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Home Planning Guide

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1 Family Profile

Describing the Family Profile is the first and foremost Step while designing a home. This is done to define potential ***Design priorities***. To achieve the above stated aim the focus should be on personal habits, hobbies and preferences that may influence the design or selection of a new home in any possible way. We have listed down some Questions, which would help you define the habits and priorities of your family. Care should be taken that these questions listed below are listed only to get you started, to simply guide you through the process and you should not limit yourself to these.

SAMPLE QUESTIONS

- How many number of people are there in your family.

- What are the age groups to which they belong

- How many children does your family have?

- Where do you spend most of your time?



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- Do you need a home office or bring you work home regularly? Describe your work area(s) and the necessary equipment you use (e.g. P.C)
- What are your family's hobby and habits, which might affect the design?
- Do you want any specific exterior spaces (e.g. small kitchen garden etc.)
- Do you need a guest room with attached bathroom?
- How does your family share rooms, bathrooms etc. are there any time conflicts (e.g. in morning, rushing for office).
- Do you need a separate storage area.?
- Do you want a separate Puja Room?



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- Do you need a small dining area attached to the kitchen for informal usage, in addition to a formal dining area?
- Do you need a separate study?
- Are you a particularly private person? How about the rest of your family?
- Do you entertain regularly (Party at home)? Formally or Informally?
- Which is the most used room of your house?
- Which areas are the least used in your house?
- Do you need a separate family Lounge?



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- Do you need a separate servant room?

- Any Additional Information



2 House Profile

A) Square Footage Calculations

In this section you are asked to make programming selections that would determine the make up of your home. The list below gives standard rooms and sizes to calculate typical square footage requirements.

Tick the necessary rooms and sizes and calculate the square footage. If you want an alternative room size, just write the desired dimensions next to alternate C and calculate the square footage. After you have calculated the square footage of all the rooms, add 15% as circulation space. The total of these two areas will be your estimated Total square footage requirement.

| ROOM | Size A | Size B | Size C | Square Footage |
|----------------|--------|--------|--------|----------------|
| Foyer | | | | |
| Living Room | | | | |
| Dining Room | | | | |
| Kitchen | | | | |
| Master Bedroom | | | | |
| Master Toilet | | | | |
| Bedroom 2 | | | | |
| Bedroom3 | | | | |



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| | |
|----------------------|------------------------------------|
| Extra Bedroom | |
| Study | |
| Toilet 2 | |
| Toilet 3 | |
| Puja Room | |
| Store Room | |
| | |
| | Sub Total |
| | Add 15% as Circulation Area |
| | Total Estimated Area |



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B) Defining your Needs and Requirements

The following questions would help you further fine tune your requirements

- How Many Stories _____
Ground Floor, 2 stories, Duplex, any other
- Which Room shall be used as a multipurpose family room _____
Based on the list on the previous page
- Do you want walk in closets or a separate dress attached to the master bedroom _____
- List the floor finish to be used in your home _____
Marble, Granite, Floor Tile, I.P.S. Etc...
- List the Counter type to be used in Kitchen _____
Granite (Black or Otherwise), Marble, Concrete
- List the modern appliance you plan to use in your kitchen _____
Electric Chimney, Microwave, Dishwasher etc
- List the wall finish to be used in the interior walls of your house _____
Distemper, Plastic Emulsion, Wooden Paneling, Wall Paper, Wall tiles etc



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C) Summary of Individual rooms and Amenities

Please list each room and the appropriate amenities you would like to incorporate, highlighting the ones you think are most important. For your convenience, Example of an Ideal Living room is illustrated below.

| Room | Floor | Location | Amenities | Floor Finish |
|----------------------|----------|----------|---------------------------------|--------------|
| <i>Living Room</i> | G. Floor | Front | Bar, Wall cabinet for T.V. etc. | White Marble |
| <i>Living Room</i> | | | | |
| <i>Dining Room</i> | | | | |
| <i>Kitchen</i> | | | | |
| <i>M. Bedroom</i> | | | | |
| <i>M. Toilet</i> | | | | |
| <i>Dress Room</i> | | | | |
| <i>Bedroom 2</i> | | | | |
| <i>Bedroom 3</i> | | | | |
| <i>Extra Room</i> | | | | |
| <i>Toilet 2</i> | | | | |
| <i>Toilet 3</i> | | | | |
| <i>ServantRoom</i> | | | | |
| <i>Puja Room</i> | | | | |
| <i>Store/ Pantry</i> | | | | |

The Space below to be used for further detail information about any room



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D) Describing the Feel of your Home

Describe in detail the overall feel for the Interior of your Home. Describe any room in which you want any special amenity or effects.



