

UNIT- II

CLASSIFICATION OF

HOUSE

Class: B.Sc. (H.Sc.) 4th Semester

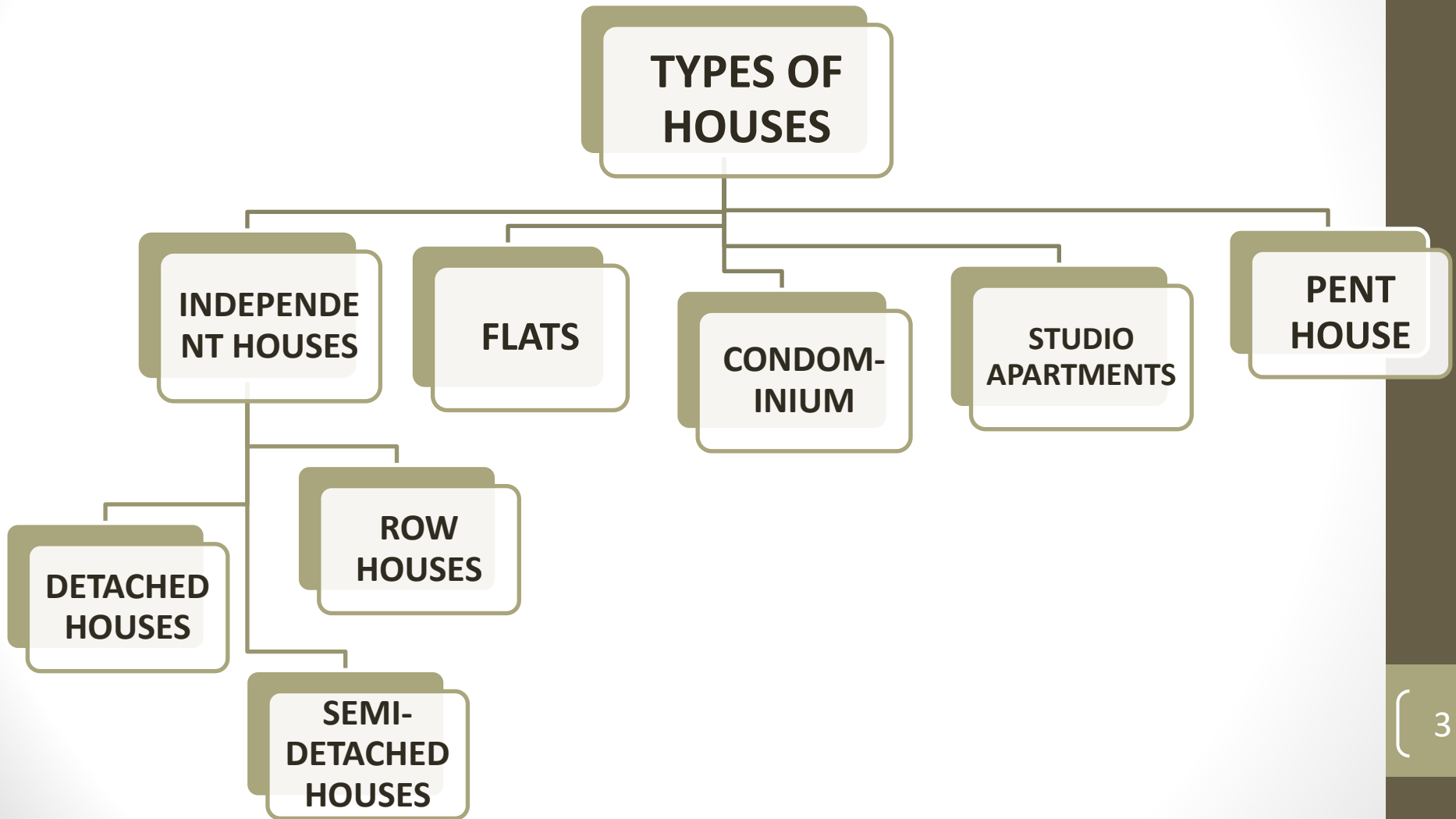
Subject: Fundamentals of Housing

Teacher: Dr. Rupinder Kaur Ghumman

HOUSING

- We spend a majority of our life time in the interior spaces of our homes, created by the structure and cells of the building.
- The house is thus the most important part of our life time.
- A **house** can be defined as a shelter consisting of walls, floors, windows and roofs in which human beings live.
- A house provides shelter, comfort, convenience, privacy, rest and relaxation to the family members.
- The word house refers to the image of shelters- an apartment, an independent house or a mobile house.
- It includes physical environment of the house with its neighborhoods and institutions.

