

Indicative image



A
Signature
OF YOUR STATURE...

Indicative Image



A
Signature
OF YOUR BUSINESS...

Indicative image



A
Signature
OF YOUR ACHIEVEMENTS...

Artistic impression
from intersection of Golf Course Extn. Road
and 84 mtr. wide sector road



WELCOME TO
ONE-OF-A-KIND
SIGNATURE OFFICE SPACES
GRADE 'A' OFFICE DEVELOPMENT IN SECTOR 65, GURUGRAM

Artistic impression
from 84 mtr. wide sector road



AN EMINENT LANDMARK

In an awe-inspiring expanse spanning approximately half a million sq. ft. of leaseable area, AIPL Signature unveils Grade 'A' office spaces that surpasses all expectations. Perched above a realm of premium retail, this extraordinary setting brings businesses and their workforce into the vibrant heart of dynamic workplace energy.

This architectural marvel not only sets a new paradigm in workplace design but also bestows an unparalleled opportunity to join the ranks of Gurugram's most prestigious commercial nucleus.

Crafted with meticulous attention to detail, it embodies the epitome of work-life equilibrium, embracing the essence of comfort, convenience, and employee well-being.

APPROX. 3.30 ACRES SITE

THREE SIDE OPEN PLOT

**LOWER GROUND FLOOR:
SUPERMARKET**

**GROUND + FIRST FLOOR:
HIGH STREET RETAIL**

**SECOND FLOOR:
RETAIL, FOOD COURT,
RESTAURANT,**

**THIRD + FOURTH FLOOR:
10 SCREEN MULTIPLEX**

**FIFTH - 22ND FLOOR:
GRADE 'A' OFFICE SPACE**

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



IT'S ALL ABOUT BEING WELL CONNECTED



AIPL Signature, located in Sector 65 of Gurugram is intended to be one of the most prestigious office spaces in the country. Its strategic location on the esteemed Golf Course Extension Road adds to its appeal.

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LOCATION MAP



Artistic impression
from 84 mtr. wide sector road



TRULY
ARCHITECTURAL
EXCELLENCE

18 Floors of
Grade 'A' office space,
starting from fifth floor

A magnificent
triple-height
entrance lobby

High ceiling
and wide windows
for ample daylight
and natural views

Direct access to
F&B floor

Access to a large
landscaped area with a
strategically placed
water body on 5th floor

Segregated office
entrance from 84m wide
sector road

EXPANSIVE.
ENERGETIC.
EMPOWERING.

AIPL Signature is an
exclusive corporate hub
designed to bring people
together, while creating a
world class office
environment and
ecosystem.



Artistic impression
of Entrance Lobby



GRAND ENTRANCE LOBBY

DISCERNING AND REFINED, AIPL SIGNATURE'S ENTRANCE DELIVERS
A CLASSIC CORPORATE ENTRY EXPERIENCE

1 SMART FACADE

An intelligent double skin glass facade that protects the building from the sun's heat and reduce air-conditioning cost keeping you comfortable as you work while enjoying plentiful natural light and green views.

2

DOUBLE GLAZED GLASS

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

3

MAXIMUM NATURAL LIGHT

By turning the footprint on its axis, the design here maximizes the flow of natural light inside, so every floor is refreshingly lit up, minimizing the use of artificial light.

4

HIGH SPEED ELEVATORS

Efficient elevators by Fujitec Japan, strategically placed high speed elevators guarantee a high level of service.

5

UNIQUE FLOOR LAYOUT

Each floor has been immaculately designed to optimize comfort and set new benchmarks for flexibility, productivity and connectivity.

DESIGNED FOR PRODUCTIVITY

The moment you enter the premises, you are transported to a different world. A world where everything is not just highly efficient but also effortlessly beautiful.

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AIPL Signature's intelligent planning has created a clean and efficient layout, allowing tenants to occupy an entire floor or subdivide it into any combination they desire. This flexibility ensures that the space meets the unique needs of each tenant, making it the perfect location for your business to thrive.

