



M&M  
**URBANA**<sup>TM</sup>  
business park

The Workplace of the Future



## GREEN TECH BUILDING FOR GREENER BUSINESS

### Seeking the positive.

Times are changing. Sustainability has become a pre requisite in all modern age buildings. It's not a trend, it's a necessity. M3M Urbana Business Park changes the game with its green architecture par excellence and its zest for a better tomorrow.

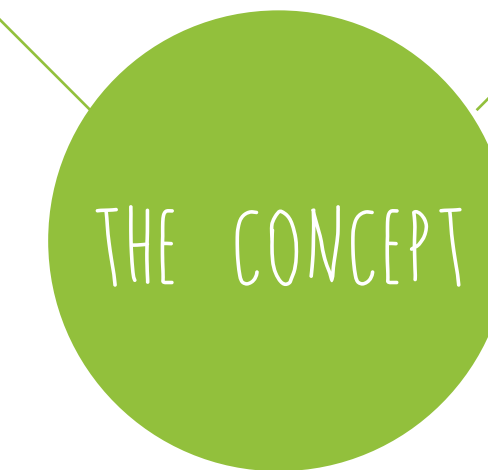
We hope you make the right decision and contribute towards the little efforts to co-exist peacefully with nature.



No negative impact on the environment. A positive proposition for your business. M3M Urbana Business Park, a targeted green-tech building combines world class working spaces with sustainable architecture. It safeguards the elements of nature with the power of technology and the wisdom of M3M.



Located in Gurgaon's most promising area, the asset is poised for superior rental and lease potential as well as high capital appreciation. The catchment area around the development makes it an opportunity, that can't be missed.



For business owners, M3M Urbana Business Park provides the perfect platform for networking and a new age commerce operation environment. For investors, it offers the perfect solution to the office space in keen demand of corporates, thereby ensuring a regular, constantly growing rental potential.

PARTNERING WITH THE PIONEERS





### The concept

The global business scenario is going through a radical change. The spaces in which business operate from, need to evolve at the same pace too. The iconic architecture of M3M Urbana Business Park effectively fulfils the three fundamental needs of a successful business conducting space.

### Smart

By being people friendly

### Spacious

By being space friendly

### Saving

By being extremely cost effective

### Architecture by RSP, Singapore.

RSP has been at the forefront of creative, functional and environmentally responsible design philosophy. Much of modern Singapore has been conceptualized and cultivated by the maverick architects at RSP. They are credited with designing landmark buildings all over the globe.



### A win-win architectural proposition for office owners, as well as office goers

- The vision of RSP is to create a pleasant, welcoming environment for those that come to work here everyday
- A modern ecosphere offering a plethora of rejuvenating activities, where people enjoy a variety of options during lunch breaks, tea breaks, or while hosting a meeting
- To provide ultra modern facilities for new age business so they can focus on their core competencies

