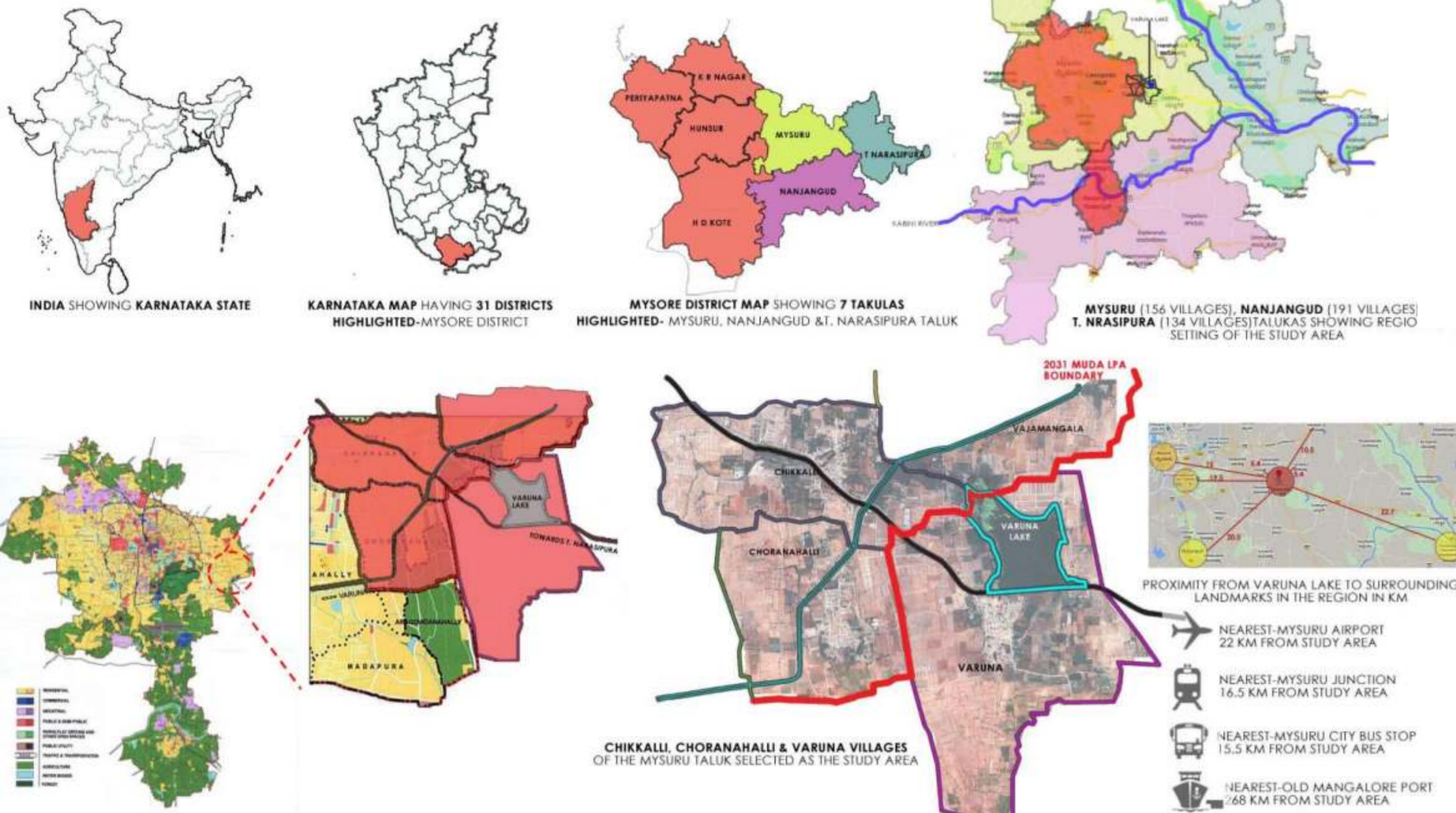


LOCATION, REGIONAL SETTING, IMPORTANT FEATURES & SELECTION OF THE STUDY AREA



-MYSORE CITY-LOCATED TO THE SOUTH OF KARNATAKA AT AN ALTITUDE OF 2,427 FEET AND IS AROUND 150KILOMETRES FROM BANGALORE.

-SUMMERS FROM MARCH TO JUNE (TEMP:-25-39 DEGREES), MONSOON FROM JUNE TO AUGUST(761.9 MM ANNUAL RAINFALL) & WINTERS FROM DECEMBER TO FEBRUARY (TEMP:-10-22 DEGREES)

-THE VARYING LANDFORMS AND EXISTING RIVER EDGES CANALS & LAKES INFLUENCE THE MICRO CLIMATE VARIATIONS TO A LARGE EXTENT.

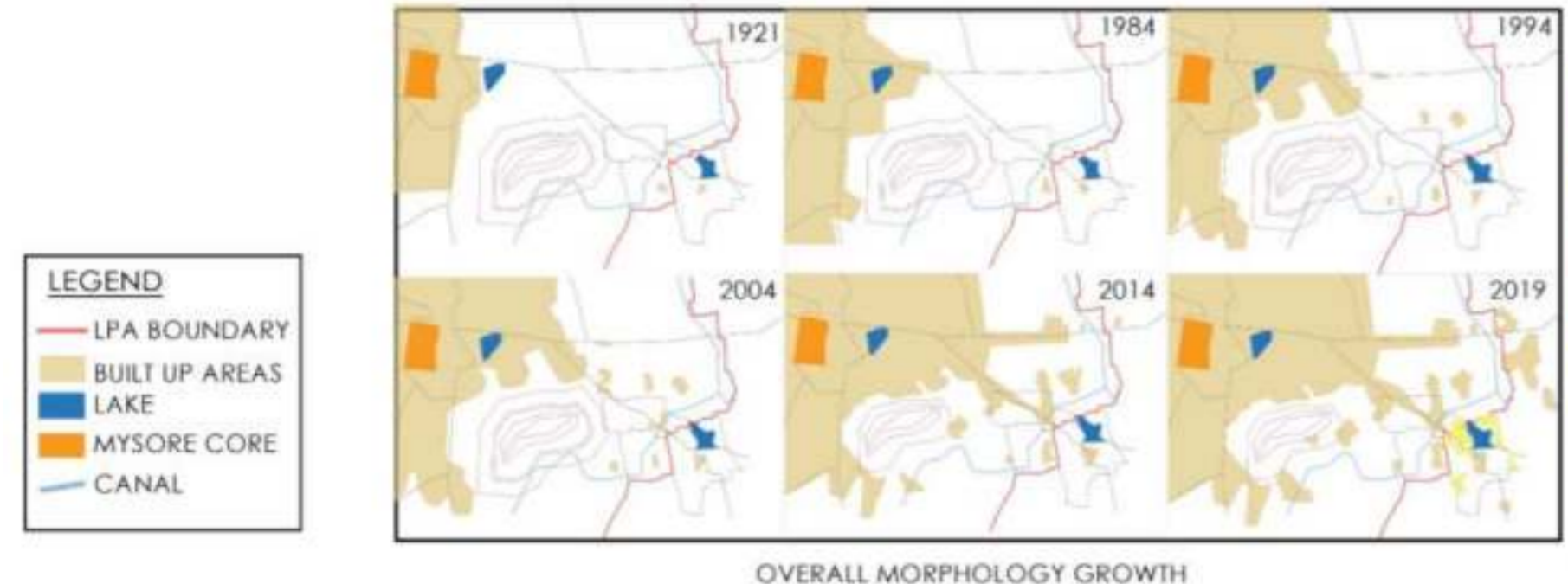
-THE STUDY AREA LIES AT THE BASE OF THE CHAMUNDI HILLS & HAS A DIRECT ACCESS TO THE VARUNA CANAL WHICH IS 136KM LONG CONNECTING KRS & RIVER KABINI.

-VARUNA LAKE IS ANOTHER NATURAL ELEMENT THAT LIES AS A CORE OF THE STUDY AREA

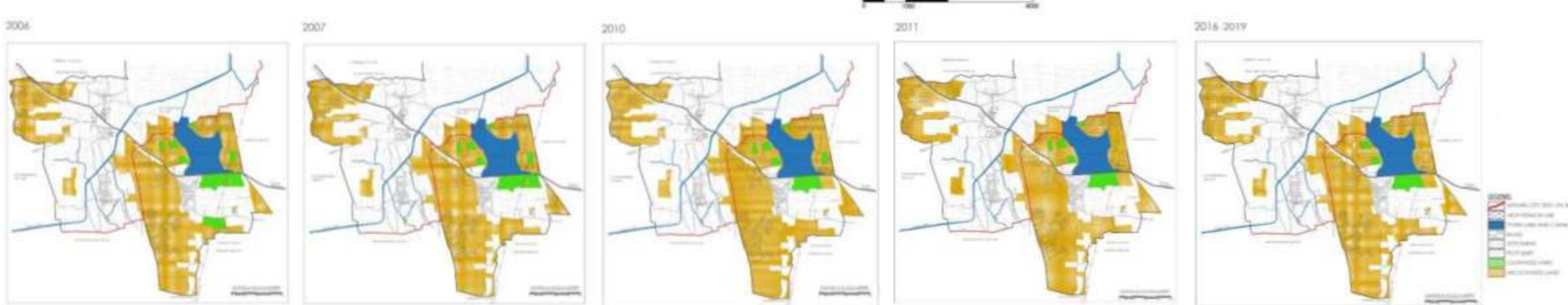
Sl. No.	Taluka	Destinations Identified for Tourism	Category					Tourism Annual				
			A	B	C	D	E	High	Medium	Low		
130	Mysore	Mysore, Mysore Palace & Art Gallery, Chamundi Hills, Sri Channarayana Zoological Gardens										
131	Nanjangud	Nanjangud, Sullia Math, Sri Rameshwara Temple										
132	T.Narasipur	Taluk, Somnathpur, Gargohani										



MYSORE TOURISM
OVER 3.8 MILLION TOURISTS VISITED MYSURU PALACE DURING 2017-18



TO OBSERVE THE OVERALL GROWTH PATTERN DATING FROM 1921 TILL DATE, SPEAKS ABOUT THE PERIODICAL GROTH WHICH HAS BEEN TRIGGERED BY THE CONSTRUCTION OF CANAL AND EXISTENCE OF THE LAKE. IT HELPS ONE TO UNDERSTAND THE EXTENSION CITY WITH RESPECT TO GROWTH IN POPULATION N DENSITY



HISTORY OF MYSORE AND T NARASIPURA

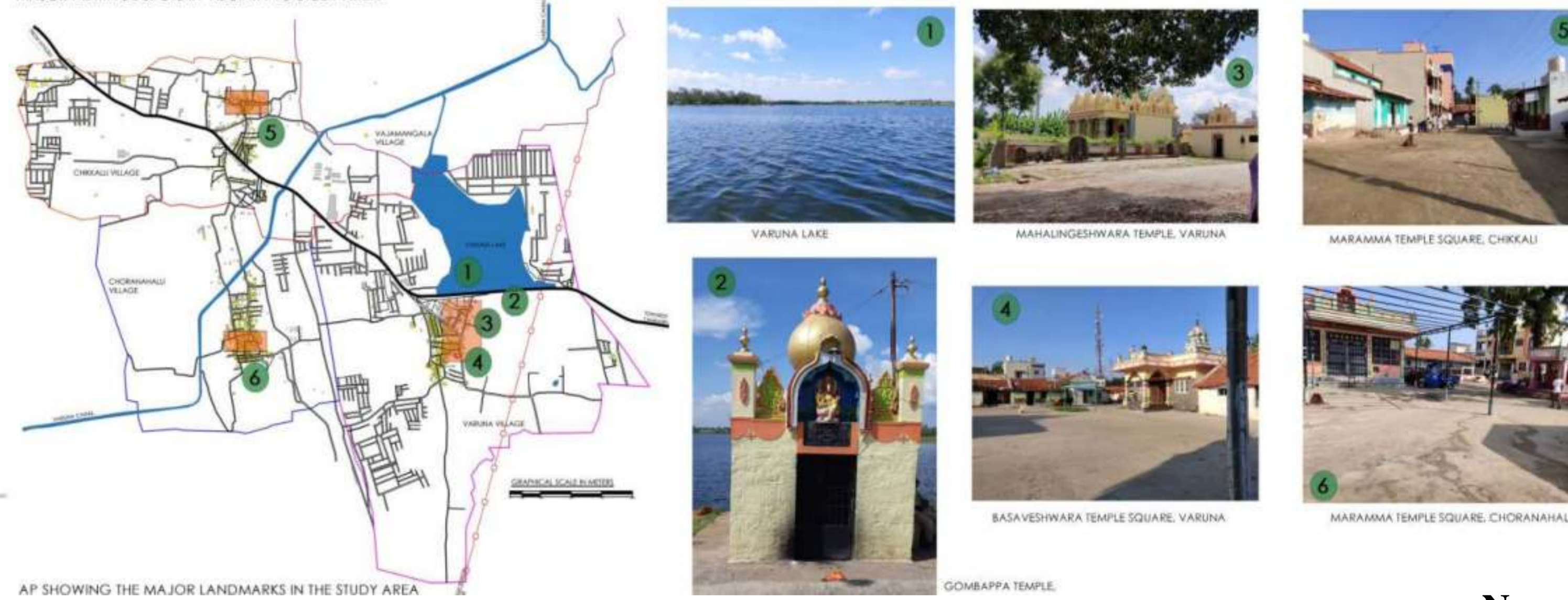
HISTORY OF MYSORE

THE WORD MYSORE OR "MYSOORU", WHICH IS DERIVED FROM THE WORD "MAHISHURU" OR "MAHISHASURANA OORU", WHICH MEANS THE TOWN OF MAHISHASURA IN KANNADA. HISTORY OF MYSORE ACTUALLY DATES BACK TO 2ND CENTURY, AND WAS REPEATEDLY TESTED THROUGH TIME UNDER VARIOUS KINGDOMS AND RULES.

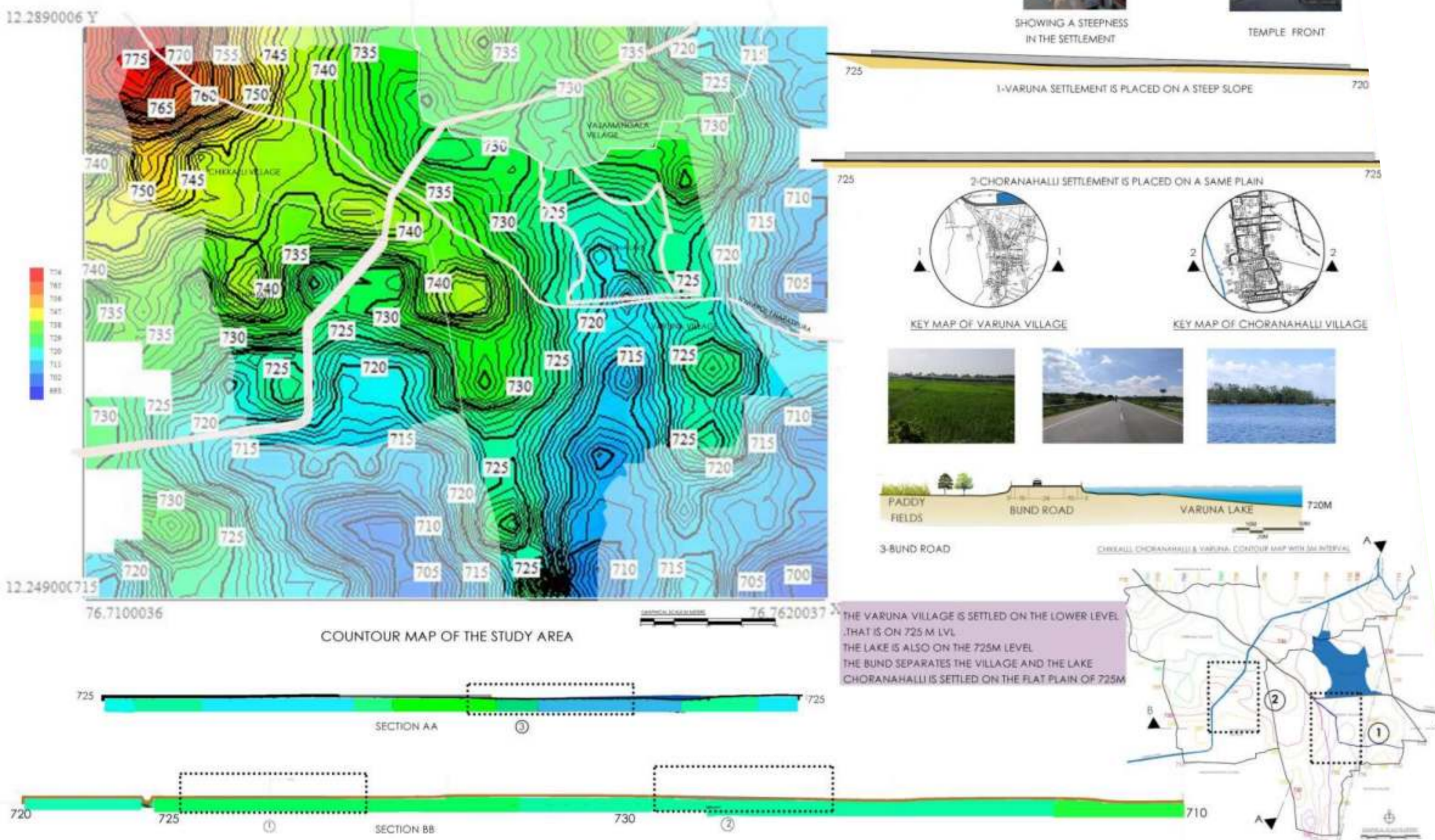


T NARASIPURA, SHORT FOR TIRUMAKUDALU NARASIPURA, IS A TEMPLE TOWN OF MYSORE DISTRICT IN KARNATAKA. T NARASIPURA IS ALSO KNOWN AS DAKSHIN KASHI. SINCE IT IS SIMILAR TO THE SANGAMA OF THE RIVERS GANGA, YAMUNA AND SARASWATI AT KASHI, KUMBHMELA IS A FESTIVAL THAT IS CELEBRATED HERE WITH GRANDEUR, ONCE EVERY 3 YEARS.

