





A MESMERIZING REALM  
WHERE EXPERIENCES  
WILL BE REBORN,  
TRANSCENDING  
BEYOND IMAGINATION.



THE TALE BEGINS  
WITH A VISIONARY'S

# DREAM

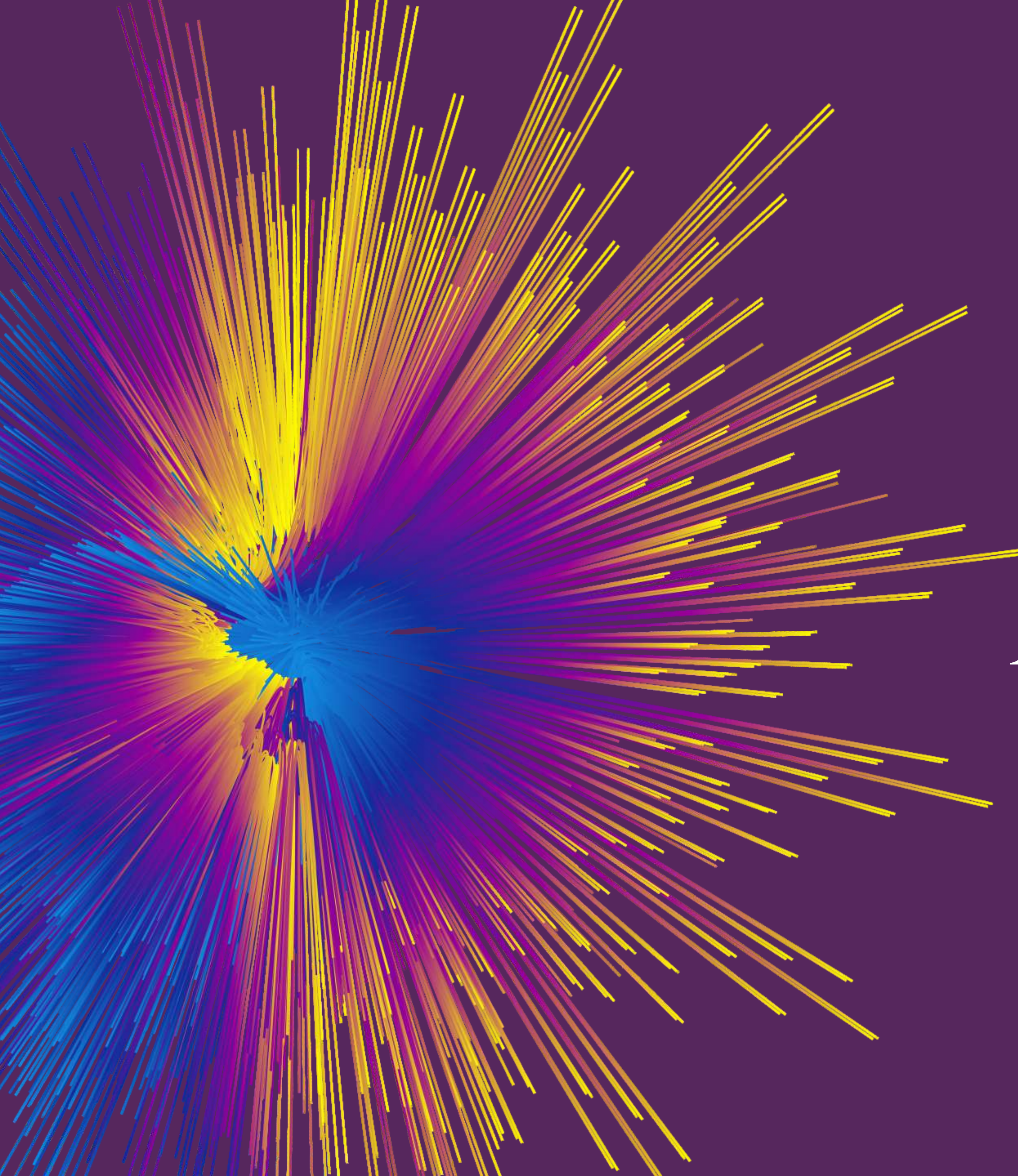
A SPARK OF INSPIRATION THAT BLOSSOMS INTO A  
PLACE WHERE THE BOUNDARIES OF THE MUNDANE  
DISSOLVE INTO A CANVAS OF WONDER.

