



Urbtech 
MPIRE

PREMIUM IT-OFFICE SPACES
OKHLA, SOUTH DELHI



**A NEW AGE ADDRESS FOR
THE BUSINESS ROYALTY**





URBTECH is a leading real estate developer in NCR, specializing in Housing and IT Parks. With a focus on innovation, world-class design, and improving quality of life, the Group is guided by strong ethics and a commitment to excellence. URBTECH has successfully delivered 50 lac square feet, achieving consistent growth and success.

Project delivered are:

INTELLECT PARK, Sector 125, Noida – Delivered in 2010

MATRIX TOWER, Sector 132, Noida – Delivered in 2012

NPX, Sector 153, Noida – Delivered in 2014

URBTECH TRADE CENTRE (UTC), Sector 132, Noida –
Delivered in 2020

HILSTON, GROUP HOUSING, Sector 79, Noida – Phase-I
Delivered in 2022

DAUJ BOUTIQUE RESORT, Faridabad – Operational since 2022

SANJEEVANI HOMES, Faridabad – Phase-I Delivered in 2024

URBTECH ONE 27, Sector 127, Noida – Ready for Possession



URBTECH PHILOSOPHY

URBTECH believes in achieving success through excellence, fairness, and ethical practices. By fostering innovation and creating compassionate leaders, the Group is dedicated to delivering happiness and satisfaction to its customers.

OUR VISION

To redefine lifestyle standards and fulfill the aspirations of our customers by delivering world-class real estate solutions.





Urbtech 
M P I R E

PREMIUM IT-OFFICE SPACES

**THE FUTURE OF BUSINESS
IN SOUTH DELHI**

Welcome to MPIRE, where innovation and elegance come together. Located in Okhla Phase 2, MPIRE spans 135,000 sq. ft. of thoughtfully designed workspace, built to inspire and support business growth.







DESIGNED FOR LARGE CORPORATES AND PROFESSIONALS

Discover office spaces tailored for IT professionals, Chartered Accountants, and Architects. Flexible layouts, high-speed connectivity, and collaborative zones create an inspiring environment for innovation and productivity. MPIRE is where great ideas come to life.



VALET PARKING

Enjoy the convenience of valet parking, designed to make every arrival seamless and effortless.



TRIPLE HEIGHT ATRIUM

Explore the grand triple-height atrium, a space that welcomes you with modern elegance. Relax in the stylish coffee lounge, where artisanal brews meet an inspiring ambience for unwinding or informal meetings.





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



DEDICATED SINGLE CORRIDOR LAYOUT

Elevate privacy and exclusivity with a thoughtfully designed single-corridor layout.

Experience minimal disturbance in an environment crafted for productive work.





CONCIERGE SERVICES

Indulge in bespoke concierge services, specifically curated to cater to your unique preferences.





PLATINUM RATED IGBC GREEN BUILDING

Explore a space that harmonizes modernity with nature. With platinum-rated IGBC certification and 50% landscaping, MPIRE offers a serene and eco-friendly environment for a refreshing work-life balance.





Oxygen infusing plants
for an elevated work
experience



TERRANCE LANDSCAPING AND DINING EXPERIENCE

Elevate your breaks with an exclusive terrace garden and fine dining options. Indulge in exotic cuisine while enjoying panoramic views in a serene, refreshing setting.





FINE DINING

Indulge in culinary excellence at MPIRE's fine dining spaces. Savor expertly crafted dishes in an elegant setting that elevates your dining experience.







ENSURING 24X7 EFFICIENCY AND ACCESSIBILITY

Experience 24/7 operational efficiency in a state-of-the-art workspace. With unmatched connectivity and advanced facilities, MPIRE supports businesses to thrive anytime, anywhere.





3-LEVEL AUTOMATED PARKING

Explore the convenience of automated parking with three levels of smart facilities.

Enjoy seamless access with car lifts, an integrated car wash, and efficient parking management.





DEDICATED WET POINTS FOR EACH UNIT

Every unit is equipped with individual wet points for heightened convenience and hygiene. Enjoy the ease of a workspace designed for functionality and comfort.

RELIABLE POWER, UNINTERRUPTED OPERATIONS

Discover peace of mind with 100% power backup, ensuring uninterrupted operations at all times. MPIRE is committed to keeping your business on track, no matter what.

AC PERFECTION: CUSTOMISED COMFORT IN EVERY UNIT

Indulge in a workspace with personalized climate control. MPIRE's AC systems offer customized comfort for a consistently pleasant environment tailored to your needs.



