

NEW NORMAL TOWNSHIP

A THESIS

Submitted in partial fulfillment of the requirements for the award of
Bachelor of Architecture degree

By

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DEPARTMENT OF ARCHITECTURE
SCHOOL OF BUILDING AND ENVIRONMENT

SATHYABAMA

INSTITUTE OF SCIENCE AND TECHNOLOGY
(DEEMED TO BE UNIVERSITY) Accredited

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NOVEMBER 2021



DEPARTMENT OF ARCHITECTURE

BONAFIDE CERTIFICATE

This is to certify that this Thesis Report is the bonafide work of S. DINESH ARAVINDAN (37210010) who carried out the Thesis entitled “New Normal Township” under our supervision from July 2021 to November 2021.

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DECLARATION

I, **S.DINESH ARAVINDAN** hereby declare that the Thesis Report entitled “**NEW NORMAL TOWNSHIP**” done by me under the guidance of **Ar.Shobana**(Internal Guide),**Dr.Arulmalar.R**(Internal Review Member) and**Ar.Saritha** (External Guide) Sathyabama Institute of Science and Technology is submitted in partial fulfilment of the requirements for the award of Bachelor of Architecture Degree.

DATE:06/12/2021

PLACE: Chennai



SIGNATURE OF THE CANDIDATE

ACKNOWLEDGEMENT

I am pleased to acknowledge my sincere thanks to Board of Management of **Sathyabama Institute of Science and Technology** for their kind encouragement in doing this Thesis and for completing it successfully. I am grateful to them.

I convey my thanks to **Dr. DevyaniGangopadhyay**, Dean and Head of the Department, School of Building and Environment, Our Design Chair **Dr. Suresh Kuppuswamy**, Thesis Coordinator**Ar.SuryaRajkumar** for providing me necessary support and details at the right time during the progressive reviews.

I would like to express my sincere and deep sense of gratitude to my Thesis Internal guide **Ar.Shobana**, Internal Review member **Dr.Arulmalar.Rand** External Guide **Ar.Saritha**their guidance, suggestions and constant encouragement which paved the way for the successful completion of my Thesis work.

I wish to express my thanks to all Teaching and Non-teaching staff members of the **Department of Architecture** who were helpful in many ways for the completion of the Thesis.

S. DINESH ARAVAIN DAN

THESIS SYNOPSIS

To improve is to change; to be perfect is change often

-

Winston Churchill

The world's population is fast expanding in contrast to dwindling resources, which will pose a challenge in the future due to unsustainability. This necessitates the development of smart cities. Smart cities strive to make the best and most sustainable use of all resources while maintaining an appropriate balance of social, environmental, and economic consequences. We will concentrate on the Town Planning aspect of Smart City development in this article. Town planning is the process of developing and utilizing land, as well as designing the urban environment, infrastructure, transportation, and distribution networks, with the end result being a habitat for a diverse range of people with diverse goals and needs.

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CHAPTER 1

INTRODUCTION

1.1 NEED OF THE PROJECT

The recent trend of urbanization has caused a dramatic increase in the urban population.

This increase in demand for residence within the limited buildable land resource necessitates the city growth patterns from outward horizontal spread to vertical growth. So this urban trend demanded a high rise township with maximum amenities in the developing area.

1.2 ISSUES

As the demand for residents increases, to meet the demand, the developers and designers are concentrating more on increasing the number of unit plans by reducing the interior social pockets in the building. Also, this pandemic situation is restricting people to use public spaces like clubhouse, gym, park, etc. This reduces the social connection of the occupant with their neighbours - which will create a contained community surrounded by strangers.

So, to avoid the raise of this unhealthy and unsecured society, we want to think about the occupants individually as well as their society as a whole and should increase the interior transition space with safety measures to connect the neighbours and give a perfect "community".

1.3 AIM

- To Provide a design proposal for future residential houses incorporating traditional ideas and also giving thrust for the demand of the current pandemic scenario.
- To integrate various transition spaces in the building to bridge the society.

1.4 OBJECTIVE

- To analyze and understand the changes required in residential buildings (for the new normal).
- To design a township at poonamallee with maximum amenities.

1.5 METHODOLOGY

- Understanding the basic needs and issues in the project
- Data collection
- Literature study and analysis
- Framing requirement
- Design solution

CHAPTER 2

LITERATURE CASE STUDIES

2.1 HAPPY EXCELLENSEAA 126 BY HAPPY HOMES



Project by: Sanjay Puri Architects

Location: Surat, Gujarat, India

Year: 2020

Built up Area
FIG 2.1
:130064.2
sqm

Surat is a city on India's west coast with a population of over 6 million people, located on the Arabian Sea in the state of Gujarat. Surat, known as the Diamond City of India because diamonds have been cut and polished here since the 1950s, has developed a new reputation in recent years as a result of its substantial investment in the IT sector.

Surat was chosen as one of 16 global locations for IBM's Smart Cities programme in 2015, with the goal of enhancing response to difficulties such as waste management, disasters, and citizen services. As a result, it has grown into one of India's fastest-growing cities, winning the UNESCO Netexplo Smart Cities Award

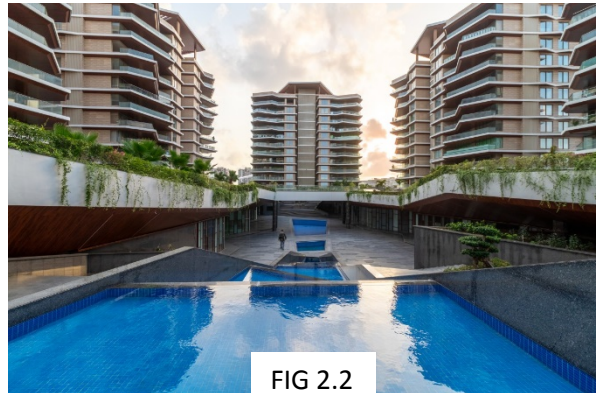


FIG 2.2

2019 for resilience. In such a dynamic environment, demand for housing is on the rise, so developer Happy Homes enlisted the help of Mumbai-based firm Sanjay Puri Architects to put together a brief for a new residential complex capable of providing a sustainable response to both the site's location and the city's climate. The outcome is a

collection of six 11-story structures, each with a maximum height of 40 metres, on a 29,600-square-meter area.



FIG 2.3

This housing project contains 126 flats in six structures, each with 11 storeys, in response to a highly particular brief. These 8000, 9000, and 10,000 sqft residences are designed with huge living spaces, 5 bedrooms, a study, and a gym. The structures are laid out along the site perimeter, creating a vast focal garden of 13000 sqm, on a plot of 29600 sqm in Surat, India, with a height restriction of 40 metres. Vehicle movement is restricted to the perimeter, with a basement parking garage providing 80 percent of the site as vehicle-free area.

