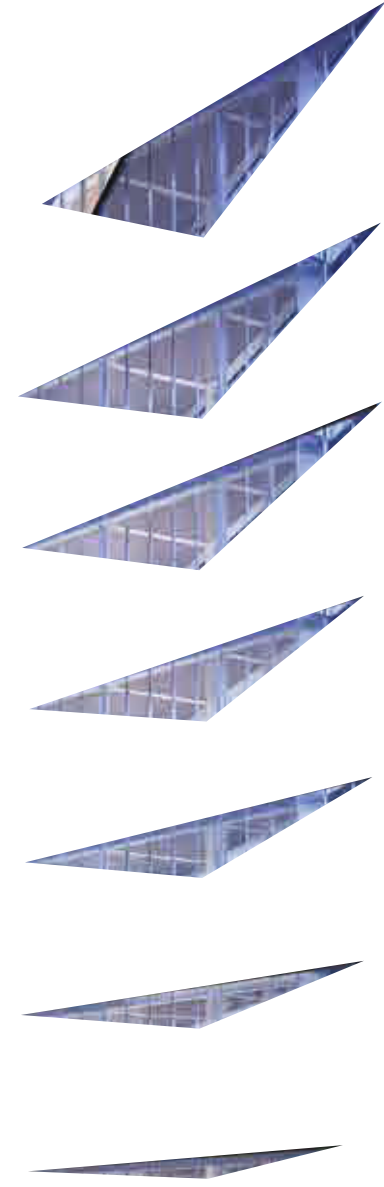


M&M
URBANA
Premium



THE LANDMARK OF FUTURE



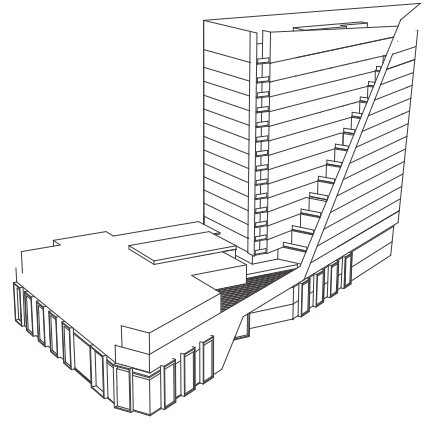
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MAKING OF A LANDMARK

+918586866824

ARTISTIC IMPRESSION





THE IDEA



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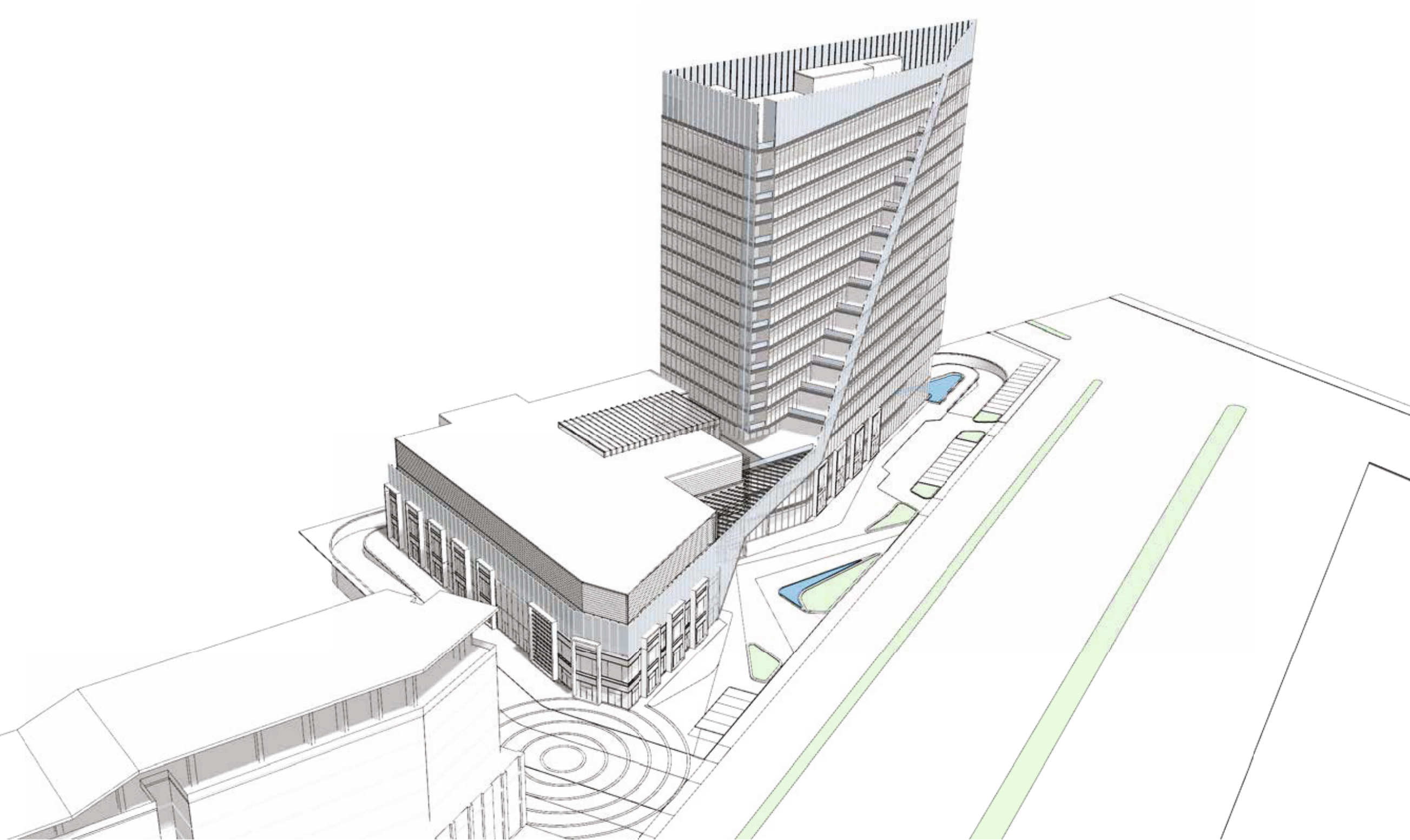
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THE EVOLUTION



