



*aipl*   
values that build worth

*aipl*   
*Autograph.*

MAKE YOUR MARK

# Make Your Mark

The icon of Gurugram, that will become “The Autograph” of your business.



*aipl*  
**Autograph**

Sector 66 | Gurugram

# An UNSURPASSABLE MARK Of *Brilliance*

Welcome to AIPL Autograph.

Experience the epitome of corporate sophistication with AIPL Autograph, an architectural marvel nestled on Golf Course Extension in Gurugram. This prestigious development stands as an emblem of visionary design, commanding attention, and setting new standards for corporate excellence.

Here, every detail is meticulously crafted to inspire success. This extraordinary address offers a haven for innovation, collaboration, and growth.



Artistic View of AIPL Autograph



Connections AT YOUR  
CONVENIENCE



RAPID METRO 12 MINS



HUDA CITY CENTRE 25 MINS



LUXURY & PREMIUM RESIDENCES 05 MINS



IGI AIRPORT 40 MINS



GRAND HYATT HOTEL 10 MINS



MEDANTA 15 MINS

# Truly ARCHITECTURAL Excellence

## An inspirational building.

Redefining the essence of contemporary work environments, AIPL Autograph stands tall as a striking symbol of innovation and sustainability. Its three interconnected towers break free from the constraints of conventional office spaces, introducing a new era of Grade 'A' Office Space. Seamlessly merging opulent design and cutting-edge technology, it sets a remarkable standard that resonates with forward-thinking businesses.





DESIGNED  
TO  
SURPASS  
EVERY  
EXPECTATION

Approx. 98,5735 Sq. ft. \*  
Total Office Leaseable  
Area

\*Areas and specifications are subject to change



DINE &  
SHOP  
WITHOUT  
STEPPING  
OUT

Approx. 75,738 Sq. ft. \*  
Retail & F&B Space

\*Areas and specifications are subject to change

*With any successful project,  
the key is DESIGN*

It is this design that differentiates AIPL Autograph from other commercial projects you may have heard of, designed by renowned BENOY Architects (UK). The 3 tower configuration of the development takes advantage of the north-south orientation connected with central lawn plaza, creating a cohesive urban space.

The major building entrances are located on the main ground level elevated 1.2 mtr. above the perimeter access road with an enhanced sense of arrival on a floating landscaped platform. A grand ceiling feature directs the patrons' attention towards the pristine glass box overlooking the lawn.



## A PLACE for the *BIG LEAGUES*

AIPL Autograph is a unique blend of office spaces and retail with meticulous attention to detail and the seamless integration of technology and forward-thinking design. Each floor offers flexible plans to accommodate offices of various sizes, maximizing efficiency with column-free spaces.

The generous floor-to-ceiling height enhances the open, airy ambiance, while clear vistas and abundant natural light create energizing workspaces.

Tower A\*: Ground Floor - Retail  
1<sup>ST</sup> - 13<sup>th</sup> Floor - Office Spaces

Tower B\*: Ground Floor - Business Conveniences  
1<sup>ST</sup> - 6<sup>th</sup> Floor - Office Spaces

Tower C\*: Ground Floor - Retail  
1<sup>ST</sup> - 9<sup>th</sup> Floor - Office Spaces

## SITE PLAN



1. Entry gate & signage
2. Rejection Lane
3. Driveway
4. Surface parking
5. Entry to courtyard
6. To basement
7. From basement
8. Exit
9. TSR, Rickshaw drop off
10. Cab drop off
11. Pedestrian concourse
12. Plumeria court
13. Central mound
14. Signature seats
15. Reflective water body
16. Tower drop off
17. Al fresco dining
18. Terminalia Mantaly Avenue
19. Signature Icon
20. Basement cut-out
21. Totem pole





Artistic View of AIPL Autograph

Porte Cochere Artistic Tower 1

An ARRIVAL EXPERIENCE  
THAT *makes a statement*

Artistic View of AIPL Autograph



Conceptually designed as three towers, the building addresses modern concerns, to sustain the future needs of growing businesses. Timeless and captivating, the beauty of the design is embellished with dramatic central plaza.

