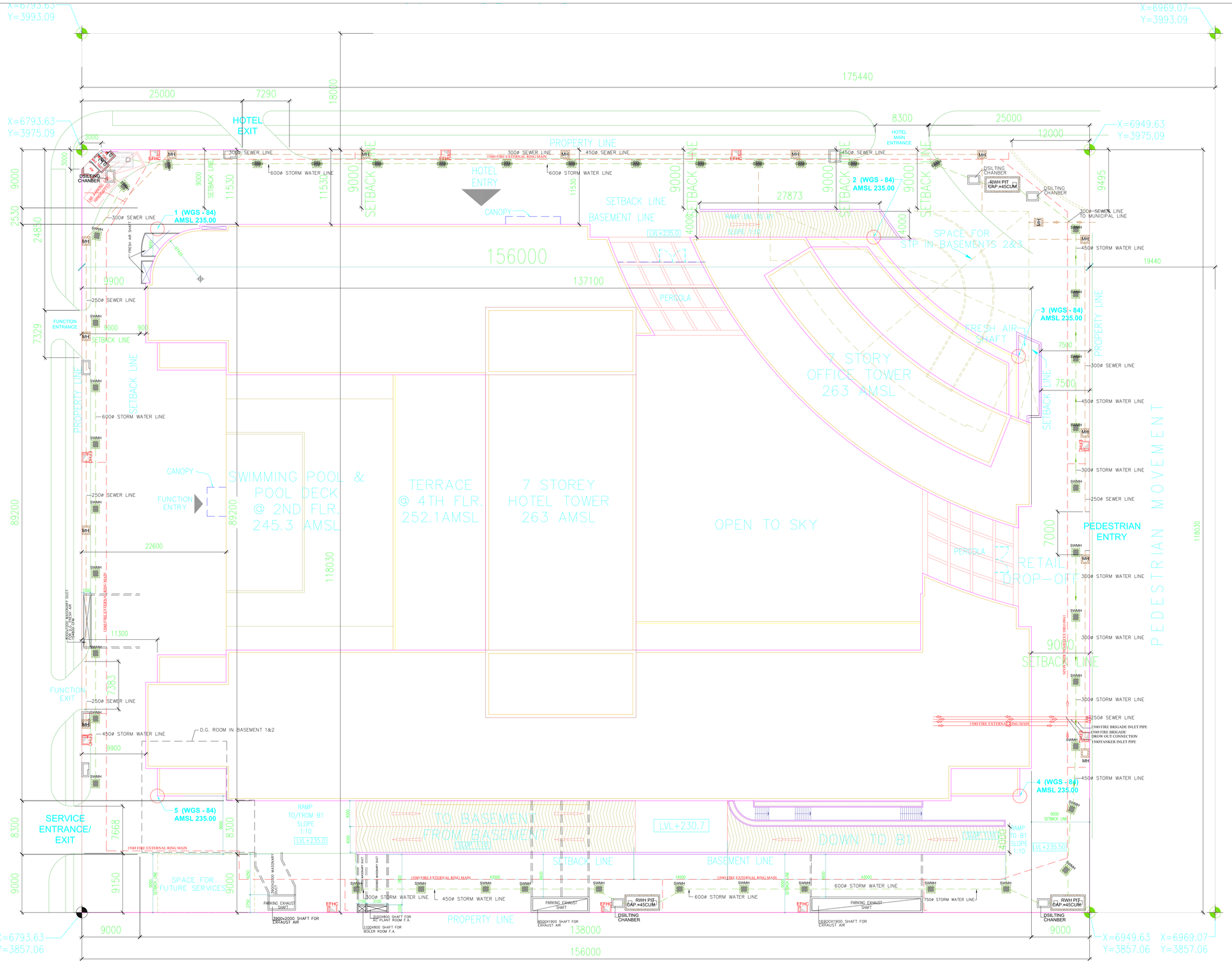
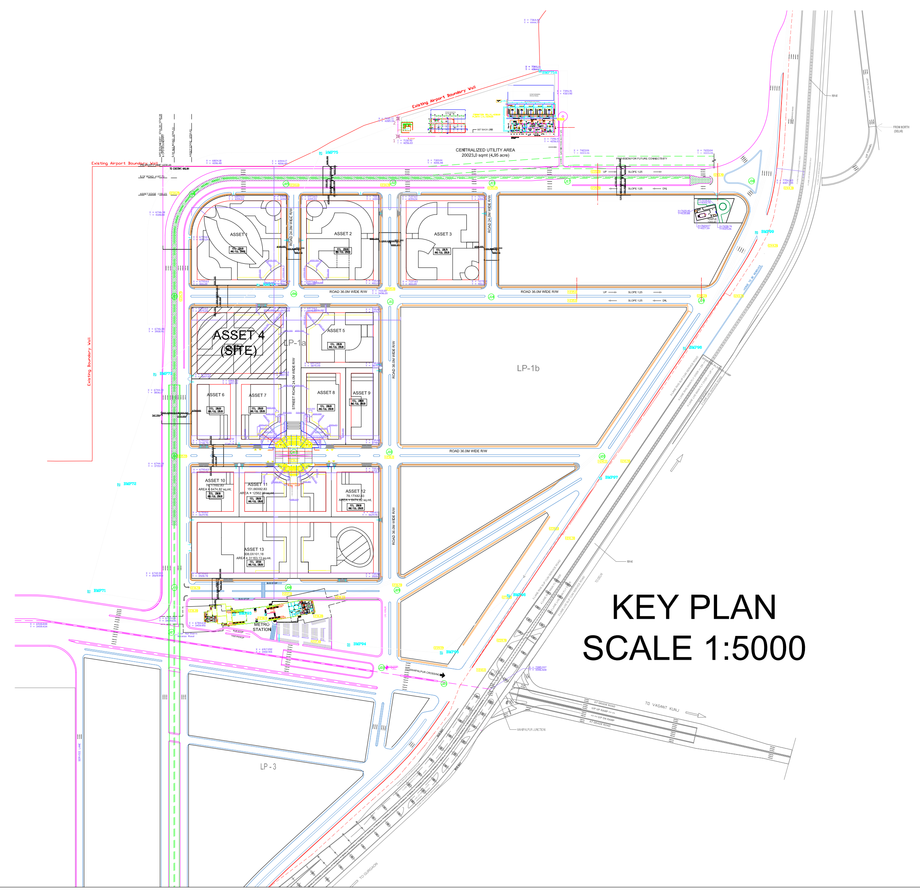