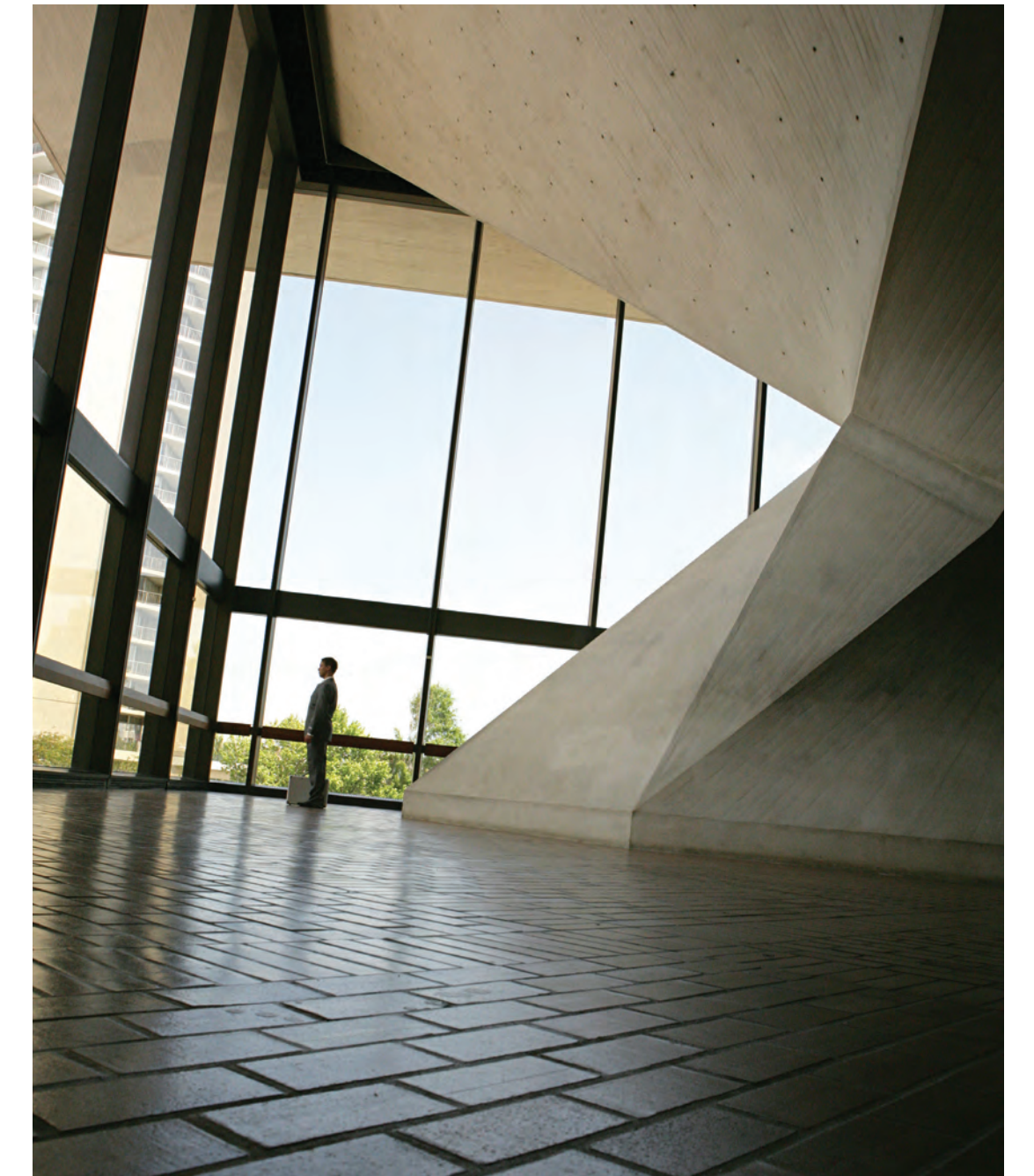
**International Construction Norms:**

The M3M Urbana Business Park concept of construction and structural engineering is based upon the learning from international Green tech norms and research.



**The ergonomics of Space and light:**

M3M Urbana Business Park is a reflection of M3M's futuristic philosophy of building for tomorrow's needs. The harmony of space, light and air circulation is mandate with the international designers appointed.



### Landscaping that adds to productivity

The nooks and corners, the pathways and water bodies and shrubs have all been 'designed' and planned for aesthetic beauty and functional relief from hard structure.



### Landscape Design Inspiration

The landscape design is inspired by contemporary aspects with hints of Californian character exhibited throughout the development. The landscape is integrated with architecture through the use of bold planting statements at arrivals, visual hardscape paving surfaces, decorative features and selective water features at key areas. Each component is harmoniously integrated into the property and offers a visual treat to every visitor.

