Chapter 6

HOUSING

The entire number of the households in Kanpur come to approximately three hundred and seventy-eight thousand households is the Census data of 2001 is to be taken.
seriously. As much as forty five percent of the entire household population happen to belong to the BPL and the EWS categories about 21 percent and about 18 percent happen to belong to the LIG and the MIG households respectively while the HIG households constitute 16 percent. The sample is representative as it represents all the Income Groups, the housing type as well as supply and house stock location, all the various income groups that are there such as the MIG, LIG, BPL, HIG etc.

6.2 HOUSING STATUS

The status of housing conditions in Kanpur may be seen as falling into seven different categories. All of Kanpur’s housing localities have also been placed under seven categories so as to well understand housing arrangements over here.

CORE AREAS OF THE CITY - These are several old town areas located within the city’s interior as well as the core are the 24 very densely populated wards, with a high housing density as well as dilapidated houses and very limited civic amenities.

INTERMEDIATENORTH-WEST AREAS - This happens to belong to numerous government officers houses and it includes the Tilak Nagar area, the civil lines which is mostly inhabited by posh people, Swaroop Nagar and of course the historic and much inhabited Arya Nagar. Of all the different areas, it is the area of Swaroop Nagar that can boast of the best housing standards and arrangements.

INTERMEDIATE AREAS OF THE SOUTH WEST - This is a part of Kanpur that mostly happens to be inhabited by the middle income groups. A few parts over here are those that are continuing to go through a process of development as far as housing construction and population are concerned. There is a striking contrast between the homes that are inhabited by the middle income groups here and the homes that are occupied by those of a meager economic status. The homes of such individuals often do not have basic amenities with the overall standard of living being rather poor. Such homes are referred to as housing blocks and are those that are in urgent need of improvement.
EASTERN INTERMEDIATE AREAS—This is an area that is characterized by an abundance of ‘Hatas’ and slums. Such areas happen to be similar to the city core and feature high housing density, some dilapidated houses with very few limited civic amenities.

EASTERN HOUSING AREAS—Such areas happen to be in proximity to the defense establishments that lie a considerable distance away from the main city area. Some development with regard to housing standards can be seen along the GT road but the rate of this development is quite slow.

HOUSING AREAS IN THE WEST OF KANPUR—Most of the housing schemes that have been drawn up for Kanpur are those that have been concentrated in these particular areas. The standard of homes in these areas is that which is quite high however the provision of civic amenities is something that can go through considerable improvement in order to better the standard of living over here overall.

DIFFERENT INSTITUTIONS OPERATING IN KANPUR

The following are the main institutions that are involved in development as well as planning of houses and housing areas in Kanpur:

DEPARTMENT FOR HOME PLANNING IN THE COUNTRY AND TOWNS—such an administrative department is quite crucial regarding the role that it has to play for the development of homes in Kanpur. It is often known to advise the government in Uttar Pradesh on the best housing projects that are to be undertaken here. Major development plans to facilitate quick urban growth in Kanpur are also known to get envisaged by this department.

KANPUR DEVELOPMENT AUTHORITY—This was established under the Development Authority Act of 1974. The KDA focuses on area development in Kanpur by keeping the city development plan standards in mind. Such a department is one that is vested with a number of important powers including the power to dispose land, to acquire land, and of course to develop the land which it acquires.
BOARD FOR DEVELOPMENT AND HOUSING IN UTTAR PRADESH – This administrative department is one that aims to engage in the building of houses under the well-known U.P. Housing Act of the year 1965. Area development in Kanpur is something that is adequately taken care of by this board as is the development of housing standards in the city.

KANPUR NAGARNIGAM – This looks after the essential provision of civic amenities like drainage and sanitation, adequately maintained roads and good lighting in the streets. The KNN also happens to be involved in developing housing stock for the EWS in numerous areas of Kanpur City.

DISTRICT URBAN DEVELOPMENT AGENCY (DUDA) – This department developments the requirements that need to be met for the LIG and EW housing schemes in Kanpur. Such requirements are those that are reproduced by them. Land acquisition processes in Kanpur and how these are to be implemented is also something that is decided upon by such a department. Additionally, the allotment of houses under the famous Vambay housing scheme is drawn up by this department.

UPCOOPERATIVEHOUSINGFEDERATION This helps to facilitate the housing and the construction of housing stock and it also provides easy availability and access to loans.

6.4 HOUSING STOCK

Kanpur is a city that comprises of housing stock that amounts to 5 lakh dwelling units.

