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M3M
COSMOPOLITAN
STYLISH RETAIL & COMMERCIAL HUB



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 ago under the futuristic leadership of Mr. Basant Bansal, with 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, **M**agnificence in the trinity of **M**en, **M**aterials and **M**oney (M3M).





M3M
golfestate™
Finest Golf Resort Living

The M3M Group has already launched the premium M3M Golf Estate, a part of **M3M Life** venture. M3M Golf Estate is the epitome of high golfing life in the heart of Gurgaon. It is spread over 75 acres and is incomparable...





M3M Biz is the vertical for retail & commercial development by the M3M Group that encompasses state-of-the-art retail spaces, world-class office complexes and towers. A veritable hub of activity. A testimony to this is the M3M Urbana.



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M3M Presents Cosmopolitan, Sector-66, Gurgaon

When cultures blend, languages become one, fashions collide, nationalities disappear and people come together to have a good time, a state of 'cosmopolitan' is declared.

M3M invites you to experience an enigmatic creation — a modern Los Angeles-like design that puts the structure in the **'Rodeo Drive'** class. Come to a life with open spaces, double height showrooms, sky bridges for two tier level shopping, exotic water fountains, green trees and brand-packed food courts on the rooftop.

So if you have any other thoughts, drop them now, because nothing is worth more than being part of this new revolution called M3M Cosmopolitan.



Planning Vision

1. Retail spaces flank a grand urban promenade...



2. This urban promenade leads into a iconic commercial tower.



3. The result is a dynamic mixed use project that is inter-woven within the urban fabric, the project and city are one and the same.



The Retail Wonder

M3M Cosmopolitan – Retail Space

M3M introduces Cosmopolitan, a revolution in the world of shopping centers, a new age structure destined to set new standards in retail spaces.

This new age wonder houses a trendsetting retail space that accommodates a sea of the most renowned and high end brands. There's business and there's pleasure.

Set apart from the rest...

Double height showrooms similar to high street retail at some of the world's best retail avenues - Rodeo Drive, New Bond Street, Champs Elysees, and 5th Avenue.

Exclusive retail promenade, richly landscaped, providing a retreat for the patrons.

Sophisticated design elements catering to the upper segment of the market.

Refined Architectural design focused on modernized features and an elevated material palette.





The Corporate Wonder

M3M Cosmopolitan – Office Space

M3M Cosmopolitan, an environment that will make every working minute worthwhile, and a place that will give the concept of office going a whole new meaning with heat resistant glasses to keep the temperature control for focused attention. The structure will house suitable lobbies and office spaces (12 storey building with underground parking) combined with a Manhattan-like feeling.

So if at anytime you realize you're in New York try not to be puzzled.



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. Cosmopolitan 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

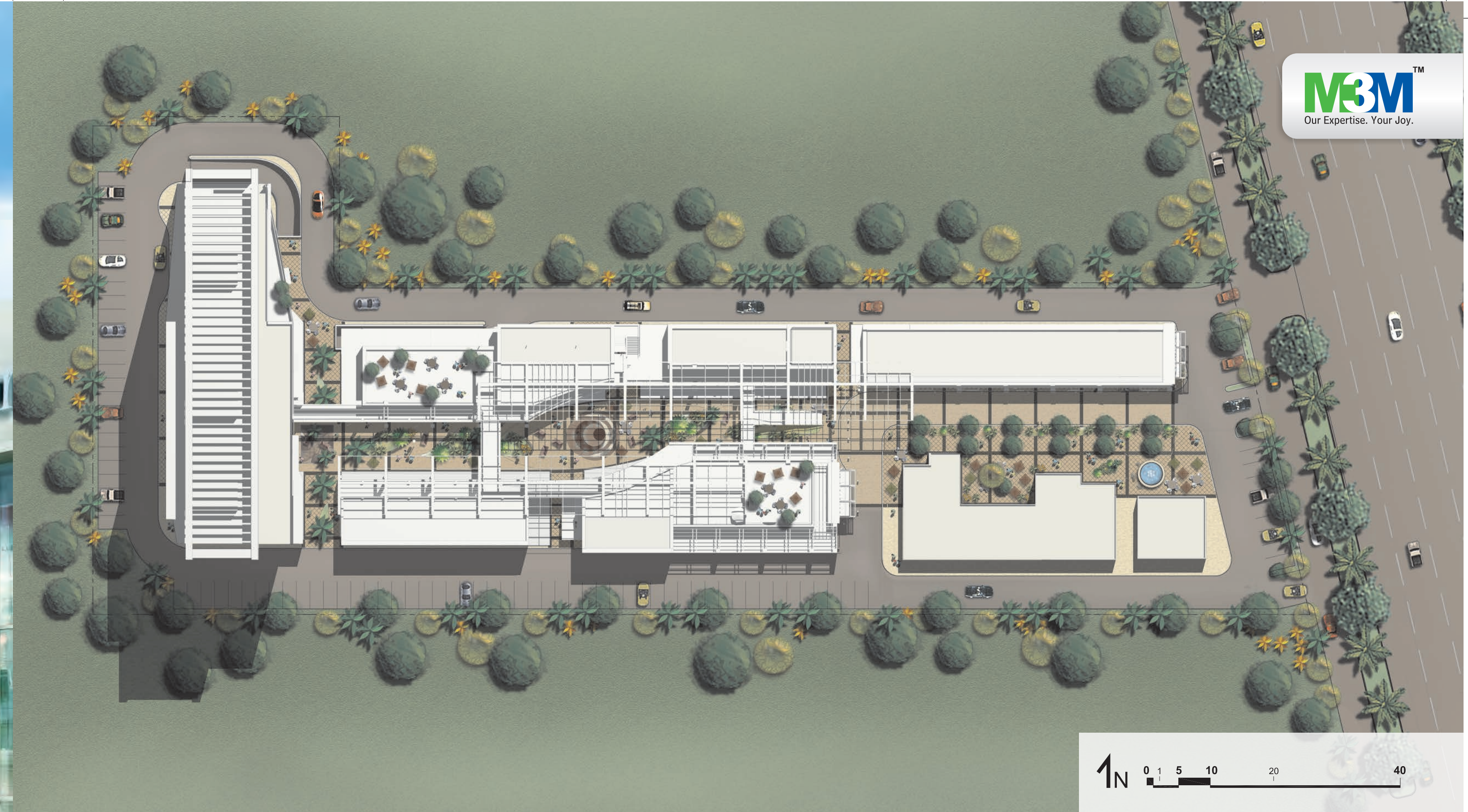
Cosmopolitan is built on two very basic principles, a diverse experience for retail shoppers and a refreshing and effective work environment for office goers.





