



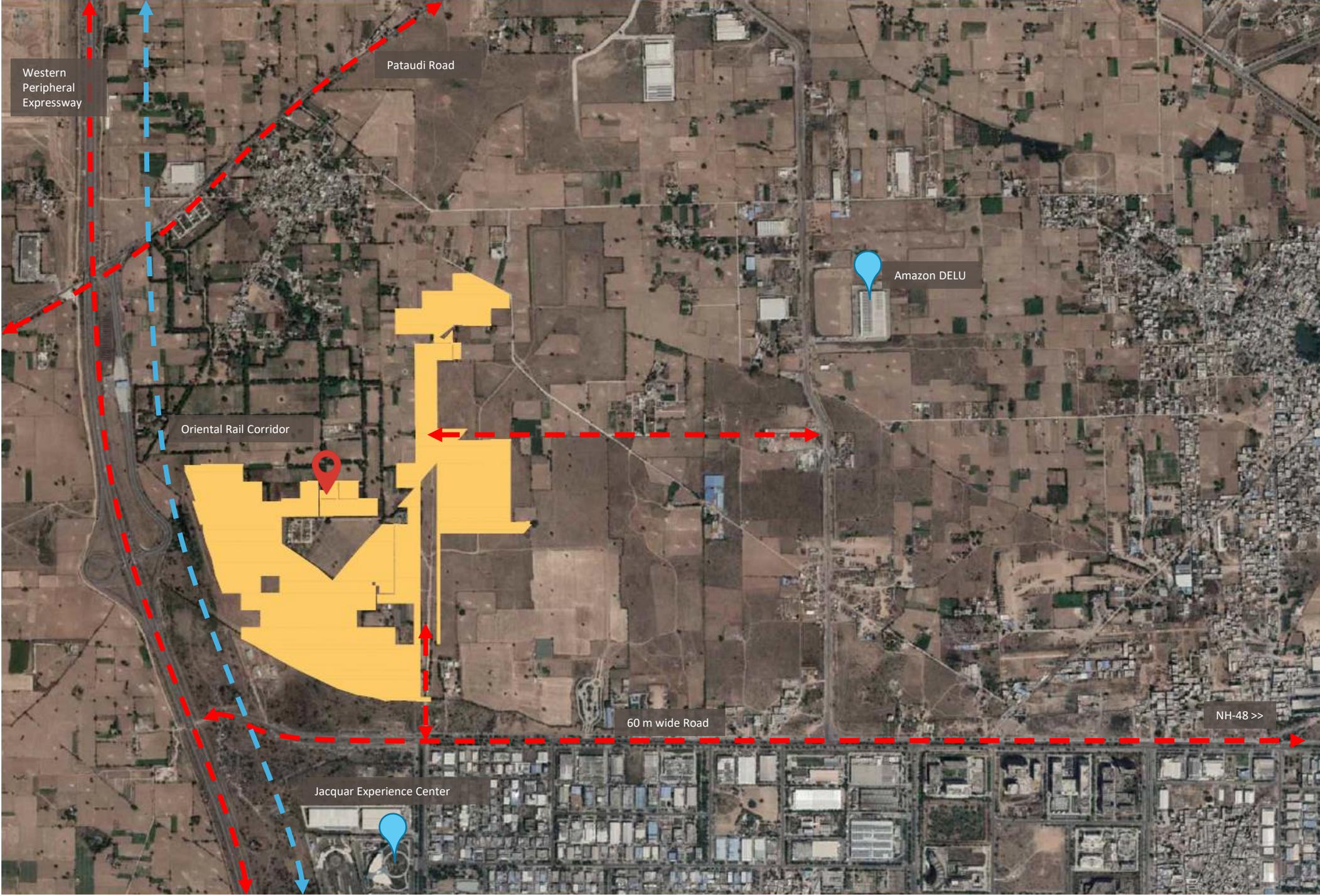
Our Expertise. Your Joy.

# ***THE COSMOS***

MANESAR

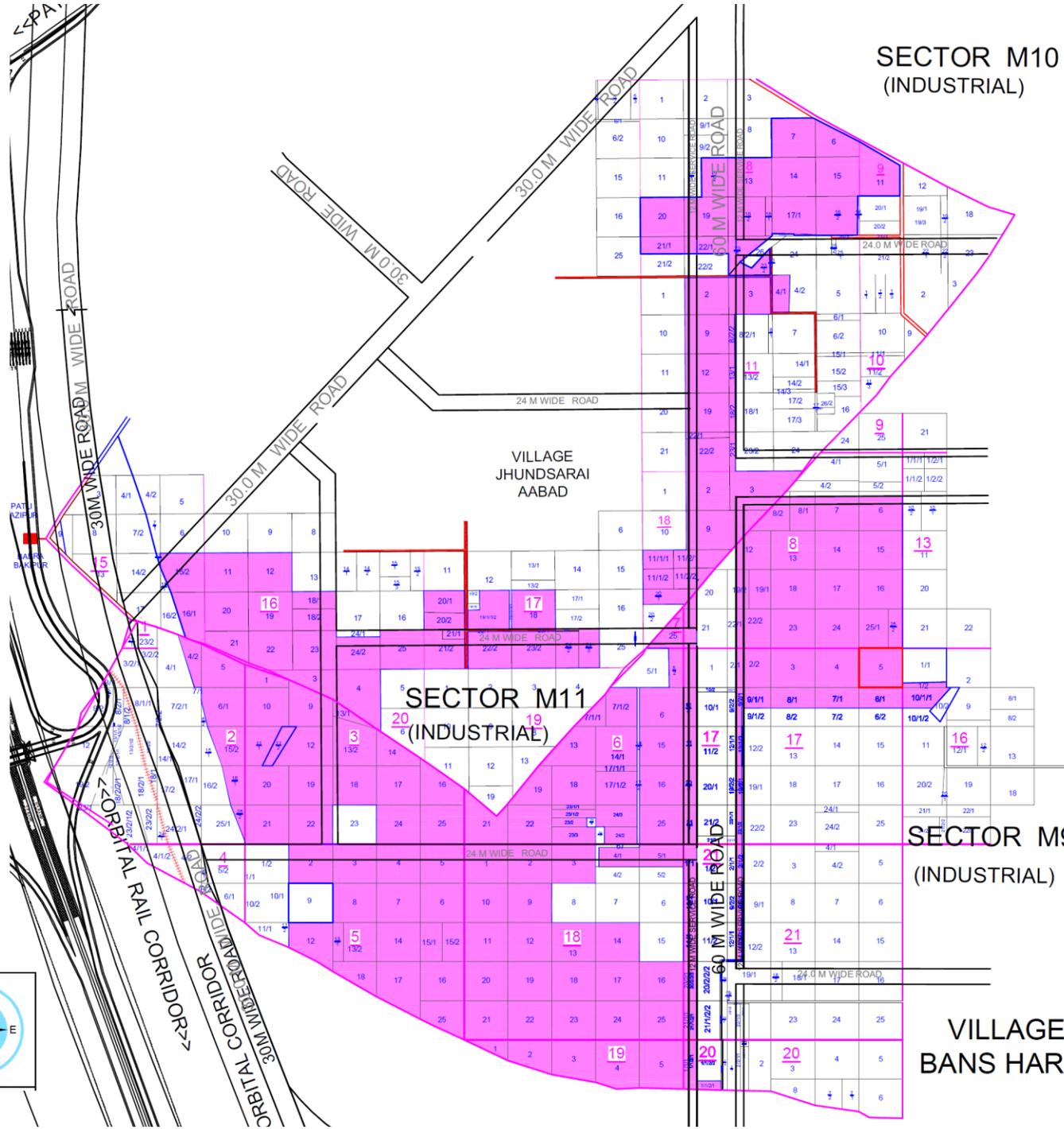
# MANESAR- SECTOR M11

## LOCATION



# SITE PLAN (FROM LAND TEAM)

S.No.	Particulars	Proposed (Acres)	Proposed (sqm)
1	License Site Area (A)	140.794	569772.03
2	UD Area (B)	0.000	
3	Area under 60m road (jhund sarai vill.) ( C )	9.698	39244.53
4	Balance Area (D= A-B-C)	131.096	530527.50
5	50% benefit from 60 m wide road ( E )	4.849	19622.27
6	Net Planned Area (F=D+E)	135.945	550149.76



**M3M INDIA INFRASTRUCTURES PVT.LTD.**  
 Lic LAND AREA- 140.79375 Acs  
 VILL.-BASHARIA & JHUNDSARAI ABAD



**M3M Land Profile**

*A strategically positioned 12-Acre green seamlessly integrates with 36 acres of Group Housing , spread across three well-planned Group housing pockets.*



# MANESAR- SECTOR M11 MASTER PLAN

**SITE AREA : 140.79 Acres ( NPA 135.945 Acres)**

## Industrial Plotting

Permissible : Min. 35 % | 47.58 Acres | 2,30,290.8 sq. yd.  
 Achieved : **35.06 %** | **47.67 Acres** | **2,30,706.54 sq. yd.**  
 No. of Plots : 275 ;  
**Total Industrial Saleable Area : 2.30 L sq. yd.**

## Commercial

Achieved : **3.00 %** | **4.078 Acres** | **1,77,656 sqft.**  
 No. of Pockets : 2  
 COM. 1 : 1.774 acres  
 COM. 2: 2.305 acres  
**Total Commercial Saleable Area : 4.26 L sq. ft.**

## Residential - Group Housing

Achieved : **26.93 %** | **36.61 Acres** | **15,94,661 sqft.**  
**Total Residential Saleable Area : 84.85 L sq. ft**  
**Total no. of units : 4,828 units**  
 No. of Pockets : 3 (A+B+C)

Permissible : Commercial 5% + Residential 25% = **30% max**

## Pocket B: 9.152 acres

**Land under TOD @ 25% of total Residential for free sale: 9.152 acres**  
**FAR under TOD @5.12 (3.5+ 1.5 TDR +0.12 GRIHA ) : 20.41 L. sq. ft.**  
**Residential Saleable Area (pocket B) @ 1.47 : 30.00 L sq. ft.**

**Balance land for AGH (75% of Total Residential) : 27.456 acres**

## Pocket A: 16.474 acres

**FAR under 60% of AGH @3.12**  
**(2.25+ 0.75 TDR +0.12 GRIHA) :22.38 L sq. ft.**  
**Total Residential Saleable Area (pocket A)**  
**@ 1.47 : 32.91 L sq. ft.**



## Pocket C: 10.983 acres

**FAR under 40% of AGH @3.12**  
**(2.25+ 0.75 TDR +0.12 GRIHA) : 14.92 L sq. ft.**  
**Total Residential Saleable Area (pocket C)**  
**@ 1.47 : 21.94 L sq. ft.**



***// INDUSTRIAL PLANNING***

# MANESAR- SECTOR M11

## INDUSTRIAL

### Industrial Plotting

Permissible : Min. 35 % | 47.17 Acres | 2,28,302 sq. yd.

Achieved : **35.06 %** | **47.67 Acres** | **2,30,706.54 sq. yd.**

No. of plots : **275**

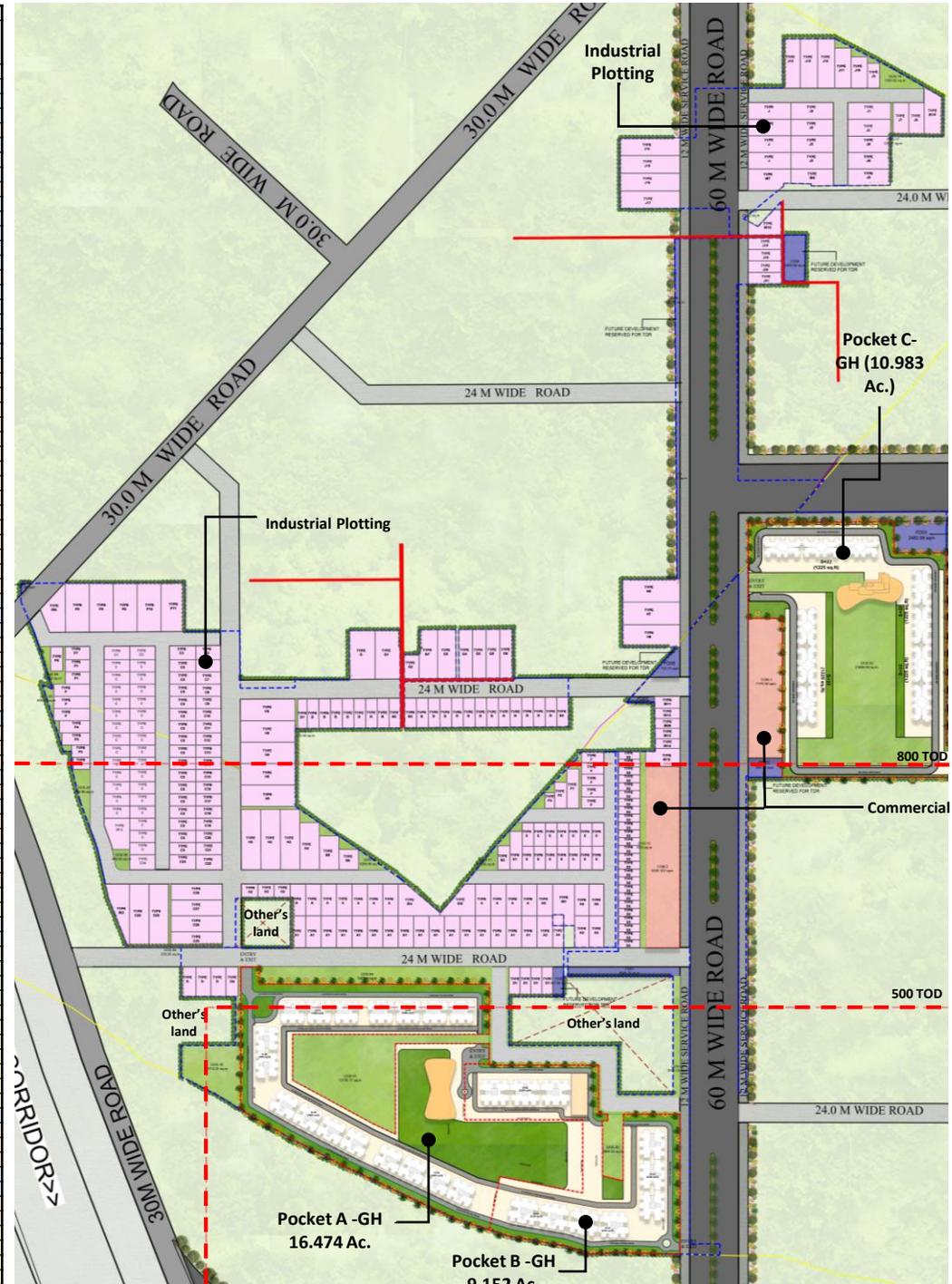
Saleable Area achieved : **2,30,706.54 sq. yd.**

IMT_Manesar Plot Distribution				
Plot range (sq.m)	Nos. of plots	Total plot area (sqm.)	Total plot area (sqyd.)	%age
0-500	119	53507.78	63994.77	43
500-1000	103	64737	77425	37
1000-1500	31	35528	42491	11
1500-2100	22	39126.55	46794.97	8
<b>TOTAL</b>	<b>275</b>	<b>192900.06</b>	<b>230706.54</b>	<b>100.0</b>

IMT_Manesar Plot Distribution								
S.No.	Plot type	PLOT DIMENSIONS		PLOT SIZE		Nos. of plots	Total plot area (sqm.)	Total plot area (sqyd.)
		LENGTH (m)	WIDTH (m)	(sqm.)	(sqyd.)			
84	J	52.1	20.4	1063.53	1272	4	4254.12	5088
85	J1	52.3	20.4	1068.55	1278	1	1068.55	1278
86	J2	52.1	20.4	1063.72	1272	4	4254.88	5089
87	J3	52.3	21	1098.33	1314	1	1098.33	1314
88	J4	52.2	19.8	1036.43	1240	1	1036.43	1240
89	J5	52.1	20.4	1063.02	1271	1	1063.02	1271
90	J6	51.9	20.1	1053.14	1260	1	1053.14	1260
91	J7	19.2	41.3	791.99	947	1	791.99	947
92	J8	18.9	41.3	780.12	933	1	780.12	933
93	J9	15	30.6	458.54	548	1	458.54	548
94	J10	20	38.5	770.06	921	1	770.06	921
95	J11	20	49.1	981.63	1174	1	981.63	1174
96	J12	21.2	60.4	1278.22	1529	2	2556.44	3057
97	J13	21.3	60.4	1290.41	1543	1	1290.41	1543
98	J14	74	22	1616.15	1933	1	1616.15	1933
99	J15	74	21.8	1630.00	1949	1	1630.00	1949
100	J16	74	21.8	1609.80	1925	1	1609.80	1925
101	J17	74	21.6	1606.58	1921	1	1606.58	1921
102	J18	40.5	14.2	569.49	681	1	569.49	681
103	J19	40.6	14.2	577.88	691	1	577.88	691
104	J20	40.7	14.2	579.25	693	1	579.25	693
105	J21	40.7	14.3	587.76	703	1	587.76	703

S.No.	Plot type (Irregular Size)	PLOT SIZE		Nos. of plots	Total plot area (sqm.)	Total plot area (sqyd.)
		(sqm.)	(sqyd.)			
1	IR-1	1187.56	1420	1	1187.56	1420
2	IR-2	1034.91	1238	1	1034.91	1238
3	IR-3	1315.34	1573	1	1315.34	1573
4	IR-4	1289.37	1542	1	1289.37	1542
5	IR-5	1147.32	1372	1	1147.32	1372
6	IR-6	1202.45	1438	1	1202.45	1438
7	IR-7	1282.06	1533	1	1282.06	1533
8	IR-8	1010.47	1209	1	1010.47	1209
9	IR-9	366.09	438	1	366.09	438
10	IR-10	393.70	471	1	393.70	471
11	IR-11	444.03	531	1	444.03	531
12	IR-12	856.27	1024	1	856.27	1024
13	IR-13	388.84	465	1	388.84	465
14	IR-14	361.76	433	1	361.76	433
15	IR-15	902.80	1080	1	902.80	1080
16	IR-16	1250.73	1496	1	1250.73	1496
<b>TOTAL</b>				<b>275</b>	<b>192900.06</b>	<b>230706.54</b>
Acres						<b>47.67</b>

