

OPTIMAL DESIGN OF HOUSING DEVELOPMENT SYSTEM

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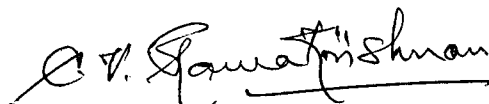
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**A Thesis submitted to the
Indian Institute of Technology, Delhi
for the Award of the Degree of
DOCTOR OF PHILOSOPHY**

**DEPARTMENT OF APPLIED MECHANICS
INDIAN INSTITUTE OF TECHNOLOGY, DELHI
1988**

CERTIFICATE

This is to certify that the thesis entitled, 'OPTIMAL DESIGN OF HOUSING DEVELOPMENT SYSTEM', being submitted by Mr. **Bibhuti Kumar Chakrabarty** to the Indian Institute of Technology, Delhi, India, for the award of the degree of **DOCTOR OF PHILOSOPHY**, is a record of bonafide research work carried out by him under our supervision and guidance. The thesis work, in our opinion, has reached the standard, fulfilling the requirements for **DOCTOR OF PHILOSOPHY** degree. The research report and the results presented in this thesis have not been submitted, in part or in full, to any other University or Institute, for the award of any degree or diploma.


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ACKNOWLEDGEMENT

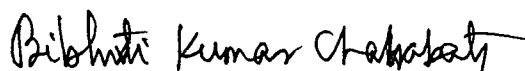
The author feels extremely grateful to Prof. S.M.A. Kazimi and Prof. C.V. Ramakrishnan of the Indian Institute of Technology, Delhi for their invaluable guidance, supervision and constant encouragement throughout the course of the present study.

The permission granted by the Housing & Urban Development Corporation (HUDCO) for the doctoral research is acknowledged with profound thanks.

The author got motivated to undertake the research study after he had the opportunity of attending a series of lectures delivered by Mr. Horacio Caminos of the School of Architecture & Planning, MIT, at the University College London in 1978. Thereafter, he got valuable guidance and encouragement from Mr. J.B. D' Souza, ex-Chairman & Managing Director, HUDCO, Mr. H.U. Bijlani, ex-Chairman & Managing Director, HUDCO and Mr. S.K. Sharma, Chairman & Managing Director, HUDCO, which is gratefully acknowledged.

Thanks are also due to the staff of HUDCO who rendered manifold help to the author for completing the thesis.

The author is grateful to his wife and daughter for their constant inspiration and cooperation without which this research study would not have been completed.


(BIBHUTI KUMAR CHAKRABARTY)

A B S T R A C T

Soaring land price and construction costs are making it difficult to provide housing to the low and medium income families. In view of the severe resource constraint and low affordability of people, it is imperative to ensure cost - effective design of housing development projects. It is difficult to achieve cost-effective design, by the conventional design methods or, by using the models available in the literature, since the number of design variables and their possible combinations is quite large and the cost-effectiveness indicators are design-specific values.

In the present work an analytical discussion of the housing development design process has been presented establishing the systems nature of the problem and a module-concept in layout and dwelling design, and the dwelling-layout system design, has been developed. Mathematical models and a design technique have been developed to achieve directly a given and feasible value of at least one quantitative design efficiency indicator (QDEI). In this technique the conventional design process is reversed i.e. first the value of QDEI is chosen and the design fitting with this objective is generated in symbolic terms, which can be drawn at the end of the process. Using this model, sensitivity

analysis has been carried out, showing large variation in the value of the QDEI's, which are affected by a number of interacting variables. Such large variations establish the need for more scientific approach.

Therefore, non-linear programming optimisation models have been developed to achieve the least-cost and maximum-benefit design, covering both the serviced-plot and the dwelling-layout system. Fifteen models incorporating a typology of constraint sets, to cover various design requirements including the geometric compatibility, have been developed including a model for curvilinear layout module. Using the optimisation models, which are independent of the module pattern, a designer could achieve directly a number of quantitative design efficiency-indicators, simultaneously with the minimum - cost or, maximum - benefit design, by assigning appropriate value to the corresponding design parameter. In the dwelling-layout system design models, different room-arrangement matrices have been considered, for optimal design of different types of housing development. The models developed are solved using the geometric programming technique. The degree of difficulty in the problems varies from 3 to 6. Application results have been presented for each of the models showing always consistent and geometrically compatible results.

