

Research Paper on Study and Analysis Low Cost Housing

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Abstract—This paper delves into the multifaceted realm of low-cost housing, exploring diverse approaches and strategies aimed at addressing the pressing need for affordable accommodation. Through an extensive review of literature and case studies, it examines the intricate interplay of factors influencing housing affordability, including construction techniques, materials, design innovations, policy frameworks, and socio-economic considerations. Additionally, it scrutinizes the role of technology, sustainability principles, and community engagement in shaping the landscape of affordable housing solutions. By synthesizing insights from various perspectives, this abstract provides a holistic understanding of low-cost housing initiatives, offering valuable insights for policymakers, urban planners, developers, and stakeholders committed to fostering inclusive and sustainable communities.

Keywords: Affordability, Construction material, House technique, Urban Planning.

I. INTRODUCTION

The issue of affordable housing stands as a critical challenge facing communities worldwide. As urbanization accelerates and populations swell, the demand for housing outpaces supply, exacerbating affordability concerns for low and moderate-income households. In response to this pressing need, governments, policymakers, developers, and researchers have intensified efforts to explore innovative approaches to provide adequate and affordable housing options.

This study aims to delve deeply into the complex landscape of low-cost housing, offering a comprehensive analysis of the multifaceted factors that shape its feasibility, accessibility, and sustainability. By examining a diverse array of strategies, technologies, policies, and case studies, this research seeks to illuminate the pathways toward achieving housing affordability for diverse demographics.

Through a synthesis of existing literature, empirical evidence, and expert insights, this study aims to uncover the underlying drivers and barriers to the provision of low-cost housing solutions. Furthermore, it seeks to identify emerging trends, best practices, and lessons learned from successful initiatives around the globe.

Ultimately, this research endeavors to contribute to the ongoing discourse on affordable housing by providing valuable insights, evidence-based recommendations, and actionable strategies for policymakers, urban planners, developers, and other stakeholders committed to addressing the housing affordability crisis and fostering inclusive, resilient communities.

II. REVIEW ON LOW COST BUILDING

LITERATURE REVIEW

The literature on low-cost housing encompasses a rich tapestry of research spanning disciplines such as urban planning, architecture, economics, sociology, and public policy. Within this expansive body of knowledge, several key themes and trends emerge, shedding light on the complexities and challenges inherent in addressing the global housing affordability crisis.

1. Housing Affordability Dynamics: Numerous studies have examined the intricate interplay of factors contributing to housing affordability, including income levels, housing prices, land availability, construction costs, and demographic trends. Understanding these dynamics is essential for devising effective strategies to enhance affordability for low and moderate-income households.

Innovative Construction Techniques and Materials: Researchers have explored innovative construction techniques and alternative building materials as promising avenues for reducing construction costs without compromising structural integrity and quality. Examples include modular construction, prefabricated components, and sustainable materials like bamboo and earth-based materials.

2. Policy Interventions and Regulatory: The literature highlights the pivotal role of government policies and regulatory

III. METHODOLOGY

1. Pradhan Mantri Awas Yojana - Rural (PMAY)

Department: District Rural Development System

The basic needs of human being are food, clothing, shelter and among them shelter is the most essential need of human being. If common citizens have their own house, they get social security and status in the society to provide shelter to the persons who do not have a house. From January 1, 1996 onwards

Amount for construction of house: Rs. 1,20,000/-

Under the Mahatma Gandhi National Rural Employment Guarantee Act (MGNREGA), an amount of Rs. 18,270/- is provided as wages for 90 person-days of construction work.

Under the Swachh Bharat Mission, a grant of Rs. 12,000/- is provided for the construction of toilets.

The area of the house is 269 square feet. Under the Mahatma Gandhi National Rural Employment Guarantee Act (MGNREGA), an amount of Rs. 18,270/- is provided as wages for 90 person-days of construction work. The following steps are to be taken as a priority:

Prepare a list of laborers for house construction and register them as per requirement.

