

The logo for M&M COSMOPOLITAN. It features the 'M&M' logo in green and blue at the top left. To its right are two horizontal blue lines. Below these lines, the word 'COSMOPOLITAN' is written in a large, bold, blue, sans-serif font with a trademark symbol (TM) at the end. Underneath 'COSMOPOLITAN', the words 'STYLISH RETAIL & COMMERCIAL HUB' are written in a smaller, blue, sans-serif font. The entire logo is enclosed in a white rectangular box with a thin blue border.

# About M3M

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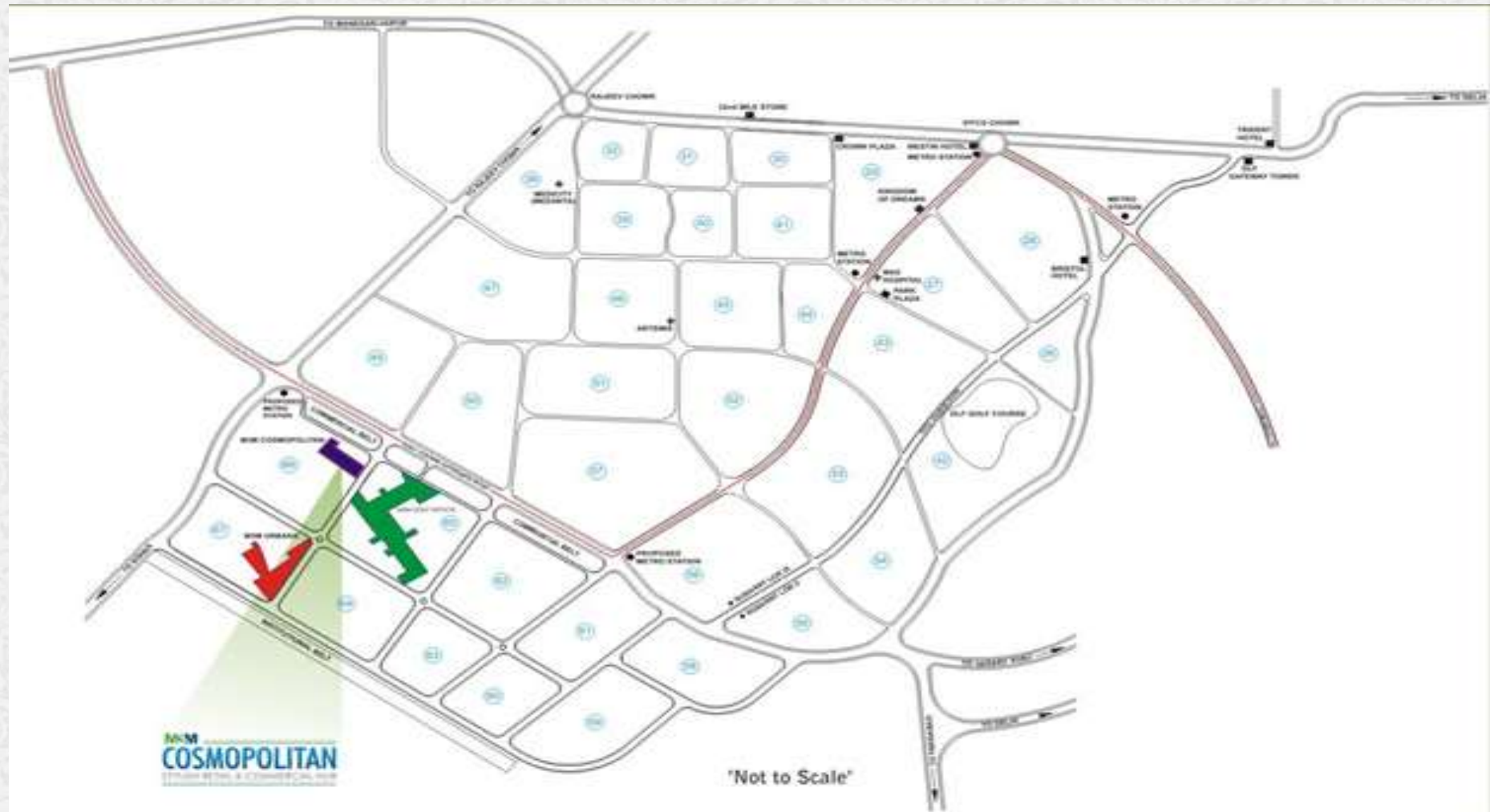
- Renowned real estate developer owning more than **2000 acres of land bank** in high-growth corridors of Delhi/ NCR;
- Over **two decades of real estate presence** in the NCR - in land consolidation and real estate development;
- **100% Debt free** company;
- **Emerging real estate conglomerate** having 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	Lighting	Landscape	Construction
<ul style="list-style-type: none"> <li>- ARCOP Associates, Canada</li> <li>- DP Architects, Singapore</li> <li>- RSP Architects, USA</li> <li>- UHA (Upton-Hansen Architects, London)</li> </ul>	<ul style="list-style-type: none"> <li>- Bo Steiber, Singapore</li> <li>- Lighting Design Partnership International (LDPI), UK</li> </ul>	<ul style="list-style-type: none"> <li>- Belt Collins, Singapore</li> <li>- Element Design Studio, Singapore</li> <li>- GCH Planning &amp; Landscape Architecture (Geyer Coburn Hutchins), USA</li> </ul>	<ul style="list-style-type: none"> <li>- Larsen &amp; Toubro</li> <li>- Shapoorji Pallonji</li> <li>- BL Gupta Construction</li> <li>- CCCL</li> </ul>
Golf Course	Structure	Interior	
<ul style="list-style-type: none"> <li>- Golf Plan, USA</li> </ul>	<ul style="list-style-type: none"> <li>- LERA (Leslie E Roberts and Associates), USA</li> </ul>	<ul style="list-style-type: none"> <li>- BLD (Bilkey Llinas Design), USA</li> </ul>	