EMBARKING ON A JOURNEY  
THROUGH A LANDSCAPE OF

# ENCHANTMENT

WHERE EVERY CORNER INVITES DISCOVERY  
AND DELIGHT.





THE EXPERIENCE TRANSFORMS WITH THE

# AWAKENING

OF THE SENSES REVEALING HIDDEN WONDERS,  
LEAVING YOU WITH A SENSE OF AWE.

Welcome to the Infinite District  
Where Reality Transcends and Dreams Awaken

FROM THE CREATORS OF **JOY**



N O W P R E S E N T S



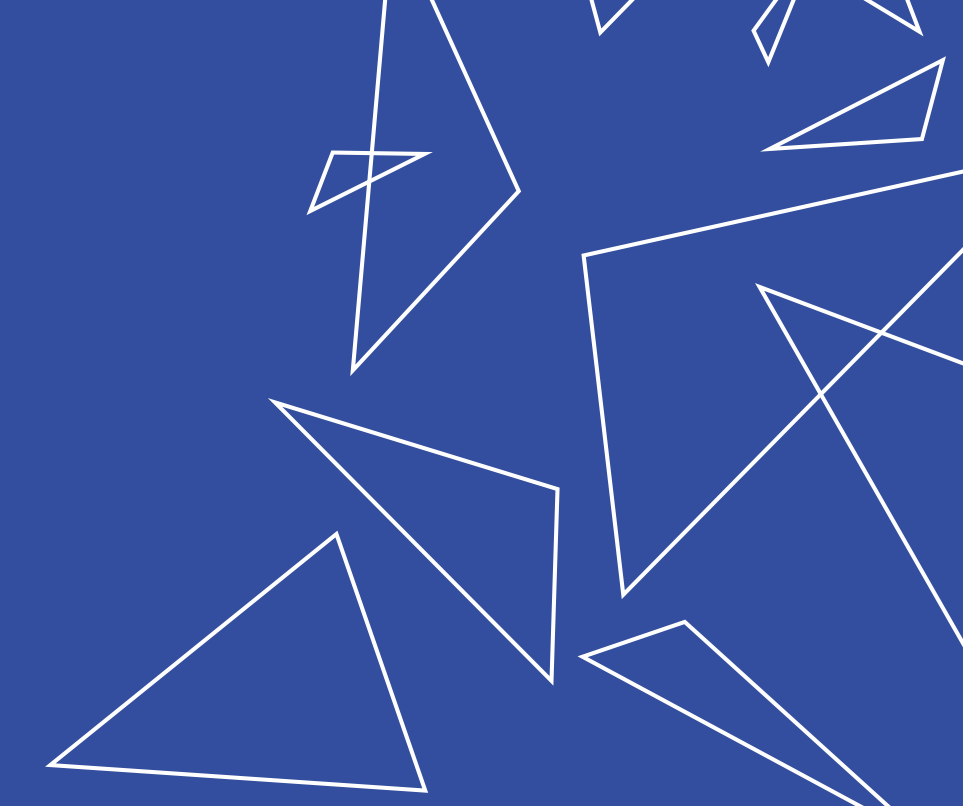
SECTOR 88, GURUGRAM

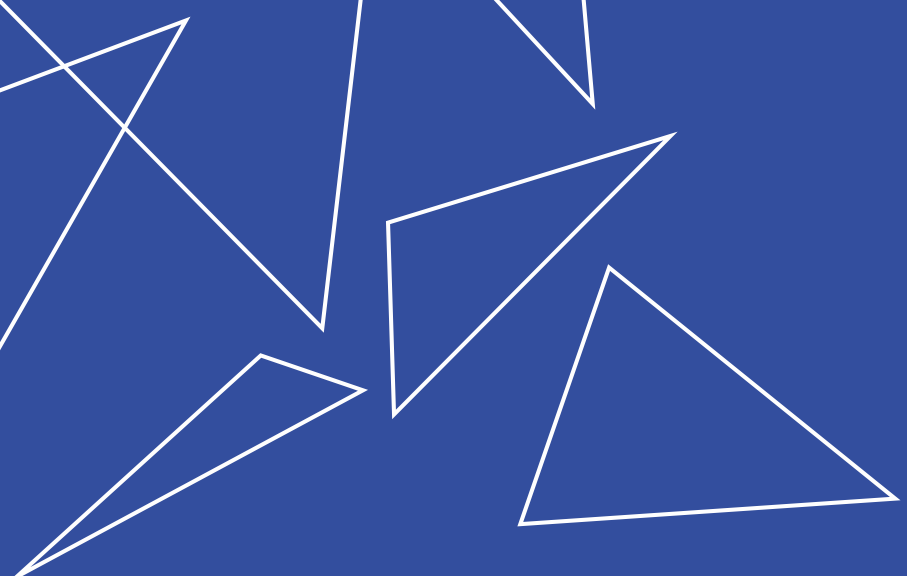
IT'S NOT JUST A MALL, IT'S A DISTRICT



## THE VISION

AIPL Joy District is not just a mall; it's a journey, an adventure, and an experience that stays with you long after you leave. It's a place where every visit becomes a new story, each one part of something greater, where every moment comes alive - a vibrant world of shops, flavors, and entertainment. Here, joy flows through every corner, inviting you to explore, indulge, and celebrate life in its most vibrant form.





# AIPL JOY DISTRICT WHERE SHOPPING MEETS SPECTACLE

AIPL Joy District is envisioned as a future-ready, iconic shopping destination poised to be Gurugram's largest shopping and entertainment hub. Designed with experiential aesthetics, including interactive aquatic features, the four-floor expansive project offers many distinctive elements. Shops are arranged along very wide boulevards like the original European malls with slow paced shopping interspersed with cafés , art and moving water experiences.

Wide boulevards, atrium facing shops and seamless vertical and horizontal circulation using well dispersed lifts and escalators, all features enable a channeled movement. The main boulevard and atriums have been designed in a funnel format and so the shops recede on upper floors. This greatly enhances visual connection across floors as upper floor brands can be seen easily; a large number of bridges and escalators are also placed to encourage spontaneous and impulse driven movement across the floors.

While the day experience of this shopping centre would be idyllic and soothing , it's distinguished water features would offer unique visual treat every hour to enthrall and engage the visitors. As the evening progresses, it's energy would build and the exquisite evening lighting and water extravaganzas shall make this shopping centre a must visit for all people to rejoice in India's newest mega shopping destination.