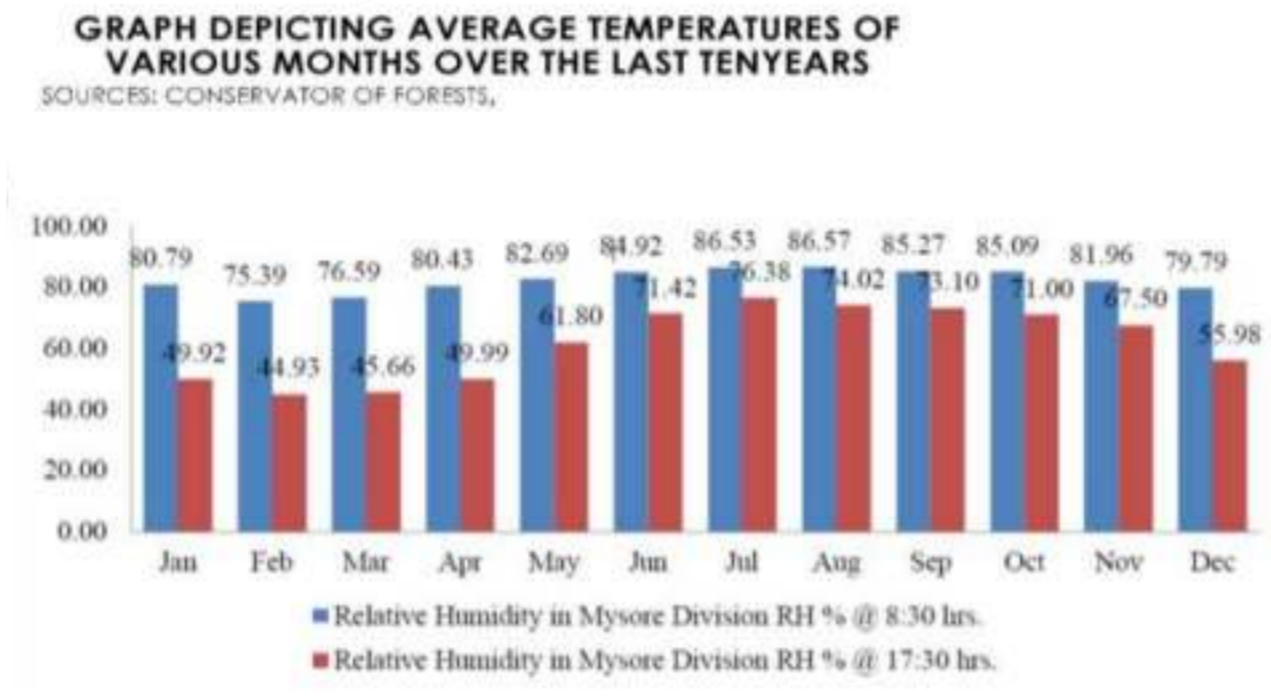
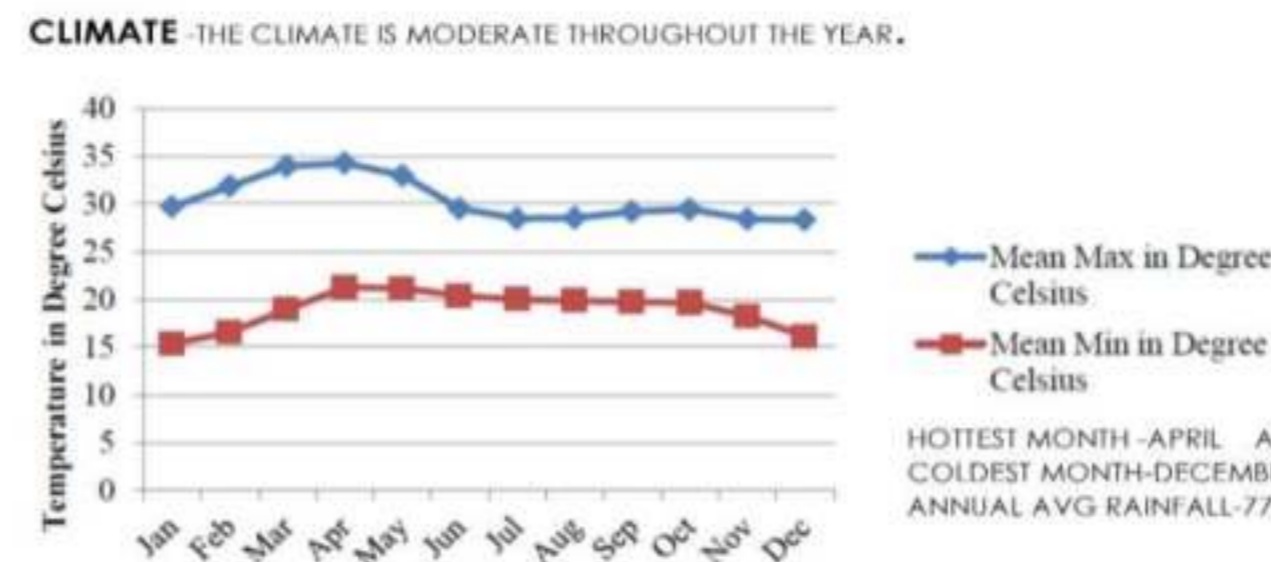
UNDERSTANDING MAJOR HERITAGE COMPONENTS AND ITS PROXIMITY LANDMARKS IN STUDY AREA



