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 corner basin, shower and WC	Sufficient space for a single bed/bunk + 3 feet wardrobe + toilet with small 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. Min depth 4' Min width 8'	Covid update: Mandatory in living room of 2 BHK and above Min depth 5' (ideally 6') Min width 8'	Covid update: Mandatory in living room of 2 BHK and above Min depth 8' Min width 8'	Covid update: Mandatory in living room of 2 BHK and above Min depth 8' Min width 8'
Puja	Niche to be avoided. Where Puja room provided, min. 16-20 sft.				

Notes:

a. Above dimensions can be massaged as long as total sq. ft. is maintained and key room requirements are met.

b. 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.

c. 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 Casa bedrooms)	24'	

d. While reviewing furniture layout, Vastu of beds, study tables and Puja room should be taken care of (not critical in QH or Casa).

e. 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)

f. '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.

g. In Living room, dining offset should be min 3'. This is optional for QH.

h. 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.

i. Also see '**Product Mix'** section in Policy '48. Classification of Projects'