### At a glance

- AIPL Autograph is a 'state-of-the-art' Grade 'A' office building, offering a conducive, interactive and inspiring environment for the office tenants and retail patrons alike.
- Approx. 1 million sq. ft. of office development spread over 3 towers of height G+13, G+6 & G+9 respectively.
- Unique floor plates designed to maximise workspace and access to views for all occupants
- 4 levels of basement parking
- All 3 towers are connected via shared parking facilities at basement level.
- Triple Height Entrance lobby and lounge spread across approx. 15,000 sq. ft\*.
- High visibility for all shop fronts.
- Crowning the rooftop of Tower B is the Autograph Executive Club.
- Ground Floor: Retail, Large entrance lobby, lounge.
- Upper Levels: Office Spaces

\*Areas and specifications are subject to change

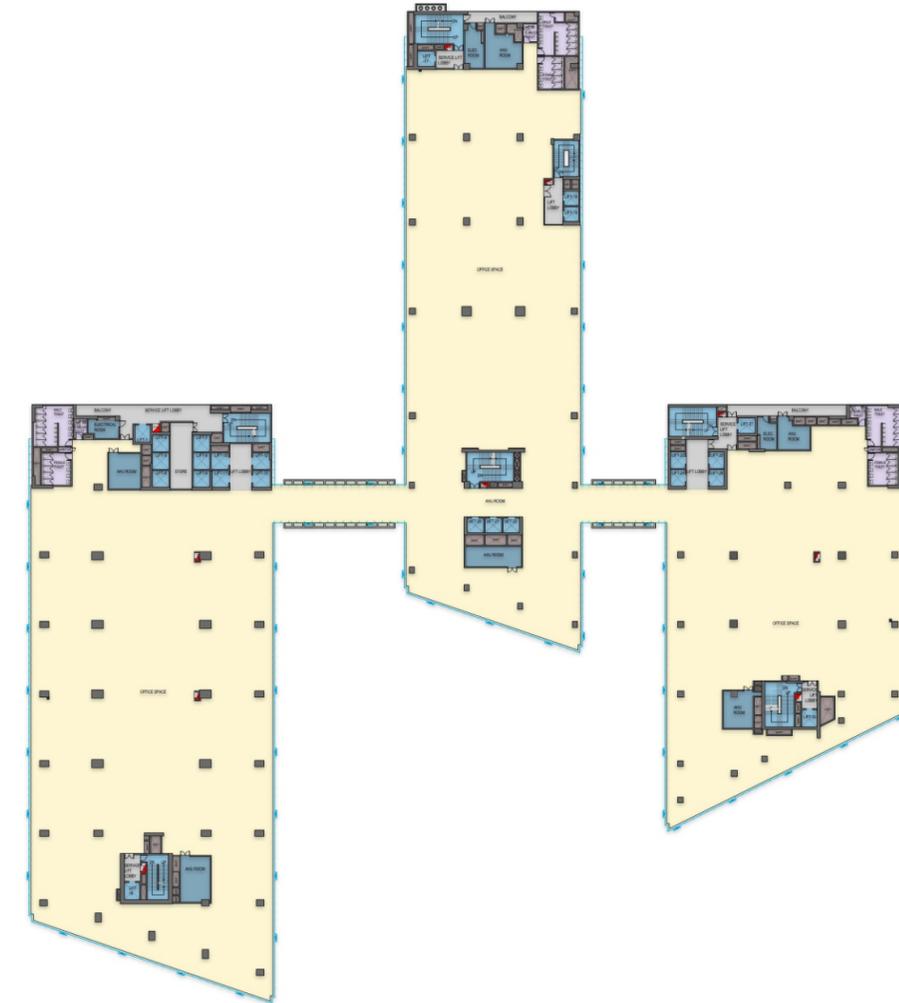
# A TECHNICAL MARVEL

## Magnificent in more than appearance.

AIPL Autograph is a breakthrough in design and technology, raising the bar with a host of premium grade features that make it not only extraordinary to look at, but extremely efficient.