Through the lens of the architect  
**Design Forum International**  
Principal Architect - AIPL Joy District

When the sun goes down, AIPL Joy District emerges from dusk as Lighting Design, a specialized creative profession known as 'architecture of the night transforms what would otherwise be an average retail experience into an exciting Shopper-tainment" Lifestyle Shopping Experience.

Exciting visual experiences using integrated dynamic lighting technologies and techniques, enhances every aspect of the visitor's journey through a multitude of different destinations such as the Celebration Plaza, Dining, Land-Art and Courtyard Shopping Zones.

The 3D Modular Architectural Facades Features offers Expressive Color Changing Dynamics and Brand Identity.

The lighting design strategy revolves around four distinct touchpoints:

**Nature-Infused Retail Experience**, by creating a harmonious inviting atmosphere lighting highlights complements the natural elements and green spaces, blurring the borders between the outdoor and indoor environments.

**Sensational Experience**, will engage and enchant visitor with attractive and immersive visual effects, dynamic color changes, dramatic accent lighting, and interactive light displays.

**Interactive Digital Engagement**, offers real-time and personalized digital media interaction experiences, by means of state of the art lighting control systems.

**Stylish Sustainability**, complementing modern design aesthetics while utilizing environmentally responsible, visually appealing and energy-efficient lighting solutions.

Together, these touchpoints ensures that the lighting not only illuminates effectively but also enriches the entertainment and shopping complex's vibrant, mesmerizing and lively environment.

**Bo Steiber**  
Lighting Consultant



AIPL Joy District special collection of leading-edge fountains have been designed to magnify and celebrate the environment's positive energies engaging community activity, artistic creativity and healthy naturalism. The fountains present fresh, new ideas while retaining a timeless sense of quality. The fountains are spread out to enhance to key areas with special experience, while working together as a group for the overall quality and meaning of the beautiful place that is AIPL Joy District.