The huge landscaped area rises in geometric planes, revealing a partially subterranean recreational club with entertainment and sports facilities that is both protected from heat gain and open to natural ventilation and light. The apartments are designed to allow for cross ventilation and are protected by broad cantilevered decks that reduce

heat gain in response to the local climate. Surat city experiences temperatures in excess of 35°C for eight months of the year. Each building includes 11-meter-high entrance lobbies, two flats per floor, and penthouses on the 11th floor. The

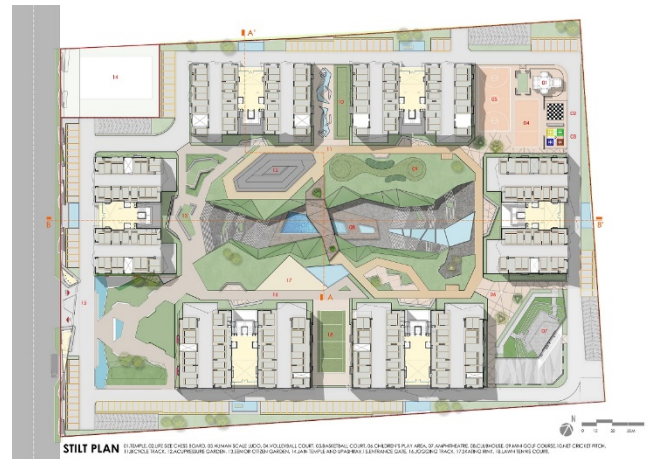
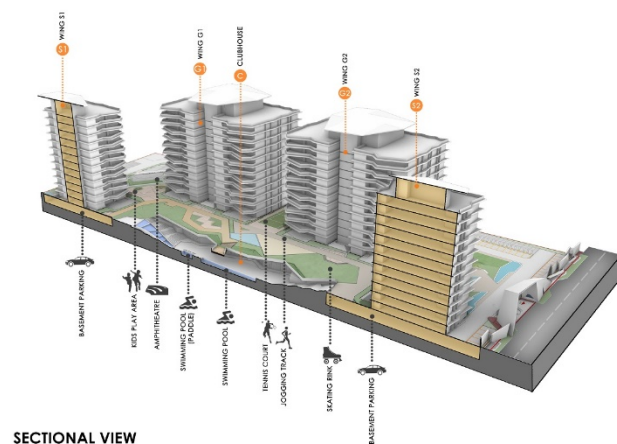


FIG 2.4



SECTIONAL VIEW

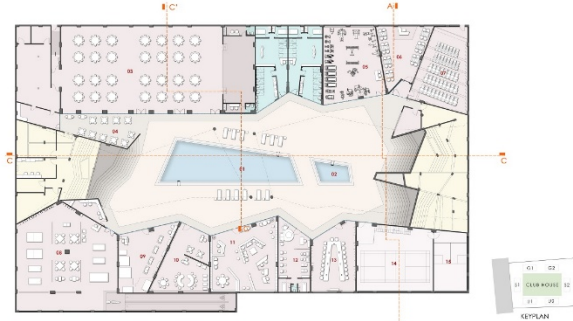
FIG 2.5

arrangement generates a large landscaped space that is planned with a variety of sports amenities and different types of entertainment.



TYPICAL FLOOR PLAN 01.LIVING ROOM 02.DINING AREA 03.KITCHEN 04.SUITE BEDROOM 05.MASTER BEDROOM 06.BALCONY 07.OFFICE ROOM 08.HOME THEATRE 09.GYM 10.SERVANT ROOM 11.LIFT 12.TOILET 13.STORE ROOM

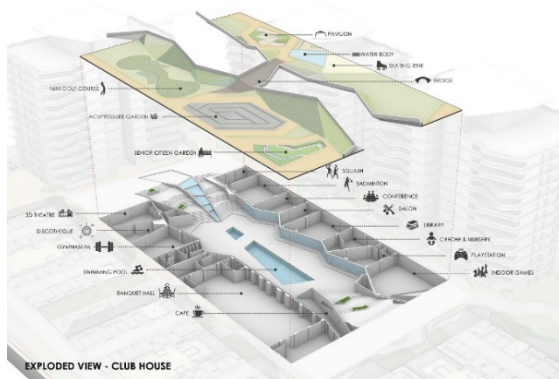
FIG 2.6



CLUB HOUSE PLAN

01.SWIMMING POOL 02.TENNIS POOL 03.BANQUET HALL 04.CAFE 05.GYMNASIUM 06.DISCOTHEQUE 07.3D THEATRE 08.INDOOR GAMES 09.PLAYSTATION 10.RECEPTION 11.LIBRARY 12.SALON 13.CONFERENCE 14.BADMINTON COURT 15.SQUASH COURT

FIG 2.7

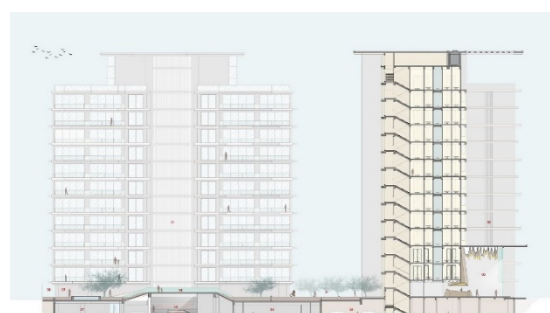


EXPLODED VIEW - CLUB HOUSE

Excellenseaa 126 is a sustainable micro environment that was designed in response to the client's request, the location of the site, and the climate of the city. The rich landscape, which includes trees, plants, and water bodies, aids passive cooling. Each apartment's broad overhangs and outside decks help to keep the heat out while also providing unique outdoor spaces. Water recycling, rainwater harvesting, sewage treatment, and solar panels all help reduce the project's carbon footprint and make it self-sufficient. Conferencing facilities, a grocery store, a medical facility, a laundromat, and cleaning staff facilities round out the



SECTION BB 01. S1 WING 02. S2 WING 03. G1 WING 04. G2 WING 05. ENTRANCE LOBBY 06. SWIMMING POOL 07. CYCLING TRACK 08. SPACE CITIES GARDEN 09. SERVICE AREA 10. CLUBHOUSE 11. LAUNDRY PARKING 12. BRIDGE



SECTION AA 01. S1 WING 02. G1 WING 03. ENTRANCE LOBBY 04. PARKING 05. BANQUET HALL 06. SWIMMING POOL 07. LIBRARY 08. JOGGING TRACK 09. SKATING RINK 10. BRIDGE 11. CYCLING TRACK 12. CLUBHOUSE

num
erou

s sporting and entertainment options.

2.2 INTERLACE IN SINGAPORE

- Designed by : Ole scheeren, partner of the office for metropolitan architecture
- Area :170,00sqm
- 31 apartment , each six storeys tall with 8 main courtyards
- No of FIG 2.9 parking : 2,600 cars
- Total units : 1,040 units (144,000 sqm)
- Unit size : size vary from 75sqm to 600sqm
- Club house : 1500sqm
- Retail : 500sqm



FIG 2.11



FIG 2.12

The Interlace is set on an elevated eight-hectare property in Singapore's beautiful Southern Ridges, bordered by Alexandra Road and the Ayer Rajah Expressway. The construction will have roughly 170,000m² of gross floor area and will include 1,040 residential units of various sizes, as well as substantial outdoor spaces and landscaping. The park connects Kent Ridge, Telok

Blangah Hill, and Mount Faber Parks, forming a green belt.