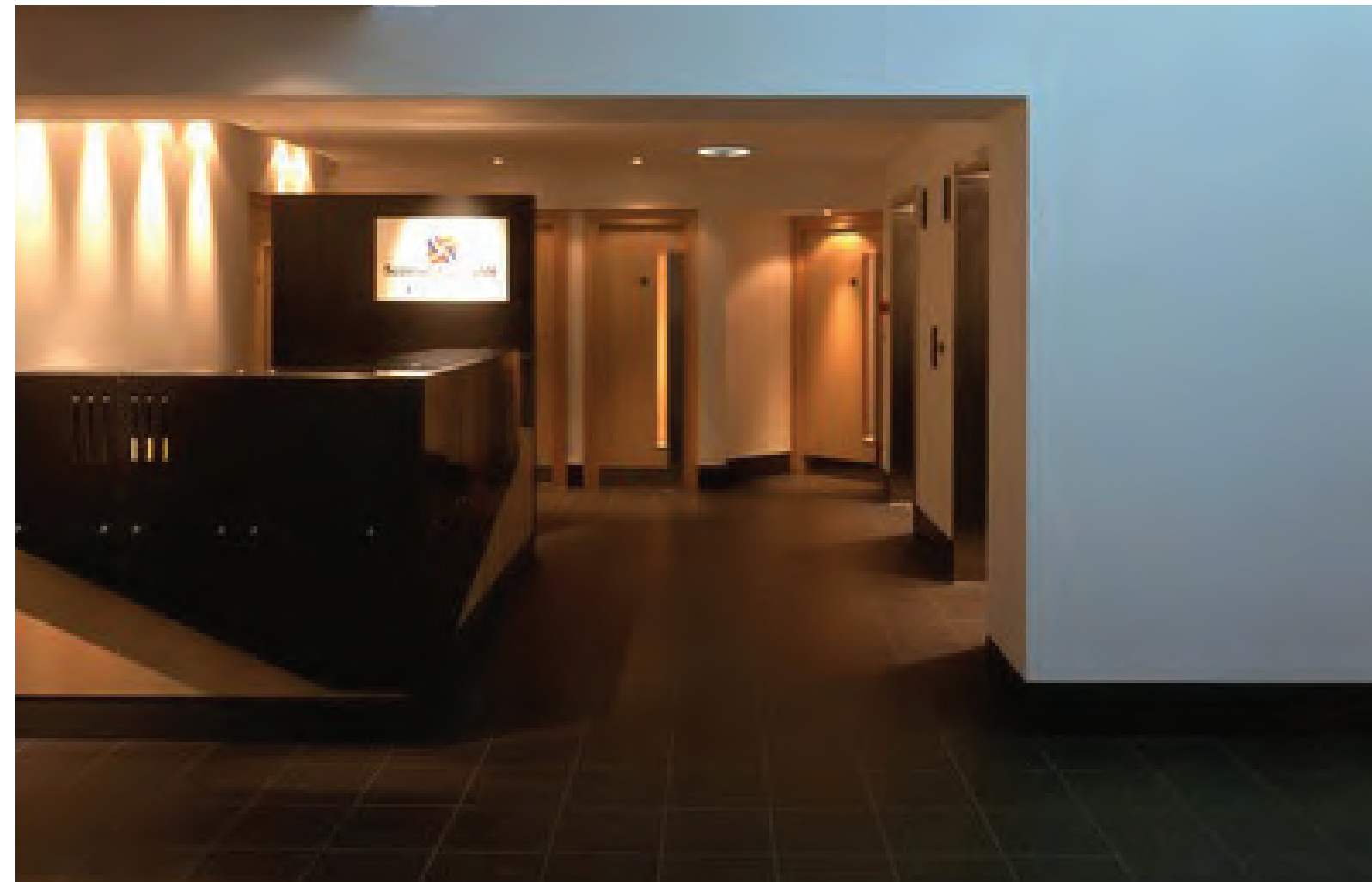
### Salient highlights

- Globally sourced species of plants to be intermixed with local area plants
- Every individual area designed as per its usage and functionality
- Californian styled elements infused to accentuate important areas
- Visually enticing leisure areas for holistic experience



### Lighting concept of M3M Urbana Business Park

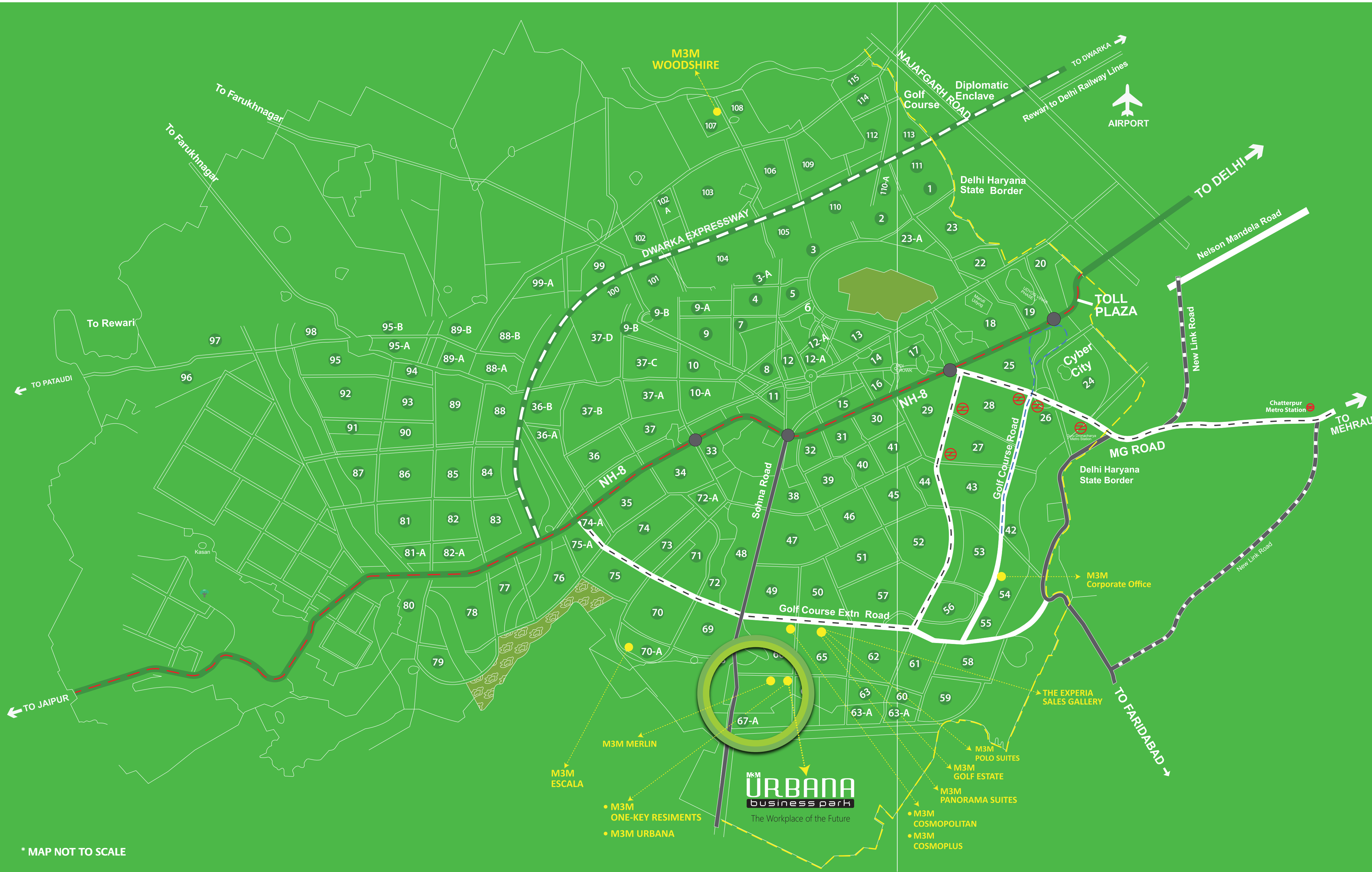
The lighting has been done judiciously as to allow the tower frontage and signage to blend with the surrounding architecture and lightning.