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 XQLTXHSHUVRQDOLWVKDW
 SHUPHDWHVHYHU\EUDQGDQG
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DESIGN EVOLUTION:
SEQUENCE DIAGRAMS, CONTEXT DIAGRAMS



DIAGRAM 01

([SODLQVWKKHLJKWRIWKH
GHYHORSHPHQW7KHKHLJKWIRU
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DIAGRAM 04

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DIAGRAM 02

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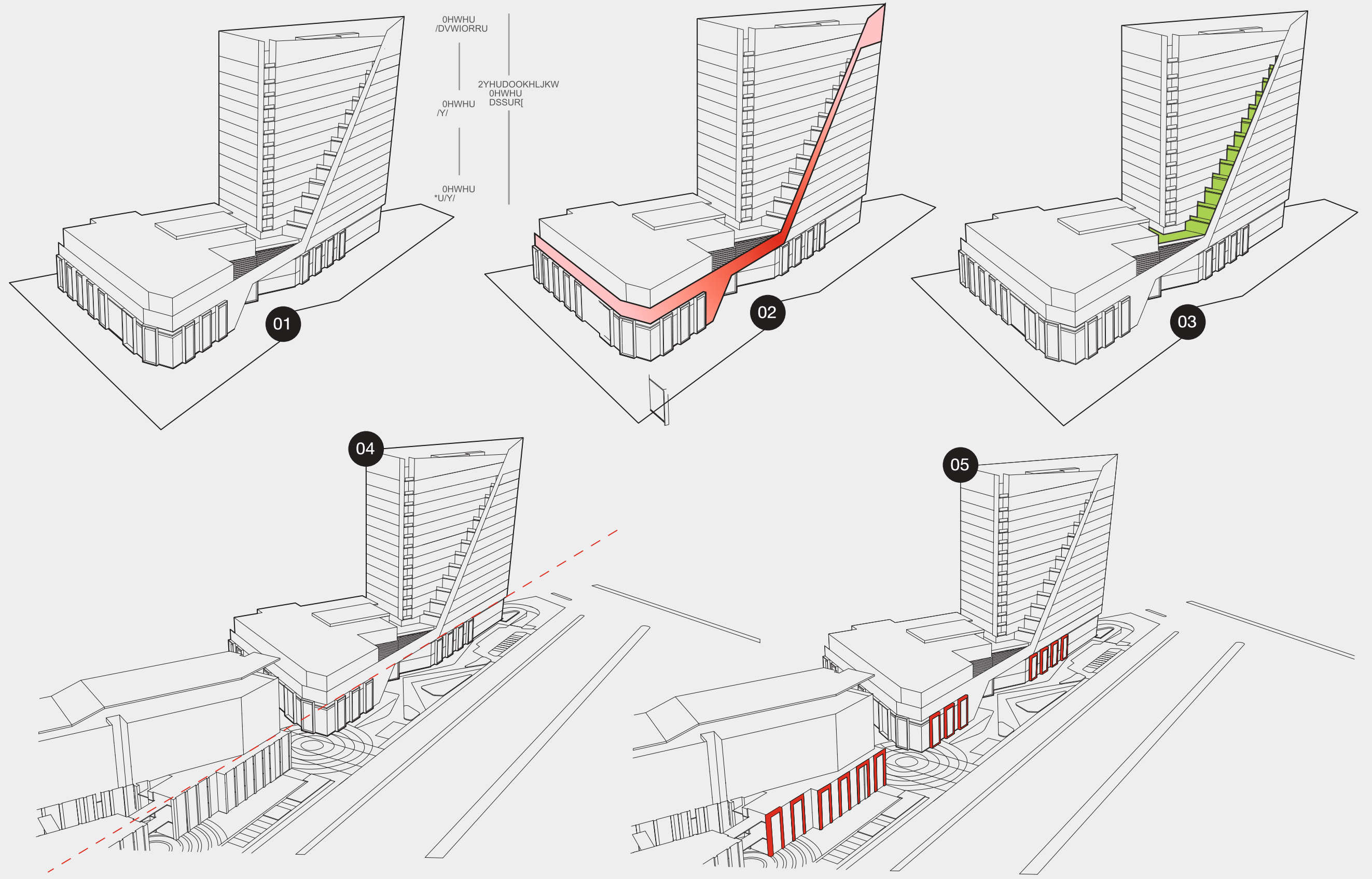
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DIAGRAM 03