**Fluidity**  
Water Body Consultant

ONE OF THE LARGEST  
RETAIL DESTINATIONS OF GURUGRAM



Whatever you are thinking,  
**THINK BIGGER**

Whatever you are envisioning,  
**ENVISION GREATER**

UNFOLDING A NEW ERA OF  
**SHOP, DINE & PLAY  
LIKE NO OTHER**

Strategically located in Sec. 88, Gurugram

Approx. 10.43 acres\* site

3 Floors of Retail

One Floor dedicated for Dining & Entertainment

Provision for over 1,800\* car parking spaces

AIPL Joy District is Gurugram's first European-style high street, seamlessly blending leisure, retail, and entertainment with convenience, innovation, and sustainability. Spread over 10.43 acres\*, this multi-level shopping complex is set to become a hub for world-class shopping and dining experiences, catering to some of Gurugram's most vibrant communities.

Designed in an idyllic, low-rise format of just four floors, the shops are arranged along wide, boulevard-like promenades, reminiscent of traditional European malls. Here, a leisurely shopping experience is complemented by charming cafés, artistic elements and tranquil water features.

ONE DESTINATION. MANY JOYS.



# DISCOVER A NEW WORLD WITHIN A DISTRICT



## DISTRICT OF ENTERTAINMENT

FAMILY ENTERTAINMENT CENTRE & CINEMA  
Approx 97,000 sq.ft.\*



## DISTRICT OF RETAIL

Approx 9,80,000 sq. ft.\*

## DISTRICT OF EVENTS

Approx 14,000 sq. ft.\*



## DISTRICT OF DINING

Approx 1,50,000 sq. ft.\*



## DISTRICT OF EASE

Over 1800+\* Car Parking.  
Escalators and lifts on all floors  
including basement parking

DEDICATED  
ANCHOR ZONE

TROPICAL  
FEEL LANDSCAPING

FINE DINING  
RESTAURANTS

FUTURE  
DEVELOPMENT

MULTIPLE  
ENTRY / EXITS

MORE THAN SHOPPING,  
IT'S A DISTRICT OF ENDLESS  
EXPERIENCES.





REINVENTING

# RETAIL THERAPY

ARTISTIC IMPRESSION



# SHOP THE LIFESTYLE. LIVE THE MOMENT.

Spread over 980,000 sq. ft.\*, retail at AIPL Joy District is more than just shopping – it's a vision realized. With its innovative flowing design and forward-thinking approach to fashion and lifestyle, AIPL Joy District is set to redefine the city's retail landscape. With diverse shopping options, it's poised to become NCR's most dynamic retail destination, offering spaces designed to accommodate all forms of shopping. From internationally renowned labels to beloved national brands, each level has been meticulously curated to deliver the best.

Whether you're seeking the latest fashion trends or indulging in luxury lifestyle products, AIPL Joy District promises a shopping experience that is both diverse and exquisite.



# RETAIL REDEFINED

- Ground, first & second floor dedicated to retail
- Third floor dedicated to F&B
- Grand frontage of approx 656 ft.\*
- Retail units are nestled along wide boulevards, offering a European-style retail experience
- Most shops are positioned around the atrium to ensure optimal visibility
- Hybrid retail experience
- Scintillating water bodies and indoor landscaping enhance the experience
- 36 Ft.\* wide Plaza Streets





INDICATIVE IMAGE



DEDICATED  
ANCHOR ZONE  
SPREAD OVER  
3 LACS SQ. FT.\*

ARTISTIC IMPRESSION



DOUBLE HEIGHT  
RETAIL SHOPS  
ON ALL FLOORS

INDICATIVE IMAGE



# DINING

EXPERIENCES

# CURATED

FOR EVERY TASTE

INDICATIVE IMAGE



# SATISFY YOUR EXQUISITE PALETTE

Spread across an expansive 1,50,000 sq. ft.\* , AIPL Joy District introduces Gurugram's first-of-its-kind dining destination. Nestled amidst beautifully landscaped greens, it features a vibrant mix of international and regional restaurants and cafes. Whether you choose indoor or outdoor seating overlooking the lush greens, you'll explore a variety of cuisines, dining formats, and settings that cater to every taste. More than just a collection of exquisite restaurants, this space exudes a lively atmosphere where you can savor the finest flavors and immerse yourself in conversations and laughter.

