BHARTI COLLEGE

30.0 MT. WIDE ROAD

MAIN ROAD

DISTT. PARK

EXISTING BUILDING

EXISTING & TO BE DEMOLISHED AREA

NEW PROPOSED AREA

LEGEND FOR FIRE FIGHTING:-

S.no.	Description	Symbol
1	FIRE HYDERENTS	
2	FIRE LINE	
3	FIRE EXTINGUISHER (TYPE – ABC)	
4	FIRE HOSE REEL	
5	FIRE AUTO DETECTION	
6	M. O. E. F. A.	

PROPOSED BLOCK 'D' G+4 FLOOR (ACADEMIC) ± 19.20

EXISTING BLOCK -C G+4 FLOOR (ACADEMIC) ± 19.20

PROPOSED BLOCK 'E' BASEMENT+G+6 FLOOR (ACADEMIC) BASEMENT BELOW PARKING -M ± 26.40

EXISTING BLOCK -B G + 4 FLOOR (ACADEMIC) ± 19.20

EXISTING BLOCK -A G+4 FLOOR ± 19.20 ± 15.60 G + 3 FLOOR

EXISTING BLOCK - A G + 2 FLOOR (ADMINISTRATION& LIBRARY) ± 12.30

EXISTING BLOCK - F G + 2 FLOOR (AUDITORIUM) ± 12.00

INSTITUTIONAL AREA 4.0 ACRE

BLOCK - K

LAWN

PAVED SURFACE

CAR PARKING

GREEN AREA

setback line

ONE BASEMENT BELOW

6.0 M. WIDE ROAD ALL AROUND THE BUILDING WITH 9.0 MM. WIDE TURNING RADIUS

6.0 M. WIDE ROAD ALL AROUND THE BUILDING WWITH 9.0 MM. WIDE TURNING RADIUS

12.0 MT.SETBACK LINE AS/ M.P.D. 2021

6.0 MT. EARLIER SETBACK LINE

HOCKEY FIELDAS STANDERD

PLAY GROUND

PLAY FIELD AREA 2.94 ACRE

VOLLEY BALL POST VOLLEY BALL AND BASKET BALL COURT

BOUNDARY WALL 1500 HT.

PARKING -H

HOSTEL BLOCK EXISTING

EXISTING HOSTEL BLOCK (EXISTING)

ONE BASEMENT BELOW ± 14.40 BASEMENT+G+3 FLOOR ± 13.80

ONE BASEMENT BELOW ± 3.900

PAVED COURT LVL -+ 0.0

HOSTEL AREA 1.0 ACRE

± 3.000 COVERED PASSAGE

INSTITUTIONAL AREA SPACE

± 7.200 BASEMENT+G+1 FLOOR

CAR PARKING -K

EUCALYPTUS

DDA FLATS

PARKING -B

PARKING -D

S.T.P.

DROP CONN.

KH- 457.5MM DEEP

Boundary wall 1500 ht.

10.0 M O RAIN WATER HARVESTING

GATE 6.0 MT. GATE

GATE 6.0 MT. ENTRY

ENTRY TO ACADEMIC BLOCK

FIRE STATION

18.0 MT. WIDE ROAD

DETAILS OF AREAS WITHOUT COMPLETION & COMPOUNDING DETAIL:-

ACADEMIC BLOCK COVERED AREA = 3350.456 SQM

HOSTEL BLOCK COVERED AREA = 4113.658 SQM

TOTAL COVERED AREA = 7464.11 SQM

PRE OCCUPANCY CHARGES @ RS. 500/SQM = 7464.11 SQM X500.0 = RS. 37,32,055.00

AREA CALCULATION FOR COVERED AREA ON ALL FLOORS (UNITS ARE IN SQ.MT.)