Incorporating cutting-edge technology for efficiency and sustainability, AIPL Autograph will provide tenants with cost-effective space where businesses will thrive as productivity and performance increases.

# FLOOR PLAN



Artistic View of AIPL Autograph



Porte-Cochère Artistic, Tower 1

#### ELEGANT FACADE

An efficient double glazed facade that protects the building from heat and reduces air-conditioning cost.

#### INSULATED GLASS

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

#### MAXIMUM NATURAL LIGHT

By increasing the facade surface area, the design here maximizes the flow of natural light so that every floor is naturally lit up, minimizing the use of artificial light.

#### CENTRAL PLAZA

A naturally ventilated central plaza will act as a cohesive urban space for quick breaks between busy working day and meetings.

#### HIGH SPEED ELEVATORS

Advanced high speed elevators with features that guarantee high level of safety & comfort, with low waiting time.



12,000 -  
1,20,000 Sq. Ft.  
*floor plate size*

## FLEXIBILITY OF SPACE

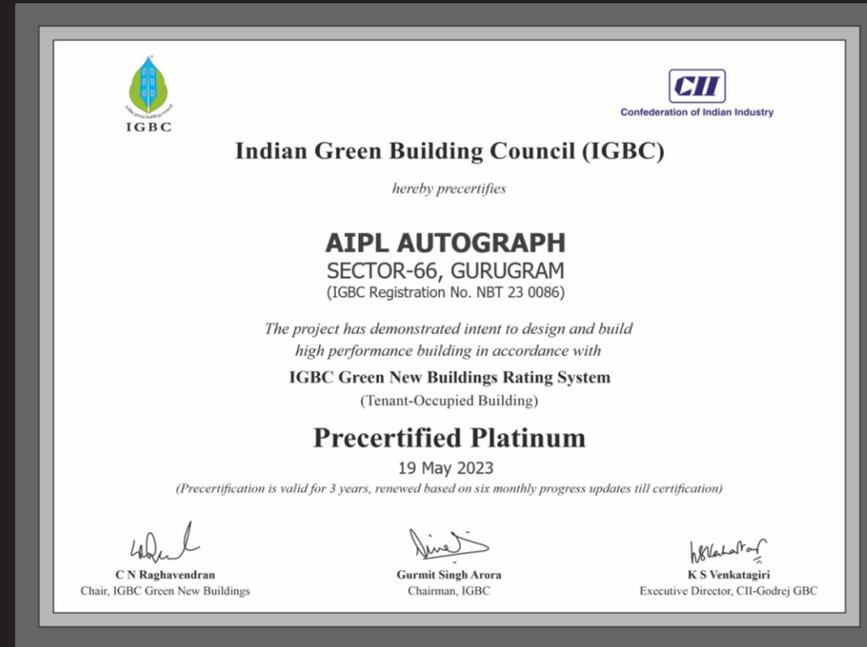
*Multiplicity in offering, flexibility in planning.*

Experience Gurugram's most advance workplace with highly efficient floor plates that provide optimal flexibility to ensure that the floors accommodate a range of tenant requirements and fit-out densities.

The floor plates can be divided into smaller tenancies, from 12,000 - 1,20,000 sq. f.t.\* to multi floor tenancies. Regardless of the size, every office has been designed with floor-to-floor height, which enhances the open, airy ambience of the offices.

\*Areas and specifications are subject to change

# Smart SUSTAINABILITY



### Electric Vehicle Charging

Preferred parking spaces for electric vehicles



### Storm Water Management

To manage run off by rain water harvesting



### Indoor Water Use Reduction

Using water efficient fixtures to achieve reduction in indoor water use



### Solar Photovoltaic Cells

Provide renewable electricity



### Indoor Quality Air

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



### Day Lighting

Large amount of daylight reduces amount of power in lighting system



### Green Roofs

Green roofs 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



### Better Health

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



### Recycling Methods

Recycling of construction Waste Material by Segregation and Diversion

## FROM *REFRESHING* BREAKS TO A *REFRESHING* DIP

AIPL Autograph boasts of a truly extravagant swimming pool, situated on the sixth floor terrace of Tower B. Meticulously designed with the sole purpose of infusing vibrancy and enhancing the well-being of its tenants, this opulent amenity stands as a testament to the meticulous value-driven design philosophy that defines the very soul of AIPL Autograph.

