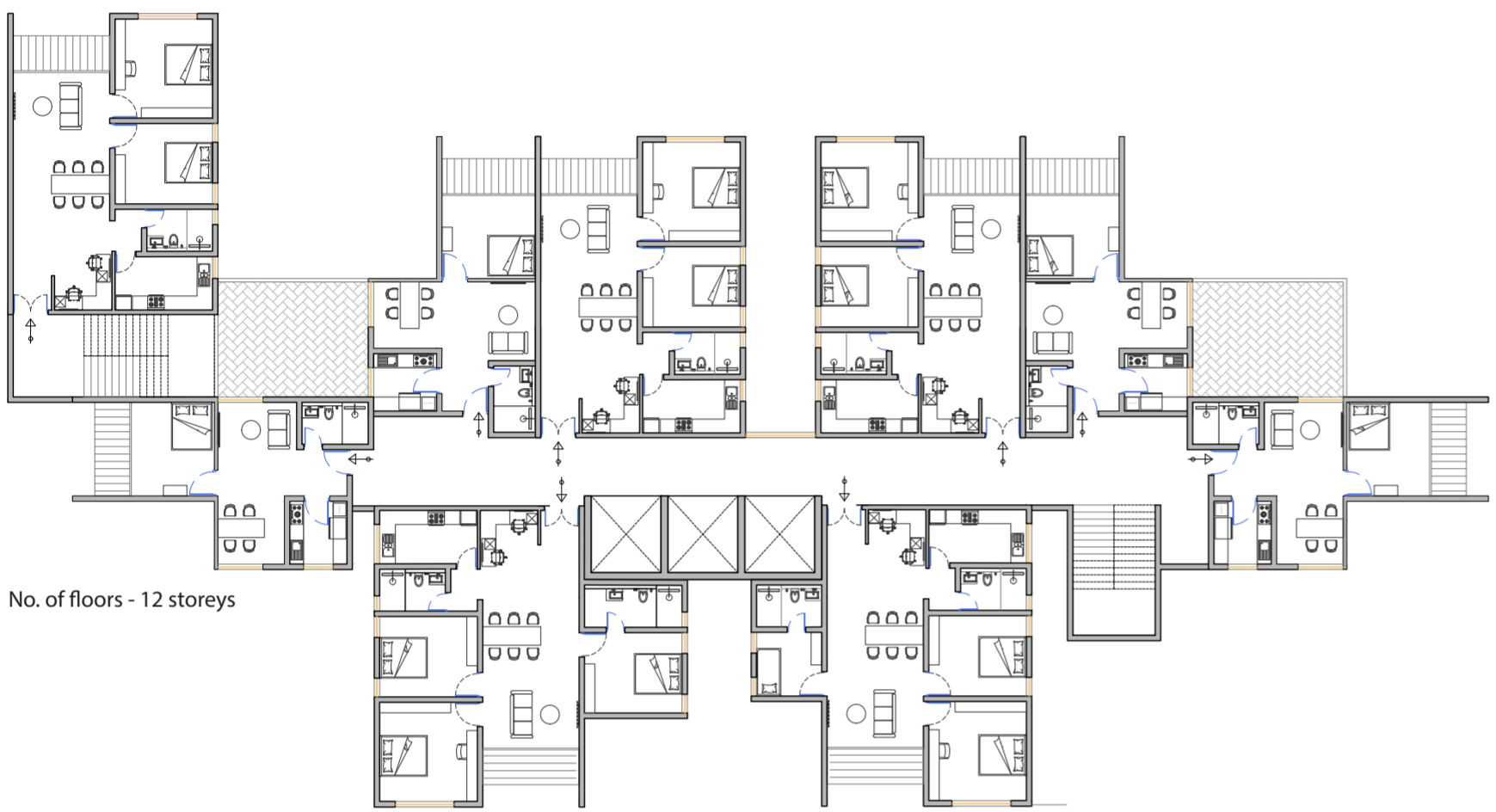




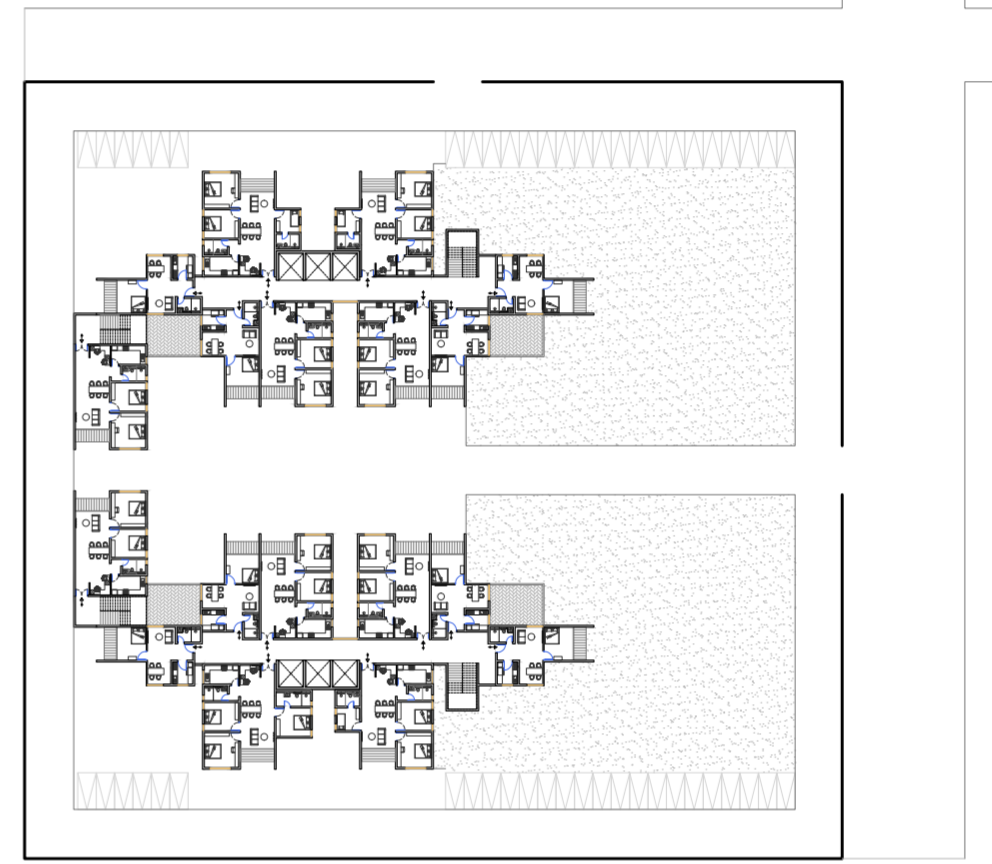
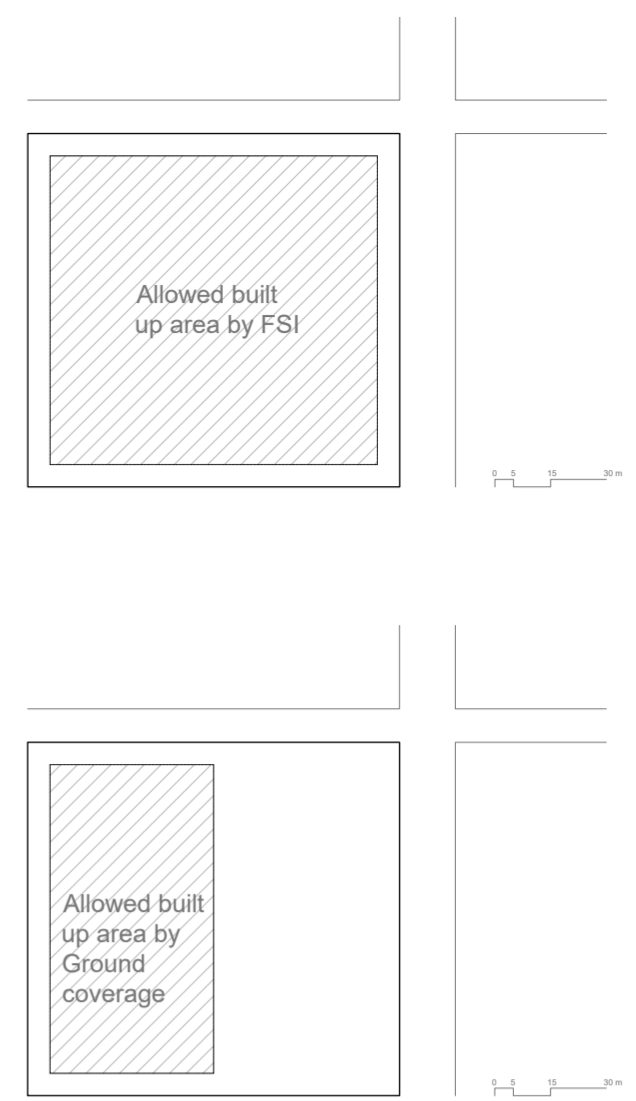
No. of floors - 15 storeys



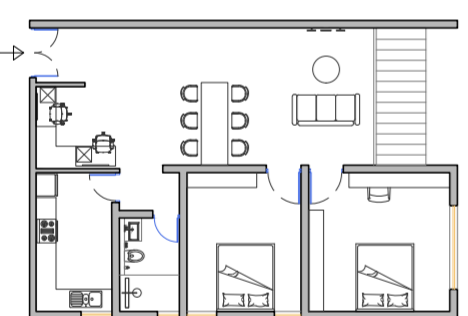
