

MFAR

MFAR MANYATA TECH PARK PHASE IV

LOCATION MAP

TO TUMKUR /
MANGALORE

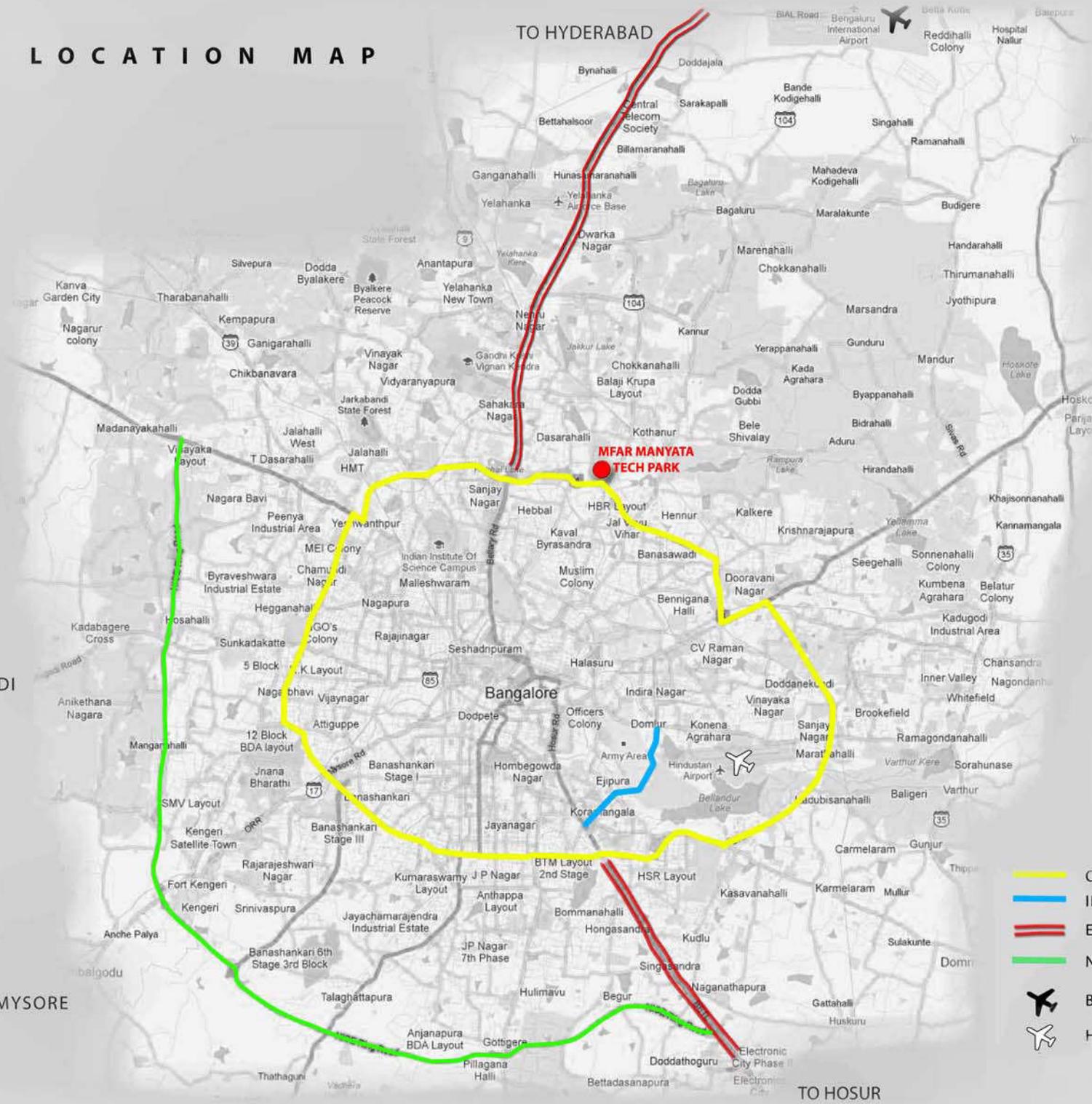
TO MAGADI

TO MYSORE

TO HYDERABAD

TO HOSKOTE

TO HOSUR



- OUTER RING ROAD
- INNER RING ROAD
- ELEVATED EXPRESSWAY
- NICE CORRIDOR
- BIAL
- HAL

BANGALORE METROPOLITAN TRANSPORT CORPORATION

CONNECTIVITY MAP

TO TUMKUR / MANGALORE

TO HYDERABAD

TO BAGALURU

TO HOSKOTE

TO MAGADI

TO WHITEFIELD

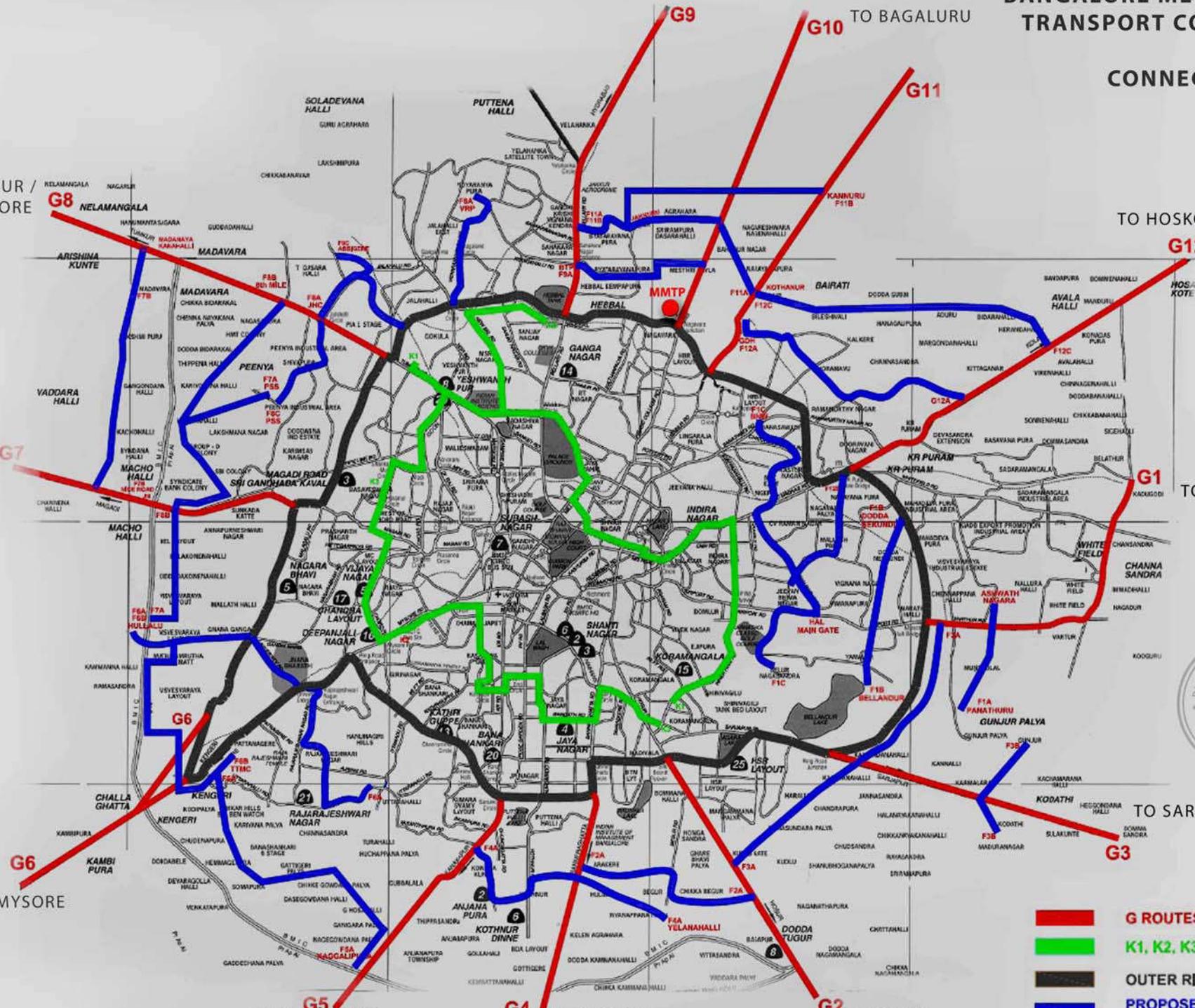
TO MYSORE

TO KANAKAPURA

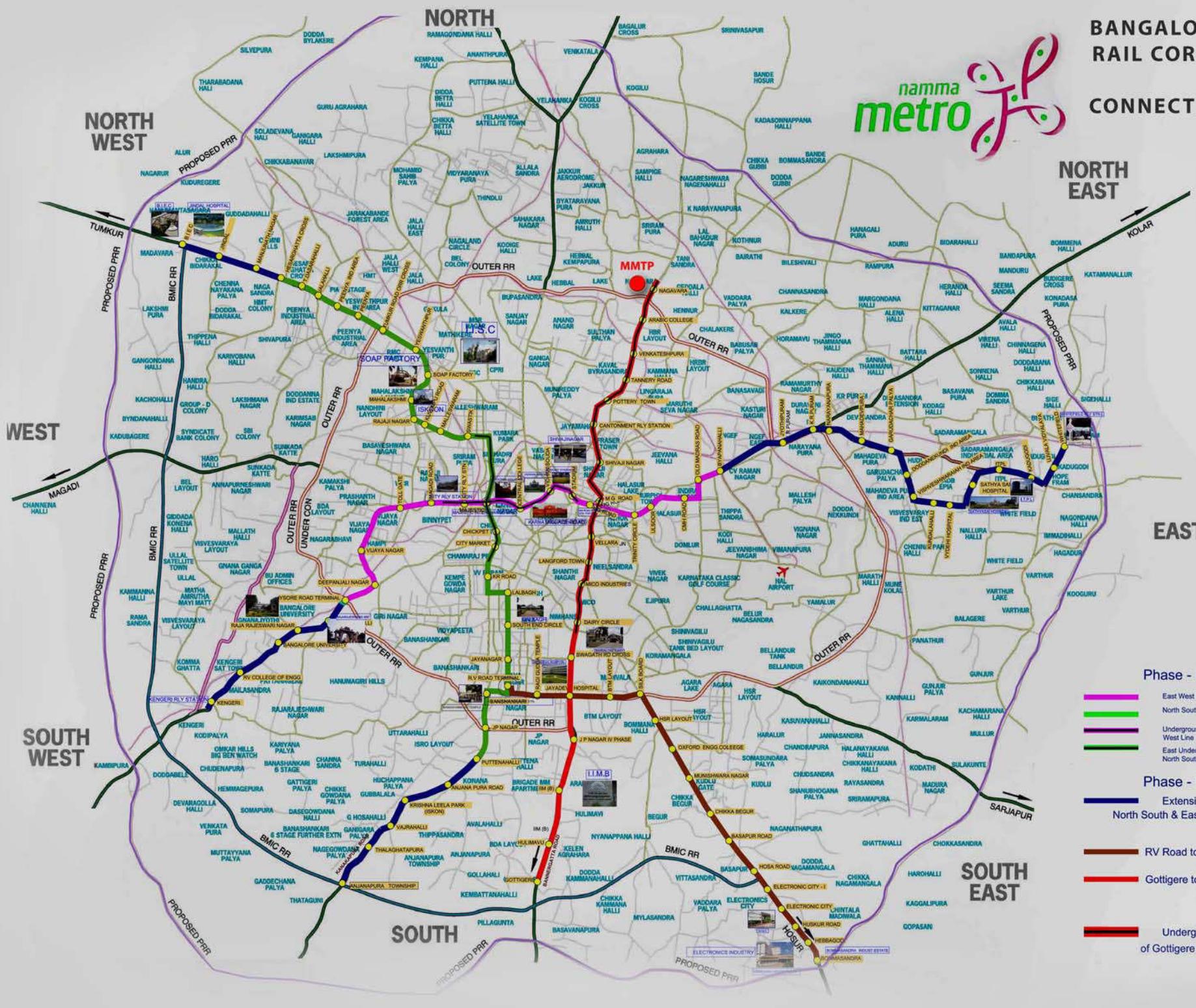
TO BANNERGHATTA

TO HOSUR

TO SARJAPUR



- █ G ROUTES 1 TO 12
- █ K1, K2, K3 ROUTES
- █ OUTER RING ROAD
- █ PROPOSED FEEDER ROUTES



Phase - I

- East West Line (Elevated)
- North South Line (Elevated)
- Underground Section of East West Line
- East Underground Section of North South Line

Phase - II

- Extension of Phase-I North South & East West Lines
- RV Road to Bommasandra
- Gottigere to Nagavara
- Underground Section of Gottigere to Nagavara line

NORTH WEST

NORTH

NORTH EAST

WEST

EAST

SOUTH WEST

SOUTH

SOUTH EAST

MANYATA EMBASSY BUSINESS PARK

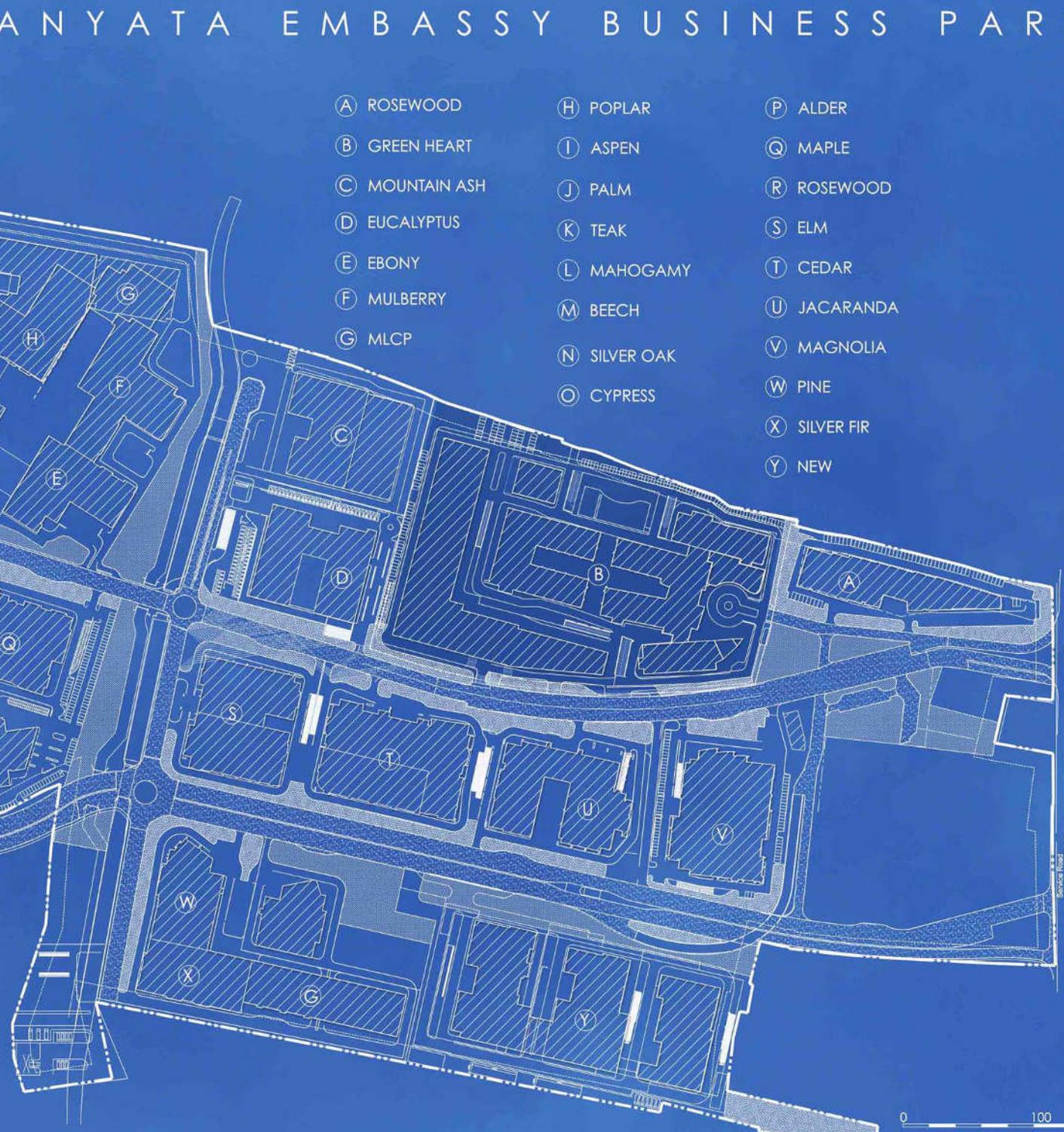
M A S T E R P L A N

- (A) ROSEWOOD
- (B) GREEN HEART
- (C) MOUNTAIN ASH
- (D) EUCALYPTUS
- (E) EBONY
- (F) MULBERRY
- (G) MLCP
- (H) POPLAR
- (I) ASPEN
- (J) PALM
- (K) TEAK
- (L) MAHOGAMY
- (M) BEECH
- (N) SILVER OAK
- (O) CYPRESS
- (P) ALDER
- (Q) MAPLE
- (R) ROSEWOOD
- (S) ELM
- (T) CEDAR
- (U) JACARANDA
- (V) MAGNOLIA
- (W) PINE
- (X) SILVER FIR
- (Y) NEW

