



**M3M**  
**113**  
**MARKET**

RERA Regn No. 59/2019 dated 15.10.2019

CREATING VALUE **SINCE INCEPTION**

---

**1.5 Crs**

Sq. Ft. Of Projects  
Delivered

**4 Crs**

Sq. Ft. Of Developed  
and Under-developed  
Area

Over

**2200**

Acres of Land Bank

**NO.1**

IN NORTH INDIA

**NO.2**

DEVELOPER IN INDIA



**INTRODUCING**

A NEW FORMAT OF  
UNEXPLORED OPPORTUNITIES





## SHOP CUM OFFICE PLOTS







**236 ACRES**

INDIA'S FIRST  
SELF SUSTAINABLE  
SMART CITY

Artistic Impression



# EASY ACCESSIBILITY & **STRONG CONNECTIVITY**



**0 KM FROM DWARKA  
EXPRESSWAY**  
(OPERATIONAL BY AUG, 2021)



**0 KM FROM DELHI**  
NH 248-BB (OPERATIONAL  
BY AUG, 2021)



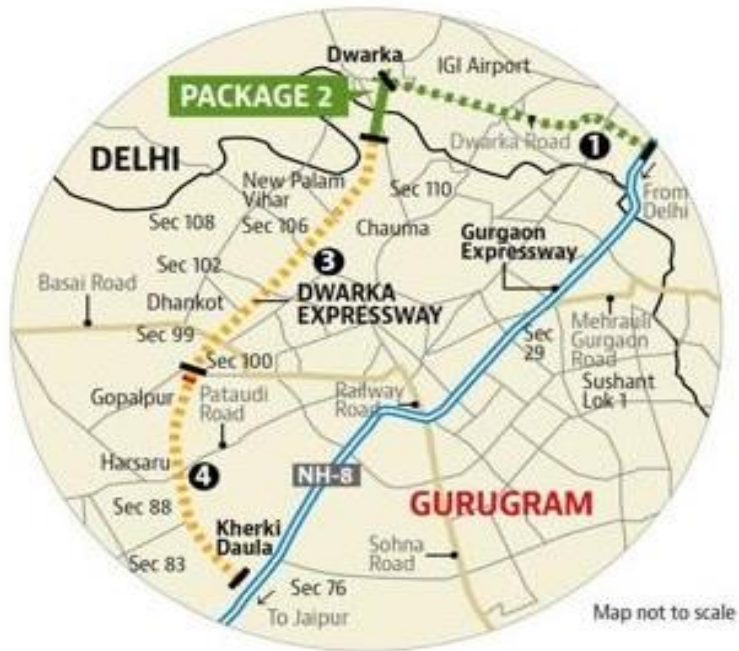
**4 KM FROM IGI AIRPORT**  
(7 MINS DRIVE)



**0 KM FROM  
METRO STATION**

## PROJECT BHARAT MALA\*

# TOTAL 4 PACKAGES



### Package 1

NH8- Dwarka Sector 21



### Package 2

Dwarka 21-Delhi Border, Aug 21



### Package 3

Delhi Border-Basai, Dec 20



### Package 4

Basai-SPR, Dec 20

**0 KM**  
FROM  
**NEW DELHI**





# 4 KM

FROM  
IGI AIRPORT

6.9 Crore Domestic and  
International Flyers in 2018

12th Busiest Airport  
in the World







# Indian International Exhibition & Convention Centre

In the Vicinity



**Asia's  
Biggest  
Convention  
Centre**

**3 KM**

FROM IICC

Development of 10 Mn. Sq. Ft. | 36000 Car Parking | 3500 Hotel Rooms

Operational by 2021 | A Centre with a Capacity of 10,000 people







## World class infrastructure: L&T grabs Rs 2971 crore contract for Dwarka convention centre

Apart from L&T, major construction firms such as Shapoorji Pallonji, Tata Projects and Nagarjuna Construction Company had also bid for the first phase of the project, a senior official with the Delhi Mumbai Industrial Corridor Development Corporation (DMICDC), which is the knowledge partner of the project, told FE.

By: [Zankar Pallanajak](#) | New Delhi | Published: December 24, 2017 5:12 AM

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Larsen & Toubro (L&T) has bagged a Rs 2,791-crore contract for detail design, engineering and construction work for the first phase of the Rs 26,000-crore exhibition-cum-convention centre in Dwarka, New Delhi.