No. of floors - 12 storeys

0 5 15 30 m

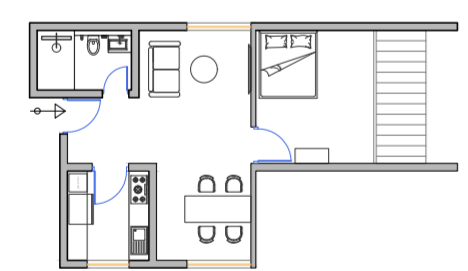
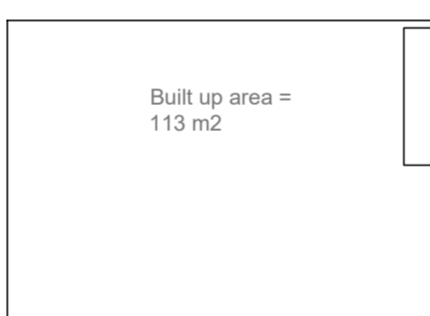
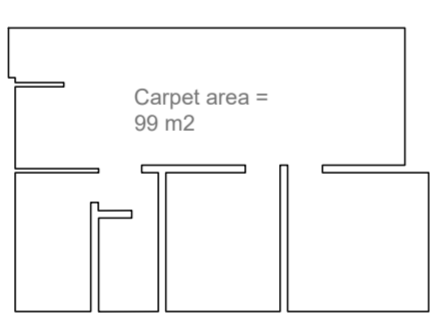
CLUSTER PLAN
Total no. of units - 243 units