Obtain a Job Card Number (JOB CARD NO.).

Open a savings account for the laborers at the nearest nationalized bank/district cooperative bank.

Obtain the Aadhaar number of the laborers.

Provide photocopies of Aadhaar card, savings account passbook, and family identification card.

First Phase:

Activities to be carried out in the first phase:

Cleaning the site of the house construction.

Taking measurements (laying out) of the site by rural housing engineers.

Arranging the required materials for foundation work.

Selection of the foundation type for house construction.

Excavation work for foundation and foundation construction.

For excavation and foundation work, under the Mahatma Gandhi National Rural Employment Guarantee Act (MGNREGA), 28 person-days of construction work will be paid, which will be deposited into the savings accounts of the laborers, totaling Rs. 5684.

Informing rural housing engineers/gram development officers/village servants once the foundation work is completed.

Rural housing engineers/gram development officers/village servants should immediately upload photos of the foundation work into the housing software

Second Phase:

Activities to be carried out in the second phase:

Materials required for the construction of a standard house:

Bricks - 12,500

Sand - 4 brass

Cement - 75 bags

Door frames - as required

Windows - as required

etc.

Before starting the brickwork, a muster roll of 24 person-days of construction work under the Mahatma Gandhi National Rural Employment Guarantee Act (MGNREGA) should be obtained from the gram development officer/village servant from the NREGA office.

Start the brickwork.

Simultaneously, start the construction of the toilet.

Complete the brickwork up to lintel level.

Inform the rural housing engineer/gram development officer/village servant once the brickwork is completed.

Third Phase:

Activities to be carried out in the third phase:

Roofing:

Rafters:

Ridge:

Tiles/sheets/etc. for roofing.

Before starting the roofing work, a muster roll of 10 person-days of construction work under the Mahatma Gandhi National Rural Employment Guarantee Act (MGNREGA) should be obtained from the gram development officer/village servant from the NREGA office.

Complete the roofing work. Inform the rural housing engineer/gram development officer/village servant once the roofing work is completed.

The rural housing engineer should immediately upload photos into the housing software.

Fourth Phase:

Activities to be carried out in the fourth phase:

Before completing the house, a muster roll of 28 person-days of construction work under the Mahatma Gandhi National Rural Employment Guarantee Act (MGNREGA) should be obtained from the gram development officer/village servant from the NREGA office.

Plastering of the house.

Complete the house construction including the toilet.

Install hinges and locks for doors and windows.

Paint the house and mark the nameplate as per the prescribed format on the visible wall of the house.

Inform the rural housing engineer/gram development officer/village servant once the house construction is complete.

Form of Benefits:

For house construction, as per the government decision dated November 6, 2013, the following grants are provided for the construction of houses:

A.

Sr. No.

Particulars

Amount of grant for the year 2017-18 in Rupees

Grant from the Central Government

72,000

Grant from the State Government

48,000

Total

1,20,000

The construction of the house should be of permanent nature. Accordingly, the minimum area of the house should be 269 sq. ft. (25 sq. m). The house should have a bathroom, improved stove, electrification, and environmental improvement.

Considering the climate conditions of Thane district, as well as the need, social tradition, preferences, cultural perspective, and grantable grants from the government, a resolution has been taken to construct houses using innovative technology, utilizing local literature and applying new technology by adopting a thematic model. For this, the following points should be considered:

The exterior part of the houses should be painted pink. Also, special painting should be done with specific color coordination at places like door-window frames, pillars, etc.

A rectangular-shaped nameplate of size 2 feet x 1.5 feet should be prepared on the front outer wall of the houses above the door. The nameplate should contain the project name, approval year, names of the beneficiaries, and the received grant details with PMAY-G logo.

The concept of a verandah with a porch should be adopted in the house premises.

Where feasible, the Gandulkhat project should be implemented in that place.

Compound walls made of wood/bamboo should be erected around the house premises and flower/fruit-bearing trees should be planted along with them.