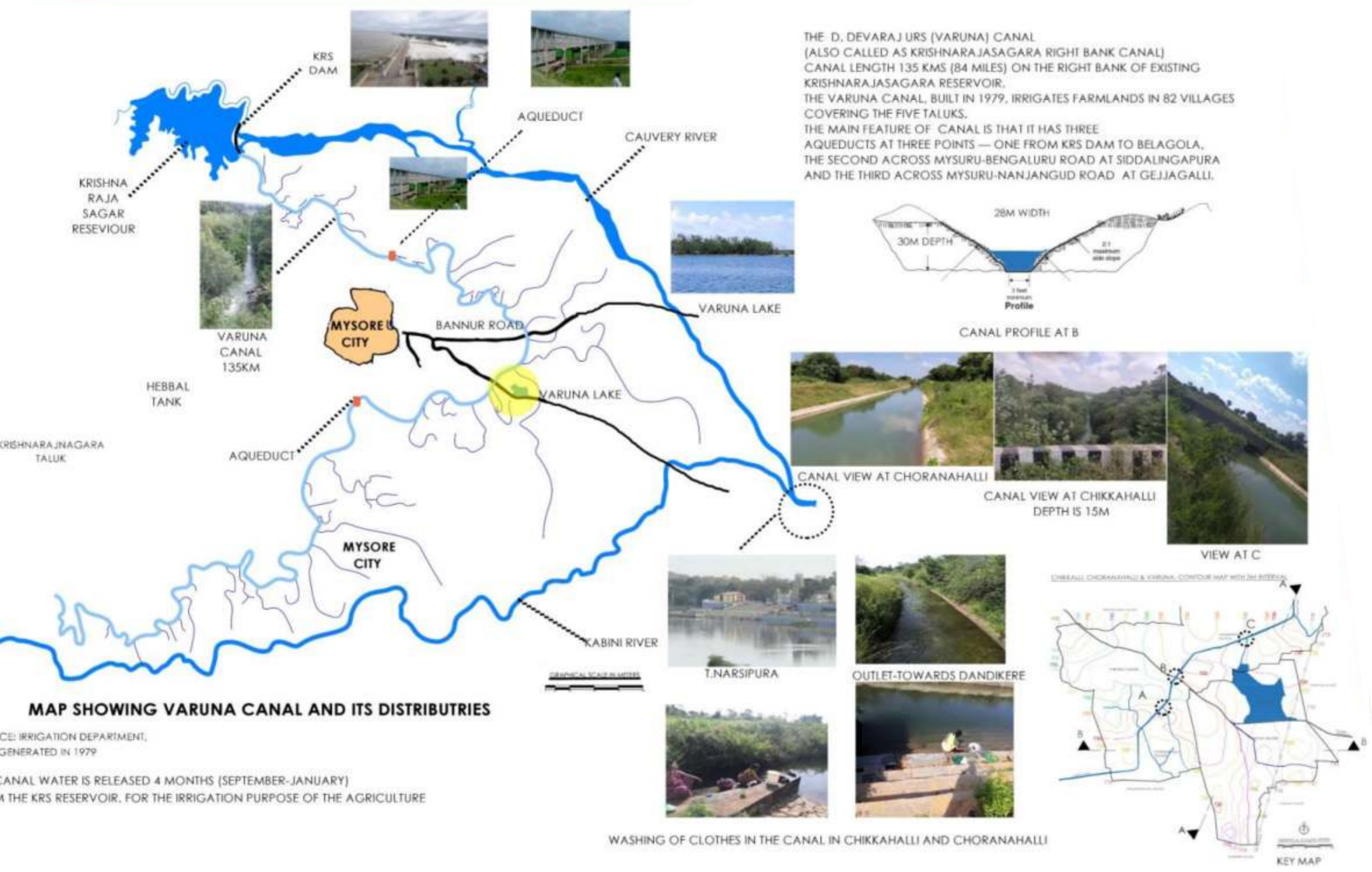
TOPOGRAPHY AND LANDFORM



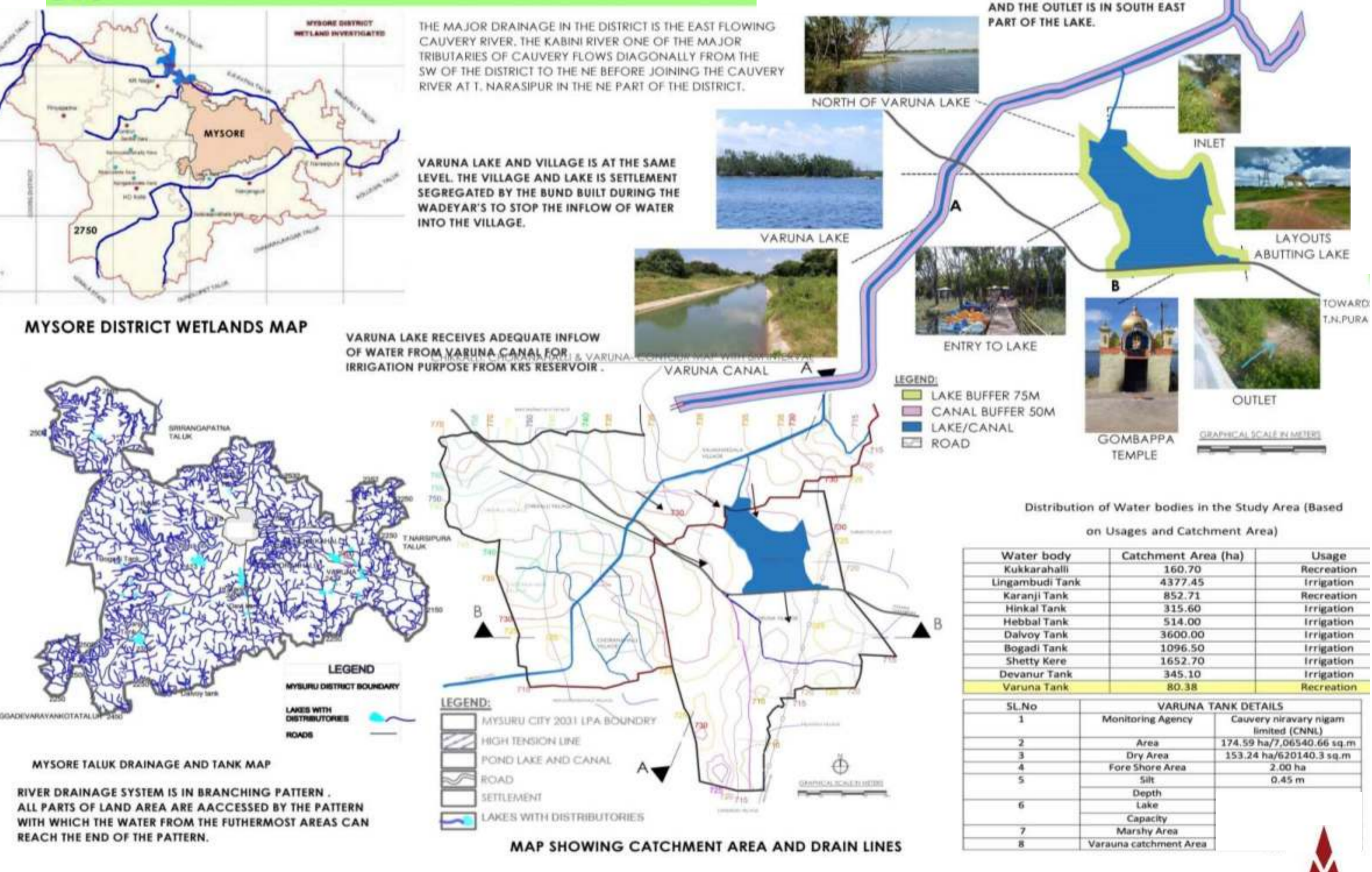
CLIMATIC STUDY



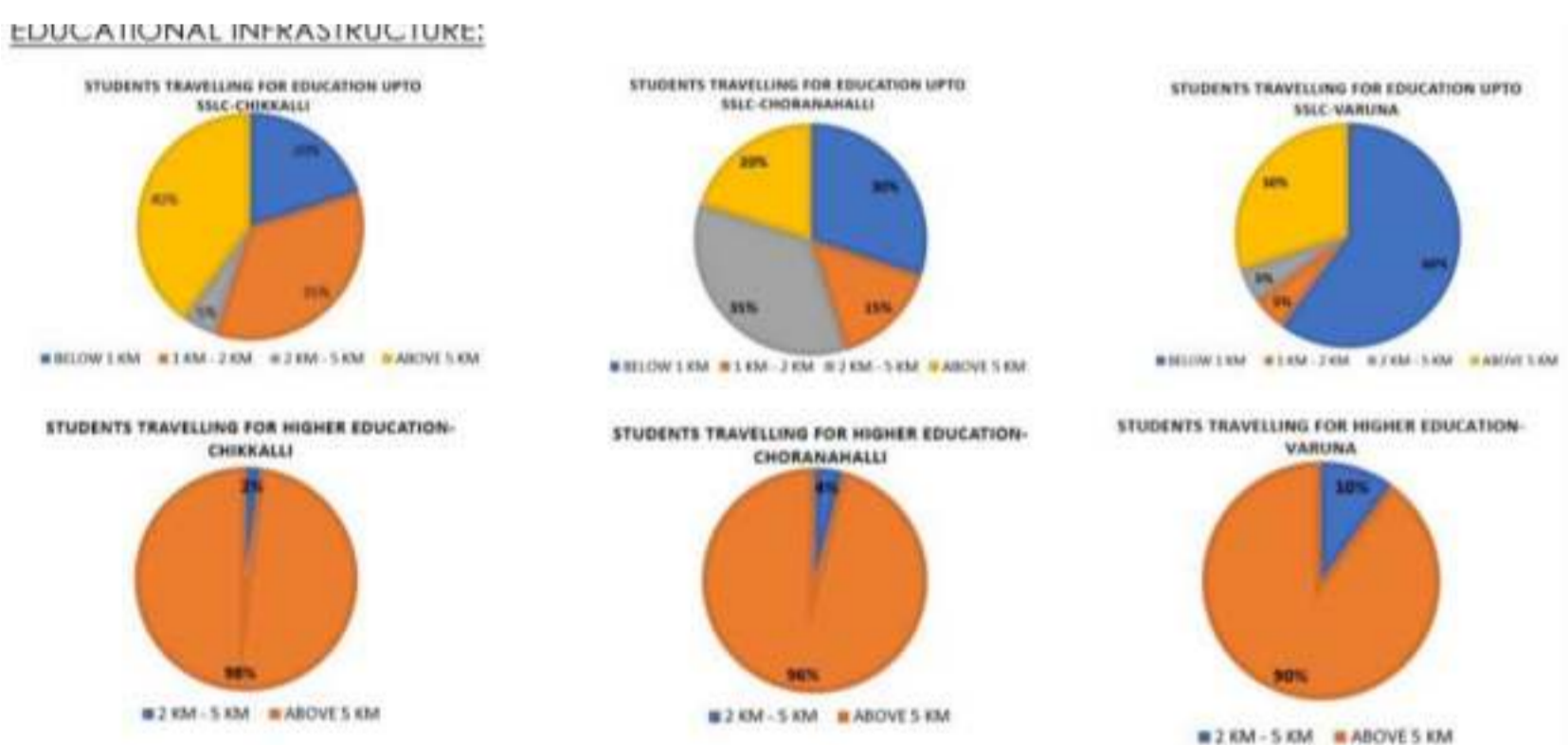
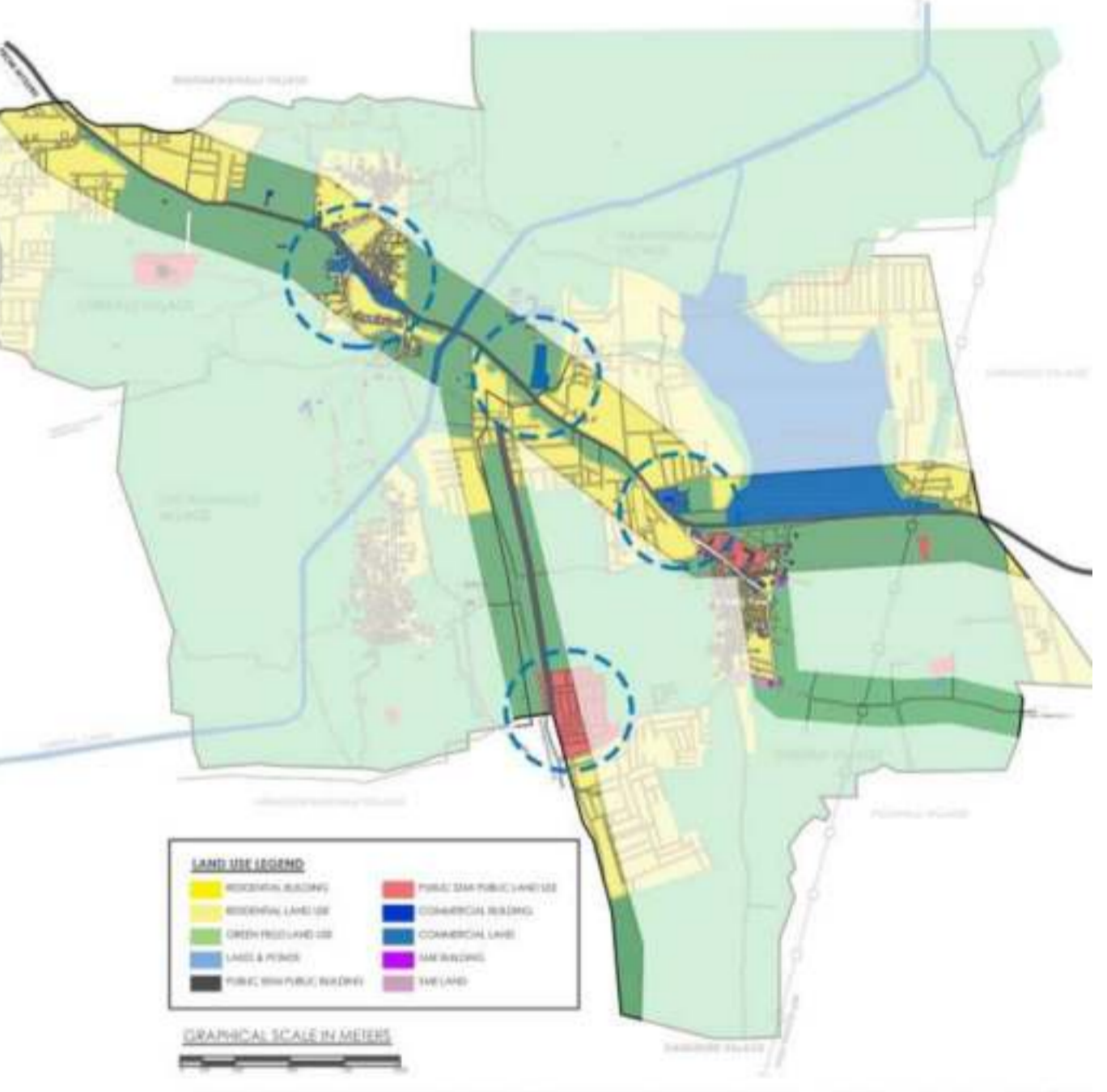
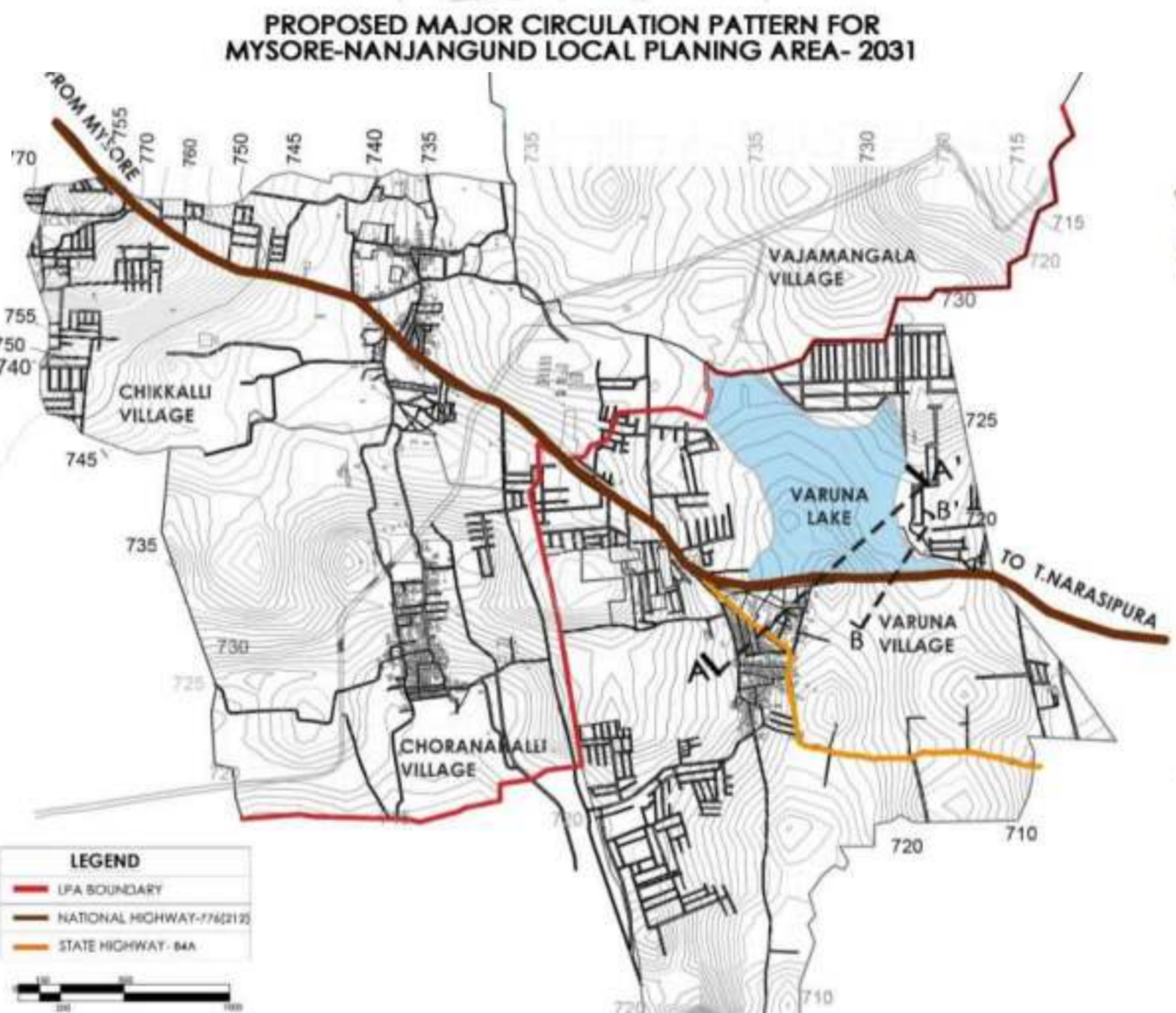
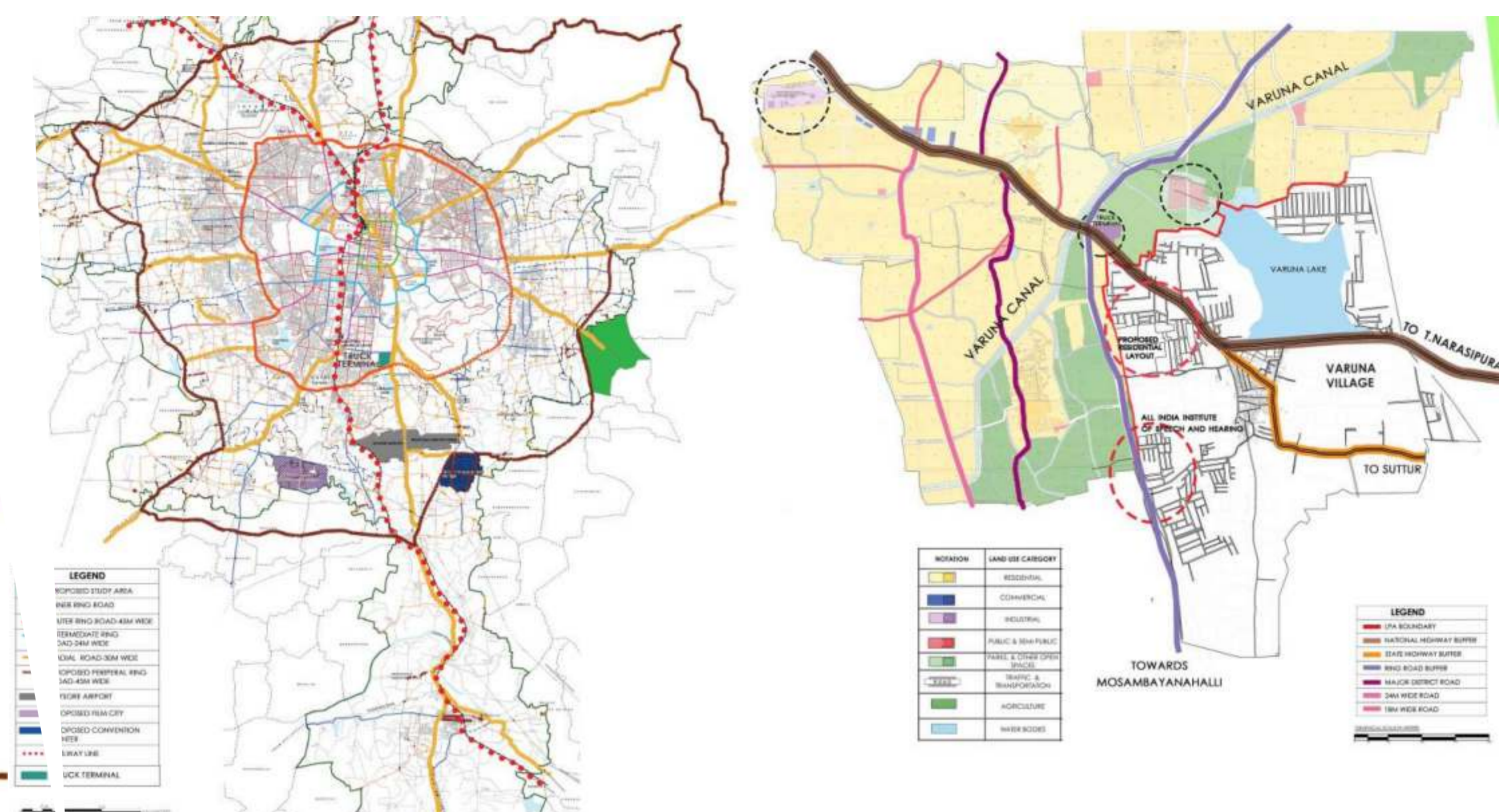
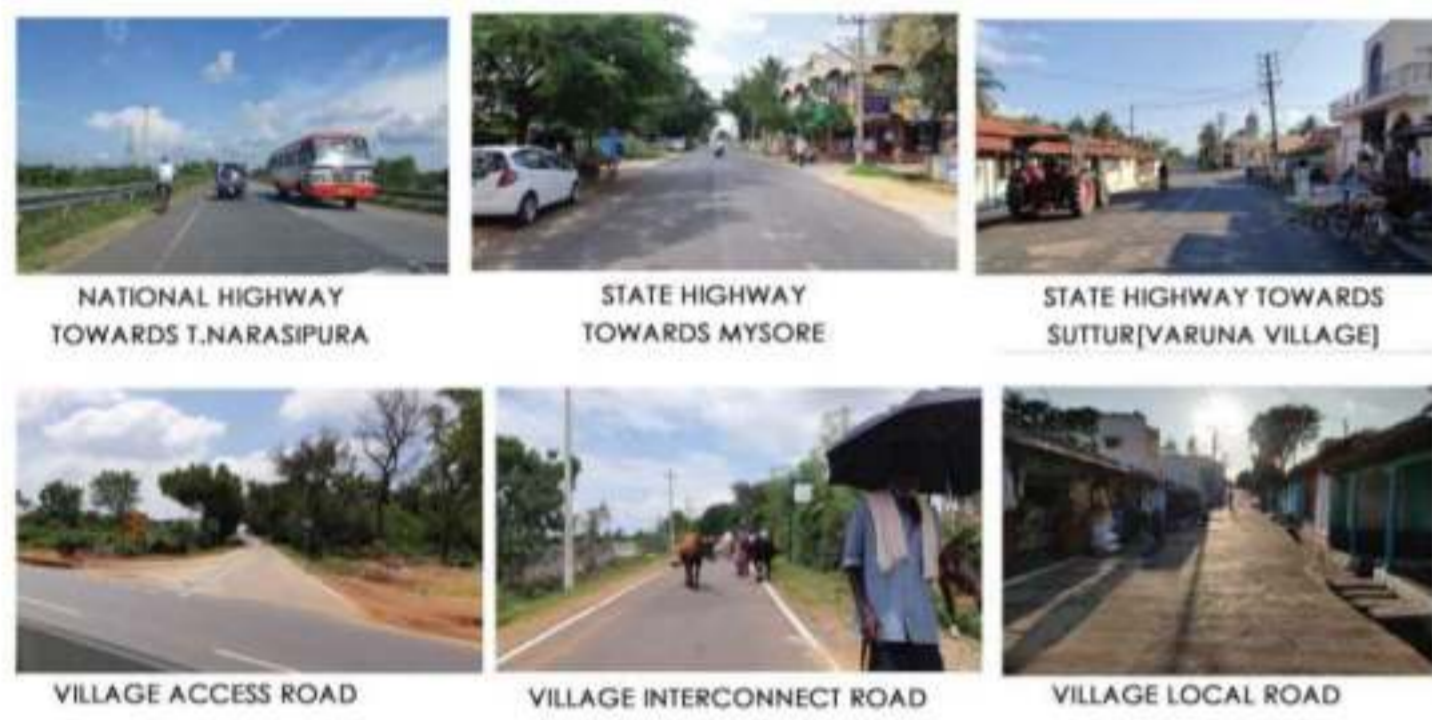
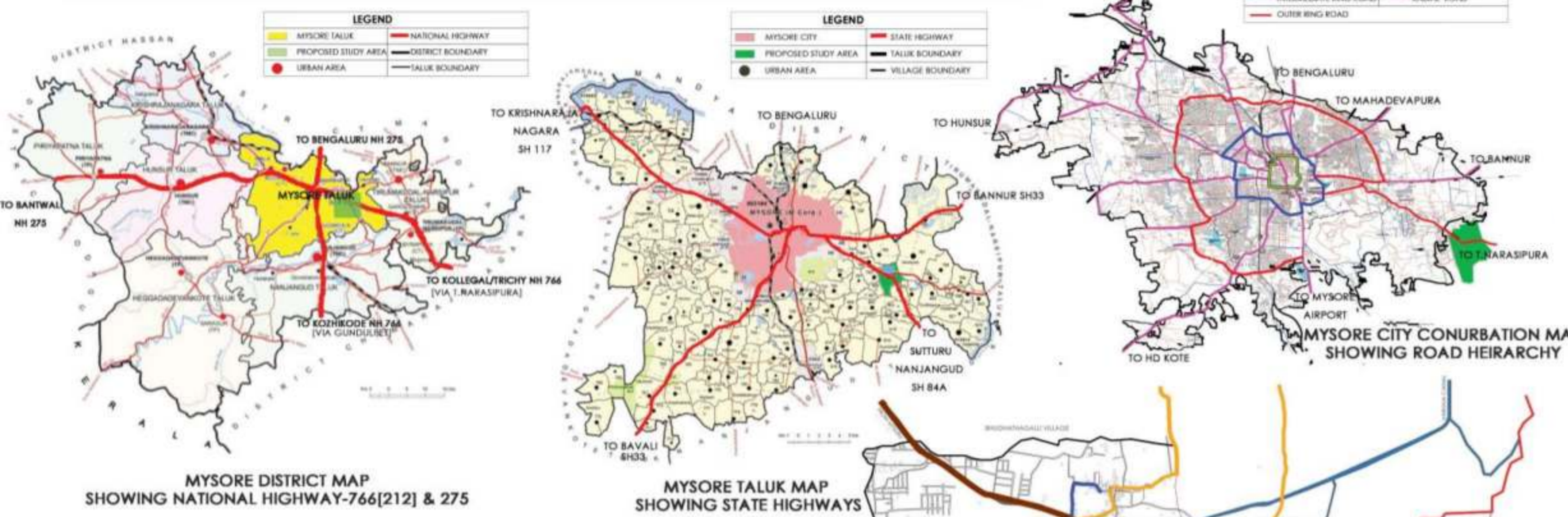
CANAL



