

## KEY PLAN

UnibBUA Table for Building 'A (B)									
Floor	Name	UnibBUA Type	Net UnibBUA Area	Gross UnibBUA Area	Deductions From Gross UnibBUA (Area in Sq.mt.)	UnibBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
BASEMENT FIRST FLOOR PLAN									
6	OTHER	778.36	778.36	6.00	22.53	749.83	0.00	0.00	749.83
	Typical Floor = 1	778.36	778.36	6.00	22.53	749.83	0.00	0.00	749.83
	Total	778.36	778.36	6.00	22.53	749.83	0.00	0.00	749.83
GROUND FLOOR PLAN									
3	OTHER	778.36	778.36	6.00	22.53	749.83	0.00	0.00	749.83
	Typical Floor = 1	778.36	778.36	6.00	22.53	749.83	0.00	0.00	749.83
	Total	778.36	778.36	6.00	22.53	749.83	0.00	0.00	749.83
FIRST FLOOR PLAN									
2	OTHER	695.86	695.86	6.00	22.53	667.33	0.00	0.00	667.33
	Typical Floor = 1	695.86	695.86	6.00	22.53	667.33	0.00	0.00	667.33
	Total	695.86	695.86	6.00	22.53	667.33	0.00	0.00	667.33
SECOND FLOOR PLAN									
1	OTHER	695.89	695.89	6.00	22.53	667.33	0.00	0.00	667.33
	Typical Floor = 1	695.89	695.89	6.00	22.53	667.33	0.00	0.00	667.33
	Total	695.89	695.89	6.00	22.53	667.33	0.00	0.00	667.33
SERVICE FLOOR PLAN									
5	OTHER	695.89	695.89	6.00	22.53	667.33	0.00	0.00	667.33
	Typical Floor = 1	695.89	695.89	6.00	22.53	667.33	0.00	0.00	667.33
	Total	695.89	695.89	6.00	22.53	667.33	0.00	0.00	667.33
FOURTH FLOOR PLAN									
4	OTHER	634.97	634.97	0.00	18.50	616.47	0.00	0.77	21.34
	Typical Floor = 1	634.97	634.97	0.00	18.50	616.47	0.00	0.77	21.34
	Total	634.97	634.97	0.00	18.50	616.47	0.00	0.77	21.34
FIFTH FLOOR PLAN									
9	OTHER	634.97	634.97	0.00	18.50	616.47	0.00	0.85	21.34
	Typical Floor = 1	634.97	634.97	0.00	18.50	616.47	0.00	0.85	21.34
	Total	634.97	634.97	0.00	18.50	616.47	0.00	0.85	21.34
SIXTH FLOOR PLAN									
7	OTHER	481.17	481.17	0.00	18.50	462.67	0.00	0.36	13.80
	Typical Floor = 1	481.17	481.17	0.00	18.50	462.67	0.00	0.36	13.80
	Total	481.17	481.17	0.00	18.50	462.67	0.00	0.36	13.80
SEVENTH FLOOR PLAN									
8	OTHER	336.57	336.57	0.00	18.50	318.07	0.62	7.76	2.72
	Typical Floor = 1	336.57	336.57	0.00	18.50	318.07	0.62	7.76	2.72
	Total	336.57	336.57	0.00	18.50	318.07	0.62	7.76	2.72
Total									
-	-	-	5695.34	5695.34	30.00	173.18	5462.15	0.86	24.15
-	-	-	5695.34	5695.34	30.00	173.18	5462.15	0.86	24.15

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AREA STATEMENT												
S.NO	DESCRIPTION OF FLOORS	COMMERCIAL (F.A.R AREA)	% PERCENTAGE	PARKING	HOTEL USE	HOTEL /APARTMENT (F.A.R AREA)	PERCENTAGE (HOTEL AREA/HOTELROOM)	PARKING	HOTEL ROOMS	PERCENTAGE (HOTEL AREA/HOTELROO	PARKING	TOTAL PARKING REQUIRED
2	2ND BASEMENT FLOOR				LOCKER ROOM,SERVICE AREA,STORE	389.03	8.46	5.84				
3	1ST BASEMENT FLOOR	305	6.64	6.1	RECEPTION WAITING HALL, MEETING ROOM	434.35	9.45	6.52				
4	GROUND FLOOR	305	6.64	6.1	DINNING AREA, KITCHEN AREA	334.15	7.27	5.01				
5	FIRST FLOOR				KIDS PLAY AREA, OFFICE FOR HOTEL, GYMNASIUM, SPA	639.15	13.91	9.59				
6	SECOND FLOOR											
7	SERVICE FLOOR											
8	FOURTH FLOOR(15 ROOMS)								584.26	12.26	7.50	
9	FIFTH FLOOR(15 ROOMS)								584.26	12.26	7.50	
10	SIXTH FLOOR(13 ROOMS)								430.46	9.03	6.50	
11	SEVENTH FLOOR				DORMETRY	285.86	6.22	4.29				
12	MACHINE ROOM											
13	MUMTY											
14	TOTAL	915	19.91	18.3		2082.54	45.31	31.24	1598.98	41.04	21.50	71.04
15	TOTAL											72.00

Parking Check (Table 7b)					
Vehicle Type	No.	Reqd.	Prop.	No.	Area
Equivalent Car Space	-	-	-	27	371.25
Three Stack Car	-	-	-	42	742.50
Total Car	69	-	-	69	1113.75
Three Stack Parking	-	-	-	5	383.75
Other Parking	-	-	-	-	18.88
Total	-	-	-	-	1132.63

SCHEDULE OF WINDOW/VENTILATION:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (B)	D	0.90	2.10	112	
A (B)	D	1.13	2.10	96	
A (B)	D	1.21	2.10	92	
A (B)	FIRE-DOOR	1.50	2.10	01	
A (B)	RS	2.64	2.10	69	
A (B)	RS	2.72	2.10	63	
A (B)	RS	2.83	2.10	63	

Staircase Checks (Table 8a-1)					
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
FIRST FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.000	1.00
SECOND FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.000	1.00
BASEMENT FIRST FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.000	1.00
GROUND FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.000	1.00
SERVICE FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.125	1.00
FOURTH FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.125	1.00
FIFTH FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.125	1.00
SIXTH FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.125	1.00
SEVENTH FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.125	1.00
TERRACE FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.000	1.00

FAR & Unit Details												
Building	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Mumty	Lift	Machine	Lottry	Height	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
A (B)	1	6498.30	516.00	5982.30	248.84	83.79	10.16	13.22	30.00	1032	0.15	1195.80
Grand Total	1	6498.30	516.00	5982.30	248.84	83.79	10.16	13.22	30.00	1032	0.15	1195.80