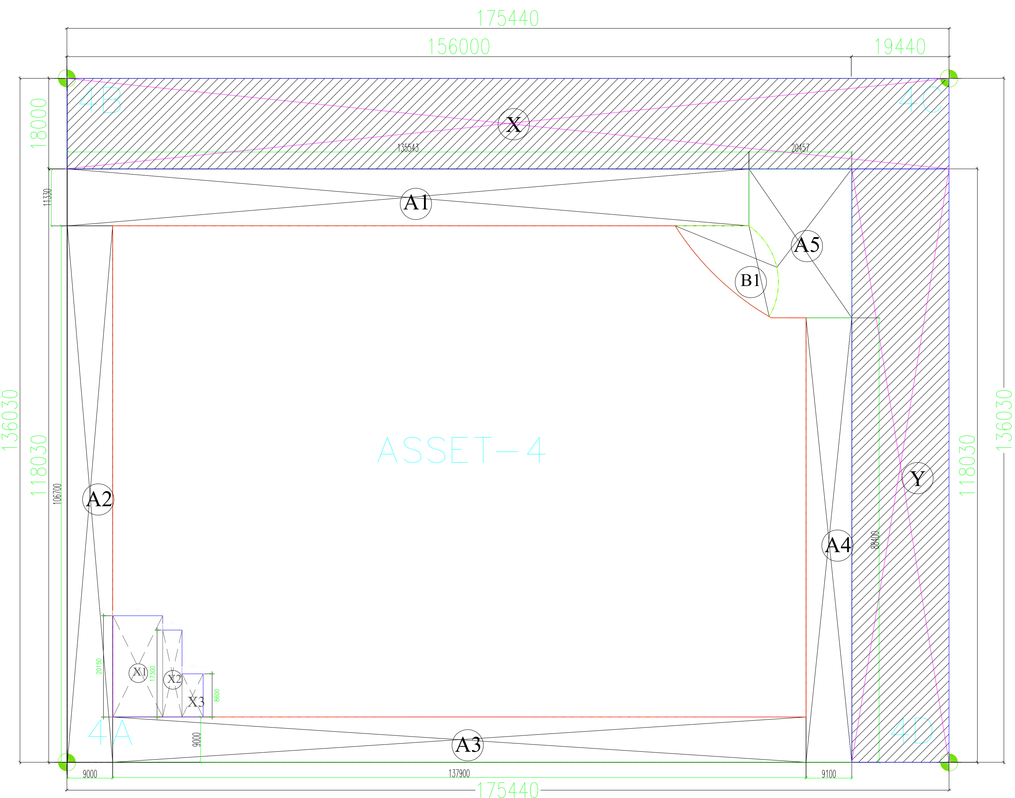