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OHYHO





THE DESIGN



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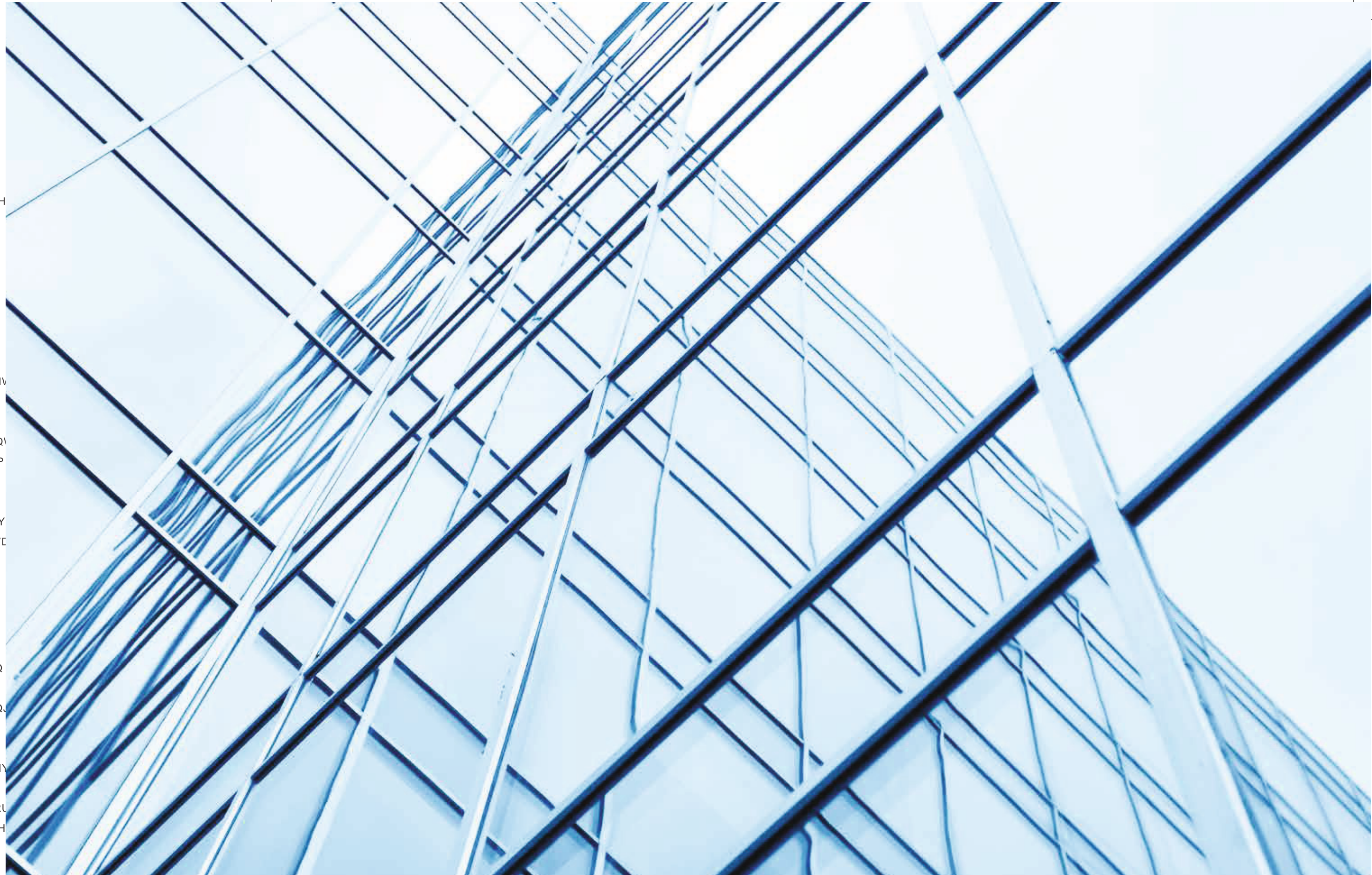


