TIME PROBLEM 3

- TOTAL AREA = 5850 sqmt
  FSI = 1.8 (R1 ZONE)
  0.9 chargable FSI
  TOTAL = 2.7
- Roadside Margin
  3m as side road 12m
  6m as front road 24m
- SIDE & REAR MARGIN
  3m on all sides.
- CONSTRUCTABLE PLOT
  SIZE = 4779 sqmt.
- BUILDING HEIGHT
  45M = 15 floors
- TOTAL BUILT = 15,795 sqmt
- MARGIN BETWEEN BUILDINGS

TENTATIVE CALCULATIONS FOR AFFORDABILITY (PROFITABILITY)

FATTEST BLOCK FOR THIS DESIGN IS

6000 sqft	BUILT UP (FSI)
558 sqm	15,795 sqm
Allowed height is	Here Buildable > permissible FSI
45m	→ can have play of form.
15 floors	
8370 sqft	

- If make 8 floors   • If make 6 floors
  4464 sqm   3348 sqm
  Can make 3.6 blocks   = 4.7 block
- If want to make 3 blocks   If make 5 blocks
  5265 sqm block   3159 sqm
                             526.5 sqm per floor
- 658 sqm per unit   263.25 sqm Unit

PARKING

- Total number of units
  56 houses in total
- If give 2 car parking to each house
  ∴ 112
- UNIT
- BUILT UP AREA
- 240 SQM
- 2583 sqft
- AREA OF LIFT CORRIDOR
- ONLY OF CORRIDOR CONSIDERED IN FSI.

SIZE OF BLOCK

CALCULATING COST

- Average price per sqft is 9,000 Rs.
- BUILT UP IS 2583
- PRICE OF UNIT is 2,32,47,000 Rs
- SUPER BUILT UP IS IF (10% ADD ON)
  2841.3 sqft
- PRICE : 2,55,71,700 Rs.

GROUND FLOOR ENTRANCE

① BANQUET HALL OR KITTY PARTY AREA [INDOOR]
② A SITTING AREA WHERE HAWKERS ARE ALLOWED TO SETUP THEIR STALL, DURING FUNCTIONS TO SETUP FOOD COUNTERS
③ WORKING AREA / LIBRARY
④ INDOOR GAMES (CLUB HOUSE TYPE)
⑤ GAZEBO
⑥ GROUND TO PLAY GAMES LIKE FOOTBALL, CRICKET
⑦ PLAY GAMES WHICH NEED LINEAR AREA
⑧ DENSE CANOPY (JUNGLE WALKWAY)
⑨ CYCLE TRACK

⑩ WALKWAY, JOGGERS PATH

ENTRANCE HAS THEME OF COLORS WHERE FLOWERING TREES ARE GROWN.

THE SITTING AREAS ON GROUND FLOOR

THE WALKWAYS OUR CHILDHOOD GAMES DRAWN ON AND AROUND IT TO MAKE WALKING INTERESTING.

MAIN ENTRANCE WITH DIFFERENT FLOWERING TREES

FIFTH FLOOR   SIXTH FLOOR   SEVENTH FLOOR

FIRST FLOOR   SECOND FLOOR   THIRD FLOOR   FOURTH FLOOR

PARKING

THE COURTYARD ON FLOORS 1,3,5

MAKING BRICK JALLI KIND OF THING ON THE EXTERIOR WALL OF COURTYARD

INCASE OF 1 AND 3 FLOOR

INCASE OF 5ᵗʰ FLOOR COURTYARD

APPROACH FROM

THE COURTYARD ON 2,4,6,7ᵗʰ FLOORS

③ ENTERING THE UNIT WITH PERFORATED WALL GIVE GLANCE OF WHAT IS BEHIND AND ON OPENING THE WINDOWS GETTING A CLEAR VIEW

APPROCHING THE HOUSE
THE COURTYARD WALL IS KEPT BLANK FROM OUTSIDE TO NOT REVEAL WHAT IS INSIDE AND PRIVACY

⑤ MAKING A JHARUKHA

TRIPLE HEIGHT COURTYARD 6,7 FLOORS

ORIGINALLY THE UNIT IS GIVEN LIKE THIS
▬ THE 0.6M FREE FSI SPACE USED FOR DUCTS, AC UNITS AND PLANTATIONS.

CAN INCREMENT IN THE OPEN SPACE AS PER FUTURE REQUIREMENTS.

BUT MAKING A RULE OF KEEPING ATLEAST 20% OF THE OPEN SPACE.

TRIPLE HEIGHT COURTYARD WITH TREE

Oikopolis V , M23

TIME PROBLEM 3
10.09.23

DIVIJA PATEL
UAR20227