

CHARACTERISTICS OF HOUSING STOCK IN BATHINDA CITY

Sandeep Kumar and Ramandeep Kaur
Assistant Professor, GRD School of Planning, G.N.D.U. Amritsar, India

Abstract: Objective of present paper is to highlight the characteristics of housing stock both quantitatively and qualitatively so as to study various features of housing in Bathinda. Though public agencies have performed their role in supplying developed and built up housing yet significant portion of the housing stock is built on the basis of self help housing. Housing pattern of Bathinda has been studied in terms of growth of houses versus growth of households, pattern of use of census houses for various uses, distribution of residential houses by the type of structures i.e. permanent, semi-permanent, temporary houses and housing condition and households by the number of dwelling rooms are studied. Growth rate in housing has been maximum during 1991 to 2001 period. Majority of the houses i.e. 78% are used for residential purpose. 93% of the housing is permanent. There are a few non-serviceable houses. 23% of the households might be living in congestion like conditions indicating at qualitative shortages.

Keywords- Housing, Housing Stock, Congestion, Dilapidation, Permanent House, Temporary House, Non-serviceable Structure

I. Introduction

Housing is one of the basic human needs and ranks after food and clothing in terms of priority. Housing constitutes one of the most important parts of the social environment where an individual is nurtured, grows and matures as a human being, part of the society and as a citizen. (Municipal Corporation Bathinda, MCB) Housing provides physical security against all weather odds and harsh climate. Housing also ensures fulfilment of socio-economic and psychological needs of humans. Housing stock means “the total quantity of housing units, irrespective of condition, legal status, or compliance to norms and standards, existing in a housing market area at a given point of time”. (Kulshreshtha, 2006)

Housing, in addition to making contribution to the quality of living also plays a significant role in improving the national economy and generation of employment. Housing has multiplier effect on the economy and industry of the country. (Municipal Corporation Bathinda) According to an estimate, overall employment generation in economy due to additional investment in the housing /construction sector is eight times of the direct employment. (Indian Institute of Management Ahmadabad Study, 2005) As per Central Statistics Organisation estimates, housing sector’s contribution to GDP in the year 2003-04 was 4.5 per cent (3.13 for urban Areas) at the current prices. “Investment in housing industry bestows a catalyst impact on the income and employment generation especially in developing countries as it has maximum forward and backward linkages with about 250 ancillary industries”. (COCSSO, 2013) Housing stock in urban India was 50.95 million for 55.8 million urban households in 2001stating the huge gap between demand for and supply of housing in urban sector. Such national trends represent the prevalent housing shortages in different provinces and cities of India.

Poor quality of housing or absence of appropriate shelter has considerable impact on the economy and productivity of human beings besides health and hygiene as A house is the smallest unit of a city and quantitative and qualitative status of housing stock exhibits not only the status of planning and economic health of a city but also influences quality of life of its citizens to a large extent. This necessitates for the study of the housing stock is of a city. The present paper makes a study of characteristics of housing stock in Bathinda city. Housing plays a crucial role in the overall development in the city on account of being important infrastructure. Poor quality of housing and absence of appropriate allied infrastructure has considerable impact on the economy and productivity of human beings besides health and hygiene. (Master Plan Bathinda, 2031).

II. Growth of Housing in Bathinda

Housing is an activity, which is mainly driven by individuals to provide them with an appropriate shelter. With the rapid increase in population, number of houses has also recorded an increase. Besides individuals,

different agencies have also contributed to the housing stock of the Bathinda city. Government of Punjab has facilitated the construction of houses through Bathinda Development Authority (BDA), Bathinda Improvement Trust (BIT), Housefed and MCB. These formal housing agencies have framed large number of schemes to develop land to supply housing in the city. MCB has come up with maximum i.e. 17 Town Planning Schemes to plan 3600 residential plots in an area of about 1256 acres. ITB another main public sector planning agency has till date has implemented 12 Development Schemes that covers an area of about 298 acres that ensure supply of about 2500 residential plots. In addition to this ITB has also ensured supply of built up houses in the city. Moreover, Department of Housing & Urban Development (DHUD) has come up with total 5 Urban Estates in the city to develop 3600 housing plots of varying sizes and built up houses. There are private developers both formal and part time petty developers who have a role in housing development in the city. Formal licensed private developers have implemented 7 housing colonies having 3450 residential plots in an area of 426 acres, under the provision of the Punjab Apartment & Property Regulation Act, 1995.

Housing tables of Census of India, and housing data of MCB and Master Plan Bathinda 2031 has been used to study the characteristics of housing stock in Bathinda. The census data relating to housing has certain limitation as all houses are counted irrespective of tenure /materials etc. Housing stock of Bathinda has been studied in terms of pattern of use of census houses for different uses /activities, growth of houses as compared to growth of households, distribution of residential houses by the type of construction i.e. permanent, semi-permanent and temporary houses and housing condition. Housing stock is also studied by number of dwelling rooms and services.

