Hello last day we discussed about the planning for the new various development for the housing and today we will be discussing very important part of the housing planning which is commutative development we are basically covering the planning of the housing in a approach from whole to the part we started with the city planning then housing strategy at the city then we are dealing with one by one all the planning aspects we dealt the housing strategy at the core city then we dealt the housing strategy at the for the new housing areas.

And then we discussed plotted housing and cooperative housing separately plotted housing and group housing separately and today we will discuss the commutative development in a housing why it is important so last day we discuss the planning for the group housing in group housing and plotted housing we take broadly two approach one is hierarchy approach which is basically nothing but planning the or processing the housing in a clusters population cluster based on the economic group and one may be centralized continues portion of the open space and the facility.

And designing or planning the housing around the common or the continues stages of the facility these two approach we discussed apart from that we also discussed the how to determine the number of housing units based on the population density and how to provide them we also mentioned few principles of providing the road network and the facilities and open space we divide the all the elements into broad two categories one is the built element one is none built element so you also discuss the relation between the built element and non built element based on that we will discuss the very important aspect the commutative development.

Because this discussion we will open up few more areas of the discussion now think about two situation when you discuss the housing strategy for the core city or the existing city and the new housing areas the basic difference was that why we divided the housing strategy for core city it the existing city and the new housing areas with difference is for the core city we know that there are.

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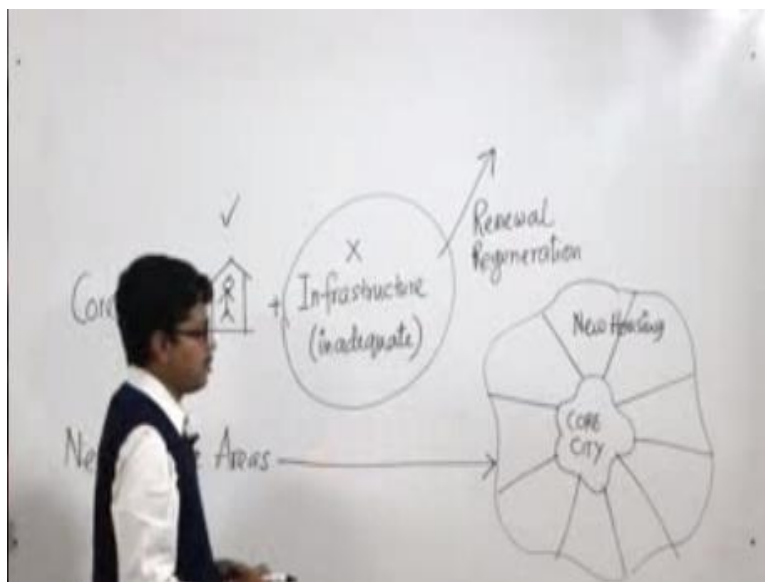
Already people leaving in the houses right in the core city but there is so that means the houses there and the people is there but as for the infrastructure is applicable either the infrastructure is inadequate or it is not there or it is inadequate so basically in core city housing we discussed about improving the infrastructure from the present to the further and we talk about the discussion on renewal or regeneration all this terminology which basically renews the urban infrastructure and services.

So that community which is already existing in a core city or the existing city that can have better facilities better services better amities so that they are quantity of life becomes better so that is what we discussed where as in the new housing areas we discussed that into the approach

to the core city we discussed that if this is the core city housing and this is the city surrounding which will develop which will be developed as a new housing areas for the further population this is the new housing areas for the future population.

This is the new housing areas, we discuss that we can make several zones as per our requirement which is determined by the analysis of the housing strategy. And based on the zone we can allocate the housing for the new or the future population. Now here in this approach which is opposite to the core city housing, here we provide the infrastructure and before infrastructure, we ensure that the land is available or we can mobilize the land from the various sources.

So land come first, we assemble the land then we provide infrastructure okay. And we also discussed the land sub division; here we divide the land into small pieces of plots for the housing. Then we build the houses and after that the people come over there to stay in the houses. So you can understand and even after people come after so many years the community develops.

So this is the community which develops at the last stage of the development of the new housing areas because new housing areas start with the land development, infrastructure development and land subdivision together then development of the buildings then the end users or the occupants or the community. So here the community development is a long term process and sometimes it can take about 40 years maximum.

