



CORPORATE OFFICE ADDRESS
AIPL Business Club, 5th Floor, Sector 62, Gurugram, Haryana-122101

SITE ADDRESS
Riviera at AIPL LakeCity, Sector 103, Gurugram, Haryana - 122006

Tel: +91 92111 80000

www.aipl.com

HRERA 122 of 2025 | www.haryanarera.gov.in

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RIVIERA

AIPL LAKECITY



LIFE BY THE LAKES

SECTOR 103, GURUGRAM

Rise from
Kazakhstan's silver snow,
Pink threads in a
boundless blue flow.
They follow warm
winds,
southwest skies,
Over deserts, rivers,
cities that rise.
Delhi NCR's wetlands
open wide,
Lakes blush softly at
winter's side.
They arrive where
quiet waters gleam,
turning winter into
a living dream.



The Greater Flamingo

From faraway skies, the Greater Flamingo arrives each winter at the wetlands of Delhi-NCR.

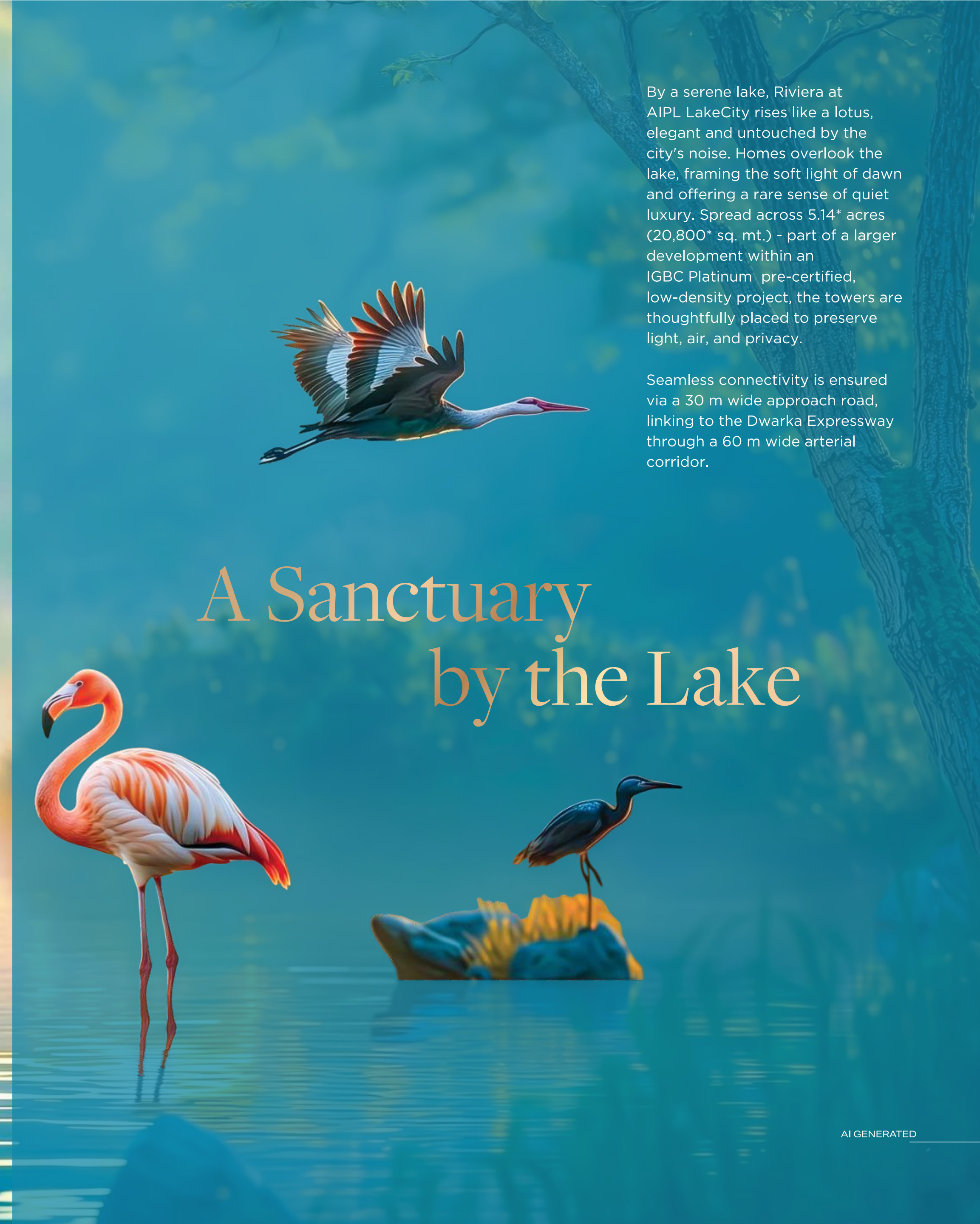
Drawn by nature, it finds its sanctuary here, just as you find yours, beside these serene lakes. Shared with over 2,000 bird species, this habitat becomes a true celebration of life, calm, and the beauty of the season.



