

CHAPTER 28

HOUSING

India is a part of Global trend that is advancing towards an increasing urbanisation, according to which more than half of the world's population is living in towns and cities. According to Census 2011, India has a total population of 1.21 billion out of which 31.1 % live in urban areas. Therefore, the urgent need of the national policy makers at present is authentic data on Housing. Not only this housing statistics plays an important role in the planning and policy making for the benefit of the poor and underprivileged section of the society. To achieve the goal, the planners and policy makers should be provided with necessary authentic, accurate and timely statistical information on housing sector viz., the housing stock, addition to housing stock, investment in housing, housing conditions and needs (Structure, Congestion, obsolescence) role of public and private sector in the housing, prices of building materials etc. Housing statistics has become all the more important to assess the impact of various plans and policies of the Government.

Housing census would be the most ideal method for collection comprehensive data regard to housing and construction activity. But it is a costly affair. Such a census has not been undertaken in our country, So far owing to resource constraints. Decennial population census and periodical special data regularly collected by the NBO appear to be the main source of data in regard to housing and construction activity in our country.

Current Status and main sources of Housing Statistics in India

There are a number of agencies which are directly or indirectly concerned with collection of data on various aspects of housing in India. The principal agencies engaged in the collection of housing and buildings statistics are as under:-

(i) Registrar General and Census Commissioner of India (RGI): The decennial population census throws up good deal of data on housing. The items covered from census to census are the number of houses, the uses to which they are put, the nature of construction, the number of rooms etc. In 1981 census, information on some new items such as number of nuclei family units was collected for the first time. In 1991 census data relating to metropolitan cities in the country has been collected. In the current census (i.e.2001), the data on condition of houses i.e. good, livable & dilapidated has been collected for the first time. Efforts have also been made to collect various data relating to housing conditions at the district levels. But the census can not be loaded with many more details required by the planners from time to time. Moreover, the census data can be made available only once in ten years. So, there is a need to have a system to make the data available at more frequent intervals.

(ii) National Sample Survey Organisation (NSSO): NSSO is another primary organization concerned with collection of data on various aspects of housing conditions

of the house hold sector. In addition to the decennial population census, some detailed information on housing condition (which require complex and frequent field enquiries,) collected through large scale surveys, conducted by the National Sample Survey Organisation. NSSO takes up rounds every five years on various aspects of housing under surveys on housing conditions. In its 32nd, 38th and 43rd rounds, NSSO collected data relating to tenure status, covered area, land possessed, plinth level, type of dwelling, type of structure, no. of floors, monthly rental value (for urban areas only) and housing conditions etc. NSSO data has its own limitation, the data collected by the NSSO is not comparable over a period of time, because some information collected on a set of form is not repeated in the other subsequent survey, now this limitation is taken care to some extend. The other limitation is all the information required by the NBO is also not covered in each round, in future surveys it is expected that this limitation will be resolved.

In the 44th round (July, 1988-June, 1989), 49th round (Jan.-Jul, 1993) and 58th round (July-Dec., 2002) the NSSO collected data on household particulars, housing conditions, environment and building particulars, construction particulars and source of finance for individuals, corporations and contractors. NSSO has conducted the 65th round (July 2008-June 2009) on Housing conditions and Urban Slums.

(iii) National Buildings Organisation (NBO): Apart from the NSSO, and Registrar General of India, National Buildings Organisation is the principal Organisation concerned with the collection of data on various aspects of housing.

(a) System for collection of Housing and Building Statistics: Indeed, it was with the setting up of the Socio-Economic Division in the NBO in 1960 that the collection of housing statistics assumed importance. The Socio-Economic Division has been entrusted with the responsibility of developing housing and buildings statistics as also organizing socioeconomic studies on housing related activities in the country. It was also felt that a great deal of useful information on current housing activity would be available in the administrative records of major agencies/ departments concerned with construction activity or its regulative wings such as PWD, Local Self Government and Municipal authorities etc. Since the NBO had been designed as the nodal agency for organizing collection and compilation of such data from the concerned agencies, it initiated a scheme called “Three Tier Scheme” in 1963 during India’s Third Five year plan. The scheme was later transferred to the State Sector in 1967.

(b) The Three Tier Scheme: The scheme envisages direct flow of data to the NBO from the Central construction agencies, namely, CPWD, MES, P&T, Central Public Undertakings as well as States and Union Territories in the country.