# LOCATION MAP



# Location

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- **Located in Sector 66, just off the 90 mt Golf Course Extension Road (SPR).** The SPR has been declared a National Highway as per the NHAI and will be re-christened as NH236.
- **30 mts. wide green belt and the 200 mt. wide commercial belt** separate the site from the SPR.
- **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.
- **Very close to the proposed metro corridor** offering fast and easy connectivity to Delhi.



# SITE

- Spread over **3 acres**.
- **Access to the Site from 60 meter wide sector road** between Sectors 65 & 66
- **Hi-end luxury residential and commercial developments in the vicinity** by renowned developers including M3M, Ireo, Emaar, BPTP, Bestech etc.
- The primary catchment areas would have **more than 10000+ families** moving in the next 3 years' time period.
- The **Secondary Catchment Areas of Sohna Road and Nirvana Country** is already having some of the most prestigious Residential Destinations of Gurgaon.



Access From 60 meter Wide Sector Road



# SITE PLAN



# 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**. LDPI is experienced in lighting design for many different types and scales of building from airports, atria, auditorium, bridges, to hotels, offices, museums, shopping centers and exhibitions.
- **Execution** of the project has been entrusted to **M/s Consolidated Construction Consortium Ltd.** To CCCL's credit stand IT Parks, Biotech Parks, Resorts and Hotels, Commercial, Industrial & Institutional structures and Infrastructure facilities executed with innovative and revolutionary application of technology and expertise.



# PROJECT CONCEPT



**Unique Architecture promoting “Los- Angeles-like” design – Permanent Finished façade, Heat Resistant Glass, Terrace Restaurants, Rich Landscapes and Large Store Fronts.**



# PROJECT CONCEPT



- **Best Commercial Project Mix - Retail, Anchor Store, Restaurant, Office & Medical Centre.**
- **Contemporary Design & Architecture.**



# PROJECT CONCEPT

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- **Double Height Retail Showrooms.**
- **Sky Bridges** For Two-Tier Shopping Experience.
- **Large Open Spaces, Exotic Water Bodies & landscaped promenades.**
- **Rooftop Restaurants** with Large Terrace Sit-Outs.
- **40,000 sq.ft Commercial Recreational Club** within the Complex.

# PLANNING & DESIGN ELEMENT

- **Carefully Designed Dedicated Drop-off and Entrance Areas** for Retail, Office space & Medical centre and the Recreational club providing hassle free access.
- **6 Meter wide Internal Driveway** along with **Two ramps to the 1<sup>st</sup> Basement level for Retail & Office/Medical Centre Block respectively** providing congestion free movement.
- **Four access cores with Escalators, Elevators & Staircases** (Dedicated Escalator & Elevator) for providing a seamless shopping experience.





# PLANNING & DESIGN ELEMENT



- **32 - 40 feet wide Central plaza** with water bodies, landscaping, Sit-Outs, food kiosks etc. providing a retreat for the patrons.
- **Sky-Bridge over the central plaza** connecting the two retail blocks on the 1<sup>st</sup> floor providing seamless movement across the two tier retail area.



