

The logo for M&M, featuring the letters 'M&M' in a bold, sans-serif font. The 'M's are green, and the '&' is blue.

URBANA

The Latest in the Evolution of Urban Business & Retail

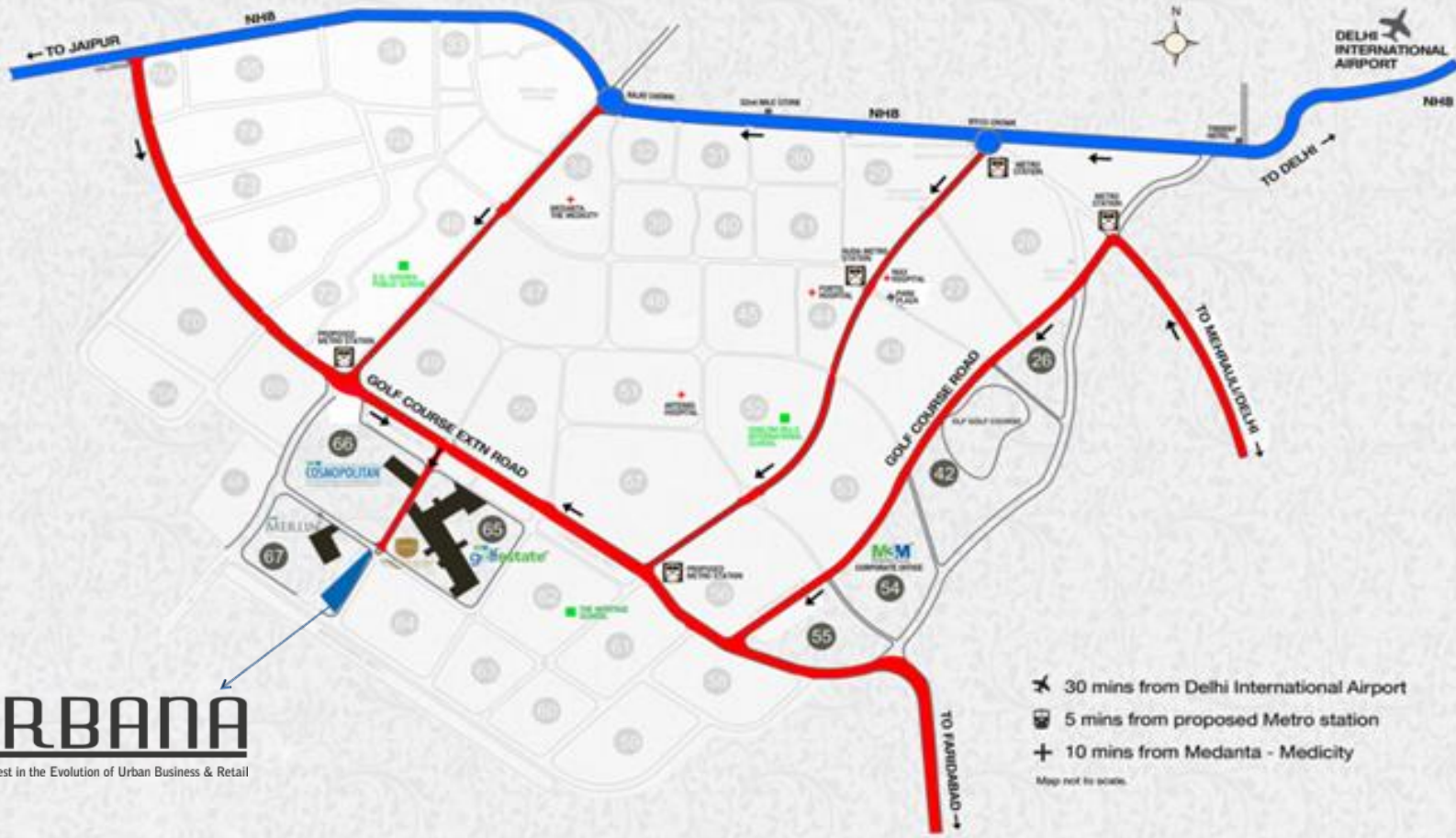
About M3M

- 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 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