The Graceful Water Lily

The water lily rises softly,
its roots anchored deep beneath blue
waters as its petals open to the sun.
Surrounded by green leaves and
gentle reflections, it becomes a
symbol of purity and calm.
Blooming where water and greenery
exist in harmony, it reminds us that
beauty thrives best in balance, where
blue and green together sustain life.





By a serene lake, Riviera at AIPL LakeCity rises like a lotus, elegant and untouched by the city's noise. Homes overlook the lake, framing the soft light of dawn and offering a rare sense of quiet luxury. Spread across 5.14* acres (20,800* sq. mt.) - part of a larger development within an IGBC Platinum pre-certified, low-density project, the towers are thoughtfully placed to preserve light, air, and privacy.

Seamless connectivity is ensured via a 30 m wide approach road, linking to the Dwarka Expressway through a 60 m wide arterial corridor.

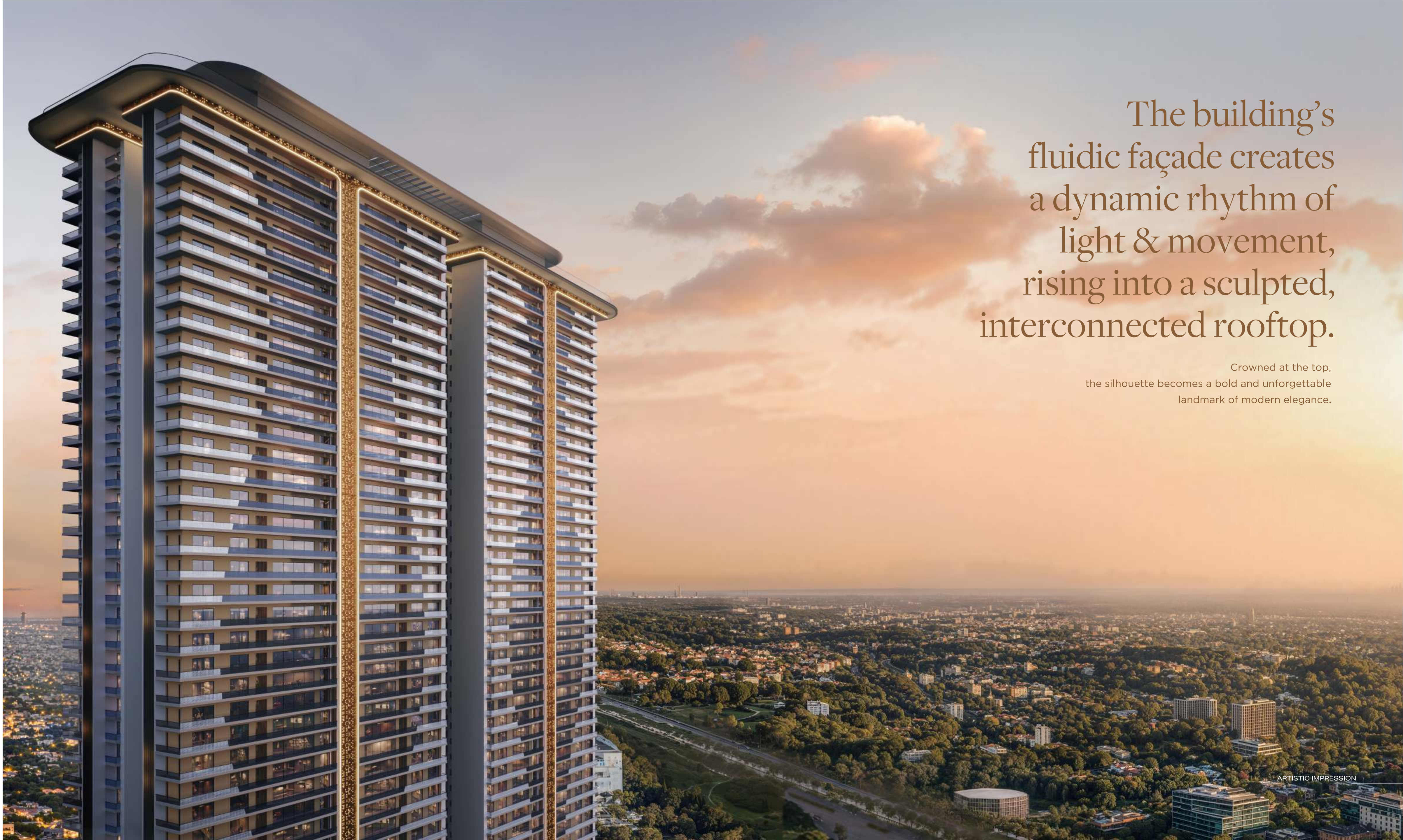
A Sanctuary by the Lake

Unfold a
life by the lakes
where calm
comes naturally

A RARE COLLECTION
OF RESIDENCES



APL LAKECITY



The building's
fluidic façade creates
a dynamic rhythm of
light & movement,
rising into a sculpted,
interconnected rooftop.

Crowned at the top,
the silhouette becomes a bold and unforgettable
landmark of modern elegance.

ARTISTIC IMPRESSION



Green by Design Sustainable by Choice

Sustainable By Design

IGBC Platinum pre-certified, the project ensures responsible design, and a healthier lifestyle.

Healthier Indoors

Eco-friendly materials, ample natural light, and cross-ventilation create brighter, more comfortable living spaces.

Climate Responsive Building

With climate-smart design, the building stays naturally cooler and brighter, reducing energy use while offering year-round comfort.

Blue That Moves You

The lake, water features, and serene natural elements offer a renewed sense of well-being.

Smart Waste Management

Thoughtfully managed from the source, organic waste is processed on-site and converted into compost, enriching the landscape while ensuring zero waste to landfill.

EV Charging Ready

Equipped with EV charging points, the community supports cleaner mobility and future-ready living.

Energy Efficient Lighting & Equipment

LED lighting in common areas, supported by solar panels and efficient systems for lower energy use and eco-conscious living.

Simply Seamless

Thoughtfully segregated vehicular and pedestrian movement, framed by lush green buffers that enhance safety, serenity, and a refined sense of effortless mobility.







Where reflections drift like poetry.
And time dissolves in gleam.

The lake does not just hold the sky.
It holds your quietest dreams.