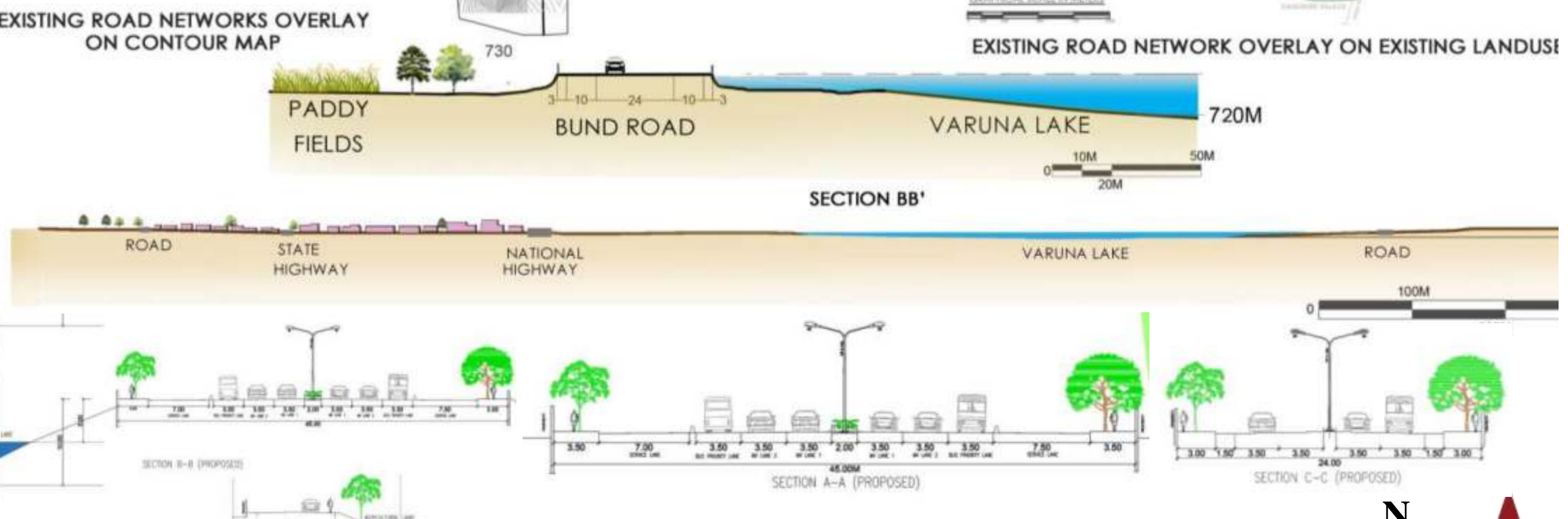
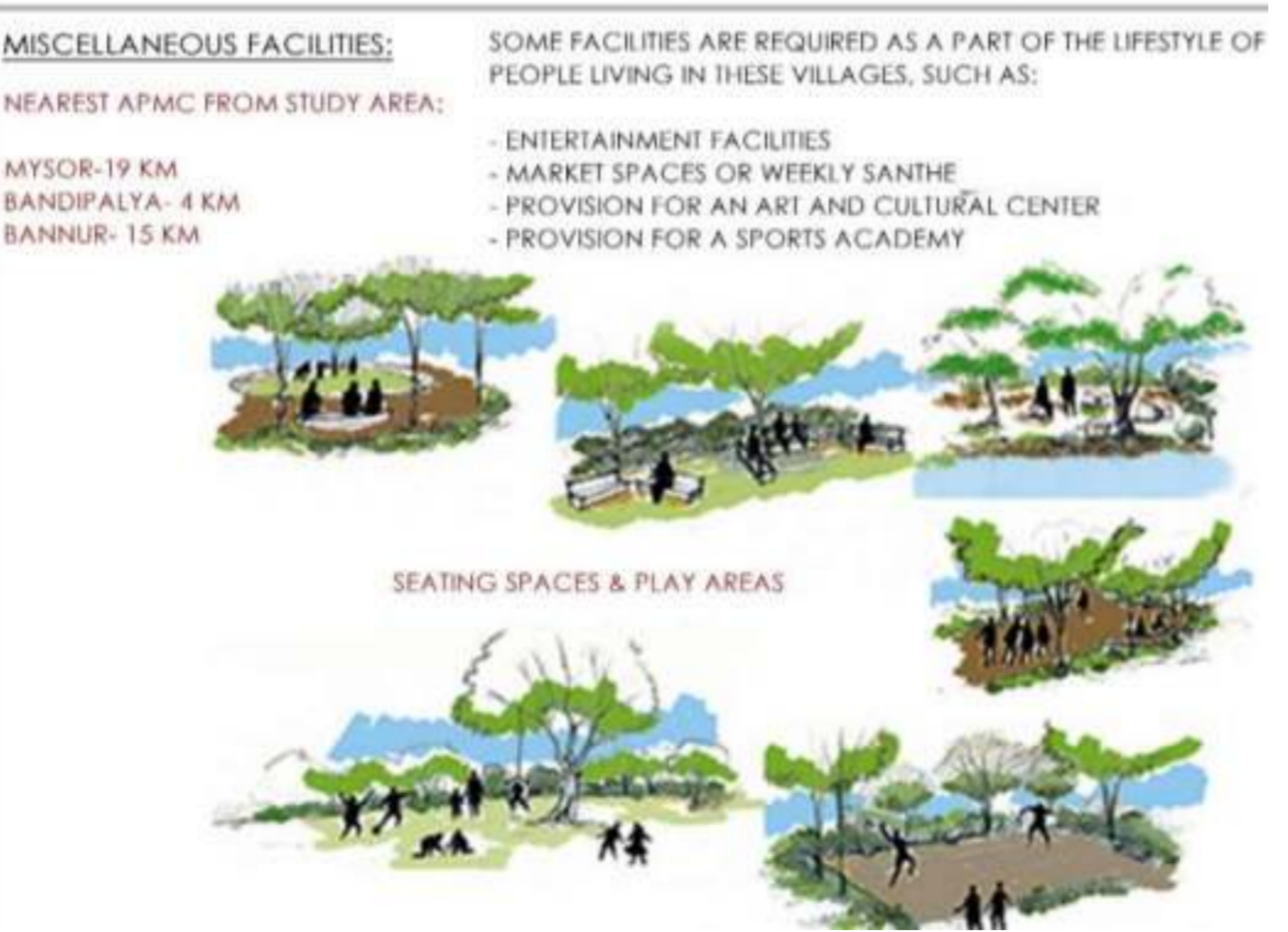
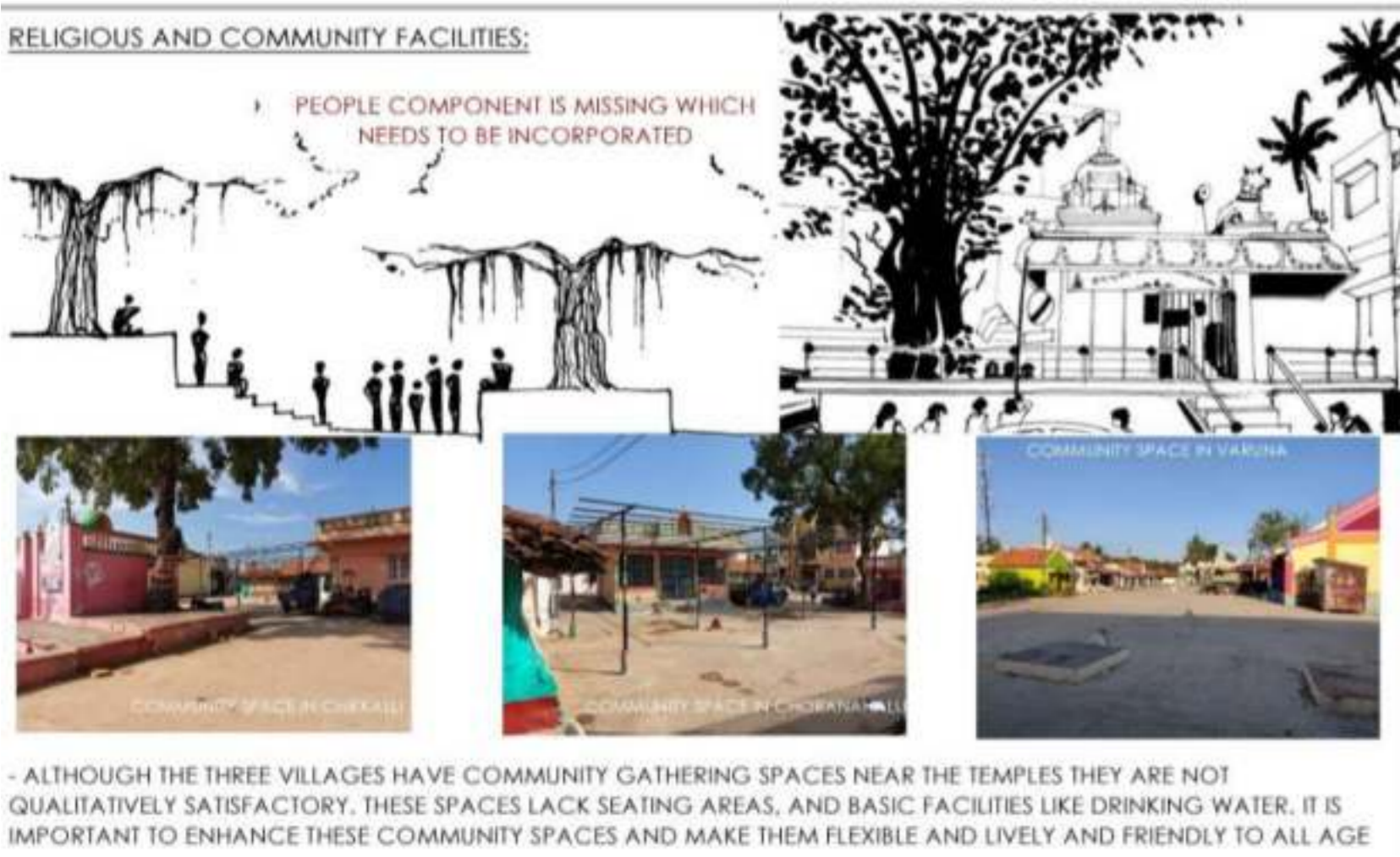
LAKE



REGIONAL CONNECTIVITY AND ROAD HIERARCHY



- THE THREE VILLAGES HAVE GOOD EDUCATIONAL CENTERS BOTH PRIVATE AND GOVERNMENT,
 - THE VILLAGES HAVE GOOD QUALITY OF EDUCATIONAL FACILITIES UPTO THE COMPLETION OF SSLC,
 - THE STUDENTS TRAVEL OUT OF THE VILLAGES TO MYSORE OR NANJANGUND ONLY FOR HIGHER EDUCATION OF PRE UNIVERSITY AND DEGREE.



A DETAILED UNDERSTANDING OF THE THOTTI MANE AND ITS MORPHOLOGIES

LEGEND

- STORE ROOM
- KITCHEN
- ROOMS
- COW SHED
- SHOP
- BATHROOM AND TOILET
- COURTYARD
- JAGALI

SOME OF THE TYPICAL ELEMENTS SEEN IN EVERY HOUSEHOLD ARE

- COURTYARDS
- JAGALIS
- PITCHED ROOF
- EXTERNAL TOILETS
- TRANSITION SPACES
- BATHING AREA WITHIN THE HOUSE
- WELLS IN CLOSE PROXIMITY
- SHOPS ON THE FRONTAGE

SKETCH SHOWING TYPICAL ELEMENTS OF A THOTTI MANE

TYPICAL FRONT ELEVATION OF THOTTI MANE WITH JAGALI & WELL

SKETCH SHOWING TYPICAL SKYLINE OF THE THREE VILLAGES

VARIOUS ACTIVITIES IN COURTYARDS **VARIOUS ACTIVITIES SEEN ON JAGALI** **UTILITY SPACES**

MORPHOLOGY OF HOUSING TYPOLOGIES

LEGEND

- STORE ROOM
- KITCHEN
- ROOMS
- COW SHED
- SHOP
- BATHROOM AND TOILET
- COURTYARD
- JAGALI

MODERN DAY REPRESENTATION OF THE TRADITIONAL COURTYARD HOUSE SEEN IN THE VILLAGES

NA VILLAGE BIFURCATION OF HOUSES

SINGLE RESIDENTIAL BUILDING BIFURCATED INTO 2-3 HOUSEHOLDS DUE TO DIVISION OF FAMILIES FROM JOINT TO NUCLEAR

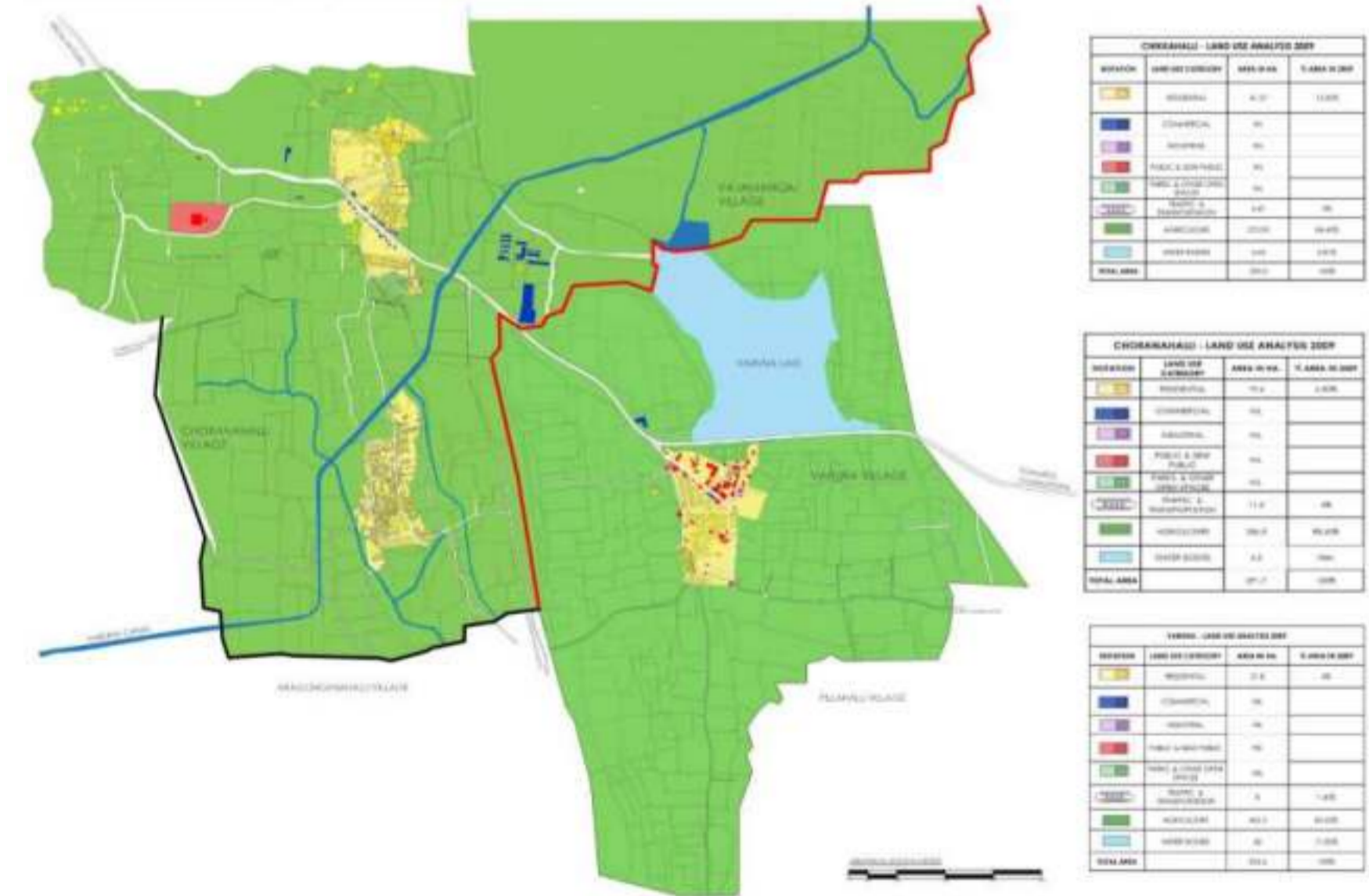
CHANGES SEEN ONLY ON THE INTERIORS OF THE LARGER THOTTI MANE

THIS FURTHER LEADS TO POORLY VENTILATED AND POORLY PLANNED SPACES. THE HOUSE LOSES IMPORTANT FUNCTIONAL SPACES SUCH AS THE COURTYARD AND BECOMES MORE CONGESTED.

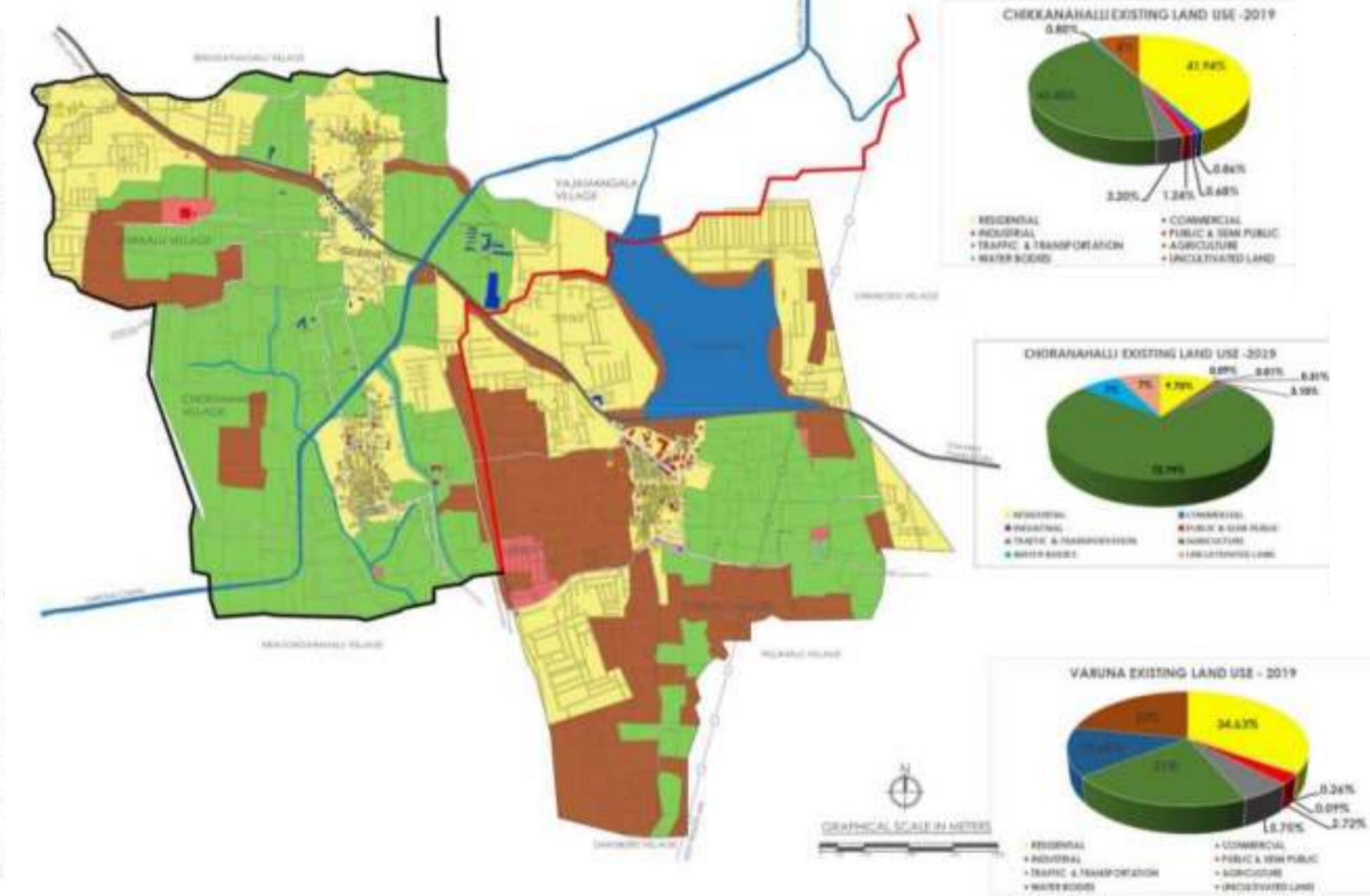
TRADITIONAL OCCUPATION BASED ON AGRICULTURE AND HOUSEHOLD ACTIVITIES. THE HOUSING TYPOLOGY IS A DIRECT RESPONSE TO THESE ACTIVITIES

DUE TO MODERN DAY CHANGES WITH OCCUPATION AND LIFESTYLES, THE HOUSES ARE LOSING THEIR TRADITIONAL IMPORTANCE AND HENCE CERTAIN VERNACULAR PRACTICES ARE ALSO BEING LOST.