3 Proximity Index

In addition to selecting appropriate spaces to include in your home, you must decide proximate locations for the important rooms. Please list **Primary**, **Secondary** and **Not to be Proximate** conditions. This is where to begin to modify the design process of your House to suit your specific needs.

There are three categories to use while prioritising your proximity index.

Primary Proximity: This would constitute a proximity that is absolutely critical to successful working of your home. e.g. Dining Room/ Kitchen or Kitchen/ Family Lounge.

Secondary Proximity: This is something that you believe would improve the quality of your home but may not be critical to the success of your home. This is a good time to think about your personal habits and preferences. If you like to read late at night, but don't want your spouse or anyone to get disturbed, a good secondary proximity would be Master Bed/ Study.

Not to be Proximate: These are rooms you would not like to be located next to each other

PRIMARY PROXIMITY

- e.g. Kitchen/Dining
-
-
-
-



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SECONDARY PROXIMITY

- e.g Master Bed/ Study
-
-
-
-
-

NOT TO BE PROXIMATE

- e.g Master Bed/ Study
-
-
-



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4 Elevation Style

After finalization of the room sizes and placements the next important step in the design process is finalizing the look of your house. It is important that you carefully choose a style and finish which you prefer and like so that the house elevation can be suitably designed. For this you must specify your choice of finish to be used on the outer walls.

- Exposed Brick work
- Exposed Stone Work
- Stone Cladding
- Butch work
- Distemper
- Anti fungal, weather proof paints
- Special Finishes (Madrasi Dana, Flakes, Chips etc)
- Any Other

After you have shortlisted the type of external finish that you want, to further clarify the type of elevation that you prefer, please include photographs and sketches.



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5 Site Information

- Describe the dimensions of your site including width and depth.
- If applicable, list the maximum width and/or depth for your home.
- Are there any physical features (slopes, trees etc) which might effect the design?
- Are there any setbacks and zoning restrictions to be considered?
- Include a site plan, if available
- Indicate any additional information regarding the site, which you feel, may impact the design.



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6 Summary

Once you have completed the previous sections, you have established a comprehensive list of criteria necessary to effectively assist in the design of a new home or select from existing plans that might meet your specific needs.

Construction costs usually play an important role in the decision process. Since prices for new construction vary widely from region and locality, it might be a good idea to spend some time researching construction costs of new homes in the neighborhoods that you plan to shift into. Try and compare homes that have similar level of quality, interior and exterior finish to what you are interested in building.

7 Contact Information

Name

Wife/ Husband's Name

Address

City

Telephone No. (Home)

Telephone No. (Office)

Work Address



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8 Dreamghar Services

The purpose of this guide is to provide you with insights how designing of a house should be undertaken. This guide would help you fine tune your requirements and priorities to help you deal with your architect much better.

If you are interested, **Dreamghar.Com** offers you an opportunity to custom design a home through our **Symbiosis** Concept for your specific needs at fraction of the costs of traditional architectural services through our panel of highly qualified architects.

The goal of Dreamghar.com is to evolve a partnership with the client to design new and innovative homes. The reasoning behind the **Symbiosis** Concept is the recognition that a broad scope of priorities, needs and interests are required to truly understand how the modern homeowner wants to live and occupy space.

Under the **Symbiosis** Concept our design panel teams up with clients, thereby opening up a new source of knowledge and experience, which can be tapped to provide insights into modern living.

Applying for **Dreamghar Symbiosis** concept

To apply for the symbiosis concept simply fill in the home planning guide and contact us.

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