

aipal
values that build worth

aipal *the centre of everything...*
JOYCENTRAL
SECTOR 65, GURUGRAM

THE CENTRE OF EVERYTHING



Embark upon a journey and discover

**THE CENTRE
OF EVERYTHING**

A Magnetic Destination in Sector 65, Gurugram



THE CENTRE OF FASHION

Here fashion and style are the two hearts
that beat as one



THE CENTRE OF TASTE

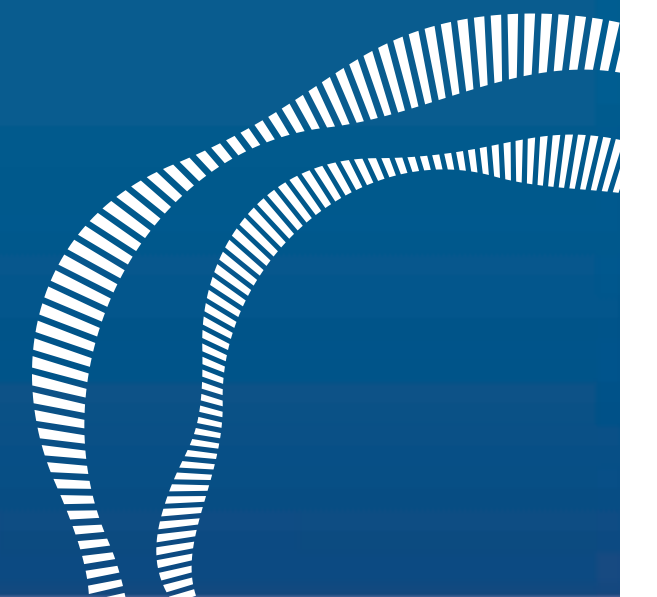
The centre of culinary delights and
cozy corners.





THE CENTRE OF ENTERTAINMENT

Arts, culture, events, a true multi-dimensional
destination





THE CENTRE OF EVERYTHING

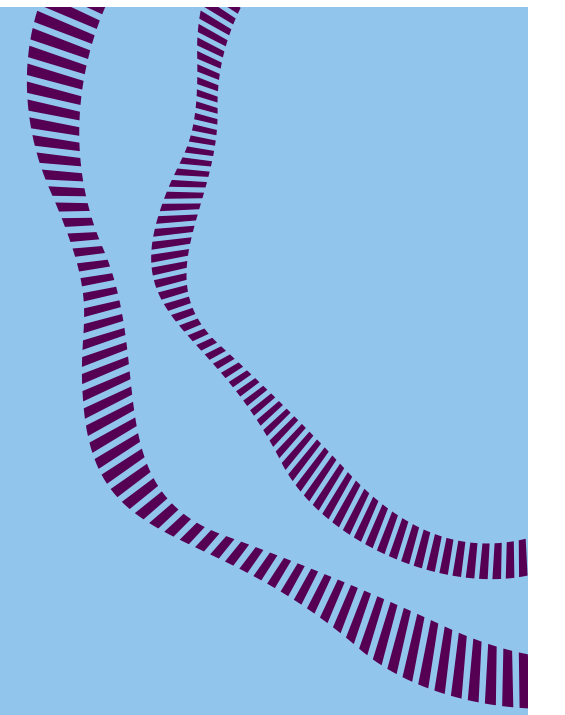
A magnetic destination in the heart of Gurugram
in Sector 65, Golf Course Extension Road.