At the Centre of Life, Beyond the Chaos

Prime Connectivity • Tranquil Surroundings • Effortless Convenience

-  SHEETLA MATA HOSPITAL
3 MINS
-  DPS SCHOOL
5 MINS
-  DWARKA EXPRESSWAY
5 MINS
-  GURUGRAM RAILWAY STATION
15 MINS
-  BHARAT VANDANA PARK
20 MINS
-  PROPOSED METRO
5 MINS
-  YASHOBHOOMI
10 MINS
-  IGI AIRPORT
20 MINS
-  NEW DIPLOMATIC ENCLAVE
20 MINS

LEGEND

- | | | |
|---|---|--|
|  SN INTERNATIONAL SCHOOL |  SHRI MATA SHEETLA DEVI MANDIR |  PARK HOSPITAL |
|  PRIME SCHOLARS INTERNATIONAL SCHOOL |  NEO SQUARE |  DWARKA SECTOR 21 METRO STATION |
|  IMPERIAL HERITAGE SCHOOL |  CRICKET ACADEMY |  CRICKET STADIUM |



Map is not to scale. Distances and travel times are approximate and subject to traffic conditions. Proposed infrastructure is subject to government approvals. Third-party landmarks shown are for reference only.



OPEN SPACIOUS LUXURY



5.14*
(20,800 SQ. MTRS.)
ACRES OF DEVELOPMENT

2*
Towers

G+43*
FLOORS

4 units
TO A CORE CONFIGURATION

80%
OF OPEN SPACES

3, 3.5 & 4BHK
PREMIUM RESIDENCES

6*
HIGH SPEED ELEVATORS
PER TOWER

5.75 m*
FLOOR TO FLOOR STILT HEIGHT



*T&C APPLY | 5 PASSENGER LIFTS & 1 SERVICE LIFT



A lush garden scene with a stone path, purple flowers, and a large tree. The garden is filled with various plants, including tall purple flowers, green foliage, and a large tree on the right. A stone path leads through the garden, and a stone birdbath is visible in the middle ground. The scene is bathed in soft, natural light, creating a peaceful and serene atmosphere. There are decorative orange wavy lines in the top right and bottom left corners of the image.

Not just a home, but a habitat
of flutter, fragrance, and flowing breeze.
Here, your days grow wild & tender
in the quiet wisdom of trees.

Hues, Views & Thoughtful Spaces

LEGEND

- 1 ENTRANCE PLAZA
- 2 WELCOME GARDEN
- 3 SCULPTURAL GARDEN
- 4 BASEMENT ACCESS
- 5 ARRIVAL JOURNEY
- 6 MAIN DROP-OFF
- 7 FEATURE ROUNDABOUT
- 8 THE FLOWING GARDEN
- 9 TOWER 1 LANDSCAPE UNDERCROFT
- 10 TOWER 2 LANDSCAPE UNDERCROFT
- 11 MINDFULNESS GARDEN
- 12 CENTRAL LAKE
- 13 SIGNATURE POOL
- 14 EVENT LAWN
- 15 PET GARDEN
- 16 OUTDOOR GYM
- 17 JAPANESE 'MIYAWAKI FOREST'
- 18 SPORTS AREA
- 19 KIDS PLAY AREA



A LIFE
DESIGNED
AND
CURATED
FOR YOU



Grand Arrival Experience

A grand arrival boulevard envisioned as an experience in itself. Meticulously sculpted greenery and refined detailing evoke an atmosphere of prestige, serenity, and a sense of arrival that endures.



ARTISTIC IMPRESSION

Waterfall and Island Feature

A majestic approach woven through sculpted greens opens into a picturesque water feature framed by lush island landscapes, creating a soothing escape that elevates the rhythm of daily living. The welcome feels effortless yet elevated, setting a refined tone from the very first moment.




RIVIERA
AIPU LAKECITY

Exclusive Drop-off

A refined drop-off experience that sets the tone for what lies beyond. Effortless movement, air-conditioned lobbies, and a sense of quiet sophistication transform every arrival into an elevated moment.



ARTISTIC IMPRESSION

Themed Courtyard

At the heart of the tower, a stilt courtyard unfolds as a quiet sanctuary, creating an immersive environment. This curation becomes a moment of arrival where movement slows & everyday transitions are elevated into an experience of calm, elegance & timeless luxury.



