

HOTEL  
HOTEL  
EXTENSION

**Kanwal Thareja Architects**  
**Delhi-Dubai**

[www.kanwaltharejaarchitects.com](http://www.kanwaltharejaarchitects.com)

<b>EXISTING AREA STATEMENT</b>				
			<b>Sq.m.</b>	<b>Sq.Ft.</b>
<b>SITE AREA</b>			<b>8739.81</b>	<b>94075.29</b>
<b>EARLIER PERMISSIBLE GROUND COVERAGE</b>	<b>30.00%</b>		<b>2621.94</b>	<b>28222.59</b>
<b>ACHIEVED GROUND COVERAGE (AFTER COMPOUNDING)</b>	<b>30.51%</b>		<b>2666.32</b>	<b>28700.23</b>
<b>EARLIER PERMISSIBLE F.A.R</b>	<b>1.75</b>		<b>15294.66</b>	<b>164631.76</b>
<b>ACHIEVED F.A.R (AFTER COMPOUNDING)</b>	<b>1.94</b>		<b>16988.70</b>	<b>182866.38</b>
<b>PARKING REQUIRED @1ECS/75 SQM.</b>		<b>232 ECS</b>		

<b>REVISED PERMISSIBLE AREAS</b>				
			<b>Sq.m.</b>	<b>Sq. Ft.</b>
<b>SITE AREA</b>			<b>8739.81</b>	<b>94075.31</b>
<b>PERMISSIBLE GROUND COVERAGE AS/T.O.D POLICY</b>	<b>40.00%</b>		<b>3495.92</b>	<b>37630.13</b>
<b>EARLIER PERMISSIBLE FAR</b>	<b>1.75</b>		<b>15294.67</b>	<b>164631.80</b>
<b>NEW ADDITIONAL FAR AS/ TOD (3.5)</b>	<b>1.75</b>		<b>15294.67</b>	<b>164631.80</b>
<b>REVISED PERMISSIBLE F.A.R AS / TDR</b>	<b>1.50</b>		<b>13109.72</b>	<b>141112.97</b>
<b>TOTAL REVISED PERMISSIBLE F.A.R</b>	<b>5.00</b>		<b>43699.05</b>	<b>470376.57</b>

Ground coverage and FAR under TOD Policy as mentioned in Haryana Govt. Gazzet (Extra) Feb 09 2016 .  
Page no 232 Point No. 7 Planning Parameters (Ground Covg./FAR) within TOD Zone . Copy enclosed

FAR under TDR policy as mentioned in Document released on 16/11/2021 by Haryana Govt.  
Page no 8 Point No. 6.1 Maximum Density and FAR permitted with TDR . Copy enclosed

**COVERED AREA DETAIL**

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<b>AREA STATEMENT AFTER PROPOSED EXTENTION</b>					
			<b>Sq.m.</b>		<b>Sq. Ft.</b>
<b>SITE AREA</b>			<b>8739.81</b>		<b>94075.29</b>
<b>PERMISSIBLE GROUND COVERAGE AS/TOD</b>	<b>40.00%</b>		<b>3495.92</b>		<b>37630.08</b>
<b>EARLIER ACHIEVED GROUND COVERAGE (AFTER COMPOUNDING )</b>	<b>30.51%</b>		<b>2666.32</b>		<b>28700.23</b>
<b>PROPOSED ADDITIONAL GROUND COVERAGE</b>	<b>8.35%</b>		<b>730.00</b>		<b>7857.72</b>
<b>TOTAL ACHIEVED GROUND COVERAGE</b>	<b>38.86%</b>		<b>3396.32</b>		<b>36557.95</b>
<b>EARLIER PERMISSIBLE FAR</b>	<b>1.75</b>		<b>15294.66</b>		<b>164631.76</b>
<b>NEW ADDITIONAL FAR AS/ TOD (3.5)</b>	<b>1.75</b>		<b>15294.66</b>		<b>164631.76</b>
<b>REVISED PERMISSIBLE F.A.R AS / TDR (5.0)</b>	<b>1.50</b>		<b>13109.71</b>		<b>141112.94</b>
<b>TOTAL REVISED PERMISSIBLE F.A.R</b>	<b>5.00</b>		<b>43699.04</b>		<b>470376.47</b>
<b>EARLIER ACHIEVED F.A.R AFTER COMPOUNDING</b>	<b>1.94</b>		<b>16988.70</b>		<b>182866.38</b>
<b>PROPOSED ADDITIONAL F.A.R</b>	<b>3.02</b>		<b>26410.00</b>		<b>284277.24</b>
<b>TOTAL ACHIEVED FAR</b>	<b>4.97</b>		<b>43398.70</b>		<b>467143.62</b>

**COVERED AREA DETAIL**

**Kanwal Thareja Architects**

<b>PARKING STATEMENT</b>				
<b>PARKING REQUIRED FOR EXISTING BUILDING @1ECS/75 SQM.</b>	<b>232 CARS</b>			
<b>PARKING REQUIRED FOR PROPOSED EXTENSION@1ECS/75 SQM.=26410/75</b>	<b>352 CARS</b>			
<b>TOTAL PARKING REQUIRED (EXISTING+PROPOSED)</b>	<b>584 CARS</b>			
<b>PROPOSED PARKING</b>	<b>(MECHANICAL PARKING (DOUBLE STACK X 2)</b>	<b>SINGLE PARKING</b>	<b>TOTAL</b>	
<b>GROUND FLOOR</b>		<b>36</b>	<b>36</b>	
<b>SECOND BASEMENT</b>	<b>114 (57X2)</b>	<b>11</b>	<b>125</b>	
<b>THIRD BASEMENT</b>	<b>174 (85X2)</b>		<b>174</b>	
<b>NEW BLOCK AUTOMATED PARKING</b>	<b>26NOS. X 10 LEVELS</b>		<b>260</b>	
<b>TOTAL PROPOSED PARKING</b>	<b>346</b>	<b>47</b>	<b>595</b>	

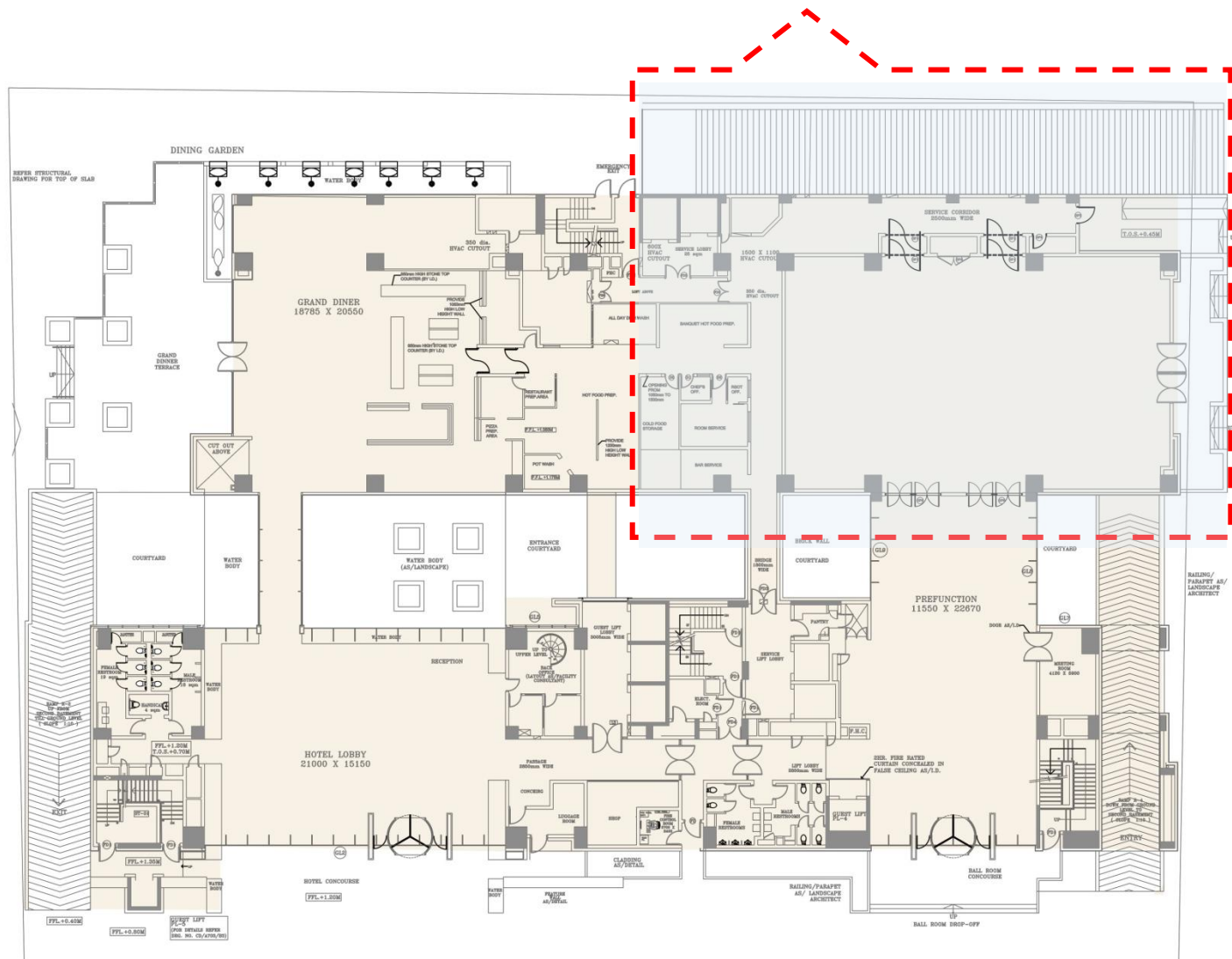
NEW PROPOSED FAR DETAIL			
FLOOR	F.A.R (Sq.m)	NON F.A.R (Sq.m)	
GROUND FLOOR	635.000	95.000	
FIRST FLOOR	1305.000	180.000	
2ND FLOOR	1340.000	235.000	
3RD FLOOR	990.000	240.000	
SERVICE FLOOR		1375.000	
PARKING FLOORS (4TH FLOOR to 13TH FLOOR)	1040X10 Nos.	10400.000	Parking Floors
SERVICE FLOOR		1375.000	
FIRE CHECK FLOOR		1375.000	
<b>HOTEL FLOORS</b>			
14th FLOOR	1000.000	160.000	
15th FLOOR	1000.000	160.000	
16th FLOOR	1000.000	160.000	
17th FLOOR	1000.000	160.000	
18th FLOOR	1000.000	160.000	
19th FLOOR	1000.000	160.000	
20th FLOOR	1000.000	160.000	
LOUNGE 21st FLOOR	1190.000	160.000	
SERVICE FLOOR		1375.000	
FIRE CHECK FLOOR		1375.000	
<b>RESIDENTIAL APPARTMENT FLOORS</b>			
22nd FLOOR	975.000	150.000	
23rd FLOOR	975.000	150.000	
24th FLOOR	975.000	150.000	
25th FLOOR	975.000	150.000	
26th FLOOR	975.000	150.000	
27th FLOOR	975.000	150.000	
28th FLOOR	975.000	150.000	
FIRE CHECK FLOOR		1375.000	
29th FLOOR	975.000	150.000	
30th FLOOR	975.000	150.000	
31st FLOOR	975.000	150.000	
32nd FLOOR	975.000	150.000	
33rd FLOOR	975.000	150.000	
FIRE CHECK FLOOR		1375.000	
<b>SKY LOUNGE FLOORS</b>			
SKY LOUNGE 34th FLOOR	1125.000	150.000	
SKY LOUNGE 35th FLOOR	1125.000	150.000	
<b>TOTAL</b>	<b>26410.000</b>	<b>24155.000</b>	<b>Sq.m.</b>
	<b>284277.240</b>	<b>260004.420</b>	<b>Sq.Ft.</b>
<b>TOTAL PROPOSED BUILT UP AREA</b>	<b>50565.000</b>		<b>Sq.m.</b>
	<b>544281.660</b>		<b>Sq.Ft.</b>
<b>PROPOSED NEW NO. OF HOTEL ROOMS</b>	<b>7 FLOORS X 11 ROOMS = 77 ROOMS</b>		
	<b>TOTAL FAR AREA CONSUMED IN HOTEL ROOMS</b>		<b>7000.000</b>
			<b>75348.000</b>
<b>PROPOSED NO. OF RESIDENTIAL APPARTMENTS</b>	<b>12 FLOORS X 11 RESIDENTIAL APPARTMENTS</b>		
	<b>132 RESIDENTIAL APPARTMENTS</b>		
	<b>TOTAL FAR AREA CONSUMED IN RESIDENTIAL APPARTMENTS</b>		<b>11700.000</b>
			<b>125938.800</b>

## COVERED AREA DETAIL

				Sq.m	Sq.Ft.
ADDITIONAL GROUND COVERAGE			8.35%	730	7857.72
ADDITIONAL FAR			302.18%	26410	284277.24
ADDITIONAL NON FAR AREA				22780	245203.92
ADDITIONAL BUILTUP AREA				49190	529481.16
ADDITIONAL GROUND FLOOR AREA				730	7857.72
ADDITIONAL FIRST FLOOR AREA				1485	15984.54
ADDITIONAL SECOND FLOOR AREA				1575	16953.3
ADDITIONAL THIRD FLOOR AREA				1230	13239.72
LOUNGE AREA (AT 21ST FLOOR)				1350	14531.4
ADDITIONAL BLOCK AUTOMATED PARKING	26 NOS.S X 10 LEVELS		260 NOS.	10400	111945.6
ADDITIONAL HOTEL ROOMS			7 FLOORS X 11 ROOMS = 77 ROOMS		
TOTAL AREA CONSUMED IN HOTEL ROOMS				7000.000	75348
ADDITIONAL RESIDENTIAL APPARTMENTS			12 FLOORS X 11 STUDIO APT. =132 APTS.		
TOTAL AREA CONSUMED IN RESIDENTIAL APPARTMENTS				11700.000	125938.000
SKY LOUNGE AREA (AT 34TH FLOOR)				1275	75348
SKY LOUNGE AREA (AT 35TH FLOOR)				1275	75348

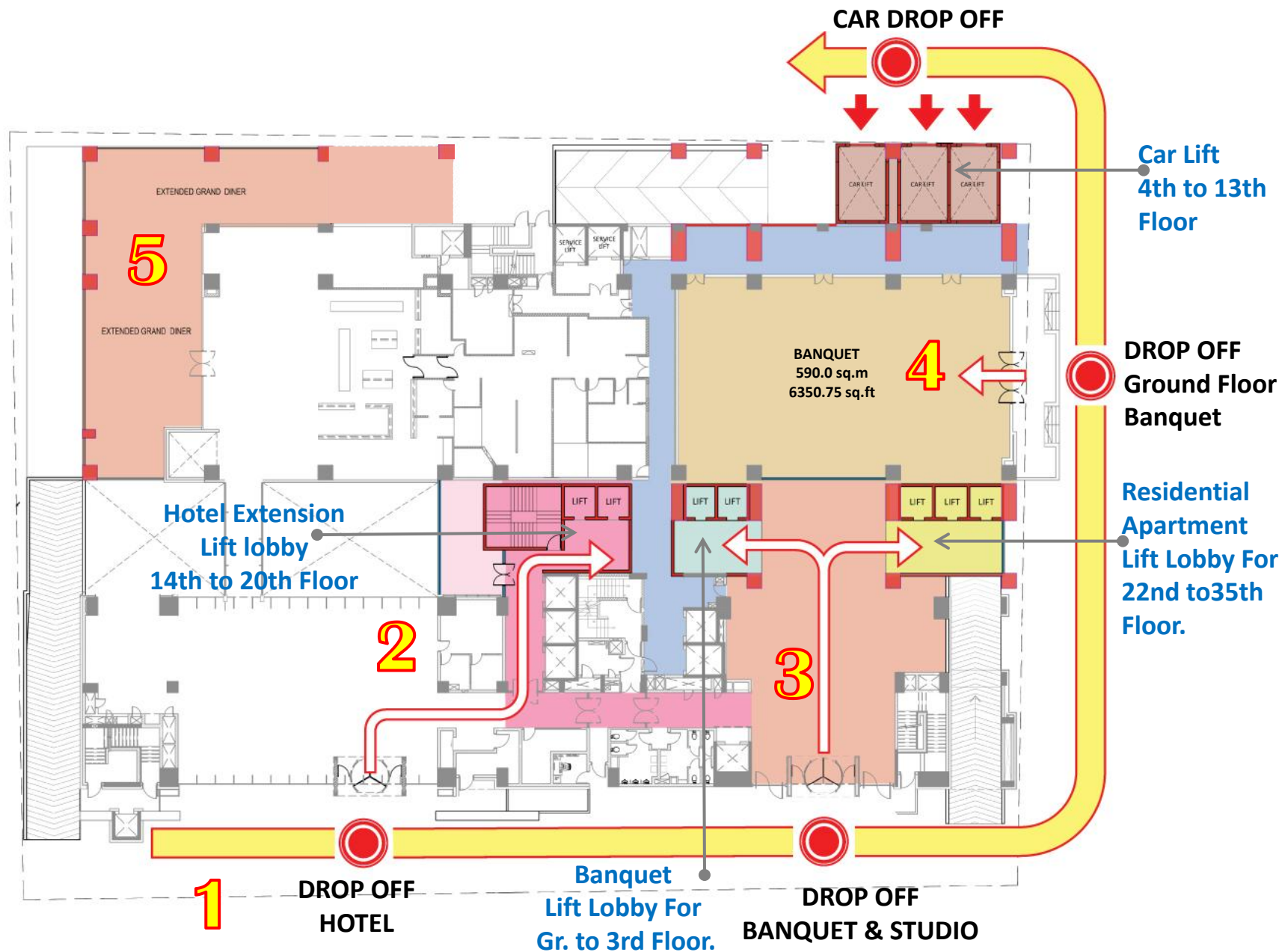
## COVERED AREA DETAIL





- This part of the hotel has min height occupied with parking in 2 levels
- 2nd & 3rd basement. ----- Parking
- 1st basement --- food storage.
- Ground floor --- banquet.
- First floor --- terrace garden.
- This is the most suitable corner for proposed tower above existing building.
- Extension of this block will least disturb the running hotel operations.

