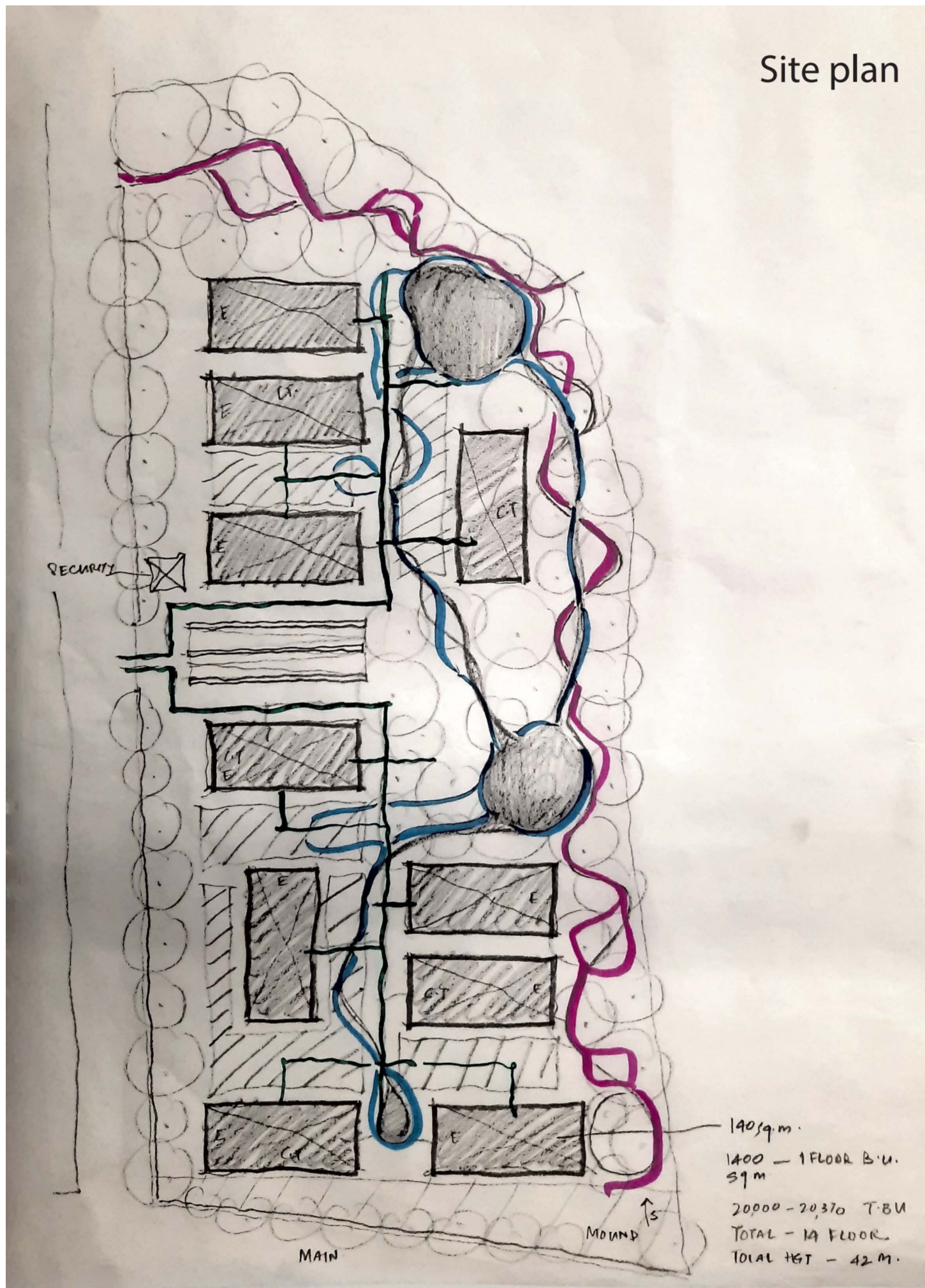
