

RIPSS
BUSINESS
PARK

M O H A L I

A man with a beard, wearing a dark blue suit, light blue shirt, and a patterned tie, is sitting in the driver's seat of a car. He is smiling and looking down at a newspaper he is holding in his left hand. His right hand is on a laptop keyboard. A smartphone is resting on the center console. The car's interior is visible, including the seats and door panels. The text "Announce your address of SUCCESS" is overlaid on the right side of the image, with "SUCCESS" in a larger, bold font. A vertical color bar with a gradient from pink to orange is on the far right.

Announce your address of
SUCCESS

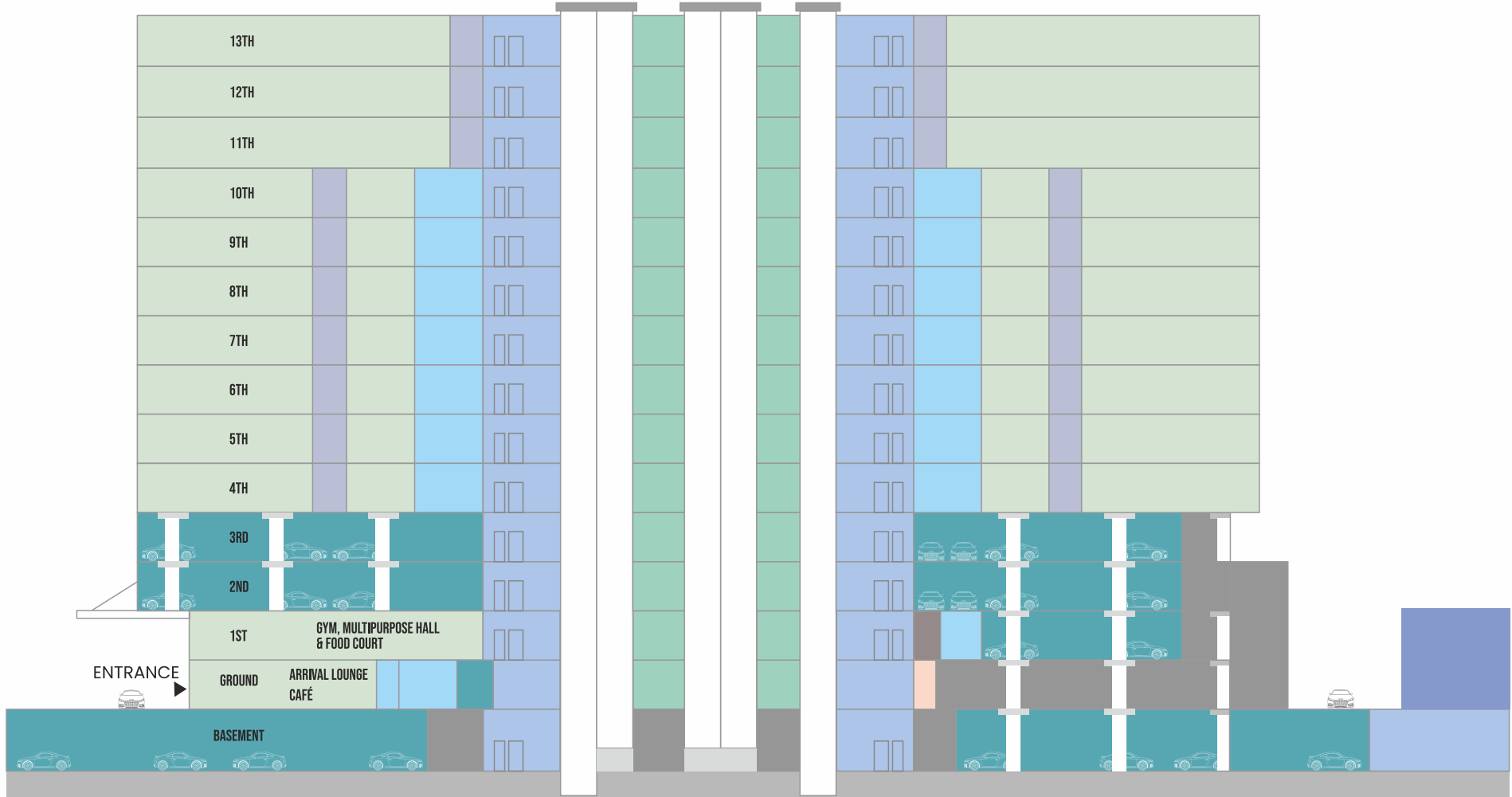




SAY HELLO TO THE WORK HUB OF THE FUTURE

A striking corporate address in the heart of tricity, RIPSS Business Park is designed with the future in mind. This cutting-edge glass-cladding architecture is well poised to be an **IGBC Platinum Certified Business address.**

RIPSS Business Park, set on a sprawling 2.73 acre, enjoys a sought after strategic location on Airport Road, Mohali. It is an epicenter of thriving activity surrounded by the renowned IT city, International Airport, and multitude of commercial destinations. Move in to RIPSS Business Park and say hello to a prosperous future.



