

GOVERNMENT'S PRESENT HOUSING POLICY 2.5 F.S.I. FOR SLUMS

A

1

POPULATION ON SITE INCREASES BY ALMOST TWO FOLD.

2

INCREASED PRESSURE ON LAND LEADING TO DEGRADATION OF ENVIRONMENT. ABSENCE OF ANY PLAN FOR SIMULTANEOUS INCREASE IN SERVICES AND INFRASTRUCTURE.

3

ALIENATION OF STRUCTURES AND SPACES. GREATER DEPENDENCY ON HIRED MANAGEMENT AND TECHNICAL SKILLS FOR INITIAL CONSTRUCTION AS WELL AS FOR SUBSEQUENT MAINTENANCE.

4

HIGH MAINTENANCE COST FOR G + 4 BUILDINGS.

B

1

1985 AS CUT-OFF DATE FOR ELIGIBILITY OF SLUM-DWELLERS FOR HOUSING POSES SERIOUS OBSTACLES.

2

SENSE OF INSECURITY AMONGST THE SLUM -DWELLERS FOR VACATING THEIR SITES.

3

LOSS OF WORK PLACES IN THE NEW DEVELOPMENT LEADING TO ECONOMIC DISPLACEMENT.

4

LACK OF TRUST BETWEEN SLUM-DWELLERS AND DEVELOPERS LEADING TO SOCIAL TENSIONS.

C

1

LACK OF TRANSIT FACILITIES HOLDING UP PROJECTS

2

LONG CONTRUCTION SCHEDULE, DELAYING RELISATION OF RETURNS BY INVESTORS.

3

DIFFICULTY IN SUB-DIVISION OF PLOTS AND INDEPENDENT DEVELOPMENT, LEADING TO LOWER SALE PRICES AND RETURNS ON SIMILAR INVESTMENTS ON INDEPENDENT SITES AND PROJECTS.

D

1

IGNORES, PEOPLES PARTICIPATION AND THEIR ENENCY AND SKILLS IN THE PROGRAMME FOR HOUSING.

2

EXTERNAL DEVELOPERS INTERVENTIONS AND BUSINESS INTERESTS PUTS ADDITIONAL BURDEN ON THE HOUSING FINANCE, WHILE DEVELOPERS OWN CONTRIBUTION COMES THROUGH FROM INDIVIDUAL BUYERS PAYMENTS.

3

HOUSING OF 60 LACS SLUM-DWELLERS WOULD GENERATE HOUSING FOR NEARLY 30 LAC MIG & HIG. THIS WOULD FULFILL THE HOUSING NEEDS OF THE CITY. BUT AS ALTERNATE SCHEMES ARE AVAILABLE TO SIMILAR INVESTMENTS AS UNDER THE 2.5 SCHEMES, THERE WILL BE FEW TAKERS OF THE SCHEME.

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HOUSING FOR EXISTING SLUM DWELLERS CONSUMES AN F.S.I. OF APPROXIMATELY ONE. THE BALANCE 1.5 F.S.I. WILL BE UTILISED FOR CONSTRUCTION OF HOUSING OF M.I.G. & H.I.G. AND SOLD AT MARKET PRICE. A PART OF THE PROFIT FROM THIS SALE WOULD CROSS SUBSIDISE THE COST OF CONSTRUCTION OF SLUM DWELLERS HOUSING. THE SLUM DWELLERS WOULD THEREFORE GET THEIR HOUSES FREE OR AT A NOMINAL PRICE OF RS.5,000/- PER TENAMENT.

NIVARA HAKK STRONGLY OPPOSES THIS POLICY.

A THE FOLLOWING ARE OUR OBSERVATIONS.

