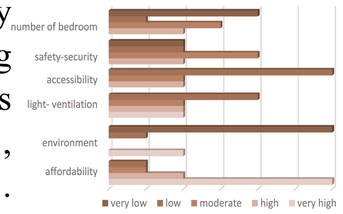
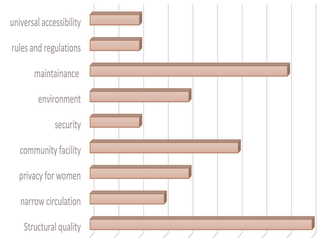
SITE- SONALI BANK STAFF QUATER

The selected study site is located on land owned by Sonali Bank Limited, designated for formal housing development for its employees. Hence, the project is intended to accommodate mixed-income groups, including the lower, middle, and higher-income groups.

A micro-scale analysis of the existing site condition is added, through in-depth assessments of zoning, building condition, indoor space quality, micro-climate analysis, in-site temporal activity, spatial sections, SWOT, and such. These insights form the foundation for a context-responsive and participatory framework.



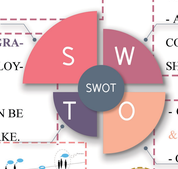
Present condition



Housing Preferences

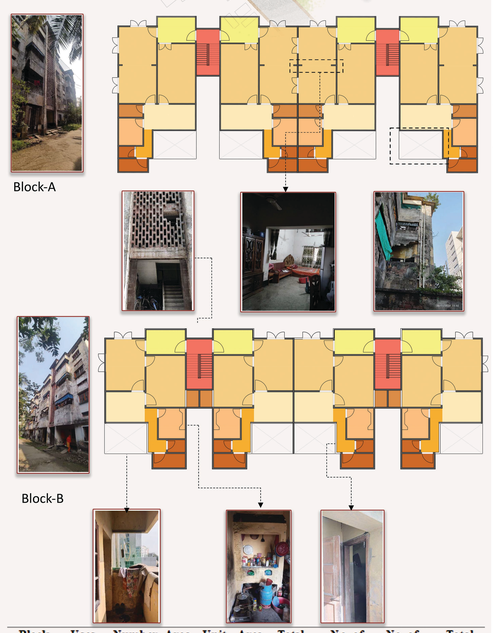
- SAFE LIVING ENVIRONMENT
- CLOSE PROXIMITY TO SOCIAL AMENITIES MARKET, EDUCATIONAL INSTITUTIONS, HEALTHCARE.
- RESIDANTS TYPICALLY HAVE STEDY INCOME GAP, SIMILAR PROFESSIONS, ORGANIZATION

- POOR CONDITION OF BUILDING.
- COMMON ROAD FOR VEHICLE & PEDESTRIAN
- LACK OF MAINTENANCE & PROPER WASTE MANAGEMENT
- ABSENCE OF SPACE UTILAZTION, POOR CONDITION OF COMMON SPACES, AND SHARED AMENITIES.

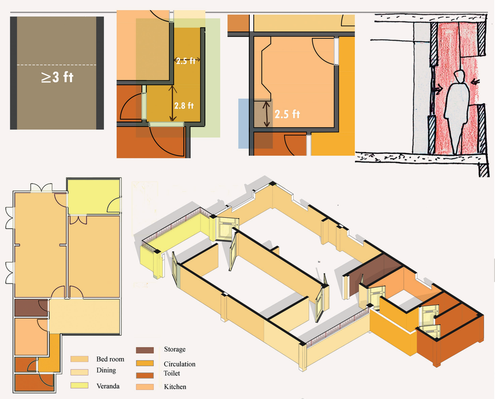


- POSSIBILITY OF RESIDENTS MIGRATION, IF BANK TRANSFER THEIR EMPLOYEE TO OTHER CITY.
- IN FUTURE, GRADE SEPARATION CAN BE A THREAT, IF PROPER STEPS IS NOT TAKE.