13TH FLOOR	OFFICES & SKY AMPHITHEATRE SKY LOUNGE, BASKETBALL COURT
4TH FLOOR - 12TH FLOOR	OFFICES
1ST FLOOR	GYMNASIUM, MULTIPURPOSE HALL & FOOD COURT
GROUND FLOOR	ARRIVAL LOUNGE, CAFE
BASEMENT & 1ST - 3RD FLOOR	MULTI LEVEL CAR PARKING
LIFT LOBBY	PASSAGE
FREIGHT LIFT LOBBY	ELECTRICAL SERVICES
UTILITIES	

PRESENTING A SNAPSHOT OF SUCCESS

LOCATION SECTOR 66, AIRPORT ROAD MOHALI	LAND AREA OVER 2.7 ACRE
TOWER G+13 FLOORS	BUILT UP AREA OVER 8 LAKH SQ. FT.
AMENITIES SKY TERRACE FOOD COURT GYMNASIUM CAFÉ LOUNGE MULTIPURPOSE HALL	PARKING SURFACE & MULTI-LEVEL CAR PARKING SPACE FOR OVER 850 CARS ELECTRIC CHARGING STATIONS
POWER 100% BACKUP	SECURITY 24 x 7, CCTV SURVEILLANCE
UPKEEP SOPHISTICATED & HIGH TECH BUILDING MANAGEMENT SYSTEM	ARRIVAL GRAND LOBBY CONCIERGE BROAD STEPS WHICH ALSO SERVE AS A CASUAL SITTING AREA



Where success meets
GRANDEUR



Artist's impression

RIPSS
BUSINESS
PARK
 MOHALI

Step in to make a positive mark from the very beginning

Welcome to the RIPSS Business Park, where first impressions are unforgettable. Where the essence of corporate prestige comes to life with a wide, double-height entrance lobby, adorned with finest imported marble and Grade A finish.



Our high speed elevators
know the value of your

TIME



Artist's impression

RIPSS
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PARK
 MOHALI

Intelligent, inspiring, and energising work spaces

Get inspired by our high clearance ceiling and wide windows which provide ample daylight throughout the work floor. Spaces are designed to accommodate your functional modular furniture system, with ease. The finest quality glass windows with high acoustical control that reduce noise pollution, to give your team a quieter ambience to perform.



Artist's Impression

Your corner office announces your

SUCCESS

RIPSS
BUSINESS
PARK
MOHALI

CO-WORKING OR SOLO, YOUR WORK SPACE IS RIGHT HERE

Calling all corporate shakers, business nomads, freelancers, energetic entrepreneurs, international workers, co-workers, project teams, start-ups and well established companies. RIPSS Business Park is the perfect place that will enable your business to grow not only in scale, but also create a professional business image.

ICONIC GLASS FACADE

ENERGY EFFICIENT BUILDING

FLEXIBLE FLOOR LAYOUTS

FLOOR SPACE FROM 1000 SQ. FT. TO 50,000 SQ. FT.

AIR-CONDITIONED ENTRANCE LOUNGE

HIGH-SPEED ELEVATORS

MEETING ROOMS

SEPARATE DROP-OFF POINTS



**RIPSS
BUSINESS
PARK
MOHALI**

TERRACE LOADED WITH AMENITIES

MULTIPURPOSE COURT

SKY AMPHITHEATRE

SKY LOUNGE

Ensuring work life
BALANCE



Artist's impression

RIPSS
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MOHALI

Indulge in delicious delight, right at your work space.

Whether it's a generous lunch spread, a refreshing coffee break, or a healthy treat, tenants of RIPSS Business Park can embrace the new age lifestyle with a wide choice of dining experiences.