The Interlace, designed by Ole Scheeren of the Office for Metropolitan Architecture (OMA), explores a

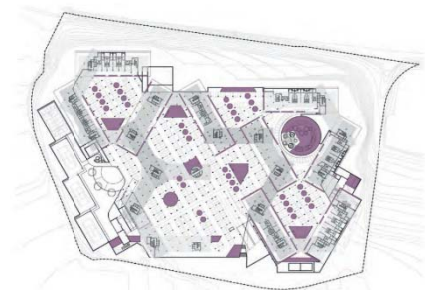


FIG 2.13

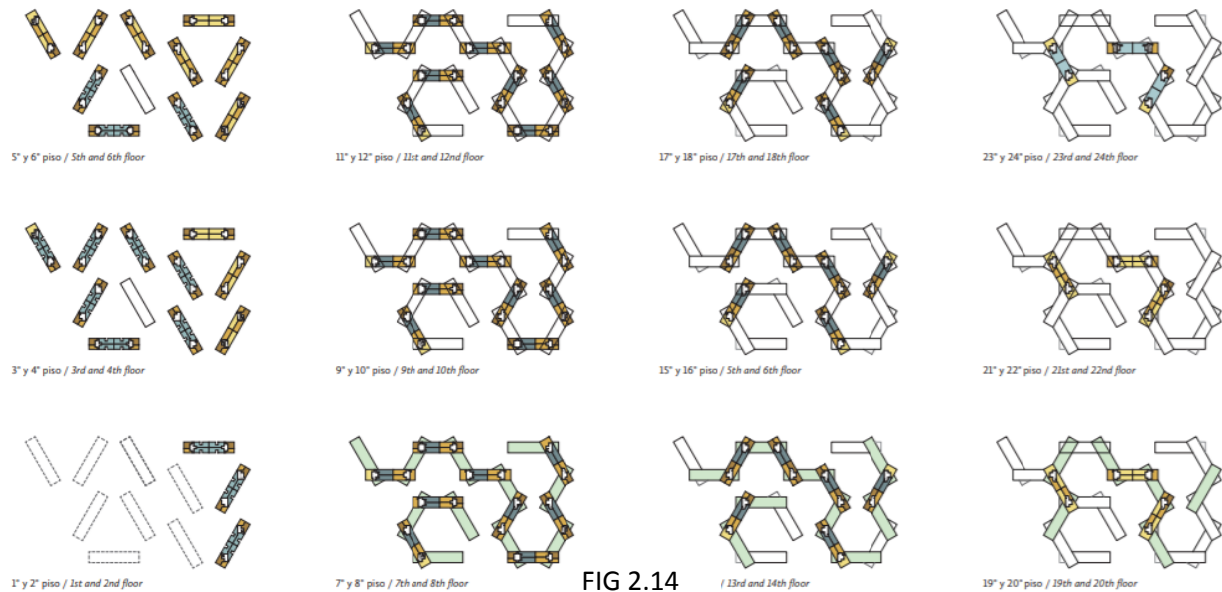


FIG 2.14

dramatically different approach to tropical living than Singapore's standard typology of isolated, vertical apartment towers: an expansive interconnected network of living and communal spaces integrated with the natural environment. Thirty-one apartment buildings, each six storeys tall and the same length, are stacked in a hexagonal pattern to create eight large-scale open and permeable courtyards. The interconnected units create a vertical hamlet complete with flowing sky gardens and individual and communal roof terraces.

The design takes advantage of the site's expansive size and incorporates huge roof gardens, sculpted sky terraces, and cascading balconies to further enhance the appearance of nature. The amount of above-ground vehicular circulation is reduced, allowing for the creation of extensive green areas within the development. Through rigorous environmental research of solar, wind, and



FIG 2.15

microclimate variables on site and the integration of low-impact passive energy solutions, the Interlace contains sustainability characteristics.

The design includes communal spaces for shared activity while keeping the seclusion of individual housing units through ample spacing of building blocks and far-reaching views. The lush foliage is intertwined with numerous residential amenities and facilities that provide chances for social contact, relaxation, and entertainment.

The spatial configurations of the several blocks create different states of sun and shadow, with significant water bodies provided to influence the microclimate in the recreational spaces between the towers, enhancing overall comfort and experience.

