
A methodology for assigning optimum FSI in an urban area-A case of Kozhikode

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ABSTRACT

Urbanization is intrinsic to development and often serves as a major driver of economic growth. The focus of development must be on ensuring the best opportunities for economic growth for all sections of the society. It is a matter of concern that despite huge investment, our cities still face many efficiency-and sustainability-related challenges.

The 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 to mitigate the negative externalities of urbanisation. FSI regulation is imposed to control the size of the buildings and thus the population density.

The pattern of urbanization, physical conditions etc. varies within the state and can change remarkably over time which identifies, the practicing FSI norms in Kerala does not fulfil the intended function. Thus the FSI regulation is expected to change dynamically and from location to location.

The study identifies parameters that should be considered for assigning FSI within Kerala context and through expert surveys and opinion arrive at certain conditions of a model city and demonstrates an optimum FSI regulation under the given conditions.

Key words: Floor space index, urbanization, density, civic pressure, optimization