

Floor Space Index to Get a Re-Look More Open Space, Better Infrastructure, Future of Indian Cities

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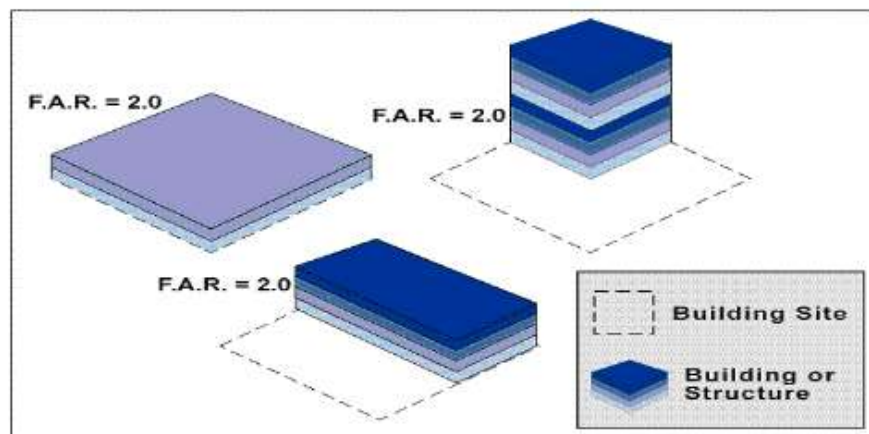
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ABSTRACT: FSI (Floor space index- the ratio of the built-up space on a plot to the area of the plot) is a regulation followed in the development control norms of many cities. Often cities have disparity in the growth patterns, density patterns and infrastructure development. In recent news, it was revealed that 30% of Indians occupy living space that is less than that of the prisoners of United States & other planned & developed places. FSI values of Indian cities are low compared to other cities in the world, which keeps the per capita built space low. The paper analyses and compares the various factors considered by some of the Indian cities in their building regulations with respect to the FSI for residential and related categories. A study of overall Indian city existing scenario is undertaken to analyse the impact of plot regulations and to find out various parameters affecting the same..

KEYWORDS: Floor space index, per capita space, density, infrastructure, urban sprawl

I. INTRODUCTION

India is characterized by well-built land use controls and Regulations, the restrictive floor-area ratios or Floor Size Index (FSI) restrictions, is a major problem for a city's growth. Floor area ratio being the ratio of built area to land area on which it is built. India's cities are distinguish by tremendously low maximum FAR/FSI. FSI/FAR gives an clue of how much built up space can be constructed based on different parameters of setbacks, road widths and of course, the plot size.



Figures: (a) Pictorial definition of Floor Area Ratio (FAR) or Floor Space Index (FSI) –to the site area