ARTISTIC IMPRESSION

The Arrival Lounge

The lobby is conceived as a grand yet composed environment. Expansive spaces, radiant natural light, and exquisite finishes are thoughtfully layered with curated art and verdant greenery, creating a welcoming and elevated environment defined by quiet elegance and distinction.

ARTISTIC IMPRESSION



Waiting Lounge

A sunlit, double-height arrival space designed to feel instantly calming. With refined finishes, curated artworks and greenery-led lounge corners, the entrance lobby offers more than a welcome, it creates a sense of belonging from the very first step.





Café

A refined café nook, gracefully integrated into the ground-floor arrival, bathed in natural light and softened by lush greenery. Crafted for unhurried mornings and effortless conversations, it unfolds as an everyday retreat where comfort, connection, and routine are elegantly elevated.

Lift Lobby

At the core of the ground-floor arrival, a refined transition space unfolds with clean lines, gentle light, and intuitive flow. Anchored by discreetly integrated lifts, it delivers effortless movement shaped by elegance and thoughtful design.



THOUGHTFUL
INSIDE

BREATHTAKING
OUTSIDE



Expansive Living & Dining

Bathed in daylight and open views, this spacious living and dining space is shaped by large windows that invite the outside in. An intelligently planned layout ensures every space is purposeful, while the apartment's efficiency enhances daily living.

ARTISTIC IMPRESSION

Disclaimer: Furniture, lighting, art etc. are not part of standard offering

Signature Master Bedroom

A serene Master Bedroom designed with generous proportions for complete comfort. Soft lighting, warm finishes, and thoughtful detailing create an atmosphere of calm, making it a private retreat where spacious interiors and quiet elegance invite you to unwind, recharge, and wake up refreshed.



ARTISTIC IMPRESSION

Disclaimer: Furniture, lighting, art etc. are not part of standard offering

Bedroom

A cosy, well-planned bedroom designed for comfort & privacy, where soft tones and warm lighting create a restful everyday escape.



ARTISTIC IMPRESSION

Disclaimer: Furniture, lighting, art etc. are not part of standard offering

Kitchen

A sleek, functional kitchen designed for ease, with smart storage, premium finishes, and a clean, efficient layout. Beneath its refined aesthetic lies thoughtful planning, where intelligently designed utility spaces quietly support everyday living.



ARTISTIC IMPRESSION

Disclaimer: Furniture, lighting, art etc. are not part of standard offering

Uninterrupted Views

Expansive wrap-around decks spanning 90 ft* (27.4m*), gathering sunlight, breeze and serene views, letting horizons drift into your cross-ventilated home like a gentle, open embrace.



ARTISTIC IMPRESSION

Disclaimer: Furniture, lighting, art etc. are not part of standard offering

ROOTED IN
NATURE
DESIGNED
FOR LIFE



Serene Central Lake

At the heart of the landscape, the serene central lake unfolds as a living waterscape, where fishes glide beneath calm waters and water lilies bloom in quiet abundance. Framed by flowering greens and gentle pathways, it invites reflection, relaxation, and moments of restorative calm.



ARTISTIC IMPRESSION

A lush green forest with a stone path leading to a traditional Japanese gate. The path is made of irregular, flat stones and is flanked by large, moss-covered rocks. The gate is a traditional Japanese torii gate, made of wood with a dark roof. The forest is dense with tall, slender trees and a thick canopy of green leaves. Sunlight filters through the trees, creating a dappled light effect on the path and the moss. The overall atmosphere is serene and peaceful.

Japanese 'Miyawaki Forest' & Walking Trails

A dense, Miyawaki-inspired forest brings the richness of nature closer to home. Thoughtfully integrated with water features and the natural contours of the landscape, it nurtures a cool, calming microclimate. The meandering forest trail invites mindful walks and energizing jogs, transforming routine movement into a deeply restorative wellness ritual.

