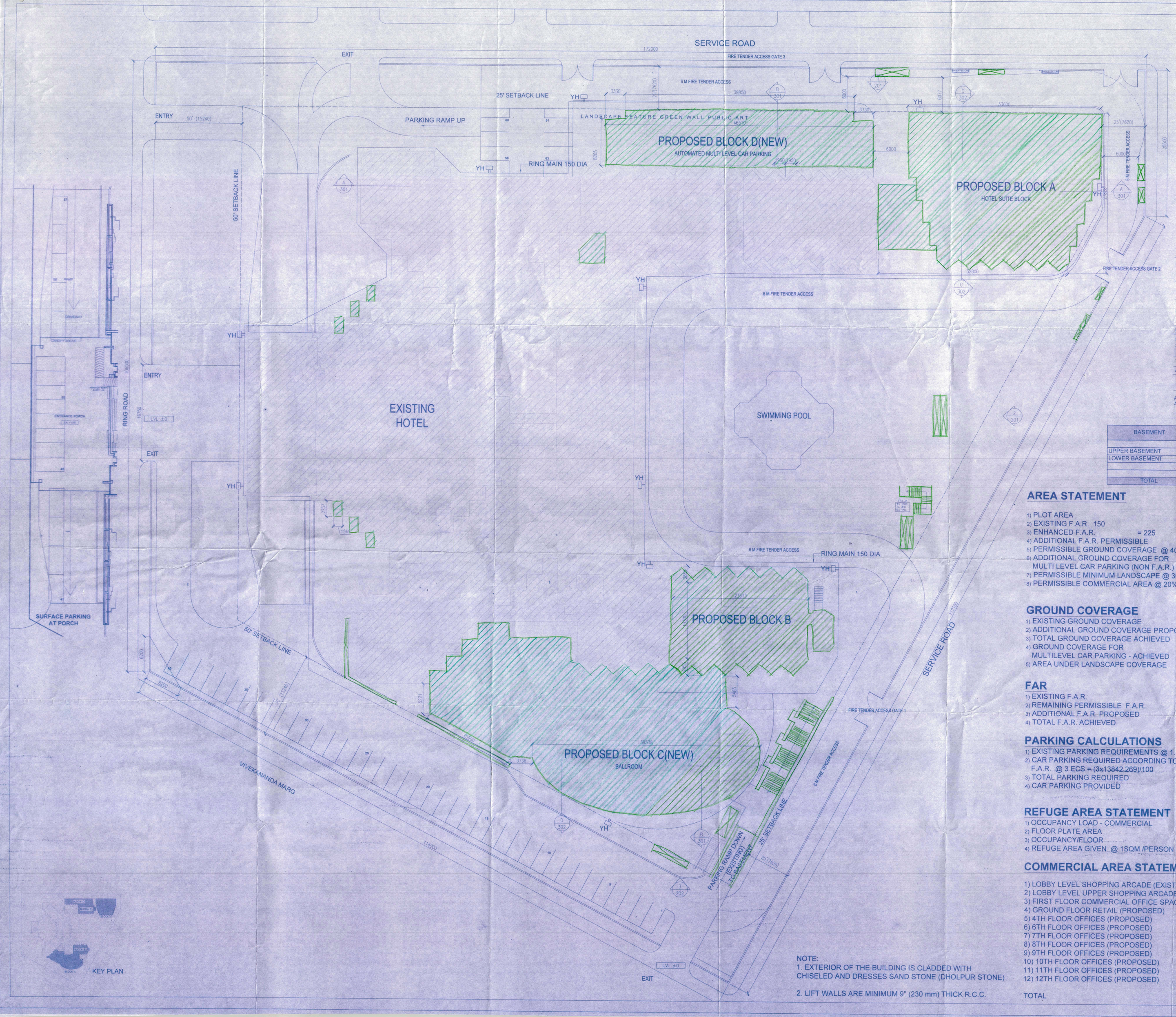

NOTE:
1. EXTERIOR OF THE BUILDING IS CLADDED WITH CHISELED AND DRESSES SAND STONE (DHOLPUR STONE)

