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Evaluating the Impact of Gated Residential Housing Colonies

Goal 3 - Good health and Wellbeing

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Abstract

This research paper attempts to study the benefits of gated housing communities versus non-gated housing communities in Mumbai, India.

Gated communities are a term that refers to a large land area that is fenced or walled all around individual housing buildings and has amenities like Clubhouses, Auditoriums, Swimming pools, etc. Earlier in history, cities were built with walls around them with gates to secure the residents.

In today's time also the sense of security is still preferred by some if given the option. With the increase in the crime rate over the years, residents prefer a safe and secure home to live in. Visitors are allowed/disallowed at the gate itself by communicating to residents via voice call or any application to approve or disapprove entry of visitors. In a gated community there is an ease of life, especially for children, housewife's, and the elderly who get a lot of friends and fellowship.

In addition to the security, the provision and maintenance of large, shared facilities like STP (Sewage treatment plant), rainwater harvesting, and composting, is economically feasible.

The methodology will be by case studies of gated communities viz Sample A in Panvel New Mumbai, India, and one individual building community viz Sample B in Borivli Mumbai. The preferences of residents will be gathered via a survey of people of different age groups in Mumbai, India. Further, a comparative analysis will be studied.

After exploring all aspects of gated communities, this research concludes that there are many benefits for residents in health and well-being. As such the lifestyle of living in a gated community is far better than living in a non-gated community.

KEYWORDS – Gated, Housing, Residential, Security, Amenities, Maintenance

1. Introduction

The review carried out here will be considering the gated housing communities having approximately 750 apartments spread over a number of buildings and wings as Sample A in Panvel and a non-gated housing community individual building having 32 residences as Sample B in Borivli Mumbai

First and foremost, the most important criterion of having a large, gated community is security. Entry for pedestrians and vehicles is strictly controlled. The importance of having a 3-level security system is appreciated by many. The first level is the main gate where the visitor is screened, and his/her arrival is communicated via video phone/intercom system or by using some smart applications on a cell phone which facilitates approval/disapproval of the entry into the complex by the resident quickly. The second level is at the entrance lobby of an individual building inside the complex where another similar check is carried out before the visitor is allowed to proceed to the residence. The third level check is outside the residence itself via a video phone, after which the visitor is safely entertained in the house. This 3-level security is important to prevent the nuisance of marketing & salespersons and any anti-social elements. The vehicles parked in the complex are also safe. Such communities tend to have a low crime rate.

The second criterion is the cost-effective sharing of large and small amenities like Clubhouse, Gymnasiums, Auditorium, Gymkhana with indoor and outdoor sports facilities, Swimming pools, Sauna baths, steam bath facilities, garden, jogging track, car parking, electric vehicle charging facility, ATM (Any time money) center, and some utility shops. (Figure I) Further the shared cost-saving facilities like STP (Sewage treatment plant), Rainwater harvesting, and Common television dish antennae. Services of employed Electrician & Plumber whenever required. Gated communities offer a good lifestyle.

A non-gated individual building community comparatively has fewer overheads respective to shared amenities in a gated community. There is flexibility to approach any facility of choice and as such, there is the freedom of going out and availing any services of one's own choice.

Considering the pros and cons, an attempt is made here to analyze via case studies of two such housing communities, one gated and one non-gated. The preferences of residents will be gathered via a survey of people of different age groups. Further, a comparative analysis of preference for gated or non-gated communities and amenities and facilities required inside campus will be studied.

Mumbai is a congested city, and very few vacant lands are available for large, gated communities. Since most of the plots are small, non-gated individual community housing is usually preferred by developers. Large, gated community housing is developed in some places where bigger land is available.

The concept of the Superblocks is the oldest example of Gated communities in Barcelona (Figure I) were made in the 1980s, and designed by Salvador Rueda, but had a hard time gaining support to be implemented as a scheme within the city since it was considered a radical idea that time.