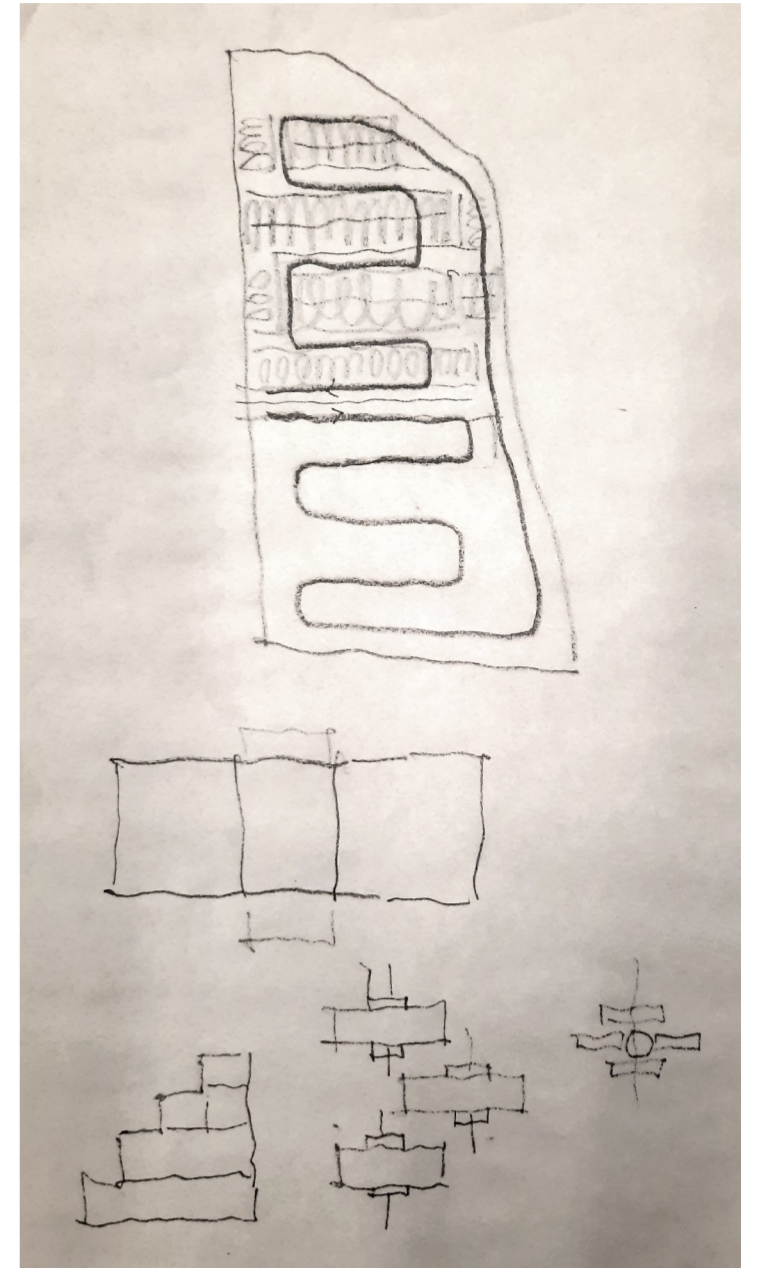
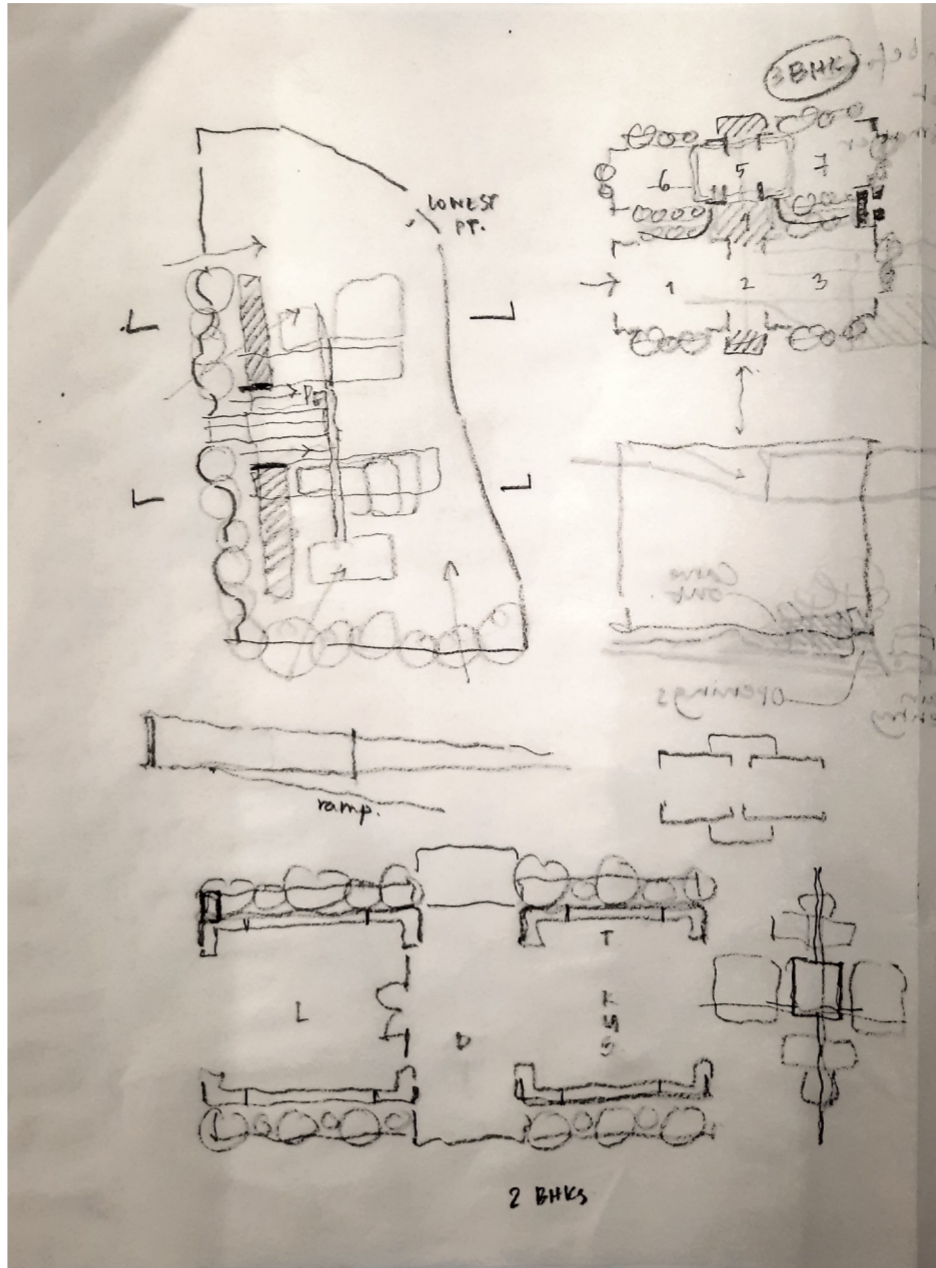
