

INDIAN INSTITUTE OF TECHNOLOGY ROORKEE

**NPTEL
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Housing Policy & Planning

**Lec – 35
Old Age Home**

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Hello in the last lecture we discussed about the night shelters and the pavement dwellers and what kind of interventions we can take for the pavement dwellers today we will discuss under lecture 35 at the details about the old age home so before I come to the details of the old age home let me quickly recap for we just mention the motioned about the night shelters and pavement dwellers we mentioned that the pavement dwellers are the people by enlarge they are individual persons coming from the rural background or from the smaller cities because of the extreme poverty and because of the family amendment and those social and related problem.

They come to the bigger city for these search of the livelihood and the job but they end up in living in the streets and the public areas because they do not get the formal house and they do not get the capability or the affordability to afford the formal house so for this type of people they are by enlarge individual persons kind of a beggars and also they can they are surviving on this street veining so we can have three approaches for these peoples separately and also in integration like we can give them shelters for their night sleeping we can call it as a night shelter.

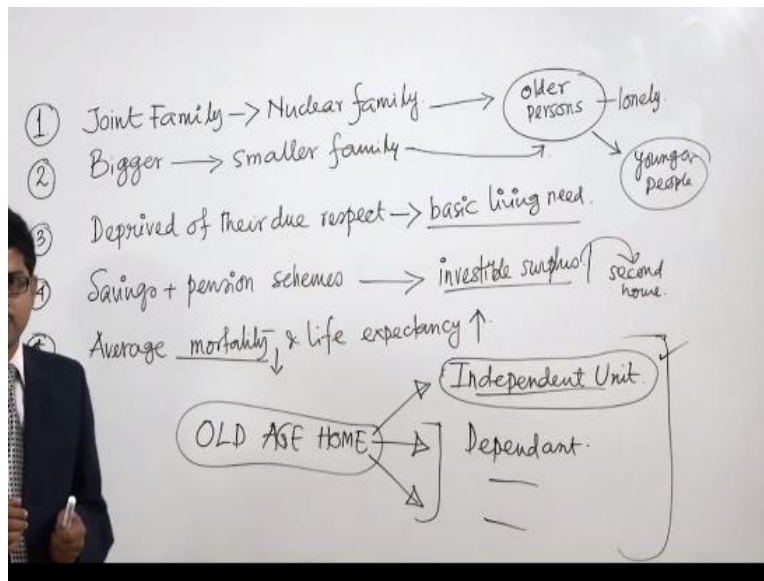
The second approach could be that we can provide only the infrastructure and service free of cost or may be nominal cost like sanitation water supply all the services and thirds approach could be livelihood option we can improve their livelihood and job pros pit and job satiation by giving different kind of innovative mechanism and also we can give interventions considering this there element of their life cycle and the issues we identified also the main issues where the location in the city core areas or in the around the business district.

We do not find much areas to create the night shelter because night shelter take good amount of place or the land area the second area the second issues was the target group the night shelter we have built so far is unable to satisfy the problem like the single women's are the family or physical disability person or mental person for these kind of people we can develop separate kind of night shelters separate kind of typologies and also consider in this space constant we can also improvise and develop and design kind of a moveable solution of the for the night solution of the shop and movable solution even.

So for ten might shelf as a temporary solution as a kinetic element of the kinetic structure so those kind of solutions is provided and most of all we told that we need a comprehensive and helotism action plane at the at every level to address the issues of the of the night shelter of the pavement dwellers but definitely there are macro issues like why people are coming from the ruler areas to the urban areas at a large Sacle so at the macro level macro scale those issues need to be at this otherwise only at the city level or at the local level it may not be possible to serve 100% of the problem.

So with this note we will discuss another very important part of the housing planning that is that is the old age housing now before we come to the main topic let me tell about background why old age housing or homes come up in two days time in a very large number on the cities so there are various reasons one reason is that there in today's time there are the families will find that the nuclear families earlier in the 10 or 20 years back in India we use to see the joint families or the nigger families so now we have see that there is a faceable change from the joint family.

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To nuclear family that is number one reason so they as I effect of this conversation from the joint family to the nuclear family what we are finding that in a nucleate family once ten current generation the younger person they go out they go out the older people person they becomes lonely or they have to stay alone because they are children's they are staying other places in other cities for their jobs and another reason for aggravate these problem if there this high of the family from the bigger family to very small or family.

