



**URBANA**

The Leader in the Evolution of Urban Business & Retail.



M3M India Ltd. is the creator of idyllic high-end city development and classic designer projects in the Country. The Group made their beginning 12 years back under the futuristic leadership of Mr. Basant Bansal and the valuable support of his brother Mr. Roop Bansal. Today M3M India Ltd. stands apart in the industry with its uniquely innovative concepts, multi-dimensional realty projects and unmatched service standards. The Group truly epitomizes what it stands for. Magnificence in the trinity of Men, Materials and Money (M3M).





The philosophy of retail & commercial development by the M3M Group encompasses state-of-the-art retail spaces and world-class office complexes and towers. A veritable hub of activity.



California-Style Retail-cum-Commercial Centres and tall tower commercial edifices to match downtown Manhattan

**M3M**Biz  
Presents

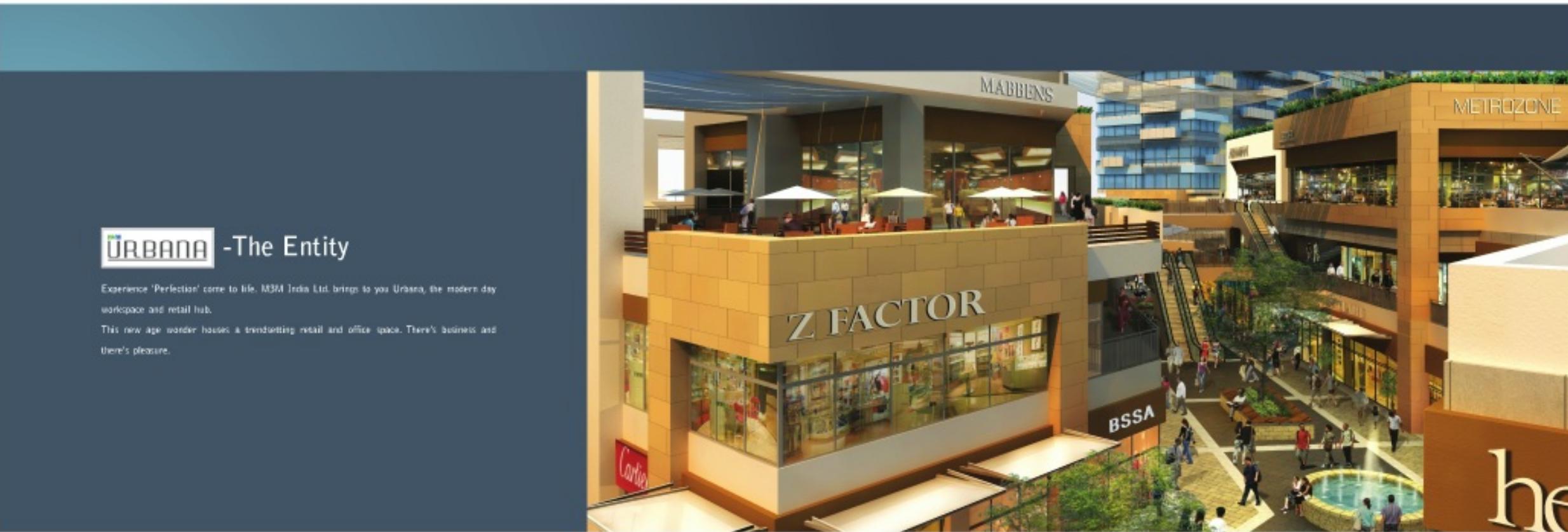


Millions of years have given us an inclination to explore, thoughts to discover and details to observe. They've given us a reason to evolve as an urban citizen. In this constant quest to rediscover newer standards of human habitats, M3M India Ltd. introduces Urbana, a venture that will set a new paradigm in the world of retail and office. It will be located at the heart of Sector 67, Gurgaon.



### The Urban Evolution

Since the beginning of time, the evolution of humankind has been marked by some fantastic discoveries. Every age has contributed to the evolution of life. The modern age has seen some remarkable technologies and ideas take credence. It's Evolution that creates a new 'perfect' every century. M3M Urbana is what 'perfect' has come to mean in our age.



## -The Entity

Experience 'Perfection' come to life. M3M India Ltd. brings to you Urbana, the modern day workspace and retail hub.

This new age wonder houses a trendsetting retail and office space. There's business and there's pleasure.

## Our New Approach

The beginning of the Sustainable Revolution

### Planning Ideology

Our planning exemplifies our principles of creating the perfect blend of art and robustness in a structure. Urbano embodies a perfect urban and sustainable building with smart growth principles.