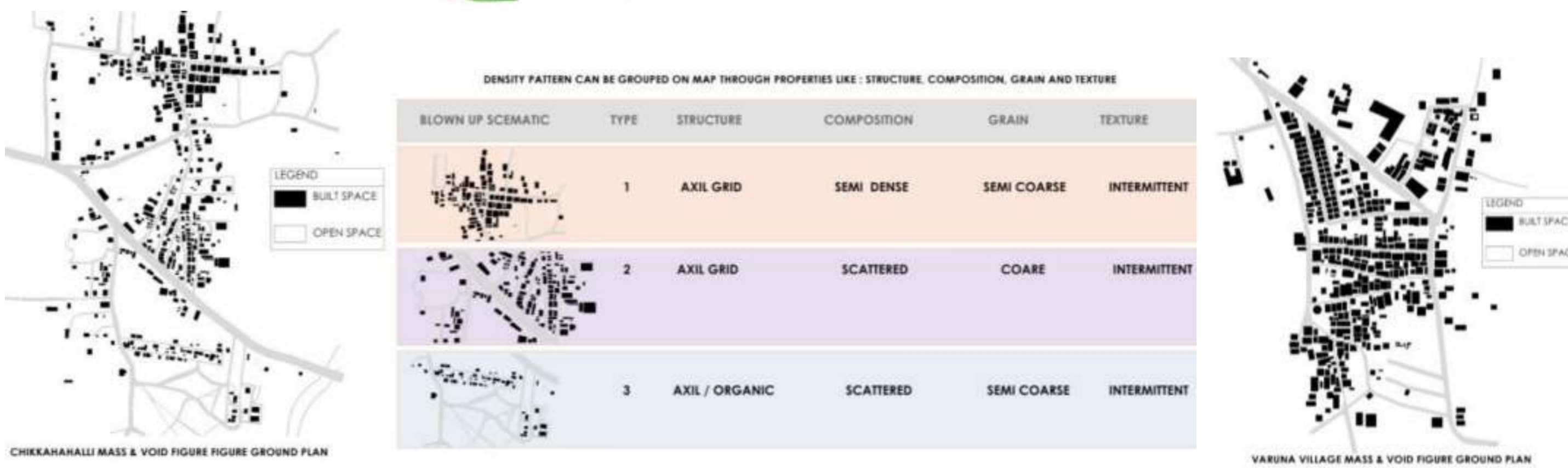
2009 LAND USE MAP OF THE STUDY AREA



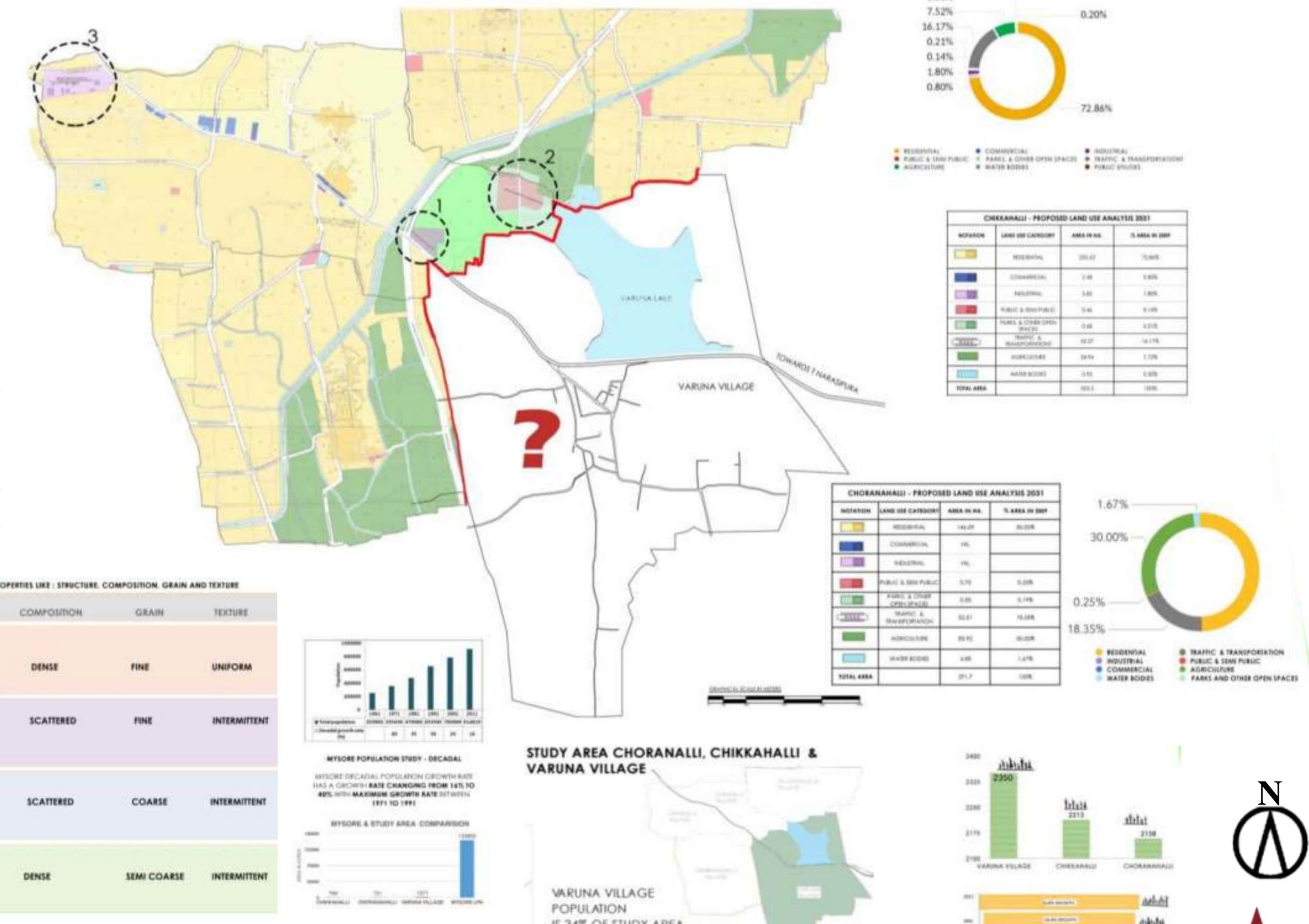
PROPOSED LAND USE MAP OF THE STUDY AREA - 2031



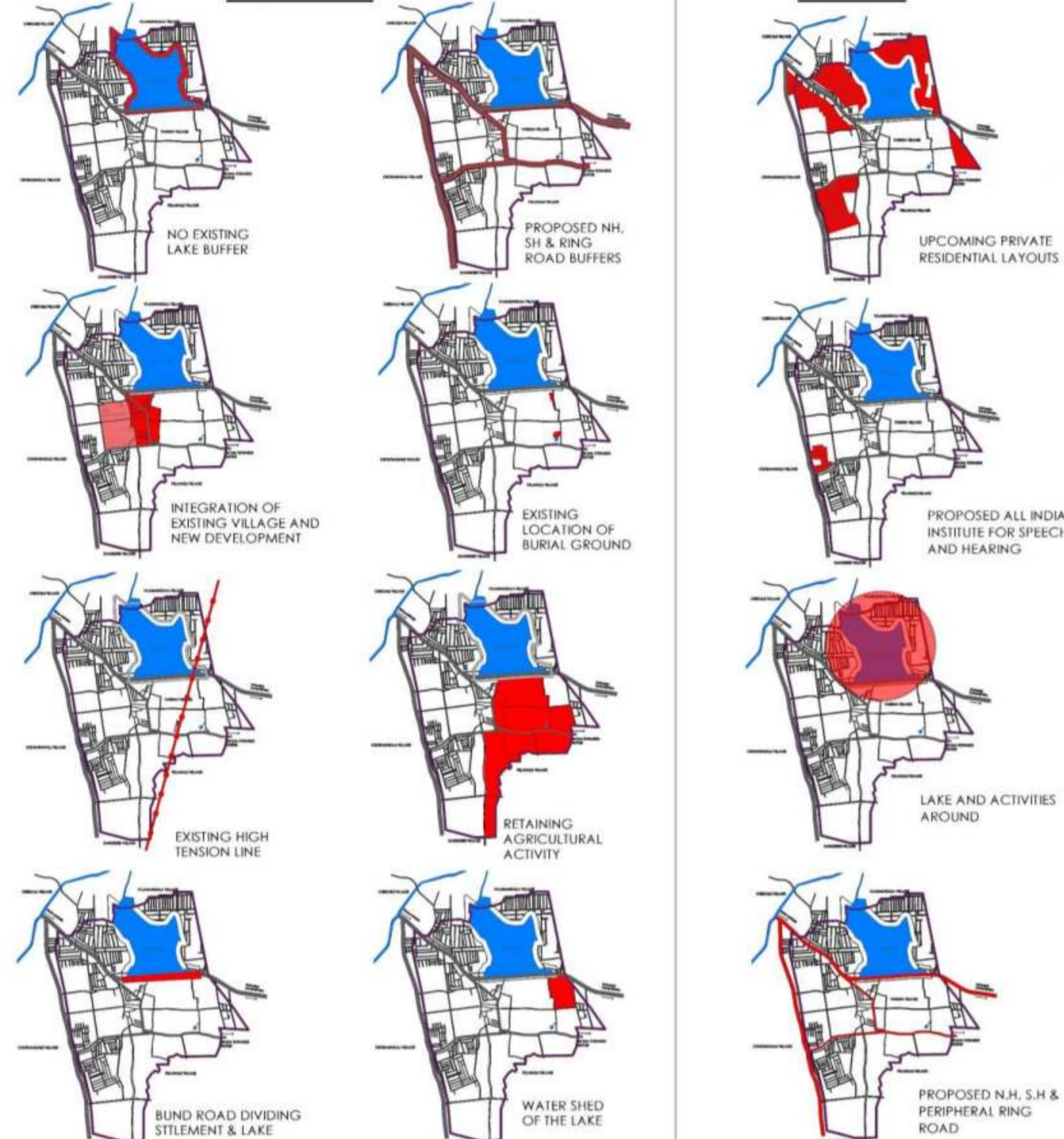
DENSITY PATTERN CAN BE GROUPED ON MAP THROUGH PROPERTIES LIKE: STRUCTURE, COMPOSITION, GRAIN AND TEXTURE



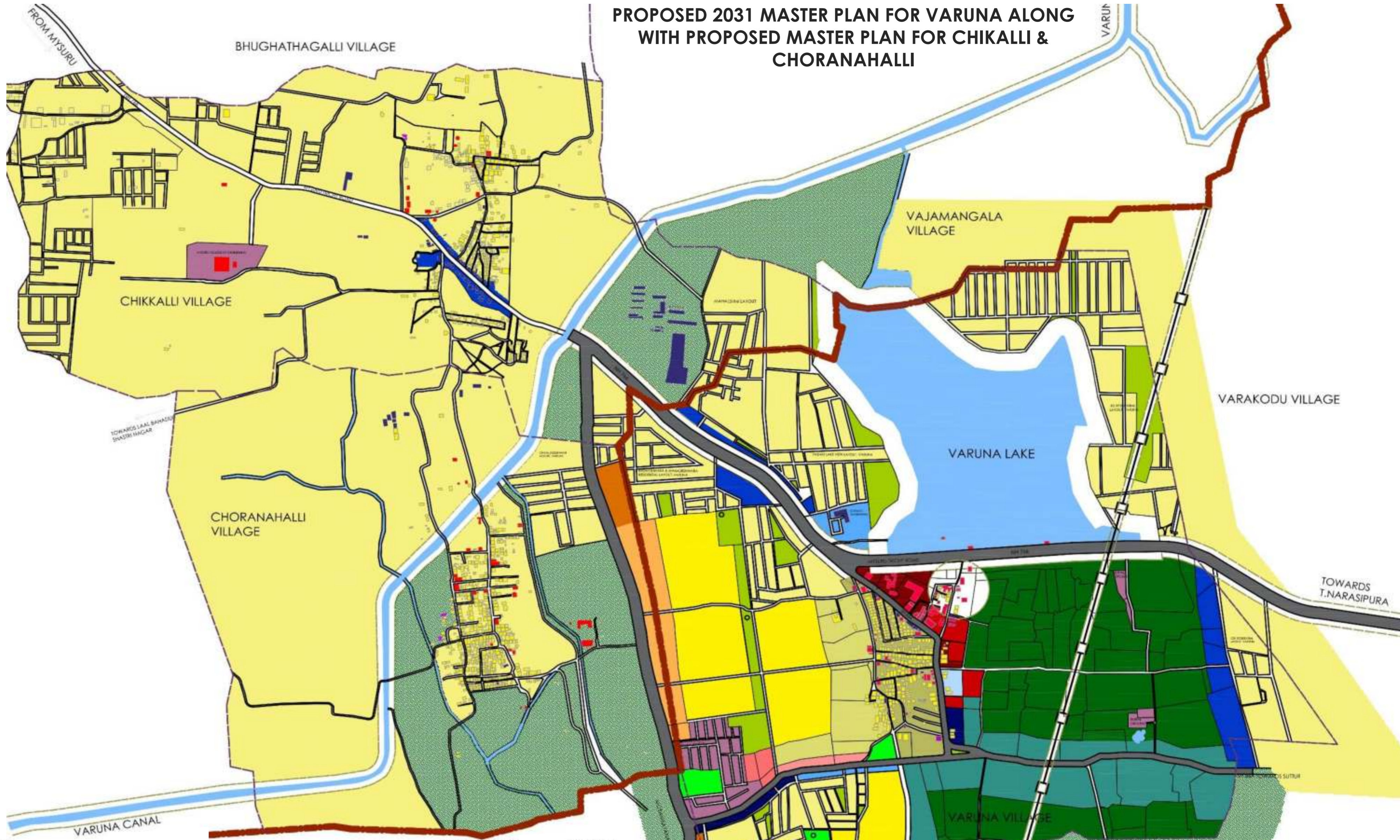
STUDY AREA CHORANALLI, CHIKKAHALLI & VARUNA VILLAGE



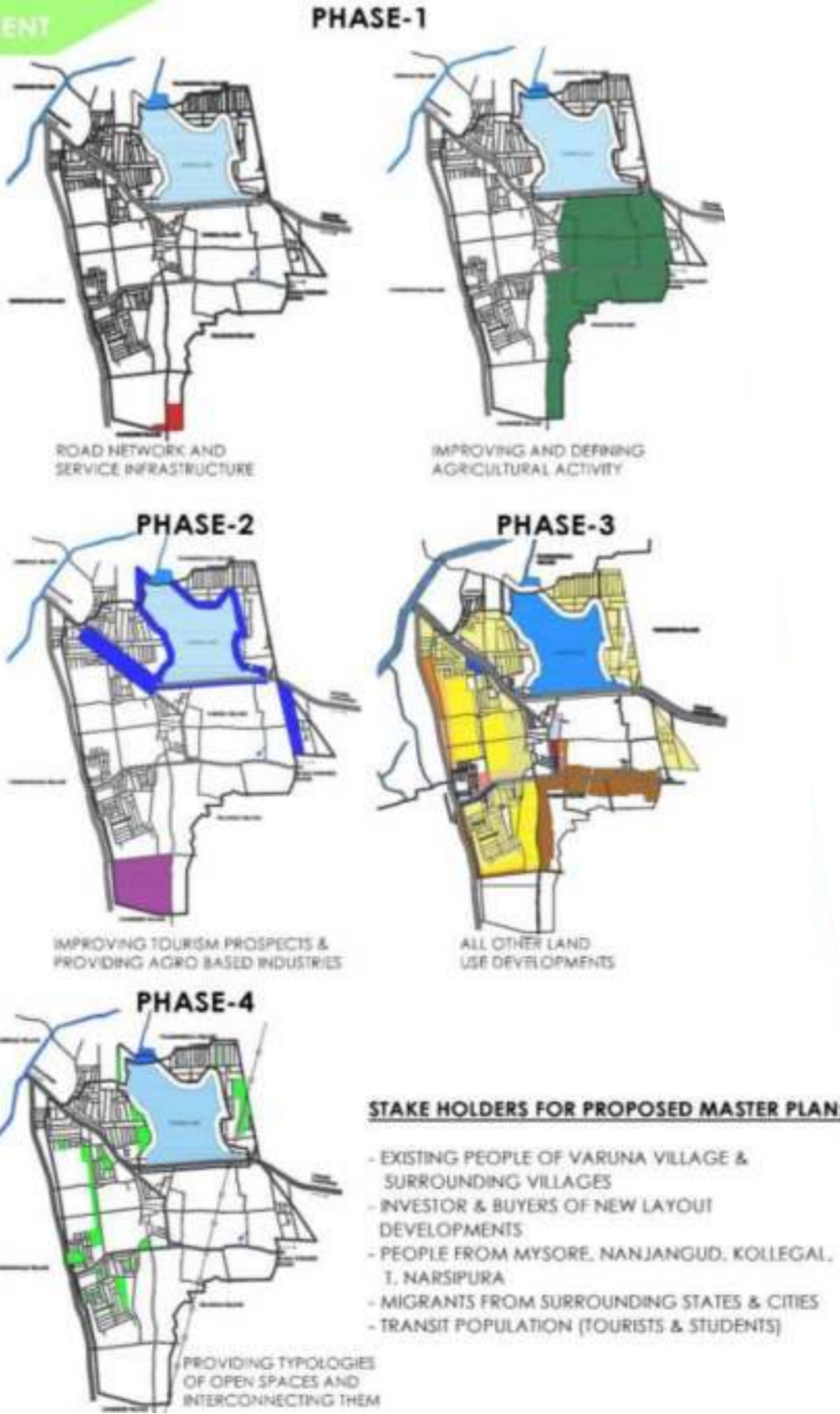
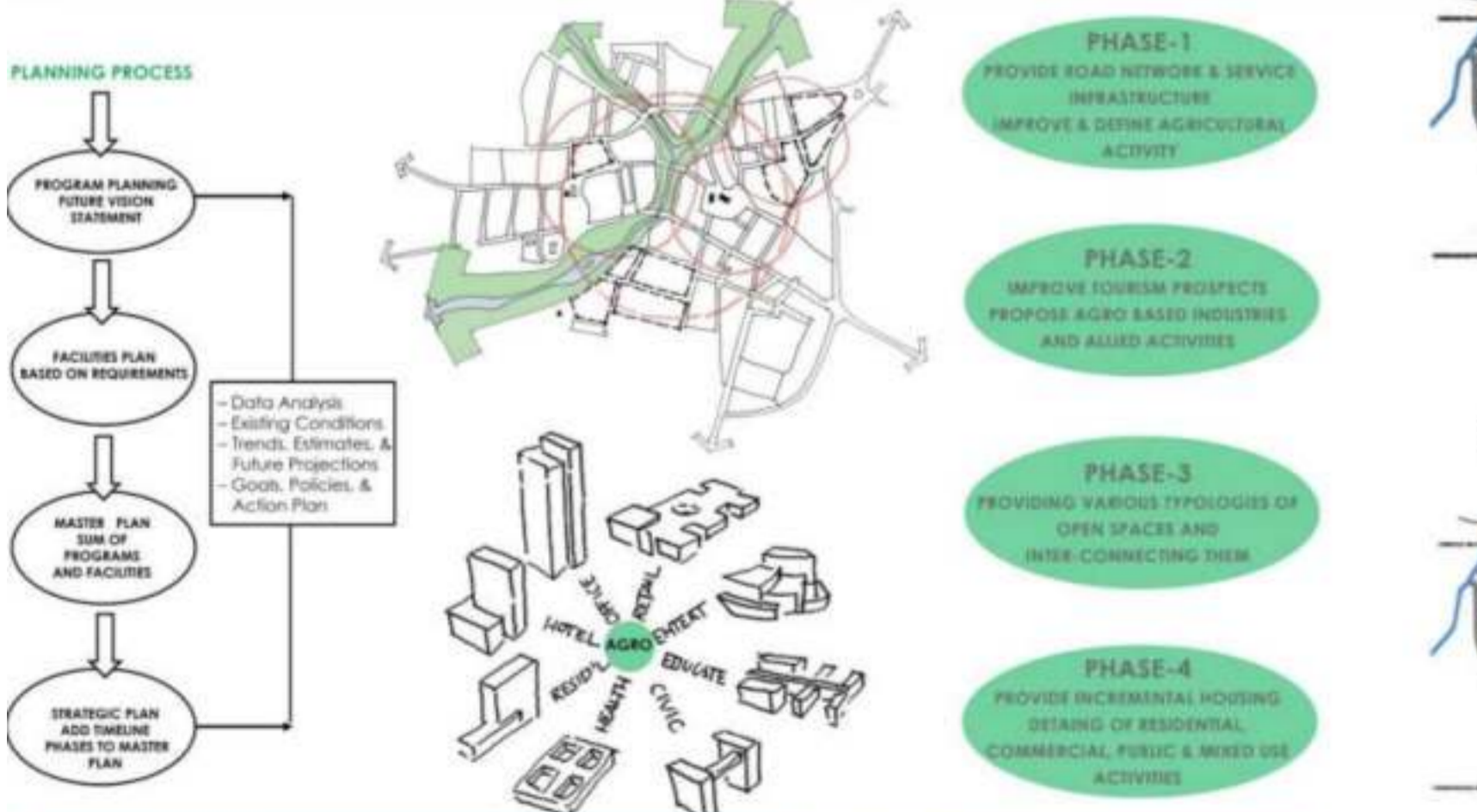
CHALLENGES