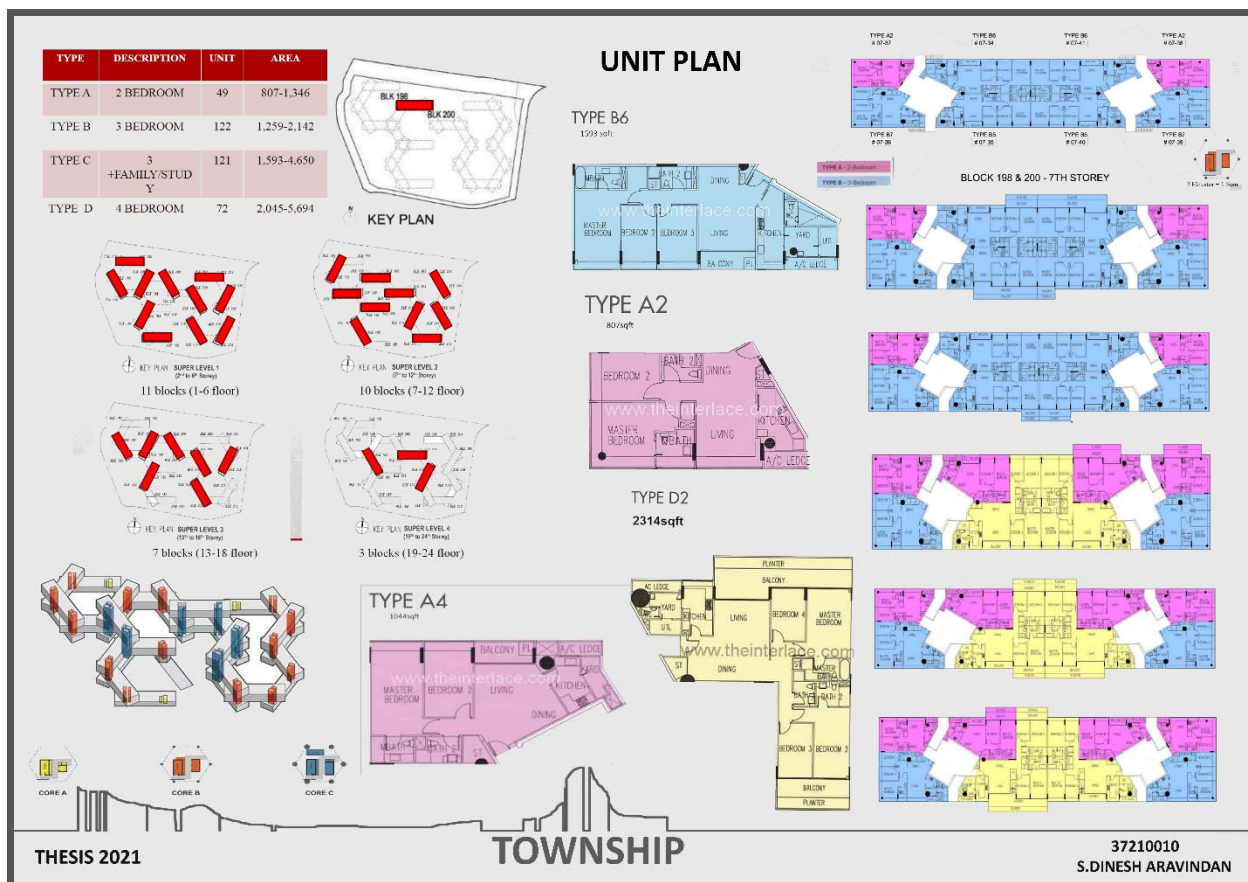


PLATE 2.1

CHAPTER 3

DATA COLLECTION AND STANDARDS

Special rules for High Rise Buildings :

TABLE

Sl. No	Description	All Areas		
A.	Minimum Road width	12m.	15m.	18m.
B.	Normally Permissible FSI	2.0	2.5	3.25
C.	Maximum Coverage	50%		
D.	Minimum set back all around	Height of the building above ground level	Minimum required setback space from the property boundary	
		Upto 30m.	7m.	
		Above 30m.	For every increase in height of 6m or part thereof above 30m minimum extent of setback space to be left additionally shall be one meter subject to the maximum setback of 20m.	
E.	Spacing between blocks in case of more than one block of High Rise building	Height of the building above ground level	Minimum required spacing between blocks	
		Upto 30m.	7m.	
		Above 30m.	For every increase in height of 6m. or par thereof above 30m. space to be left additionally shall be one metre subject to the maximum setback of 20m.	

OSR :

OSR should be kept open to sky and free from any erection or projection such as sunshade or balcony of any building other than a fence or compound wall provided that these open yards may be used for the provision of access ways to the building's parking facilities.

Watchman booth :

A watchman or caretaker booth or Kiosk not exceeding 2.5m.x 2.5m. in size at each gate and not exceeding 3m. in height

Transformer yard :

open transformer yard shall be permitted in the set back space after leaving 7 metres clear set back from the main structure.

Entrance arch :

Gate pillars without or with arches with a min. headroom clearance of 5.50m atleast to a width of 3.5m. shall be permitted in the set back space after leaving 7 metres clear set back from the main structure.

Vehicular access within the site:

Internal vehicular access way including passage if any within the site shall have a clear width of 7.2m. and such vehicular access way shall be available for every building block in the site. Further, it shall be a clear width open to sky and no projection in structure over it is permissible.

Basement Floor:

The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

Corridor / Verandah Width :

The min width of corridor space in Residential buildings is 1m

Educational Buildings is 2m

Commercial buildings is 2m

All other buildings including hotels is 1.5m

Stairways :

i) Residential low rise building is 0.9 m.

ii) Other residential building e.g. flats, hostels, group housing, guest houses, etc is 1.25 m

The minimum width of treads = 30cm

The maximum height of riser = 19cm

The minimum height of handrail = 100 cm.

The minimum headroom height = 2.2m

Lifts :

Clear internal width 1100 mm Clear internal depth 2000 mm Entrance door width 900 mm

(a) A hand rail not less than 600mm long at 1000mm above floor level shall be fixed adjacent to the control panel.

(b) The lift lobby shall be of an inside measurement of 1800 mm x 2000 mm or more.

Basement :

Every basement shall be in every part at least 2.5 m. in height from the floor to underside of the roof slab or ceiling and with maximum height not more than 4.5 m.

Sewage system :

Where number of dwelling units exceeds 50 nos. or 2500 sq.m. of commercial area sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself as per the designs approved by such other Technical agencies as Government may empaneled from time to time.

Waste management :

In residential or predominantly residential developments with dwelling units exceeding 100 in number, the design should include waste management infrastructure and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

Electrical Transformer Rooms :

(i) An electrical room for accommodating the transformers and associated switchgears shall be provided at the ground floor, either within the built up space of the buildings or outside the buildings and within the premises of the buildings nearer the main entrance

of the building.

(ii) The width of the approach road to the above said electrical room shall not be less than 3.0 metres.

(iii) The electrical room with RCC roof shall have clear floor area 6m. X 4m. with a vertical clearance of 2.75m.

(iv) Three sides of this room shall be covered with brick walls. The fourth side, towards the approach road shall be covered with M.S. Rolling Grill Shutter of width not less than 3 metres with locking facility.

(v) The electrical room shall be fitted with 2 Nos. exhaust fans in the wall facing the approach road, one on either side of the shutter.

Road Width :

(i) Streets of length does not exceeds 120 metres	7.2 metres	All streets shall become public
(ii) Streets of length more than 120 meters but below 240 metres	10.0 metres	All streets shall become public
(iii) Roads of length more than 240 metres but below 400 metres	12.0 metres	All streets shall become public
(iv) Roads of length between 400 metres to 1,000 metres	18.0 metres	All streets shall become public
(v) Roads of length more than 1000 metres	24.0 metres	All streets shall become public

Parking stall size and Driveway Width :

Vehicle Type	Breadth (m)	Length (m)
Car	2.5	5.0
Two Wheelers	1.0	1.8
LCV	3.5	7.0
Lorry/Bus	3.5	10.0
Articulated Vehicles [Container Vehicles]	3.5	16.0

Vehicle Type	Parallel Parking	TABLE 3.2 up to 60°	Angles above 60° & Perpendicular parking
Two Wheeler	1.5m	1.5m	1.5m
Car	3.0m	3.0m	4.5m.
LCV/Truck/Bus	7.0m	7.0m	10.0m

TABLE 3.3

Required parking :

(A) Corporation or Municipal Area	
Dwelling Unit with	Number of Parking Spaces
Floor area upto 25 sq.m	Nil
Floor area above 25 sq.m and upto 50 sq.m	1 Two Wheeler space
Floor area above 50 sq.m and upto 75 sq.m	1 car space for every dwelling units and 1 Two Wheeler space for every dwelling unit
Floor area above 75 sq.m	1 car space for every 75 sq.m
Visitors Parking:	
In addition to the parking spaces specified above, parking spaces shall be provided to the extent of 10% of the number of dwelling units in the building.	

TABLE 3.4

Room Size:

The height of all rooms for human habitation shall not be less than 2.75m measured from the surface of the floor to the lowest point of the ceiling bottom of slab.

Sl. No.	Component of Building
1	Habitable Room
2	Kitchen
3	Pantry
4	Bathroom
5	W.C.
6	Combined Bath & W.C. (Toilet)
7	Store
8	Projections
9	Canopy

TABLE 3.5

Store room:

Height: The height of a storeroom shall be not less than 2.2m.

Size: The size of a storeroom, where provided in a residential building, shall be not less than 3sq.m.