M&M
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LOCATION ADVANTAGE

- **Located in Sector 67, off Golf Course Extension Road (SPR).** The SPR has been declared a National Highway as per the NHAI and will be re-christened as NH236;
- **Located in close proximity to 90 Meter Golf Course Extension Road** with a 30 Meter Green belt, offering access to NH8 on one side and South Delhi on the other side via the Gurgaon Faridabad Road;
- **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.
- **Walking Distance from the Proposed Metro Corridor** offering fast and easy connectivity to Delhi.

SITE

- Spread over **8.2 acres**, it is the **largest commercial complex on the Hi-street Retail format in Gurgaon** with a total area of **7.4 lac square feet**.
- **Access to the Site from 60 meter wide sector road** between sector 64 & 67 providing easy access to the Patrons & Office Goers.
- **Wide frontage of 500 metres (approx.)** on the 60 meter sector road providing excellent visibility & branding opportunity.



SITE



Seamless connectivity with a proposed High End Luxury mall from M3M on a 2.91 acres land parcel adjacent to the site.

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SITE PLAN



BLOCK	Configuration	# of Floors
2	Retail	G+1
1&5	Retail & Office Space	G+6
3&4	Retail & Restaurant Space	G+2
6	Retail & Restaurant Space	G+2
9&10	Double Height Retail	G+1
7&8	Retail & Serviced Apartments	G+15

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**. LDP is experienced in lighting design of many different types and scales of building from airports, atria, auditorium, bridges, to hotels, offices, museums, shopping centers and exhibitions. LDPI has been awarded The PALME award & MELDA award on multiple occasions for their creative and cohesive lighting designs.
- The design is being put into form by the **execution** team of **M/s Shapoorji & Pallonji** one of the most respected names in the field of construction.

PROJECT CONCEPT



Unique Architecture, California-like design with Permanent finished facade, Heat Resistant Glass, Terrace Restaurants, Rich Landscapes and Large Store Fronts.

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PROJECT CONCEPT



- **Largest Commercial Complex** in the NCR on the **Hi-Street Retail format** with a total **Retail area of 3.5 lacs sq.ft.** spread over three floors.
- **Best Commercial Project Mix** - Retail, Anchor Store, Restaurant & Food Courts, Office Spaces & Serviced Apartments managed by a renowned International operator.

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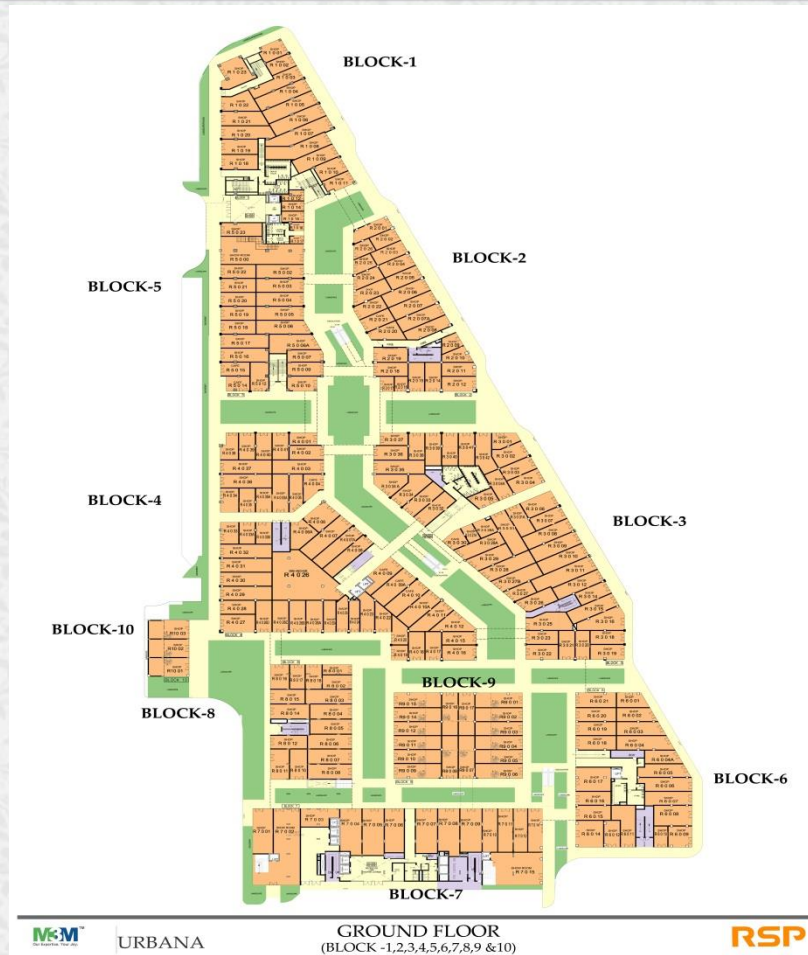
PROJECT CONCEPT



