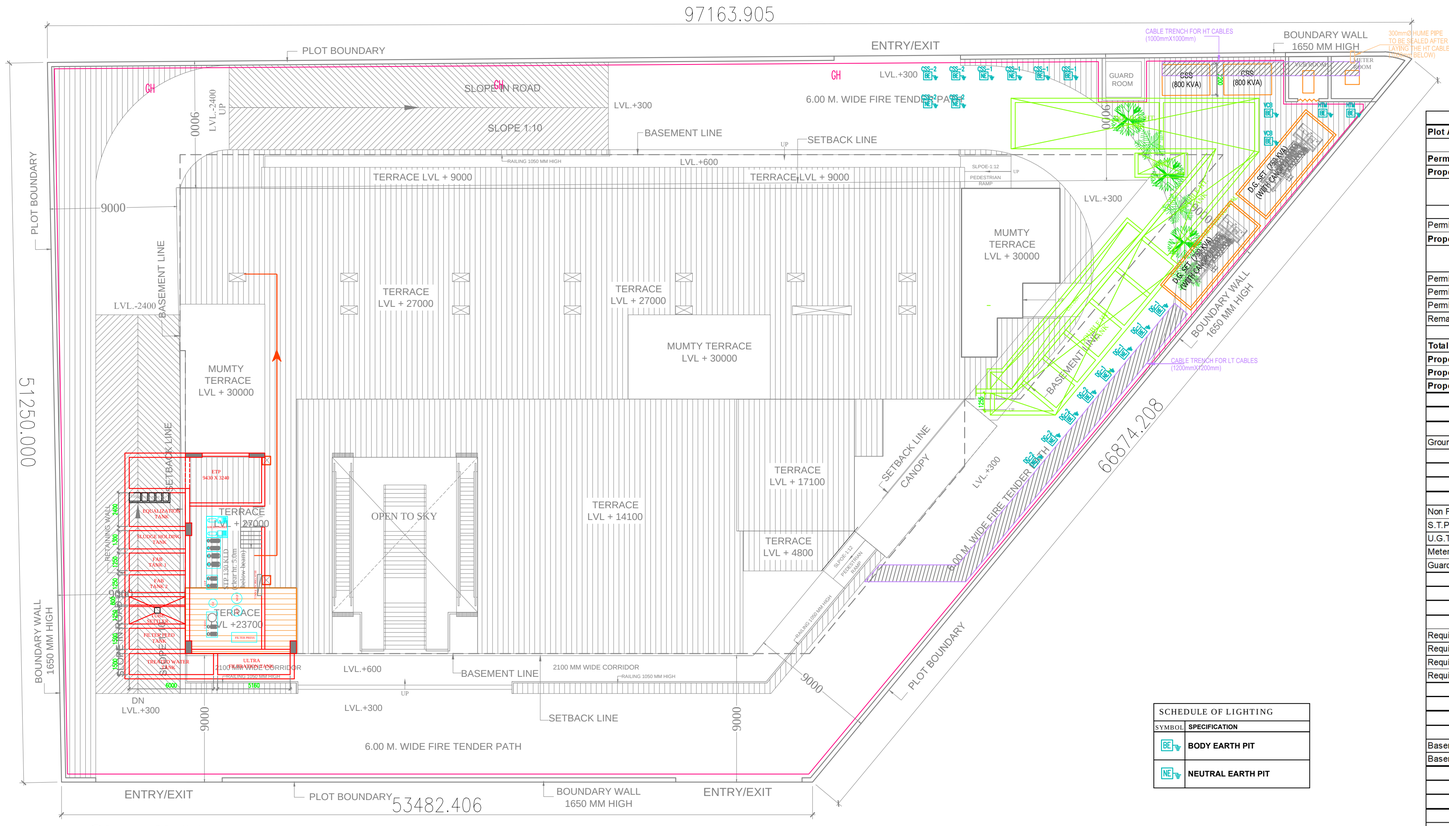


SITE PLAN

SCHEDULE OF LIGHTING	
SYMBOL	SPECIFICATION
BE	BODY EARTH PIT
NE	NEUTRAL EARTH PIT

AREA ANALYSIS (INSTITUTIONAL, SECTOR-2B, INS-5, VASUNDHRA, GHAZIABAD)				
Plot Area (As per New lease deed)			**3,848.880**	
Permissible Height		**27 M.**		
Proposed Height		**27 M.**		
Set backs	**Front**	**Rear**	**Side 1**	**Side 2**
	09 M.	**09 M.**	**09 M.**	**09 M.**
Permissible Ground Coverage		40.00%	1,539.552	
Proposed Ground Coverage		**39.99%**	**1,539.341**	
Permissible F.A.R. (As per lease deed)		2.000	7,697.760	
Permissible F.A.R. for Commercial/Retail/Office (20% of Permissible F.A.R.)		20.00%	1,539.552	
Permissible F.A.R. for Service Apartment (20% of Permissible F.A.R.)		20.00%	1,539.552	
Remaining F.A.R. for Hotel		60.00%	4,618.656	
Total Proposed F.A.R.		**1.993**	**7,669.908**	27.852
Proposed Commercial/Retail/Office Area		**19.997%**	**1,539.319**	0.233
Proposed Service Apartment Area		**19.676%**	**1,514.640**	24.912
Proposed F.A.R. Area for Hotel		**59.965%**	**4,615.949**	2.707

Proposed Ground Coverage Calculation			
