



# Andhra Pradesh State Skill Development Corporation



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## AutoCAD(CIVIL)

### Execution of Site Plan



## PLANNING OF RESIDENTIAL BUILDING

### EXECUTION OF SITE PLAN

#### Vastu Shastra

The principle of Vastu directions is extended from the macro-level to the micro-level. Main learning things are site selection, site planning, and orientation, zoning, and disposition of rooms, proportional relationships b/w the various parts of buildings, the characters of buildings, and the minute details like furniture.

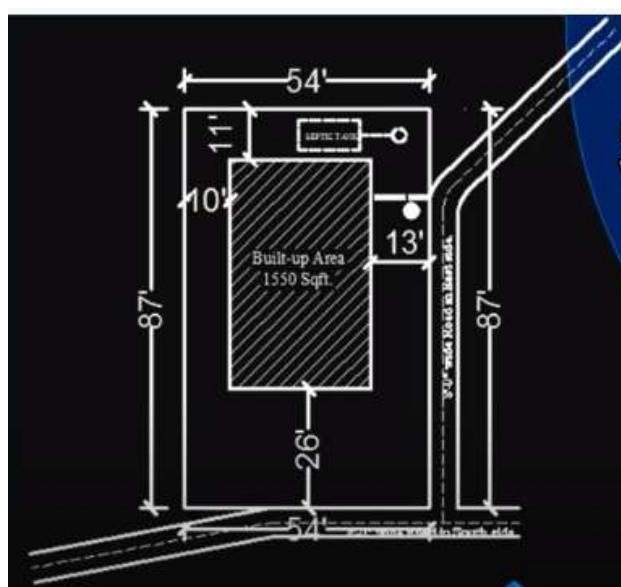
Structural Positions	North	South	East	West	North East	North West	South East	South West
Kitchen	X	Good	Good	X	💀	X	<b>BEST</b>	X
Staircase	X	Good	X	Good	💀	Good	Good	<b>BEST</b>
Toilet	Ok	Good	X	Good	💀	<b>BEST</b>	Good	X
Boring or U-Ground Tank	Good	X	Good	X	<b>BEST</b>	X	X	💀
Temple	Good	X	Good	Good	<b>BEST</b>	Good	Good	X
Over Head Tank	X	Good	X	<b>BEST</b>	X	X	X	Good
Master Bed-Room	Ok	Good	X	Good	X	X	Good	<b>BEST</b>
Kids Room	X	Good	Good	Good	X	Good	X	Good
Guest Room	Good	X	Good	Good	X	<b>BEST</b>	Good	X
Living Room	Good	X	Good	Good	Good	<b>BEST</b>	Good	X

#### SITE PLAN

A site plan is an architectural plan . A site plan usually shows a building footprint, travel ways, parking, drainage facilities, sanitary sewer lines, water lines, trails, lighting, and landscaping and garden elements.

In the site plan mainly discuss about Built-up area, Plot area, Setbacks and Direction of the plan and road

These 4 representations are the main things for drawing a site plan





## Built-Up area

The built-up area is the total **area** measured on the outer line of your building, including the balcony, terrace, etc.

## Plot area

The area which is surrounded by a boundary line (fencing) is called the Plot Area.

## Set backs

A setback is a minimum distance in which a building must be set back from a street or road or any other place which is deemed to need protection.

Setbacks along state, provincial, or federal highways may also be set in the laws of the state or province, or the federal government. Local governments create setbacks through commands, zoning restrictions, and Building Codes, usually for reasons of public policy such as safety, privacy, and environmental protection.

## Permissible Setbacks & Height for All Types of Non-High Rise Buildings

- The height of buildings permissible in a given site/plot shall be subject to restrictions in the areas

**Minimum Setbacks and Height Permissible**

Sl. No.	Plot Size (in Sqm) Above – Up to	Parking provisio n	Height (in m) Permissi ble Up to	Building Line or Minimum Front Setback to be left (in m)					Minimum setbacks on remaining sides (in m)	
				Abutting Road Width						
				Up to 12 m	Above 12m & up to 18m	Above 18m & up to 24 m	Above 24m & up to 30m	Abov e 30m		
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	
1	Less than 50	-	7	1.5	1.5	3	3	3	-	
2	50-100		7	1.5	1.5	3	3	3	-	
			10	1.5	1.5	3	3	3	0.5	
3	100 - 200	Stilt floor	10	1.5	1.5	3	3	3	1.0	
4	200 - 300	Stilt floor	7	2	3	3	4	5	1.0	
			10	2	3	3	5	6	1.5	
5	300 - 400	Stilt floor	7	3	4	5	6	7.5	1.5	
			12	3	4	5	6	7.5	2.0	
6	400 - 500	Stilt floor	7	3	4	5	6	7.5	2.0	
			12	3	4	5	6	7.5	2.5	
7	* 500 - 750	Stilt floor	7	3	4	5	6	7.5	2.5	
			12	3	4	5	6	7.5	3.0	
			15	3	4	5	6	7.5	3.5	
8	750 - 1000	Stilt + One Cellar floor	7	3	4	5	6	7.5	3.0	
			12	3	4	5	6	7.5	3.5	
			15	3	4	5	6	7.5	4.0	
9	1000 - 1500	Stilt + 2 Cellar	7	3	4	5	6	7.5	3.5	
			12	3	4	5	6	7.5	4.0	
			15	3	4	5	6	7.5	5.0	



		floors	<b>18**</b>	3	4	5	6	7.5	<b>6.0</b>
<b>10</b>	1500 - 2500	Stilt + 2 Cellar floors	<b>7</b>	3	4	5	6	7.5	<b>4.0</b>
			<b>15</b>	3	4	5	6	7.5	<b>5.0</b>
			<b>18**</b>	3	4	5	6	7.5	<b>6.0</b>
<b>11</b>	Above 2500	Stilt + 2 or more Cellar floors	<b>7</b>	3	4	5	6	7.5	<b>5.0</b>
			<b>15</b>	3	4	5	6	7.5	<b>6.0</b>
			<b>18**</b>	3	4	5	6	7.5	<b>7.0</b>

- Stilt Floor meant for parking is excluded from the permissible height in the above Table. Height of stilt floor shall not be less than 2.5m. In case of parking floors where mechanical systems and lift are provided, the height of such parking floors shall not be less than 4.5m. Parking floors in High rise buildings are also excluded from calculation of height of building.
- In case of commercial buildings proposed in plots having an extent of 500- 750sq.m, cellar floor for parking may be considered subject to fulfilment of the required Parking space Requirements for the proposed building as given in these Rules.
- Buildings of height above 15m and below 18m in Sl.Nos.9, 10 and 11 above, shall be permitted only if such plots are about minimum 12m wide roads only.

### **Direction of the plan and road**

Specify direction of the plan according to the site as well as the road.