CLASSIFICATION OF HOUSES

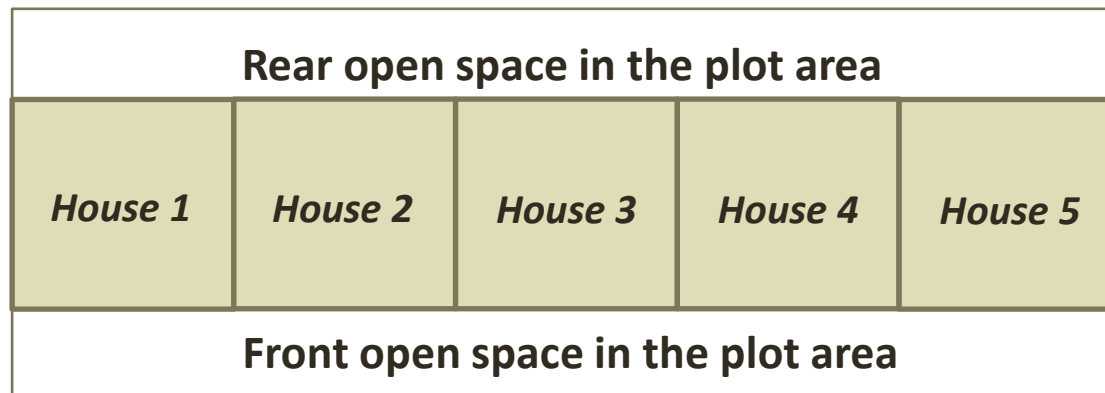


INDEPENDENT HOUSES

- Have utilities and services installed independently (like electricity, water, drainage, telephones, heating, lighting, air-conditioning).
- Independent houses could be by placement of plinth on plot-
 - Detached: open on four sides
 - Semi-detached: open on three sides and attached on one side
 - Row: open in front and back, attached on two sides

ROW HOUSES

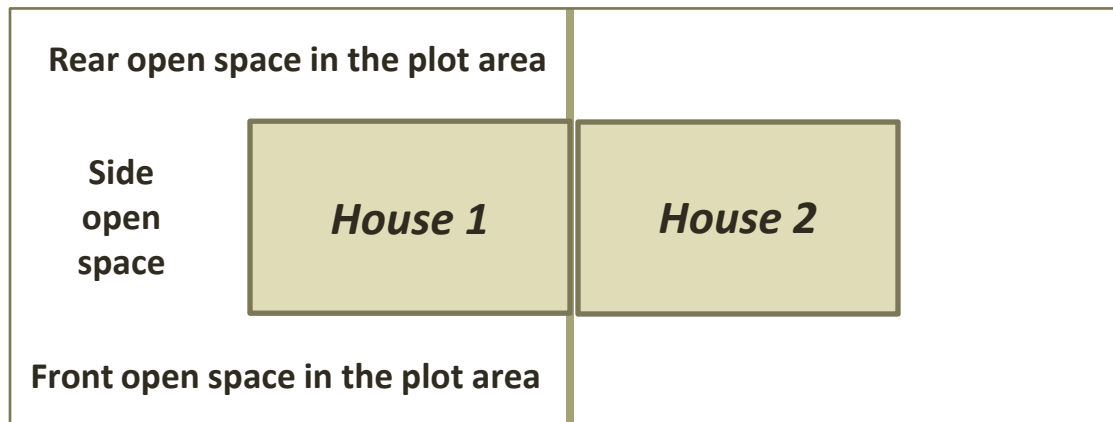
- A row house has side walls attached with the adjoining house. Only rear and front have open spaces for outdoor activity
- Houses are built on smaller plot size, arrangement of windows and ventilators possible only in front and back walls.
- Since houses are closely built, there is very little privacy.



