

SITE LEVEL

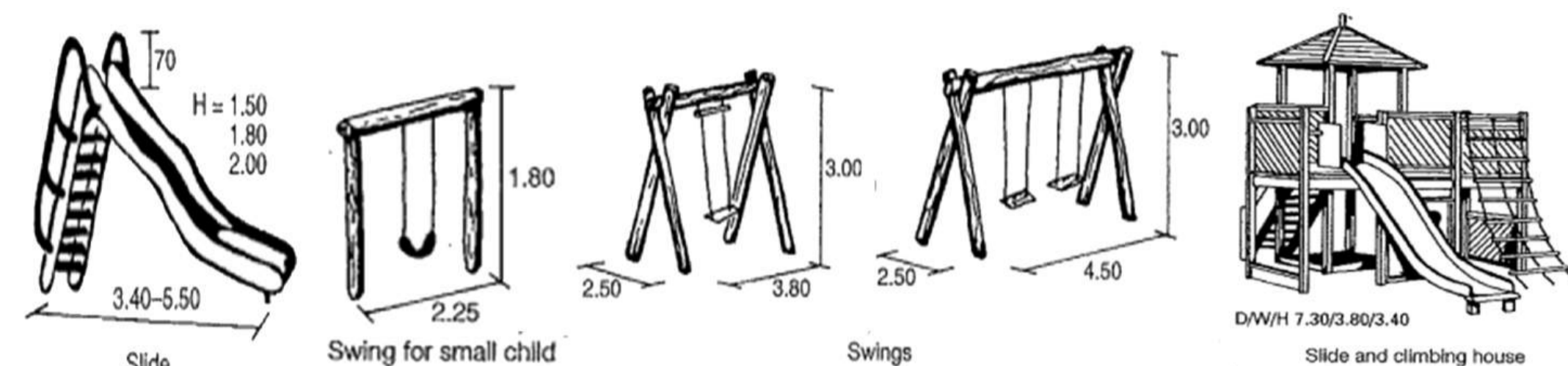
ALONG WITH FOOD AND SHELTER HOUSING IS ONE OF THE MOST BASIC AND IMPORTANT REQUIREMENT OF A HUMAN BEING. HOUSING DEFINES COMMUNITY WHICH COMPRISES OF FOLLOWING:

- >A DWELLING UNIT
- >OPEN SPACES INTENDED FOR RECREATION AND VENTILATION;
- > OFF-STREET PARKING, MEANS OF ACCESS CONNECTING DIFFERENT LAYOUTS, STREET LIGHTING AND OTHER AMENITIES.
- >CONVIENENT SHOPS, COMMUNITY HALL, OR OTHERS.

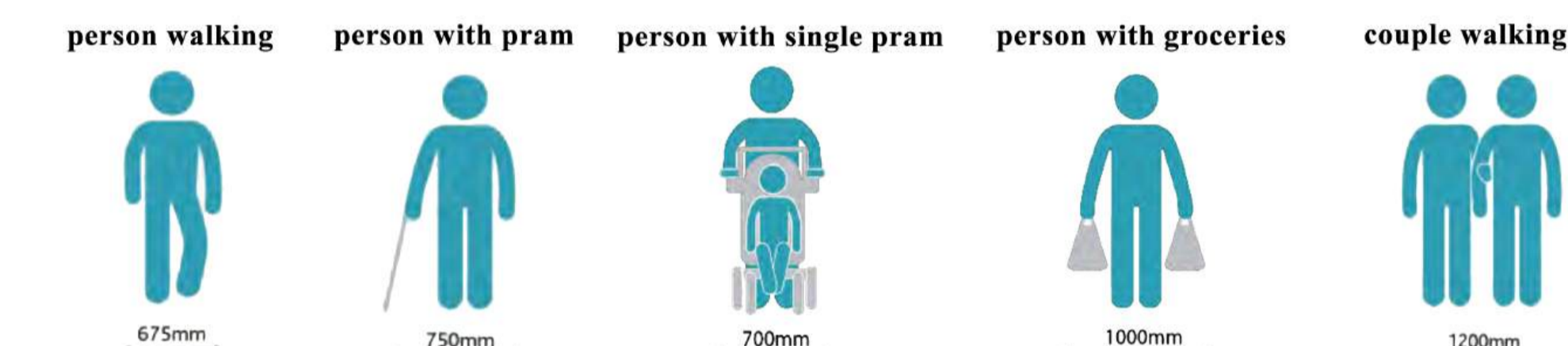
OPEN SPACES

● SWING AREA FOR KIDS

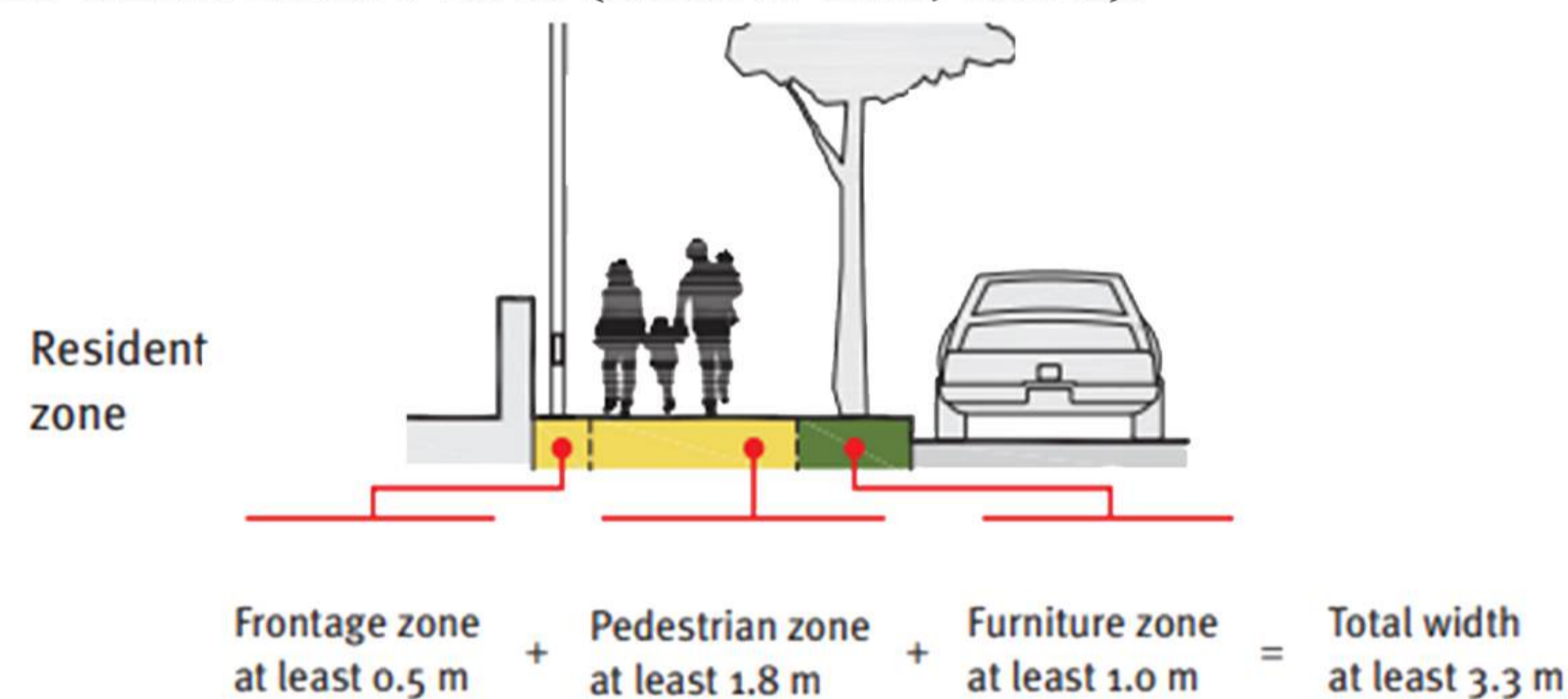
RESIDENTIAL UNIT PLAY AREA (1 FOR 5000 POPULATION) - 5000SQM
PARKS AND OPENS AREAS WILL BE PROVIDED 10% OF THE WHOLE AREA OF THE SITE.



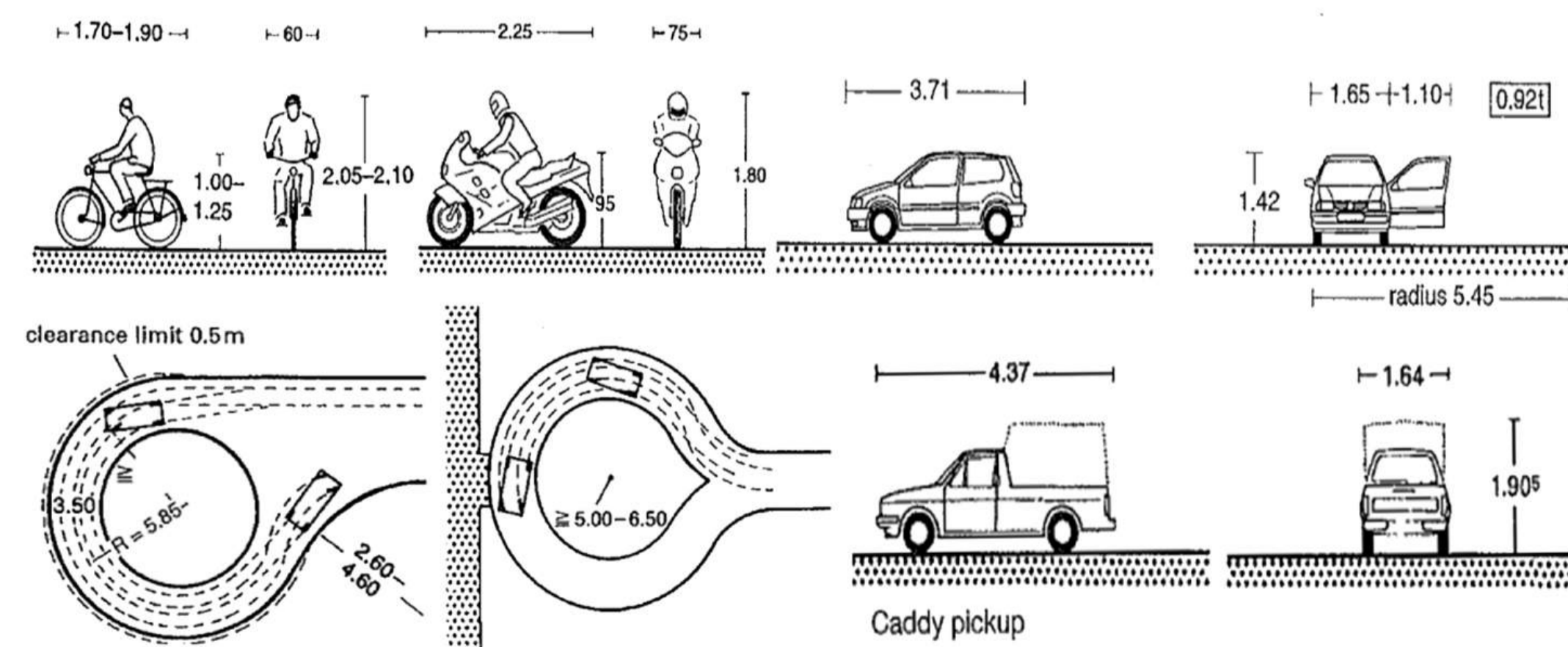
● PEDESTRIAN ACCESS



THE WIDTH OF THE FOOTPATH CAN VARY AS PER THE ADJACENT LAND USE. FOOTPATHS IN RESIDENTIAL AREAS REQUIRE A MINIMUM CLEAR WIDTH OF 1.8 M, WHICH IS ENOUGH SPACE FOR TWO WHEELCHAIRS TO PASS EACH OTHER. FOR COMMERCIAL AREAS, THE CLEAR WIDTH SHOULD BE AT LEAST 2.5 M (IRC:103-2012, 6.1.5.2).