So 20 to 40 years of region it takes time to develop the community may be you get the houses after 4 or 5 years after the land development, infrastructure development, and land subdivision. Maybe after 4 or 5 years you may get lots of building but the people in the community development take lot of time. So this to approach are competitively different, now the real problem of this new housing areas is that without the community a housing cannot be fulfilled.

Please recall our discussion in the beginning when we showed the different dimensions of the housing, showing the mass close hierarchy of neat diagram. Where we showed you that housing

unit is not only a house or not only a physical form. It also has the people, society, security, health at every aspect. So community is important.

So now let us see why community is important, so now let us see that why the commodities important, in this two example the first pictures you can see that this is a very low income group housing areas or slum areas where people have started living from long ago and they have made their building we may be a heart manifestation which may be a very temperate kind of building, this is a very.

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Symbolic picture it is not a detailed documentation of a project but I am showing only two pictures just to convince you or just to convey the importance of the community in any housing development now in the first picture you can see that an community is already developed people are enjoying their time but they do not have the livable house they do not have the good kind of infrastructure.

For those kind of areas we need the approach one which is nothing but the urban green world but see this picture this is very Interesting picture here you can see multistage buildings beautiful

roads but no people over there even you cannot see a single car there so this type of developments are also there in many cities in many various countries this type of cities are sometimes called as ghost cities.

Sometimes they are called as empty city sometimes those are called as real estate barbers so in these cities the infrastructures are there investments are already made but the target that is the people who are supposed to live there they are not living so because of the many reason one reason may be that people have invested money for their second house, second reason could be that people are not coming because of the security problem.

Because they find it a place which is isolated place it is very difficult to stay there socially so you can understand the share contrast between the two picture in the first picture the commodities there but the infrastructure and the building is not there in the second picture is the new housing the building and the infrastructure are there but community and people are not there that is why we have to understand the importance of the community and we have to deal the housing and the subject not in isolation. So we have to deal the subject in integration with the built element and the social element.

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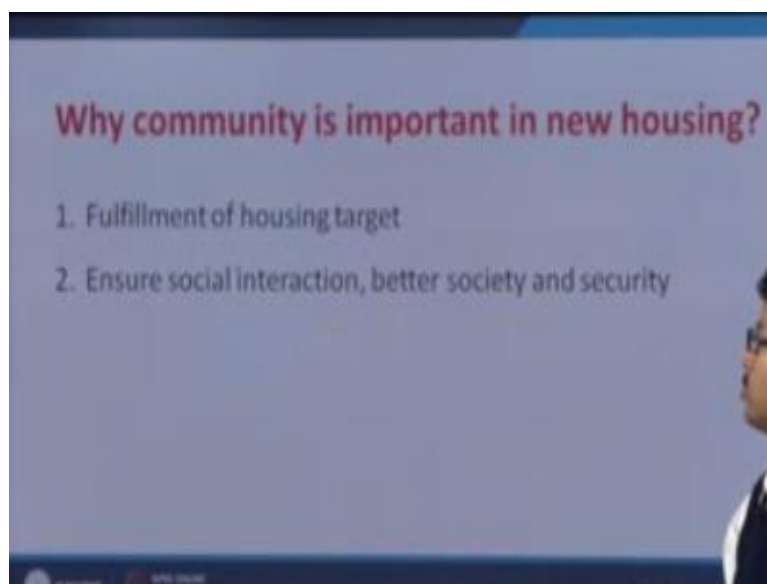
So first objective of the community development is that it to fulfill the housing target every housing project it may be private project it may be government project it may be organically developed project but basic objective of any housing development is to fulfill the need of the shelter which is a basic need so if there is no community development so the fulfillment of the target for the housing is not there.

Only building is constructed but people are not there and sometimes we may find that may be you have constructed house for the lower income group people but the other people like middle income group people and the higher income group people they are living there so both the same even if the people are not there or different kind of target group are residing on the different buildings.

So those both can be the non fulfillment of the housing target, then the second objective of the community development is to ensure social interest introduction, better society and security now why social interaction is required, now if we exclude the community or the society from our life we become isolated individual we become isolated individual and we cannot survive with the community or the society so it can be formed if more social interaction is arranged or facilitated in housing delivery design its strategy its planning and its whole operation second is that if social interaction is there we can have better society and also better security ideally a good housing community what the communities build up.