FLOOR PLATES
TO MATCH
ANY AMBITION

Indicative Image



18
FLOORS

4,90,985
SQ.FT. OF LEASABLE AREA

SITE PLAN / FIFTH FLOOR PLAN



TYPICAL OFFICE FLOOR TYPE - 1

7th, 9th, 10th, 12th, 13th, 15th, 16th, 18th 19th & 21st Floor

Office Tower Details

Floor to floor height
4.2 m

Floor to ceiling height
3.95 m approx

Column grid
8.4 m to 17 m

Slab load
400 kg/sqm

Office area
25000-29000 sqft

Floor plate design
Unique diamond shaped footprint of floor plates are designed to allow adaptable and functional office layouts

Facade orientation
Maximum glazed area for natural light

Structure
Beam slab structure

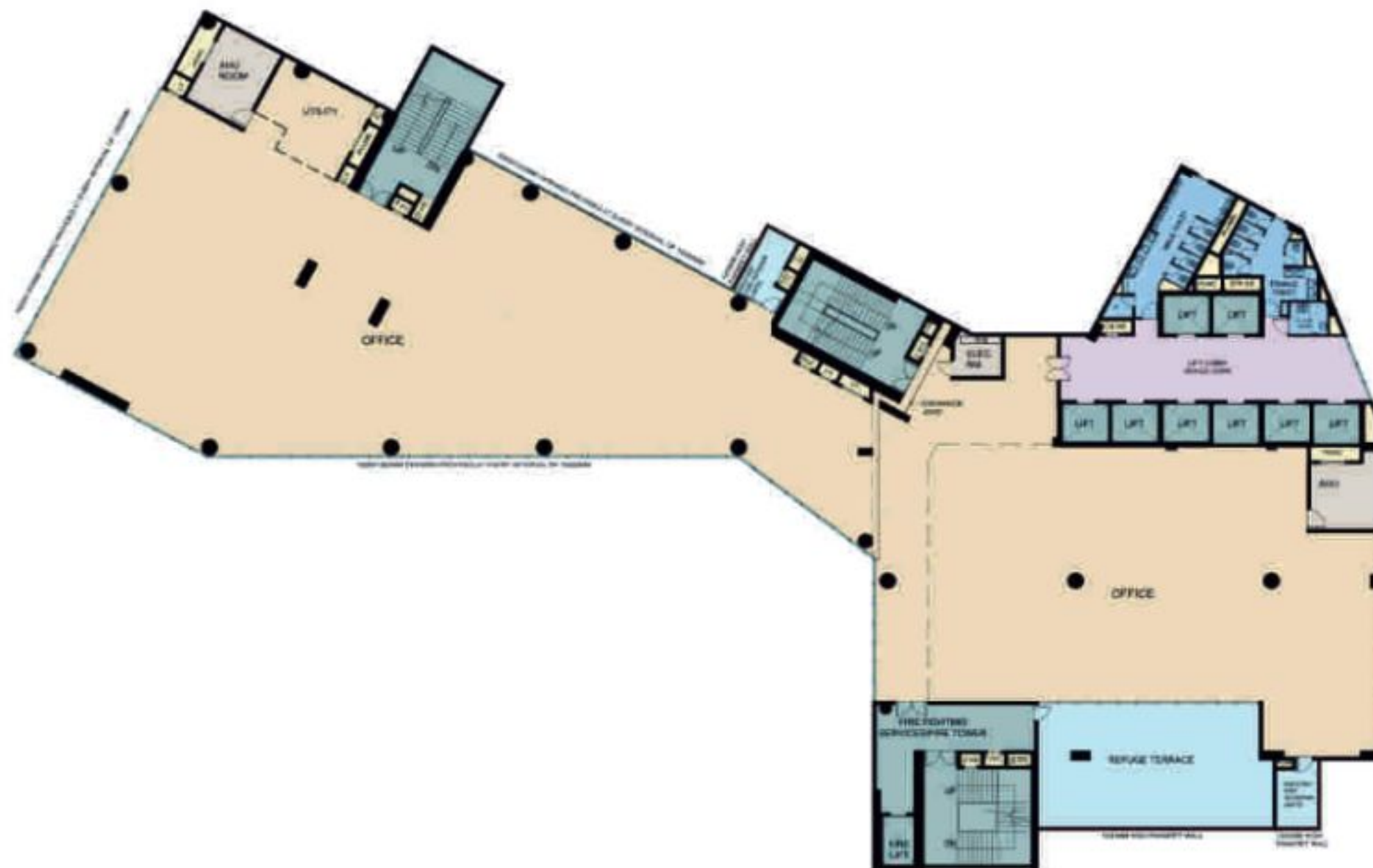
Minimum office space
5,000 sq. ft. onwards

AHU's
Provision available for floor mounted AHU's as well as ceiling suspended AHU's to provide a flexibility to the tenant's for space optimization.



