



Innovative Business Practices Towards Sustainable Development



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Editor

Dr. Shashi Yadav



Principal

Ramniranjan Jhunjhunwala College
Ghatkopar (W), Mumbai-400086

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Dr. Shashi Yadav

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**A STUDY ON FACILITIES LAYOUT IN URBAN
LOW-COST HOUSING DEVELOPMENT PROJECTS
(LCHDP) AND HOUSING AFFORDABILITY (HA) IN
MAHARASHTRA**

Dr. Saraswathi Moorthy¹

Ms. Reeta Singh²

ABSTRACT


Constructions of houses under affordable housing schemes do aim at making budget friendly houses for people with lower incomes. However, every human being has right to live with dignity and avail some necessities in their houses like water supply, electricity, toilets etc.

The chapter aims at highlighting these basic requirements that builders should consider while taking up low cost construction projects and still keep the houses affordable.

The chapter highlights the costing aspects of construction and the challenges faced by developers while undertaking Low Cost Housing Development Projects (LCHDP) in urban Maharashtra.

Key words: Low cost houses, Housing Affordability (HA), Basic facilities, Developers challenges.

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1.1 INTRODUCTION TO LOW-COST HOUSING DEVELOPMENT PROJECTS (LCHDP) & HOUSING AFFORDABILITY (HA):

Government of India under the leadership of Prime Minister Narendra Damodardas Modiji has initiated a sub-scheme, which aims to provide "Housing for All" under their flagship-housing mission "Pradhan Mantri Awas Yojna (PMAY)." However, the policy has been facing some volatility due to the outbreak of Covid-19 pandemic in 2019.

Low-Cost Housing (LCH) is a socially conscious concept which deals with efficient budgeting for reducing construction cost and varies depending upon the nature of the building to be constructed, budget of the owner, geographical location where the house is to be constructed, availability of the building material, good construction management practices etc. LCH is promoted to make houses affordable so that the objective of Housing for All is achieved. Thus, the builder attempts to control construction cost.

There is huge misconception that low cost housing projects are substandard works and they are constructed by utilizing cheap building materials of inferior quality. The fact is that proper management of resources are required for successful implementation and completion of LCHDP.

1.2 COSTS INCURRED BY THE BUILDERS IN CONSTRUCTION:-

The building construction cost comprise of -

- a) Building material cost is 65 to 70 % of the expected total cost resulting in a saving of 30 - 35%.
- b) Labour cost is 65 to 70 % of expected total cost resulting in a saving of 30 - 35%.

In low cost housing, building material cost is less because project developers make use of the locally available materials and the labour cost can be reduced by preparing and following the same schedule of their work thereby reducing chances of escalation of project costs.


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Reduction in costs is achieved by selection of more efficient material or by an improved design.

Some Technical suggestions to reduce costs are-

- 1) Reduce plinth area by using thinner wall concept. i.e. 15 cms thick solid concrete block wall.
- 2) Use locally available material in an innovative form like soil cement blocks in place of burnt brick.
- 3) Use an energy efficient material, which consumes less energy like concrete block in place of burnt brick.
- 4) Use environment friendly materials, which are a substitute for conventional building components like R.C.C., Door, and window frames in place of wooden frames.
- 5) Preplan every component of a house and rationalize the design procedure for reducing the size of the component in the building.
- 6) By planning each and every component of a house the wastage of materials due to demolition of the unplanned component of the house can be avoided.
- 7) These measures may be considered in LCHDP quality without compromising on the safety or durability of houses constructed. Hence, including unwanted components may increase the cost. Every component should be checked and included only if necessary.

(SOURCE: <https://www.engineeringcivil.com/low-cost-housing.html>)

1.3 CHALLENGES FACED BY BUILDERS / DEVELOPERS IN LOW COST CONSTRUCTION PROJECTS

Developing low cost projects are as it is not easy in India as there are several challenges faced by the developers like the high operational cost, surging raw material cost, plunging affordability of common person to buy houses, getting documentations cleared with State and Central authorities etc.

Due to all the above factors and more, the profit margins are as

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it is low for such kind of low-cost projects. Thus, encouraging the developers for these projects is yet another challenge for the Central Government. It should also be considered that all such projects are constructed in the outskirts of the city considering the high cost of land acquisition in the main areas of the city.

Ensuring that the overall construction cost of the new developed building is within the low budgets of the marginalized groups. The main challenge is to make such housing projects affordable and accessible to the marginalized sections of the society who are the intended beneficiaries of such LCHDP.

Another challenging task is motivating the marginalized groups to leave the city and settle in the outskirts. This requires all basic and at least few discretionary facilities to be provided by the developers to the people and yet keep the houses affordable and at lower end of the range.

1.4 BASIC AND DISCRETIONARY HOUSING FACILITIES

It is a basic human behavior to constantly strive hard for personal growth, prosperity and raise one's standard of living. Convincing people to willingly shift to a new house will require the accessibility of some basic facilities and infrastructure for easy functionality and livability.

Following are some essential facilities without which it is not easy to motivate people to shift and relocate in new houses, even if houses are low cost and affordable.

- Easy access to schools and hospitals
- 24/7 reliable security services
- Water supply
- Power backup
- Affordable maintenance
- Connectivity to roads and railways

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