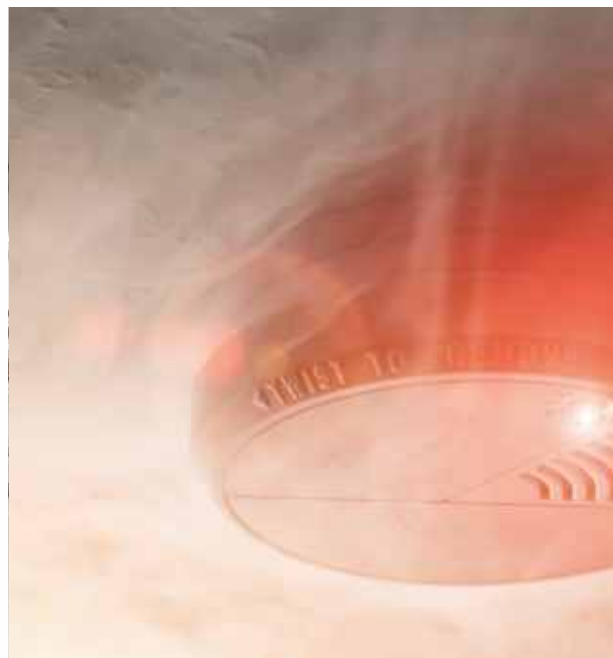
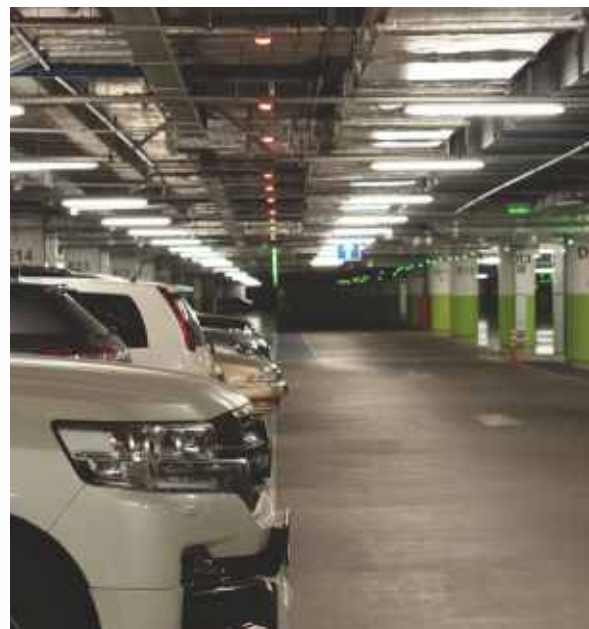


Artist's impression

RIPSS
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PARK
MOHALI

Elevate your energy level to perform better

Stay fit and energized with our state-of-the-art fitness centre. Enjoy personalized training programs, and expert guidance to unleash your potential. Achieve work-life balance, without leaving the convenience of your workplace.



MULTILEVEL PARKING SLOTS



FOOD COURT



CAFÉ



FITNESS CENTER



SAFETY & SECURITY



BROAD STEPS TO DOUBLE UP
AS CASUAL SIT OUTS



BUILDING MANAGEMENT SYSTEM



FIRE ALARM SYSTEM

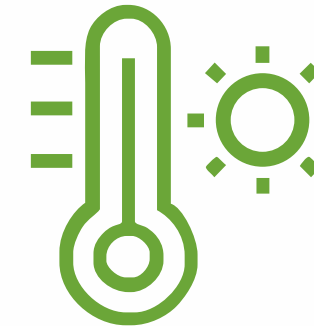


100% POWER BACKUP

Designed to respect the
PLANET

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MOHAWI

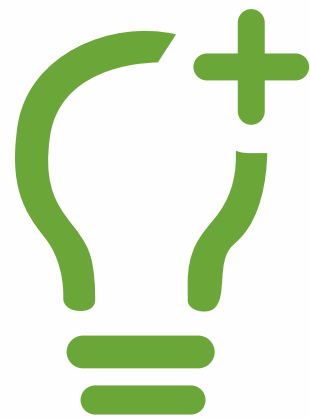
RIPSS BUSINESS PARK IS POISED TO ACHIEVE AN IGBC PLATINUM CERTIFICATION AND WILL BE THE EPITOME OF GREEN CONSTRUCTION. GREEN DESIGN HAS BEEN IMPLEMENTED TO ENSURE THAT THERE IS MINIMAL WASTAGE OF ENERGY WITH OPTIMUM UTILIZATION OF NATURAL RESOURCES.



