



aipl 
Autograph

Crafted by BENOY Architects

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01.

DESIGN PHILOSOPHY

01.

DESIGN PHILOSOPHY



- The plan layout and building form of AIPL Autograph is a **3 tower configuration** which takes advantage of the **north-south orientation** and unique shape site boundary, creating a **well-shaded and ventilated central lawn plaza** as a cohesive urban space for the development.
- The major building entrances are located on the main ground level elevated 1.2m above the perimeter access roads 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**.

01.

DESIGN PHILOSOPHY

- Components of the 3 building blocks, linking bridges, glass box and exhibition galleries, retail arcades, central lawn plaza and rooftop executive club inform design decisions.
- **Controlled lines and colour**, the formal expression of interior purpose on the exterior and interior/exterior integration and connection are primary compositional strategies.
- With its layered transparency, the lower floors express the activity and vitality of this interactive commercial environment.
- The upper office floors are set within a grid of 8.4 mtr. x 11 mtr. with a central circulation spine connecting **naturally lit tenant spaces**.
- With a **floor to floor height of 4.2m** and **Low-e glazing facade**, sloped ceiling soffits at the floor plate perimeter enhances **deeper daylight penetration**, thus reducing lighting energy load.
- The connections and core placements are designed such that **each of the towers forming the cluster could be vertically and/or horizontally separated for use by a single tenant and/or a number of different tenants whilst remaining efficient**.
- All **3 tower floor plates are connected via bridges** on Levels 3 to 5, providing valuable opportunities for the lease space.
- These link bridges are generously proportioned and double up as office break out areas whilst serving as connecting spaces.

Together, the 3 towers are composed in a modern architecture expression – an inspiring gem and autograph that is timeless.

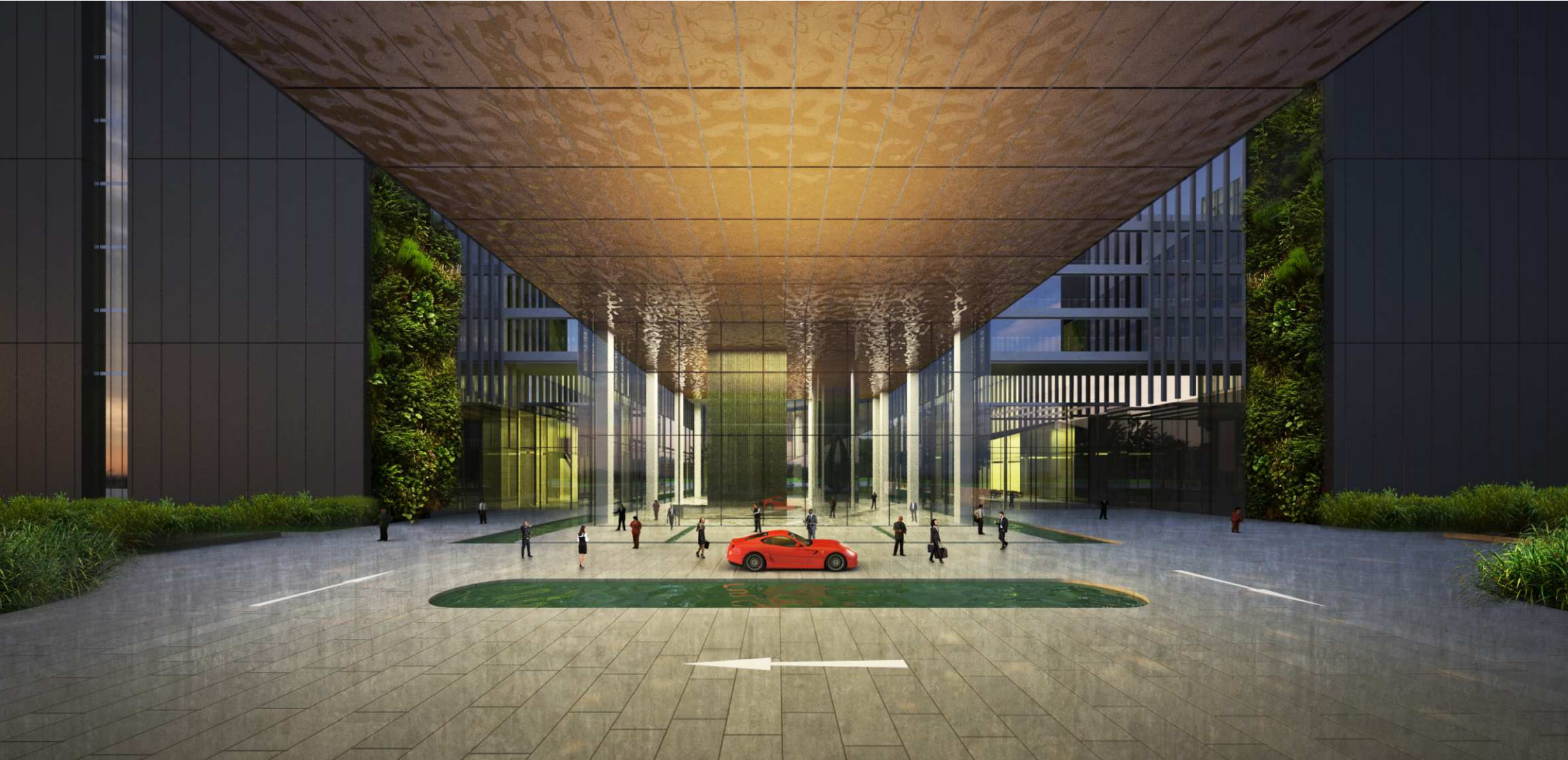
02.

