

O I K O P O L I S | Futureproof building

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A house on ground has many activities like washing clothes, a varendah, parking etc that take place around the house in these marginal spaces, they become these ambigous spaces for the users to use as thier own will



Such spaces are very less in an apartement and often the balconies or these extra rooms become a space and end up being neglected or the people arent able to enjoy the spaces.



Highrise Apartements and balconies







Land and Housing have had a complicated relationship. As we go higher this relationship gets blurred. The project tries to create this "marginal space" around each apartment for various activities to spill out, which are possible when one owns a house on the ground. The project also looks into the relationship of FSI and the cycle of redevelopment.

Concern in Redevelopment Mass Housing



Aspect	Cost	Quantity
Construction cost	21460 r/sq m	9850 (redeveloped) + 1
Rent	14k per month	42 months
Transport	10 k per house	204
Demolition	240 rs/sq m	9850 + 15%
Total Cost		

Calculations for redevelopment of Shanti apartmemts in 2020 when the FSI increased from 1 to 2.7

2050

Aspect	Cost	Quantity
Construction cost	21460 r/sq m	26595 (redeveloped) + 1
Rent	14k per month	42 months
Transport	10 k per house	284
Demolition	240 rs/sq m	26595 + 15%
Total Cost		

Calculations for redevelopment of Shanti apartmemts in 2050 when the FSI increases from 2.7 to 4

What if Housing was made Future Proof? Futureproof to the next FSI increase? What if housing was made extendable?



Concern in Redevelopment Mass Housingmolition: 0.8 Memolition: 0.8 %

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Demolition: 0.8 %

Transport: 0.3 %

Aspect	Cost	Quantity	Total
Construction cost	21460 r/sq m	26595 (redeveloped) + 15 %	65 cr
Rent	14k per month	42 months	16.5 cr
Transport	10 k per house	284	28 lakh
Demolition	240 rs/sq m	26595 + 15%	63 lakh
Total Cost			82.41 cr

Amount of money saved



The residents of shanti apartments get 20 sq m extra and 29 lakh rs back per unit in the next phase of development.

Extension when the fsi increases to 4

Demolition: 0.8 %

Transport: 0.3 % Rent: 20.0 %



5 m

2.7 FSI Unit :

4 FSI Unit :



Often these marginal spaces on ground becomme the extenion of the house for activities like a place to put swing and sit while reading newspaper in the morning, this space has been brought back in the apartment.

Varendah :

A front varendah with a entrance foyer like space for activities like taking out shoes which are often neglected in apartments

The extension allows a seprate entry to house for the user to use it in thier own way in future giving them a choice to make it a part of the house for themsleves or rent it out for different uses

The Box unit Rera Carpet area : 42 sq m Built up area : 90 sq m





2.7 FSI Unit :



for a single person to stand and enjoy the outside or two people to sit anf have an evening

Extension of the house:

Often these marginal spaces on ground becomme the extenion of the house for activities like a place to put swing and sit while reading newspaper in the morning, this space has been brought back in the apartment.



4 FSI Unit :





The extension is added to the other side allowing another room to free up for the renting out or using it for other purposes.





The Process of Extension





Conversion to wall:

Window after extension converted to Dry partition to avoid mess of plastering during construction

UFSI



"Marginal Space" used for dinning out Section AA'



"Marginal Space" used for Storage Section BB'









"Marginal Space" used as a personal space

Section CC'





Section DD'









4 Fsi







Basement Parking Plan

Пп 围 -





Guest

25

6

15

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20 Cars

(D) Amenities-

Project Details

(C) Circulation - (Non-Free of FSI)

(B) Commercial Area -

(A) RERA Carpet Area (Units)

Commercial Unit Area

45 sqm. X

15

10 sqm. area