S.No.	Plot type	PLOT DIMENSIONS		PLOT SIZE		Nos. of plots	Total plot area (sqm.)	Total plot area (sqyd.)
		LENGTH (m)	WIDTH (m)	(sqm.)	(sqyd.)			
1	A	18.9	38.9	735.95	880	11	8095.47	9682
2	A1	18.9	38.9	735.60	880	16	11769.60	14076
3	A2	19.2	38.9	748.34	895	1	748.34	895
4	A3	17.8	38.9	693.43	829	2	1386.86	1659
5	A4	13.4	26.8	359.74	430	1	359.74	430
6	A5	19.2	38.9	748.76	896	1	748.76	896
7	A6	17.8	38.9	693.55	829	2	1387.10	1659
8	B	14.3	36.3	521.31	623	19	9904.89	11846
9	B1	11.6	36.3	422.35	505	1	422.35	505
10	B2	13.9	36.3	506.78	606	1	506.78	606
11	B3	14.7	36.3	535.85	641	1	535.85	641
12	B4	14.3	36.3	520.32	622	1	520.32	622
13	B5	23.9	41.7	998.16	1194	1	998.16	1194
14	B6	23.9	25.1	600.14	718	1	600.14	718
15	C	31.1	15	466.40	558	29	13525.50	16176
16	C1	31.1	16.5	511.34	612	1	511.34	612
17	C2	31.1	16.7	517.86	619	1	517.86	619
18	C3	32	17.1	543.66	650	1	543.66	650
19	C4	30.2	17.1	520.19	622	1	520.19	622
20	C5	32	15	480.00	574	16	7680.00	9185
21	C6	30.4	15	455.30	545	1	455.30	545
22	C7	30.5	15	456.82	546	1	456.82	546
23	C8	30.6	15	458.34	548	1	458.34	548
24	C9	30.7	15	459.85	550	1	459.85	550
25	C10	30.8	15	461.38	552	1	461.38	552
26	C11	30.9	15	462.89	554	1	462.89	554
27	C12	31	15	464.41	555	1	464.41	555
28	C13	31.1	15	465.93	557	1	465.93	557
29	C14	31.2	15	467.45	559	1	467.45	559
30	C15	31.3	15	468.97	561	1	468.97	561
31	C16	31.4	15	470.55	563	1	470.55	563
32	C17	31.5	15	471.94	564	1	471.94	564
33	C18	31.6	15	473.52	566	1	473.52	566
34	C19	31.7	15	475.04	568	1	475.04	568
35	C20	31.8	15	476.56	570	1	476.56	570
36	C21	31.9	15	478.07	572	1	478.07	572
37	C22	32	18.3	585.92	701	1	585.92	701
38	C23	32	18.3	586.21	701	1	586.21	701
39	C24	31.1	18.3	569.60	681	1	569.60	681
40	C25	24	77.8	1867.27	2233	2	3734.54	4466
41	C26	62.7	19.5	1220.12	1459	1	1220.12	1459
42	C27	62.9	19.5	1223.67	1463	1	1223.67	1463
43	C28	63	19.5	1225.73	1466	1	1225.73	1466
44	C29	63.1	19.4	1226.28	1467	1	1226.28	1467
45	D	18.3	36.3	666.35	797	3	1999.05	2391
46	D1	13.4	36.3	487.46	583	4	1949.84	2332
47	D2	26.6	9.7	257.09	307	24	6170.16	7379
48	D3	26.6	9.5	251.51	301	1	251.51	301
49	D4	15.2	36.3	551.74	660	1	551.74	660
50	E	14.3	28.8	410.96	492	14	5753.44	6881
51	E1	15	47.1	707.21	846	1	707.21	846
52	E2	15	29.3	440.16	526	1	440.16	526
53	F	27.2	14	381.13	456	5	1905.65	2279
54	F1	15	48.5	727.63	870	1	727.63	870
55	F2	15	32.1	481.39	576	1	481.39	576
56	F3	12	19.1	228.65	273	1	228.65	273
57	G	31.6	60.3	1899.41	2272	1	1899.41	2272
58	G1	30.5	60.3	1843.87	2205	1	1843.87	2205
59	G2	18.4	30.2	553.36	662	1	553.36	662
60	G3	22.7	60.3	1365.77	1633	1	1365.77	1633
61	G4	16.7	60.3	1014.92	1214	1	1014.92	1214
62	G5	16.8	60.3	1011.72	1210	2	2023.44	2420
63	G6	16.5	60.3	1008.45	1206	1	1008.45	1206
64	G7	22.6	60.3	1368.82	1637	1	1368.82	1637
65	H2	19.8	17.5	346.78	415	3	1040.34	1244
66	H3	23.9	74.1	1773.91	2122	3	5321.73	6365
67	H4	23.9	57.9	1386.27	1658	1	1386.27	1658
68	H5	67.1	26.4	1768.73	2115	5	8843.65	10577
69	H6	70.5	28.2	1985.83	2375	1	1985.83	2375
70	H7	70.3	27.9	1963.76	2349	1	1963.76	2349
71	H8	70.1	27.6	1941.96	2323	1	1941.96	2323
72	P	44	15	660.67	790	3	1982.01	2370
73	P1	30	15	450.00	538	2	900.00	1076
74	P2	20.2	15	302.99	362	1	302.99	362
75	P3	22.2	15	332.99	398	1	332.99	398
76	P4	37.2	15	557.61	667	1	557.61	667
77	P5	34	15	509.62	609	1	509.62	609
78	P6	15	29.9	449.23	537	1	449.23	537
79	P7	30	16.2	483.53	578	1	483.53	578
80	P8	29.4	60.4	1772.93	2120	2	3545.86	4241
81	P9	29.4	60.3	1772.89	2120	1	1772.89	2120
82	P10	29.4	60.3	1772.79	2120	1	1772.79	2120
83	P11	29	60.3	1772.27	2120	1	1772.27	2120











***// GROUP HOUSING***









# MANESAR- SECTOR M11

## RESIDENTIAL

**SITE AREA : 140.794 Acres ( NPA 135.945 Acres)**

**PERMISSIBLE : Commercial 5% + Residential 25% = 30% max**

### Residential - Group Housing

Achieved : **26.93 % | 36.61 Acres | 15,94,661 sqft.**

No. of Pockets : 3

**Pocket B \_ (Land under TOD @ 25% of total Residential for Free sale ) : 9.152 acres**

**FAR under TOD @5.12 (3.5+ 1.5 TDR +0.12 GRIHA ) : 20.41 L.sqft**

Number of Floor : S+32

Number of Towers : 10

Number of Units : **1291**

Per Unit Saleable : **2325 sq.ft**

Green area @ GH 15%: 1.373 acres

Total Residential Saleable Area @ 1.47 : **30.00 L sq. ft**

### Balance land for AGH : 27.456 acres

**Pocket A (60% of AGH) : 16.474 acres**

**FAR under 60% of AGH @3.12**

**(2.25+ 0.75 TDR +0.12 GRIHA) : 22.38 L.sqft**

Number of Floor : S+26

Number of Towers : 17

Number of Units : **1746**

Per Unit Saleable : **1885 sq.ft**

Green area @ GH 15%: 2.471 acres

Total Residential Saleable Area @ 1.47 : **32.91 L sq. ft**

**Pocket C (60% of AGH) : 10.983 acres**

**FAR under 40% of AGH @3.12**

**(2.25+ 0.75 TDR +0.12 GRIHA) : 14.92 L.sqft**

Number of Floor : S+22

Number of Towers : 10

Number of Units : **1791**

Per Unit Saleable : **1225 sq.ft**

Green area @ GH 15%: 1.647 acres

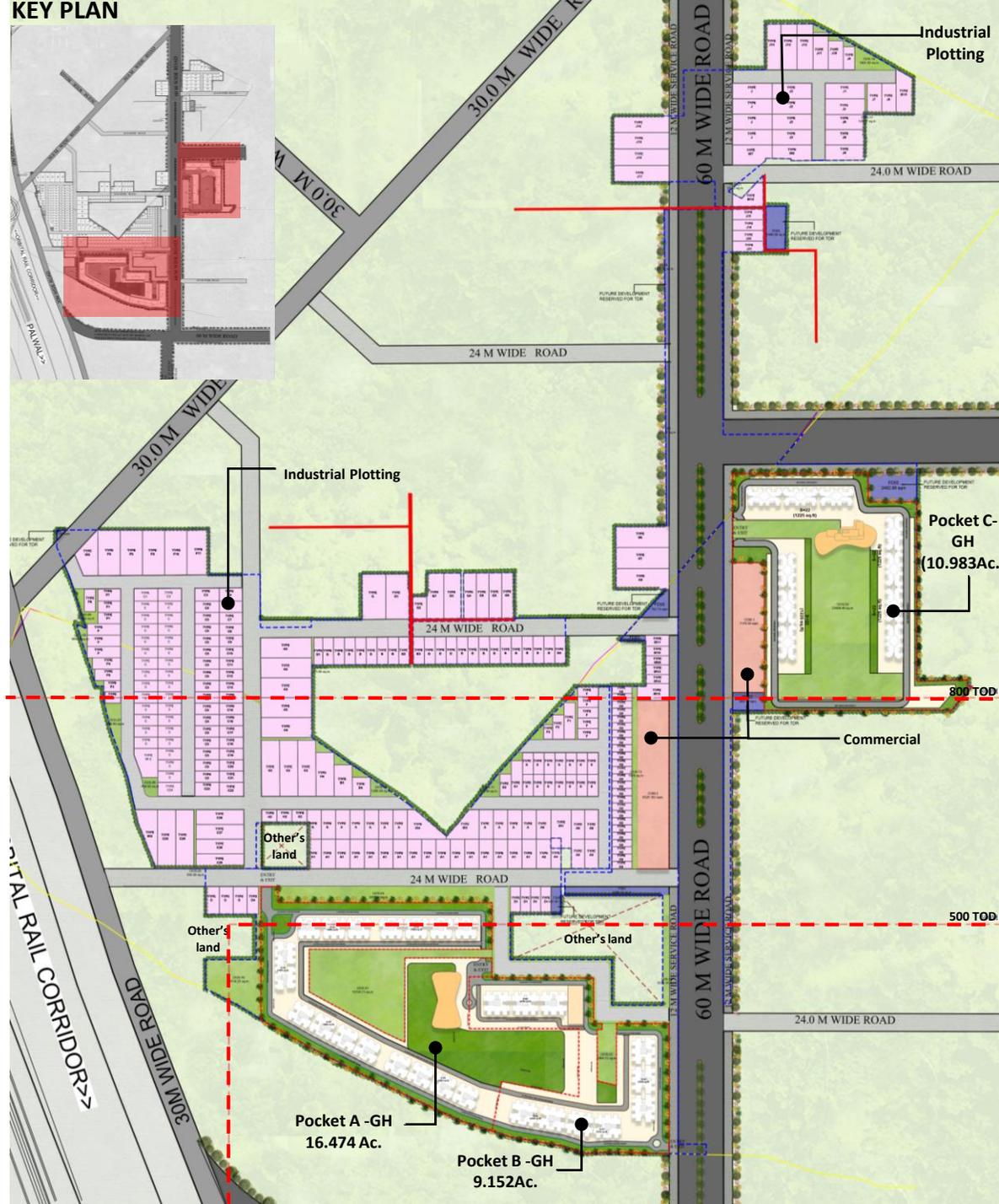
Total Residential Saleable Area @ 1.47 : **21.94 L sq. ft**

Total no. of Units = **4,828 units**

Total Parking required @1.5 ECS = 7,241 ECS

**Total Residential Saleable Area @ 1.47 : 84.85 L sq. ft**

**Total population= 24,138**



# MANESAR- SECTOR M11

## RESIDENTIAL

### Residential - Group Housing

Achieved : **26.93 %** | **36.61 Acres** | **15,94,661 sqft.**

**Pocket B (Land under TOD @ 25% of total Residential for Free sale) : 9.152 acres**

**FAR under TOD @5.12 (3.5+ 1.5 TDR +0.12 GRIHA) : 20.41 L sqft**

Number of Floor : S+32

Number of Towers : 10

Number of Units : 1291

Per Unit Saleable : **2325 sq.ft**

Green area @ GH 15%: 1.37 acres

Total Residential Saleable Area @ 1.47 : **30.00 L sq. ft**

#### POCKET B\_UNIT TYPOLOGY

Type – 1: 3BHK– **2345 SQFT (645 units)**

Type – 2: 3BHK– **2315 SQFT (645 units)**

#### 90 sqm. Units (60%units)

**Pocket A (60% of AGH) : 16.474 acres**

**FAR under 60% of AGH @3.12**

**(2.25+ 0.75 TDR +0.12 GRIHA) : 22.38 L.sqft**

Number of Floor : S+26

Number of Towers : 17

Number of Units : 1746

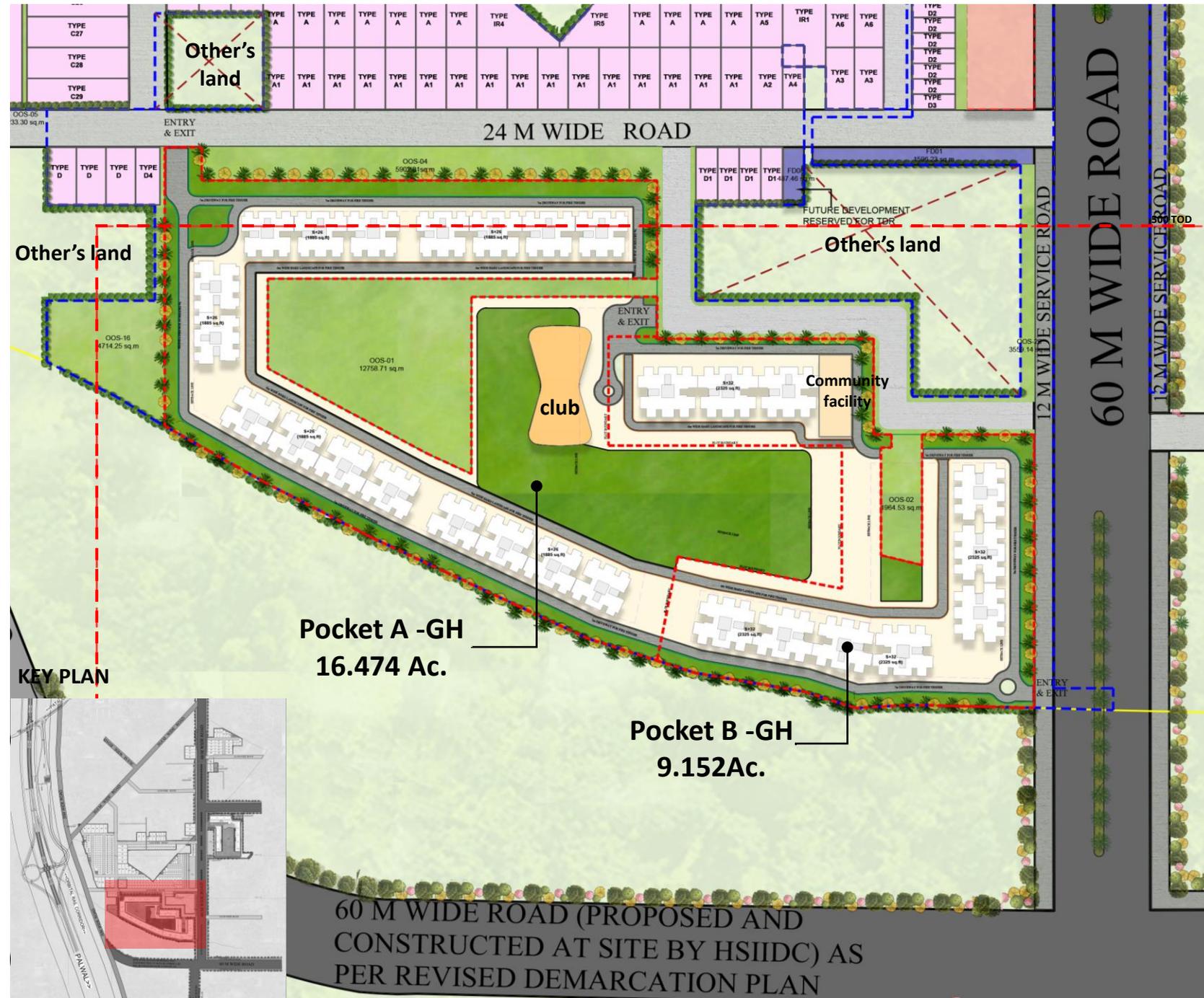
Per Unit Saleable : **1885 sq.ft**

Total Residential Saleable Area @ 1.47 : **32.91 L sq. ft**

#### POCKET A\_UNIT TYPOLOGY

Type – 1: 3BHK– **1881 SQFT (873 units)**

Type – 2: 3BHK– **1909 SQFT (873 units)**





***// COMMERCIAL***

# MANESAR- SECTOR M11

## COMMERCIAL

**SITE AREA : 140.79 Acres ( NPA 135.945 Acres)**

**PERMISSIBLE : Commercial 5% + Residential 25% = 30% max**

### Commercial

Achieved : **3.00 % | 4.078 Acres | 1,77,656 sqft.**

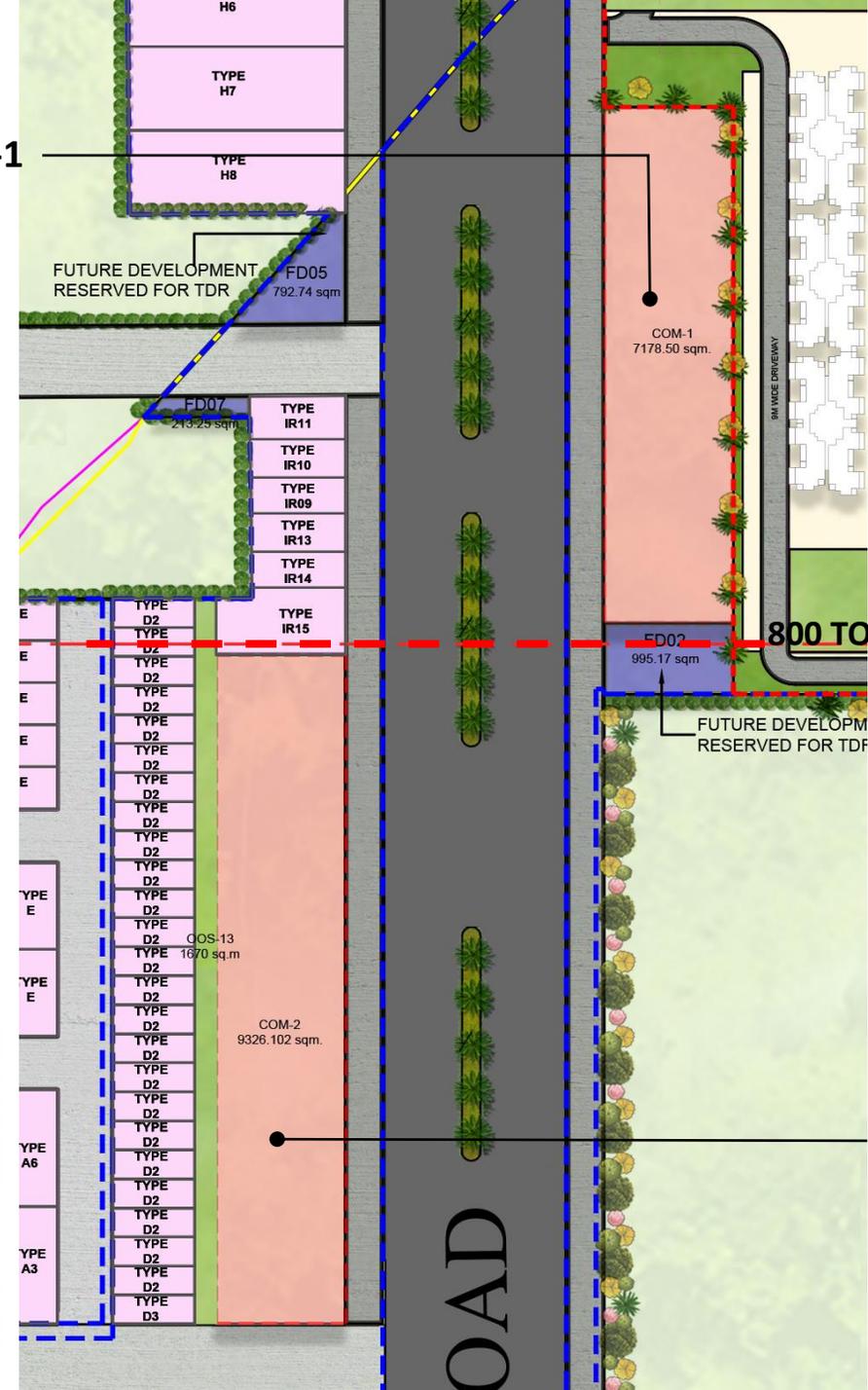
Total Commercial Saleable Area @2 : **4.26 L sq. ft**