Signature Pool

An immersive poolside retreat where the water's edge meets the horizon. Designed in visual continuity with the lake, the pool creates an infinity inspired experience that feels calm, expansive, and all encompassing, inviting unhurried moments of relaxation.



ARTISTIC IMPRESSION

Disclaimer: Furniture, lighting, art etc. are not part of standard offering

Multiple Themed Gardens

Gardens shaped by stories and seasons, each corner offering a new scent, texture, or quiet escape.



Wellness & Outdoor Zone

Hushed corners shaped for inner quiet, where breath steadies, thoughts settle, and silence feels companionable.

Pet Garden

A joyful patch of green where paws run free, energy gathers, and companionship finds its play.





Biophilic Lounge

A nature-rooted lounge where light, texture and greenery blend, restoring calm with every unhurried breath taken.

Social and Celebrations Zones

A broad green canvas where celebrations unfurl, memories take shape, and evenings glow with gentle anticipation.



Cross-Generation Wellness Zones

Spaces designed for every age, blending movement, comfort and connection into wellness that feels shared and timeless.



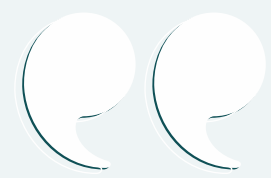


Care within Reach

Designed as a self-sufficient residential project which integrates on-site access to advanced medical care, dedicated ambulance services, and fire services as part of its core planning philosophy. This discreet yet decisive layer of preparedness ensures that safety is woven into daily life, supporting each moment with confidence, calm, and continuity.

A LEAGUE
OF EXPERTS.
A LANDMARK
IN THE
MAKING.





My vision was to create a “Mini Lake City” where nature, views, and liveability shape everyday living.

Guided by the site’s ecological context, the design blends calm architecture, climate responsiveness, and strong community spaces.

Working with AIPL’s “people-first” approach made it possible to balance experience, functionality, and sustainability seamlessly.

Sonali Rastogi

Founding Partner, Morphogenesis



morphogenesis

Architecture | Interiors | Landscape

DESIGN ARCHITECT

MORPHOGENESIS - INDIA

Leading architecture and urban design firm, acclaimed globally for sustainable, award-winning master planning.

MARQUEE PROJECTS

AIPL Business Club, Gurugram & ITC Campus, Kolkata



In Riviera at AIPL LakeCity, we have created a landscape that elevates everyday living through a genuine relationship with nature. The central lake and richly layered landscape form a calm, distinctive heart for the community.

AIPL’s belief in a nature based future allowed us to design boldly and with purpose.

Together we have shaped a place defined by identity, wellbeing and a true sense of belonging.

Stephen Buckle

Design Director, ASPECT Studios

ASPECT Studios

LANDSCAPE CONSULTANT

ASPECT STUDIO- UK

Global landscape and urban-design practice creating places that enrich life and connect people with nature.

MARQUEE PROJECTS

Alibaba Xixi Campus, Hangzhou & Quay Quarter Lanes, Sydney



Riviera at AIPL LakeCity has been a genuinely uplifting project to be part of. From our first conversations, it was clear that AIPL really cared about the landscape, about the people who will live here, and about getting the small details right. That kind of trust and openness is rare, and it's been a real pleasure to work together on something that feels so considered and human.

Lee Draycott

Partner & Creative Director,
THE ONE OFF



SIGNAGE

THE ONE OFF, UK

Global branding agency crafting immersive brand experiences across retail, interiors, & digital realms.

MARQUEE PROJECTS

Wembley Park, London & Yorkshire Cancer Research



The interiors are designed as a seamless journey shaped around everyday living. Guided by Living In Motion, they balance nature-led calm with urban energy. A central axis connects homes to the landscape and shared water sanctuary. From every arrival to every space, luxury is felt through comfort, warmth, and lasting quality.

Clint Nagata

Founder & Creative Partner
BLINK



LOBBIES

BLINK DESIGN GROUP, SINGAPORE

Global hospitality design firm creating distinctive, world luxury spaces that inspire discovery.

