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CURRENT SCENARIO OF HOUSING IN MAHARASHTRA

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Abstract : This paper deals with the housing scenario in pan of Maharashtra. The main objective of this paper is to understand the present scenario in specified area. This study analyses houses in urban and rural area with type of use of houses, condition of structures and types of structures. From this study we conclude that most of the structure in pan of our study area is pucca structure and it is in satisfactory condition. .

KEYWORDS– *Low Cost Housing, Housing, Maharashtra.*

I. INTRODUCTION

Housing has an essential role in economic development of each country, accounting for 10–20 % of total economic activity in the country, as well as being the biggest fixed asset of households. Housing is one of the most important life components giving shelter, safety and warmth, as well as providing a place to rest.

II. NEED OF STUDY

Housing is not only one of the basic human necessity, but also the indicator of living standard of the society. The right to adequate housing is recognized as a basic human right by the United Nations. Today it is a topical issue that housing has to be comfortable, economical and reasonably maintainable, as well as architectonically expressive and compliant with the environment.

In a building the material cost affects the 60% of construction cost which can be reduced by using alternate construction materials and minimizing the wastage. Low cost housing can be achieved by the use of locally available materials, efficient planning and project management, innovative construction technologies and use of alternate construction materials and techniques. Low cost housing will be an effective solution for population living in unsatisfactory houses and homeless peoples.

III. OBJECTIVE

The main objective of this paper is to do detail study and analyze the current scenario of housing in Maharashtra State.

IV. LITERATURE SURVEY

In developing countries, rural poverty becomes a major reason for people to move to urban areas in search of employment, food, shelter and education, they are pulled into urban areas by the opportunities of a better life style that cities provide (Nsiyah-Gyabaah, 2004). Urbanization is directly linked to economic development; urban areas contribute significantly to the central governments resources as well as regional and national development of the country thus it is important to ensure a healthy and dynamic growth in such regions (Majale & Payne, 2012). Urban population in India contributes to about 60% of the GDP in total (Economic Times, 2008). Urbanization is associated with the problems of unemployment, poverty, poor sanitation and water facilities, increase in slums and environmental degradation, especially in developing countries where poor urbanize faster than the non-poor (Ravallion, 2002). It can be described as outward expansion of built up area and includes conversion of agricultural land for residential, commercial and industrial uses but, sometimes urbanization can happen without significant or competent level of industrial/commercial expansion (Nsiyah-Gyabaah, 2004). This leads to intensified shortage of supply of clean drinking water, sewage and solid waste disposal, housing, food security and job opportunities which in turn aggravate the problems of poverty for urban dwellers living in adverse conditions due to the lack of basic services needed for a decent living. In absence of basic affordable and low cost housing options, majority of the urban poor take to living in slums and informal settlements which lack legal security of tenure and access to basic services like water, sanitation, electricity and they live in unhealthy conditions (WGHR, 2012). Not all the poor live in slums and not all the people living in slum areas are poor and the terms: urban poor or slum dwellers in this report will also include Economically Weaker Sections and Low Income Groups who live in below standard housing and lack any of the following facilities: durable housing, sufficient living area, access to sanitation, water, and secure tenure.

V. OBSERVATION

In present study, we conduct sample survey for collecting the data of housing condition along the Maharashtra state. Housing condition according to

- Type of Use of House
- Condition of Structures
- Type of Structure

Type of Use of House: 94.1 percent of the rural households and 90.1 percent of the urban households lived in houses used exclusively for residential purposes. However, residential-cum commercial use of houses was more prominent in urban areas than in rural areas, About 7.6 percent of the urban households lived in houses that were used for residential-cum-commercial purposes against about 4.3 percent for rural areas.