Wide frontage of 500 meters on the 60 meter wide Sector Road.

PLANNING & DESIGN ELEMENTS

- Carefully designed Site layout with **dedicated Drop off Points and entrance lobbies/areas** for Retail Spaces, Office Spaces & Serviced Apartments.
- **Large Retail Area:**
 - Ground floor: 1.9 lacs sq.ft
 - First Floor: 1.2 lacs sq.ft
- **Three dedicated retail drop off and entrance areas** owing to the large project frontage.
- **Double height Retail:** Blocks 9 & 10 similar to High Street Retail at some of the world's best retail avenues like the Rodeo Drive.
- **Multiple access cores with Escalators, Elevators & Staircases** (Two dedicated Escalators & XXXX Elevators) for providing a seamless shopping experience.



PLANNING & DESIGN ELEMENTS



- **Richly Landscaped Promenade and Plazas** with Exotic Water Bodies, landscaping, Sit-Outs, food kiosks etc.
- **Shading of the Central Plaza, Promenades & Pedestrian Walkways/Esplanades** through **Pergola roof design** and **Misting Facility** in the walkways.

PLANNING & DESIGN ELEMENTS



- Every Retail unit to have a **distinctive front façade & unique character** to break the monotony of the structure.
- Carefully **designed and crafted finer elements like street lamps, motifs, sit-outs, Kiosks etc.** in the central promenade & Plazas.

PLANNING & DESIGN ELEMENTS



- **Retail Units of multitude of sizes**, addressing size requirements for varied business needs, on both Ground and First Floor.
- **Sky-Bridge over the central plaza** connecting the retail blocks on the 1st floor providing seamless movement across the two tier retail area. www.abcbuildcon.in | +91 8470930121

PLANNING & DESIGN ELEMENTS



Exclusive Restaurant/F&B space on the second floor with dedicated landscaped terrace area with each Restaurant and Food Court unit. **Large food court and Restaurant spaces spread over 37,000 sq.ft.**, on the second floor of Block 3 & 4 have **large terrace sit-outs offering perfect ambience** to enjoy culinary delights dished out by the best F&B brands.

PLANNING & DESIGN ELEMENTS

- **30' to 72' Wide Central Plaza & Promenades** with rich landscaping, Exotic Water Bodies, Sit-Outs & kiosks.
- **6' Wide Central Esplanade on all Office Floors.**
- **Multiple Entry & Exit Points with Boom Barriers** For Retail Patrons & Office Goers.
- **One Ramp-In & Two Ramp-Out** from 1st Level Basement.
- **6 Meter Wide Internal Driveway** for Congestion Free Movement.
- **Ample Parking for free vehicular movement & Convenience to Patrons:**
 - **Basement Parking: 1163**
 - **Surface Parking: 174**

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.

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.

- **Clear Ceiling Height: 3.65 Meters**

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SPECIFICATIONS- OFFICE



- **Dedicated Drop off & Entrance Lobby** for Office units.
 - Internal Signage: Main Lobby equipped with **Tenant Directory & Directional Signs**
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SPECIFICATIONS- OFFICE

- **Provision for wet points** in all the Units.
- Provision for **Cable TV, Optical Fibre connectivity & Fixed Line.**
- **Lobby Finish:** Combination of Stone and Painted surface.
- **Fully Finished Common Toilets** with Modern Fittings & Fixtures.
- **High Speed Elevator** to ensure ease of circulation among all the floors.