Unique Architecture

The "Los Angeles-like" design of the consumer friendly retail spaces and sophisticated office spaces have been created by internationally renowned architects from the USA. A veritable 'Rodeo Drive' of Gurgaon.



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Site Plan



SPECIFICATIONS

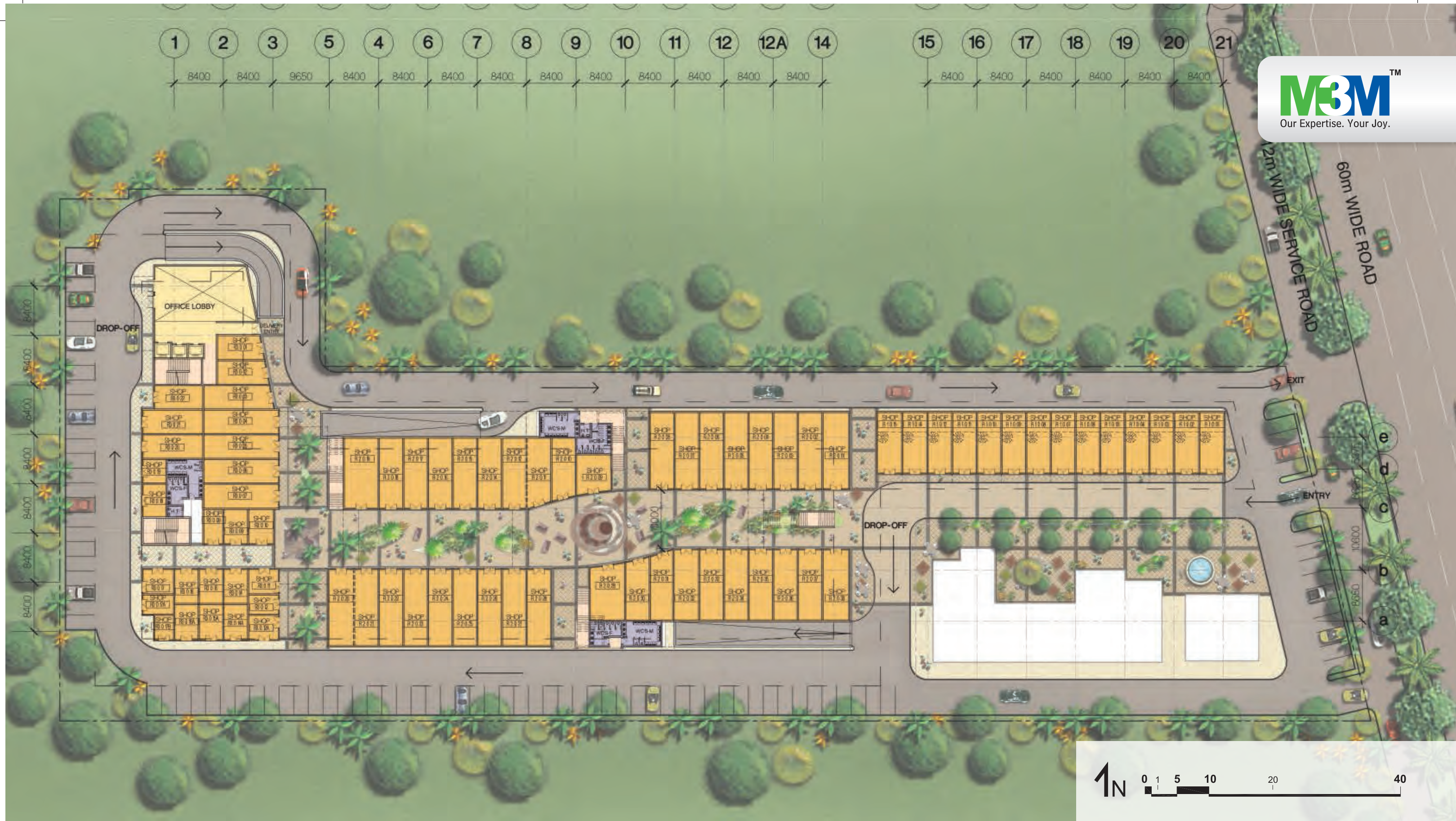
RETAIL

RETAIL SHOPS	Retail Floors - Ground, First & Second Large store fronts and glazing area for Retail units Arcade along all Retail units Dedicated signage areas for all units as per design Restaurant with terrace dining provided on second floor
STRUCTURE	RCC slab and column structure with masonry partitions
LANDSCAPE	Richly landscaped central plaza Pedestrian plaza designed with seating areas and food kiosks Dedicated drop-off zone and entrances for retail On-site parking areas with lush canopy trees and landscape features
FINISHES Exterior Lobbies Basement Tenant Floor Finish Common Toilets	Combination of stone and painted surface Combination of stone and painted surface Broom finish concrete Concrete floor Finished toilets with modern fittings and fixtures
PARKING	Multilevel basement for parking and services. Adequate surface parking Provision of access and video surveillance
SECURITY Video Surveillance Manned Security	Basement parking, basement & ground floor lobbies Boom barriers at all vehicular entry & exit points
LIFE SAFETY Wet Riser/ Hose Reels/Sprinklers/Fire Extinguishers External Fire Hydrants	Provided as per norms Provided as per norms
HVAC AC system Ventilation and Exhaust	Space provision for split AC units Provided for common toilets and basements
ELECTRICAL Distribution Metering Lightening Protection & Earthing Pits	Provision of cable upto tenants distribution board Tenant load will be metered Provided
DIESEL GENERATORS	100% automatic backup provided for lighting, power and AC Provided with PLC based auto load manager
SIGNAGE Internal External	Main lobby equipped with tenant directory and directional signs External signage as per developers design and conditions
COMMUNICATION Cable TV connection Telephone	Provision for cable TV Provision for fixed line



OFFICE

OFFICE SUITE	Office Floors - Second to Eleventh Floor
STRUCTURE	RCC slab and column with masonry partitions Passenger & service elevator and staircase connecting office levels
LANDSCAPE	Richly landscaped central plaza Pedestrian plaza designed with seating areas and food kiosks Dedicated drop-off zone and entrance for office
FINISHES Lobbies Basement Tenant Floor Finish Common Toilets	Combination of stone and painted surface Broom finish concrete Concrete floor Finished toilets with modern fittings and fixtures
PARKING	Multilevel basement for parking and services. Adequate surface parking Provision of access control and video surveillance
SECURITY Video Surveillance Manned Security	Basement parking, basement & ground floor lift lobbies Boom barriers at all vehicular entry & exit points
LIFE SAFETY Wet Riser/ Hose Reels/Sprinklers/Fire Extinguishers External Fire Hydrants	Provided as per norms Provided as per norms
HVAC AC System Ventilation and Exhaust	Split AC units provided Provided for common toilets and basements
ELECTRICAL Distribution Metering Lightening Protection & Earthing Pits Emergency Lighting	Provision of cable upto tenants distribution board Tenant load will be metered Provided Emergency lighting in selected common area
DIESEL GENERATORS	100% automatic backup provided for lighting, power and AC Provided with PLC based auto load manager
SIGNAGE Internal	Main lobby equipped with tenant directory and directional signs
COMMUNICATION Cable TV Connection Telephone	Provision for cable TV Provision for fixed line