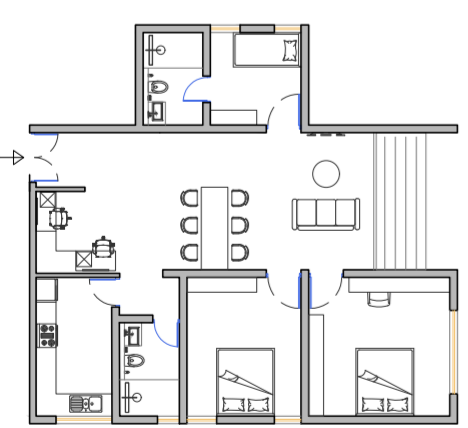
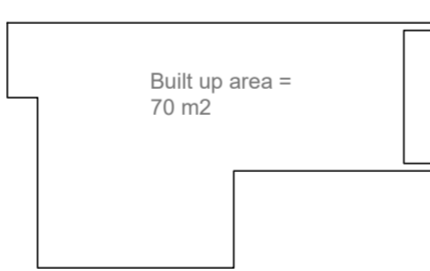
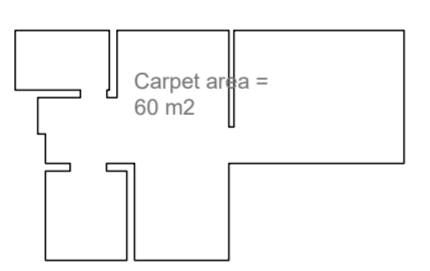
SITE PLAN
Ground coverage remaining - 2986 sq.m.



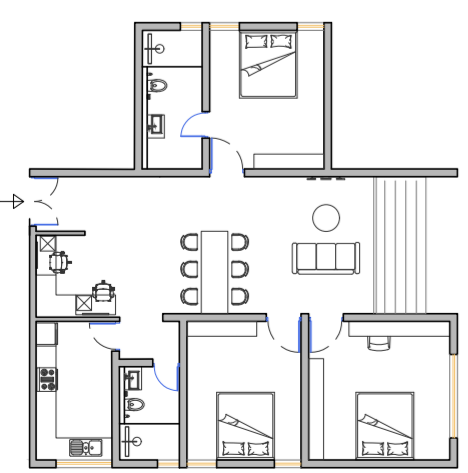
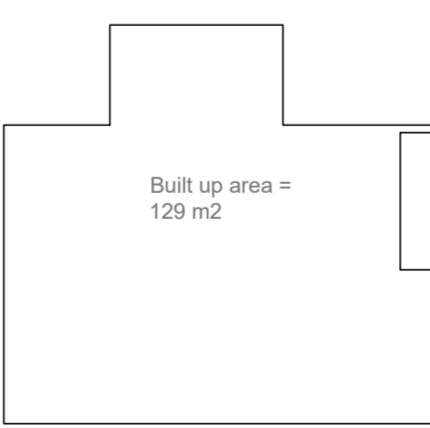
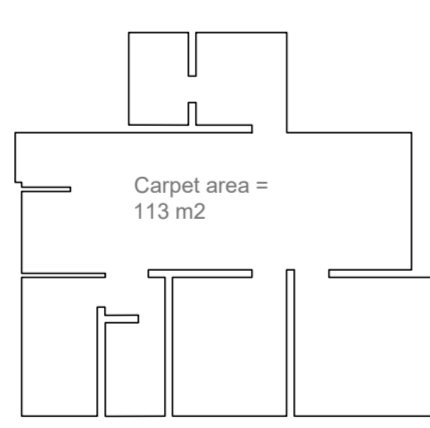
No. of units - 81 units



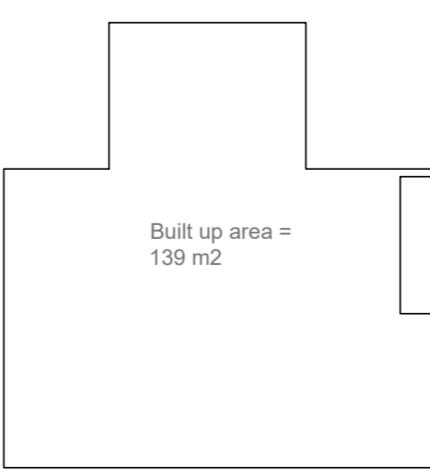
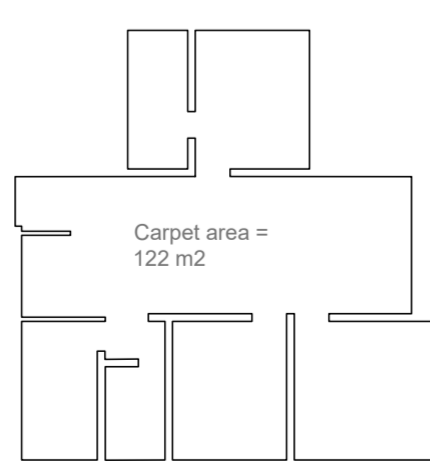
No. of units - 108 units