THE PLAN



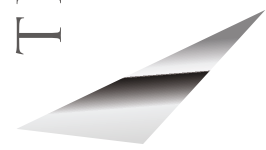
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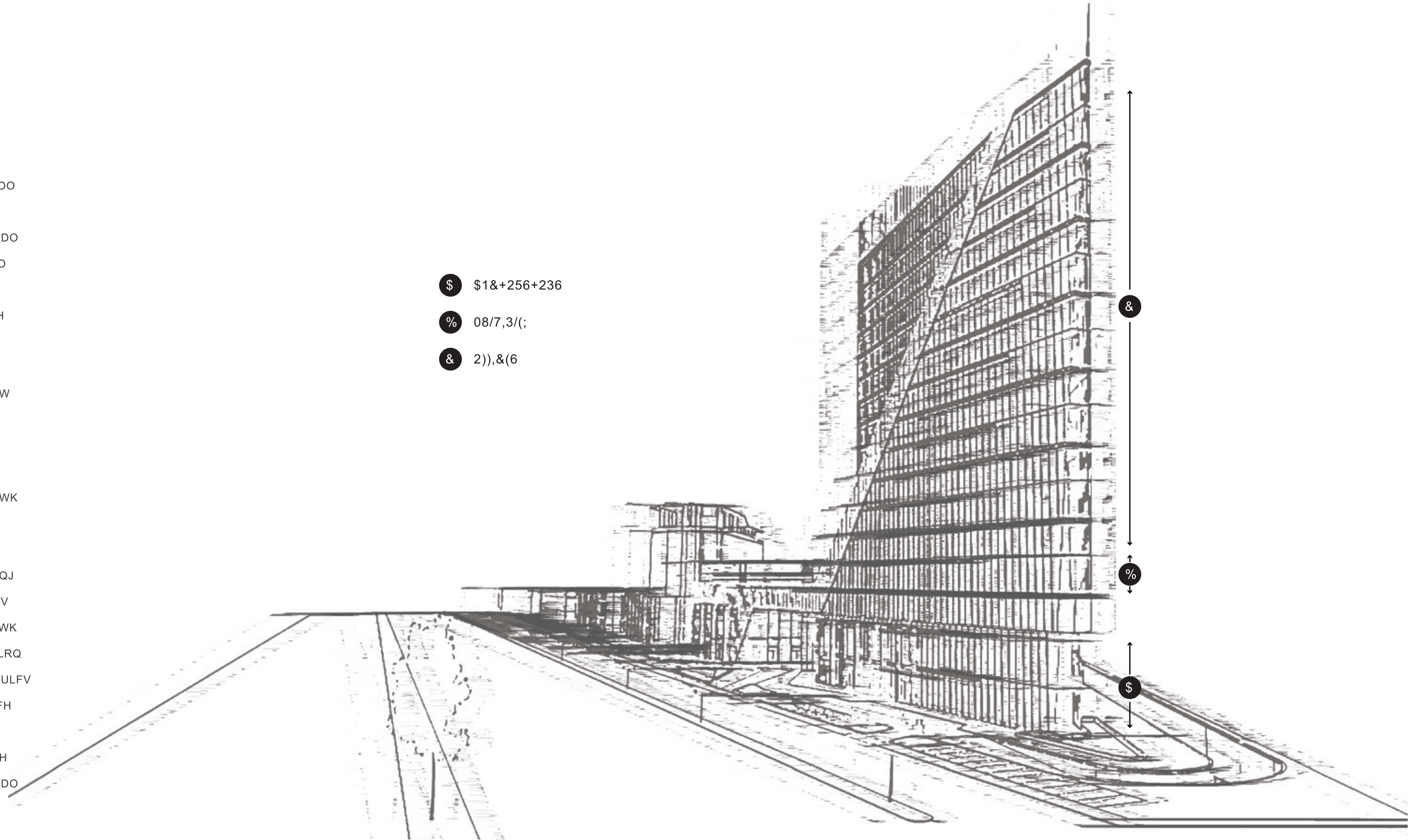


THE DETAILS



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 DGMDFHQWIORRUSODWHV

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INTRODUCTION

M3M Urbana Premium is the melting pot of crowd-pulling international names, aspirational brands, large business houses and swank dining and entertainment hubs. The planning and architecture of the eloquent construction creates efficient harmony between private office spaces and open retail destinations. Its strategic location, the jewel in its crown, garners abundant spotlight for businesses to prosper.

- Richly Landscaped Promenade With Exotic Water Body & Sit-outs
- Dedicated Retail Drop-Off & Entrance Areas
- Multiple Access with Escalators, Elevators & Staircases
- Glass Façade for Sprawling Views from Premium Offices
- High Street Retail with Distinctive Front Facade



+918586866824



UHA London - the principal architects of this gigantic architectural masterpiece possess notable expertise in high rise structures and large scale mixed use developments. Globally renowned for structural masterstrokes in architecture, master planning and interior design, they have imbued every project with a distinctiveness in form, expression, functionality and efficiency. UHA is truly international in reach, with an extensive experience of designing and delivering projects around the world.



MASTER PLANNER



+918586866824



Design Plus Associates
comprise a team of
Architects, Interior
Designers and Visualizers
who develop
environmentally and
morphologically responsible
designs that are
contemporary, multi-layered
and sensitive to the
context. Its networked
studio environment
demonstrates proficiency in
novel designing, modeling
and research techniques.

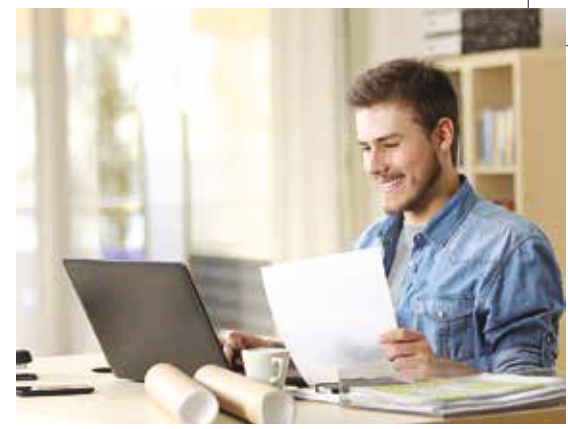
Here they have applied
their chiseled expertise in
conceptualizing novel
designs and executing the
imposing façade that
elevates the project to
grandeur.



ARCHITECT



+918586866824



Elements Design Studios is a renowned Residential and Commercial landscape design firm that attunes its signature style with the changing pulse of the industry and trends. With over 17 years of experience covering a wide range of projects, the firm provides a comprehensive package of design services from planning stage to completion stage.

