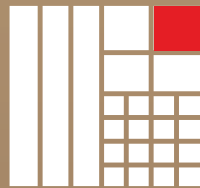




Urbtech
MPiRE

PREMIUM IT-OFFICE SPACES, OKHLA, SOUTH DELHI



Urbtech is a Premier Real Estate Development Group of NCR with a versatile portfolio in Real Estate Development in the field of Housing & IT Parks. The Group is owned by experienced professionals renowned for their innovative acumen. They share a passionate commitment towards bringing world class technology, ideas and designs for the improvement in quality of life in and around the catchment areas of their developments. With a deep-rooted foundation of Ethics & Values, the Group is stressing towards unprecedented achievements & growth.





URBTECH PHILOSOPHY

The business philosophy of the Group is that;
"Success of an organization is not only in achieving excellence in operations, innovation & growth, but also fairness in dealings and doing business with right values, business ethics, and creating leaders who are tender yet tough, compassionate yet courageous, past saint past warriors, friendly yet firm in pursuing the ultimate goal of crowning each customer with kingly feeling of happiness & total satisfaction."

We have delivered around 50 lac sq.ft. area.

PROJECT DELIVERED ARE:

INTELLECT PARK	Sector 125, Noida - Delivered 2010
MATRIX TOWER	Sector 132, Noida - Delivered 2012
NEHRU PLACE EXTENSION (NPX)	Sector 153, Noida - Delivered-2014
URBTECH TRADE CENTRE (UTC)	Sector 132, Noida - Delivered-2020
HILSTON, GROUP HOUSING	Sector 79, Noida - Phase-I -Delivered-2022
DAUJ BOUTIQUE RESORT	Faridabad - Operational-2022
SANJEEVANI HOMES	Faridabad Residential Project Phase-I - Delivered-2024
URBTECH ONE 27	Corporate Office Building, Sector 127, Noida - Ready for Possession





THE FUTURE OF BUSINESS IN SOUTH DELHI

Welcome to MPIRE, where innovation meets elegance in the heart of South Delhi. Nestled in Okhla Phase 2 - MPIRE stands as a beacon of sophistication and connectivity, offering a workspace that redefines excellence.

Boasting an expansive area of approximately 135,000 sq.ft. offering a world-class environment for your business to thrive.







DESIGNED FOR LARGE CORPORATES AND PROFESSIONALS

Our meticulously designed office spaces are perfectly tailored to meet the unique needs of IT professionals, Chartered Accountants and Architects. With flexible layouts, high-speed internet connectivity, and ample space for collaborative work, our project provides the ideal environment for innovation and productivity. Whether you're developing cutting-edge software, conducting financial analyses, or designing architectural masterpieces, our space offers the perfect canvas for your professional endeavours.



VALET PARKING

Your convenience is our priority.

Experience seamless elegance with our valet parking service.