● VEHICULAR ACCESS



PARKING STANDARD

AN AREA ENCLOSED OR UNENCLOSED, COVERED OR OPEN, SUFFICIENT IN SIZE TO PARK VEHICLES, TOGETHER WITH A DRIVE-WAY CONNECTING THE PARKING SPACE WITH A STREET OR ALLEY AND PERMITTING INGRESS AND EGRESS OF THE VEHICLES.

EQUIVALENT CAR SPACE (ECS):
PARKING SPACE ALLOTTED IN OPEN AREA IS 23SQ.M
PARKING SPACE ALLOTTED IN COVERED AREA IS 28SQ.M
PARKING SPACE ALLOTTED IN BASEMENT IS 32SQ.M



SURFACE PARKING

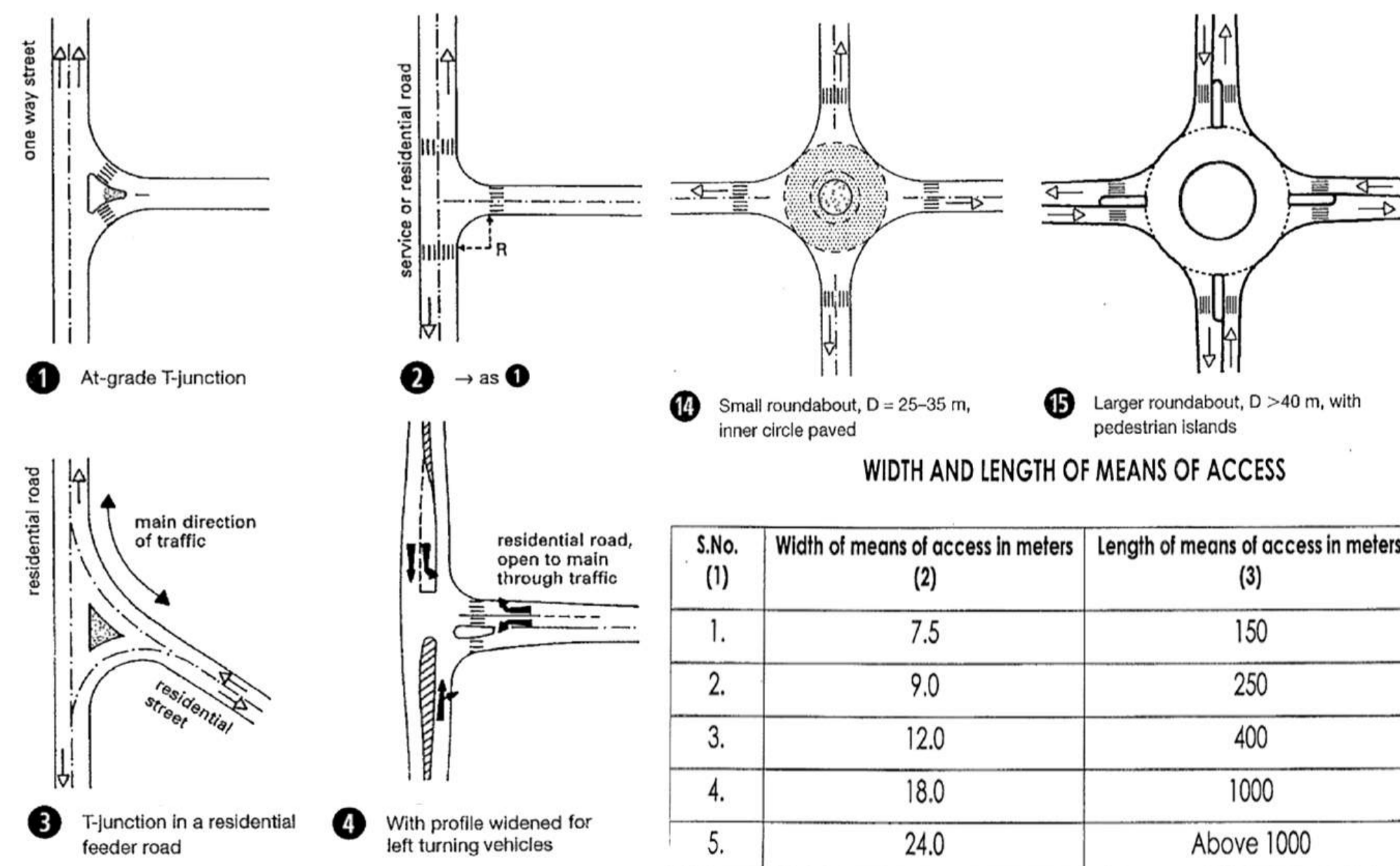
STLIT PARKING

● ON PLOT PARKING SPACE

S. No.	Occupancy	Population more than 7,50,001	Population 3,00,001 to 7,50,000	Population 50,001 to 3,00,000	Population less than 50,000
(1)	(2)	(3)	(4)	(5)	(6)
1.	Residential	@ 100 sq.m built up	@ 125 sq.m built up	@ 150 sq.m built up	@ 175 sq.m built up

● CIRCULATION AND CONNECTIVITY

- 4.8 JUNCTIONS OF ROADS MEETING AT RIGHT ANGLES AS WELL AS OTHER THAN ANGLES, THE ROUNDING OFF, CUT OFF, SPLAY OR SIMILAR TREATMENT SHALL BE DONE, DEPENDING UPON THE WIDTH OF ROADS, THE TRAFFIC GENERATED, THE SIGHTING ANGLE, ETC, TO PROVIDE CLEAR SIGHT DISTANCE.
- 4.9 THE BUILDING LINE SHALL BE SET BACK AT LEAST 3 M FROM INTERNAL MEANS OF ACCESS IN A PLOT SUBJECT TO PROVISIONS OF 8.2.1



S.No. (1)	Width of means of access in meters (2)	Length of means of access in meters (3)
1.	7.5	150
2.	9.0	250
3.	12.0	400
4.	18.0	1000
5.	24.0	Above 1000

BUILDING LEVEL

FLOOR AREA RATIO AND COVERAGE FOR GROUP HOUSING

S. No. (1)	Gross residential density Persons/Hectare (2)	Maximum coverage In per cent. (3)	Floor area Ratio (4)
1.	125	25	0.75
2.	250	30	1.25
3.	425	33	1.50

● OPEN SPACE AND HEIGHT LIMITATION

Sl. No.	Height of the Building Upto (m.)	Exterior open spaces to be left out on all sides in m. (front rear and sides in each plot)
1	10	As per prescribed set backs
2	15	5
3	18	6
4	21	7
5	24	8

● REAR OPEN SPACES

(a) Every Residential Building, having height up to 12.5 meters, shall have a Rear Open Space, as below :-

Sr. No. (1)	Plot area In Square meters (2)	Minimum Rear Open space In meters (4)
1.	Up to 40.00	Nil
2.	Above 40.00 and Up to 150.00	1.50
3.	Above 150 and up to 225.00	2.50
4.	Above 225.00	3.00

● VENTILATION SHAFT

Height of buildings in meters (1)	Size of ventilation shaft in square meters (2)	Minimum size of a side of shaft in meters (3)
Up to 10	1.2	0.9
12.5	2.8	1.2
18	4.0	1.5
24	5.4	1.8

● SERVANT QUATER

(3) ON PLOT ADMEASURING 200 TO 500 SQ. METERS ONE SERVANT QUARTER AND ON PLOT ADMEASURING MORE THAN 500SQ METERS TWO SERVANT QUARTERS MAY BE PERMITTED. THE SIZE OF A SERVANT QUARTER SHALL NOT EXCEED 25 SQ. M. AND THE AREA SHOULD NOT BE COUNTED IN BUILT UP AREA OR COVERED AREA.

● AREA ASESSMENT

SPACES	STANDARD AREA
STUDIO APARTMENTS	45-60SQM
2 BHK FLAT	60-75 SQM
3BHK FLAT	85-100 SQM
4BHK DUPLEX	120-160 SQM

>THE MAXIMUM SIZE OF THE STUDIO APARTMENT SHALL BE 60SQM.

● EWS AND LIG HOUSING

MAXIMUM GROUND COVERAGE IS 75%.

MAXIMUM DENSITIES OF EWS AND LIG HOUSING

S.No. (1)	Density (dwelling Units/hectare)		No. of Storey's Permitted (4)
	EWS (2)	LIG (3)	
(i)	130	85	1
(ii)	250	170	2

REFERENCES: NBC,MP BHOOMI VIKAS, NEUFERT,MBBL,IRC, INTERNET SOURCE.

BUILDING LEVEL

MINIMUM AREA REQUIRED FOR SHOPPING

	LAND AREA REQUIRED
5.5.9 1. CONVENIENCE SHOPPING(1 FOR 5 000 POPULATION)	1500 SQM
2. LOCAL SHOPPING INCLUDING SERVICE CENTRE (1 FOR 15000 POPULATION)	4600SQM

RECREATIONAL OPEN SPACE

RECREATIONAL SPACES INCLUDES PARKS AND GARDENS, CLUB HOUSES, COMMUNITY CENTERS, SPAS, ETC.

RECREATIONAL CLUB 1 FOR (EVERY 100000 POPULATION) - 10000SQM
NO RECREATIONAL SPACE SHALL BE LESS THAN 450SQM.

- a) 15 percent of the area of the layout, or
- b) 0.3 to 0.4 ha/1 000 persons; for low income housing the open spaces shall be 0.3 ha/1 000 persons.