TABLE OF CONTENTS

Chapter	Page
CERTIFICATE	i
ACKNOWLEDGEMENT	ii
ABSTRACT	iii
TABLE OF CONTENTS	v
LIST OF TABLES	xi
LIST OF DATA SHEETS	xii
LIST OF FIGURES	xiv
LIST OF PRINCIPAL SYMBOLS	xvii
I INTRODUCTION	1
1.1 Socio-Economic Context	2
1.2 Desirable Design Goal	7
1.3 Motivation for the Present Work	8
1.4 Outline of the Thesis	12
II HOUSING DEVELOPMENT DESIGN PROCESS	16
2.1 Introduction	16
2.2 Conventional Planning Practice	17
2.3 Systems Nature of the Problem	23
2.4 Alternative Design Approaches	26
2.4.1 ASCE Model	30
2.4.2 Anderson Model	35
2.4.3 Caminos-Goethart Model	38
2.4.4 Bertaud Model	43
2.4.5 Schlager Model	45

Chapter		page
	2.4.6 Large Scale Urban Models	47
	2.4.7 Small Scale Urban Models	49
	2.5 Housing Development System Design Model Concept	50
	2.6 Closure	52
III	A DIRECT DESIGN MODEL	54
	3.1 Introduction	54
	3.2 Module Concept in Design	56
	3.3 Model Development Methodology	62
	3.4 Design - Problem Typology	69
	3.5 Layout Design Models	71
	3.5.1 Grid-Iron Module	73
	3.5.1.1 Designing a Layout Module for a Given Plot Area	74
	3.5.1.2 Designing a Layout Module for a Given Plot Density	78
	3.5.1.3 Designing a Layout Module for a Given Saleable Land Ratio	82
	3.5.1.4 Designing a Layout Module for a Given Infrastructure Cost	87
	3.5.1.5 Designing a Layout Module for a Given Affordable Cost Per Plot	91
	3.5.1.6 Designing a Layout Module for a Given Number of Plots	96
	3.5.2 Modified Cul-de-sac Module	100
	3.5.3 Other Modules	106

Chapter		page
3.6	Dwelling Design Model	107
3.7	Parametric Sensitivity Study	123
3.7.1	Sensitivity of Saleable Land Ratio and Circulation Area Ratio	129
3.7.1.1	Effect of Plot Ratio	130
3.7.1.2	Effect of Street Width Matrix	133
3.7.1.3	Effect of Module Ratio	138
3.7.1.4	Effect of Plot Area	139
3.7.1.5	Effect of Module Area	141
3.7.2	Sensitivity of Open Space Ratio	143
3.7.3	Sensitivity of Plot Density	144
3.7.4	Sensitivity of Cost Effectiveness Indicators	147
3.7.5	Land Price - Infrastructure Cost Interaction	151
3.8	Direct Design of Affordable Housing Development	155
3.8.1	Time Value of Money	156
3.8.2	Example Problems	157
3.9	Closure	162
IV	A MODEL FOR OPTIMAL DESIGN	164
4.1	Introduction	164
4.2	Design Principles	165
4.3	Typology of Models	173
4.4	Development of Minimum-Cost Design Models	174
4.4.1	Model Typology CPCV - Model-I	178