The Size of the swimming pool is approx. 24m length X 9m wide.

\*Areas and specifications are subject to change





Lap Pool



Party Space at Terrace



Business Lounge



Shower & Changing Rooms



Café

At AIPL Autograph, you will experience a working environment that exceeds expectation.

To provide you this experience, a special Club Floor has been planned embedded with unique recreational and business facilities .





Indicative Image

## A WORLD OF FLAVOURS & Conveniences

### Bistro & Outdoor Dining

Settle into tables on the ground floor retail corridor overlooking the green plaza. The lively space is destined to become a local favorite.

### Restaurants

Set in an open environment, the host of restaurants will beckon you to relish dishes from around the world.

### Retail

From convenience to corporate retail - the retail zone here through their inviting storefronts will be center of exciting retail opportunities.

## *Top Class AMENITIES for BUSINESS CLASS Experience*

 *Restaurant*

 *Café*

 *Corporate Retail*

 *Electric Charging Points*

 *4 Levels of Car Parking*

 *Valet Parking*

 *Co-working Space*

 *Business Lounge*





## SPECIFICATIONS

### HVAC



- High COP Centrifugal Chillers with VFD.
- Fresh Air Treatment with MERV-8 and MERV-13 filters in Heat Recovery Wheel
- Pre (MERV-8) and Fine (MERV-14) filters in all AHU's of common areas for maintaining better indoor air quality.
- AHU's of tenant spaces are design to accommodate Merv-14 filters in addition to pre filter Merv-8
- Central heating system with electric hot water generator.

### ELECTRICAL



- 100 % Power Backup.
- Dedicated supply of 33 KV from Switching Station
- FTTH system - Provision of IT infrastructure for the building common services
- Standby sandwich type rising main is considered to feed power to the office floors ensuring uninterrupted power supply

### FIRE & LIFE SAFETY



- Building fire protection designed as per NBC 2016.z
- **Ventilation/ Smoke evacuation System:** As per latest NBC Norms operated through CO sensors/ Fire Alarm System
- **Fire Alarm & PA System:** Intelligent Addressable System complying with applicable codes & standards
- **Fire protection system:** Water Sprinklers, Fire hydrant & Water Curtain system complying with applicable codes & standards.

## ENERGY CONVERSATION



- Energy efficient lighting for common spaces
- Automatic Controls for Basement lighting
- Timer controlled Outdoor lighting
- On Site Renewable Energy Solar Power Plant as per Norms
- High Efficiency motors IE2 for various applications
- Treated Fresh Air through Heat Recovery Units reducing Cooling loads
- VFD operated Energy efficient Water cooled Chillers, Pumps & TFA Units

## FACADE



- Iconic façade design using unitized curtain wall.
- Stringent design to be air and watertight and provide enhanced acoustic attenuation.
- Engineered to be safe against Fire & Storms.
- Superior insulation to reduce heat gain through the external walls.
- Frameless glazing (spider and cable fixing) has been provided in triple height atrium
- Vision Glass has been provided from floor to ceiling to give maximum daylight penetration to the building.