GROUND FLOOR LEVEL

Floor Plan

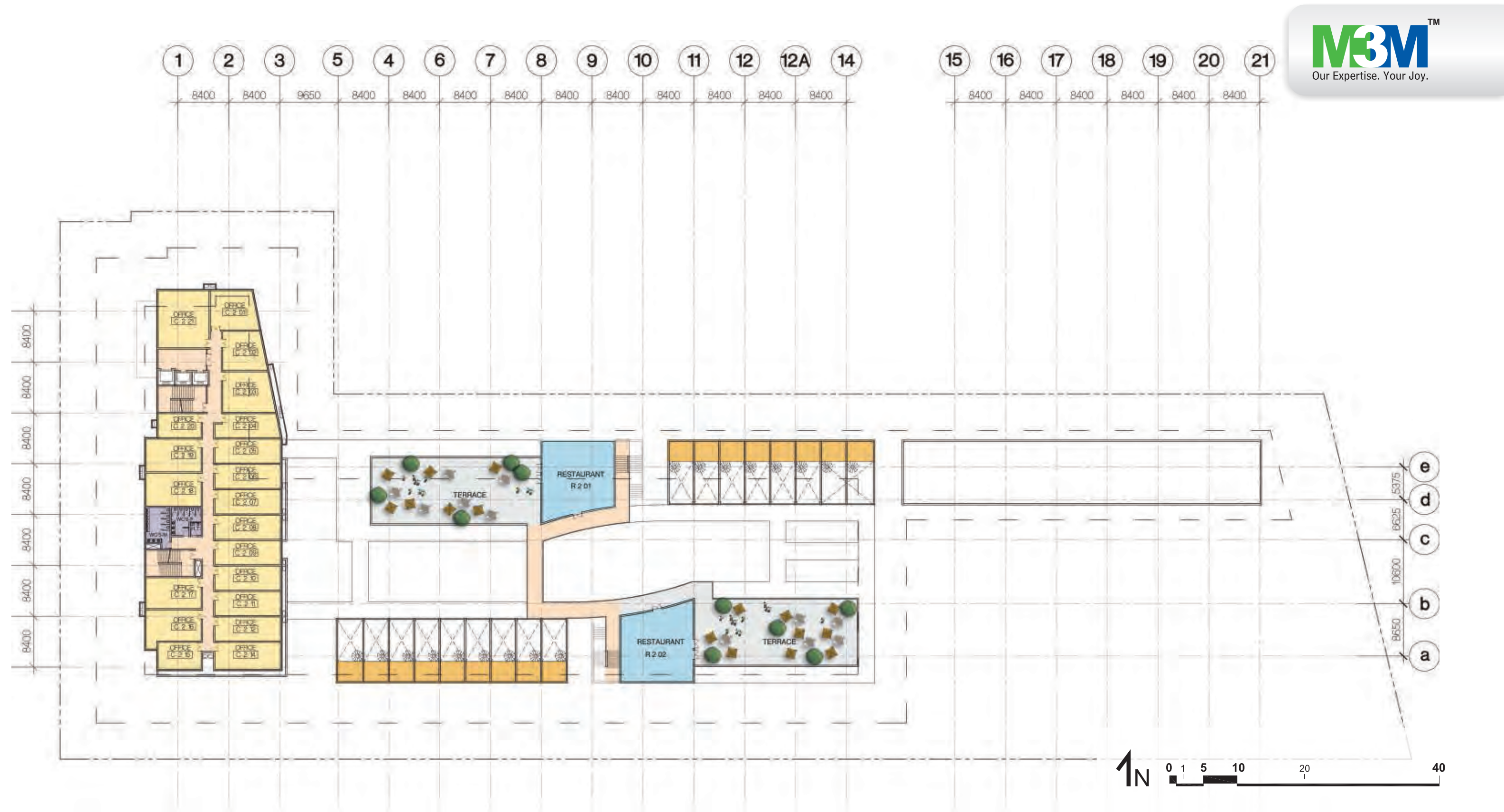
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FIRST FLOOR LEVEL