PERSPECTIVE VIEWS

FRONT VIEW FROM 84 MTR. ROAD



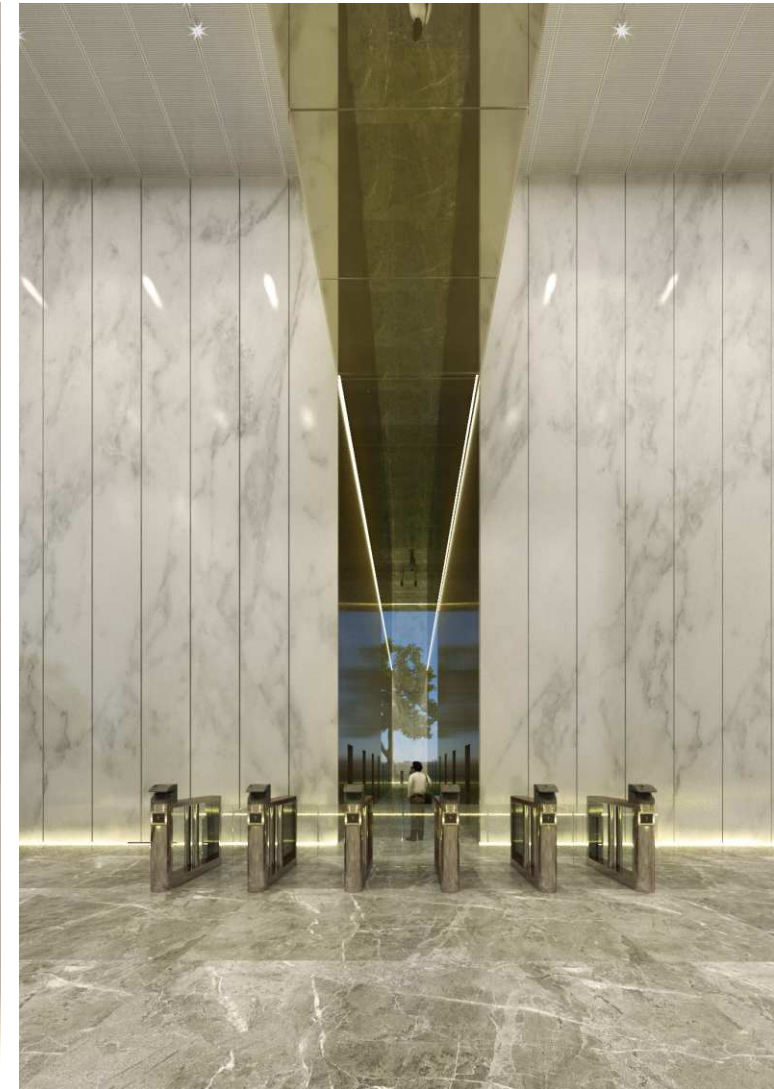
THE GRAND OFFICE DROP OFF



PIAZZA RETAIL & AL FRESCO DINING



GRAND TRIPLE HEIGHT LOBBY



03.

LOCATION

03.

