

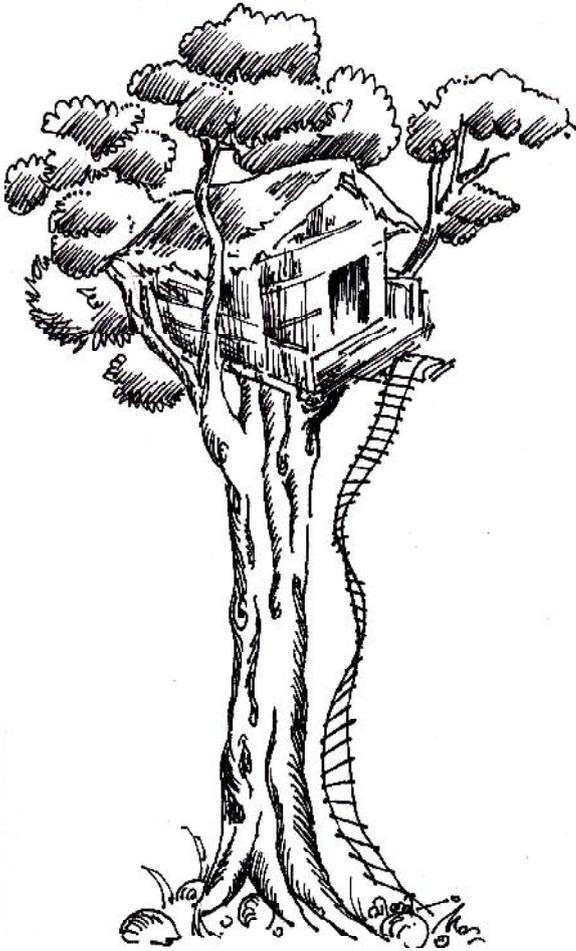
**CHAPTER  
11**

**HOUSING**





- 11.1 Existing Housing Conditions
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The draft housing policy, 2011 of the Government of Kerala states that “the international covenant of United Nations on economic, social and cultural rights, to which India is a signatory, upholds the right to adequate housing as a human right. Article 21 of the Constitution of India, which defines the protection of life and personal property encompasses the right to shelter and right to livelihood also which are integral to the dignified living of the individual.” The draft housing policy upholds the need for adequate and affordable housing for all.

### 11.1 Existing Housing Conditions

The Municipality has 8160 houses spread over in its 34 wards. (Source: Secondary Data, 2012) Out of these, 4960 (60.78%) are pucca buildings. 3180 (38.97%) houses are of moderate quality. There are only 10% each of kutcha houses and huts.

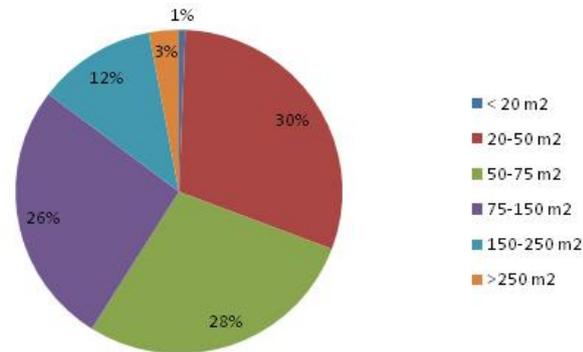


Figure 11.1 Percentage of houses by built up area (Source: Socio Economic Survey 2012)

Majority of the houses are in the 50-150 m<sup>2</sup> category, built in own land, of sizes ranging between 5 - 25 cents, and are having have 3 habitable rooms each.

Majority of the houses are in the 50-150 m<sup>2</sup> category. Only 1% of the houses are less than 20 m<sup>2</sup> in size. 30% of the houses are in 20-50 m<sup>2</sup> category. 150-250 m<sup>2</sup> category has only 12% and houses with size above 250 m<sup>2</sup> is only 3%.

Figure 11.2 gives the nature of land ownership for housing purposes. 98% of the houses are built in own land.

“The core focus of this Policy is provision of “Affordable Housing For All” with special emphasis on vulnerable sections of society such as Scheduled Castes/Scheduled Tribes, Backward Classes, Minorities and the urban poor.”

- National Housing and Habitat Policy 2007

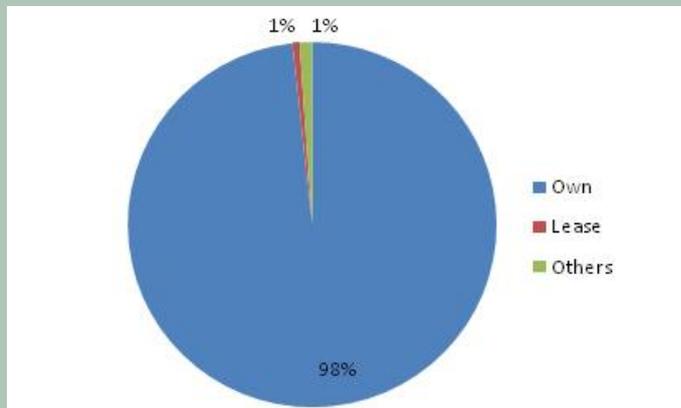


Figure 11.2 Nature of residential ownership (Source: Socio Economic Survey 2012)

