The housing characteristics of the suburban population have been analysed with the help of nine variables (Appendix 4 J-M, Table No. 43-51). These nine variables have been grouped into four sub-factors, i.e. housing structure, housing facilities, value of the houses and internal density. All data used in this analysis have been collected from the field survey. In this Chapter, analysis will be done, comparing housing characteristics, first, between all core villages and all housing societies and then between core villages and housing societies of different maujas. These comparisons will be done with the help of 'Modernity Index' as it has been done in the case of 'Socio-economic status' and 'behaviour and life style' of residents.

The houses made of cement, concrete and burnt brick, with facilities of separate bathroom, toilet, kitchen and water tap, high rent and high selling value, and low internal density have been termed "modern".

Core villages, as a whole, are original residential areas of the study area. So, they have traditional type of houses. The score in 'Modernity Index' of all sub-factors are low in all core villages. But their score is very low in case of housing facilities and value of the house, because most of the houses in the core villages do not have any facilities like separate bathroom, toilet, water tap, and the value of the houses is also low. So, the rent of the houses in the core village is lower than that of housing societies and their selling value is also low. As in other factors, there are differences within core villages and within housing societies situated in various maujas.

1. Housing Structure
   (a) Core villages versus all housing societies

The variables like the materials used for roof and wall, number of rooms (without kitchen), and built up area have been
combined to form the housing structure (Appendix 4J, Table No. 43-46). In core villages, there are some houses (28%) which are made of grass, leaves, stones, corrugated iron sheets, etc. The majority (45%) of houses in core villages have brick roof. The smaller number of concrete roofs (17%) in the core villages is mainly due to the older age of the houses in core villages and presence of fragile material like grass, leaves etc. is due to the lower socio-economic status of population. Most (74%) of the houses in core villages have less than three rooms and their size is also less than 80 square yards (89%). But in housing societies all houses have walls of burnt bricks and have concrete roofs - a sign of modernity. In housing societies, the houses are large. So, houses with more rooms are seen frequently (44%) though most (77%) of the houses are less than 80 square yards in built up area.

(b) Analysis between core villages

There are much variations in the housing structures between core villages situated in different maujas. In core villages of Chandlodiya and Ranip, no house has concrete roof, while in the core village of Jodhpur a large (40%) number of houses has concrete roofs. In core village of Jodhpur (13%), Vastrapur (10%) and Memnagar (16%) some houses have more than four rooms. In Chandlodiya all houses have less than three rooms. It indicates that number of rooms in a house has some relation with the economic status of the family. Regarding the built up area of houses in core villages; only Ghatlodiya has few (2%) houses with more than 149 square yards of built-up area, but all the houses in core villages of Ranip and Chandlodiya have less than 80 square yards of area.

(c) Analysis between housing societies

In the housing societies of Jodhpur (11%) and Memnagar (10%) some houses have more than four rooms. Only in the housing societies of Jodhpur (11%) have an area of more than 149 sq. yards
of built-up area, and majority of houses of Chandlodiya (98%) and Ranip (83%) have less than 80 square yards of built-up area.

There is some relation between the socio-economic status of residents and their housing structure. So, the residents of housing societies have high score in the 'Modernity Index' than the residents of core villages regarding their housing structure (Figure No. 9.48).

2. **Housing facilities**

(a) **All core villages versus all housing societies**

Due to traditional behaviour and lifestyle, most of the houses in core villages are devoid of basic amenities like separate kitchen (68%), bathroom (52%) and toilet (64%). These are indicators of traditionality (Appendix 4K, Table No. 47). Some of the houses in core villages do not have electricity (16%) and water taps. In housing societies, all houses have separate electricity and water facilities. Most of the households have separate toilet (98%), bathroom (98%) and kitchen (99%) in their own houses.

(b) **Analysis between core villages**

All houses in the core villages of Jodhpur and Vejalpur have electricity and most of them have separate water taps, bathrooms and toilet and most (93%) of the houses in core villages of Jodhpur have separate kitchen also (a sign of modernity). On the other hand, in core villages of Ranip, none of the houses has separate kitchen and toilet and separate water tap and bathroom. In core villages of Vastrapur, Thaltej and Chandlodiya also few houses have separate bathroom and toilet.

(c) **Analysis between housing societies**

The only variation between the residents of housing societies of different maujas regarding their housing facilities is that in Vejalpur, Ghatlodiya and Chandlodiya few households share
NAME OF MAUJAS
1. VEJALPUR
2. JODHPUR
3. VASTRAPUR
4. MEMNAGAR
5. GHATL0DIYA
6. THALTEJ
7. CHANDLODIYA
8. RANIP

FIG. No. 9'-48. SOURCE: FIELD SURVEY BY THE AUTHOR
kitchen, toilet, bathroom within themselves. Sharing is done mainly in the houses where owner and tenant live in the same premises.

Housing facilities of the study area reflects the behaviour and lifestyle of population. The people of core villages, due to their traditional behaviour, do not feel the necessity of separate bathroom, toilet and kitchen in their houses. So, they have low score in the 'Modernity Index' than the residents of housing societies regarding the housing facilities (Figure No. 9.49). But the unhygienic way of livelihood (i.e. using open space for toilet) of the people of the core villages make the environment of the surrounding area of villages polluted.

3. Value of Houses

(a) All core villages versus all housing societies

It is obvious that houses in core villages have low rent and selling value (Appendix 4L, Table No. 48, 49) because they have low score in 'Modernity Index' both in housing facilities and housing structure. Most of the houses (60%) in core villages have rent less than 100 rupees per month and have selling value less than Rs. 60,000 (51%). The houses in the housing societies have higher rent and higher selling value than the houses in core villages. So, they have high score in 'Modernity Index' than the houses in core villages (Figure No. 9.50). Most (70%) of the houses in housing societies have rent more than Rs. 199 per month and some of them (17%) have rent more than Rs. 399 per month. Though most (56%) of the houses have selling value around Rs. 1,00,000/- but some (16%) of them have selling value more than Rs. 1,49,000/-.

