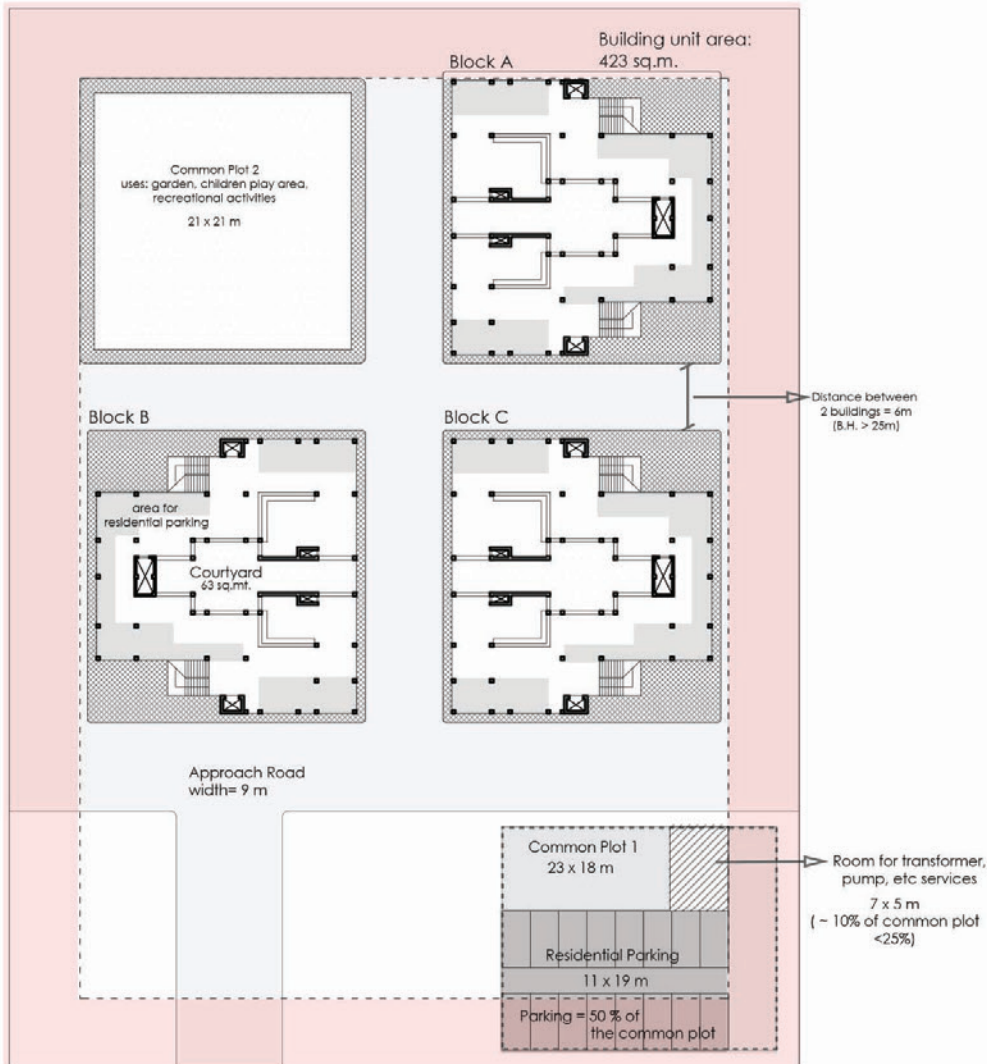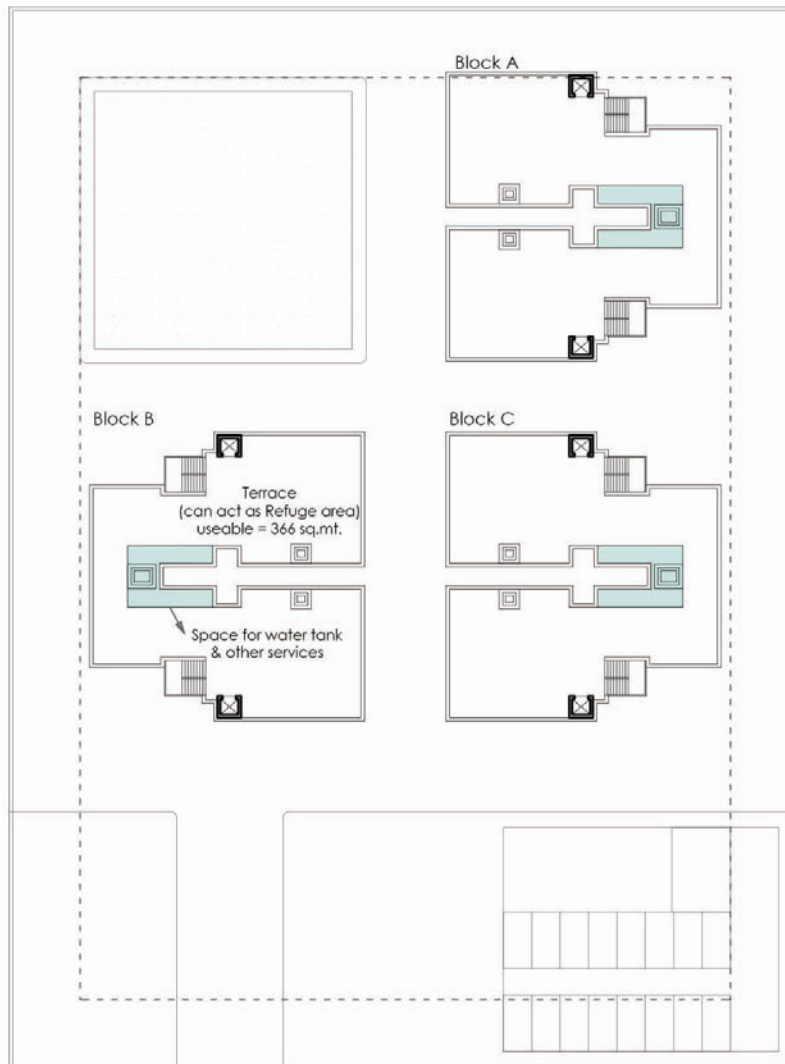F.S.I = 2.6 (max. permissible 2.7)
1 Floor area : 341.2 sq.m.