Mezzanine Floor :

Height - It shall have a minimum height of 2.2 m.

Loft :

Area of loft shall be restricted to 25% of the covered area or respective floor. Minimum height between loft and ceiling shall be 1.75 m.

CHAPTER 4

DESIGN APPROACH

A global disaster generally turns the globe inside out, but the Covid-19 pandemic has done the opposite. Until the early 2020s, education, working, exercising, eating, and entertaining were all seen as outdoor activities; the home was seen as a refuge from the frenzy of activities of the outside world. Today's home, on the other hand, must perform a variety of these roles indoors. The pandemic has undoubtedly caused a shift in our psyche and behaviour, and it will be fascinating to witness how society evolves as a result.

Our architectural consciousness could be one of the paradigm shifts we see. As our interactions with our homes evolve, it will become more important to define spaces in terms of functionality and usage. It will be vital to strike a balance between seclusion and companionship as the home becomes a venue for both work and schooling. One can expect common areas to be connected in order to accentuate the feeling of togetherness.

Mid-size apartment

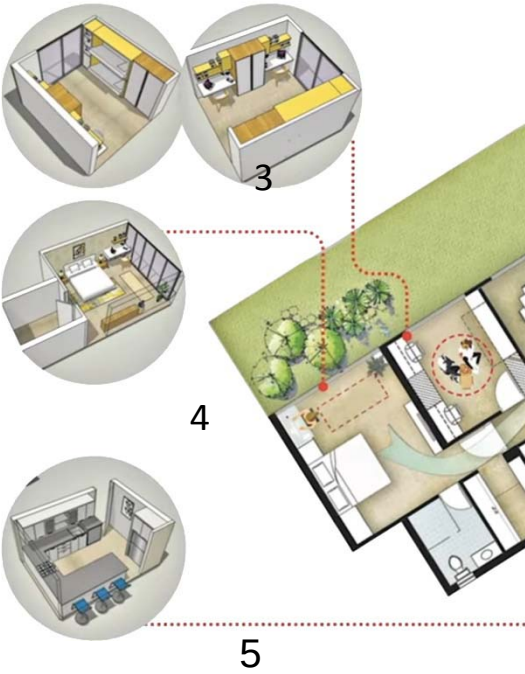


FIG 4.1

1. SANITATION ZONE

The room right near the entrance with sanitisers, shoe rack and washroom allows for sanitation before entering the home.

2. HOME OFFICE

The drawing room can be turned into a home office with a working desk a discussion table to accommodate a colleague a wall for projector a writing board for ideation and even a yoga mat to stretch after long hours on the chair

Office space should also have a sit out area to get relaxed after long hour of working.

3. CHILDREN'S ROOM

gets folding murphy beds to create more floor space for indoor games and activities. The study desks come with a separation for privacy during online classes .

4. MASTER BEDROOM

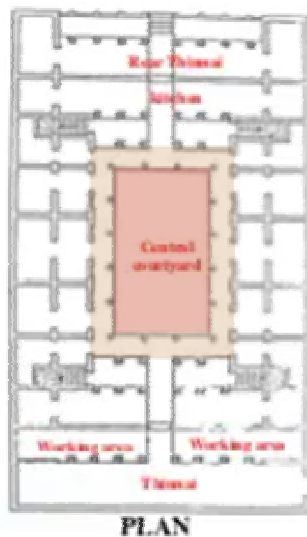
get a makeover by creating a workstation and a work out space near natural light source.

5. KITCHEN

is turned into a modular one .

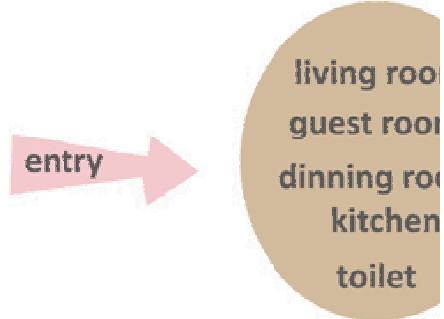
A similar emphasis will need to be paid to indoor air quality. Natural ventilation and sunlight are keys to a healthy indoor space. A happy space is one that takes into account the physical, emotional and mental well-being of its inhabitant. This period, thus, certainly calls for us to take a serious relook and redesign the physical spaces that we live in.