2. LIFT WALLS ARE MINIMUM 9" (230 mm) THICK R.C.C.

FLOOR	EXISTING BUILDING (SQM)	BLOCK A (SQM)	BLOCK B (SQM)	BLOCK C (SQM)	BLOCK D (SQM)	TOTAL (SQM)	FAR (SQM)
GROUND FLOOR	5559.95	895.101	21.221	1240.856		7717.128	38.580
LOBBY FLOOR	5374.25	840.303	21.221	1039.675		7275.449	36.38
SERVICE FLOOR						0.000	
FIRST FLOOR	3291.040	749.654				4040.694	20.20
SECOND FLOOR	3037.040	749.654	129.620			3916.314	19.58
THIRD FLOOR	3037.040	749.654	129.620			3916.314	19.58
FOURTH FLOOR	2783.040	749.654	129.620			3662.314	18.31
FIFTH FLOOR	2783.040	749.654	129.620			3662.314	18.31
SIXTH FLOOR (REFUGE)	2529.040	674.630	129.620			3333.290	16.67
SEVENTH FLOOR	2529.040	761.750	129.620			3420.410	17.10
EIGHTH FLOOR		760.655				760.655	3.80
NINTH FLOOR		760.655				760.655	3.80
TENTH FLOOR		760.655				760.655	3.80
ELEVENTH FLOOR (REFUGE)		685.630				685.630	3.43
TWELFTH FLOOR		760.655				760.655	3.80
UPPER BASEMENT				93.272		93.272	0.47
LOWER BASEMENT						0.000	
TOTAL	30923.480	10648.304	820.162	2373.803	0.000	44765.749	223.828

PARKING-

PARKING SUMMARY SURFACE PARKING:

SINGLE BAYS - 63 = 63

TOTAL = 63 ECS

PARKING SUMMARY UPPER BASEMENT:

PROVIDED (NOS)	PROVIDED (AS PER AREA)
286 ECS	298 ECS

PARKING SUMMARY LOWER BASEMENT:

PROVIDED (NOS)	PROVIDED (AS PER AREA)
370 ECS	354 ECS

TOTAL PROVIDED = 656 ECS | TOTAL AS PER AREA = 652 ECS

AUTOMATED MULTILEVEL PARKING = 87 ECS

GRAND TOTAL = 802 ECS

ADDITIONAL PARKING OF 26 ECS FOR SHOPPING ARCADE AS PER SANCTION PLAN IS PROVIDED.

BASEMENT AREAS

BASEMENT	BASEMENT AREA	PARKING AREA PROVIDED	SERVICE AREA
UPPER BASEMENT	12966.851	6657.119	4535.525
LOWER BASEMENT	6379.697	5667.536	279.791
TOTAL	19346.548	12324.655	

SUMMARY OF AREAS (N O N F. A. R.)

FLOOR	EXISTING BUILDING (SQM)	BLOCK A (SQM)	BLOCK B (SQM)	BLOCK C (SQM)	BLOCK D (SQM)	TOTAL (SQM)
GROUND FLOOR			21.221		449.399	470.620
LOBBY FLOOR			21.221			21.221
SERVICE FLOOR	3686.134		42.442			3728.576
FIRST FLOOR			42.442			42.442
SECOND FLOOR			42.442			42.442
THIRD FLOOR			42.442			42.442
FOURTH FLOOR			42.442			42.442
FIFTH FLOOR			42.442			42.442
SIXTH FLOOR (REFUGE)		75.024	42.442			117.466
SEVENTH FLOOR			42.442			42.442
EIGTH FLOOR						0.000
NINTH FLOOR						0.000
TENTH FLOOR						0.000
ELEVENTH FLOOR (REFUGE)		75.024				75.024
TWELFTH FLOOR						0.000
UPPER BASEMENT	11333.674	595.710		1037.467		12966.851
LOWER BASEMENT	4057.104	1285.125		1037.467		6379.696
TOTAL	19076.912	2030.883	381.978	2074.934	449.399	24014.106