each block has 15 floors
total floor area of each block : 5118 sq.m.
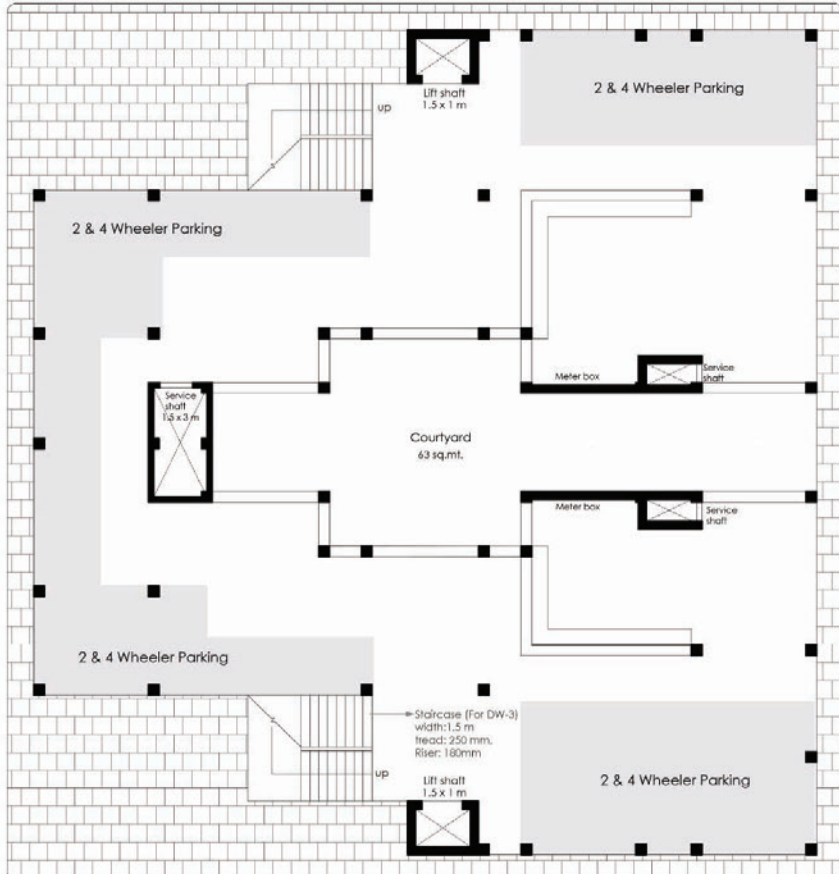total floor area pf 3 blocks: 15,354 sq.m.