Under the three-tier arrangement data collection cells have been established- one each in the Public Works Department(PWD), local self Govt. Department (LSGD) and Directorate of Economic and Statistics. The cell in the state PWD is responsible for collection and consolidation of statistics relating to building construction activity undertaken by the Government departments and state public undertakings. In fact, data

are mainly supplied by the various construction division /circles of PWD for onward transmission to the state DES. The return has to be filed by each of the field units of public sector construction agencies/undertaking, if the total cost of all the projects is ` 25 lakh or more. If the total cost of all the projects undertaken by the field unit, irrespective of the fact that the project is new or continuing, does not exceed ` 25 lakh, then a nil report has to be filed for each project. In so far as the private sector is concerned, the return has to be filed by all the builders/individuals how big or small he/she irrespective of the cost of the project. The private sector schedule is to be filled from all the class I and II towns and on 10% sample basis from Class III to VI towns in the State. The sample list of class III to VI towns will be provided by NBO. The data obtained by the State DES from the LSGD and State PWD's and state Public Undertakings are sent to the NBO. The data collected under the three tier scheme relates to location and nature of construction, type of construction, plinth/floor area of the project, estimated cost of the project, number and type of dwellings and value of work done during the reference year. The details of private building construction activity include not only new construction, but also addition and alterations to the existing buildings as in the case of the public sector.

(c) Building Permits and completion Certificates: NBO also collects this information from Cities /Towns having population of 100000 and above on calendar year basis. Till now the data was being collected from 281 Municipalities on the basis of 1991 census.

(d) Price of Building Materials and Wages: Data on Building Material Prices and Wages of Construction Labour are also being collected on quarterly basis by NBO from 248 centers all over the country. The data is collected by the Labour Bureau as on the last Friday of the quarter. Prices of all important building materials such as bricks, sand, steel, stone, asbestos cement sheets, paints and varnishes, sanitary ware etc. are covered. With regard to wages of building labour, masons, carpenters, unskilled male and female workers are also covered. Proforma have been prescribed for this purpose. These returns are also furnished quarterly by the field units of PWD/Directorate of Economic & Statistics/ BDO's.

The three tier system under which DES collects the filled in schedules/forms from the concerned state authorities and sending the same to NBO will be replaced by the on line transmission of statistical data collected from the local bodies and state authorities by the DES to NBO. As per the new system of data transmission, an e- unit and a state of art data centre in NBO has been established and it will be up-linked to State Governments–Departments/Bureaus of Economics & Statistics, Municipal Administration & Urban Development, Municipal Corporations, Municipalities, Urban Development Authorities, Research and Training Institutions etc. in due course of time. NBO has already developed customized software for online data transmission. This software will also generate the tables as per the tabulation plan.

The concept of Housing Startup Index in India (HSUI) has also been initiated in India

In the present scenario the National Buildings Organisation is the only nation level organization, which collects information relevant in evolving HSUI.

Some of the activities initiated by NBO for Strengthening the collection of Housing and Building Construction Statistics are

- The States DESs being a nodal agency should be strengthen in the term of capacity build ings and computerization.
- Computerization of NBO and up linking of NBO with the State DES for online transmission of data.
- Grants to State Govts. for computerization.
- Training for persons who are engaged in collection of housing and building construction statistical data.
- Financial assistance in form of honorarium for part time/hired worker to feed housing statistics data.

Highlights:

- As per Census 2001, in the country, the number of occupied residential houses was 179.28 million and the number of households were 193.58 million. There were 108 households per 100 occupied houses and 531 persons per 100 households in 2001. About 72% of total occupied houses and 71% of households resided in rural areas in 2001.
- 71.97% of total houses were used exclusively for residential purposes, 3.17% houses were residence-cum-others, whereas, 18.51% of total houses were used for non-residential purposes and 6.35% houses found vacant as per Census 2001. In urban areas, 70.18% of total houses were used exclusively for residential purposes, 2.57% houses were residence-cum-others, whereas, 18.23% of total houses were used for non-residential purposes and 9.02% houses found vacant as per Census 2001.
- 82% of the houses were independent houses, 3.6% were flats and 14.3% were others in rural areas, whereas, 58.1% of the houses were independent houses, 24.4% were flats and 17.4% were others in urban areas as per the National Sample Survey conducted during July 2008 – June 2009.
- Out of total households, 51.6% households were residing in pucca, 30.1% were residing in semi-pucca and 18.2% were residing in katcha as per Census 2001. However, out of total rural households, 55.4% households were residing in pucca, 27.6% were residing in semi-pucca houses and 17.0% were residing in katcha houses, whereas, 91.7% households were residing in pucca, 6.2% in semi-pucca and 2.1% were residing in katcha houses in urban areas as per the National Sample Survey conducted during July, 2008 to Jun, 2009.