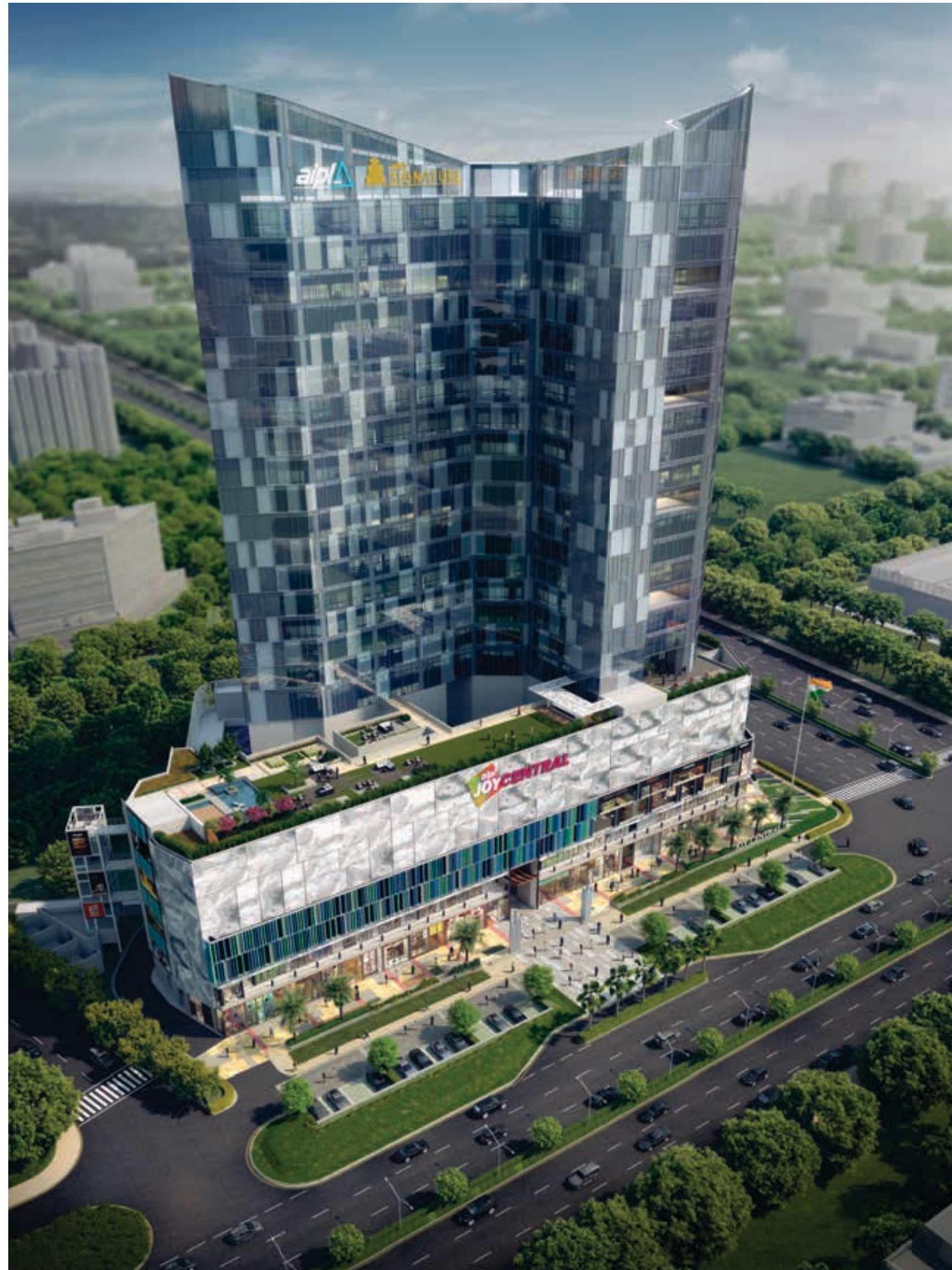
A flourishing corner destination, boldly transforming the way we
shop, work and play. A vibrant cultural hub of bustling shops, and
world class restaurants, cafes, and bars...this is where Gurugram will
step out when it wants to embrace life.



A CENTRE OF UNPARALLELED EXPERIENCES

Artistic impression
from 84 mtr. road wide sector road





Artistic impression
of bird's eye view of the front facade

FASHION
FOOD
ENTERTAINMENT
LIFESTYLE

THE NEW SOCIAL CENTRE FOR EVERYTHING

APPROX. 4 ACRES SITE

THREE SIDE OPEN PLOT

GROUND + FIRST FLOOR:
HIGH STREET RETAIL

SECOND FLOOR:
FOOD COURT, RESTAURANT,
SENORA - THE LADIES BAZAAR

THIRD + FOURTH FLOOR:
10 SCREEN INOX INSIGNIA

FIFTH - 22ND FLOOR:
GRADE "A" OFFICE SPACE

AIPL Joy Central is a vibrant mixed-use development, an anchor landmark in Sector 65, Gurugram. Located on Golf Course Extension Road, it offers an unparalleled combination of city lifestyle and natural environment. The project goes beyond a typical mixed-use collection of buildings and engages in a way that captures energy and provides a destination to celebrate.

