designed as per ECBC norms to minimize heat gains and reduces HVAC loads for the office spaces</li><li>• Iconic façade design using unitized curtain wall system &amp; stone cladding</li><li>• Integrated façade cleaning system at the terrace ensures easy maintenance from the outside.</li></ul>
3.	<b>Entrance Lobby</b>	<ul style="list-style-type: none"><li>• Double height frameless glazing with automatic sliding door provides a welcome corporate atmosphere.</li><li>• False ceiling with integrated lighting to conceal services.</li><li>• Dry stone cladding with galvanized steel support system.</li><li>• Turnstiles positioned before lift lobby to ensure security &amp; restricted access.</li></ul>

S.No.	Unique Selling Proposition (USP)	Innovative Technical Specification
4.	<b>Staircases</b>	<p><b>Flooring</b> : Terrazzo slabs.  <b>Ceiling</b> : Oil bound distemper.  <b>Wall Finish</b> : Terrazzo skirting + Synthetic enamel paint.  <b>Railing</b> : MS railing.  Staircase &amp; railing designed as per best industry practices to ensure comfortable usage and complete safety.</p>
5.	<b>Ground Floor Toilets</b>	<p><b>Flooring</b> : Granite.  <b>Wall Finish</b> : Tiles.  <b>Feature Wall</b> : Lacquered Glass.  Toilets designed as per NBC norms and chosen finishes ensure hygiene and easy maintenance.</p>
6.	<b>Landscaping</b>	<p>Podium Level</p> <ul style="list-style-type: none"> <li>The pool shall be having water jets cascading into pool. This will help change the microclimate of the pool deck.</li> <li>Along the parapet, a planter shall be incorporated to create a garden space.</li> <li>Soft mood lighting shall be provided to create an outdoor garden ambience.</li> </ul> <p>Terraces</p> <ul style="list-style-type: none"> <li>Terrace gardens shall be designed on various floor to break the monotony.</li> <li>Large plants, trees and shrubs shall be planted along the structural grid to bring in the natural ambience into terrace floors.</li> <li>All the top terraces shall have large lawns &amp; planting spaces leading to lower consumption of air conditioning.</li> </ul>

S.No.	Unique Selling Proposition (USP)	Innovative Technical Specification
7.	<b>Building Services (HVAC, Plumbing, Electrical &amp; BMS)</b>	<ul style="list-style-type: none"> <li>Water distribution in all wash rooms with low flow fittings to conserve water.</li> <li>Year round space temperature control in range of 21 to 23°C DBT.</li> <li>Enhanced fresh air systems to maintain healthy environment &amp; increased staff productivity.</li> <li>Metering of energy usages (electrical &amp; Air-conditioning) for actual billing through centralized billing system.</li> <li>100% power back up through the DG sets shall be provided.</li> <li>IP based integrated security &amp; provisioning for voice, data, audio &amp; video systems.</li> <li>Solar PV based power system to supply power to part of common utilities like lighting etc.</li> <li>As per statutory requirement, advanced fire protection systems have been provided.</li> <li>Central command station to monitor &amp; control the performance of all Engineering systems installed in the building.</li> </ul>
8.	<b>Facade Lighting</b>	<p>The Building is designed with vertical cove that "enclose" the built exposure. Building shall be enveloped in light by using low power consuming light source with the concentrated beam - LED strip.</p>

# PARTNERS WE BANK UPON

## Our Trusted Consultants

We at AIPL leave the planning to the experts. AiPL business cub have deep-rooted partnerships with top-of-the-line consultants responsible for design & developments.

**morphogenesis.**

Principal Architects



Green Consultant



Civtech Consultants Pvt. Ltd  
Structural Consultant



*Excellence through innovation*

MEP Consultant



Aqua Explorer  
Hydrological Study



Studio ATK  
Landscape Consultant

Barker  
Mohandas

VT Consultant



**EM IMPROVEMENT INDIA PVT. LTD.**  
Security Consultant



Facade Consultant

M/s Rao  
Engineering  
Enterprises

Topography Survey



lighting design

Lighting Consultant

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# BUILDING QUALITY SPACES SINCE 1991

- Commercial developments of over 2 million sq. ft. of premium office spaces.
- Retail developments of over 1 million sq. ft.
- Residential developments of 250 acres for housing 1500 families spread over 1 million sq. ft. of built up space.

***aip***  
*values that build worth*



The Masterpiece, Gurgaon



The Celebration Mall, Udaipur



DreamCity, Amritsar

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# CORPORATE CLIENTS OF AIPL

We have a long list of esteemed clients operating from AIPL developments, who are extremely satisfied customers. This in turn has nurtured a strong bond between us and helped our relationship grow. Our clients range from Indian corporates and multi-national companies to demanding large corporates.

From the smallest company to the largest, we offer our clients our expertise, impeccable quality, reliable on-time delivery and the highest standards of service.

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# AIPL LEGACY OF EXCELLENCE

*The* MASTERPIECE

GURGAON

greenfort'

NOIDA

ZEN  
RESIDENCES

GURGAON

42  
aipl forty two  
NEW DELHI

NEW DELHI

THE PEACEFUL  
HOMES  
PREMIUM RESIDENCES AT GURGAON

GURGAON

aipl  
jalandhar pride  
HIGH STREET ESTATE

JALANDHAR

DreamCity  
AMRITSAR

AMRITSAR

DreamCity  
GOBINDGARH • KHANNA

GOBINDGARH • KHANNA

abc

aipl business centre

GURGAON

THE  
Celebration  
MALL  
Udaipur

UDAIPUR

THE  
Celebration  
MALL  
Amritsar

AMRITSAR

THE  
Celebration  
BAZAAR  
Gobindgarh • Khanna

GOBINDGARH • KHANNA

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