LANDSCAPE PARTNER



element
DESIGN STUDIO

+918586866824



M3M Urbana Premium is in the hands of one of the world's best renowned master craftsmen, credited with building masterpieces of grandeur. Their brilliance is visible in every project that is strategically planned and painstakingly crafted by them in every aspect, be it architecture, design and construction. They leave no stone unturned to build concrete concepts that become living paradigms of beauty, exceptionality and perpetuity.



CONSTRUCTION
PARTNERS



+918586866824



Lighting is a critical element in the architectural fabric and Light Book is incepted to create beautiful lighting environments that elevate projects to a whole new level. Vinayak Diwan, its principal founder was intrigued by the role lighting can play in project aesthetics and has executed his collective experience across varied geographical locations into creating marvelous lighting solutions.



LIGHTING DESIGN
PARTNER



lightbook
architectural lighting solutions

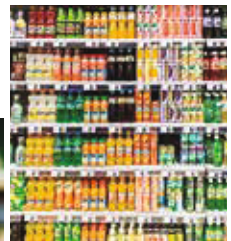
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ARTISTIC IMPRESSION

HYPERMARKET



The grand hypermarket is like a magnet to all the multinational bigwigs displaying under one roof with following footfalls. The construction of the hypermarket is designed to accommodate a multitude of customers with provision for parking of large number of cars in the territory of the building. The hypermarket includes functional areas, such as entrance area, trade area, and other areas for sale. Be ready to be deluged with big brands and retail giants rubbing shoulders for your attention.



+918586866824

ANCHOR STORES



Gear up for some of the world's largest retail tenants to anchor enormous square footage of space. The unique architecture, design and strategic location of the retail podium allow these retail giants to showcase their splendor and world class offerings. The Anchor stores most likely to take up space include well known fashion giants catering to exquisite tastes of customers across all ages.



+918586866824

FINE DINE
RESTAURANTS



Enjoy Culinary Art and hospitality of fine dining with heady food concoctions, divine flavours and luxurious serving styles that are sure to become the hallmarks at M3M Urbana Premium. Savour a royal bounty of special cuisines blending the freshest ingredients, original flavours and the right etiquette. Live every moment of the magical and charismatic setting, be enchanted.



+918586866824

UBER OFFICE
SPACES



M3M Urbana Premium is crafted to be the most picturesque office suites located at a pivotal road junction. The towering block comprises premium office spaces from 3rd to 12th floors, replete with top notch specifications. With smart technology and efficiency systems in place they epitomize the global milieu of business.



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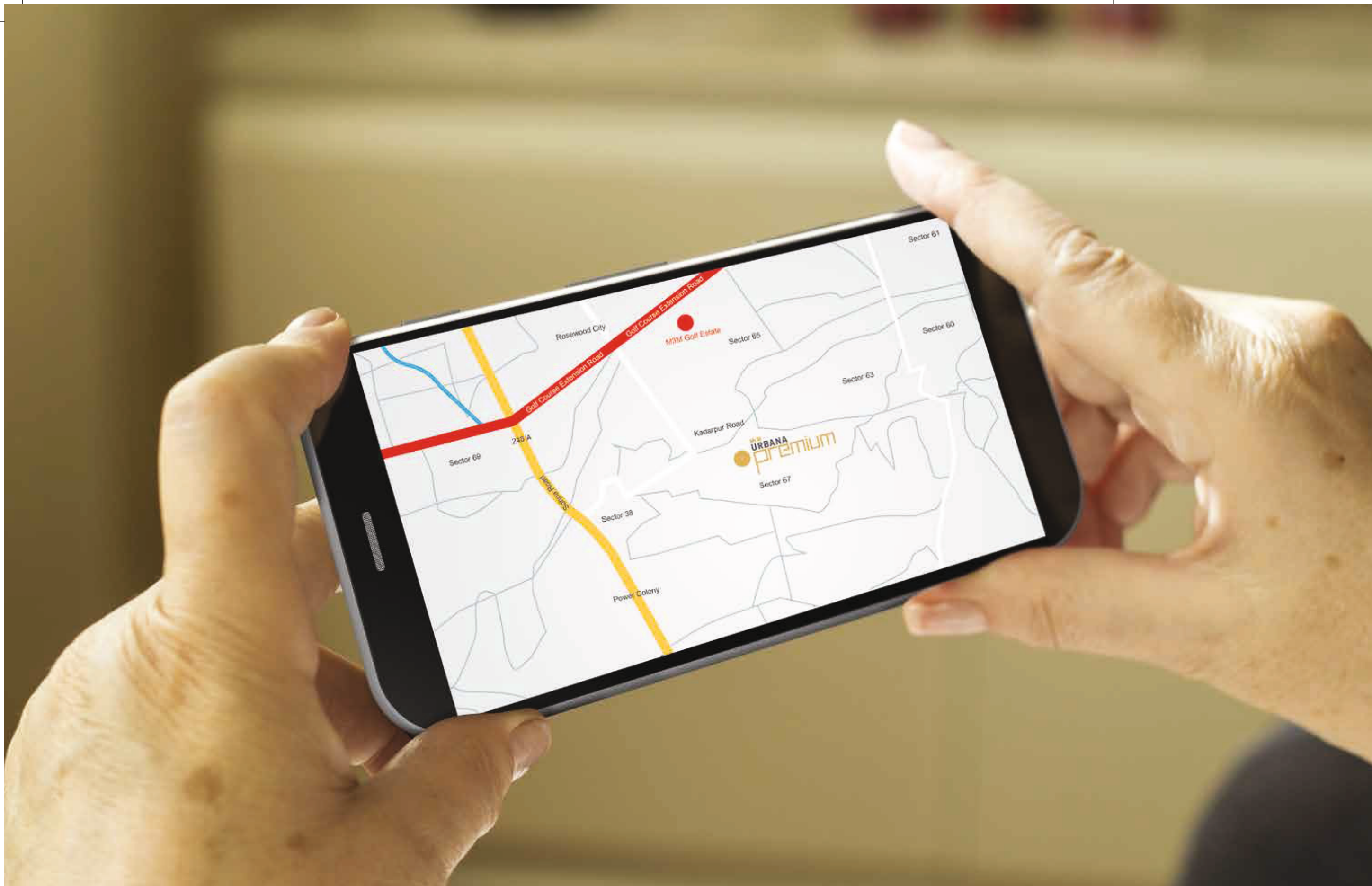
MULTIPLEX