Chapter		page
	4.4.2 Model Typology CFCF – Model-II	184
	4.4.3 Model Typology CFNF – Model-III	186
	4.4.4 Model Typology CPCDV– Model-IV	188
	4.4.5 Model Typology CPCDF– Model-V	190
	4.4.6 Model Typology CPCMV– Model-VI	192
	4.4.7 Model Typology CDCDV– Model-VII	194
	4.4.8 Model for a Curvilinear Layout Module– Model-VIII(CPCV)	200
4.5	Development of Maximum-Benefit Design Models	204
	4.5.1 Model Typology BPCV – IX	206
	4.5.2 Model Typology BPCF – X	208
	4.5.3 Model Typology BPNF – XI	210
	4.5.4 Model Typology BPCDV– XII	212
	4.5.5 Model Typology BPCDF– XIII	213
	4.5.6 Model Typology BDCF – XIV	214
	4.5.7 Model Typology BDCDV– XV	216
4.6	Closure	218
V	SOLUTION AND APPLICATION OF OPTIMISATION MODELS	220
	5.1 Introduction	220
	5.2 Posynomial Geometric Programming	222
	5.2.1 Degree of Difficulty	225
	5.3 Signomial Geometric Programming	226
	5.4 Solution of Optimisation Models	229

Chapter		page
5.4.1	Model-I (CPCV)	230
	5.4.1.1 Model Solution	230
	5.4.1.2 Model Application	235
5.4.2	Model-II (CPCF)	240
	5.4.2.1 Model Solution	240
	5.4.2.2 Model Application	243
5.4.3	Model-III (CPNF)	247
	5.4.3.1 Model Solution	247
	5.4.3.2 Model Application	253
5.4.4	Model-IV (CPCDV)	258
	5.4.4.1 Model Solution	258
	5.5.4.2 Model Application	263
5.4.5	Model-V (CPCDF)	272
	5.4.5.1 Model Solution	272
	5.4.5.2 Model Application	276
5.4.6	Model-VI (CPCMV)	278
	5.4.6.1 Model Solution	278
	5.4.6.2 Model Application	281
5.4.7	Model-VII (CDCDV)	285
	5.4.7.1 Model Solution	285
	5.4.7.2 Model Application	291
5.4.8	Model-VIII (CPCV - Curvilinear)	293
	5.4.8.1 Model Solution	293
	5.4.8.2 Model Application	295
5.4.9	Model- IX (BPCV)	299
	5.4.9.1 Model Solution	299

Chapter		page
	5.4.9.2 Model Application	303
5.4.10	Model-X (BPCF)	308
	5.4.10.1 Model Solution	308
	5.4.10.2 Model Application	309
5.4.11	Model-XI (BPNF)	313
	5.4.11.1 Model Solution	313
	5.4.11.2 Model Application	315
5.4.12	Model-XII (BPCDV)	321
	5.4.12.1 Model Solution	321
	5.4.12.2 Model Application	326
5.4.13	Model-XIII (BPCDF)	327
	5.4.13.1 Model Solution	327
	5.4.13.2 Model Application	327
5.4.14	Model-XIV (BDCF)	330
	5.4.14.1 Model Solution	330
	5.4.14.2 Model Application	332
5.4.15	Model-XV (BDCDV)	336
	5.4.15.1 Model Solution	336
	5.4.15.2 Model Application	339
5.4	Closure	345
VI	CONCLUSIONS AND RECOMMENDATIONS	347
	6.1 Conclusions	347
	6.2 Recommendations	353
	APPENDIX	354
	REFERENCES	362
	BIODATA	372

LIST OF TABLES

Table		Page
1.1	Estimated Need of Housing in Selected Countries	15
4.1	Expressions for Determining the Value of Module Parameters and Cost Co-efficients for various Module Types	177
A.1	Summary of Housing Conditions in Selected Countries - Built Area Density	355
A.2	Summary of Housing Conditions in Selected Countries - Essential Utilities	356
A.3	Percentage of Population served by Sewage Disposal Facilities by Type, in Selected Countries	357
A.4	Pace of Improvement in India in the Percentage Distribution of Households by Source of Drinking Water	358
A.5	Population and Average Annual Growth Rate in Selected Countries	359
A.6	Decadal Growth Rate and Population Density in India	360
A.7	Per Capita Gross National Product for Selected Countries	361