TYPICAL OFFICE FLOOR TYPE - 2

8th, 11th, 14th, 17th & 20th Floor





TERRACE LEVEL WITH OPULENT WATER BODY

The Joy Central has an opulent waterbody at 5th floor terrace of Retail Area which is purposefully planned and intended to bring liveliness and well-being into the lives of occupants of Office Tower, which is overlooking the same, it is of a great significance as a value driven design feature.

A great workplace goes beyond the office. Open, active and innovative, AIPL Signature is a living, breathing ecosystem that will bring future of business and community together.



FOOD COURT & RESTAURANTS
GYM & OTHER WELLNESS FACILITIES
RETAIL SHOPS

MADE
FOR
MOMENTUM

Indicative Image



DESIGNED RESPONSIBLY AND SUSTAINABLY



SOLAR PHOTOVOLTAIC CELLS

Provide renewable electricity



STORM WATER MANAGEMENT

To manage run off by rain water harvesting



ELECTRIC VEHICLE CHARGING

Preferred parking spaces for electric vehicles



ECO-BUILDING MATERIAL

Recycled and locally sourced materials being used



INDOOR AIR QUALITY

Air filters to ensure clean air circulation within office spaces



ENERGY CONSERVATION

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



BETTER HEALTH

Use of eco-friendly material give health benefits as release of toxic materials is avoided



INDOOR WATER USE REDUCTION

Using water efficient fixtures to achieve reduction in indoor water use



DAY LIGHTING

Large amount of daylight reduces amount of power in lighting system



GREEN ROOFS

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



HEAT ISLAND REDUCTION

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

Sustainability is about making choices that demonstrate our respect for the interdependence of life.



A COMMITMENT TO SUSTAINABLE SUCCESS



AIPL Signature is GRIHA 4 Star Certified building that embraces green and sustainable design. Features and facilities have been introduced to ensure a sustainable workplace while not compromising on the quality of the built structure.

The result of this approach is a building that minimizes water and energy consumption, creates healthy work environment, leaving low carbon footprint.





ENERGY CONSERVATION

- Energy efficient LED lighting for common spaces
- 100% Timer controlled outdoor lighting
- Renewable energy solar power plant as per norms
- High efficiency motors IE2 for various applications
- Spaces design to have adequate day lighting
- Treated fresh air through heat recovery units reducing cooling loads
- Common Area AHU with VFD
- Energy efficient Water cooled Chillers controlled with VFD.



HVAC

- Central Water Cooled Chilled Water system, using screw with VFD.
- Heat recovery unit with VFD for fresh air to office floors AHUs
- The office tower floors have been split into two zones and each zone is fed by a dedicated AHU.



ELECTRICAL SYSTEM

- 100% power back-up on actual diversified demand load requirement
- Stand by sandwich type rising main is considered to feed power to the office floors through dual-source energy meters.
- FTTH systems for voice / data system
- Mesh earthing below ramps with Copper risers in tenant shafts in Ground Floor.
- 33/0.415kv Electrical Power Source



WATER CONSERVATION & PLUMBING

- Reduced fresh water demand by adopting
- Reduce, Reuse & Recover approach
- Automatic drip Irrigation System
- SBR with UF Technology STP of capacity to treat 100% Sewage generated at site
- 100% Treated water used to cater the requirement for flushing, Irrigation (Horticulture) and Cooling Towers makeup water, Reducing the fresh water demand.
- Rain Water Harvesting complying with applicable codes
- Low Flow fixtures reducing the water consumption.