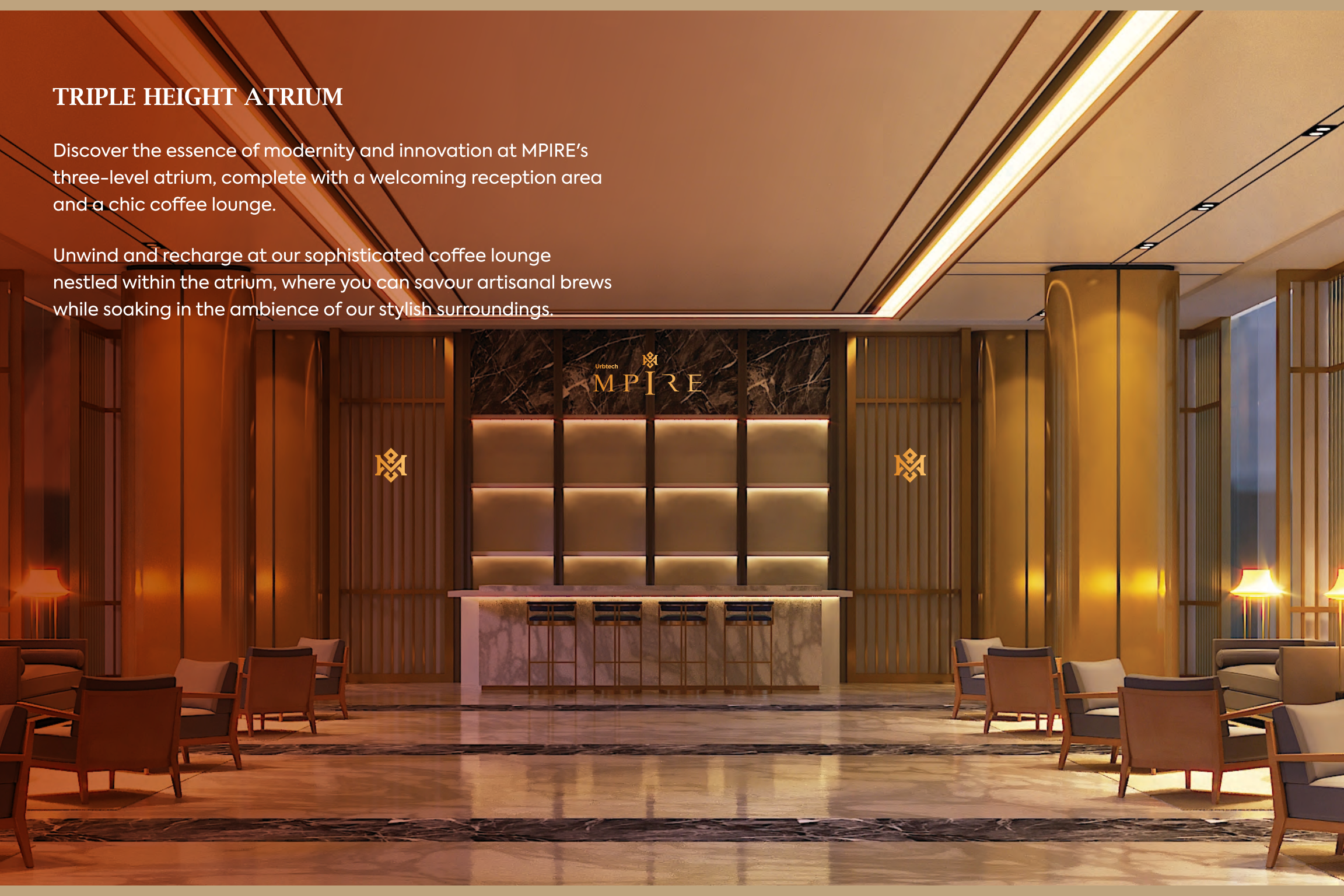
Leave the hassle behind and arrive in style.



TRIPLE HEIGHT ATRIUM

Discover the essence of modernity and innovation at MPIRE's three-level atrium, complete with a welcoming reception area and a chic coffee lounge.

Unwind and recharge at our sophisticated coffee lounge nestled within the atrium, where you can savour artisanal brews while soaking in the ambience of our stylish surroundings.





**5 HIGH SPEED ELEVATORS
FOR EASE OF MOVEMENT**

CONCIERGE SERVICES

Indulge in luxury and convenience with our bespoke concierge services, designed to cater to your unique preferences.





PLATINUM RATED IGBC GREEN BUILDING

Explore our platinum-rated IGBC green building, seamlessly blending modernity with nature's beauty. With 50% landscaping, experience-inspired architecture amidst lush greenery, offering an oasis of tranquillity.

**OXYGEN INFUSING PLANTS
FOR AN ELEVATED WORK
EXPERIENCE**



TERRACE LANDSCAPING AND DINING EXPERIENCE

Elevate your workday with an exclusive terrace garden and an exotic dining experience, offering panoramic views and a relaxing ambience for meetings or breaks.



FINE DINING

Elevate your dining experience at MPIRE.
Indulge in exquisite culinary delights at our
fine dining establishments.





ENSURING ROUND-THE-CLOCK EFFICIENCY AND ACCESSIBILITY

Mpire is a state-of-the-art 24X7 operational office building, where productivity never sleeps. With round-the-clock access, cutting-edge facilities, and unmatched security, we empower businesses to thrive anytime, anywhere. Elevate your operations with seamless connectivity and flexibility in a dynamic environment designed for success.