S.NO.	DESCRIPTION	EXISTING & SANCTIONED AREA BLOCK -A	BLOCK -B	BLOCK -C	BLOCK - CORRIDOR	BLOCK -E	BLOCK -F	TOTAL	PROPOSED NEW CONSTRUCTION AREA BLOCK -D	BLOCK -G	TOTAL	ACADEMIC BLOCK TOTAL AREA	HOSTEL BLOCK / RESIDENTIAL EXISTING & SANCTIONED AREA	EXISTING & SANCTIONED GATE OFFICE COVERED AREA	EXISTING & SANCTIONED ELECTRICAL PANNEL ROOM COVERED AREA	TOTAL COVERED AREA ON PLOT
1.	G.F COVERED AREA	793.824	556.732	508.517	174.73	1258.466	802.62	3865.089	537.38	432.497	969.86	4834.94	1192.734	6.25	37.117	6091.261
2.	BASEMENT COVERED AREA	----	----	----	----	1302.580	----	1302.580	----	----	----	1302.58	474.111	----	----	2751.359
3.	2nd BASEMENT COVERED AREA	----	----	----	----	----	----	----	----	----	----	----	----	----	----	556.304
4.	STILTS COVERED AREA	----	----	----	----	----	----	----	537.38	432.497	969.86	969.86	----	----	----	1009.103
5.	FIRST FLOOR COVERED AREA	679.344	556.732	503.337	79.936	1205.586	343.07	3238.355	537.38	432.497	969.86	4208.22	1043.228	----	----	5371.664
6.	2nd FLOOR COVERED AREA	763.824	556.732	503.337	79.936	1205.586	802.62	3712.535	537.38	432.497	969.86	4682.39	938.848	----	----	5641.454
7.	3rd FLOOR COVERED AREA	235.42	556.732	503.337	79.936	1205.586	----	2581.311	537.38	432.497	969.86	3551.17	938.848	----	----	4510.230
8.	4th FLOOR COVERED AREA	163.147	556.732	407.563	79.936	1205.586	----	2413.264	537.38	432.497	969.86	3383.12	----	----	----	3403.335
9.	5th FLOOR COVERED AREA	----	----	----	----	1205.586	----	1205.586	537.38	432.497	969.86	2175.75	----	----	----	2175.745
10.	6th FLOOR COVERED AREA	----	----	----	----	1205.586	----	1205.586	537.38	418.274	955.64	2161.52	----	----	----	2161.522
11.	7th FLOOR COVERED AREA	----	----	----	----	----	----	----	537.38	418.274	955.64	955.64	----	----	----	955.636
12.																
13.	TOTAL COVERED AREA ON ALL FLOORS INCLUDING STILT BASEMENT	2655.559	2753.66	2426.091	494.474	9794.582	2605.599	19624.906	4838.24	4282.301	9700.30	28360.08	4587.769	6.25	37.1178	32991.20
14.	TOTAL COVERED AREA EXCLUDING STILT &BASEMENT	2655.559	2753.66	2426.091	494.474	8491.982	2605.599	18322.326	4298.88	3431.530	8003.44	26087.64	4113.658	6.25	37.1178	30244.66

AREA STATEMENT:-

PLOT AREA = 7.94 ACRE = 32133.18 sqmt.
AREA MARKED FOR RESIDENTIAL = 1 ACRE =4047 Sq. Mt.
AREA MARKED FOR PLAY FIELD = 2.98 ACRE = 11898.18Sq mt.
AREA MARKED FOR ACADEMIC PURPOSES = 4.0 ACRE = 16188.0 Sq mt.

FOR ACADEMIC USES:-

PER. GROUND FLOOR COVERAGE = 30% OF PLOT AREA MARKED FOR ACADEMIC USES
= 30% OF 16188.0 Sq. Mt.
= 4856.40 Sq. Mt.

PER. FAR = 225% OF 16188.0 Sq. Mt.
= 36423.0 Sq. Mt.