- CHANCE OF INCREASING INTERACTION & SHARED ACTIVITY.
- OPPORTUNITY OF PEOPLE-ORIENTED DEVELOPMENT
- BETTER LIVING CONDITION



Block	Uses	Number of floors	Area per floor (sqft)	Unit per floor (sqft)	Area per unit (sqft)	Total No. of family	No. of family member	No. of family	Total members
A	Residence	4	3400	4	850	16	2 3 4	3 8 5	50
B	Residence	4	2622	4	655.50	16	2 3 4	5 7 4	47

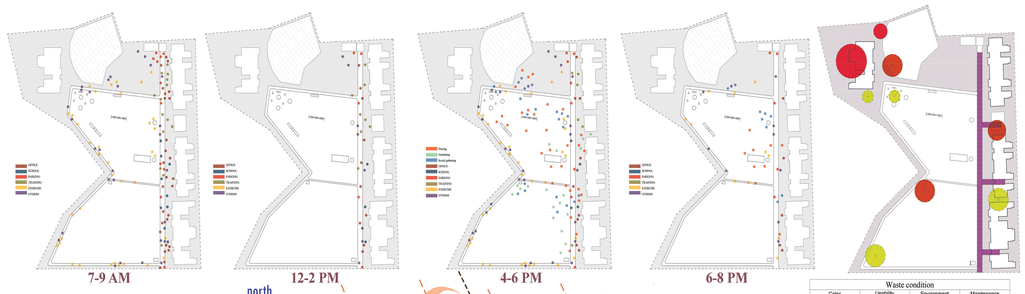


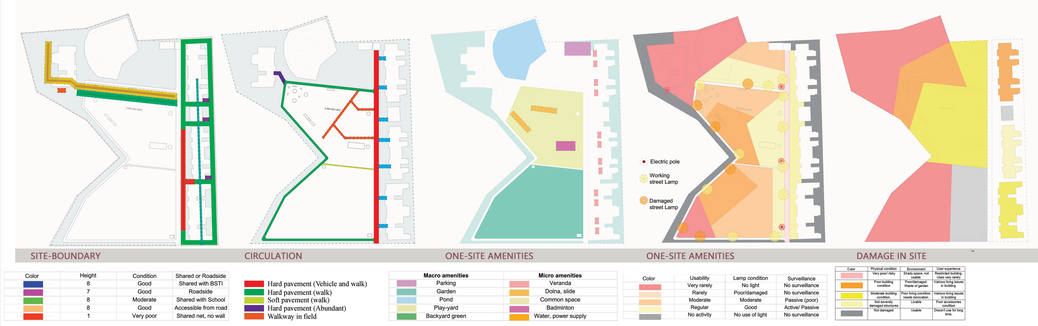
SITE ZONING

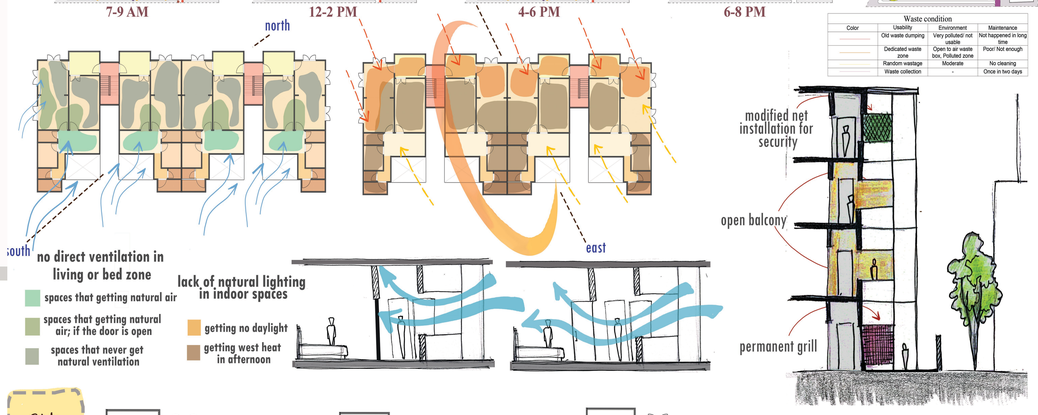
FORM IN SITE

Serial	Existing build forms	Uses	BUILD YEAR	Number of floors	Area per floor (sqft)	Unit per floor (sqft)	Area per unit (sqft)
1	Block-a	Residence	1953	4	3400	4	850
2	Block-b	Residence	1955	4	2622	4	655.50
3	Block-c	Institute office	1990	1	750	–	–
4	Block-b	Hostel	1955	4	2622	4	655.50
5	Block-d	Guard room	1955	1	40	–	–
6	Block-a	Residence (abundant)	1953	4	2550	3	850
7	Block-e	garage	1990	1	360	–	–
8	Block-f	Water pump room	1953	1	30	–	–