Of the entire number of houses, around 85% are situated in urban areas while the remaining 15% percentage spread out over rural areas of the city of Kanpur.

6.4.1 HOUSING STOCK OF THE KANPUR DEVELOPMENT AUTHORITY

Development authorities in Kanpur particularly the KDA actually implemented as
many as ninetyhousingssinc1974in the city ofKanpurand it hasdeveloped as many as a hundred thousand dwellingunits. Subsidies for different housing schemes in the city including those that fall under the LIG and EW housing schemes are provided for by them. For instance under the VAMBAY scheme, the KDA constructshouses on a specific demand made by the district administration from which it receives the funding as well.

This shows details of the houses that are provided for by the KDA till the year 1997 and also in the post 1997 period. Up until 1997, as much as 7 percent among the complete number of properties which had been developed by the KDA happened to be unsold. Such a figure has seen an increase to as much as 23 percent for the years between 1997 and 2005.

**Fig. 6.1 Housing**
6.4.2 HOUSING PROVIDED BY U.P. HOUSING BOARD

The U.P. Housing Board always develops the land as well as allots a plot for the construction of the HIG, the large-sized LIG Houses as well as all of the MIG Houses. The housing board authorities in Uttar Pradesh have adopted a number of well-known housing schemes for the welfare of its people such as the Hanspuram and the Deen Dayal Puram both of which now have a sizeable number of inhabitants. In fact, it is as much as 1126.32 hectare area that the housing board authorities in the UP has developed. There is on an average 5 percent to 10 percent of the residents who usually go out to carry out very tiny petty works such as the running of saloons and groceries at residences.

Fig. 6.2 Housing 2
The housing board authorities in Uttar Pradesh are in complete charge of construction homes for the poorer sections of the society as well as their allocation. The well-known Vambay scheme is one where the construction of homes is known to take place only after getting hold of a list of allocation from none other than the DUDA. A list of allotted houses for the poor is also something that is acquired from the administrative authorities in Kanpur in general, which is usually known to take quite a bit of time to arrive. All houses that are constructed by the housing board in UP have to await further instructions from the district administration in order for the residential projects to reach completion.

6.5 HOUSING SIZE

2004 in Kanpur was a year that witnessed quite an enormous increase when it came to the sizes of the LIG housing category and the EWS housing category. Over the last forty years Kanpur’s population which is made up of oneroomtenementscan see a decline from approximately sixty eight percent to forty percent however such a percentage can still be regarded as quite high.
6.6 HOUSING USAGE

Majority of preferred house dwellers in Kanpur chose to make use of the houses for residential and work purposes. Usually it is the cottage industries of Kanpur like industries that are involved in the manufacture of silk and cotton clothes, in the manufacture of soaps and different types of leather goods, flowers and hosiery etc which now carry out regular work in the houses that are meant to be used for residential purposes.

ACCESSING BASIC FACILITIES AND SERVICES IN KANPUR

As much as thirty three percent out of the entire number of houses in Kanpur are still without any access to electricity, about 17% to safe drinking water and about 36.5% to the toilet.

UNDERSTANDING THE DEMAND FOR HOUSING IN KANPUR CITY

The need and the demand for housing options in Kanpur is something that has been largely decided on the basis of sizes of households, projections with regard to population, number of houses that require being reconstructed and the actual percent of housing shortage in the city. In fact the estimated housing demand for the different income categories in Kanpur has been well reflected in

The Majority of respondents (67.94%) want housing supply to be carried out by the housing development board and the development authorities in Kanpur (13.34%), builders who operate privately (12.44%) housing cooperative societies (6.28%). The HIG as well as the MIG (12.44%) income group are those who prefer their homes to be constructed by contractors and builders who operate in the private sector. There is a feeling that private builders shall come
to play a very crucial role in housing activities in Kanpur.

