

THE CITY OF DREAMS



500+ ACRES SMART CITY

Sidhwan Canal Road, Ludhiana



ONE CITY. MANY JOYS.

ABOUT
AIPL



BUILDING QUALITY SPACES SINCE 1991

30
YEARS

AIPL has been shaping the realty landscape for over 30 years with landmark residential, commercial & retail developments in prime locations across India.

60
PROJECTS

With 60 landmark projects over 30 years, AIPL has built for themselves an enviable track record of innovation, quality, timely delivery and transparency.

08
CITIES

DELHI
GURUGRAM
NOIDA
UDAIPUR
AMRITSAR
KHANNA
JALANDHAR
LUDHIANA



AIPL DreamCity, Amritsar
(148 Acres)



AIPL DreamCity, Gobindgarh-Khanna
(88 Acres)



AIPL DreamCitynXt, Amritsar
(69.60 Acres)

AIPL IN PUNJAB

VISIONARY DEVELOPMENTS IN PUNJAB

After success of these townships,
AIPL is now coming to Ludhiana with a 500+ Acres Smart City.



THE SMART CITY

ABOUT
AIPL
DREAMCITY
LUDHIANA

ONE CITY. MANY JOYS.

IT'S TIME TO CHANGE THE WAY LUDHIANA LIVES

AIR POLLUTION

HIGHLY POLLUTED BUDDHA NULLAH

UNSANITARY CONDITIONS

TRAFFIC SNARLS

IMPROPER WASTE MANAGEMENT

BROKEN ROADS

FATAL MISHAPS

Ranked
14th
On The
Livability
Index in
India

LUDHIANA SCORED

56

For Air Quality

26.25

For Economic Ability

55.25

For Sustainability



Need of the hour is a city
that won't just be a place
where people can live,
but where they can flourish.



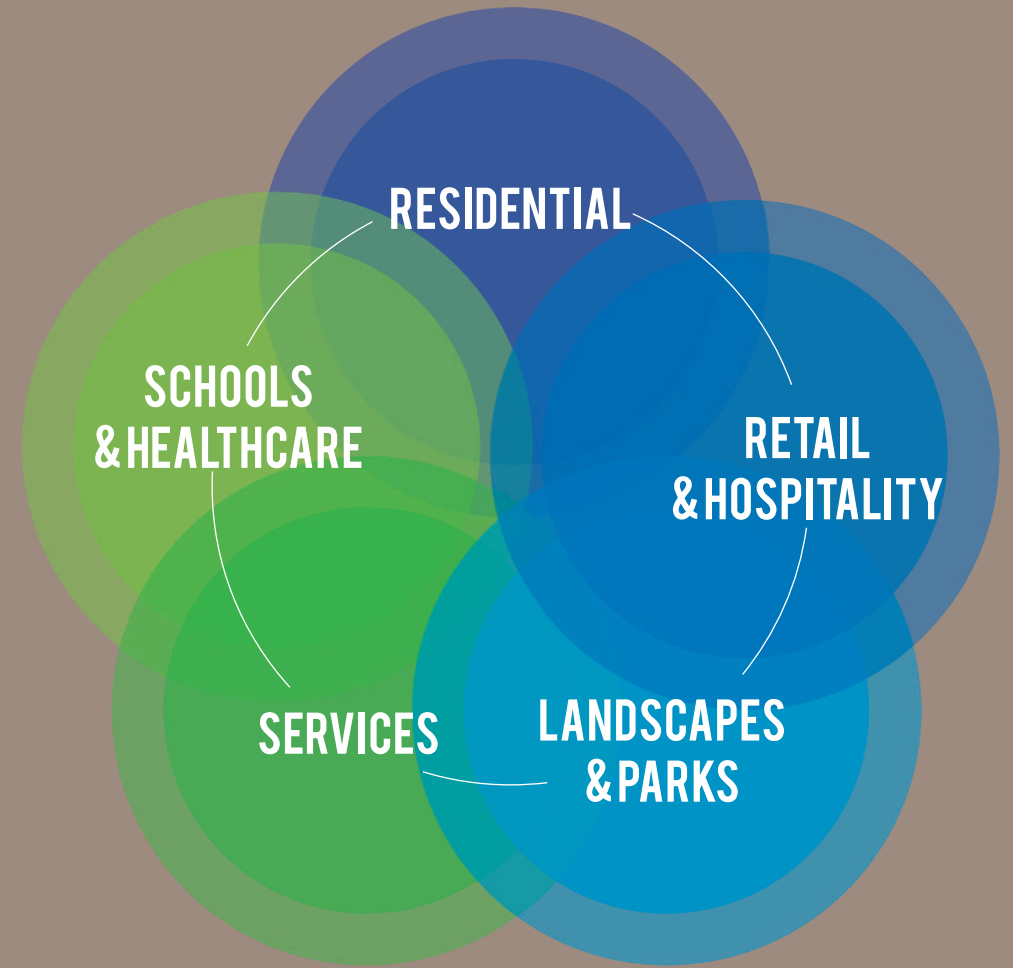
DESIGNED FOR THE FUTURE,
AIPL DREAMCITY, LUDHIANA HAS BEEN
ENVISIONED AS A GROUND-BREAKING
DEVELOPMENT EMBEDDED WITH **SMART
TECHNOLOGY AND SUSTAINABLE
PRACTICES**. A CITY WITH A SOUL THAT
INTEGRATES **HOMES, SHOPPING SPACES,
HOSPITALS & DISPENSARIES, SCHOOLS, PARKS
AND BIKE LANES, SPORTS & RECREATION**
TO ENLIVEN AND ENRICH
CITIZENS' LIVES AND CREATE A
CLEANER, GREENER AND DYNAMIC CITY.