2. Illustrations

Figure I: Sample layout showing amenities facilities of a Typical Gated Housing Community (Not to scale) and

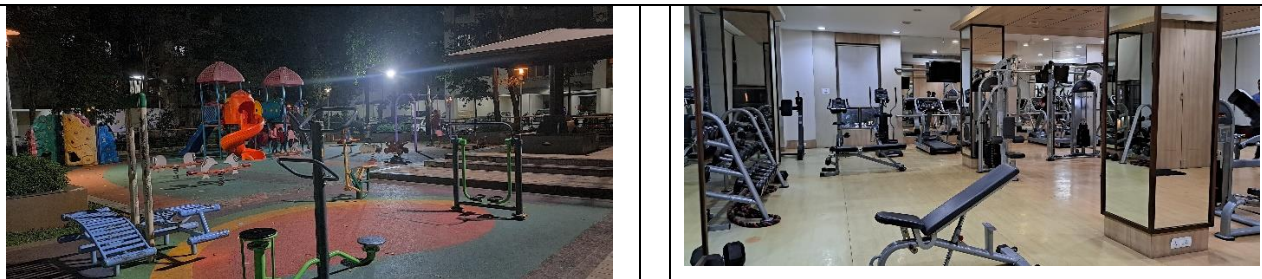
Superblocks of Barcelona (Not to scale) google earth image



Figure II: Actual photograph of the main gate and clubhouse of Gated community sample A at Panvel, Mumbai, India



Figure III: Actual photograph of children's play area and Gymnasium in Gated community sample A at Panvel, Mumbai, India



The gated community is better for community living since it has a lot of amenities and facilities in the housing complex, making life easier and fun to live. This is the Impact a gated community has made on the people.

Figure IV: Actual photograph of sculptures in Gated community sample A at Panvel, Mumbai, India



3. Case Studies

3.1 Sample A gated Community at Panvel, New Mumbai, India

Developed in 2009 on approximately 30000 sqm of land in Panvel. This large, gated housing community consists of about 750 apartments spread over 4 buildings having a total of 14 wings of ground plus 13 floors. It has a partial basement for car parking under the front two buildings, stilt parking under all four buildings, and open parking on ground level. There is a clubhouse, Swimming pool, and garden in the central huge courtyard. 50% of the apartments are facing the garden and are premium apartments. The remaining 50% of the flats face the outer side and as such do not have a view of the central garden (Figure IV). This gated community has all the amenities and facilities of a gated community (Figures II & III). The amenities and facilities are listed in the following (Table I). The residents living in this complex have a feeling of the comfort zone with respect to the three levels of security and the shared amenities and facilities. This was a boon during the two years of the pandemic. During the lockdown during the Pandemic time of 2020 -21, it was manageable to lock down the whole gated community and restrict entry and exit for residents. The vendors of vegetables, fruits, grocery, and dairy items were arranged inside the complex so that the residents do not have to go out. Retired residents especially enjoy the comfort zone of this gated community. Many residents rely on online orders and supplies of vegetables, fruits, groceries, and dairy items while some prefer to go out shopping.

Figure V: Actual Photograph and google earth image of Sample A gated Community at Panvel, New Mumbai



3.2 Sample B Non-gated housing Community Housing at Borivli, Mumbai, India

Developed in 2009 on approximately 1000 sqm of land in Borivli. This small non-gated housing community consists of 32 apartments in a single building of stilt+8 floors (Figure VI). It has 12 stilt parking and 12 stack parking above those stilt parking. It has just the minimum amenities and facilities required for a small non-gated community as listed in Table I below. Here the residents are used to going out of the complex for daily/weekly requirements for vegetables, fruits, groceries, dairy products, etc. some people rely on online shopping for the same. Further, they have a choice to join any gymnasium, gymkhana, library, etc available from a few within walking distance or within a short driving distance. The alarming issue is security. The provision of only two security guards, one during the daytime and one during the night-time, looks inadequate. The day guard is not on duty during lunch and teatime, making authorized entry easy. Although there

is a facility of intercom with a security guard, it is easy for marketing and salespeople to slip in his absence.

Figure VI: Actual Photograph and google earth image of Sample B Non-gated Community Borivli, Mumbai.