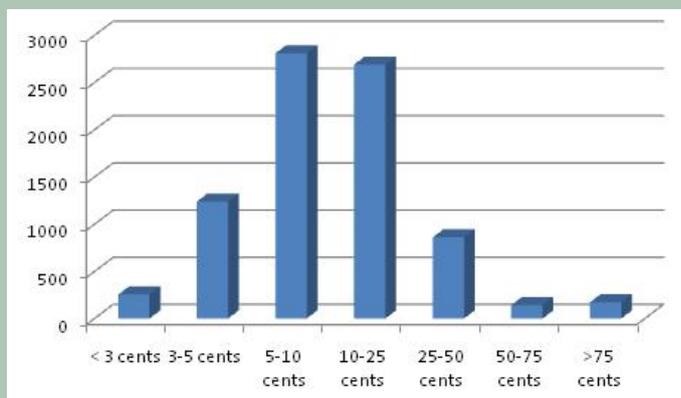


Figure 11.3 Residential plot size (Source: Socio Economic Survey 2012)

Variation of residential plot size is given in Figure 11.3. The plot size ranges between 5 - 25 cents in most cases. The Figure 11.4 shows the houses by number of habitable rooms. Majority of the houses have 3 habitable rooms.

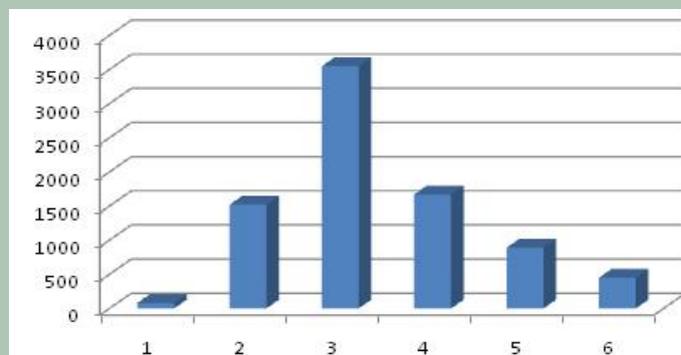


Figure 11.4 Houses by number of habitable rooms (Source: Socio Economic Survey 2012)



## 11.2 Vertical and Organised Plotted Developments

Vertical and plotted developments are slowly attaining pace in the Municipality. Currently two private sector developers (Malabar, Pentium) have come up with vertical developments, one with 70 residential apartment units and the other with 35 residential apartment units.

A few plotted developments by private developers are in progress in the municipality, including villa project of 32 villas and associated commercial and leisure facilities by Pentium developers, villa project by Saban Developers near Manathumangalam housing around 56 units and the villa project by Malabar group housing 52 villas.

## 11.3 Urban Poor and Housing Schemes

Municipality is providing assistance for housing under various government schemes and projects. The housing scheme under IHSDP (Integrated Housing and Slum Development Program) is the major one. Under the scheme assistance to a total number of 574 units were sanctioned of which 530 has been completed. This includes 467 units under general category and 63 units under SC category.

As per municipal records, there are eighteen urban poor colonies existing in the Municipality. These are 1) Vazhayil, 2) Thekkekaraparamb, 3) School Padi – 1, 4) Cholappadi, 5) School Padi – 2, 6) Ponniakurussi (N), 7) Ponnaramkunnu, 8) Perumpully, 9) Kizhissery, 10) Panchamy School, 11) Panikkarukundu, 12) Parakkode, 13) Pathaikara Schoolpadi, 14) Mannenkaya, 15) Mannenkaya, 16) Lakshamveed Colony, 17) Thekkinkode Lakshamveed, and 18) Enippara.

Also, the town has got a significant presence of unskilled migrant laborers from other states, and ensuring proper accommodation for them has become a big concern. These migrants have currently put up at cheaply available lodges and rented accommodations and their overcrowding has resulted in sanitation and health problems.

## 11.4 Housing Demand & Housing Shortage

The population as per Census 2001 was 44612, with a household size of 5.51. The HH size decreased to 4.83, as per 2011 Census. A gradual decrease in household size is to be anticipated since the present household size is higher than the State average. So, the increase in households is projected assuming that the HH size in Perinthalmanna will atleast reach the current state average in the next two decades.

There is a demand for 370-480 residential units in a year in the town in addition to the demand created by institutions like Aligarh Muslim University, EMS Memorial Co-Operative Hospital, MES Medical college etc.

The housing shortage is worked out by adding the difference between the number of households and number of houses and the number of houses that need replacement. At present 20% of houses needs replacement, the kutcha houses and huts, as per the socio-economic survey. Considering the service life of a normal residential building to be 40 years, it is presumed that 25% of the housing stock shall need replacement in each of the coming decades. Thus, the present and the projected housing shortage is worked out, as presented in Table 11.1 below.

From the table it is evident that there is a demand for 370-480 residential units in a year in the town in addition to the demand created by institutions in the adjacent panchayaths like Aligarh Muslim University, EMS Memorial Co-Operative Hospital, MES Medical college etc. From the existing scenario, it can be deduced that more than 50% of this demand is in the 50 to 150m<sup>2</sup> size category with 3 or 4 habitable rooms. So, there is a strong case for further densification of residential land use and public intervention in providing affordable housing.

Table 11.1 Housing Demand & Housing Shortage (Source: Derived from Census Data - 2011, Local Body)

Year	Population	HH Size	No. of Households	No. of Houses	Diff. b/n houses and households	Replacement	Total Shortage
1991	39018	6.05	6449	-	-	-	-
2001	44612	5.51	8097	-	-	-	-
2011	49723	4.83	10287	8160	2127	1632	3759
2021	55921	4.54	12317	10287	2030	2040	4070
2031	62022	4.25	14593	12317	2276	2572	4848

### 11.5 Inferences

Study of the existing housing conditions reveals a satisfactory picture of quality and quantity of housing in the municipality. However the projected demand for housing during the plan period indicates the need for public intervention in providing affordable housing and further densification of residential land use.