5.3 EACH RECREATIONAL AREA AND THE STRUCTURE ON IT SHALL HAVE AN INDEPENDENT MEANS OF ACCESS.

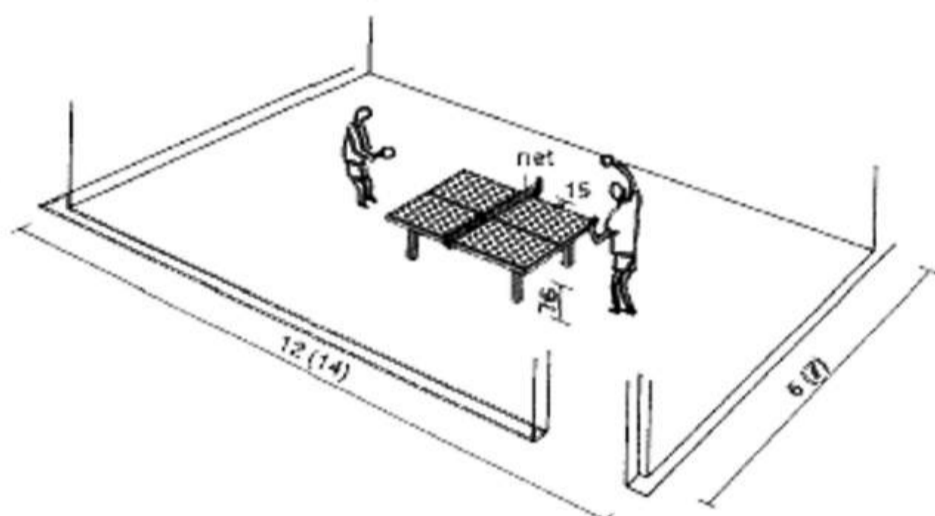
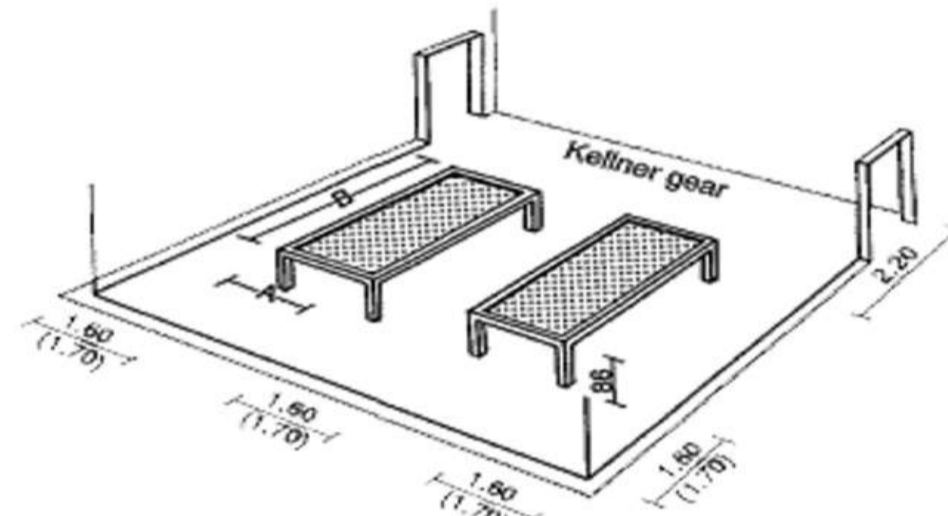


TABLE TENNIS

TABLE AREA - 152.5X274CM
TABLE HEIGHT - 76CM

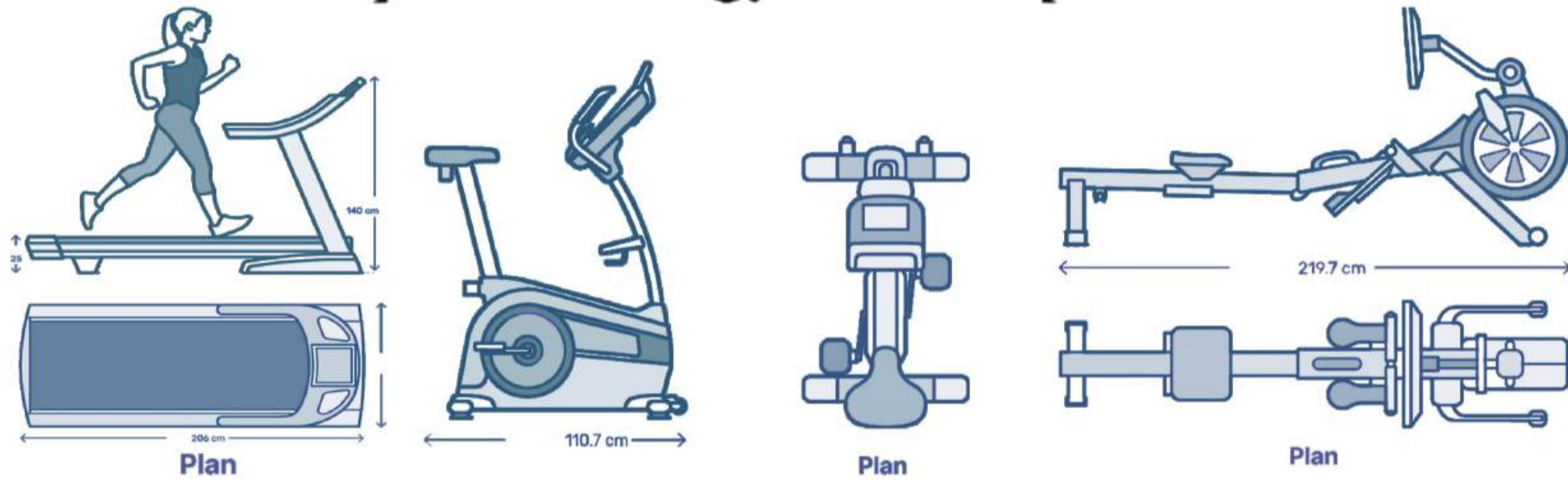


BILLARDS

SPACING OF TABLE SIZES - ≥1.60M

GYM EQUIPMENTS

5.2.2 In such recreational spaces, a single storeyed structure as pavilion or gymnasium up to 25 m² in area



MINIMUM SIZE AND WIDTH OF RESIDENTIAL PLOTS

Component of Building	Min. requirement for plots upto 50 sq m.	Min. requirement for plots above 50 sq m.
Habitable Room	Area 7.50 sq m. Width 2.10 m. Height 2.75 m.	Area 9.50 sq m. Width 2.40 m. Height 2.75 m.
Kitchen	Area 3.30 sq m. Width 1.50 m. Height 2.75 m.	Area 4.50 sq m. Width 1.50 m. Height 2.75 m.
Bathroom	Area 1.20 sq m. Width 1.00 m. Height 2.20 m.	Area 1.80 sq m. Width 1.20 m. Height 2.20 m.
W.C.	Area 1.00 sq m. Width 0.90 m. Height 2.20 m.	Area 1.10 sq m. Height 0.90 m. Height 2.20 m.
Combined Bath & W.C. (Toilet)	Area 1.80 sq m. Width 1.00 m. Height 2.20 m.	Area 2.80 sq m. Width 1.20 m. Height 2.20 m.
Store	Area No restriction Width No restriction Height 2.20 m.	Area No restriction Width No restriction Height 2.2 m.
Projections	Permitted within the setbacks upto 0.75 m. width	Permitted within the setbacks upto 0.75 m. width

CLUSTERS

>CLUSTER IS ARRANGEMENTS OF SIMILAR OR DIS-SIMILAR FORMS IN REGULAR OR IRREGULAR GROUPING.

>CLUSTERS ORGANIZATION RELIES ON PHYSICAL PROXIMITY TO RELATE TO ITS SPACE TO ANOTHER, OFTEN SHARES A COMMON SPACES LIKE COURTYARD, GARDENS, ETC.

GROUP HOUSING IN A CLUSTER SHOULD NOT BE MORE THAN 15M HEIGHT.



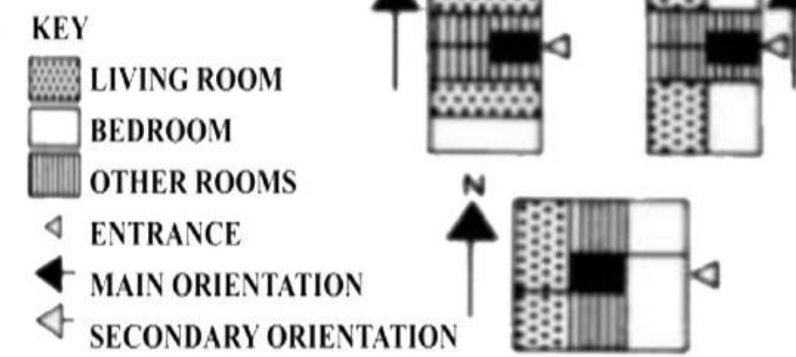
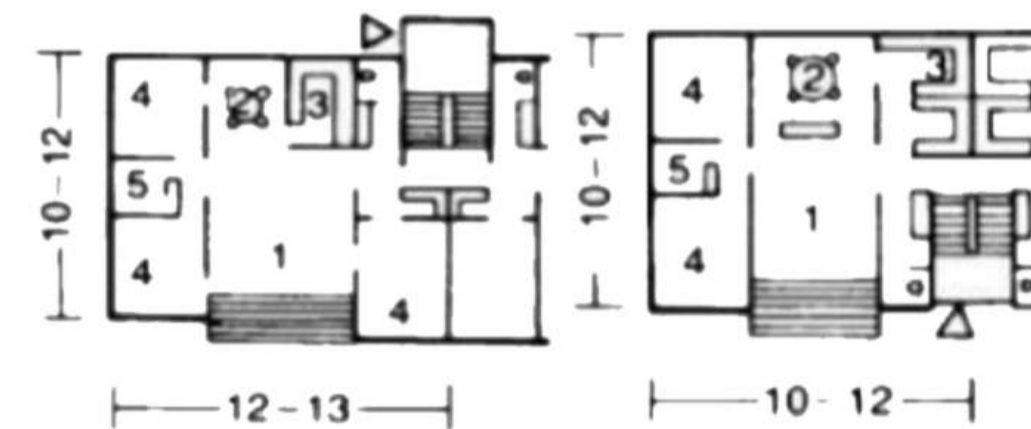
E-2.4 SIZE OF CLUSTER

IN GROUND AND ONE STOREYED STRUCTURE NOT MORE THAN 20 HOUSES SHOULD BE GROUPED TOGETHER IN A CLUSTER.