SITE PLAN



KEY PLAN
SCALE 1:5000



AREA DETAIL FOR ASSET-4

REVISED AREA STATEMENT

GROSS SITE AREA (A)	23865.10	SQM			
LESS: AREA TO BE DEVELOPED AS PER	3157.920	SQM			
APPROVED MASTER PLAN (X)	2294.503	SQM			
TOTAL (X)	5452.42	SQM			
NET ASSET AREA (B = A-X)	18412.68	SQM			
PERMISSIBLE FAR/ BUILT-UP AREA (C)			(578,000 SQFT)	53697.51	SQM
PERMISSIBLE GROUND COVERAGE			AS PER DA	9207.000	SQM
PERMISSIBLE HEIGHT			AS PER AAI	263.7785	MTS
PARKING REQUIREMENTS (AS PER PERM. FAR)	1.25 PER 100 SQM BUA				
	1.25/100*C= (rounded off)			671	CARS
COMMERCIAL PERMISSIBLE: 20% OF C (E)	20%	OF C=		10739.50	SQM

ACHIEVED FAR/ BUILT-UP AREA	53420.573	SQM		
ACHIEVED GROUND COVERAGE	8776.316	SQM		
ACHIEVED PERMISSIBLE HEIGHT	263	AMSL		
PARKING REQUIREMENTS (AS PER ACHIEVED FAR)	668	CARS		
PARKING ACHIEVED	672	CARS		
ACHIEVED COMMERCIAL(E)	9802.731	SQM	18.35%	OF ACHIEVED FAR

SUMMARY OF FAR CALCULATIONS	HOTEL			COMMERCIAL	
All figures in SQM	FAR	NON-FAR		FAR	NON-FAR
BASEMENT 1	3218.682	8481.111		948.812	
BASEMENT 2	89.701	11431.450			
BASEMENT 3		12840.655			
GROUND	6793.801	133.852		1773.347	75.317
TRANSFER		1976.342			
FIRST	4945.552	643.322		1122.280	59.506
SECOND	6191.847	1332.568		1205.612	41.320
THIRD	5878.796	549.730		1206.052	41.320
FOURTH	5632.471	190.101		1206.052	41.320
FIFTH	5632.471	190.101		1206.052	41.320
SIXTH	5234.521	588.051		1134.524	92.878
SEVENTH					
TOTAL	43617.842	38357.283		9802.731	392.981
BUILT-UP AREA PROPOSED	53420.573				
FAR PRPOPOSED (HOTEL + COMMERCIAL)					
COMMERCIAL PROPOSED	9802.731				
NON-FAR PROPOSED (BASEMENT LEVELS)	32753.216				
NON-FAR PROPOSED (ALL LEVELS)	38750.264				
PARKING PROPOSED			PROPOSED SERVICE AREA		
SURFACE	2	CARS		**SERVICES**	**TOTAL**
BASEMENT 1	56	CARS		3814.789	12648.604
BASEMENT 2	303	CARS		864.444	11521.152
BASEMENT 3	311	CARS		2181.522	12840.655
			TOTAL SERVICE AREA	**6860.755**	**37010.411**
TOTAL PARKING PROPOSED:	672	CARS		18.54%	
NOTES:					

Asset-4, Hospitality Square (JW Marriot Hotel), New Delhi, India

Minimum number of required Plumbing Fixtures

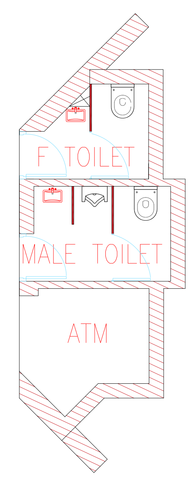
FLOOR	USE	FSI	OCCUPANT LOAD	MALES	FEMALES	MALE MIN. WC	MALE MIN. URINALS	MALE MIN. WASH BASIN	FEMALE MIN. WC	FEMALE MIN. WASH BASIN
B1	BASEMENT 1	1606.692	161	107	54	4	4	4	4	4
	GF HOTEL	4769	477	319	158	12	12	12	6	6
GF	GF &1ST COMMERCIAL	2272	228	152	76	6	6	6	4	4
1	1ST HOTEL	1068	107	71	36	3	3	4	2	2
	2ND HOTEL	1270	127	85	42	3	4	3	2	4
2	2ND COMMERCIAL	1206	121	81	40	3	4	3	2	2
	3RD HOTEL	838	84	56	28	1	1	1	2	2
3	3RD COMMERCIAL	1206	121	81	40	3	4	3	2	2
4	4TH COMMERCIAL	1206	121	81	40	3	4	3	2	2
5	5TH COMMERCIAL	1206	121	81	40	3	4	3	2	2
6	6TH COMMERCIAL	1135	114	76	38	3	3	3	2	2