OTHER SPECIFICATIONS

- **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.

PROPOSED SERVICED APARTMENTS



PROPOSED SERVICED APARTMENTS



INTERNATIONAL HOSPITALITY PARTNER



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INTERNATIONAL HOSPITALITY PARTNER



ducitD2 Chiang Mai-Bar & Lounge
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INTERNATIONAL HOSPITALITY PARTNER



INTERNATIONAL HOSPITALITY PARTNER



ducitD2 Chiang Mai-Spa
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INTERNATIONAL HOSPITALITY PARTNER



dusitD2 Baraquda Pattaya - Lobby
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INTERNATIONAL HOSPITALITY PARTNER



dusitD2 Baraquda Pattaya – Pool & Pool Deck
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INTERNATIONAL HOSPITALITY PARTNER



dusitD2 Baraquda Pattaya – Bar & Restaurant
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FLOOR PLAN: RETAIL



Ground Floor Retail
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GROUND FLOOR
(BLOCK-1,2,3,4,5,6,7,8,9 &10)

URBANA



DR. RAJESH, RAJESH

FLOOR PLAN: RETAIL

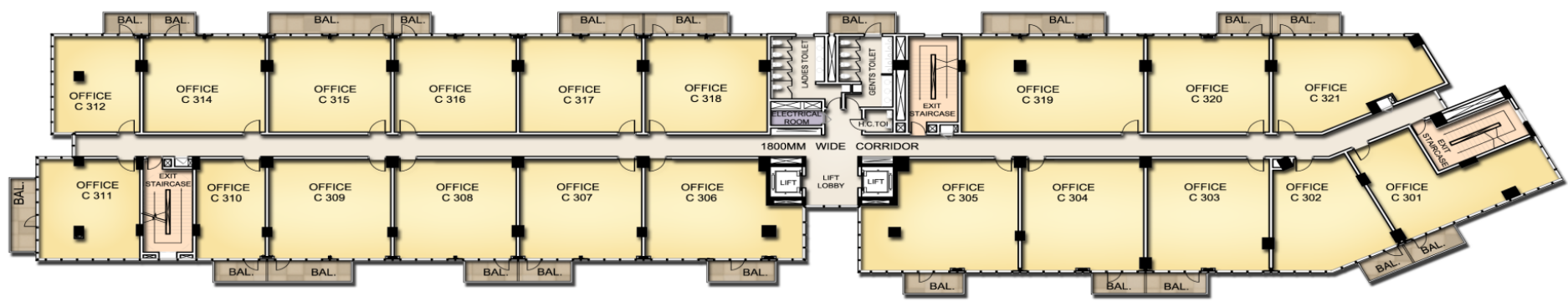


First Floor Retail

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FLOOR PLAN: OFFICE

Typical Floor Plan: Office



3RD FLOOR PLAN
BLOCK -1 & 5

CONSTRUCTION UPDATE

AERIAL VIEW 1 ◀



▶ AERIAL VIEW 2



CONSTRUCTION UPDATE

BLOCK - 3 ◀
GROUND FLOOR SLAB WORK IN PROGRESS



▶ **BLOCK - 4**
1ST FLOOR SLAB WORK IN PROGRESS



BLOCK - 7 ◀
GROUND FLOOR SLAB WORK IN PROGRESS



BLOCK - 8 ◀
GROUND FLOOR SLAB WORK IN PROGRESS



▶ **BLOCK - 5**
2ND FLOOR SLAB WORK IN PROGRESS



BLOCK - 6 ◀
FOUNDATION WORK COMPLETED



BLOCK - 9 ◀
UPPER BASEMENT SLAB WORK IN PROGRESS



BLOCK - 10 ◀
UPPER BASEMENT SLAB WORK IN PROGRESS



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