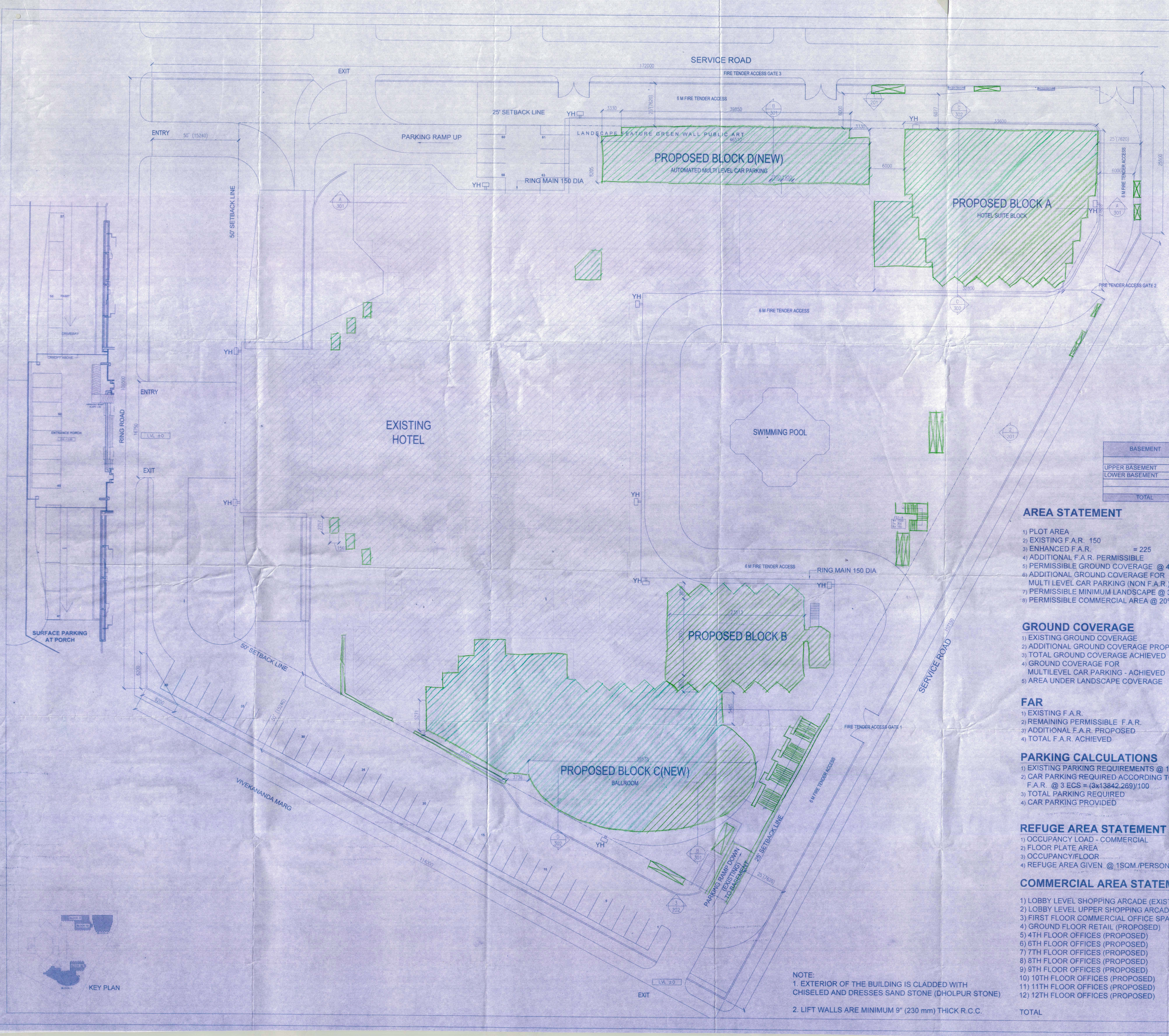

SERVICE ROAD
FIRE TENDER ACCESS GATE 3
EXIT
ENTRY
50' (15240)
PARKING RAMP UP
25' SETBACK LINE
YH
LANDSCAPE FEATURE GREEN WALL PUBLIC ART
PROPOSED BLOCK D(NEW)
AUTOMATED MULTI LEVEL CAR PARKING
RING MAIN 150 DIA
6 M FIRE TENDER ACCESS
PROPOSED BLOCK A
HOTEL SUITE BLOCK
FIRE TENDER ACCESS GATE 2
50' SETBACK LINE
RING ROAD
ENTRY
EXIT
LVL ±0
EXISTING HOTEL
SWIMMING POOL
6 M FIRE TENDER ACCESS
RING MAIN 150 DIA
PROPOSED BLOCK B
PROPOSED BLOCK C(NEW)
BALLROOM
FIRE TENDER ACCESS GATE 1
SERVICE ROAD
50' SETBACK LINE
VIVEKANANDA MARG
PARKING RAMP DOWN (EXISTING) TO BASEMENT
25' SETBACK LINE
6 M FIRE TENDER ACCESS
SURFACE PARKING AT PORCH
KEY PLAN
EXIT
LVL ±0
172000
106500
16750
152150
114000
8205
3330
39850
6000
6077
33600
25500
25' (7620)
50' (15240)
13300
2855
23513
5485
5271
38539
3736