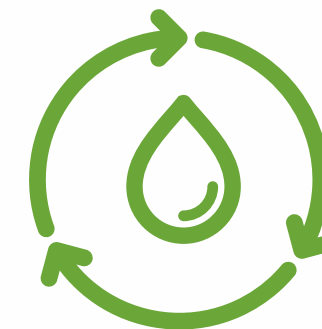
Eco-friendly Material

- | Use of recycling products, gypsum ceiling, glass, MDF
- | Maximum use of regional materials
- | Eco-friendly construction practices

Energy Efficient Building



- | Climate responsive architecture
- | Well insulated walls and roofs to minimize heat gain
- | Glass cladding with high efficiency lighting and electronic ballasts
- | Use of recyclable products, gypsum ceiling, glass, MDF Solar Photovoltaic system



Climate Responsive Architecture

- | Efficient area utilization for green open spaces & sky terrace
- | Maximum area with natural sunlight
- | Well insulated walls and roofs to minimize heat gain

Healthy Work Environment



- | Optimum space utilization
- | Optimum air-conditioning - airflow variation linked to occupancy and temperature
- | Interior materials with low volatile organic compound (VOC) emissions



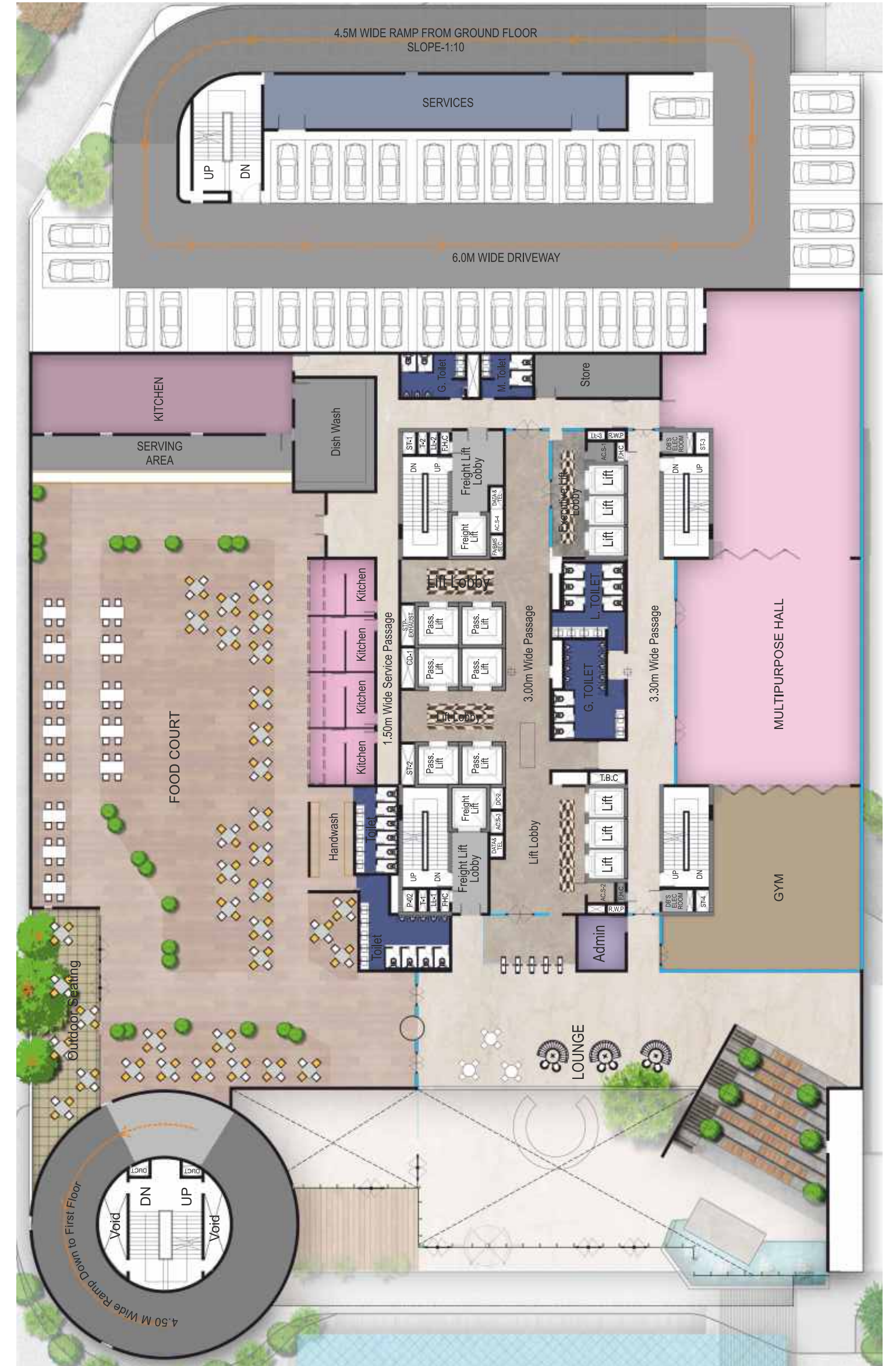
Water Management

- | Low discharge building
- | Less consumption of water
- | Recycling of sewage waste
- | Storm water management