Sample plan of a row house

SEMI-DETACHED HOUSE

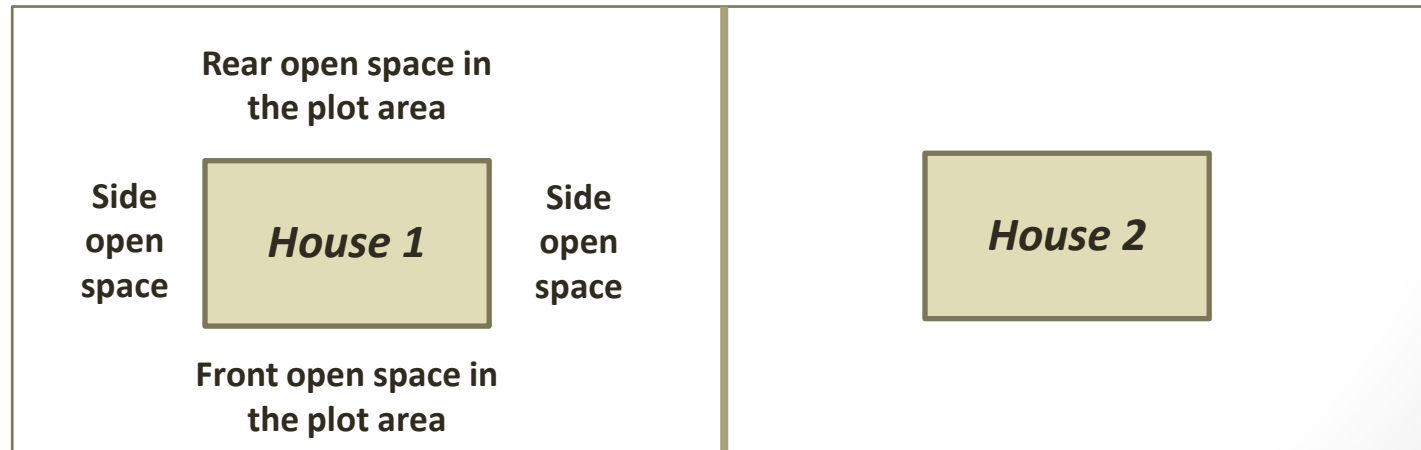
- A building detached from three sides but attached to its neighboring house from one side
- Families living in this type of house enjoy more open space as well as privacy as compared to families in row houses
- These houses have more light and ventilation; construction cost is more as compared to row houses.



Sample plan of a semi-detached house

DETACHED HOUSES

- Built as a permanent, single family dwelling unit; includes ownership rights to the land on which it is situated
- building detached on all four sides with open space all around the building
- Provides more privacy to its residents as this type of house does not share boundary wall with other neighbors
- Cost of construction is very high and least economical in use of land space



Sample plan of a detached house

VILLA HOUSE

- A large, detached structure with spacious land surrounding it.
- A villa is generally home to a single family
- Very luxurious, includes amenities such as: pool, stables, gardens, etc.
- Most villas include a large amount of land and often barns, garages, or other out buildings as well.
- A villa is a fancy vacation home:
 - In Roman it means “country house for the elite”
 - In Italian it means “country house or farm”