IT'S WHERE TOMORROW SHINES.

THE VISION

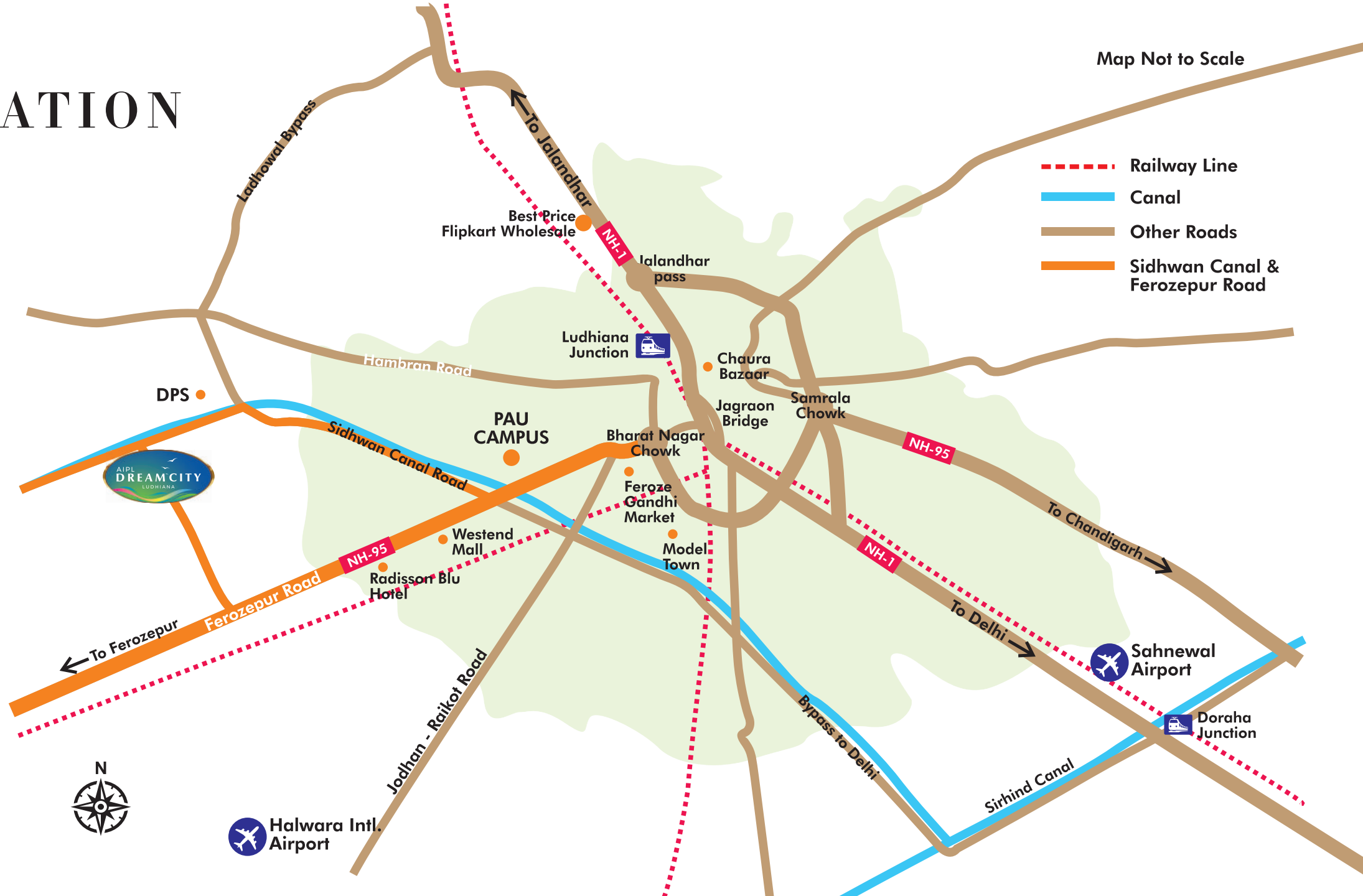
OF AIPL DREAMCITY
LUDHIANA

A SMART CITY WITHIN A CITY OF LUDHIANA



LOCATION MAP

Map Not to Scale



LOCATION ADVANTAGES

Approach from **2 highways**
Sidhwan canal & Firozpur Road

30 mins drive from upcoming
international airport at Halwara

Education & Healthcare facilities
available within the township

Retail & Shopping Mall
10 mins drive away

5 mins away from Jalandhar
Highway

25 mins from Feroz Gandhi
Market

30 mins from Verka Chowk



**SIDHWAN CANAL ROAD IS THE NEW EMERGING
EPICENTER FOR FUTURE DEVELOPMENTS IN LUDHIANA**

Artistic Impression of
GATE 1: SIDHWAN CANAL ROAD ENTRY



Artistic Impression of
GATE 2 & 3: FEROPUR ROAD ENTRY





AIPL DREAMCITY MASTER PLAN

MASTER PLAN*

Designed to fulfil every aspect of your life - **spiritual, physical, cultural, social, professional, and personal** making it a dream destination rather than just a place to live.



*The proposed Master Plan is tentative and has been submitted with the competent authorities for approval.



RESIDENTIAL FABRIC

AIPL DREAMCITY

ONE CITY. MANY JOYS.



PLOTS

BUY A PLOT.
LIVE AN INTERNATIONAL LIFESTYLE

EXPANDABLE VILLAS

BESPOKE VILLAS
MAKE IT YOUR WAY

INDEPENDENT FLOORS

LIVE A MORE
INDEPENDENT WAY OF LIFE



PLOTS

AIPL DREAMCITY

BUILD AN INVESTMENT A HOME, A LIFESTYLE

- An exclusive plotted development nestled around 7.5 acres (approx.) lake
- size ranging from 200 to 2000 sq. yards
- Over 2000 plots are spread across 500+ acres township
- Well planned city supported by natural greens and wide internal roads



DISCOVER A SENSE OF COMMUNITY

- Every plot is connect to the township through a network of internal roads, parkways, promenades and alleys
- Lush landscaping spread across the entire development
- Well planned traffic management, street lighting and pedestrian walkways
- Access to clubhouse
- A centrally-located commercial district, SCOs in each pocket to meet the daily needs
- Dedicated shuttle buses to the city and for internal movement within the township





EXPANDABLE VILLAS

AIPL DREAMCITY

A BESPOKE VILLA

Designed just for you

- Building your dream villa is now easy and an enjoyable experience
- It is as simple as you explaining us your vision, deciding on the correct location and plot
- Based on your selected architectural design, interior layout, specifications and personal features, we will build your bespoke villa
- Bespoke materials can be also be sourced along with standardised options



AVAILABLE SIZES

**250 - 1000 sq. yards
(209.032 - 836.127 sq. mtrs.)**





INDEPENDENT FLOORS

CORAL FLOORS

More space to live and grow

- A low-rise cluster of 3 bedroom independent floors
- G+3 Floors
- **Plot Area: 200-250 sq. yds**
(167.22 - 209 sq. mtrs.)
Saleable Area: 1200-1500 Sq. ft.
(1003.35-1254.19sq. mtrs.)
- Residences with 2/3 side open views
- Expansive windows for a well-lit vibrant home
- More than 100 families already residing
- Spacious balconies overlooking the designer landscaped outdoors





COMMERCIAL DISTRICT

THE LAKE DISTRICT OVERLOOKING 7.5 ACRES Lake (approx.)