GROUND FLOOR PLAN



1ST FLOOR PLAN





14



5TH FLOOR PLAN



6TH FLOOR PLAN





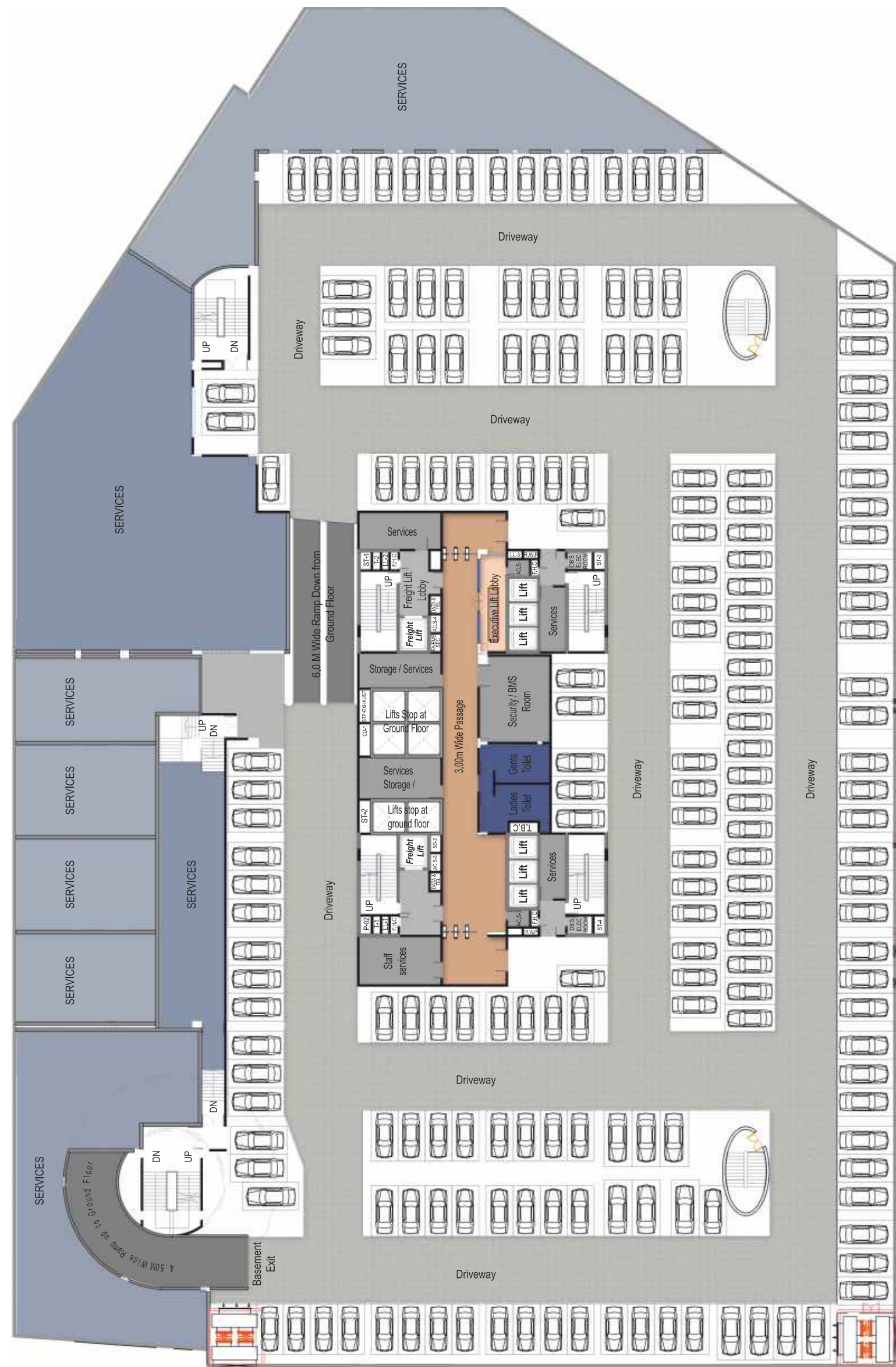
11TH TO 12TH FLOOR PLAN



13TH FLOOR PLAN



BASEMENT PLAN



SPECIFICATIONS



STRUCTURE

TOWER	BASEMENT + GROUND + THIRTEEN FLOORS
PARKING	BASEMENT & PODIUM PARKING

BUILDING HEIGHT

TOTAL HEIGHT	57M
GROUND FLOOR HT	3.85M
TYPICAL FLOOR	UPTO 7th FLOOR: 3.85M ABOVE 7th FLOOR: 4M
ELEVATORS	6Nos ELEVATORS - 10 person, 2.5m/s 6Nos ELEVATORS - 20 person, 2.5m/s
MISC FEATURES	4500 SQ.MT. AMENITIES FLOOR, 2000 SQ.FT. COFFEE SHOP, SECURITY CABINS
STRUCTURAL SYSTEM	FLAT SLAB

FINISHES

EXTERNAL FAÇADE	PERFORMANCE GLASS FAÇADE, ALUMINIUM FINISH
INTERIOR FINISHES	
ENTRANCE LOBBY	ITALIAN MARBLE FLOORING, WOODEN/GYPSUM CEILING
LIFT LOBBY	ITALIAN MARBLE FLOORING