Building USE/SUBUSE Details												
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No. Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (B)	Commercial	Hotel		Highrise	9		BASEMENT SECOND FLOOR PLAN	Commercial - Parking	Hotel	Commercial FAR	Commercial	Hotel
							BASEMENT FIRST FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel
							GROUND FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel
							FIRST FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel
							SECOND FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel
							SERVICE FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel
							FOURTH FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel
							FIFTH FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel
							SIXTH FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel
							SEVENTH FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel
							TERRACE FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel

Total Plot Area :-	1848.38	Total FAR Area :-	4596.52
Total Coverage Area :-	739.35	Total BUA Area :-	5982.30

OWNER'S NAME AND SIGNATURE  
GRACE REALTECH DEVELOPERS PVT LTD.  
dasha1974@gmail.com, 9810127081

ARCHITECT'S NAME AND SIGNATURE  
Sunny Kumar  
CA2018/99399

Building Plan Application Number  
GDA/BP/21-22/1005

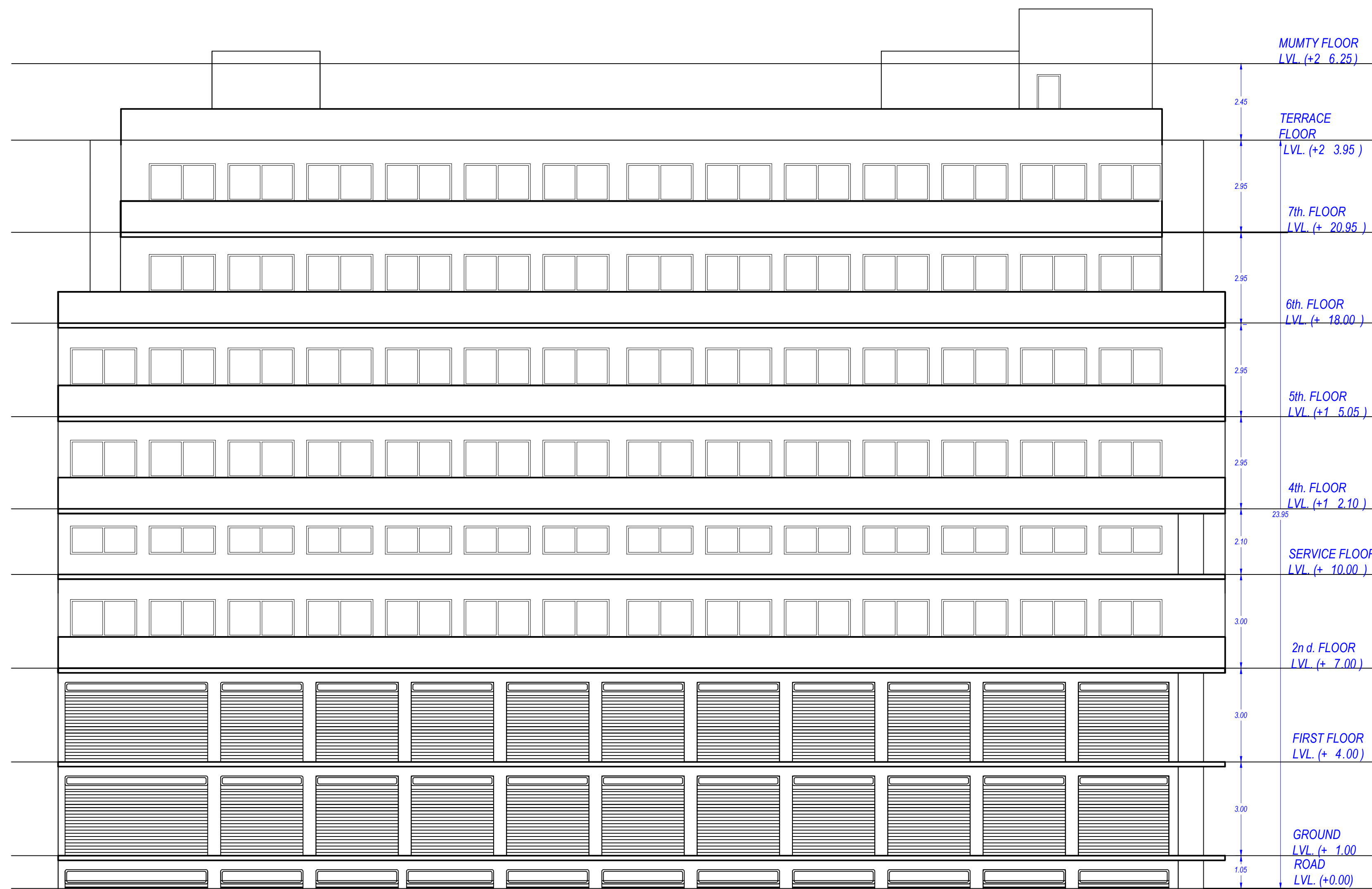
Sanctioned On  
13 Aug 2024

Valid Till  
15 Aug 2029

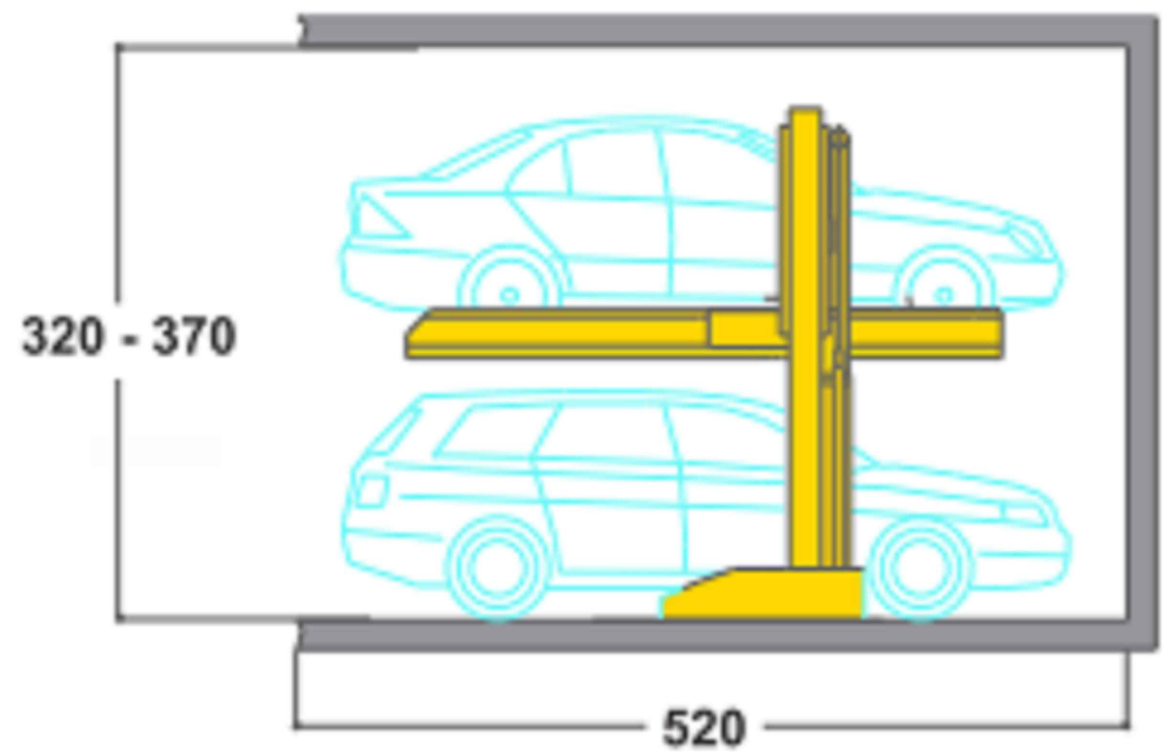
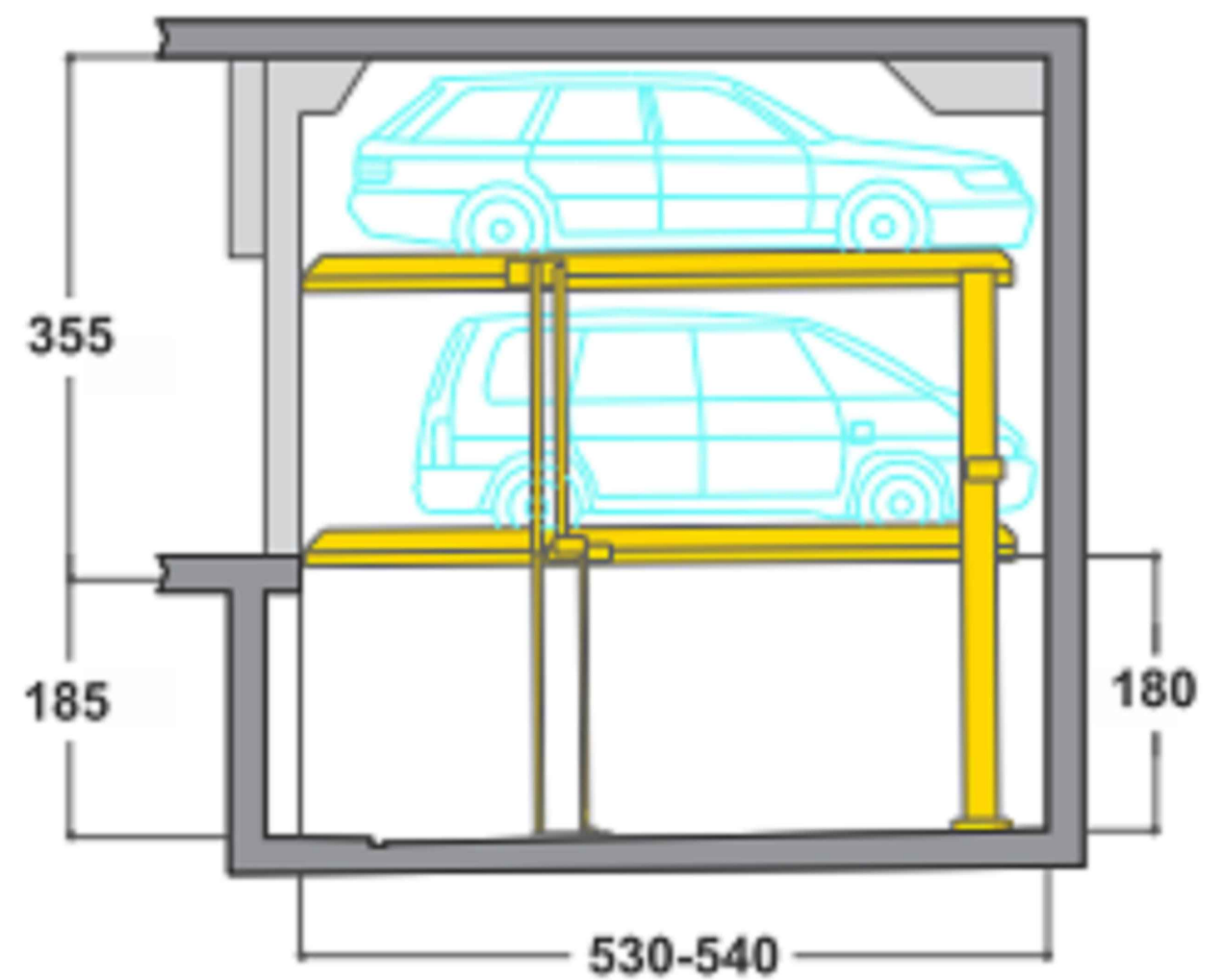
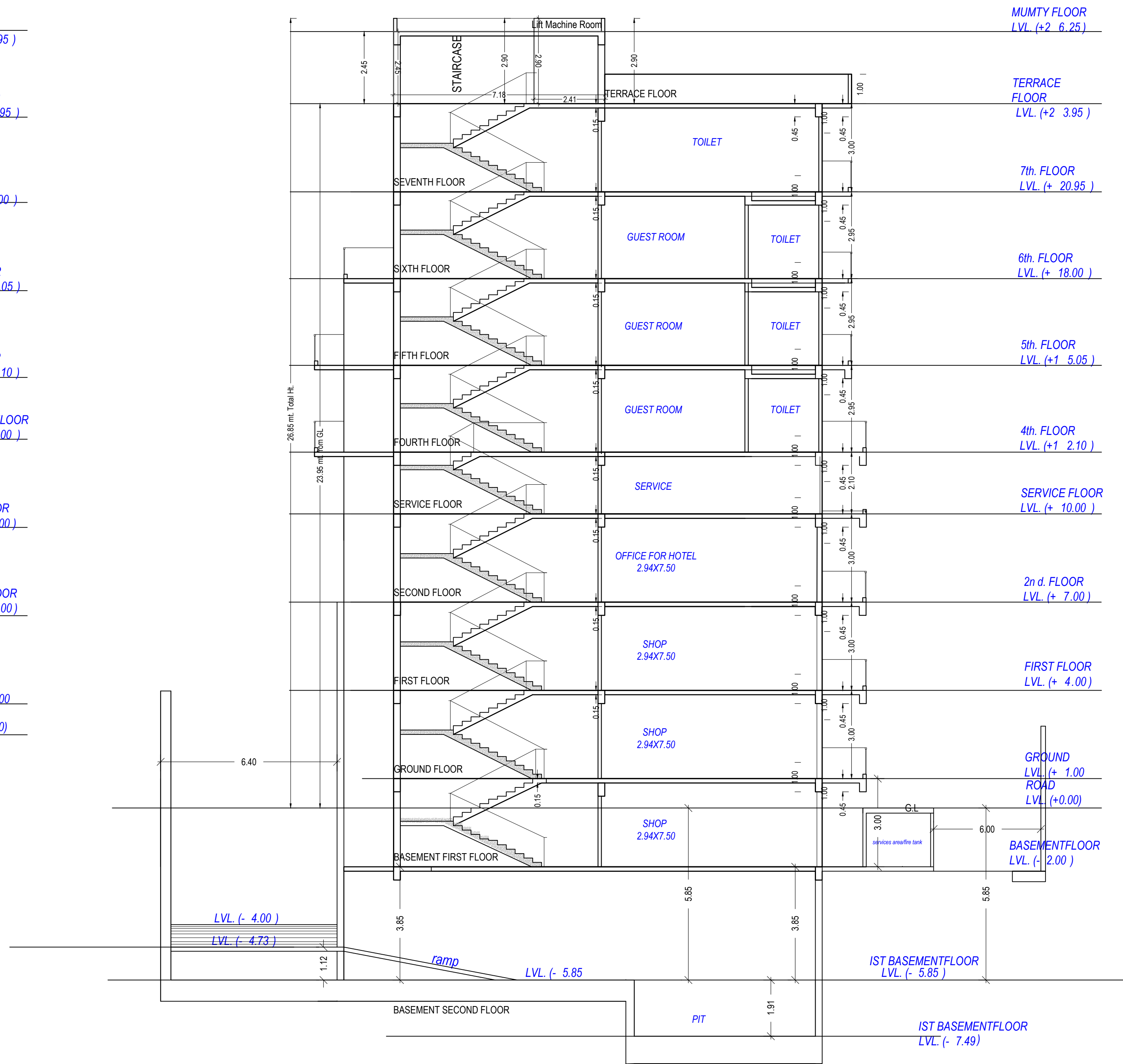
Approved By  
Ajay Kumar Singh (Chief Architect and Town Planner)