Floor Plan

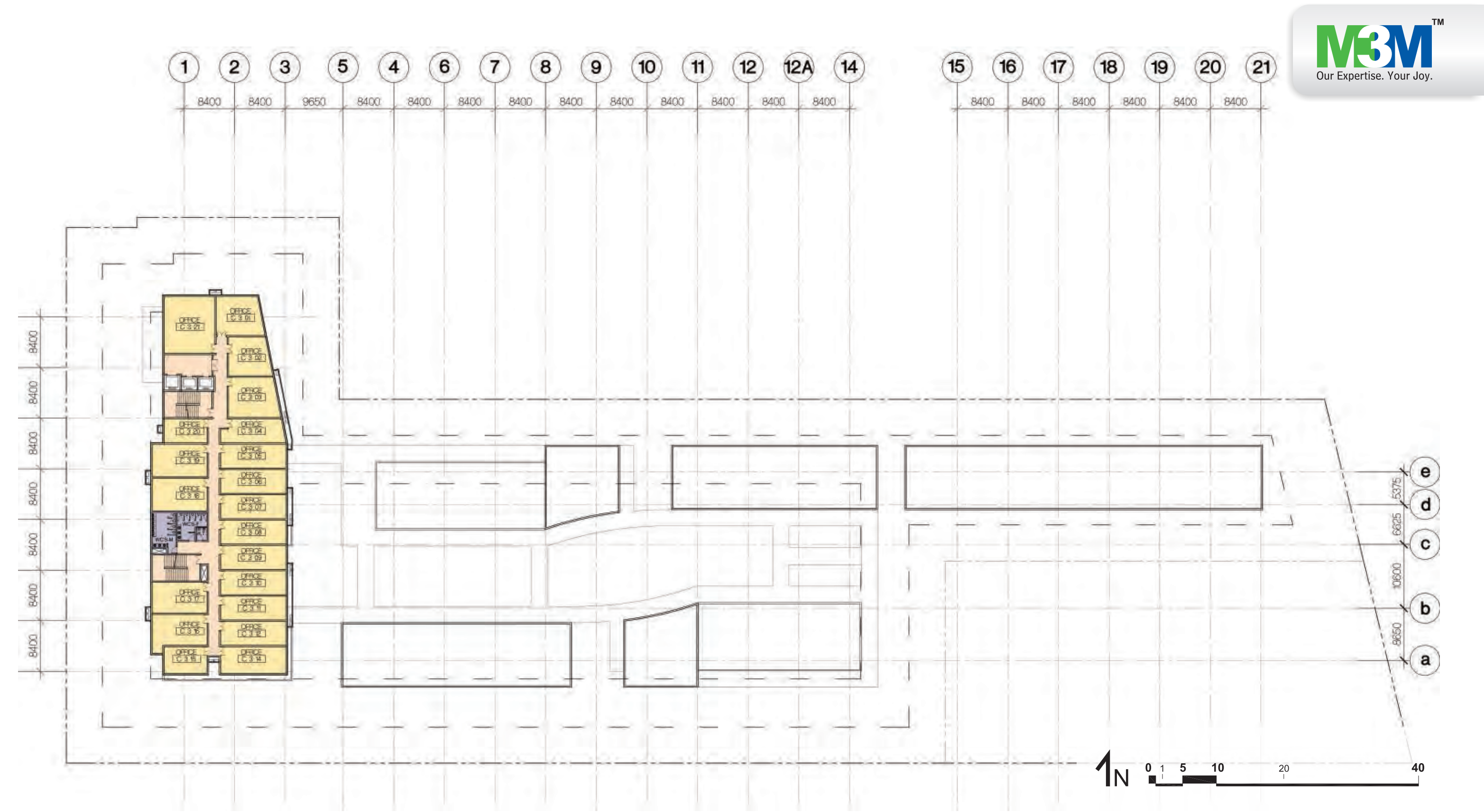
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SECOND FLOOR LEVEL