Building unit area:
423 sq.m.

Block A

Common Plot 2
uses: garden, children play area,
recreational activities
21 x 21 m

Block B

area for
residential parking

Courtyard
63 sq.mt.

Block C

Distance between
2 buildings = 6m
(B.H. > 25m)

Approach Road
width= 9 m

Common Plot 1
23 x 18 m

Room for transformer,
pump, etc services

7 x 5 m
(~ 10% of common plot
<25%)

Residential Parking
11 x 19 m

Parking = 50 % of
the common plot

ROAD width = 18 mts.

permissible building height < 45m
margin from road = 6m
margin from rear and side = 6m

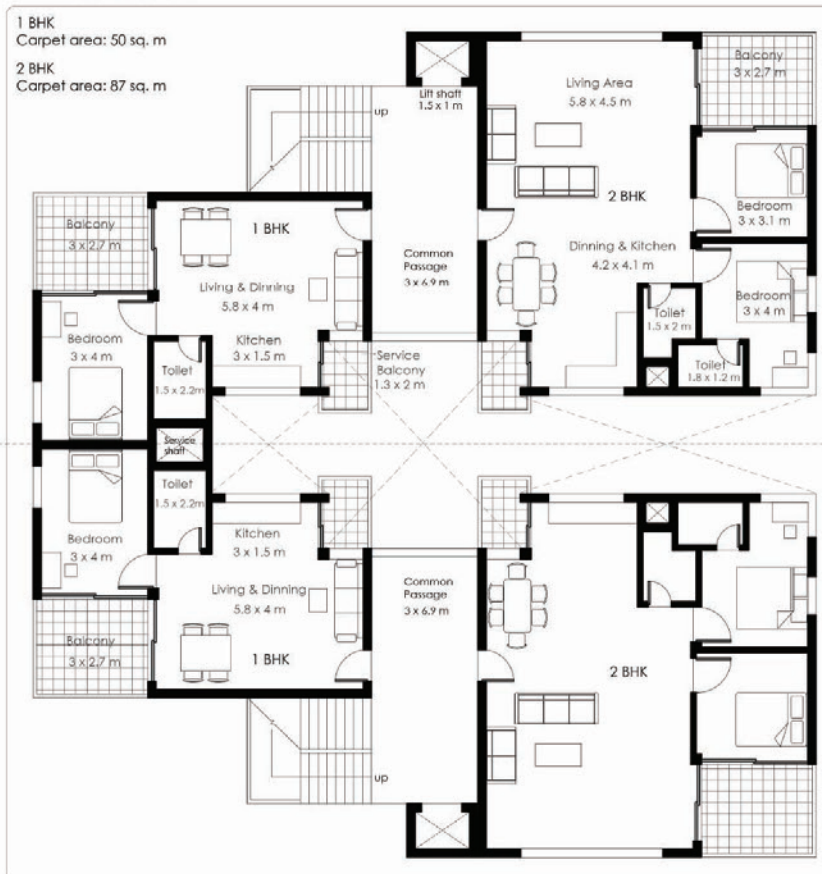plot area = 90 x 65 m = 5850 sq. mt.
permissible built up = 50% = 2925 sq.mt.

