The House is the first place where human beings learn to establish relation among themselves, with society and with their environment. Today, housing means comfortable shelter with adequate amenities and healthy and friendly environment and surroundings. Government has also the responsibility to see that its citizen are provided with adequate housing facilities. Accordingly a full fledged Ministry is existing at the State for looking after such important activities. The Assam State Housing Board was established under the control of the Board Act 1972, & started its functioning to accelerate the housing activities, since 1974 after abolishing the function of the “Directorate of Housing” in the State of Assam. The ASHB has earned maturity of 28 years in the field of housing. Even today the housing need for the common people of Assam & its services are still not satisfactory. The performance of the Board in all respect has been showing downward trend since last decade. Considering the above point, and my long association in the Housing organization which have primarily inspired me to take-up the research topic for a systematic study. The aim of the study is to evaluate the operational performance of ASHB in comparison with the other housing agencies operating in the State of Assam, vis a vis India, which includes all aspects of the Board such as physical, financial and organizational etc. The objective behind the study is to see the advantage, achievement & short-comings of the housing agencies in Assam for arriving at some definite conclusion & suggestion keeping in view the housing policy & housing situation of the State/central government. It is needless to state on my part that very little works have been done in the housing field in Assam and such studies have limitations of the kind restricted to their objective. There is neither any Data Bank in this field nor records are maintained
properly by the agencies specially in NE region to study smoothly as per the expectation. Now this study is expected to become a path-finder or pioneering work in evaluation of performance of the housing agencies for future study. The study is based on the actual performance of the ASHB as well as the other agencies in vogue of the present housing situation in the State/ Country. The study hypotheses have been tested with actual position of the Board to fill the gap in the research field relating to deficiencies in the functioning of the organization & to act as the light bearing and fruit bearing to the policy makers, employees, Government & the people in general. In completing this work, I had visited various libraries of the Country viz, North East Council library, North Eastern Institute of Bank Management, Indian Institute of Entrepreneurship, Human Settlement Management Institute (HUDCO ) New Delhi, Assam Secretaritate Library Dispur , Library of Society for Dev. Studies New Delhi and Guahati University.

I have therefore, the privilege to record my gratitude to Dr. N Baruah , Reader ,faculty of commerce, Guahati University for his valuable guidance & perpetual inspiration to complete this study for Ph D degree. I am grateful to the Regional Chief, HUDCO, Guwahati for giving me permission for this study. I also express gratitude to my parent specially to my father for their inspiration. I acknowledge the services of Sri Arup, N.chakrabarty, Smti P. Mahanta, Smarita, Sanjay, Suma and Madhab for assisting me at various stages and in computer typing etc. My thanks go to Dr Santana Baruah who has suggested from time to time to complete my study work. I am thankful to my wife Rita & daughters Alpana & Atlanta who deserve special mention for their moral support.

Housing & urban development Corporation Ltd.
Regional Office Guwahati Th May 2003.

Sanaton Deka