2757

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) 286 ECS	PROVIDED (AS PER AREA) 298 ECS

PARKING SUMMARY LOWER BASEMENT:

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

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

BASEMENT AREAS

BASEMENT	BASEMENT AREA	PARKING AREA PROVIDED	SERVICE AREA
UPPER BASEMENT	12966.851	6657.119	4535.526
LOWER BASEMENT	6379.697	5667.536	279.791
TOTAL	19346.548	12324.655	

	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	182	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

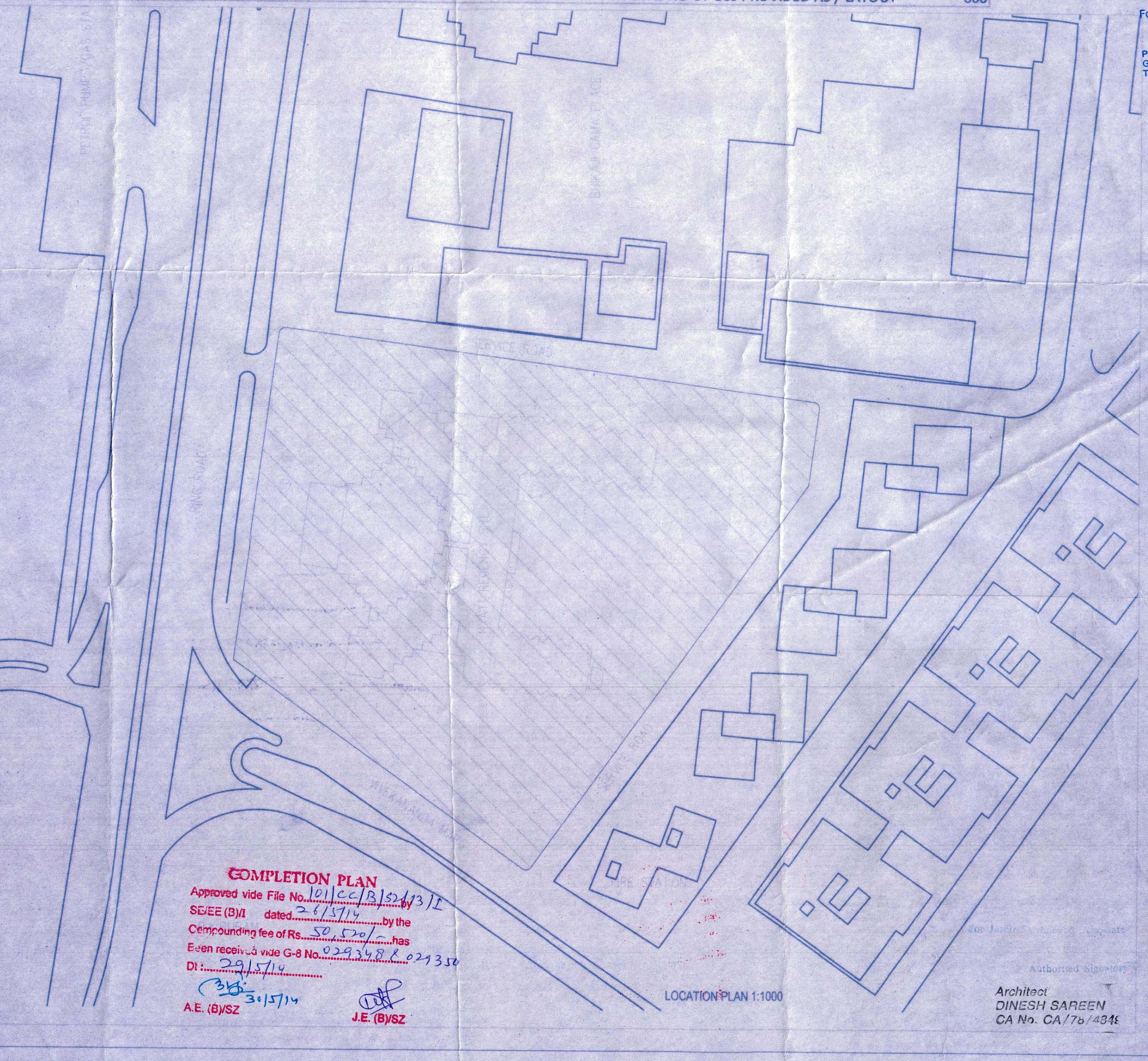
1) EXISTING PARKING REQUIREMENTS @ 1.14 ECS = (1.14x30923.48)/100 = 352.52 ECS
2) CAR PARKING REQUIRED ACCORDING TO ENHANCED F.A.R. @ 3 ECS = (3x13842.269)/100 = 415.26 ECS
3) TOTAL PARKING REQUIRED = 767.78 ECS
4) CAR PARKING PROVIDED = 802 ECS