- As per the building's architectural design, which allows for maximum natural light, complementing lighting will be deployed to assist the structure's plan
- Best quality materials and equipment will be sourced from the companies' global vendors







## A GREAT INVESTMENT CATCHMENT AREA

- Conveniently located in sector 67
- Wide range of residence options to suit every budget available in close proximity for employees of tenants
- Minutes away from Sohna Road, as well as Golf Course Road
- Easily accessibility to the expressway
- Part of large scale development including residential areas, hotels, malls and entertainment zones
- Metro connectivity
- Excellent location for corporate houses

### Key Distances from various places

- a) International Airport : 20 kms
- b) Domestic Airport : 23 kms
- c) Golf Course Road : 5 kms
- d) Malls on MG Road : 10 kms
- e) Prominent Hospitals : 5 kms

\* MAP NOT TO SCALE

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## HIGH RENTAL AND OWNERSHIP BENEFITS, GEARED FOR SUPERIOR APPRECIATION.

Stay in the forefront. Make your investment enjoy high returns and better yet, higher capital appreciation. Owning a property in M3M Urbana Business Park not only presents a golden opportunity, but gives you the benefits of owning a discerning address coupled with a high potential rewarding asset.

Not just a property, invest in an once-in-a-lifetime opportunity!

- **Own a world class asset at Gurgaon's most sought after location**
- **Ensure regular returns, constantly increasing over the years**
- **Starting from attractive ticket size**

The project has been made and designed to provide an edge over other properties for rental and leasing needs of corporates

### Reason 1

More savings ensured due to the green aspect of the building

- Less electricity bills
- Highly efficient on water usage

### Reason 2

Superior and an inviting working environment

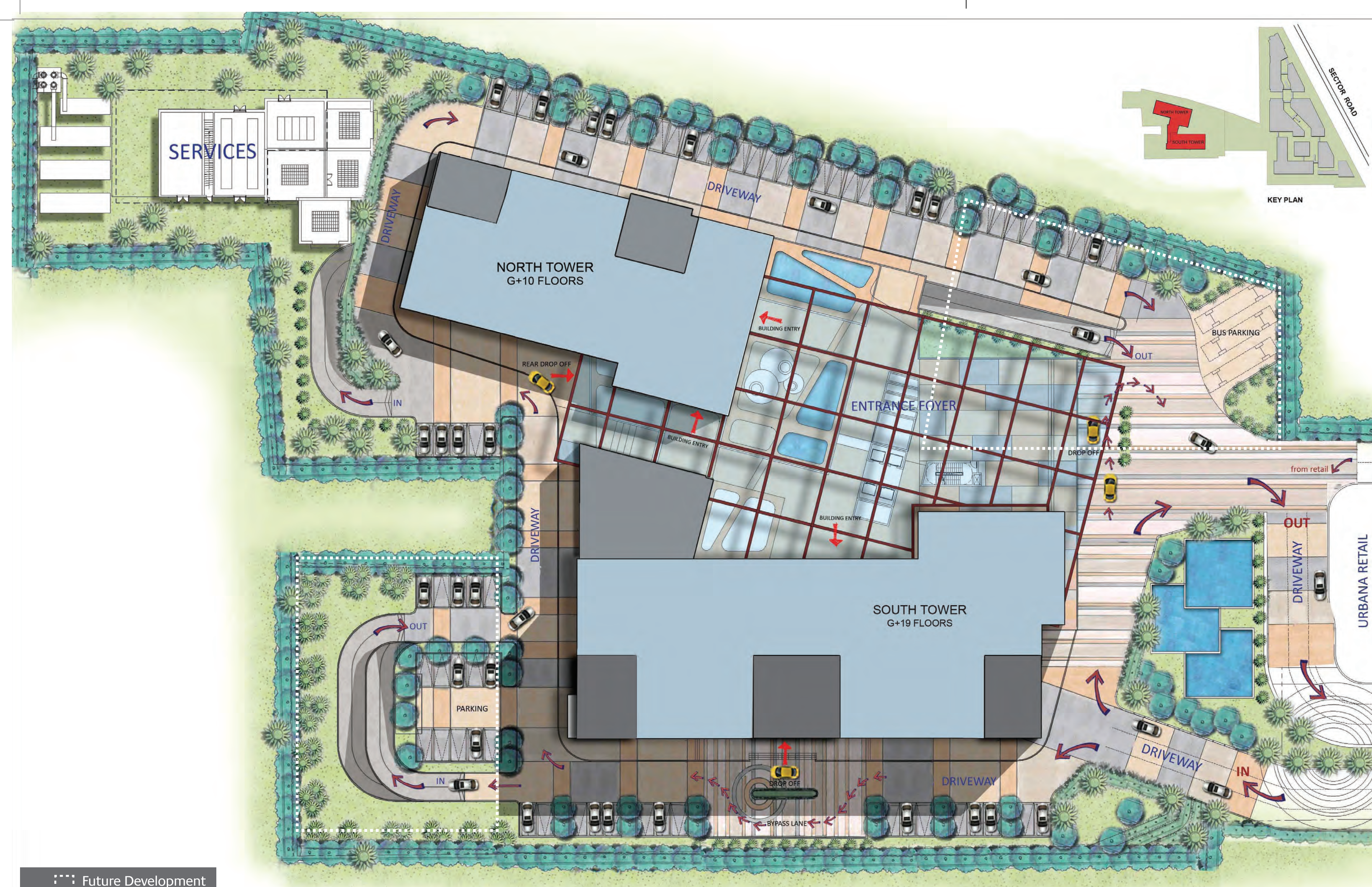
- Increased natural light
- Improved air quality
- A sense of positive contribution to the society

