



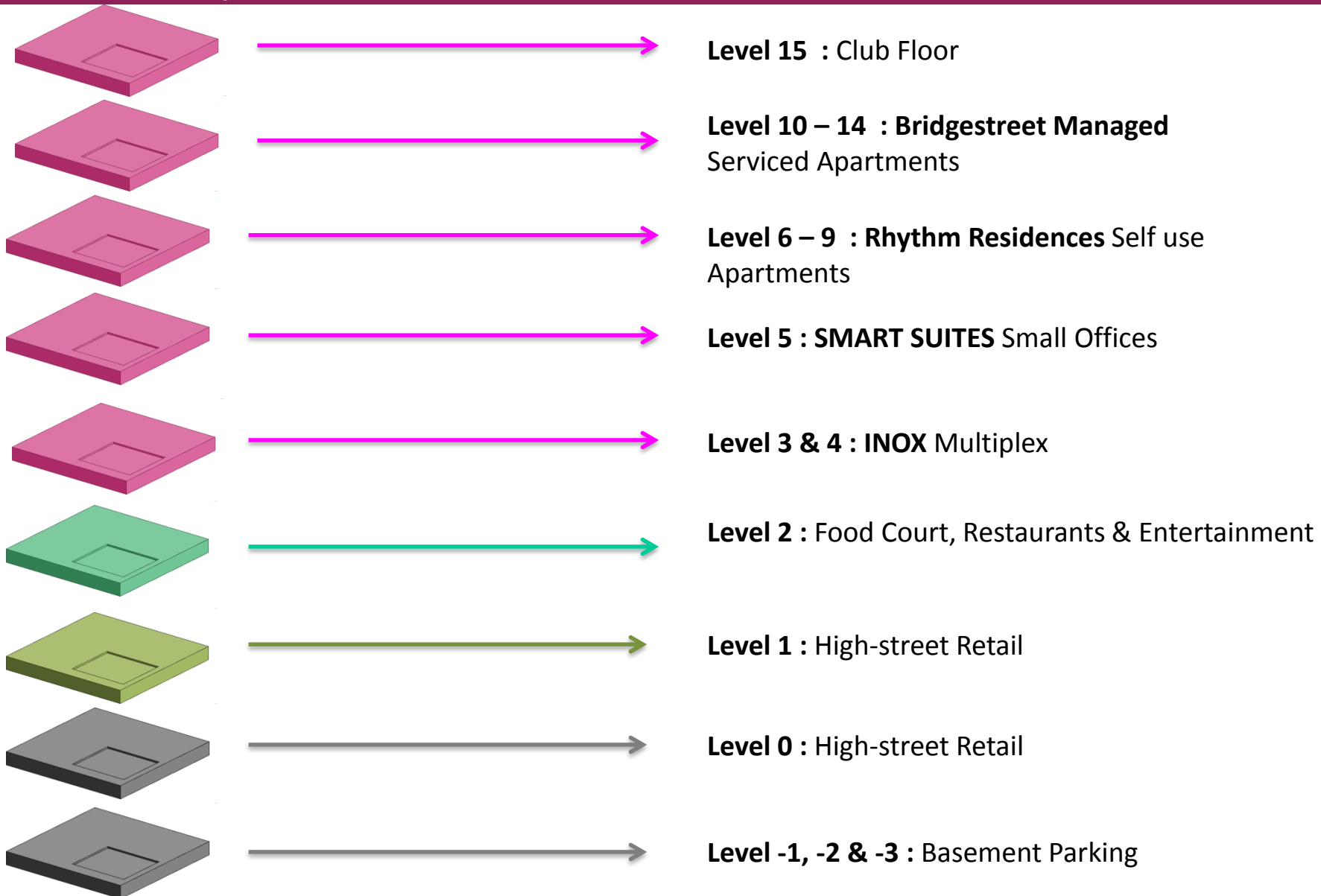
values that build worth

aipl
JOY STREET

where it all happens...