LOCATION



LEGEND

- AIPL PROJECT
- ⊖ METRO
-  SCHOOL
- PROPOSED METRO LINE
- RAPID METRO LINE
- EXISTING METRO LINE
-  HOTEL
- + HOSPITAL
-  PROFESSIONAL INSTITUTION

Autograph



Not to scale

Autograph

04.

PROJECT OVERVIEW

04.

PROJECT OVERVIEW

AIPL Autograph is a 'state-of-the-art' Grade 'A' Office Project, 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+12, G+5 & G+8** respectively.
- Strategically located in Sector 66, Gurugram, off Golf Course Extn. Road.
- **3 levels** of basement plus ample surface Car Parks.
- All 3 towers are connected via shared parking facilities at basement level.
- **Triple Height Entrance lobby** and lounge spread across approx. 20,000 sq. ft.
- Large **Open-To-Sky Piazza** connecting 3 towers.

04.

PROJECT OVERVIEW

- **High visibility** for all shop fronts.
- Crowning the rooftop of Tower 2 is the **Autograph Executive Club** offering facilities of a lap pool, gymnasium and clubhouse for corporate events.
- State-of-the-art Business Centre / Co-working floor.
- **Ground Floor** : Retail, Large entrance lobby, lounge & exhibition area.
- **First Floor** : Food Court in tower 3, offices in other towers.
- **Upper Levels** : Offices

05.

SITE PLAN

05.

SITE PLAN

LEGEND

- CENTRAL PLAZA
- F&B
- RETAIL
- OPEN RETAIL
- LOBBY
- EXHIBITION GALLERY
- CO WORKING SINGLE TENANT
- OFFICE DROP OFF
- RETAIL DROP OFF
- GUARD HOUSE
- RAMP TO BASEMENT
- RAMP FROM BASEMENT

