

LEGACY

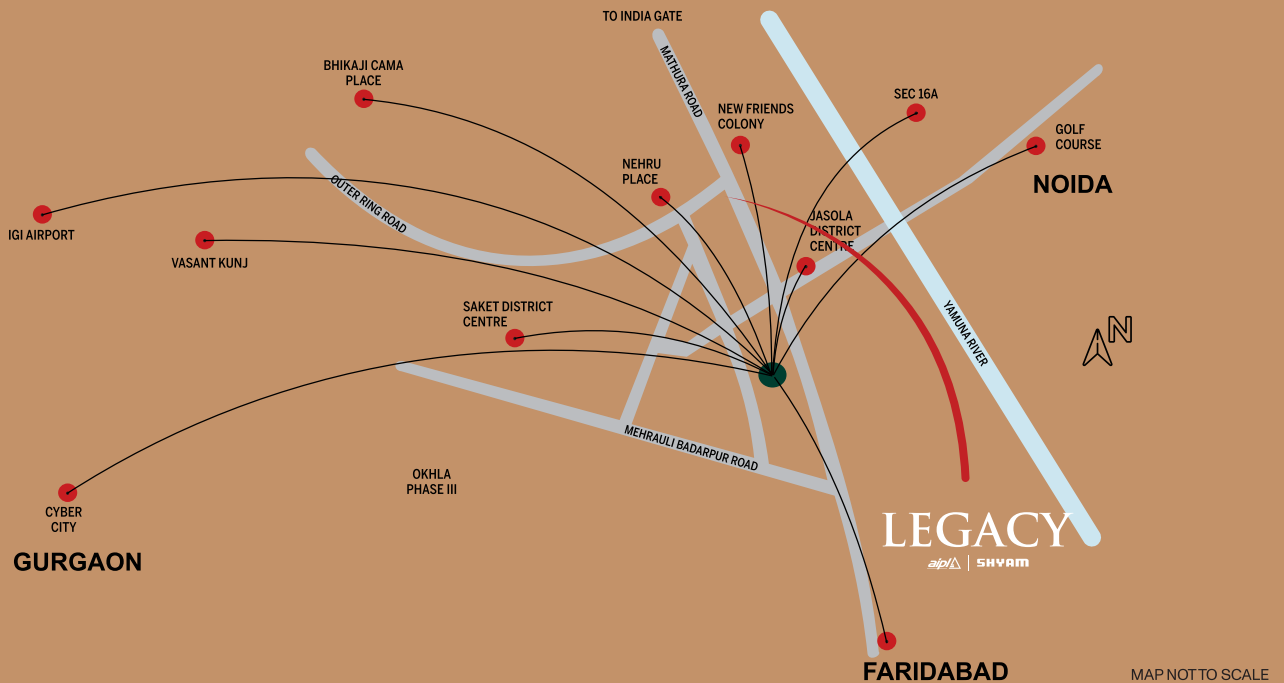
aipl | **SHYAM**

OKHLA PHASE III

READY GRADE 'A' OFFICE SPACE



LOCATED IN THE HEART OF SOUTH DELHI



Located at the most prominent address in Okhla Phase III, New Delhi.



Easy approach from Mathura Road and Ring Road.



Just 0.8 km from the closest metro station.



Project sits amidst an iconic commercial hub



Main entrance from 120 ft. wide road.

DISTANCES FROM KEY LANDMARKS

NEHRU PLACE
8 MINS*

JASOLA
12 MINS*

MOHAN COOPERATIVE
21 MINS*

DOMESTIC AIRPORT
36 MINS*

*Subject to normal traffic conditions

GIVE YOUR BUSINESS THE LEGACY IT DESERVES

Legacy stands tall with a facade that makes it stand apart from the rest. It's not just an office address, it's a landmark of a modern Grade - A Office development with all things today's business demands.

Legacy is a work place of the future with a 360 degree approach to ESG to lower global warming and reducing effects of climate change with innovative design, technology, infrastructure and best practices.

Double glazing units with 1.9U value

Face recognition terminals with access control device duly integrated system with temperature screening systems.



**ESG COMPLIANT
DEVELOPMENT**



**DESIGN BASED
ON LEED GOLD
CERTIFICATE**

DESIGN FEATURES

Site Area

Approx. 87,297.47 sq. ft. (8,110.20 sq. mtrs.)

Project Features

3 side open plot
Grade A Offices

Floors

Ground (Retail and F&B) +
8 Floors (Office Spaces)

Parking

2 Levels of Basement: 80 covered car parks
Surface Parking for 23 car parks

Atrium

Triple Height

Flexible Floor Plates

Column free floor plates gives flexibility
in design

Project Mix

Corporate Retail F&B, Office Spaces



ACTUAL IMAGE OF
TRIPLE HEIGHT ENTRANCE LOBBY

FACILITIES & AMENITIES



Contemporary façade with combination of stone, reflective heat-soaked glass & expanded metal screen



Triple height ground floor entrance lobby with rich finishes with double height drop off



Multi-layered security infrastructure



Efficient High Speed Elevators



Design here maximizes the flow of natural light inside making every floor well lit



Landscaping and horticulture



INDICATIVE IMAGE

Food Court and Retail



ALL IMAGES ARE ACTUAL PHOTOGRAPHS OF THE PROJECT



SEAMLESS FUSION OF BUSINESS & PLEASURE IN A DEVELOPMENT COMPLIANT WITH ESG NORMS



CORPORATE RETAIL / OFFICE SPACES



FOOD COURT



CAFÉ



ESG COMPLIANT

BUILDING SPECIFICATIONS

Designed with future in mind



Project Size

Total Area : 87,297.47 sq.ft
(8,110.20 sq.mtr.)

Office Area: 77,575.51 sq.ft.
(7,207 sq.mtr.)

Retail Area: 9,721.95 sq.ft
(903.19 sq.mtr.)



Typical Floor Size

8,000- 12,000 sq.ft.
(743.22 sq.mtrs. - 1114.83 sq.mtrs.)



Air - Conditioning

Central air handling unit
on each floor



Earthquake Resistant Structure

Designed for seismic zone-IV



Well Planned Security

CCTV, Visitor management
system, Access control
system



Pre-fitted for Wireless Coverage

FTTH based LV services
proposed in the complex



BMS

Building management
system
infrastructure for the building
with integration with Lifts ,
DG, AC, Fire-Fighting systems



Power Backup

N+1 Capacity power
backup capacity



Fire Fighting System

Addressable fire detection
systems interfaced to tenants
fire alarm systems 2 hour
fire rated doors



High Speed Elevators

Large capacity elevators with
very low waiting time.



Pre - treated Air

Air intake into HVAC system is
pre-treated and filtered



Organic Waste Treatment



ACTUAL IMAGE OF LANDSCAPED GREENS

A GREEN ICON IN OKHLA



Water Saving Features



Efficient Energy Conservation System



STP Recycling & Zero Discharge



Improved Indoor Air Quality



Organic Waste Treatment



Efficient façade designs that reduces glass reflection, thereby and reducing energy consumption



Energy efficient building using latest eco-friendly techniques and equipment



Eco friendly landscaping



Conservation and Protection of animals

ACTUAL IMAGE OF
AERIAL VIEW OF AIPL LEGACY





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