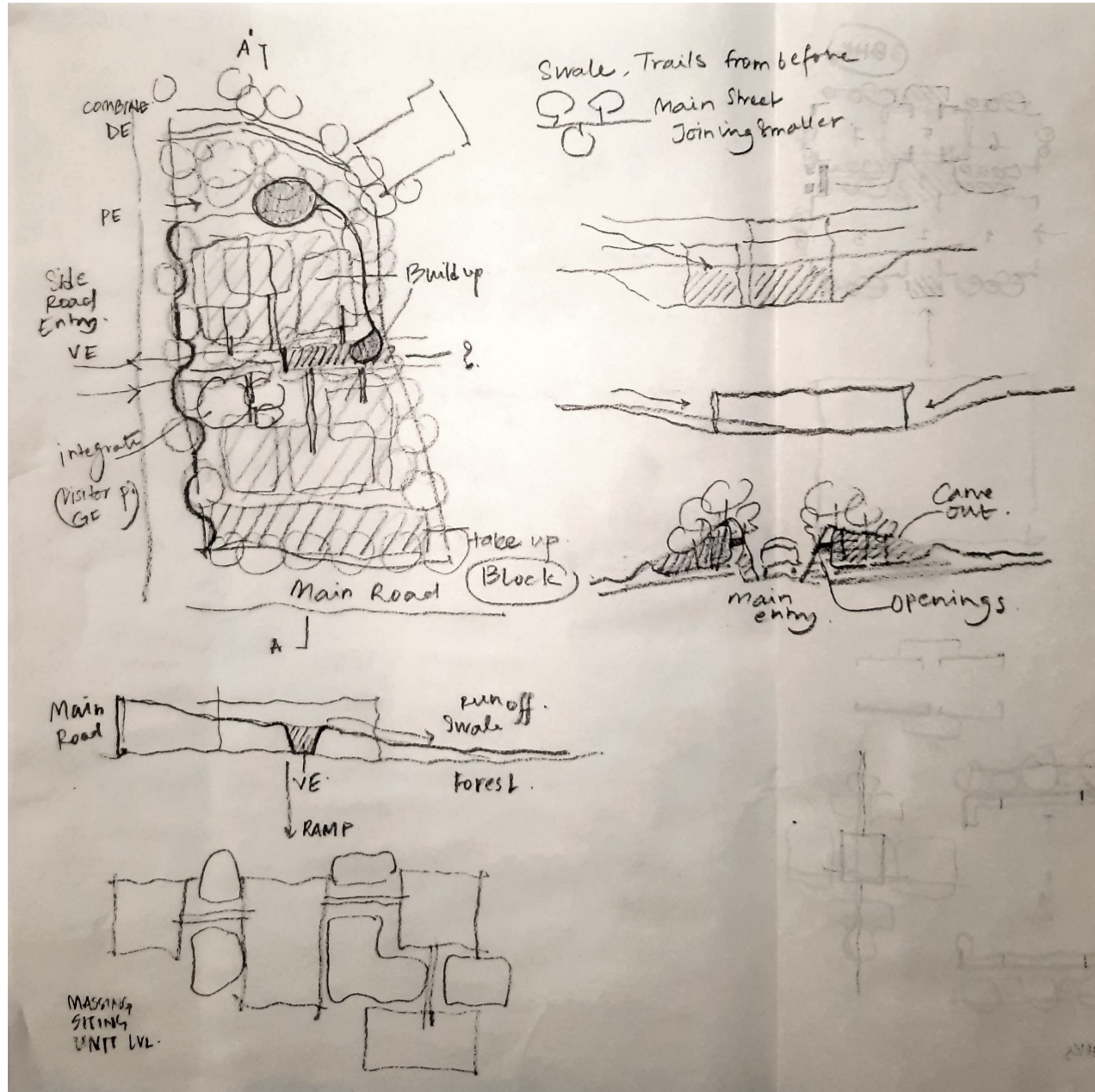
