

HOUSING IN INDIA, ANALYSIS OF GROWTH OF POPULATION AND SHORTAGE OF HOUSING IN INDIA

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Abstract: The significance of housing from commercial point of view is one of the important sources of earning for those who have got utilizable excessive funds. By constructing house for rental purpose, people earn constant incomes for generations together. Housing activity involving the productive investment, promotes economic activities and thereby substantial employment opportunities. Decennial growth rates for fifties, sixties, seventies, eighties, and nineties of the twentieth century turn out to be 21.6%, 24.8%, 25.0%, 23.5%, and 19.6% respectively. The population of India in 1981, 1991 was stood at 68,51,84,692 and 84,63,02,688 million and it stood at 1,01,24,00,000 million in 2001 A.D and reached its peak of 121, 00,00,000 million by 2011. The Tenth Five Year Plan estimated the urban housing shortage at 8.89 million dwelling units in 2002.

Keywords: Housing in India, Capital Formation, Employment Generation, Growth of Population, Shortage of Housing etc.,

I- Introduction:

Housing or shelter is the basic need of human being. This is accepted by the civilized society. Housing is an enigma to the developing countries; it is simultaneously the hardest problem to solve. Housing has commonly acquired a product dimension which essentially professes the existing housing stock and ways and means by the agencies to provide more housing. Man is always fascinated by the acquisition of a house. But the greed to acquire a house for economic reason or to accrue wealth out of a house has given a new dimension to housing.

1) Concept of Housing:

The word 'housing' can be used as a noun or as a verb. When used as a noun, housing describes a commodity or product. The verb to 'house' describes the process or activity of housing. Whereas shelter is place or house whereas person lives.

The concept of housing connotes a dwelling place owned and controlled, constructed by the occupants themselves or by any other but enjoyed for the time being. The main ingredients of concept of housing are:

- i. A residential house;
- ii. Constructed by the occupants or by any other and
- iii. Having minimum living facilities.

Housing is not just a question of house. But, a world of community and cosmos for building and nurturing. Thus, for maintaining social, cultural, economic and political systems which permit human beings not just to survive, but hopefully to prosper¹.

In the hierarchy of basic human needs, shelter occupies third place only after food and clothing. According to Maslow's need hierarchy theory, after the satisfaction of one want; another want will arise for human being. This implies that an individual after satisfaction of food and clothing needs thinks of the house or good accommodation².

2) Importance of Housing:

Housing being one of the basic needs and an indicator of the quality of life that a citizen enjoys, it also helps in creating conditions conducive to the achievement of crucial goals in matters pertaining to education, health, sanitation and the living standards of the people. In several developing nations including India, house is a work place. As such better housing facilities would mean improved productivity³.

India has also been experiencing a spectacular growth in its urban population and in the number and size of its Cities. India's urban population which was mere 26 million at the beginning of

the century had by the year 1991 reached the figure of 84, 63, 02,688. By the year 2001 A.D the population of India was 101,24,00,000 and by the year 2011 the population of India reached to its peak of 121,00,00,000. It is expected that the urban population will reach the figure of 141, 00,00,000 by the year 2021⁴.

Housing creates self employment opportunities in countries with substantial under utilized labor, material and financial resources. Housing can make use of such resources at low cost. It is recognized as a profitable investment proposal, since the net asset value increases year after year.

II- HOUSING IN INDIA

Housing apart from serving the basic aim of providing shelter, plays an important role in achieving some of the socio-economic objectives of the nation. The National Planning Commission observed that “in fulfilling the basic needs of the population, housing ranks next only to food and clothing importance”. Minimum standard of housing is essential for healthy and civilized existence.

The National importance of housing could be analyzed in terms of:

1. Contribution to GDP.
2. Capital Formation.
3. Generation of Employment.

1) Contribution to GDP:

Housing increases the quantum of national income also. The GDP contribution of housing at factor cost increased from Rs.1357 crores in 1970-71 to Rs.3, 562 in 1980-81 at current prices.

2) Capital Formation:

House property is a fixed capital which means an investment in the long term assets of the Nation. As such increase in housing facilities means an increase in capital formation.

Share of housing in capital formation increased from Rs.962 crore at current prices in 1970-71 to Rs.2509 crores in 1977-78 and to Rs.3034 crores in 1978-79. It accounted for 13.4%, 14.4% and 12.8% of gross domestic capital formation in these years. The share of household property in the total

wealth of household is comparatively higher for lower income group and it is considered as lower for higher income group.

3) Generation of Employment:

Housing industry is labor intensive. An investment of Rs.1 crore in housing was estimated to generate 923 man years of direct employment. In developing countries, un-employment is a chronic problem. Housing is one of the important industries which creates an employment opportunities on a larger scale. The number of workers in the building construction increased from 1.26 million in 1970-71 to 2.00 millions in 1980-81⁶.