Plot Area	3.952 Acres
Total Built Up area	455,895 Sq. Ft.
Floors	GF + 15, +3 Basement For Parking
Total Parking Area	Covered 514 Cars, Surface 76 Cars
Building Height	77.8 Mts.
Floor to Floor Height	19.18 Ft. (Ground & Second Floor) 14.75 Ft. (First Floor)
Lifts Details	9 Passenger's Lifts, 3 Service Lift
Expected Delivery	Q2, 2020.

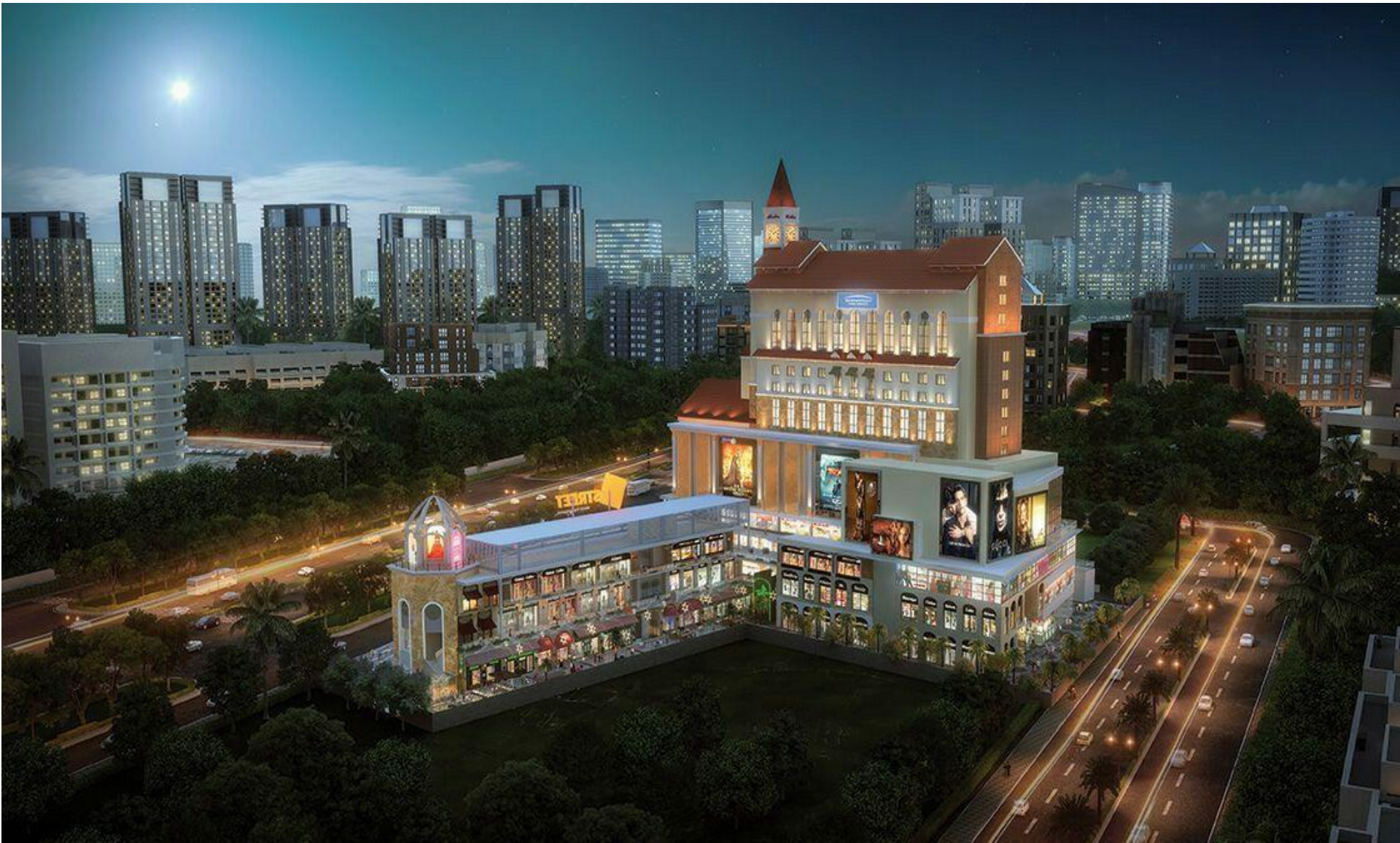




LEGEND

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















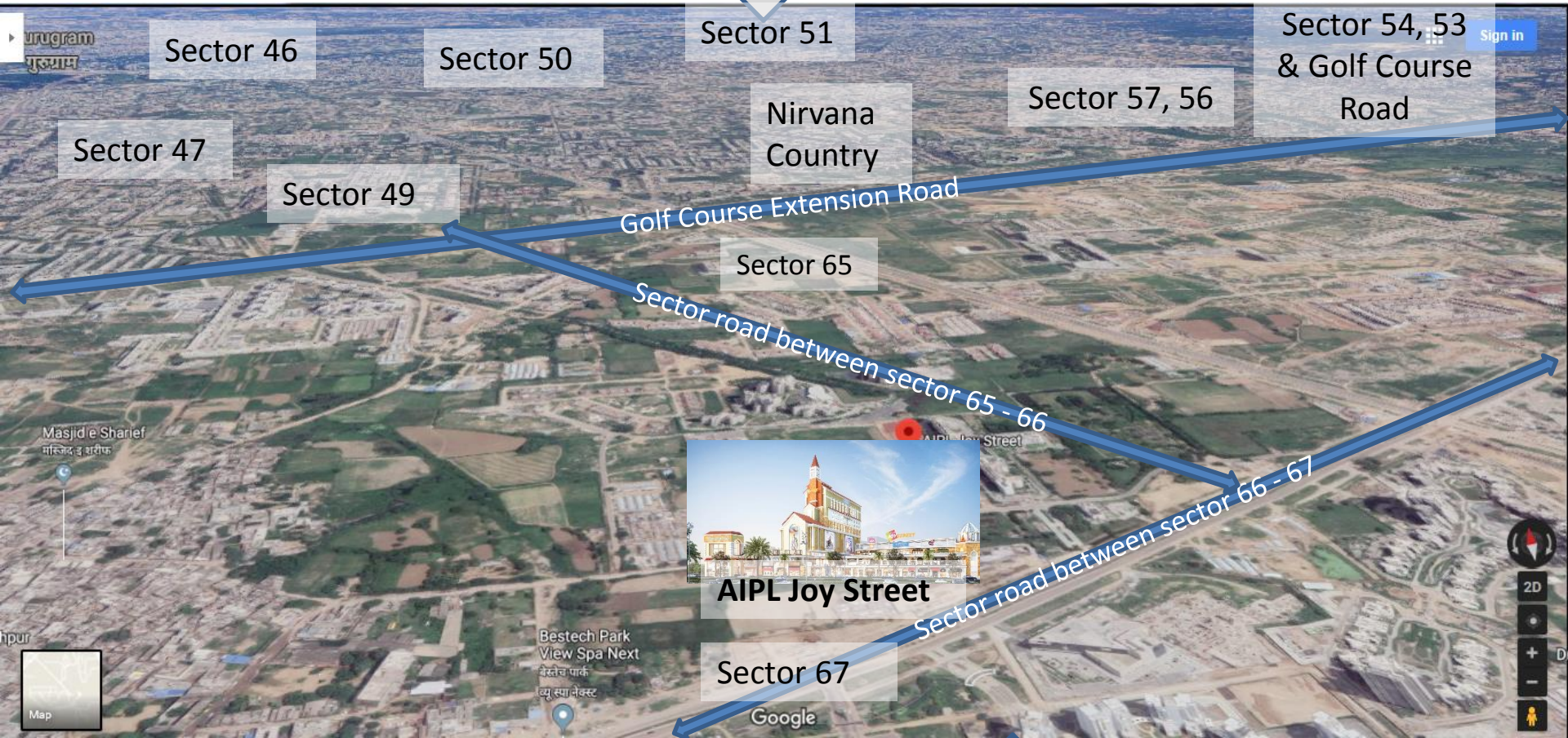


PRIMARY CATCHMENT (1km Radius)