### Reason 3

Fully loaded clutter free efficient design

- Large floor plates and large span design
- Adequate provision for car parking spaces
- Fully air-conditioned, 100% power back-up, Wi-Fi, World class security & life safety systems
- Large open spans for ease in leasing, yet variety of unit sizes ranging (approx. 46.45 sq.mtrs. to 92.90304 Sq. mtrs.)





## WORK x LEISURE PRODUCTIVITY x INDULGENCE

Working at a place that offers an array of leisure and recreational activities just around the corner, can be another experience altogether. M3M Urbana Business Park innovative office spaces give you the freedom to enhance your core competency. Replete with ultra modern facilities and convenient amenities, offices at M3M Urbana Business Park definitely makes working a pleasure.



## THE HIGHLIGHT OF A UNIQUE WORLD OF LUXURY, M3M URBANA

M3M Urbana brings alive the concept of ultra modern spaces aesthetically designed to enhance lifestyles and add more value to functional expanses.

Inspired by the iconic structures of California, M3M Urbana is poised to be the hub of urban dwellers, providing them a one stop domain for life's every need – shopping, working and indulging.

### It's massive

Part of nearly 6.87 hectares (17 acres) of development

### It's record breaking

One of the largest commercial complex with Hi-street retail in Gurgaon

### It's always in the spotlight

Wide frontage of Approx 500 meters in the most prime location

### It's universal

Work here. Indulge here. M3M Urbana offers something for everyone.





## IN SYNC WITH TIME, AND TIMES TO COME.

The best way to predict the future is to invent it. An architectural wonder of the new age, M3M Urbana Business Park transcends the set conventions for building spaces. It intermingles hi-street retail areas, service apartments and office areas effortlessly in a free flowing design.

Owing to its prime location and large frontage area, the complimenting architecture will metamorph into a contemporary experience for every visitor.

Convenience is the keyword as the site layout has been crafted to dedicate separate zones for drop offs, lobbies, entrances and exits.

## M3M URBANA BUSINESS PARK NO COMPROMISE BUILDING DESIGN

The M3M Urbana Business Park has been thoughtfully designed to house modern amenities provided using cutting edge technology. Large span construction, massive floor plates, open span design and flat slab structure simplifies leasing demands while maintaining individual unit sizes.

Available sizes: **500 sq.ft. (46.451 sq.mtrs.) to 1,000 sq.ft. (92.903 sq.mtrs.)**

### **While you work, we work to keep you comfortable**

- Spacious floor to ceiling height
- Centrally airconditioned
- Dedicated drop off and entrance lobby for office units
- Internal signages
- Provision for wet points, cable TV, optical fiber connectivity
- High speed elevator to ensure ease of movement
- CCTV surveillance
- 100% power backup
- Modern fire detection and suppression systems
- Ample parking, smooth traffic vehicular movement on periphery



M3M URBANA BUSINESS PARK

# BREATHE BETTER AIR

M3M Urbana Business Park is centrally air conditioned, which are designed to dramatically boost energy efficiency. Space efficiency is also enhanced by the compact size of the individual units.

The system uses a mix of fresh air and filtered air to create a cool and comfortable working environment.



Centrally Air Conditioned | Mix of fresh air and filtered air is recirculated



M3M URBANA BUSINESS PARK

# SWITCH ON THE NATURAL LIGHTS

M3M Urbana Business Park has been designed to maximize the intake of natural lights. Tinted Glass is used in glazing for optimum comfort and façade has been provided to allow in plenty of sunlight.

