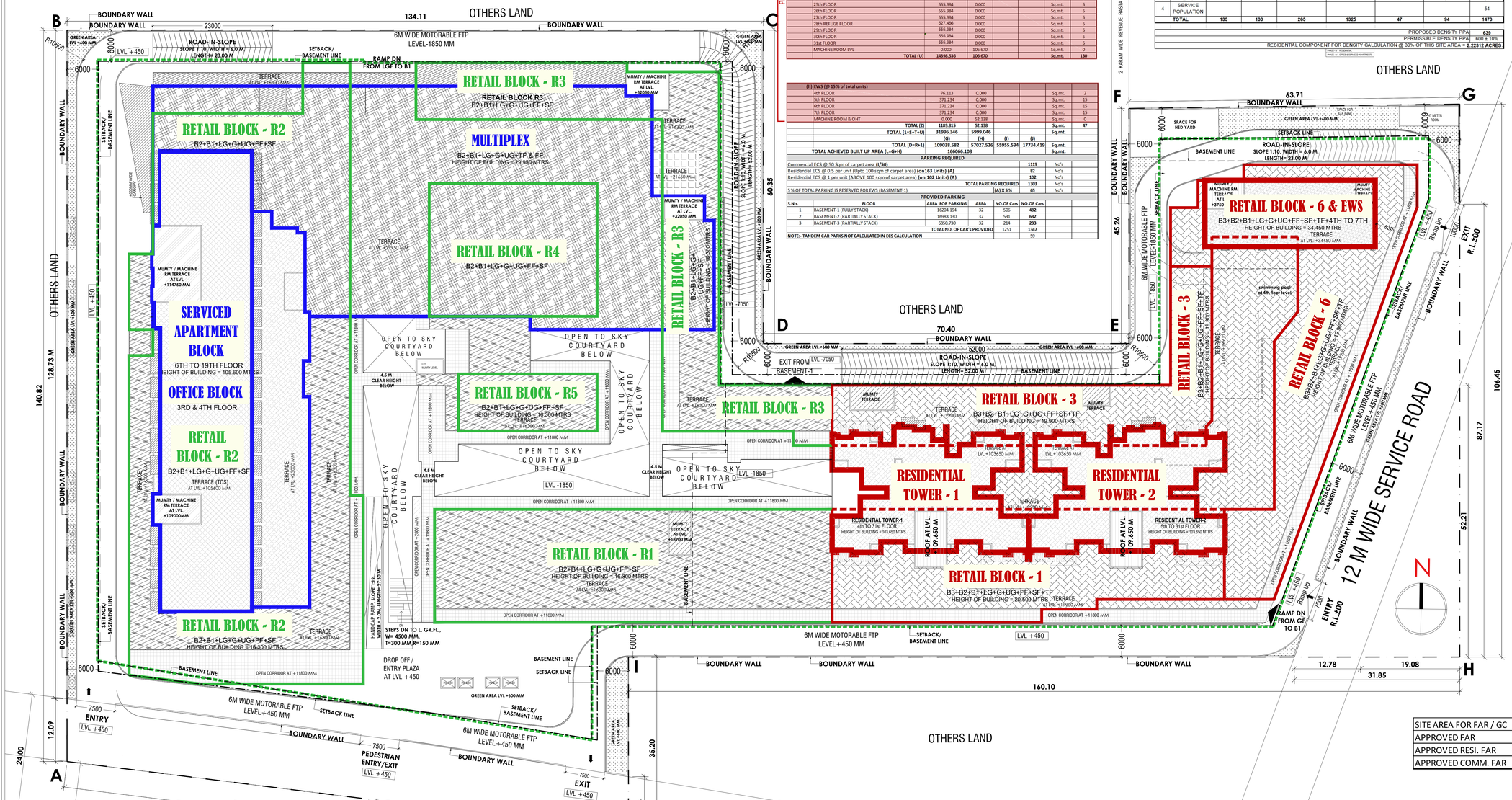
PHASE- I	RETAIL (Basement 1st, 2nd, 3rd, Lower Ground, Ground, Upper Ground, 1st & 2nd Floor)
PHASE- II	RESIDENTIAL (4th to 31st Floor) & EWS (4th TO 7th Floor)
PHASE- III	MULTIPLEX, OFFICE (Third & Fourth Floor) & SERVICED APARTMENTS (6th TO 19th Floor)