LEGEND

BUILDING LINE	
SETBACK LINE	
SITE LINE	
PARKING LEVEL	

30 M WIDE ROAD	
PARK AND OPEN SPACES	
LANDSCAPED AREA	

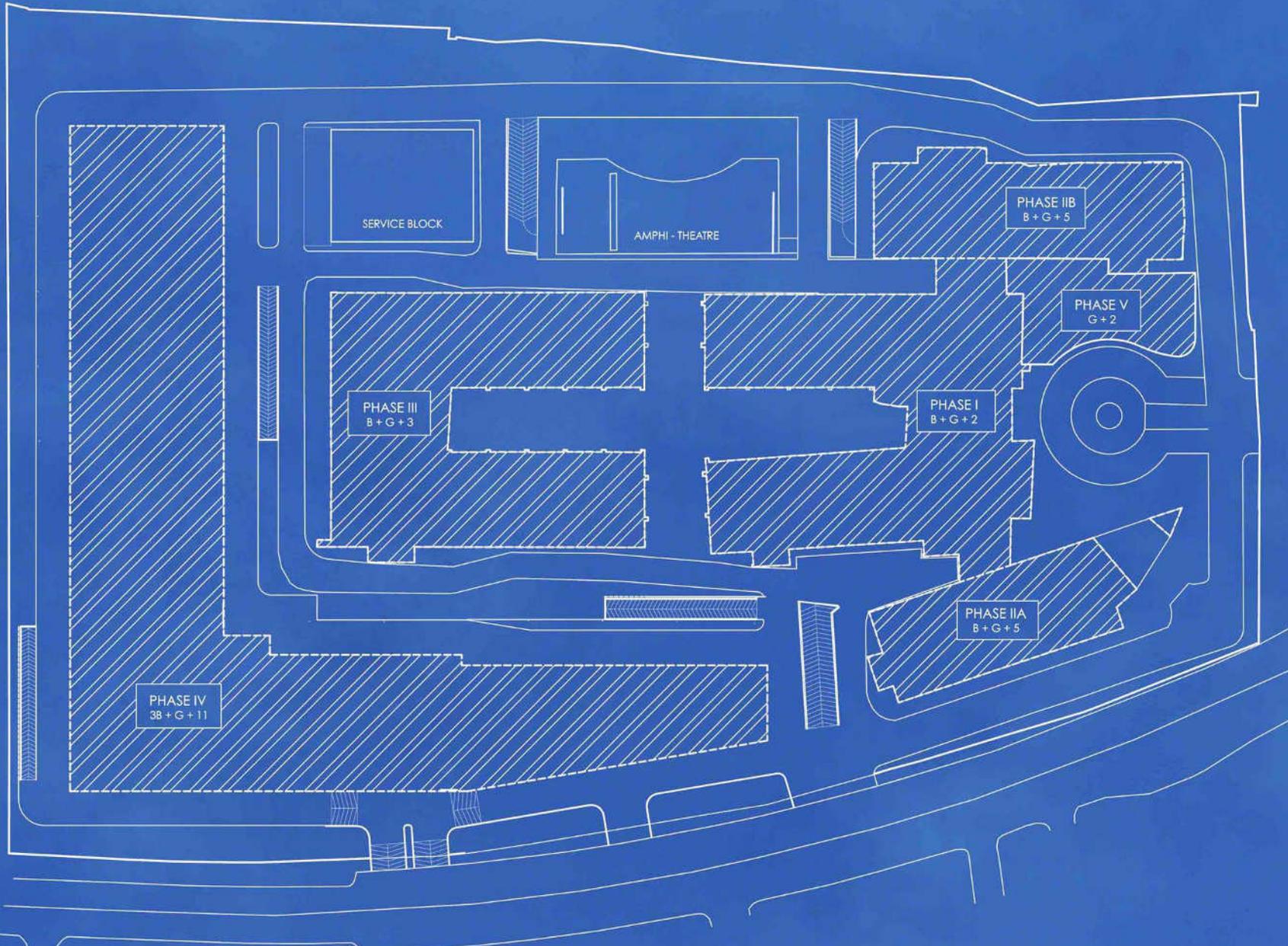


To Old Madras Road
To Old Madras Road
To Bellary Road
Service Road
Service Road



MFAR MANYATA TECH PARK

N
A
P
L
E
R
E
S
T
E
R
M
A

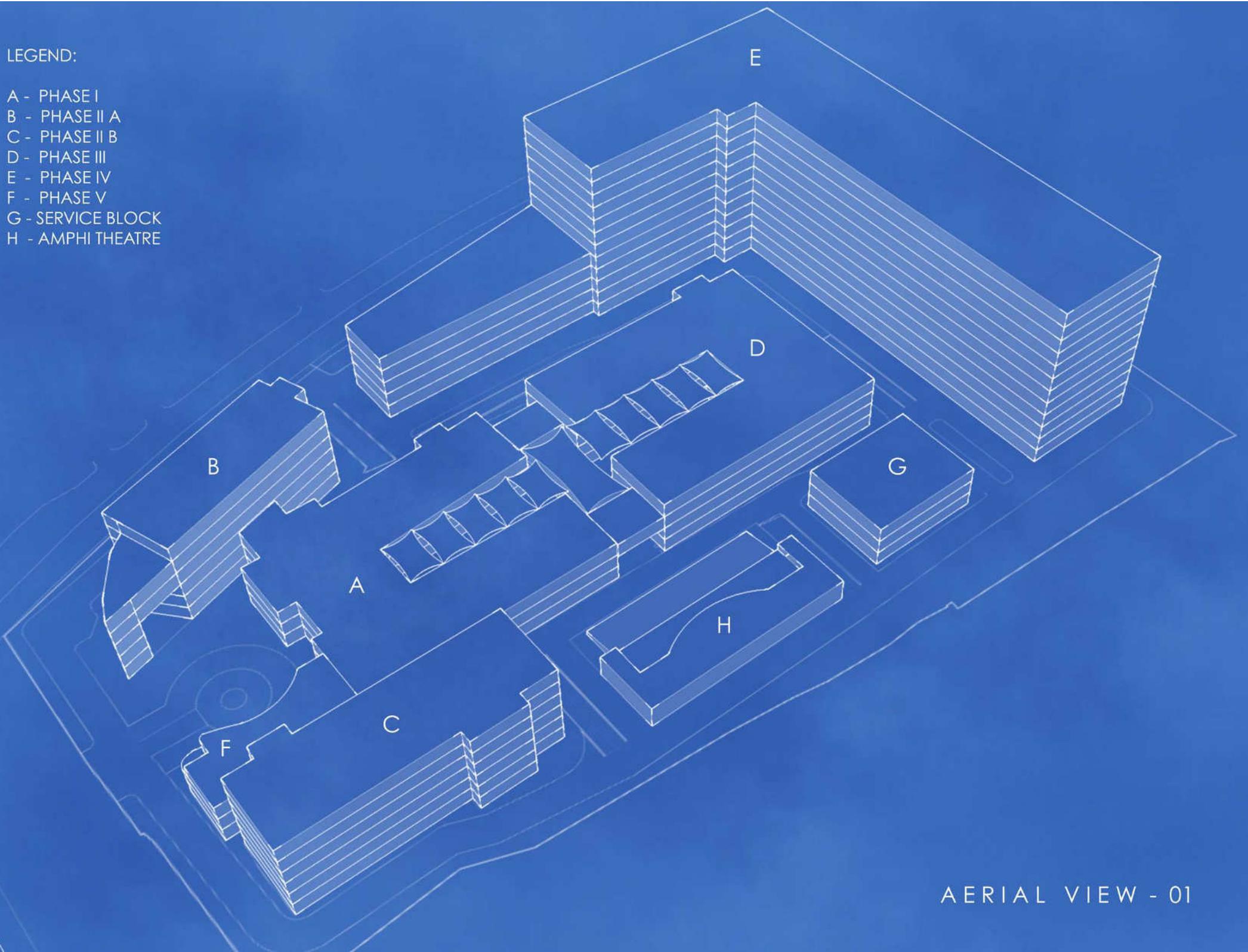


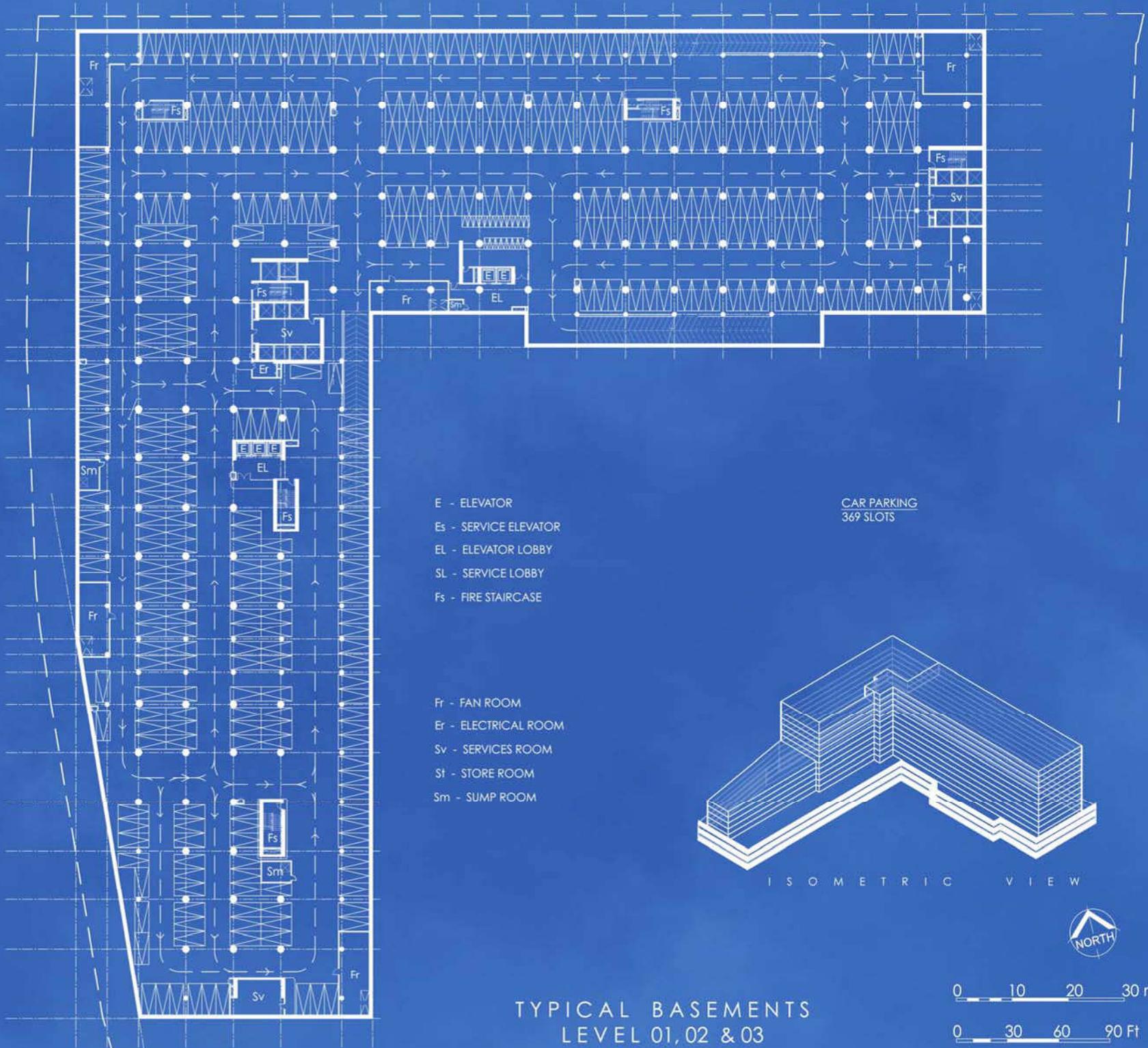
SITE AREA	BUILT-UP AREAS
12.5 ACRES	PHASE I = 190,277 Sq Ft
50,585 Sq M	PHASE IIA = 109,662 Sq Ft
544,500 Sq Ft	PHASE IIB = 139,044 Sq Ft
	PHASE III = 220,098 Sq Ft
	PHASE IV = 1,484,260 Sq Ft
	PHASE V = 24,050 Sq Ft



LEGEND:

- A - PHASE I
- B - PHASE II A
- C - PHASE II B
- D - PHASE III
- E - PHASE IV
- F - PHASE V
- G - SERVICE BLOCK
- H - AMPHI THEATRE