Table I Comparative study of Amenities and facilities available in Sample A Gated Community Housing at Panvel, New Mumbai, and Sample B Non-Gated Community Housing at Borivli,, Mumbai, India

Sr.No.	Facilities / Amenities	Sample A Panvel	Nearest available distance from Sample A Panvel	Sample B Borivli	Nearest available at a distance from Sample B Borivli
1	Gate Security Cabin	Available	In Campus	Available	In Campus
2	Parking	Available	In Campus	Available	In Campus
3	Guest parking	Available	In Campus	Not Available	Outside Gate
4	Washrooms for Visitors	Available	In Campus	Available	In Campus
5	Reception Counter and waiting	Available	In Campus	Available	In Campus
6	Passenger Lift per wing	Available	In Campus	Available	In Campus
7	Luggage Lift per wing	Available	In Campus	Not Available	In Campus
8	Close Circuit TV Cameras	Available	In Campus	Available	In Campus
9	Intercom system	Available	In Campus	Available	In Campus
10	Video Door Phone	Available	In Campus	Not Available	In Campus
11	Cell phone-based visitor app entry / exist system	Available	In Campus	Not Available	In Campus
12	Provision for window and split air conditioner	Available	In Campus	Not Available	In Campus
13	Clubhouse with Reception and waiting lounge	Available	In Campus	Not Available	2 km
14	Open-air Swimming Pool + Kids Pool + Jacuzzi with filtration plant	Available	In Campus	Not Available	2 km
15	Gymnasium	Available	In Campus	Not Available	3 km

16	Gymkhana	Available	In Campus	Not Available	2 km
17	Yoga, Singing, Dance classes hall	Available	In Campus	Not Available	2 km
18	Landscaped Garden with benches	Available	In Campus	Not Available	0.5 km
19	Children's play area	Available	In Campus	Not Available	0.5 Km
20	Skating rink	Available	In Campus	Not Available	2 Km
21	Half Basketball Court	Available	In Campus	Not Available	2 km
22	Mini Theatre	Available	In Campus	Not Available	3 km
23	Multi-purpose hall	Available	In Campus	Not Available	2 km
24	Steam and sauna bath	Available	In Campus	Not Available	1 km
25	Outdoor exercise area with equipment and jogging track	Available	In Campus	Not Available	0.5 Km
26	Water Fountains / Waterfall	Available	In Campus	Not Available	2 Km
27	Sculptures	Available	In Campus	Not Available	0.5 Km
28	STP (Sewage treatment plant)	Available	In Campus	Not Available	Nil
29	Composting Plant	Available	In Campus	Not Available	Nil
30	Garbage Chute	Available	In Camps	Not Available	Nil
31	Electrical Substation and DG set.	Available	In Campus	Not Available	Nil
32	Municipal water with suction, overhead, and fire tanks.	Available	In Campus	Available	In Campus
33	Bore wells	Not Available	-	Not Available	-
34	Rainwater harvesting	Not Available	-	Not Available	-
35	Fire Fighting system	Available	In Campus	Available	In Campus
36	Piped Natural gas system	Available	In Campus	Available	In Campus
37	Electrical Inverter in each per apartment	Available	In Campus	Not Available	-
38	Solar pole lighting for pathways	Available	In Campus	Not Available	-
39	Electric Vehicle charging facility	Not Available	-	Not Available	-
40	ATM (Any Time Money)	Not Available	0.5 Km	Not Available	0.5 km
41	Signages	Available	In Campus	Yes	In Campus
42	Library	Available	In Campus	Not Available	0.1 Km
43	Common Dish Tv antenna	Available	In Campus	Not Available	-
44	Internet common service provider	Available	In Campus	Available	In Campus
45	Vegetable shop	Not Available	1 Km	Not Available	2 km

46	Utility Shop	Not Available	1 Km	Not Available	0.5 km
47	Grocery Shop	Not Available	1 Km	Not Available	0.5 km
48	Doctors Clinic	Available	In Campus	Not Available	1 Km
49	Hospital	Not Available	1 Km	Not Available	0.5 km
50	Chemist Shop	Not Available	1 Km	Not Available	1 km

Table II Summary of Comparative study of Amenities and facilities available in Sample A Gated Community Housing at Panvel, New Mumbai, and Sample B Non-Gated Community Housing at Borivli,, Mumbai, India

Sr.No.		Facilities / Amenities at Sample A Panvel	Facilities / Amenities at Sample B Borivli
1	Available	40	9
2	Not Available	9	38
	Conclusion Percentage	78 % Facilities / Amenities available inside the complex	24 % Facilities / Amenities available inside the complex

3.3 Analysis of comparison between Sample A (gated community) and Sample B(non-gated community)

Sample A (Gated Community) has 78 percent of the Amenities / Facilities mentioned are available while Sample B(Non-Gated community) has 24 percent of the Amenities / Facilities mentioned as available (Table II). Those not available inside the complex can be accessed at a distance of 0.1 km to 3 km. It is clearly understood from (Table I) and (Table 2) that the number of amenities and facilities available in a gated community is much more than those in a non-gated community. This is the Impact a gated community has made on the people by providing all necessary amenities and facilities.