The AIPL DreamCity, Ludhiana shall boast the biggest Commercial Hub in the city – with **19.25 acres of Commercial District – with Modern Retail**



Developed on the modern concept of **high-street retail**, the entire development is pegged around beautifully landscape outdoor streets



Recreational Facilities like : **Multiplex, Cafés & Restaurants etc.**

COMMERCIAL DISTRICT MASTER PLAN

PLOT H
G+2 SCO RETAIL
SCO PLOTS – 13 NOS.
SCO PLOT SIZE – 34.5 x 06 M
BIG SHOP – 01 NO. (566 sqm)
SURFACE PARKING

PLOT G
G+2 SCO RETAIL
SCO PLOTS – 16 NOS.
SCO PLOT SIZE – 34.5 x 06 M
BIG SHOP – 01 NOS. (974 sqm)
SURFACE PARKING

PLOT F
G+2 SCO RETAIL
SCO PLOTS - 11 NOS.
SCO PLOT SIZE – 28 x 06 M
BIG SHOP – 01 NO. (578 sqm)
SURFACE PARKING

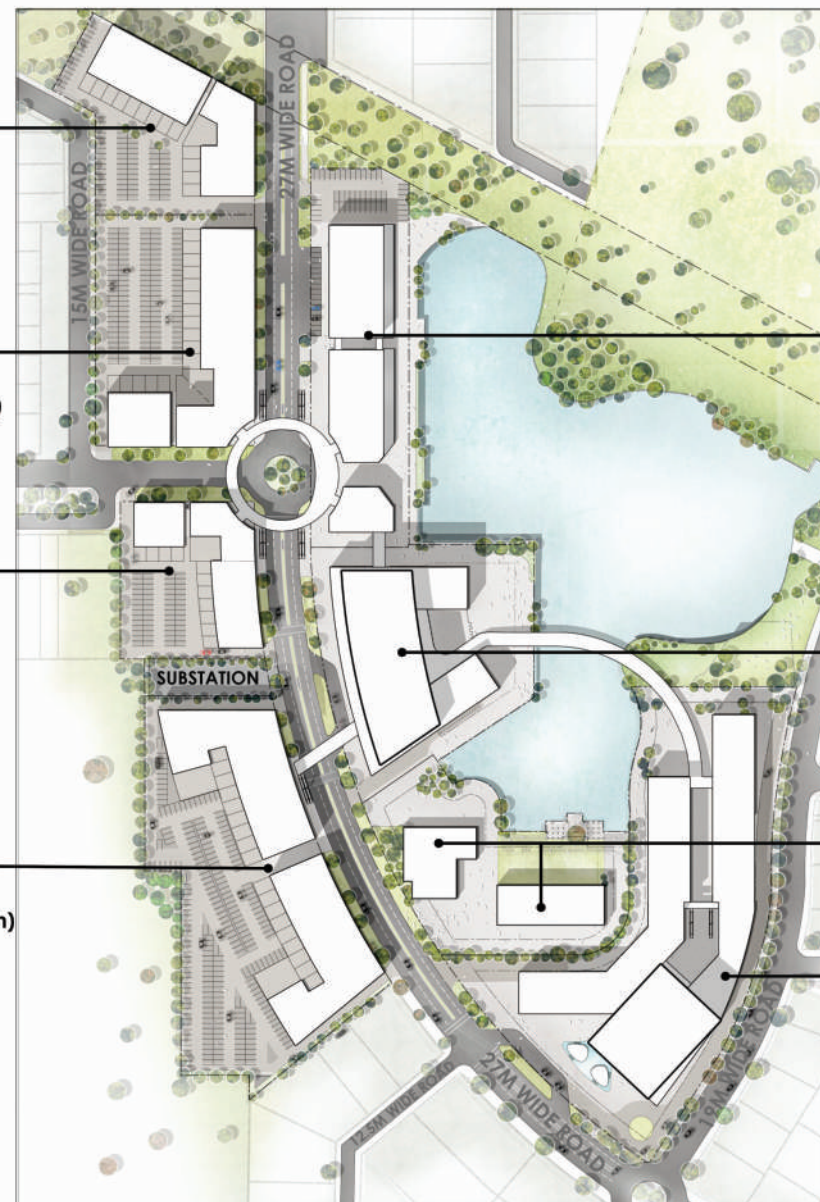
PLOT E
G+2 SCO RETAIL
SCO PLOTS - 18 NOS.
SCO PLOT SIZE – 36 x 06 M
BIG SHOP – 02 NOS. (1092 sqm)
SURFACE PARKING

