

M3M Capital Walk

Sector 113, Gurgaon

28.5286649, 77.0250282



AIPL Joy Central Overview

Location: Sector-65, Gurgaon

Developer: AIPL

Type: Commercial Project (Shops and Office Spaces)

Land Area: 3.98 acres

Construction: 22 floors

Registration: Non-RERA registered

Project Features

High Street Retail

- **Retail Space:** 3 floors with a mix of boutique stores, pop-ups, and entertainment options.
- **Shop Sizes:** Ranging from 300 sq. ft. to 2000 sq. ft.
- **Design:**
 - Excellent visibility and accessibility from all corners.
 - Well-planned pedestrian flow, no dark corners.
 - Easy vertical access via escalators, lifts, and staircases.
 - Wide boulevards and streets for easy shop access.
 - Special tensile fabric and shaded areas to keep outdoor piazza cool.
 - Mist fans in all outdoor shopping areas.
 - 5-level basement parking with ample surface parking.

Food Court, Restaurants & Cafes

- **Food Court:** 23,500 sq. ft. on the second floor.
- **Units:** Ranging from 370 sq. ft. to 1000 sq. ft.
- **Features:**
 - High ceiling and natural lighting.
 - Connected via escalators to INOX Insignia.
 - High-visibility restaurants with sit-out areas.

Ten Screen INOX Insignia

- **Location:** 3rd & 4th floors.
- **Capacity:** Approximately 1400 seats.

Grade A Office Space

- **Structure:** 22-storey building with office spaces starting from the 5th floor.
- **Floor Plates:** Large and medium floor plates ranging from 19,000 to 27,000 sq. ft.
- **Entry:** Exclusive entry from a 24-meter wide sector road.
- **Lobby:** Triple-height entrance lobby with waiting lounge and concierge desk.
- **Design:**
 - Office tower shape and core placement allow for ample natural lighting and outdoor views.
 - Peripheral column placement for flexible office layouts.
 - Access to a large landscaped area with a strategically placed water body.
 - Flexible floor plates for efficient tenant layouts.

Sustainability and Efficiency

- **Lighting:** Automatic timer controls 100% of the outdoor lighting system.
- **Water Efficiency:** Low-flow fixtures, 55% of spaces naturally day-lit.
- **Materials:** Use of AAC blocks and less energy-intensive materials.
- **Energy:** Solar panels installed, reducing reliance on conventional energy sources.
- **Waste Management:**
 - On-site sewage treatment plant, treating 100% of waste water.
 - Waste segregation at source for efficient resource recovery.
 - Organic waste treatment.
- **Environmental Features:**
 - WH pits for groundwater recharge.
 - Car charging points provided.
 - Paving materials reduce heat island effect; most parking is underground.
 - Double-pane glass for energy efficiency, noise, and heat insulation.

AIPL Joy Central is designed to offer a dynamic and versatile commercial environment with a strong focus on sustainability and modern amenities, catering to both retail and office space needs.

M3M Capital Walk Price List

Configuration	Size	Price
M3M Capital Walk Commercial Shop	200 sq.ft.	Rs. 80 L onwards

Overview

RERA ID: GGM/612/344/2022/87	County: India	City: Gurgaon
Pin code: 122017	Sale price: ₹80 L Onwards	

Amenities

- ✓ Air conditioning
- ✓ Lift
- ✓ Parking
- ✓ Intercom Facility
- ✓ Guest Parking
- ✓ Multiple Purpose Hall
- ✓ CCTV
- ✓ Power Backup
- ✓ Security
- ✓ Multiple Purpose Court



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