### Architectural Ideology

Our work didn't just stop at hiring the best architects, but only when the entire design came to life piece by piece. We made sure that the structure was contemporary and progressive enough to set benchmarks in modern-day commercial centres.

### Experiential Ideology

Urbano is built on two very basic principles; a diverse experience for retail shoppers and a refreshing and effective work environment for office goers.





## URBANA -Retail

MSM Urbana will surprise you with as extravagant a shopping experience as one could ever imagine. No form of indulgence can be complete without the environment itself aiding the desire. That's why some of the world's most renowned architects have linked the best of their plans to make this shopper's

paradise come alive. It will create a rich and diverse experience which will allow shoppers to explore a variety of indoor and outdoor spaces. Each store space has a flexible layout to create larger units. The shop spaces encompass every international standard and surpass each quality expectation.



## URBANA -Retail

MSM Urbana will surprise you with as extravagant a shopping experience as one could ever imagine. No form of indulgence can be complete without the environment itself aiding the desire. That's why some of the world's most renowned architects have linked the best of their plans to make this shopper's

paradise come alive. It will create a rich and diverse experience which will allow shoppers to explore a variety of indoor and outdoor spaces. Each store space has a flexible layout to create larger units. The shop spaces encompass every international standard and surpass each quality expectation.



## URBANA -Unique Architecture

The "California-like" design of the consumer friendly retail spaces and sophisticated office spaces that resemble "Manhattan", has been developed by RSA + RS 204 DESIGN. This is an international architectural planning and design firm with many awards to its name, with offices in Los Angeles, Tokyo, Shanghai and New Delhi, with over 50 years of experience. They are highly successful in delivering projects all over the world.

1N 100' 0"



Site Plan

## SPECIFICATION

### RETAIL

<b>STRUCTURE</b>	RCC rock underpinning reinforced with secondary piling system
<b>LANDSCAPE</b>	Ridge & ditched perimeter walls Pavements designed with varying unrecycled blocks with Deck boardings off road performance formula Driveway paving areas with low coverage permeable landscape features
<b>PUBLICS</b> Foyer Lobbies Accessories Private Floor Panels General Retail	Completion of external perimeter walls Completion of internal perimeter walls Ridge & ditched Customer Area Furniture areas with modular furniture for visual focus
<b>PARKING</b>	Black river services for parking and service area. Adequate surface parking Provision of accessible route from roads
<b>SECURITY</b> Video Surveillance Management Systems	Residential parking bays with & secured floor slab area Residential off site residential areas & entrances
<b>LIFESAFTY</b> All Risks from Installation of Fire Extinguishers External Fire Hydrants	Provide fire extinguishers Provide fire hydrants
<b>MECH</b> AC system Ventilation and Extract	Space provision for split AC unit Provide for common kitchen and office services
<b>ELECTRICAL</b> Breaker Box Meters Lighting Protection & Bonding Box	Provision of cable access connection for all account Takes load will be assessed Provided
<b>RESELE GENERATORS</b>	300% emergency back up provision for lighting power and AC Provided with PLC based control manager
<b>KITCHEN</b> Internal External	Black body equipment units made of stainless steel or galvanised Customer prep areas per divisional design and condiments
<b>COMMUNICATION</b> Data & TV Connection Telephone	Provision for data TV Provision for telephone

### OFFICE

<b>STRUCTURE</b>	Office Foyer - Security Panelled
<b>LANDSCAPE</b>	RCC rock and concrete with tertiary piling system Parking & service area under an arched canopy after entry
<b>PUBLICS</b> Gated Reception Ticket Counter Point Customer Desk	Completion of front building entrance Ridge & ditched Exterior Area Provided to let's administrator, Building Service
<b>PARKING</b>	Multi level access to car park for visitors, Adequate surface parking Provision of access control and video surveillance
<b>SECURITY</b> Video Surveillance Management Systems	Residential parking, Reserves & presentation office tables Reserve bays outside building & entrances
<b>LIFESAFTY</b> Fire Detection and Suppression Fire Extinguishers External Fire Hydrants	Provided extinguishers Provided extinguishers
<b>Mech</b> AC System Ventilation and Extract	Split AC for individual Provided for common kitchen and service areas
<b>ELECTRICAL</b> Distribution Meters Lighting Protection & Bonding Box Emergency Lighting	Provision of cable access connection for all account Takes load will be assessed Provided Emergency lighting in evacuation areas
<b>RESELE GENERATORS</b>	300% emergency back up provision for lighting power and AC Provided with PLC based control manager
<b>KITCHEN</b> Internal	Black body equipment units made of stainless steel or galvanised
<b>COMMUNICATION</b> Data & TV Connection Telephone	Provision for data TV Provision for fixed line