1	2	3	4

B

1	2	3	4

C

1	2	3

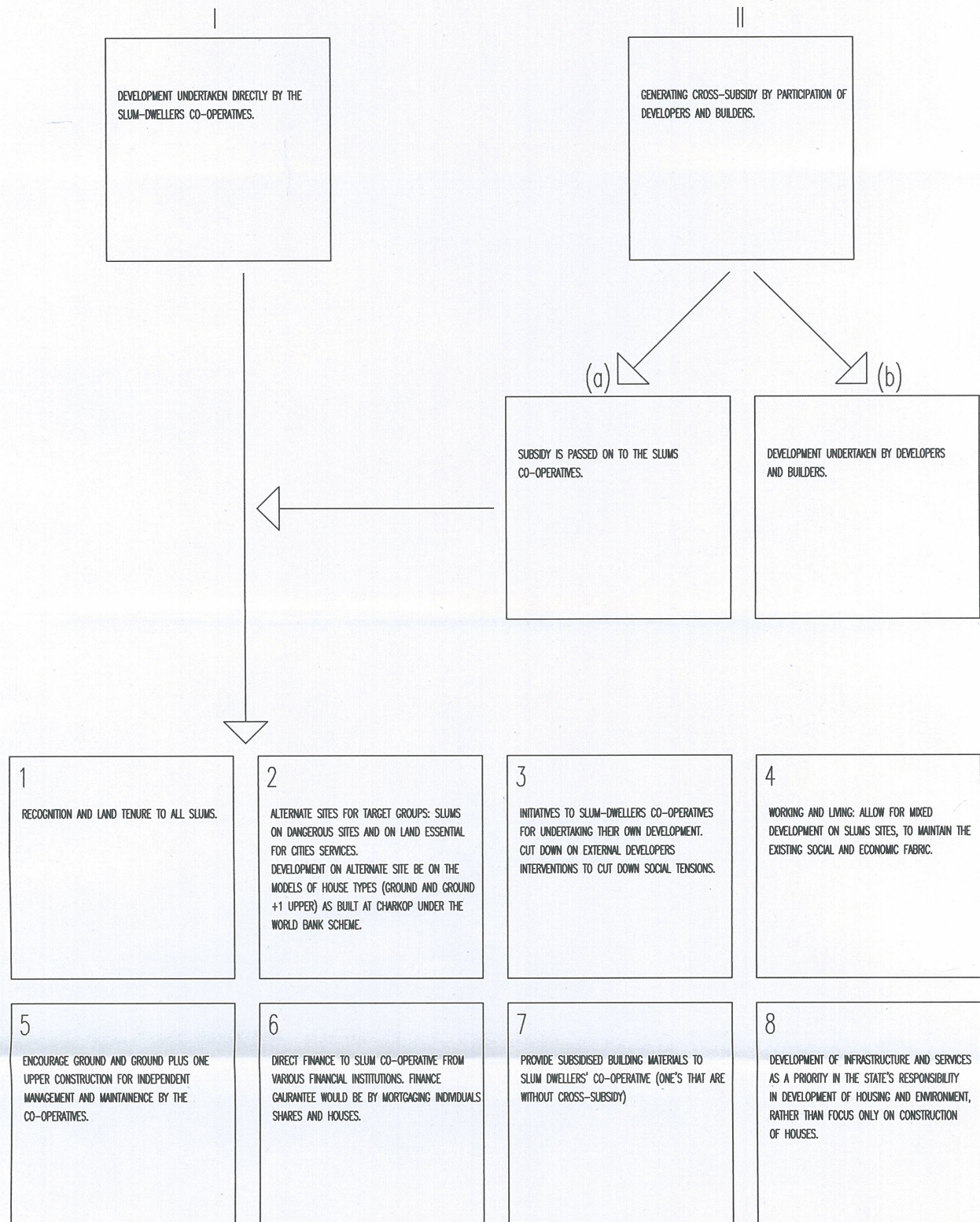
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1	2	3

NIVARA HAKK SURAKSHA SAMITI

OUR PROPOSAL FOR SLUM-DWELLERS HOUSING

WE PROPOSE TWO SIMULTANEOUS APPROACHES TO HOUSING OF THE SLUM-DWELLERS.



NIVARA HAKK SURAKSHA SAMITI

PLANNING CONCEPT

The layout plan incorporates familiar forms and expressions of the region thus establishing a dynamic pattern of spaces and structures which relate to the social and cultural ethos. The open spaces include a variety of chowks, angans, baithaks, lanes and bylanes, all connected together.

Along the main road the different social and common activities have been organised with a distinct and cohesive streetscape. An imposing gateway is proposed at the centre along the main road symbolising the village identity.

Though there are three different sizes of houses for different economic groups, we have proposed the middle and the lower income groups to have the same size of plot. This will allow the lowest income group to grow. In spite of a larger plot for the majority of people, we have managed to accommodate the total number of plots required for the village.

DESIGN PRINCIPLE

The plan and the design of the houses are rooted in the traditional and cultural ethos, thereby closely relating to the life style of the people in the village, while materials used and the construction techniques are modern and earthquake resistant.

The different rooms of a house are held together by verandahs and open-to-sky angans. The inner angan relates to the kitchen and houses the toilets while the outer angan relates to the baithak.

EARTHQUAKE RESISTANT CONSTRUCTION

The whole structure is designed as one rigid unit. The various parts are designed and tied together to ensure synchronized vibration throughout. The foundations are designed to allow free horizontal movement during earthquakes. This is achieved by creating sand-fill pits around the foundations and footings.

CONSTRUCTION AND MATERIALS:

Sites on level, homogeneous and firm ground is preferable. Foundations and columns are in R.C.C. having R.C.C. plinth beams so that the entire structure is tied together to form a monolith. R.C.C. beams below the roof helps to tie up the individual columns and the roof. The roof is an R.C.C. slab having brick parapet walls. The plinth walls are to be built with locally available rubble stone with cement mortar masonry and are to be left unplastered. The walls are made in brick masonry and cement mortar and stiffened with adequate reinforcement at courses. The walls are then plastered and painted in ethnic and traditional colours. The doors and windows are made of timber and painted. The flooring is finished with cement tiles.

PROPOSED HOUSING UNIT - VILLAGE CHINCHOLI KATE

NIVARA HAKK WELFARE CENTRE
ARCHITECT: P.K. DAS