



UNIT – II

PLANNING REGULATIONS

12 Basic Principles of Building Planning



1. Aspect
2. Prospect
3. Groping
4. Furniture Required
5. Roominess
6. Circulation
7. Flexibility
8. Privacy
9. Economy
10. Elegance
11. Sanitation
12. Practical Consideration



1. Aspect

Aspect means the peculiarity of the arrangement of doors and windows in the outer walls of a building, particularly of residential buildings, which allow the occupants to experience the natural gifts such as sunshine, breeze, scenery etc.



Aspect

The aspect creates a pleasant and hygienic atmosphere in the building. It is necessary that air movement should occur in building at the level of occupancies and use.

As per rule, every habitable room shall have opening directly to the external air or into an open verandah, excluding doors inclusive of frames shall not be less than:

12 Basic Principles of Building Plan

- (a) One-tenth of the floor area for dry hot climate ;
- (b) One-sixth of the floor area for wet hot climate ;
- (c) One-eighth of the floor area for intermediate climate ;
- (d) One-twelfth of the floor area for cold climate, and cross ventilation using windows shall be effected either by means of windows in opposite walls or if this is not possible or advisable, then at least in the adjoining walls.

Below we have given some ideas for different rooms and their aspect



- i.** The **living room** should have southern or south-east aspect.
- ii.** All the **bedrooms** should have either the west or south-west aspect, This is because the air required in summer would blow from this direction.
- iii.** The **kitchen** should have an eastern aspect so as to allow the sun to refresh and purifies the air in the kitchen with its first ray. The kitchen would remain cool during the later part of the day.
- iv.** The **storerooms** should have a northern aspect as there will be no sun from the north side.
- v.** The **study rooms, classrooms,** etc., should have north aspect as light received from both will be diffused and evenly distributed.

2. Prospects

Prospect is the views as seen while looking through the windows and doors from a certain room of the house.



Prospects

Everyone expects that the scene around their house will be beautiful and pleasant to look at. However, it is not always possible that the views of every side from the house will be beautiful and pleasant.



Thus, the doors and windows should be located in such a way that occupants can enjoy the outside views while looking through those doors and windows, and toward unpleasant views, the opening should not be provided.



Prospects

But doing so the quality of aspect may hamper. In such circumstances experienced planner may minimize the conflict between aspect and prospect i.e., opening in external walls shall be provided for a cheerful atmosphere in the room but pleasant views remain concealed.

Privacy

Privacy is the most important part in case of building planning. It has a very significant role, particularly for residential buildings. Unless optimum privacy is secured, all the principles of planning of a building are bound to fail.



Privacy

The privacy of a building is two types

i. External privacy

External privacy of the whole building regarding the surrounding buildings and road can be guarded by placing window sills, which can cut the vision of outsiders to the bed in the bedroom. A businessman would like to have for his office necessary privacy and at the same time, he would like to have his concern easily spotted.

ii. Internal Privacy

In modern planning, it is often seen that a big central hall is provided to serves as drawing-cum-dining room. Bedrooms, kitchens, water-closet and bathrooms are arranged along two long sides of the drawing-cum-dining room. Such planning of rooms often can't satisfy the factor of privacy. Proper positioning of rooms, lobbies or screens can grant necessary internal privacy.