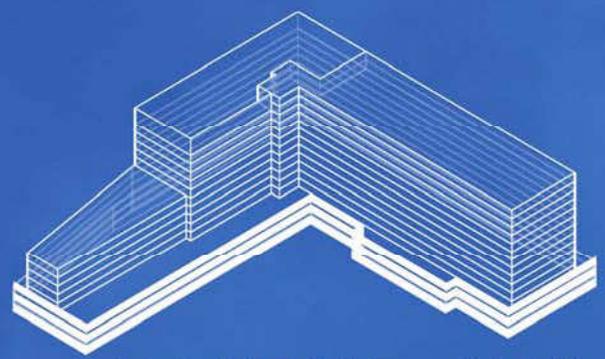




- E - ELEVATOR
- Es - SERVICE ELEVATOR
- EL - ELEVATOR LOBBY
- SL - SERVICE LOBBY
- Fs - FIRE STAIRCASE

- Fr - FAN ROOM
- Er - ELECTRICAL ROOM
- Sv - SERVICES ROOM
- St - STORE ROOM
- Sm - SUMP ROOM

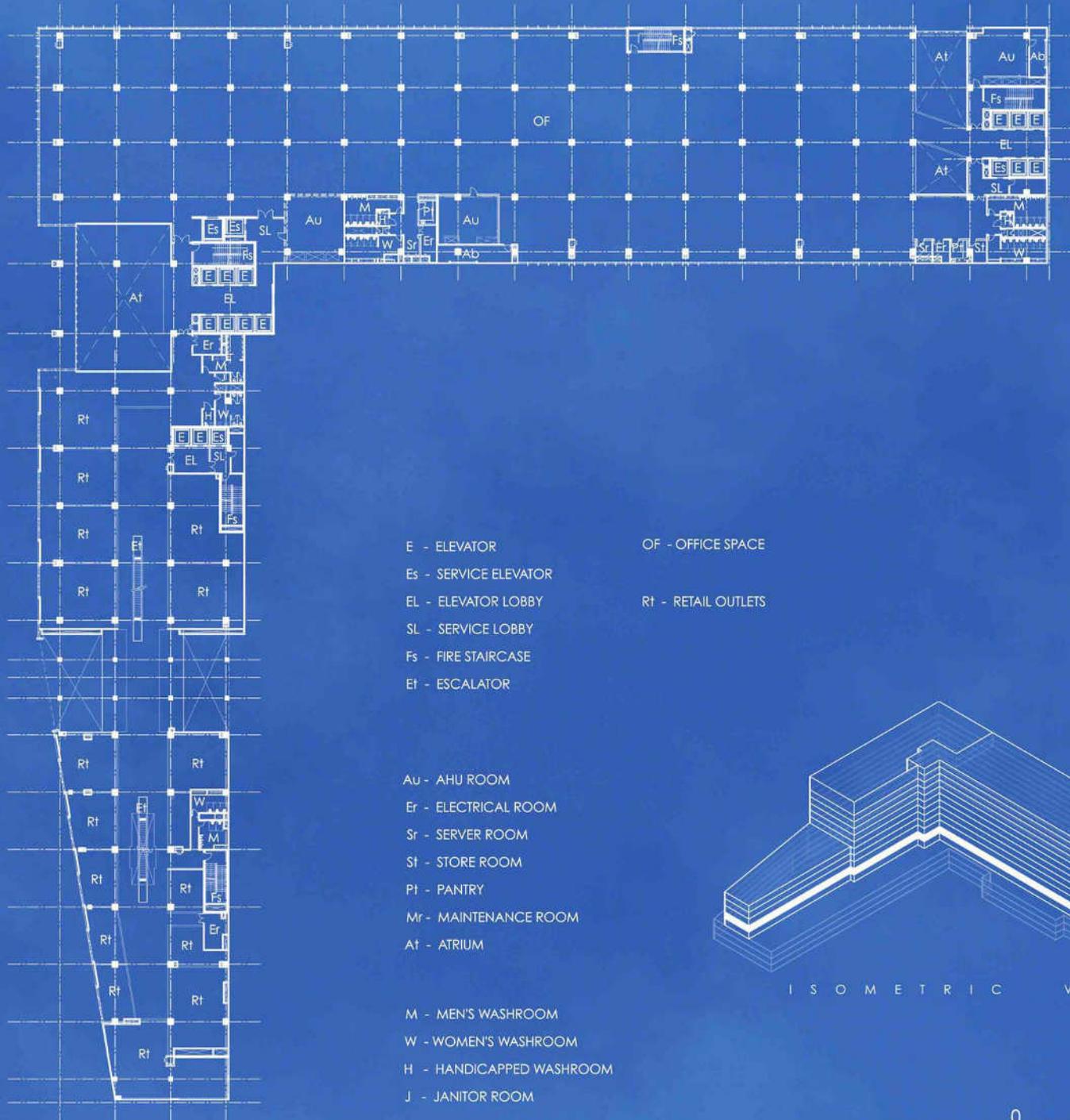
CAR PARKING
369 SLOTS



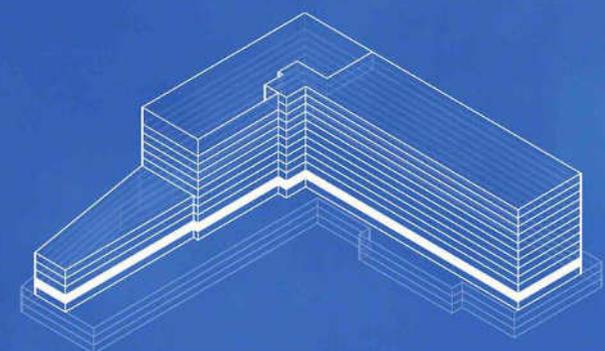
I S O M E T R I C V I E W



TYPICAL BASEMENTS
LEVEL 01, 02 & 03



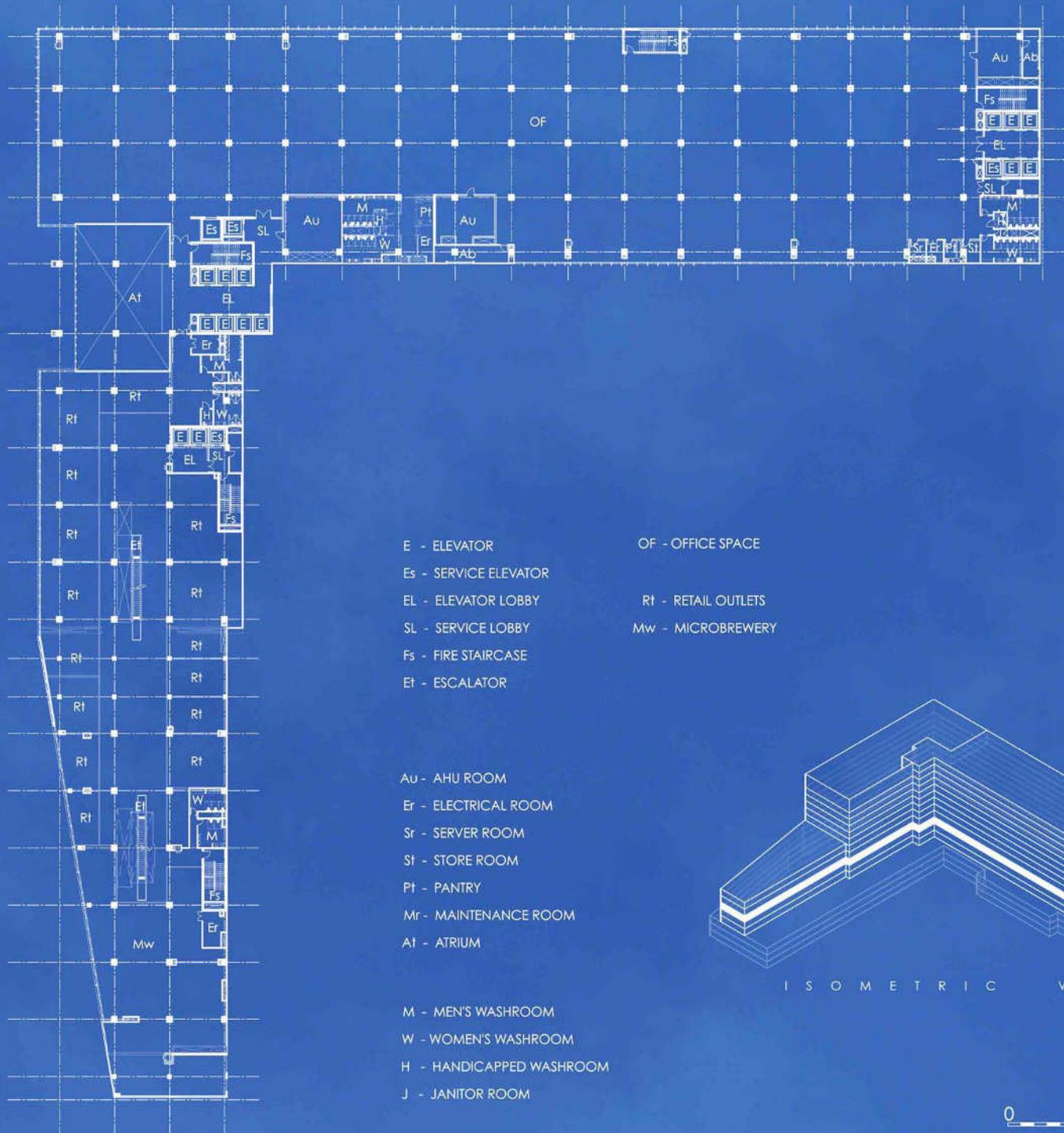
- E - ELEVATOR
- Es - SERVICE ELEVATOR
- EL - ELEVATOR LOBBY
- SL - SERVICE LOBBY
- Fs - FIRE STAIRCASE
- Et - ESCALATOR
- OF - OFFICE SPACE
- Rt - RETAIL OUTLETS
- Au - AHU ROOM
- Er - ELECTRICAL ROOM
- Sr - SERVER ROOM
- St - STORE ROOM
- Pt - PANTRY
- Mr - MAINTENANCE ROOM
- At - ATRIUM
- M - MEN'S WASHROOM
- W - WOMEN'S WASHROOM
- H - HANDICAPPED WASHROOM
- J - JANITOR ROOM



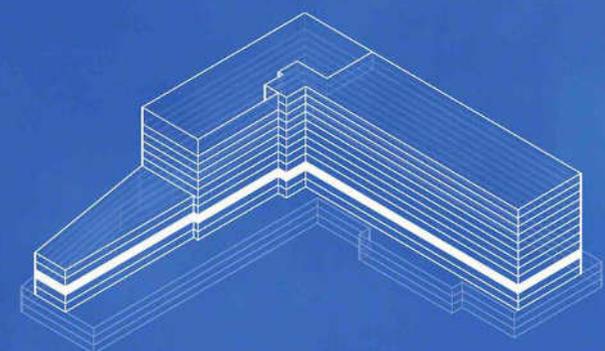
I S O M E T R I C V I E W



F I R S T F L O O R



- E - ELEVATOR
- Es - SERVICE ELEVATOR
- EL - ELEVATOR LOBBY
- SL - SERVICE LOBBY
- Fs - FIRE STAIRCASE
- Et - ESCALATOR
- OF - OFFICE SPACE
- Rt - RETAIL OUTLETS
- Mw - MICROBREWERY
- Au - AHU ROOM
- Er - ELECTRICAL ROOM
- Sr - SERVER ROOM
- St - STORE ROOM
- Pt - PANTRY
- Mr - MAINTENANCE ROOM
- At - ATRIUM
- M - MEN'S WASHROOM
- W - WOMEN'S WASHROOM
- H - HANDICAPPED WASHROOM
- J - JANITOR ROOM