Every people know other family and the neighbors you do not need any requirement of the police force or any requirement of the law and order enforcement because the communities strong enough they are robust enough to take care of their security take care of their the strength or the weakness but in practical sense we do not find those kind of community in place.

So therefore if we at least enhance the special interaction we can achieve the better introduction and better society and security for all kind of housing irrespective of their development like it can be there in the slum area or the organic development it can be there in the coarser

development, it can be there in the new housing areas including the group housing and plotting housing both.
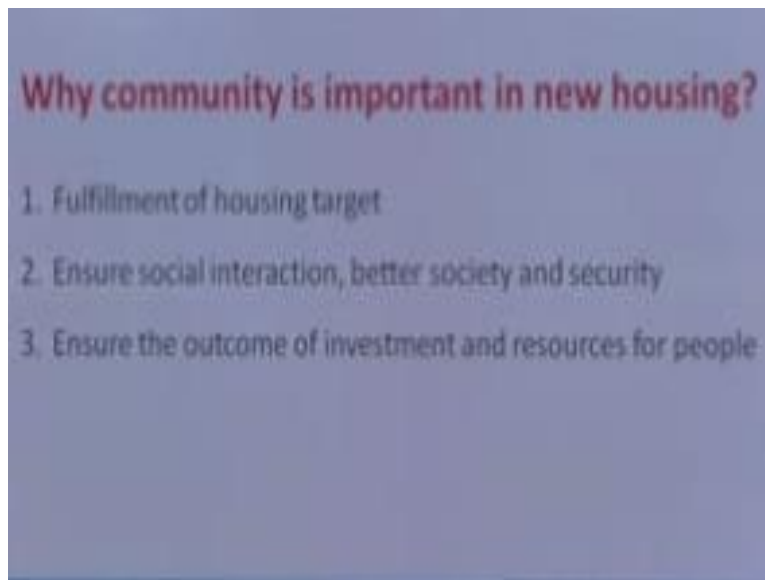
The second part the next reason why commodity development is very, very important is that the housing development is a massive investment in this massive investment you are basically spending lot of money in terms of land, in terms of infrastructure ,landscaping and overall development of the amanitas and facilities so unless this investment the people comes out of their increscent and they endings it reaches to the endorser the whole purpose of creating such investment and creating infrastructure becomes useless.

That's y it is very ,very important to ensure the investment in terms of money ,in terms of finance ,in terms of resource is consist is very important for the commodity development ,you know that we discuss that we have three types of governors mechanism at the central level, at the level and the local level. Now local level governor mechanism depends on the prevailing principle act or the prevailing Panchayat or nagar panchayat act under every act it may be municipal act or nagar panchayat act or panchayat act.

It depends on the population of the particular area so if any design housing plant, housing project goes not have the population are people it cannot create, it cannot justify, it cannot be substantiated to fern harbor governments at the local level so people is the bottom line, people is the last word in creating the housing commodity or housing development so to maintain a government mechanism at the local level, local level the people are required the housing society is very important. Now in practical sense you have seen that in city areas as in urban areas. In all the group housing projects you might find that, finding that the rigid community has their own residential association or their own owner association.

So those are also a sub system of over all local governance mechanism because they also form the platform.

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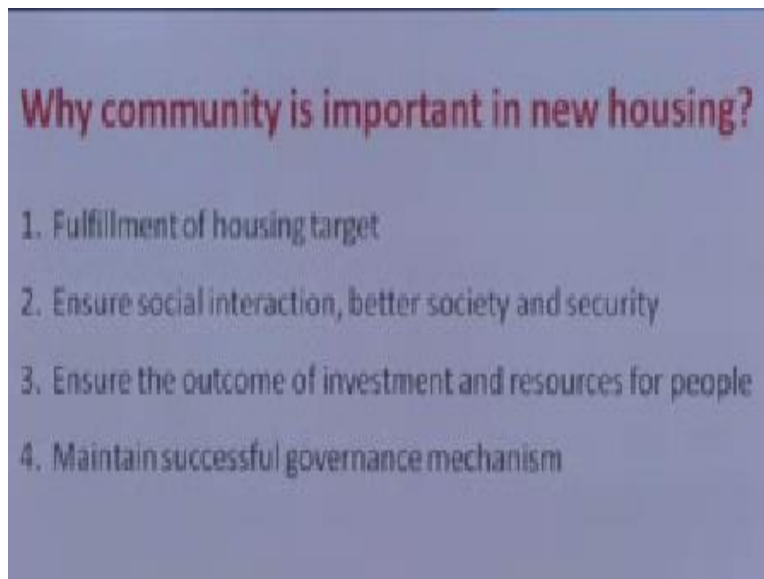
To interact, to raise their voice of their right and for their requirement and through that residents association and through that owner association, they can raise their voice to their local governance level. So we need people, we need residential association at every level to make a governance mechanism, robust and to full fill the objective of the local governance.