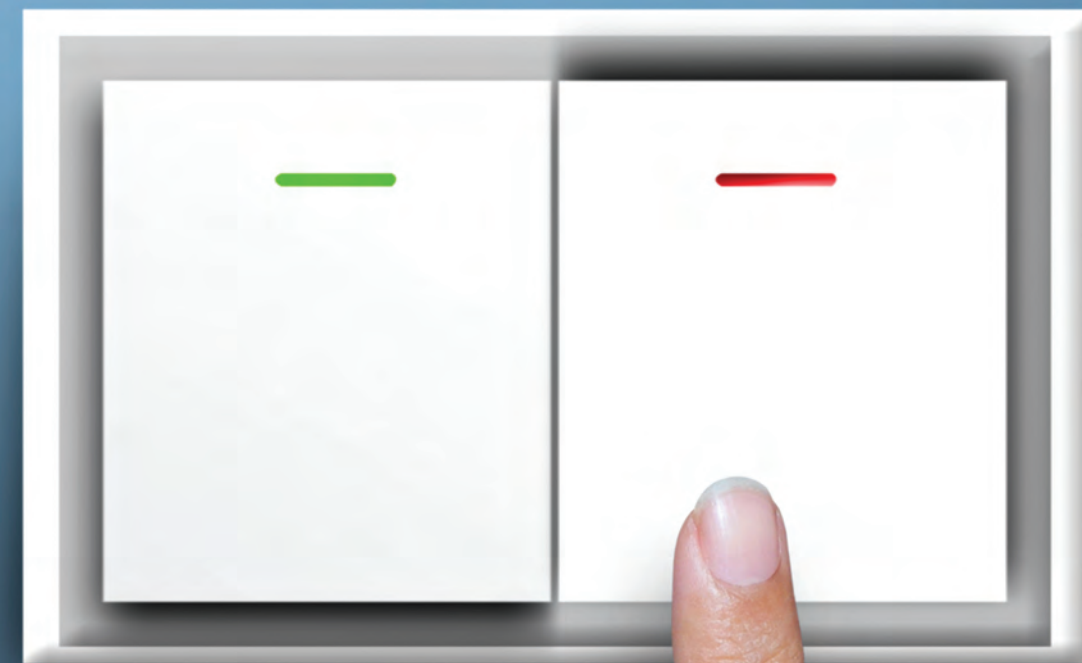
Passive shading devices have been integrated in the building's architecture to minimize heat gain.

Optimised  
Building  
Orientation

Maximized natural  
light intake

Reduced  
heat gain





LESS ELECTRICITY BILLS.  
MORE SUSTAINABILITY.

With a design so efficient, and planning so fool proof, you save a lot on your monthly bills.



RECYCLED.  
RENEWABLE.  
REINVIGORATED.

M3M Urbana Business Park is slated to be constructed using fly ash bricks whose manufacturing method saves energy, reduces pollution of fly ash which otherwise will have to be discarded.

Rainwater will be extensively used to reduce utilization of fresh water.

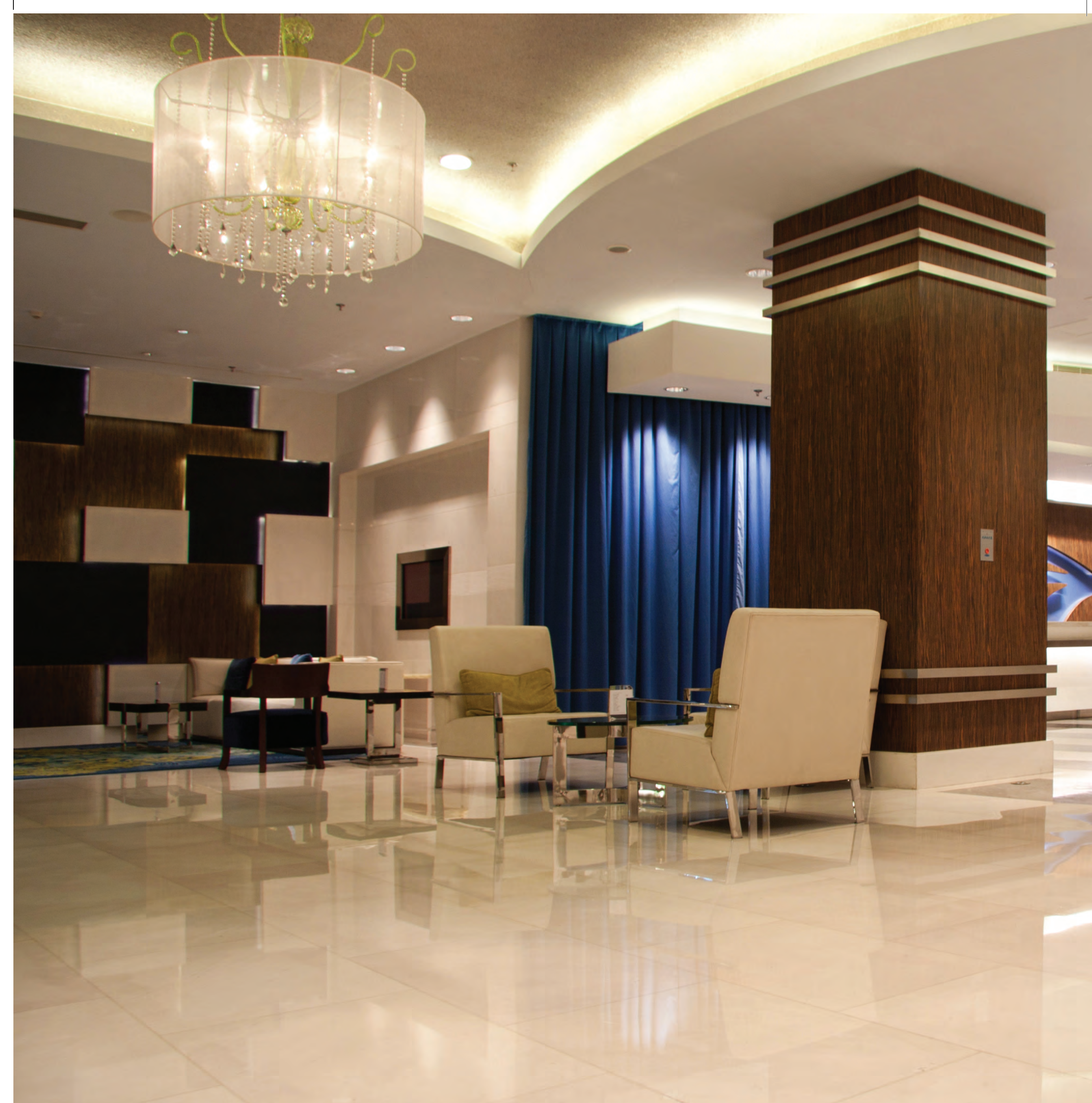
Instead of wood from depleting Indian forests, aluminum glazing have been extensively used.