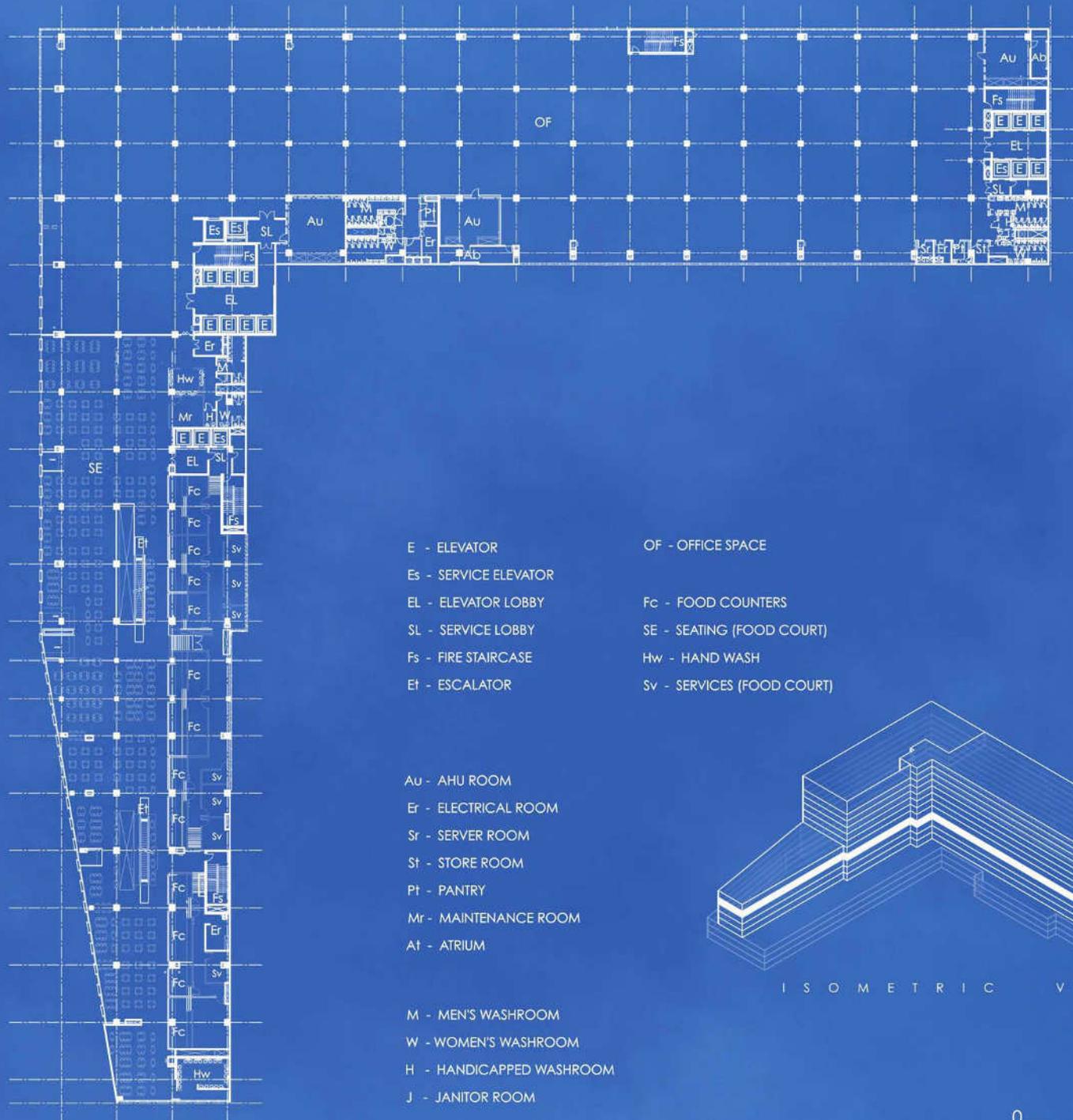
I S O M E T R I C V I E W



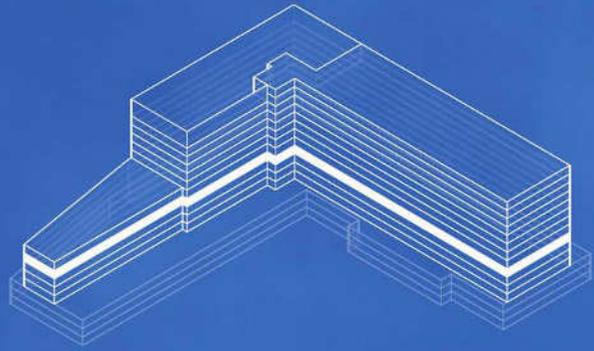
0 10 20 30 m

0 30 60 90 Ft

S E C O N D F L O O R



- E - ELEVATOR
- Es - SERVICE ELEVATOR
- EL - ELEVATOR LOBBY
- SL - SERVICE LOBBY
- Fs - FIRE STAIRCASE
- Et - ESCALATOR
- Au - AHU ROOM
- Er - ELECTRICAL ROOM
- Sr - SERVER ROOM
- St - STORE ROOM
- Pt - PANTRY
- Mr - MAINTENANCE ROOM
- At - ATRIUM
- M - MEN'S WASHROOM
- W - WOMEN'S WASHROOM
- H - HANDICAPPED WASHROOM
- J - JANITOR ROOM
- OF - OFFICE SPACE
- Fc - FOOD COUNTERS
- SE - SEATING (FOOD COURT)
- Hw - HAND WASH
- Sv - SERVICES (FOOD COURT)