	PARKING AS PER AREA METHOD				PARKING PROVIDED AS PER LAYOUT				
	UNITS	SINGLE STACK	DOUBLE STACK	TOTAL	UNITS	SINGLE STACK (1 ECS)	DOUBLE STACK (2 ECS)	SCOOTERS (@4 SCOOTERS = 1 ECS)	TOTAL
SURFACE PARKING	AREA (SQ. M.)	1575	0		NUMBERS	63	0	0	
		(@25 SQ. M./ECS)	(@12.5 SQ. M./ECS)			= 63 X 1	0	0	
	ECS	63	0	63	ECS	63	0	0	63
UPPER BASEMENT	AREA (sq. m.)	3751.483	2905.636	6657.119	NUMBERS	140	63	83	
		(@32 SQ. M./ECS)	(@16 SQ. M./ECS)			= 140 X 1		= 83 / 4	
	ECS	117	181	298	ECS	140	126	21	286
LOWER BASEMENT	AREA (sq. m.)	0	5667.536	5667.536	NUMBERS	0	172	104	
		(@32 SQ. M./ECS)	(@16 SQ. M./ECS)			0	= 172 X 2	= 104 / 4	
	ECS	0	354	354	ECS	0	344	26	370
AUTOMATIC MULTI LEVEL PARKING	AREA (sq. m.)		1609.062		NUMBERS			87	
								= 87 X 1	
	ECS		87	87	ECS			87	87

TOTAL NO OF ECS AS / AREA METHOD 802 TOTAL NO OF ECS PROVIDED AS / LAYOUT 806

AREA STATEMENT

1) PLOT AREA = 20000.00 SQM.
2) EXISTING F.A.R. 150 = 30000.00 SQM.
3) ENHANCED F.A.R. = 225 = 45000.00 SQM.
4) ADDITIONAL F.A.R. PERMISSIBLE = 15000.00 SQM.
5) PERMISSIBLE GROUND COVERAGE @ 40% = 8000.00 SQM.
6) ADDITIONAL GROUND COVERAGE FOR MULTI LEVEL CAR PARKING (NON F.A.R.) @ 5% = 1000.00 SQM.
7) PERMISSIBLE MINIMUM LANDSCAPE @ 30% = 6000.00 SQM.
8) PERMISSIBLE COMMERCIAL AREA @ 20% = 20% X 45000.00 SQM. = 9000.00 SQM.

GROUND COVERAGE

1) EXISTING GROUND COVERAGE = 5559.950 SQM. (27.80 %)
2) ADDITIONAL GROUND COVERAGE PROPOSED =2157.178 SQM. (10.78 %)
3) TOTAL GROUND COVERAGE ACHIEVED = 7717.128 SQM. (38.58 %)
4) GROUND COVERAGE FOR MULTILEVEL CAR PARKING - ACHIEVED = 449.399 SQM. (2.25%)
5) AREA UNDER LANDSCAPE COVERAGE = 6636.00 SQM. (33.18%)

FAR

1) EXISTING F.A.R. = 30923.480 SQM. (155)
2) REMAINING PERMISSIBLE F.A.R. = 14076.520 SQM. (70)
3) ADDITIONAL F.A.R. PROPOSED = 13842.269 SQM. (69)
4) TOTAL F.A.R. ACHIEVED = 44765.749 SQM. @ (44765.749 x100) / 20000 = 223.828

PARKING CALCULATIONS

1) EXISTING PARKING REQUIREMENTS @ 1.14 ECS = (1.14x30923.48)/100 = 352.52 ECS
2) CAR PARKING REQUIRED ACCORDING TO ENHANCED F.A.R. @ 3 ECS = (3x13842.269)/100 = 415.26 ECS
3) TOTAL PARKING REQUIRED = 767.78 ECS
4) CAR PARKING PROVIDED = 802 ECS

REFUGE AREA STATEMENT

1) OCCUPANCY LOAD - COMMERCIAL = 10 SQM./PERSON
2) FLOOR PLATE AREA = 748.559 SQM.
3) OCCUPANCY/FLOOR = 748.559/10.0 = 74.85
4) REFUGE AREA GIVEN @ 1SQM./PERSON = 74.85 SQM.