Multiplex with a spectacular
foyer at the 2nd and 3rd
floors edify the
entertainment and
aesthetics quotient of M3M
Urbana Premium. The
architecture competes with
global benchmarks in
multiplex, yet is a
standalone marvel for
movie buffs and visitors.



+918586866824



An extension of the sprawling M3M Urbana, M3M Urbana Premium is prominently placed at the junction of sector roads off the Golf Course Extension Road. M3M Urbana Premium encompasses exceptional shopping experience, entertainment and office spaces. It is enveloped by premium residential projects and rewarded with excellent connectivity through multiple interstate highways, international airport and metro corridor.



ENVIABLE LOCATION



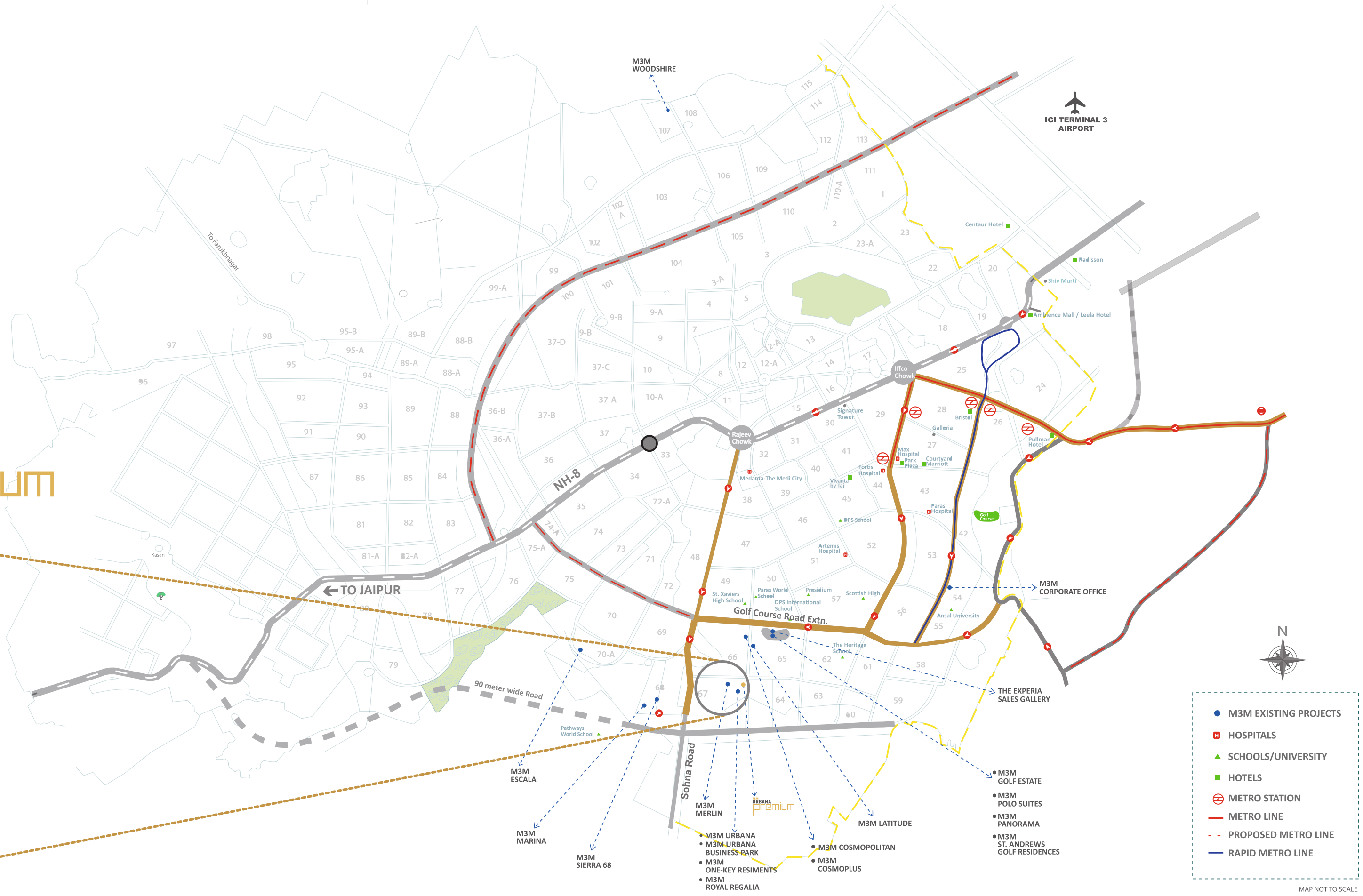
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LOCATION ADVANTAGES