MARQUEE PROJECTS

Banyan Tree, Dubai & Six Senses Loire Valley Residence, France



LIGHTING

STUDIO LUMEN, UAE

Lighting design studio crafting artistry with precision to shape architectural and emotional ambience.

MARQUEE PROJECTS

Dubai Mall & City Walk, Dubai



STRUCTURE

STUDIO LUMEN, UAE

Structural engineering leader with 400 million sq. ft. of landmark projects across India and beyond.

MARQUEE PROJECTS

Amex Campus, Gurugram, Ambedkar University, New Delhi



BIM

SANRACHNA, INDIA

A global leader in BIM and VDC, delivering precision, innovation and efficiency across architecture, structure and MEP disciplines.

MARQUEE PROJECTS

Capital Tower 1, Gurugram & Leela Palace, Bengaluru



MEPF

AEON, INDIA

Integrated MEP and sustainability consultancy delivering performance-driven, climate-responsive engineering solutions.

MARQUEE PROJECTS

JSW, Chamba & KPMG, Gurugram

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A life
unfolds
by the lakes.
Yours to
discover.



ARTISTIC IMPRESSION

A LEGACY OF THOUGHTFUL SPACES JOYFUL LIVES

800+^{*}
NURTURING ACRES
OF TOWNSHIP

60+^{*}
EXPERIENCE OF
PROJECTS

10,500+^{*}
TRUSTED BY
HAPPY CUSTOMERS

ENRICHING LIVES IN 8^{*} CITIES

NEW DELHI • GURUGRAM • NOIDA • LUDHIANA • AMRITSAR • KHANNA • JALANDHAR • UDAIPUR



Our Journey

Since 1991, Advance India Projects Limited (AIPL) has been shaping landmark commercial, retail, and residential destinations that bring enduring value and meaning to everyday life.

Our Specialty

We create experiences, not just buildings, workplaces that inspire productivity, retail avenues that spark connection, and homes that nurture comfort, belonging, and pride.

Our Approach

Innovation and responsibility guide every project, from sustainable design to thoughtful amenities, our spaces are crafted to enrich lifestyles and foster communities that thrive.

Our Purpose

For over three decades, trust and transparency have defined our journey. With every development, we remain committed to building not just for today, but for generations to come.

AIPL The Peaceful Homes stands as a reflection of this belief, a home that has grown steadily over time, rewarding patience with more than 300% appreciation in value.

Some investments mature. Some become legacies.



OUR RESIDENTIAL PORTFOLIO

In the era of 90s, a developer's fascination with design and architecture urged him to go beyond the mundane and construct spaces that projected beauty with full environmental awareness. Since its inception Advance India Projects Limited (AIPL) has become a brand associated with trust, dedication, quality, commitment, reliability and transparency.

Producing superlative construction of the highest quality in combination with innovative design has become the company's promise.



AIPL DREAMCITY nXT, AMRITSAR
74 ACRES* (2,99,466 SQ. MTRS.*)

PBRERA-ASR02-PR0390, PBRERA-ASR03-PR0142,
PBRERA-ASR02-PR0531

Building Quality Spaces Since 1991



AIPL DREAMCITY, LUDHIANA
494 ACRES* (19,99,138 SQ. MTRS.*)

PBRERA-LDH45-PR0060, PBRERA-LDH45-PR0004, PBRERA-LDH45-PR0052, PBRERA-LDH45-PR0041, PBRERA-LDH45-PR0387, PBRERA-LDH45-PR0415, PBRERA-LDH45-PR0386, PBRERA-LDH45-PR0385, PBRERA-LDH45-PR0414, PBRERA-LDH45-PR0416, PBRERA-LDH44-PR0548.