Then we need to develop our children healthy in term of physical health, in term of mental health because they are the future of our country, they are the future generation which will be staying in this country for long. So we need to develop them physiologically in the better way. But how we can do that?

Unless and until we plan a housing project or we provide the housing in a new area, in a way where the more social interaction at their more social commitments, social mixing is there. It is not possible that is why the development of child physiological health for better next generation is possible if we promote the mixes more interaction more social, social inters changes.

Now whatever we talked it is, it is nice to talk, nice to explain with theoretically but there are practical problems. Why it is not possible. In all new housing areas to ensure the community, where as in the core city areas we have seen that the community they are but we need infrastructure and immunity structure to renew their condition to upgrade their condition, to enhance their quality of life.

So let us see all this problems which are there and which influences badly or which are basically barrier and challenges in creating community. The first is the variety of people from diverse social background and in a new housing area which we discussed, you do not know that what kind of people are going to come and lead there for some time.

So depending on the economic group there may be various kinds of people and specially country like Indian there are variety of people, variety of caste, variety of religion, variety of geographical variations, variety of ecological variation, variety of language so people are coming from diverse back ground and once they up after their houses build it takes time to make a relation to make a society so it is one of the barrier or the challenges to create a community.

Because the variety and diversity is the main problem, second is the if you see the modern lifestyle or the modern style of the work people are more busy in their work life, okay they do not have much time to spare with their family with their society with their people so even if they come to a new house and starts living there it takes long time to even know the person who was,

who are living in the immediate adjacent apartment so it is fact in the cities that since people are more busy, busier and people are busier in their work life and personal life they do not have time so that is another reason why it takes long time to create a sustainable community in the housing areas.

The third reason why it is much more challenging is that the because of the growth of the technology the right now there is a exploitation and exposure due to the electronic and social media the special with the children's and the children's of younger age, children's at the older age they are busy in their home with their all social media including the electronic gazettes so they sell them out to play the cell term come out with their gazettes to play and that is one reason another reason that there are practical reason that in some of the areas special in the core city areas you do not have the open space to play to have so that the people the children's can play.

So in one hand in the core city areas which is a very basically congested area the people do not have the open space to use or to play, but in the new housing areas they are though they have the open space and the green areas they do not use that because of the diverted attention towards the social media and the electronics and their internal focused towards the internal lifestyle so that is the reason another reason which makes the better and the challenge for the commodity development.

Now we will discuss that another reason is the concentration on get it community we have seen in the last discussion we discussed that the two typologies that is plotted housing and group housing the plotted housing becomes much more costlier because it provides all the facilities and freedom in a particular plot, but in a group housing the all cost of the land and the infrastructure is shared by the people so group housing become more affordable to the people this is one advantage.
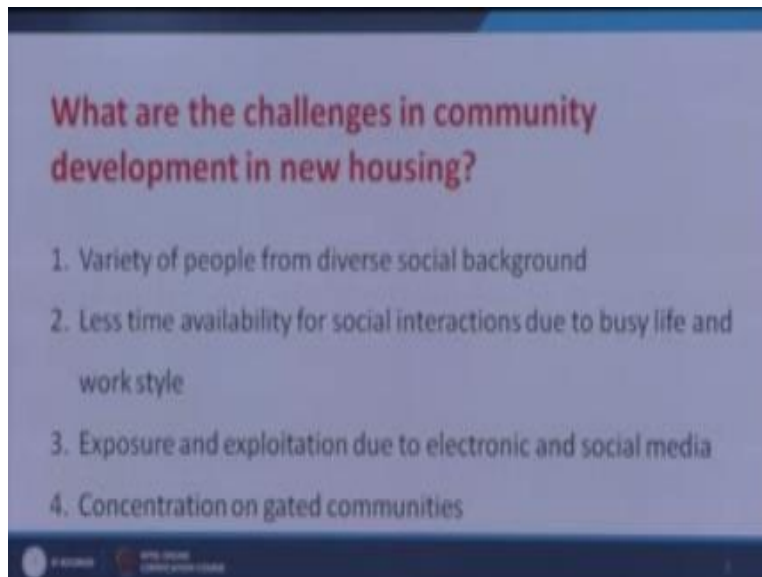
On the other hand the group housing creates gated community, so in a gated community people only enters or comes out through the main gate and they do not mix with the other neighboring adjacent projects, adjacent buildings on the complexes so gated community in one sense that confine ensure the safety and security but in the other hand it also does not encourage much social interaction and the mixing. So because of all this reason these are very this is very much challenges in the housing planning to create a sustainable community.