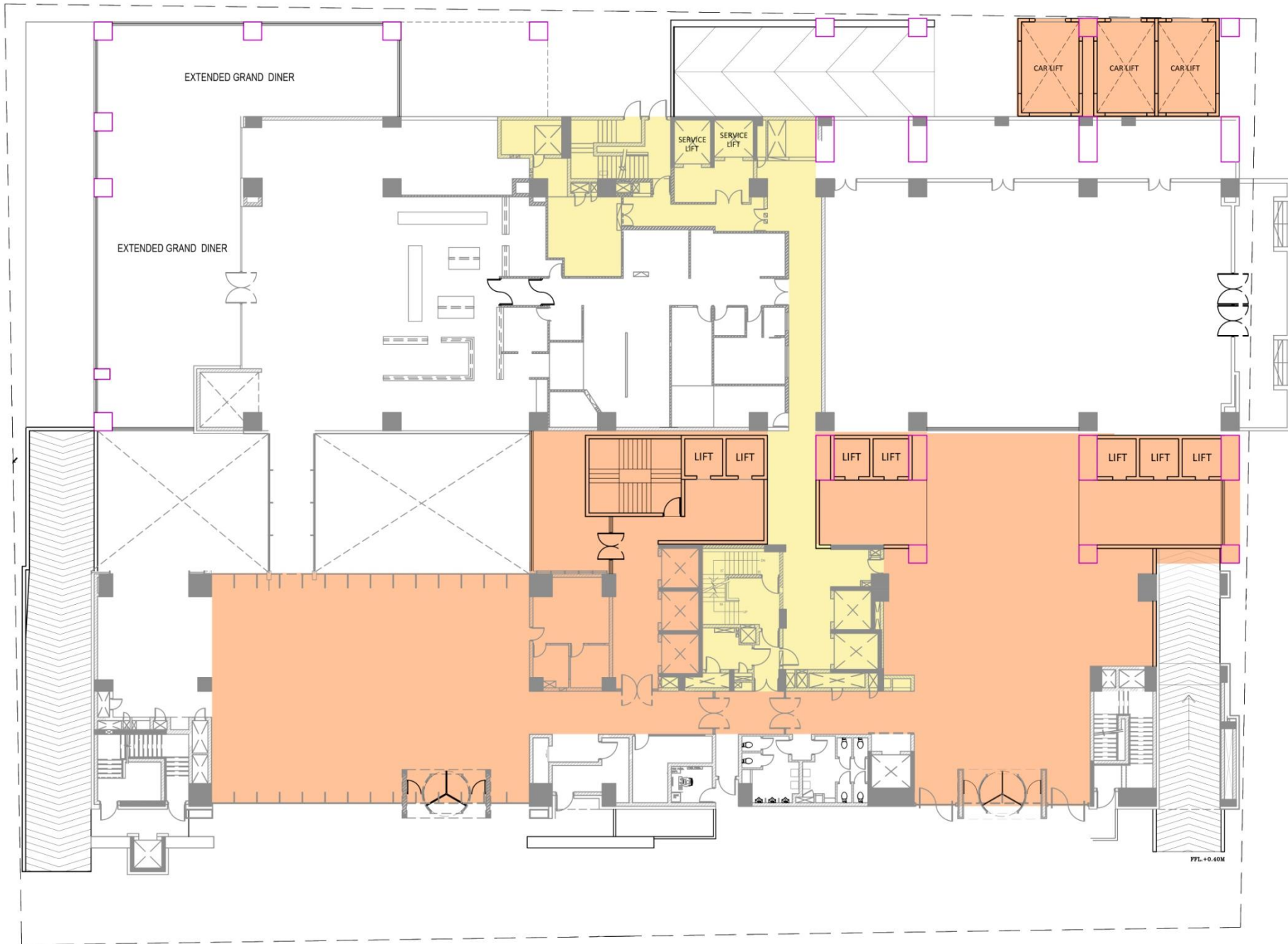
## SITE ANALYSIS



1. Existing Vehicular pattern retained with one additional drop off for Ground Floor Banquet and car lift.
2. Hotel guest Arrival. Main hotel entrance and reception front desk will receive guest for additional 77 Rooms in the New Tower.
  - New core in the courtyard will be connected through present lift lobby.
3. Upper Floors Banquet & Studio Apart Guest Arrival.
4. Ground Floor Banquet.
5. Coffee Shop Extension.

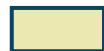


- 1.** Kitchen Service Corridor connects studio lounge Banquet lounge & present service core & proposed service core.
- 2.** Placement of new lift core in the courtyard for hotel guest floor. 77 nos 7<sup>th</sup> Floor.
- 3.** Banquet's foyer & additional 2 lift with spacious lobby space created for exclusive entrance to banquets on First floor and Restaurants/Lounge on Second & Third floor.
- 4.** Exclusive 3 Lifts with Lounge For Residential Apartment Residents. 132 no.s from 22nd to 33 rd Floor.
- 5.** 3No. Car lift for parking on 4th floor to 13th floor .cars 260 nos.
- 6.** Existing Service core closer to kitchen services connects all floor above Ground floor.
- 7.** Additional covered area for extended coffee shop and kitchens.

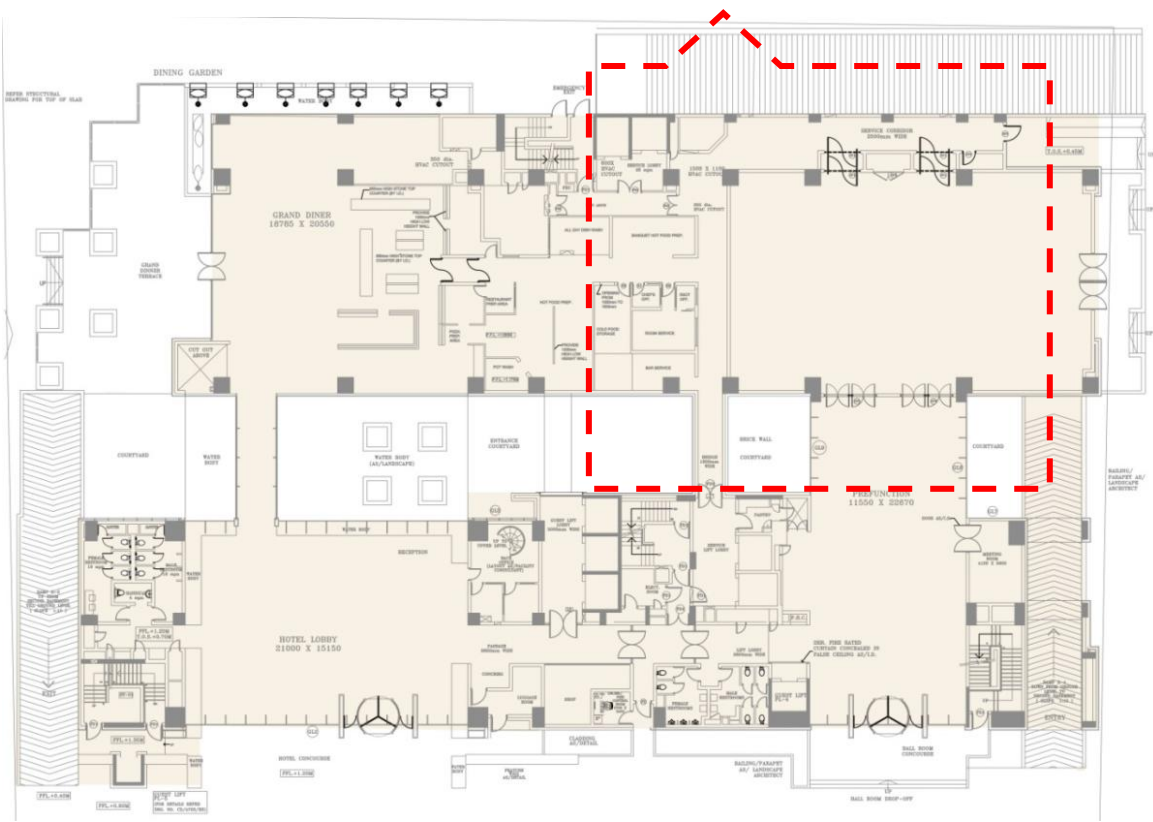


**COMMON PUBLIC AREA'S**

- ATRIUM
- ENT. FOYER
- ENT. LOBBY
- WALKWAY
- LIFT LOBBY
- CAR LIFTS
- WASH ROOMS
- SERVICE AREAS



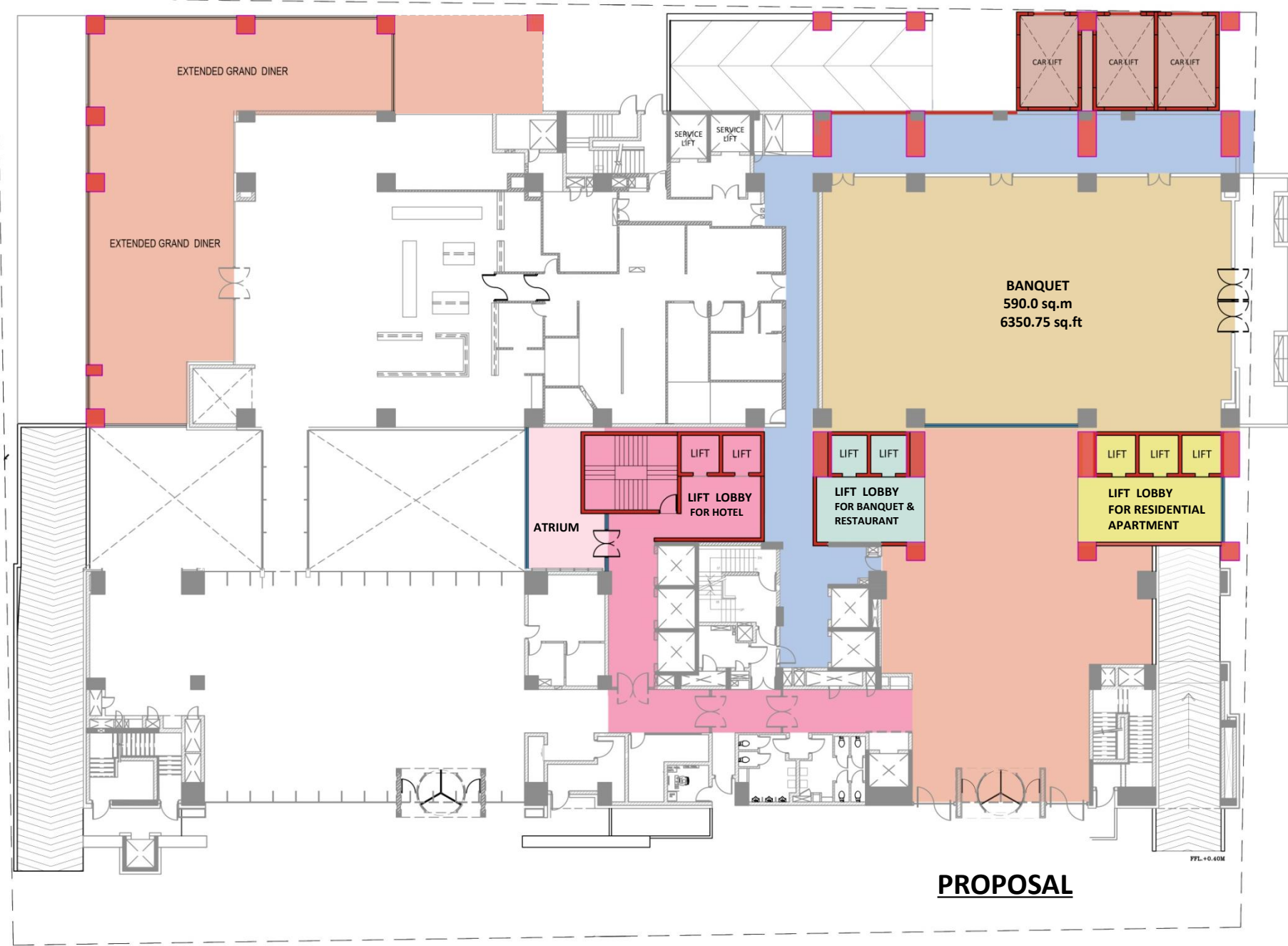
**COMMON AREA PLAN**



**EXISTING**



**PROPOSAL**

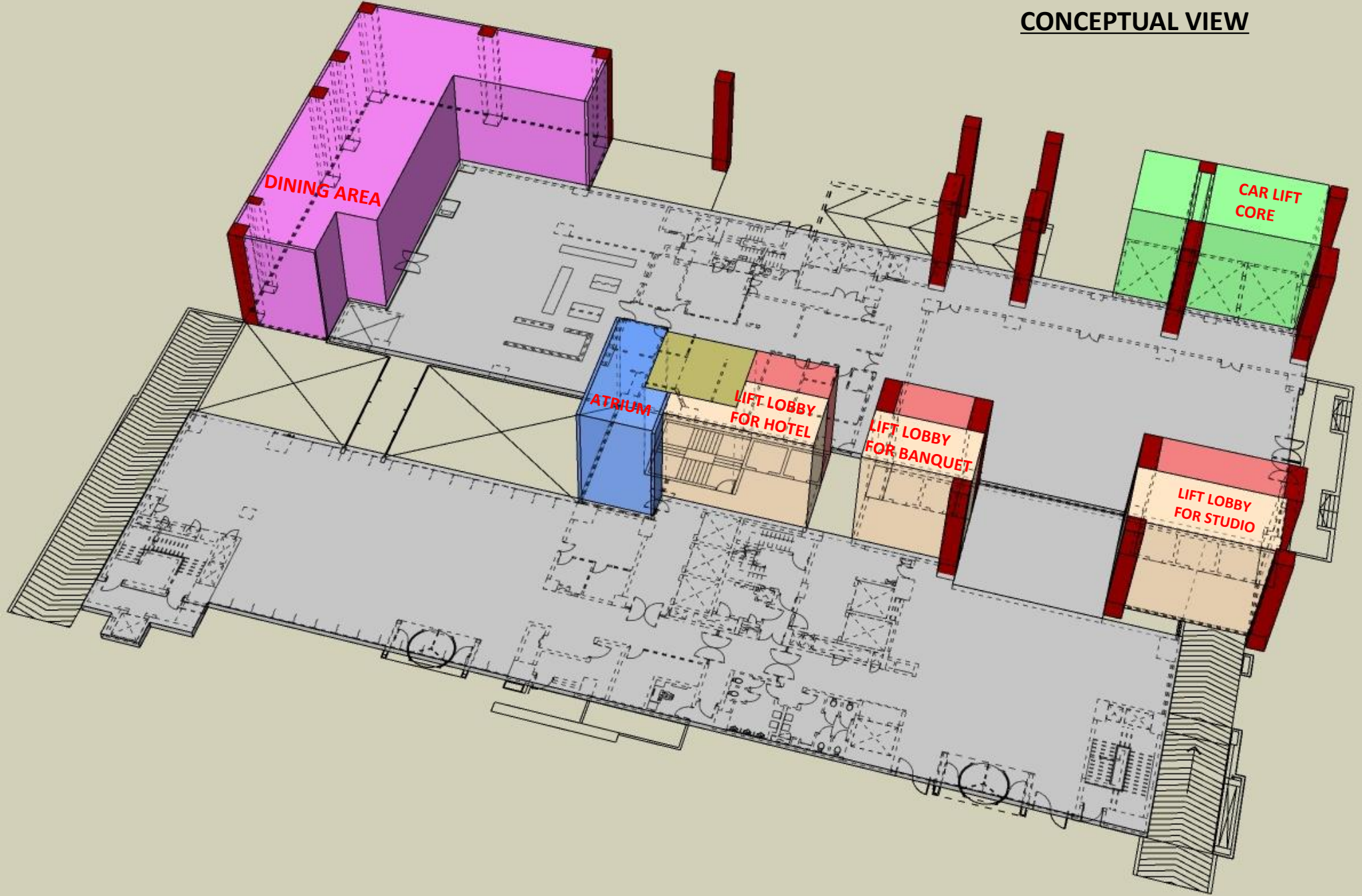


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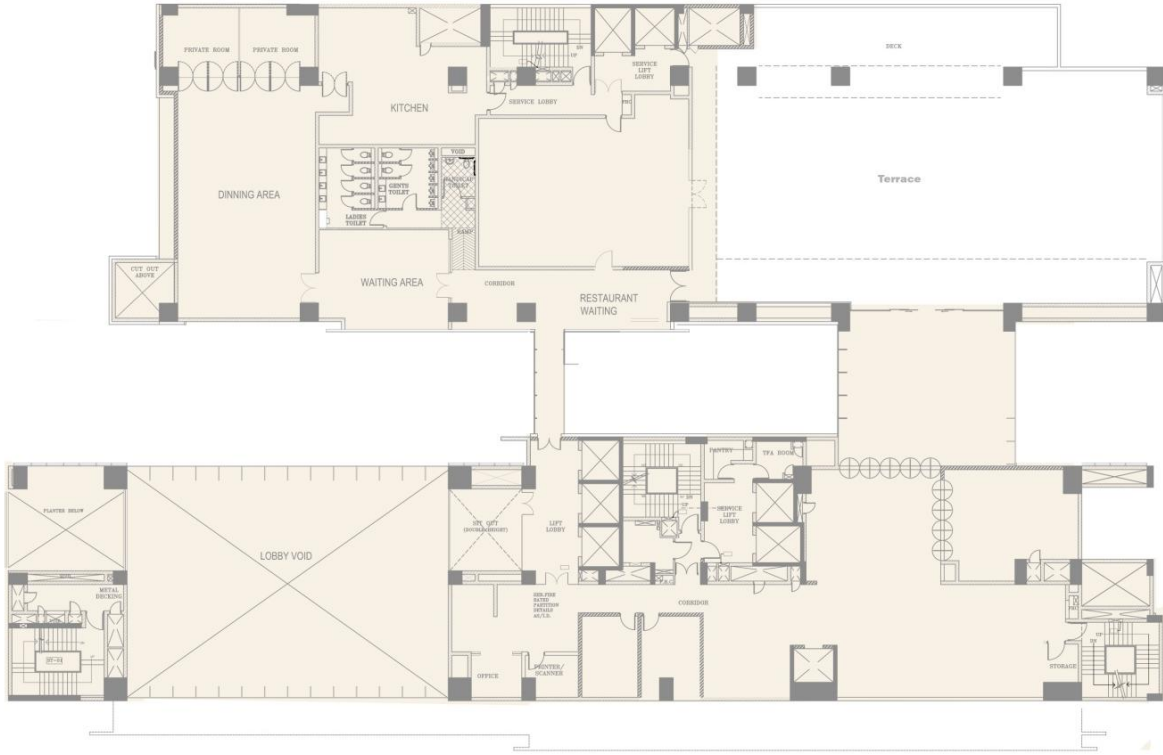
PFL-10.40M