SECURITY YOU CAN TRUST

Our security system operates round the clock, providing you with peace of mind. With a three-tier security setup, including trained personnel, advanced surveillance technology, and secure access controls, we ensure that your workspace remains protected at all times.

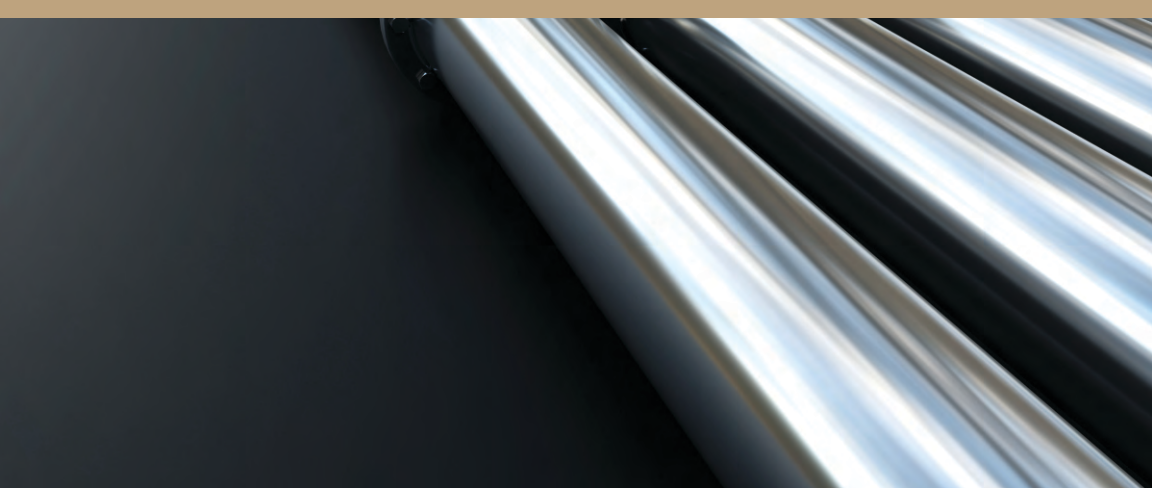




3-LEVEL AUTOMATED PARKING

Say goodbye to parking woes with our state-of-the-art-level automated basement parking facility. Featuring 3 convenient car lifts for seamless access and an added car wash facility, your vehicle will receive VIP treatment while you enjoy peace of mind.





DEDICATED WET POINTS FOR EACH UNIT

Elevate your living experience with our exclusive feature of separate water and wet points for each unit. Enjoy heightened hygiene and convenience with personalised access to water and waste disposal, ensuring a pristine environment tailored to your individual needs.



RELIABLE POWER, UNINTERRUPTED OPERATIONS

Experience peace of mind with our 100% power backup system, guaranteeing continuous electricity supply regardless of external conditions. Trust in our commitment to reliability, ensuring your operations remain uninterrupted and your business stays on track.



AC PERFECTION: CUSTOMISED COMFORT IN EVERY UNIT

Experience unmatched comfort with our personalised AC systems, tailored to suit the individual needs of each unit. Enjoy ultimate climate control and air flow precision, ensuring a consistently comfortable environment tailored just for you.