COMMERCIAL 1		
Site Area	1.774	Acres
	77269	sq.ft
FAR @ 1.5	115903	sq.ft
Floors	FAR (sq.ft)	Saleable Area (sq.ft)
GF	38,634	61,815
FF	33,998	54,397
SF	29,918	47,870
TF	13,352	21,363
Total	1,15,903	1,85,445

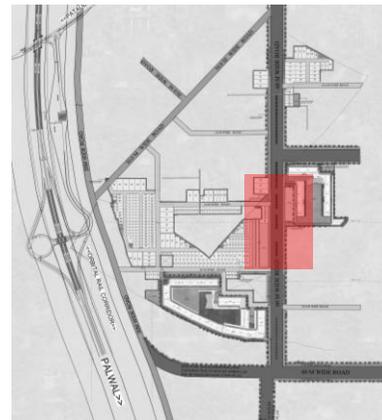
COMMERCIAL 2		
Site Area	2.305	Acres
	100385	sq.ft
FAR @ 1.5	150578	sq.ft
Floors	FAR (sq.ft)	Saleable Area (sq.ft)
GF	50,193	80,308
FF	44,170	70,671
SF	38,869	62,191
TF	17,347	27,755
Total	1,50,578	2,40,925

<b>Total Commercial FAR (sqft)</b>	<b>2,66,481</b>
<b>Total Commercial Saleable (sqft)</b>	<b>4,26,370</b>

## Commercial-1



### KEY PLAN



## Commercial-2





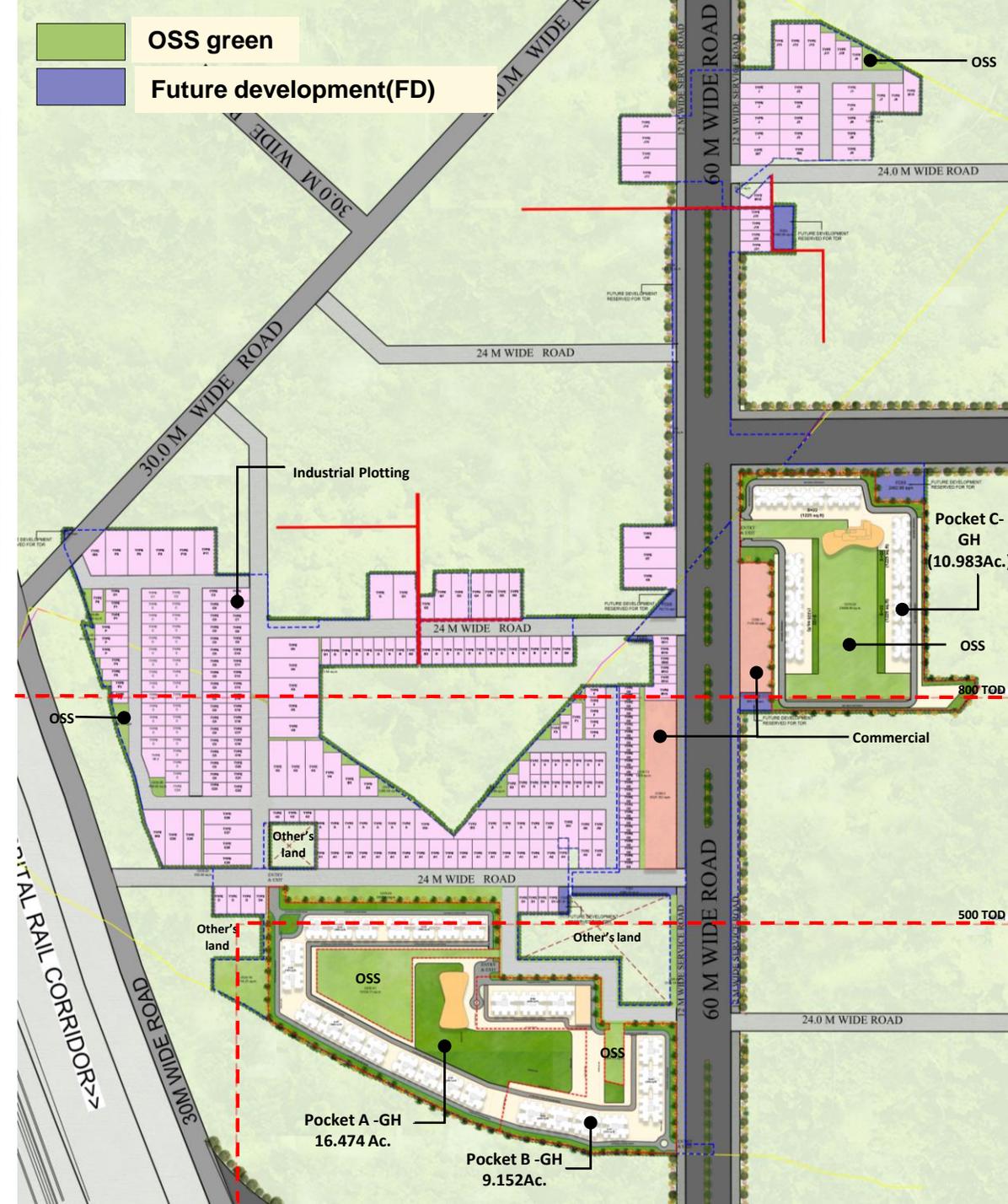


# MANESAR- SECTOR M11

## OSS DETAIL

OOS Detail			
S.no .	Pocket No.	Area. ( sq.m)	Area (Acres)
1	OOS-01	12,758.71	3.153
2	OOS-02	1,964.53	0.485
3	OOS-03	23,923.40	5.912
4	OOS-04	5,902.81	1.459
5	OOS-05	233.30	0.058
6	OOS-06	448.92	0.111
7	OOS-07	876.95	0.217
8	OOS-08	469.28	0.116
9	OOS-09	721.63	0.178
10	OOS-10	1,286.98	0.318
11	OOS-11	719.86	0.178
12	OOS-12	741.52	0.183
13	OOS-13	1,670.00	0.413
14	OOS-14	1,301.02	0.321
15	OOS-15	113.50	0.028
16	OOS-16	4,714.25	1.165
17	OOS-17	124.17	0.031
18	OOS-18	487.46	0.120
19	OOS-19	2,066.00	0.511
20	OOS-20	5,099.00	1.260
21	OOS-21	21.42	0.005
<b>Total</b>		<b>65,644.71</b>	<b>16.221</b>

Future Development Pocket Detail			
S.no .	Pocket No.	Area. ( sq.m)	Area (Acres)
1	FD-01	1596.23	0.394
2	FD-02	995.17	0.246
3	FD-03	2482.99	0.614
4	FD-04	1480.68	0.366
5	FD-05	792.74	0.196
6	FD-06	85.98	0.021
7	FD-07	213.25	0.053
8	FD-08	487.46	0.120
9	FD-09	1020.71	0.252
10	FD-10	923.77	0.228
<b>Total</b>		<b>10078.98</b>	<b>2.491</b>



***// UNIT PLANS***

# MANESAR- SECTOR M11 Pocket A \_Cluster plan

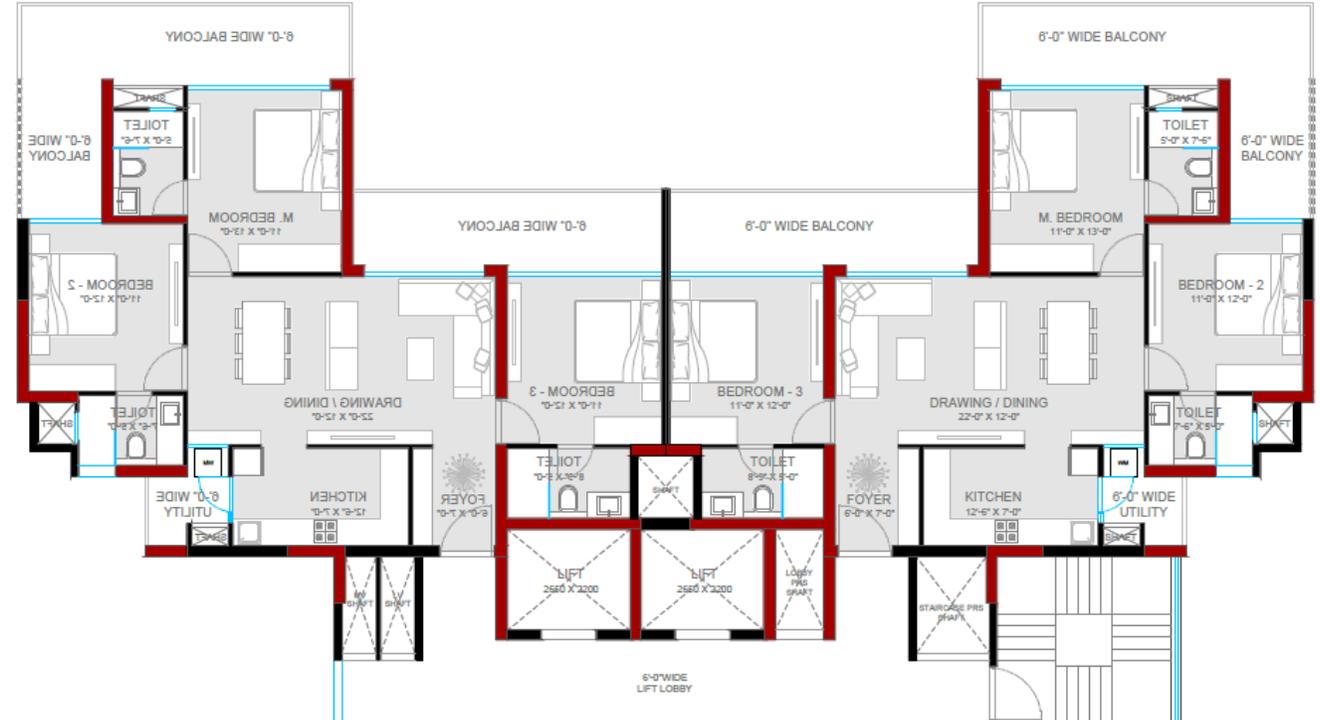
Type – 1: Saleable Area– 1881 SQFT (873 units)  
Type – 2: Saleable Area– 1909 SQFT (873 units)

DESCRIPTION	3 BHK TYPE 1	3 BHK TYPE 2
<b>Unit saleable Area (efficiency 75%)</b>	<b>1881</b>	<b>1909</b>
Unit Covered Area	1055	1054
Balcony area	356	378
Balcony area (Non-FAR)	356	378
Balcony area (FAR)	0	0
Unit Area (Covered + Balcony)	1410	1432
% Balcony loaded	100.00%	100.00%
<b>Circulation area in FAR</b>	<b>112</b>	<b>112</b>
Rera Carpet area	952	943
Wall Area	103	111
Unit FSI (Total unit FAR + circulation)	1167	1166
Unit Area (Covered + Balcony)	1410	1432
<b>PARAMETERS</b>	<b>RATIO ACHIEVED</b>	<b>RATIO ACHIEVED</b>
Circulation area to FSI	9.63%	9.63%
Saleable Area to FSI	1.61	1.64
Unit covered area(Carpet+Walls) to FSI	90.37%	90.37%
<b>Balcony to Saleable area</b>	<b>18.92%</b>	<b>19.80%</b>
Unit Area (Covered + Balcony) to Saleable	75%	75%
Carpet to Saleable	50.63%	49.38%

## KEY PLAN



## 3 BHK TYPE 1



## 3 BHK TYPE 1



## 3 BHK TYPE 2

## 3 BHK TYPE 2

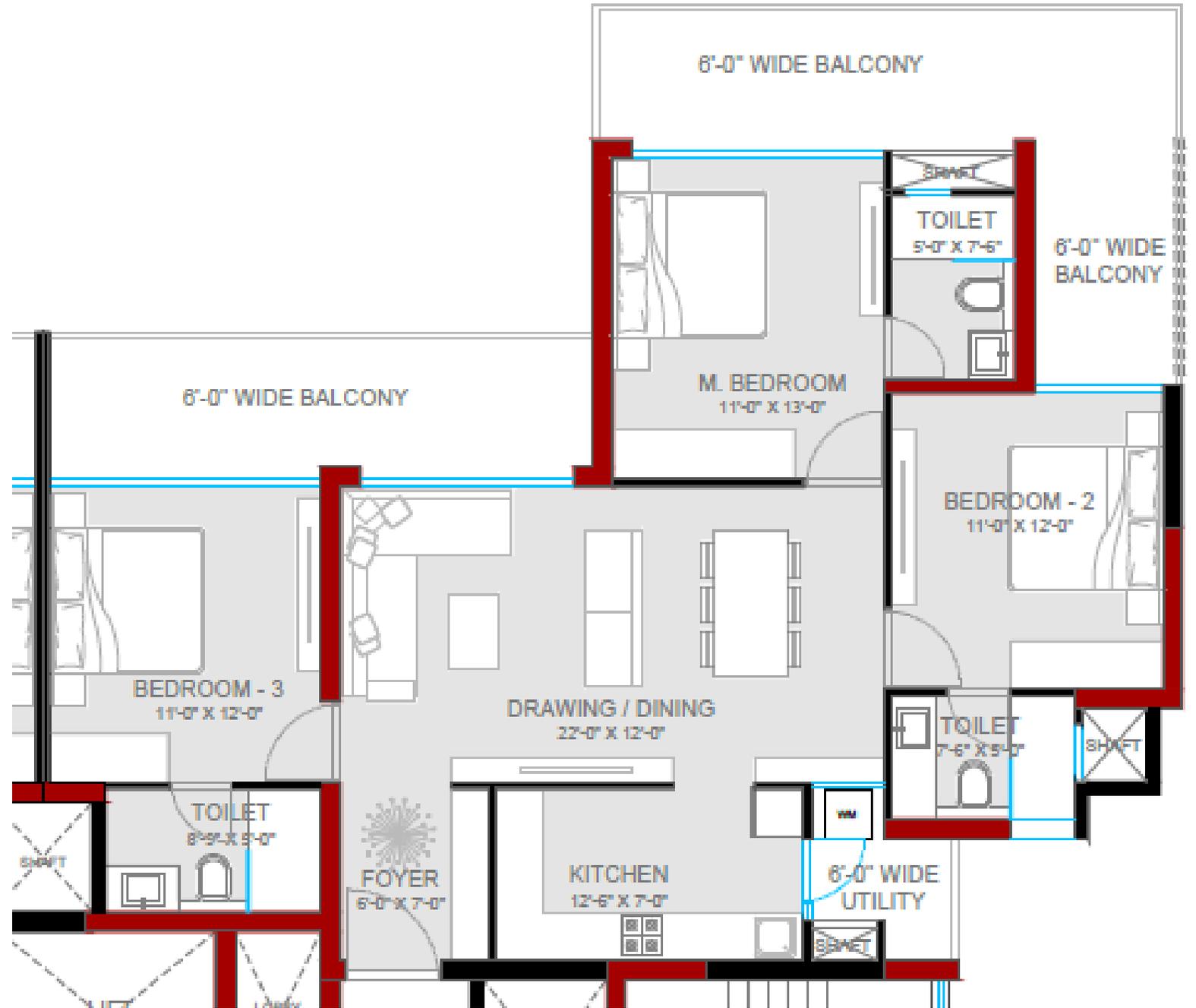
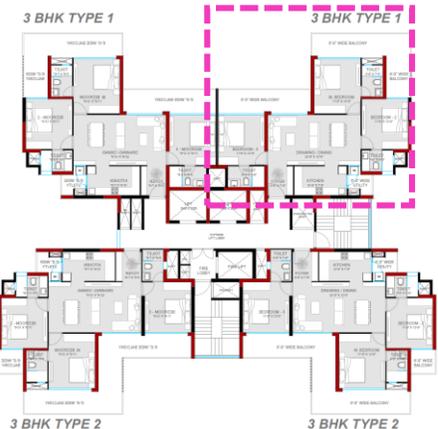
# Unit Plan (3BHK)

Type – 1: Saleable Area– 1881 SQFT

Nos. of Units- 873 units

DESCRIPTION	3 BHK TYPE 1
<b>Unit saleable Area (efficiency 75%)</b>	<b>1881</b>
Unit Covered Area	1055
Balcony area	356
Balcony area (Non-FAR)	356
Balcony area (FAR)	0
Unit Area (Covered + Balcony)	1410
% Balcony loaded	100.00%
<b>Circulation area in FAR</b>	<b>112</b>
Rera Carpet area	952
Wall Area	103
Unit FSI (Total unit FAR + circulation)	1167
Unit Area (Covered + Balcony)	1410
PARAMETERS	RATIO ACHIEVED
Circulation area to FSI	9.63%
Saleable Area to FSI	1.61
Unit covered area (Carpet+Walls) to FSI	90.37%
<b>Balcony to Saleable area</b>	<b>18.92%</b>
Unit Area (Covered + Balcony) to Saleable	75%
Carpet to Saleable	50.63%