Blending retail, entertainment, F&B and corporate offices, AIPL Joy Central makes for a totally unique international leisure and lifestyle destination.



AN UNSURPASSABLE LOCATION

AIPL Joy Central is located on a high profile site in Sector 65, Gurugram on the Golf Course Extension Road. The 4 acres (approx) site sits in the midst of many prestigious developments.

The site is easily accessible from Delhi and other parts of NCR.

Golf Course Extension Road

Three side open site with frontage
on 84 mtr., 24 mtr. & 14 mtr. roads

Easy connectivity
& accessibility



CLUB RESIDENCES



LEGEND

- AIPL PROJECT
- 🏨 HOTEL
- ⊖ METRO
- ⊕ HOSPITAL
- 🎓 SCHOOL
- 👤 PROFESSIONAL INSTITUTES
- EXISTING METRO LINE
- - - PROPOSED METRO LINE
- RAPID METRO LINE
- - - PROPOSED RAPID METRO LINE



AIRPORT

Artistic impression
from 84 mtr. wide sector road



A DIVERSE QUARTER

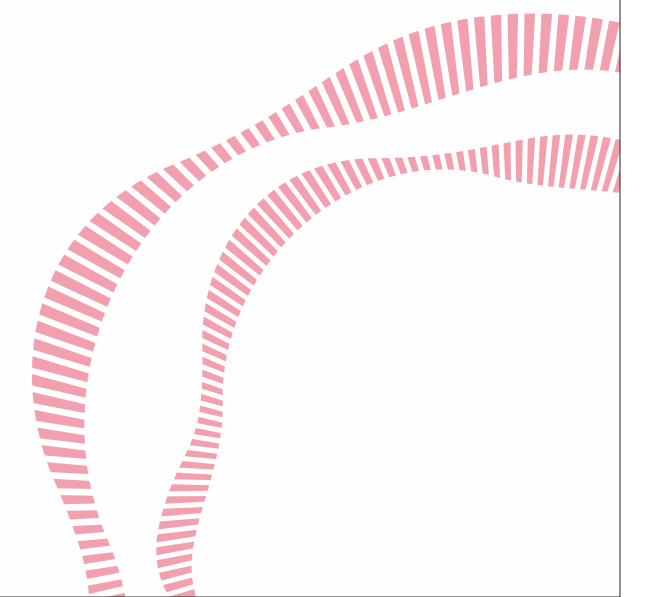


SITE PLAN



THE CENTRE OF STYLE

Iconic international brands, leading national brands along with budding local brands blend together to create a retail mix for young urban market.





Artistic impression of arrival courtyard



Night view
of front plaza

AIPL Joy Central is a mix of exciting shopping experiences.

Shop sizes vary from 300 - 2000 sq.ft. approx., with excellent visibility & accessibility from all corners.

Well planned pedestrian flow throughout the shopping district with no dark corners.

Wide frontage allows excellent visibility for the retail shops towards two main sector roads

Special tensile fabric and well planned shadow of the office tower to keep the massive outdoor piazza shaded from sun

Digital printed glass is a prominent feature on the façade combined with stone cladding and louvers

Mechanized ventilation with mist cooling in retail corridors

Provision for a hypermarket that will cater to daily needs

DISCOVER THE POSSIBILITIES

More than just a shopping centre, it is the heart and soul of engaged community. Bringing new energy into Gurugram, AIPL Joy Central is set to become a focal destination, seven days a week, that exemplifies the new blend of work and lifestyle. AIPL Joy Central's high street retail comprises 3 floors of retail with exciting boutique retail, pop-up activities, events and entertainment.