(b) Analysis between core villages

The rent of houses in the core villages have close relationship with the socio-economic aspects of residents. For example, in core villages of Vastrapur and Ranip, where a large number of
NAME OF MAUJAS
1. VEJALPUR
2. JODHPUR
3. VASTRAPUR
4. MEMNAGAR
5. GHATLODIYA
6. THALTEJ
7. CHANDLODIYA
8. RANIP

FIG. No. 9'49. SOURCE: FIELD SURVEY BY THE AUTHOR.
NAME OF MAUJAS
1. VEJALPUR
2. JODHPUR
3. VASTRAPUR
4. MEMNAGAR
5. GHAATLODIYA
6. THALTEJ
7. CHANDLODIYA
8. RANIP
immigrated residents are engaged in non-primary activities, have higher rent of houses due to the more demand for rented houses. In Vastrapur, 75% of houses have rent between Rs.100-199 per month. This has been followed by Ghatlodiya (67%) and Chandlodiya (50%). The selling value of houses, which has been assessed by house owners, is high in core villages with higher socio-economic status, i.e. Jodhpur. In Jodhpur, houses are bigger in size, so obviously the selling value is also high, i.e. most (60%) of the houses in core village of Jodhpur mauja have selling value between Rs.60,000-99,000. There are some (7%) houses in the core villages of Jodhpur whose selling value if more than Rs.1,49,000. On the other hand, in core villages of Vastrapur and Chandlodiya, most of the houses have selling value less than Rs.60,000. This is mainly due to the poor housing structure and poor housing facilities.

(c) Analysis between housing societies

The rent of houses (by room) in housing societies of Vejalpur, Jodhpur, Vastrapur, Memnagar and Ghatlodiya is relatively high (Appendix 4L, Table No.40). In Chandlodiya and Ranip, the rent of the houses are lower, as these areas are occupied by the people of lower socio-economic status and the houses of these maiyas are also smaller in size than houses in other maiyas. Large number of houses in housing societies of Jodhpur have high value due to their large size. The residents of this mauja have also assessed higher value (more than Rs.1,00,000/-) of their houses because this mauja has more demand for houses as a good residential area and the residents of this mauja have high socio-economic background. In all other maiyas, most of the houses in housing societies have selling values of Rs.60,000/- to Rs.90,000/-.

4. Internal Density

(a) All core villages versus all housing societies

Internal density of houses has been measured by two methods, i.e. concentration of population per room and concentration of
population per square yard of built-up area. So, low internal
density indicate high "Modernity" (Appendix 4M, Table No.50, 51).
In core villages, the internal density of houses is high because
houses are smaller in size and also have few number of rooms,
residents have large number of family members. Most of the
houses (93%) in core villages have more than three persons per
room and some of them have 10 persons per room which indicates
congestion in the house. Most of the houses (87%) in core
villages have more than 0.29 persons per square yard of built-up
area. In housing societies as a whole, only 54% of the houses
have 4 to 6 persons per room and some of them have less than
1 person per room and most of the houses (68%) in housing
societies have less than 0.10 persons per square yard. So,
obviously the housing societies have high score in 'Modernity
Index' than the core villages (Figure No.9.51).

(b) Analysis between core villages

The core village of Jodhpur has some houses (7%) with less
than one person per room, while in Chandlodiyas some houses (17%)
have more than 10 persons per room. In Jodhpur, none of the
houses has more than 0.49 persons per square yard of built-up
area, but in Chandlodiya 22% of the households have more than
0.49 persons per square yard. Chandlodiya has been followed by
Vastrapur (18%), Thaltej (13%) and Vejalpur (10%).

(c) Analysis between housing societies

The number of persons per room is high in Chandlodiya. In
this mauja, some (14%) houses have less than four persons per room,
while in the housing societies of Jodhpur (66%) and Vastrapur (69%)
most of the houses have less than 4 persons per room. All the
houses in the housing societies of Jodhpur have less than 0.50
persons per square yard of built-up area. But some houses in
Vejalpur (10%), Vastrapur (16%), Thaltej (13%) and Chandlodiya
(22%) have more than 0.50 persons per square yard of built-up
area.
As a whole, residents of housing societies have high score in the 'Modernity Index' than the residents of the core villages in their housing characteristics. So, we can accept hypothesis No.6, i.e., there is difference between the residents of core villages and of housing societies regarding their housing characteristics at .05% level of confidence by using the test of Analysis of Variance.

5. Summary of the Chapter

There is very much difference between residents of core villages and housing societies regarding their housing characteristics in terms of housing structures, facilities, value and internal density. The residents of core villages have houses with small built-up area and are made of brick, tiles and sometimes of stone, leaves and grasses. The houses in core villages have very few facilities, like separate bathroom, toilet, kitchen, water tap, etc., so the rent and selling value of these houses are very low. Due to the small built-up area and large number of family members, the internal density of these houses are very high. All these above mentioned factors indicate that the housing characteristics of the core villages is very traditional. Among the core villages, housing characteristics of Jodhpur is less traditional and it is very much traditional in Chandlodiya. Housing characteristics of housing societies are different with cement and concrete structure, with various facilities, high rent and high selling value and low internal density. These factors are considered to be modern. Housing societies of Jodhpur are very modern which is closely followed by Vastrapur, whereas the level of modernity of the housing societies of Chandlodiya is very low.