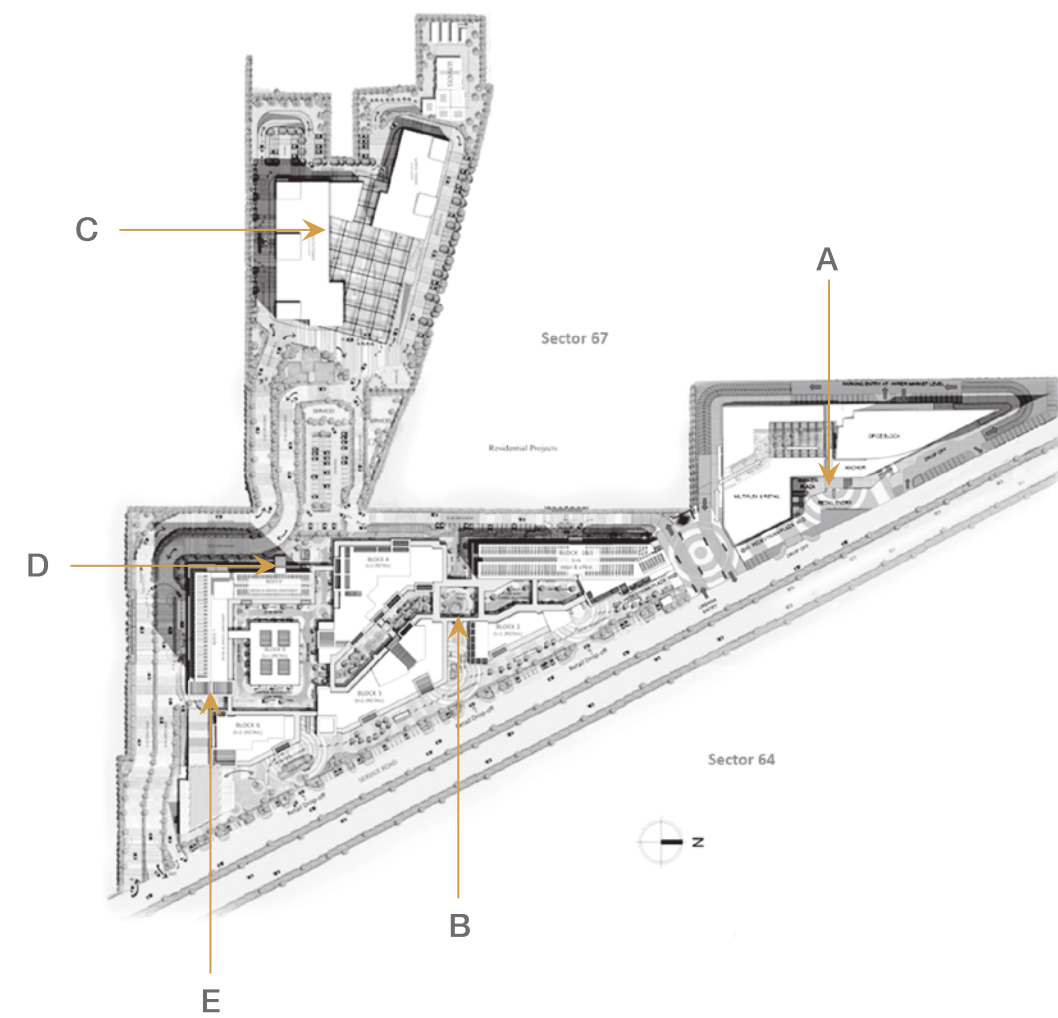
- Surrounded by Gurgaon's fast evolving and most affluent residential neighbourhood
- Close accessibility to South Delhi, NH8, International Airport and proposed metro corridor
- Situated at the heart of India's most upcoming business hub
- The area is rated as the country's hottest investment destination
- Situated in Sector 67, the most prominent location coveted by individuals, brands and corporates alike



M3M
URBANA
Premium



M3M URBANA MASTER DEVELOPMENT



- A M3M Urbana Premium - A Landmark of the Future
- B M3M Urbana - Evolution of Urban Business & Retail
- C M3M Urbana Business Park - Green Sustainable Working Spaces
- D M3M Royal Regalia - Your Royal Hotel Suite In A Home
- E M3M One-Key Resiments - Modern Office-cum-Serviced Units












M3M URBANA PREMIUM SITE PLAN

M3M Urbana Premium, spread over 1.17 hectares, is a part of the 6.87 hectares M3M Urbana development, which is one of the largest commercial complexes in Gurgaon encompassing Hi-Street retail, Offices, Serviced apartments, Premium anchor stores, Hypermarket, Multiplex, etc.

