



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



Grouping

Grouping is the arrangement of various rooms regarding their function. The relationships of the spaces should be such that there is a feeling of invitation and transition, rather than a feeling of abrupt change. For the residential building, planning should be grouped as (a) Living area; (b) Sleeping area; (c) Service area; and (d) Circulation area.

(a) Living Area

The living area is the area for general use and should be next to the front Varanda and near the entrance.



Basic

Principles of Building Planning – Grouping

Drawing room or guest room should not provide direct Passage to the bedrooms but should be adjacent to the dining room. At the same time kitchen should be kept away from the living room to avoided smoke and smells.

The living room should be sufficiently ventilated and spacious in order to accommodate furniture. It should get an attractive view of the surroundings and garden etc.

In extreme cases, the living room may be located at the centre and accesses or approaches to various units and apartments may radiate from it.



(b) Sleeping Area

This is the area of bedrooms and should be located so as to guard privacy. The site should be sufficient to accommodate beds, dressing tables, etc. Attached toilet to the bedroom should be preferred.

c) Service Area

This includes the area of the kitchen, dining rooms, bathrooms, and toilet.

The dining room should be close to the kitchen. This will make it much easier to carry food.

The kitchen room should be avoided near the living room, bedroom, and study room to avoid smoke and smells.

d) Circulation Area

This is an area for passage, lobby, corridor, etc., It should be minimum but well ventilated and lighted.

e) Other Area

Other areas such as study room, Puja room, etc., may be located near the living room or bedroom.