

**B.ARCH PART - III FINAL EXAMINATIONS - 2012
FIFTH SEMESTER**

SUB - ARCHITECTURAL DESIGN & DRAWING (AR - 503)
Time 12 hours Full Marks -

70

**Design of an Old Age Home at Baruipur,
South 24 Parganas, West Bengal.**

Introduction

The National Commission on Population in its recently published 'Policy on the Elderly' has recognized that there is urgent need for providing special attention to the problems of rural and urban vulnerable sections of the elderly populations in our country. It has been estimated by the Registrar General of India that by 2026 A.D. there will be about twenty crores or 12.40 percent of total Indian population will be constituted under this age group. Accordingly the National Council of Senior Citizens (NCSC) has formulated a Programme on the 'Maintenance and Welfare of Parents and Senior Citizens' - which, among other things, suggests that enough Old Age Homes should be built in urban as well as rural areas for this age group. In this assignment you have to design an Old Age Home for the elderly persons at Baruipur in South 24 Parganas District of West Bengal.

Programme

The residential programme stipulates that in first phase, the site will provide for 100 elderly persons (both male and female, living separately in different floors) in a two level accommodation in dormitory type living - with each room having four beds @ about 7 sq meters of space per persons on average. Besides in each floor there will be T.V. room, a small room for the attendants, storage space and Group toilets as per NBC norms. The common areas will include the Kitchen & storage (80 sqm), Dining Hall for 100 (150 sqm.), Community Hall for 100 (for recreational or assembly purposes), Manager's Room and Office (20sqm.), Visitors room and waiting area (30 sqm), enough Storage for beds & furniture (30 sqm.), Doctor's room with examination area (15 sqm.), a small temple and prayer area (30sqm), including two rooms for the attendants (gents and ladies) (15sqm each) for 24 hours plus staircase and toilets. Provide adequate open to sky terraces at each level. You have to provide for four car parking facilities.

The Site

The plot is located within Kolkata Metropolitan Area of Baruipur Municipality in South 24 Parganas district, about 25 kilometers from Raj Bhawan. It is a reasonably leveled and rectangular plot, measuring 38.5 meters in north-

south direction and 41 meters in east-west direction. Access to the plot is through a 7 meters wide metallised road from south. On western side of the plot there is a small pond (see site plan), bordered with trees on all sides. On eastern side there is a large drain and play field for small children – likely to remain open for all times to come.

As per West Bengal Municipal Rules you are permitted to have a maximum 55% Ground Coverage with 1.5 FAR. Maximum building height should not exceed 10.0 meters. The Front, Side and Rear spaces are as usual.

Submission Requirements (Not more than Three A1 Size Sheets)

- (a) All Floor Plans, Front Elevation (rendered) and one Section in 1: 100 Scale.
- (b) Layout Plan with landscaping proposal in 1:200 scale and a Bird's Eye View.

SITE PLAN (Not to scale)