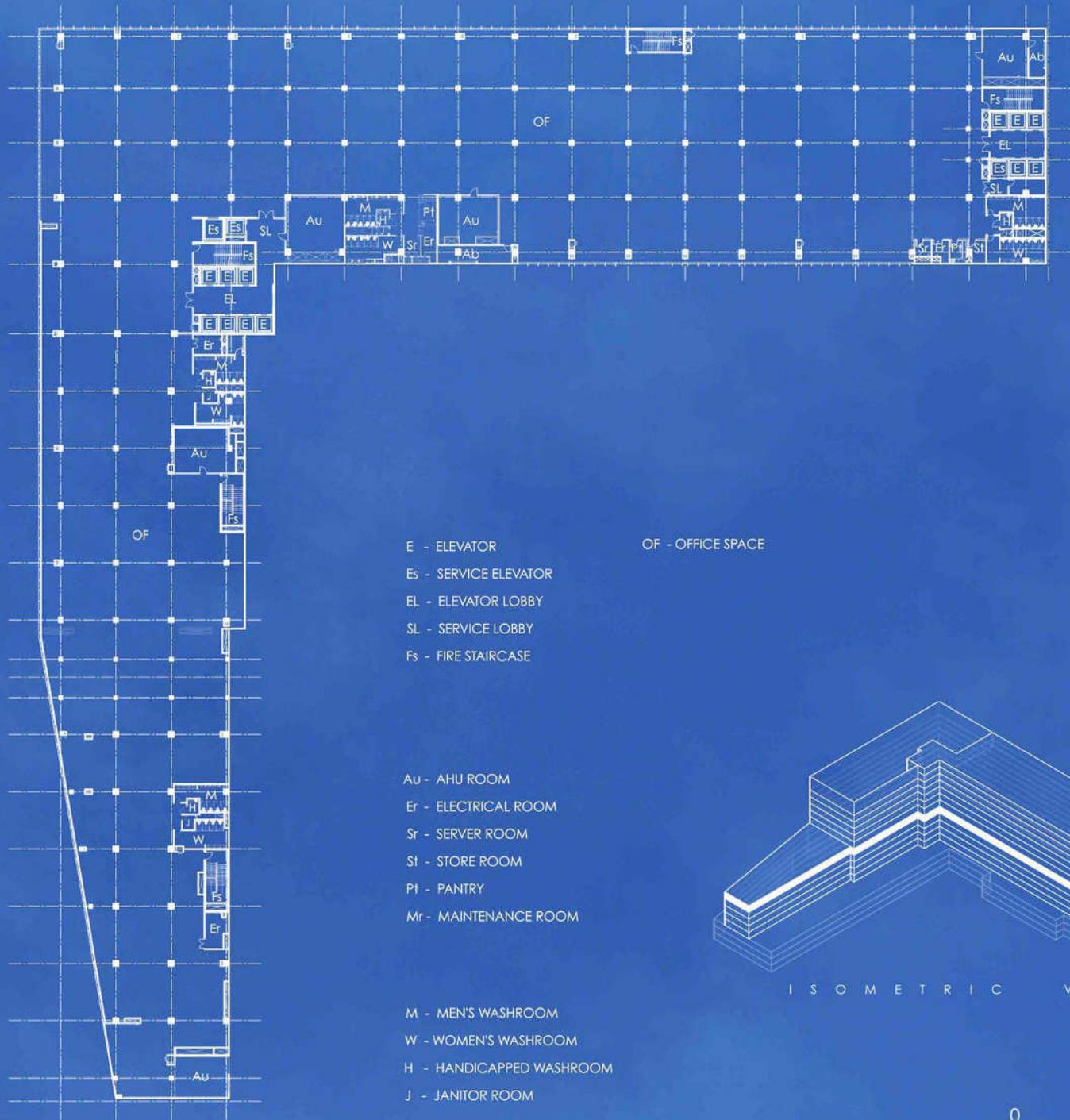
I S O M E T R I C V I E W



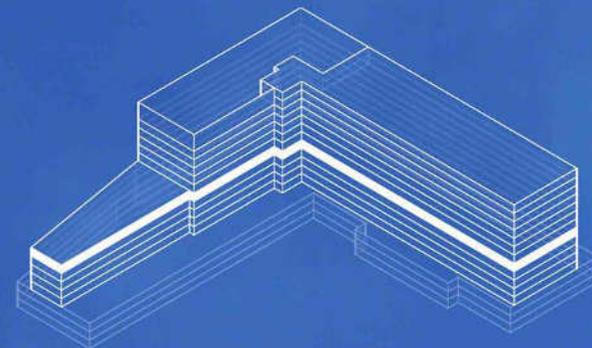
0 10 20 30 m

0 30 60 90 Ft

T H I R D F L O O R



F O U R T H F L O O R

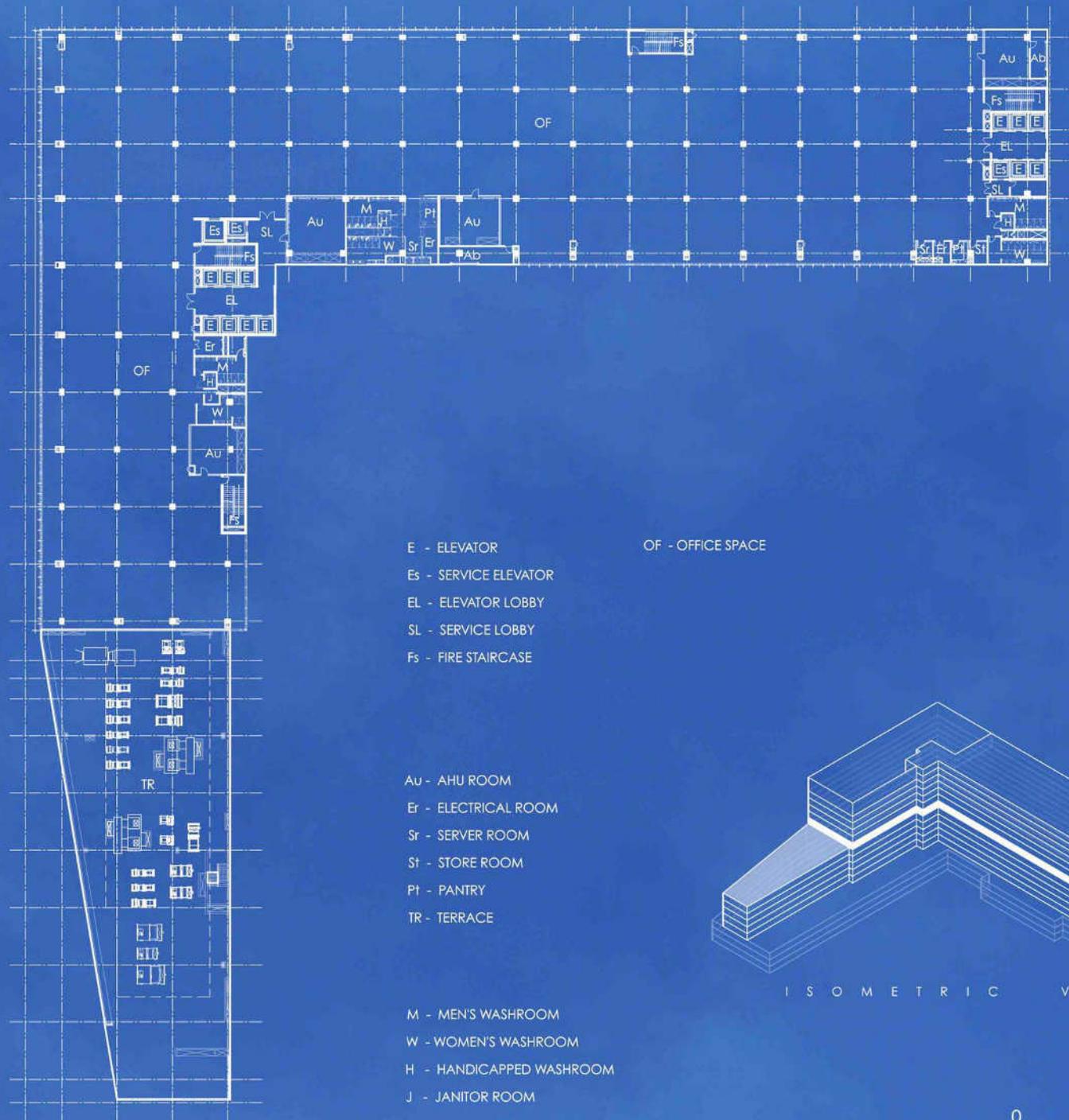


I S O M E T R I C V I E W



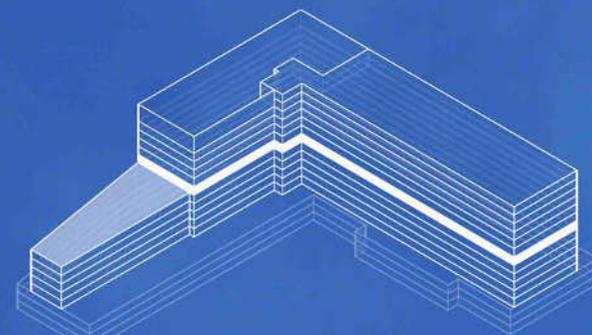
0 10 20 30 m

0 30 60 90 Ft



E - ELEVATOR
 Es - SERVICE ELEVATOR
 EL - ELEVATOR LOBBY
 SL - SERVICE LOBBY
 Fs - FIRE STAIRCASE

Au - AHU ROOM
 Er - ELECTRICAL ROOM
 Sr - SERVER ROOM
 St - STORE ROOM
 Pt - PANTRY
 TR - TERRACE
 M - MEN'S WASHROOM
 W - WOMEN'S WASHROOM