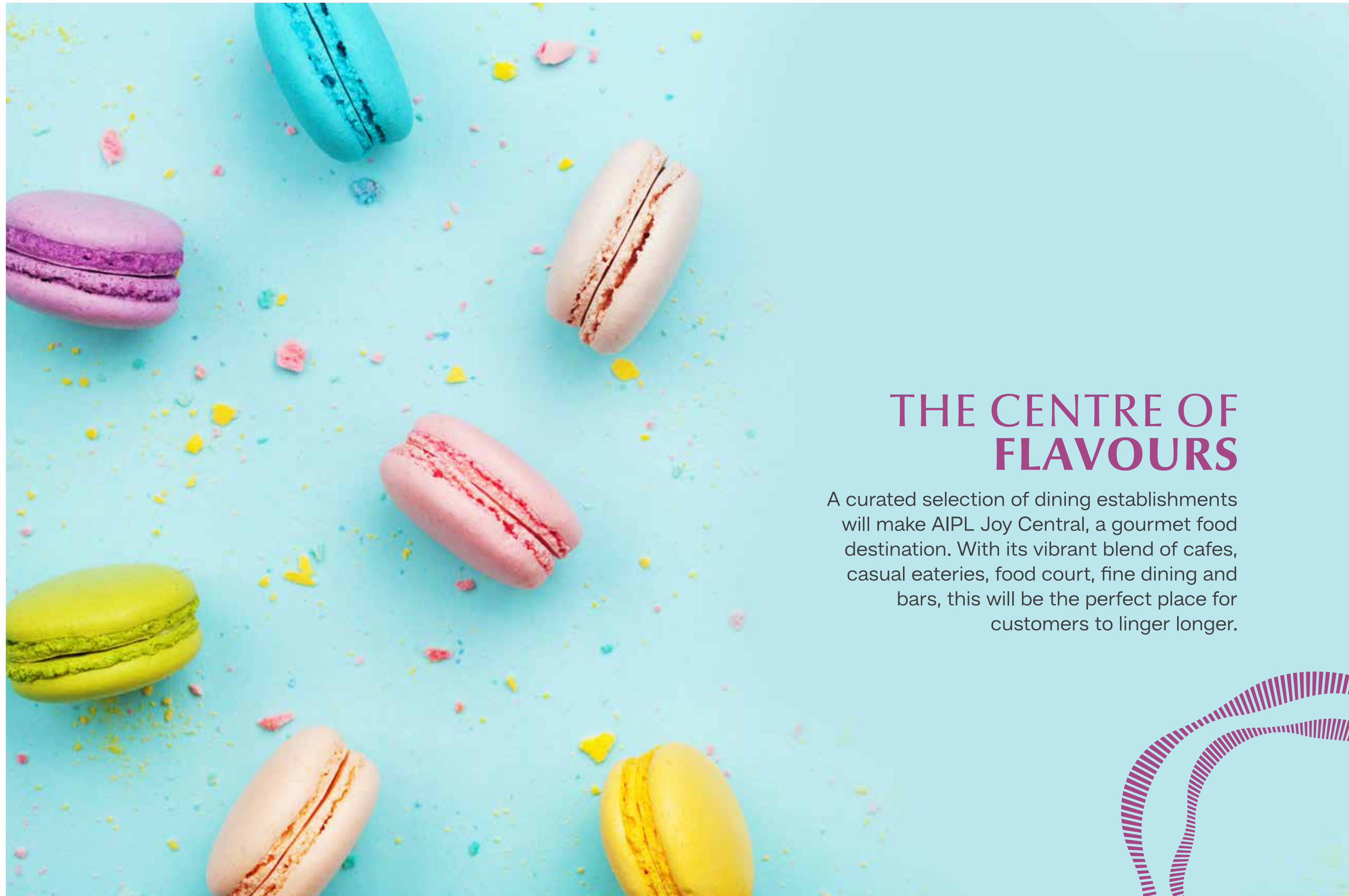
Artistic impression of shopping street on ground floor

Well planned **basements** provide ample parking with easy connectivity to the retail levels through elevators and escalators.