SITE PLAN

(g) TOWER-2							
5th FLOOR	555.984	0.000				Sq.mt.	5
6th FLOOR	555.984	0.000				Sq.mt.	5
7th FLOOR	555.984	0.000				Sq.mt.	5
8th FLOOR	555.984	0.000				Sq.mt.	5
9th FLOOR	555.984	0.000				Sq.mt.	5
10th FLOOR	555.984	0.000				Sq.mt.	5
11th FLOOR	555.984	0.000				Sq.mt.	5
12th FLOOR	555.984	0.000				Sq.mt.	5
14th FLOOR	555.984	0.000				Sq.mt.	5
15th FLOOR	555.984	0.000				Sq.mt.	5
16th FLOOR	555.984	0.000				Sq.mt.	5
17th FLOOR	555.984	0.000				Sq.mt.	5
18th REFUGE FLOOR	527.466	0.000				Sq.mt.	5
19th FLOOR	555.984	0.000				Sq.mt.	5
20th FLOOR	555.984	0.000				Sq.mt.	5
21st FLOOR	555.984	0.000				Sq.mt.	5
22nd FLOOR	555.984	0.000				Sq.mt.	5
23rd FLOOR	555.984	0.000				Sq.mt.	5
24th FLOOR	555.984	0.000				Sq.mt.	5
25th FLOOR	555.984	0.000				Sq.mt.	5
26th FLOOR	555.984	0.000				Sq.mt.	5
27th FLOOR	555.984	0.000				Sq.mt.	5
28th REFUGE FLOOR	527.466	0.000				Sq.mt.	5
29th FLOOR	555.984	0.000				Sq.mt.	5
30th FLOOR	555.984	0.000				Sq.mt.	5
31st FLOOR	555.984	0.000				Sq.mt.	5
MACHINE ROOM LVL	0.000	106.670				Sq.mt.	0
TOTAL (U)	14398.536	106.670				Sq.mt.	130

(h) EWS (@ 15 % of total units)							
4th FLOOR	76.113	0.000				Sq.mt.	2
5th FLOOR	371.234	0.000				Sq.mt.	15
6th FLOOR	371.234	0.000				Sq.mt.	15
7th FLOOR	371.234	0.000				Sq.mt.	15
MACHINE ROOM & OHT	0.000	52.138				Sq.mt.	0
TOTAL (Z)	1189.815	52.138				Sq.mt.	47
TOTAL [1=5+T+U]	31996.346	5999.046				Sq.mt.	
(G)	(H)	(I)	(J)				
TOTAL (D=R+1)	109038.582	57027.526	55955.594	17734.419		Sq.mt.	
TOTAL ACHIEVED BUILT UP AREA (L=G+H)	166066.108					Sq.mt.	

PARKING REQUIRED		
Commercial ECS @ 50 Sqm of carpet area **(U/50)**	1119	No's
Residential ECS @ 0.5 per unit (Upto 100 sqm of carpet area) **(on163 Units) (A)**	82	No's
Residential ECS @ 1 per unit (ABOVE 100 sqm of carpet area) **(on 102 Units) (A)**	102	No's
TOTAL PARKING REQUIRED	1303	No's
5 % OF TOTAL PARKING IS RESERVED FOR EWS (BASEMENT-1) (A) X 5 %	65	No's

PROVIDED PARKING					
S.No.	FLOOR	AREA FOR PARKING	AREA	NO.OF Cars	NO.OF Cars
1	BASEMENT-1 (FULLY STACK)	15204.194	32	506	482
2	BASEMENT-2 (PARTIALLY STACK)	16983.130	32	531	632
3	BASEMENT-3 (PARTIALLY STACK)	6850.730	32	214	213
	TOTAL NO. OF CAR's PROVIDED			1251	1347
					59