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) 6TH 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.


RING ROAD
PETROL PUMP/GAS STATION
BHIKAJI CAMA PLACE
HYATT REGENCY
SERVICE ROAD
VIVEKANANDA MARG

LOCATION PLAN 1:1000

COMPLETION PLAN
Approved vide File No. 101/CC/B/SZ/13/I by
SE/EE (B)/I dated 26/5/14 by the
Compounding fee of Rs. 50,520/- has
Been received vide G-8 No. 029348 & 029350
Dt: 29/5/14
30/5/14
A.E. (B)/SZ
J.E. (B)/SZ

NOTE:
1. BUILDING IS MECHANICALLY VENTILATED & ARTIFICIALLY LIT. (AS PER PART VIII OF NATIONAL BUILDING CODE)
2. BUILDING IS FULLY SPRINKLERED.
3. THE WATER HARVESTING REQUIREMENTS AS WELL AS MINIMUM ANTICIPATED DISCHARGE OF WASTE WATER AS STIPULATED UNDER CLAUSE 22.4.1, 22.4.2 OF THE BYE LAWS HAVE BEEN INCORPORATED
4. THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS BASED IN SOIL CONDITIONS AND SAFETY REQUIREMENTS STIPULATED UNDER CLAUSE 18 OF BYE LAWS HAVE BEEN INCORPORATED
5. WALLS IN YELLOW TO BE DEMOLISHED
6. SOLAR WATER HEATING SYSTEM TO BE PROVIDED AS PER GOVT. NOTIFICATION
7. THE WALLS AND FLOORS OF THE BASEMENT ARE WATER TIGHT AND ARE SO DESIGNED THAT THE EFFECT OF THE SURROUNDING SOIL AND MOISTURE, IF ANY, ARE TAKEN INTO ACCOUNT IN DESIGN AND ADEQUATE DAMP PROOFING TREATMENT IS GIVEN
8. ALL TOILETS ARE MECHANICALLY VENTILATED

OWNER
For ASIAN HOTELS (NORTH) LIMITED
P.R. SUBRAMANIAN
General Manager-Corporate Affairs
Tel. No. 66771401

ARCHITECT
For Jasbir Sawhney & Associates
Authorised Signatory
Architect
DINESH SAREEN
CA No. CA/78/4849

JSA
JASBIR SAWHNEY & ASSOCIATES
ARCHITECTS
D-2
THE QUTAB
SHAHEED JEET SINGH MARG
NEW DELHI 110016

DRAWN	JSA
SCALE	1:200
DATE	OCT 2013

SITE PLAN
EXISTING HOTEL BLOCK / HOTEL SUITE BLK. & BALLROOM

PROPOSED COMPLETION PLAN
FOR M/S. ASIAN HOTELS LTD.
AT BHIKAJI CAMA PLACE, NEW DELHI - 110067

AM
100

FILENAME
REV01

Architect
DINESH SAREEN
CA No. CA/78/4849