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### ALL YOU WANTED TO KNOW ABOUT THE PROJECT

- Total project cost **₹25,703cr**
- Metro connectivity **₹800cr (approx)**
- PHASE 1 (2017-19) **2 halls & foyer**
- HOTELS **1,490 rooms**
- RETAIL AREA **58,000 sq metres**
- OFFICE AREA **31,000 sq metres**



#### THE STORY SO FAR

- Oct 16** Bids called for contracts, operator for exhibition and convention centre
- Dec 8** Last date to submit bid
- Dec-end** Contracts to be awarded
- Jan 2018** Work likely to start
- Feb 2018** Bidding for lease of commercial retail, hotel space
- Sept 2019** Completion of trunk infrastructure, 2 exhibition halls & convention centre
- Oct 2019** Operations to begin

The delay has meant that IICC will have to compete with an upgraded Pragati Maidan to host events

# NEWS UPDATES

## On Exhibition Centre





**METRO STATION AT  
ECC DWARKA**

In the Vicinity



# 3 KM

FROM METRO STATION  
AT ECC DWARKA







# Green signal for IGI-Gurgaon Metro

**EASY ACCESS** New Gurgaon-Dwarka Metro line gets ministry nod; to make commuting hassle-free for flyers

Sanjeev K Ahuja  
 sanjeev.ahuja@hindustantimes.com

**NEW DELHI:** The long wait for Gurgaon residents to get direct Metro connectivity to the Indira Gandhi International (IGI) airport will soon come to an end.

The proposed 11-km high-speed Metro link between Sector 21 in Dwarka and Gurgaon (Iffco Chowk) has finally got the green signal from the Union Ministry of Urban Development. The line will have three stations — Maruti Suzuki factory, Palam Vihar near ITM University and Sector 21, Dwarka.

Urban development minister Kamal Nath on Thursday announced that the government had sanctioned the Gurgaon-Dwarka Metro link.

"The Delhi Metro Rail Corporation (DMRC) has submitted the detailed project report to us and we are studying it. We have, however, sanctioned the project which will be the second DMRC project in Gurgaon. We have also given the go-ahead to the ₹1,990-crore Mundka-Bahadurgarh Metro line," Nath added.

In June this year, DMRC started conducting the ground study to prepare the report for the Metro link between Gurgaon and Dwarka. The new line will come up on the public private partnership (PPP) model, on lines of the airport link in Delhi. Private players will be invited to bid for it.

Haryana chief minister Bhupinder Singh Hooda had

**PROJECT TO TAKE OFF SOON**

■ Bhupinder Singh Hooda and Kamal Nath. HT PHOTO

**Gurgaon-Dwarka line**  
 ■ 11-km high-speed line will link Sector 21 in Dwarka and Iffco Chowk in Gurgaon  
 ■ The link will have three stations at Maruti Suzuki factory, Palam Vihar near ITM University and in Dwarka Sector 21

Proposed north extension of RMG by 7 kms

**Rapid Metro Rail Gurgaon**  
 The 6.1-km intra-city Metro line connects the existing Sikanderpur Metro station with NH-8. It is the country's first privately-owned Metro. Project report under way for RMGL north, south extn by 7 kms on each side

first announced the project to link Gurgaon with IGI airport at a meeting of the National Capital Region Planning Board (NCRPB) in November 2009, in the presence of then urban development minister Jaipal Reddy.