SPECIFICATIONS



HEALTH & WELL BEING

- Indoor air quality
- Air conditioning for Main Office Lobby with MERV 8 + MERV 13 filters to maintain better IAQ.
- AHUs of Tenant spaces are designed to accommodate MERV 13 filters in addition to MERV 8 Filters

Fresh Air

- 3-stage filtration (MERV-8, MERV-13(EAC), and activated carbon filters)

Eco friendly Refrigerant

- CFC & HCFC free Refrigerant with Zero Ozone Depleting Potential & Global Warming Potential

Waste Management

- Segregation of Waste & Organic Waste Converter



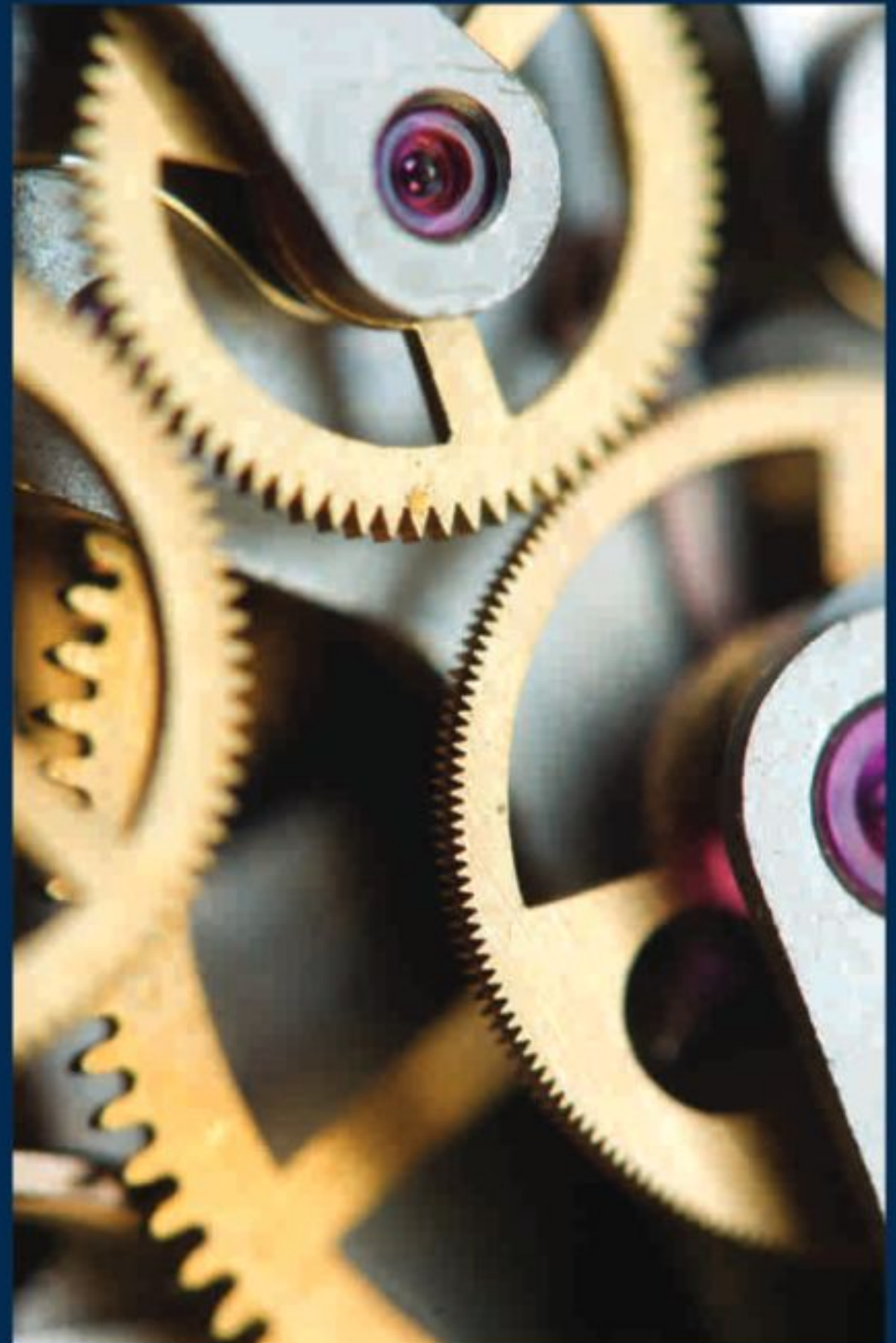
STATUTORY & SAFETY MEASURES

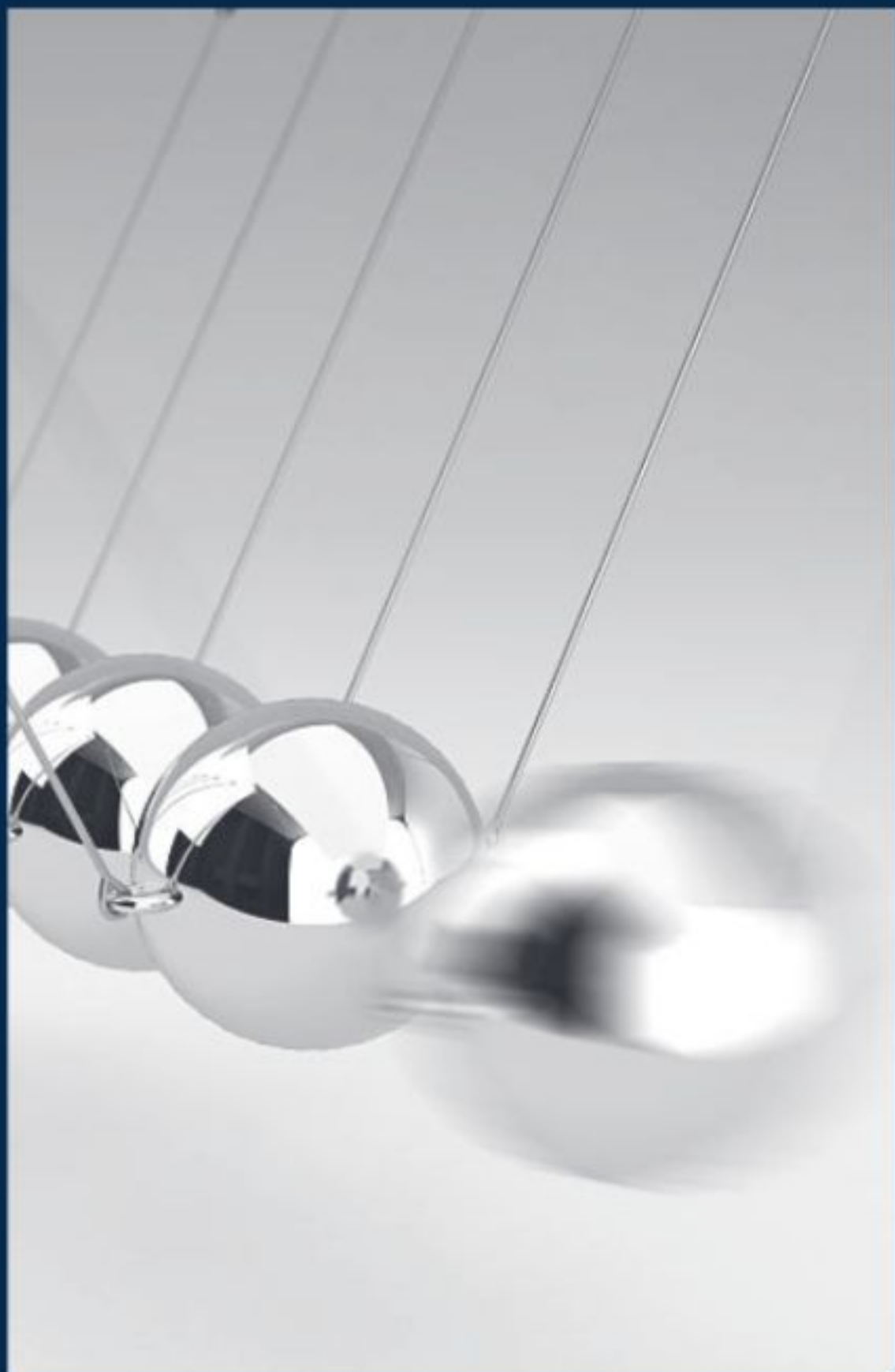
- Systems proposed/ provided are equipped with latest technology & complying with applicable codes & standards