AIPL DREAMCITY, AMRITSAR
148 ACRES* (5,98,932 SQ. MTRS.*)

PUDA approved



THE PEACEFUL HOMES
SECTOR 70A, GURUGRAM
11,96,489 SQ. FT.* (1,11,145 SQ. MTRS.*)

HRERA GGM/369/101/2019/63



AIPL DREAMCITY, KHANNA
74 ACRES* (2,99,466 SQ. MTRS.*)

88 ACRES* (3,56,123 SQ. MTRS.*)



ZEN RESIDENCES
SECTOR 70A, GURUGRAM
5,40,659 SQ. FT.* (50,265 SQ. MTRS.*)

HRERA: 223 of 2017



A WALK THROUGH OUR JOURNEY

OUR STORY



NUMBER ONE
Okhla Estate, New Delhi

From the baby steps in Delhi to now completed strings of landmarks in NCR, Punjab & Rajasthan.



AIPL DREAMCITY
AMRITSAR, GOBINDGARH & KHANNA
PUDA approved

Bringing joy to customer's lives

Projects are designed & developed as spaces that reflect passion, resonate International standards.

1991-2010



AIPL MASTERPIECE
Gurugram



THE CELEBRATION MALL
Udaipur & Amritsar

2011 - - -

AIPL has endeavoured to bring out not just the highest standards but new benchmarks based on 'Values that build worth' resonate International standards.



AIPL JOY STREET
Gurugram
HRERA 157 OF 2017



THE PEACEFUL HOMES
Gurugram
HRERA GGM/369/101/2019/63



AIPL JOY GALLERY
Gurugram
HRERA GGM/404/136/2020/20

Projects are propelled forward ranging from Commercial, Residential to Retail with clarity and conviction.



AIPL JOY CENTRAL
Gurugram
HRERA 183 OF 2017

For us, excellence is not an exception - it is a commitment. Every detail is thoughtfully considered, every process carefully refined, and every promised delivered with integrity.



AIPL DREAM CITY
Ludhiana
PBREERA-LDH45-PR0060, PBREERA-LDH45-PR0004, PBREERA-LDH45-PR0052, PBREERA-LDH45-PR0041, PBREERA-LDH45-PR0387, PBREERA-LDH45-PR0415, PBREERA-LDH45-PR0386, PBREERA-LDH45-PR0385, PBREERA-LDH45-PR0414, PBREERA-LDH45-PR0416, PBREERA-LDH44-PR0548

AIPL has remained true to its core values of quality, timely delivery & transparency towards its customers & partners.

Putting extra efforts and walking that extra mile.



AIPL JOY DISTRICT
Gurugram
HRERA GGM/780/512/2024/07



RIVIERA AT AIPL LAKE CITY
Gurugram
HRERA 122 OF 2025

BUILDING WITH VALUES THAT BUILD WORTH

WOW . WORTHY . PRIDE . PACE

Ensuring quality education to underprivileged children with NIRMAL GYAAN DAAN ACADEMY, RISHIKESH



AIPL along with PETA & WILDLIFE SOS endeavors to provide a sustainable habitat to Indian Wildlife



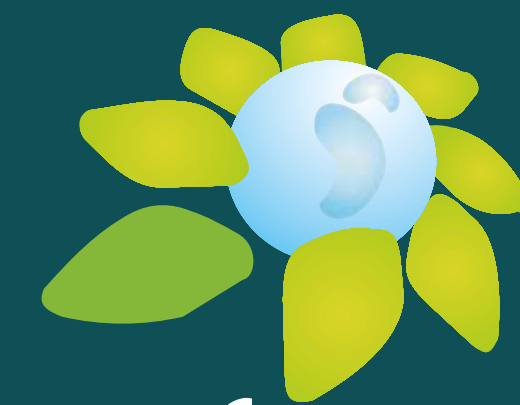
Providing "Guru Ka Langar" to construction workers across Delhi-NCR & Punjab, everyday



Reuse . Reduce . Recycle

Designing & Constructing the buildings in harmony with nature.

And the journey continues...



blue and green...
its all we need!