Block A

Block B

Terrace
(can act as Refuge area)
useable: 366 sq.mt.

Space for water tank
& other services

Block C

TERRACE PLAN
LVL + 45 m

BLOCK B
Ground Floor Plan

Lift shaft
1.5 x 1 m

2 & 4 Wheeler Parking

2 & 4 Wheeler Parking

Service
shaft
1.3 x 3 m

Meter box

Service
shaft

Courtyard
63 sq.mt.

Meter box

Service
shaft

2 & 4 Wheeler Parking

Staircase (For DW-3)
width: 1.5m
tread: 250 mm.
Riser: 180mm

Lift shaft
1.5 x 1 m

2 & 4 Wheeler Parking

BLOCK B
General Floor Plan

1 BHK
Carpet area: 50 sq. m
2 BHK
Carpet area: 87 sq. m

Lift shaft
1.5 x 1 m

Living Area
5.8 x 4.5 m

Balcony
3 x 2.7 m

Balcony
3 x 2.7 m

1 BHK

Living & Dinning
5.8 x 4 m

Kitchen
3 x 1.5 m

Common
Passage
3 x 6.9 m

2 BHK

Dinning & Kitchen
4.2 x 4.1 m

Bedroom
3 x 3.1 m

Bedroom
3 x 4 m

Bedroom
3 x 4 m

Toilet
1.5 x 2.2 m

Service
Balcony
1.3 x 2 m

Toilet
1.5 x 2 m

Toilet
1.8 x 1.2 m

Service
shaft

Toilet
1.5 x 2.2 m

Line of Mirror

Bedroom
3 x 4 m

Kitchen
3 x 1.5 m

Living & Dinning
5.8 x 4 m

Common
Passage
3 x 6.9 m

Balcony
3 x 2.7 m

1 BHK

2 BHK

L3 STUDIO: OIKOPOLIS

THE RISE OF THE COOPERATIVE
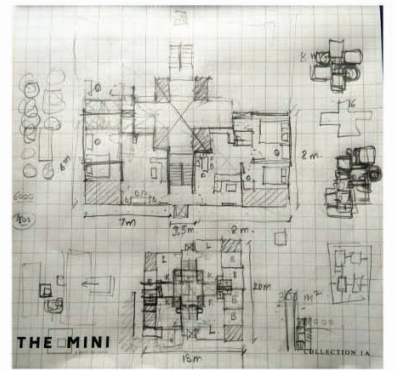TIME PROBLEM: 1
VIPASHA CHAUHAN

DRAWINGS
NAME OF THE PROJECT

1 BHK

Carpet Area : 50 sq.m
Built up Area : 60.7 sq.m
Super Built up Area : 82.9 sq.m.

Lift shaft
1.5 x 1 m

up

1 BHK

Common Passage
3 x 6.9 m

Balcony
3 x 2.7 m

Living & Dinning
5.8 x 4 m

Kitchen
3 x 1.5 m

Bedroom
3 x 4 m

Toilet
1.5 x 2.2m

Service Balcony
1.3 x 2 m

Service shaft

2 BHK

Carpet Area : 87 sq.m
Built up Area : 98.7 sq.m
Super Built up Area : 120 sq.m.