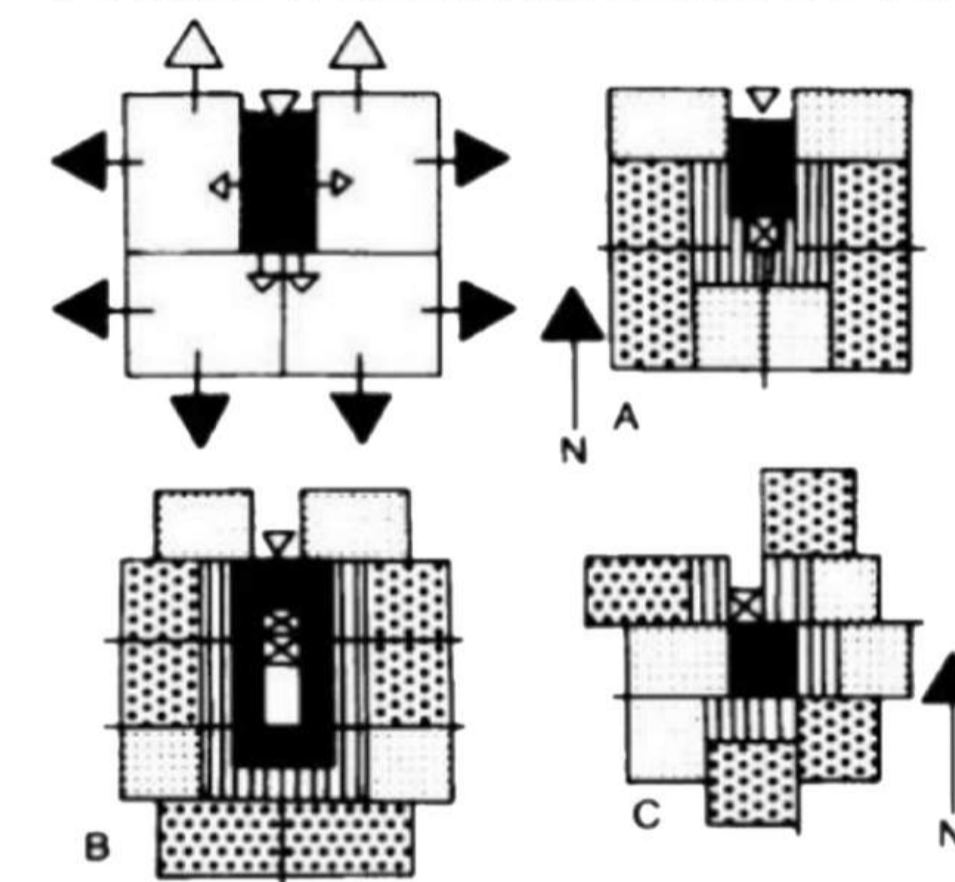
FORMATION OF CLUSTERS

> TWO DWELLINGS PER FLOOR

ALLOWS A VARIETY OF PLANS WITH SOLAR ORIENTATION, PROVIDES A GOOD BALANCE IN LIVING A QUALITY LIFE.



> FOUR DWELLINGS PER FLOOR

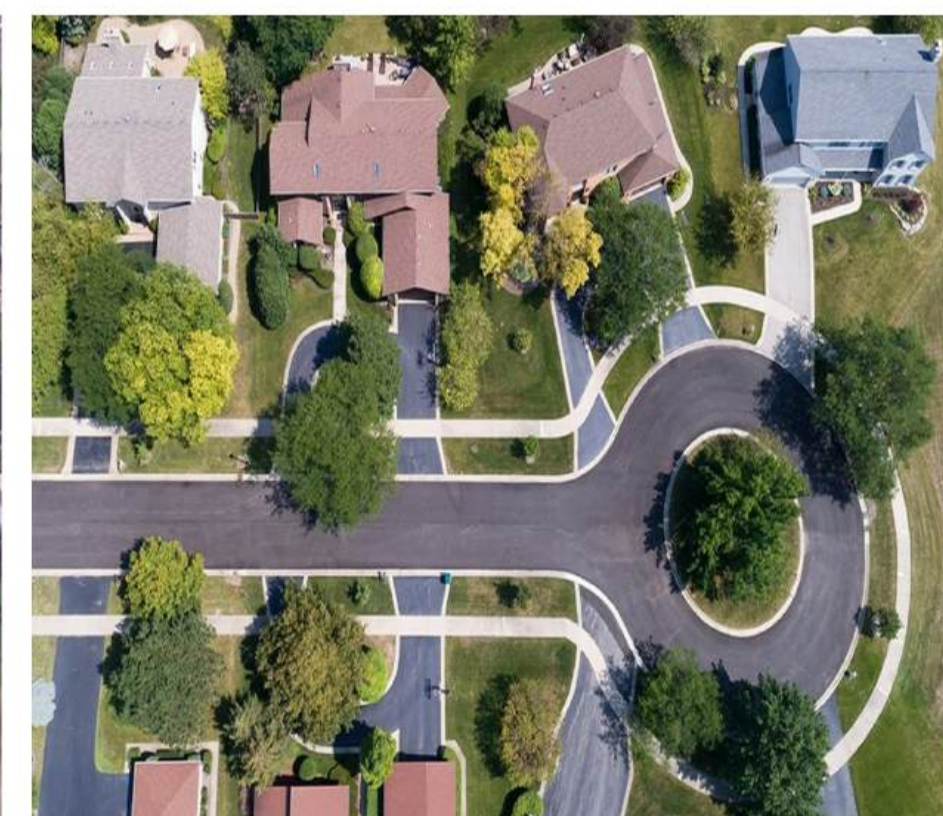
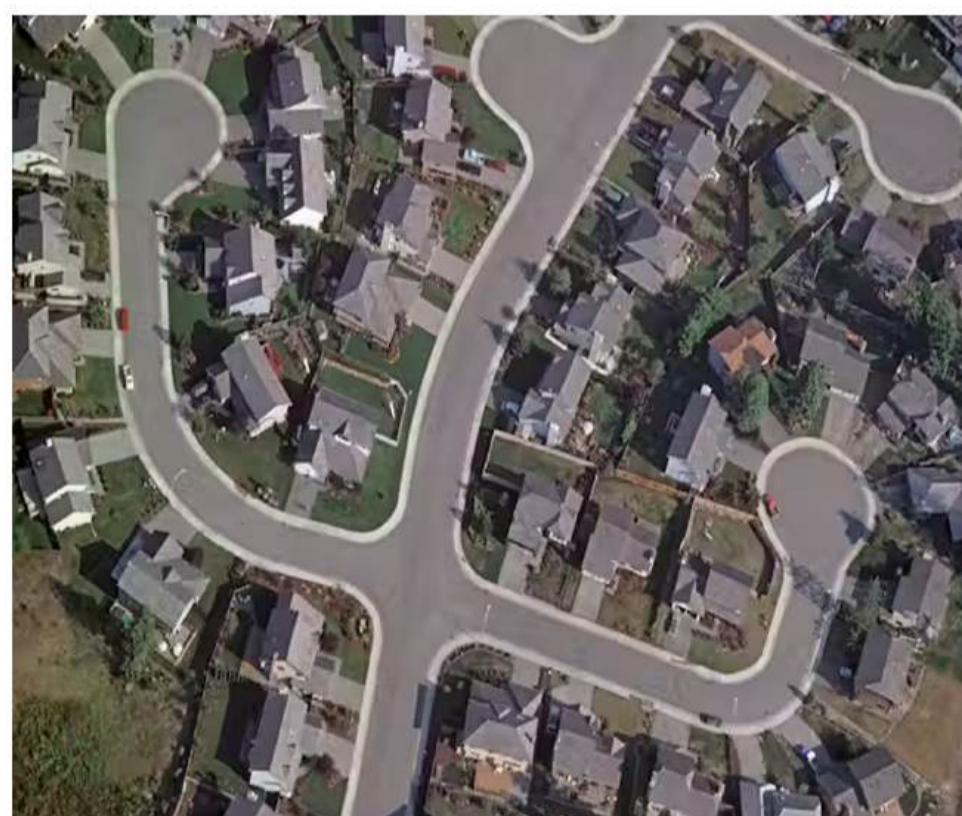
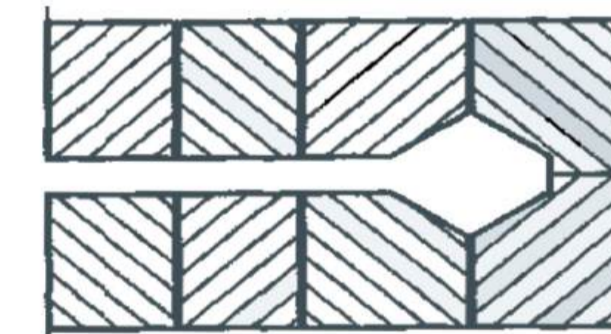


BASIC BLOCKING AND ARRANGMENTS OF DWELLINGS

EXPLORING PATTERNS

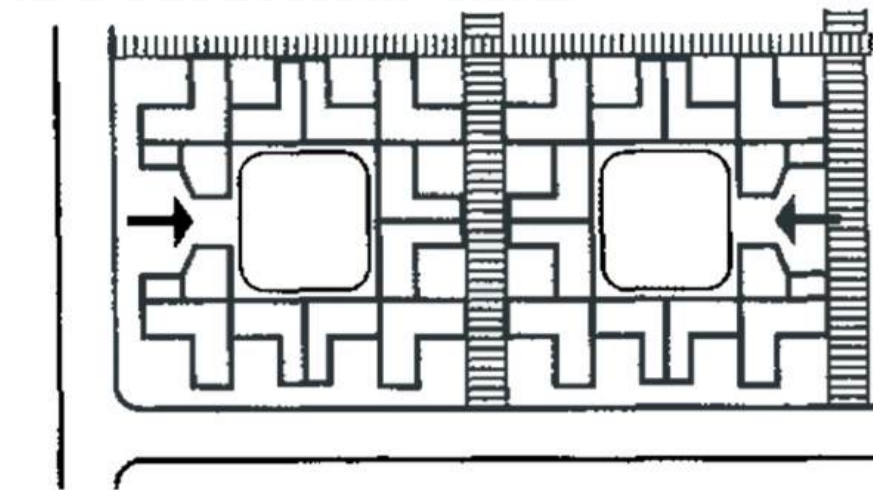
> CUL-DE-SEC

DWELLINGS LOCATED ALONG A PEDESTRIANIZED OR VEHICULAR CUL-DE-SEC ROAD ALSO KNOWN AS DEAD END.



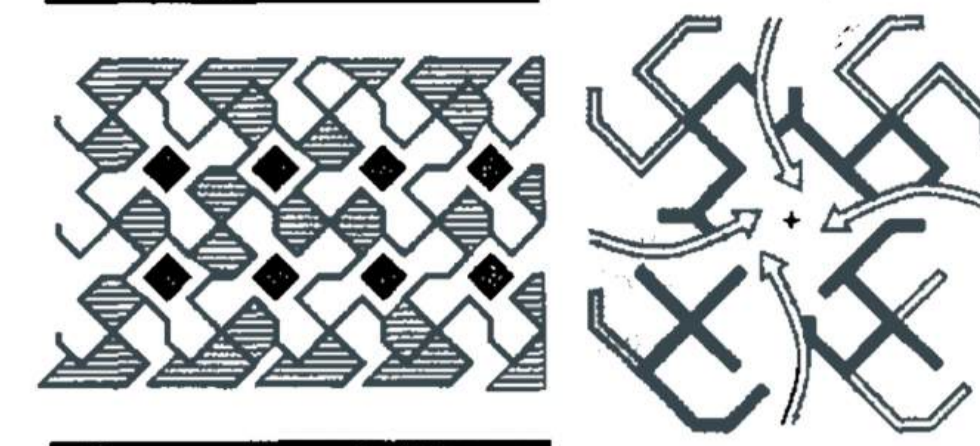
INDEPENDENT CLUSTER

CULSTERS SURROUNDED FROM ALL SIDES BY VEHICULAR ACCESS ROADS AND PEDESTRAIN PATH.