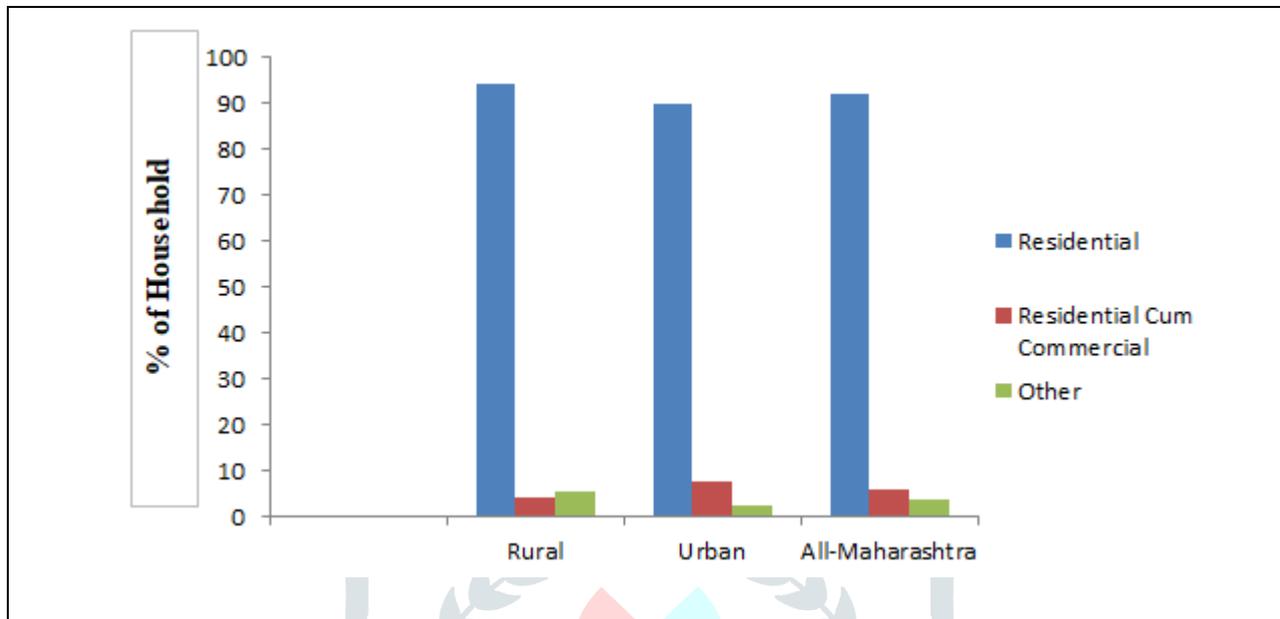


Figure : Type of Use of House

Condition of Structures: Dwelling unit was considered to be good if the structure did not require any immediate repair, If the structure required immediate minor repair but not major repair, it was considered to be in satisfactory condition.