Lift shaft
1.5 x 1 m

Living Area
5.8 x 4.5 m

Balcony
3 x 2.7 m

2 BHK

Bedroom
3 x 3.1 m

Common Passage
3 x 6.9 m

Dinning & Kitchen
4.2 x 4.1 m

Bedroom
3 x 4 m

Service Balcony
1.3 x 2 m

Toilet
1.5 x 2 m

Toilet
1.8 x 1.2 m
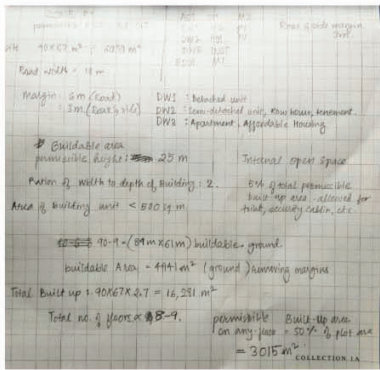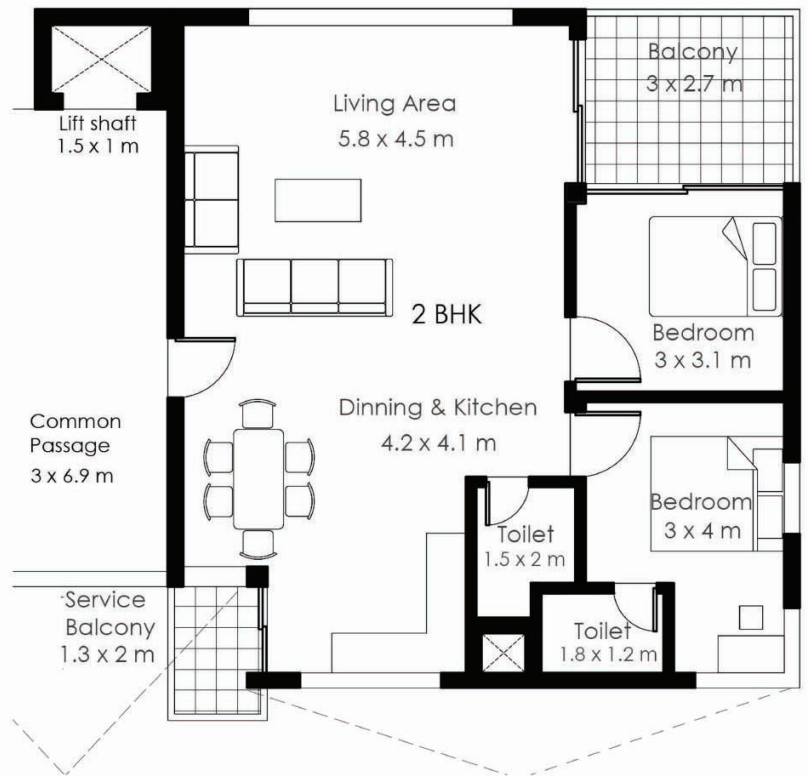
4:30-6:30 : Going through GDCR, Gathering all relevant information
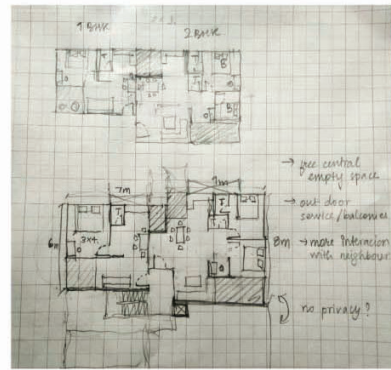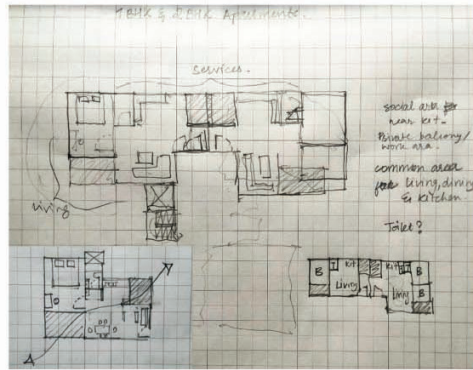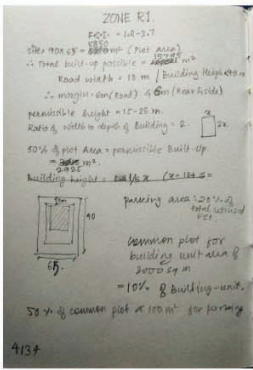
7:30-8:30 Figuring out a unit plan
* cross ventilation,private balcony connected to both living and bedroom
* idea of a possible social area near the service balcony