PROPOSED 2031 MASTER PLAN FOR VARUNA ALONG WITH PROPOSED MASTER PLAN FOR CHIKALLI & CHORANAHALLI



A FUTURE VISION STATEMENT FOR VARUNA VILLAGE - INTEGRATED RUR-BAN DEVELOPMENT



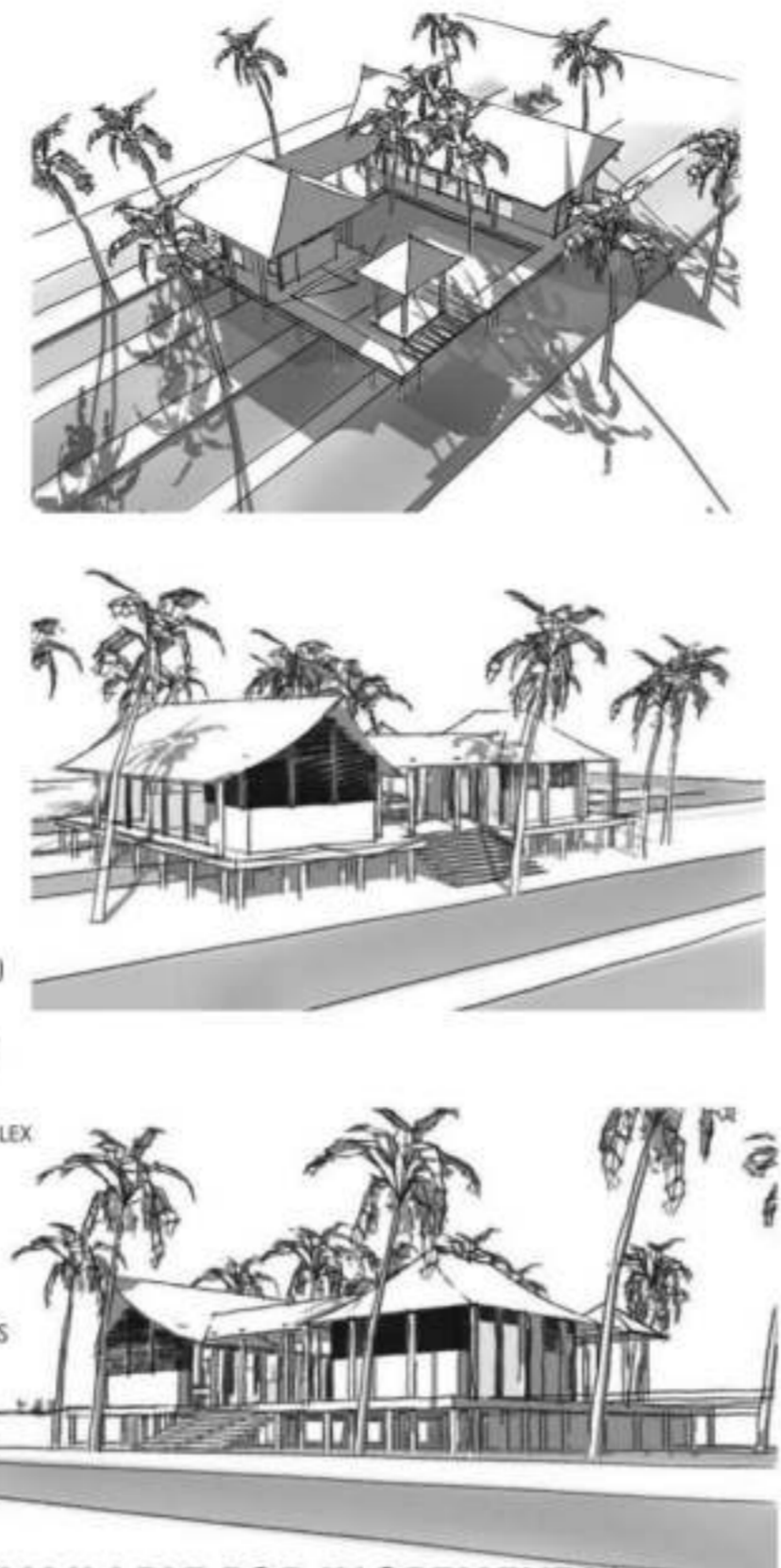
STAKE HOLDERS FOR PROPOSED MASTER PLAN:

- EXISTING PEOPLE OF VARUNA VILLAGE & SURROUNDING VILLAGES
- INVESTOR & BUYERS OF NEW LAYOUT DEVELOPMENTS
- PEOPLE FROM MYSORE, NANJANGUD, KOLLEGAL, T. NARASIPURA
- MIGRANTS FROM SURROUNDING STATES & CITIES
- TRANSIT POPULATION (TOURISTS & STUDENTS)

LEGEND:

- C1 RETAIL SHOPPING
- C2 GENERAL BUSINESS
- C3 WHOLESALE GODOWNS
- C4 SERVICE SECTOR
- C5 REGULATED WEEKLY MARKETS
- EXISTING COMMERCIAL BUILDING
- PUBLIC SEMI PUBLIC:**
- PS1 GOVT/PUBLIC OFFICES
- PS2 GOVT LAND, UTILITIES & SERVICES
- PS3 EDUCATIONAL & RESEARCH
- PS4 MEDICAL AND HEALTH
- PS5 SOCIAL CULTURAL & RELIGIOUS
- EXISTING PUBLIC UTILITIES
- EXISTING PUBLIC BUILDINGS
- RESIDENTIAL:**
- R1 PROPOSED PLOTTED DEVELOPMENT
- R2 PRIVATE LAYOUT DEVELOPMENT
- R3 SPILL OVER OF EXISTING VILLAGE
- R4 EXISTING VILLAGE
- MIXED USE:**
- M1 MIX RES (RES-60% COM,PS - 40%)
- M2 MIX IND (IND-70% COM,PS, RES - 30%)
- M3 MIX COM (COM-60% RES - 40%)
- M4 MIX AGRI (AGRI-90% RES/COM -10%)
- OPEN SPACES:**
- OS1 PLAYGROUNDS/STADIUM SPORTS COMPLEX
- OS2 PARKS & GARDENS
- OS3 MULTI-USE OPEN SPACE
- OS4 AGRICULTURAL LAND
- INDUSTRIAL:**
- I1 AGRO BASED AND BRI ARTS INDUSTRIES



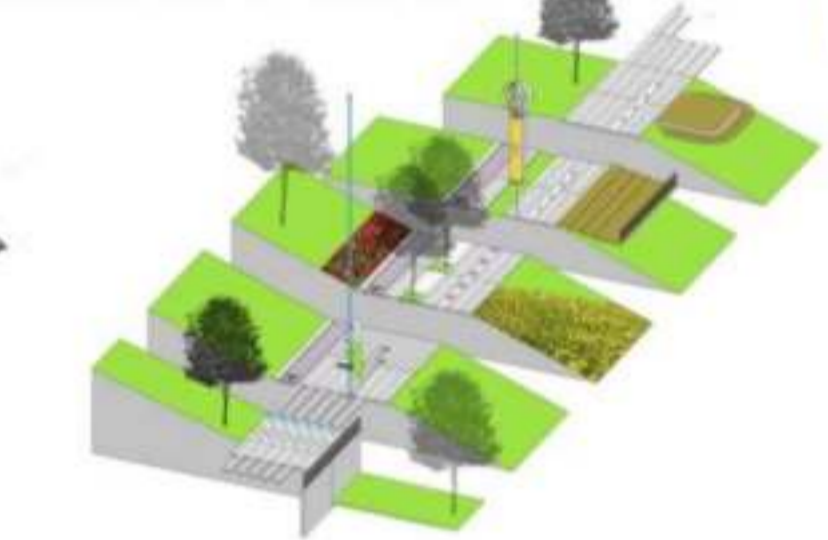


CREATING SOFT EDGES BETWEEN SETTLEMENT AND NEW PROPOSAL

IT BECOMES IMPORTANT TO TREAT THE EDGE CONDITIONS BETWEEN TWO LAND USES AND FACILITATE EASY TRANSITION OF FUNCTIONS IN THE CASE OF INTEGRATING THE SETTLEMENT WITH PROPOSED INCREMENTAL CLUSTER HOUSING THE APPROACH IS TO CREATE SOFT EDGES BY USING URBAN ELEMENTS SUCH AS SEATING, PARKING AREAS, LANDSCAPING ETC. AS SHOWN



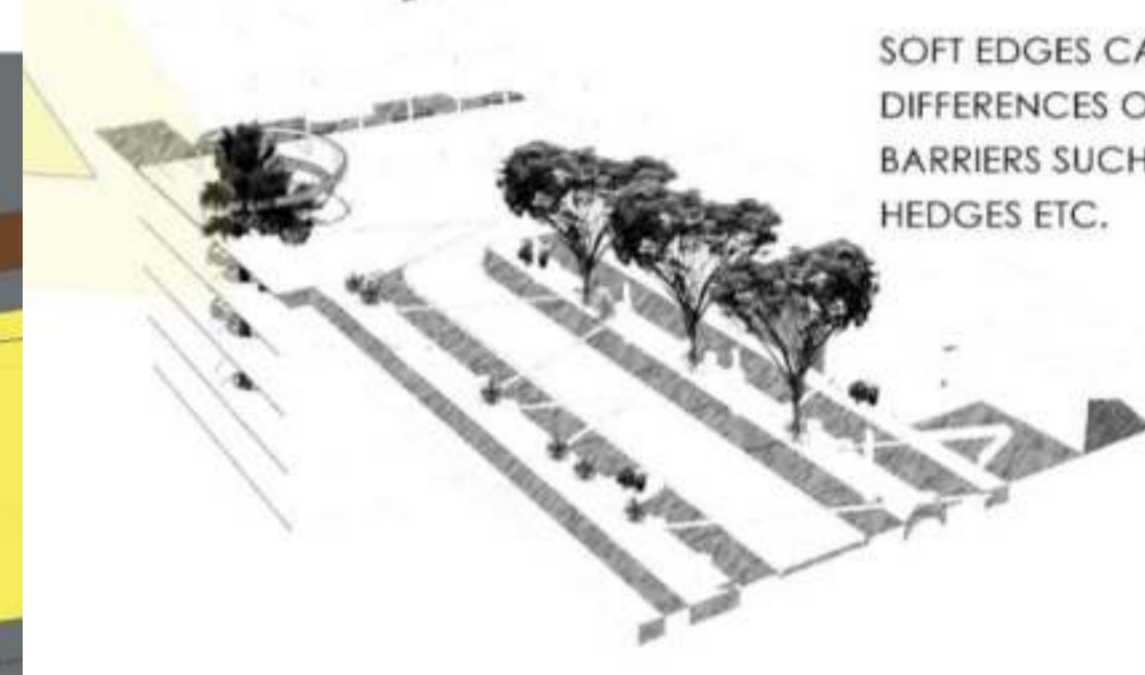
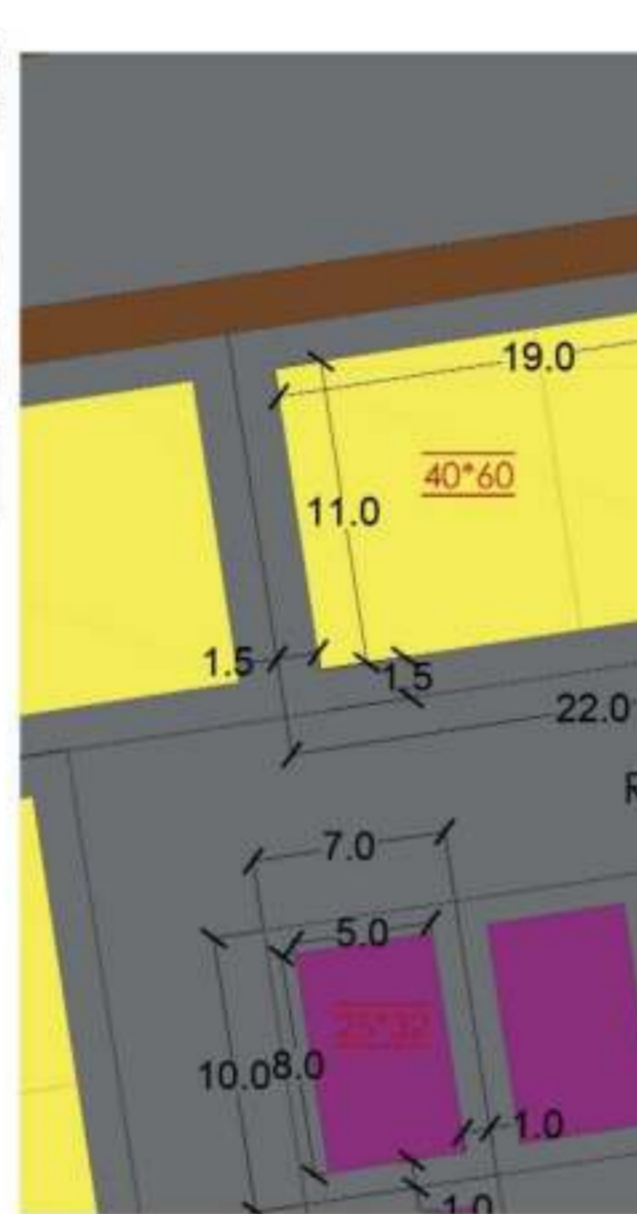
SOFT EDGES CAN BE IN THE FORM OF LEVEL DIFFERENCES OR TRANSPARENT VISUAL BARRIERS SUCH AS A LINING OF TREES OR HEDGES ETC.