**GROUND FLOOR PLAN**

**CONCEPTUAL VIEW**



**GROUND FLOOR PLAN**

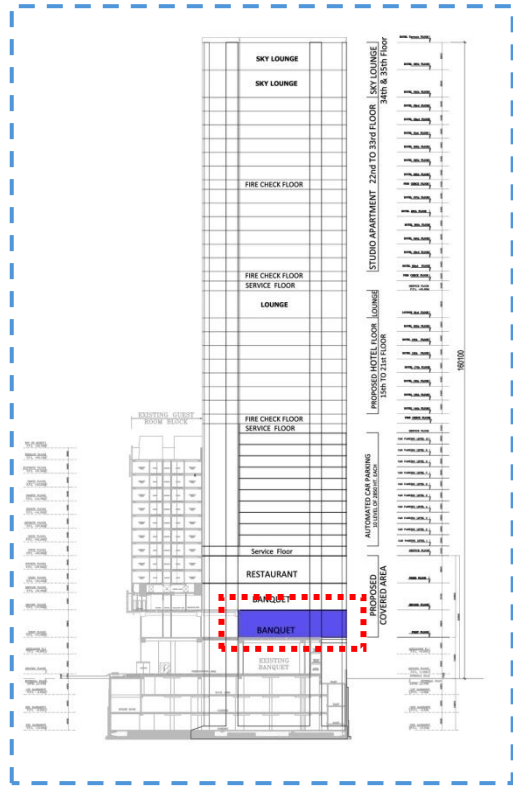


**EXISTING PLAN**



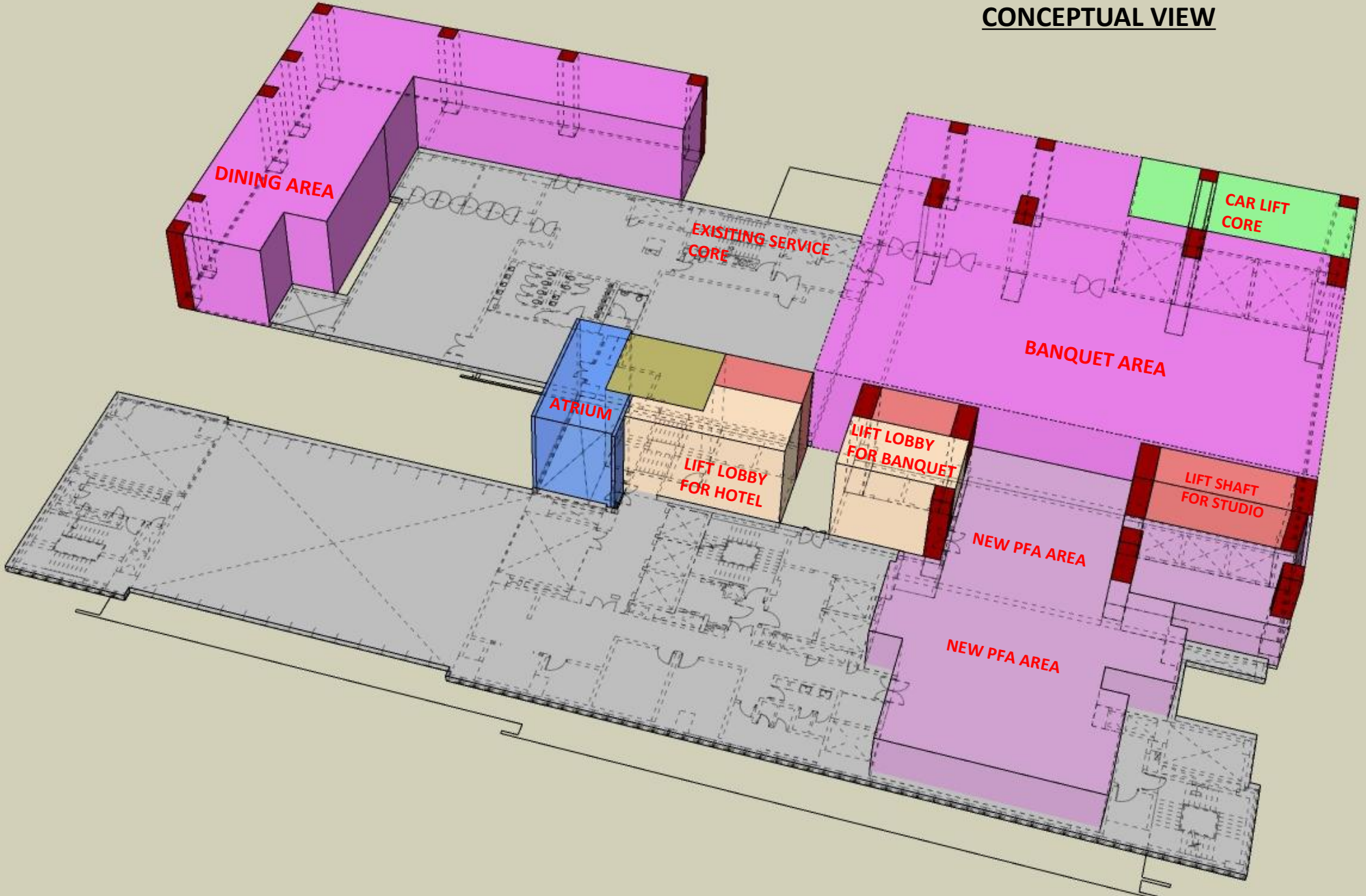
**PROPOSAL**

**FIRST FLOOR PLAN**

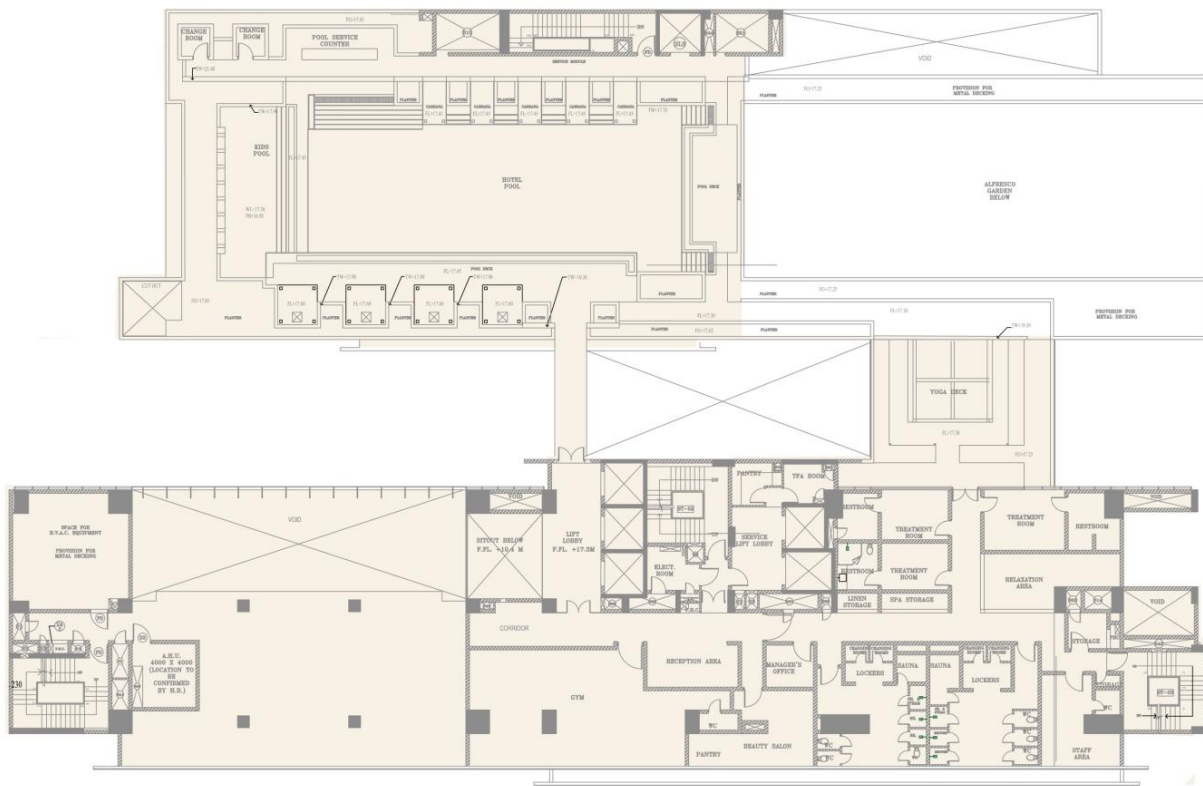


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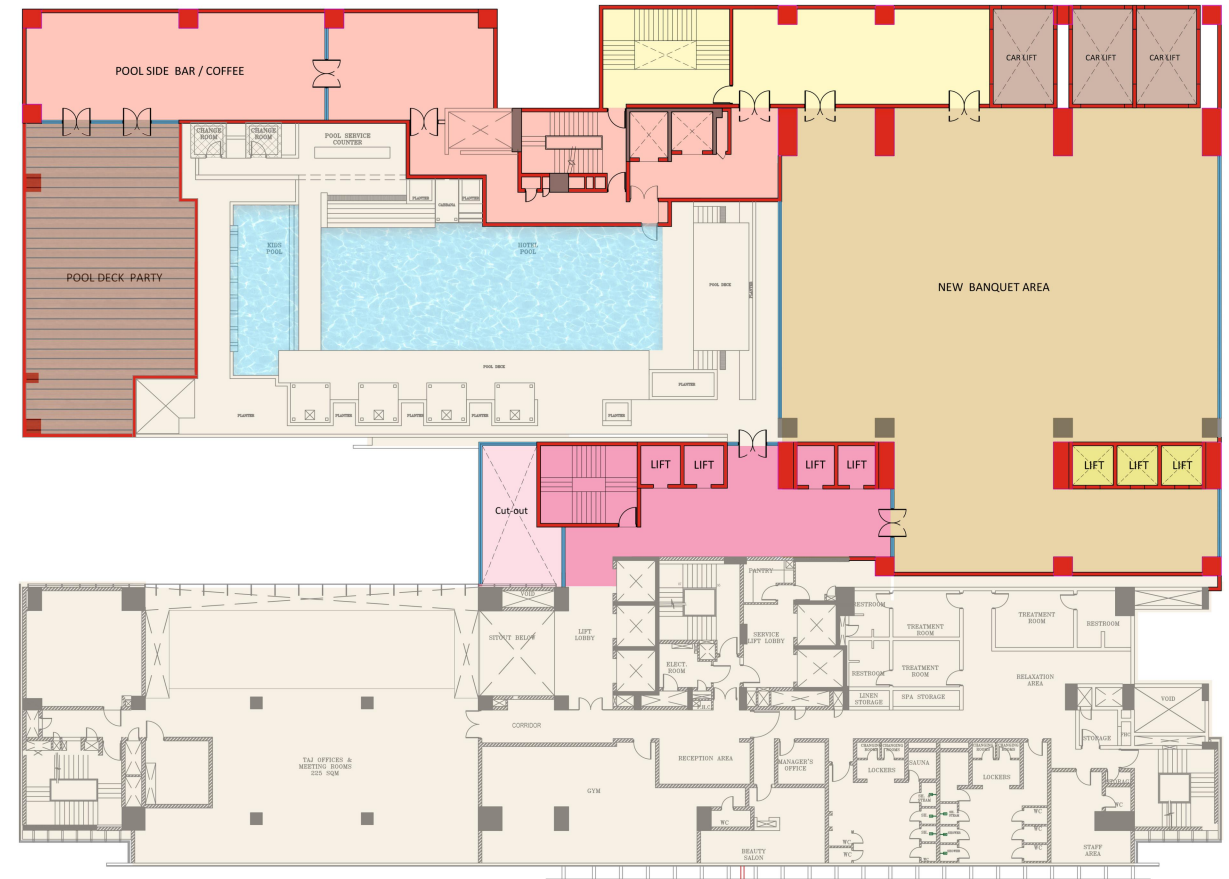
**CONCEPTUAL VIEW**



**FIRST FLOOR PLAN**



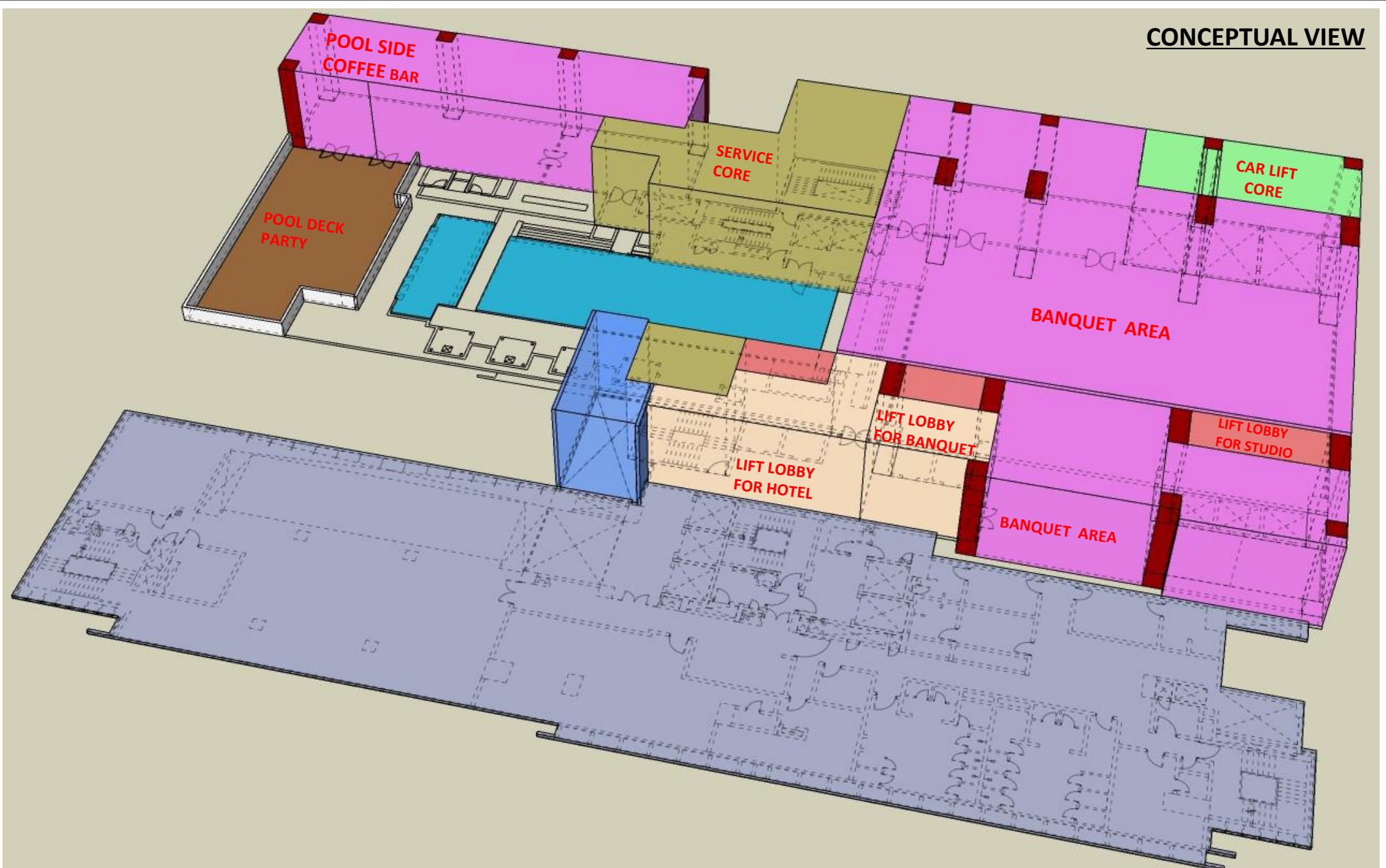
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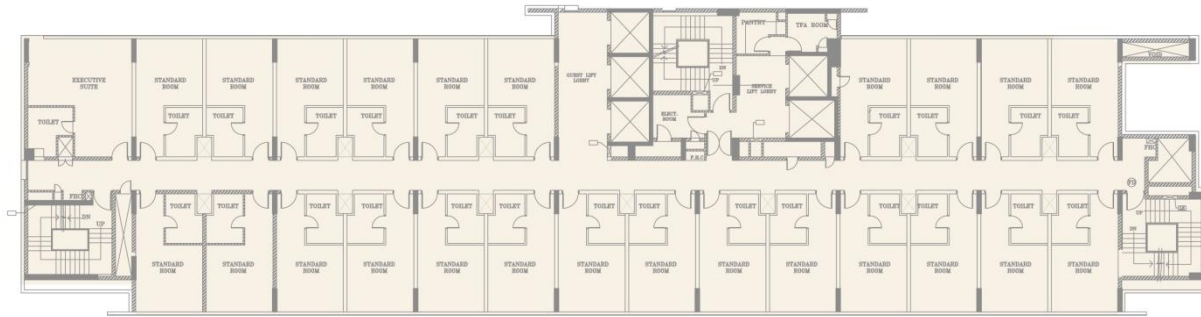