Where feasible, group housing should be constructed in such places. As a result, amenities like a common verandah, courtyard, garden, and standposts for drinking water should be provided in one place.

Plastering with Kadappa should be done in the self-cooked houses.

Approved houses should be given the benefit of MGNREGS Convergence.

As per the guidelines of the Social Welfare Department, eligible beneficiaries should be proposed for gas connections.

2. Shabri Gharkul scheme came:

Schemes for pucca houses are made available every year under component program members Shabari Adivasi Gharkul. Sabrikul beneficiary selection objective is determined and this scheme is offered.

595.51 scheme is being given for Shabari Gharkula, yet how to apply and complete information about this we are learning here.

Also Read Additional Articles Take advantage of Gharkul

Sabari Gharkul Mandatory Terms and Conditions.

Shabari Gharkul is a resident village in Maharashtra.

Beneficiary traveling and self-reliant for at least 15 years.

The benefit option is own: or the owner of the given land.

This should not be the beneficiary of your benefit: or the beneficiary's family owns the fixed house.

For the benefit of all, the poor, the abandoned, the destitute, the beneficiaries

The annual income limit of the applicant's total family is as follows or benefit as follows. 1) Rural area 1 lakh Rs. 2) Municipal council area 1.50 lakh rupees. 3) Rs.2 lakh for metros.

There is less limit for housework expenses. 1) Rural value area Rs.1.32 lakhs. Naxalite and

1.42 Lakhs for our expenditure if hilly area 2) 1.50 Lakhs for city question 3) Rs 2 for city year.

Full documents for the state

1. passport size photographs - 2

2. Caste Certificate.

3. Residence Certificate Residence Certificate.

4. Agriculture 7/12 Excerpt and Sample 8-A.

5. School Leaving Certificate/Age Leaving Certificate. Certificate of Availability of Gharkul Dwelling.

6. Tehsildar Income Certificate. Village style

The nature of Gharkul Yojana benefit is as follows.

100 percent is provided for rural citizens.

Nagar Parishad Beneficiary Share Pay 50 percent Beneficiary for Municipal Corporation Residents 10 percent Beneficiary Gharkul
Beneficiary District and Taluka Level Housework Beneficiary Present Present and Beneficiary

Pay the beneficiary share.

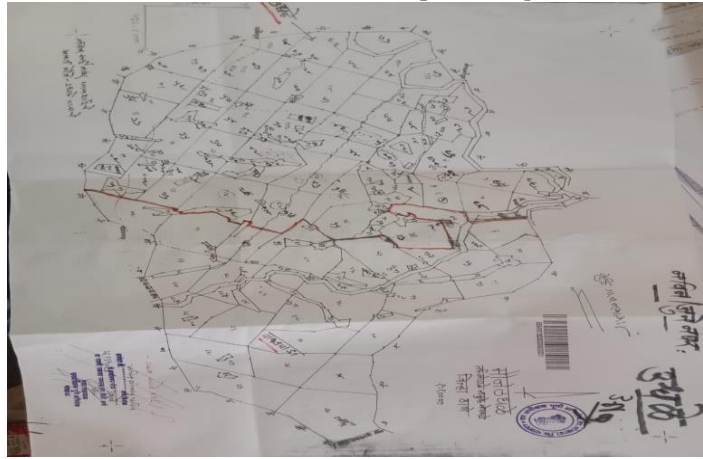
A benefit is made a beneficiary.

All these can be availed by contacting the local Gram Panchayat, Panchayat Sadhak Group Development Officer.

Awareness for low cost housing



Map



CONCLUSION

A conclusion for a discussion on low-cost housing could emphasize the importance of affordable housing solutions in addressing homelessness and improving quality of life. It could highlight the need for collaboration between governments, private sector, and communities to develop sustainable and inclusive housing options. Additionally, it might stress the significance of prioritizing innovative design, construction techniques, and policy reforms to make low-cost housing more accessible to those in need.