

Housing And Housing Standards

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Housing



- " All places in which a group of people reside and pursue their life goals"
- The size of settlement varies from a single family to millions of people.

Social Goals Of Housing-



a) Shelter

b) Family Life

c) Access to community facilities

d) Family participation in community life

e) Economic Stability

Criteria for healthful housing-:

- Provides physical protection and shelter
- Provides adequately for cooking, eating, washing, and excretory functions
- Is designed, constructed, maintained and used to prevent the spread of communicable diseases
- Provides for protection from hazards of exposure to noise and pollution



- Is free from unsafe physical arrangements due to construction or maintenance, and from toxic or harmful materials
- Encourages personal and community development, promotes social relationships ,reflects a regard for ecological principles and finally promotes mental health

Housing Standard-:

- The standards in India
 - Family income
 - Family size and composition
 - Standard of living, lifestyle
 - Stage in life cycle
 - Education and cultural factors

- Standard of housing varies from country to country and from region to region.
- In short-there cannot be rigid, uniform standards



- **Site-:**

- Elevated from its surroundings
- Independent access to a street of adequate width
- Away from breeding places of mosquito and flies
- Away from nuisances such as dust, smoke, smell, excessive noise, and traffic.
- should be in pleasant surrounding
- soil should be dry and safe for founding the structure and should be well drained.

- Set Back-: -



- It is the open space all around the house which allows proper ventilation and lightening
- In **rural areas** - should **not exceed one third** of total area.
- In **urban areas**- allowed **upto two-third** of total area.
- The set back should be such that there is no obstruction of lighting and ventilation.

- **Floor-:**

- -Should be Pucca and satisfy the following criteria-:
 - should be impermeable
 - must be smooth and free from cracks and crevices
 - it should be damp-proof
 - the height of the plinth should be 2-3 feet(0.6 t o 1 mtr)



Walls

- Reasonably strong
- Should have a low heat capacity
- Weather resistance
- Unsuitable for harbor of rats and vermin
- Not easily damaged
- Sooth (9 inch brick with wall plastered smooth and colored cream or white)



- **Roof-:**

- Should not be less than 10 feet (3 mtr) in the absence of air-conditioning for comfort.

- should have a low heat transmittance co-efficient



- **Rooms-:**

- should not be less than two, atleast one of them can be closed for security
- the other may be open on one side if that side is a private courtyard
- No. should be increased as per the family members



Person per room

One room	2 persons
2	3
3	5
4	7
5 or more	10

Floor Area-:

- should be at least 120 sq ft for more than one person and at least 100 sq ft for single person
- floor area per person should not be less than 50 sq mtr



- **Cubic Space**:-at least 500 c.ft per capita preferably 1000 c.ft

110 sq.ft	2 person
90-100	one and half
70-90	One
50-70	Half (children between 1-10 years)
Under 50	Null

Windows



- Every living room should be provided with **at least 2 windows** and **one of them should open directly on to an open space**
- the windows should be placed at a height of **more than 3 feet**(1 m) above the ground in living rooms
- windows area should be $\frac{1}{5}^{\text{th}}$ of the floor area
doors and windows combined should have $\frac{2}{5}^{\text{th}}$ the floor area.

- Lighting-:the daylight factor should exceed 1 % over half the floor area.



Kitchen-:

- Must have a separate kitchen
- Must be protected against dust and smoke
- adequately lighted
- provided with water supply
- provided with a sink for washing utensils
- fitted with arrangements for proper drainage



- Privy-:

- A sanitary privy is a must for every house, belonging exclusively to it and readily accessible.



- Garbage and refuse-:
 - Should be removed from the dwelling at least daily
 - disposed of in a sanitary manner

- Bathing and Washing-: house should have facility for bathing and washing belonging exclusively to it and providing proper privacy



- Water Supply-: House should have a safe and adequate water supply available at all times.