So average family size when it was 5 to 6 now average family size between 3 to 4 so because of these problem is also aggravate because the younger people are outside they are going outside for their job so that's one reason the 3 reason is that, in some of the cases we have seen that old people old age people or the senior citizens they are also deprived of their give respect and not only respect sometime they are nominated by even by their children so do not get their basic living need because of that we have found that in many cities.

The old age people and the senior citizen they are living in a extremely difficult times difficult light situation, another reason which basically added to the situation is that there are various what I say that the old age people they have investible surplus or they have at least some amount of

investable surplus which they can invest in a second home or a old age home that is another reason few decades that we did not have those kind of investable surplus.

And now because of the various improved mechanism of the housing finance and the investment schemes there are possibility that at the young age if you invest money invest your savings and after some period you will get a substantial many by which you can do whatever you want and you can definitely you can also purchase a old age home, so that is another reason the because of the savings and also pension schemes.

Which lead to lead to the investable surplus that they can invest for the second home another reason for this particular old age home and it is expansion is that the average modality rate average and life expectancy has grown up and modality has gone down because of that because of the improvement of the medical facility improvement of the medical care in today's time special in these cities.

And the government and the private health care facility so as a result of that the life expectancy has gone out the people after the super animation at the age of 65 they are living say 80 years 85 years so because of that they need a counted plan a counted intervention courted mechanism so that at the older age they can leave properly they can leave with comparatively better even better facility and with all respect and the basic living need.

So as a result of that they are making the they are very much interested to please take a note here that we are not discussing a general trend but it is the trend in the city area where we find all this problem but yes right now there are join families there are families where older peoples are taken care of and they are living properly within the family so they might not need the old age home but the reasons we are discussing.

Because of this reason some of the older people they are sometimes bound to that they are forced to come to the old age home for their better living, now this old age home is kind of a wit is different type of home which can be designed differently because there are there could be three

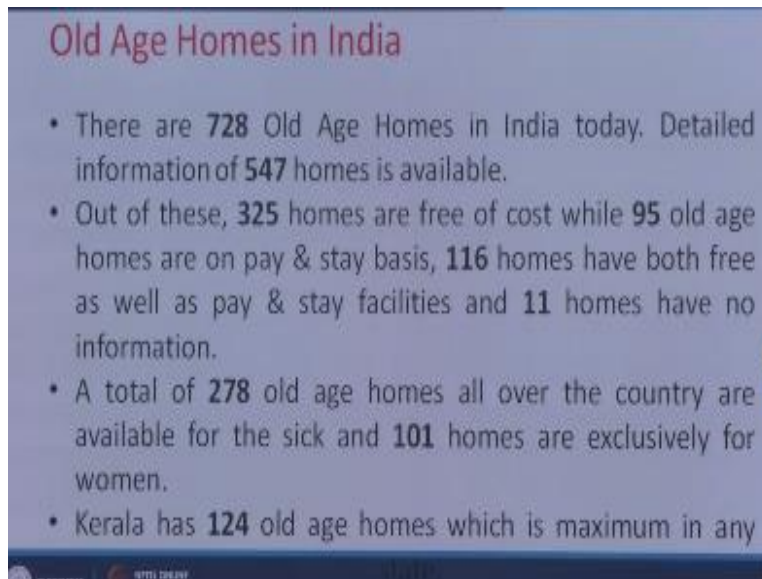
different category of the old age home basically depending on their capacity now old age home should have addition facility for the old age people.

So one could be independent unit and based on their dependency other could be like dependent units so in independent unit they can stay independently without any share but a think of a situation that old age people after 65 or 60 years they need some kind of assistance because of the physical inability because of their disease so because of their ailing they might need some assistant.

So for that need they need a various categories of dependent in various degrees of dependent in the units say like assistant it is called as a assistant living they might need a assistance or attendant to help them day to day works so those kind of units are designed so in a particular old age home complex it could be combining of a combination of the only independent unit or it can be combination of all categories.

So now let us see that the overall situation of the old age home in India and we will see one case study for better understanding so this is the situation of the old age home you can see at a clunks the overall picture how the India has the old has old age home now 100% information's are not available but whatever information is collected from the various data we seen that there are around more than 700old age home and out of that around 550 old age homes information of for available.