No. of units - 42 units



No. of units - 12 units



Unit types 0 1 3 6 m

Proposed Office Building	
Feasibility Study	
Land Area	9500.000
Width of Access Road	0.37
Allowable Basic F.A.R	1.8
Thus, Allowable BUA for F.A.R	17100.00
Allowable Building Ht.	45
Assumed Ht. of Building	27
Front Setback	6.0
Side Setback	6.0
Rear Setback	6.0
Allowable Ground Coverage	50
Max. Possible Ground Coverage (utilised)	4750
Total built up area allowed after premium FSI calculations	17100+6842 m ²
	23940 m ²
Thus, Parking Requirement	
Parking requirement [1 car@50 Sq.m Carpet Area] for first 1500 sq. m.	30
Parking requirement [1 car@75 Sq.m Carpet Area]	30
Thus, Total Parking Requirement	60
Typical height of a unit	3m
Number of floors (if max height allowed is 27m)	G+15
Max. number of floors possible by ground coverage	23940/4750
	5.040

FAR calculations

TIME PROBLEM 1 -

FSI = Total floor space covered by all floors / Plot area.

FSI in Gota (possible) = 1.8. (180%)
[1.2 for central, 1.8 for outskirts]

Common areas, interior open spaces, parking area, basements used for parking are excluded from FSI calculations.

FSI > 100% → so multiple storages.

Plot size = $(95 \times 100) m^2 = 9500 m^2$

$\frac{180}{100} = \frac{x}{9500}$, x = total area of all floors of building.
 $x = (9500 \times 1.8) m^2 = 17100 m^2$

Width of adjacent road = 9.6m (31ft)

Premium FSI can be availed for if adjacent street is more than 9.1 m.

Clear width of > 6m around plot for access by fire department should be allowed. Should not terminate in a dead end.

Premium FSI (considering allowance of 12m street all around the plot).

Total Built up area = $18 + \left(\frac{9.6}{100} \times 1.8\right) \times 9500$
 $= 6842 m^2$

built up.
 Total area = $(17100 + 6842) m^2 = 23942 m^2$

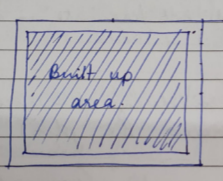
Built up area = carpet area + wall area.

$FAR = \frac{\text{Plot area} \times FSI}{100} = \frac{9500 \times 1.8}{100} = 17100$