Chettinadu traditional



k
toil
study r

Ambur traditional house



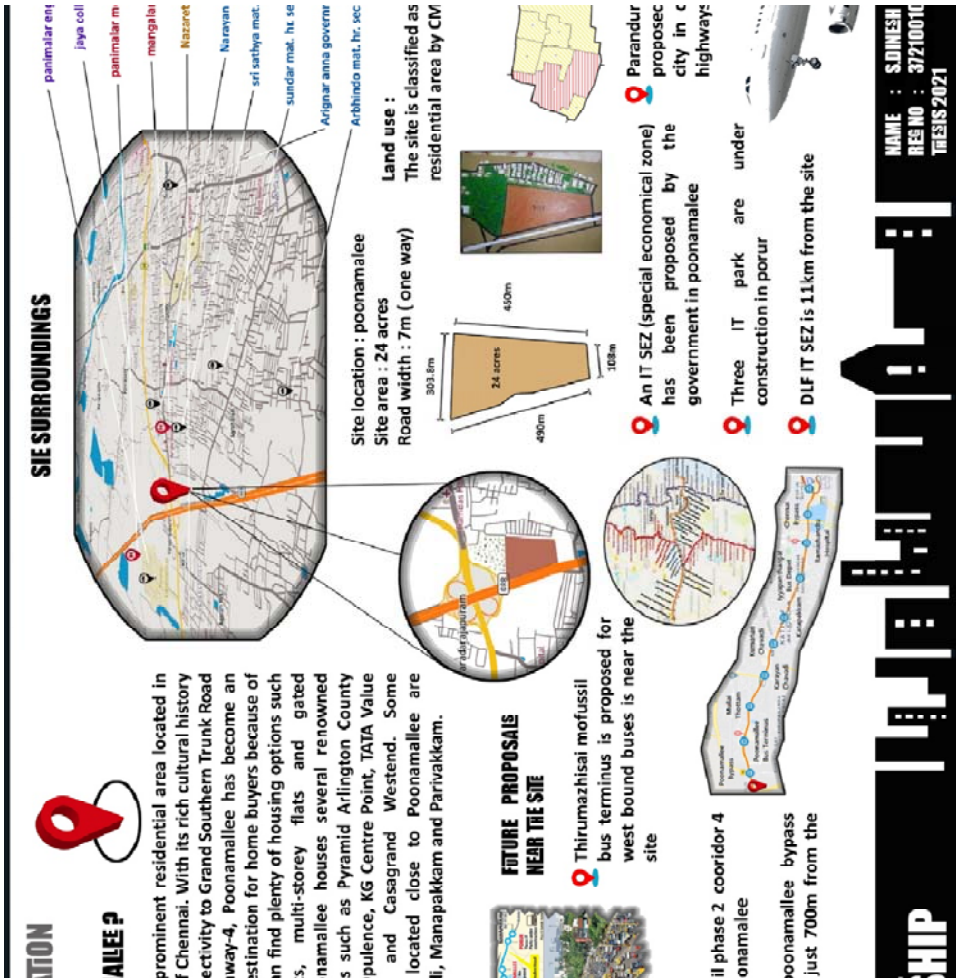
semi-private z

FIG 4.2

CHAPTER 4

SITE STUDY

4.1 SITE JUSTIFICATION



4.2 SITE ANALYSIS :

PLATE 4.1



PLATE 4.2

4.3 DESIGN RESPONSE :

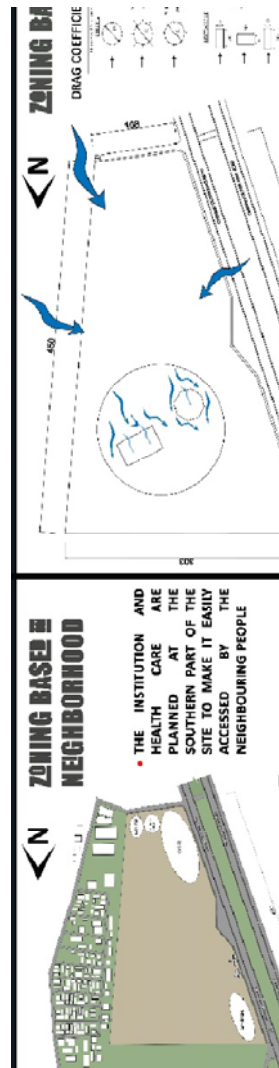
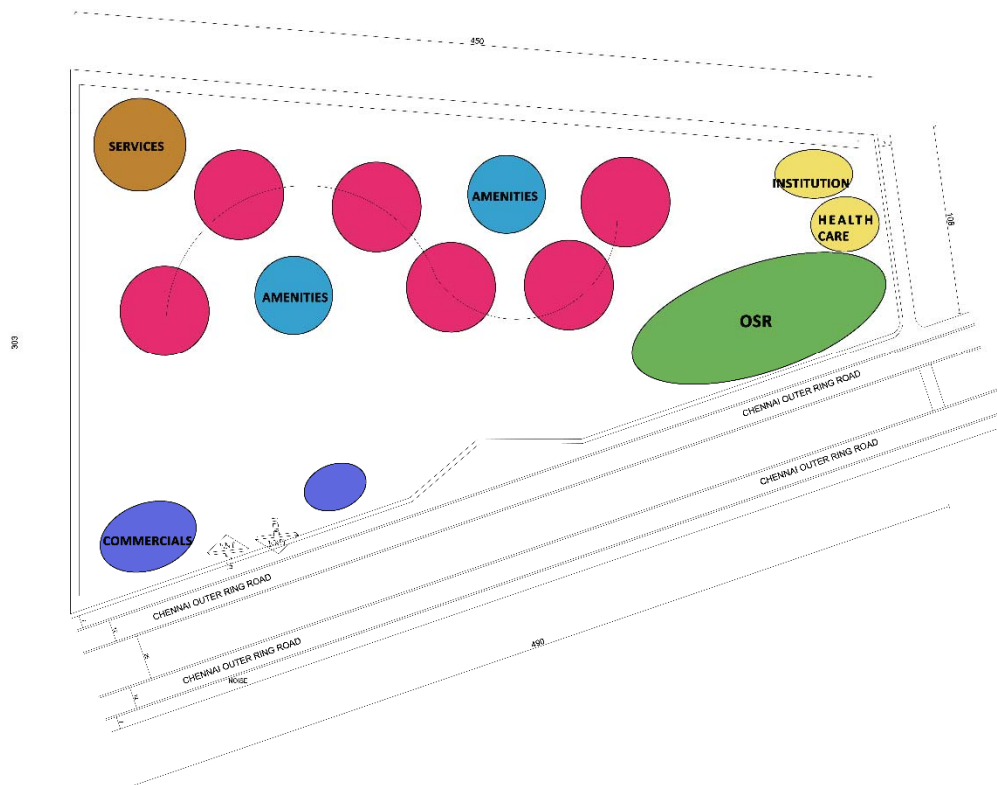


PLATE 4.3

CHAPTER 5

ARCHITECTURAL DESIGN

5.1



ZONING

- THE ENTRY AND EXIT POINTS ARE PLANNED BEFORE THE BUS STOP TO AVOID TRAFFICS.
- AMENITIES ARE BE POSITIONED INBETWEEN THE SHADED AREA OF THE HIGH RISE BLOCKS TO AVOID HOT SOUTHERN SUN.
- COMMERCIAL BLOCKS ARE PLACED AT THE FRONT SO THAT THEY WILL BE EASILY ACCESS BY THE PEOPLE FROM THE MAIN ROAD.

- THE INSTITUTION AND HEALTH CARE ARE PLANNED AT THE SOUTHERN PART OF THE SITE TO MAKE IT EASILY ACCESSED BY THE NEIGHBOURING PEOPLE

5.2 AREA STATEMENT

Total Site Area		97124.55	sq.m (24 Acres)
FSI	2		
Permissible Build Up Area		194249	sq.m
Achieved Build Up Area		161349	sqm
Ground Coverage	40%	38850	sq.m
OSR	10%	9712	sq.m
open space	40%	38850	sq.m
Road	10%	9712	sq.m
	100%	97125	sq.m

TABLE 5.1

Landuse	% BREAKUP	Total Area (sqm)
Residential	40%	77700
Commercial	2%	3885
Institutional	1%	1942
Amenities	12%	23310
Circulation Space	17%	33022
Services	1%	1942
Health care	1%	1942
Total	74%	143744

TABLE 5.2

Typology	% BREAKUP	Total Area (%)
Residential		
1 BHK	14%	
2 BHK I	26%	
2 BHK II	26%	
3 BHK I	17%	
3 BHK II	17%	
Total	57%	

TABLE 5.3

Commercial	% BREAKUP	Total Area (sqm)	Total No.of Car parking	Total NO.of bike parking
Vegetable Market	10%	388	8	8
Small Shops	50%	1942	39	39
Groceries Shop	15%	583	12	12
Spa and saloon	5%	194	4	4
parking	20%	777		
Total	100%	3885	62	62

TABLE 5.4

Institutional	% BREAKUP	Total Area (sqm)	Total No.of Car parking	Total NO.of bike parking
Creche or day care	10%	194	2	4
nursery / KG School	50%	971	10	19
Play ground&RecreationActivities	20%	388	4	8
parking	20%	388		
Total	100%	1942	16	31

TABLE 5.5

Amenities	% BREAKUP	Total Area (sqm)
Gym	1%	233
Community hall	2%	466
OAT	3%	699
Party hall	1%	233
Swimming pool	11%	2564
Kids pool	5%	1165
Indoor games (badmiton, basket ball,cricket nets)	20%	4662
play station	0.4%	93
3d theatre	1%	233
library	1%	233
yoga center	2%	466
Café	1%	233
office room	0.4%	93
reception	0.2%	47
laundry	1%	233
spiritual buildings	7%	1632
tennis court	5%	1165
football turf	8%	1865
Garden with water bodies	30%	6993
Total	100%	23310