FOOD COURT	VITRIFIED TILE, WOODEN/GYPSUM CEILING, GRAPHIC WALL ART
GYMNASIUM	VITRIFIED TILE/CARPET FLOORING, WOODEN/GYPSUM CEILING, GRAPHIC WALL ART
WASHROOMS	ITALIAN MARBLE, MODERN FITTING & FIXTURES
BASEMENT	TREMIX FLOORING
LIFE SAFETY	SMOKE DETECTORS, WET/DRY RISER, FHC, FIRE EXTINGUISHERS, ALARMS, FIRE SUPPRESSION SPRINKLER SYSTEM, HYDRANTS
GREEN BUILDING	IGBC - PLATINUM CERTIFICATION
HVAC	CENTRAL CHILLER PLANT
ELECTRICAL	FIRE ALARM SYSTEMS, EMERGENCY LIGHTING, DB'S
GENERATORS	DIESEL TYPE, 100% FULLY AUTOMATIC POWER BACKUP
SIGNAGE	FAÇADE SIGNAGE, PYLON SIGNAGE, ENTRANCE LOBBY, DIRECTIONAL SIGNAGE, EMERGENCY SIGNAGE.

SECURITY

ACCESS	CONTROL BARRIER WITH ELECTRIC CARD SWIPE AT RAMP
ENTRANCE	CCTV CAMERAS AT MAIN ENTRANCE, MAIN LIFT LOBBY, SERVICE ENTRANCE

THE LOCATION OF YOUR SUCCESS.