COMMERCIAL AREA STATEMENT

1) LOBBY LEVEL SHOPPING ARCADE (EXISTING) = 989.51 SQM.
2) LOBBY LEVEL UPPER SHOPPING ARCADE (EXISTING) = 772.39 SQM.
3) FIRST FLOOR COMMERCIAL OFFICE SPACE (EXISTING) = 327.153 SQM.
4) GROUND FLOOR RETAIL (PROPOSED) = 245.2 SQM.
5) 4TH FLOOR OFFICES (PROPOSED) = 749.654 SQM.
6) 5TH FLOOR OFFICES (PROPOSED) = 674.630 SQM.
7) 7TH FLOOR OFFICES (PROPOSED) = 761.750 SQM.
8) 8TH FLOOR OFFICES (PROPOSED) = 760.655 SQM.
9) 9TH FLOOR OFFICES (PROPOSED) = 760.655 SQM.
10) 10TH FLOOR OFFICES (PROPOSED) = 760.655 SQM.
11) 11TH FLOOR OFFICES (PROPOSED) = 685.630 SQM.
12) 12TH FLOOR OFFICES (PROPOSED) = 760.655 SQM.

TOTAL = 8248.537 SQM.

COMPLETION PLAN
Approved vide File No. 101/EC/B/04/3/12
SLDC (Dy) dated 2/1/17 by the
Corresponding fee of Rs. 50,000/- has
E-cen receipt no/s 0201N2E0023338
Dt 2/1/17
A.E. (Bldg) 31/1/17 J.E. (Bldg)

LOCATION PLAN 1:1000

NOTE:
1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
2. ALL DIMENSIONS ON SITE TO BE VERIFIED BY THE CONTRACTOR BEFORE THE COMMENCEMENT OF WORK.
3. ALL STRUCTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS.
4. ALL DIMENSIONS ON DRAWINGS TO BE FOLLOWED IN PREFERENCE TO THE SCALE.
5. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATIONS, ENGINEERS DRAWINGS AND ANY OTHER DRAWINGS ISSUED FOR THE WORK.
6. ALL DRAWINGS ARE TO BE FOLLOWED IN PREFERENCE TO THE SPECIFICATIONS.
7. ALL DRAWINGS ARE TO BE FOLLOWED IN PREFERENCE TO THE SITE CONDITIONS.
8. ALL DRAWINGS ARE TO BE FOLLOWED IN PREFERENCE TO THE SITE CONDITIONS.
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20. ALL DRAWINGS ARE TO BE FOLLOWED IN PREFERENCE TO THE SITE CONDITIONS.

OWNER
For ASHIANA HOTELS (NORTH) LIMITED
P.R. SUBRAMANIAN
Director Corporate Affairs
DIN: 00774180

ARCHITECT
Star Talks Services Pvt. Ltd.
Architect
DINESH SAREEN
CA No. CA/76/4848

JSA
JASBIR SAWHNEY & ASSOCIATES
ARCHITECTS
B-1/3, SHANTI NIKETAN, NEW DELHI-110021
PHONE: 26110271, 26110272, 26110273

DRAWN	JSA
CHK	JSA
DATE	OCT 2012

SITE PLAN
EXISTING HOTEL BLOCK / HOTEL SUITE BLK. & BALLROOM
PROPOSED COMPLETION PLAN
FOR M/S ASHIANA HOTELS LTD.
AT BIRHAUI CAMA PLACE, NEW DELHI - 110007

AM
100

FILENAME
REV-01