S. No.	Project Name	Location (Gurugram)	Dwelling Units
1	Golf Estate	Sector - 65	1574
2	Emaar Marbella	Sector - 65	45
3	Emaar Hills	Sector - 65	1012
4	The Palm Drive	Sector - 66	1200
5	Park Prime	Sector - 66	550
6	IREO Uptown	Sector - 66	550
7	EMAR Marbella	Sector - 66	70
8	M3M Merlin	Sector - 67	650
9	IREO Victory Valley	Sector - 67	800
10	Bestech Park View Spa Next	Sector - 67	650
11	Ansal Essencia	Sector - 67	1012
12	Vardhan	Sector - 67	900
13	IREO Corridors	Sector - 67A	2009
Total Households			11022

SECONDARY CATCHMENT (5km Radius)

Existing Catchment – densely populated



New Catchment – Developing fast (Residential projects in walking distance – BTP, Ireo, M3M, Emaar, Bestech, Heritage & many more)

SECONDARY CATCHMENT (5km Radius)

S.No.	Project	Location (Gurugram)	Dwelling Units
1	M3M Golf Estate	Sector 65	1574
2	Emaar Marbella	Sector 65	45
3	Emaar Hills	Sector 65	1012
4	The Palm Drive	Sector 66	1200
5	Park Prime	Sector 66	550
6	IREO Uptown	Sector 66	550
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10	Bestech Park View Spa Next	Sector 67	650
11	Ansal Essencia	Sector 67	1012
12	Vardhan	Sector 67	900
13	IREO Corridors	Sector 67A	2009
14	Unitech Fresco Nirvana Country	Sector 50	804
15	Unitech Harmony Nirvana Country	Sector 50	494
16	Unitech Escape Nirvana Country	Sector 50	232
17	The Close North Wing Nirvana Country	Sector 50	1276
18	The Close South Wing Nirvana Country	Sector 50	1278
19	Unitech Cedar Crest Independent Floor	Sector 50	236

SECONDARY CATCHMENT (5km Radius)

S.No.	Project	Location (Gurugram)	Dwelling Units
20	Unitech Woodstock Independent Floor	Sector 50	143
21	Unitech Escape Independent Floor	Sector 50	424
22	Wembley Estate	Sector 50	636
23	Mayfield Garden	Sector 51	5000
24	The Hibiscus	Sector 50	263
25	Rosewood City	Sector 49	1725
26	Sispal Vihar	Sector 49	1128
27	South City 2	Sector 49	1965
28	Vatika City, Crescent Park	Sector 49	1370
29	Sushant Lok Phase 2	Sector 57	2040
30	Sushant Lok Phase 3	Sector 57	1239
31	Sushant Lok III Extension	Sector 57	960
32	The Legend	Sector 57	500
33	Heritage One	Sector 62	334
34	Pioneer Presidia	Sector 62	240
35	Anantraj Estate	Sector 63	1100
36	Orchid Island	Sector 51	1200
TOTAL NUMBER OF DWELLING UNITS			35609

GROUND FLOOR PLAN



*under discussion

FIRST FLOOR PLAN



- F&B – Coffee / Tea / Bakery
- Kids – Toys, Clothing & Stationary
- Specialty Clinics – Dental, Skin, Spa etc
- Electronic stores / Home Furnishing
- Utilities – Travel Shops / Pharmacy / Music Instruments etc.

