

REPORT OF  
UNIVERSITY GRANTS COMMISSION  
BUILDING ADVISORY COMMITTEE

TEACHERS' HOSTELS

UNIVERSITY GRANTS COMMISSION  
NEW DELHI  
1964

## INTRODUCTION

There is an acute shortage of properly qualified and experienced teachers in the universities and colleges. To attract and retain the best available talent to the teaching profession it is felt that besides attractive scales of pay some more facilities have to be provided. Environments and living conditions play a pre-dominant part in moulding the personality of a teacher and the quality of education imparted by him. Provision of residential accommodation for the teachers near the university campus will not only be a potent factor in checking the drift of talent to avenues other than teaching but also prove advantageous to the students. It will help in building a corporate community life within the campus.

During recent years there has been a rapid increase in the number of students resulting in additional number of teachers in the universities. The provision of residential accommodation for teachers, however, has not kept pace with the increase in teaching staff. In most cases the teachers have to seek rented accommodation which is expensive, inconvenient and difficult to secure.

The University Grants Commission has been aware of this difficulty and a Committee of the Commission is separately looking into the problem of provision of residential accommodation for students and teachers. The provision of housing in a regular scale to all the teachers in the universities would be a prohibitive programme in the context of the present limited resources. As an interim measure the University Grants Commission has decided that in addition to assistance for the construction of staff quarters, the universities may be assisted for the construction of 'Teachers Hostels'. To lay down the norms in general for the provision of various facilities in the Teachers' Hostels for the guidance of the universities, a Committee with the following members was appointed :

- |                      |                                                       |
|----------------------|-------------------------------------------------------|
| 1. Shri K.L. Joshi   | Secretary,<br>University Grants Commission            |
| 2. Prof. F.C. Auluck | Department of Physics,<br>Delhi University.           |
| 3. Shri H. Rahman    | Senior Architect,<br>Central Public Works Department. |
| 4. Shri B.P. Mathur  | Senior Architect,<br>Panjab University.               |
| 5. Shri R.K. Chhabra | Deputy Secretary,<br>University Grants Commission.    |

This paper contains the recommendations of the Committee, which have been accepted by the Commission.

### **PURPOSE**

The teachers flats are intended for single, newly-married or senior teachers who do not have large families and can manage with a suite of two rooms with other facilities provided. While recommending the norms, the Committee feels that the following facilities and areas should be provided in each of the flats :

1. Living room or multi-purpose room (living, study and dining)	165 sq. ft.
2. Bed room (including wardrobe)	125 sq. ft.
3. Kitchenette	55 sq. ft.
4. Toilet	40 sq. ft.
5. Sleeping balcony	60 sq. ft.
6. Circulation entrance lobby	7½% of the carpet area.
7. For thickness of walls staircases and circulation space.	50% of the carpet area
8. Total carpet area per flat	480 sq. ft.
9. Total built-up area per flat	720 sq. ft.

Due to special climatic conditions in certain parts of the country it may not be necessary to provide balconies in the flats everywhere. In such cases the area so surrendered could be usefully utilised for providing increased carpet area in the flats, provided, that the total built-up area per flat as recommended does not exceed the limit indicated.

### **SITING, LOCATION AND EXPANSION**

In the proposal for the construction of teachers' hostels, apart from the living and other accommodation made available, a small kitchenette may be provided in each flat. Some universities may desire to provide in addition to these arrangements, a common dining hall and lounge for the residents. Most of the universities already have provision for guest houses-cum-staff clubs. These blocks of teachers' hostels may be so located that the facilities already available for dining hall etc could be made available to residents of these flats.

### **SPACE UTILIZATION**

The Commission has been examining plans submitted by some universities. The building team is of the opinion that flats for teachers should be planned

around an entrance lobby from where all the rooms including bath and kitchen could be entered directly. The shape of the room should be determined by the particular furniture necessary in the room, and the unit of flat should determine the overall shape of the building. In case, where corridor access is used, it will be seen that the circulation space is disproportionately high. The building committee is of the view that flats around a central staircase may be found to be most economical.