TABLE 5.6

5.3 SITE PLAN :

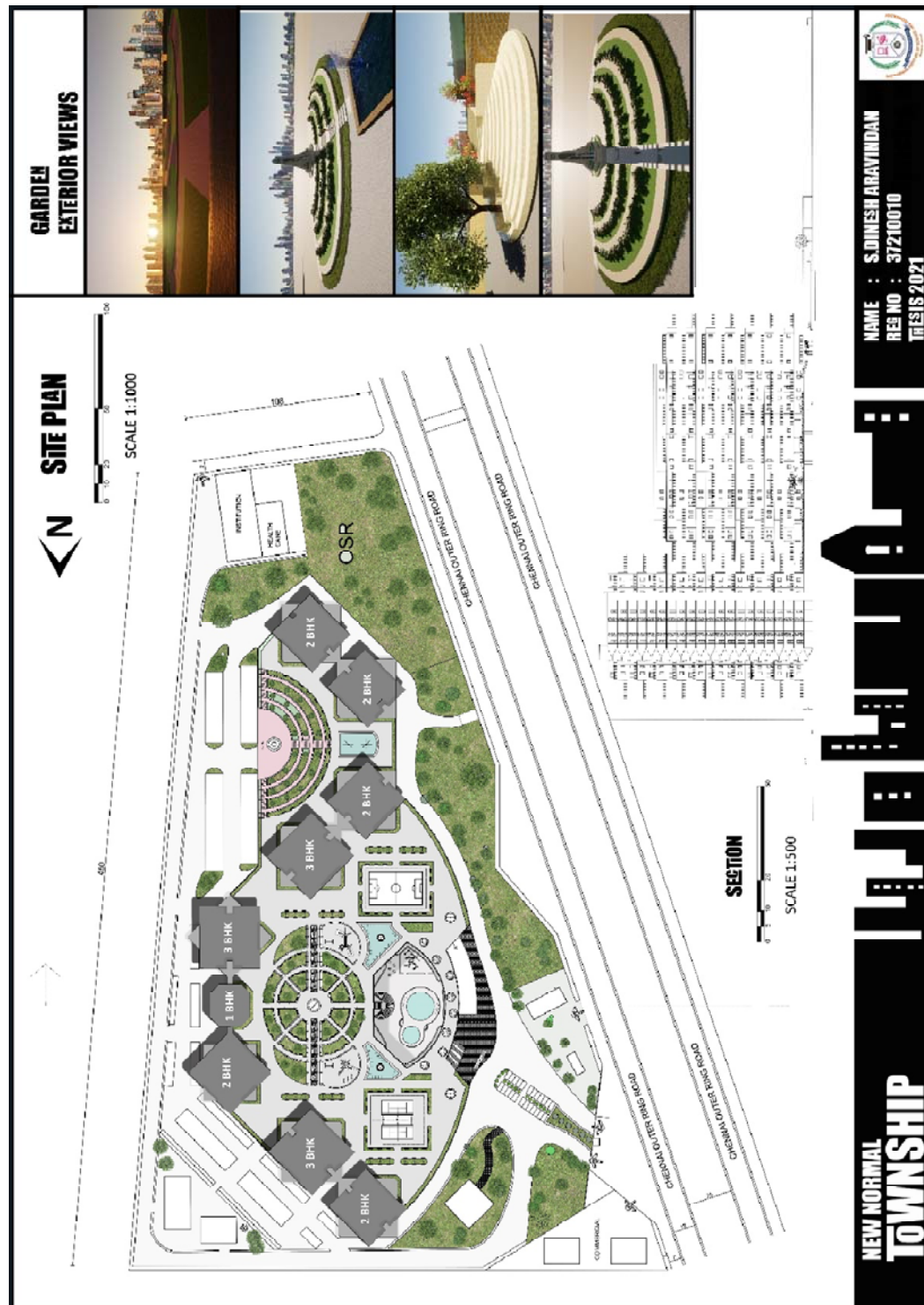


PLATE 5.1

5.4 PARKING PLAN :



PLATE 5.2

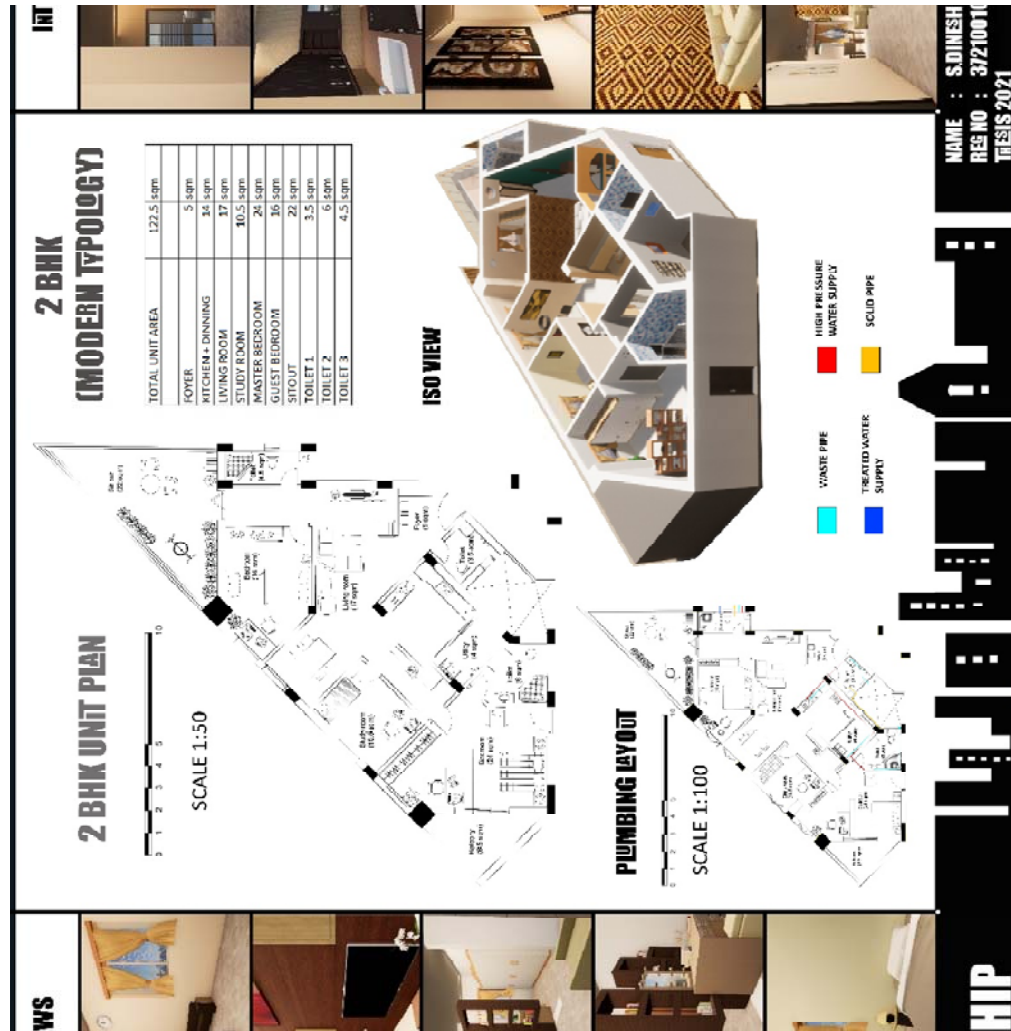
5.5 CONCEPT :