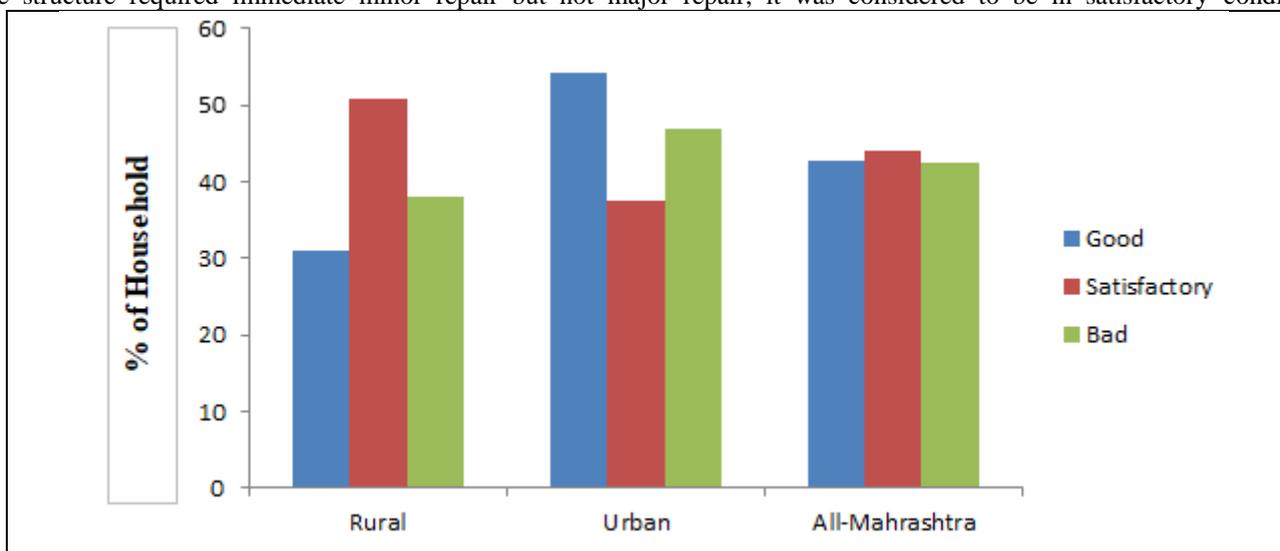


Figure : Condition of Structures

Type of Structure: Kutcha, semi-pucca and pucca to differentiate between the types of houses in India. A semi-pucca house is one built with both permanent and temporary construction materials. A pucca house is one built with permanent construction materials like oven burnt bricks, concrete, stone blocks, cement, iron or other metal sheets. A kutcha house is built with non-durable materials like unburnt bricks, mud, thatches, leaves and bamboo.

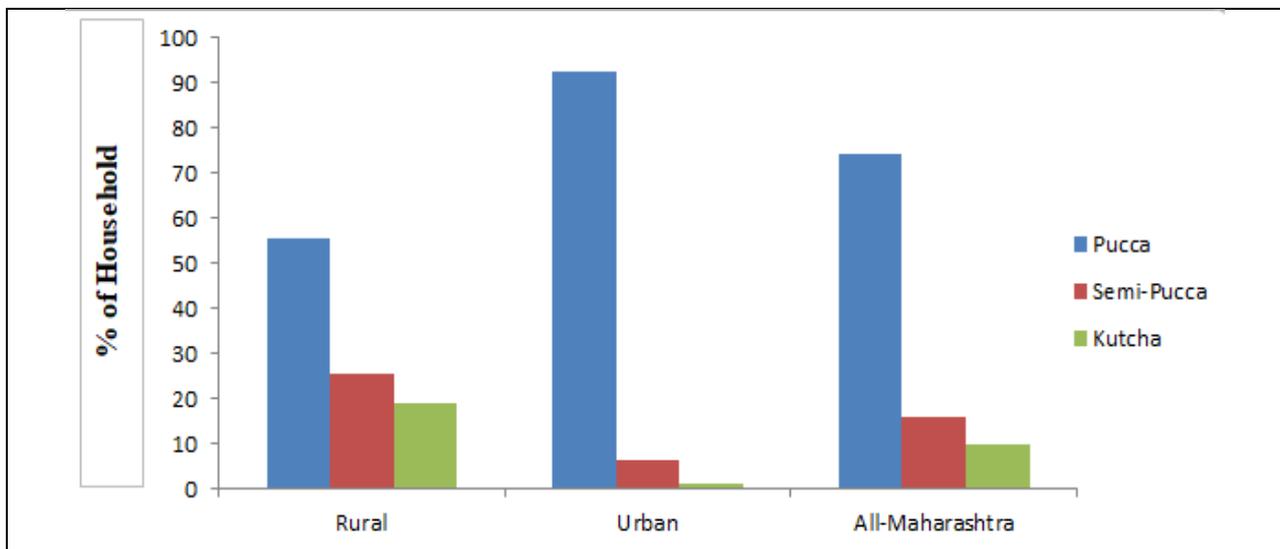


Figure : Types of structure

VI. CONCLUSION

In present study we conclude that, most of the houses were used for residential purpose in rural and urban area and also of Maharashtra state. In overall condition of structures were satisfactory and most of the structures in studied area is pucca structures.

VII. ACKNOWLEDEMENT

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