## KEY PLAN



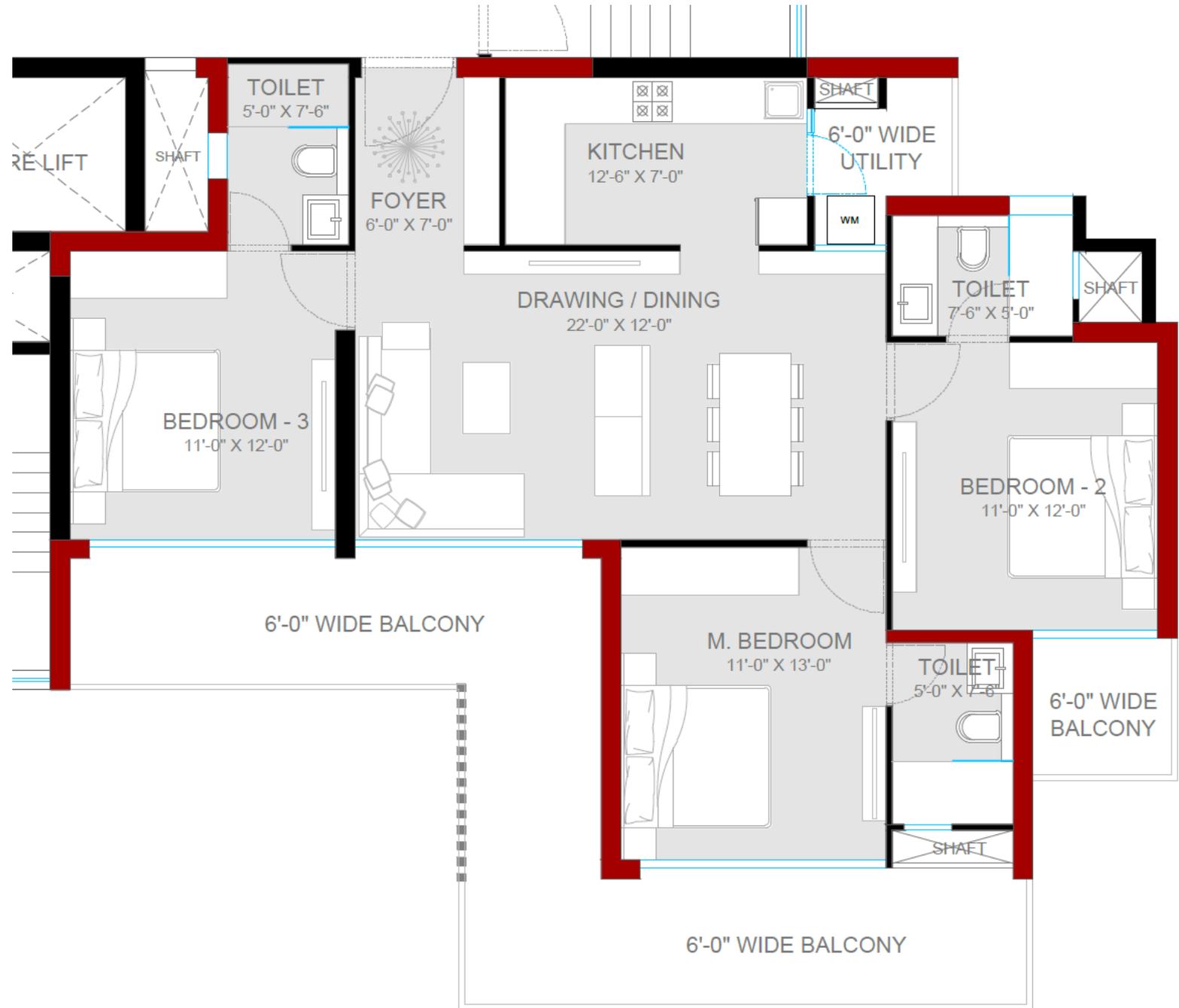
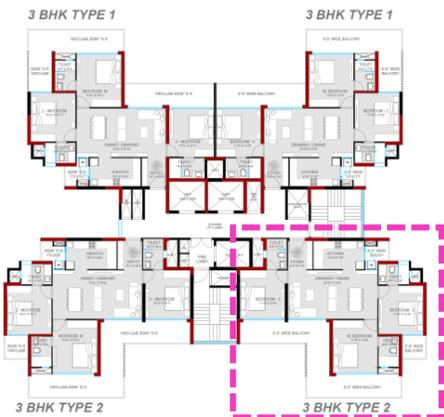
## Unit Plan (3BHK)

Type – 2: Saleable Area– 1909 SQFT

Nos. of Units- 873 units

DESCRIPTION	3BHK TYPE 2
<b>Unit saleable Area (efficiency 75%)</b>	<b>1909</b>
Unit Covered Area	1054
Balcony area	378
Balcony area (Non-FAR)	378
Balcony area (FAR)	0
Unit Area (Covered + Balcony)	1432
% Balcony loaded	100.00%
Circulation area in FAR	<b>112</b>
Rera Carpet area	<b>943</b>
Wall Area	111
Unit FSI (Total unit FAR + circulation)	1166
Unit Area (Covered + Balcony)	1432
PARAMETERS	RATIO ACHIEVED
Circulation area to FSI	9.63%
Saleable Area to FSI	1.64
Unit covered area (Carpet+Walls) to FSI	90.37%
<b>Balcony to Saleable area</b>	<b>19.80%</b>
Unit Area (Covered + Balcony) to Saleable	75%
Carpet to Saleable	49.38%

### KEY PLAN



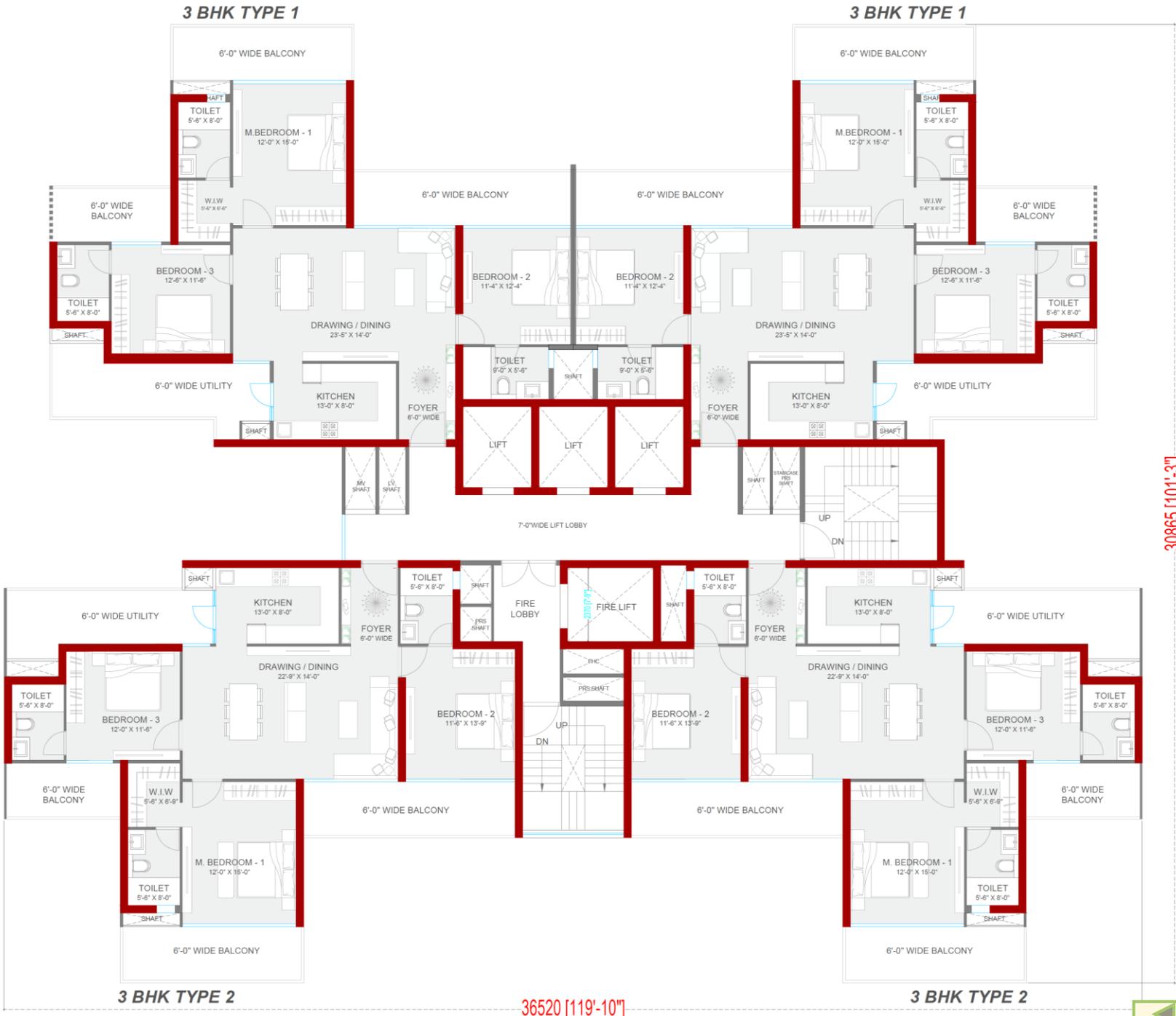
# MANESAR- SECTOR M11

## Pocket B\_Cluster plan

Type – 1: Saleable Area– 2345 SQFT (645 UNITS)

Type – 2: Saleable Area– 2315 SQFT (645 UNITS)

DISCRIBTION	3BHK TYPE- 1	3BHK TYPE- 2
<b>Unit saleable Area (efficiency 75%)</b>	<b>2345</b>	<b>2315</b>
Unit Covered Area	1276	1281
Balcony area	481	456
Balcony area (Non-FAR)	481	456
Balcony area (FAR)	0	0
Unit Area (Covered + Balcony)	1758	1737
% Balcony loaded	100.00%	100.00%
<b>Circulation area in FAR</b>	<b>121</b>	<b>121</b>
Rera Carpet area	1157	1149
Wall Area	120	133
Unit FSI (Total unit FAR + circulation)	1397	1402
Unit Area (Covered + Balcony)	1758	1737
PARAMETERS		
Circulation area to FSI	8.64%	8.81%
Saleable Area to FSI	1.68	1.65
Unit covered area(Carpet+Walls) to FSI	91.36%	91.39%
<b>Balcony to Saleable area</b>	<b>20.53%</b>	<b>19.68%</b>
Unit Area (Covered + Balcony) to Saleable	75%	75%
Carpet to Saleable	49.32%	49.62%



36520 [119'-10"]



# Unit Plan (3BHK)

Type – 1: Saleable Area– 2345 SQFT

Nos. of Units- 645 units

<b>3 BHK UNIT TYPE - 1</b>	
<b>Unit saleable Area (efficiency 75%)</b>	<b>2345</b>
<b>Unit Covered Area</b>	<b>1276</b>
<b>Balcony area</b>	<b>481</b>
<b>Balcony area (Non-FAR)</b>	<b>481</b>
<b>Balcony area (FAR)</b>	<b>0</b>
Unit Area (Covered + Balcony)	1758
% Balcony loaded	100.00%
<b>Circulation area in FAR</b>	
	<b>121</b>
<b>Rera Carpet area</b>	<b>1157</b>
Wall Area	120
<b>PARAMETERS</b>	
Circulation area to FSI	8.64%
Saleable Area to FSI	1.68
Unit covered area (Carpet+Walls) to FSI	91.36%
<b>Balcony to Saleable area</b>	<b>20.53%</b>
Unit Area (Covered + Balcony) to Saleable	75%
Carpet to Saleable	49.32%

## KEY PLAN



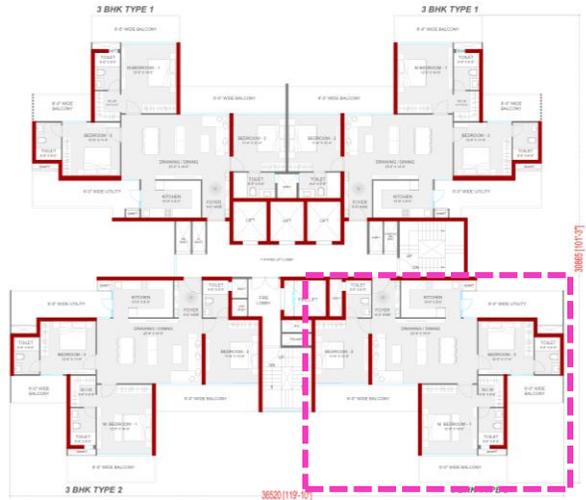
# Unit Plan (3BHK)

Type – 2: Saleable Area– 2315 SQFT

Nos. of Units- 645 units

<b>3 BHK UNIT TYPE - 2</b>	
<b>Unit saleable Area (efficiency 75%)</b>	<b>2315</b>
<b>Unit Covered Area</b>	<b>1281</b>
<b>Balcony area</b>	<b>456</b>
<b>Balcony area (Non-FAR)</b>	<b>456</b>
<b>Balcony area (FAR)</b>	<b>0</b>
Unit Area (Covered + Balcony)	1737
% Balcony loaded	100.00%
<b>Circulation area in FAR</b>	
	<b>121</b>
<b>Rera Carpet area</b>	<b>1149</b>
Wall Area	133
Unit FSI (Total unit FAR + circulation)	1402
Unit Area (Covered + Balcony)	1737
<b>PARAMETERS</b>	
Circulation area to FSI	8.81%
Saleable Area to FSI	1.65
Unit covered area (Carpet+Walls) to FSI	91.39%
<b>Balcony to Saleable area</b>	<b>19.68%</b>
Unit Area (Covered + Balcony) to Saleable	75%
Carpet to Saleable	49.62%

## KEY PLAN



# MANESAR- SECTOR M11

## Pocket C\_Cluster plan

Type – 1: Saleable Area– 1225 SQFT (896 units)

Type – 2: Saleable Area– 1226 SQFT (896 units)

DESCRIPTION	2.5 BHK TYPE 1	2.5 BHK TYPE 2
<b>Unit saleable Area (efficiency 75%)</b>	<b>1225</b>	<b>1226</b>
<b>Unit Covered Area</b>	<b>698</b>	<b>694</b>
<b>Balcony area</b>	<b>221</b>	<b>225</b>
<b>Balcony area (Non-FAR)</b>	<b>221</b>	<b>225</b>
<b>Balcony area (FAR)</b>	<b>0</b>	<b>0</b>
<b>Unit Area (Covered + Balcony)</b>	<b>919</b>	<b>919</b>
<b>% Balcony loaded</b>	<b>100.00%</b>	<b>100.00%</b>
<b>Circulation area in FAR</b>	<b>77</b>	<b>77</b>
<b>Rera Carpet area</b>	<b>634</b>	<b>630</b>
<b>Wall Area</b>	<b>64</b>	<b>65</b>
<b>Unit FSI (Total unit FAR + circulation)</b>	<b>774</b>	<b>771</b>
<b>Unit Area (Covered + Balcony)</b>	<b>919</b>	<b>919</b>
<b>PARAMETERS</b>	<b>RATIO ACHIEVED</b>	<b>RATIO ACHIEVED</b>
<b>Circulation area to FSI</b>	<b>9.89%</b>	<b>9.93%</b>
<b>Saleable Area to FSI</b>	<b>1.58</b>	<b>1.59</b>
<b>Unit covered area(Carpet+Walls) to FSI</b>	<b>90.11%</b>	<b>90.07%</b>
<b>Balcony to Saleable area</b>	<b>18.06%</b>	<b>18.34%</b>
<b>Unit Area (Covered + Balcony) to Saleable</b>	<b>75%</b>	<b>75%</b>
<b>Carpet to Saleable</b>	<b>51.72%</b>	<b>51.38%</b>

**2.5 BHK TYPE 1**

**2.5 BHK TYPE 2**

**2.5 BHK TYPE 2**

**2.5 BHK TYPE 1**



**2.5 BHK TYPE 1**

**2.5 BHK TYPE 2**

**2.5 BHK TYPE 2**

**2.5 BHK TYPE 1**

### KEY PLAN



# Unit Plan (2.5BHK)

Type – 1: Saleable Area– 1225 SQFT

Nos. of Units- 896 units

DESCRIPTION	2.5 BHK TYPE 1
<b>Unit saleable Area (efficiency 75%)</b>	<b>1225</b>
Unit Covered Area	698
Balcony area	221
Balcony area (Non-FAR)	221
Balcony area (FAR)	0
Unit Area (Covered + Balcony)	919
% Balcony loaded	100.00%
<b>Circulation area in FAR</b>	<b>77</b>
<b>Rera Carpet area</b>	<b>634</b>
Wall Area	64
Unit FSI (Total unit FAR + circulation)	774
Unit Area (Covered + Balcony)	919
PARAMETERS	RATIO ACHIEVED
Circulation area to FSI	9.89%
Saleable Area to FSI	1.58
Unit covered area(Carpet+Walls) to FSI	90.11%
<b>Balcony to Saleable area</b>	<b>18.06%</b>
Unit Area (Covered + Balcony) to Saleable	75%
Carpet to Saleable	51.72%

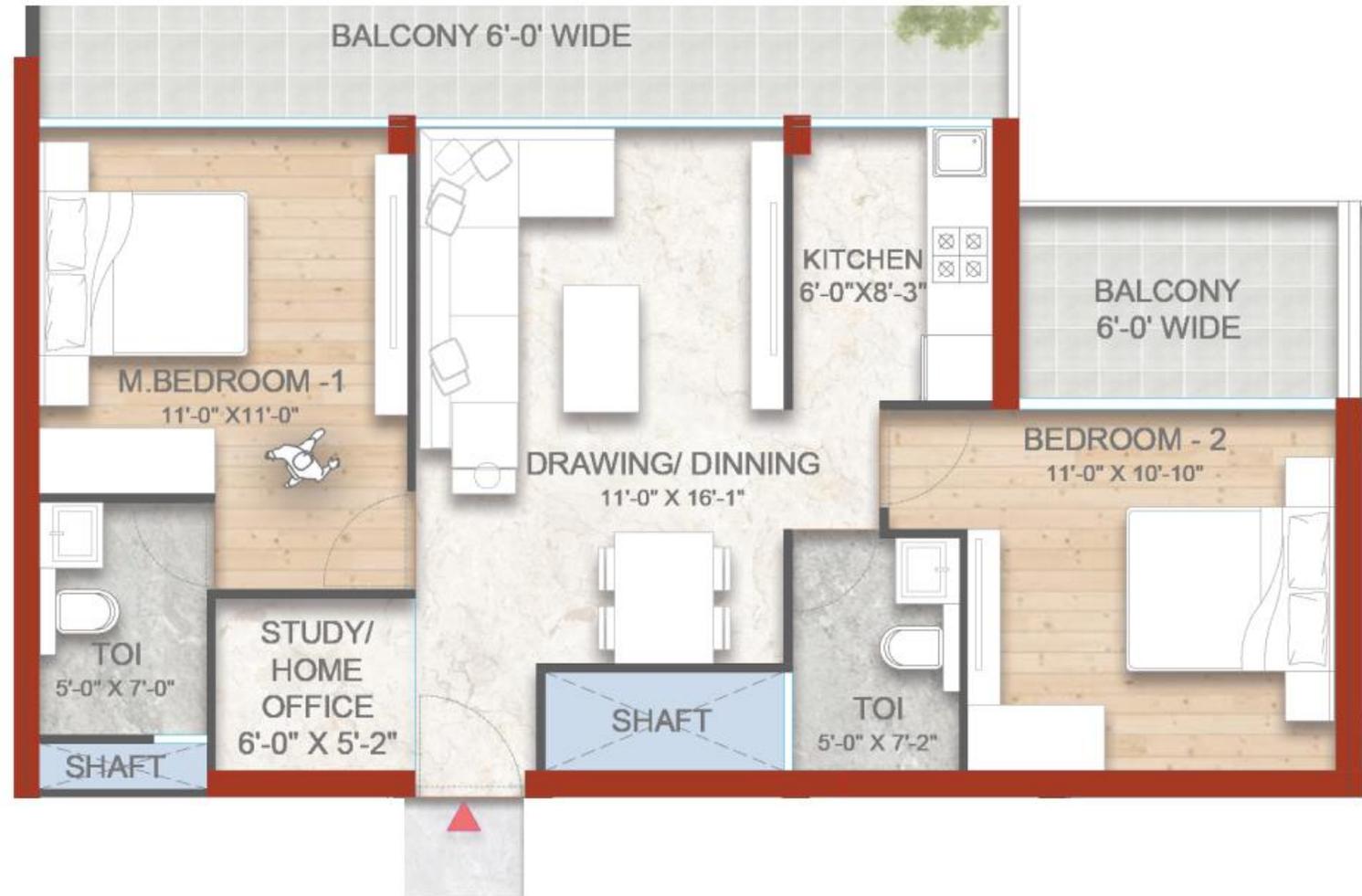


# Unit Plan (2.5BHK)

Type – 2: Saleable Area– 1226 SQFT

Nos. of Units- 896 units

DESCRIPTION	2.5 BHK TYPE 2
<b>Unit saleable Area (efficiency 75%)</b>	<b>1226</b>
Unit Covered Area	694
Balcony area	225
Balcony area (Non-FAR)	225
Balcony area (FAR)	0
Unit Area (Covered + Balcony)	919
% Balcony loaded	100.00%
<b>Circulation area in FAR</b>	<b>77</b>
<b>Rera Carpet area</b>	<b>630</b>
Wall Area	65
Unit FSI (Total unit FAR + circulation)	771
Unit Area (Covered + Balcony)	919
PARAMETERS	RATIO ACHIEVED
Circulation area to FSI	9.93%
Saleable Area to FSI	1.59
Unit covered area(Carpet+Walls) to FSI	90.07%
<b>Balcony to Saleable area</b>	<b>18.34%</b>
Unit Area (Covered + Balcony) to Saleable	75%
Carpet to Saleable	51.38%



