

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

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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

Preadesh. With snow ball sampling technique, 140 architects were identified. Out of the total identified architects, a sample of 70 architects was selected through random sampling technique. Architects were the key informants of the study. The data were collected personally by using interview method on the variables under study to obtaining the best and unbiased accurate data for the study. The time period for data collection was three months *i.e.* January, February and March, 2009. The collected data were tabulated and analyzed with the help of subjective and relational statistics. Frequencies, percentage and mean were calculated to present a clear distribution of respondents according to parameters.

OBSERVATIONS AND ANALYSIS

The results obtained from the present study are summarized below according to objectives of the study:

Extent of satisfaction of customers with deviation of housing:

Majority of respondents (41.42%) reported that customer interest was very high influencing and first ranked factor which was followed by medium associated and second ranked factor for reason of deviation (17.14%). As far as customer choice was concerned, majority of respondents (47.14%) reported that this factor had very highly associated and ranked first as a factor for deviation. Customer faith in *Vastu* had medium association and first ranked factor responsible for deviation as reported by 52.85 per cent architects. In context of financial limitation, majority of architects (35.71%) reported that it was highly associated and third ranked factor responsible for deviation in housing bye-laws. With regard to modification in

designing, majority of respondents (32.85%) reported that it had medium association and considered as a second ranked factor of deviation in housing bye-laws. In case of land management, majority of respondents (41.42%) reported that it was highly associated and second ranked factor followed by the thought that it had medium association and third ranked factor responsible for deviation in housing bye-laws (30%). Besides this, majority of architects (32.85%) reported that limitation in building material had medium association and second ranked factor followed by low associated and considered as a first ranked factor (25.71%) responsible for deviation in housing bye-laws (Fig. 1).

Extent of satisfaction of architects with deviation in housing bye-laws:

The data revealed that among the total sample majority of respondents (65.71%) were sometimes satisfied with deviation in housing bye-laws. It was followed by 25.71 per cent architects who were not satisfied with deviation in housing bye-laws. There were only few (8.57%) architects who reported to be satisfied every time with deviations in housing bye-laws (Fig. 2).

The reason may be attributed for higher sometimes satisfaction, that architects had to do alterations in master plan of the building due to limitation of bye-laws, planning principals or orientation of the building. Customer interest had also been reported as a focal cause of deviation in housing bye-laws. Architects were not satisfied as now-a-days customer interest and faith in *Vastu* was increased, which put pressure in implementation of housing bye-laws at the time of house construction. Urban land needs to be suitably amended so as

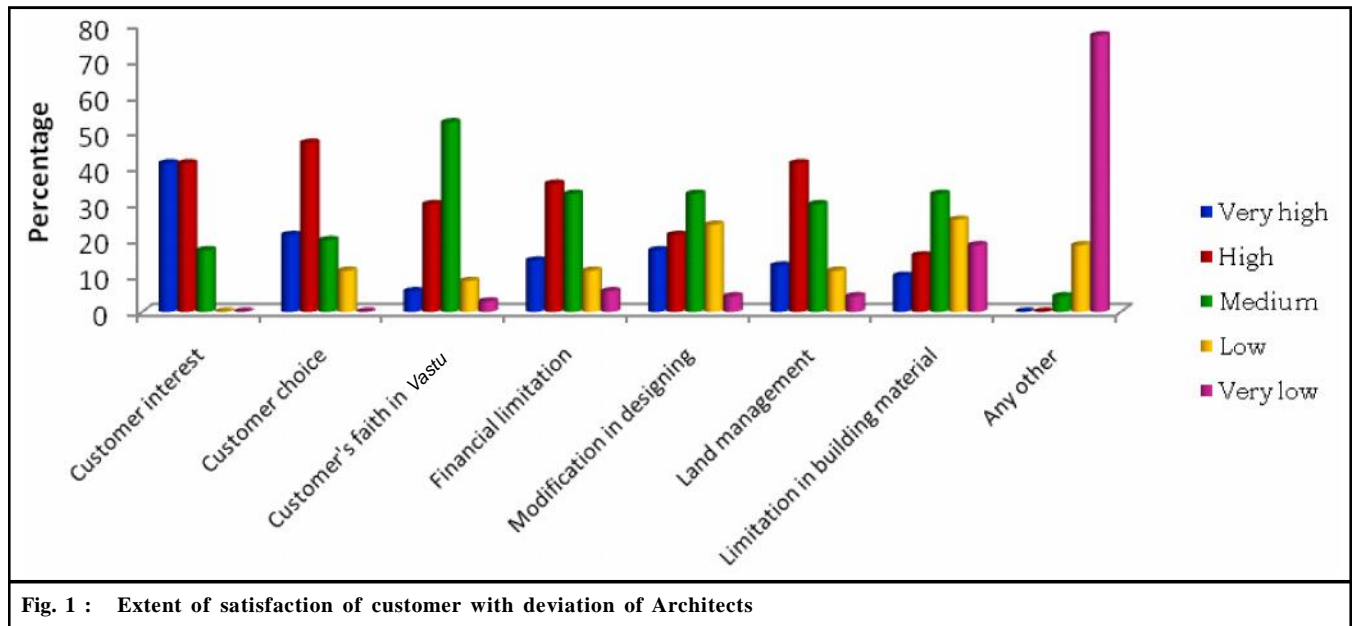
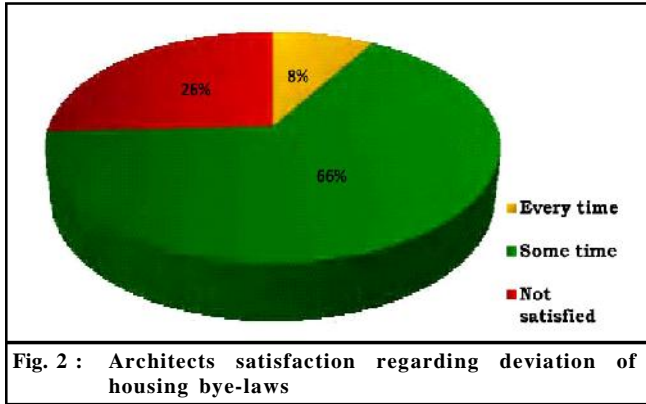


Fig. 1 : Extent of satisfaction of customer with deviation of Architects



to eliminate outmoded resulting in economical use of land and construction. Some architects were every time satisfied because they were very rigid and follow all the bye-laws and planning principals. Such architects mostly preferred to take the commercial projects directly under Building Development Authority (BDA) and other Government authorities. Mathew (1996) described the housing status in India. Patel and Shah

(2007) narrated some of the concepts of green housing while Mishra (2008) gave the specification of kitchen in the residential buildings.

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