PLOT A
G+2 HIGH STREET RETAIL
SURFACE PARKING

PLOT B
G+2 RETAIL MALL
MULTIPLEX
2 LEVEL BASEMENT PARKING

PLOT C
G+1 CLUBHOUSE
G+2 AMENITY BLOCK
1 LEVEL BASEMENT PARKING

PLOT D (FUTURE EXPANSION)
G+2 RETAIL
6 OFFICE LEVELS
2 LEVEL BASEMENT PARKING





THE LAKE

7.5 ACRES LAKE



Indicative Image



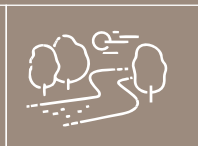
TOWNSHIP

AMENITIES

TOWNSHIP INFRASTRUCTURE

The masterplan establishes a clear road hierarchy and circulation structure that run in the city. All roads are lined with trees and pedestrian walkways.

Landscape median on main vehicular spine



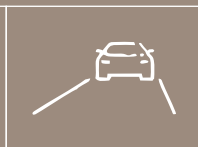
Shaded boulevards, planted boundary edges throughout the township



Green landscaped edge planting to reduce vehicular noise



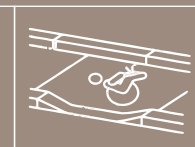
Multi-utility zone to house any lay-bys, taxi pickup-drop offs



One level pavement ensures a seamless, barrier-free walking & cycling experience



Disabled-accessible city with easy paths for wheel chairs & cycles



Tactile warning systems for the visually impaired



MOBILITY

The masterplan establishes a clear road hierarchy and circulation structure that run in the city. All roads are lined with trees and pedestrian walkways. The entire mobility within the township is designed to focus on creating **world-class CYCLE-WALK facilities.**