4. Survey

4.1 Survey of preferences towards gated / non-gated community living

A survey was carried out among fifty people across age groups to know their preferences towards gated / non-gated community living.

Table III Survey of fifty people of different age groups and Analysis of preferring gated or non-gated community living

Sr.No.		Children (below the age of 18 years) who Prefer gated community	Millennials (between the ages of 18 - 34 years) Prefer gated community	Generation X (between the ages of 35 and 50 years) Prefer gated community	Baby Boomers (between the ages of 51 to 69 years) Prefer gated community	Silent generation (between the ages 70 and 87 years) Prefer gated community
1	Gated Community living	10	10	10	10	10
2	Non-Gated Community living	0	0	0	0	0

	Conclusion Percentage	100	100	100	100	100
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4.2 Survey Result 1

All the 50 people surveyed would prefer to live in a gated community if there is an option available. The result of the first survey viz Preferences towards gated / non-gated community living shows that 100% of people prefer gated community living. the survey result of Survey of preferences towards gated / non-gated community living, (Table III) it is clearly understood that if the option of a gated community is available in their locality, all 50 people surveyed will prefer opting to have a house in a gated community provided the budget is not a constraint. This is the Impact a gated community has made on the people considering ease of secure living and availability of amenities and facilities.

4.3 Survey of Amenities and Facilities required inside a gated community

Another survey was carried out among fifty people across age groups to know their preferences towards the amenities and facilities required by gated community liking people.

Table IV Survey of fifty people of different age groups and Analysis of Amenities and Facilities required inside a gated community.

Sr. No.	Amenities and Facilities required / not required inside a gated community	Children (below the age of 18 years) average	Millennials (between the ages of 18 -34)	Generation X (between the ages of 35 and 50)	Baby Boomers (between the ages of 51 to 69)	Silent generation (between the ages 70 and 87)	Average
		Amenities / Facilities Preferred					
1	Gate Security Cabin	10	10	10	10	10	100%
2	Parking	10	10	10	10	10	100 %
3	Guest parking	5	10	10	10	7	84%
4	Washrooms for Visitors	5	10	10	10	10	90%
5	Reception Counter	4	10	10	10	10	88%
6	Passenger Lift	10	10	10	10	10	100%
7	Luggage Lift	5	10	10	10	10	90%
8	Close Circuit TV Cameras	3	10	10	10	10	86%
9	Intercom system	10	10	10	10	10	100%
10	Video Door Phone	10	10	10	10	10	100%
11	Cell phone-based visitor app entry / exit system	10	10	10	10	5	90%
12	Clubhouse with Reception and waiting lounge	10	10	10	10	10	100%
13	Open-air Swimming Pool	10	10	10	10	3	86%
14	Gymnasium	8	10	10	10	2	80%
15	Gymkhana	10	10	10	10	5	90%
16	Landscaped Garden with benches	10	10	10	10	10	100%
17	Children's play area	10	10	10	10	10	100%
18	Skating rink	5		10	8	0	57.5%
19	Half Basketball Court	3	3	4	5	0	30%
20	Mini Theatre / Amphi-Theatre	10	10	10	10	10	100%
21	Multi-purpose hall	10	10	10	10	8	95%
22	Spa with Steam and sauna	5	10	10	10	4	72.5%