***// STILT EXPERIENCE***







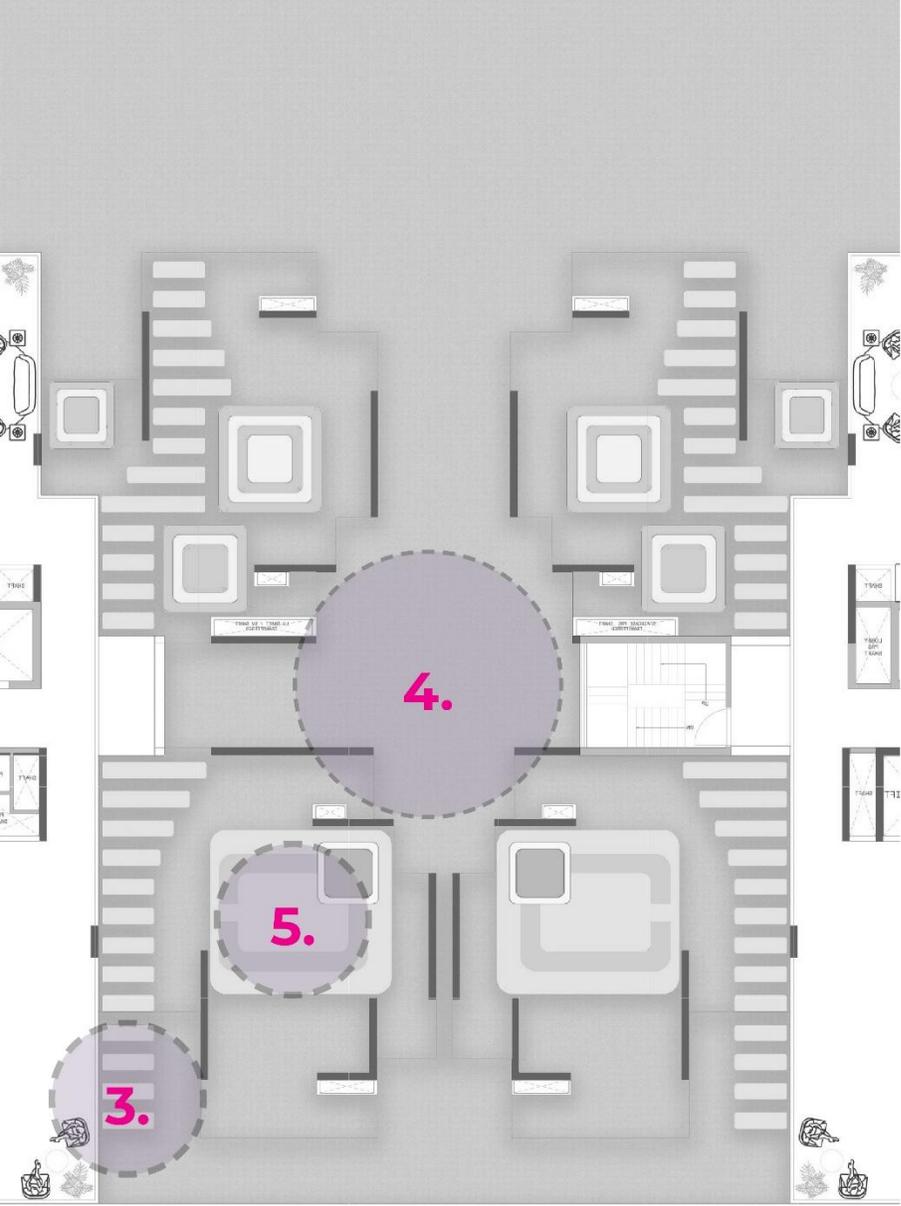












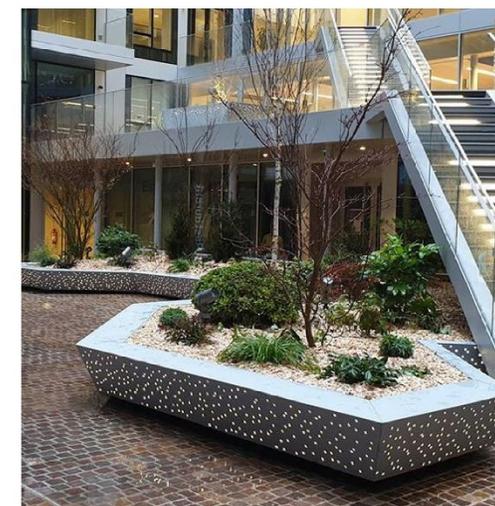
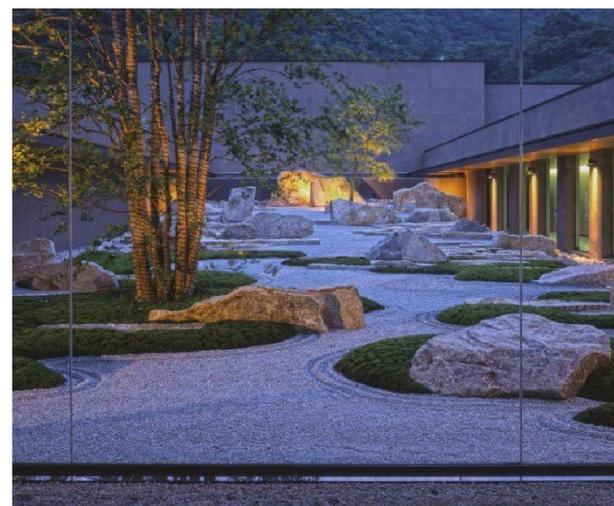
**3. STEPPERS**



**4. ZEN GARDEN**



**5. SEATING**







***// LANDSCAPE***

# FIVE ELEMENTS OF LIFE

THE ELEMENTS HAVE CERTAIN QUALITIES, ATTRIBUTES AND IMPACTS ON THE BODY AND MIND



AIR

**Qualities** - weightless, mobile, cool, dry, porous and subtle  
**Action** - motion or movement, evaporation, dryness  
**Facilitates** - touch and vibration.  
**Substance** - anything dry and airy, or that creates gas  
**Example** - toast, cookies, cabbage, beans  
**Intake** - increases coolness, dryness, movement and circulation  
Season - summer / autumn

**SPATIAL CHARACTER:**  
AROUND YOU / REFLECTIVITY



WATER

**Qualities** - heavy, rough, solid, stable, slow  
**Attribute** - resistance, density  
**Facilitates** - fragrance, odor and shape  
**Substance** - anything solid and heavy  
**Example** - fried foods, cheese, cakes, banana  
**Intake** - increases heaviness, stability, obesity and solidity in the body  
Season - winter

**SPATIAL CHARACTER:**  
MOIST, FLUID, FLOW, EVAPORATIVE



FIRE

**Qualities** - hot, sharp, dry, subtle, weightless and rough  
**Action** - radiation of heat and light  
**Facilitates** - form, color and temperature  
**Substance** - anything combustible and spicy  
**Example** - chilies, ginger, pepper, clove, cumin  
**Intake** - increases digestion, metabolism (fire and heat), glow and color of skin  
Season - spring / summer

**SPATIAL CHARACTER:**  
FRICTION, HEAT



EARTH

**Qualities** - oily (unctuous), moist, cool, soft, and sticky  
**Attribute** - cohesion, lubrication  
**Facilitates** - fluidity and taste  
**Substance** - anything liquid, fluid or watery  
**Example** - drinks, soups, melons, cucumber  
**Intake** - increases smoothness, coolness, softness and flow of fluids  
Season - winter / spring

**SPATIAL CHARACTER:**  
HEAVY, ROUGH, SOLID, COOL, MOIST



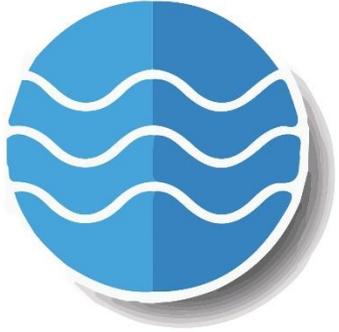
SPACE

**Qualities** - soft, light, subtle and abundant.  
**Action** - provides room, looseness, openness  
**Facilitates** - sound and non-resistance  
**Substance** - anything that is light, profuse, and ethereal  
**Example** - hollow and light foods – popcorn, wafers  
**Intake** - increases softness and lightness in the body  
Season - autumn

**SPATIAL CHARACTER:**  
INFINITY, CAVITY, OPEN TO SKY

# FIVE ELEMENTS OF LIFE

EVERYTHING FOUND ON EARTH CAN BE CLASSIFIED INTO ONE OF THESE FIVE CATEGORIES, BASED ON THEIR INNATE CHARACTERISTICS



**AIR**

- » Swings
- » Skywalks
- » Skateboard Park
- » Jogging Trail
- » Rooftop Garden
- » Swings/Hammocks



**WATER**

- » Kids Water Park
- » Bio Luminescence Pond
- » Entrance Plaza
- » Lagoons
- » Plaza Water Spouts
- » Mist Garden
- » Swimming Pool



**FIRE**

- » Outdoor Gym
- » Sports
- » Barbeque
- » Bonfire



**EARTH**

- » Garden of light
- » Forest Trails
- » Butterfly Garden
- » Organic Farming
- » Reflexology
- » Bamboo Grove
- » Meditation



**SPACE**

- » Hamock
- » Reading Zone
- » Yoga Pods
- » Amphitheatre
- » Climbing Wall

Building blocks of the **COSMOS** are these five elements.

Air | Fire | Water | Earth | Space

The design intent envisions the representation of these, in all activities.



# AIR



ROOFTOP GARDEN

SWINGS

ROOFTOP GARDEN

SKYWALKS

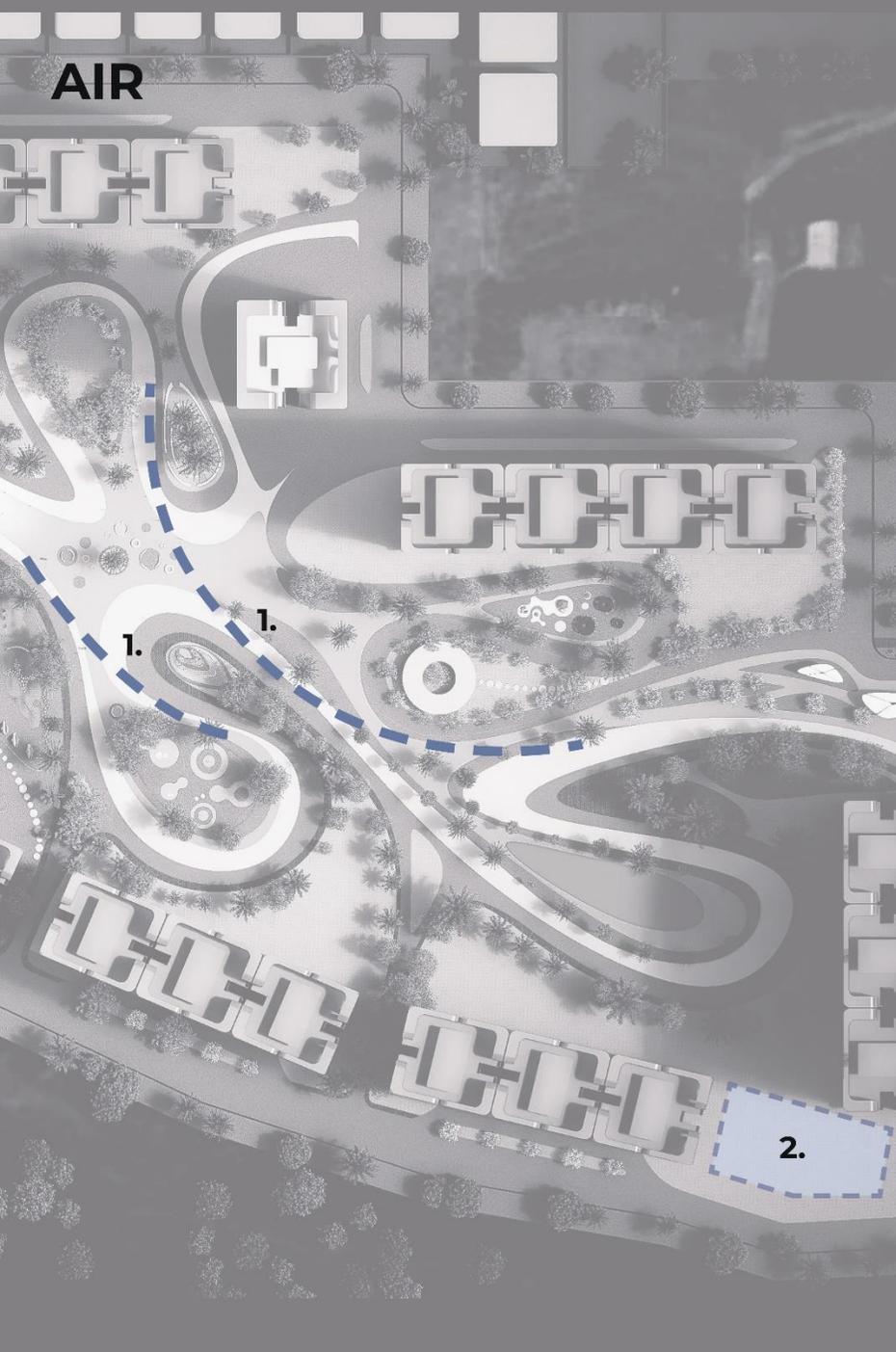
SWINGS

ROOFTOP GARDEN

HAMMOCKS

SWINGS

SKATEBOARD PARK

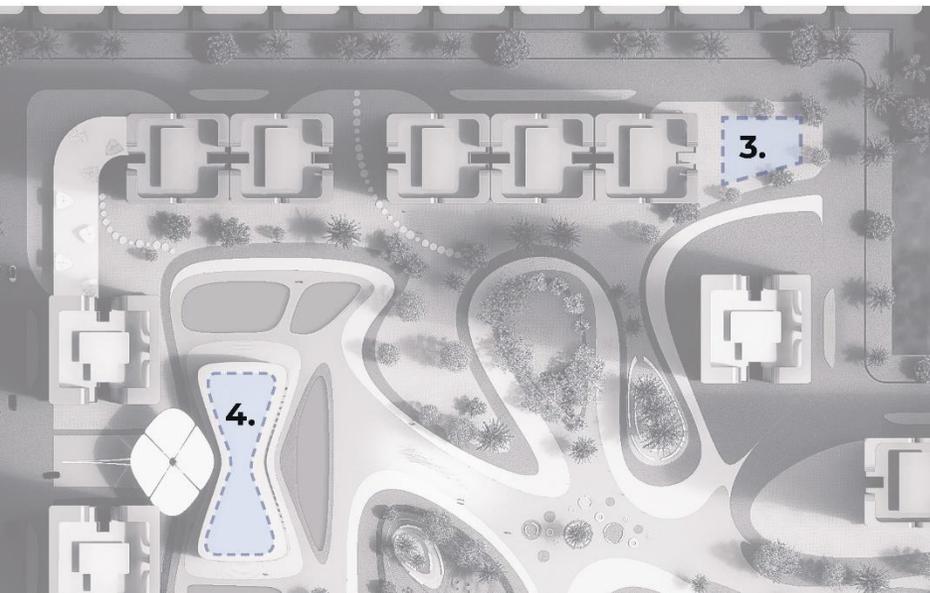
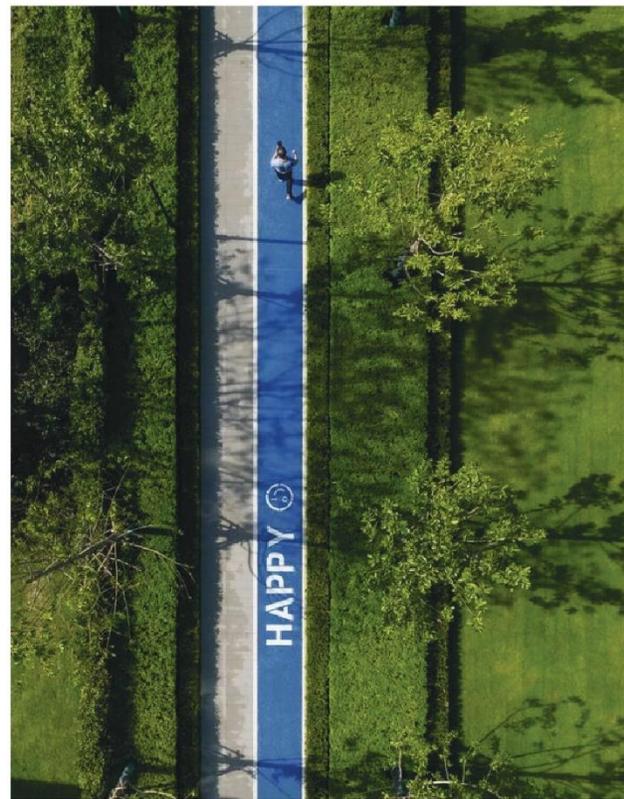
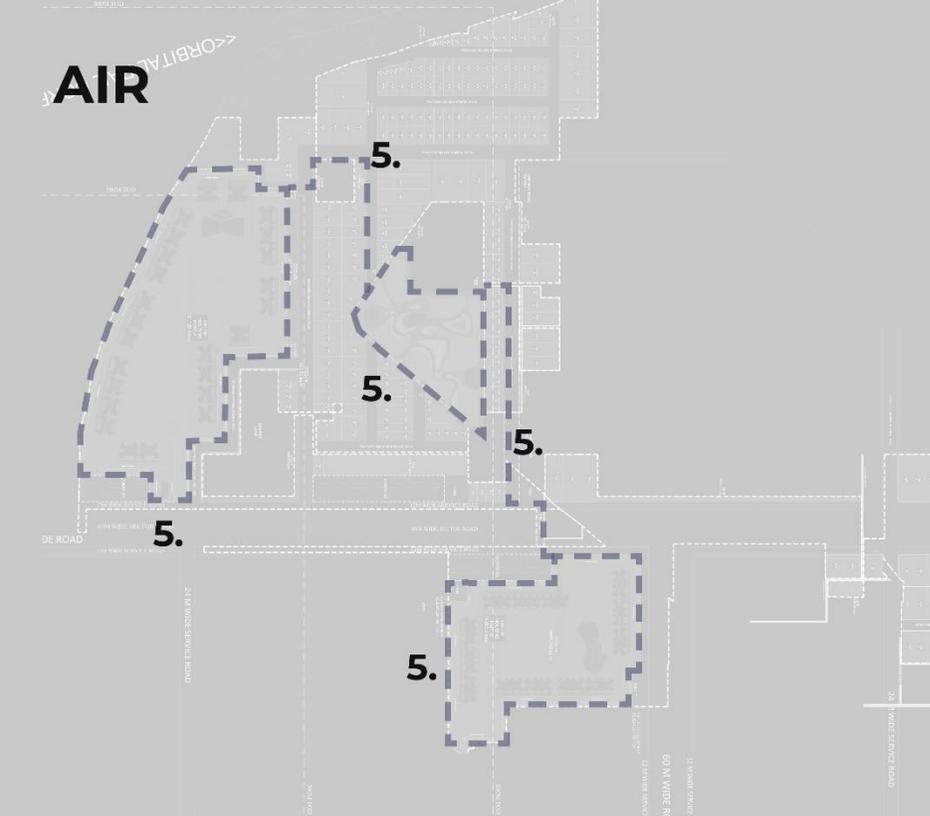


