Residential Room Sizing Guidelines

Minimum sizes	**Quality Homes (QH)**	**Casa**	**Aspi**	**Hi-end (/ Designer Aspi)**	**Luxury**
Living and dining	Min. 10’ width	Min. 10’ width	Min. 11’ width and preferably L-shape (min. 3’) for dining	Min. 12’ width and preferably L-shape (min. 3’) for dining	Min. 14’ width and space for 6-seater dining (if CA > 2000 sft, then 8-seater dining)
Master bedroom	9’ x 9’6” (length) + wardrobe	10’6” (width) x 10’ (length) + wardrobe	10’6” x 10 + wardrobe	12’ x 10 + wardrobe	14’ x 10 + wardrobe (if CA > 2000 sft, walk-in wardrobe)
Other bedrooms	9’ x 9’6” (length) + wardrobe	10’ x 10’ + wardrobe	10’6” x 10 + wardrobe	10’6” x 10 + wardrobe	12’x 10 + wardrobe
Half bedroom	NA	7’6” x 6’6” (includes wardrobe)	7’6” x 6’6” (includes wardrobe)	7’6” x 6’6” (includes wardrobe)	NA
Master bathroom	7’6” x 4’ (Min)	8’x5’	8’x5’	9’x6’ (bigger if 4-fixture which is applicable for 3 bed L and larger)	if CA > 2000 sft, min. 70 sft, else min. 9’ x 6’
Other bathrooms	7’6” x 4’ (for separate WC/bath, 3’ x 4’)	7’6” x 4’6”	8’x5’	8’x5’	9’x6’
Kitchen	7’ x 8’ + utility of min. 3’6” clear width; If Kitchen Alcove / Open Kitchen: platform of 7’ length (min. 6’). Kitchen to have sliding folding partition to allow separation from living area	7’6”x 9’ + utility of min. 3’6” clear width + optional store of ~20 sft.	8’x10’+ store of ~20 sft. + utility of min. 4 feet width	8’x10’ for 2 bed and 3 Bed and 8’x12’ for 4 Bed and larger + store of ~25 sft. + laundry of min. 5 feet width	If CA > 2000 sft, regular kitchen (8/9’ x 12-14’) + Owner’s kitchen (say 100 sft); else Regular kitchen (8/9’ x 12-14’) + store of ~25 sft. + laundry of min. 5 feet width
Domestic Help (Servant’s) room	NA	NA	NA	Sufficient space for a single bed/bunk + 3 feet wardrobe + toilet with small	Sufficient space for a single bed/bunk + 3 feet wardrobe + toilet with small

				corner basin, shower and WC	corner basin, shower and WC
Entrance Foyer	NA	Min. width of 4'6" and min. length of 3'6". Generally not required.	Min. width of 4'6" and min. length of 3'6". Optional.	Min. width of 4'6" and min. length of 5". Must in all units with carpet area > 1000 sft.	Min. width of 4'6" and min. length of 5". Must in all units with carpet area > 1000 sft.
Deck (to be read along with note f. below)	NA	Covid update: Consider in 50% of units of 2BHK and above. In 1 BHK, decide basis input from business team; Min depth 4' ; Deck width : Refer Note 6 below	Covid update: Mandatory in living room of 2 BHK and above; Min depth 5' (ideally 6'); Deck width : Refer Note 6 below	Covid update: Mandatory in living room of 2 BHK and above; Min depth 8'; Deck width : Refer Note 6 below	Covid update: Mandatory in living room of 2 BHK and above; Min depth 8'; Deck width : Refer Note 6 below
Corridor width	Min. 1 m	Min. 1 m	Min. 1 m	Min. 1.2 m	Min. 1.2 m
Puja	Niche to be avoided. Where Puja room provided, min. 16-20 sft.				

For conversion of feet to metric - round down to nearest 25 mm. All working drawings in metric, all customer drawings in imperial (Feet Inches).