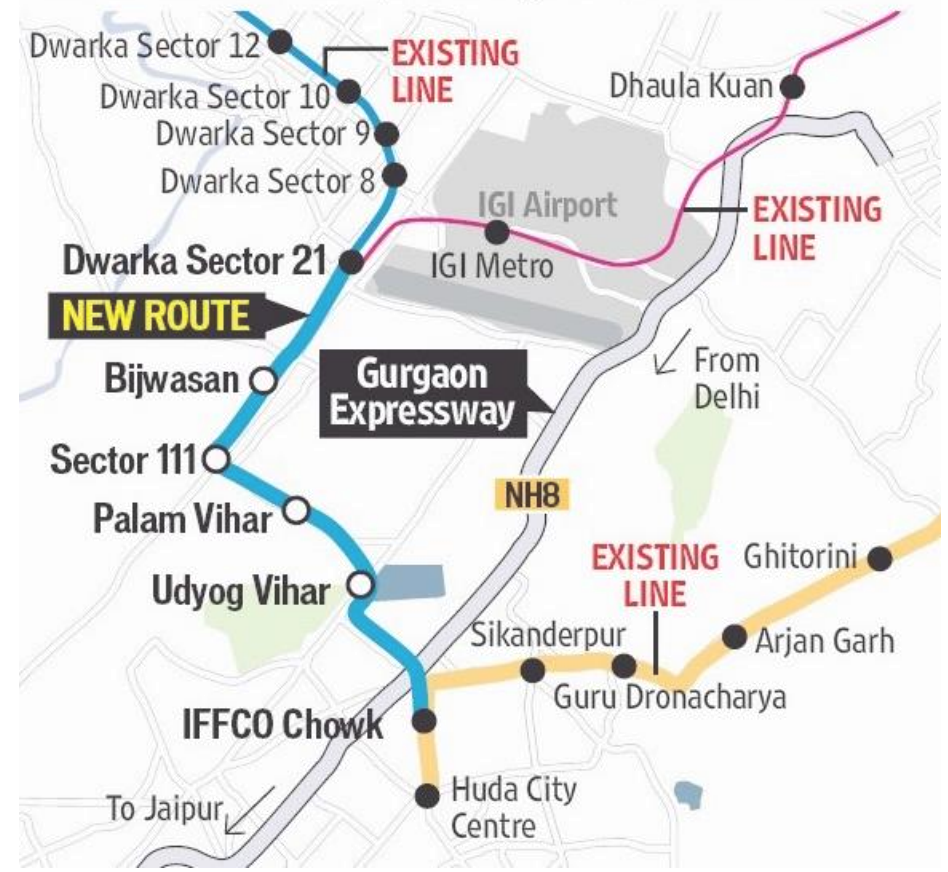
DMRC chief E Sreedharan said, "On the request of the Haryana government, we prepared a project report for the Dwarka-Gurgaon link. It will connect the Dwarka station in Sector 21 and Iffco Chowk. The

link will be an extension of the Airport Express Line which connects IGI with Rajiv Chowk station in Connaught Place."

Residents of localities near Iffco Chowk such as Sector 17, 18, DLF Phase 2 and gated communities such Heritage City, Beverley Park 1 & 2, Essel Towers and those living in Palam Vihar, sectors 21, 22, 23, 23A and Udyog Vihar, from where the Metro line is likely to meander, will benefit the most once the line opens.