RURAL HOUSING-:

Minimum standard suggested-:

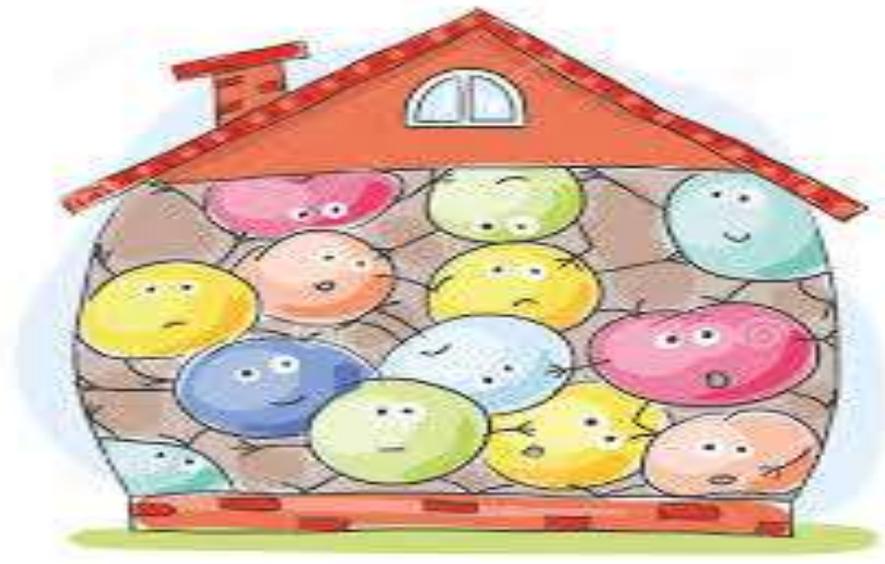
- There should be at least two living rooms
- Ample verandah space may be provided
- The build-up area should not exceed one-third of total area
- There should be a separate kitchen with a paved sink or platform for washing utensils

- The house should be provided with a sanitary latrine
- The window area should be at least 10% of the floor area
- There should be a sanitary well or a tube well within a quarter of a ample from the house
- It is insanitary to keep cattle and livestock in dwelling house.
- Cattle sheds should be at least 25 feet away from dwelling houses.
- A cattle shed should be open on all sides an area 8ft×4ft is sufficient for each head of cattle
- There should be adequate arrangement for the disposal of waste water, refuse and garbage.

Housing and Health

- Respiratory Infection
- Skin infection
- Rat infestation
- Arthropods
- Accidents
- Morbidity and Mortality
- Psychological effects

Overcrowding



- It refers to the situation in which **more people and living within a single dwelling than there is space for**, so that movement is restricted, privacy secluded, hygiene impossible, rest and sleep difficult.
- It may promote the spread of respiratory infections such as TB, Influenza and Diphtheria.

- Overcrowding is considered to exist if 2 person over 9 years of age, not husband and wife , of opposite sexes are obliged to sleep in one room .

Indicators of Housing

- Physical
- Economical
- Social



Physical

- Air
- Light
- Water
- Noise
- Sewage disposal

Economic

- Cost of the building
- Rental levels
- Taxes
- Expenditure on housing

Social

- Indicators related to prevention of disease
- Indicators related to comfort
- Indicators related to mental health and social well-being

Indicators related to prevention of disease

- frequency of Inadequate sewage and garbage collection
- Contaminated water source
- Insect borne diseases
- Overcrowding
- Accidents
- Proximity to animals
- Access to medical facility

Indicators related to comfort

- Thermal comfort
- Acoustic comfort
- Visual comfort
- Spatial comfort

Indicators related to mental health and social well-being

- Frequency of suicides in neighbourhood
- Neglected and abandoned youth in neighbourhood
- Drug abuse in neighbourhood

- The Implementation of social goals in housing
- Govt. should-
 - Introduce social housing schemes
 - Establish both minimum and maximum standard
 - Create financial and fiscal institutions geared to helping low income people obtain credit for building and improving their house.



Public Policy

- House site and construction assistance
- Indira Awas Yojna (IAY)-: Introduced in central sector in 1985-86 as part of the rural landless employment guarantee programme.
 - one room, one kitchen attached with latrine, bathroom and a smokeless chullah.

Thank you