

RATIONALE FOR SELECTING GROUP HOUSING

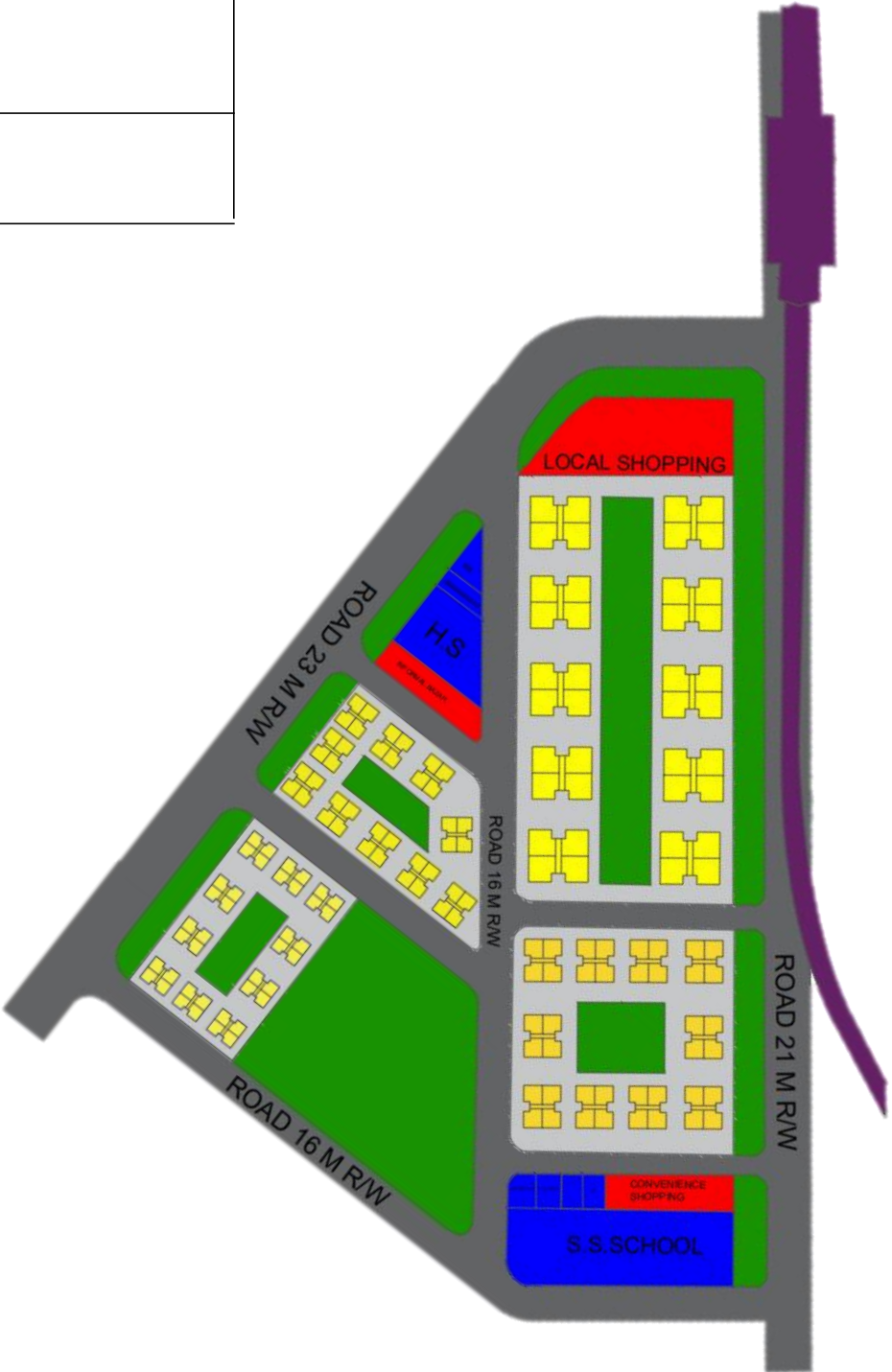
- Due to limited availability of land and increased housing requirements, plotted residential development should be discouraged, it's better to adopt group housing strategy.
- In group housing 40% of total DU's should be given to economically weaker section/LIG of the society which is not being followed in the current situation. There is lack of integration of different income group.
- Also, in co-operative group housing, land is given comparatively at a lesser price to the members of these co-operatives, so that people of EWS/LIG section of the society being a part of the committee can have access to affordable houses.

TOTAL AREA (RESIDENTIAL)	TOTAL DU's	TOTAL POPULATION	FACILITIES SPACE PER PERSON
7HA	1235	5557	4.1

TOTAL POPULATION

GROSS RESIDENTIAL DENSITY AS PER MPD	ACHIEVED PPH
900pph	793 pph

FACILITIES	AREA(H)
housing Area Park	.8439
L.C.S.	0.267
Dispensary	0.03
Primary school	.2250
Temple	0.05
S.Secondary school	0.45
Convenient shopping centre	.1
Convenient shopping centre	.285



CALCULATIONS

CGHS – 1 ; PLOT SIZE – 10 HA ; F.A.R. – 200 ; G.C. – 33%

TYPE	DU SIZE	S.B.A	TOTAL AREA	DU NO.	DU IN ONE FLOOR	FLOOR	BLOCKS	BLOCK AREA
EWS.- 20%	35sqm.	43.75sqm.	8655 sq. m	247	4	6	10	175sqm.
LIG -20%	50sqm.	62.5sqm.	12360 sq. m	247	4	6	10	250sqm.
MIG-20%	80sqm.	100sqm.	19760 sq. m	247	4	6	10	400sqm.
HIG-40%	150-sqm	187.5-sqm	74100 sq. m	494	4	12	10	750 sqm

- Proposed Total population of 10 HA is 5557.

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