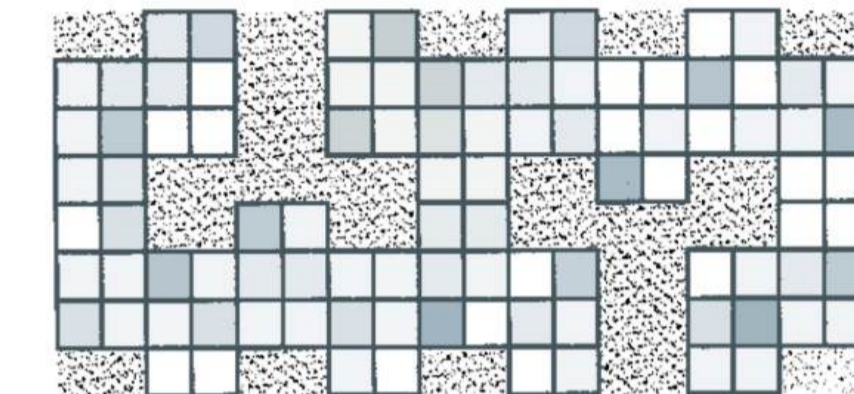
INTERLOCKING CLUSTER

CLUSTERS JOINED AT BACK AND ON SIDES WITH ATLEAST ONE SIDE COMMON.



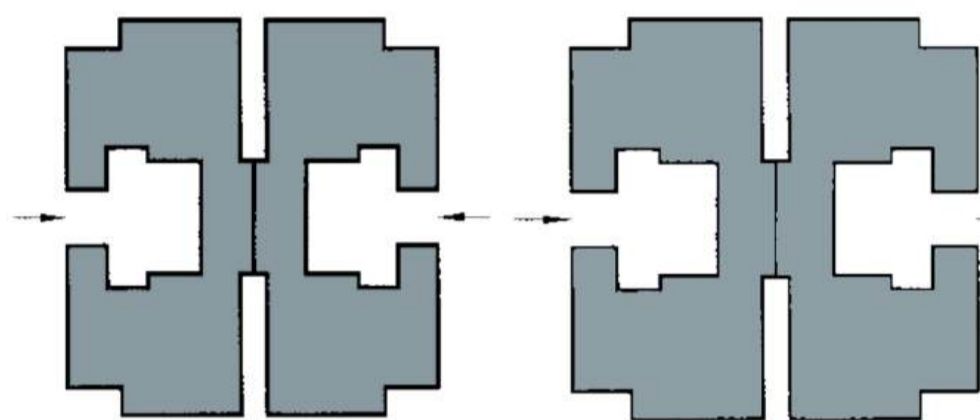
OPEN CLUSTER

CLUSTERS THAT FORMS WHEN THE OPEN SPACES OF THE CLUSTERS ARE CONNECTED TO A CONTIGUOUS OPEN SPACE.

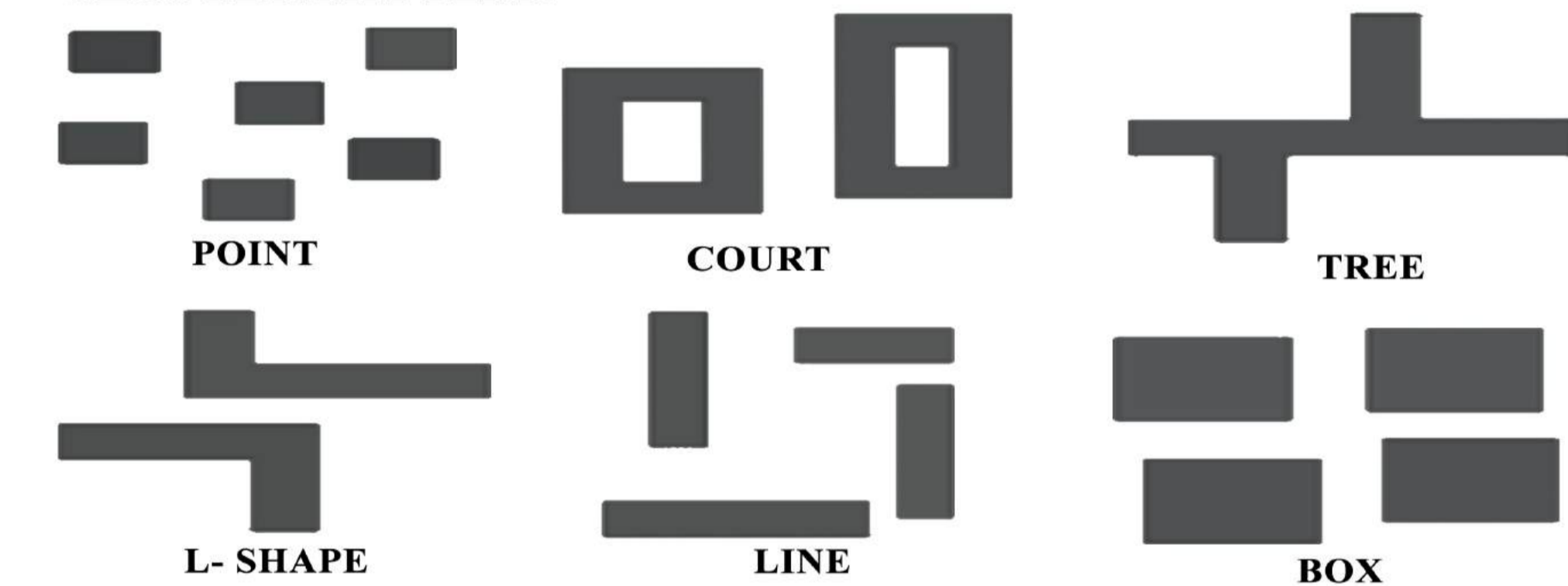


BACK TO BACK CLUSTERS

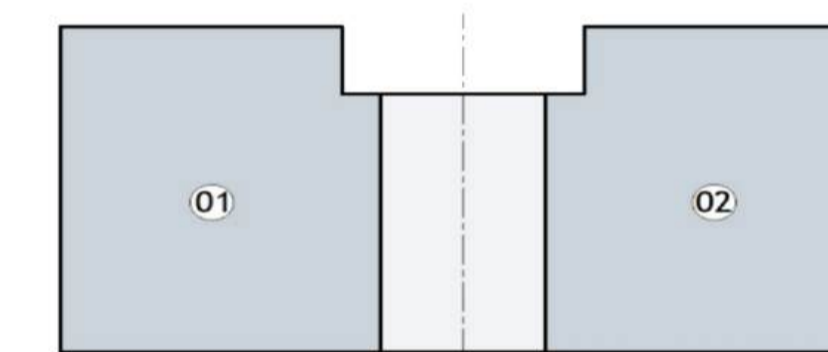
CLUSTERS ARE FORMED WHEN THE UNITS ARE JOINED TOGETHER IN A ROW OR FROM SIDES.



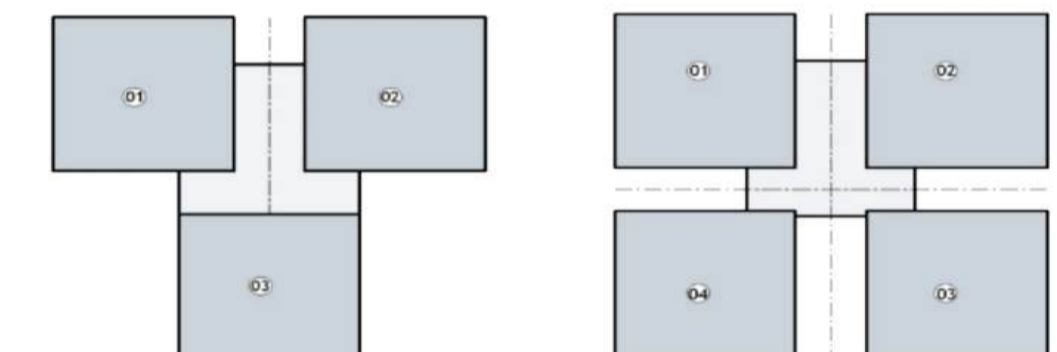
CLUSTER PATTERN



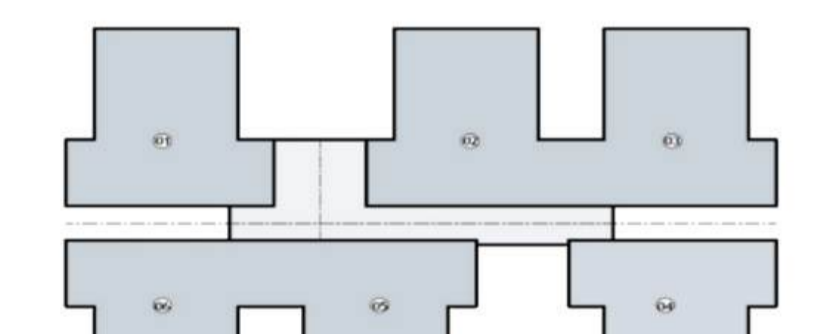
TYPICAL PLANS FOR CLUSTER PLANNING:



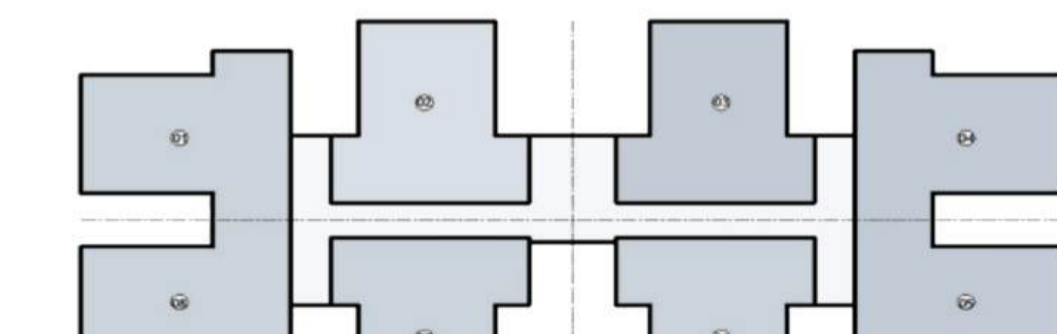
CLUSTER OF 02 UNITS



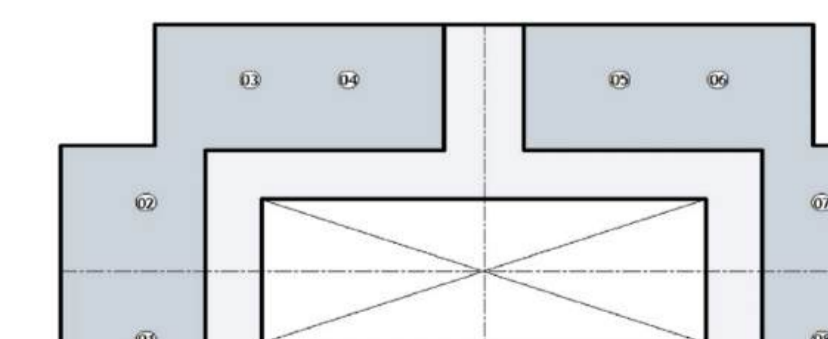
CLUSTER OF 03 AND 04 UNITS



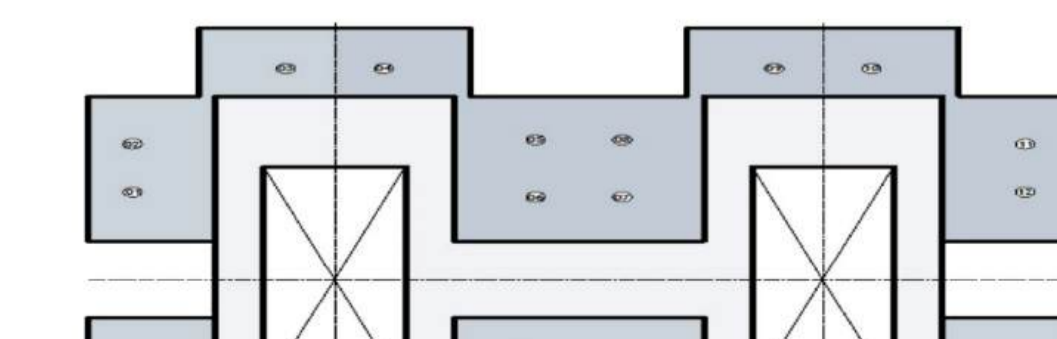
CLUSTER OF 05 UNITS



CLUSTER OF 06 UNITS



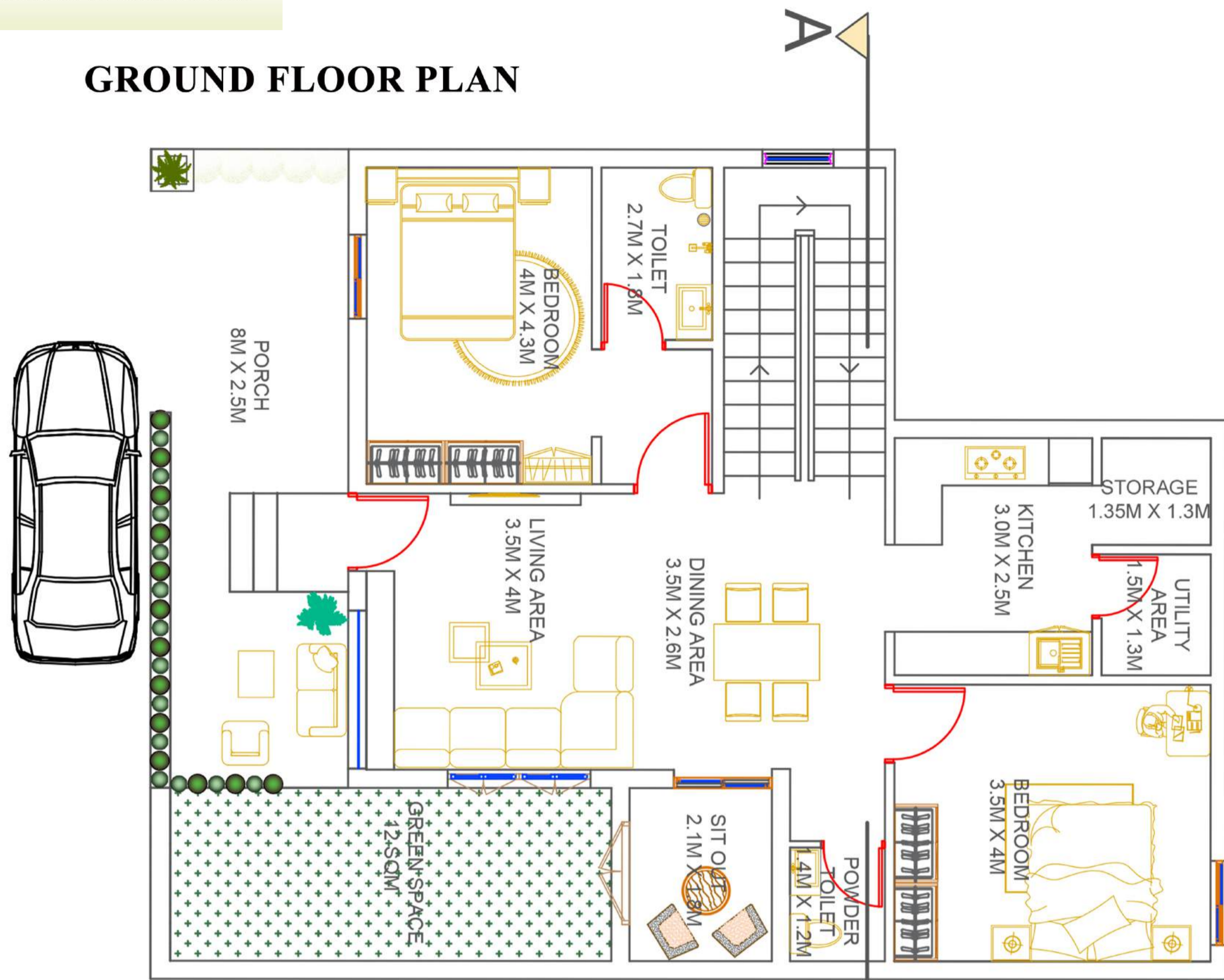
CLUSTER OF 12 UNITS



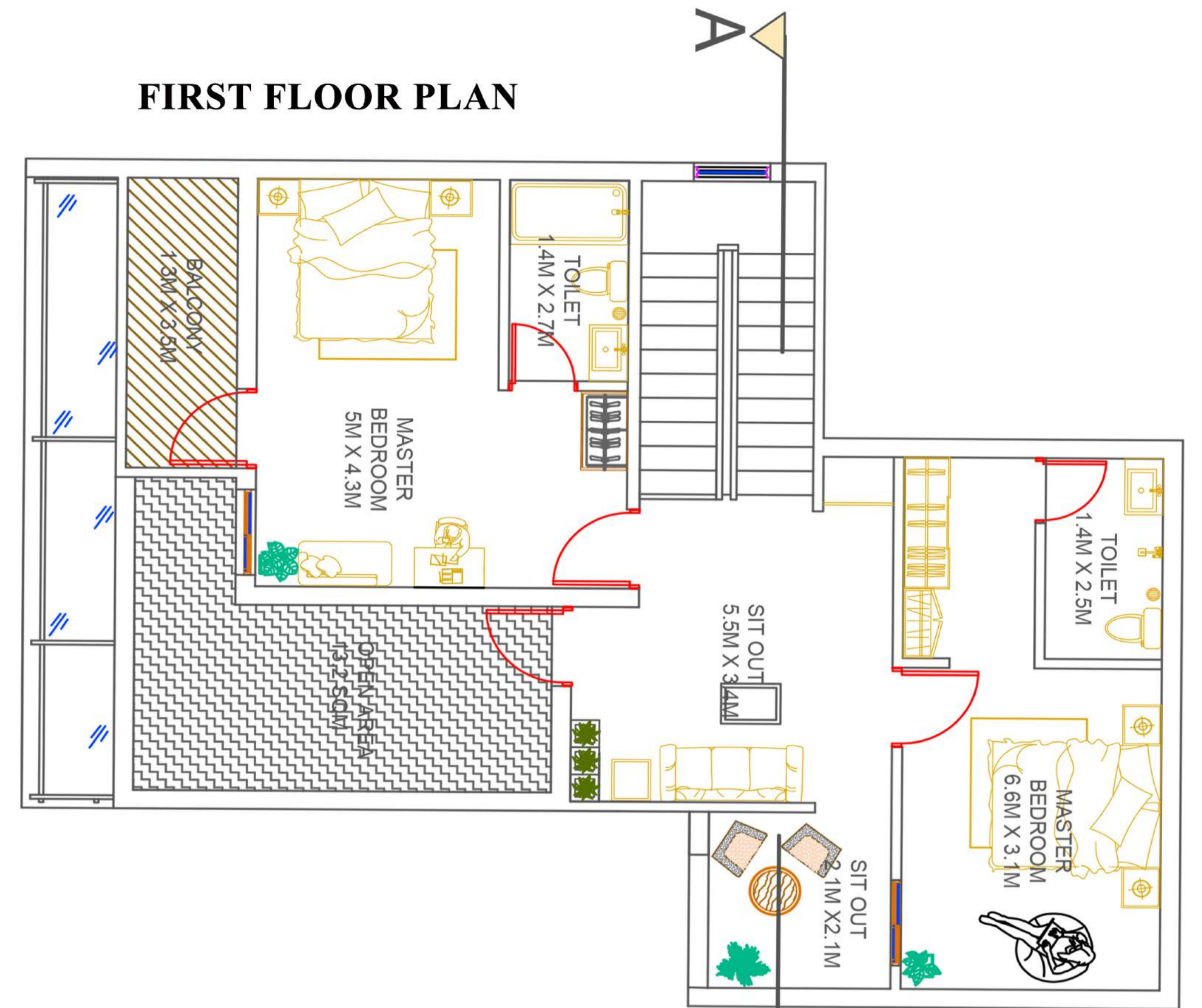
CLUSTER OF 24 UNITS

REFERENCES: NBC, MP BHOOMI VIKAS, NEUFERT, INTERNET SOURCE.

