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Low Cost Housing in India

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I. INTRODUCTION

As a means primarily planned & designed to attract well trained personnel to join government & private functions in rural area. The government &private have traditionally been sponsoring rent-free housing facilities annexed to various agencies throughout the country as a forestalling benefit. Through the approach is not quite true to the sense of today's mass housing. It is estimated that about 70% of some in rural area & 30% in urban area as per 2011 census. The country has a population of 1,210.98 million, out of which 377.10 million (31.16%) in urban areas. On the other hand, the private sector, in the late sixties has also ventured into the field of mass housing. The profit oriented as any private enterprise has usually been, the offering in strictly meant for the high-income only. The only government agencies would come forwards for low cost housing. Now the state modified the rules for planning in private sector. Whenever, private sector would develop area, he has to provide 15% EWS (Economical Weaker Section) housing in the planning scheme. The government finally felt the pressure of housing need and in 1980, set up few laws in planning of piece of land for EWS & Service Personnel. The recent review of basic plan confirms the earlier indications of housing demand. The housing industry of India is one of the fastest growing sectors in India. A large population base rising income level & rapid urbanization leads to growth in this matter. In the federal structure of Indian policy, the matters pertaining to the housing & urban development have been assigned by the constitution of India to the state governments. However, the Union government is responsible for formation &implementation of social man housing schemes. In particular section on housing highlights various initiatives & schemes implemented by government for rural, urban & EWS housing.

II. PLANNING & DESIGN

The architects, planners, engineers & economists are responsible for necessary research work in socio-economical feasibility, planning, design & report of the projects.

A. Income group of India with respect of latest standard are as.

1) Deprived people - 6.0& 7.0 million people – 51% (below 1.5 lacs
2) Aspires people – 431 million people – 34% (Between 1.5-3.4 lacs)
3) Middle class people – 16 4 million – 13%(3.4 lacs – 17 lacs
4) Rich people – 25 million people – 2% (Above 17 lacs)

B. (As per NCAER – CMCR to door survey)Change in income-level distribution India (2001-2011)

1) Poor people -15.6%
2) Low Income people - 14%
3) Middle Income people- 1.2%
4) Upper Middle Income people - 0.3%
5) High Income people– 0.1%

C. Preliminary studies indicate that the country income of the families instead of housing accommodation falls into three major groups:

1) Below 1.5 lacs.
2) Between 1.5- 3.4 lacs.
3) . Between 4.0 – 17.0lacs.

The layout of housing estates will largely be the mixed income communities thus, where public facilities & amenities will also be provided.

Due to high initial cost of land development, & difficulty of land acquisition, it is inevitable the gross community density has to be as high as 30 families as per acres to make the investment feasible while stressing the preservation of more open area & greenery.

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Under present circumstances the land utilization of a community housing in normally expected to 55% residential of site area, 25% of roadways &rest open spaces & thrust allocated to other community functions.

D. The housing allocations are divided into five main group's area wise:

1) The Hire purchase houses for the high & high middle income families flat – Area: 1800ft² to 3000 ft² or more.
2) The middle class income family flat – Area: 1100ft² – 1800ft².
3) The lower middle class income family flat – Area: 700ft² - 1100ft²
4) The LIG (Low income group) family flat – Area: 350ft² - 700ft².
5) The EWS (Economical Weaker Section) family flat – Area: 270ft²- 350ft².

To lay ground work for eventually development of industrialized building technologies. All designs are standardized & based on the modular design concept.

Besides requirements of animated and sub system Performance of the design, the fine precaution measures have also been taken into account but in a casual way. The standard guidelines of fire safety of the developed countries the adopted criteria are generally concerning fire scope routes & installations of fire fighting facilities, whereas the rest has been done while the actual fine rating property of local building material & components are non-existent, non-combustible material are the major ingredient in housing construction.

It is still phenomenal if a larger more substantial during units could be made available to a low income group in view of the up proportionate rising cost of construction to their income increase. The studies on relative merits of different housing solution especially in the context of social function & the multiplied economic on the multiplied economic effects are still needed to be done.

III. BUILDING COST OF CONSTRUCTION TECHNIQUE

In relation to the financial status of prospective user the building cost is becoming prohibitive. Though the cost has been substantially increased in recent years about 25%-30%whereas wages are not increasing more than 15%-20%.

Building industries, so far seems to perform a perfunctory task of containing the spiraling cost, many either play along, or worse, provoke to inflation themselves. A theoretically cost analysis simple proves inconclusive due to lack of figures on building activities, the including material costs. The cause of inefficiency, especially among contractors, may be numerous. But, perhaps, the trouble lies mainly in their lack of systematic managerial skill, the incompetency of technical know-now among their associates, shortage of skilled labor forces and absolute building codes, laws and regulations.

Of all the shortcomings, this is an encouraging sign that the construction industry might be able to right itself for better. Still largely unnoticed, during the past 10 years, they have been individual efforts to suit the industrialized building techniques to the local conditions. Experiential & unsophisticated in nature what they have unequally achieved in common are drastic reduction in building cost & higher the productively over traditional methods. There are different systems with varying degree of success in practice today. Basically, all the existing systems are skeletal frames construction of reinforced concrete components, pre fabricated in semi-mechanized plants.