EXISTING G.FLOOR COVERAGE = 3865.089 Sq. Mt.
= 3865.089 / 16188.0 x100 = 23.876 %

PROPOSED NEW G.FLOOR COVERAGE = 969.86 Sq. Mt.
= 969.86 / 16188.0 x100 = 5.99 %

TOTAL G.FLOOR COVERAGE = 4834.94 Sq. Mt.
= 4834.94 / 16188.0 x100 = 29.86 %

EXISTING FAR OF ACADEMIC AREA = 18322.326 Sq. Mt.
= 18322.326 / 16188.0 x100 = 113.185 %

PROPOSED NEW FAR OF ACADEMIC AREA = 7730.44 Sq. MT.
= 7730.44 / 16188.0 x100 = 47.75 %

TOTAL FAR = 26087.64 / 16188.0 x100 = 161.54 %

FOR RESIDENTIAL USES

AREA MARKED FOR HOSTEL/ RESIDENTIAL = 1 ACRE =4047.0 Sq. Mt.

PER. GROUND FLOOR COVERAGE = 30% OF PLOT AREA MARKED FOR RESIDENTIAL USES
= 30% OF 4047.0 Sq. Mt.
= 1214.1 Sq. Mt.

PER. FAR = 225% OF 4047.0 Sq. Mt. =9105.75 Sq.Mt.

EXISTING G.FLOOR COVERAGE = 1192.734 Sq. Mt.

% OF G.FLOOR = 1192.734 / 4047.0 X100 =29.47%

EXISTING FAR OF = 4113.658 Sq Mt.

% OF FAR EXISTING = 4113.658 / 4047 X100 = 101.64%

DETAIL OF PARKING AREA PROVIDED

PARKING REQUIREMENT :

TOTAL COVERED AREA OF INSTITUTION = 30201.30 sq.mt (ACADEMIC & RESIDENTIAL)

PARKING REQUIREMENT = 30201.30 X 1.33 / 100
= 401.67 ECS

A. OPEN PAEKING
A= 110 X 20 = 2200.0 sq.mt
B= 20 X 12 = 240.0 sq.mt
C= 75 X 16 = 1200.0 sq.mt
D= 27.5 X 11 = 302.50 sq.mt
E= 16 X 17 = 272.0 sq.mt
F= 50 X 11 = 550.0 sq.mt
G= 44 X 12 = 528.0 sq.mt
H = 52.0x9.0 = 468.0 sq.mt
J = 45.0 x12.0 = 540.0 sq.mt
K = 9.0 x12.0 = 108.0 sq.mt
TOTAL = 6408.0 sq.mt
NO. OF CARS = 6408.0/ 23 = 278.61 ECS

B. STILT PARKING
STILT UNDER G.= 432.497
STILT UNDER D. = 532.36
TOTAL = 969.86 sq.mt
NO. OF ECS =969.86/ 16 = 60.61 ECS
(STACK PARKING PROVIDED)

C. BASEMENT PARKING

1ST. BASEMENT UNDER BLOCK -E = 1302.580 Sq. Mt.
NO. OF ECS = 1302.58/ 32 =40.70 ECS

1ST. BASEMENT UNDER HOSTEL BLOCK =474.11 Sq. Mt.
NO. OF ECS = 471.11/ 16 = 29.44 ECS
(STACK PARKING PROVIDED)