- Rainwater harvesting
- Fly ash bricks / Clay bricks
- Modern wood substitutes

## A GRAND START TO THE GREAT DAY AHEAD

As you step inside the luxurious world of M3M Urbana Business Park, you'll become a part of a global business phenomenon. The grand entrance lobby heralds the visitor into an experiential world replete with best in class features and world class facilities.

From New York to London. Dubai to Singapore. Your entry to your office in Gurgaon will be nothing less than powerful.



## LEADING THE GREEN DEVELOPMENT REVOLUTION IN INDIA

We are in times when safeguarding the environment is not just a CSR activity, whereas it's a development prerequisite. M3M Group has always been the frontrunners in challenging set conventions and coming up with innovative eco-friendly solutions to make the change. From ground up till the final completion and further maintenance, we inculcate environmentally safe practices employing eco friendly technologies, wherever possible.

Modern construction technology and new age materials allows us to maximize our vision of creating green buildings. But it takes the right knowledge and precise execution to make it happen!

### **We have achieved sustainability in**

- Fly ash bricks & fly ash in concrete
- Rain water harvesting
- Roof insulation for minimising heat gain & consequent energy saving
- Sewage Treatment plant for recycling water
- Solar panels for heating water



# SPECIFICATIONS FOR URBANA BUSINESS PARK

## ARCHITECTURAL

<b>STRUCTURE</b>	RCC Framed Structure designed for applicable seismic zone, with masonry partitions.
<b>FLOOR TO FLOOR HEIGHTS</b>	Ground Floor: With extra Floor to Floor Height, as per design Typical Floor: As per Design

## FINISHES

<b>EXTERNAL CLADDING</b>	Combination of one or more of plaster, paint, stone panels, aluminum composite panels and glass curtain wall as per design
<b>MAIN LOBBY</b>	Glazing, if any, as per design Full height finishes with combination of one or more of paint, wood paneling, granite/marble on wall surfaces in main lobby Combination of one or more of marble, granite and laminated wooden flooring Custom lighting Centrally air-conditioned
<b>TYPICAL LOBBY</b>	Concrete floors and masonry walls (with flexibility to customize interiors)
<b>GROUND FLOOR TOILET BLOCK</b>	<b>Floors:</b> Natural Stone/Tiles <b>Walls:</b> Marble / Granite/Ceramic Tiles up to counter <b>Fittings:</b> Kohler / American Standard or other high quality branded bathroom fittings as per design. Water saving sensor based system for urinals and basins
<b>TYPICAL FLOOR TOILET BLOCK</b>	Un-plastered masonry partitions on internal face, Concrete floors. <b>Fittings:</b> Plumbing Provisions only
<b>ELEVATOR CABS</b>	Stainless Steel finishes, lighting and ceiling as per design.
<b>TYPICAL CORE</b>	Plastered and painted walls and ceilings. Chrome / Stainless steel finish ironmongery, veneered / laminated flush doors.

## PARKING

<b>TOTAL PARKING</b>	Multi-Level Basement parking. Limited Surface Parking
<b>ACCESS CONTROL (PARKING)</b>	Control barrier with electronic card swipe/card reader.