The factor that governs the different in site operation orientation, light weight components, not exceeding 90 kg a piece, for labor intensive process while the heavier one for the advocates of mechanization. Whether, which method would be more advantageous in disputable, but, in conjunction with the higher rate of housing out-put needed with near future. The consequential migration of labors, that might conjure effects to control the growth. The mechanization approach might be a logical alternative solution of housing implementation.

With further detailed modifications of the design, a higher degrees of application of these building systems could be attained, but the more serious impending efforts experimentation are needed in developing a system that will rises beyond the present limit of six storey. Still conveys an economic compatibility of the existing ones. Equally much needed are intensive programs of research & development of building projects, so far, the subject has almost been totally neglected.

IV. CONCLUSION

The long overdue revision of the building construction codes is underway, but yet no proper advance revision completion date is sight yet. A vital retraining program to equip labors, the professional concerned alike, with skills knowledge of systematized building process still has to be actively use & property initiated. It is tempting to suppose that these may other corrective measures can be made readily available, but lack of expertise financial support and above all, concrete government policy regarding the

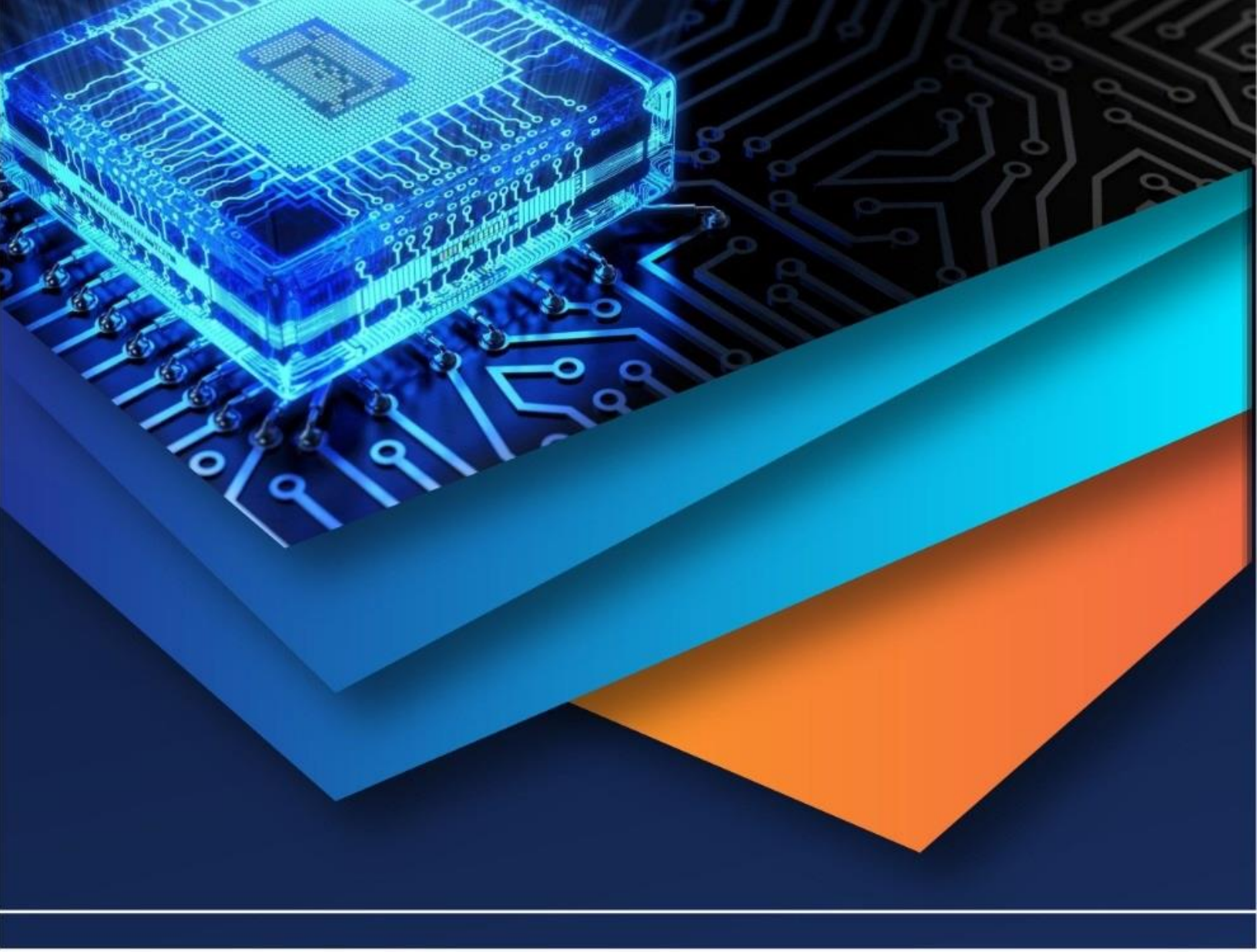
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matters, are the predominant hindering factors. These factors are solved with due time. This way India will be overcome, the low cost housing problems, & provide the housing rest of 51% population of India with frame work of time.

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