

HIGHER TECHNICAL INSTITUTE
NICOSIA - CYPRUS

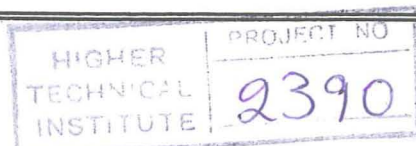
PROJECT :
DESIGN ALTERNATIVES FOR THE
DEVELOPMENT OF A GIVEN SITE

by

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I N T R O D U C T I O N

The scope of the project is to design alternatives for the development of a given site. Objectives of the project are to control and develop the relevant regulation of each alternative, to design, to survey and to sketch an outline of the development in the plans.

The site is situated at Latsia village and more specifically at Ayios Georgios quarter. It is positioned at Ka7 zone which is a zone where you can built only houses. The site is within the Municipal Boundaries of Latsia, so the appropriate authority is the Municipal Council of Latsia.

The areas are divided into the Local Plans. Local Plans become for each town of the country. In our case Latsia are covered from the Local Plan of Nicosía which promotes and controls the political development of the town and the wider area of Nicosia.

According to the Municipal Council of Latsia and the town and planning law the maximum height of the house in this site is 8.30m and the floors are only two. The plot ratio is 80% and the coverage area is 45%. From the above it is interred that only two-storey house can be built. After a research, and according to the regulations, a three - storey house can be built, if some excavations takes place.

The development of an area is based in two legislations: The Street and Building Regulation Law and Building Regulation and Town Planning Law.

Near the site, are built terrace housing. There aren't any villas near the site but there are luxurious houses.

Development of a site means to lay out or dived any land

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