Now what we can do, as a planner or as a strategy maker what kind of strategy we can adopt to tackle this problem of the community development. The first of all that we have to understand in a composite basis that what are the housing typologies which creates or which promotes much better community development without compromising its inner strength offering the affordable housing offering the better housing.
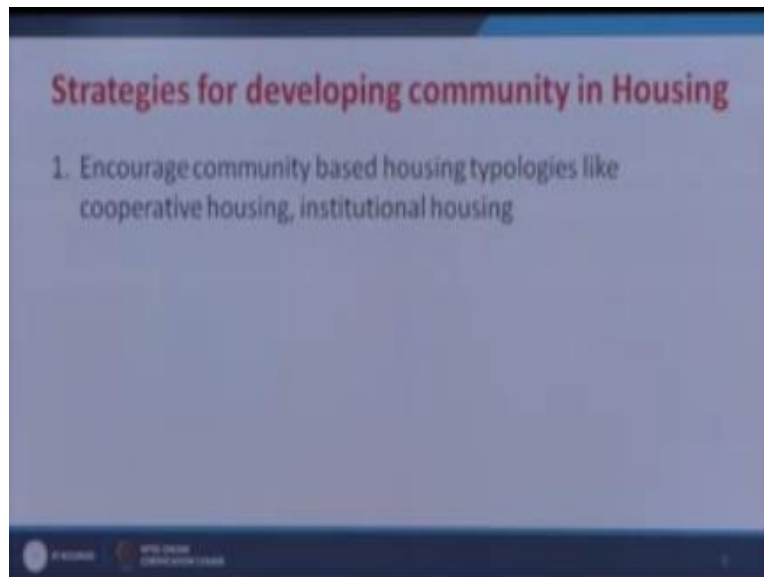
Now that is the first and foremost important part like you can encourage the community based housing typologies like cooperative housing, institutional housing we will strength separate lectures on the cooperative housing and institutional housing but at later on but right now what I can tell you that, that cooperative housing and institutional housing is little different because here in this type of typologies people assembled together people come together first then they do their own house or they arrange their own house.

So this is even if this is may be group housing or may be cooperate in the plotted housing unlike other group housing here there is community at least those who know each other and those who know each other families and they create a better community so you can promote this kind of housing typologies in a city.

You can encourage compact development. So it is very much compatible situation that if they more you encourage the compact development more you get the possibility for social interaction and social mixings more compact development ensures at last some amount of interaction because of the physical location because all the building blocks all the clusters and located in such away design in such a way that you have to interfere you have to mix with the people you