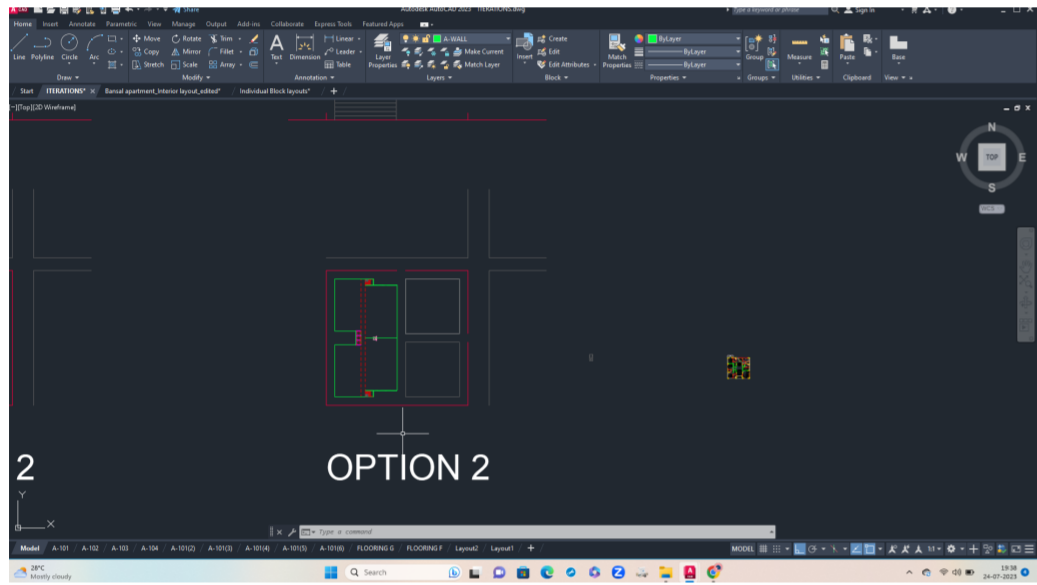
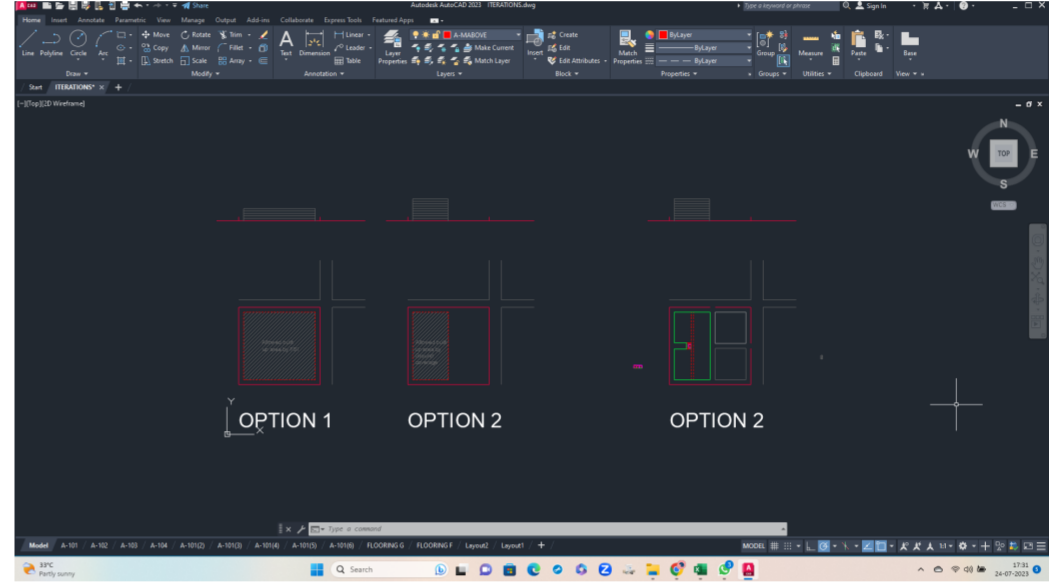
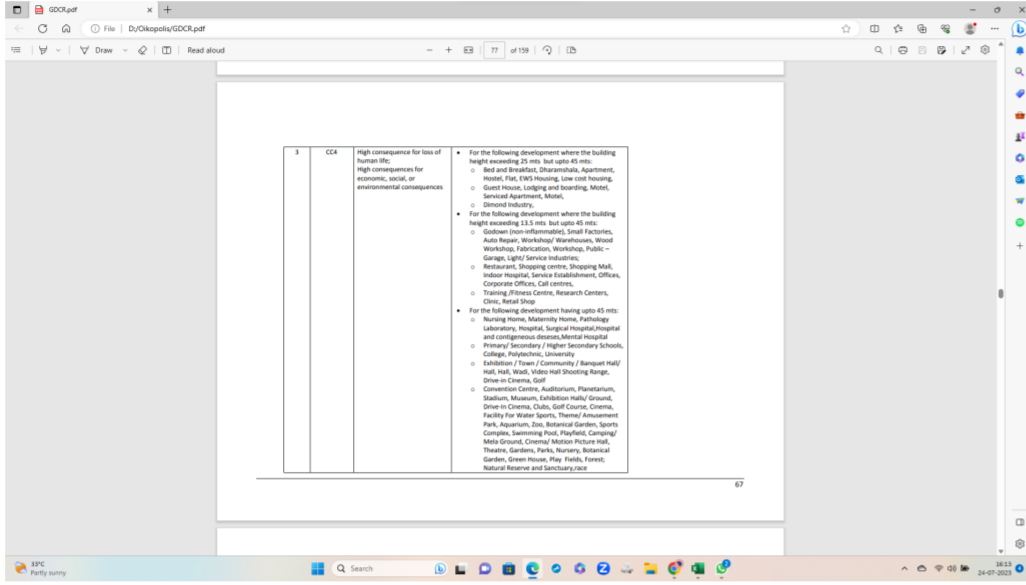
Maximum height allowed = 27m.

If I take typical room height as 3m (to allow for false ceiling and fan)

No. of floors permissible = $\frac{27}{3} = 9$ floors

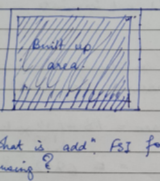


Land Area	9500.000	Sq.m	
	0.371	Acre	
Width of Access Road	9.6	M	
Allowable Basic F.A.R	1.8	(Residential)	[A]
Thus, Allowable BUA for F.A.R	17100.00	Sq.m	
Allowable Building Ht.	27	M	
Assumed Ht. of Building	27	M	
Front Setback	6.0	M	
Side Setback	6.0	M	
Rear Setback	6.0	M	
Allowable Ground Coverage	50%		
	4750.000	Sq.m	
Max. Possible Ground Coverage (utilized)	3800	Sq.m	
	40.00%		
Total built up area allowed after premium FSI calculations	17100+6842	m ²	
	23940	m ²	
Thus, Parking Requirement			
Parking requirement (1 car @ 50 Sq.m Carpet Area) for total 1800 units	36	Nos.	
Parking requirement (1 car @ 75 Sq.m Carpet Area)	96	Nos.	
Thus, Total Parking Requirement	60	Nos.	
Typical height of a unit	3m		
Number of floors if max height allowed is 27m	G+9		
Max. number of floors possible by ground coverage	23940/4750		
	5.040		
F.A.R Area Calculation			
Floors	Covered Area	Star Lift & Parking	F.A.R Area
6th	588.57	63.80	524.97



If I take typical room height as 3m (to allow for false ceiling and fan)

