



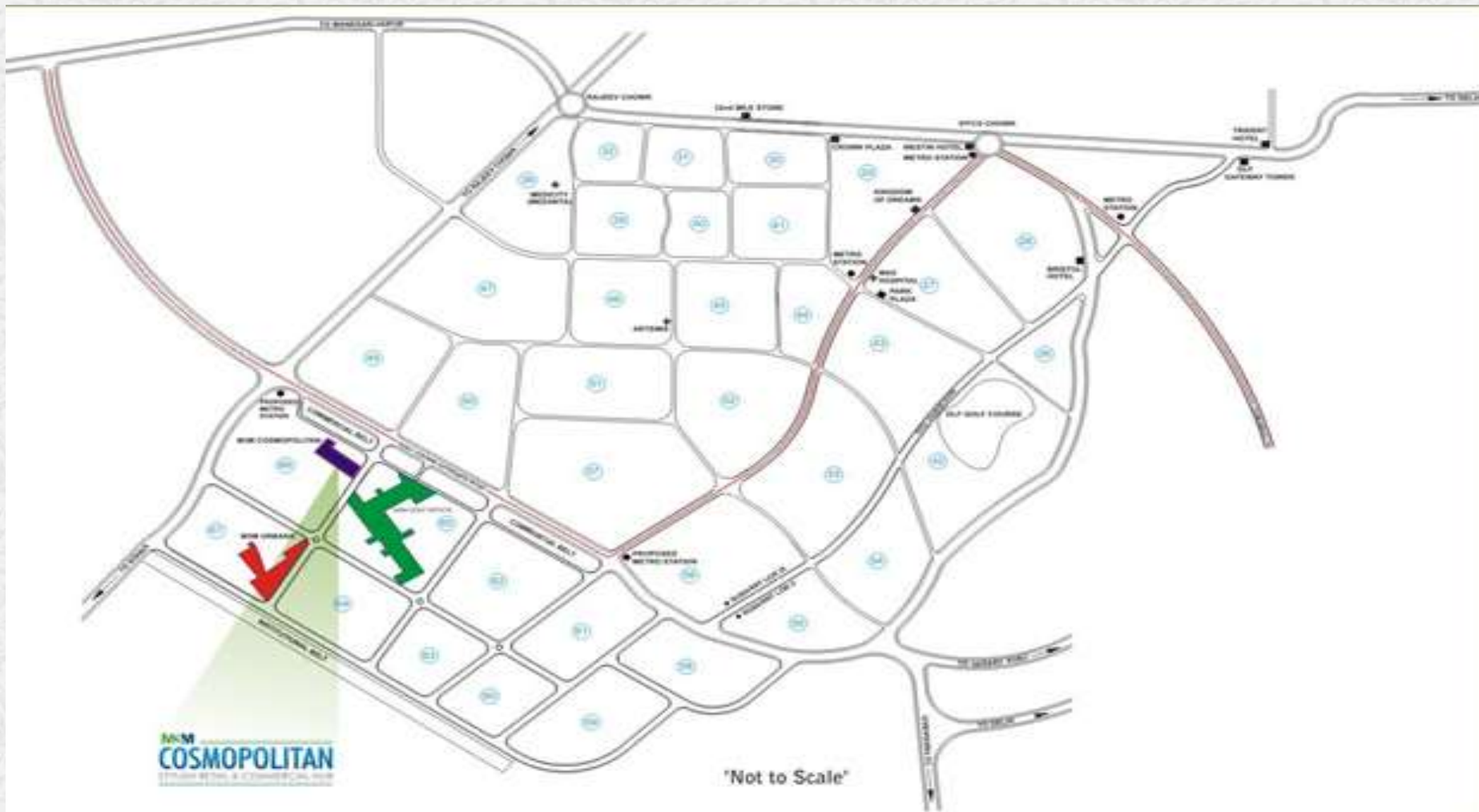
About M3M

- Renowned real estate developer owning more than **2000 acres of land bank** in high-growth corridors of Delhi/ NCR;
- Over **two decades of real estate presence** in the NCR - in land consolidation and real estate development;
- **100% Debt free** company;
- **Emerging real estate conglomerate** having projects across: luxury residential, office, retail, education institutions, IT SEZ and hospitality segments;
- **Professional senior management team** having local and international credentials;
- **10 million sq.ft** of projects under development with a construction outlay of **INR 4000 Crs.;**
- **Leading domestic and international design and construction engineering companies** assigned to deliver highest quality standards and timely delivery;
- **Rapid construction progress** on all sites.