have interfere with the predicates were you have to interfere with the your green open space. So that is another strategy ion the housing strategy what you can take.
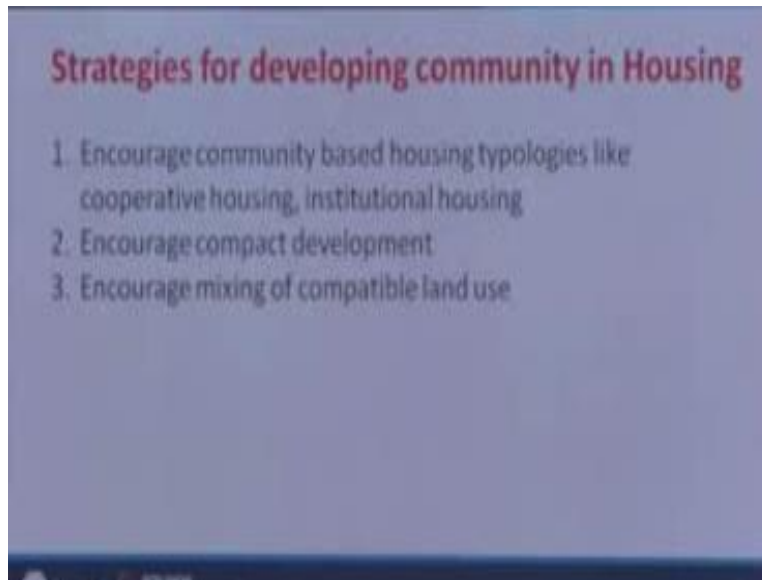
Then encourage mixing of compatible land uses now we have discuss the land use in a segregated land use manner gross land use manner like residential commercial institutional industrial transportation like that or open recreational now it has been proved it has been seen over the years that some amount of mix use can also offer a different type of living style for example if you see housing projects or housing areas which is completely covered with housing plots or the other residential plots you would not find any activities in the offers like after the evening but if there are few shop[s few convention shops few community activities which is nothing but the mixing with the residential land use but which is compatible which is not making any adverse effect.
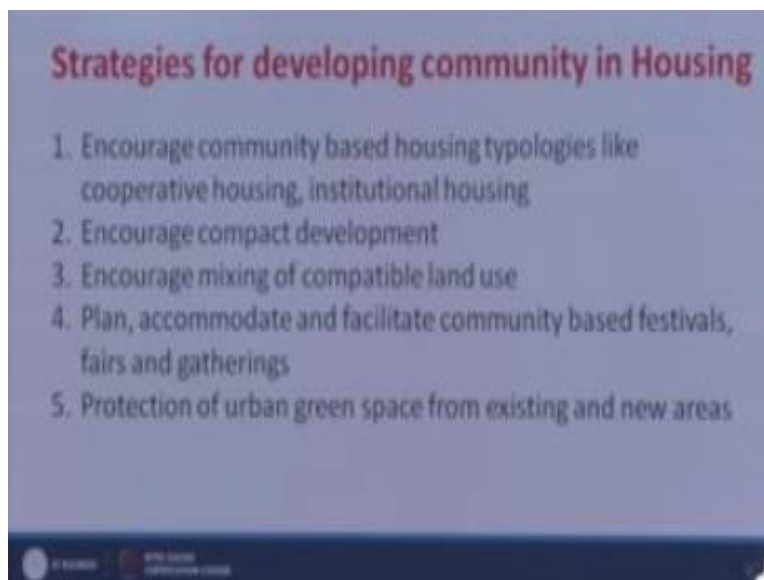
Definitely you cannot mix any industrial use in the residential area but definitely you can mix some amount likes it a 10% or 20% or 15% commercial use even in the residential area so that will enhance its activity more people will come out in the evening more people will be available

little beyond the evening they will be shopping they will be spending their life and you can add the community facilities community activities community holds community enters with that.

So that will create some amount of additional vibrancies in the residential area but please take the note that they on some limit they mix use can also create noise and disturbance in the residential area. So there is an extent limit who can be acceptable but it depends on the place to place and context to context. The forth part the another strategy which we can add of is a afforded as a or plan or a planner that you can plan accommodate and facilitate the desperate community based festivals and fairs and gather is I tell you some examples that for the new housing areas in history we have developed so many new downs so many set a like down so when in new housing areas.

Now since the community is the very important part and it takes long time 30 40 years the authorities they desperately to develop community through sponsoring the festivals sponsoring the fairs sponsoring the gatherings and not only that they organize some kinds of fairs.

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Strategies for developing community in Housing

1. Encourage community based housing typologies like cooperative housing, institutional housing
2. Encourage compact development
3. Encourage mixing of compatible land use
4. Plan, accommodate and facilitate community based festivals, fairs and gatherings
5. Protection of urban green space from existing and new areas

For example they can organize the film fairs they can organize the book fairs or flower show so various kinds of activities are organized to create the community so that community they get interested to come over come out from their room interact with the people see there what is happening outside that is done desperately by the authority, so whereas the number one two and three this three strategies are done at the planning level the forth strategy which is done at the operational level so after the development is done you can strategy you can do this kind of activities after the development is over.