**PROPOSAL**

**SECOND FLOOR PLAN  
BANQUET LEVEL**







**EXISTING PLAN**



**PROPOSAL**

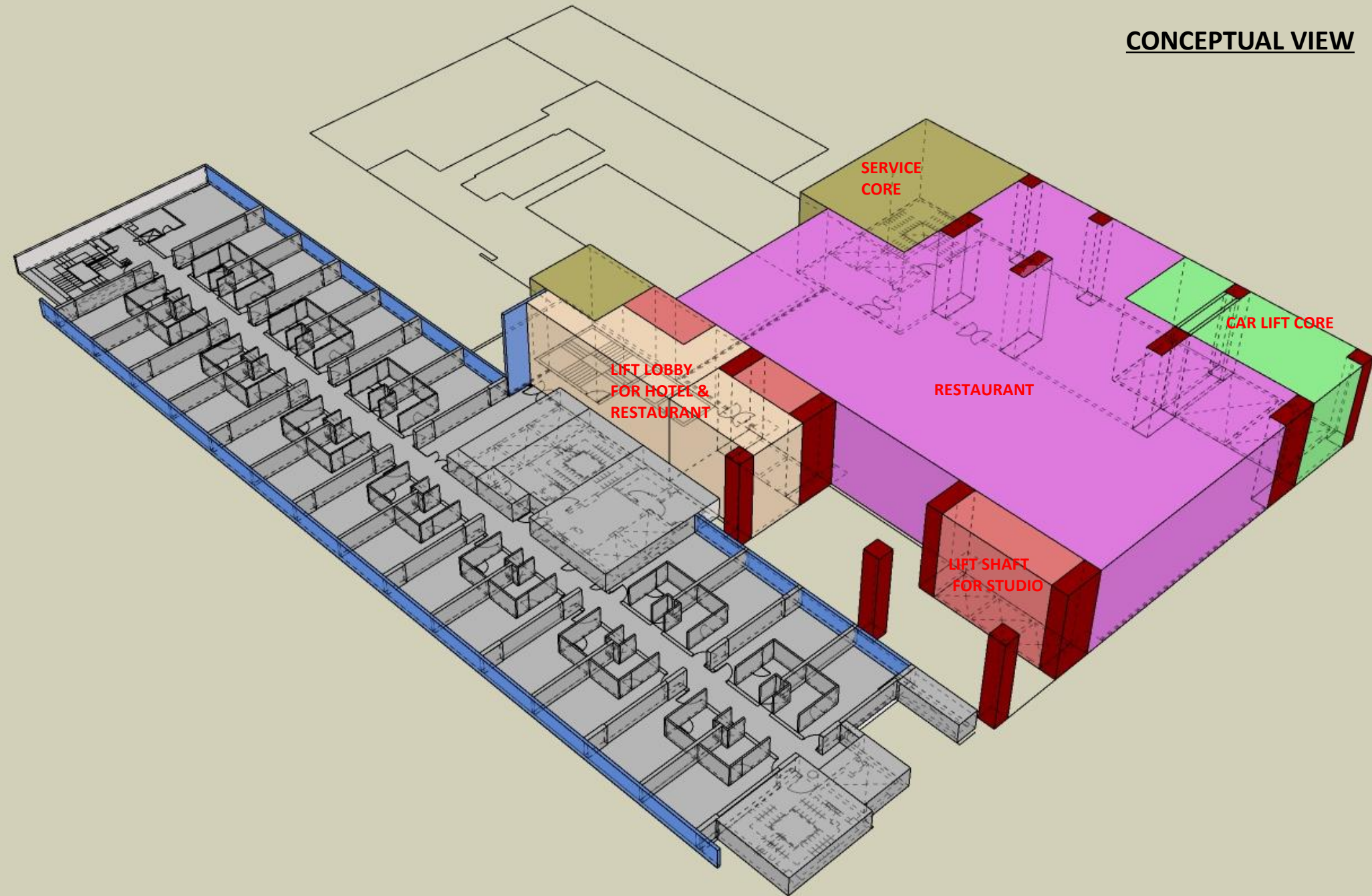
**3RD FLOOR PLAN  
RESTAURANT LEVEL**



**PROPOSAL**

**3RD FLOOR PLAN  
RESTAURANT LEVEL**

**CONCEPTUAL VIEW**



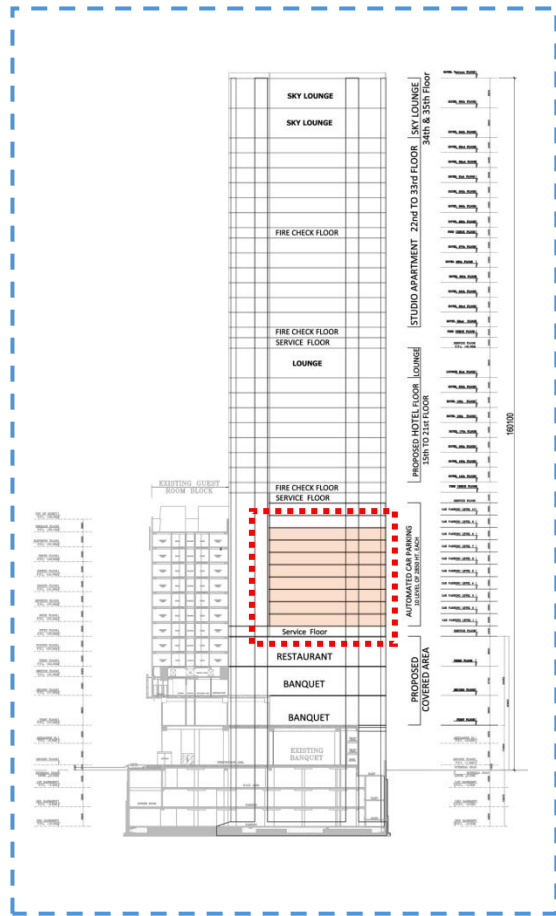


**EXISTING PLAN**



**PROPOSAL**

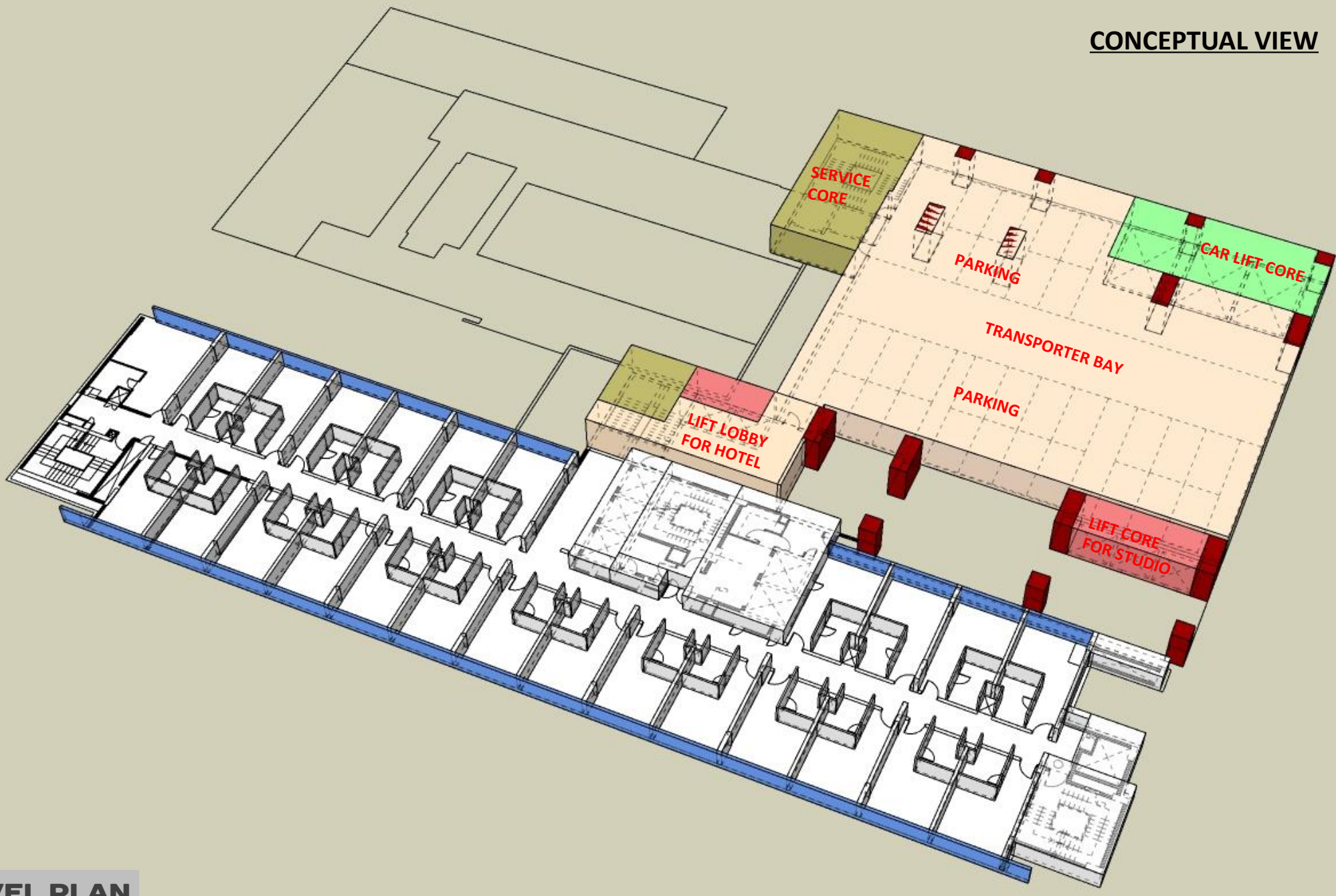
**PARKING LEVEL PLAN  
4TH TO 11TH FLOOR**



**PROPOSAL**

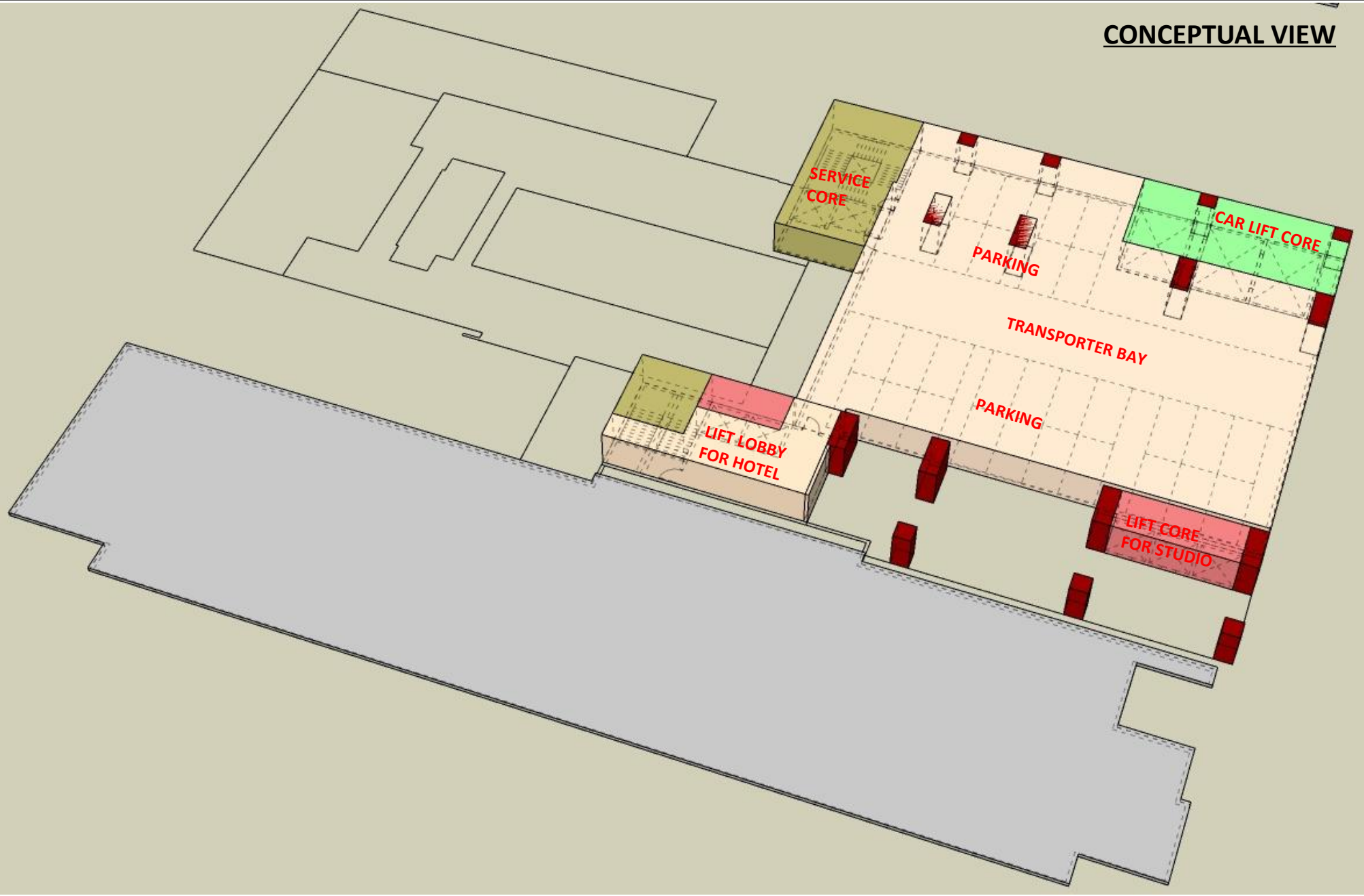
**PARKING LEVEL PLAN  
4TH TO 11TH FLOOR**

**CONCEPTUAL VIEW**

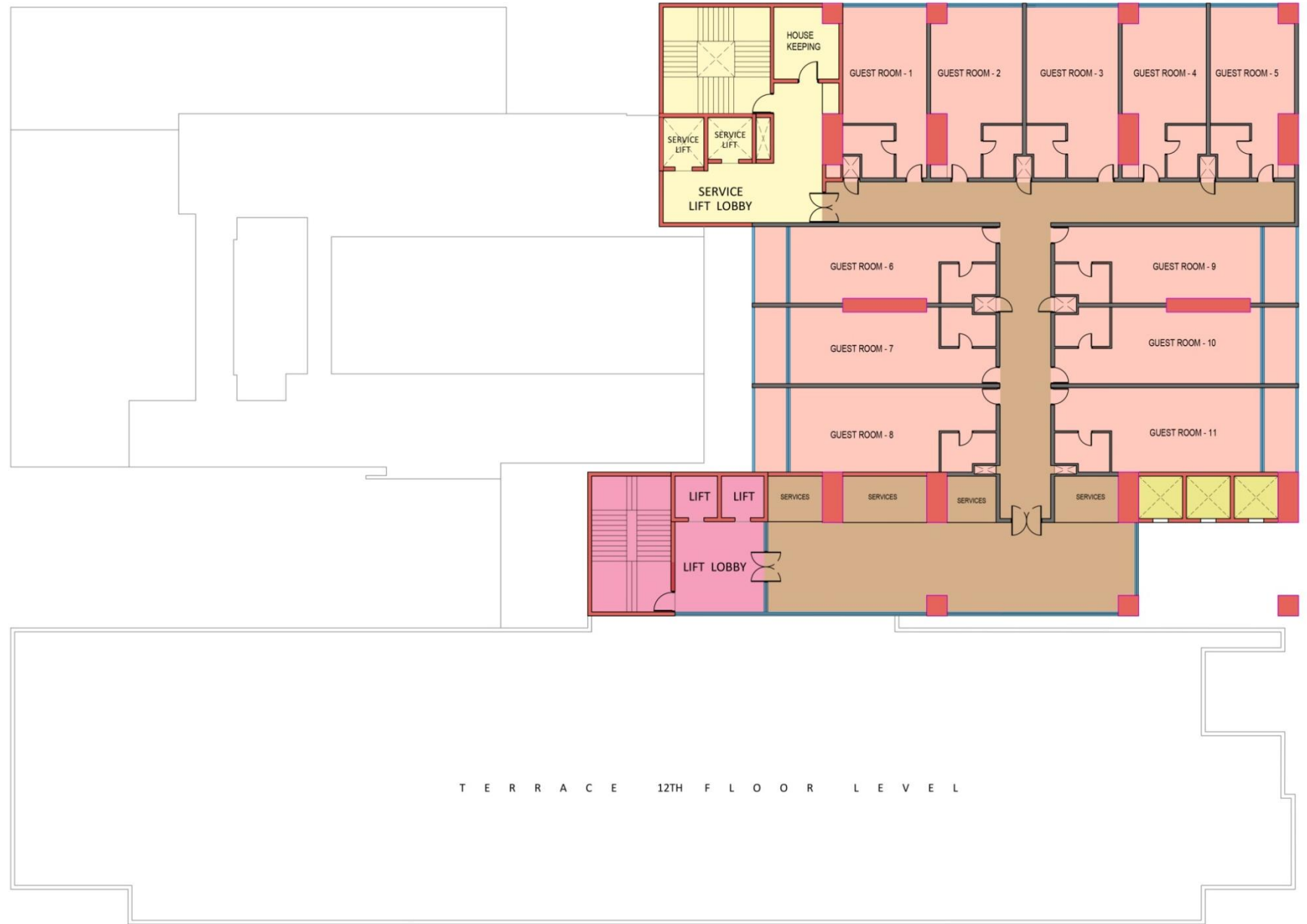
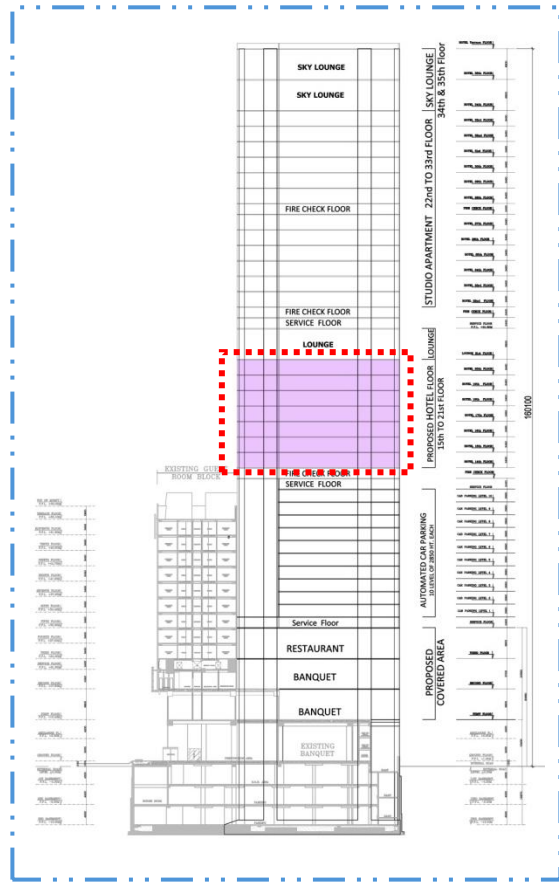