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Old Age Homes in India

- There are **728** Old Age Homes in India today. Detailed information of **547** homes is available.
- Out of these, **325** homes are free of cost while **95** old age homes are on pay & stay basis, **116** homes have both free as well as pay & stay facilities and **11** homes have no information.
- A total of **278** old age homes all over the country are available for the sick and **101** homes are exclusively for women.
- Kerala has **124** old age homes which is maximum in any

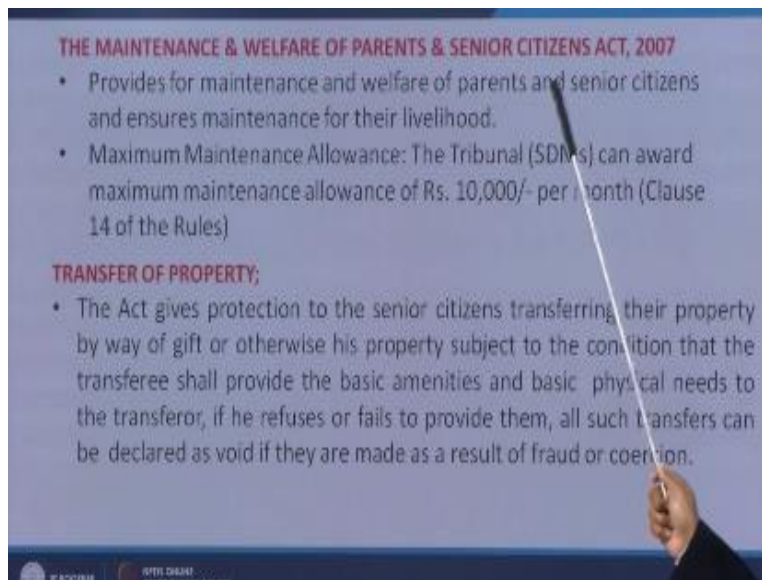
The basically out of this around 300 homes are free of cost within while 95 old age homes around pay and stay basis in most of the cases free of cost old age homes provided by the government itself state government but otherwise for the private organization they provide old age home on a payment and stay basis, and around 116 homes have both free as well as pay and stay facilities based on the economic category or the economic capability and 11 homes have no information s that is the overall picture.

Now we can see that around 300 old age homes are available for the sick people who are terminally ill with the sustainable or a with a roves medical support and around 100 old age home are exclusively main for the women because they are a single older women who are basically living as a videos so for them around 100 old age homes are there, in Kerala we have seen the major amount of 120 or 24 old age home.

Now we must discussed up a relevant act related old age home the act the act is call the maintenance and the welfare of parents and senior citizens like 2007 this is the very important act which the objective of this act is to ensure the right and their basic need of the old age people

from their family or from the society so this act tells you that it provides form maintenance and welfare of parents and senior citizens and ensures.

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Maintenance of their livelihood the both is combined here that is the shelter component and their livelihood component, apart from that it ensures a maximum maintenance allowance mandatory maintenance allowance from the children's like the tribunal can award maximum maintenance allowance of group is 10000per month depending on the situation so even if the children's they are not taking adequate care for their parents so the code or the act provides the provision to force them or to make them provide mandatory allocation for the maintenance allowance.

Apart from that the acts give the protection to the senior citizen transferring their property by the way of gift otherwise his property subject to the condition that the transferee shall provide the basic amenities and basic physical needs to the transferor if we refuses or fails to provide them all such transfers can be declared as void if they are made as a result of fraud or coercion. Now why this is made because the older people who are having their own property like land or building.

So there could be effort and we have seen in the past history that there are efforts to take the property from them by force or by the fraud activity so stop this activity it is given that even if that property is given by gift or any or otherwise also they subject to condition that it transportable provide all the basic community so even if the property is given to his children's or the other persons so those persons who are getting the property they have to provide the amenities basic amenities and facilities which is requires for their life including the medical cost.

So that is very important parts of this act which means which protect their right of the property and right of their living. You can see this example will tell you some example so this type of old age home it needs nursing care.