FIRE & LIFE SAFETY

- Intelligent Addressable System complying with relevant codes & standards
- Addressable fire detection systems integrated with tenant's fire alarm systems
- 2 hours fire-rated doors
- Water Sprinklers, Fire hydrant & Water Curtain system complying with applicable codes & standards integrated with Fire Alarm System
- Ventilation/ Smoke evacuation system as per latest NBC Norms operated through CO sensors/ Fire Alarm system





Experience the ultimate parking convenience at AIPL Signature, with the maximum number of car parking basements available in Gurugram



INTEGRATED BUILDING MANAGEMENT SYSTEM

- Building Management System for monitoring & operation of the services, enhancing system efficiency.
- Dual Source Smart Energy Metering system
- Facility Management software enabling tenants to access information about CAM charges, energy consumption etc.



PARKING MANAGEMENT

- 5 Level basement parking with provision of stack parking in the future.
- Automatic boom barriers with fast tag and Automatic Number Plate Recognition camera and information display at strategic locations for easy access to the vacant parking slots



FACADE

- Iconic facade design using unitized curtain wall system
- High performance DGU with 0.25 SHGC



SECURITY

- IP CCTV surveillance and Smart-access systems in all common areas & basements.
- Provision for seamless integration with all tenant security measures including visitor management

Experience the next level of elevator transportation with Fujitech Elevators at AIPL Signature. With touchless and automated features, including Destination Control System and efficient waiting times, ensures swift transfers.

	Passenger Elevator	Transfer Elevator	Service Elevator
No. of Elevators	8 Elevators (Destination Control system)	3 Elevators	1 Elevator
Car Size	2150 X 1675	2800 X 2350	1050 X 2400
No. of Pax	24 passengers	24 passengers	1088 kg
Speed (M/S)	2.5 m/s	1.75 m/s	2.5 m/s
Floors	Ground floor, 2nd, 5th to 22nd Floor	Basements to Ground Floor	Basement, 5th - 22nd Floor

VERTICAL TRANSPORTATION

Artistic impression
of Lift Lobby





**DESIGN
ARCHITECT**
Team 3



**LANDSCAPE
CONSULTANT**
Design Accord



**LIGHTING
CONSULTANT**
Light Book



**VERTICAL
TRANSPORT**
VT Consultancy
Services



**ENVIRONMENT
CONSULTANT**
Vardan Environet



**GREEN BUILDING
CONSULTANT**
Greentree Global



**SECURITY
CONSULTANT**
EM Improvement
India Pvt. Ltd.



**FACADE
CONSULTANT**
Facet Facade
Consultancy



**STRUCTURAL
CONSULTANT**
Manish
Consultants



**TRAFFIC
CONSULTANT**
Central Parking
Services



**HVAC
CONSULTANT**
Udayan Chaudhari &
Associates Pvt. Ltd.

THE
CREATORS

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AIPL is credited with the development of over 7 million sq. ft. of commercial office spaces housing some of the finest global corporations which is a testimony to its success in this field

AIPL AUTOGRAPH, GURUGRAM
10,67,589 sq.ft.

AIPL STATEMENT, GURUGRAM
8,70,771 sq.ft.

AIPL BUSINESS CLUB, GURUGRAM
6,79,114 sq.ft.

AIPL THE MASTERPIECE 2.0,
GURUGRAM
1,14,181 sq.ft.

AIPL LEGACY, OKHLA, SOUTH DELHI
87,297 sq.ft.

OUR PURPOSE
IS TO SHAPE A
BETTER FUTURE



AIPL BUSINESS CLUB
SECTOR 82, GURUGRAM



AIPL STATEMENT
SECTOR 66, GURUGRAM



AIPL AUTOGRAPH
SECTOR 66, GURUGRAM

AIPL THE MASTERPIECE
SECTOR 54, GURUGRAM



AIPL LEGACY
OKHLA, PHASE III