Examined By  
Bhagwan Das Maurya (Junior engineer)  
Nekram Rajput (Assistant Engineer)  
Bhagwan Das Maurya (Junior engineer)  
Nekram Rajput (Assistant Engineer)  
Arvind Kumar (Town Planner/ Executive engineer)  
Ajay Kumar Singh (Chief Architect and Town Planner)

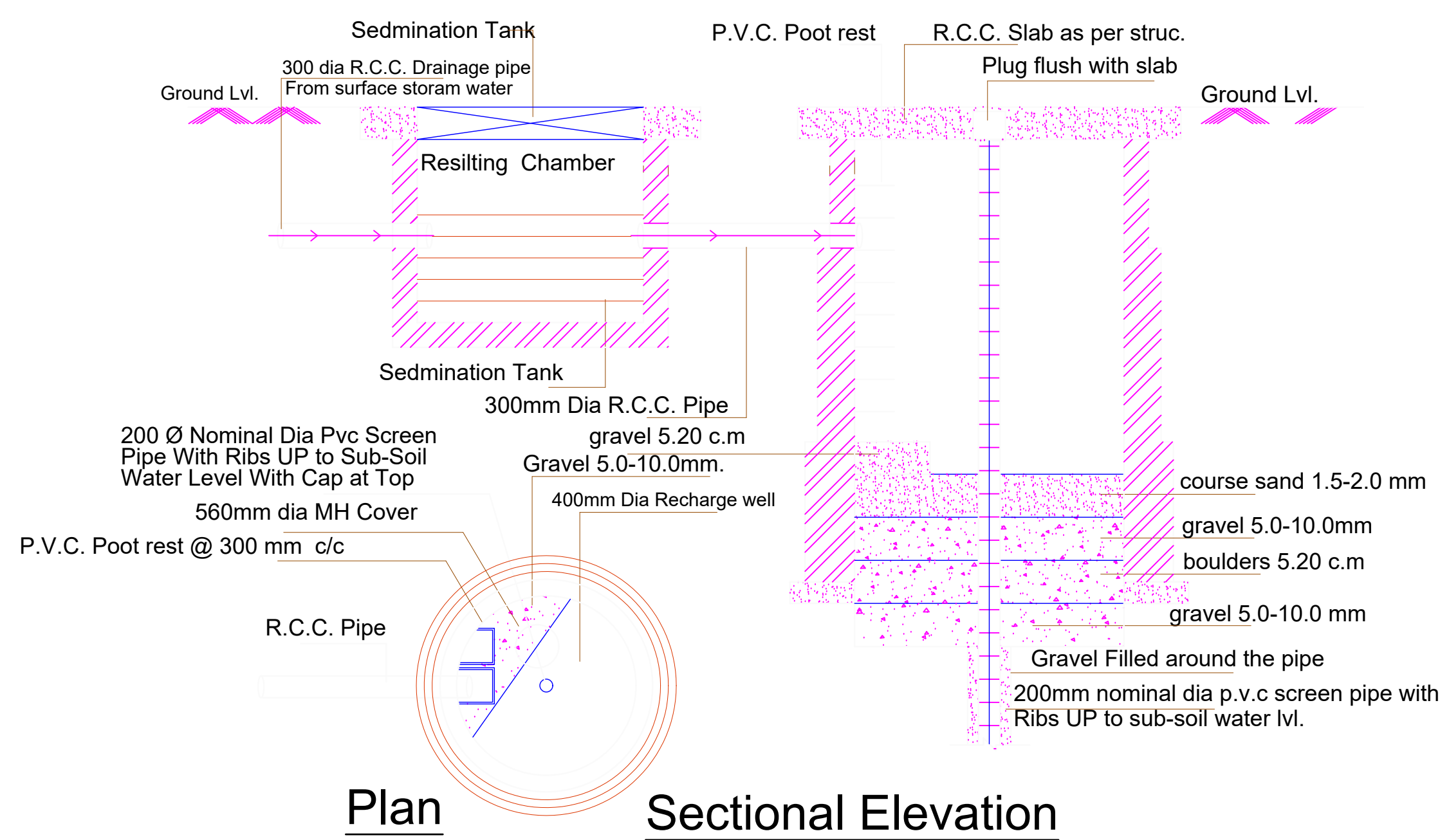




# ELEVETION



# SECTION



Plan

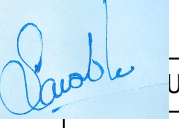

Sectional Elevation

## RAIN WATER HARVESTING PIT

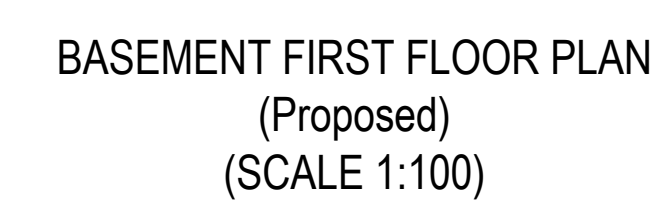
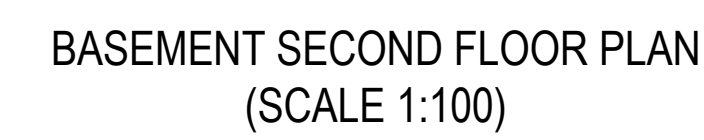
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ISO\_A0\_(841.00\_x\_1189.00\_MM)