Everything Localized



To reduce unnecessary traffic movement in the city

Well Planned Roundabouts



for lower speed to ensure safety

Shuttle Service



To all key locations within the city

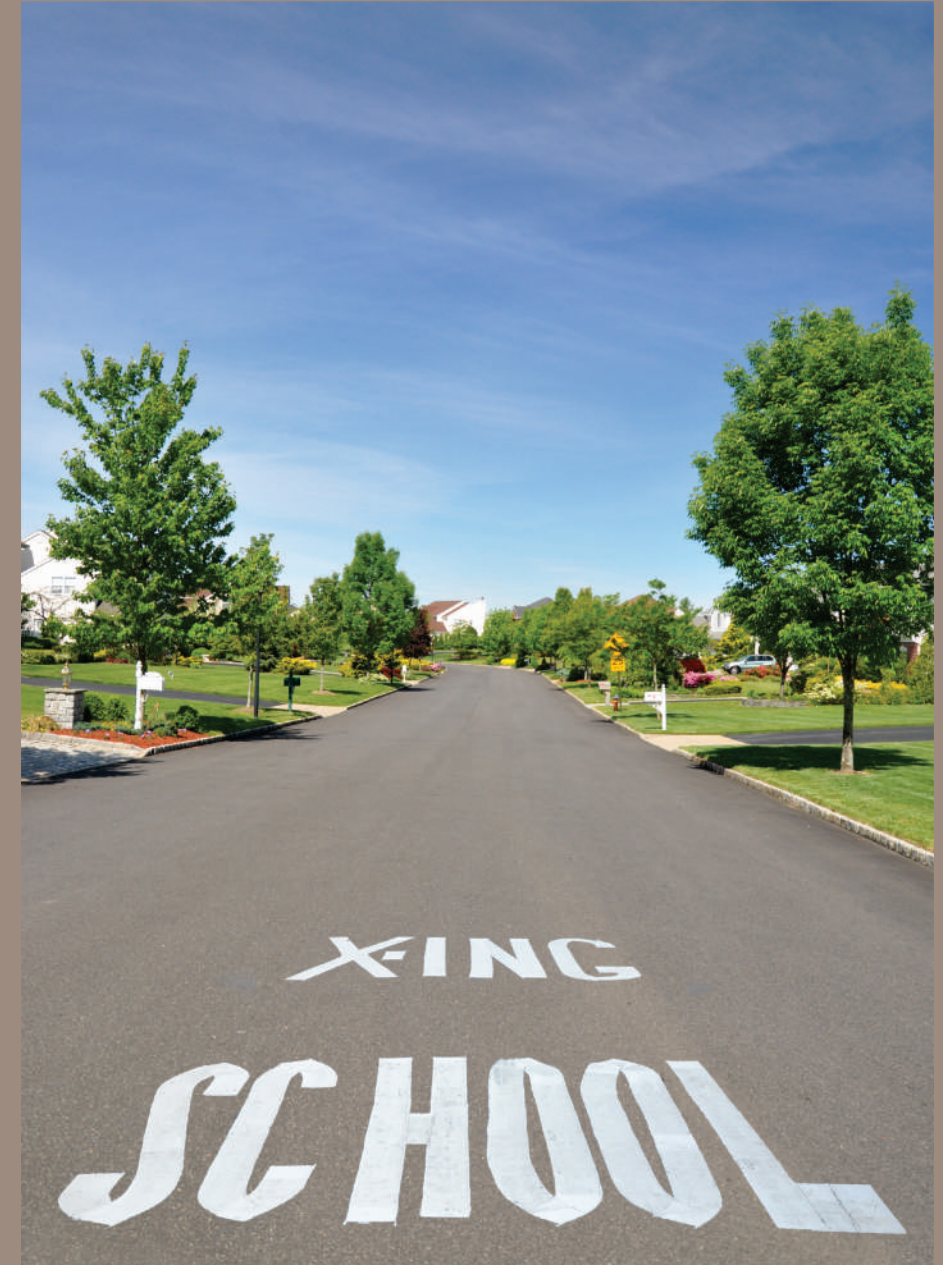
Provision of Cycling/Walking



Central Spine



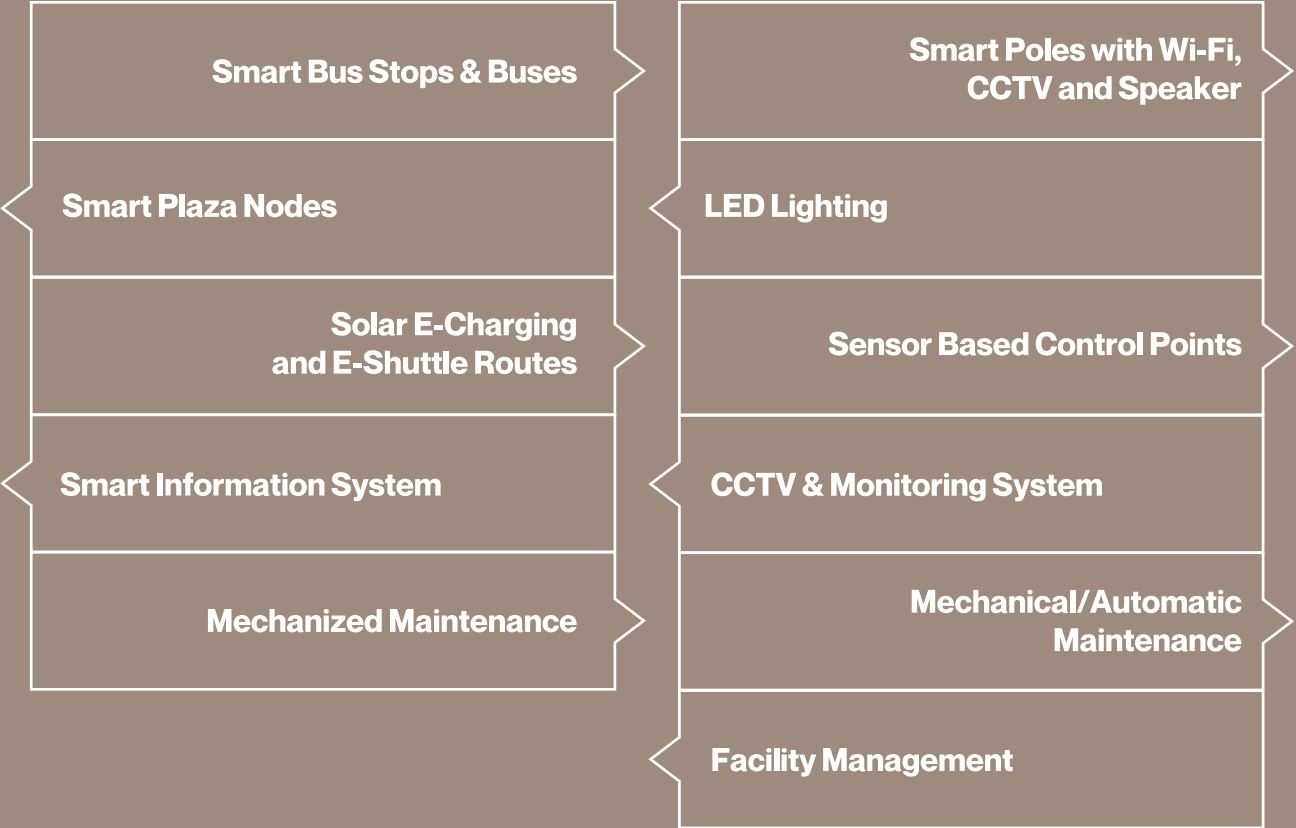
Entire township is connected by large central road