LOCATION MAP

CENTRALLY LOCATED
ON JASOLA AND OKHLA
CONNECTING ROAD

KEY DISTANCES

20 Mins. - IGI AIRPORT

20 Mins. - CONNAUGHT PLACE

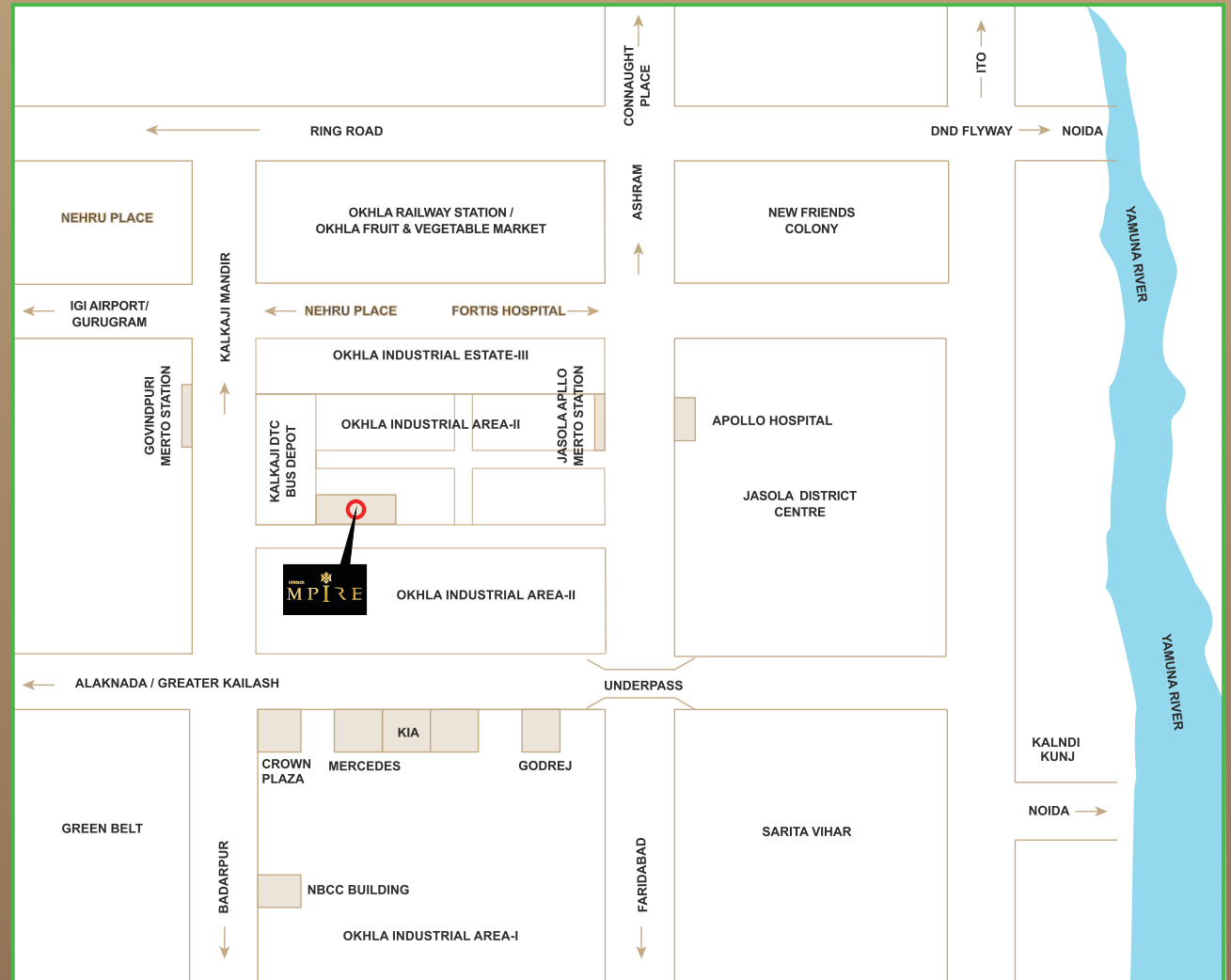
5 Mins. - JASOLA METRO STATION

5 Mins. - GOVIND PURI METRO STATION

10 Mins. - MAHAMAYA FLYOVER, NOIDA

10 Mins. - FARIDABAD

30 Mins. - GURUGRAM



SPECIFICATIONS

Grade ‘A’ office spaces from the Ground Floor to the Ninth Floor, conceptualized as the epitome of modernity and functionality