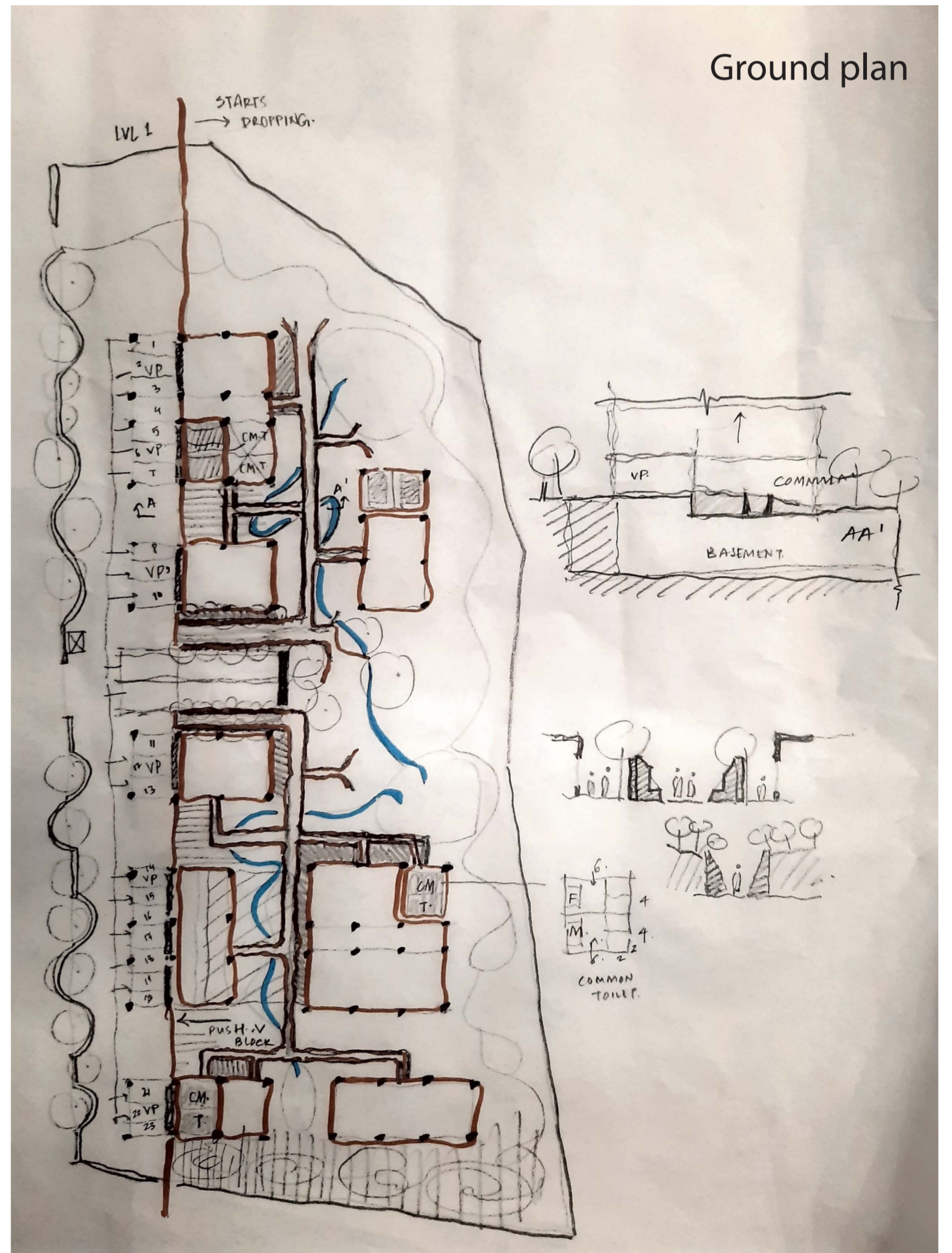


