



**ACHARYA'S NRV SCHOOL OF ARCHITECTURE**  
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**MIXWD-USE DEVELOPMENT**  
**ARCHITECTURE DESIGN PROJECT (THESIS) – 2023-24**

**Submitted in partial fulfillment of the Requirements for the**  
**“Bachelor of Architecture” Degree Course**

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A project report submitted to  
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## **CERTIFICATE**

This is to certify that this thesis report titled “MIXED-USE DEVELOPMENT” by YUVA SHANKAR S of IX SEMESTER B. Arch, USN No. 1AA19AT068, has been submitted in partial fulfillment of the requirements for the award of under graduate degree **Bachelor of Architecture (B.Arch)** by Visveshwaraya Technological University VTU, Belgaum during the year 2023- 24.

**Guide: Ar. Madhan M**

**Principal**

**Examined by :**

1)Internal Examiner :

2)External examiner 1 :

3)External examiner 2 :

## **DECLARATION**

This thesis title “MIXED-USE DEVELOPMENT”, submitted in partial fulfillment of the requirement for the award of the under graduate of Bachelor of architecture is my original work to the best of my knowledge.

The sources for the various information and the data used have been duly acknowledged.

The work has not been submitted or provided to any other institution/ organization for any diploma/degree or any other purpose.

I take full responsibility for the content in this report and in the event of any conflict or dispute if any, hereby indemnify Acharya’s NRV School of Architecture and Visveshwaraya Technological University, Belagavi, and its official representatives against any damages that any raise thereof.

**YUVA SHANKAR S**

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## AIM OF THE PROJECT

- To improve the quality of life and urban development.
- The aim is to bring out the relevance of mixed-use development in contemporary india stating the advantages of living in such a community.
- To design a mixed-use development which provide good built environment with blend of cluster and courtyard planning and merging the built form with open space and landscape for a soothing environment.
- To incoprate the cost-effective construction techniques by using appropriate building materials and techniques and by recycled materials to achieve Economy in intial construction and maintenance cost.

## OBJECTIVES

- To understand how a city works.
- To analyse the existing mixed use development projects in india with respect to its planning and study the minor details that can help improve a township.
- Construction of mixed use development depends on various factors like
  - Demand in the market
  - availibility of land
  - Risk factor and attitude of builders
- To carry aconnotation of pride and achievement

## SCPOE

- Creating safe habitable spaces
- Gain more international re-cognition
- Globalization
- Rapid urbanization
- The urban planning process

## **JUSTIFICATION OF THE PROJECT**

- Greater housing variety and density
- reduced distances between housing, workplaces, retail businesses, and other destinations.
- More compact development
- Stronger neighborhood character
- Pedestrian and bicycle-friendly environments.

### **BENIFITS OF CENTRAL PARK**

#### **STRENGTHENS COMMUNITY IMAGE AND SENSE OF PLACE**

- Parks provide a place for citizens to gather for citywide festivals, as well as public and private events.
- Parks are used to host non-profit fund raisers, and wide range of other special events. And recreation hosts a variety of citywide events that bring our community together.

#### **SUPPORTS ECONOMIC DEVELOPMENT**

Park sport complexes draw tourism for the community, as they generate overnight stays as well as patronage for restaurants, retail stores, etc. Park festivals and special events also draw visitors from around the region

#### **STRENGTHENS SAFETY AND SECURITY**

Parks and recreation can help increase safety and security in a community provides supervised recreation activities at parks and recreation facilities, creating a safe place for children to go when school is not in session.

#### **PROMOTES HEALTH AND WELLNESS**

Recreation activities to get people moving and improving their health and fitness by providing outdoor fitness stations.

#### **FOSTERS HUMAN DEVELOPMENT**

Classes to help citizens learn something new, explore their artistic talents, or improve their abilities in a variety of activities.

#### **INCREASES CULTURAL UNITY**

- Parks and recreation can hosts a variety of events/programs designed to increase cultural unity. Citywide festivals and events bring.
- Culturally diverse community together for celebration and family fun.

#### **PROTECTS ENUIRONMENTAL RESOURCES**

Parks and recreation can preserve acres of land for parks and nature areas. Preservation of green space plays a vital role in protecting the environment. Green space improves air and water quality and provides habitat for wild life. Mature park trees filter out pollutants before they reach local streams protects and preserves green space. Wetlands and rain gardens to help filter storm water before it reaches local creeks.

## METHODOLOGY OF THE PROJECT

1. Case studies & literature studies to derive

- a) Land use zones
- b) Nature of spaces
- c) Users
- d) Size and scale

In basic level that happens in residential school.

2. Analysing

- a) Programme analysis- user, activity & spaces.
- b) Area analysis

Of the relevant cases to derive the demographics & hence physical dimension of the mixed-use development.

3. Site analysis

4. Conceptual designs

- a) Programme development as per context.
- b) Scale & sizes of proposed activities w.t.r user group & required area.
- c) Zoning of activities/ structural zoning

5. Design development

Detail development of individual activity spaces.

Detail development of overall space.

UNDERSTANDING THE EVOLUTION OF MIXED-USE DEVELOPMENT CHOOSING RELEVANT CASE STUDY TOPICS GATHERING REQUIRED DATA VISIT THE CHOSEN CASE STUDY PROJECT FOR MORE DETAILED PRIMARY DATA AND INTERVIEW WITH THE EXPERTS COMPILATION OF DATAS, STARTING THE DISADVANTAGES OF THE STUDIED PROJECTS AND DERIVING CONCLUSIONS