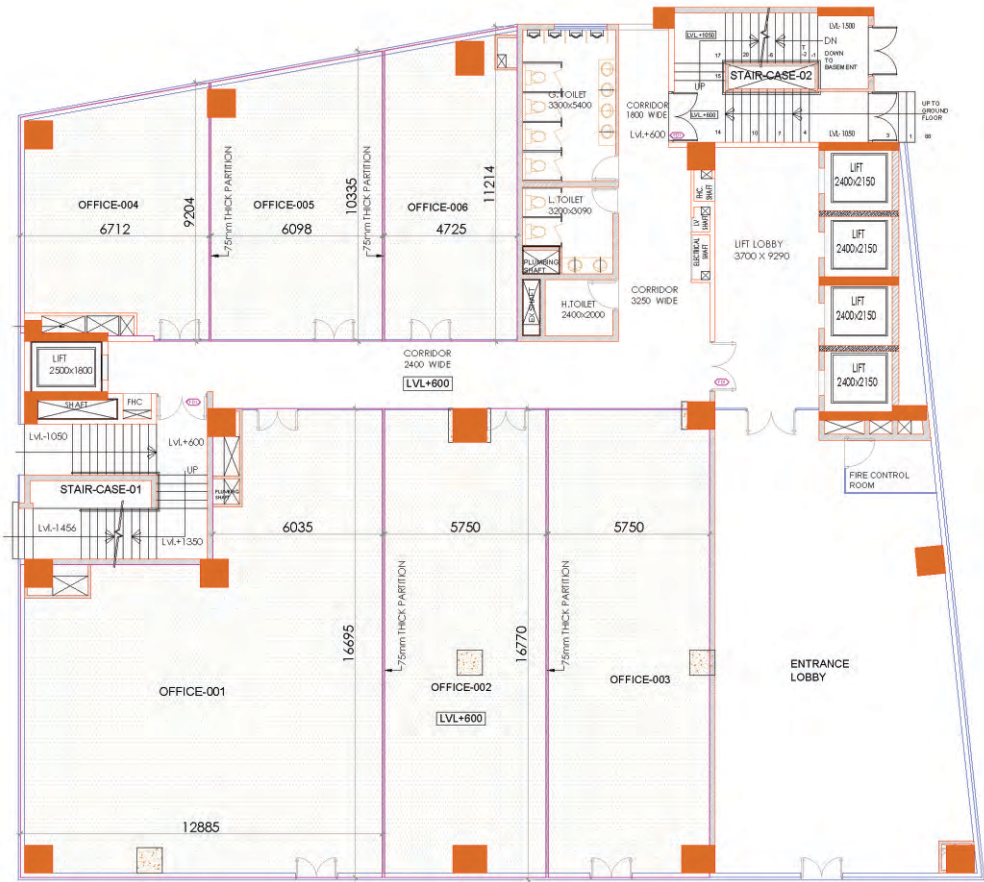
STRUCTURE	RCC/steel structure as per relevant IS code
LANDSCAPE	Landscaped Plaza on the ground floor and top floor with water-body
FINISHES	
Exterior	Combination of one or more: glazing, stone, tile, ACP and painted surface etc
Lobbies	Combination of one or more: stone, tile and painted surface
Basement	Broom finish concrete
Common Toilets	Finished toilets with modern fittings and fixtures
PARKING	Multilevel basements for parking, services and surface parking as per norms
SECURITY	
CCTV Surveillance	Basement driveway, basement and ground floor lobbies
Boom Barrier	At all vehicles access points
Perimeter Security	Boundary wall with manned guard post at entry and exit points
FIRE SAFETY	
Wet Riser/Hose	Provided as per norms
Reels/Sprinklers/Fire Extinguish	Provided as per norms
External Fire Hydrants	Provided as per norms
Fire Detection System	Provided as per norms
AC SYSTEM	
AC system	VRV/VRF AC system
Ventilation and Exhaust	Provided for common toilets and basements as per norms
ELECTRICAL	
Distribution	Provision of cable up to unit premises
Metering	Unit load will be metered through Intelligent Metering System
Lightening Protection & Earthing Pits	Provided
GENERATOR	Automatic backup with suitable diversity and load factor provided for lighting power and AC
SIGNAGE	
Internal	Main lobby equipped with unit directory and directional signs
HIGH-SPEED LIFTS WITH CAPACITY	5 passenger lifts 3 parking lifts