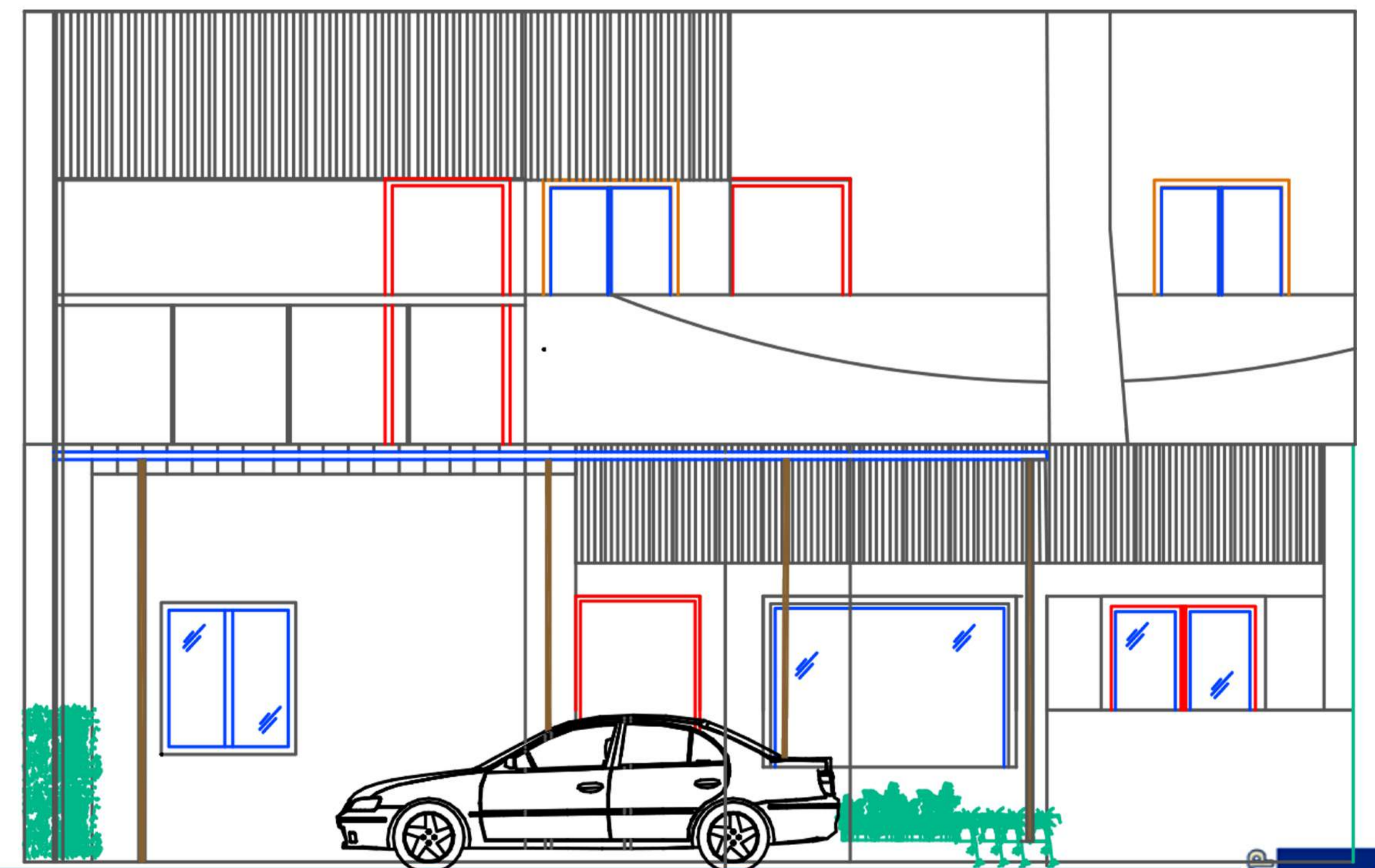
GROUND FLOOR PLAN



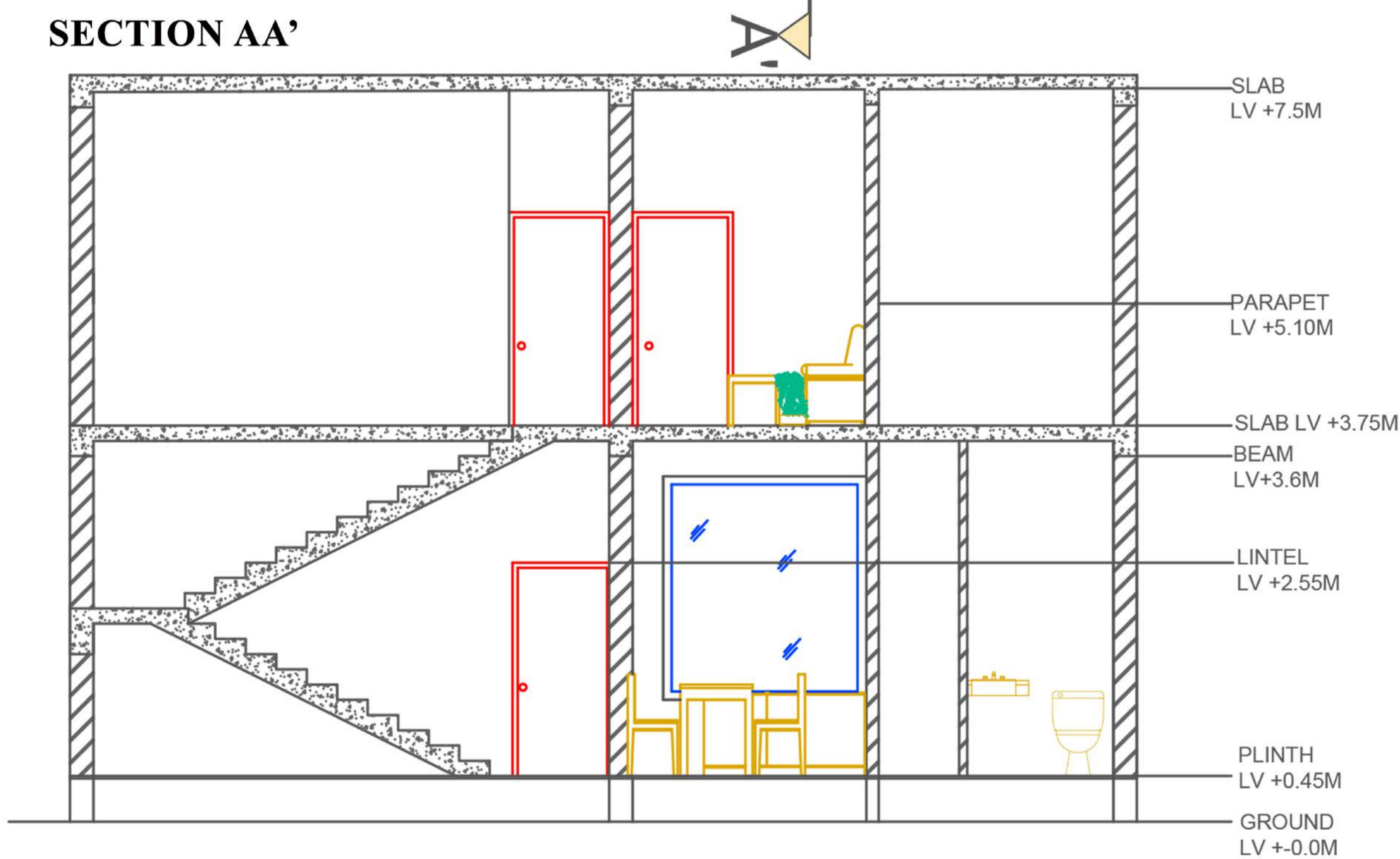
FIRST FLOOR PLAN



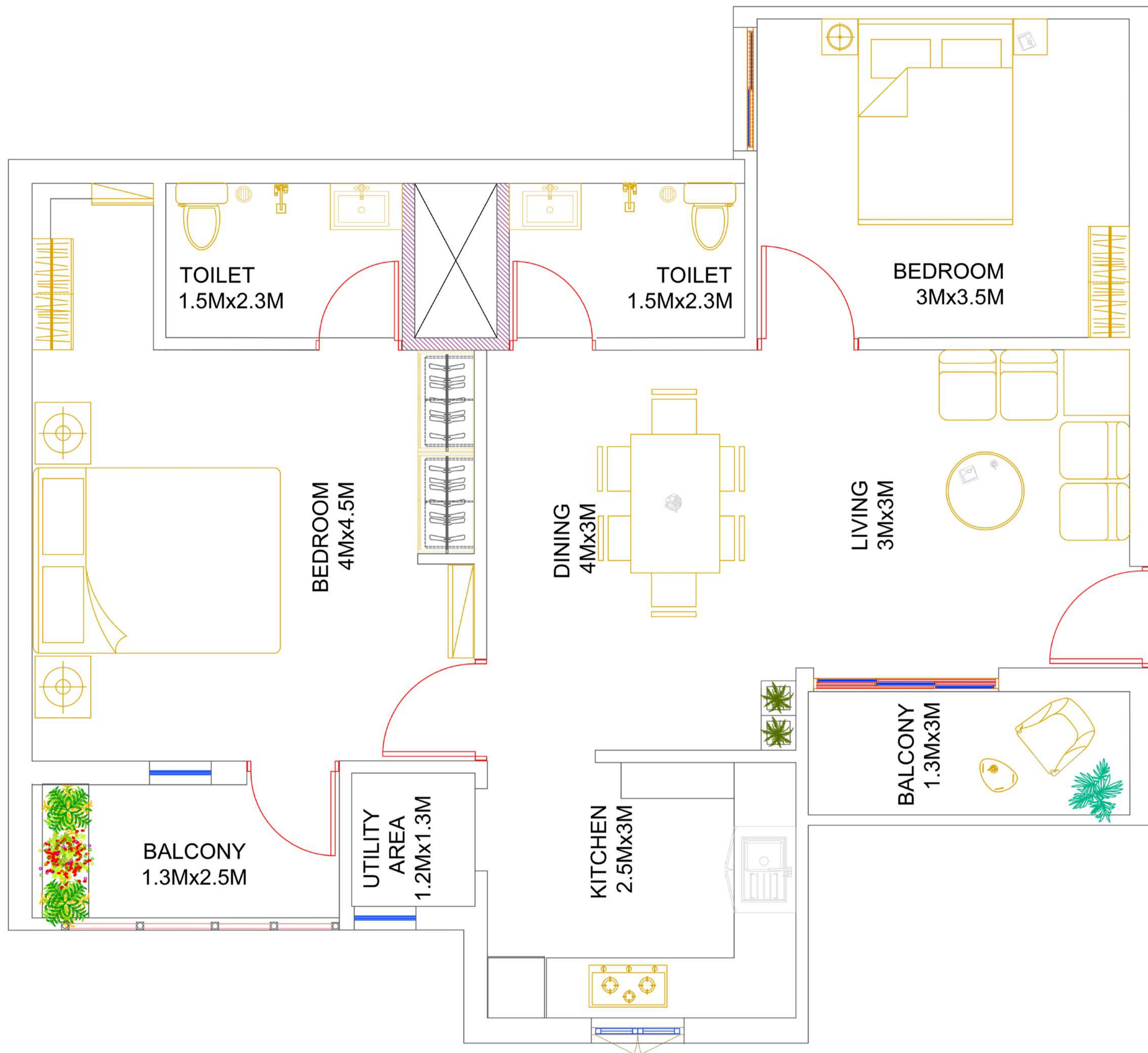
FRONT ELEVATION



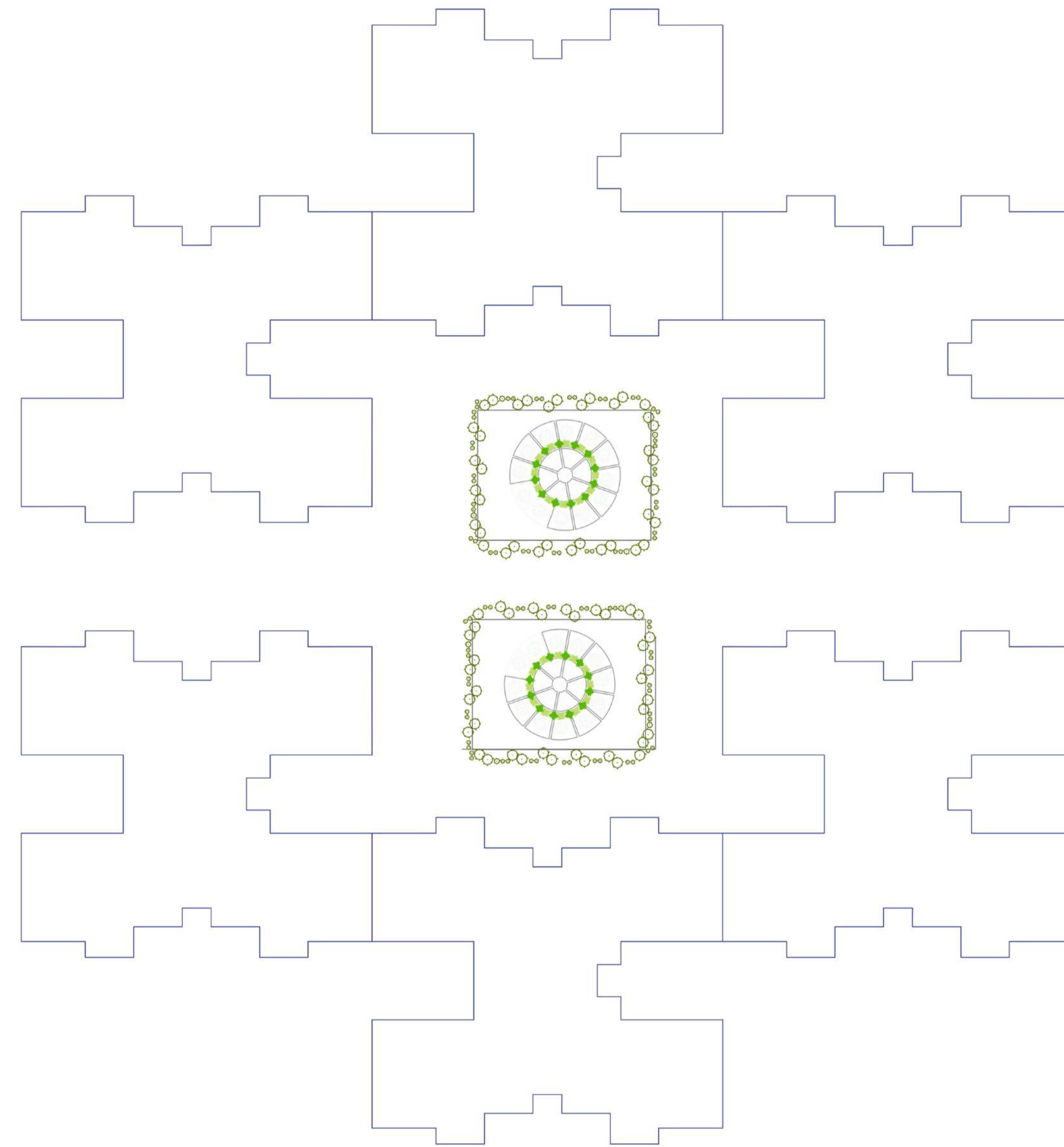
SECTION AA'