**1. SKYWALKS**



**2. SKATEBOARD PARK**





**3. SWINGS/HAMMOCKS**



**4. ROOFTOP GARDEN**



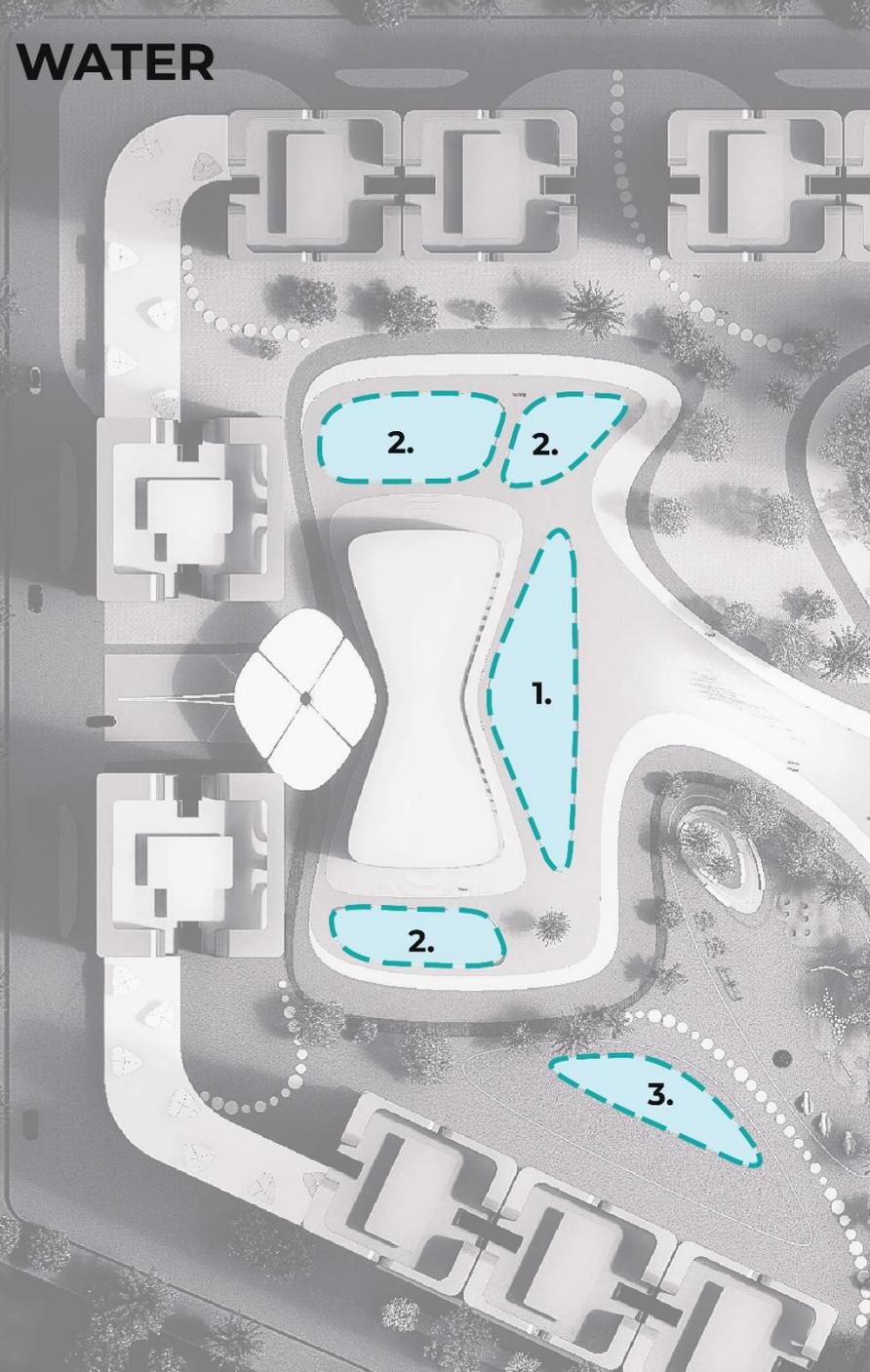
**5. INTER-CONNECTED JOGGING & CYCLING TRACK**