We work with only the best..

DESIGN			EXECUTION
Architecture <ul style="list-style-type: none"> - ARCOP Associates, Canada - DP Architects, Singapore - RSP Architects, USA - UHA (Upton-Hansen Architects, London) 	Lighting <ul style="list-style-type: none"> - Bo Steiber, Singapore - Lighting Design Partnership International (LDPI), UK 	Landscape <ul style="list-style-type: none"> - Belt Collins, Singapore - Element Design Studio, Singapore - GCH Planning & Landscape Architecture (Geyer Coburn Hutchins), USA 	Construction <ul style="list-style-type: none"> - Larsen & Toubro - Shapoorji Pallonji - BL Gupta Construction - CCCL
Golf Course <ul style="list-style-type: none"> - Golf Plan, USA 	Structure <ul style="list-style-type: none"> - LERA (Leslie E Roberts and Associates), USA 	Interior <ul style="list-style-type: none"> - BLD (Bilkey Llinas Design), USA 	

LOCATION MAP



Location

- **Located in Sector 66, just off the 90 mt Golf Course Extension Road (SPR).** The SPR has been declared a National Highway as per the NHAI and will be re-christened as NH236.
- **30 mts. wide green belt and the 200 mt. wide commercial belt** separate the site from the SPR.
- **Access to South Delhi via the following link roads:**
 - Existing link via the MG Road connecting South Delhi and Gurgaon;
 - Future link through the 90 metres wide road link connecting Nelson Mandela Road in Vasant Kunj in Delhi to Mehrauli Road in Gurgaon through the Biodiversity Park;
 - 90 metres wide road link from Andheria Mor in Delhi to Gurgaon-Faridabad Road in Gurgaon through Mandi and Gwal Pahari.
- **Very close to the proposed metro corridor** offering fast and easy connectivity to Delhi.

SITE

- Spread over **3 acres**.
- **Access to the Site from 60 meter wide sector road** between Sectors 65 & 66
- **Hi-end luxury residential and commercial developments in the vicinity** by renowned developers including M3M, Ireo, Emaar, BPTP, Bestech etc.
- The primary catchment areas would have **more than 10000+ families** moving in the next 3 years' time period.
- The **Secondary Catchment Areas of Sohna Road and Nirvana Country** is already having some of the most prestigious Residential Destinations of Gurgaon.



www.abcbuildcon.in | +91 8470930121 **Access From 60 meter Wide Sector Road**

SITE PLAN



PARTNERS

- **Architectural Design: RSP, Singapore**, a firm that has been at the forefront of creative, functional & environmentally responsible design philosophy. They have designed prestigious projects ION - Singapore, Redevelopment of Clark Quay - Singapore, etc.
- **Landscape Architects: Element Design Studio, Singapore**. Headed by Gregory Kunak, Element Design Studio is a well-established landscape design firm, renowned projects executed include landscaping design for The Taj Palace - New Delhi, The Taj Hotel - Mumbai, Renaissance Hotel - Malaysia, Unitech Golf & Country Club Golf Course, etc.
- **Lighting Consultants: Lighting Design Partnership International, UK**. LDPI is experienced in lighting design for many different types and scales of building from airports, atria, auditorium, bridges, to hotels, offices, museums, shopping centers and exhibitions.
- **Execution** of the project has been entrusted to **M/s Consolidated Construction Consortium Ltd.** To CCCL's credit stand IT Parks, Biotech Parks, Resorts and Hotels, Commercial, Industrial & Institutional structures and Infrastructure facilities executed with innovative and revolutionary application of technology and expertise.