PLATE 5.3

5.6 2BHK PLN

5.6.1 2 BHK TYPOLOGY 1 UNIT PLAN :



5.6.2 2 BHK TYPOLOGY 2 UNIT PLAN :



PLATE 5.6

5.7 3BHK PLAN

5.7.1 3 BHK TYPOLOGY 1 UNIT PLAN :

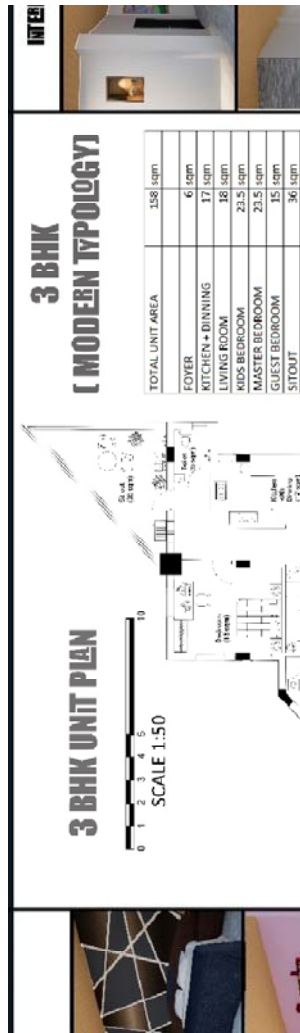


PLATE 5.7

5.7.2 3 BHK TYPOLOGY 2 UNIT

PLAN :



PLATE 5.9

5.8 1 BHK PLAN :

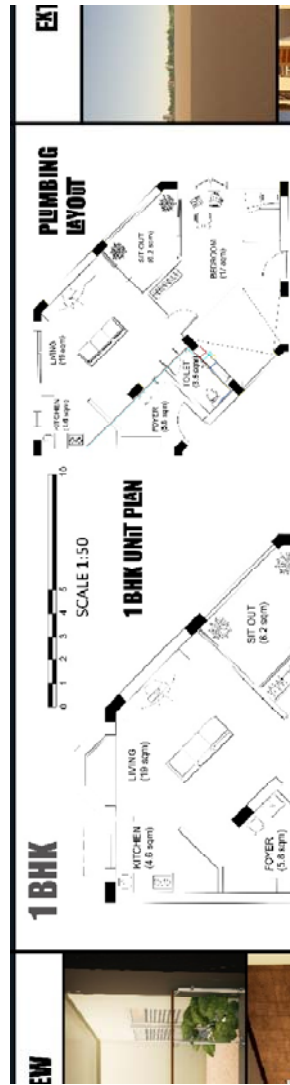


PLATE 5.10

5.9 CONNECTING BRIDGE :

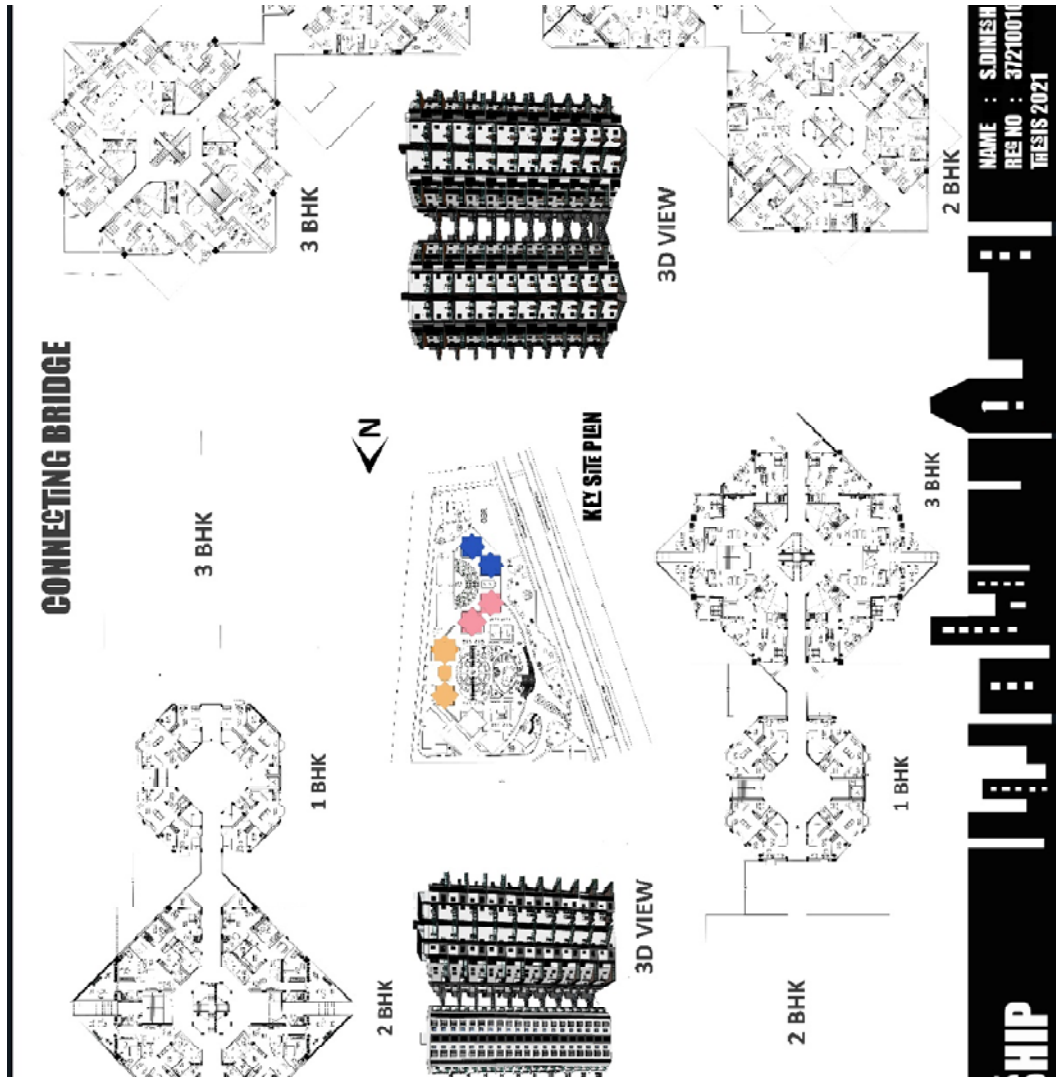


PLATE 5.11

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