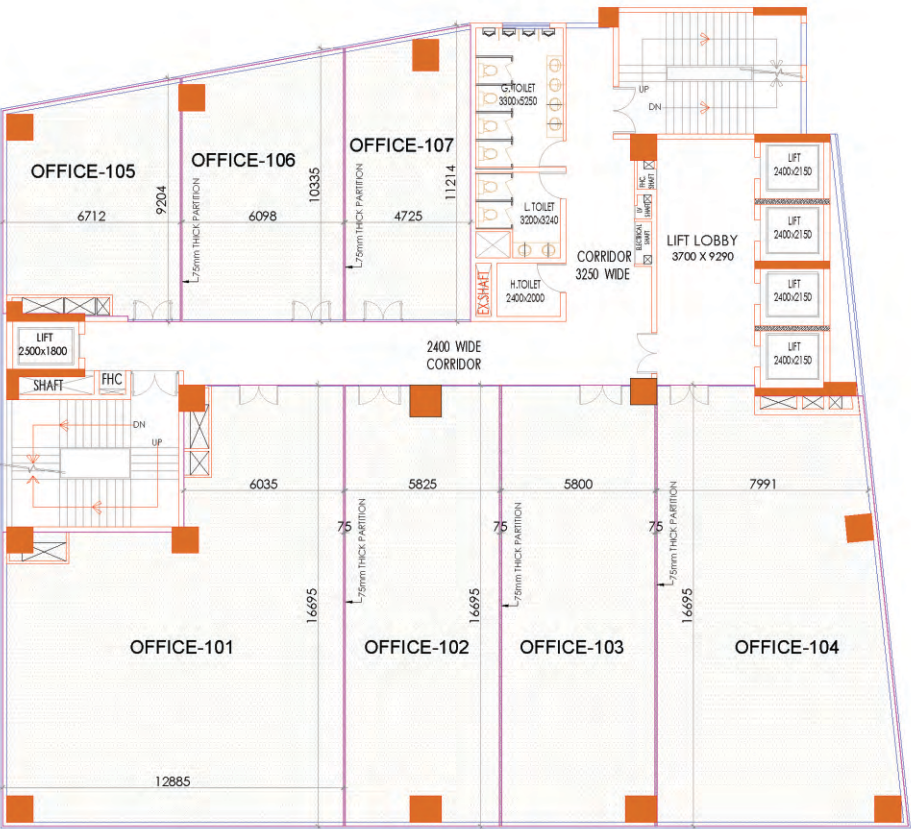
FLOOR PLANS



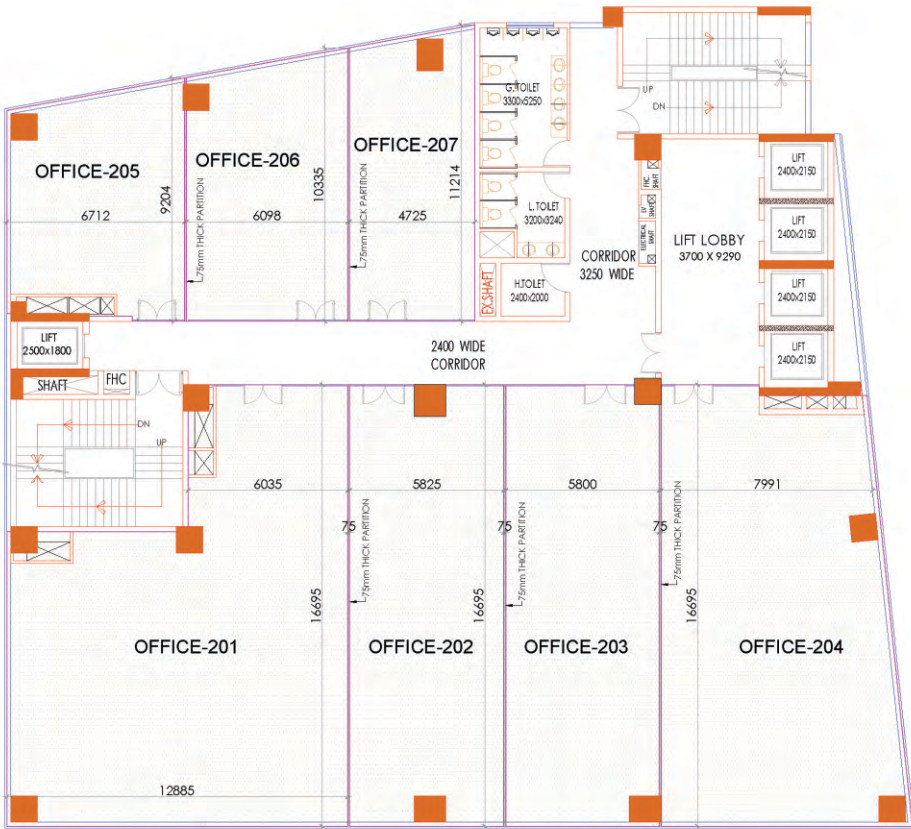
GROUND FLOOR PLAN