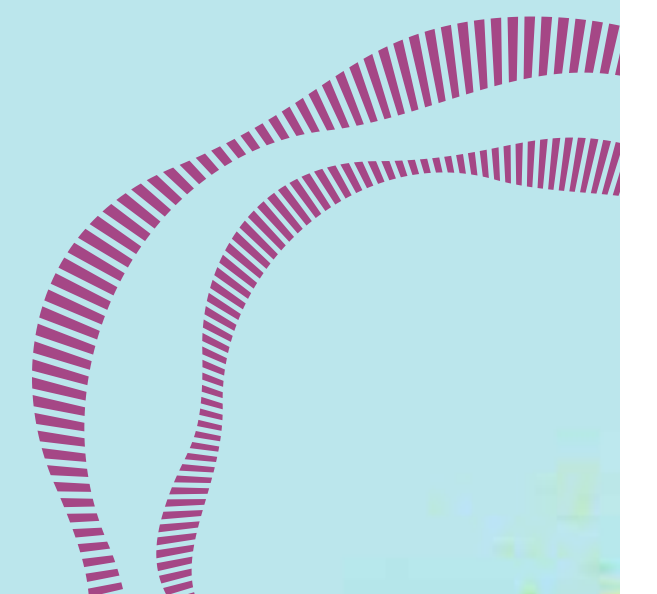
Artistic impression of pedestrian piazza

Two main pedestrian entries have been kept porous, connecting to the central courtyard, providing access to shops and from inside opening into streets and interactive spaces.



THE CENTRE OF FLAVOURS

A curated selection of dining establishments will make AIPL Joy Central, a gourmet food destination. With its vibrant blend of cafes, casual eateries, food court, fine dining and bars, this will be the perfect place for customers to linger longer.





View overlooking the entrance courtyard



Food Court spread over
23,500 sq. ft. on Second
Floor

Shops ranging between
370-1000 sq. ft.

High ceiling & natural
lighting in the FnB
Outlets.

Food Court is connected
through escalators to
INOX Insignia floor.

High Visibility Restaurants

INDULGE EVERY CRAVING

Just steps from the retail zone - on the 2nd floor, a curated selection of dining establishments with excellent restaurants, cafes, take-aways, casual eateries, food court, fine dining, fresh produce markets and bars will make AIPL Joy Central a gourmet food destination catering to a variety of interests. With outdoor dining contributing to the vibrant atmosphere, this will be the perfect place for customers to meet-up with friends or dine out with the family.

CINEMA



THE CENTRE OF ENERGY

Our mission is holistic: to give you an unforgettable experience with cinema, sports hangouts that contribute to vibrant atmosphere and create a sense of limitless energy.





INOX
LIVE THE MOVIE

INSIGNIA
INOX'S signature EXPERIENCE

INOX Insignia is located on the 3rd floor with connection to F&B Floor through well placed escalators and elevators.

10 Screen INOX Insignia seats approx. 1400 people

MEGA CINEMATIC EXPERIENCE

A state-of-the-art multiplex can match a superb shopping experience and to enhance that AIPL Joy Central has a **10 Screen INOX Insignia** for premium quality entertainment to sit back and relax.



YOUR CENTRE FOR EVERYTHING

For the busy, the trendy, the stylish office goers of Gurugram. AIPL Joy Central will be your everyday destination for food, fashion and services. There's so much to choose from, all under one roof.

THE AFFLUENT NEIGHBORHOOD FOOTFALLS

Residential Catchment of
10,000 +
Families

Area is well occupied by premium residences and commercial offices

PROMINENT BUSINESSES

in the area

BRANDS THAT FILL THE GAP BETWEEN MID MARKET AND PREMIUM BRANDS

EVERYDAY ESSENTIALS

Fresh food, convenience and service retailers that represent the "have to have" and meet the everyday needs.

MAINSTREAM

Mainstream international and local brands which are foundation of retail mix in the categories of fashion, home & lifestyle, family and food.

CINEMA AND GOURMET HUB

Just steps away, AIPL Joy Central offers a wide choice of gourmet delights along with vibrant cinematic experience.



AMENITIES THAT MATTER

01. 

HANDS FREE SHOPPING

06. 

WI-FI

02. 

CONCIERGE

07. 

TAXI SERVICES

03. 

FOREIGN EXCHANGE

08. 

ATM

04. 

VALET

09. 

DELIVERY SERVICE

05. 

BABY FEEDING ROOMS

10. 

HANDICAP ASSISTANCE

Artistic impression
of shopping street



THE CENTRE OF SUCCESS

AIPL Signature is set to be a powerful enabler of change; a zone of diversity, creativity and connectivity that will revolutionise how people work.



Artistic impression of AIPL Signature Entrance Lobby



Artistic impression of
AIPL Signature

A BUSINESS ADDRESS THAT'S YOUR SIGNATURE

Spread over a super area of approx 4,62,000 sq.ft, AIPL Signature offers Grade 'A' office spaces set atop street-level retail, putting businesses and their employees in the heart of the action. This development represents a new standard in workplace design and an opportunity to be a part of Gurugram's best connected commercial and lifestyle destination.