Location: Naranpura
Plot Size: 7,546 sq.mt.
Adjoining Road Width: 18m, 9m

Process sketches



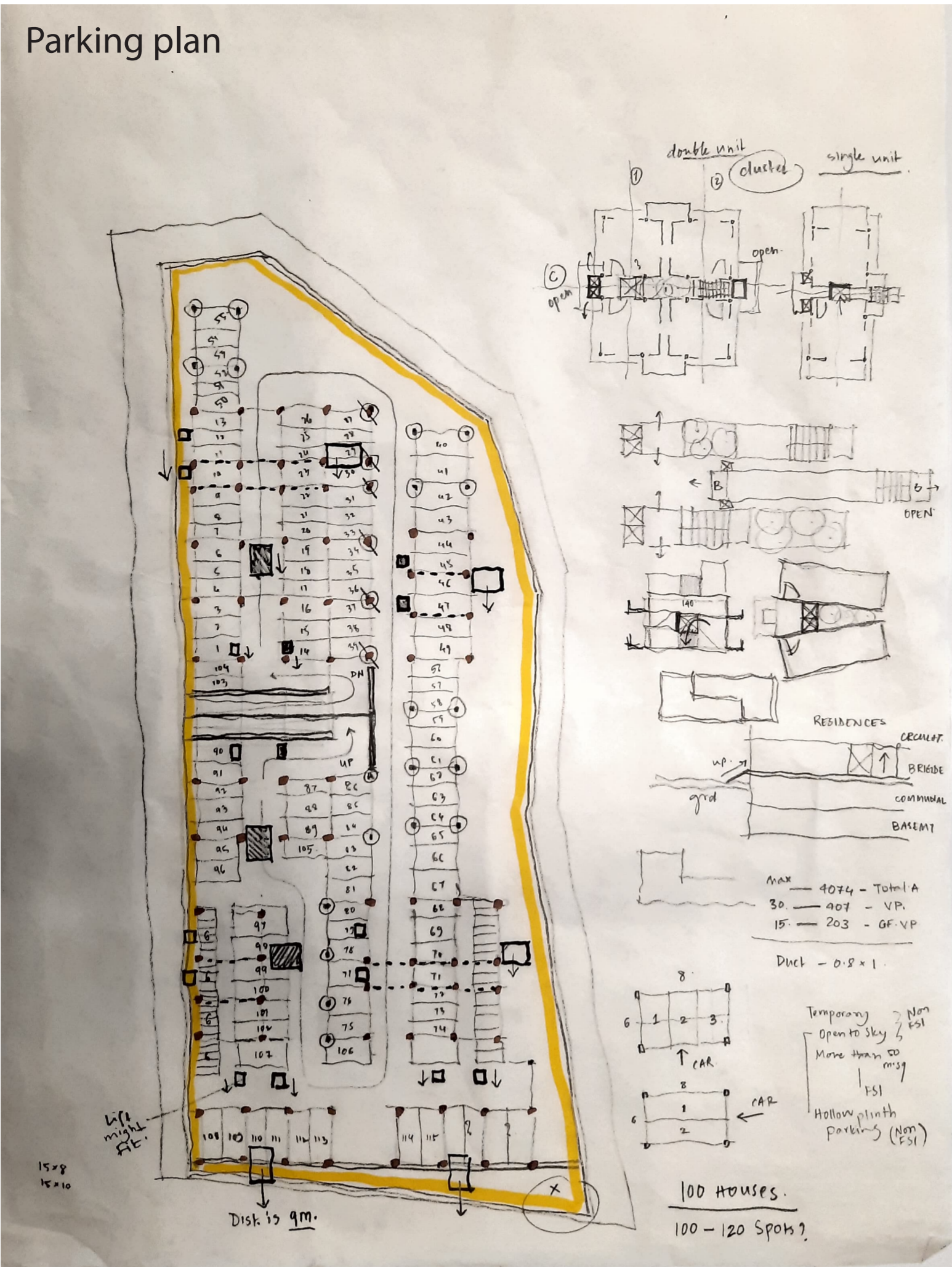
Site plan



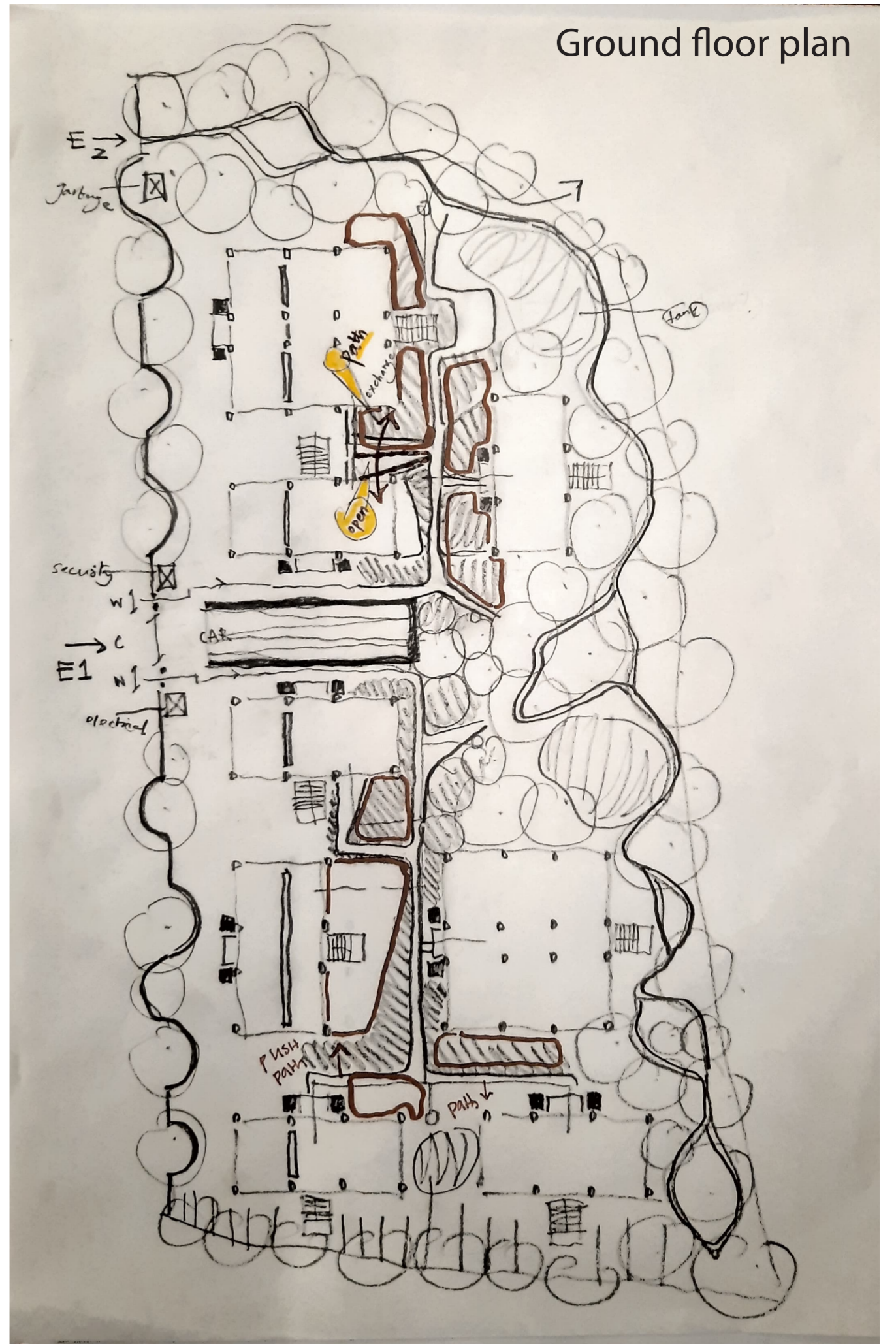
Ground plan

Plot area- 7,546sq.m | FSI- R1 zone 2.7 | Total Built up area- 20374 sq.m
Ground cover- 3773 sq.m
10 Rectangular blocks
10 houses per one block- Total 100 houses
1 Floor- entry to 2 units- 140 sq.m | Height of building- 45m | Distance between 2 buildings- 9m
Total 15 floors per block and 10 blocks- Total built up- 21000 sq.m