Floor Plan

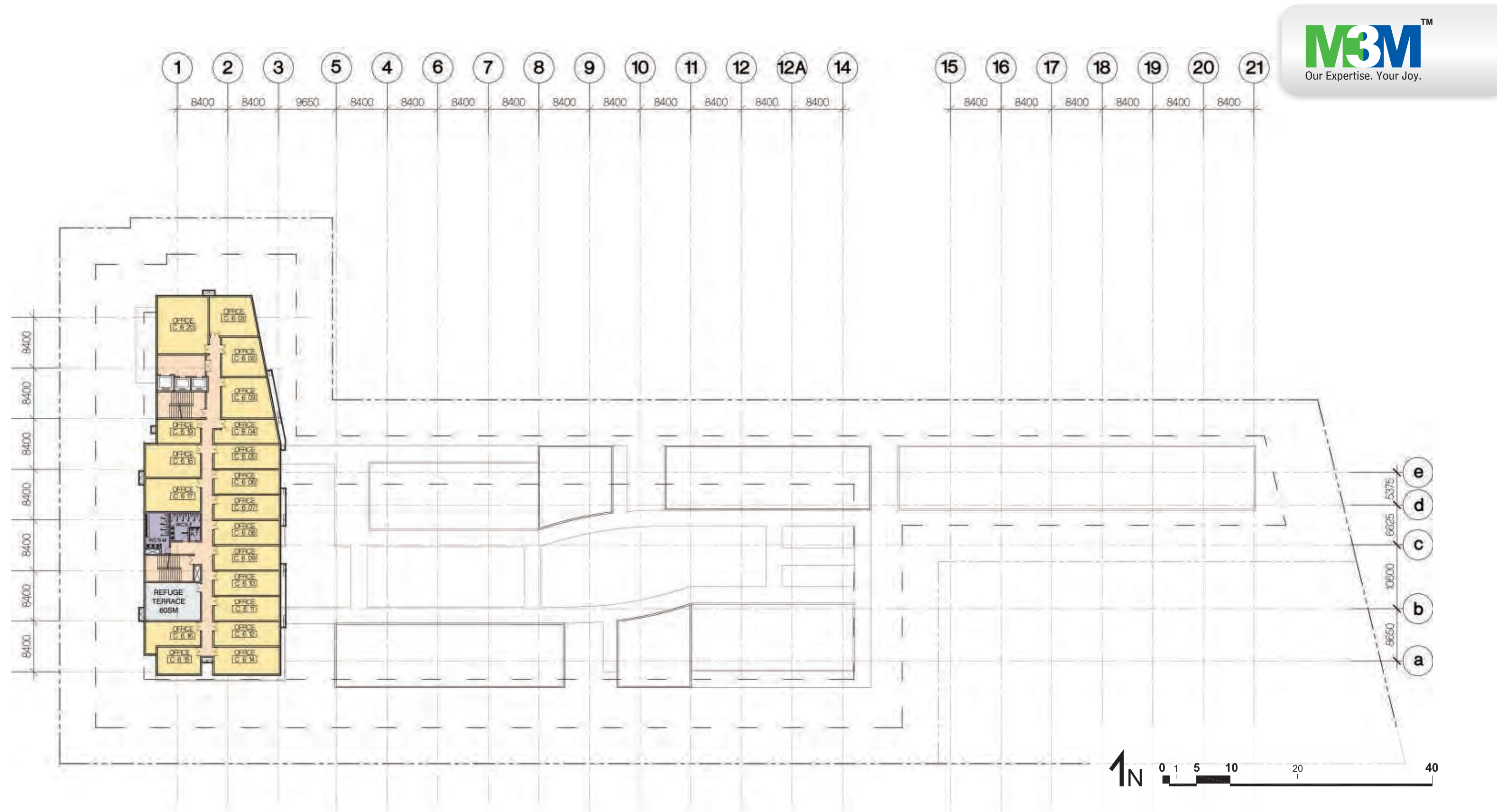
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THIRD - FIFTH FLOOR LEVEL