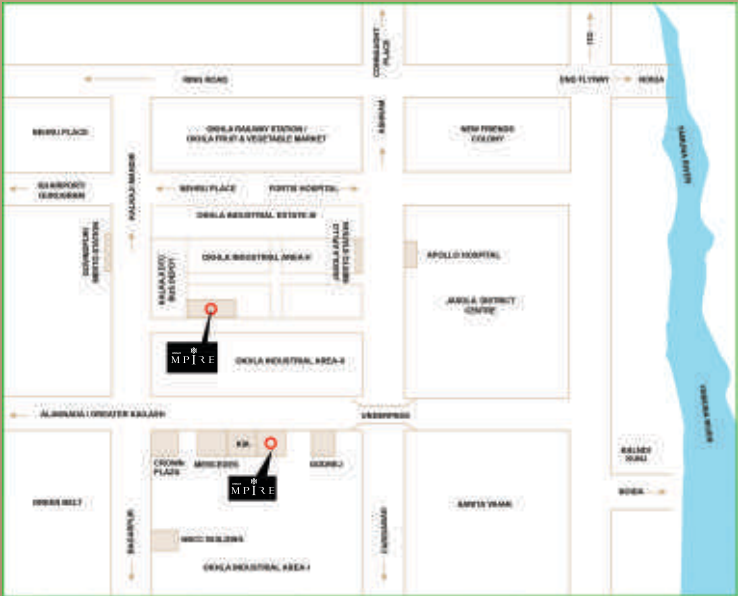


SECURITY YOU CAN TRUST

Experience peace of mind with MPIRE's three-tier security system. Combining advanced surveillance, secure access controls, and trained personnel, your workspace remains safe and protected round-the-clock.



LOCATION MAP



CENTRALLY LOCATED ON JASOLA AND OKHLA CONNECTING ROAD

KEY DISTANCES

20 MINTS. - IGI AIRPORT

20 MINTS. - CONNAUGHT PLACE

5 MINTS. - JASOLA METRO STATION

5 MINTS. - GOVIND PURI METRO STATION

10 MINTS. - MAHAMAYA FLYOVER, NOIDA

10 MINTS. - FARIDABAD

30 MINTS. - GURUGRAM





SPECIFICATIONS

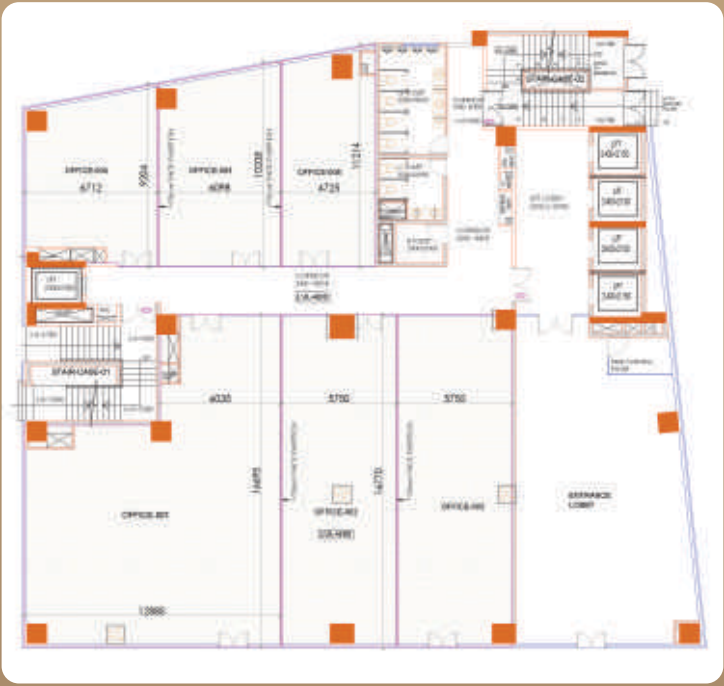
Grade 'A' office spaces from the Ground Floor to the Ninth Floor, conceptualized as the epitome of modernity and functionality

| | |
|---------------------------------------|---|
| 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



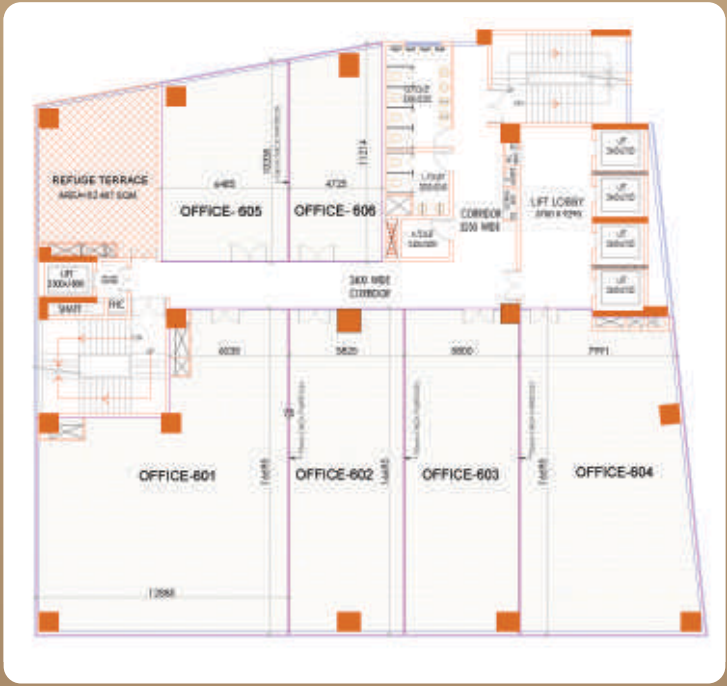
4TH FLOOR PLAN



5TH FLOOR PLAN



6TH FLOOR PLAN



7TH FLOOR PLAN





Site Address: Plot no - 50/2 and 50/3 Okhla phase 2 New Delhi-110020

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