# FOR FASTER COMMUTE

The 12.6-km route will help both Gurgaon and Delhi residents



# PROPOSED NEW Metro Routes

# 4 KM

FROM NEW  
DIPLOMATIC ENCLAVE

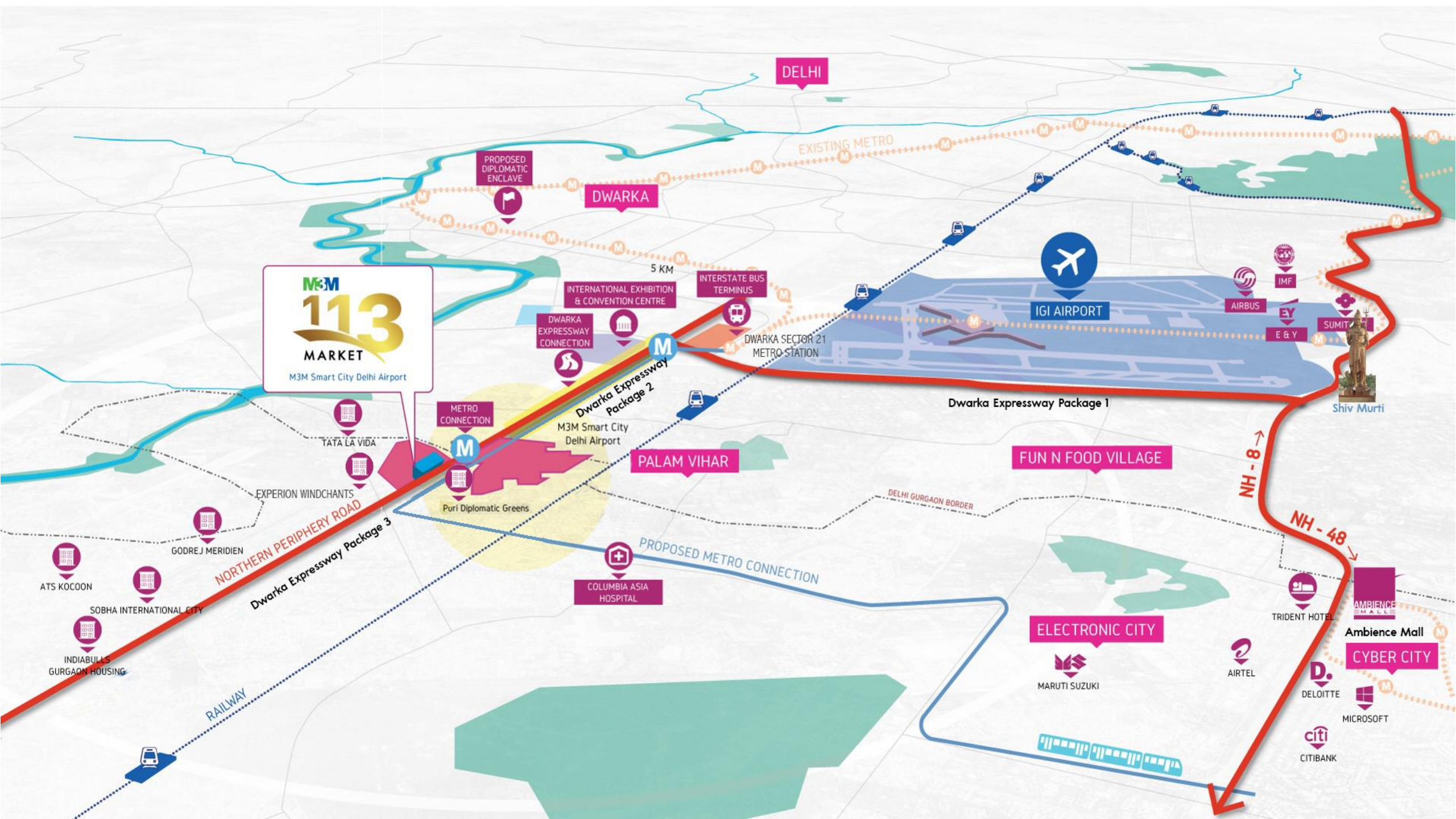
3.5 Lacs Sq. Ft.