 H - HANDICAPPED WASHROOM
 J - JANITOR ROOM



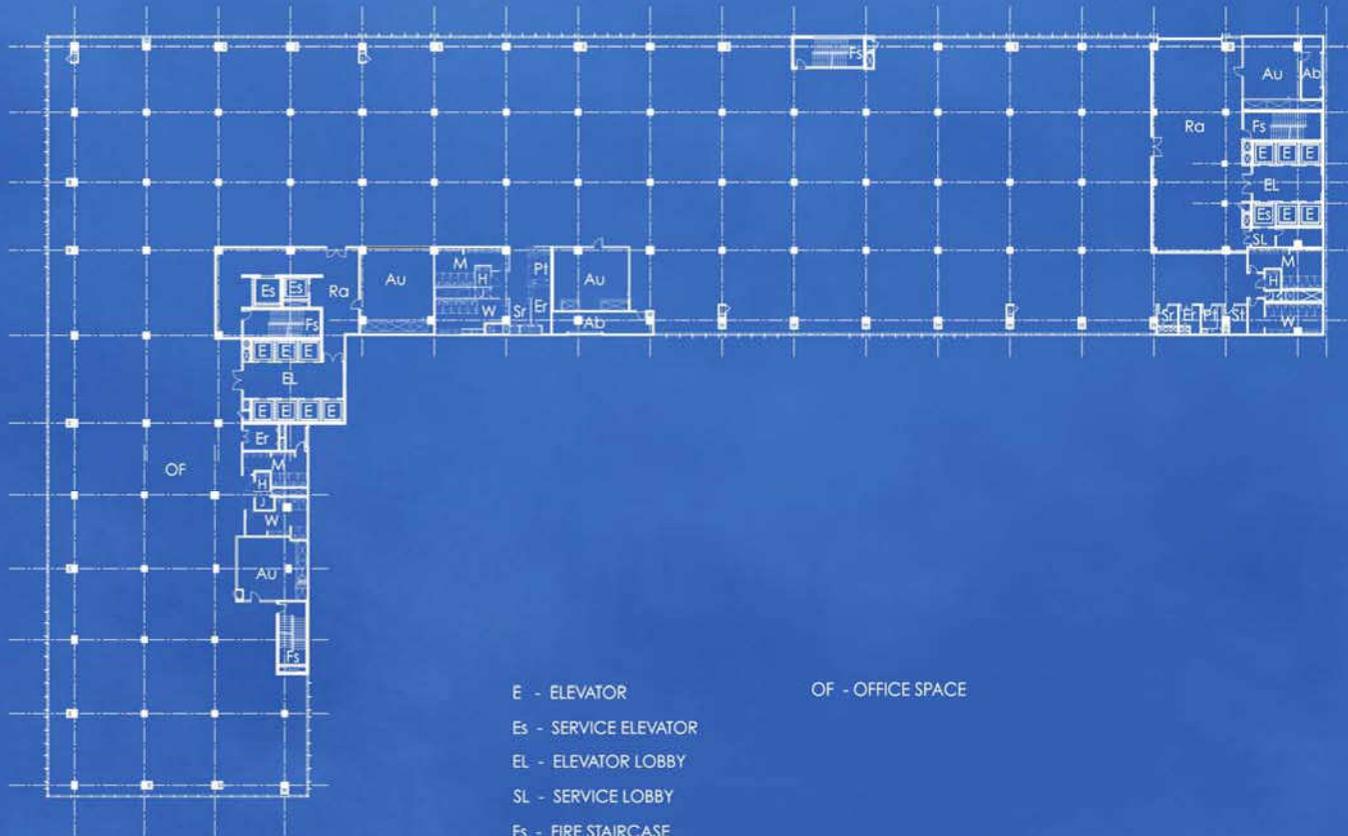
I S O M E T R I C V I E W



0 10 20 30 m

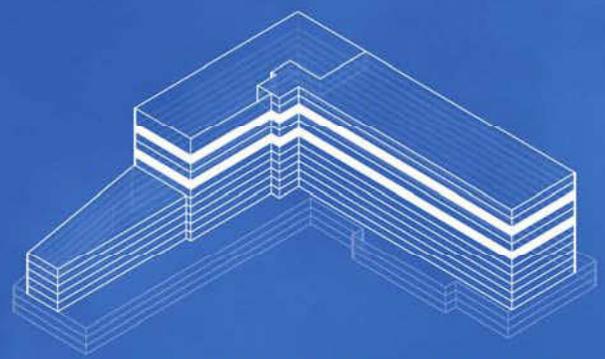
0 30 60 90 Ft

F I F T H F L O O R



- E - ELEVATOR
- Es - SERVICE ELEVATOR
- EL - ELEVATOR LOBBY
- SL - SERVICE LOBBY
- Fs - FIRE STAIRCASE

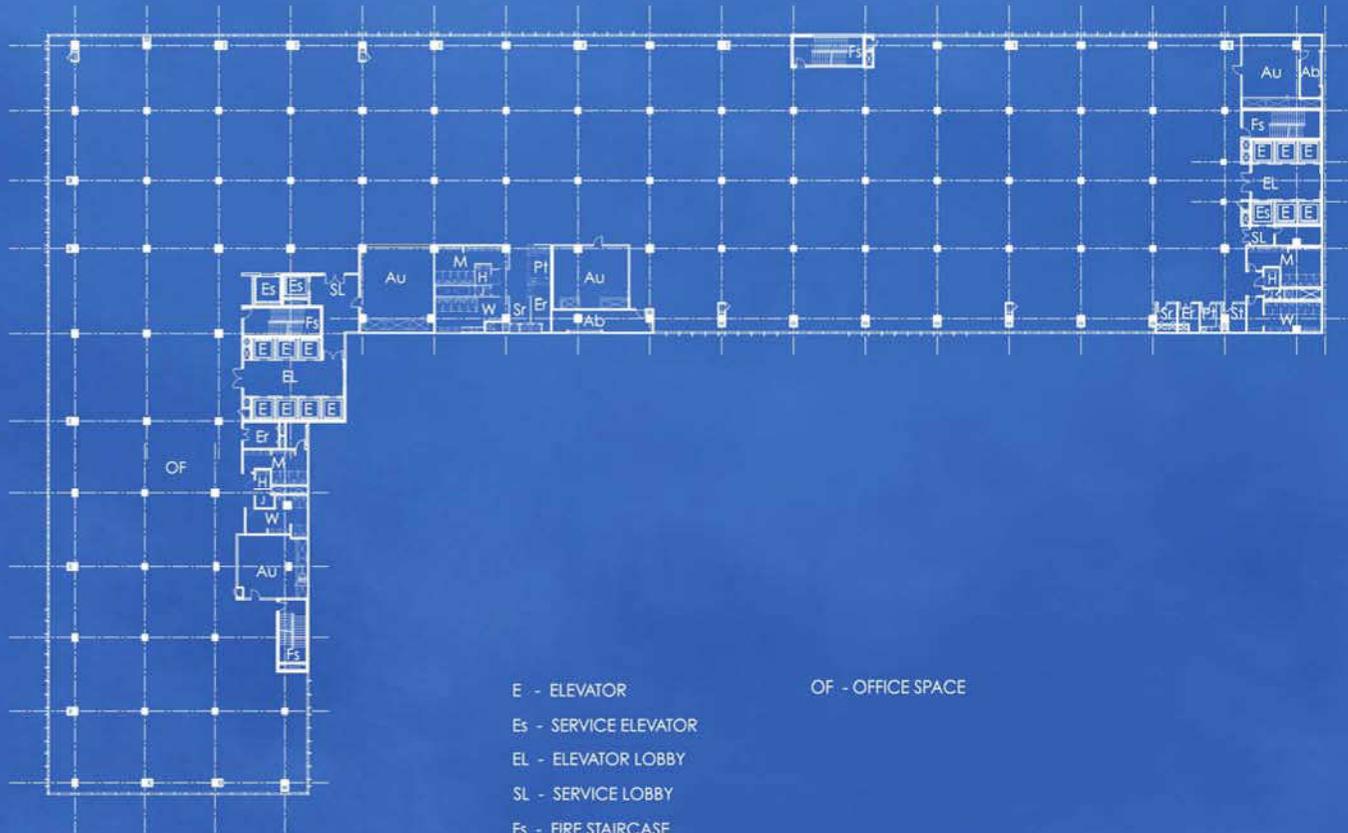
- AU - AHU ROOM
- Er - ELECTRICAL ROOM
- Sr - SERVER ROOM
- St - STORE ROOM
- Pt - PANTRY
- Ra - REFUGE AREA
- M - MEN'S WASHROOM
- W - WOMEN'S WASHROOM
- H - HANDICAPPED WASHROOM
- J - JANITOR ROOM