The fifth is the protection of urban gins space from existing and new areas so this is also very important part, now this part is that even if you have the green space recreational green space in the special in the course city areas or the existing town ship areas you will find that the green spaces are vanishing. Thought far of time whatever green spaces where there 20 years back right now only hand full of green spaces are there. As a result of that the children who are unable to come out and, and get the green open space or the playground.

So you have to make a controlling mechanism you have to make a air force mechanism so that you can protect the urban green space in the existing and varies both unless you protect unless you protect unless you enforce to protect its greenness it protect it is over all land area you cannot encourage the social interaction. You will find in many cities the green space and the recreational space open space is covered or occupied enclosed by the parking by the shops by the encroached.

Slum dealers so many things happen unless we will happen unless we protect them trough reverse mechanism of the building controls and the building development controlment. Another part now we this number five points which I have told is basically control mechanism development control mechanism so another part what you can do at the design level you can special planning in such a way that you force the people that they come out from their house and they can see the green. They can appreciate the green you make a network in such a way that while driving some, somebody is driving they can in other side,

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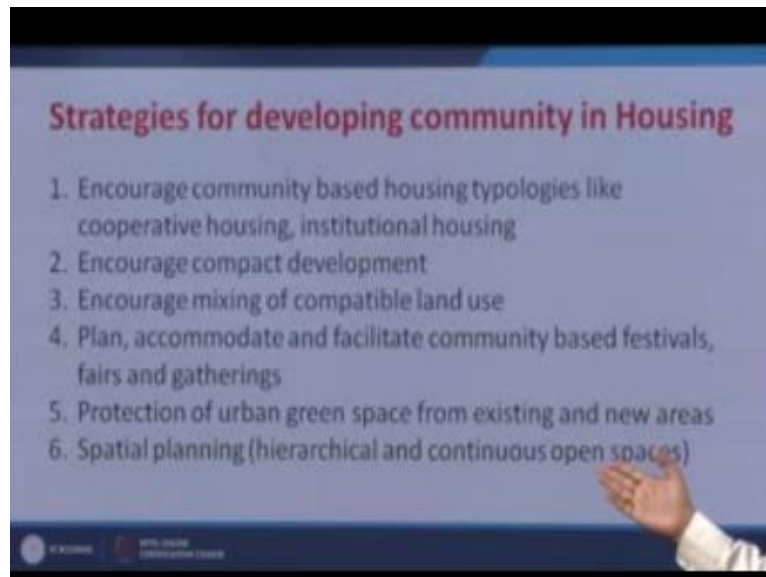
One side they can see the buildings another side they can see the parts are the green areas. So that they can see appreciate and that can be tempting that can be kind of a interesting so that sometimes they can come over there so green areas open ventilation areas community centers should be placed in such a way it can be done as a heretical approach or a continuous open space approach. But it should be could be visible from any from the accessible point. So that people will can come up over there and they can participate.

And they can enjoy the green open space so this is strategies at the planning level at the operational level at the control level and also at the design level what you can do what you can at every city irrespective of their size. You can take it is not necessary that you have to take all the strategies but yes you can, you can t5ake one, or two, or three or all strategies based on the city size or it context. So next day we will discuss the essence of cooperative housing as a very important housing typology which offers a fantastic community development and affordable housing.

So today we discussed the elements of the community development we told that community development is very, very important because, because it ensures that the target of the housing is

fulfilled it ensures that the investment made is purposeful it ensures that the social security is maintained it ensures that the future generation or the child, child gets a better future and then there are very few variants. One of the variants are few of the variants are the diversity and the varied groups people group the another variable is the changing life style of the people, people changing working style.

And then the exposure to the electronic gadgets electronic media and social medias sometimes amperes the activity or the participation in the social interactions and then also then we discussed dome strategies at the planning level, ay the designing level, at the operation level and the operational level. So one of the major strategies was what we can do the planning level is to promote or to encourage the cooperative housing which ensures the affordability and community with, with very quick time it does not take much time like 30 40 years.

To make a community were as the same time it offers the, the affordable housing option. So next lecture we will discuss the cooperative housing its nature, its process its formation and what are its purpose thank you for today.

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