

PRESS INFORMATION BUREAU
GOVERNMENT OF INDIA

NOT TO BE PUBLISHED OR BROADCAST BEFORE AUGUST 23, 1954.

LOW-COST HOUSING EXHIBITION DESIGN ADOPTED

1,000 QUARTERS TO BE BUILT BY C.P.W.D.

New Delhi, August 19, 1954.

The Central Public Works Department has adopted, with suitable modifications, the design of a two-room single-storey house put up as a full-scale model in the International Exhibition on Low-cost Housing in New Delhi early this year. It is proposed to construct 1,000 quarters of this type in New Delhi. The alterations in the design, which is meant for hot and dry areas, have been made to enable double-storey construction. The quarters are intended for the pay group Rs.55-150. They are expected to be completed during the current financial year.

Traditional materials were used in the construction of the model for the Exhibition. The plinth area was 512 sq. ft. and the floor area 416 sq. ft. The overall cost including services and fittings was Rs.4,673. The design was prepared by Mr. H. Rehman, Senior Architect, C.P.W.D.

The modifications made by the C.P.W.D. in the plan provide for a staircase and an extra closet. No changes have been made in the main features of the design. The pattern of construction will be in the form of blocks of four or multiples of four flats. Between the flats there will be a staircase which will serve the upper storey.

Each flat will have two rooms 12'-6" x 10' and 12' x 9'-6". A rear verandah 7'-3" wide will be provided for dining, sleeping or sitting purposes. The verandah of the ground floor flats will be closed with a jaffri. On one side of the rear verandah there will be a kitchen 8' x 6'-6" and on the other a bath room and a

water closet...

water closet. Both will be approachable independently from the room.

Access to the terrace from the first floor will be by a cut staircase. This will prevent outsiders from going up to the terrace.

In front the ground floor flats will have a compact raised platform and the upper flats a balcony. The total floor area excluding the stairs will be 460 sq. ft., and the plinth area including the proportionate area of the stairs 600 sq. ft. The overall cost of each flat, including sanitary and electrical fittings, is estimated at Rs.6,000.

It will be noticed that the cost of the modified design of the flat is higher than that of the Exhibition model by Rs.1,327. The rise is due to the fact that the plinth area is 600 sq. ft. instead of 512 sq. ft. on account of the staircase, the extra closet, and the increased width of the verandah to make it fit for sleeping and other purposes. The inclusion of a ceiling fan in the living room, extra light points in the stairs and on the terrace, Sal or Deodar frames for the doors and windows instead of Kail and raising of the height of the rooms from 8'-6" to 10'-6" to conform to the New Delhi Municipal Committee bye-laws have also contributed to the increase in cost.

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