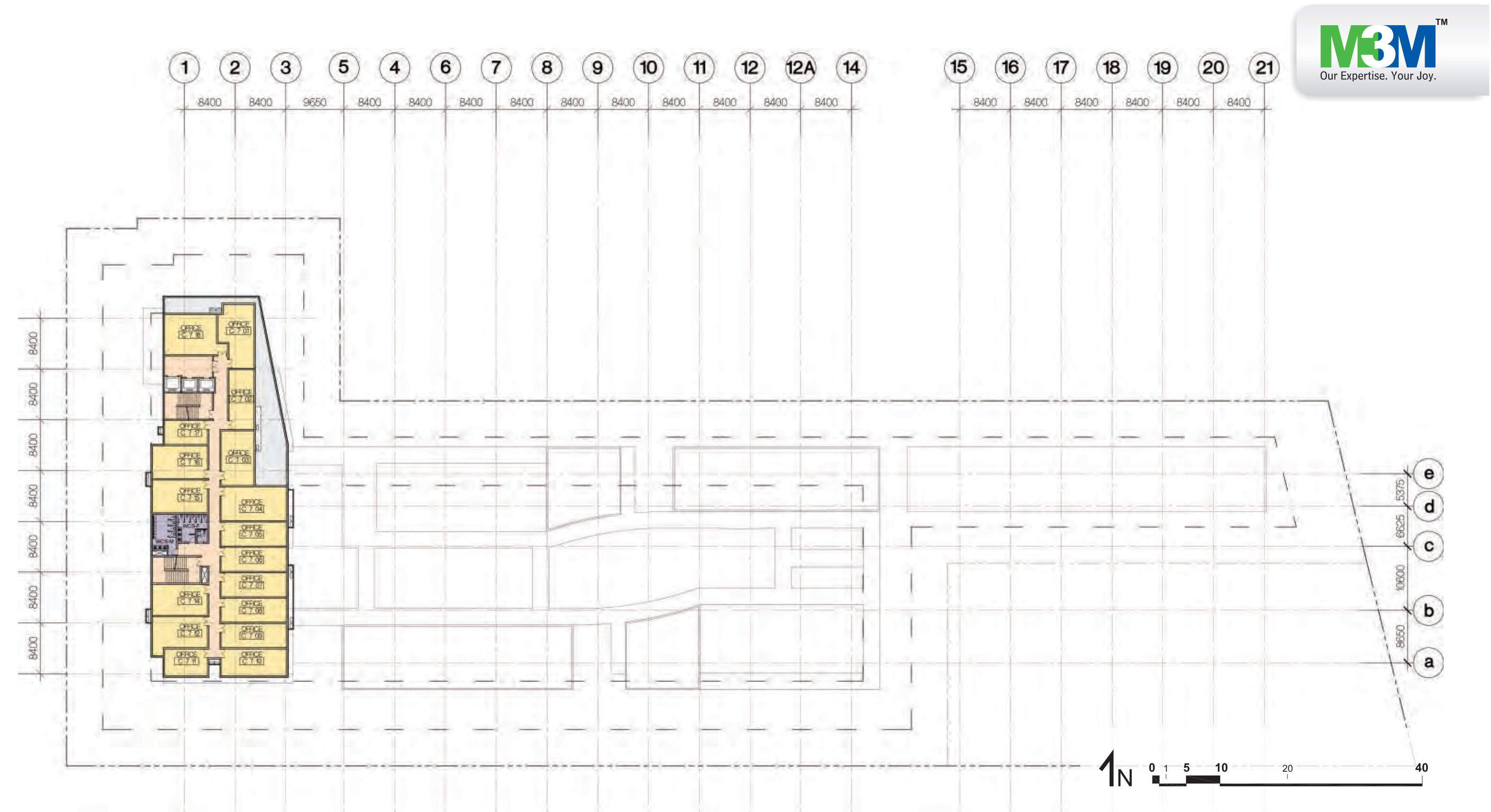
Floor Plan

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