9:30- 10:30 Figuring out a unit plan combining 1 & 2 BHK
* exploring possibilities of interaction with neighbours, and develoing a social space around the services
* generation of the idea that the units mirror along the services , instead of the living area

10:30-11:30 Developing the floor plan as a whole, bringing all services in the center, and trying out configurations of the unit

THE MINI
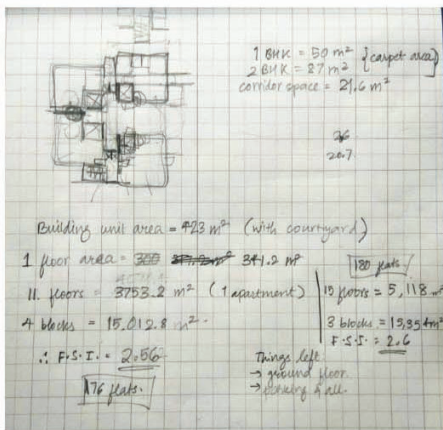
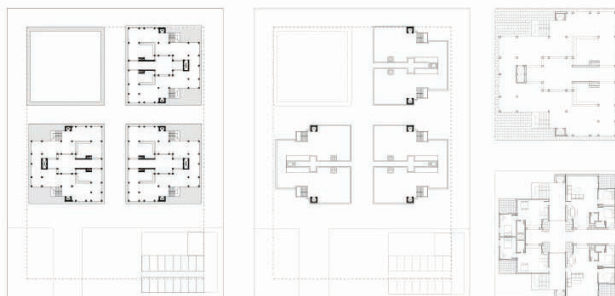6:30-7:30 AM resolving the plan and calculating areas to figure-out the total no. of floors,blocks,etc
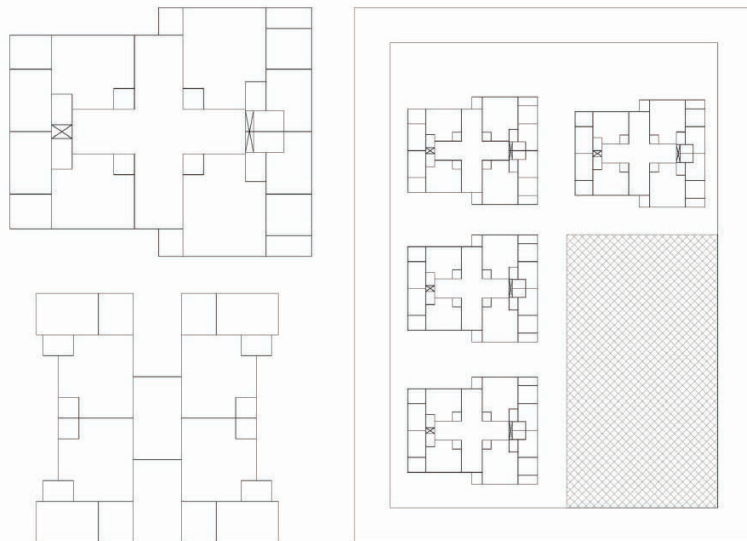
7:30-8:30 arranging the units to use least area and create comfortable environment
* rough placement to check plot area covered,etc.

11:30-12:30, Finalising the drawings, adding details, calculating areas,etc.

1:30-3: final drawings

9:30-11:30 , making the final unit plan, with dimentions and trying out rough site placement

Things that I couldn't figure-out:

1. If services are shifted to the center, an interactive space for house-hold work is created , but this pushes the cirulation to the side.
2. common lift,staircase are usually central, how can I manage both? If staircase comes in center, living become central, services pushed to the side.
3. With 11 floors- I could get 176 flats n plot area is covered 50% and with 180 flats I get more extra plot area and FSI, is it better?

L3 STUDIO: OIKOPOLIS

THE RISE OF THE COOPERATIVE

TIME PROBLEM: 1

VIPASHA CHAUHAN

DRAWINGS

NAME OF THE PROJECT