B. SUGGESTIONS AND RECOMMENDATIONS

Following are the Suggestions and Recommendations based on the findings of the Study:

- Finance must be made available at cheap rates of interest for a longer period of time for up-gradation, expansion and renewal of existing houses.

- Availability of land, its timely development with requisite infrastructure facilities and service is of prime importance for facilitating a sustained growth of housing activity. Hence the Revenue Department should take initiative for the formulation and implementation of a sound land policy favourable to the shelterless people in the State for the purchase of land and construction of houses.

- Efforts should be taken by the local authorities in co-ordinating and in bringing out the benefits of various research studies on low cost building materials to effect a reduction in the cost of construction to a considerable extent.

- The Grama Panchayat authorities should take steps by supplying new building materials, introducing new techniques in construction and production processes using beneficiaries' labour and reusing building materials in the rural areas.

- Immediate measures should be taken by the Government to tie up rural housing scheme with building centres so as to promote low cost housing and locally available materials and appropriate technology.

- There should be separate rural housing policy to solve the problem of housing the rural poor. Before the formulation of such a policy political parties,
communities, target groups, co-operatives, governmental and non-
governmental organisations must be consulted for the effective
implementation of such a policy.

- Sufficient loan amount, free from corruption, at a low rate of interest should be
  made available to the genuine rural poor who are identified and selected in
  the meeting of the concerned Grama Sabha.

- The local authorities should ensure that all the newly constructed houses in
  areas having acute water scarcity have adequate provisions for the
  harvesting of rainwater. Such a policy adopted by the authorities concerned
  will enable each and every household in the conservation of rainwater for
  their domestic use to a great extent without the assistance of local authorities.

- Financial assistance and subsidies should be given to all the households who
  are willing to install solar lamps and other devices capable of reducing the
  consumption of electricity.

- Immediate steps should be taken by the Government for the popularization of
  interlocking bricks and quarry dust as substitutes for costly bricks or latterite
  and river sand. This will not only enable the authorities concerned for the
  conservation of these natural resources but also facilitate the house builders
  in saving the cost of construction to the extent of 25 to 30 per cent.

- Measures should be taken by the households for the direct procurement of
  granite and latterite from quarries and river sand from the sand mining
  contractors. It will enable a considerable saving in the cost of construction to
  those who are involved in the construction of houses.
As the cost of construction of the foundation works (5 per cent), cost of superstructure (40 per cent), the cost of wood works (15 per cent), cost of plastering and flooring (20 per cent), cost of electrification and other finishing works (20 per cent) are the major components of the total cost of construction of houses, necessary steps should be taken by the Government for creating an awareness regarding the cost reduction programmes at each and every stages of construction of houses among the public through TV and other media.

Necessary steps should be taken by the consumers in familiarizing the calculation procedures to find out the exact quantity of usable timber from a piece of wood, as there is every possibility for getting deceived by the saw mill owners and carpenters due to their collusion in calculating the total quantity of wood taken from the saw mill by them.

An idea on the extent of wastage of wood at the time of sawing (40 per cent in the case of teak wood, 60 – 65 per cent in the case of jack fruit tree, etc.) will help the consumers in avoiding the possible losses at the time of purchase of wood for construction of houses to a great extent.

As far as possible, purchase of wood based building materials coated with wood primer and paint should be avoided because in such cases the consumers cannot find out the quality of the wood.