NOTE:- TANDEM CAR PARKS NOT CALCULATED IN ECS CALCULATION

CONVENIENT SHOPS
Total nos. Of shops = 747 Nos. (Approx)
Out of 747 shops, convenient shops at first floor = 02 shops near each tower
AREA = 79.88 sqm i.e. 0.22% of proposed residential FAR

POPULATION STATEMENT								
POPULATION BREAKUP								
S.NO.		TOTAL APARMENT IN TOWER 01 BLOCK	TOTAL APARMENT IN TOWER 02 BLOCK	TOTAL APARMENT IN TOWER 01 & 02 BLOCK (A)	MAIN POPULATION @ 5 PERSON/UNIT (B = A X 5)	TOTAL APARMENT IN EWS BLOCK (C)	EWS POPULATION @ 2 PERSON/UNIT (D = C X 2)	TOTAL POPULATION (E = B+D)
1	2BHK	83	80	163	815			815
2	3BHK	52	50	102	510			510
3	EWS					47	94	94
4	SERVICE POPULATION							54
	TOTAL	135	130	265	1325	47	94	1473

PROPOSED DENSITY PPA	638
PERMISSIBLE DENSITY PPA	600 ± 10%
RESIDENTIAL COMPONENT FOR DENSITY CALCULATION @ 30% OF THIS SITE AREA = **2.22312 ACRES**	

ABSTRACT			
	IN ACRES	IN SQ.MT.	
TOTAL SITE AREA	7.44375	30123.787	
	PERMISSIBLE		PROPOSED
	IN ACRES	IN SQ.MT.	IN SQ.MT.
GROUND COVERAGE (60% OF TOTAL SITE AREA)	4.46625	18074.272	17734.419
	OR @ 60%	OR @ 60%	OR @ 58.87%
F.A.R @ 350%	26.05313	105433.256	
ADDITIONAL 12% F.A.R FOR LEED GOLD RATING	0.89325	3614.854	
TOTAL F.A.R (350+12% = 362%)	26.94638	109048.111	109038.582
	OR @ 362%	OR @ 362%	OR @ 361.96%
COMMERCIAL AREA @ 70% MIN. OF TOTAL SITE AREA	5.21063	21086.651	
	OR @ 70%	OR @ 70%	
RESIDENTIAL AREA @ 30% MAX. OF TOTAL SITE AREA	2.23313	9037.136	
	OR @ 30%	OR @ 30%	
COMMERCIAL F.A.R AREA @ 70% MIN. OF TOTAL PROPOSED F.A.R		76333.677	77042.236
		OR @ 70%	OR @ 70.64%
RESIDENTIAL F.A.R AREA @ 30% MAX. OF TOTAL PROPOSED F.A.R		32714.433	31996.346
		OR @ 30%	OR @ 29.34%
No's. OF UNITS (MAIN)			265
No's. OF UNITS (EWS)	15% % OF MAIN UNITS (265)		47
No's. OF ROOM S FOR SERVICE PERSONAL	TOTAL = 27	10% OF MAIN UNITS (265)	27
30% OF TOTAL SITE AREA	2.233	9037.136	
ORGANISED GREEN AREA (15% ON 30% OF TOTAL SITE AREA)		1355.570	1375.721
		OR @ 15%	OR 15.22%