Particulars		**Area**	**Percentage**
Ground Coverage (As per Sheet No.-04)		1,539.341	
Total Area		**1,539.341**	**39.995%**

Proposed Basement / Non F.A.R. Area Calculation		
Particulars	**Area**	
Non F.A.R. Area of Building (As per Detailed Area chart)	5,217.143	
S.T.P. Area (Basement-02)	83.069	
U.G.T. Area (Basement-02)	137.640	
Meter & VCB Room (Ground Floor)	27.512	
Guard Room Area (Ground Floor)	9.000	
Total Area	**5,474.364**	

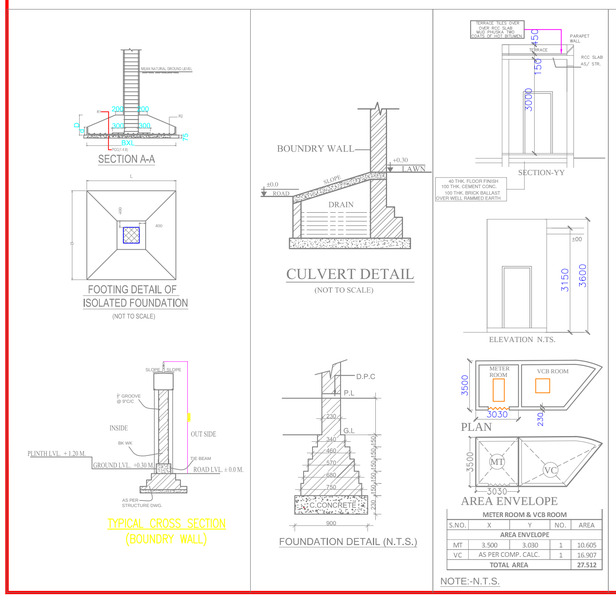
Required Parking Calculation			
Particulars	**Area**	**Space/E.C.S.**	**Parking Required**
Required Parking for Commercial	1,539.319	2 For 100 Sqm.	31
Required Parking for Service Apartment	1,514.640	2 For 100 Sqm.	30
Required Parking for Banquet	1,479.086	2 For 100 Sqm.	30
Required Parking for Hotel	39 Rooms	1 For 2 Rooms.	20
Total Required Parking		**110**	

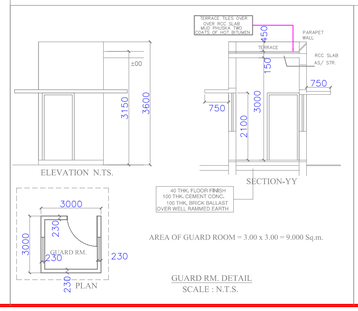
Proposed Parking Calculation				
Particulars	**Parking Area**	**Space/E.C.S.**	**Parking Achieved**	**Proposed Parking**
Basement-1	1,224.508	32	38.266	38
Basement-2 (Mechanical Parking)	1,838.078	16	114.880	115
Total	**3,062.586**			**153**