**PARKING LEVEL PLAN  
4TH TO 11TH FLOOR**





**PARKING LEVEL PLAN  
12 TH & 13TH FLOOR**

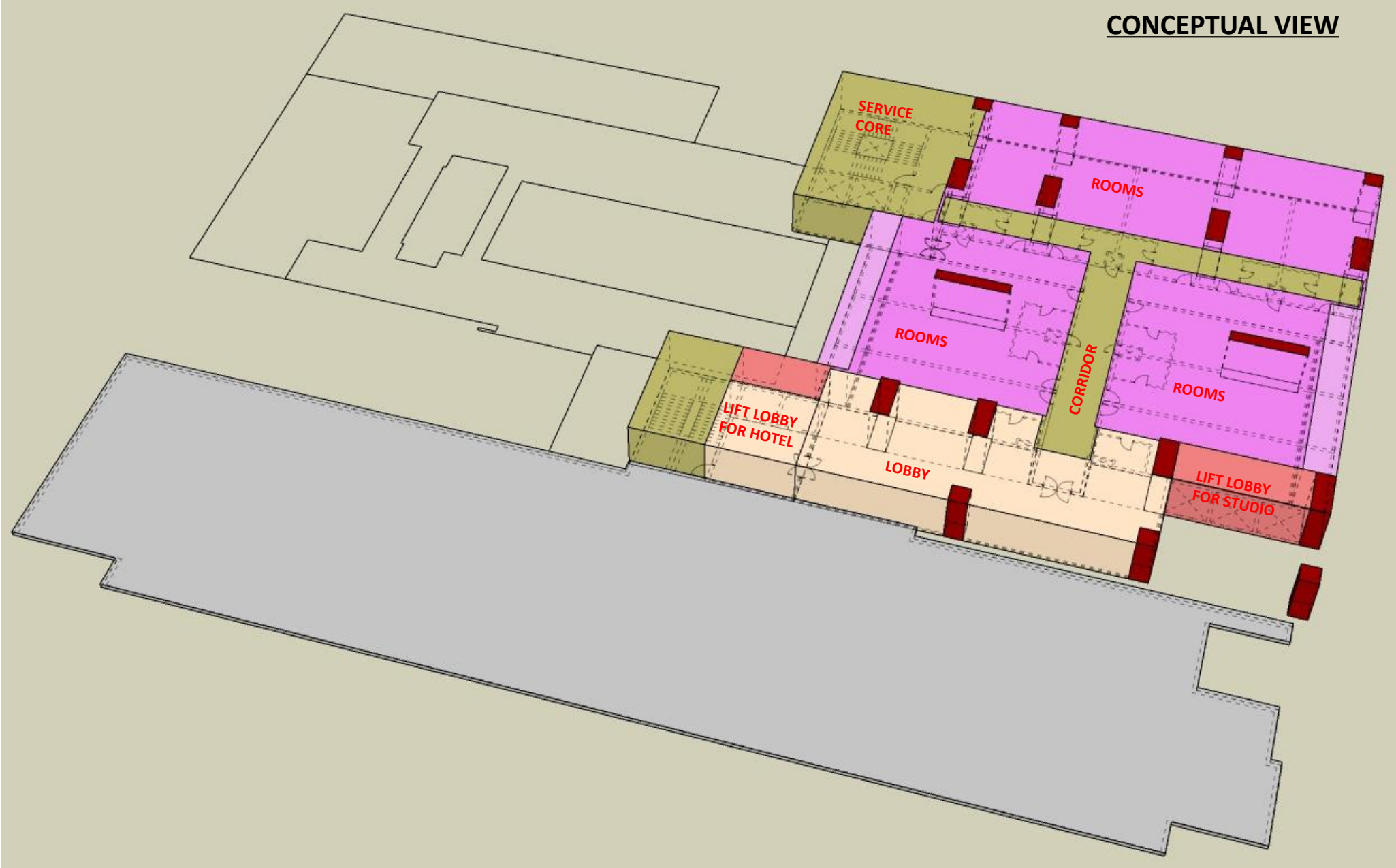


**PROPOSAL**

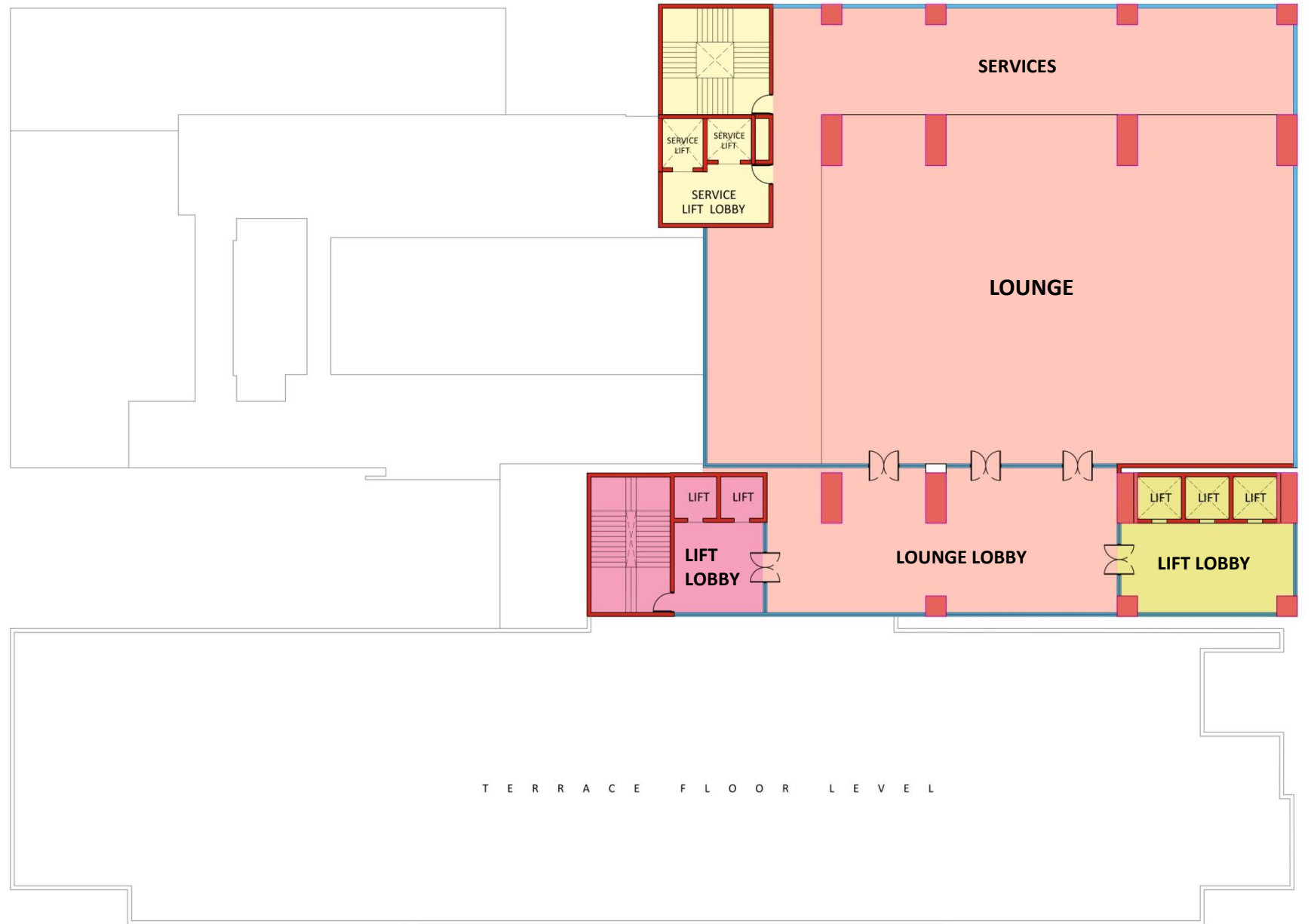
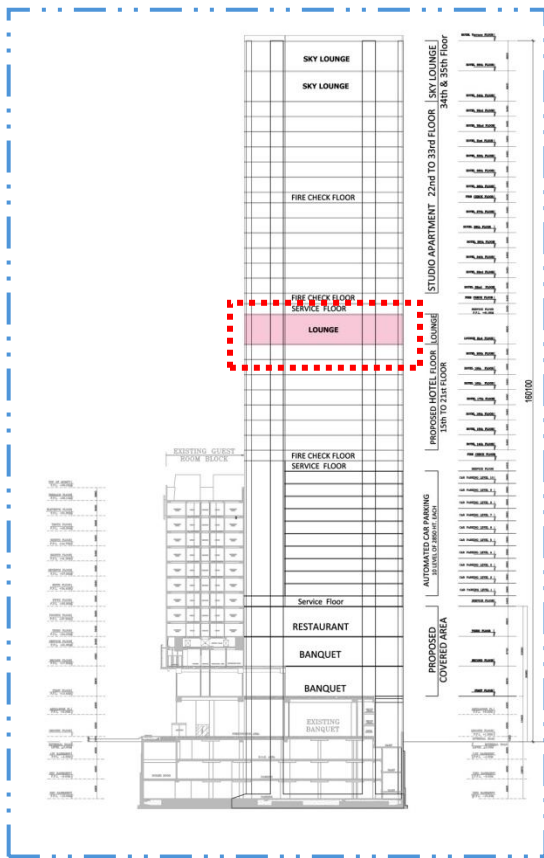
**TYPICAL HOTEL FLOOR PLAN  
14 TH TO 20TH FLOOR**

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**CONCEPTUAL VIEW**



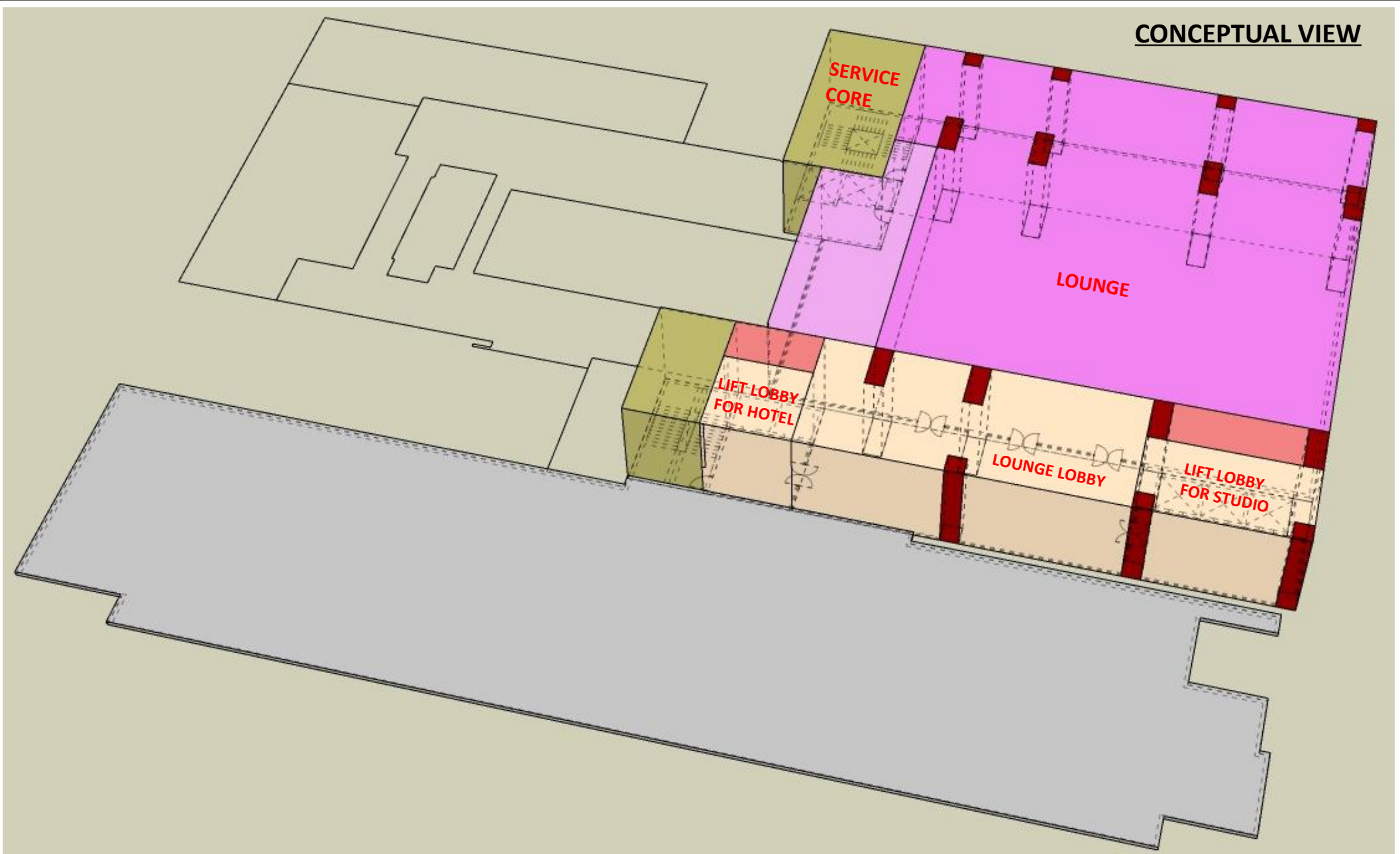
**TYPICAL HOTEL FLOOR PLAN  
14 TH TO 20TH FLOOR**



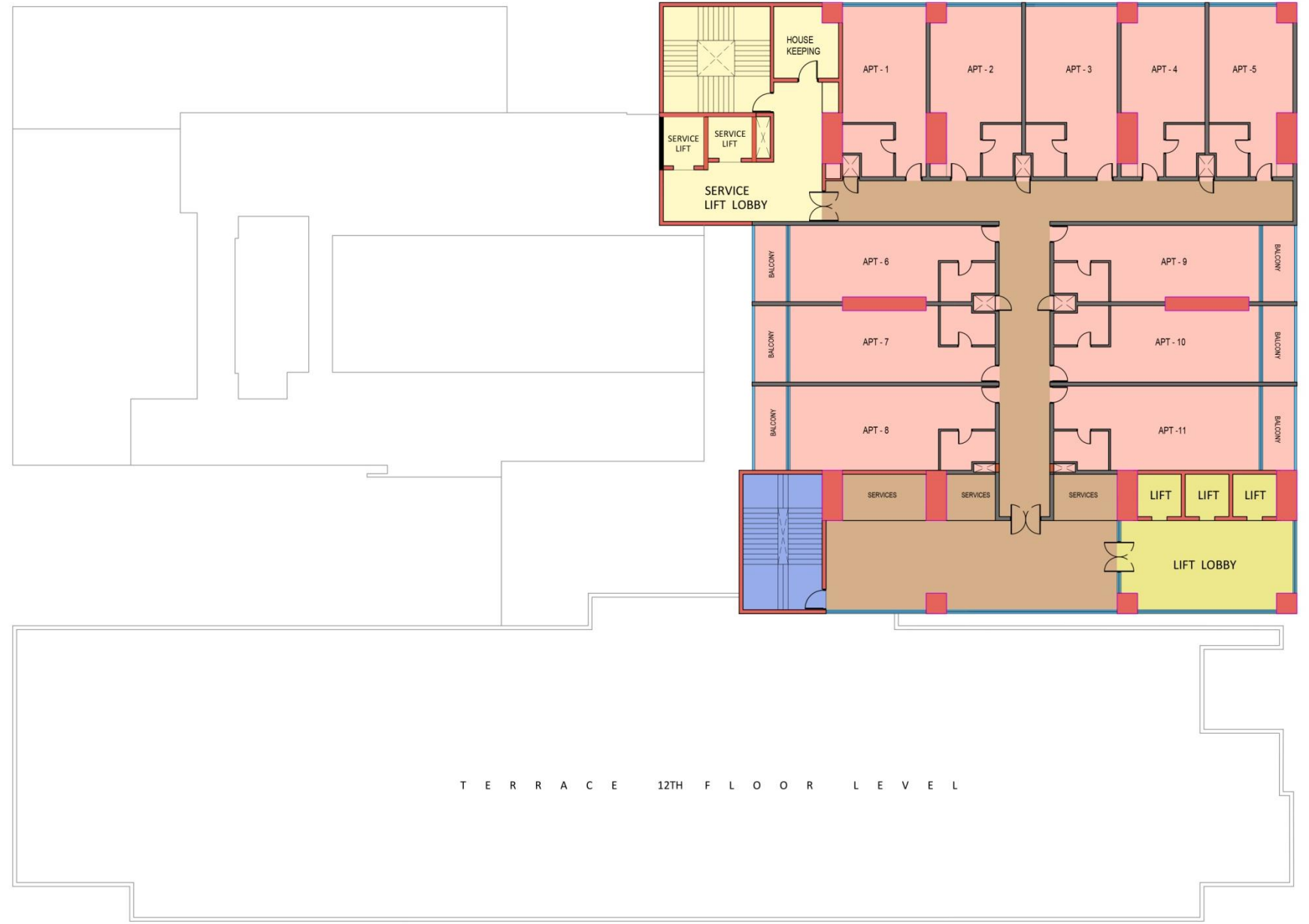
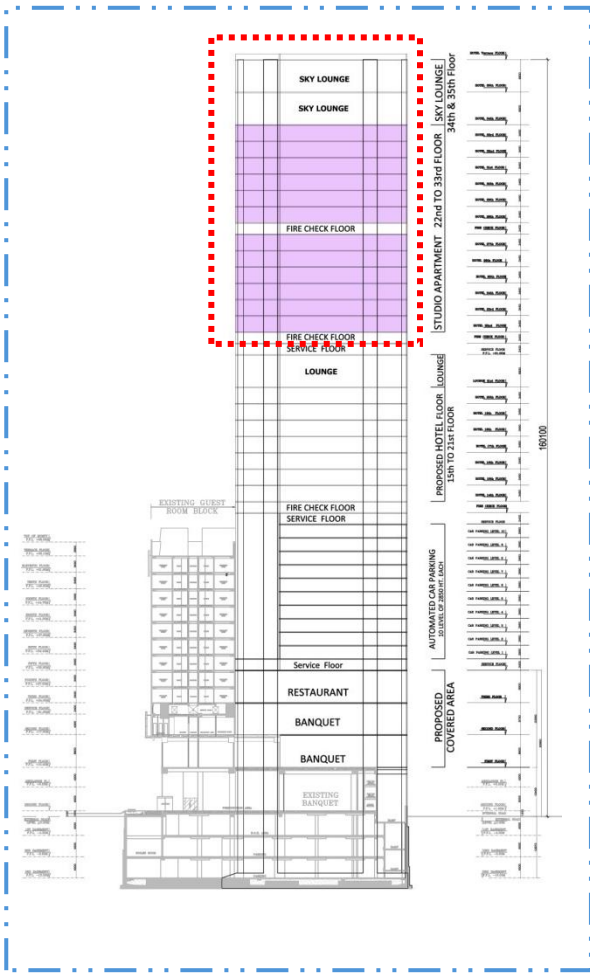
**PROPOSAL**