PROJECT CONCEPT



Unique Architecture promoting “Los- Angeles-like” design – Permanent Finished façade, Heat Resistant Glass, Terrace Restaurants, Rich Landscapes and Large Store Fronts.
www.abcbuildcon.in | +91 8470930121

PROJECT CONCEPT



- **Best Commercial Project Mix** - Retail, Anchor Store, Restaurant, Office & Medical Centre.
- **Contemporary Design & Architecture.**

www.abcbuildcon.in | +91 8470930121

PROJECT CONCEPT

- **Double Height Retail Showrooms.**
- **Sky Bridges** For Two-Tier Shopping Experience.
- **Large Open Spaces, Exotic Water Bodies & landscaped promenades.**
- **Rooftop Restaurants** with Large Terrace Sit-Outs.
- **40,000 sq.ft Commercial Recreational Club** within the Complex.

PLANNING & DESIGN ELEMENT

- **Carefully Designed Dedicated Drop-off and Entrance Areas** for Retail, Office space & Medical centre and the Recreational club providing hassle free access.
- **6 Meter wide Internal Driveway** along-with **Two ramps to the 1st Basement level for Retail & Office/Medical Centre Block respectively** providing congestion free movement.
- **Four access cores with Escalators, Elevators & Staircases** (Dedicated Escalator & Elevator) for providing a seamless shopping experience.



PLANNING & DESIGN ELEMENT



- **32 - 40 feet wide Central plaza** with water bodies, landscaping, Sit-Outs, food kiosks etc. providing a retreat for the patrons.
- **Sky-Bridge over the central plaza** connecting the two retail blocks on the 1st floor providing seamless movement across the two tier retail area.

www.abcbuildcon.in | +91 8470930121

PLANNING & DESIGN ELEMENT



Double height Retail Block 1 similar to High Street Retail at some of the world's best retail avenues like the Rodeo Drive.

www.abcbuildcon.in | +91 8470930121

R204DESIGN

PLANNING & DESIGN ELEMENT



- **Exclusive Retail Promenade** with exotic water fountains & rich landscaping providing a delightful shopping experience for the patrons.
- **Kids Play Area** Within the Complex

www.abcbuildcon.in | +91 8470930121

PLANNING & DESIGN ELEMENT



Shading of the Central Plaza & Pedestrian Walkways through **Pergola and tensile roof structure** and **Misting facility** in the walkways to provide a comfortable shopping experience for the Patrons.

PLANNING & DESIGN ELEMENT

- **Exclusive Restaurant/F&B space** on the second floor with **Dedicated Landscaped Terrace** area with each Restaurant unit.
- **Small and Mid-size office space** designed exclusive **for professional** ranging from **600-1500 sq.ft**, from **2nd- 6th floors**.
- **Medical Centre Block proposed on 7th-11th floors**, hence assuring a permanent captive audience for the Complex.
- **Self-contained parking** across Multi-level basements. Ample Surface parking for the Visitors.
 - ✓ Visitor's Surface parking: 60 Bays
 - ✓ Basement Parking: 340 Bays
- **Traffic Circulation** has been designed to make shopping experience friendly & hassle free. www.abcbuildcon.in | +91 8470930121

SPECIFICATIONS- RETAIL



- **Provision for Split ACs** in the Retail Units with provision for placing the **external units behind the Louvers** above the signage area in Retail Units thus retaining the aesthetic appeal of the complex.

SPECIFICATIONS- RETAIL



- Large Store Fronts & Gazing area for all retail units.
- Arcade along all Retail units
- Exterior & Lobby Finish: Combination of Stone and Painted surface.

OTHER SPECIFICATIONS- RETAIL

- Provision for **wet points** in all the Units.
- **Clear Ceiling Height:**
 - Retail: 4.5 Meters**
 - Double Height Retail: 9.0 Meters**
- Provision for **Cable TV & Fixed Line.**
- **Dedicated Signage areas** for all units as per design.
- Internal Signage: Main Lobby equipped with **Tenant Directory & Directional Signs**
- **Fully Finished Common Toilets** with Modern Fittings & Fixtures.

SPECIFICATIONS - OFFICE

- **Split ACs provided** in the Office Units. Duct able Split AC with ceiling hung Indoor unit & outdoor unit placed in adjacent balcony.
- **Lobby Finish:** Combination of Stone and Painted surface.
- **High Speed Elevator** to ensure ease of circulation among all the floors
- **Fully Finished Common Toilets** with Modern Fittings & Fixtures.
- **Clear Ceiling Height: 3.65 Meters.**
- **Dedicated Drop off & Entrance Lobby** for Office units.



