



Architects' satisfaction with deviation of housing bye-laws for residential buildings at Bareilly mahanagar

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ARTICLE INFO :

Received : 24.04.2012
Revised : 26.08.2012
Accepted : 01.10.2012

KEY WORDS :

Architects, Adequate housing, Housing bye-laws, Deviation, Satisfaction

HOW TO CITE THIS ARTICLE :

Saxena, Rakhi and Shukla, Chhaya (2012). Architects' satisfaction with deviation of housing bye-laws for residential buildings at Bareilly mahanagar, *Adv. Res. J. Soc. Sci.*, **3** (2) : 163 - 165.

ABSTRACT

Housing bye-laws are the formulation of adequate housing. Housing bye-laws are a set of legal requirements, the purpose of which is to promote good practice in the design and construction of buildings in the interest of the health, safety and welfare of people who use buildings. The snow ball sampling technique with combination of purposive and random sampling technique design was used to select the total sample of 70 architects from Bareilly Mahanagar, Uttar Pradesh. It was concluded that there were found a lot of deviation in housing bye-laws at the time of construction of residential buildings. Customer interest and customer choice along with financial limitations were the major factors responsible for these deviations. Deviations were found in terms of additions and deletions in doorways, windows and shelves of various areas of residential buildings. Financial factors along with value and belief of customer were found the major limitations in implementation of housing bye-laws.

INTRODUCTION

Shelter is a basic need in our climate, a matter of life and death. Everyone shares the right to a decent standard of living. Essential to the achievement of this standard, the fulfillment of human life beyond simple survival is access to adequate housing. Residential construction practices, technologies and resources must conform to local building authority regulations and codes of practice. Bye-laws have reflected the outlook of urban development authority to be positive to the changing times. Housing bye-laws are essential for harmonious, respectable, and peaceful living thereby to promote a healthy, happy, and brotherly environment among all residential buildings. In general, housing structure is built by somebody else (architect) and used by somebody else. So, a lot of considerations are required for adequate housing. There is a huge gap between bye-laws given by various government agencies and their practical applications at the time of construction. One of the major reasons behind that may be the low level of architects' knowledge regarding the housing bye-

laws. Deviation from housing bye-laws at the time of implementation had been found a very common phenomenon. The major reasons attributed for deviations in bye-laws include customer interest, customer choice, customer's faith in *Vastu*, financial limitation, modification in designing, land management and limitation in building materials.

METHODS

Descriptive research design was chosen to find out the background profile of the architects, their place of work, assessment of knowledge regarding housing bye-laws, major area of deviation, reasons of deviation and limitation in implementation of housing bye-laws. The architect's knowledge regarding housing bye-laws was the dependent variable, which was assumed to be influenced by personal (age, experience and number of completed projects) as well as situational variables (awareness and training programme attended and locale of building).

The study was carried out at Bareilly Mahanagar of Uttar