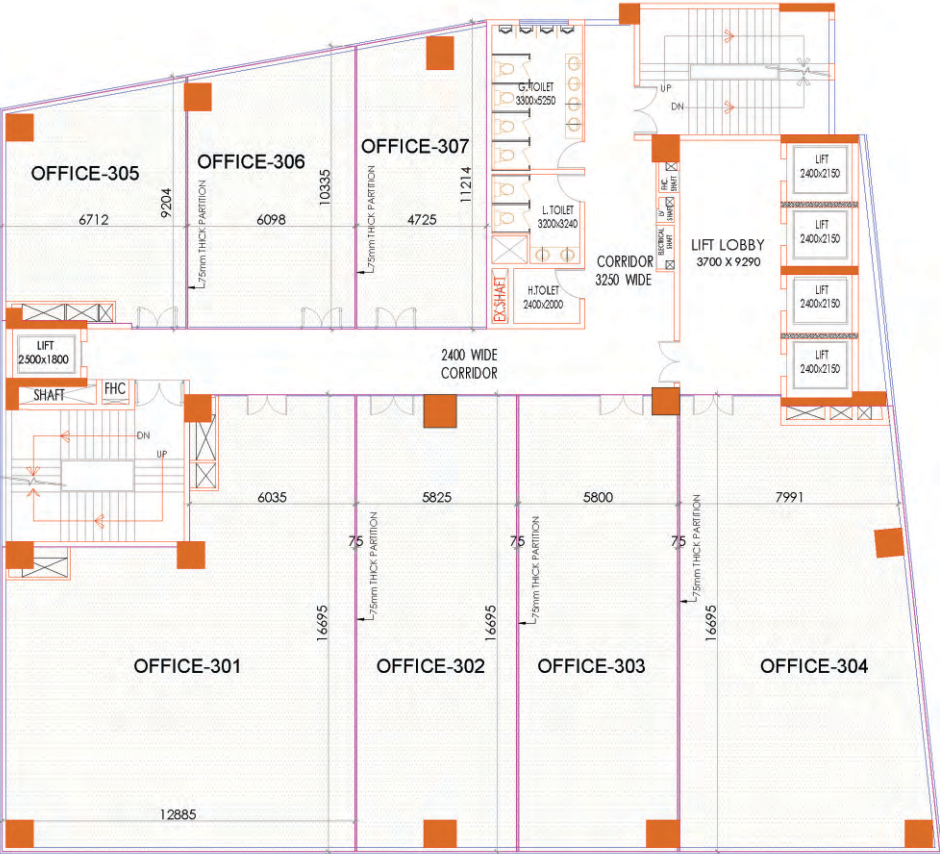
1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