# WATER



# WATER



**1. SWIMMING POOL**



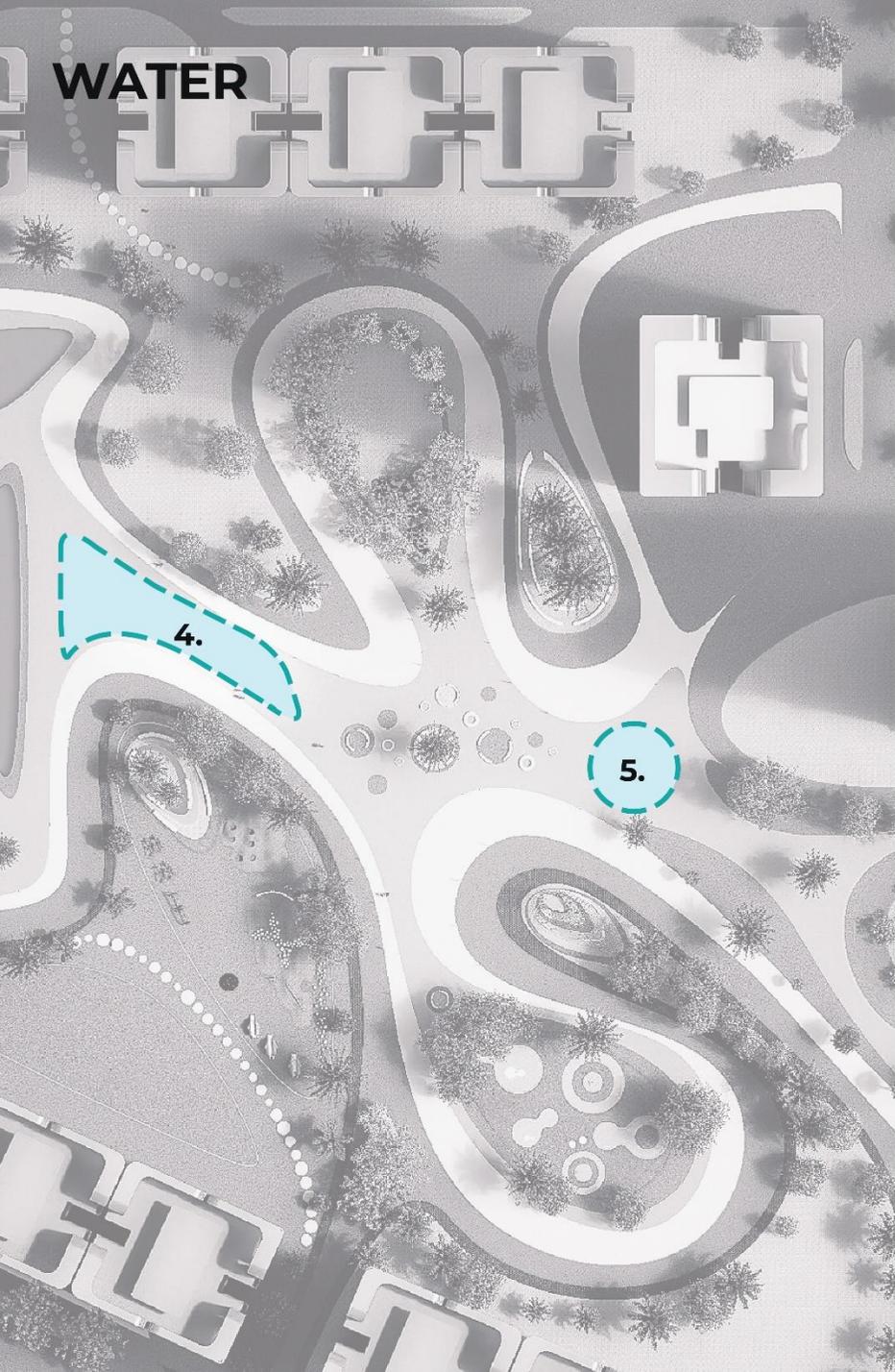
**2. LAGOONS**



**3. KIDS WATER PARK**



# WATER



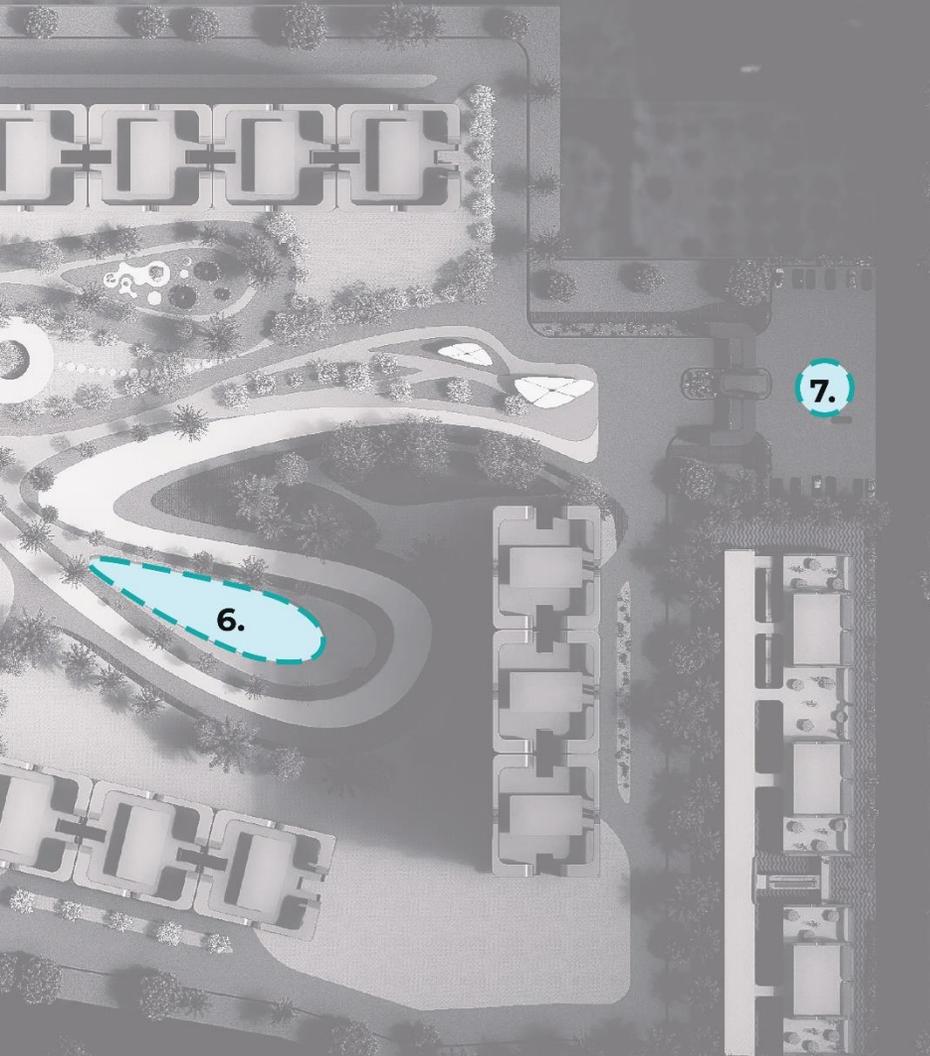
4. MIST PLAZA



5. WATER SPOUTS



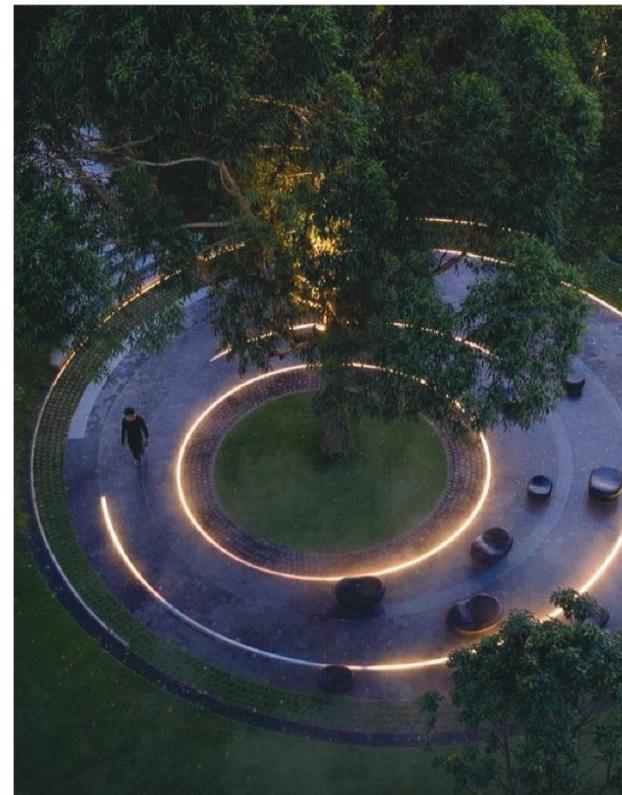
# WATER



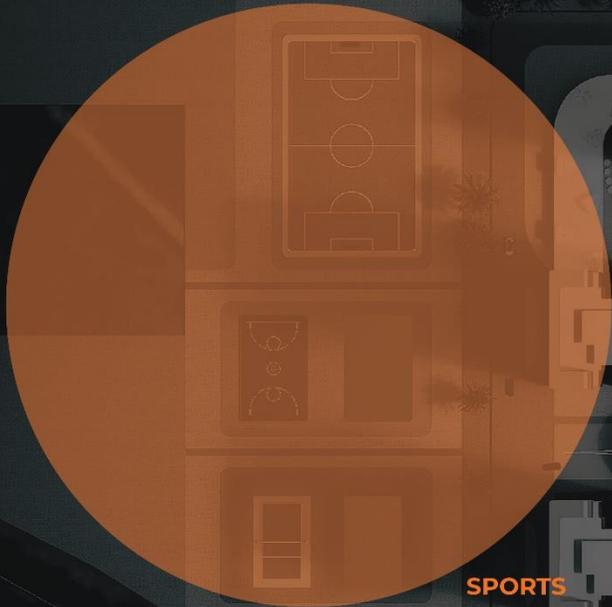
6. BIOLUMINESCENCE POND



7. DROP OFF



FIRE



SPORTS

BARBEQUE

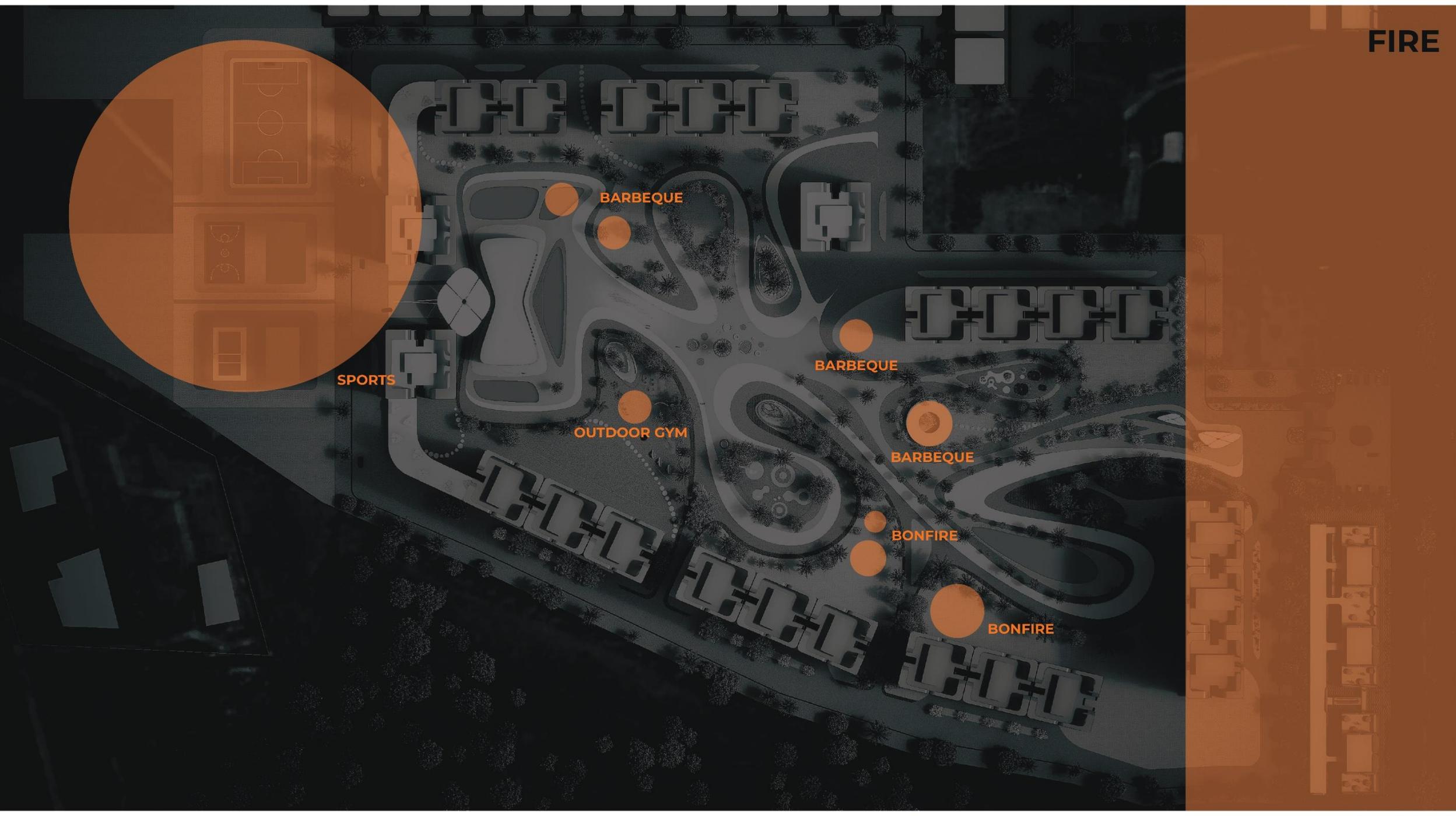
BARBEQUE

OUTDOOR GYM

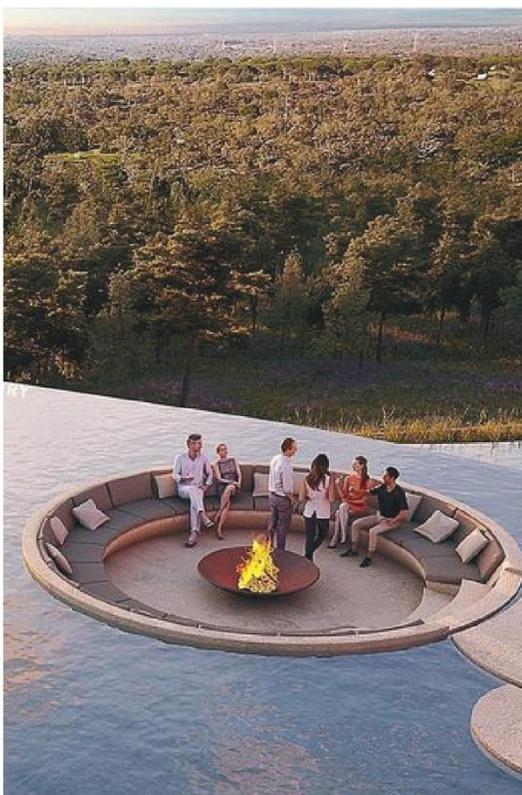
BARBEQUE

BONFIRE

BONFIRE



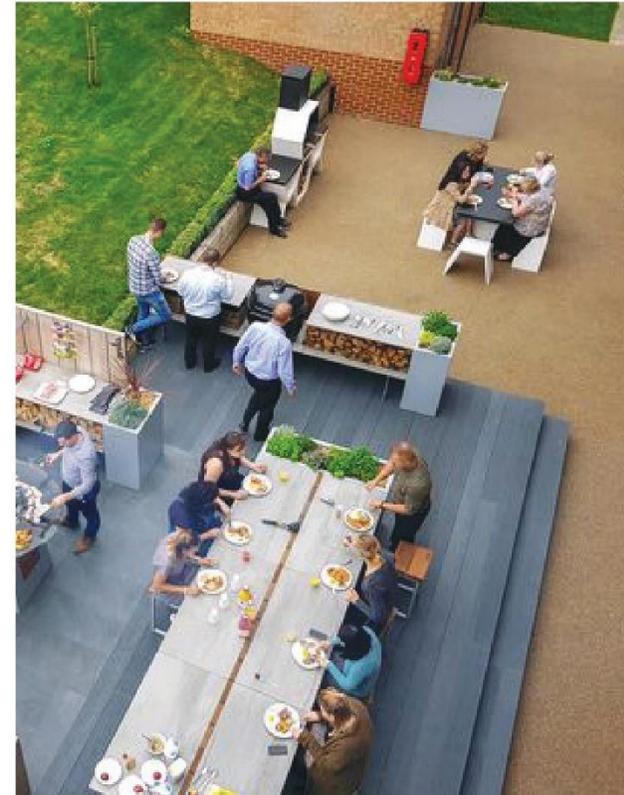
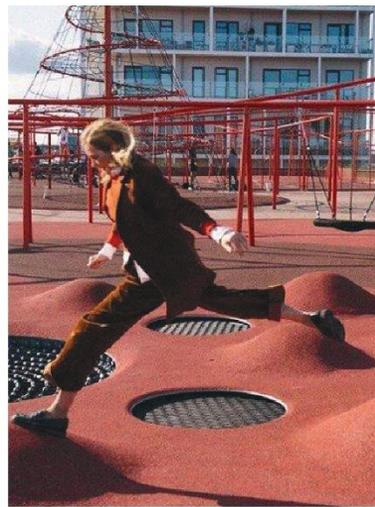
**FIRE**



**1. BONFIRE**



**2. OPEN GYM**



**3. BARBEQUE**



# FIRE

4.

5.

6.