**LOUNGE FLOOR PLAN  
21<sup>ST</sup> FLOOR**

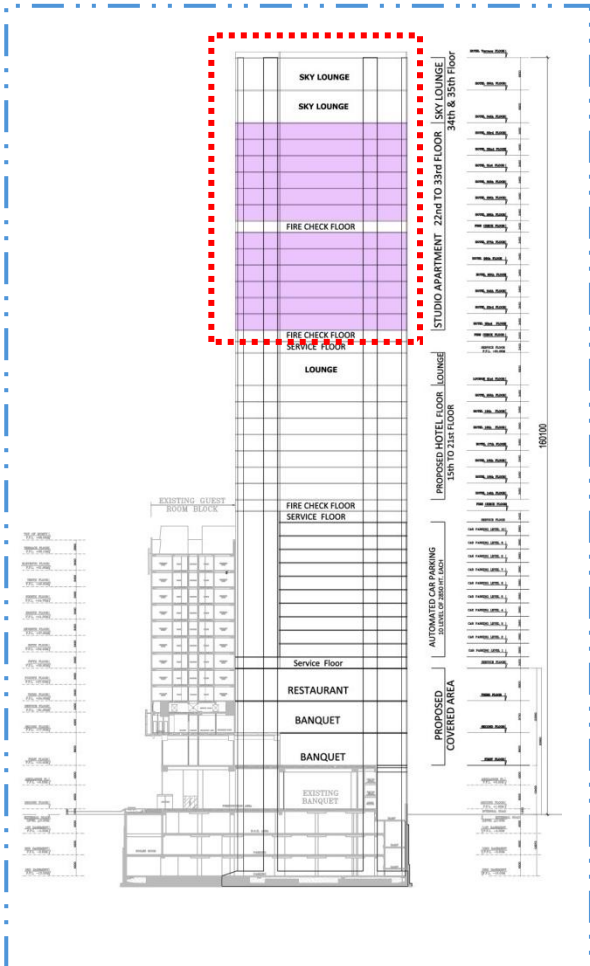
**CONCEPTUAL VIEW**



**LOUNGE FLOOR PLAN  
21<sup>ST</sup> FLOOR**



**TYPICAL STUDIO FLOOR PLAN  
22 ND TO 33 RD FLOOR**

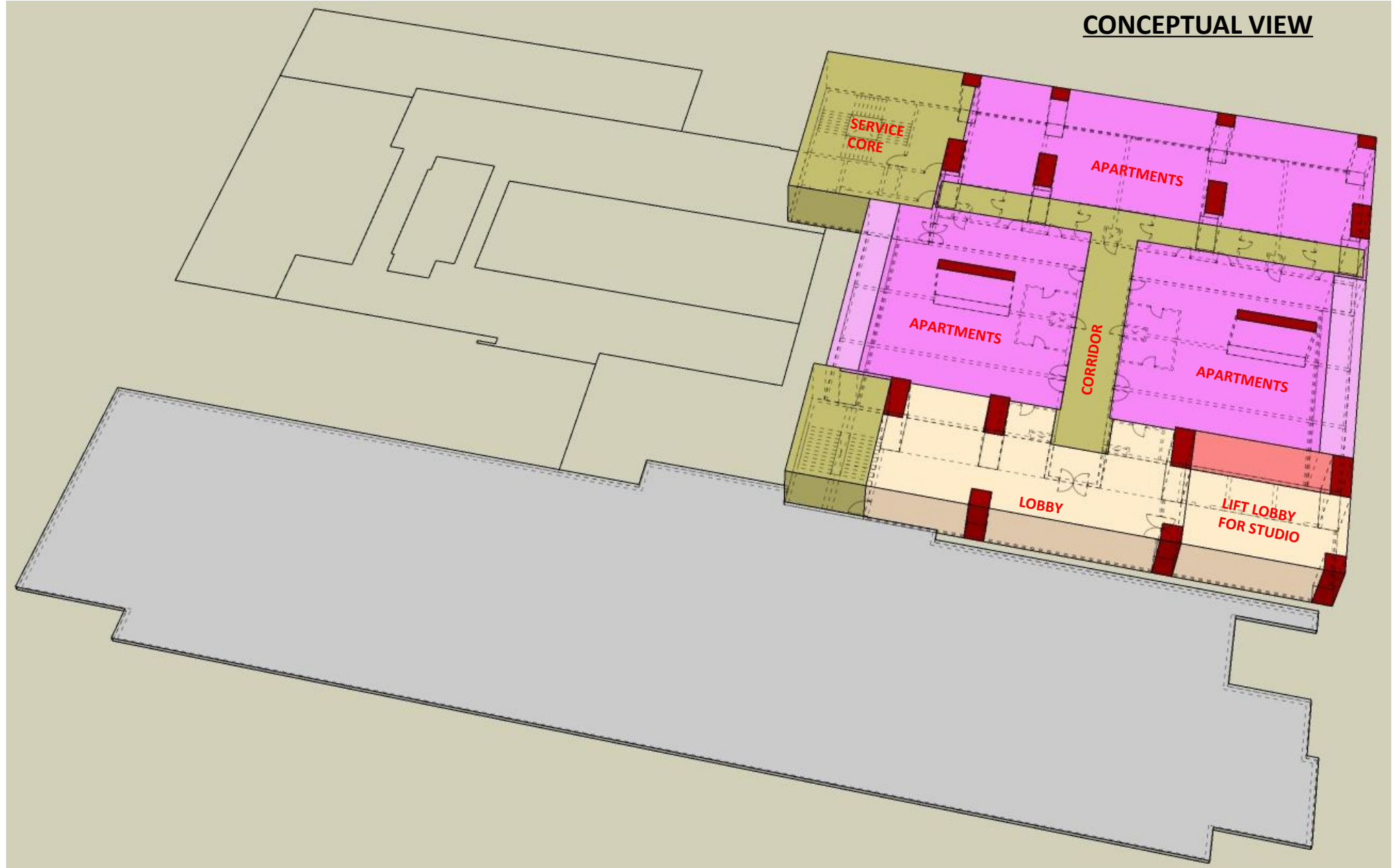


**PROPOSAL**

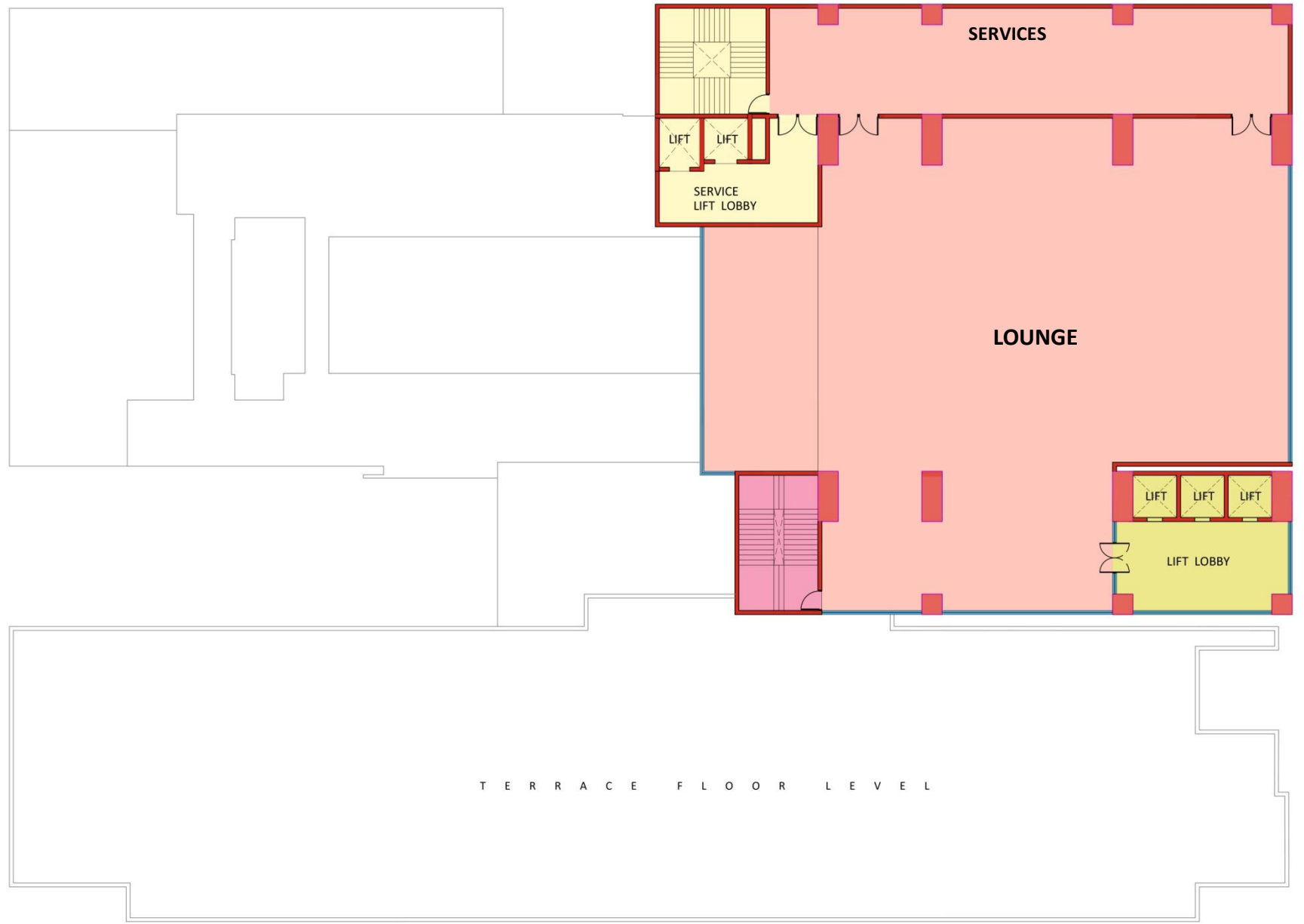
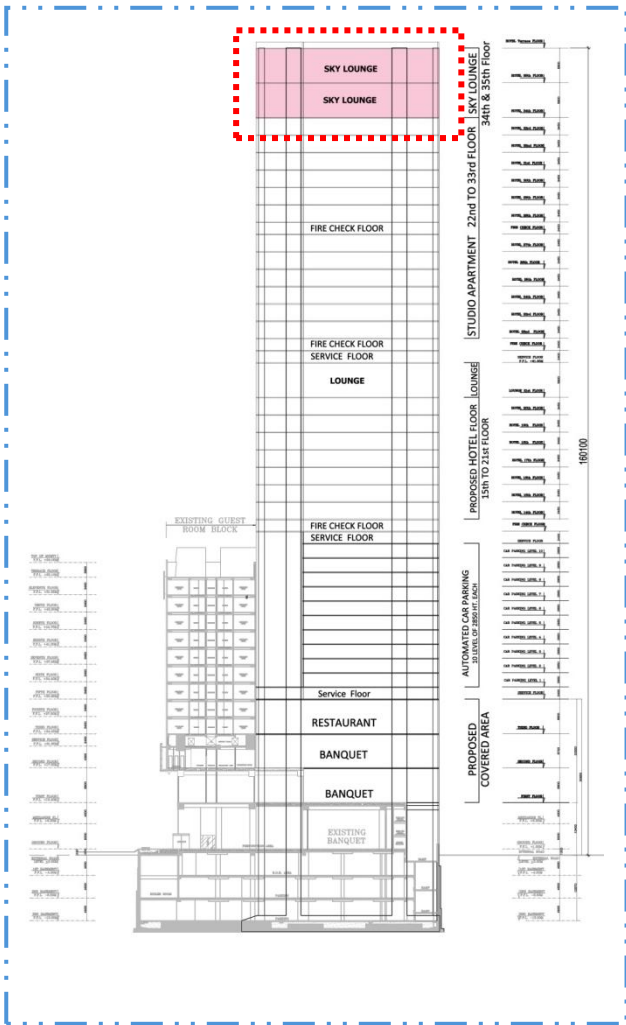
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**OPTION - 2  
TYPICAL RESIDENTIAL FLOOR PLAN**

**CONCEPTUAL VIEW**



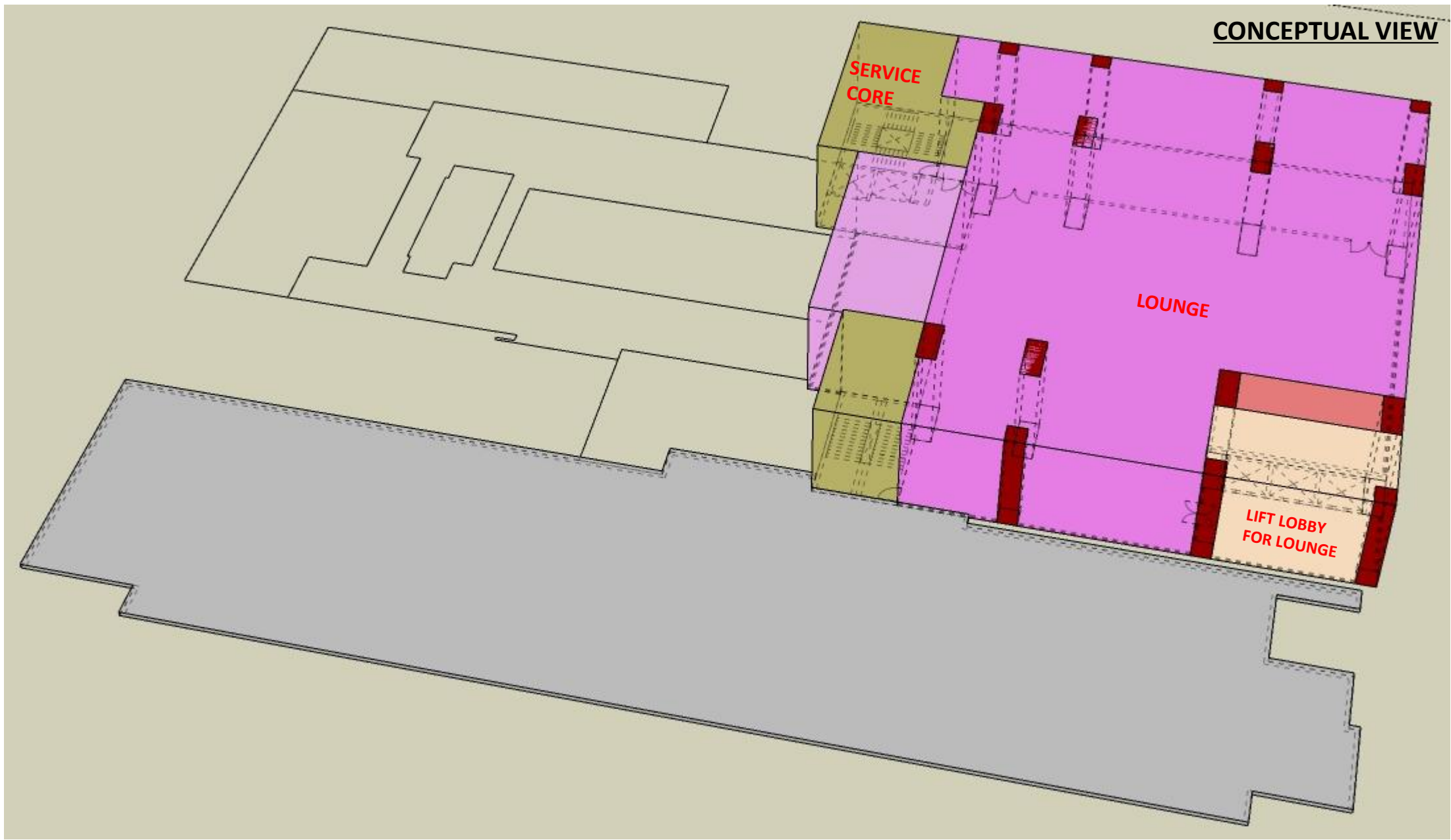
**TYPICAL STUDIO FLOOR PLAN  
22 ND TO 33 RD FLOOR**



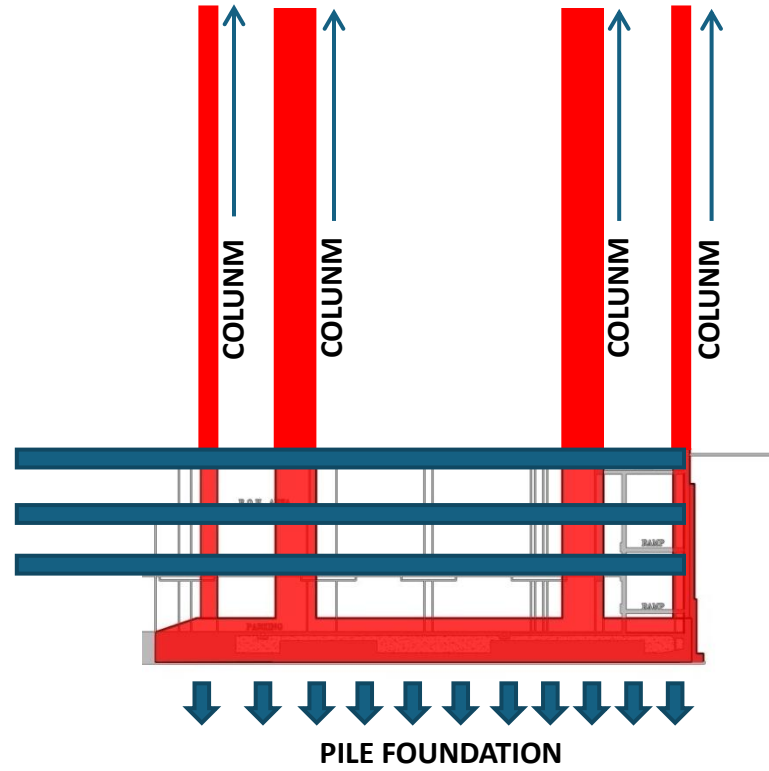
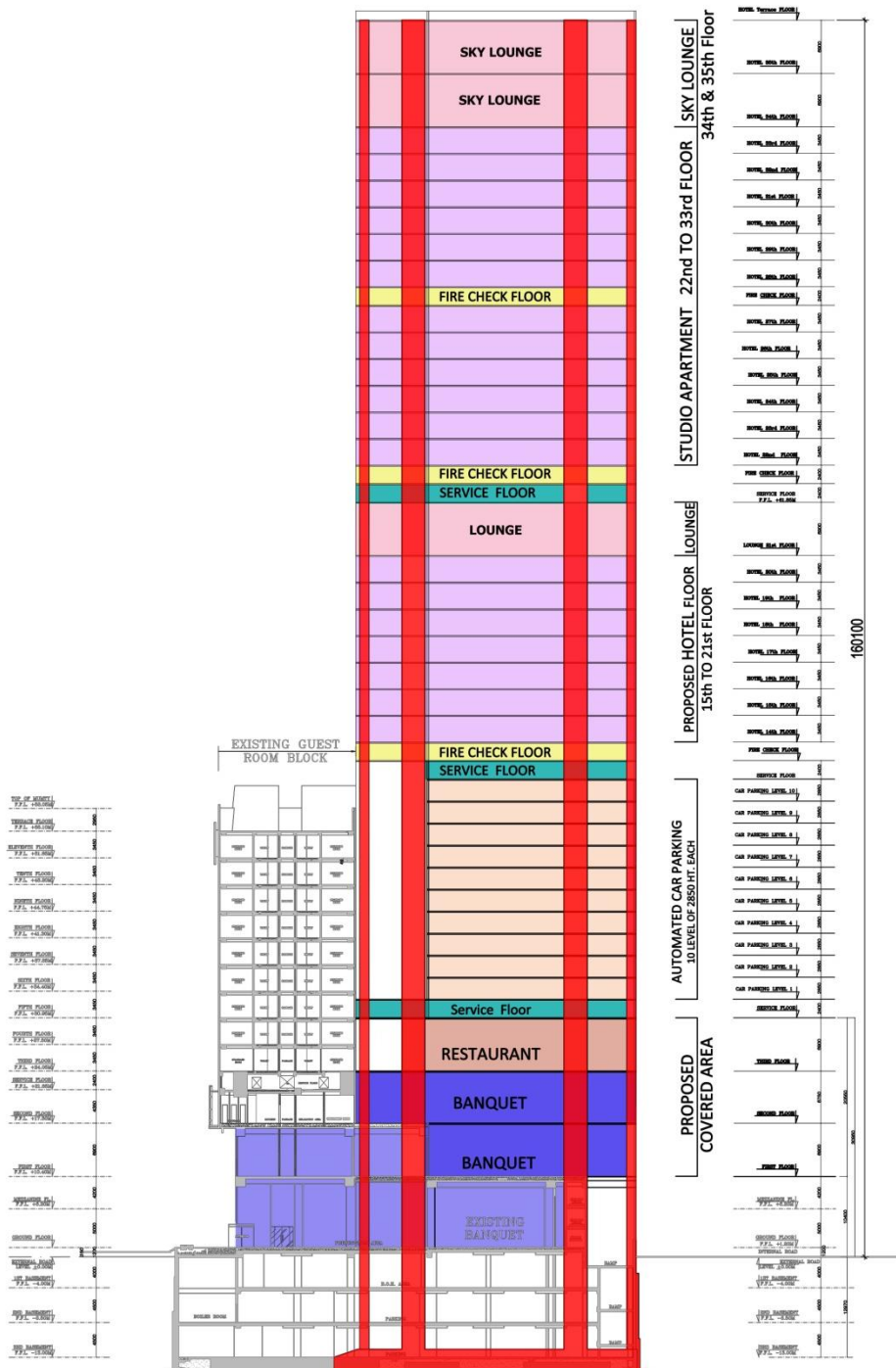
**SKY LOUNGE FLOOR PLAN  
34<sup>TH</sup> & 35<sup>TH</sup> FLOOR**

