***Neighborhood Planning***

**Q)** **Plan a town for given area.**

321.64

691.23

911.48

**ANS:**

Area calculations:

Area of rectangle ABCD = 911.48 x 69.23

=630042.32 m2

Area of triangle = AEH = ½ X 321.64X404.91

=65117.62 m2

EBF = ½ X 352.8 X506.57

= 89358.94 m2

FCG = ½ X 246.92 X 338.43

= 41782.56 m2

AREA OF NEIGBERHOOD = 630042.32- (65117.62+89358.94+41782.56)

=433762.88 m2

= 43.37 hec

Distribution of Area:

LIG= 30%

MIG= 35%

HIG= 10%

EWS= 25%

TOTAL AREA= 23.8 hector

= 238569.58 m2

|  |  |
| --- | --- |
| ***WIDTH OF ROAD*** | ***LENGTH OF ROAD*** |
| 6 m | Below 75 m |
| 7.5 m | 150 m |
| 9 m | 300 m |
| 12 m | 300 m |
| 15-18 m | Above 300m |

Nature of building space for head floor area:

|  |  |  |
| --- | --- | --- |
| ***RESIDENTIAL HOUSE*** | ***m3*** | ***HEAD m3*** |
| Dormitories | 12 – 15 | 3 – 4 |
| Factories | 7 – 5 | 2 – 2.5 |
| Educational | 4.5 – 7.5 | 1 – 2 |
| Hospital Wads | 30 | 8 – 10 |
| Auditorium | 35 – 45 |  |

Various provisions made are:

1. HIG
2. Twin Bungalows
3. Bungalows
4. MIG Apartments
5. Open spaces
6. LIG Apartments
7. Transportation and Communication
8. Amenities
9. Service
10. Economically weaker section

HIG :

H1 = 33

Size of plot = 25 x 20

MIG :

H2 =

Size of plot = 15 x 20

LIG :

H3 =

Size of plot = 16 X 12.5

EWS : H4 =

Size of plot = 10 X7.5

Amenities provided are:

1. Primary school – 1
2. Pre-primary school – 1
3. Secondary school – 1
4. Dispensary school – 2
5. Health care center – 1
6. Residential – 3
7. Bus stand – 3
8. Auto stand – 3
9. Bank – 2
10. ATM
11. Administration unit – 1
12. Communication hall – 2
13. Residential area – 1

Services provided are:

1. ESR – 1
2. Water treatment plant – 1
3. Fire fighting – 1
4. MSEB sub station - 1

Commercial buildings provided are:

1. Shopping mall – 1
2. Daily general shop – 3

|  |  |
| --- | --- |
| ***Total residential area*** | ***23.8569 ha*** |
| ***Total open space*** | ***4.3376 ha*** |
| ***Total amenity area*** | ***6.5164 ha*** |
| ***Total under road*** | ***8.6752 ha*** |
| ***Total plot area*** | ***43.37 ha*** |