Total Plot Area: -	1848.38	Total FAR Area: -	4596.52
Total Coverage Area: -	739.35	Total BUA Area: -	5982.30

OWNER'S NAME AND SIGNATURE GRACE REALTECH DEVELOPERS PVT LTD. dahuja1974@gmail.com, 9810127081	
ARCHITECT'S NAME AND SIGNATURE Sunny Kumar CA2019/99399	ENGINEER  SURE ENGINEER
	Ghaziabad Development Authority 
Building Plan Application Number GDA/BP/21-22/1005 Sanctioned On 13 Aug 2024 Valid Till 15 Aug 2029 Approved By Ajay Kumar Singh (Chief Architect and Town Planner) Examined By Bhagwan Das Maurya (Junior engineer) Nekram Rajput (Assistant Engineer) Bhagwan Das Maurya (Junior engineer) Nekram Rajput (Assistant Engineer) Arvind Kumar (Town Planner/ Executive engineer) Ajay Kumar Singh (Chief Architect and Town Planner)	

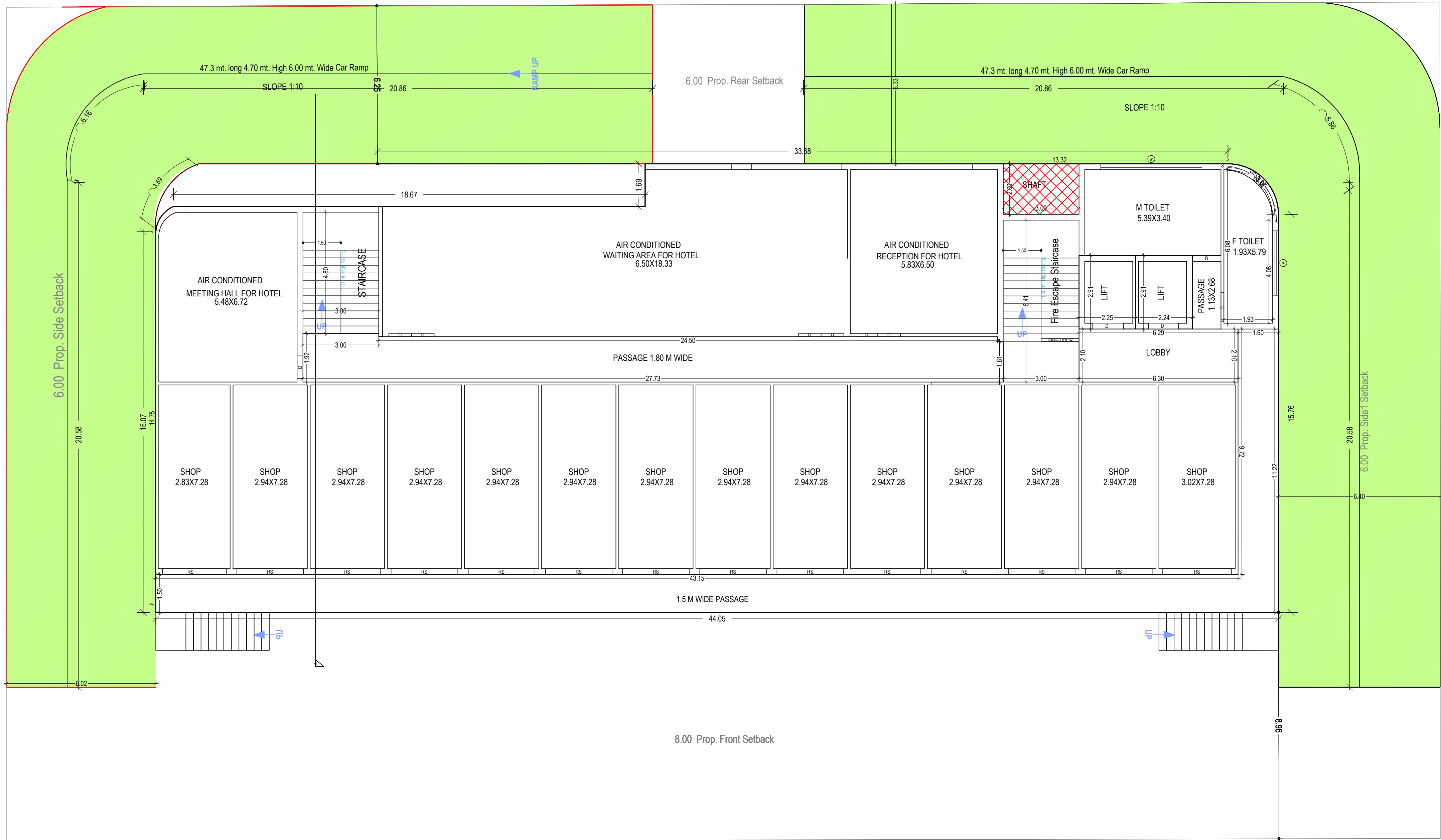




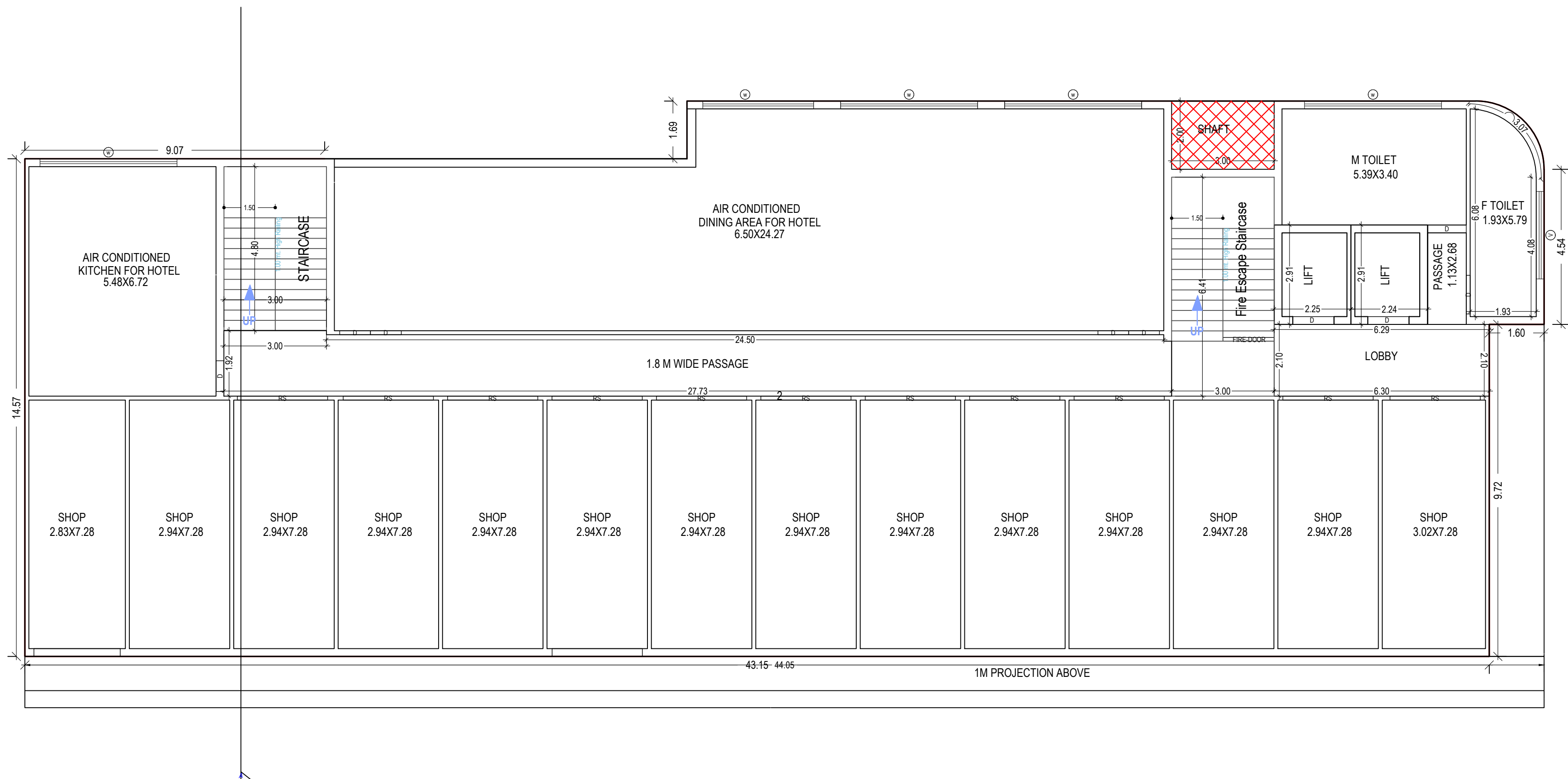
Total Plot Area: - 1848.38	Total FAR Area: - 4596.52
Total Coverage Area: - 739.35	Total BUA Area: - 5982.30

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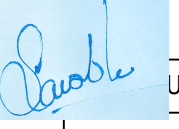


GROUND FLOOR PLAN  
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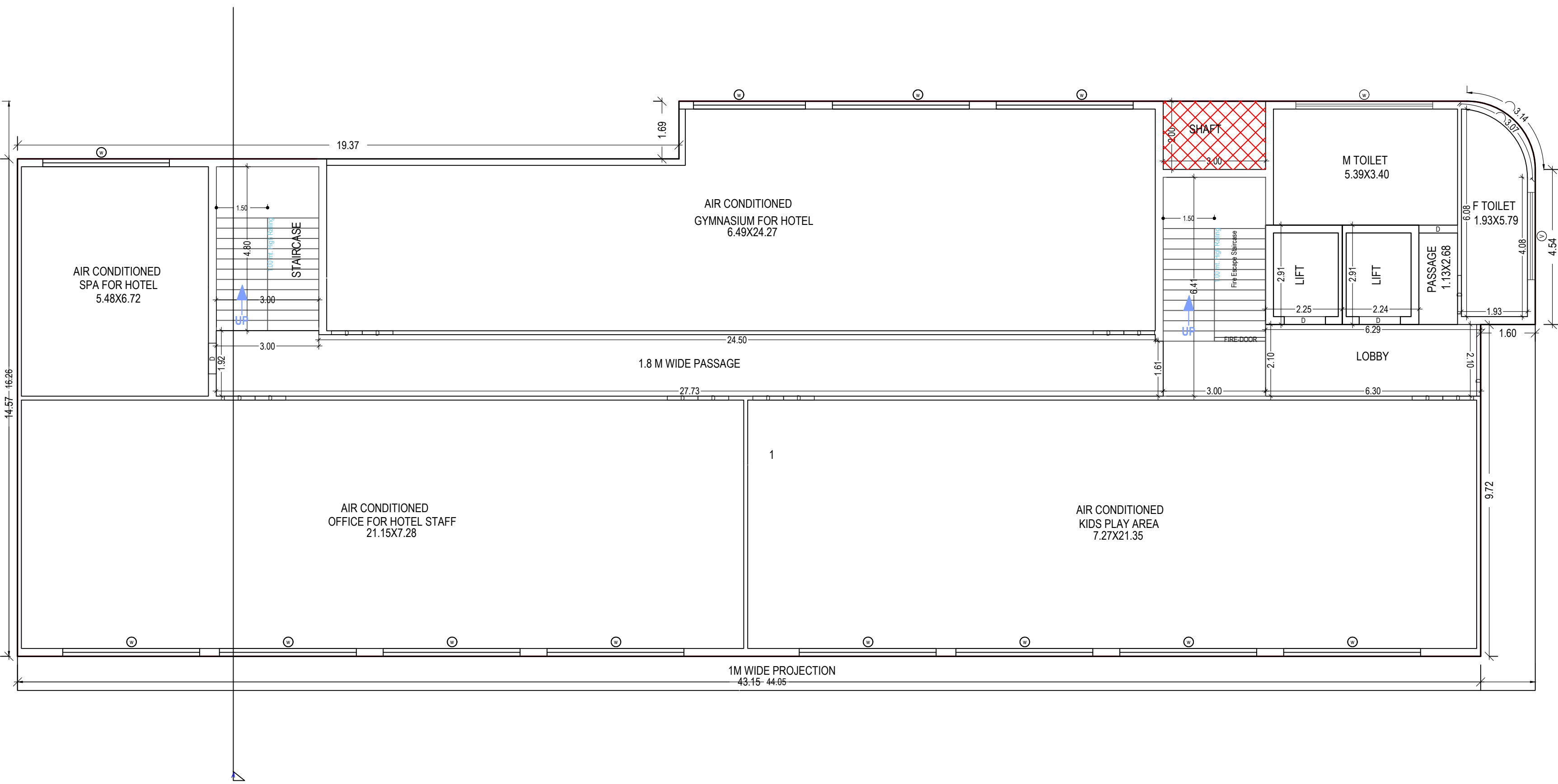