# PLANNING & DESIGN ELEMENT



Double height Retail Block 1 similar to High Street Retail at some of the world's best retail avenues like the Rodeo Drive.



# PLANNING & DESIGN ELEMENT



- **Exclusive Retail Promenade** with exotic water fountains & rich landscaping providing a delightful shopping experience for the patrons.
- **Kids Play Area** Within the Complex

# PLANNING & DESIGN ELEMENT



**Shading of the Central Plaza & Pedestrian Walkways** through **Pergola and tensile roof structure** and **Misting facility** in the walkways to provide a comfortable shopping experience for the Patrons.



# PLANNING & DESIGN ELEMENT

- **Exclusive Restaurant/F&B space** on the second floor with **Dedicated Landscaped Terrace** area with each Restaurant unit.
- **Small and Mid-size office space** designed exclusive **for professional** ranging from **600-1500 sq.ft**, from **2nd- 6th floors**.
- **Medical Centre Block proposed on 7th-11th floors**, hence assuring a permanent captive audience for the Complex.
- **Self-contained parking** across Multi-level basements. Ample Surface parking for the Visitors.
  - ✓ Visitor's Surface parking: 60 Bays
  - ✓ Basement Parking: 340 Bays
- **Traffic Circulation** has been designed to make shopping experience friendly & hassle free.

# 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.

# OTHER SPECIFICATIONS- RETAIL

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- 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.
- **Lobby Finish:** Combination of Stone and Painted surface.
- **High Speed Elevator** to ensure ease of circulation among all the floors
- **Fully Finished Common Toilets** with Modern Fittings & Fixtures.
- **Clear Ceiling Height: 3.65 Meters.**
- **Dedicated Drop off & Entrance Lobby** for Office units.



# SPECIFICATIONS - OFFICE

- **Internal Signage:** Main Lobby equipped with **Tenant Directory & Directional Sign.**
- **Provision for wet points** in all the Units.
- Provision for **Cable TV, Optical Fibre connectivity & Fixed Line.**
- **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.**





# FLOOR PLANS - RETAIL

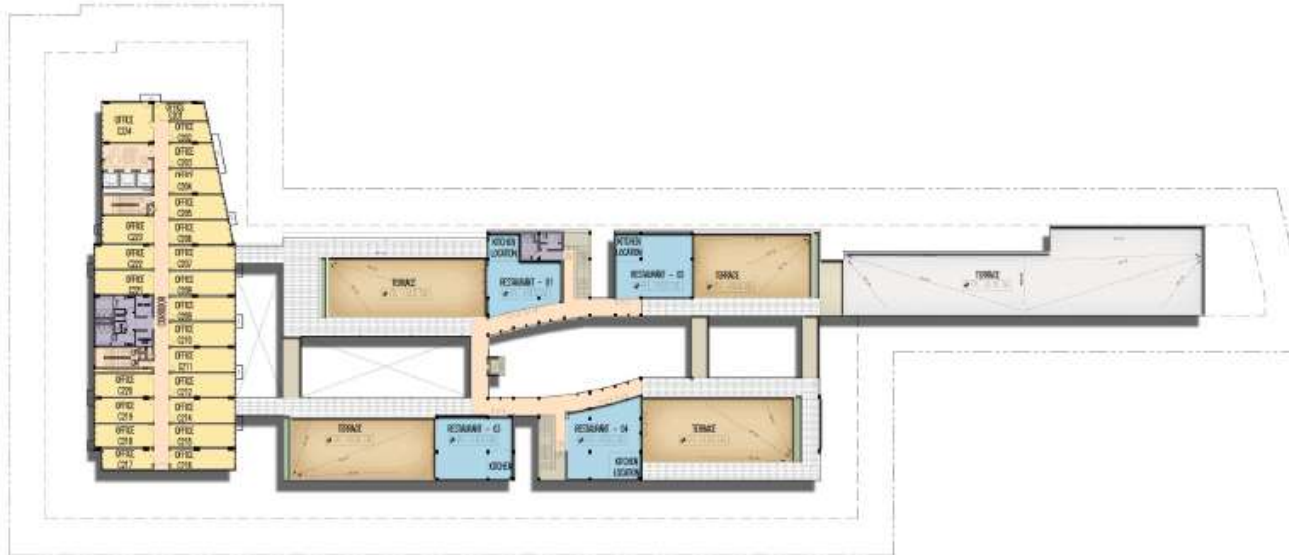


# FLOOR PLANS - RETAIL





# FLOOR PLANS - OFFICE & RESTAURANT



# FLOOR PLANS - OFFICE



## Typical Floor Plan: Office



**THANK YOU**