- Out of total households of the country, 87% were owned, 10% were rented and only 3% were other households. 94% of households were owned in the rural areas, whereas, in urban areas, 67% were owned, 28% were rented and 5% were other households as per Census 2001.
- As per the National Sample Survey conducted during July, 2008 to June, 2009, out of total rural households, 95.0% were owned, 2.7% were rented and 1.6% were other households, whereas, out of total urban households, 61.5% were owned, 30.4% were rented and 3.3% were other households.
- Out of total households, there were 38.5% one room, 30% two rooms and 28.4% three & more rooms dwellings in the country as per Census 2001. Only 3.1% of the households of the country have no exclusive rooms. Out of total urban households, there were 35.1% one room, 29.5% two rooms and 33.1% three & more rooms dwellings in the country in 2001. Only 2.3% of the urban households have no exclusive rooms.
- Overall, 77.9% of the households had safe drinking water facilities, 73.2% in rural areas and 90.0% in urban areas as per Census 2001. As per the National Sample Survey conducted during 2009 (Jul-June), 30.1% of the households had tap, 11.8% of the households had wells and 54.7% of the households had tube wells/ hand pumps for drinking water in rural areas, whereas, 74.3% of the households had tap, 3.3% of the households had wells and 17.5% of the households had tube wells/ hand pumps for drinking water in urban areas.
- 55.9% of the households had electricity facilities, 43.5% in rural areas and 87.6% in urban areas as per Census 2001. However, as per the National Sample Survey conducted during July, 2008 to June, 2009, 66.0% rural households and 96.1% urban households had electricity facilities.
- 21.9% rural and 73.7% urban households had toilet facilities as per Census 2001. However, as per the National Sample Survey conducted during 2009 (Jul-June), 34.8% rural and 88.7% urban households had toilet facilities.
- In rural areas, 65.2% of the households had no latrine facilities, and there were households with 1.2% service, 17.9% Septic tank/flush and 12% other latrines. Whereas in urban areas, 11.3% of the households had no latrine facilities, and there were households with 1.6% service, 77.3% Septic tank/flush and 10% other latrines in urban areas.
- Average covered area of a dwelling unit was 51 sq. meter. in rural areas and 49 sq. meter in urban areas as per the National Sample Survey conducted during July, 2005 to June, 2006.

This chapter contains the following tables:

Table 28.1 (A): residential houses and households in the country

Table 28.1 (B): Occupied residential rural houses and households in the country (1991 and 2001)

Table 28.1 (C): Occupied residential urban houses and households in the country

Table 28.2: Distribution of census houses according to the uses to which they are put during 2001

Table 28.3(A): Distribution of rural households by type of dwellings. (Jan2003-Dec2003) and (July 2008-June, 2009)

Table 28.3(B): Distribution of urban households by type of dwellings. (Jan2003-Dec2003) and (July 2008-June, 2009)

Table 28.4 (A): Percentage distribution of households living in pucca, semi pucca and Kutcha houses for some selected states. (1991 and 2001)

Table 28.4 (B): Percentage distribution of rural households living in Various types of houses (July2005-June2006), (July2006-June2007), (July2007-June2008) to (July 2008-June 2009)

Table 28.4 (C): Percentage distribution of urban households living in Various types of houses (July 2005-June2006),(July2006-June2007), (July2007-June2008) to (July 2008-June 2009)

Table 28.5 (A): Percentage distribution of households by type of occupancy (Census Report)

Table 28.5 (B): Percentage distribution of households by type of occupancy (NNS Report)

Table 28.6: Distribution of households by size of dwelling units occupied (1991 & 2001)

Table 28.7: Percentage distribution of households by source of drinking water. 1991 & 2001 and for 1998 (Jan-Jun) & 2002 (Jul-Dec).

Table 28.8: Distribution of households having safe drinking water facilities (1991 & 2001)

Table 28.9: Distribution of households having electricity

Table 28.10: Distribution of households having toilet facilities 2001 and (July 2008-June, 2009).

Table 28.11(A): Percentage distribution of rural households by type of latrine- NSS 58th round (Jul.-Dec. 2002)

Table 28.11(B): Percentage distribution of urban households by type of latrine- NSS 58th round (Jul.-Dec. 2002)

Table 28.12: Average covered area (in sq. Metres) of dwelling unit by states and by type of dwelling unit for some selected states (July 2008-June,2009)