AREA DETAIL								
	S.NO.	FLOORS	TOTAL ACHIEVED COVERED AREA (FAR)	NON FAR AREA	CARPET AREA	GROUND COVERAGE AREA	Sq.mt.	UNITS (No's)
PHASE-I	1	BASEMENT-1	0.000	21484.770			Sq.mt.	
	2	BASEMENT-2	0.000	21886.634			Sq.mt.	
	3	BASEMENT-3	0.000	8833.296			Sq.mt.	
	A	RETAIL / COMMERCIAL / OFFICE/SERVICE APARTMENT						
	5	LOWER GROUND FLOOR (Retail)	9736.956	0.000	6990.904	17734.419	Sq.mt.	
	6	GROUND FLOOR (Retail)	4142.945	0.000	3410.866		Sq.mt.	
	7	UPPER GROUND FLOOR (Retail)	10797.615	0.000	7375.127		Sq.mt.	
	8	1st FLOOR (Retail)	12150.829	0.000	8492.989		Sq.mt.	
	9	2nd FLOOR (Retail)	11201.163	0.000	8448.833		Sq.mt.	
PHASE-III	10	3rd FLOOR (**Lower LVL Multiplex**)+Office	3809.360	49.622	1702.239		Sq.mt.	32
	11	4th FLOOR (**Upper LVL Multiplex**)+Office	5593.896	65.558	4622.341		Sq.mt.	
	12	5th FLOOR (SERVICE FLOOR)	813.777	526.699	660.226		Sq.mt.	
	13	6th FLOOR	1445.823	0.000	1096.313		Sq.mt.	32
	14	7th FLOOR	1445.823	0.000	1096.313		Sq.mt.	32
	15	8th FLOOR	1445.823	0.000	1096.313		Sq.mt.	32
	16	9th FLOOR	1445.823	0.000	1096.313		Sq.mt.	32
	17	10th FLOOR	1445.823	0.000	1096.313		Sq.mt.	32
	18	11th FLOOR	1445.823	0.000	1096.313		Sq.mt.	32
	19	12th FLOOR	1445.823	0.000	1096.313		Sq.mt.	32
	20	14TH FLOOR	1445.823	0.000	1096.313		Sq.mt.	32
	21	15TH FLOOR	1445.823	0.000	1096.313		Sq.mt.	32
	22	16TH FLOOR	1445.823	0.000	1096.313		Sq.mt.	32
	23	17TH FLOOR	1445.823	0.000	1096.313		Sq.mt.	32
	24	18TH FLOOR	1445.823	0.000	1096.313		Sq.mt.	32
	25	19TH FLOOR	1445.823	0.000	1096.313		Sq.mt.	32
	26	MACHINE ROOM LVL	0.000	211.900			Sq.mt.	
		TOTAL (R)	77042.236	51028.480	55955.594	17734.419	Sq.mt.	416
	B	RESIDENTIAL						
	(a)	LOWER GROUND FLOOR	154.193	0.000			Sq.mt.	
	(b)	GROUND FLOOR	114.932	0.000			Sq.mt.	
	(c)	UPPER GROUND FLOOR	75.718	0.000			Sq.mt.	
	(d)	1st FLOOR	74.781	0.000			Sq.mt.	
	(e)	2nd FLOOR	75.801	0.000			Sq.mt.	
	(f)	3rd FLOOR PLAN (**Service Floor**)	77.445	5280.880			Sq.mt.	
	(g)	4th FLOOR PLAN (**Community**)	864.274	472.679			Sq.mt.	
		TOTAL (S)	1437.192	5733.568			Sq.mt.	
PHASE-II	(f)	TOWER-1						
		4th FLOOR	572.266	0.000			Sq.mt.	5
		5th FLOOR	555.984	0.000			Sq.mt.	5
		6th FLOOR	555.984	0.000			Sq.mt.	5
		7th FLOOR	555.984	0.000			Sq.mt.	5
		8th FLOOR	555.984	0.000			Sq.mt.	5
		9th FLOOR	555.984	0.000			Sq.mt.	5
		10th FLOOR	555.984	0.000			Sq.mt.	5
		11th FLOOR	555.984	0.000			Sq.mt.	5
		12th FLOOR	555.984	0.000			Sq.mt.	5
		14th FLOOR	555.984	0.000			Sq.mt.	5
		15th FLOOR	555.984	0.000			Sq.mt.	5
		16th FLOOR	555.984	0.000			Sq.mt.	5
		17th FLOOR	555.984	0.000			Sq.mt.	5
		18th REFUGE FLOOR	527.466	0.000			Sq.mt.	5
		19th FLOOR	555.984	0.000			Sq.mt.	5
		20th FLOOR	555.984	0.000			Sq.mt.	5
		21st FLOOR	555.984	0.000			Sq.mt.	5
		22nd FLOOR	555.984	0.000			Sq.mt.	5
		23rd FLOOR	555.984	0.000			Sq.mt.	5
		24th FLOOR	555.984	0.000			Sq.mt.	5
		25th FLOOR	555.984	0.000			Sq.mt.	5
		26th FLOOR	555.984	0.000			Sq.mt.	5
		27th FLOOR	555.984	0.000			Sq.mt.	5
		28th REFUGE FLOOR	527.466	0.000			Sq.mt.	5
		29th FLOOR	555.984	0.000			Sq.mt.	5
		30th FLOOR	555.984	0.000			Sq.mt.	5
		31st FLOOR	555.984	0.000			Sq.mt.	5
		MACHINE ROOM LVL	0.000	106.670			Sq.mt.	0
		TOTAL (T)	14970.802	106.670			Sq.mt.	135