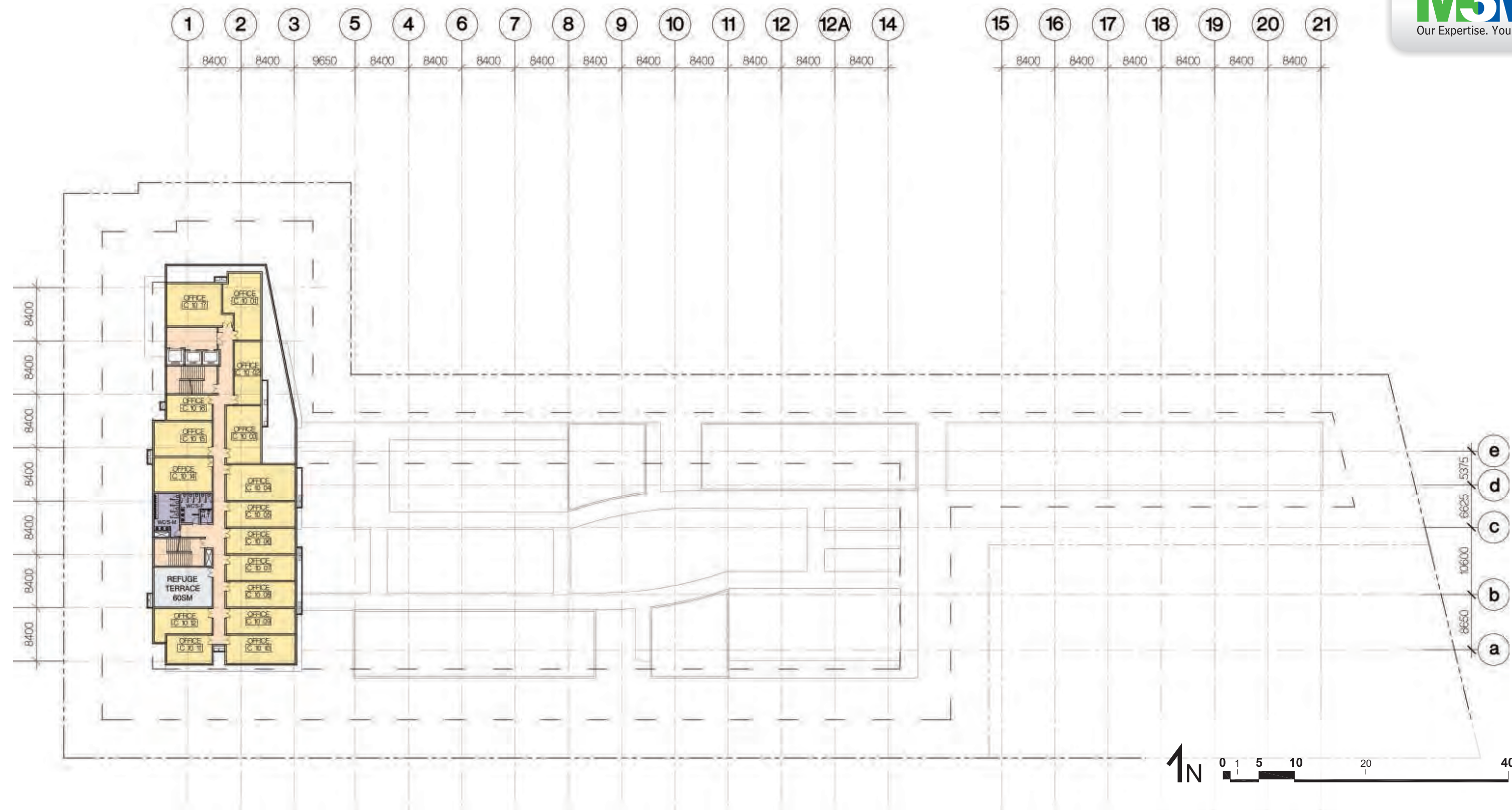
SIXTH FLOOR LEVEL