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It could be done by the organized some organization some social events and group activities is also required in addition to giving the regular meals now we discuss that there could be three different type of element I mean typologies one could be independent who can stay or live without any help the second part is dependent unit such person share the common facilities like say cooking facilities or the mess facilities and there could be assistive living it is also basically a

dependent unit but it is called assistive because here they need more amount of the assistance in terms of the medical care and the physical care okay.

Now this is one example we have shown just to take an idea that how it can be designed though it looks like a typical other group housing project but this project was designed as an old age housing or senior citizen housing near about Delhi.

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CASE STUDY

- More than 600 senior citizens reside at Ashiana Utsav, Bhiwadi, justify its purpose, the place to see seniors enjoying a carefree life of dignity and freedom.
- Age-friendly designs and fittings give comfort.
- Activity Centre buzzes with tournaments, movies and other entertainment.
- There are medical camps and spiritual discourses too.
- Dining hall is just a pleasant walk away.
- The yoga enthusiasts gather each morning in the park, or take a walk along the walking track, surrounded by trees.
- Ashiana Utsav, Bhiwadi: a perfect example of what life after retirement should be!

TULSI-I

TULSI-II

3 Bedroom
Nett Built-up Area 1800 sq. ft.
(161.97 sq. m.)

2 Bedroom
Nett Built-up Area 1400 sq. ft.
(127.68 sq. m.)

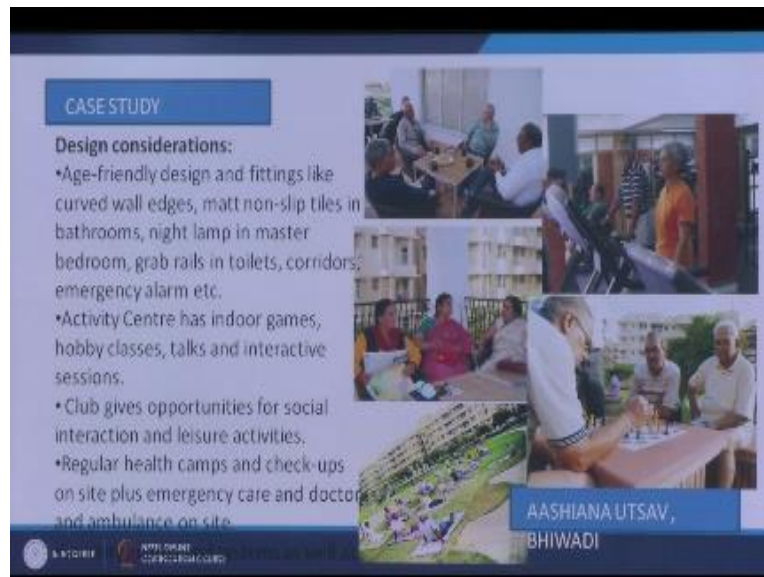
AASHIANA UTSAV, BHIWADI

IIT ROORKEE HUMAN RESOURCE CENTER

So these are the typologies design different typologies design for the project you can see the few more projects though the typologies seems to be designed as a normal kind of a normal dwelling unit like 2Bhk or 1BHK or 3BHK but please take a note for that the internal space including their furniture arrangement and the specification and there space we need to be designed very minutely with the help of the concept of the universal design and the accessibility many design so that at any point of time, they do not face any failures from aging from one room to another room or from the lobby area.

From the common area to the room also accessibility to the facilities like toilets and kitchen so this kind of design element should be there. So we talked about design consideration.