Artistic Impression of
ROUNDBOUT



THE SMART CITY



SECURITY

Best security agency deputed at site - G4S Security

Patrolling of peripheral areas on daily basis

Proper lighting with required lux levels in the township

Quick response team does day and night checks on random basis, un-informed

CCTV and ANPR enabled systems to keep main gate entry and exit secure

CCTV at strategic locations covering the entire township

Entry and exit of resident pockets shall have fast tag enabled boom barriers for easy access

Visitor management system through the App



CLUBHOUSE EXTERIOR



CLUBHOUSE BAR & RESTAURANT



AMENITIES - CLUB HOUSE

Jogging track



Café & Restaurant



Gymnasium



Yoga Pavilion



Lawn Tennis



Swimming Pool



Basketball Court





GREEN LIVING



Series of
connecting greens
providing enhance
ecosystem

Green
Open Spaces

Connected
Greens as off-street
cycling & walking
route

Urban
Greenway
as special
recreational spine

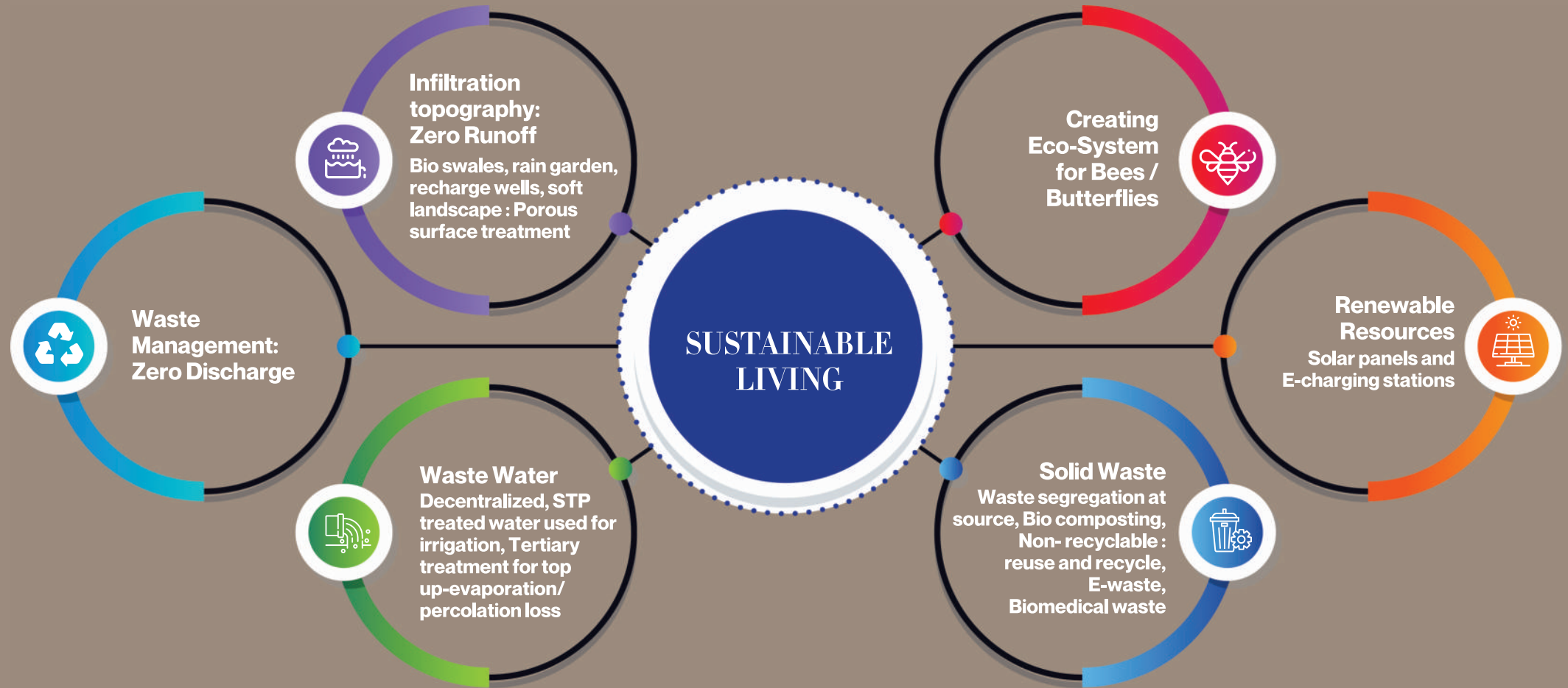
Series of
Theme Based
parks across
the township