Designed for the ultimate work-life balance, with the comfort, convenience and wellness of employees always in mind, these offices have been designed to create a world-class address for your business.

Thoughtfully planned, whether it is the contemporary breakout spaces or light-filled offices of the building, AIPL Signature raises the bar for workplace design on Golf Course Extension Road.



Artistic impression of terrace garden



8 high speed elevators with Destination Control System
Average waiting time **less than 40 seconds**

Access Control system in the Ground Floor lift lobby with Turnstiles.

Iconic façade design using unitized curtain wall system with high performance DGU glass to improve energy efficiency helping in HVAC load reduction, thereby reducing the recurring cost

Electro magnetic filters in all AHU's of common areas with air quality display.

22 storeyed iconic structure with Grade "A" office spaces starting from 5th floor.

Large and medium floor plates ranging from **19,000 - 27,000 sq.ft.** on one level.

Exclusive entry for the office block from 24 mtr. wide sector road

Triple height entrance lobby along with waiting lounge & concierge desk.

The office tower shape and core placement allows for **sufficient ambient lighting** and outdoor views.

Peripheral column placement allows **flexibility in the office fit-outs** planning

The exclusive office floors enjoy an access to a **large landscaped area** with strategically placed water body.

Floor plates **designed to be flexible** to allow tenants efficient layouts.

HIGH PERFORMANCE BUILDING



BUILDING GREEN

GRIHA 4 STAR PRE-CERTIFIED ★★★★★



DAY LIGHTING
55% of the regularly occupied spaces are naturally day lit, offsetting the use of artificial lights



ENERGY SAVING
Automatic timer controls 100% of the outdoor lighting system



INDOOR WATER USE REDUCTION
Water Efficient low-flow fixtures to reduce the potable water use



SOLAR PHOTOVOLTAIC CELLS
Solar Panels installed as per norms reducing the use of conventional/fossil-fuel based energy resources



WASTE WATER REUSE
Sewage Treatment Plant on site treating 100% of the waste water generated on site and reused for landscaping, flushing etc



ENERGY CONSERVATION
Use of less energy-intensive material- AAC blocks to replace a part of energy intensive materials



STORM WATER MANAGEMENT
RWH pits to recharge ground water table



WASTE SEGREGATION
Waste segregation at the source for efficient resource recovery



ELECTRIC CAR CHARGING
Car charging points provided as per norms



INTERNATIONAL QUALITY FACADE
Double pane glass for energy efficiency, noise and heat insulation



HEAT ISLAND REDUCTION
Paving materials used to reduce heat island and locating most of the parking underground



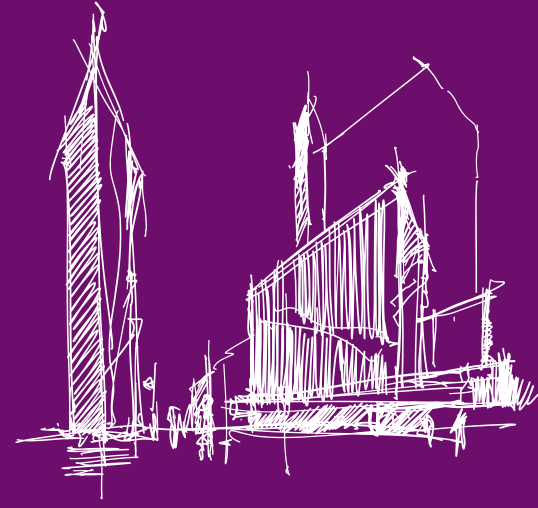
ORGANIC WASTE CONVERTER
To treat organic waste generated on site

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The retail and entertainment mix has been fully maximized on the lower floors to allow for easy access and high visibility. The large variety of sizes allows for all kinds of retail and F&B experiences to be accommodated. These have been zoned in such a way that different parts of the building provide different experiences to the users. A large multiplex rounds off the entertainment experience at the uppermost podium levels.