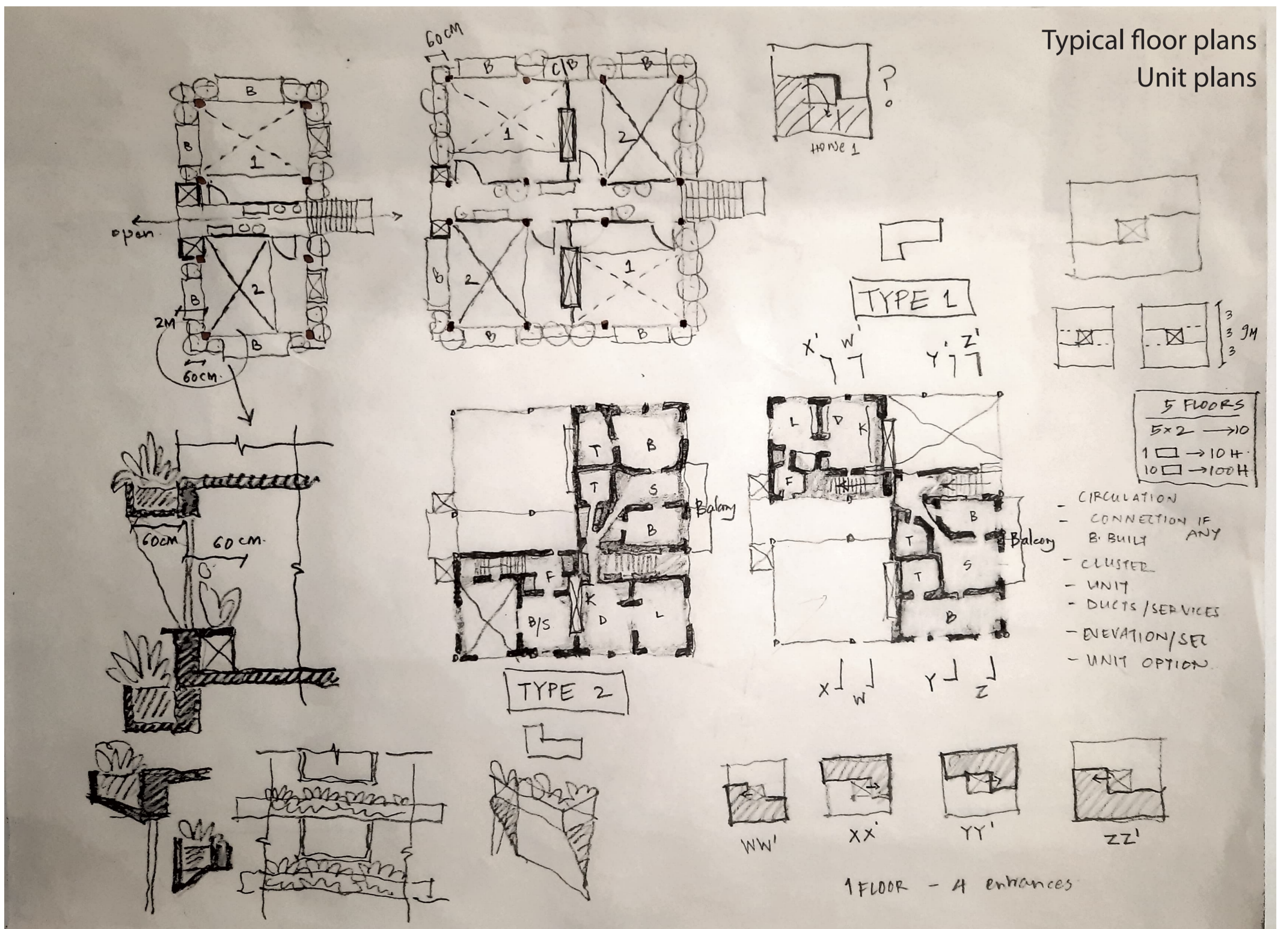
Parking plan

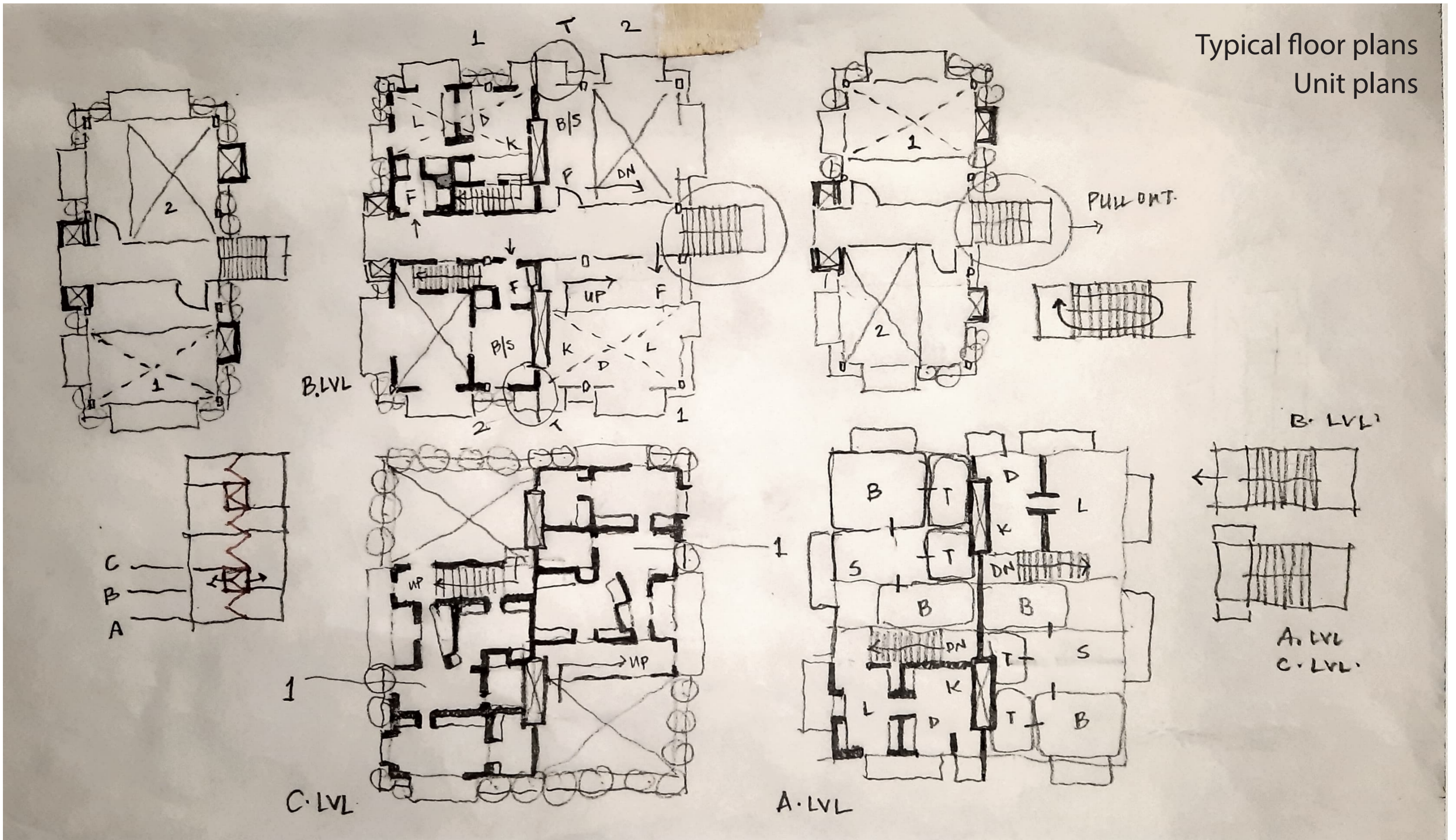


Ground floor plan



Typical floor plans
 Unit plans





GDUR

- (I) * FSI x Plot Area = Total Built up. (Z)
- (II) * Take one Cluster, put them on site.

$$\frac{\text{height}}{\text{max hgt} \rightarrow \text{from road width}} \div 3 = \text{No. of Floors (X)}$$

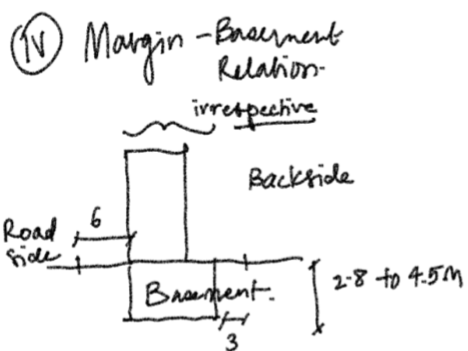
$$\text{Area} * X = \text{Total builtup (Z')}$$

(Deciding) Factor
 $Z' > Z$ Play
 $Z' = Z$ No play
 $Z' < Z$ Non-profitable

- (III) Non-FSI Spaces
 - Hollow plinth - Service Rooms - Common toilet - Etc.
 - Staircase & lift
 - OTS Spaces
 - Utility Ducts
 - Chowdi
 - Courtyard
 - Refuge Area
 - Sky walk
 - Ramps (AU)
 - * Double Height Foyer
 - In Pune, even double hgt balconies.

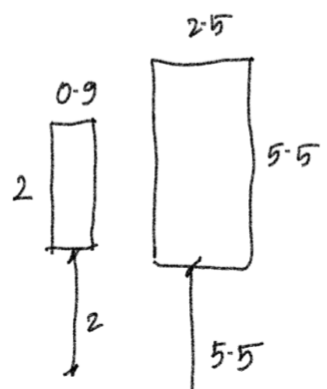
(IV) Fire Tender Access - B. Height less than 25m (?)
 Tender Access on 1 side
 6m width for Tender Access

(V) Ground Coverage - 70% (?)



- (VI) In Margins -
 1. Skywalk Allowed
 2. 60 cm Falade
 3. Porch is extension of Foyer
 4. Security / toilet / electrical in margin ✓
 what about Ramps?
 5. Open & cantilever Staircase width 1m - landing 2m.
 6. Ramps only Rear & Side
 7. Basement & Refuge Area
 8. Parking (if wanted).

(VII) Ramps
 - Angled not preferred
 - Dim



(VIII) 900 - entrance to building
 6m - compound entry width

(IX) Parkings

- (X) Ducts in 60 cm Serviced
- (XI) Structure in 60 cm