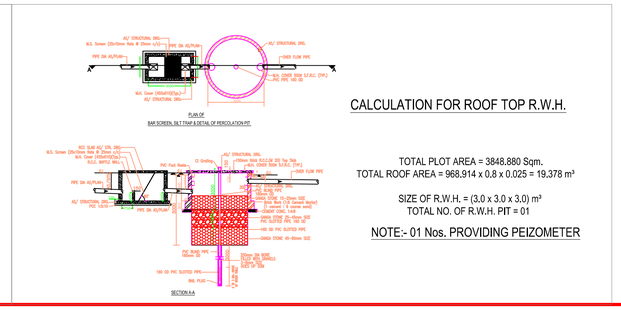
Proposed Landscape Area Calculation		
Open Area = Plot Area - Ground Coverage	2,309.328	
Required Landscape Area 20% of Open Area =	461.866	
Proposed Landscape Area =	470.337	
No of Tree Required (50 Tree per Hectare) =	19	
No of Tree Proposed	21	

Proposed Built-up Area Calculation			
Built-up Area Calculation	**F.A.R. Area**	**Non F.A.R. Area**	**Total Built-up Area**
	7669.908	**5474.364**	**13144.272**

DETAILED AREA CHART (INSTITUTIONAL, SECTOR-2B, INS-5, VASUNDHRA, GHAZIABAD)										
	COMMERCIAL/RETAIL		**SERVICE APARTMENT**		**HOTEL**		**NON F.A.R.**		**TOTAL**	
FLOORS	**F.A.R.**	**NON F.A.R.**	**F.A.R.**	**NON F.A.R.**	**F.A.R.**	**NON F.A.R.**	**BASEMENTS**	**SERVICE FLOOR**	**F.A.R.**	**NON F.A.R.**
BASEMENT - 02							2,090.845		-	2,090.845
BASEMENT - 01	367.880						1,543.875		367.880	1,543.875
GROUND FLOOR	1171.439		120.282		247.620	36.700			1,539.341	36.700
1st FLOOR					1,491.392	36.700			1,491.392	36.700
2nd FLOOR					1,479.086	36.700			1,479.086	36.700
3rd FLOOR (Service Floor)								1,083.285	-	1,083.285
4th FLOOR			697.179		256.322	36.700			953.501	36.700
5th FLOOR			697.179		256.322	36.700			953.501	36.700
6th FLOOR					885.207	36.700			885.207	36.700
Terrace FLOOR									-	278.938
TOTAL	1,539.319	-	1,514.640	-	4,615.949	220.200	3,634.720	1,083.285	**7,669.908**	**5,217.143**







CALCULATION FOR ROOF TOP R.W.H.

TOTAL PLOT AREA = 3848.880 Sqm.
TOTAL ROOF AREA = 968.914 x 0.8 x 0.025 = 19.378 m³

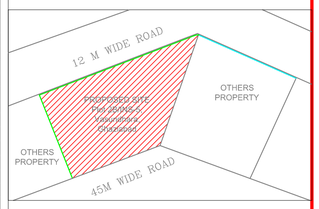
SIZE OF R.W.H. = (3.0 x 3.0 x 3.0) m³
TOTAL NO. OF R.W.H. PIT = 01

NOTE:- 01 Nos. PROVIDING PEIZOMETER

NOTES:-

1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
2. ALL THE AREAS INDICATED ARE IN SQ.M.
3. COLUMNS ARE ONLY INDICATIVE AND WILL BE AS PER RELEVANT STRUCTURAL DRAWINGS.
4. ALL LIFT, ESCALATOR & MACHINE ROOM SHOULD BE AS PER ISI STANDARD.

LOCATION PLAN



PROJECT

HOTEL CUM COMMERCIAL PROJECT AT
PLOT 2B/INS-5, VASUNDHARA, GHAZIABAD

OWNER

M /S CHANDRA LAXMI HOSPITAL (LTD.)
ADD:- 4/337,SECTOR-4,VAISHALI, GHAZIABAD.

ARCHITECT'S SEAL | OWNER'S SEAL

ARCHITECT

modarchindia
architects interior designers & planners
studio: 1st floor, B-99, sector-63, Noida -201301, U.P.
phone: 0120-4206253, email: amitgangal@hotmail.com
website: www.modarch.in

Drawing Title

SITE PLAN & AREA CALCULATIONS
ELECTRICAL LAYOUT

North

Checked by	MANISH TIWARI	Date	
Drawn by	LOKESH SHARMA	Scale :-	1:200
Drawing No.	MI - GVH - SANCTION		01