Principle Architects-Team3

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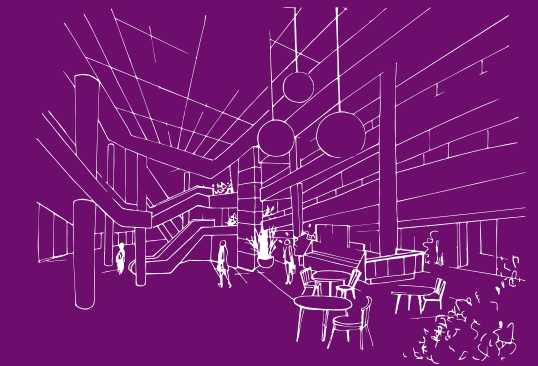
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Within its very limited perimeters of plot boundaries the designed landscape aims to showcase the contemporary expressions of a celebrated plaza that perfects the transitional connect between the outside busy sector road and the vibrant inner high street walks between the shops.

The designed front plaza echoes the pattern typology of the overhead façade design through its stone pattern, its rich texture and mild colour variations. It provides ample sitting ledges delineating the plaza edge, dotted with elegant palms and retail info totems, light torches and bespoke signage features at the entrance court.

**Landscape Architects
Design Accord**

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**Food Court Interior
Designer - Studio Locus**

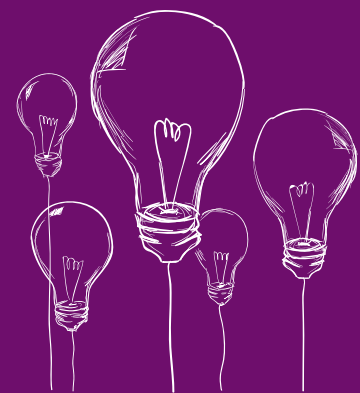
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The lighting concept was proposed with a balanced approach of aesthetics, functionality & visual appeal for the users who will either visit the retail street or work in the offices. Our lighting concept was to form a visual connect between a prominent backlit glass facade & smart LED pixels on upper facade which creates a dynamic lighting visual at night, and it changes everyday as per the preconfigured lighting scenes.

Lighting Consultants - Light Book

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AN EXTRAORDINARY TEAM WITH EXTRAORDINARY VISION

DESIGN ARCHITECT

Team 3



MEP CONSULTANT

Udayan Chaudhari

ECE

Environs



LIGHTING

Light Book



LANDSCAPE

Design Accord



SECURITY

EM Improvement



VERTICAL CONSULTANT

VT Services



FACET FACADE

Facet Facade Consultancy



CONTRACTOR

Ahluwalia Contracts India Ltd





TEAM 3 ARCHITECTS

In a world where many new associations are formed to establish new found individuality, here were people who had already established their individuality in the field of architecture, but decided to bring it all together. We believe that this confluence will explore and find new ideas in design, construction and architecture in the years to come, and will excite and enthuse everyone who becomes part of this process towards successful design solutions.

WE BRING



to retail

More than retail spaces, our Joy developments are lifestyle destinations.
Come and discover this retail renaissance by AIPL.

aipl
JOYSTREET
Sector 66, Gurugram

aipl
JOYCENTRAL
Sector 65, Gurugram

aipl A joint development with **SHANKER & PARTNERS**
JOYSQUARE
Sector 63A, Gurugram

aipl
JOYGALLERY
Sector 66, Gurugram

aipl
JOYSTREET
Umred Road, Nagpur

aipl
JOYCITY
G.T Road, Jalandhar



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RERA No.: 183 of 2017 dated 14.09.2017



DISCLAIMER
RERA Registration no.: 183 of 2017 dated 14.09.2017, Licence no. 249 of 2007 dated 02.11.2007, Building Plan Approval: Memo no. ZP-322/SD(BS)/2020/1839 dated 21.01.2020. All the approvals can be checked in the office of the Developer. 1 Hectare = 2.471 Acres, 1 Acre = 4840 square yards or 4046.873 square meters: 1 square yard = 0.8361 square meters: 1 square meter = 10.764 square foot. Above images, designs etc. are artistic impression only. All images, designs, perspectives, features, building plans, areas, figures, dimensions, category, services, facilities, specifications, infrastructure etc. are illustrative, tentative, indicative only and the company reserves all the rights to withdraw, vary, modify, amend all/any of these without any notice or on account of govt. norms/directions.