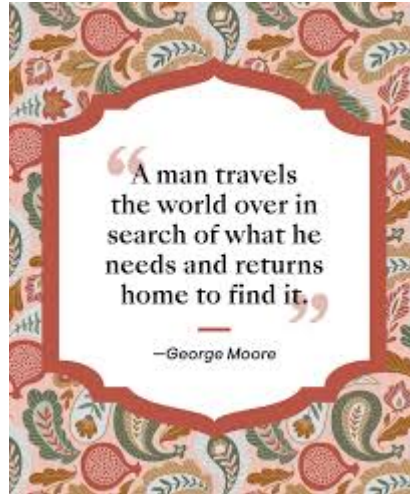


Housing (Theory) - Major Core

B.A. III semester (NEP 2020)

Unit I



घर और मकान में अंतर

- 1 घर बसाया जाता है और मकान बनाया जाता है
- 2 घर में कई सारे लोग प्यार के साथ रहते हैं और मकान में कोई न रहे या कोई एक व्यक्ति रहता है
- 3 घर में बड़ों का प्यार, सम्मान और आशीर्वाद होता है जबकि मकान में इन चीजों का कोई मतलब नहीं होता है
- 4 घर लोगों से मिल के बनता है जहां लोग प्यार के साथ रहते हैं जबकि मकान ईंटों, पत्थर, सीमेंट, बालू, लकड़ी आदि का बना होता है

5 घर के लिए जरूरी नहीं की लोगों के पास शानदार रहने की जगह हो जहां कई लोग सुख के साथ एक साथ रहने लगते हैं उसे ही घर मान लिया जाता है जबकि मकान लोगों से नहीं सामान से बनता है

6 घर में रिश्ते होते हैं जैसे की भाई, बहन, भाभी, पिता, माता, पति, पत्नी, बच्चे आदि. जबकि मकान में इन सब चीजों का कोई मतलब नहीं होता है

7 एक मकान को घर बनाया जा सकता है लेकिन एक घर को मकान नहीं

House is a place in which we live. All living being such as animals, birds, humans, need a place to live. It keeps us safe from bad weather such as rain, sun, light, storm and other natural disasters.



Factors Influencing the Selection of Site

Location A site in a good neighborhood is one of the most important factors in buying a property. The quality of the neighborhood in which a home is situated is of paramount importance when investing in a property as it influences its current and future value. For example it could be at Bhopal or Hyderabad or anywhere else

- The site should be selected near a developed area for safety. A Good neighborhood adds to the long-lasting happiness of the family. The economic and social status of the neighborhood should be on par with the occupants.
- The site in the neighborhood of a sea commands pleasant sea breeze. But thin spray of salty water from sea breeze, can corrodes all iron articles.



Basic Requirements of a Building

Size and shape Size is an important consideration when deciding on a house that will meet the needs of the family.

- It matters differently for different people and different families in the different stages of family life cycle. Those with aged members would do well in smaller properties that require lower maintenance. Those with growing families need room to grow not only inside the house but also outside the home, hence a fairly big plot.
- Irregular shape of site is a wasteful investment as most of the corners will remain utilized.

Physical Features: The site should be regular in shape and should have exact boundaries marked on the land

- A low lying ground is unhealthy because it is likely to cause dampness during rainy season and it becomes a breeding place for flies and mosquitoes.
- The site should be on an elevated ground for drainage of water especially during rainy season
- A site on an elevated ground affords wider and brighter view of the house
- Round plots ensure security when compared to corner plots overlooking a busy street.

Soil Conditions: Soil issues can be the leading cause of construction defect like cracks in slabs, walls, retaining walls and pavement.

- The best soil is one where soft soil is at the surface and hard soil beneath 3 or 4 ft.
- A mixture of sand and gravel is good
- Rocky surfaces afford good foundation but poses difficulty while leveling or excavating the ground due to its hardness
- On rocky surface, laying drainage pipe is very costly.
- Clay and sandy soils are unsuitable because clay surface holds water for a long time and sandy soil absorbs water.

Sanitary Conditions: The site should never be surrounded by public drainage and toilet.

- The site should not be selected near cattle sheds, poultry farm and factories for health reasons.
- There should be no stagnant pools or water tanks and unused wells around the site. The site should never be surrounded by public drainage and toilet.
- Red land and filled with debris and refuse is unhealthy for building purposes, as it will give out noxious gases.
- During rainy season it becomes a good breeding place for flies and mosquitoes.
- The site should be such as to command fresh air, ample lighting and good water supply.
- A site in a busy locality may not be suitable for health reasons because of dust and the constant smoke from vehicles.
- A site with underground drainage and stormwater drain is most suitable for healthy living.

Practical Convenience The value of the site depends upon the convenience available around. A house or flat in a reputable school catchment area will always be easier to resell.

- The site should be within easy reach to school, market, bank, park, restaurants, hospital or nursing home, post office and petrol bunk.
- Accessible to Metro Station, Railway Station, Bus Terminus or Minibus route is beneficial if family depends on daily basis.
- Access to roads and motorways is beneficial, especially one travel by car or by motorbike to commute to work.

Legal Security: The site should be located in an approved layout or land identified for residential use by local governing authority like DIP, Municipality, etc.

- The legal description of the plot and the exact location of the plot must be known. The site should be a freehold land without encumbrance.
- The legal advisor should be consulted, the place surveyed and the boundaries marked on before committing on purchase.
- Banks building Society or financial advisors are the source of advice for mortgages.

Consultation with Well-wishers: Visiting the site a number of times before indulging in purchase will help in getting more information about site details and neighbourhood details. When viewing a property, obtaining the views of well-wishers - a friend or relative who is experienced with property management may be obtained. Lot of information about the land ownership title can be obtained from neighbourhood. Easement right of local authority is a very crucial detail in site ownership. Some of the features which are less important in your eyes, may be noticed by your companion and vice versa.

Consult Mortgage Company for ensuring authenticity of land hold