4. FOOTBALL



5. BADMINTON



6. TENNIS



# EARTH



ORGANIC FARMING

WALKING MEDITATION

BUTTERFLY GARDEN

MINI GOLF

BAMBOO FOREST

GARDEN OF LIGHTS

ZEN GARDEN

BONFIRE



**1. FOREST**



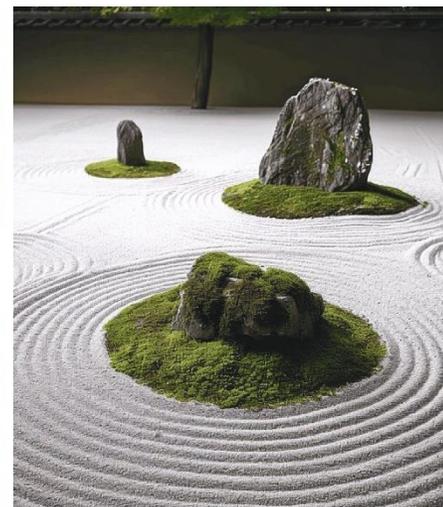
**2. BAMBOO**



**3. WALKING MEDITATION**



**4. MINI GOLF**





**5. BUTTERFLY GARDEN**



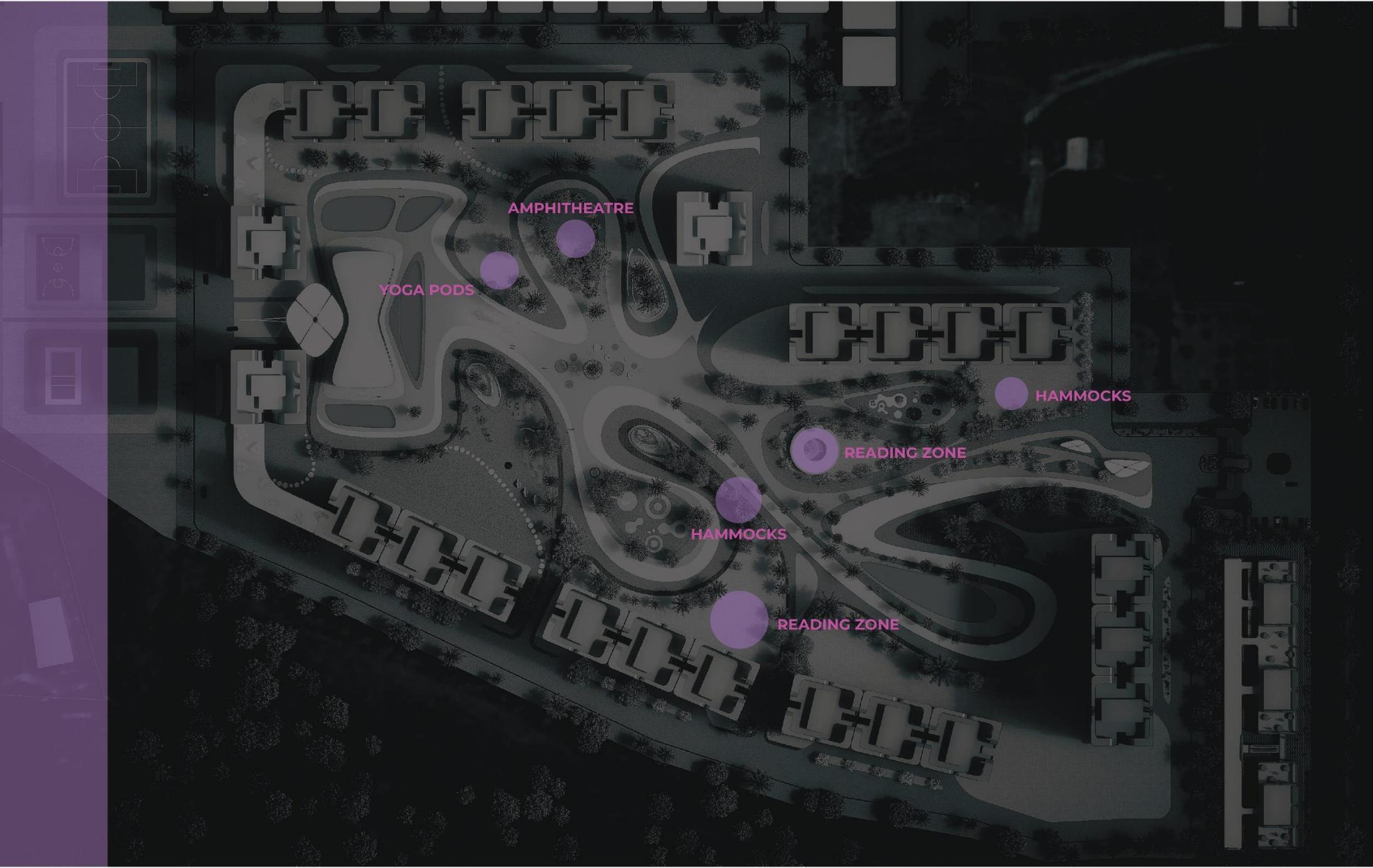
**6. GARDEN OF LIGHTS**



**7. ORGANIC FARMING**



# SPACE



YOGA PODS

AMPHITHEATRE

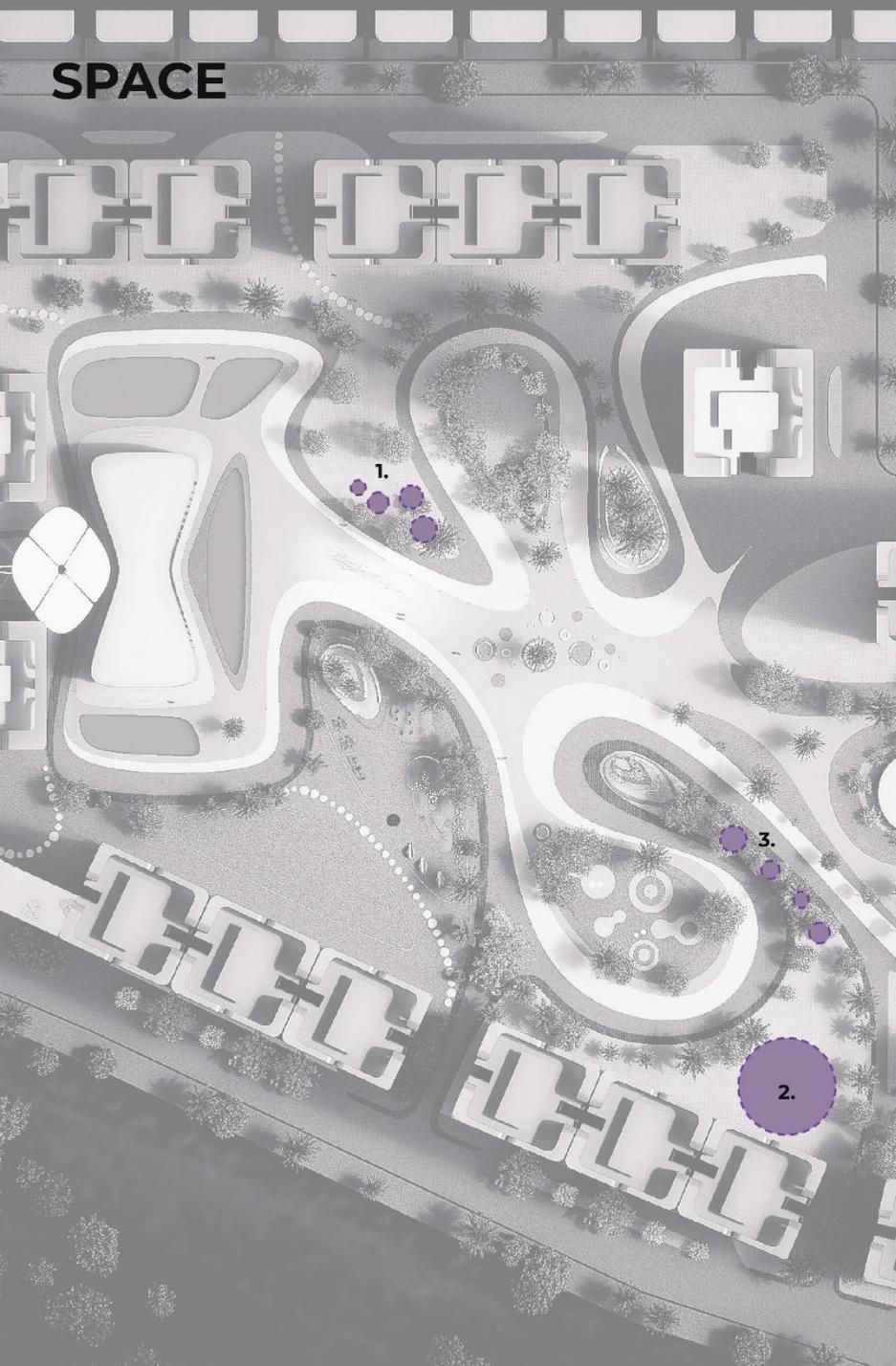
HAMMOCKS

READING ZONE

HAMMOCKS

READING ZONE

# SPACE



1. YOGA PODS



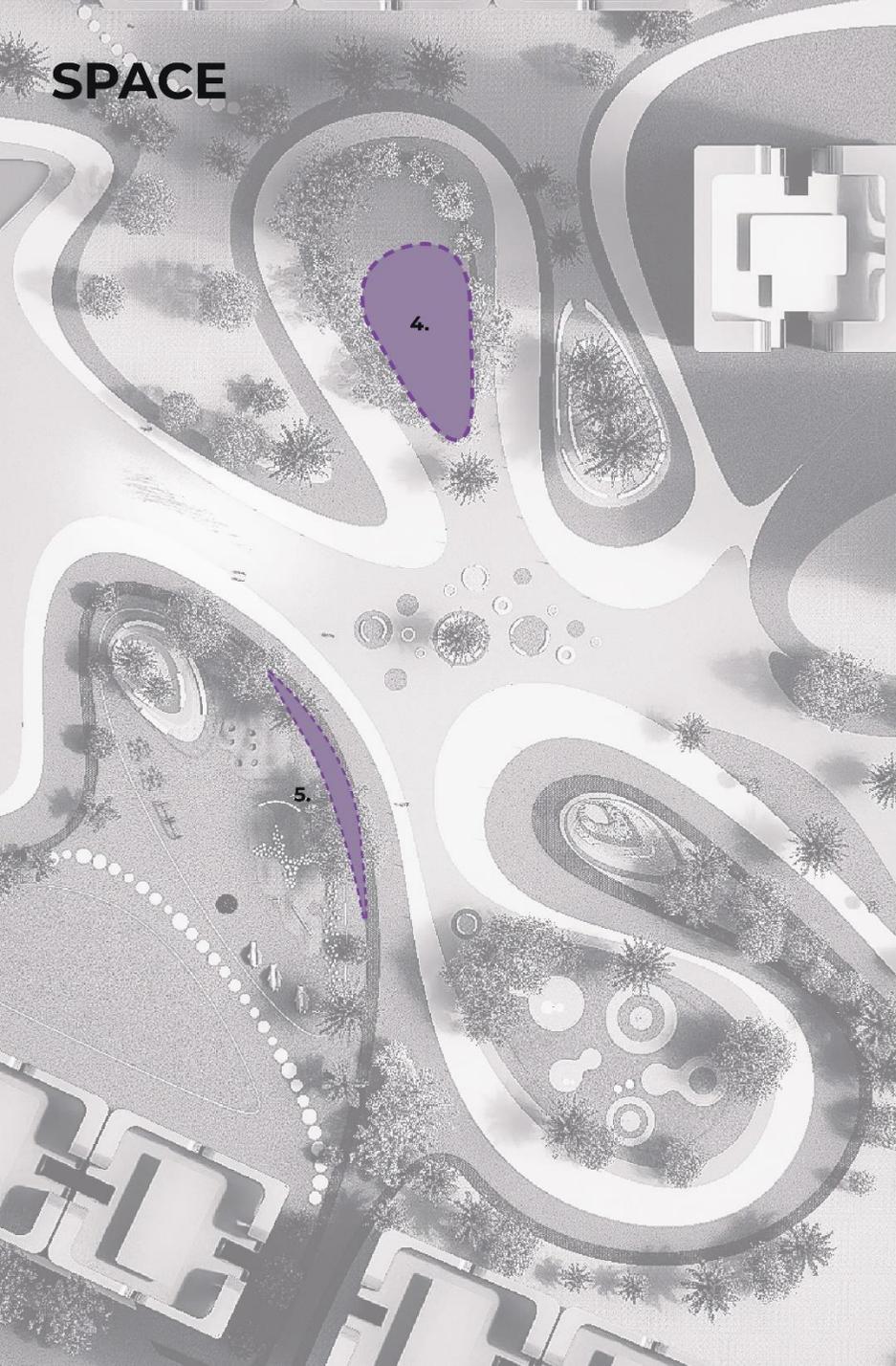
2. READING ZONE



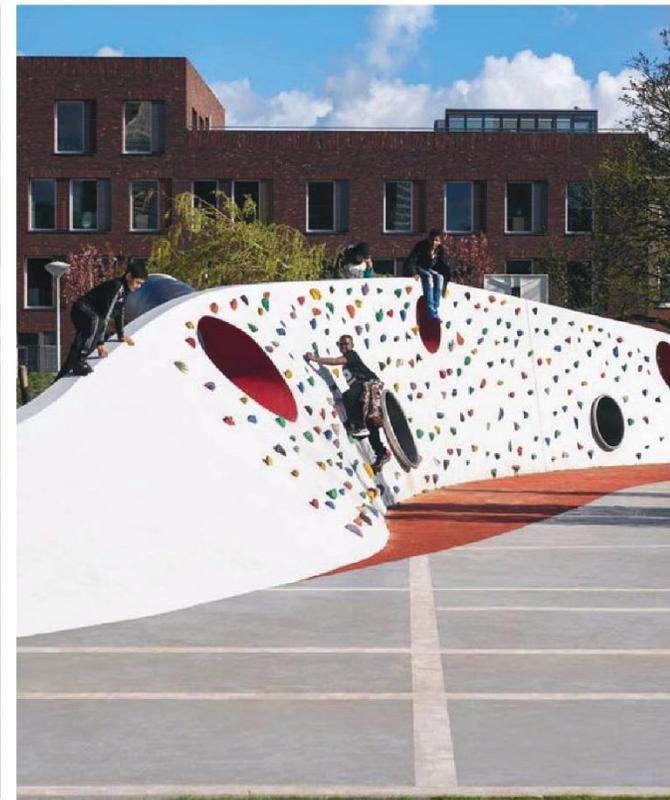
3. HAMMOCKS



# SPACE



**4. AMPHITHEATRE**



**5. CLIMBING WALL**





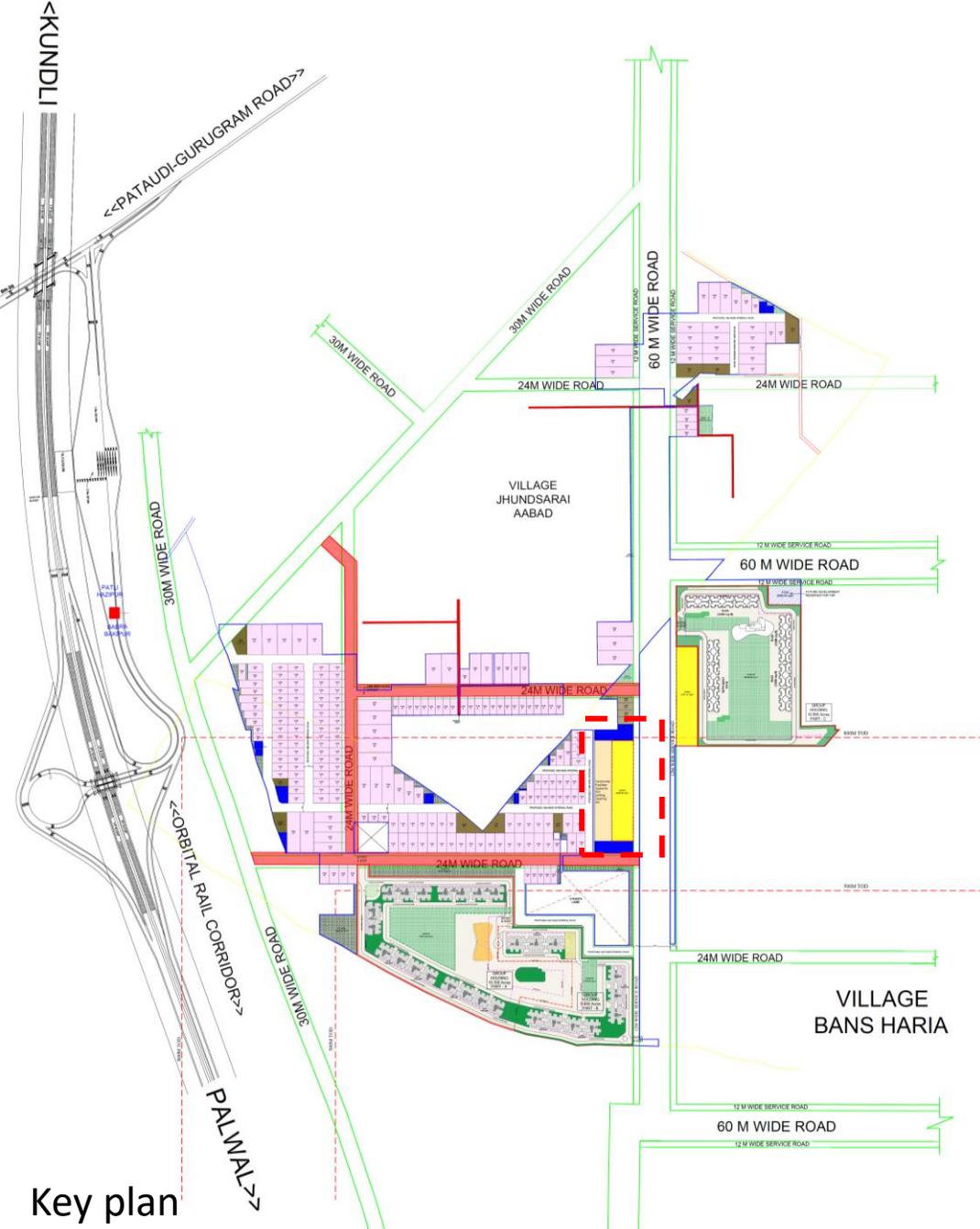
**THANKS**

**M&M**  
Our Expertise. Your Joy.

**THE COSMOS**

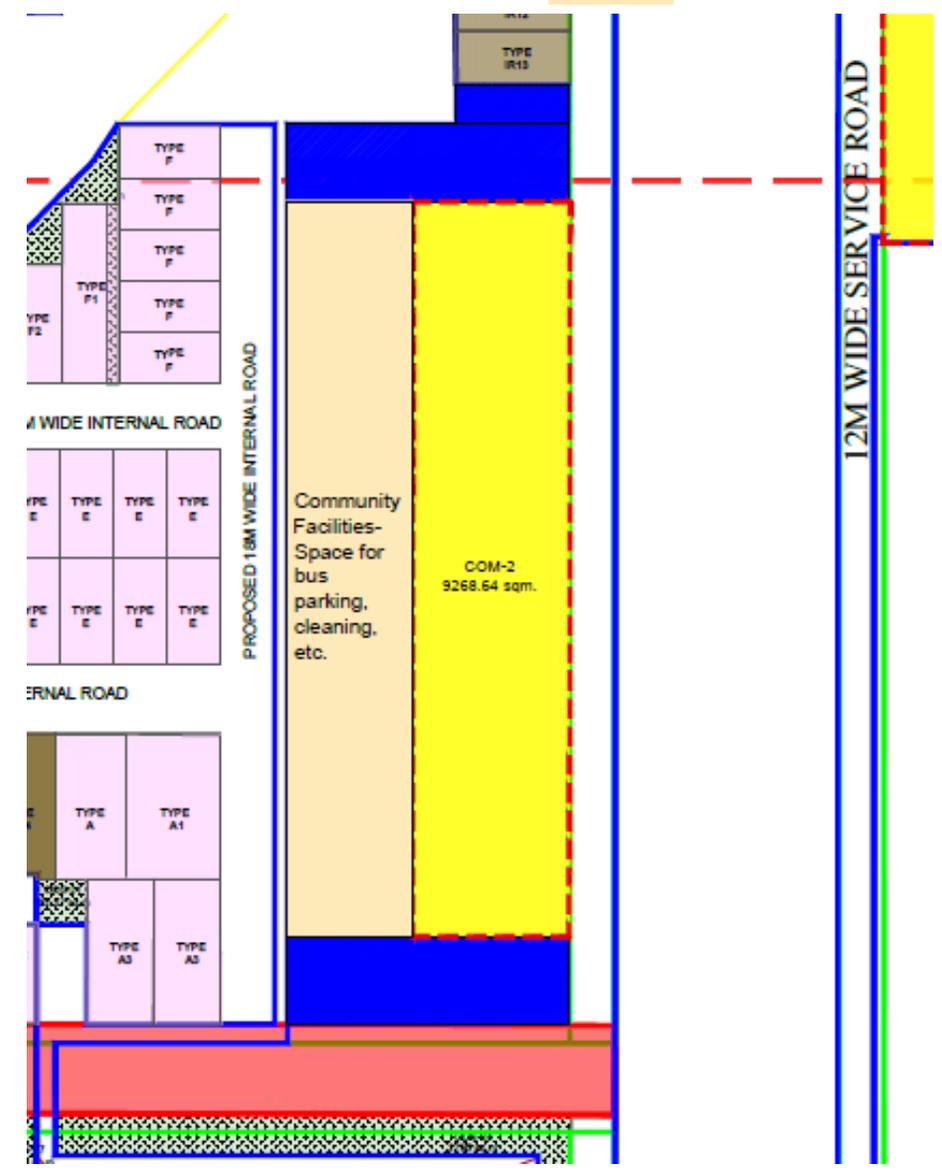
MANESAR

MANESAR- SECTOR M11  
 MASTER PLAN OPTION \_ 02



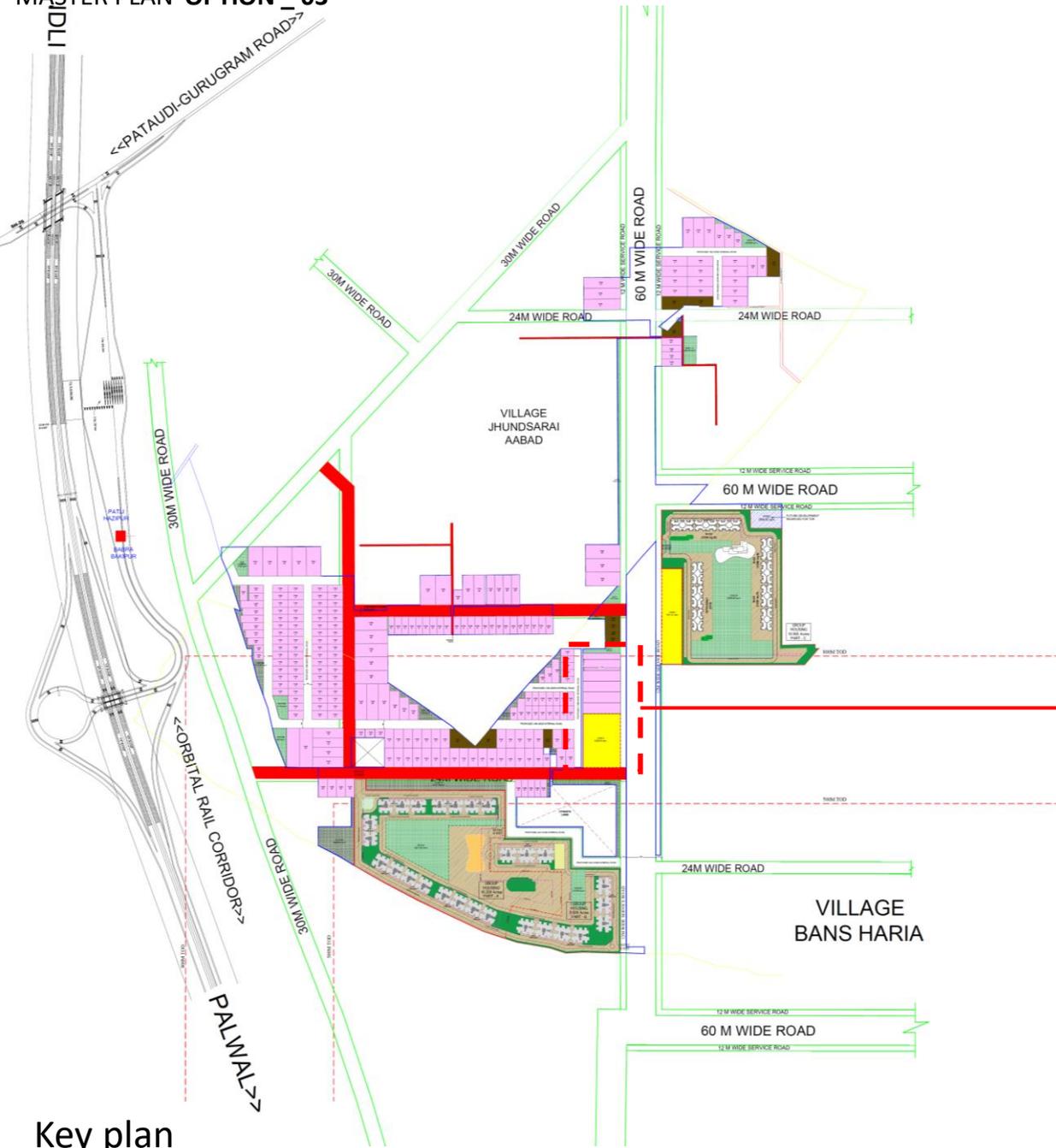
Key plan

Industrial Plot rearranged  
 Community facilities

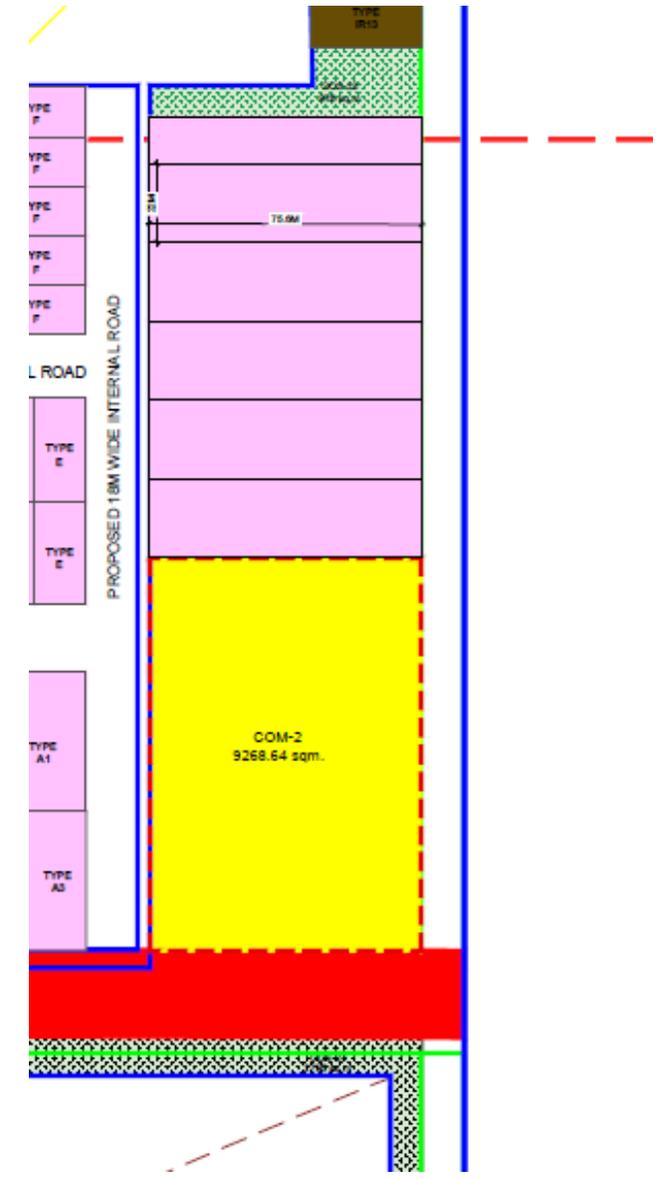


Industrial Plot rearranged with commercial

MANESAR- SECTOR M11  
 MASTER PLAN OPTION \_03

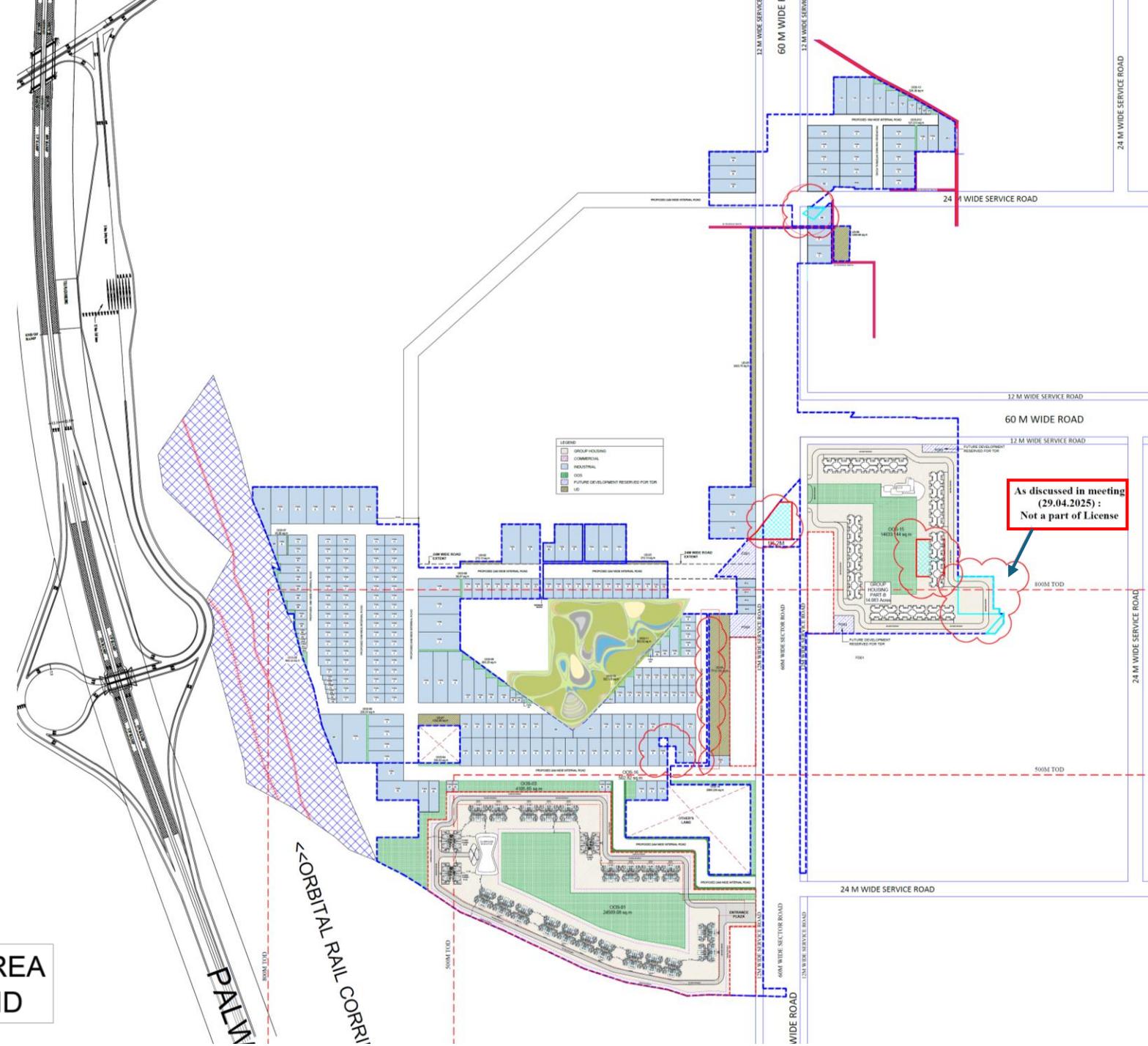


Key plan



Industrial Plot rearranged with commercial

UN-PARTITION AREA  
GAIRMARUSI LAND



As discussed in meeting (29.04.2025) : Not a part of License