Table 1 exhibits the growth of residential houses and households in Bathinda city during 1981 to 2001. According to the Census of India datum the number of occupied residential houses increased from 23,990 to 28,840 during 1981 to 1991 period, the number further rose to 41,014 in 2001. The maximum growth rate 42.21 has been observed during 1991 to 2001 in occupied residential houses. Such high growth rate has been recorded on account of big stream of migration from surrounding rural and smaller urban settlements to larger urban centre i.e. Bathinda not only within the Bathinda district but from surrounding districts of Punjab, Haryana, Rajasthan and other parts of India too. During the period 1991 to 2001 population growth rate of Bathinda city was 37%. Lower growth rate of 20% was recorded during the previous decade 1981 to 1991. During 1981-2001 the number of households also increased at a fast rate from 25,247 to 41,645. The growth rate of households and growth rate of residential houses during 1981-1991 is 21% and 20% which is quite similar. The growth rate of households during 1991-2001 was 37% which is lower as compared to residential houses which displays favourable situation in the city. During this period household size has recorded a slight increase from 5.0 in 1981 to 5.2 in 1991 which remains as such in 2001.

Table 1: Growth of Houses and Households in Bathinda City: 1981-2001

Year	Occupied Residential Houses	%age growth Rate of Residential houses	No. of households	%age Growth Rate of Households	Household size
1981	23,990	-	25,247	-	5.0
1991	28,840	20.22	30,495	20.79	5.2
2001	41,014	42.21	41,645	36.53	5.2

Source: Census of India 1981, 1991, and 2001

III. Housing Characteristics

In the following parts of the paper pattern of housing stock, pattern of use of census houses, type of housing structure and housing by the number of dwelling rooms has been discusses as following .

a) Pattern of use of housing stock

Table 2 shows pattern of use of census houses in 2001. Almost 78% of the total census houses were put to residential use. 3.23% of the houses were put to residential cum other use and 7% of the total houses were

used as residential cum shop cum office purpose. So, 10.41 % of the total housing stock was used for mixed residential use which is a common phenomenon in the cities of Punjab and India. Firstly old unplanned core of Bathinda city have mixed use which is true about most of the medieval cities of Punjab. Secondly, poor enforcement of land uses also promotes mixed use. Only 2.65% of the houses were used for other non-residential purposes. 7% of the housing stock which i.e. 3,713 housing units are lying vacant in Bathinda which is very common in Punjab. 6.71% (15,929 Units), 8.9% (30,859 Units), 8.4% (15,383 Units) and 7.96% (6,425) of housing stock in Amritsar, Ludhiana, Jalandhar and Patiala respectively were lying vacant as per Census of India 2001, which means underutilisation of housing stock. The major reason responsible for this is deeply rooted in the housing legislation such as the Rent Controls which protects the interests of the tenants firmly but leaves the interests of the landlord unguarded at large. Consequently, the landlord does not supply the housing he owns, in the rental market and freezes it. Unfavourable Rent Control laws in Punjab as in case of India is the main reason for the vacant housing. Hence, the Govt. must consider updating existing rent control law and rules to encourage the landlord not only to release the existing 7%(3, 713) vacant houses but also supply more rental housing in the city to fulfil the needs of the poor and masses in Bathinda that have an urgent need for housing. Moreover, dilapidated housing especially in the core of the city must be recycled in the city with due repair and upkeep for consumption as well.

Table 2: Pattern of Use of Census houses Category wise in Bathinda City: 2001

S. No.	Category	No. of houses	% age of total houses
1.	Residential	39,403	77.71
2.	Residential cum other use	1636	3.23
3.	Residential cum shop cum office	3640	7.18
4.	School/College	180	0.35
5.	Hotel/Lodge/Guest House	63	0.12
6.	Hospital/Dispensary	155	0.31
7.	Factory/Workshop/Work shed	427	0.84
8.	Place of Worship	148	0.29
9.	Other Non Residential uses	1342	2.65
10.	Vacant houses	3713	7.32
	Total census houses	50,707	100

Source: Census of India 2001

b) Type of housing structure

Table 3 shows structure type of houses on the basis of the construction materials i.e. permanent or temporary, used for construction. Housing census data of Bathinda 2001, displays that maximum housing structures are permanent as 93% population of Bathinda 93% lived in permanent structures. 4% of the households lived semi-permanent structures whereas only 3% of the total households i.e.1, 373 lived in structures made up of temporary materials, out of which merely 1% are non-serviceable structures. The urban local body must put efforts to update the temporary and non-serviceable structures on the priority bases as these houses are inhabited by the urban poor in the slums of the city which makes them vulnerable to environment hazards and hinders in their socio-economic development.