TOTAL ECS = OPEN AREA PARKING + STILT PARKING + BASEMENT PARKING
= 278.61+60.61+40.70+29.44 = 409.36 CARS

DETAIL OF GREEN AREA

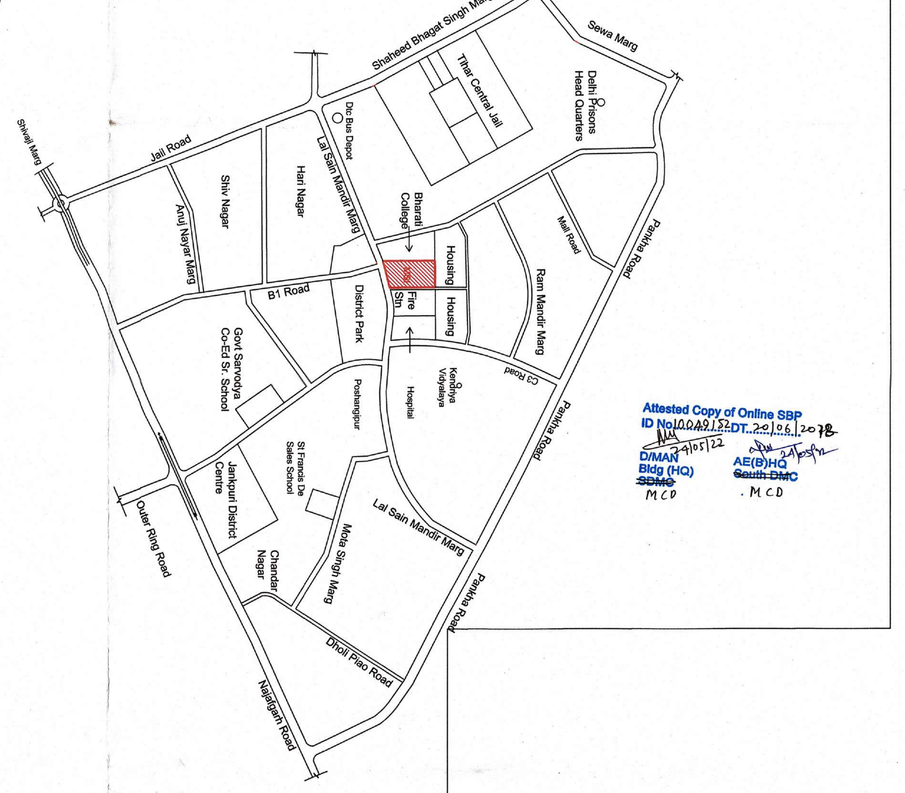
GREEN AREA REQUIRED = (PLOT AREA-PER.GROUND COVERED AREA) /2
= 20235 - 6091.261 / 2
= 7071.869 Sq.Mt.

GREEN AREA PROVIDED = PLOT AREA - (PROPOSED GROUND COVERAGE AREA + SURFACE PARKING + ROAD AREA.)
= 20235 - (6091.261 +5760.0 + 375)
= 20235 - 12226.261
= 8008.739 Sq.Mt.

AJIT SINGH CHAUDHARY
Secretary
Surajmal Memorial Education Society
C-4, Janakpuri, New Delhi-110058

DISTRICT PARK
ROAD 80'-0" WIDE
BHARTI COLLEGE
DISTT. PARK
TO NAJAF GARH ROAD
MARG 100'-0" WIDE
JANAK PURI
SITE FOR SURAJMAL MEMORIAL EDUCATION SOCIETY
FLATS
ROAD 60'-0" WIDE
FIRE STATION
DISTT. PARK
FLATS
HOSPITAL
HOUSING

PART LAY-OUT PLAN



Attested Copy of Online SBP ID No 10049152 DT. 20/06/2022
DY.MAN Bldg (HQ) SZ/HQ MCD
AE(B)HQ Distrib DMC MCD

LOCATION PLAN

PROJECT:
PROPOSED ADDITION/ALTRATION IN EXISTING COLLEGE BUILDING OF M.S.E. AT C-4, JANAKPURI, NEW DELHI

OWNER:- SURAJMAL MEMORIAL EDUCATION SOCITY

SITE PLAN

SUBMISSION DRG. | DEALT BY:PAWAN DAHIYA | CHECKED BY:DAHIYA

SCALE: 1:250 | DATE:13/05/2017 | DRG TYPE: | JOB CODE:

NORTH POINT

SD/01a

(1) S. No. 47/B/HQ/MCD/2022
(2) Issuing Officer A E(B) G V. D V ashisht
(3) Applicant S H/Shri Ajit Singh Chaudhary
(4) Date of Fee Deposit 27/07/2022
(5) Amount Deposit Rs. 10049152 78805
(6) File No. W No. Dated
(7) Name of Scrutiny MANOJ KUMAR