No. of floors permissible = $\frac{27}{3} = 9$ floors



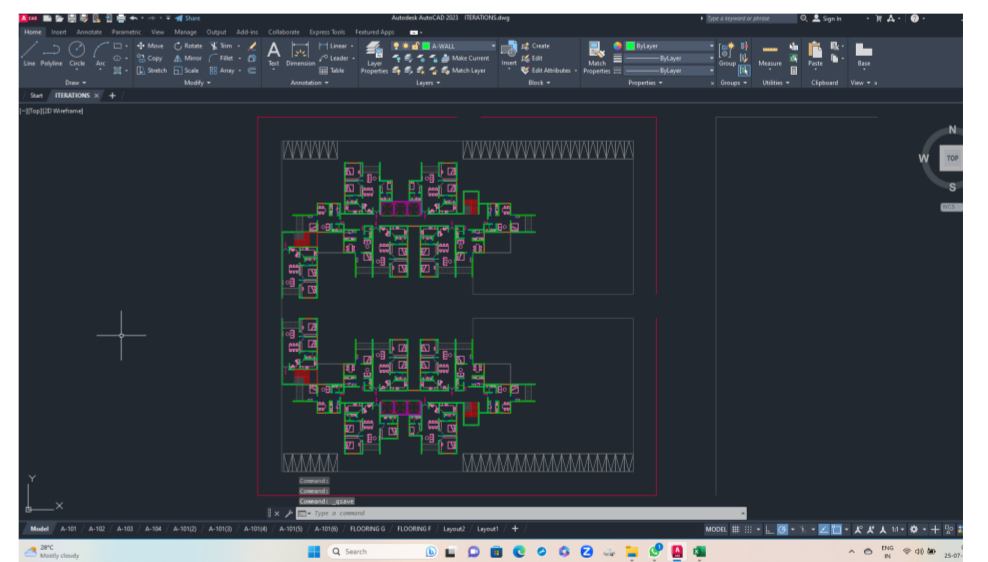
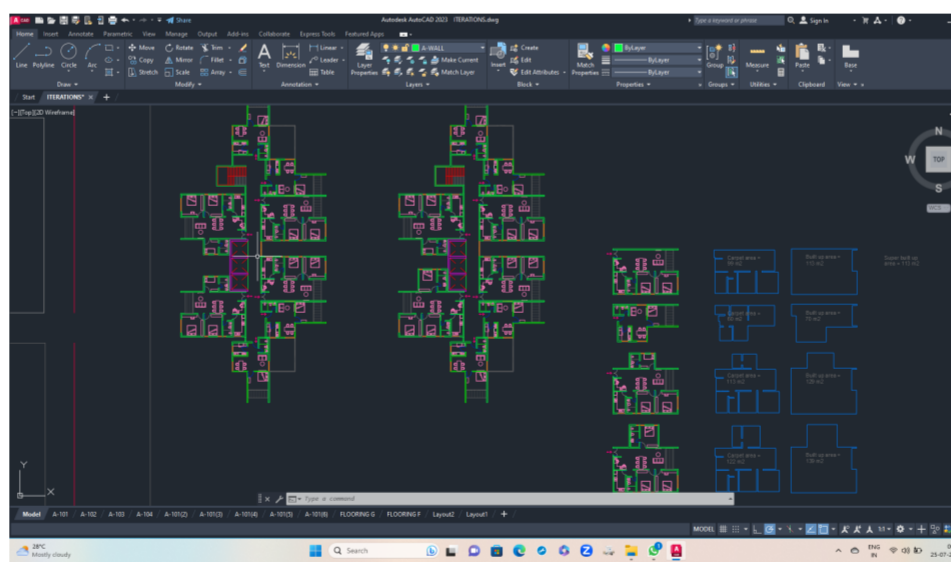
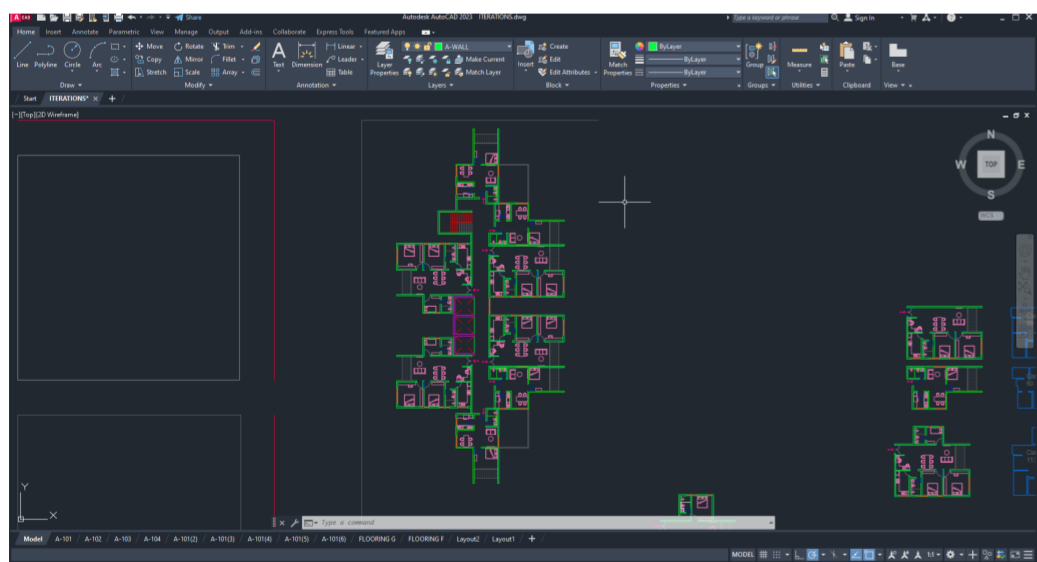