ISOMETRIC VIEW

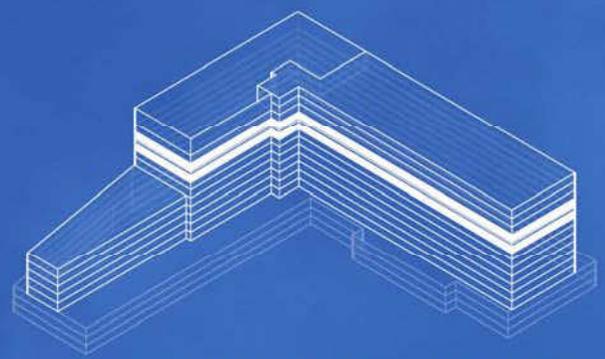


SIXTH & NINTH FLOOR

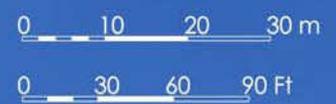


- E - ELEVATOR
- Es - SERVICE ELEVATOR
- EL - ELEVATOR LOBBY
- SL - SERVICE LOBBY
- Fs - FIRE STAIRCASE
- OF - OFFICE SPACE

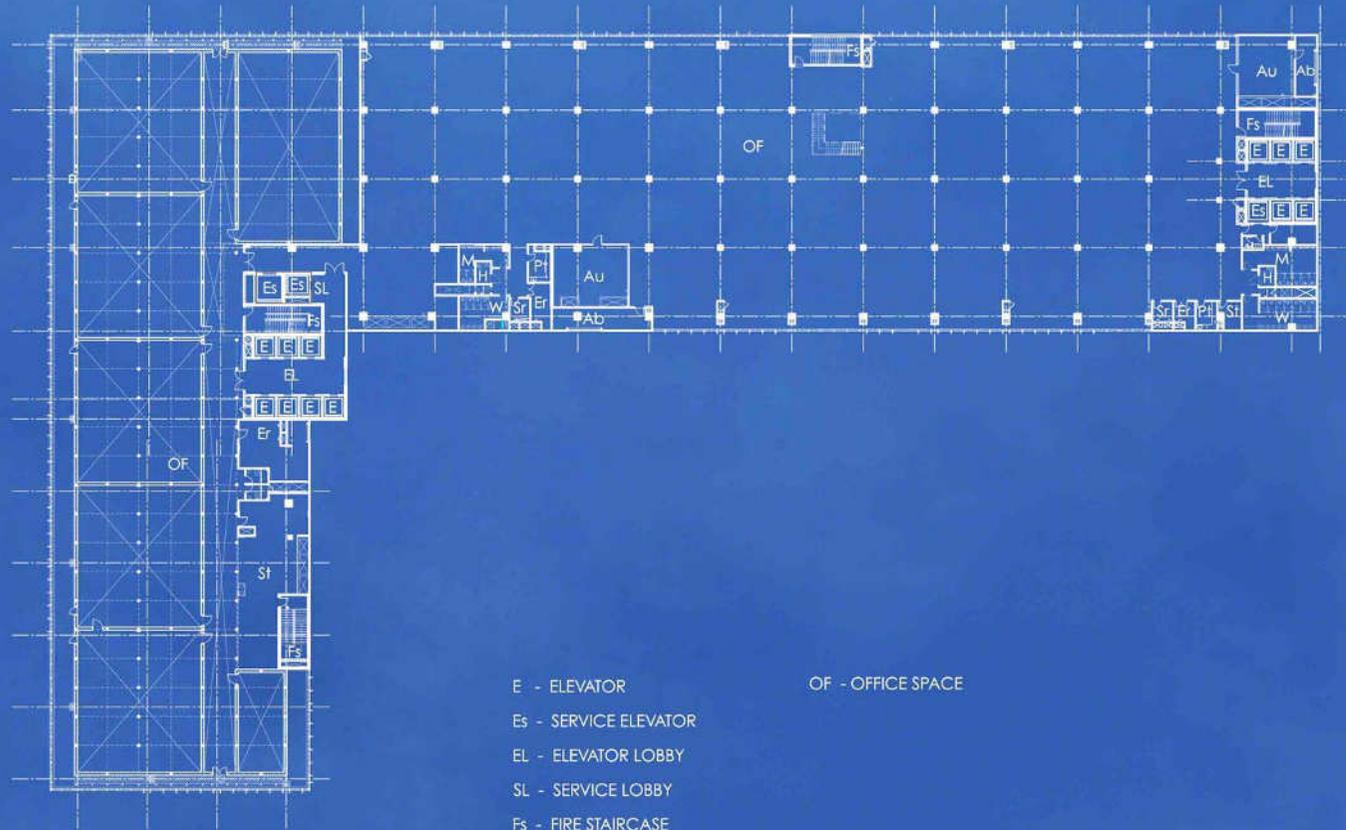
- AU - AHU ROOM
- Er - ELECTRICAL ROOM
- Sr - SERVER ROOM
- St - STORE ROOM
- Pt - PANTRY
- M - MEN'S WASHROOM
- W - WOMEN'S WASHROOM
- H - HANDICAPPED WASHROOM
- J - JANITOR ROOM



ISOMETRIC VIEW



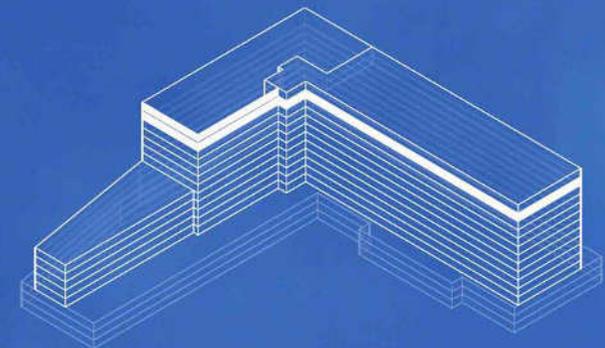
SEVENTH & EIGHTH FLOOR



- E - ELEVATOR
- Es - SERVICE ELEVATOR
- EL - ELEVATOR LOBBY
- SL - SERVICE LOBBY
- Fs - FIRE STAIRCASE

- Au - AHU ROOM
- Er - ELECTRICAL ROOM
- Sr - SERVER ROOM
- St - STORE ROOM
- Pt - PANTRY

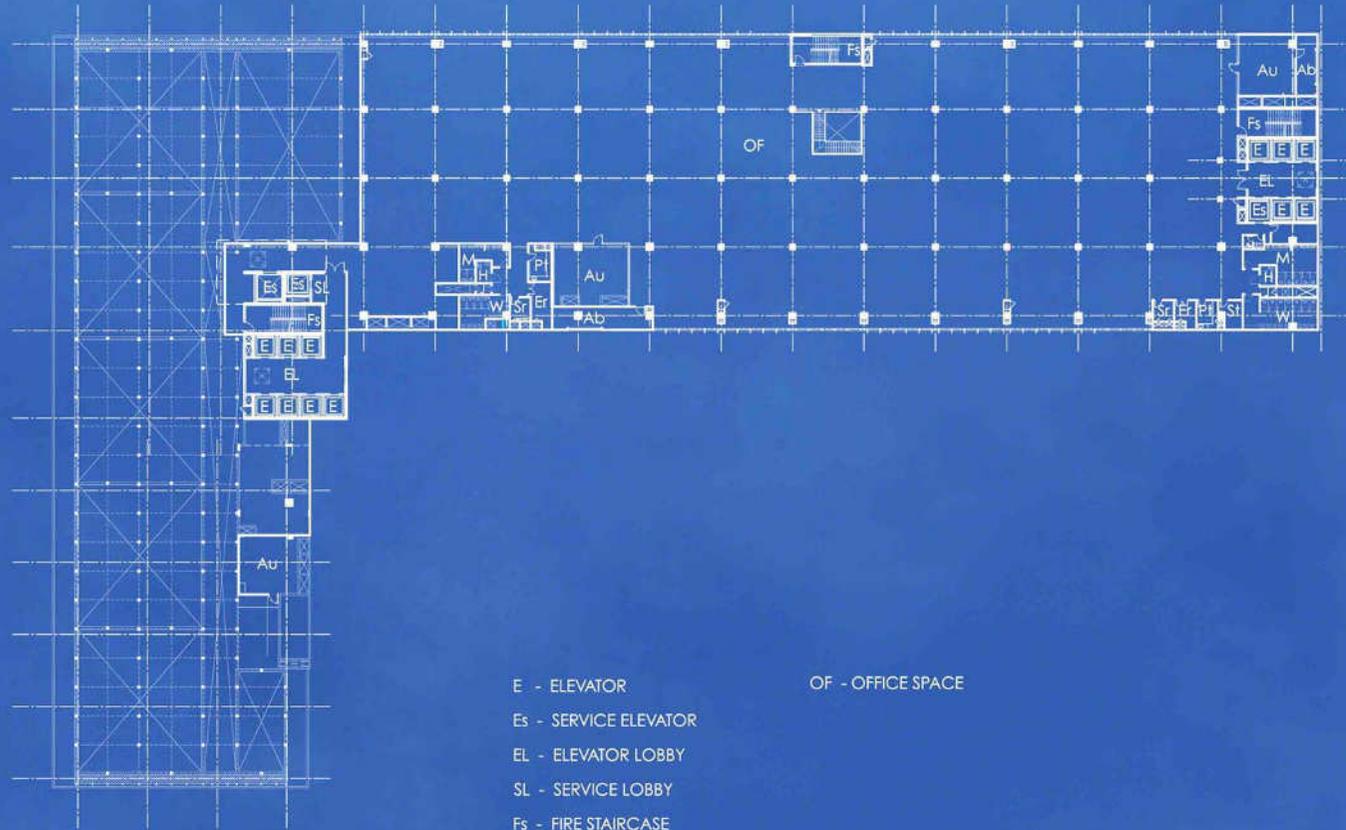
- M - MEN'S WASHROOM
- W - WOMEN'S WASHROOM
- H - HANDICAPPED WASHROOM
- J - JANITOR ROOM