## WATER CONSERVATION



- Low Flow Sanitary fixtures used to save water.
- Automatic Drip Irrigation System
- 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
- SBR with UF Technology STP to treat 100% Sewage generated at site

## INTEGRATED BUILDING MANAGEMENT SYSTEM



- Building Management System for monitoring & operation of the project services, enhancing system efficiency.
- Dual Source Smart Energy Metering system
- Facility Management software enabling tenants to access information about CAM charges, Energy consumption etc.
- Security & Surveillance System: IP based CCTV & Access Control system for monitoring strategic locations and ingress/ egress points.
- Parking Management: Automated Parking management System with information displays about vacant parking slots at strategic locations for convenient access to the parking slots

Artistic View of AIPL Autograph

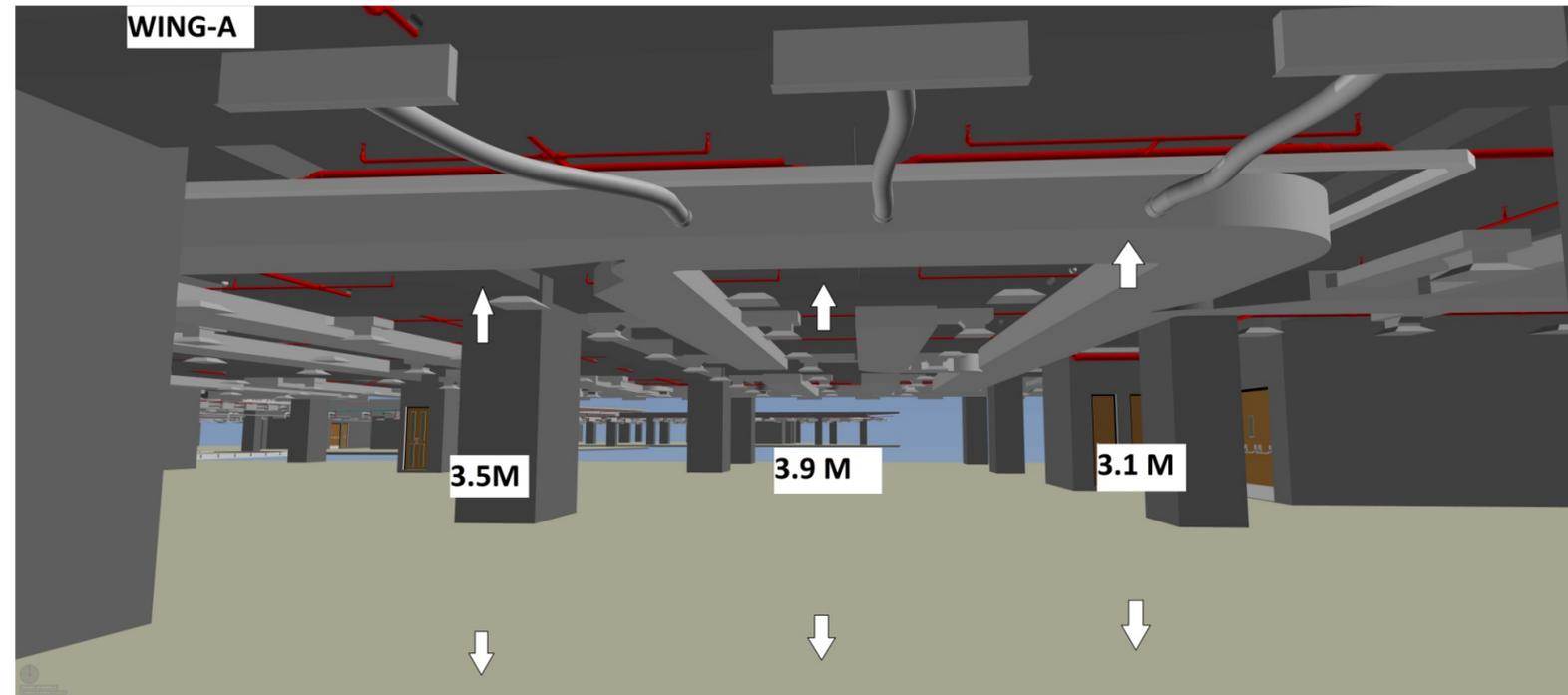


## VERTICAL Transportation

Sl.no	Description	Passenger Elevators			Transfer Elevators			Service Elevators		
		Tower A	Tower B	Tower C	Tower A	Tower B	Tower C	Tower A	Tower B	Tower C
1	No.of Elevators	10	3	4	4	2	2	2	1	2
3	Passenger Capacity	24	20	20	15	15	15	1632 Kg	1632 Kg	1632 Kg
4	Speed (Mps)	2.5	1.75	2.5	1.5	1.75	1.5	2.5	1.75	1.75
5	Serving Floors	4no. B1-6th	B1-6th	B1-9th	B4 - G	B4 - 6th	B4 - G	B4 13th/ Terrace	B4 - 6th	B4 - 9th/ Terrace