*under discussion

SECOND FLOOR PLAN

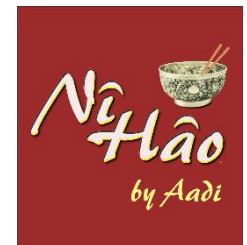
1. Mad Over Donuts
 2. Andaj-E-Lucknow
 3. Keventers
 4. Taco Bell
 5. Rolls King
 6. Wow Momos
 7. Burger King
 8. Ni Hao
 9. Moti Mahal
 10. Domino's
 11. Imly
 12. Musafir
- and many more....



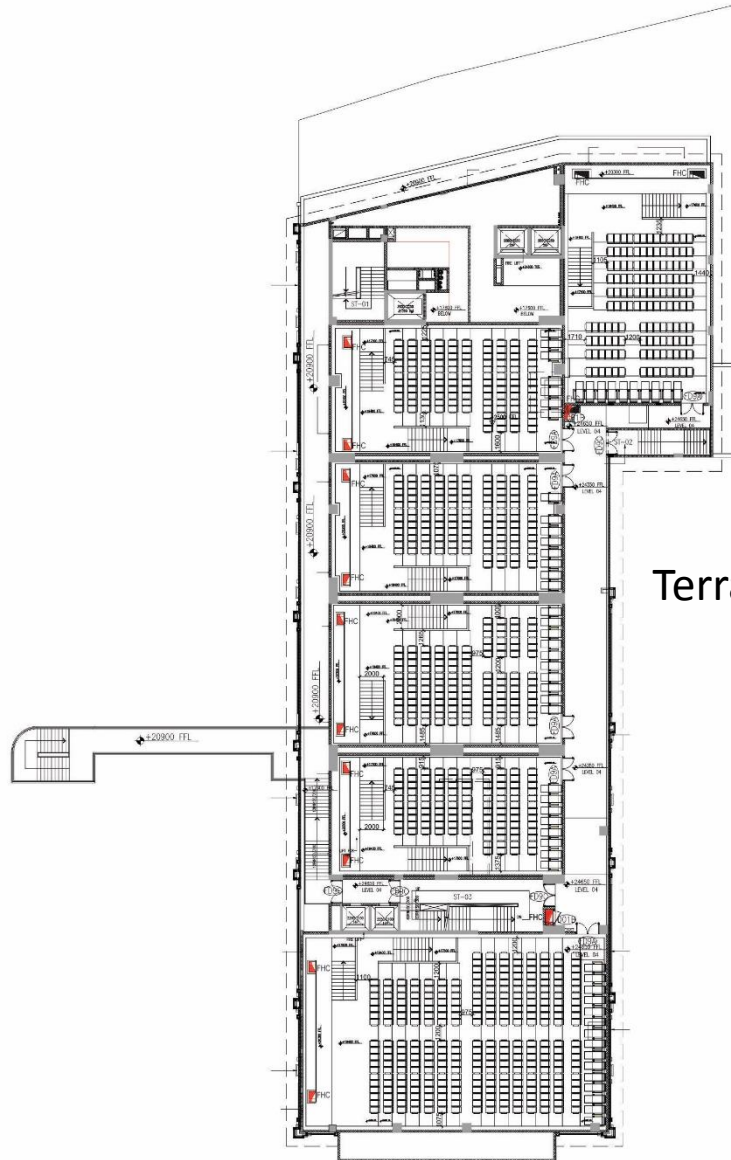
- Gym Large
- Restaurant Fine Dining and Bar
- Flea Market
- World Cuisine with Bar – Italian / Thai / Burmese
- Café / Ice Cream parlor / vegetarian Thali
- Kids Entertainment



BRANDS IN FOOD COURT



And many more.....



Terrace

INOX
LIVE THE MOVIE

**INOX 6 SCREENS
INCL. ONE 4DX SCREEN**





Actual Image of Front Elevation



Actual Image of Main Street



Finishing Work of Shops in Progress



Actual Image of Basement Area

THANK YOU