FIRST FLOOR PLAN  
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(SCALE 1:100)

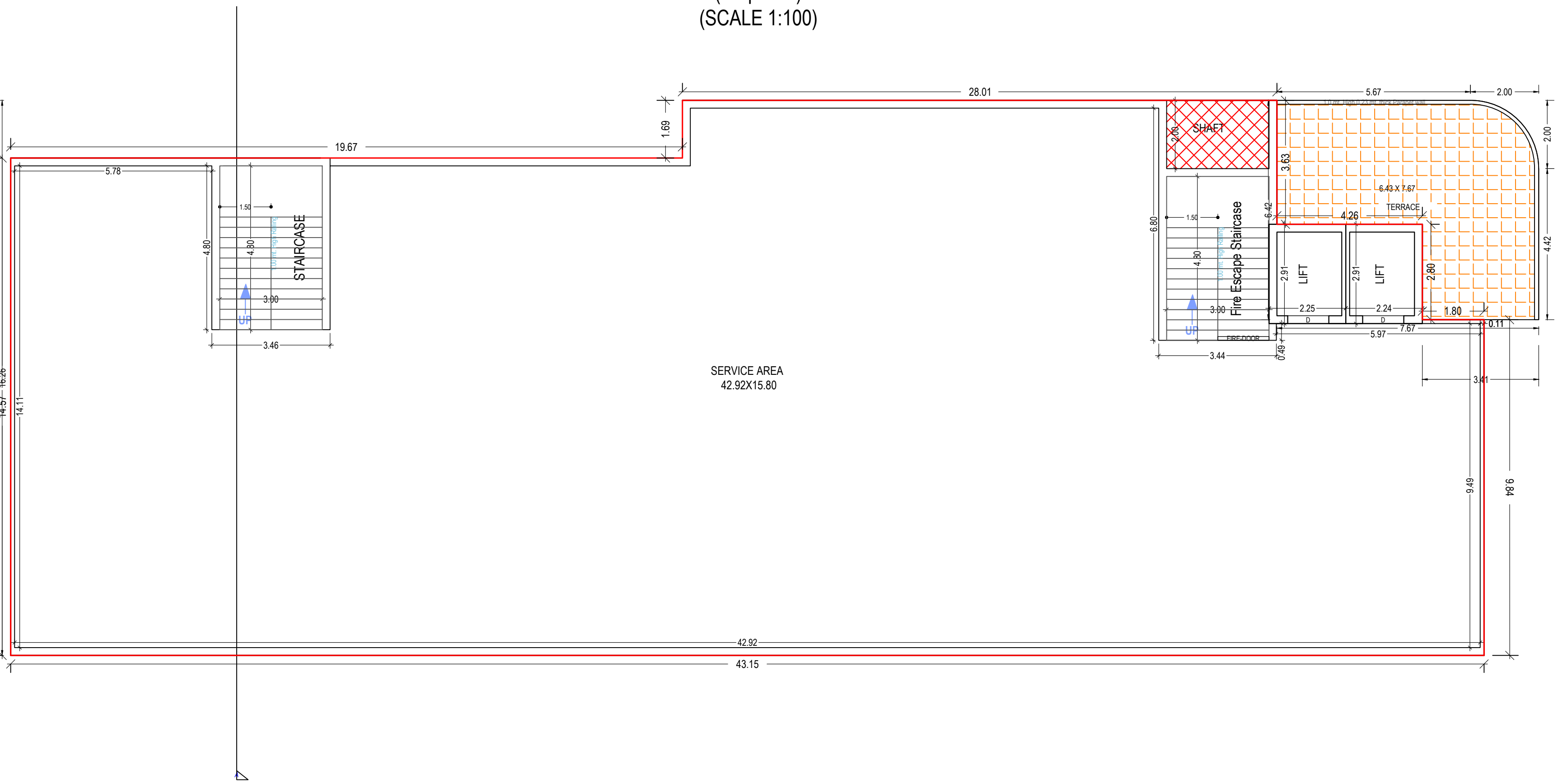
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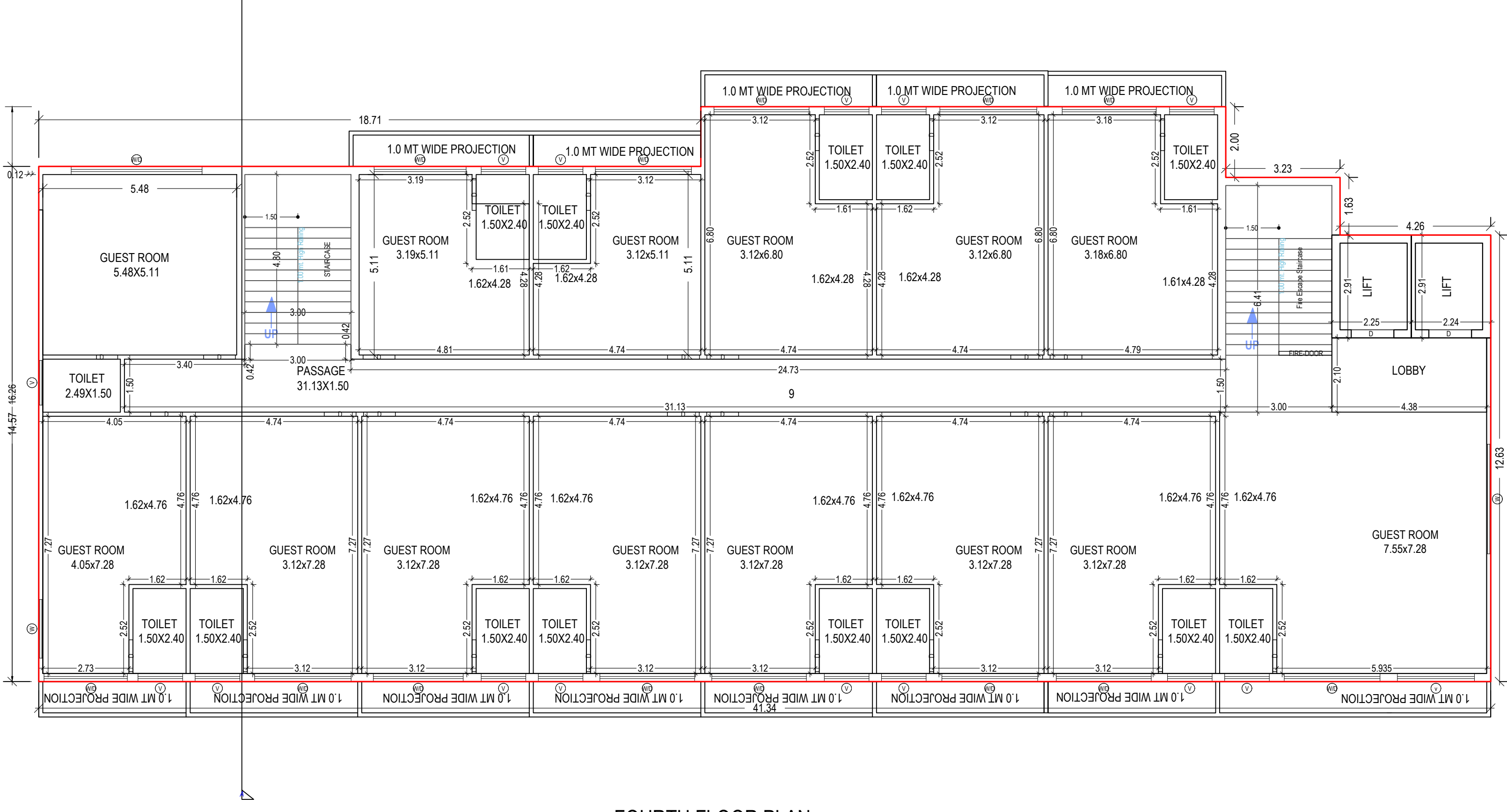
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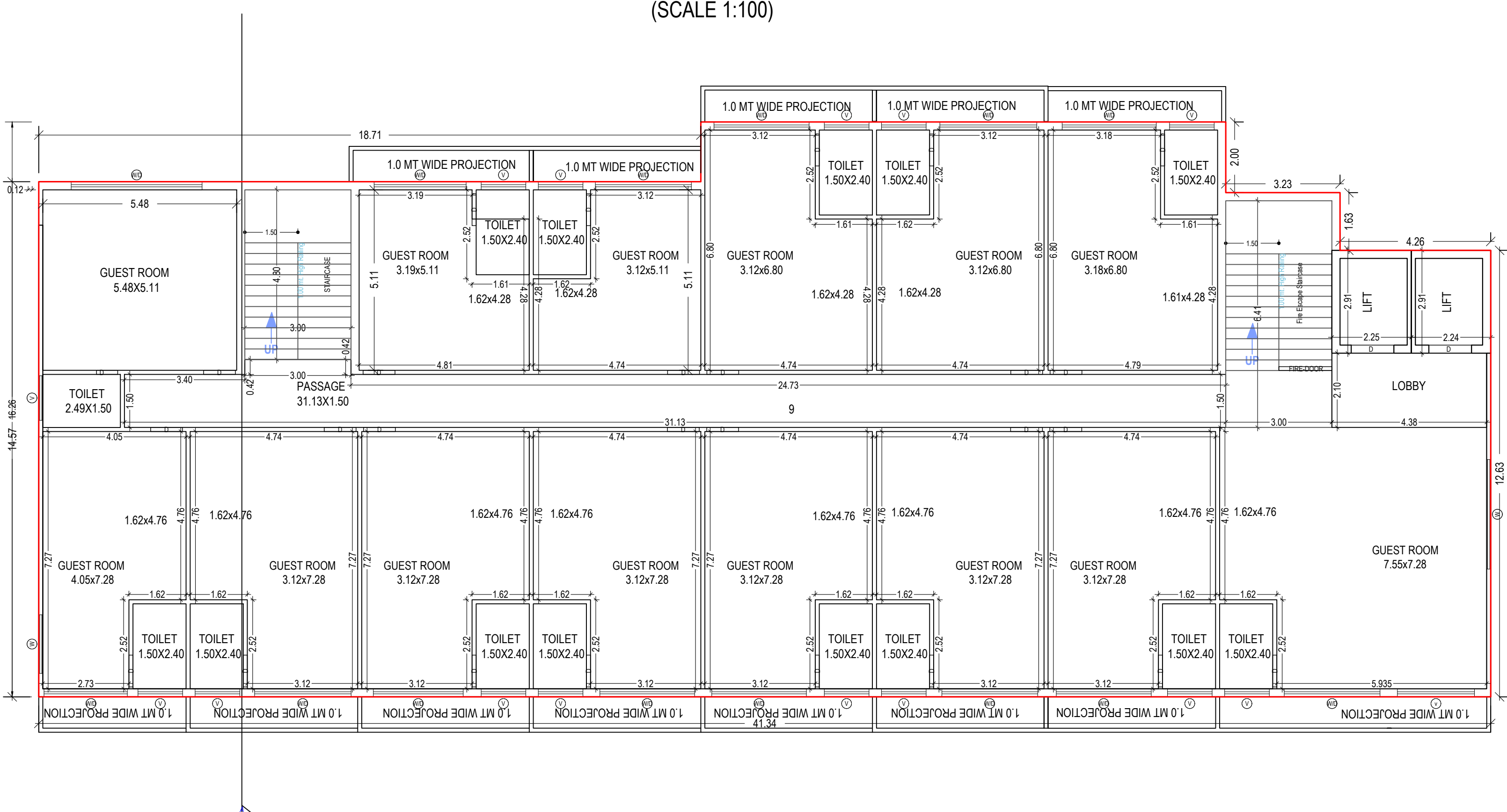
SECOND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



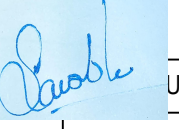


SERVICE FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



FOURTH FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

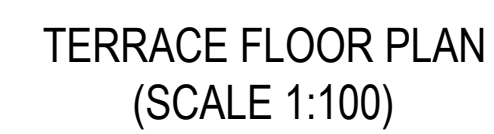
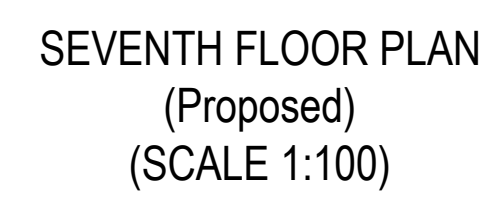
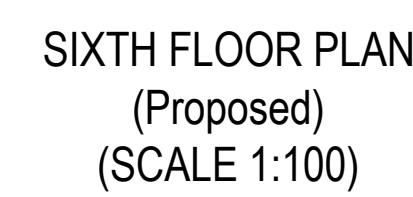



FIFTH FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

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