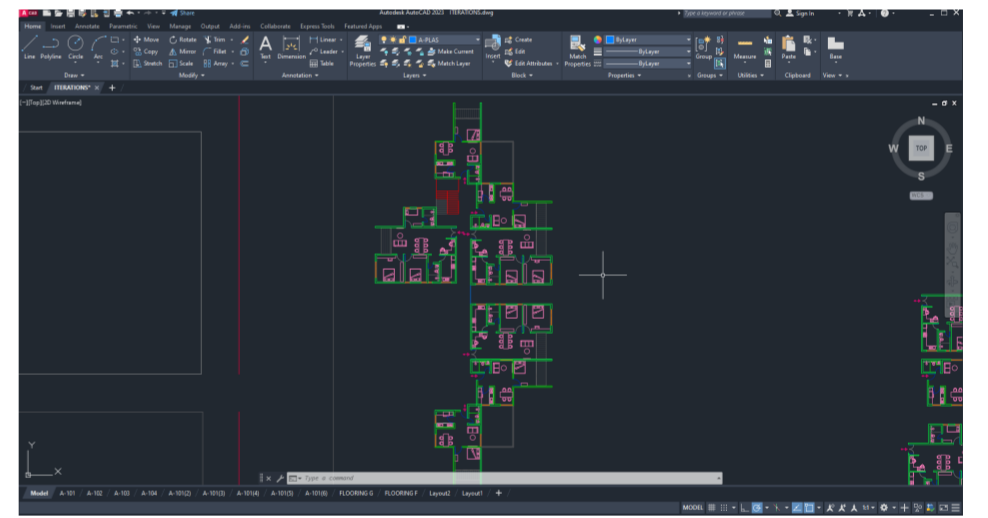
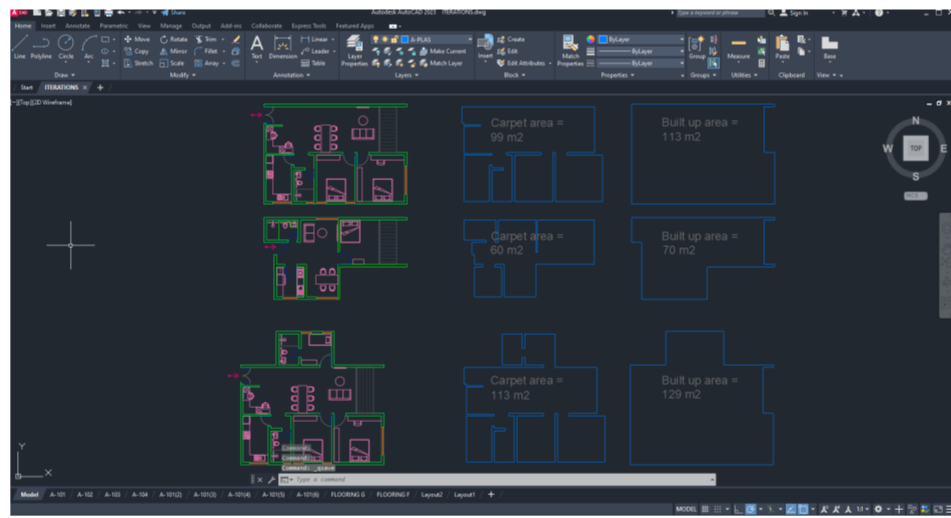
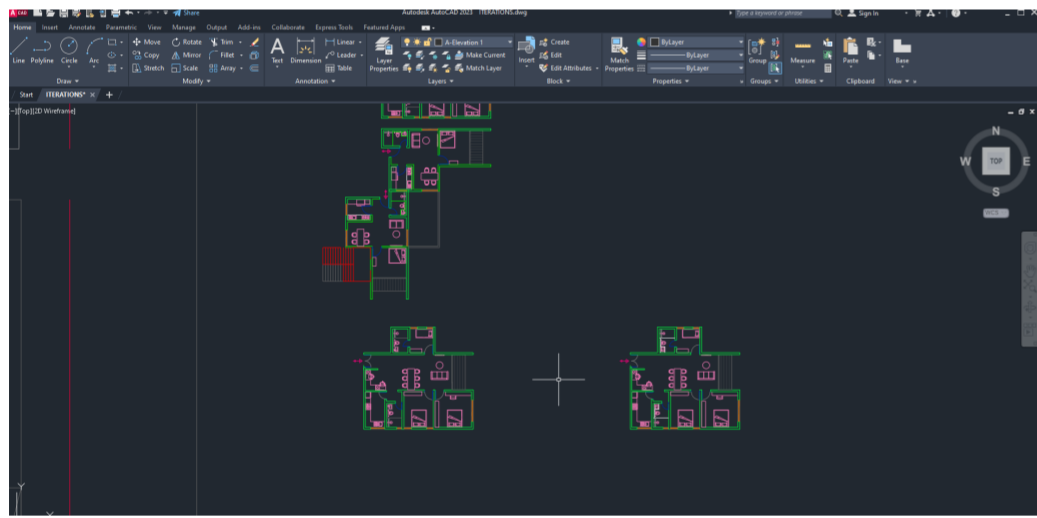
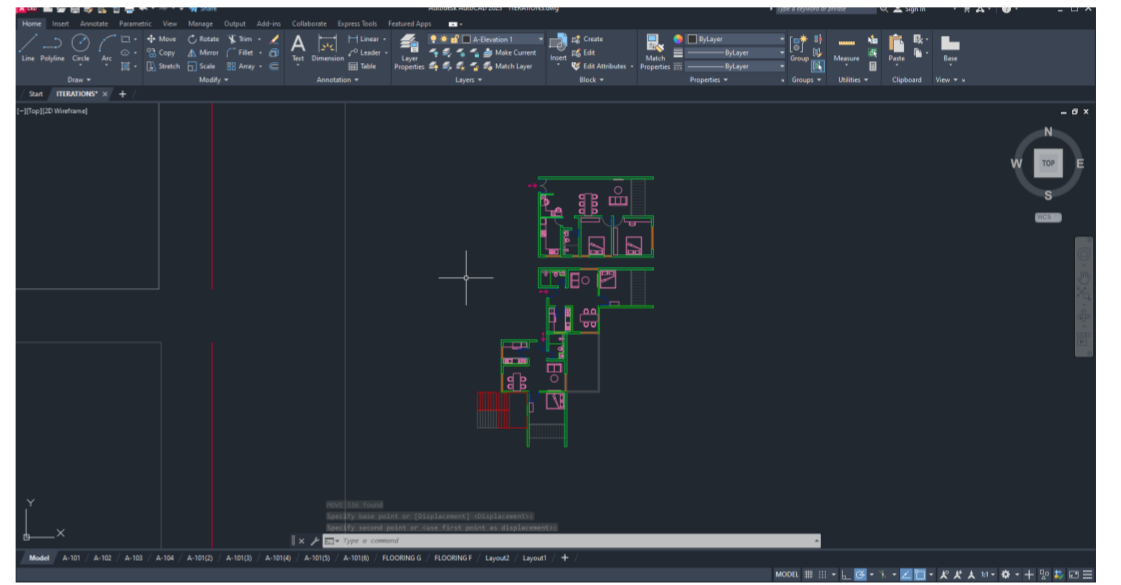
What is add. FSI for residential affordable housing?