FLATS/ APARTMENTS

- A dwelling unit in a building where utilities and services are provided on shared basis
- Single family lives in a single dwelling unit on one floor
- Common staircase or lifts is provided, vehicle parking space is on ground floor or basement
- Can be low rise with height up to three storeys or high rise. For flats above four storeys, lifts are provided and are referred to as apartments
- Flats are generally classified on the basis of number of bedrooms; e.g. a one bedroom flat would comprise of one bedroom with a kitchen and drawing-cum-dining and separate toilets
- Single room apartments with a kitchen corner and toilets are called Studio Apartments

FLAT/ APARTMENT

A 3BHK Flat



CONDOMINIUM

- Condominium- derived from Latin word 'con' meaning together and 'dominium' meaning domain or property.
- A privately owned individual unit within a building of other units.
- Condo owners jointly own shared common areas such as pools, garages, elevators, outside hallways, etc.
- A homeowners association manages the common areas and oversees the agreements, conditions and restrictions that apply to the property.
- Structurally condos and apartments look same, but the difference between them is of ownership. You own a condo and you rent an apartment.



The Cosmopolitan, a Condominium in Singapore



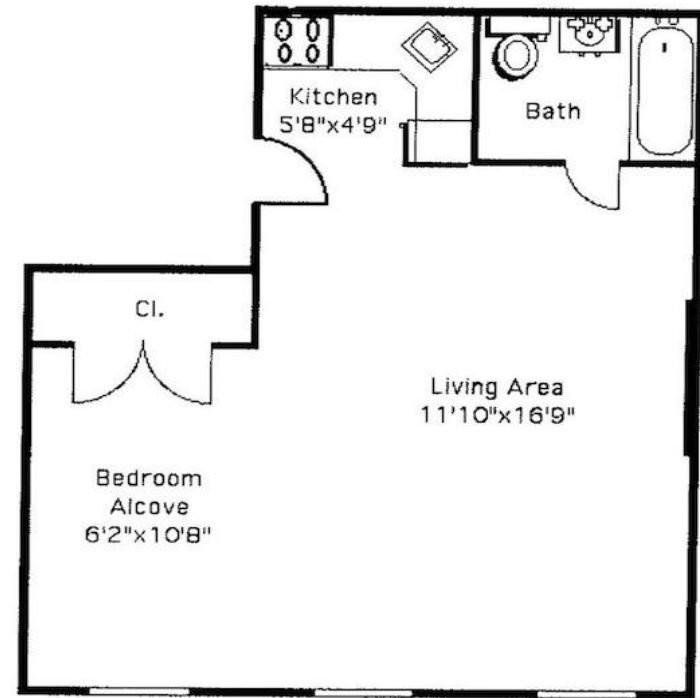
Condominium in Cambodia

STUDIO APARTMENT

- A self contained apartment also known as bachelor pad or studio apartment
- A type of flat consisting of one main large room divided into various zones- bedroom, kitchen, living room, work space, etc.
- It is a small apt which combines kitchen, living room, bedroom into a single room
- Kitchen facility may either be located in central room or in a small separate room. Bathroom is usually in its own smaller room.
- Sizes vary considerably:
 - In India, usually called one room kitchen apartment including a hall with a bedroom and bathroom and attached kitchen to the hall.
 - Used by 1-2 people, size 200-450 sq. ft. (19-42 sq. m.)