Policies treat housing as welfare drain to limited public resources. But, by adopting market-oriented strategies, developing countries can transform a sector that dampens economic growth. The World Bank recognizes that policies to promote free markets lead to healthy housing sector, which in turn help to drive economic growth⁷.

4) Growth of Population after Independence in India:

The growth of population during the last six decades can be observed from the following table:

Table 1.1

Population and its Growth after Independence in India

(Population in millions)

Year	Population	Decade	Growth	Percentage of growth
1951	36,10,88,090		0	0
1961	43,92,34,771	1951-61	7,81,46,681	21.6 %
1971	54,81,59,652	1961-71	10,89,24,881	24.8 %
1981	68,51,84,692	1971-81	13,70,25,040	25.0 %
1991	84,63,02,688	1981-91	16,11,17,996	23.0%
2001	1,01,24,00,000	1991-01	16,60,97,312	19.6 %
2011	121, 00,00,000	2001-11	19,76,00,000	19.51 %

Source: Population Policy for India-Perspectives, Issues and Challenges, P.K. Chaubey, Khaniskha Publishers, New Delhi. 2012, P-48.

Decennial growth rates for fifties, sixties, seventies, eighties, and nineties of the twentieth century turn out to be 21.6%, 24.8%, 25.0%, 23.5%, and 19.6% respectively. The growth rate from the year 2001 to 2011 is 19.51%. The Country as a whole has crossed the peak. The percentage during the nineties is hopefully lower than that during the fifties when government launched development through planning. It is important to note that during fifties, sixties, seventies & eighties there is increase in growth of population.

During nineties there is decrease in growth of population and it is so small that one can hope to see negative number next time. For poor people, struggle for shelter and housing comprises the most fundamental elements of their daily survival strategy. Secure, safe housing plus supporting infrastructure provides a wide range of benefits for low income households. Many community driven programmes to build and improve housing have helped low income group to work together and to develop constructive relationship with local authorities or other service providers⁸.

5) Availability of Houses in India:

National Building Organization (NBO) had estimated that the shortage of about 21 million housing units in the country of which 16 million are in rural areas and 5 million are in urban areas. The number of total useable housing units was about 94 million. About 39.6% of urban household are living in single room and about 3.5% in 'Katcha' houses. 36.1% people do not have toilet facilities, 57% are without electricity and 66% manage without water supply facilities.

It is estimated that nearly 40-50 million of urban population are currently residing in slums. By 2011 A.D, this urban slum population had reached between 125 to 140 million. The slums are creating formidable problem.

In India, shelter related sector continue to get a low priority for development investment, especially in the rural areas. The population of the Country contributes tenants housing and the other socio-economic and physical infrastructural demand. The population of India in 1981, 1991 was stood at 68,51,84,692 and 84,63,02,688 million and it stood at 1,01,24,00,000 million in 2001 A.D and reached its peak of 121, 00,00,000 million by 2011.

6) Shortage of Housing in India:

The following table shows household, useable housing stock and housing shortages/gap in 2001 and 2011.

Table 1.2
Shortage of Housing in India

(No of houses in millions)

Sl. No	Particulars	2001			2011		
		Rural	Urban	Total	Rural	Urban	Total
1	Households	113.5	47.1	160.6	137.0	72.2	209.2
2	Useable Housing	92.9 (89.9)	36.7 (77.9)	129.6 (80.7)	111.5 (84.3)	56.7 (78.5)	168.2 (80.4)
3	Housing Shortage	20.6 (18.1)	10.4 (22.1)	31.0 (19.3)	25.5 (15.7)	15.5 (21.5)	41.0 (19.6)

Source: Planning Commission Report of House Statistics Part - I

A rapid rise in population results in higher demand of dwelling units for residential purposes. This coupled with the growth in household formation and increased rural-urban migration resulting in non-availability of opportunities in rural areas, which resulted in severe pressure on urban infrastructure in recent years. The consequence has been overcrowding and unhealthy living environment, shortages of basic amenities and finally social and economic deprivation. All major urban areas in our country are gradually being occupied by houses.

The Tenth Five Year Plan estimated the urban housing shortage at 8.89 million dwelling units in 2002. Further, the total number of houses that would be required cumulatively during the Tenth Plan Period are estimated at 22.44 million dwelling units. With the continuance of the 2 Million Housing Programme, it is estimated that the investment requirement from public sector institutions would be around Rs.4,15,000 crores. Apart from this, substantial contribution from private players would be required to tackle the growing housing shortage⁹.

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