INDICATIVE IMAGE



EPIC

# FAMILY FUN



## A WORLD OF FUN AWAITS

- Dedicated Family Entertainment Zone, spread over 46,000 sq. ft.\*
- One-Stop destination for the entire family
- Games, Play Zones, Sport Zone, Virtual Reality and more
- Multiplex spread over 50,000 sq. ft.\*

At AIPL Joy District's expansive Family Entertainment Centre, joy knows no bounds. This dedicated zone is your family's go-to destination for adventure and excitement. Whether it's games, thrilling play zones, sports challenges, or immersive virtual reality experiences, there's something for every age. And with a multiplex to top it all off, it's the perfect place for family fun, all under one roof.



INDICATIVE IMAGE



IMMERSE  
YOURSELF IN PURE  
MAGIC OF MOVIES

ARTISTIC IMPRESSION



## STUNNING LIGHTING EXPERIENCE

BY RENOWNED LIGHTING CONSULTANT  
BO STEIBER



# DANCING WATERS OF JOY

- Fountains with light
- Lively water displays

At AIPL Joy District, a symphony of fountains awakens the senses, each one designed to amplify the vibrant energy of the environment. These cascading waters invite community connection, inspire artistic expression, and celebrate the beauty of nature in motion. Spread across key areas, these fountains craft special moments, yet unite as one to elevate the essence of AIPL Joy District, transforming it into a sanctuary of beauty, joy, and meaning.



WHERE EVERY

# EVENT UNFOLDS

EPIC GRANDEUR





# A HUB OF SPECTACULAR EXPERIENCES

Spanning an impressive 52 meters\* (170 feet\*) wide, our Event Plaza will become the centerstage for grand occasions. It will host dazzling events and captivating shows, all within a space framed by towering, larger-than-life spectacles.

This expansive area will offer a visually immersive experience, ensuring that every event unfolds with unmatched excitement and grandeur.





# SEAMLESS

CONVENIENCE AT EVERY

# LEVEL



# WELL-PLANNED WITH YOUR COMFORT IN MIND

At AIPL Joy District, convenience takes center stage. With provision of over 1,800\* car parking spaces, 40+ escalators\*, and 26 lifts\*, your visit is streamlined from start to finish. Our thoughtfully designed infrastructure ensures smooth access and easy navigation, making every experience as effortless and enjoyable as possible. Whether you're shopping, dining, or attending an event, our focus on convenience enhances your experience, allowing you to relax and enjoy every moment.

Bridges and escalators weave through the floors, inviting shoppers to move with spontaneity, letting their impulses guide them on a journey of discovery.





# AT THE HEART OF CONNECTIVITY AND COMMERCE

Nestled in Sector 88, AIPL Joy District stands at the epicenter of Gurugram's emerging commercial and institutional hub. This prime location offers a thriving primary catchment from surrounding sectors, ensuring a consistent and dynamic flow of visitors.

Its strategic connectivity to major thoroughfares like Dwarka Expressway, National Highway 8, KMP Expressway, and Pataudi Road, along with proximity to public transport including ISBT and Metro stations, extends its reach to a vast secondary audience. AIPL Joy District is where accessibility meets opportunity, making it the go-to destination for business, leisure, and more.

MAP NOT TO SCALE



# GREEN WITH JOY



## ECO-FRIENDLY TRANSPORTATION FACILITIES

- Electric vehicle charging infrastructure: Multiple charging stations for Ev's



## SITE MANAGEMENT AND CONSTRUCTION PRACTICES

- Measures to minimize dust and noise pollution
- Recycling and proper disposal of construction waste
- Use of erosion and sediment control measures to protect local waterways
- Only primary steel is used for construction
- Treated water will be used for construction purposes.