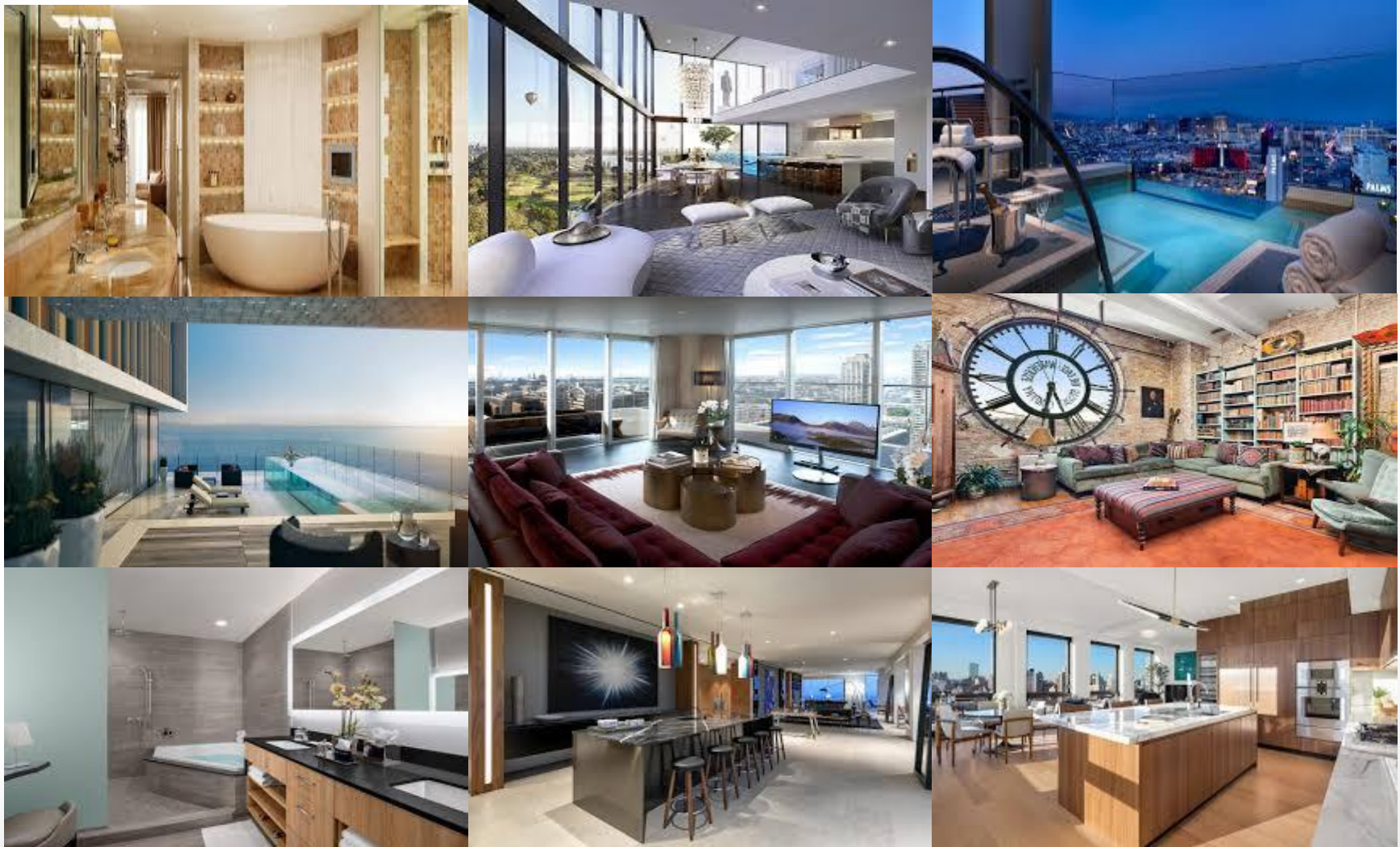
STUDIO APARTMENTS



PENT HOUSE

- An expensive flat at the top of an apartment building
- Typically differentiated from other apartments in terms of luxury features
- Located on highest floor of an apartment building situated in heart of the city, occupants have view of skyline.
- Such location provides easy access to hotels, restaurants, malls, schools, hospitals etc.
- Luxury amenities: high end appliances, terrace, fireplace, oversized windows, multiple master suites, office space, Jacuzzi, finest material fittings, luxurious flooring systems, private elevator, higher and vaulted ceilings

PENTHOUSE



Oversized windows, swimming pool, skyline view, high-tech equipment, ample open space-natural lighting & ventilation