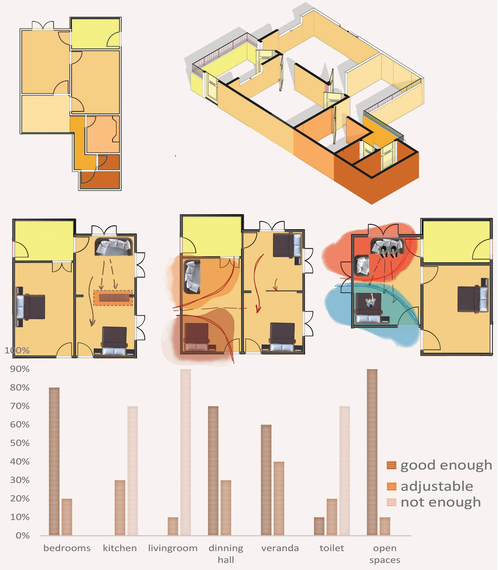
GREEN IN SITE





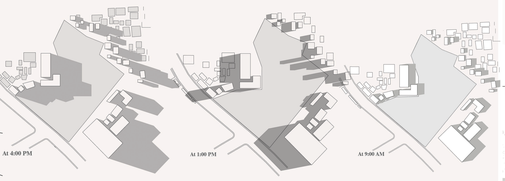


The existing site is marked by severe decay and poor living conditions. Most buildings are visibly deteriorated, with one already abandoned due to structural instability and safety risks. Indoor spaces are insufficient and fail to meet current living standards, foyers, living areas, bedrooms, and toilets are cramped, poorly ventilated, and unfit for habitation, as shown in the plans at the right. Outdoor areas, once intended as shared spaces, are now damaged, neglected, and underutilized. The overall environment reflects a state of long-term neglect and spatial decline, as evidenced in the accompanying maps.

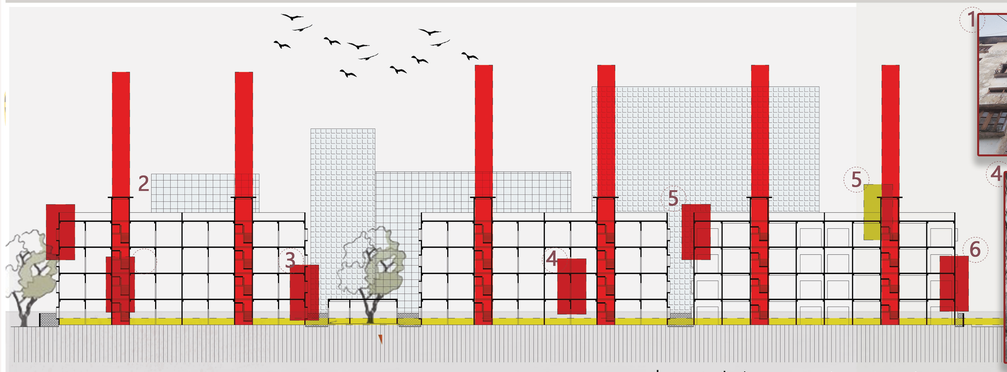


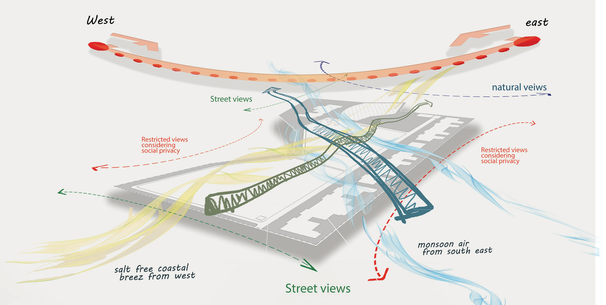
Functional area(sqft)	Type-A	Type-B
Bedroom	432	319
Varanda	96	77
Dining	132	91.3
Storage	30	10.5
Toilet	15	15

Functional area(sqft)	Type-A	Type-B
Bath	32	32
Circulation	29	29
kitchen	63.75	63.75
Wall area	20.25	18
Total:	850	655.50



SITE SECTION



BUILDING CONDITION

MICRO CLIMATE