I S O M E T R I C V I E W



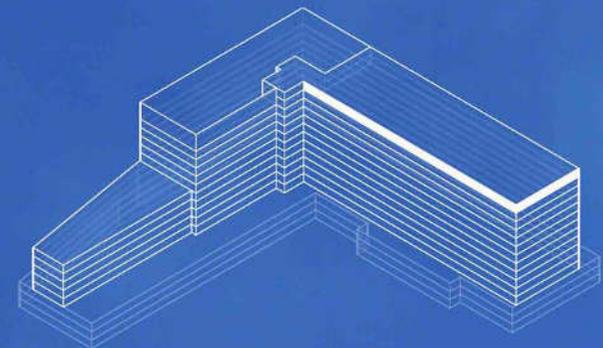
T E N T H F L O O R



- E - ELEVATOR
- Es - SERVICE ELEVATOR
- EL - ELEVATOR LOBBY
- SL - SERVICE LOBBY
- Fs - FIRE STAIRCASE
- OF - OFFICE SPACE

- Au - AHU ROOM
- Er - ELECTRICAL ROOM
- Sr - SERVER ROOM
- St - STORE ROOM
- Pt - PANTRY

- M - MEN'S WASHROOM
- W - WOMEN'S WASHROOM
- H - HANDICAPPED WASHROOM
- J - JANITOR ROOM



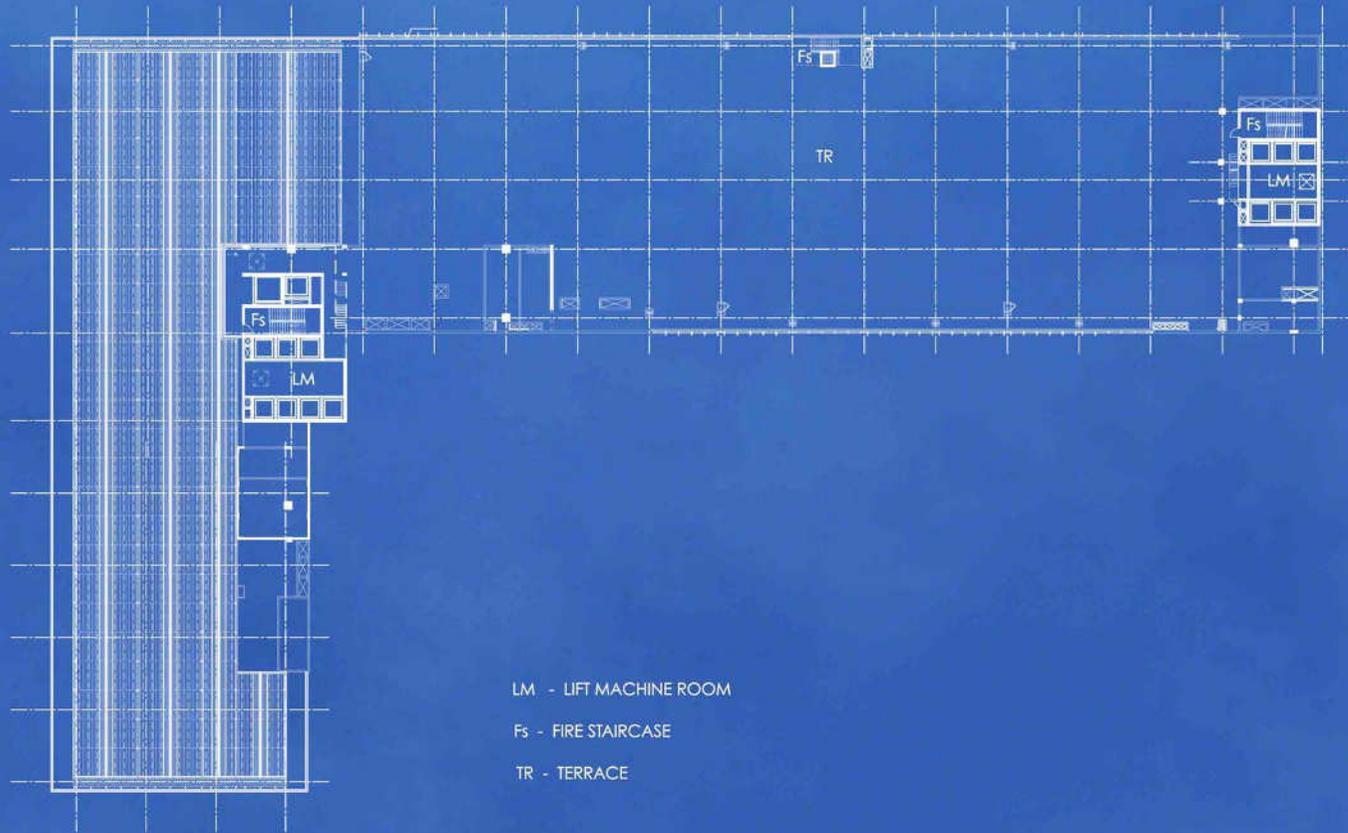
I S O M E T R I C V I E W



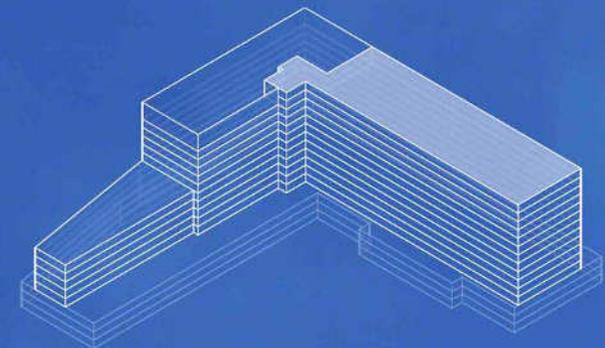
0 10 20 30 m

0 30 60 90 Ft

E L E V E N T H F L O O R



LM - LIFT MACHINE ROOM
 Fs - FIRE STAIRCASE
 TR - TERRACE



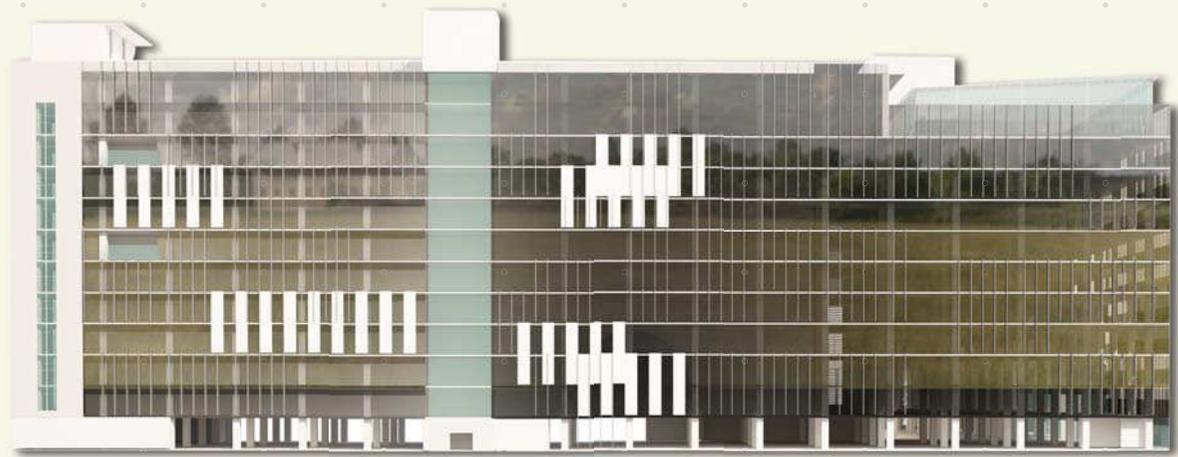
I S O M E T R I C V I E W



0 10 20 30 m

0 30 60 90 Ft

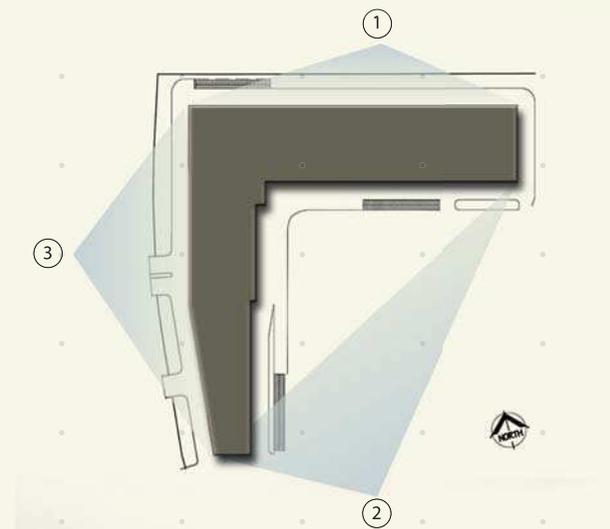
T E R R A C E L E V E L



① NORTH SIDE ELEVATION



② SOUTH SIDE ELEVATION



③ WEST SIDE ELEVATION

MAIN LOBBY



Project Highlights

Greenheart - Phase IV is a building with 12 office floors and 3 level basement parking designed in a contemporary architectural style with efficient and well lit floor plates.

The building usage comprises of 852,752 Sq Ft of class A office space and 175,057 Sq Ft of commercial area with a planned mix of retail, food court, F&B outlets, fitness, hyper-mart, day-care, entertainment and business centre.

Key Specifications

- Building performance designed to meet IGBC "core and shell" Gold standards.

- Office floor plates at an average of 75,000 Sq Ft with flexibility for sub division into three independent sections with sufficient fire escapes, toilet blocks, service elevators, dedicated services/shafts and AHU rooms.

- 1171 (B3: 367 + B2: 353 +B1: 346 + GF:105) covered car parking bays and 152 at grade car parking available.

- Structure:
 - RCC for commercial and basement.
 - RCC post tensioned for office floors, with a floor to floor height of 4,100 mm.
 - Live load provision of 405 Kg / Sq Mt.

- Column grid - Varies from 8.7 to 10.6 metres.

- Fire alarm and suppression systems as per NBC and local fire norms.

- Toilet and domestic water provision as per NBC norms.

- HVAC provided up to and including tenant side AHU.

- 100% back up power.

- Two independent lobbies for office space and one exclusive elevator lobby, escalator and travelator for commercial space.

- Office passenger elevators designed for a waiting interval of 30 seconds and using destination control protocol.

- Office lobbies finished with natural stone flooring; walls & ceiling as per interior designer's detail in stone/veneered wood/paint finishes.

- All areas disabled friendly.

Mfar Holdings Pvt Ltd

3, Lavelle Road | Bengaluru 560 001 | Karnataka | India

T: +91 80 41217471 | F: +91 80 41217470 | info@mfar.com | www.mfar.com