SPECIFICATIONS





RETAIL SHOPS

- 
RETAIL SHOPS
 Large store fronts and glazing area for Retail units as per design. Dedicated signage areas for all units as per design
- 
STRUCTURE
 RCC framed Structure with Masonry partitions
- 
LANDSCAPE
 Pedestrian plaza designed with seating areas and food kiosks. Dedicated Entrances for retail. On-site parking areas with greens and landscape features as per Design
- 
FINISHES
 - EXTERIOR : Combination of one or more of Glazing, Stone, Tile, ACP and painted surface etc.
 - LOBBIES : Combination of one or more of Glazing, Stone, Tile and painted surface etc.
 - BASEMENT : Broom finish concrete
 - UNIT FLOOR FINISH : Concrete floor
 - COMMON TOILETS : Finished toilets with modern fittings and fixtures
- 
SECURITY
 - CCTV SURVEILLANCE : Basement parking, basement and ground floor lobbies
 - BOOM BARRIER : At all vehicular entry and exit points including Basement entry ramps
 - PERIMETER SECURITY : Boundary wall with Manned Guard Post at entry and exit points

- 
AIR CONDITIONING
 Space provision for split AC units
- 
FIBRE TO HOME
 Provision for DTH, Wi-Fi, Intercom connection
- 
DIESEL GENERATORS
 100% fully automatic backup with suitable diversity and load factor provided for lighting, power and AC
- 
FIRE SAFETY
 - WET RISER/HOSE : Provided as per norms
 - REELS/SPRINKLERS/ FIRE EXTINGUISHERS : Provided as per norms
 - EXTERNAL FIRE HYDRANTS : Provided as per norms
 - FIRE DETECTION SYSTEM : Provided as per norms
- 
ELECTRICAL DISTRIBUTION : Provision of cable up to distribution board
 - METERING : Unit load will be metered
 - LIGHTNING PROTECTION & EARTHING PITS : Provided
- 
SIGNAGE
 - INTERNAL : Main lobby equipped with tenant directory and directional signs
 - EXTERNAL : As per design and conditions

SPECIFICATIONS

OFFICES

- 
OFFICE SUITES
 Office Floors
- 
STRUCTURE
 RCC framed Structure
- 
LANDSCAPE
 Pedestrian plaza designed with seating areas and food kiosks. Dedicated drop off zone and entrance Lobby for office floors
- 
FINISHES
 - EXTERIOR : Combination of one or more of Glazing, Stone, Tile, ACP and painted surface etc
 - GROUND FLOOR LOBBIES : Finished ground floor lobby with waiting area seating and reception desk
 - TYPICAL FLOOR LOBBIES : Concrete floor and to be finished by Allottee/Tenant
 - BASEMENT : Broom finish concrete
 - UNIT FLOOR FINISH : Concrete floor
 - TOILETS BLOCKS : Provision for Services will be Provided and to be finished by Allottee/Tenant
- 
SECURITY
 - CCTV SURVEILLANCE : Basement parking, basement and ground floor lobbies
 - BOOM BARRIER : At all vehicular entry and exit points including Basement entry ramps
 - PERIMETER SECURITY : Boundary wall with Manned Guard Post at entry and exit points
- 
PARKING
 Adequate Parking in Multilevel basement and on surface

- 
AIR CONDITIONING
 Central Air Conditioning up to AHU by Developer and Low side works by Allottee/Tenant
- 
FIBRE TO HOME
 Provision for DTH, Wi-Fi, Intercom connection
- 
DIESEL GENERATORS
 100% fully automatic backup with suitable diversity and load factor provided for lighting, power and AC
- 
FIRE SAFETY
 - WET RISER/HOSE : Provided as per norms
 - REELS/SPRINKLERS/ FIRE EXTINGUISHERS : Provided as per norms
 - EXTERNAL FIRE HYDRANTS : Provided as per norms
 - FIRE DETECTION SYSTEM : Provided as per norms
- 
ELECTRICAL DISTRIBUTION : Provision of cable up to distribution board
 - METERING : Tenant load will be metered
 - LIGHTNING PROTECTION : Provided
 - EARTHING PITS : Provided
 - EMERGENCY LIGHTING: In select common areas
- 
SIGNAGE
 - INTERNAL : Main lobby equipped with tenant directory and directional signs



The Group M3M stands for magnificence in the trinity of Men, Materials and Money. Simply put, the organization has a philosophy that strives for excellence, culminating in absolute magnificence in every aspect of its character, ethics and way of doing business. What the Group stands for is in sync with its slogan of "Our Expertise. Your Joy." The organization firmly believes in achieving brilliance through true professionalism and cutting-edge technology.



M3M Biz, the retail and commercial arm of M3M Group has created quite a few exemplary commercial hubs with refreshingly designed retail spaces, office complexes and premium luxury serviced apartments.



A constant pursuit of joy in creation of a happy and networked residential society that is rewarding to the families and completely secure.



Redefining the aura of hospitality through unmatched services and unfathomable care to provide the utmost comfort and a fulfilling experience.



Establishing a global footprint through international associations and commendable tie-ups for technologically superior and world class infrastructure.



M3M CARE is the human face of the company that embodies the Group's CSR activities. We believe in giving back to our employees, our community and to our natural surroundings.



Forming prime commercial and retail spaces, most luxurious shopping destinations and the most sophisticated offices.



Developing the future through world class and truly global workspaces for IT/ITES and SEZs.



Enhancing enlightenment of minds through holistic education and world class schools and institutions.

RESIDENTIAL

Our range of premium to super premium Residential Offerings



COMMERCIAL

Our range of Commercial and Retail Offerings



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