	bath						
23	Outdoor exercise area with equipment	10	10	10	8	5	82.5%
24	Water Fountains / Waterfall	10	10	10	10	10	100%
25	Sculptures (Figure V)	5	10	8	10	10	82.5%
26	STP (Sewage treatment plant)	5	10	10	10	10	87.5%
27	Composting Plant	6	10	10	10	10	90%
28	Garbage Chute	8	10	10	10	10	95%
29	Electrical Substation and DG set.	8	10	10	10	10	95%
30	Municipal water with suction, overhead, and fire tanks.	10	10	10	10	10	100%
31	Bore wells	8	10	10	10	10	95%
32	Rainwater harvesting	10	10	10	10	10	100%
33	Fire Fighting system	10	10	10	10	10	100%
34	Piped Natural gas system	8	10	10	10	10	96%
35	Electrical Inverter each per apartment	7	10	10	10	10	94%
36	Solar pole lighting for pathways	10	10	10	10	8	96%
37	Electric Vehicle charging	5	8	4	8	6	62%
38	ATM (Any Time Money)	10	10	10	10	10	100%
39	Common Dish Tv antenna	10	10	10	10	10	100%
40	Fruits and Vegetable shop	8	10	10	10	0	76%
41	Utility Shop	10	10	10	10	10	100%
42	Grocery Shop	10	10	10	10	10	100%
43	Doctors Clinic	5	10	8	10	10	86%
44	Hospital	7	8	8	10	10	86%
45	Chemist Shop	8	8	7	10	10	86%
46	Library	8	10	7	10	10	90%
47	Signages	10	10	10	10	10	100%
48	Provision for window and split air conditioner	10	10	10	10	8	96%
49	Internet common service provider	10	10	10	10	5	90%
50	Yoga, Singing, Dance classes hall	10	10	10	10	7	94%
	Overall average						90%

Overall average Amenities / Facilities Preferred is 90 %

4.4 Survey Result 2

Here people of 5 different age groups Preferred to have an average of 90 % of the fifty different Amenities and facilities listed inside the campus of a gated community. Here as per the listing (Table IV) the Amenities and facilities, needed by the people inside the complex, out of 50 amenities and facilities, people across five age groups wanted an average of 90 % of the total amenities and facilities listed. This reaffirms that most people will prefer to have a house in a gated community if the budget is not a constraint. This is the Impact a gated community has made on the people with respect to the number of amenities and facilities available for use in the complex.

5. Discussion

From the results, the prospect of living in gated communities is preferred and appreciated by many. Presently such community housing is not available in plenty in many localities due to some major reasons. Gated housing complexes require a large piece of land, say about 30000 sqm for 750 apartments. First is the shortage of large pieces of land especially in Mumbai and second Budget required for a large housing project. A large housing project will demand a huge budget and will take a few years to complete. So, a developer needs huge funds and the capacity to wait for a few years before going for sale. Although reputed builders can take booking of apartments as soon as a housing proposal is ready. As such we find many reputed developers going in for gated housing complexes wherever possible.

As studied in the gated housing complex where there is a central garden, generally there are two types of apartments, one having a garden view and another having an outer view. The apartments with a garden view are generally costlier than the apartments with an outer view. Also in many housing complexes, the higher the floor, the more the cost.

We also find that some of the gated housing complexes are designed using a theme-based concept that attracts many people. As such owning an apartment in such a complex becomes prestigious for the owner and gets respect and admiration from others.

Having many Amenities and Facilities make life easier and more enjoyable. Even the activities with respect to sports in gymkhana or time spent in the gymnasium or simple regular jogging / walking on the jogging track are all easily accessible from the apartment.

Community housing becomes community living in the true sense i.e., there is a sense of fellowship developed across years and the friend circle is large, especially for housewives and elderly retired people who like to spend mornings and evenings in the garden or clubhouse with friends.

6. Conclusions

Most people will prefer to live in a gated community subject to its availability in the preferred locality and if there were no budget constraints. People prefer to have Amenities & facilities inside the complex for ease of easy access, yet they would also like to additionally go out shopping or to any other goods if required. Owning an apartment in a gated housing complex becomes prestigious for the owner. The environment also facilitates the ease of living for senior citizens. The elderly residents find the complexes safe, and convenient with the provision of daily needs. This large community living facilitates groups of friends of elderly people or housewives and children making life meaningful and fun to live. The gated communities had become a boon during the Pandemic since entrance and exit were restricted as per lockdown timings and vendors were organized in a systemic and Safe way to sell groceries, dairy products, and fruits and vegetables. Cell phone apps were used in such a way that a minimum number of people were coming down to vendors to collect their ordered goods as per time slots or the goods were provided at their doorstep. The big developers who have offered people gated community living are totally successful since they have received an overwhelming response. This ideology has made its impact on society.

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