### **LIVING ROOM OR MULTI-PURPOSE ROOM**

This room is intended to serve as a dining room as well as for entertainment, eating and study. For utility and convenience it has been found that an oblong-shaped room offers a better arrangement. The design of this room should be such that there is sufficient light and ventilation and enough of space.

The multi-purpose room should be able to accommodate the following furniture :

1. A Divan, which could be used for sitting during the day and may function as a bed for a guest at night, if need be
2. Two sofa chairs
3. Central or coffee table
4. A standard lamp
5. A study table
6. Built in bookshelf for about 150 books
7. A dining table for four (3'-9" × 3'-9")
8. Four dining chairs

Note:—One of the dining chairs could be utilized for the study table.

### **BED ROOM**

The bed room is the most important component of the flat. Care should be taken to study its proportions and the arrangement of furniture. The committee has observed that many a times the bed rooms are large enough but the beds cannot be arranged conveniently. Moreover there is hardly enough space round the beds to move conveniently either to reach the bath room or to leave the bed room or even to reach the electric light controls. These defects could be overcome by proper arrangement of doors and windows and study of the furniture layout. The bed room should contain the following furniture.

1. Two beds
2. Two built-in wardrobes
3. Built-in type dressing table
4. A book niche

## **KITCHENETTE**

This is intended for the cooking of food for the small family. As already recommended that for large entertainments or parties the use of the University club dining hall and lounge may be made by locating the flats near the club building.

The kitchen should be well designed and the use of fire wood and coal may be replaced with gas or oil-fed ovens, whichever proves economical both in the installation and running cost. Whatever be the system of cooking a hood above the cooking range is necessary to take away the fumes. It is also necessary to fit up the kitchen with a large pantry sink with an elbow control tap. Further a provision for a garbage chute is considered very desirable. Sufficient thought should be given to the planning of garbage chutes and the collection and disposal of the garbage.

Following is the list of furniture and fittings for the kitchenette :

1. A sitting stool
2. Cooking range with two plates (Electric, gas or oil fed)
3. Pantry sink with drainboard and elbow control tap
4. Storage cupboard
5. Plate rack above the sink
6. Garbage chute with a shutter
7. An extra power plug to operate other electric gadgets like an electric kettle, etc.

## **BATH ROOM**

The bath room should be attached to the bed room. At the same time it should be possible to enter it direct from the entrance hall so that one may not have to enter the bed room to reach the bath room.

The bath room should have a W.C., wash-basin, a shower, towel rail, mirror and a medicine chest.

In our country it is absolutely necessary to provide effective ventilation and light in the bath rooms. Most of the municipal committees insist that the bath room should have an external wall. This is laid down with a view to achieving good ventilation in the bath-rooms.

## **ENTRANCE HALL**

An entrance hall is necessary to provide entry to the various components of the flats and could also be utilized for ventilation of the flats. The entrance hall should have provision for a telephone, where a socket may be provided, while laying the wiring in the flat. It should also have a cupboard for raincoat, shoes, old newspapers etc., which may be found very useful to the occupants of the flat.

## **SLEEPING TERRACE**

In most parts of our country a sleeping terrace is very essential and should be large enough to take two beds conveniently. As far as possible the terrace should be approachable both from the living room and the bed room. An ideal terrace should have winter sun and be free from afternoon summer sun.

As far as possible solid masonry rails to the terrace should be avoided as they radiate heat and add to the discomfort of summer nights, but at the same time the other type of rails should as well not be of very open type and should provide sufficient safety.

In structures of more than 2 storeys the sleeping terrace should be so arranged that it may provide sufficient privacy and at the same time be open from sides for undisturbed flow of breeze, and least radiation from the walls. Generally the sleeping terrace should be  $1/2''$  to  $1''$  lower than the level of the living or bed room so that the rain water may not enter the room.