## ADEQUATE OPEN SPACE

- Creation of green spaces for recreation and social interaction
- Design of outdoor areas to enhance community engagement
- Landscaping with native plants to promote biodiversity



## RAINWATER HARVESTING INFRASTRUCTURE

- Installation of rainwater collection systems
- Infrastructure to recharge groundwater and reduce runoff



## WATER EFFICIENT LANDSCAPING AND IRRIGATION

- Use of drought-resistant plants
- Drip irrigation systems to minimize water use



## ADEQUATE DAYLIGHT

- Design of building to maximize natural light in interior spaces



## WATER EFFICIENT PLUMBING FIXTURES

- Regular maintenance to prevent leaks and wastage



## MONITORING AND VERIFICATION SYSTEM

- Regular audits and performance reviews to ensure efficiency



## ONSITE RENEWABLE ENERGY GENERATION

- Integration of renewable energy sources into the building's power system
- Monitoring systems to track energy production and consumption



## WASTE SEGREGATION AND COMPOSTING

- Separate bins for recycling, organic waste, and general waste



## GREEN HOUSEKEEPING AND EDUCATION

- Use of eco-friendly cleaning products and practices
- Training for housekeeping staff on green cleaning techniques
- Educational programs for occupants on sustainability practices



# DEVELOPING WITH THE BEST



Principle Architect  
**DESIGN FORUM INTERNATIONAL (DFI)**  
With 100+ professionals, DFI prioritizes collaboration, sustainability, and design excellence.



Structural Consultant  
**CIVITECH CONSULTANTS PVT. LTD.**  
Civitech Consultants Pvt. Ltd. specializes in Structural Engineering and Project Management since 1985. They're known for innovative designs and luxury amenities, contributing significantly to India's architectural landscape.



MEP Consultant  
**SANELAC CONSULTANTS PVT LTD.**  
Sanelac is the epitome of reliability in MEP Consultancy, offering specialized solutions in HVAC, Electrical, Fire Protection, Plumbing, IBMS, and more.

**BO STEIBER**  
LIGHTING DESIGN

Lighting Consultant  
**BO STEIBER**  
Bo Steiber Lighting Design is a trailblazer in environmentally-conscious lighting. Meticulous attention ensures innovation and quality in every endeavour.

**fluidity**

Water Body Consultant  
**FLUIDITY DESIGN CONSULTANT**  
Fluidity Design Consultants is a Los Angeles-based, specialty design studio dedicated to the creation of innovative, beautiful and well-engineered water features for our clients and their projects, world-wide.

INDICATIVE IMAGE



CREATING GROWTH ENVIRONMENT

# FOR THE CONSUMERS OF TODAY



**aipl**  
**JOYGALLERY**

SECTOR 66, GURUGRAM  
RERA-GRG-650-2020



**aipl**  
**JOYCENTRAL**

SECTOR 65, GURUGRAM  
HRERA-84/2017084



**aipl**  
**JOYSQUARE**

SECTOR 63A, GURUGRAM  
RERA-GRG-591-2020



**aipl** *Where it all happens...*  
**JOYSTREET**

SECTOR 66, GURUGRAM  
RERA-GRG-599-2020



**aipl**  
**JOYSTREET**

JALANDHAR, PUNJAB  
PRERA-JAL-33-PC0191

# 33

YEARS

AIPL has been shaping the realty landscape for over 33 years with landmark residential, commercial & retail developments in prime locations across India.

# 60

PROJECTS

With 60 landmark projects over 33 years, AIPL has built for themselves an enviable track record of innovation, quality, timely delivery and transparency.

# 09

CITIES

DELHI  
GURUGRAM  
NOIDA  
UDAIPUR  
AMRITSAR  
KHANNA  
JALANDHAR  
LUDHIANA  
AMBALA



Building quality spaces since 1991



#### SITE ADDRESS

AIPL Joy District Sales Gallery  
Sector - 88, Gurugram – 122 002  
Haryana

#### CORPORATE OFFICE

AIPL Business Club  
5th Floor, Sector – 62  
Gurugram – 122 002  
Haryana

Tel : +91 92111 60000  
connect@aipl.com

[www.aipl.com](http://www.aipl.com)

**RC/REP/HARERA/GGM/780/512/2024/07**

#### DISCLAIMER

"AIPL JOY DISTRICT" a commercial project being developed by Advance India Projects Limited on license land admeasuring 10.4275 Acre under License no. 56 OF 2023 granted by Town and Country Planning, Haryana situated at Sector – 88, Gurugram (Haryana). The said project is also registered with HRERA, Gurugram under HRERA registration no. RC/REP/HARERA/GGM/780/512/2024.

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