Floor Plan



SEVENTH - NINTH, ELEVENTH
 FLOOR LEVELS

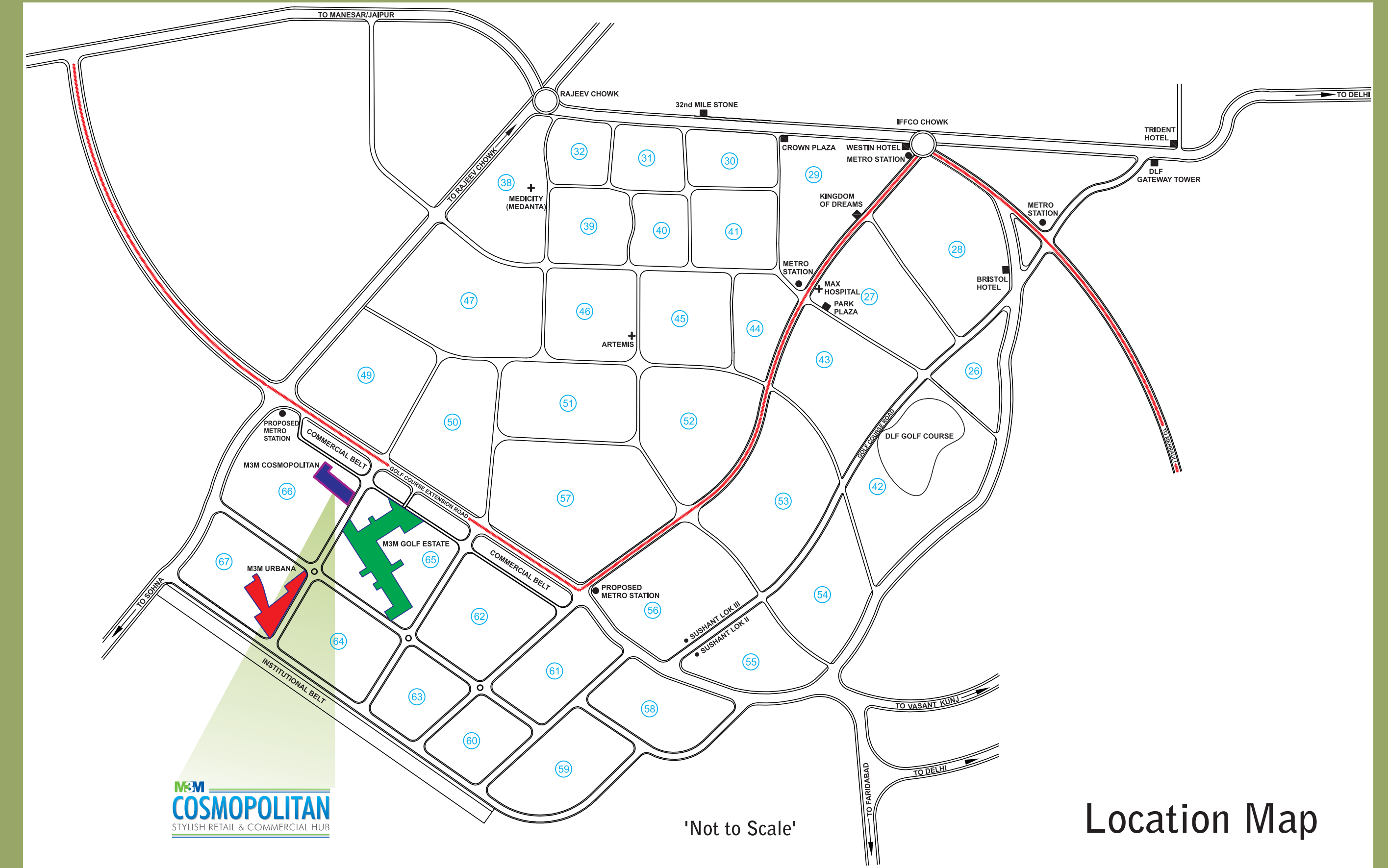
Floor Plan



TENTH FLOOR LEVEL

Floor Plan

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Location Map