

## **MODERN SCHEDULING TECHNIQUES AND TOOLS FOR RESIDENTIAL HOUSING PROJECTS**

**ATUL R. KOLHE<sup>1</sup>, J. E. M. MACWAN<sup>2</sup> AND K. A. CHAUHAN<sup>2</sup>**

<sup>1</sup> Research Scholar, Civil Engineering Department, Sardar Vallabhbhai National Institute of Technology, Ichchanath, Surat – 395 007, Gujarat, India.

<sup>1</sup> HOD, Assistant Professor, Department of Civil Engineering, Dr. D Y Patil School of Engineering, Dr. D Y Patil Technical Campus, Charholi (Bk.) via Lohegaon, Pune – 412 105, India.

<sup>2</sup> Associate Professor, Civil Engineering Department, Sardar Vallabhbhai National Institute of Technology, Ichchanath, Surat – 395 007, Gujarat, India.

### **Abstract**

The main aim of this paper is to explore and to understand the various scheduling techniques which can be implemented for residential housing projects also to suggest different modern scheduling techniques as per the nature of project and their method of construction, There are numerous techniques being used to plan and schedule housing projects, many of which are old in origin like 'Bar chart', 'Critical Path Method (CPM)', many of which are new, some techniques are modified version of by suing computerized tool, optimization tools are evolving for better and faster result. Modern scheduling techniques and tools can improve the performance of the construction industry. However, for meaningful improvements, one must first understand environment of the construction industry, its operating and the institutional constraints affecting its activities, as well as the nature of work culture. The decision for the method to be used for the planning and scheduling of a project rests with the project manager, or scheduler, and the supporting staff. Success or failure depends in large part upon the knowledge of available procedures and the ability to choose the method which gives maximum benefit. With experience it is found that housing projects are repetitive in nature which needed continuous deployment of resources the conventional scheduling technique does not satisfy this need. Family of 'Repetitive Scheduling Methods' can explicitly able to satisfy this need. Also the modern computerized tools based on building information modeling and virtual reality helps to improve the performance of project schedule. The introduction of innovative and more effective construction scheduling techniques for residential housing project is not just an academic exercise but it requires wide field experience.

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