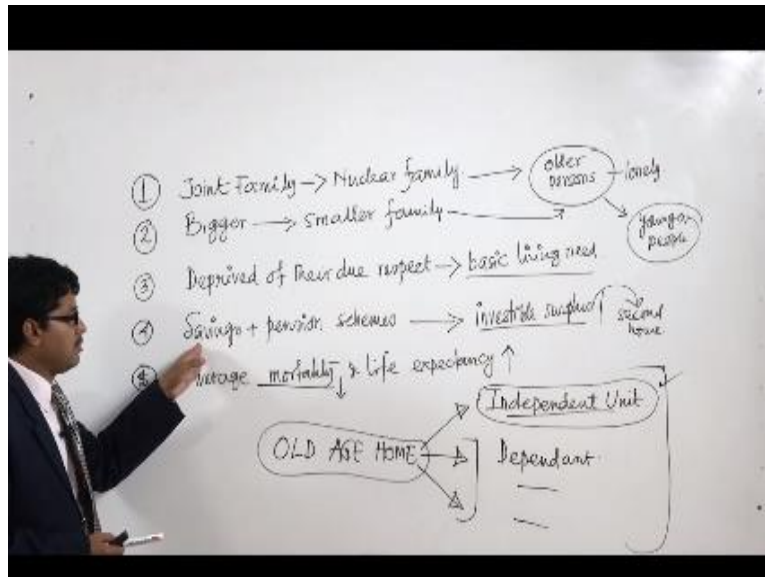
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Fittings like curved walls edges matt non-slip tiles bathroom night lamp in the master bedroom grab rails toilet corridors emergency alarm. All these are required for design element activity center has a hobby classes talks and interactive sessions. These is much more required because of their physiological attachment and physiological well being now there could be class facility club facility gives a interaction and laser activities there could be regular health camps and checkups on side by the organizer. And plus emergency care and doctor on call and ambulance could be arranged for this for this people.

You can see some of the glimpse of the old aged people how they are living in this particular campus. Few more pictures you can understand. So these are the common play area common activity area landscape area. Where they spend their time in the evening or in the afternoon. So that they do not feel that they are isolated they are within a community. So having said that let us summarize the discussion today. Today we discussed a very important part of the housing planning that is old age home there are various reasons for developing the old age home.

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The first reason is what we discussed is the conversion from the joint family to the nuclear family second reason we discussed that the bigger family to the smaller family. Where more nuclear family and as a result that the younger people going out for their job requirement. The old persons are living lonely and without any assistance and sometimes they are deprived of there respect and they basically living need from their family.

And another reason is because of these schemes they have the capability and affordability to have the second house and not here reason is that because of the improvement of the health facility and the health care services at the government level and at the private level there life expecting is going and the modality bis going done as a result of that more and more number of old age people they are need of old age home.

So we discovered three categories of old age home is possible one is dependent category were old age people or senior citizens can stay independent without any assistance there could be depended unit. At the first category needs some common facility like kitchen mess facility some common health facility community etc. And also there could be assistant living the dependency

is much more higher in that category along with the old age home separate room can be provided for the attend and the assistant.

Who are basically there are to help them in day to day living for there for there medical need for their assisting in the in the physical circulation from one place to another place and various kind of physical need. So considering that we have seen one case study where we have seen that the design of the, the and the house and the areas will be in such a way. So that they do not feel at any time of isolated fell that they are medium community so more apart from the design including then the design there could be various kinds eventually and the activity which can be organized.

So that they feel that they are within a community and they are having a good times and at the same time we discussed the maintains and the senior citizen acts at 2007 under this act this can the two major provisions they have one provision mandatory allowance for the maintenance allowance. For the senior citizen this can be mandatory by the children or the any other persons who are taking care of the old age people.

Second the provision which is very, very important is that the protection property even you any old age people they sell or they provide gift to anyone including their children the condition is that after the gifting of the property they have to take care of there all their basic need including their living need living and the medical need medical expenses this at basically ensure the right of the older and the senior citizen people.

Now the major in the current housing is that the old age home is old age home it is required for the for the day but the thing is there are people who may not afford to two set of house like one other house and other old age home at the later period of the time so the objective is or the major trend is whether we can design the housing projects the normal group housing or the private housing. Privately build housing project in such way.

So that in future we do not have up to convert them as a old age home we can admin them, we can just adapt them as a old age home in some element of the design interventions of that we do

not have to sell that house and shift to another old age home so those kind of trains are coming up in bigger behind the cities so the major learning from this lecture that we have to a basic aptitude to design the old age home considering they are need the legal implication and the design requirement so those who are interested to developed a specialization on this particular subject they can do it .

This is the very important feature which is coming in a belong in the near future so with this note we conclude the this discussion in the next discussion, the next lecture we will discuss another verily in very important part of the housing planning that is disaster resisted housing we have seen that for all the natural resorts and the disasters the houses are the shelters are the very important part which effecter able because of that the human causality.

And the property loss is there so how we can through the panning in design we can achieve disaster, aster housing so that we can minimize extremely the loss human loss and the prosperity loss at a very level at the local level, state level and every geographical location so this we conclude this lecture so thank you for your attention.

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