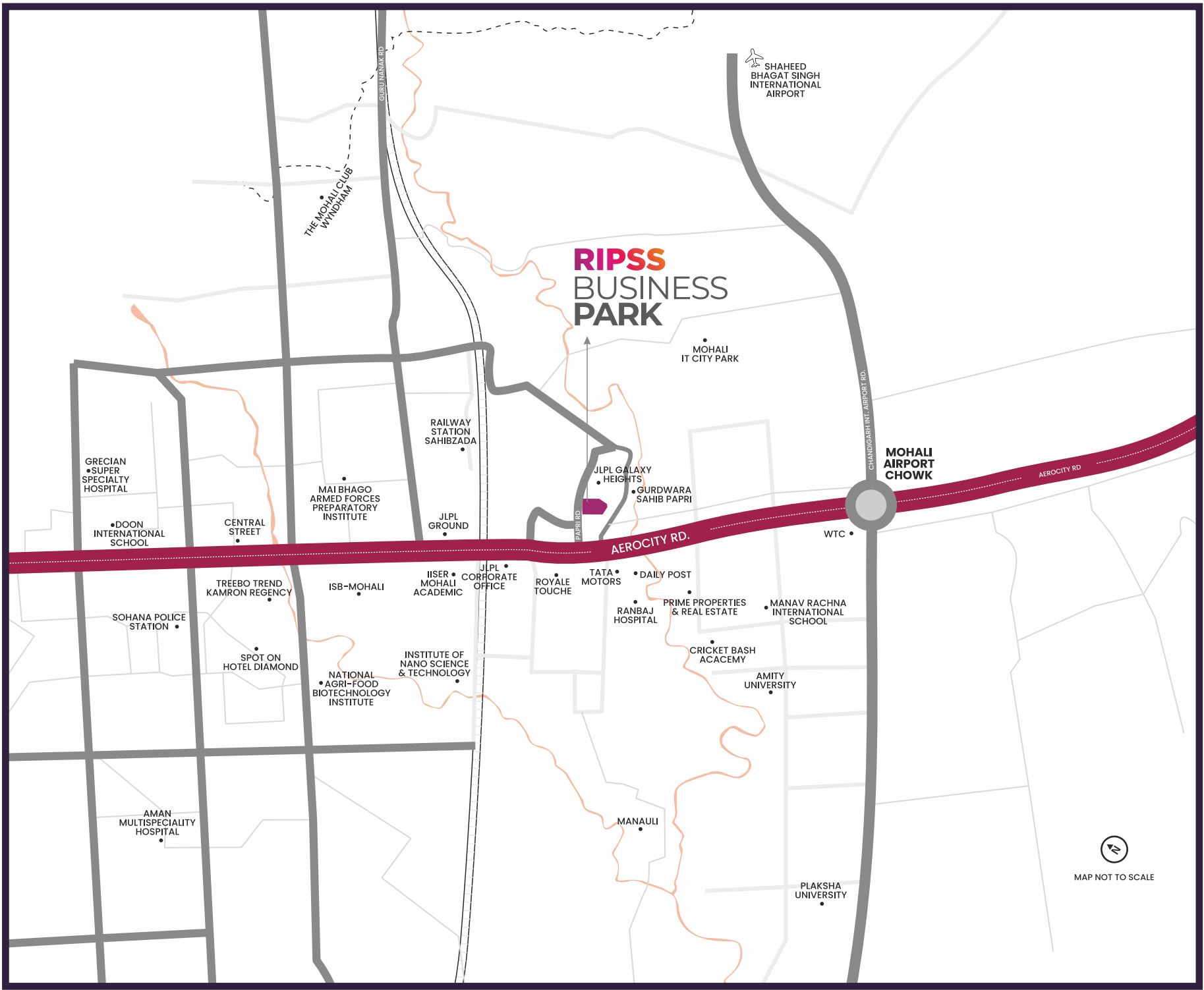
The tricity of Chandigarh, Mohali, and Panchkula creates a metropolitan area that exemplifies a remarkable urban planning. This thriving IT hub and Aerocity fosters a harmonious social atmosphere and provides an invigorating business environment.