39 Embassies

Premium Catchment of  
Expats and Diplomats







**M&M**  
**113**  
**MARKET**  
M3M Smart City Delhi Airport

DELHI

PROPOSED DIPLOMATIC ENCLAVE

DWARKA

EXISTING METRO

INTERNATIONAL EXHIBITION & CONVENTION CENTRE

INTERSTATE BUS TERMINUS



IGI AIRPORT



AIRBUS



IMF



E & Y



SUMIT



Shiv Murti

5 KM

DWARKA EXPRESSWAY CONNECTION

DWARKA SECTOR 21 METRO STATION

Dwarka Expressway Package 1

METRO CONNECTION

M3M Smart City Delhi Airport

Dwarka Expressway Package 2

PALAM VIHAR

FUN N FOOD VILLAGE

TATA LA VIDA

EXPERION WINDCHANTS

GODRE J MERIDIEN

ATS KOCOON

SOBHA INTERNATIONAL CITY

INDIABULLS GURGAON HOUSING

NORTHERN PERIPHERY ROAD

Dwarka Expressway Package 3

Puri Diplomatic Greens

PROPOSED METRO CONNECTION

COLUMBIA ASIA HOSPITAL

DELHI GURGAON BORDER

NH - 8

NH - 48

ELECTRONIC CITY

MARUTI SUZUKI

AIRTEL

TRIDENT HOTEL

Ambience Mall

CYBER CITY

DELOITTE

MICROSOFT

CITI

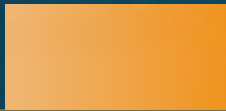