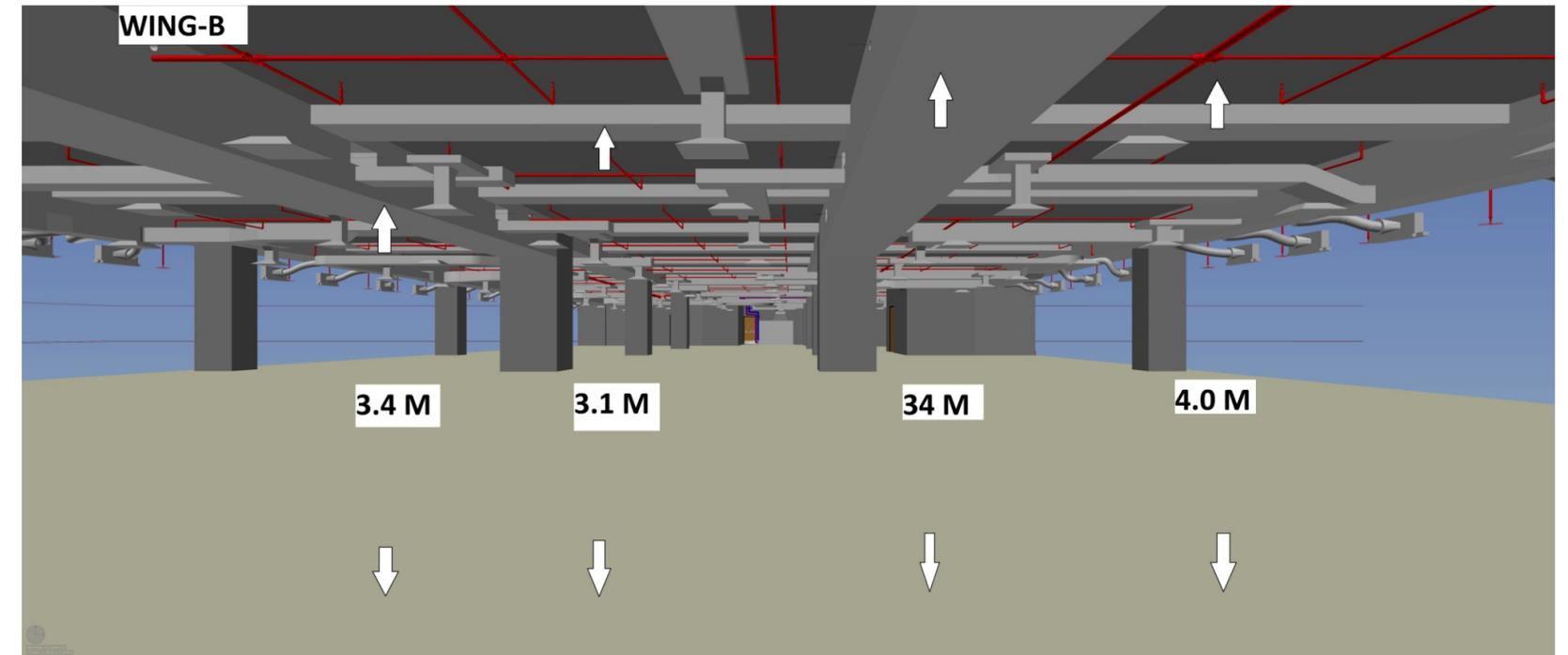
6no. B1-13th

## OFFICE SPACE & SERVICES PLANNING



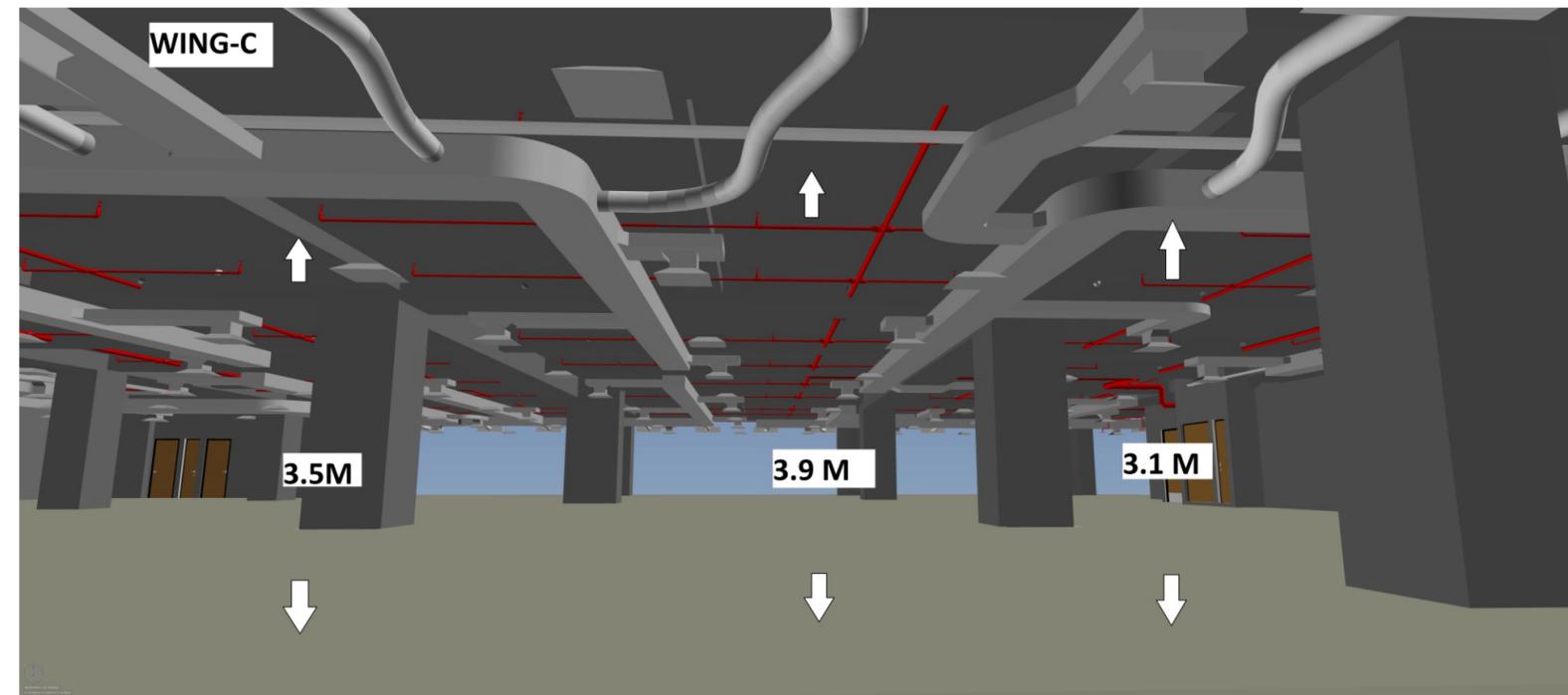
\*Areas and specifications are subject to change

## OFFICE SPACE & SERVICES PLANNING



\*Areas and specifications are subject to change

# OFFICE SPACE & SERVICES PLANNING



\*Areas and specifications are subject to change



## Creative Collaborators

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### BENOY

Award winning International Architects

Benoy is an internationally acclaimed, award-winning firm of Designers, Masterplanners, Interior and Graphic Designers with a dedicated team of professionals.

The company has come a long way since it was founded in 1947. Design teams draw on their skills and experiences from around the world with projects on the drawing board, on site.

While specialising in retail design, Benoy's remit embraces a range of work - increasingly falling under the umbrella of 'mixed-use', including airports, commercial, hospitality, leisure, residential and transportation.