THE AREA AVAILABLE FOR INCREMENTAL CLUSTER HOUSING IS 158 ACRES

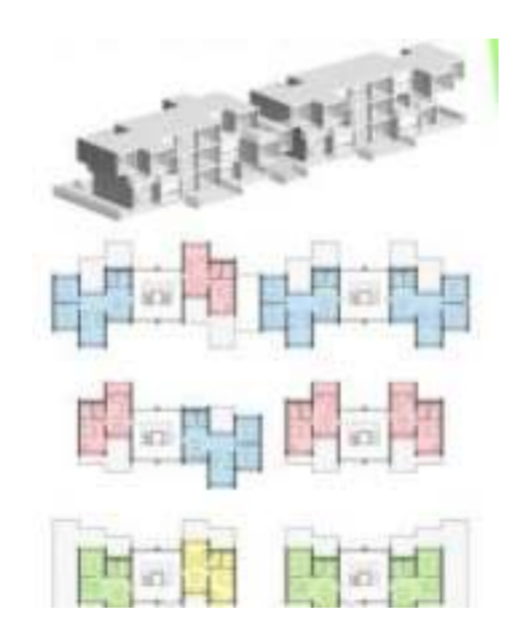
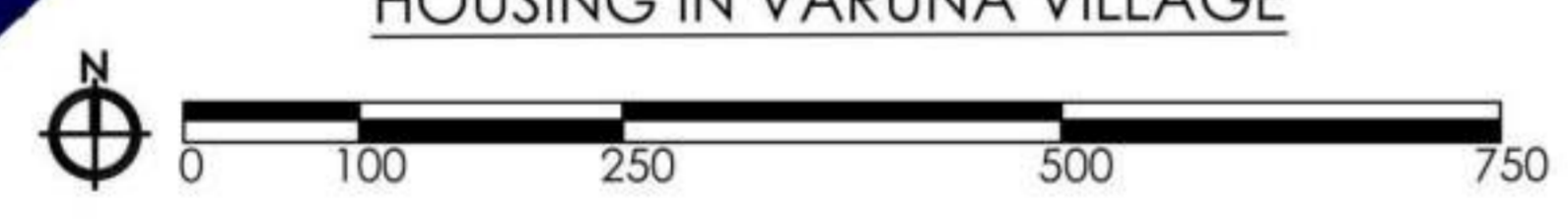
THE PLOTS SIZES ARE DERIVED FROM THE VERNACULAR RESIDENTIAL EXISTING IN THE VILLAGE. THE AVERAGE OF 300SQM IS CONSIDERED AS THE BASE FOR DERIVING THE VARIOUS PLOT SIZES

THE PLOT SIZES USED FOR INCREMENTAL HOUSING ARE-60*40, 30*40 & 25*40



IN THE CASE OF VARUNA INCREMENTAL CLUSTER HOUSING THE VARIOUS EDGE CONDITIONS INCLUDE WALKING PATHWAYS, TREES LINED UP ALONG THE STREETS, URBAN SEATING, PARKS AND PARKING. THE EDGES OF THE PLOTS NEED NOT HAVE COMPOUND WALLS IN ORDER TO GIVE AN INCLUSIVE FEELING

PROPOSED CLUSTER INCREMENTAL HOUSING IN VARUNA VILLAGE



HERE I HAVE SHOWN THE BUILT UP OF CLUSTER 1 AND CLUSTER 9

CLUSTER 1 IS BENEFITED WITH A COMMUNITY CENTER AND GARDEN ON EITHER SIDE

CLUSTER 9 IS A SIMPLE CLUSTER WITH CENTRAL GARDENS AND PARKING FACILITIES PROVIDED. THE 3D VIEWS SHOW THE BUILT UP DENSITY OF THE CLUSTER 9



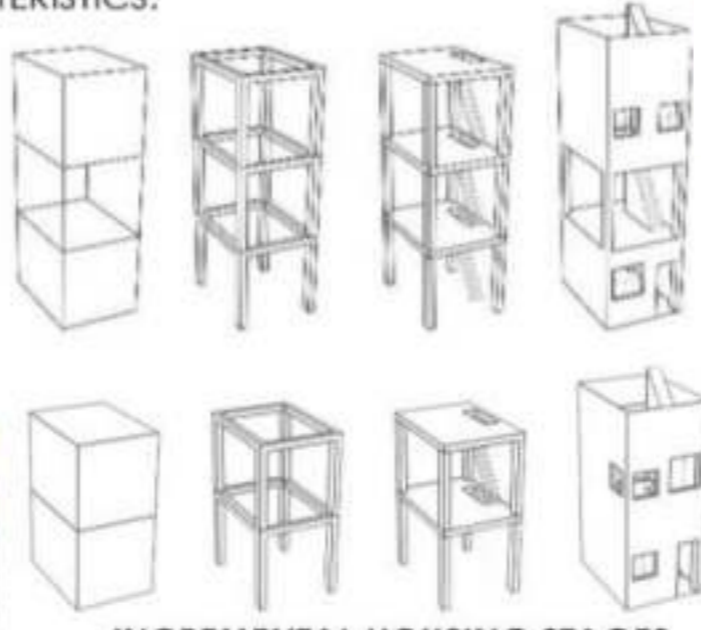
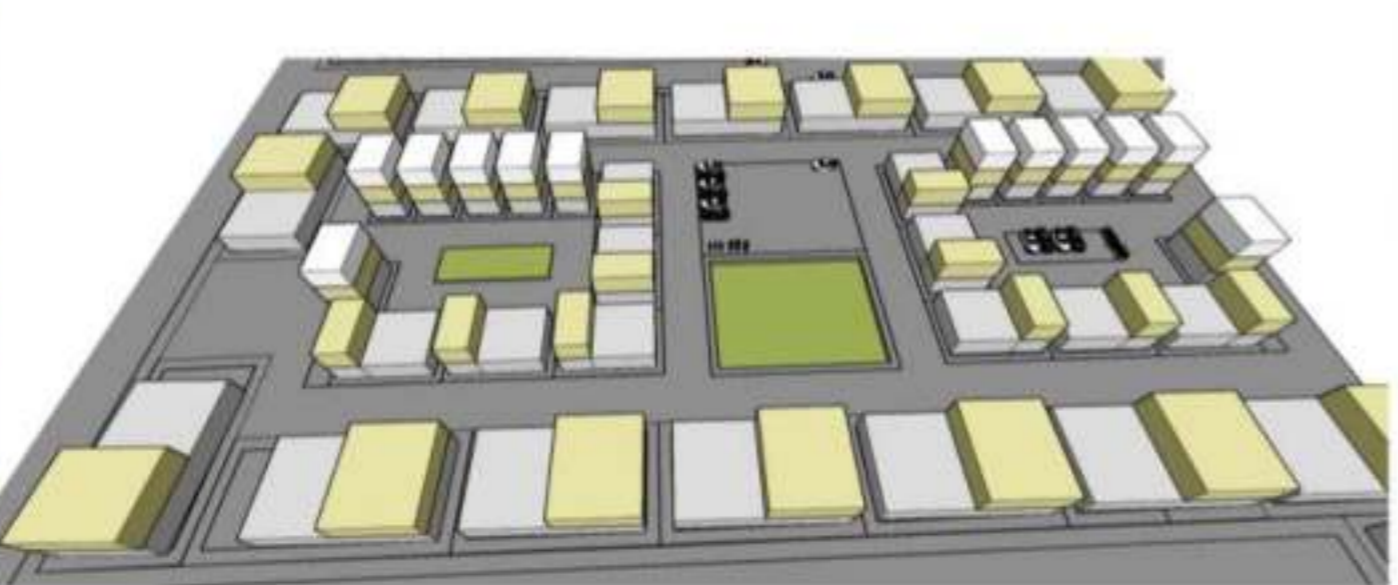
3D VIEWS OF CLUSTER 9



DETAILED LAYOUT OF CLUSTER 16

THE SMALLER PLOTS ARE GENERALLY BUILT UP IN STAGES AS SHOWN IN THE SKETCHES. THE HEIGHT OF THE BUILDINGS IN SMALLER PLOTS IS G+2 AND HENCE THESE PLOTS CATER TO MORE DENSITY OF PEOPLE IN COMPARISON TO THE OTHER 2 PLOT SIZES.

THE IMAGE SHOWS THE BUILT UP OF CLUSTER 16 WHICH IS ADJACENT TO THE EXISTING VARUNA SETTLEMENT. THIS CLUSTER IS DIFFERENT FROM THE OTHER CLUSTERS AND HAS DISTINCT CHARACTERISTICS.



INCREMENTAL HOUSING STAGES

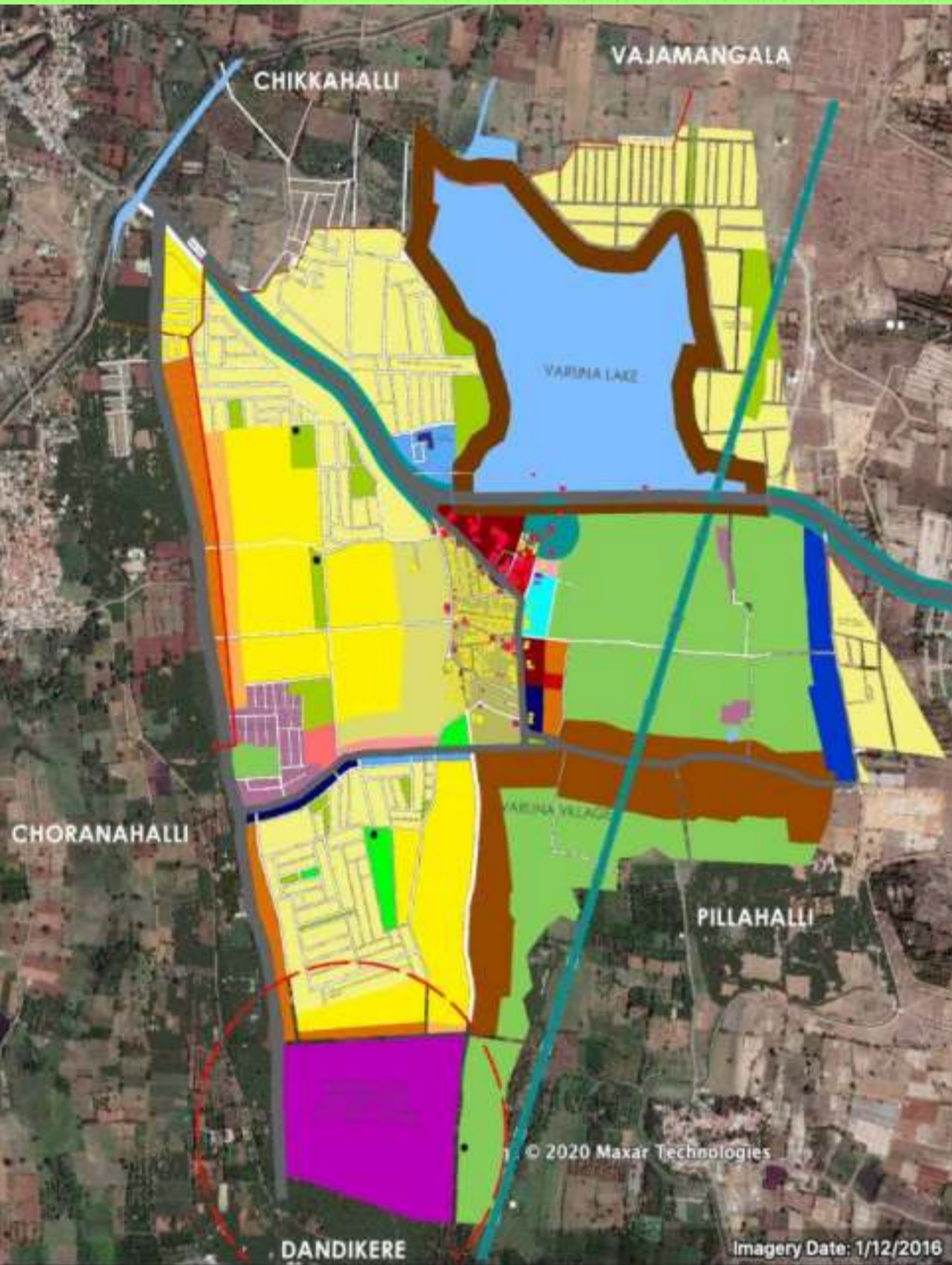


DETAILED PLAN OF CLUSTER 9



ZONE JUSTIFICATION

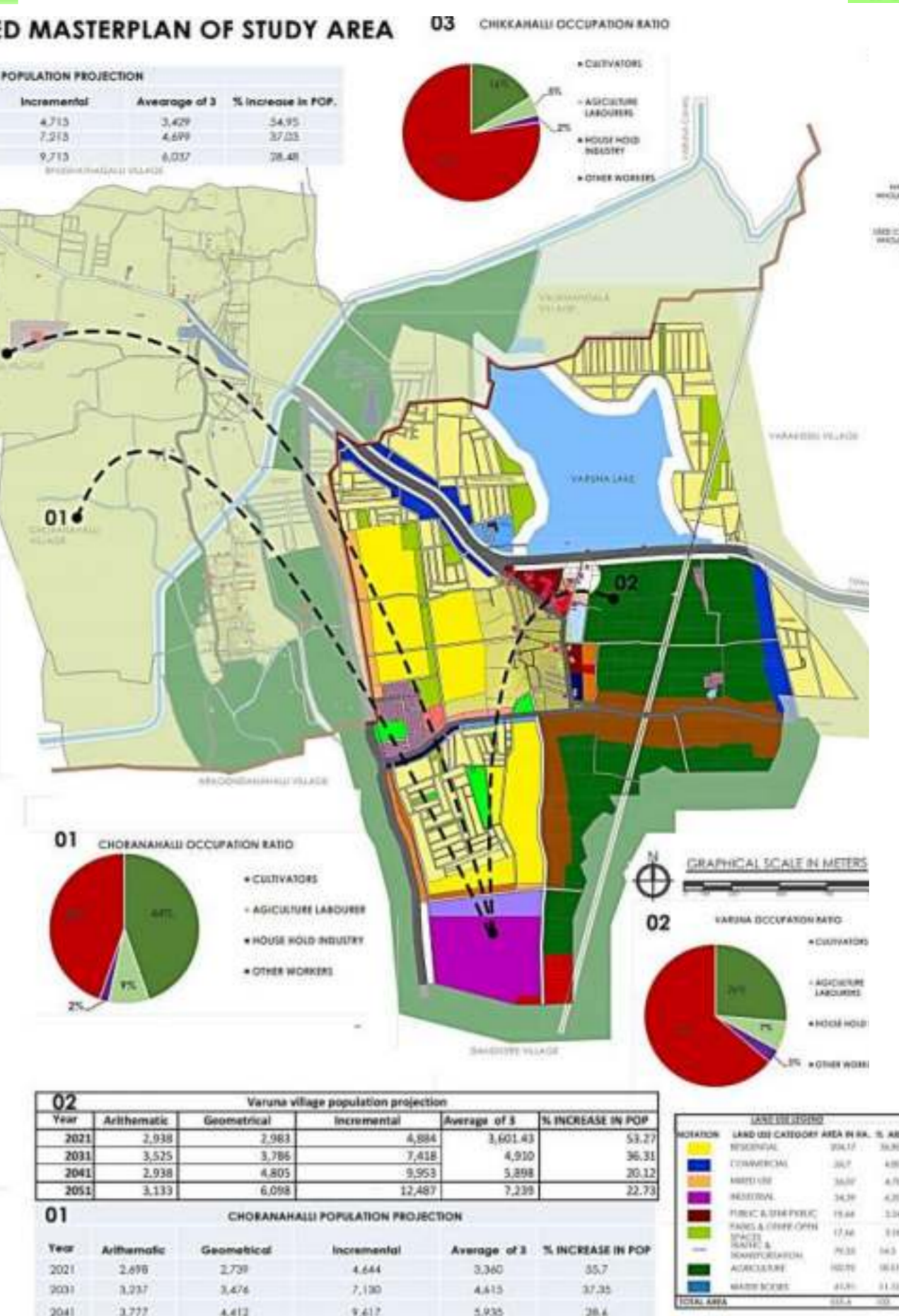
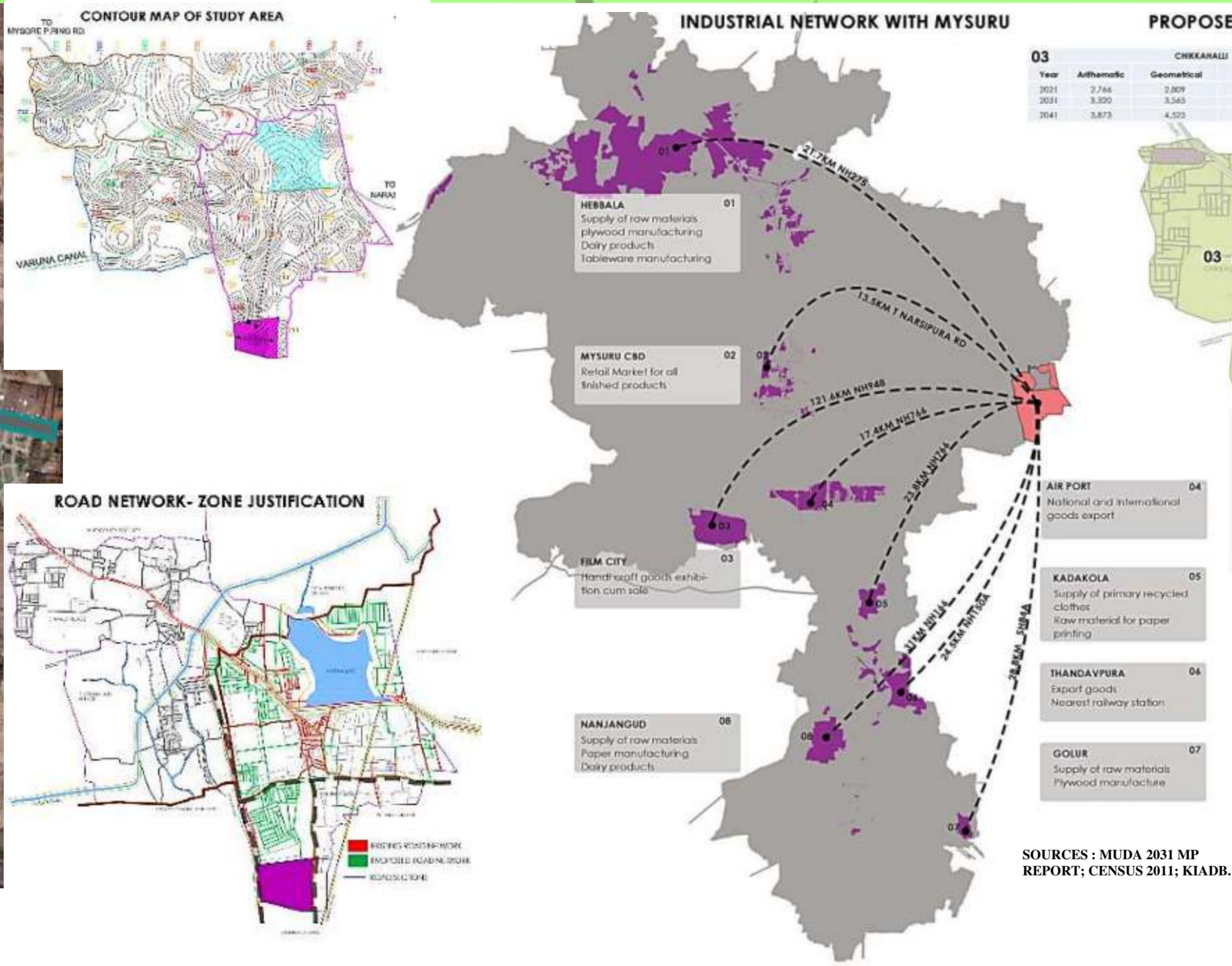
GEOGRAPHY, ROAD NETWORK, SURROUNDING VILLAGES