CITIBANK

RAILWAY



A  
**FORMAT**

THAT NEEDS TO BE REINVENTED





# SECTOR 17, CHANDIGARH

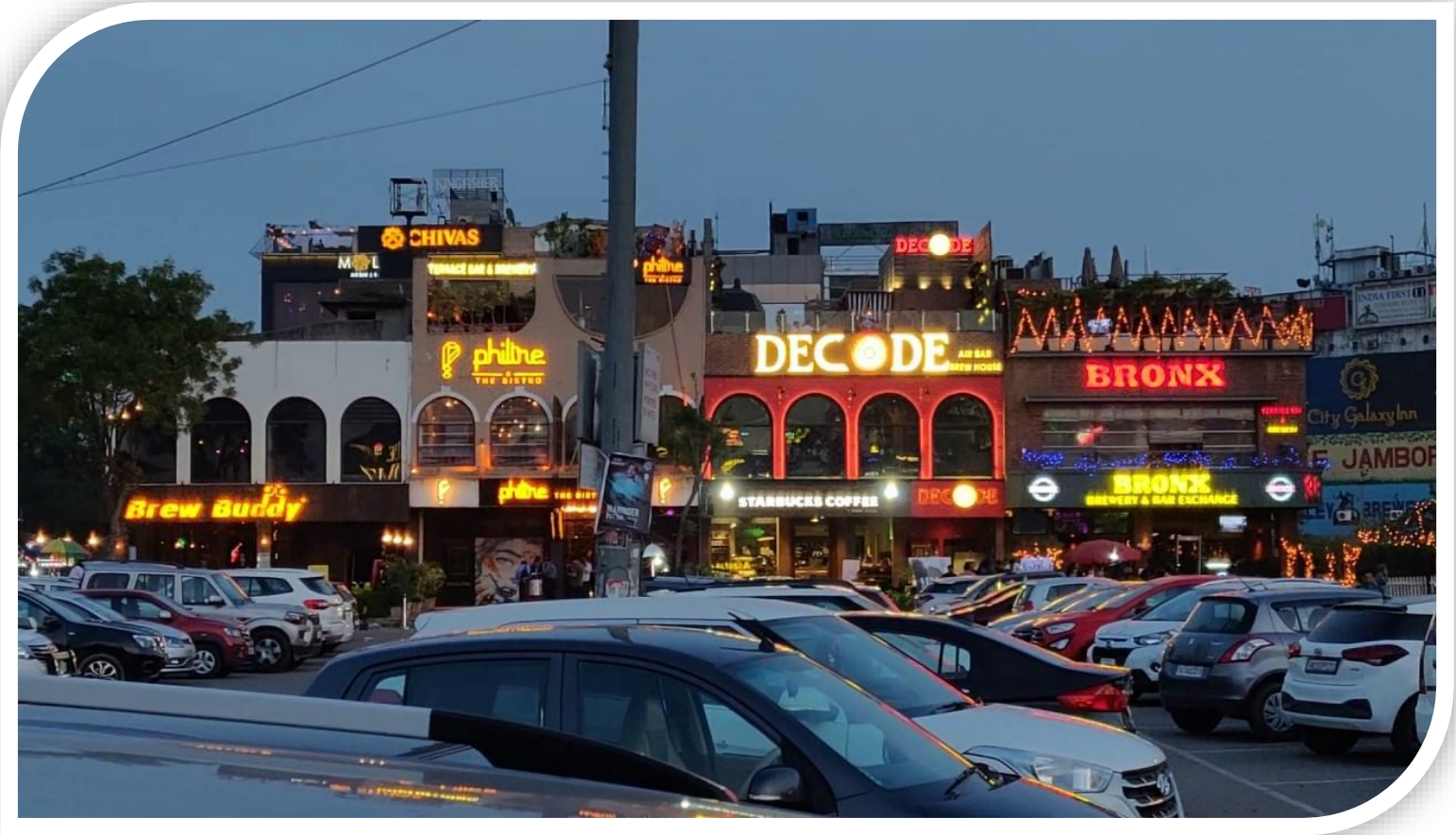


# KHAN MARKET, DELHI





# SECTOR 29, GURUGRAM



# EXPECT A PEDIGREE OF **DIFFERENT CLASS**



**TRADITIONAL SCO**

v/s



**M3M SCO**





**SHAPE OF THINGS IN STORE**





**SHAPE OF THINGS IN STORE**





**COMPETITIVE  
ADVANTAGE**

**100%**

LAND OWNERSHIP

+

TERRACE RIGHTS

+

AREA EFFICIENCY

+

POWER BACKUP\*

\*Only Applicable to Common Areas



# COMPETITIVE ADVANTAGE

Ground+4  
Storey with  
Basement

Very Low  
Maintenance

Planned as  
Pedestrian  
Paradise



# 12



# LAC+

## FAMILIES



OLD GURGAON



PALAM  
VIHAR



DWARKA  
EXPRESS WAY



DWARKA



# SITE PLAN

Total Site Area  
8.5 Acres

No. of Plots  
105

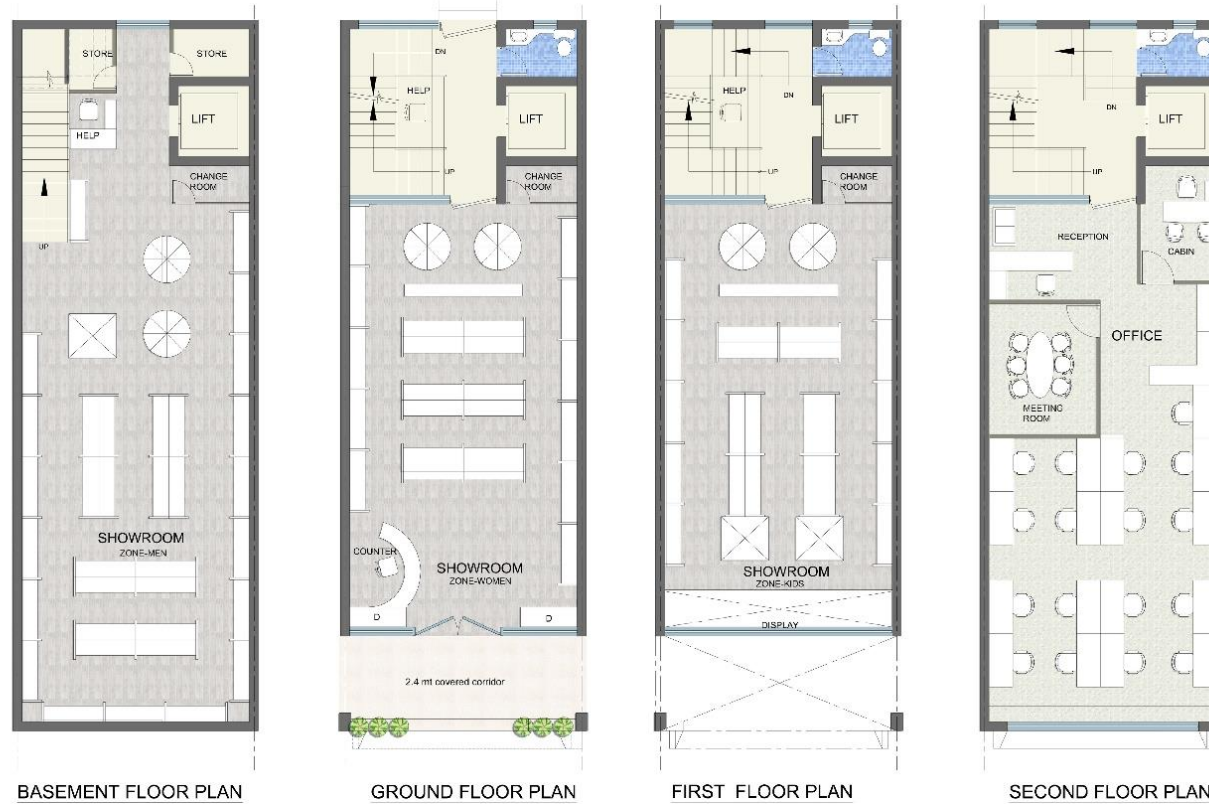
Central Green  
1.5 Acres

Connecting Roads  
150 M wide Expressway  
60 M wide Bajgahera Road  
24 M Internal Road