SPECIFICATIONS - OFFICE

- Internal Signage: Main Lobby equipped with **Tenant Directory & Directional Sign.**
- **Provision for wet points** in all the Units.
- Provision for **Cable TV, Optical Fibre connectivity & Fixed Line.**
- **Video Surveillance** in Basement Parking, Basement & Ground Floor Lobbies and boom Barriers at Entry & Exit Points.
- **100% Power Back-Up**
- **Modern Fire Detection and Suppression Systems.**



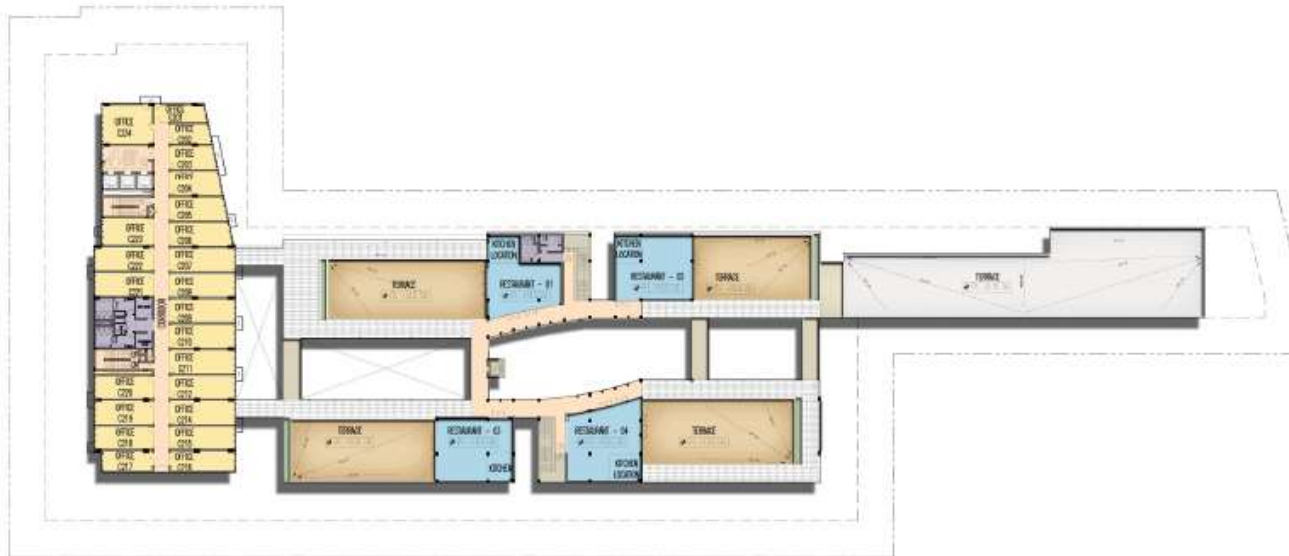
FLOOR PLANS - RETAIL



FLOOR PLANS - RETAIL



FLOOR PLANS - OFFICE & RESTAURANT



FLOOR PLANS - OFFICE



Typical Floor Plan: Office
www.abcbuildcon.in | +91 8470930121

CONSTRUCTION UPDATE

AERIAL VIEW



OFFICE TOWER/BLOCK-3 ▼

NON TOWER AREA

▶ OFFICE TOWER/ BLOCK 03
6TH FLOOR SLAB WORK IN PROGRESS



▶ NON TOWER AREA/ BLOCK 1
UPPER BASEMENT SLAB COMPLETED



NON TOWER AREA/ BLOCK 2B
1ST FLOOR SLAB WORK IN PROGRESS



NON TOWER AREA/ BLOCK 2A
UPPER BASEMENT SLAB COMPLETED

PAYMENT PLANS

- **Multitude of Payment plans** including a **Possession Linked Payment Plan** for First Floor Retail spaces & office spaces to cater to varying requirements of the customers.

THANK YOU