As already stated where sleeping terraces are not required the area for the sleeping terrace as recommended could be utilized for increasing the size of the rooms in the flat. It is entirely at the discretion of the universities to utilize this area in the manner they consider most desirable.

## **CHOICE OF MATERIAL**

It has been found that a structure consisting of ground, first and second floors, can easily be built upon  $9''$  thick load bearing brick wall. In case it is desired to make the flats more than four storeys high a R.C.C. frame structure with pannels may be more economical than a brick structure.

Detailed discussion regarding the number of storeys that may be provided has already been made in the report on Residential buildings. It has been pointed out that a single storey structure is certainly not economical to build, even if there is plenty of cheap land available. High structures may have their own disadvantages but are very economical as regards circulation space.

Local materials normally are the cheapest to use. Since the prices of steel and cement are uniform in the country it is possible to lay terrazzo floors in the flats specially in bath rooms and kitchens, and use R.C. roofs and R.C. staircases.

## **SERVICES**

It is a general practice to fix the waste pipes on the external face of the building. This is very objectionable from the aesthetic point of view, and it is recommended that all pipes from toilet and kitchen should be planned in a duct. In order to achieve economy in the piping it has already been recommended that wherever possible single pipe system should be adopted. It is further recommended that all horizontal pipes embedded in floors should be of the shortest possible length, and effective provision should be made for roding them conveniently.

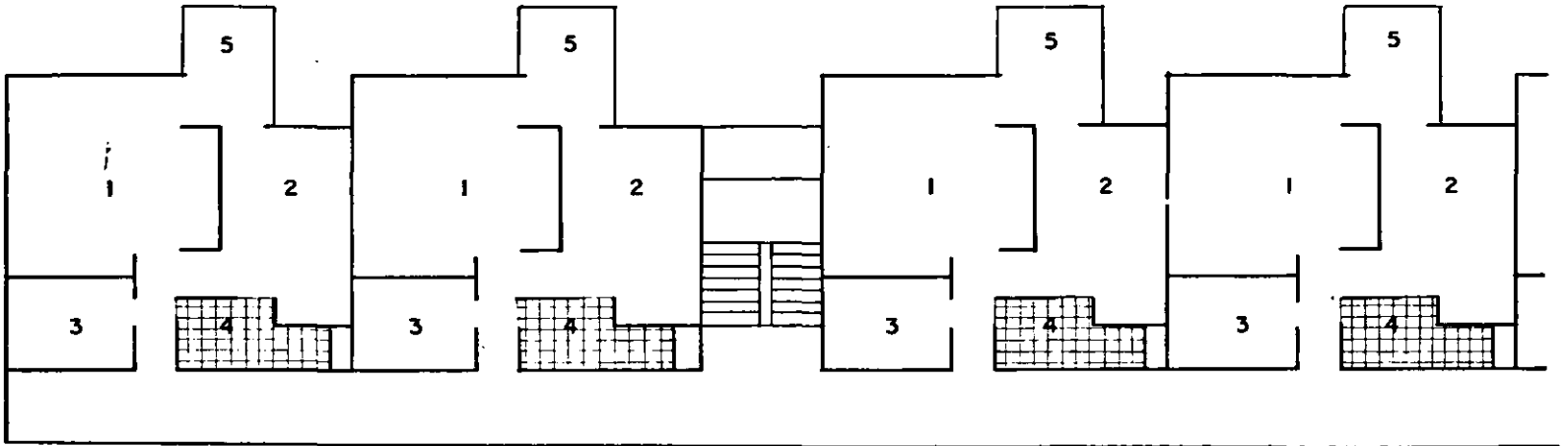
The kitchen waste pipe is normally 2" in diameter. The size of this pipe should be increased to at least 3" but 4" dia pipe will be preferred.

The electric wiring should be in conduit. The position of the electric main should be such that the meter reader should be able to come at any time without disturbing the inmates of the flat or without even entering the flat.