FLOOR PLAN OF ONE UNIT

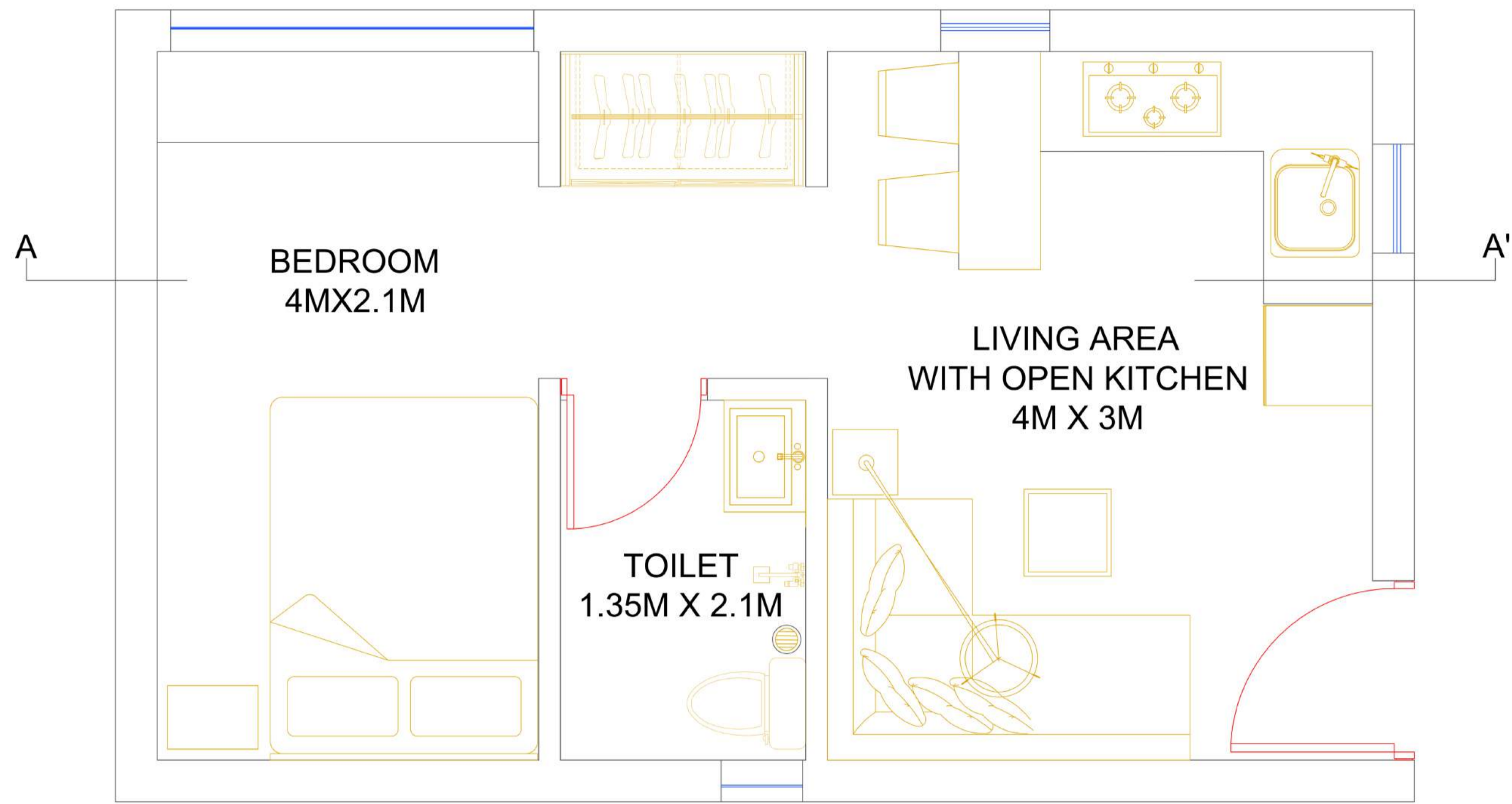


CLUSTER PLAN



STUDIO APARTMENTS

FLOOR PLAN

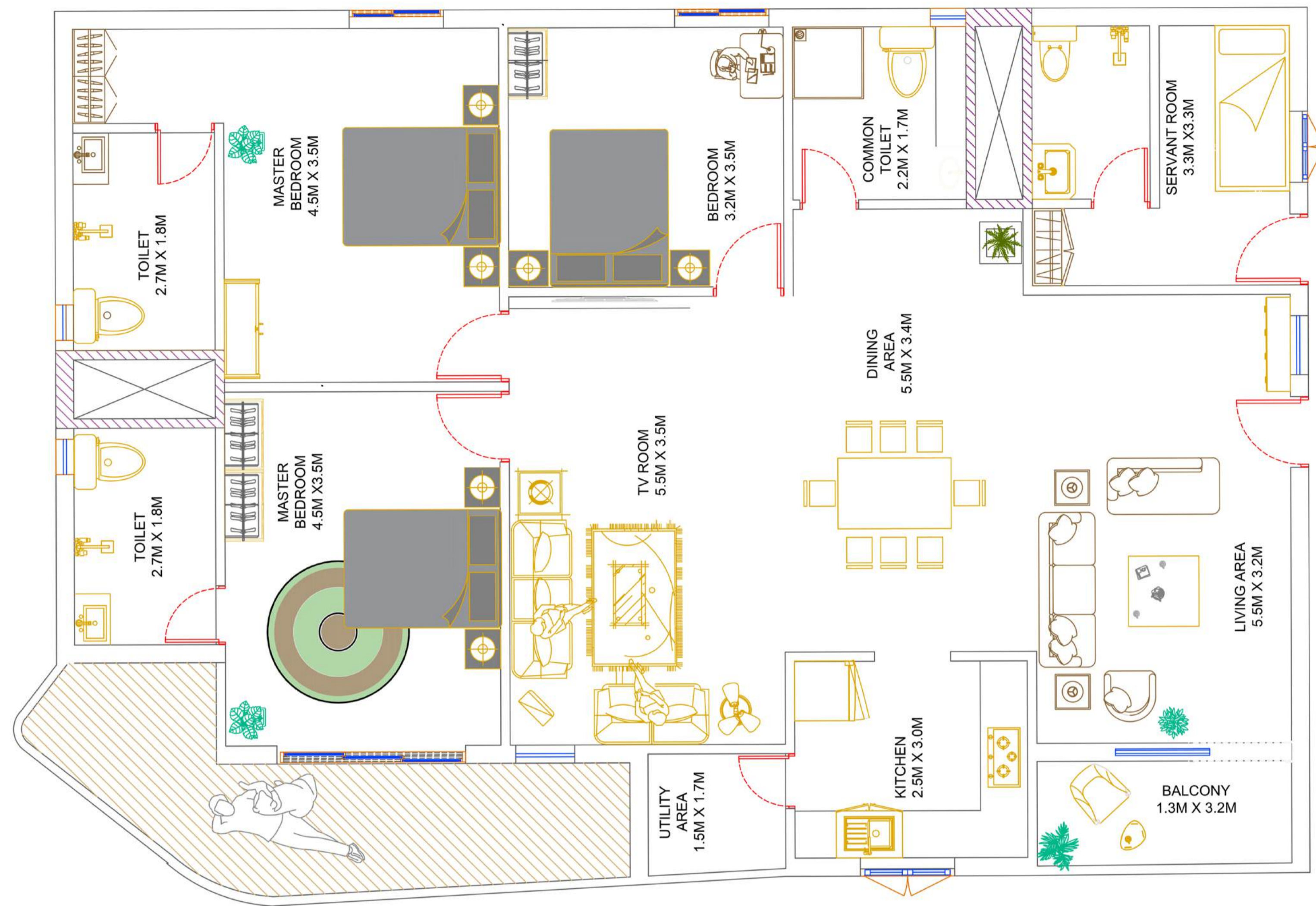


SECTION AA'



2 BHK FLATS

FLOOR PLAN OF ONE UNIT



CLUSTER PLAN