DIFFERENT HOUSING SCHEMES THAT HAVE BEEN PROPOSED IN KANPUR

• The Gangotrischemeby the KDAhappens to be around a distance of 3 kilometers from the existing city core situated across the Ganges. This particular area comes under the Unnao District. However it falls within the purview of the KDA only for development purposes. A scheme is proposed over a plot of land which happens to be approximately five and a half kilometers wide and one and a half kilometers long right between the Ganges river at one end, the new barrage in the left part and the Shuklaganjhighway in the right side. Such an area receives plenty of traffic from Lucknow city as well as the Unnaoindustrialbelt and lies very close to the heart of the main city area which is the famous civil lines area. If the construction of a new bridge does happen to take place in the civil lines area then Kanpur’s Gangotri project will be only two and a half kilometers away from the renowned parade area of the city. It has also been planned on the part of the development authorities in Kanpur to urbanize as much as 5000 acres via the popular Hi Tech City Project. This is a project from which about 1800 acres has been given to Sahara already, about 2500 acres a plot of land for the new city of Kanpur, which lies at the Kalyanpur-Bithoor roads as well as in Jawaharpuramon the Shivali road and as much as two thousand and five hundred acres is going to be allocated to the private sector development. A plan for developing more than ten thousand acres of land has been envisaged for the year 2021. This land will be home to more than sixteen thousand of the population in Kanpur. The U.P. Housing Board hopes to develop two schemes that cover as much as fifteen hundred acres and thirteen hundred and fifty acres on an individual basis.

• The scheme that has been envisaged for the development of thirteen hundred and fifty acres of land is one which is going to be situated quite near the IIT. It will accommodate people that reside in as many as ten villages surrounding Kanpur. The scheme for developing fifteen hundred acres of land is one that will accommodate people residing in about eight
villages in Kanpur. These schemes are going to be sites for temporary as well as permanent employment. Some major facilities are also going to be made available to those who occupy these areas in the form of gardens and parks, commercial buildings, advanced modes of public transportation and easy access to health care in the form of medical clinics and hospitals.

PROBLEMS

• What is absent is a proper demarcation between the areas that are to be used for residential purposes and land which is meant to be used for other purposes.

• Areas which are meant specifically for residential use are those that are being now used by quite a few people of Kanpur for commercial reasons alone.

• A special policy is one that has to be put in place in order for mixed use of land to happen in an orderly fashion.

• There is an imbalance that can be witnessed with regard to a demand for the construction of houses near the main city area and the construction of houses that are of a sufficiently high quality. A huge demand is also there for the LIG and the EWS houses but many of these are still yet to be sold.

• It is under either the LIG or the EW category of housing that an entire chunk of the population in Kanpur happens to fall under which in turn proves to be an additional challenge when it comes to making houses available under the these schemes that are characterized by excellent civic amenities that make for very comfortable urban living.

• It is clear to one and all that a provision for the most basic of urban services is not at all satisfactory enough for bringing about development in a homogenous manner in areas of the city that have only been very newly developed. In fact the housing quality in most of these areas happens to be of quite an average or poor standard.
• Although KDA and the UPHB are self-sufficient when it comes to financing land acquisition as well as development, funds are required for the provision of houses to the lower income groups.

• The development of the city of Kanpur is likely to take place in a south or a south west direction rather than towards the east. However there are some major infrastructural issues that need to be overcome such as poor street lighting and bad connectivity.

6.12 SOME SELECT STRATEGIES

• Newly planned housing schemes in the city of Kanpur need to be developed in a speedy fashion in order for a solid link to exist between the newly planned areas of the city and the inner core of the city of Kanpur.

• The KDA is contemplating the development of a township known as the Gangotri Township which is going to look at development of two areas or plots of land one of 1350 acres and the other of fifteen hundred acres. Additional land can also be secured by disposing off surplus land and acquiring land that had been occupied by erstwhile prospering but now sick industries.

• Voluntary organizations and NGO’s need to play a crucial role in motivating residents of Kanpur’s inner core area to move into the newly planned areas in the outskirts of town.

• All the new housing colonies that are developed are those that should cater to customers of every possible budget.

• House construction is something that ought to take place at preferred locations only. What need to be taken into account at the time of construction of houses are the connectivity options that exist, the time that it takes to travel to the main city area and back and of course the location in which these houses are being constructed, in general.
• Services in the existing housing colonies need to be considerably improved by additional means of funding and making the housing personnel here more accountable for their actions.

• The outside or the newly developed colonies also require additional funding in order for these to prosper in the desired manner. Hence efforts should be made to rise such funding by entering into a negotiation with financial institutions and loan authorities.

• A number of methods need to be deployed in order to reduce the hassles that are faced by householders in Kanpur. For instance online facilities that tell prospective home owners the status of the building projects that are meant for them, or the system of a smooth and single window clearance is what needs to be put into action.

• How the mixed usage of land in Kanpur is to come about is what needs to be clearly identified through the demarcation of very specific areas. These areas need to be demarcated on the basis of access to light and water, road width, good connectivity options etc. There is a huge demand for the performance of economic activities such as activities that are carried out by cottage industrialists, in the areas that are designated for residential purposes only.