## SECURITY

<b>SECURITY</b>	CCTV surveillance from central station in base building
<b>SECURITY CAMERAS</b>	External access points Car park entrances, main lobby, external doors
<b>ACCESS CONTROL (MAIN BUILDING)</b>	Card reader access control system, typically located at elevator lobby or main door as per design

## FIRE SAFETY

<b>FIRE HYDRANTS</b>	Provided at ground level and at all other floors in the building as required by code
<b>FIRE EXTINGUISHERS</b>	Provided as required in complex as per code
<b>FIRE TANK</b>	In basement and at roof level as per code
<b>FIRE DETECTION/ALARM</b>	Main alarm panels, break glass contacts, smoke and heat detectors provided within all public and common areas as per design/code. Provision of connection from allottee's/tenant's area to main system
<b>EMERGENCY LIGHTING</b>	Emergency light fixtures (connected to UPS/invertor) provided on escape route and at all means of egress as per code

## AIR CONDITIONING

<b>COOLING SYSTEM</b>	Central chiller system with separate AHU's for each floor with tap off points at each floor level. Separate AHU's for common areas. Provision for VAV controls Additional tap-off points provision for precision AC for server room only.
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## WATER SUPPLY

<b>STORAGE</b>	Raw Water Tank as per designed capacity Treated Water Tank as per designed capacity
<b>WATER SUPPLY</b>	From overhead storage tanks through gravity system as per design.
<b>WATER TREATMENT</b>	Pressure sand filter, chlorinated for Potable Water as per design.
<b>PANTRY</b>	Space provision for tenant's pantry. Water supply lines (capped off).
<b>PLANT ROOM</b>	At basement level - water softening/filtration/ equipment's plant and pumps

## ELECTRICAL

<b>MAIN INCOMER</b>	3 Phase incomer. Capacity as per design requirements
<b>TRANSFORMERS</b>	In substation area as per design.
<b>LIGHTNING PROTECTION</b>	Lightning Protection & Earthing pits provided for base building. Provision for tenant
<b>EARTHING PITS</b>	connection to earthing pits

## POWER BACK-UP

<b>POWER GENERATORS</b>	100% fully automatic backup with suitable diversity and load factor provided for lighting, power and AC.
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## COMMUNICATIONS

<b>SATELLITE CONNECTION</b>	Spatial and structural provision for installing satellite dish on roof (as per req.)
<b>VOICE AND DATA RISERS</b>	Provision only
<b>TELEPHONE INCOMER</b>	Cabling from junction box to tag blocks at each floor

## ELEVATORS

<b>PASSENGER ELEVATORS</b>	Otis / Kone / Schindler / Thyssen Krupp or similar elevators as per design. Elevators cabs with Automated rescue devices (ARDs).
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## OTHER ITEMS

<b>BMS AND CONTROLS</b>	Separate control system for security, fire alarms, HVAC etc. Provision for converging these with IP based networks (optional)
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<b>VENTILATION AND EXHAUST</b>	Provided for toilets, building cores and basements, Separate ventilation for DGs
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## LANDSCAPING

<b>ROADWAYS &amp; SURFACE PARKING</b>	Asphalt and interlocking precast concrete pavers / stone pavings
<b>PEDESTRIAN &amp; ROADWAY LIGHTING</b>	External lighting on pole and bollard mounted fixtures.
<b>BUILDING FAÇADE LIGHTING</b>	Appropriate Façade lighting with fixtures concealed within landscaped areas.

## ENVIRONMENT

<b>WATER RECYCLING</b>	Rain water harvesting, Water recycling in Sewage Treatment Plant for use in chillers, irrigation and flushing etc.
<b>ENERGY SAVING</b>	Energy efficient Chillers, High performance cladding (façade system) Use of energy saving lighting fixtures in common areas Energy efficiency features equivalent to LEEDs silver rating

## Disclaimer

All specifications as stated herein are estimates based upon design and can change on account of any changes to design. M3M India Limited reserves the right to change any of the above stated details at its discretion.



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.



As Gurgaon takes its place as a front runner in the office space arena, M3M Zone shall meet the stringent specifications of global corporates in the IT and ITES space. Each project will be designed to meet and surpass safety, power, employee confirm, security and many such concern areas that large corporations demand as global standard office specifications.

To achieve these strict demands, M3M is working with renowned and experienced associates who have long standing track record of successes in designing and executing projects customized to meet the requirements of this important sector.

## THE WORLD OF M3M



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



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



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



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.



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



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

## OTHER M3M PROJECTS



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### **M3M India Private Limited**

CIN: U80903HR2007PTCO44491



Paras Twin Towers, Tower-B,  
6th Floor, Golf Course Road, Sector-54,  
Gurgaon - 122002, India

### **Sales Gallery/ CRM Cell**

The Experia, Golf Course Road (Extn.),  
Sector-65, Gurgaon - 122002, India

### **Site**

M3M Urbana Business park, Sector-67,  
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