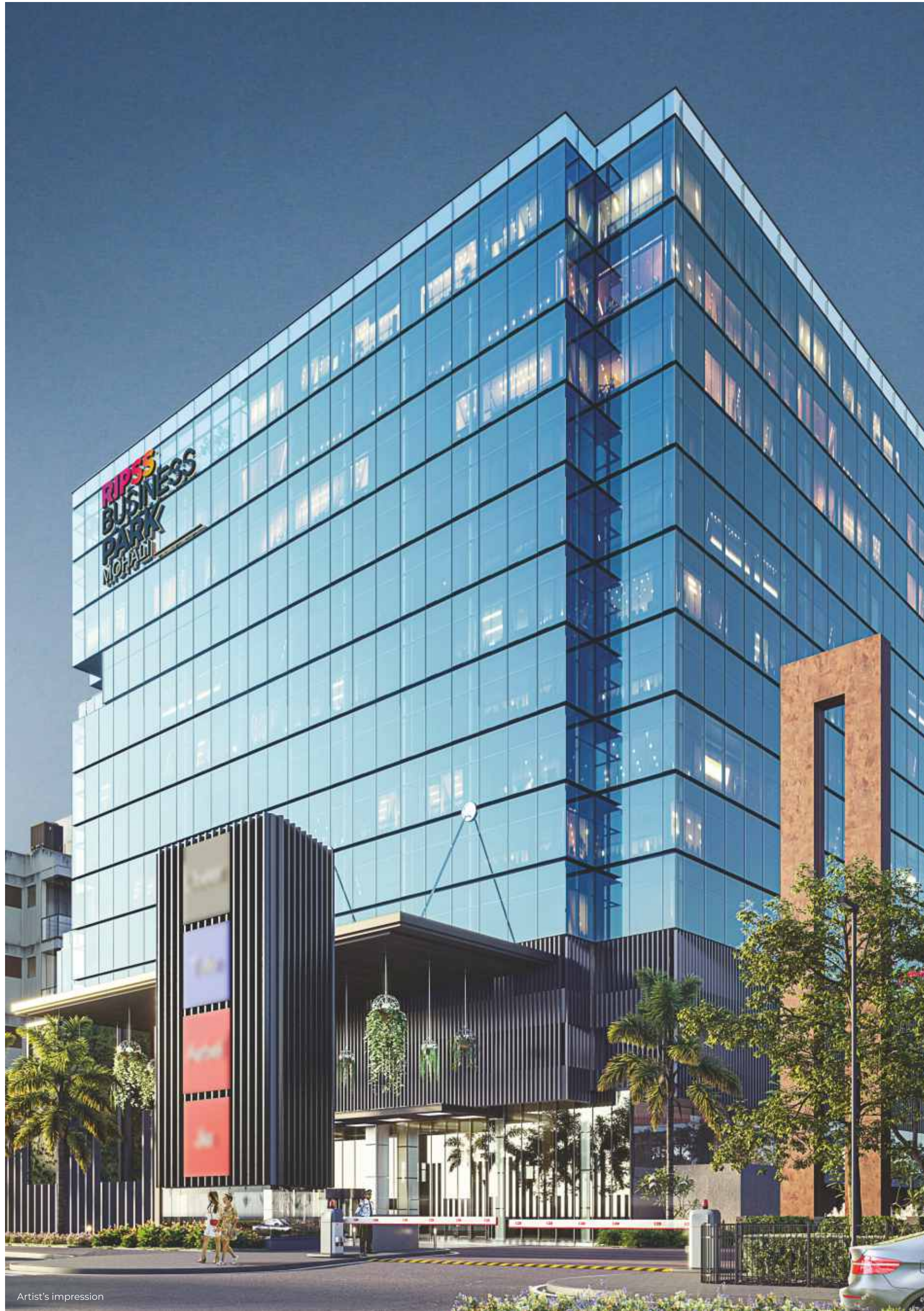


The big idea, Mohali
is today amongst
the top 10 IT Hubs of
India and thriving.

The Neighborhood	
Chandigarh International Airport	5 mins
IT City	5 mins
Mohali Railway Station	5 mins
PCA Stadium Mohali	5 mins
Aerocity	5 mins
Mohali Airport Chowk	5 mins
ISB Mohali	5 mins
ISBT Sector 43	15 mins
Tribune Crossing	15 mins
Quark City	15 mins
Elante Mall	20 mins

LOCATION MAP





Artist's impression

CREATION OF AN ACCLAIMED ARCHITECT



Bentel India is an Indian arm of the Bentel Associates International (BAI), one of South Africa's most renowned architectural firms. With more than 55 years of experience behind them, BAI has a designing history of over 780+ million sq. ft. of commercial retail real estate. Designed projects of Bentel India include mixed-use developments, IT parks, hotels and residential projects covering over 80 million sq. ft. in total.

Many BAI projects have won **international accolades**, viz the 'Canal Walk' in Cape Town, and the 'Al Khayma Centre' in Saudi Arabia.

Some of their award winning projects in India are:

Asia Pacific Property Awards 2018 - Award Winner – Mixed Use Architecture, India - SPR Market of India, Chennai

Asia Pacific Property Awards 2017 - Award Winner – Mixed Use Architecture, India - Shalimar Gateway, Lucknow

BBC Knowledge Design Excellence Awards 2017 - Best Sign and Graphics Award - Vicinia by Shapoorji Pallonji, Mumbai

Asia Pacific Property Awards 2015 – Best Mixed Use Architecture, India – Vegas Mall, Delhi

ICSC Asia Awards 2010 - Finalise in Innovative Development of a New Retail Project - Oberoi Mall



RIPSS: WE MAXIMISE YOUR INVESTMENT. WE UNDERSTAND PROPERTY.

RIPSS Infrastructure is founded by Pardeep Aggarwal, who has a rich experience of over 35 years in the real estate industry. With his forward thinking and hands on experience in all aspects of land development, master

planning and community planning, he moved on from broking high net worth transactions to become a residential and commercial property developer.

RIPSS follows a customer-centric approach and is committed to bring to you the perfect residential & commercial property as per your need and budget. With each of our development, we strive to set new standards for timely delivery, design, craftsmanship and inspired lifestyle.

-Pardeep Aggarwal, Founder RIPSS

To transform this vision into a reality, the promoters ensure high personal involvement and are hands-on while choosing the right talent, right designs and right resources. RIPSS is committed to connecting people, passion and purpose to a place.



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RIPSS BUSINESS PARK
SECTOR-66, PAPRI ROAD, MOHALI, CHANDIGARH

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