SOURCES : MUDA 2031 MP REPORT; GOOGLE EARTH, MAPS OF INDIA

INDUSTRIAL NETWORK

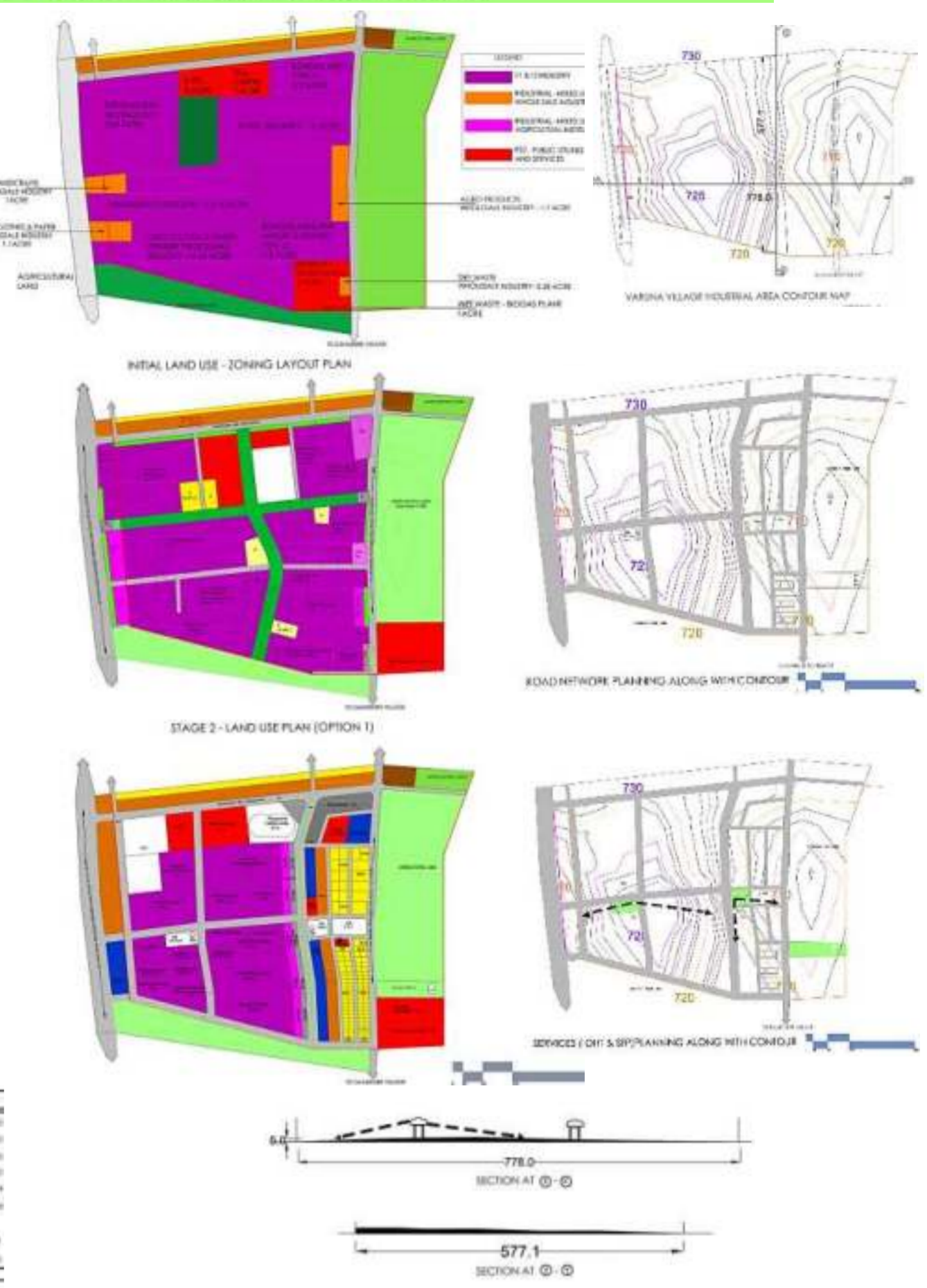
BENEFITS OF THE INDUSTRIAL ZONE IN VARUNA- CITY LEVEL, VILLAGE LEVEL.



SOURCES : MUDA 2031 MP REPORT; CENSUS 2011; KIADB.

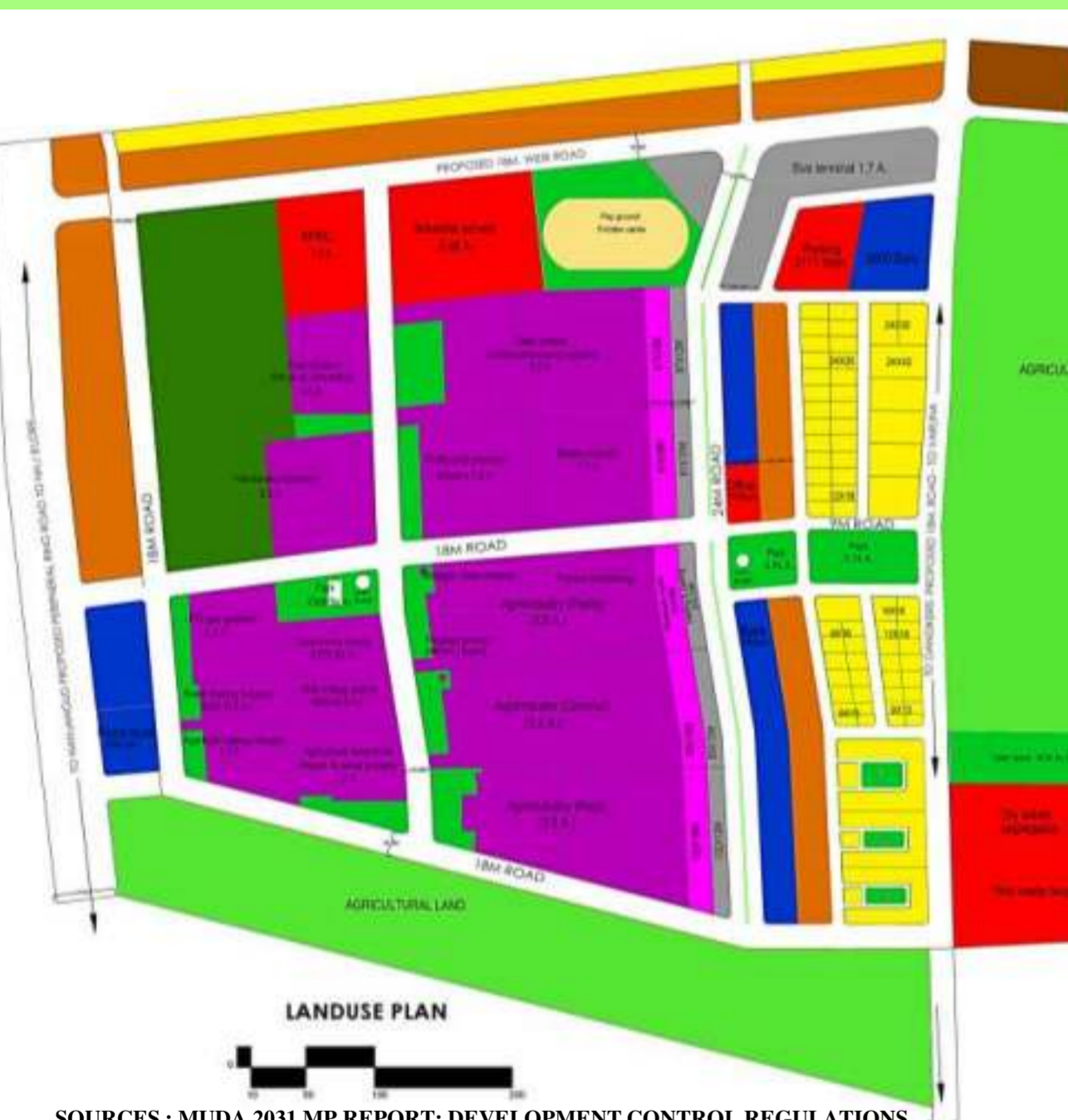
DESIGN EVOLUTION

ZONING EVOLUTION STAGES



PROPOSED LANDUSE PLAN

CONNECTIVITY, ACTIVITIES, BUILTUP, VEGETATION, SERVICES



SOURCES : MUDA 2031 MP REPORT; DEVELOPMENT CONTROL REGULATIONS

PLOT DETAILS

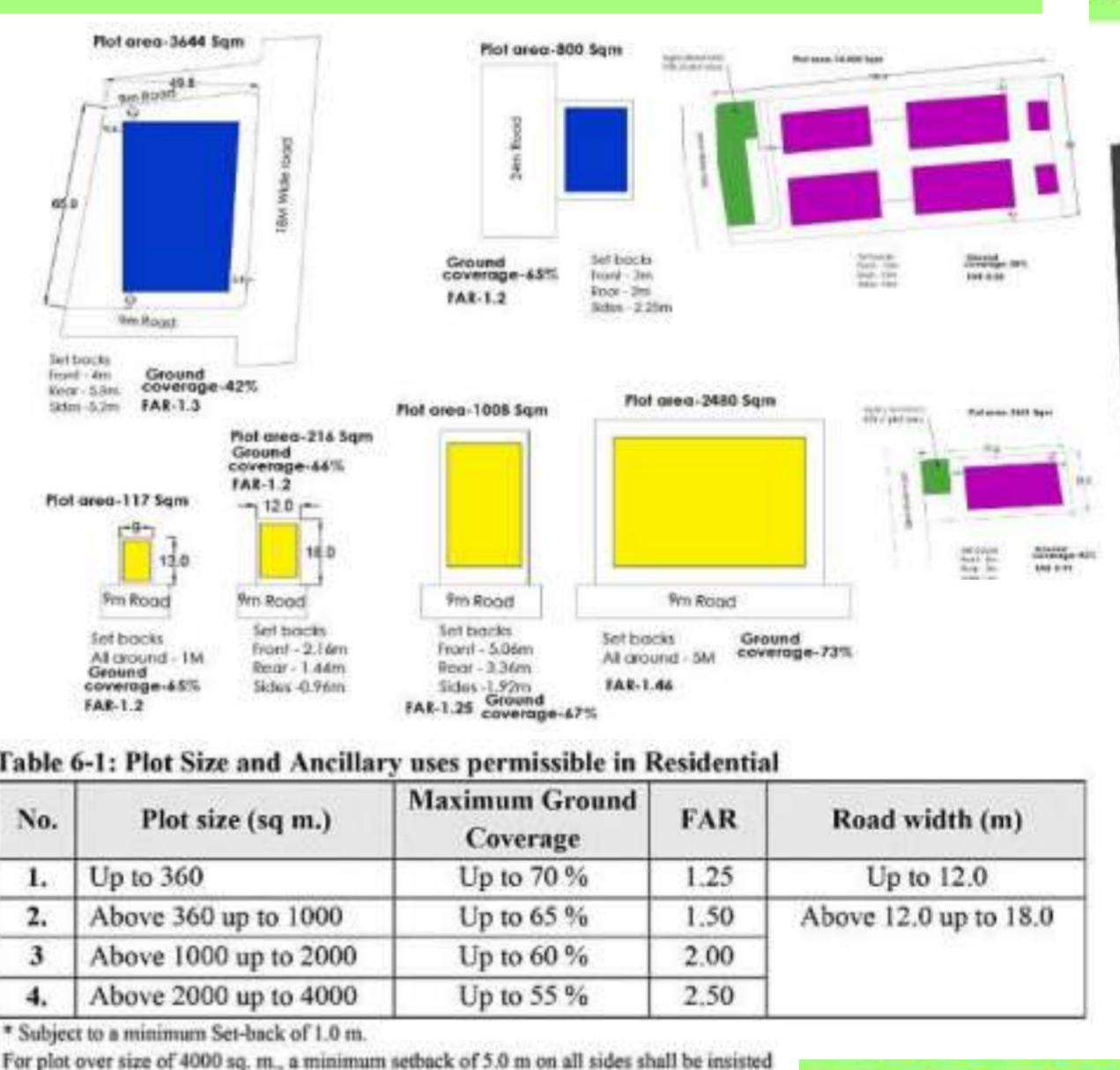
TYPE OF PLOT, LOCATION, SIZES OF PLOT



DETAIL PLOTS LAYOUT PLAN

SOURCES : MUDA 2031 MP REPORT; DEVELOPMENT CONTROL REGULATIONS

BUILDING REGULATIONS

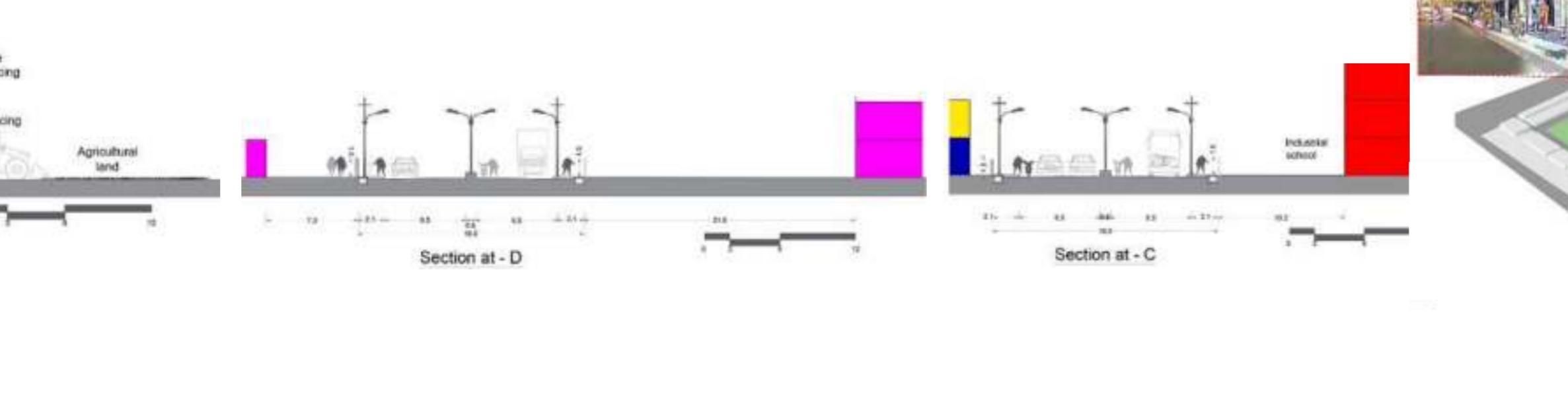


PROPOSED BUILDING LAYOUT

CONNECTIVITY, BUILTUP, VEGETATION, SERVICES



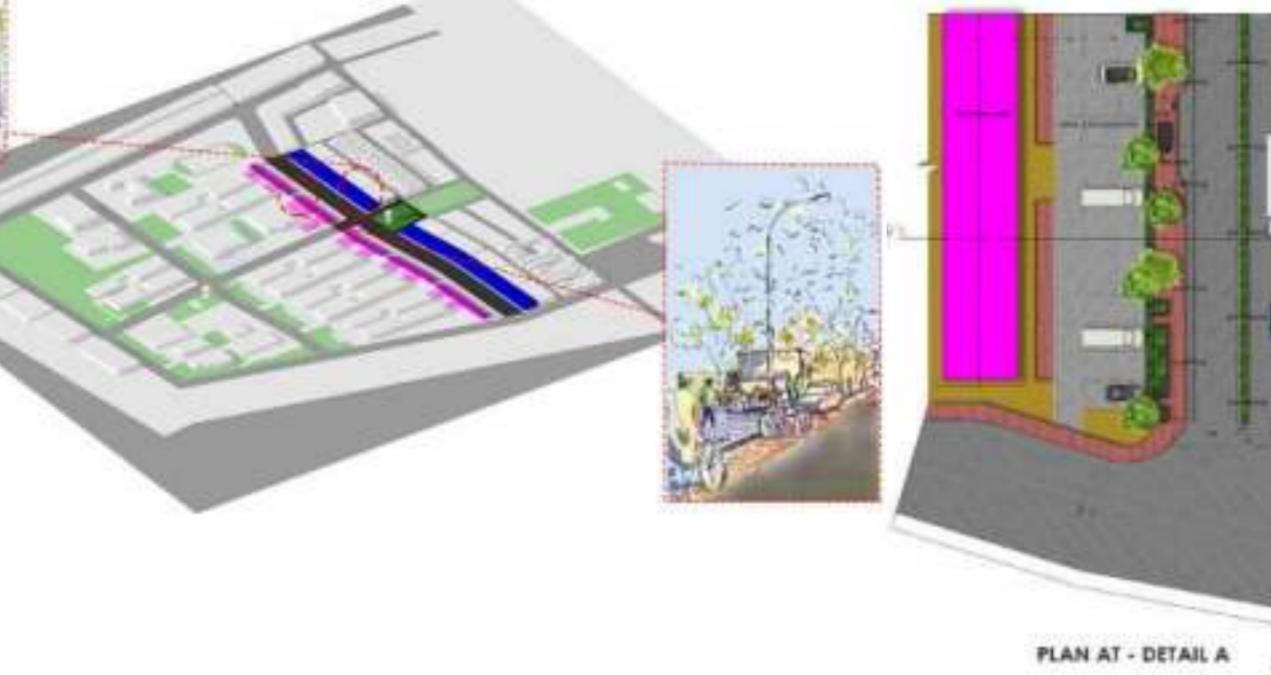
PROPOSED BUILDING HEIGHT PLAN



ROAD DETAILS STREET CHARACTER, CIRCULATION PATTERN

ROAD DETAILS

STREET CHARACTER, CIRCULATION PATTERN



PLAN AT - DETAIL A