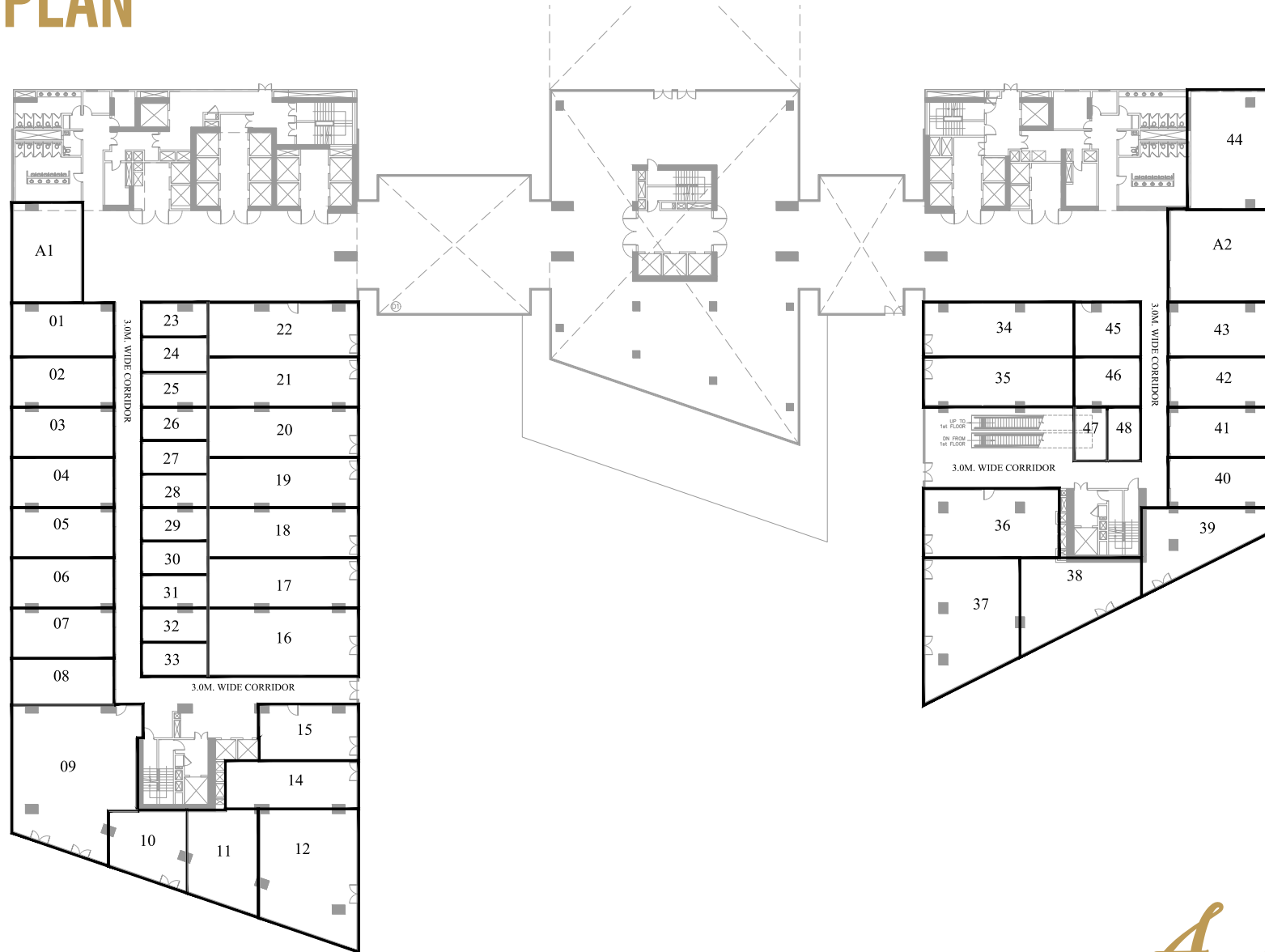


06.

RETAIL PLAN & UNITS

06.

RETAIL PLAN



06.

RETAIL UNITS : GROUND FLOOR

Unit. No.	Super Area (SQ FT)
1	1422.57
2	1326.12
3	1326.12
4	1326.12
5	1326.12
6	1326.12
7	1326.12
8	1229.68
9	4467.32
10	1401.09
11	1772.08
12	3266.66
14	1665.84
15	1462.83
16	2664.09
17	1953.67

Unit. No.	Super Area (SQ FT)
18	1953.67
19	1953.67
20	1953.67
21	1953.67
22	2131.27
23	601.90
24	601.90
25	601.90
26	576.76
27	576.76
28	576.76
29	576.76
30	576.76
31	576.76
32	589.33
33	589.33

Unit. No.	Super Area (SQ FT)
34	2131.27
35	1953.67
36	2437.83
37	3091.42
38	2173.68
39	1902.00
40	1326.12
41	1326.12
42	1326.12
43	1446.68
44	2576.15
45	942.93
46	864.35
47	463.61
48	463.61

07.

ARCHITECT

07.

BENOY : AWARD WINNING INTERNATIONAL ARCHITECTS

Countries

80

From eleven strategically placed studios, Benoy is now working in over 80 countries.

Years

70

For 70 years, Benoy has been designing places for people. From St Mark's Place, Newark, to Eden Rock, St Barts, the Benoy Team applies the same passion to each and every job.

07.

BENOY : AWARD WINNING INTERNATIONAL ARCHITECTS



Shanghai IFC, China



TSUM, Ukraine



Changi Airport, Singapore

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**.

07.

WORKSPACE DESIGNS



Ningbo New World, Ningbo, China



Qian Tan Office Park, Shanghai, China



Shanghai ICC, Shanghai, China



Mango West Bund Plaza, China

Creating sustainable and healthy workplaces is at the forefront of Benoy's thinking. The Team investigates not only the performance of the development but also the well-being of the end user.

They take an all-encompassing approach to designing modern workplaces, considering the functionality of the office and working space in terms of activity and output, balancing professional communication and personal interaction.

07.

BENOY'S SUCCESS IN DESIGN



Ferrari World, Abu Dhabi, UAE



Ion Orchard, Singapore



Westfield Mall, London



City Walk, Dubai, UAE



Pacific Mall, New Delhi, India



Joy City, Hangzhou, China

08.

DEVELOPER

08.

AIPL : BUILDING QUALITY SPACES SINCE 1991

Years

25

AIPL is a leading property development company, offering a wide range of residential, commercial & retail properties over 25 years.

Projects

50

With 50 landmark projects over 25 years, AIPL has built for themselves an enviable track record of innovation, quality, timely delivery and transparency.

Cities

9

DELHI
GURUGRAM
NOIDA
NAGPUR
UDAIPUR
AMRITSAR
KHANNA
JALANDHAR
AMBALA

THANK YOU

Advance India Projects Limited

The Masterpiece, Sector 54, Golf Course Road, Gurugram.

Tel : +91 92111 60000, Website : www.advanceindia.co.in