**PROPOSAL**

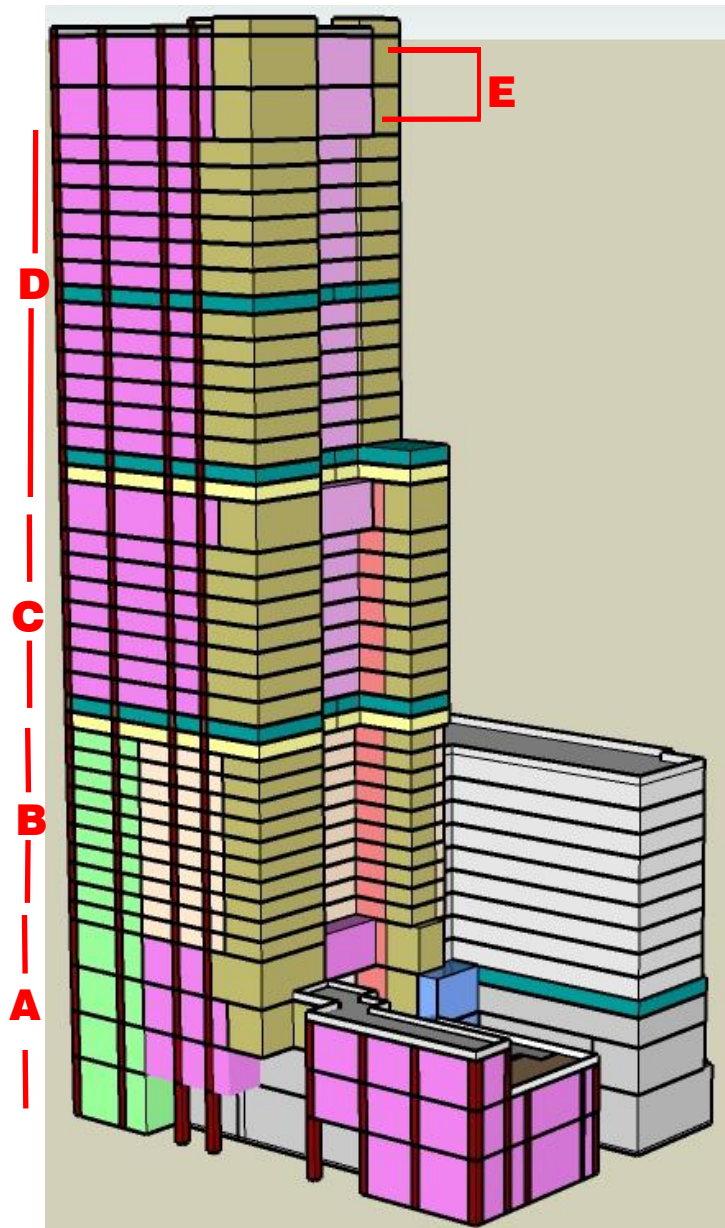
**CONCEPTUAL VIEW**



**SKY LOUNGE FLOOR PLAN  
34<sup>TH</sup> & 35<sup>TH</sup> FLOOR**



**SECTION**  
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**D** STUDIO APARTMENT



**C** HOTEL LEVEL PLAN



**B** PARKING LEVEL PLAN



THIRD FLOOR LEVEL



SECOND FLOOR LEVEL



FIRST FLOOR LEVEL



GROUND FLOOR LEVEL

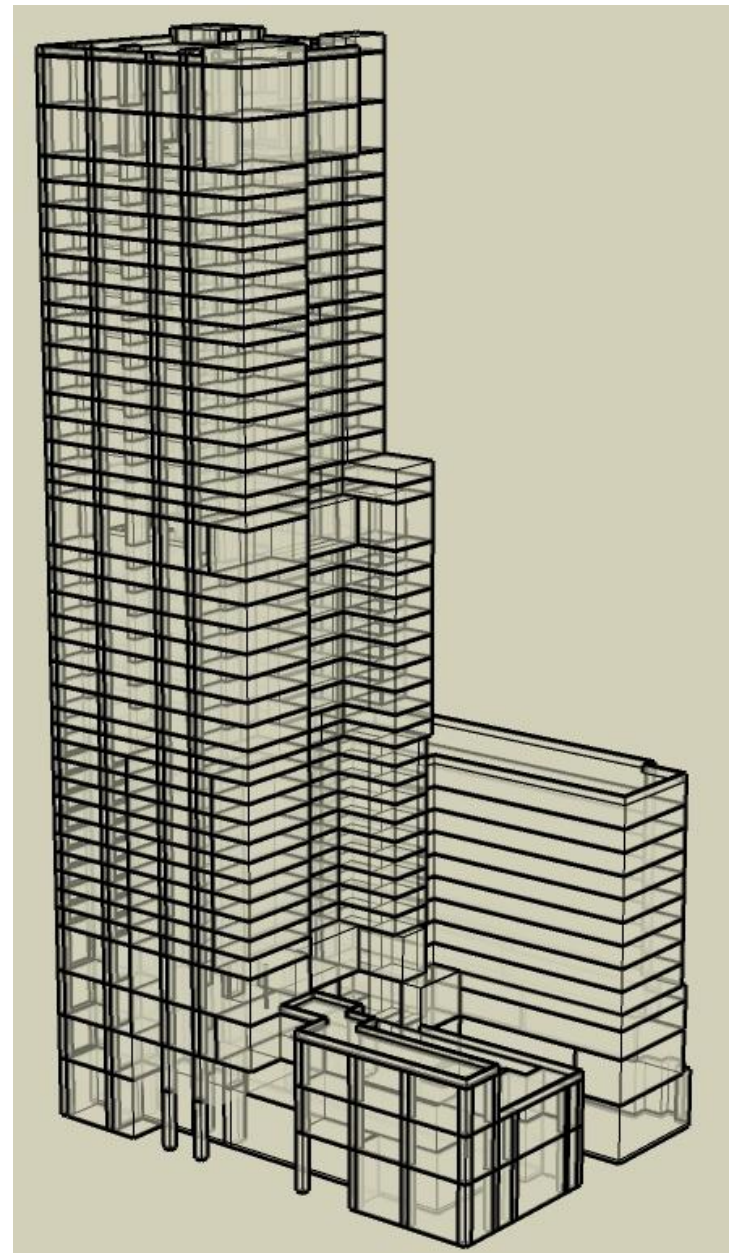
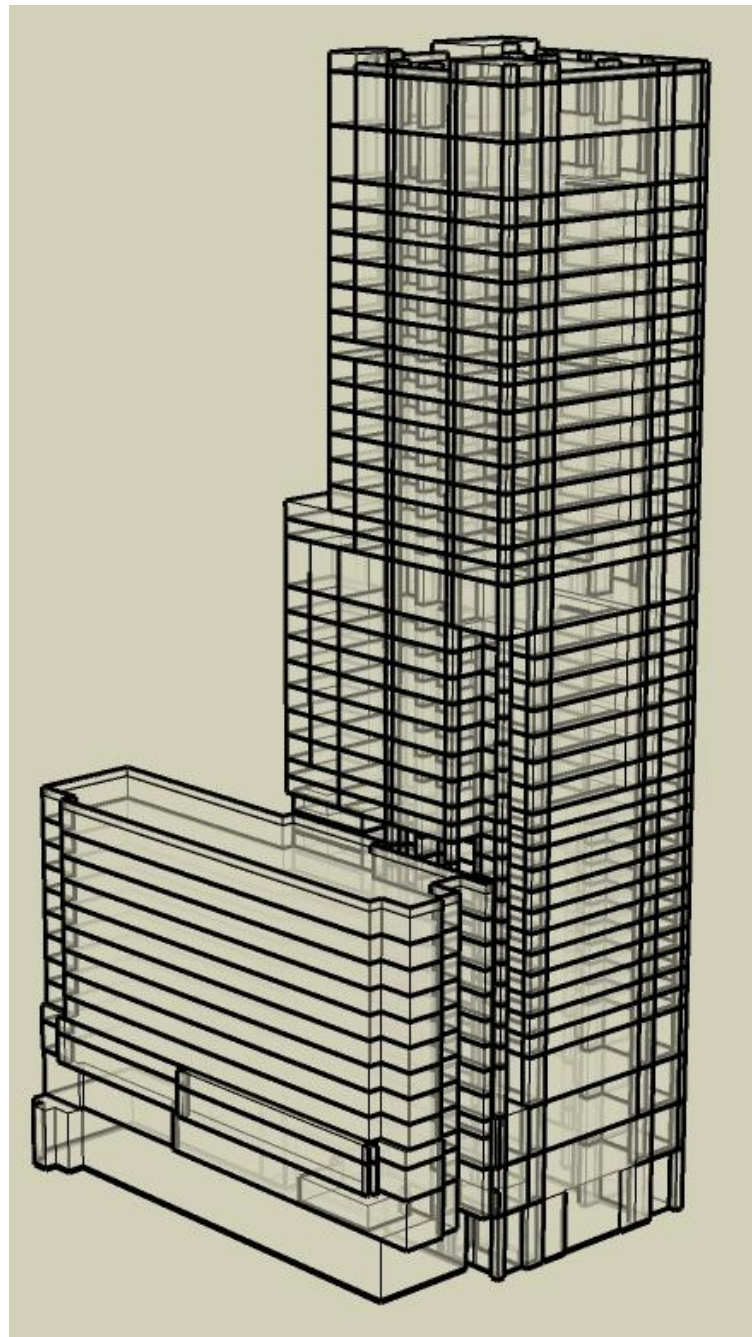
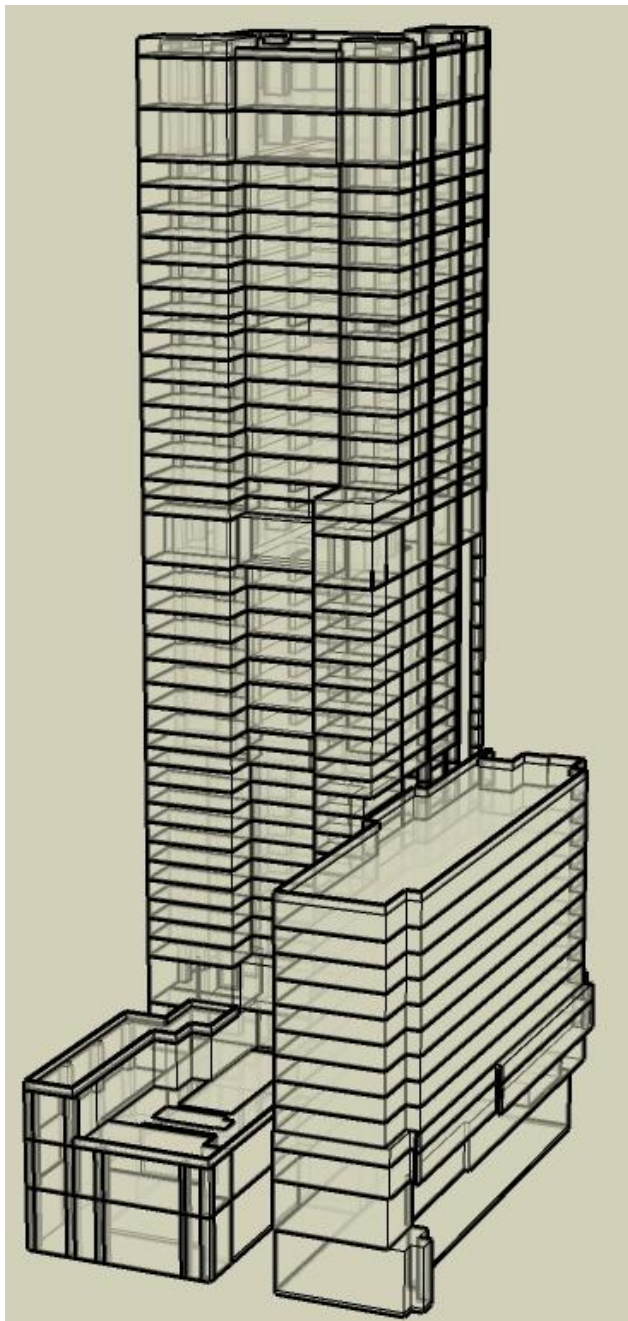


**D** TYPICAL RESIDENTIAL FLOOR PLAN



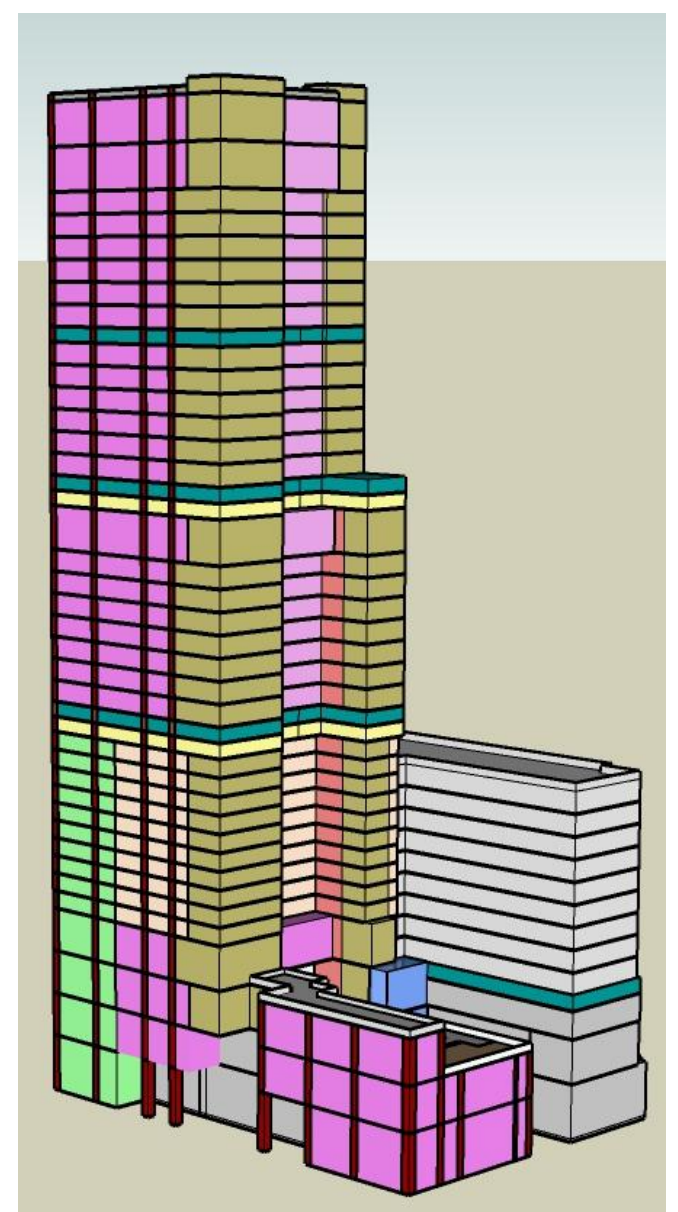
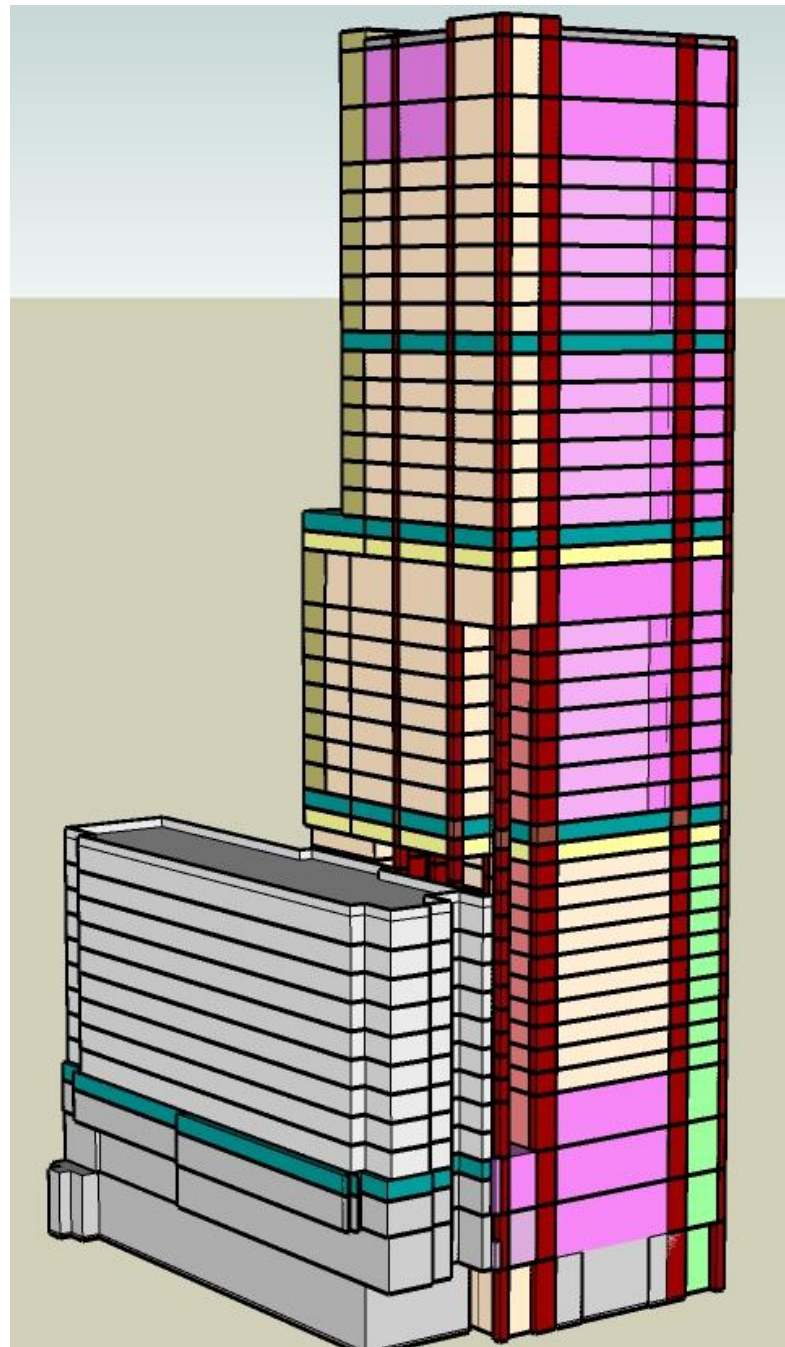
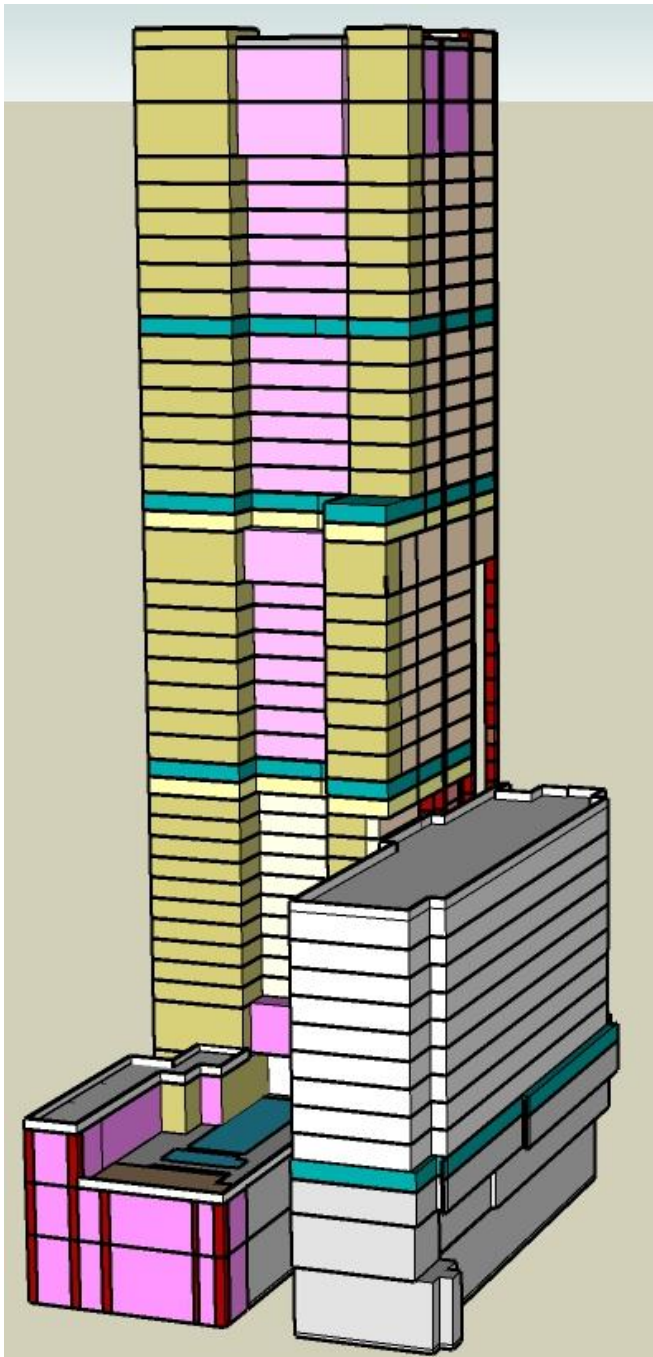
**E** 34TH & 35TH FLOOR SKY LOUNGE