Pocket Parks
with
Artful Rainwater
Design

**AIPL Dream City is dedicated to open
spaces, series of parks with tree-lined
boulevards, footpaths and bike trails
offering diversity of interest, from
passive to active recreation**

**LANDSCAPES
& PARKS**

SUSTAINABLE NEIGHBORHOOD: A STEP TOWARDS GREEN CITY



THE MASTERMINDS

THE DREAM TEAM

COMMERCIAL DISTRICT MASTER PLANNER



SINGAPORE

MASTER PLANNER & LANDSCAPE ARCHITECT



NEW DELHI

SECURITY PARTNER



LONDON

CLUB ARCHITECTURE & INTERIORS



NEW DELHI

PROPERTY MANAGER



GURUGRAM

“Coming together is a beginning;
keeping together is progress;
working together is success”

ADVANCE INDIA PROJECTS LIMITED
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REGISTERED OFFICE

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Disclaimer: Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement. All images (other than actual images) are merely artistic impressions and do not replicate the actual product.

Asset Management Contract Dated 31.07.21 has been executed with Ireo Waterfront Pvt. Ltd. for management, development etc. w.r.t. 493.95 Acres Integrated Mega Township situated at Villages Dewatwal, Dakha-1 & 2, Gahaur and Birmi, Sub Tehsil Mullanpur Dakha, Distt. Ludhiana approved vide Letter of Intent bearing No. CC/JDIP/Mega/IREO/6249 and 6250 dated 30.09.2005. RERA Registrations aggregating 308.72 acres has been granted for pockets in a phased manner as per details: PBRERA-LDH45-PR0060 dt. 11.09.2017 for (32.63 acres), PBRERA-LDH45-PR0004 dt. 01.09.2017 for (25.5 acres), PBRERA-LDH45-PR0052 dt. 08.09.17 for (117.52 acres), PBRERA-LDH45-PR0041 dt. 06.09.2017 for (52.36 acres), PBRERA-LDH45-PR0387 dt. 29.08.2018 for (4.10 acres), PBRERA-LDH45-PR0415 dt. 22.01.2019 for (26.68 acres), PBRERA-LDH45-PR0386 dt. 29.08.18 for (6.19 acres), PBRERA-LDH45-PR0385 dt. 29.08.2018 for (3.58 acres), PBRERA-LDH45-PR0414 dt. 22.01.2019 for (10.42 acres), PBRERA-LDH45-PR0416 dt. 22.01.2019 for (7.85 acres), PBRERA-LDH44-PR0548 dt. 29.11.2019 for (21.88 acres). For verification of the documents, you may visit the Company's Office.