150 M WIDE ROAD-NPR

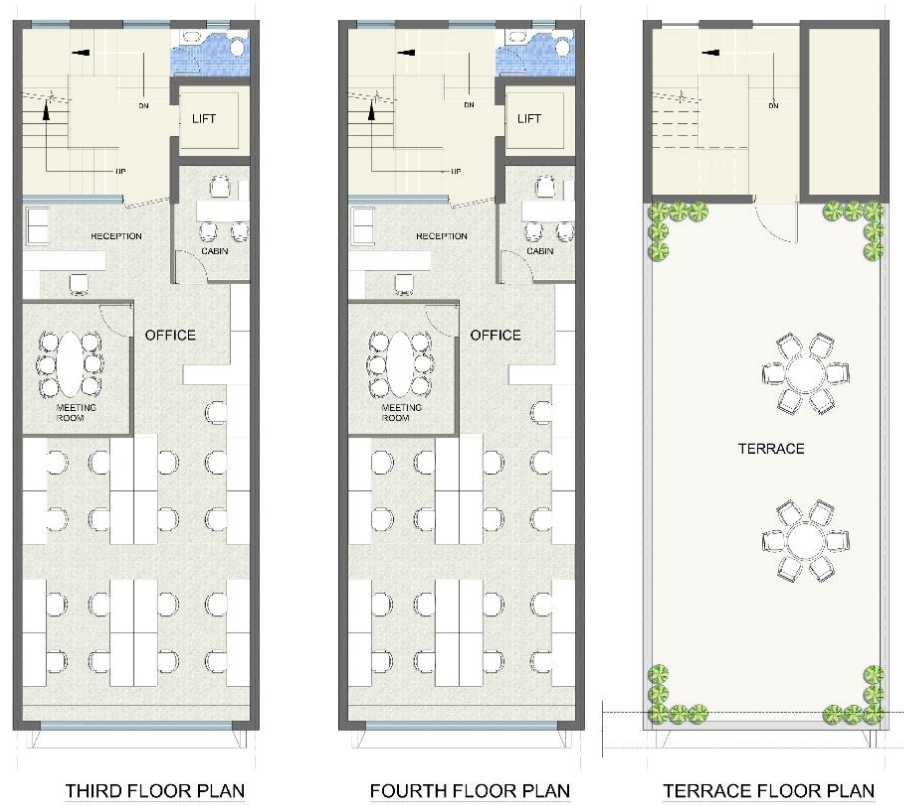


# FLOOR PLAN



SHOW ROOM AND OFFICE

# FLOOR PLAN

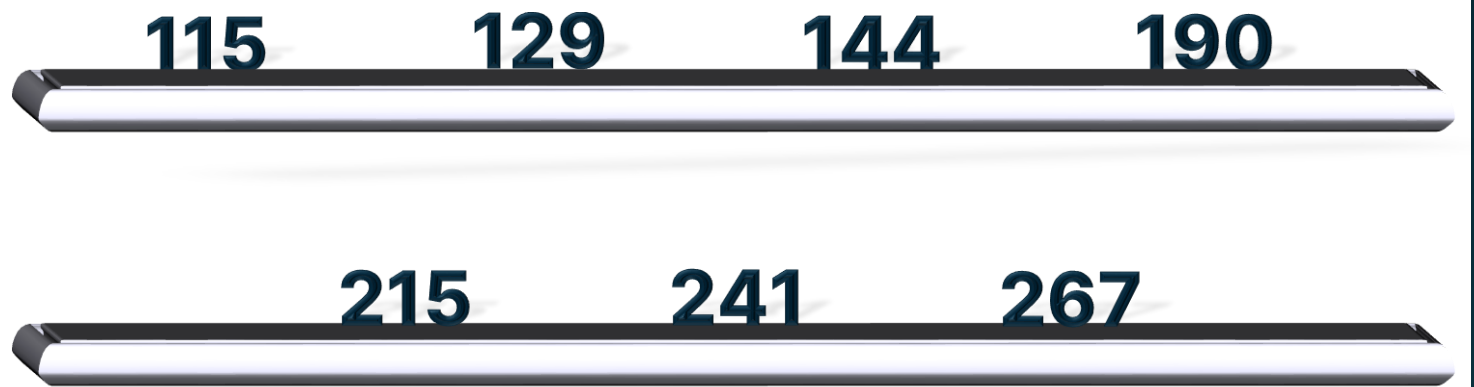


PLOT AREA 108 Sqmt \ 130 Sqyd



# PLOT SIZES

AREA (IN SQ.YD.)



**PRESENTING**

**3D**  
**3 DEALS IN ONE**  
**OFFER**





**PAY 10%\***  
BALANCE ON POSSESSION



**3 YEARS\***  
LEASE GUARANTEE



**PRE-POSSESSION\***  
**BENEFITS**

The background features a dark blue gradient with a lighter blue diagonal band. On the left, a stack of blue spheres sits on a blue ramp. At the top and bottom center, there are yellow rectangular bars. The text is centered and reads:

ONCE IN A LIFETIME

# OPPORTUNITY

TO BE A PART OF THE NEXT GROWTH CORRIDOR