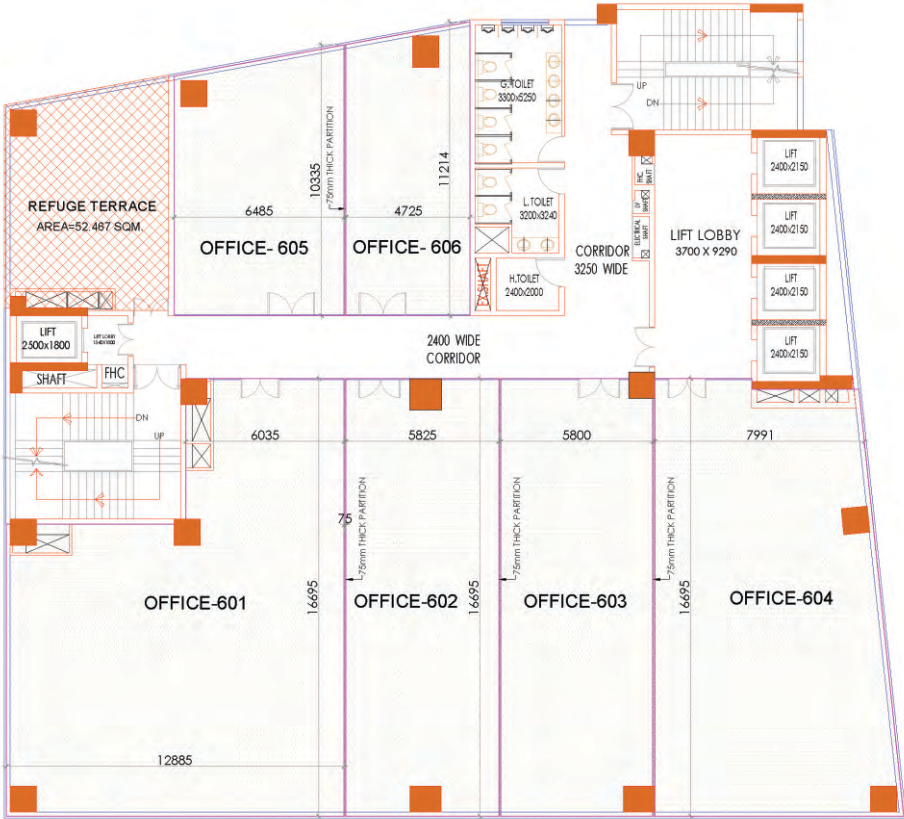
4TH FLOOR PLAN



5TH FLOOR PLAN



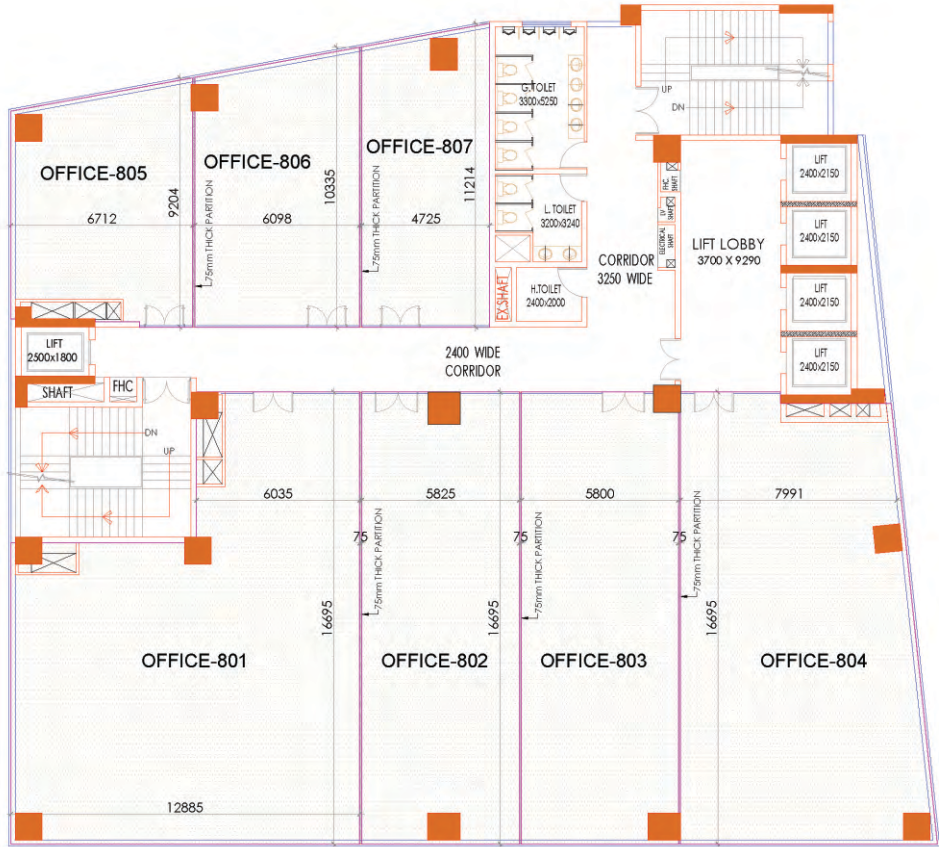
6TH FLOOR PLAN



7TH FLOOR PLAN



8TH FLOOR PLAN





Site Address: A50/2 & A50/3, Okhla Phase 2, New Delhi-110020

Corporate Address: Plot no. B-35, S-1 Floor, Urbtech Trade Center, Sector 132, Noida, Uttar Pradesh-201304

Tel.: - +91- 987-373-2836, **For any other queries:**

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