



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



Flexibility

The term flexibility means a provision in the original plan for its future extension or change in inside planning of a room, bathroom, w.c. etc., by changing the position i.e., flexibility can be availed of. Future extend or development in public buildings like schools, hospitals, hostels, etc., becomes necessary stage by stage. So, the present planning for such cases should be flexible to provide the future demand.

Economy

The economy is a vital factor in building planning. While planning, the following points should be carefully considered

- (a) The shape of a square building is most economical, since it provides the maximum amount of floor area, with the least amount of wall area.
- (b) Cost for bigger rooms are lesser. For the same floor area, a number of smaller rooms will incur more cost than a bigger room.
- (c) Minimum offsets should be provided to satisfy architectural and other practical considerations, because the cost of constructions for corner walls is comparatively more than straight walls.
- (d) The economy in construction can also be affected by using as many common walls as possible by arranging two rooms side by side.
- (e) Detached building costs more in comparison to that of a semi-detached one.
- (f) **Planning on a modular basis:-** Dimensions of all rooms, door and window openings, the wall between to openings etc. should be multiples of available brick sizes.
- (g) **Sizes of rooms:-** Considering the positions of doors, windows and furniture, a greater economy can be achieved by reducing the sizes of rooms without affecting the crowding.
- (h) **Free space area:-** To lower the cost of a building such common paces should be reduced to the minimum.



(i) **Reducing structural cost:-** The foundation and other construction should not be designed to be unnecessarily strong by assuming a large volume of loads and low value for the working stresses.

(j) **Economy in using building material:-** As much as possible local materials should be used in the construction.

Elegance

In simple words, elegance means the external appearance of a building produced by elevation. It depends upon the several factors like; the proportion of width and height, the position of doors and windows and also the choice of materials. During the planning of a building architectural design and composition should be visualized to create an elegant structure.

Sanitation

Sanitation term embodies not only sanitary convenience such as w.c., urinals, bathroom, sinks but also lighting and ventilation of the building as a whole. Sanitation means the environment of the house and includes;

- a) Lighting
- b) Ventilation
- c) Cleanliness
- d) Plumbing services

The Health and happiness of the dwellers depend upon the sanitation of the house and such this consideration plays an important role in building planning.

Lighting and ventilation may be done by naturally or artificially. Good ventilation is an important factor conducive to comfort in buildings. Ventilation is the change of air in the room. Air conditioning is nothing but forced or induced ventilation under controlled humidity and temperature conditions.