The Benoy Team works on a diverse collection of workplace environments and projects. Gaining expertise from around the world, Benoy has an expertise in commercial design, International Grade A office towers, interior schemes and corporate branding as well as masterplans for wider mixed-use business districts.



Ferrari World, Abu Dhabi, [UAE](#)



Ion Orchard, Singapore



Westfield Mall, London



## CREDITS



**DESIGN  
ARCHITECT**

Benoy, United Kingdom



**HVAC  
CONSULTANT**

Udayan Chaudhari &  
Associates.



**EIA  
CONSULTANT**

Vardan Envirolab



**ELECTRICAL  
CONSULTANT**

Kanwar Krishen  
Associates Pvt. Ltd.



**INTERIOR DESIGN  
CONSULTANT**

MAAS



**EXECUTIVE  
ARCHITECT**

Maas, New Delhi



**LANDSCAPE  
CONSULTANT**

Oracle Landscape



**VERTICAL  
TRANSPORT**

TAK Consulting  
Pvt. Ltd.



**SECURITY  
CONSULTANT**

Maha Infotech Pvt. Ltd.



**PHE & FIRE  
CONSULTANT**

Kumar Endecon



**STRUCTURAL  
CONSULTANT**

Perceptive Ideas



**FAÇADE  
CONSULTANT**

Facet Facade



**PARKING  
CONSULTANT**

Secure Parking Solutions  
Pvt. Ltd



**LEED  
CONSULTANT**

AECOM



## FACILITIES MANAGEMENT

Designed to be future ready, AIPL Masterpiece is meticulous in its planning and foresight. What's more, it's run by a qualified group of professionals who have set an effective management system to ensure the smooth functioning of the building, all done with a click on the AIPL Ascend, specially designed for the convenience of its tenants.

AIPL Ascend app enhances efficiency, streamlines processes, and improves customer experience.

Stringent guideline/SOP for manual tasks  
(Complaints/Incidents/Gatepass/Work permits/billing and more)

Smart digital tracking of any client requests and ensuring their closure in record time.

Automated movement of Tenant requests across the Operations team to avoid any Communication gap.

Improves the efficiency of the team by 90%.

## Our purpose is to shape a BETTER FUTURE

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 STATEMENT, GURUGRAM	<b>8,77,31 sq.ft.</b> (approx.)
AIPL BUSINESS CLUB, GURUGRAM	<b>6,67,445 sq.ft.</b> (approx.)
AIPL SIGNATURE, GURUGRAM	<b>4,91,524 sq.ft.</b> (approx.)
THE MASTERPIECE, GURUGRAM	<b>3,14,285 sq.ft.</b> (approx.)
AIPL LEGACY, OKHLA, SOUTH DELHI	<b>83,120 sq.ft.</b> (approx.)
AIPL ACE, OKHLA, SOUTH DELHI	<b>31,359 sq.ft.</b> (approx.)

\*Areas and specifications are subject to change

AIPL BUSINESS CLUB  
Sector 62, Gurugram



AIPL SIGNATURE  
SECTOR 65, GURUGRAM



AIPL LEGACY  
OKHLA, PHASE III



AIPL STATEMENT  
SECTOR 66, GURUGRAM



AIPL MASTERPIECE  
Golf Course Road, Gurugram

32  
YEARS

AIPL has been shaping the realty landscape for over 32 years with landmark residential, commercial & retail developments in prime locations across India.

60  
PROJECTS

With 60 landmark projects over 32 years, AIPL has built for itself an enviable track record of innovation, quality, timely delivery and transparency.

CITIES  
08

DELHI  
GURUGRAM  
NOIDA  
UDAIPUR  
AMRITSAR  
KHANNA  
JALANDHAR  
LUDHIANA





**ADVANCE INDIA PROJECTS LIMITED**  
CIN: U45209HR1997PLC080240

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**RERA Registration No.: RC/REP/HARERA/GGM/481/213/2021/49 dated 10.09.2021**