AREA DETAILS FOR ASSET-4

LABEL	GEOMETRY	NOS	L1		W	AREA	
SITE AREA	RECTANGLE	1	X	175.440	136.030	23865.103	Sqm.
DEDUCTIONS: AREA TO BE DEVELOPED AS PER APPROVED MASTER PLAN (X)							
X	RECTANGLE	1	X	175.440	18.000	3157.920	Sqm.
Y	RECTANGLE	1	X	118.030	19.440	2294.503	Sqm.
REMAINING SITE AREA						**18412.680**	**Sqm.**
DEDUCTIONS							
LABEL	**GEOMETRY**	**NOS**	**L1**		**W**	**AREA**	
A1	RECTANGLE	1	X	135.543	X 11.330	1535.702	Sqm
A2	RECTANGLE	1	X	106.700	X 9.000	960.300	Sqm
A3	RECTANGLE	1	X	137.900	X 9.000	1241.100	Sqm
A4	RECTANGLE	1	X	88.400	X 9.100	804.440	Sqm
A5	PLINE					523.739	Sqm
					TOTAL	**5065.281**	**Sqm**
TOTAL ENVELOPE AREA OF BASEMENT -1						**13347.399**	**Sqm**
B1	PLINE					204.534	Sqm
TOTAL ENVELOPE AREA OF BASEMENT -2						**13142.865**	**Sqm**
LABEL	**GEOMETRY**	**NOS**	**L1**		**W**	**AREA**	
X1		1		9.900	20.150	199.485	Sqm
X2		1		3.850	17.300	66.605	Sqm
X3		1		4.200	8.600	36.120	Sqm
					TOTAL	302.210	Sqm
TOTAL ENVELOPE AREA OF BASEMENT -3						**12840.655**	**Sqm**

LESS: AREA TO BE DEVELOPED AS PER APPROVED MASTER PLAN (X)

4A X=6793.63 Y=3857.06
4B X=6793.63 Y=3993.09
4C X=6969.07 Y=3993.09
4D X=6969.07 Y=3857.06



LOCATED IN NORTH-WEST CORNER OF SITE

SWACHH DELHI TOILET AREA
MALE TOILET = 3.412 SQM
FEMALE TOILET = 2.487 SQM
ATM = 3.296 SQM

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NO. OF PRINTS	DATE	ISSUED TO	REMARKS

REVISION	DATE	DESCRIPTION	BY

GENERAL NOTES :-

1. HEIGHT NOC: The plans confirm to the height of the structure 263.7785Mts. AMSL as approved by AAI vide letter No.AAI/NOC/2010/95/569-73 dated 25th May 2012.
2. MASTER PLAN APPROVAL: Plans confirm to the Master Plan of the Hospitality District approved by DUAC vide letter no. 21(03)2010-DUAC dated 11th August 2011.
3. Completion Plans had been approved by AAI vide letter No. PLG/519/1.7/DIAL/2013/599 dated 18th April 2013
4. Addition/ Alteration Plans have been approved by AAI vide letter No. PLG/519/1.7/DIAL/2016/873 dated 28th October 2016
5. The Proposed Plans are being submitted for revised completion.
6. The observations raised by AAI vide letter No. AAI/MC/JVC-39/PAC/2019/803 dated 30.12.2019 have been complied in the proposed Completion Plans.

Project

JW MARRIOTT HOTEL
AT ASSET-4 DELHI AEROCITY, INDIRA GANDHI INT. AIRPORT NEW DELHI

Architect / Consultants

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JW MARRIOTT HOTEL NEW DELHI AEROCITY
ASSET AREA - 4, HOSPITALITY DISTRICT
NEW DELHI - 110037

Master Developer / DAIL

Sanctioning Authority

Drawing Title :
SITE PLAN AND AREA STATEMENT

Drawing Status:
REVISED COMPLETION DRAWING

Scale: 1:200

North

Dated : 02 NOV 2020

Dwg No. A-SP01

Rev No. 1