Table 3: Distribution of Residential Houses by their Type of Structure in Bathinda City: 2001

Type of Structure	Permanent	Semi-Permanent	Temporary			Unclassifiable
			Total	Serviceable	Non-Serviceable	
No. Of houses	37,988	1,651	1,373	907	466	2
%age of total	93	4	3	2	1	0

Source: Census of India 2001

Table 4 highlights the Condition of the houses which is an important indicator of quality of housing. The Indian census has categorized houses into three types, i.e., good, livable and dilapidated. This classification is based on the perception of the respondents. On the basis of such classification, 73% of the houses are in good condition whereas 23% houses are in live able housing and 4% urban dwellers in Bathinda city are living in houses having dilapidated condition.

Table 4: Distribution of census houses used in Bathinda as residence and residence-cum-other use by their Condition

Sr. No.	Housing Condition			
	Total Households	% Good	% Liveable	% Dilapidated
1.	41,014	73	23	4

Source: Census of India 2001

c) Households by number of dwelling rooms

Table 5 shows houses by the number of dwelling rooms. The data of census 2001 shows 77% of the households out of the total in Bathinda city live in houses having two or more rooms. 22% of the households lived in one room set which might be congestion. 1% of households are having no exclusive room which likely means that 258 households are living in congestion. 22% of households had at least one dwelling room but at all India level 35% households lived in one room in 2001; this shows the situation is quite better in case of Bathinda. While adding 8,911 one room houses and 258 households having no exclusive room means 9,169 households are living in congestion like conditions. If we multiply 9,169 with average family size of the city in 2001 i.e. 5.2 then more than 50,000 people might be living in congestion. To calculate congestion we need not only no of rooms of a houses but the size of houses as well which is not available.

Table 5: Households by Number of Dwelling Rooms in Bathinda City: 2001

Number of Rooms	No exclusive Room	One Room	Two Room	Three Room	Four Room	Five Room	Six rooms and above	Total
Households	258	8,911	12,830	9,610	5,913	2,262	1,861	41645
%age	1	22	31	23	14	5	4	100

Source: Census of India 2001

IV. Conclusions

The maximum growth rate 42.21 has been observed during 1991 to 2001 in occupied residential houses. Such high growth rate has been recorded on account of big stream of migration from rural and small urban settlements to larger urban centre i.e. Bathinda. During the period 1991 to 2001 population growth rate of Bathinda city was 37%.The growth rate of households during 1991-2001 was 37% which is lower as compared to residential houses which displays favourable situation in the city. During this period household size has recorded a slight increase from 5.0 in 1981 to 5.2 in 1991 which remains as such in 2001.

78% of the total census houses were put to residential use and 10% of the total housing stock was used for mixed residential use which is a common feature of developing world cities like Bathinda. 7% of the housing stock is lying vacant can be attributed to existing rent controls in Bathinda which needs urgent reforms. So, there is underutilisation of exiting housing stock. Majority of the households i.e. 93% live in permanent structures whereas 4% lived in temporary structures and only 1% of the households live in temporary structures. 73%, 23% and 4% of the total houses are termed as good, liveable and dilapidated respectively which needs up gradation though majority of the structures being permanent is an indicator of better economic health of the city. 77% of the total households in Bathinda city live in houses having two or more rooms whereas 22% households live in one room set and 1% of the households live in houses having no exclusive room which signifies congestion factor prevalent in the city and underpins qualitative housing shortage.

Bibliography

1. *Census of India Reports*, 1981,1991,2001

2. Kumar. S., “*Characteristics of housing stock in Amritsar: some issues*”, Unpublished article Communicated to ITPI Journal, Institute of Town Planners of India, New Delhi CSO
3. *Master Plan Bathinda 2031*, (2011) Govt. Of Punjab, Department of Town And Country Planning Punjab, The 21 July, 2011
4. *Master plan Amritsar (2031)* Punjab urban planning and development authority, Govt. of Punjab, Chandigarh, Patiala, Ludhiana, Jalandhar
5. Kulshrestha, S. K., (2006) “*Dictionary of Urban and Regional Planning*”, Kalpaz planning, New Delhi
6. Sharma, S.L., Sandhu R.S., and M.K. Teotia, (2012) “*Urban Development in Punjab: Challenges and Strategies*”, Chandigarh: Institute for Development and Communication,
7. 20thConference of Central and State Statistical Organisations (COCSSO), (2013) Gangtok, Sikkim, , Agenda Item-4Urban Statistics, Government of India, Ministry of Statistics & Programme Implementation, New Delhi
8. http://www.indiansss.org/pdf/pdfset-11/issueset-12/Article5_Arminder.pdf
9. <http://www.mcbathinda.com/Housing.html> accessed on 25/12/2019