### **COMBINATION OF HOSTELS**

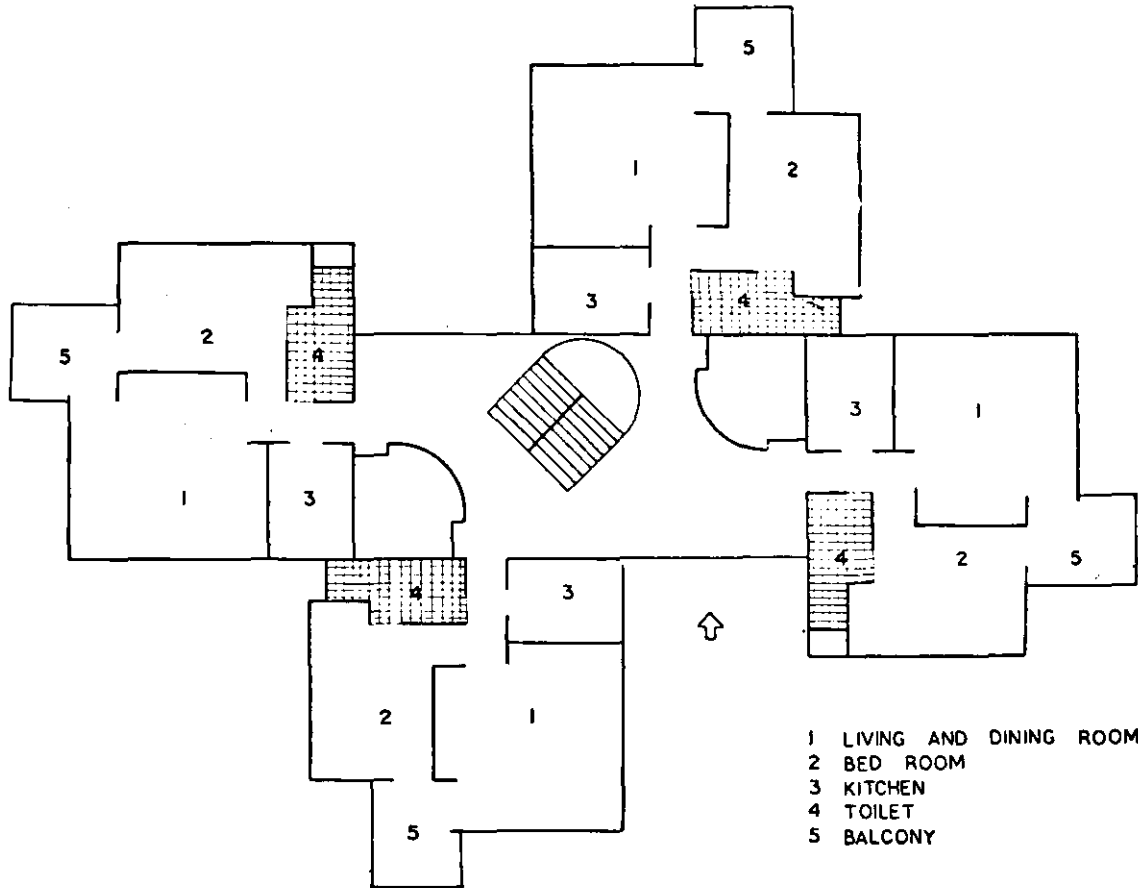
On the basis of the recommendations a few line drawings have been prepared and are enclosed as Appendices. These are meant only to give an idea of the basis on which the above recommendations have been made by the committee and could be modified to suit requirements of the universities. It may be that in certain cases the universities may like to provide, instead of two-room (flats) a single-room flat (with a small kitchennette and an attached bath) or a single room with attached bath room for the teachers. These three types could be grouped, if so desired, together in a block, according to the requirements of each university.

APPENDIX I



- 1 LIVING & DINING ROOM
- 2 BED ROOM
- 3 KITCHEN
- 4 TOILET
- 5 BALCONY





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