SITE AREA FOR FAR / GC	7.44375	ACRES
APPROVED FAR	3.62	
APPROVED RESI. FAR	31996.346	SQ.MTS.
APPROVED COMM. FAR	77042.236	SQ.MTS.

RERA Registration Related - M3M CORNERWALK								
								TABLE 2.0
S.No.	BLOCK/TOWER	EXISTING RERA REGISTERED DETAIL (REGN. NO. 17 OF 2018 DTD. 24.01.2018				DETAIL OF APPLIED AREA FOR RESISTRATION			
		FLOORS	MAIN USE	CARPET AREA (sq.mts.) (A)	FAR (sq mtr) (B)	FLOORS	MAIN USE	CARPET AREA (sq.mts.) (A1)	FAR (Sq mtr) (B1)
1	Retail Block-R1	LGF, GF, UG,FF,SF	Retail	6744	43294.32	LGF, GF, UG,FF,SF	Retail	2739	65744.262
2	Retail Block-R2	LGF,GF,UG,FF,SF	Retail	10081		LGF,GF,UG,FF,SF	Retail	0	
3	Retail Block-R3	LGF,UG, FF,SF	Retail	4690		LGF,UG, FF,SF	Retail	2911	
4	Retail Block-R4	LGF,UG, FF,SF	Retail	2908		LGF,UG, FF,SF	Retail	0	
5	Retail Block-R5	LGF,UG, FF	Retail	992		LGF,UG, FF	Retail	262	
6	Retail Block-R6					LGF, GF, UG,FF,SF	Retail	3070	
7	Multiplex Block					3rd & 4th	Multiplex	2930	
8	Offices Block					3rd ,4th & 5th	Office	4190	
9	Service Apartment					6th to 19th	Service Apartment	14254	
10	Residential Apartment					4th to 31th	Residential Apartment	23561	
	TOTAL			25414	43294.32			53917	65744.262
	GRAND TOTAL OF CARPET AREA	(A + A1)							79331
	GRAND TOTAL OF F.A.R.	(B + B1)							109038.582

NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED STRUCTURES AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- ALL HIGH RISE BUILDING ARE INTERCONNECTED THROUGH CORRIDOR / BRIDGES.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER HAREDA /ZONING NORMS.
- ONE EXTERNAL WALL TOWARDS BALCONY SIDE IN ANY ONE OF THE ROOMS IN RESIDENTIAL APARTMENT SHOULD BE IN 1 HR. FIRE RATED WITH PROVISION OF SPRINKLER ON INTERNAL SIDE OF THE SAME WALL.
- ALL HANDICAP RAMPS WITH RAILING.

KEY PLAN

ORIENTATION N

PRINCIPAL ARCHITECT:

ACPL Design Ltd

ISO 9001:2008

Architecture Management Planning

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PROJECT:-
REVISED BUILDING PLAN OF MIXED LAND USE COLONY UNDER TOD POLICY IN COMMERCIAL ZONE (70% COMMERCIAL AND 30% RESIDENTIAL) MEASURING 7.44375 ACRES(LIENCE NO.121 OF 2008 DATED 14-06-2008) IN SECTOR-74 BEING DEVELOPED BY PROMPT ENGINEERING PVT. LTD.GURUGRAM,MANESAR URBAN COMPLEX.

OWNER/AUTH. SIGNATURE

DRAWING TITLE
RERA REGISTRATION RELATED SITE PLAN

DRAWING NO. A-001

SCALE :- 1:300