**VIEWS**



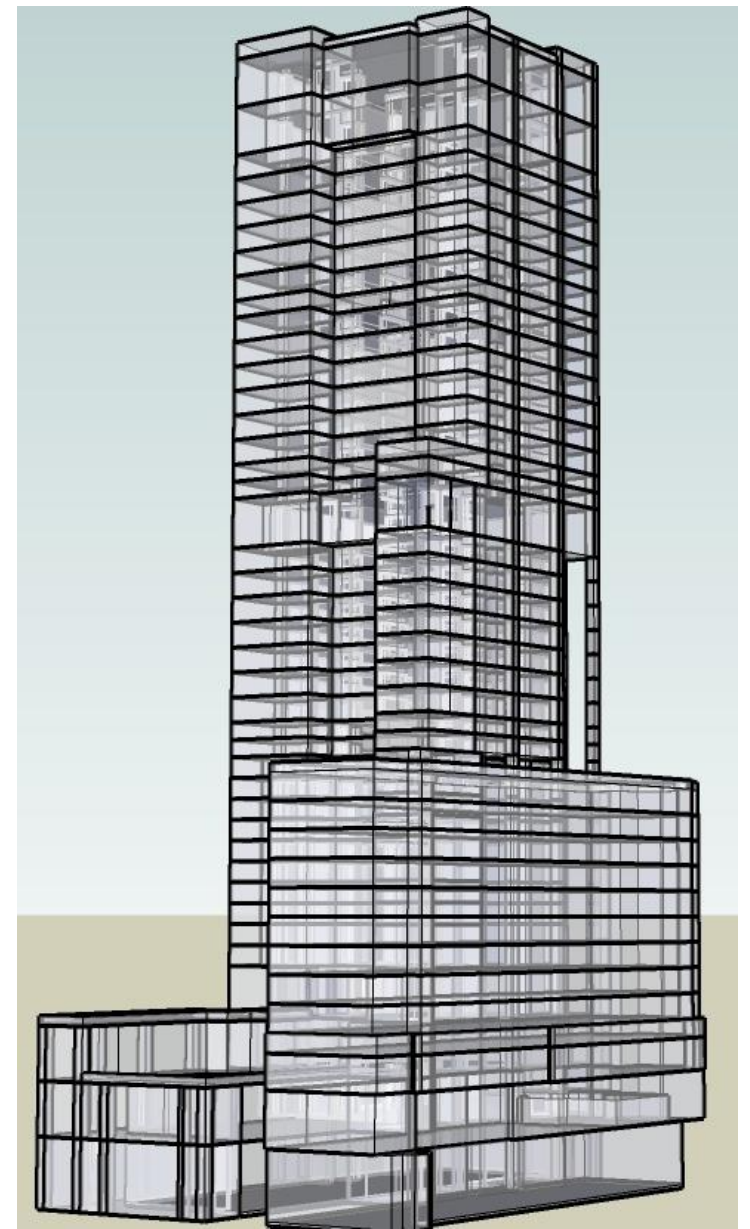
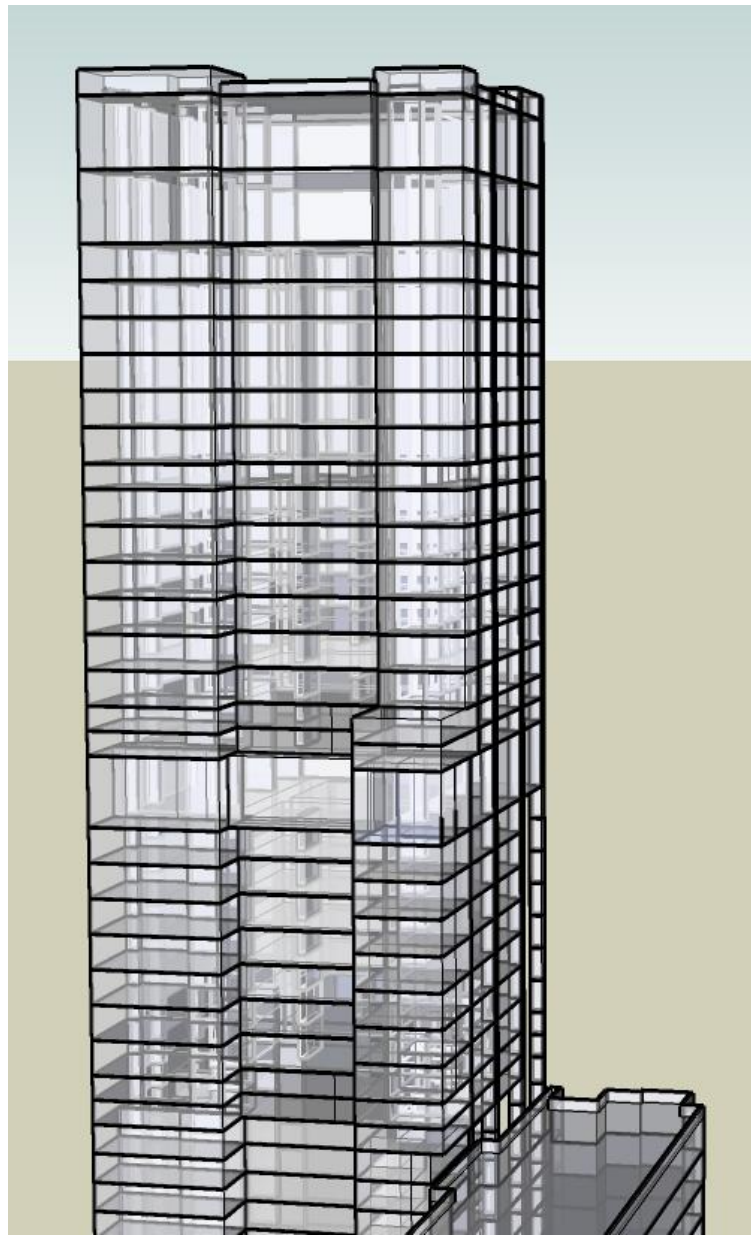
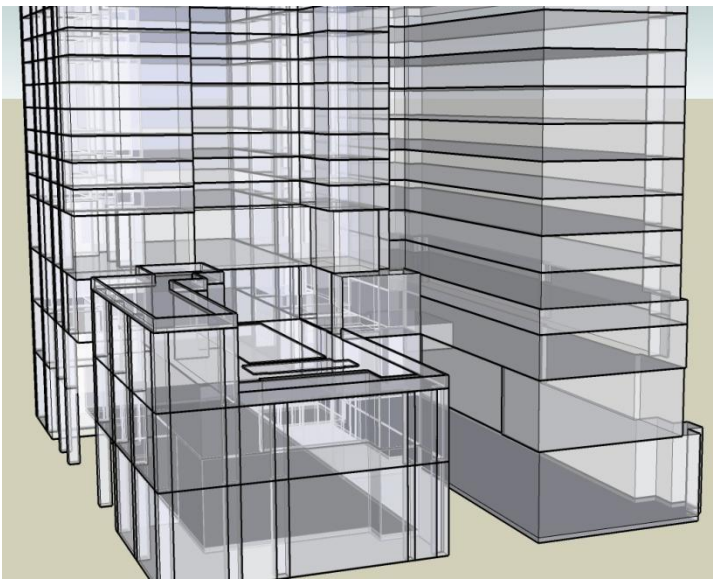
**VIEWS**

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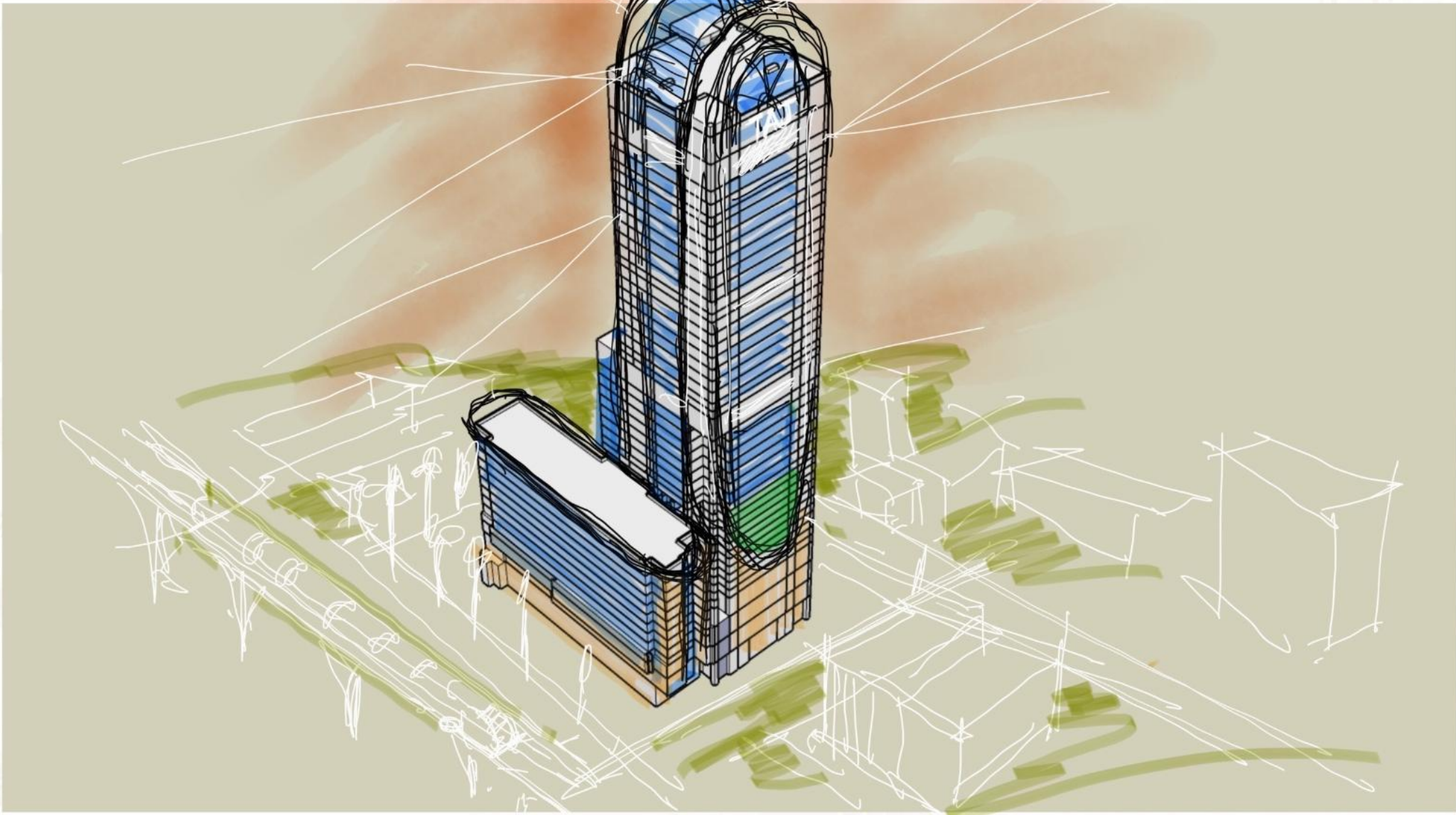
**VIEWS**

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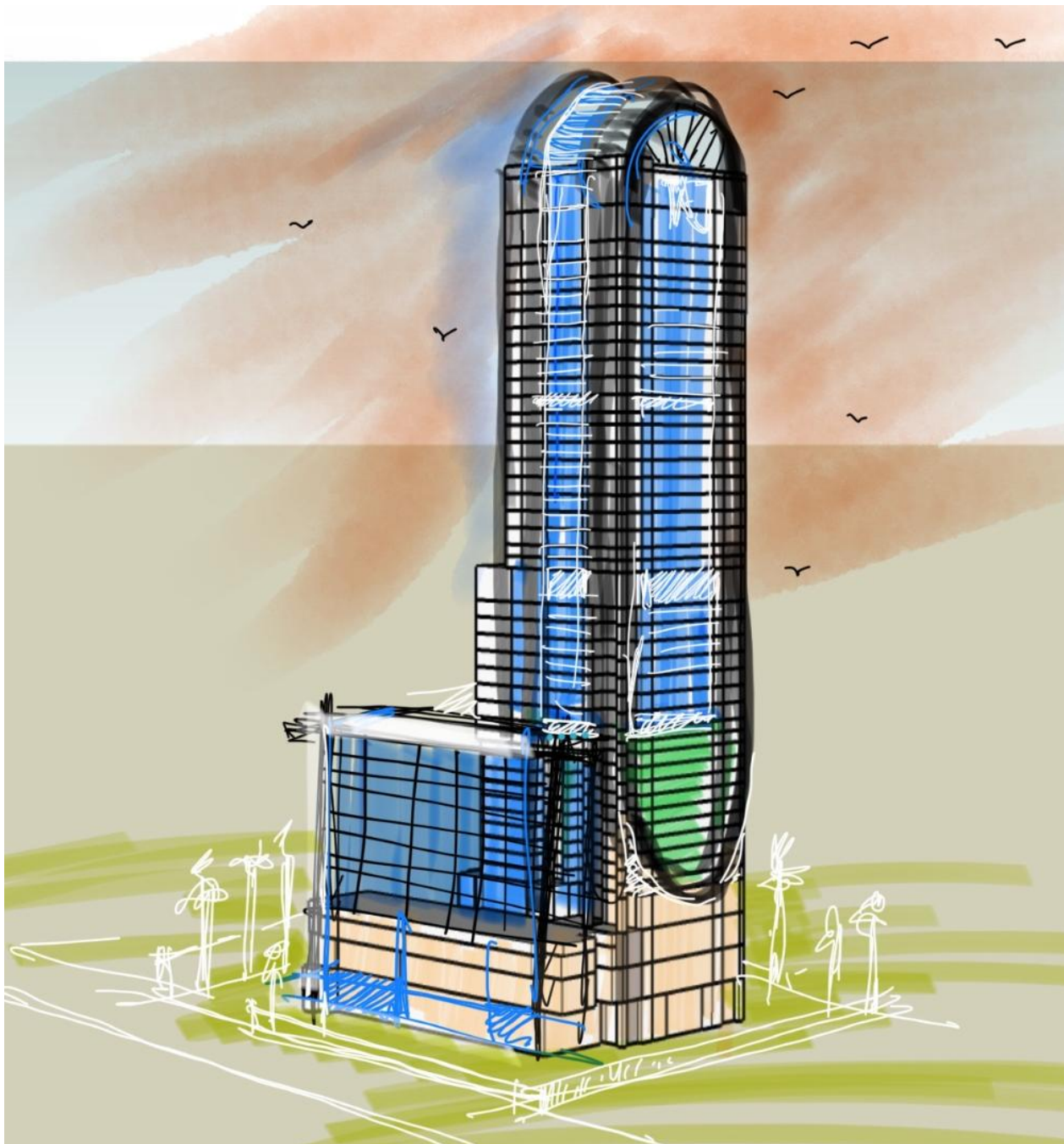
**VIEWS**

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**DESIGN CONCEPT**

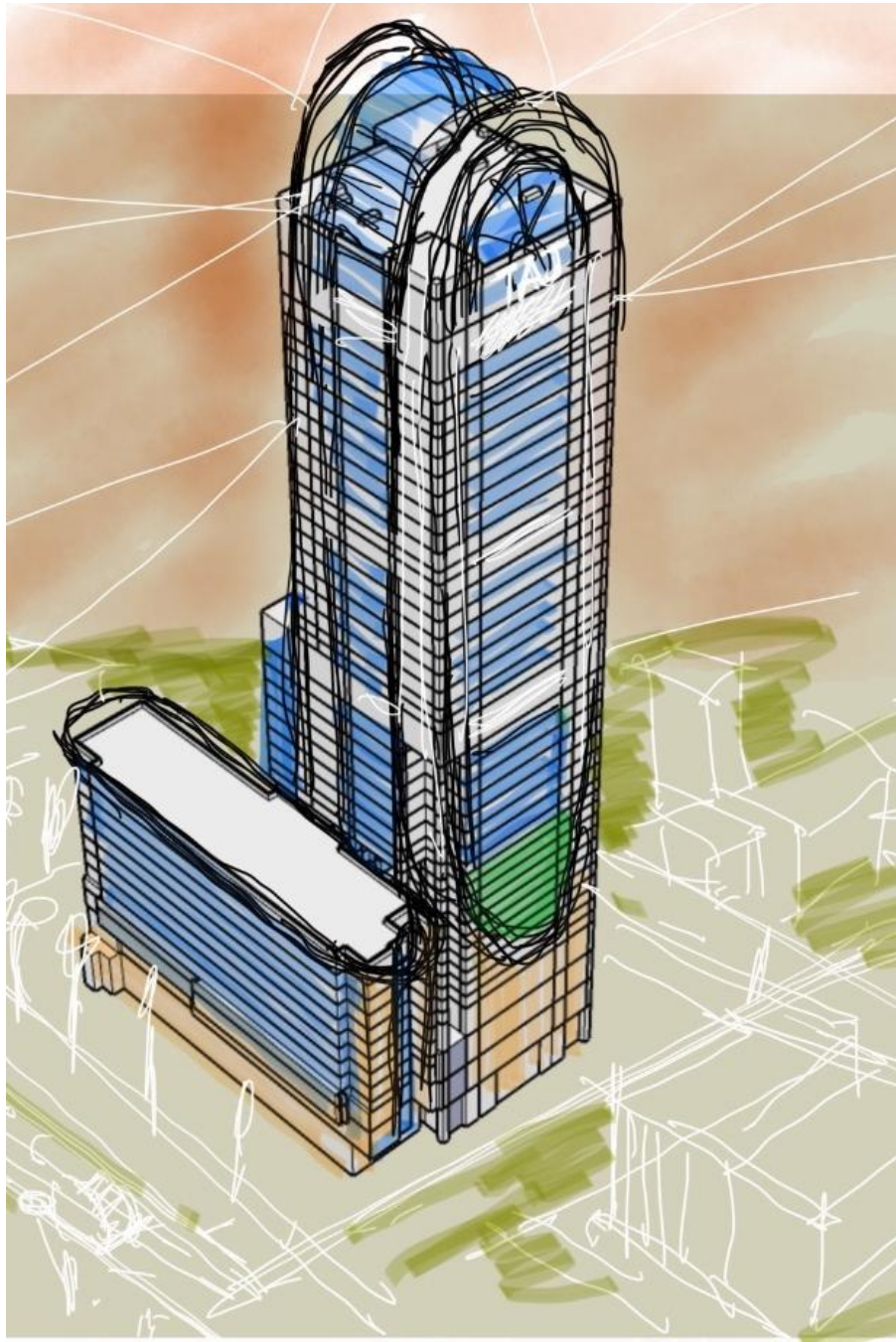
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**DESIGN CONCEPT**

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**THANK YOU**

**Kanwal Thareja Architects**  
**Delhi-Dubai**

[www.kanwaltharejaarchitects.com](http://www.kanwaltharejaarchitects.com)