Different types of housing units:

- 2 BHK
- 2.5 BHK
- 3 BHK

Studios :- living/dining/living + 1 bedroom + small kitchen + dining table (balcony - view + privacy)

Make incremental in morning??



2 BHK :- small sitting + 2 bedrooms + 1 kitchen + dining (6') + toilet + common study (balcony → view + privacy)

2.5 BHK :- small sitting + 2 bedrooms + 1 single bedroom + 1 kitchen + dining (6') + toilet (2) + common study (balcony → view + privacy)

3 BHK :- sitting/living + 3 bedrooms + 1 kitchen + dining (6) + toilet (2 big) + common study (balcony → view + privacy)

Floor plan combinations:

- 4 (Studio) + 2 (2 BHK) + 2 (2.5 BHK) = 764 m² = 31.8 storages
- 4 (Studio) + 1 (2 BHK) + 2 (3 BHK) = 784 m² = 30.5 storages
- 4 (Studio) + 2 (2 BHK) + 1 (2.5 BHK) + 1 (3 BHK) = 774 m² = 30.9 storages

On site = 2+3 (exceeding height)

For combinations 2 and 2 :-

- 4 (Studio) + 3 (2 BHK) + 2 (3 BHK) = 897 m² = 26 storages
- 4 (Studio) + 3 (2 BHK) + 2 (2.5 BHK) = 879 m² = 27 storages

15+12 → 2 clusters? (3) (2)

Ground area covered = 1774 m²

Free space (on ground for common facilities) = 4750 - 1774 m² = 2976 m²

For combinations 2 and 2 :-

- 4 (Studio) + 3 (2 BHK) + 2 (3 BHK) = 897 m² = 26 storages
- 4 (Studio) + 3 (2 BHK) + 2 (2.5 BHK) = 879 m² = 27 storages

15+12 → 2 clusters? (3) (2)

Ground area covered = 1774 m²

Free space (on ground for common facilities) = 4750 - 1774 m² = 2976 m² → lobby + club facilities?

Final combination :-

- 4 (Studio) + 3 (2 BHK) + 1 (3 BHK) = 887 m²
- 4 (Studio) + 2 (2 BHK) + 2 (2.5 BHK) = 877 m²

Units on each floor = 18 units

Type 2 = 15 floors } Total units = 243 units
 Type 2 = 12 floors }

Studio apartment = 108 units
 2 BHK = 81 units
 2.5 BHK = 42 units
 3 BHK = 12 units
 243 units possible

Extra space left on ground floor for lobby, other facilities (2976 m²)

