

FAQs

Define plot coverage and FSI?

Plot coverage is specified by percentage of plinth to the actual plot area. It depends on factors like character of area, plot size, availability, fire service, water supply and sewage disposal.

Floor space index (FSI) on the other hand is the ratio of the gross floor area of all stories of a building to the actual plot area. It depends on standard of utility services, prevailing land values, existing character of development and living space standards.

What is meant by density in terms of housing?

Density is basically the population prevailing in a particular area. It is measure per area in sq.km or hectares. (500 ppl/hectare). The three variants include low, medium and high density. The density control according to byelaws prefers to avoid overcrowding in newly developed area, congestion in streets and to reduce hazards.

Explain the role of zoning in architectural standards?

It guides for location decisions, encouraging those who complement each other and prelude those, which conflict. Zoning prescribes different standard of development control for different localities in a manner appropriate to them. In a way it achieves density control by specifying height of structures, minimum depth of side, front and rear yards, minimum plot sizes, frontages and percentage of lot to be rebuilt upon.

Explain the regulations of architectural controls exhibited in the planning of sectors of Chandigarh?

The building frame scale is regulated by Chandigarh's

architectural control, which are broken in to four main categories. Along V2 streets and commercial city centre, system of architectural controls was placed on all buildings. Residential and commercial structures along V4 market streets are regulated by full architectural control. As private infill development populated the sector lot, what resulted were the beginnings of a stylistic jumble of street facades, presenting a stark contrast to the newly minted rational city. The subjective aesthetic choice of individuals reveals an inherent private property contradiction, preserving an individual's right to personal aesthetic choices.

What are the objectives of building bye laws?

1. It allows disciplines and systematic growth of buildings and towns and prevents haphazard development.
2. Building bye laws protect safety of public against fire, noise, health and structural failure.
3. They provide proper utilization of space, hence maximum efficiency in planning.
4. They provide health, safety and comfort to people living in the building.