Notes:

1. Above dimensions can be massaged as long as total sq. ft. is maintained and key room requirements are met.
2. Wardrobe: Every full bedroom to have min 4'6" width of continuous wardrobe space with depth of 2'. In master bedroom, this width to be 6'. In half bedroom, this width to be 3 feet. Ideally the cupboard space should not intrude into the regular dimensions of the room stated above. (Please note that civil dimension of wardrobe niche should be +1" for ex. 4'7" to allow for a wardrobe of 4'6" to fit in it.) Wardrobe dimensions should be such that standard wardrobe widths and depths can fit.
3. Bed sizes to be considered:

Type	Width	Length
Single (*Half Bedroom / Servant's room)*	36'	75'
Twin	39'	75'
Double	54'	75'
Queen *(All full bedrooms in QH)*	60'	78'
King (*All full bedrooms except QH*)	76'	80'
Side table *(generally 2 in each full bedroom; could be 1 in QH and Casa bedrooms or where Vastu issues causes bed to be placed alongside door)*	Min 18' (ideally 24')	

4. In a 1 bed/studio apartment (including govt handover buildings), there needs to be two toilets units – can be any of the following combinations:
    a. 2 full toilets (const cost and space requirement is high)
    b. 1 bath + 1 WC + external basin (most cost and space efficient – use for all govt handover units)
    c. 1 full toilet + 1 powder toilet (WC + basin)
5. 'Min depth' indicates the internal dimension i.e. projection of the deck beyond the external wall up to the internal side of the edge upstand / railing. If balcony/deck is only being provided in one room of the unit, it should be in the living room. In Casa and Aspi, decks can be provided in ~25% of the units (however at unit type level, avoid deck in 1 BHK/studio). This % may go up in hi-end and luxury residential. Decks are not required in QH.
6. Deck width: to be same as width of relevant room Eg. If living room width is 11 feet the deck width should also be 11 feet. The depth of the deck to be as per the above table or to be discussed based on overall unit area to be achieved.
7. In Living room, dining offset should be min 3'. This is optional for QH.
8. For all buildings where servant toilet is not provided in every unit, make appropriate arrangements for domestic staff toilet and showers at mid-landing / ground floor / parking levels. See 'Servant Toilet (common)' design guidelines.
9. Also see '**Product Mix'** section in Policy '48. Classification of Projects'.
10. **Tips for residential unit design** (especially in Aspi, Casa & Crown units design where every sq. ft. counts):
    a. Layout:
        i. Use atleast two flanks of the living room to place rooms (not rooms on one side only).
        ii. Put kitchen between one bedroom and living so that passage length is reduced (since kitchen has shortest width).
        iii. Should not face South while exiting the house from the main door.
    b. Maximum windows (height and width) in all bedrooms and living room. The bigger the window, the bigger the room appears. Avoid wardrobes on window side. Heat Gain will get minimized as residents will put in curtains etc.
    c. Living room:
        i. Longer flank for sofa (min 7'6", ideal 9'6") and shorter flank for TV (min 6").
        ii. Curtains collecting on the sofa side of the living room (window can be designed accordingly).
    d. Kitchen:
        i. Total counter length to be min 1.5x of the kitchen length (eg. in 10' kitchen length, counter has to be min 11 ft.) – this is excluding space for refrigerator but includes everything else (eg. sink). However, the extent of the junction where two counters meet is to be counted only once while calculating the counter length.
        ii. Check that hob is not in the North East of the kitchen.
        iii. Sink should be located close to the window and kitchen utility shaft will generally be on same side in as the sink the utility zone.
    e. Bedroom:
        i. Try to locate the wardrobes (most likely in conjunction with toilet) such that the wardrobe does not intrude into the room, it should be 'off the room' (try hard, but in some cases this may not be feasible).
        ii. Where bedroom width is tight (12 feet including wardrobe) and bed side table adjacent to wardrobe door, use/show sliding doors for wardrobe so that the bed side table is not deleted.

iii. Ensure that person does NOT face South while sleeping on bed (i.e. headboard should not be on Northern wall).
iv. If bathroom is being entered from long edge (desirable), as far as possible place door in centre so that one gets a counter basin (not feasible if bathroom is entering from shorter edge).

f. Where 'study' is possible, it is ideal to have it ventilated (min 0.6 (ideally 0.9 m) clear window). Where natural ventilation is not feasible, bring in light from adjacent living/dining (min. height of 3 feet, along the longer side of the study).
g. While reviewing furniture layout, ensure that person is not facing South which using bed and study table. Similarly, in Pooja room, deity should not be facing South (ideally East West).
h. Decks:
    i. Deck edge aligned to TV wall.
    ii. Rain water pipe of deck can be visible, painted in appropriate colours (same as adjacent wall), located close to the junction with the living /bedroom.
    iii. Ensure that top level balcony has cover (like any other level).