Chapter 4

NATURE OF HOUSING PROBLEM
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4.1 Housing - The Basic Amenity for Community Life

Home or shelter is a basic requirement after food and clothing. Every rational being belongs to live in the society and the least and the most important social bond is the family. It draws from the same that every family in order to live and breathe together needs a home.

Family is the most rudimentary association established by nature for the supply of everyday wants. Several families together form communities, villages and towns which further go to form a state.

When one talk of providing a home to everyone, it means housing the houseless whether urban or rural, whether those below the poverty line, who cannot at all afford a house or those who can barely afford but have not been able to do so owing to various reasons.

Housing is one of the basic human necessities. A house is not just a roof – over four walls. It is an extension of human personality as Nehru called it, “It is an abode where basic human interactions take place, where children grow and acquire the concepts of morality and decent citizenship. The social quality or life is reflected to a large extent in the state of its housing”.

Where some people cannot fulfill the basic need of food and clothing, they cannot imagine for them a good housing condition or shelter.

The economic life of the people in the block revolves round agriculture and allied activities of the total poor households, majority of them have agriculture as their main occupation per capita income is an indicator of the level of living of poor people.

Definition of an Adequate House

An ‘Adequate House’ is one which meets the following criteria.

*Physical structure*: An adequate house must give protection from the elements, it must not be damp or unfit for habitation and must be culturally acceptable.

*The site on which it is built*: A house must guarantee the physical safety of its occupants. It must be a secure and safe place to be, to live, to raise children and be healthy.

*The Infrastructure / Facilities Supplied to it*: An adequate house must have certain
facilities essential for health, comfort and nutrition. These include safe and sufficient supplies of water, the provision of household and human waste removal, facilities for washing, cooling and food storage, and heating where needed. It must also include access to certain public services such as emergency, life saving (e.g. fire-fighting and ambulances).

For raising the nation to the sky, it is a must to provide all its citizens at least minimum facilities, minimum housing. New solution for shelter and community living are being developed and must be used. In this respect views of the different authorities on housing and basic amenities required for community life are given in following paragraphs.

As stated earlier Pandit Jawaharlal Nehru* once remarked - “a house is not merely a place to take shelter from rain, cold or sun, it is or should be enlargement of ones personality and if human welfare is our objective, it is bound up with the house.”

Craig opines - Home is one of the few places that can give stability, security and sound sense of values. In addition to satisfy the physical needs for shelter, food, clothing, the home and its surroundings must meet social and psychological needs throughout the family cycle. Adequate and good housing is essential for well being of the families.

Park states that in the modern concept, “Housing is more than the “Physical structure’ providing shelter, it is a part of man’s total environment affecting his health and well being healthful residential environment is one in which the family can develop and flourish physically, mentally and socially.”

Gross said that for most families, housing represent the second largest item in the budget and for very high income groups or in the last stage of the family life cycle, it may supersede food as the largest expenditure.

It is commonly accepted that the family or home life of an individual gives him quite different satisfaction and happiness from those gained or sought in his activities in the business or professional or political world.

It is said that the success of any man’s service depends upon a state of mind which family life keeps alive.

* Ref.No. 27
In the experience of industrialists 'Housing and health are co-related and they have an influence on the efficiency of worker. Good housing supplies mental relaxation to every people. Mental relaxation is essential for doing any type of work, job, services, factory work, education etc. hence Housing has greater influence on everyone’s life.

Beyer\(^4\) says that house plan should be functional Beyond that house should give the appearance not only to its occupants but also to others, of being simple, comfortable and interesting, rather than ornate or disputative.

A high degree of privacy, from without as well as from within dwelling enhances liveliness.

The economic and protective functions of family life are obvious to any adult. Through group life, the available economic resources are utilized to provide daily necessity and possibly some luxuries for the members of family. The money income is used to this end.

Agan\(^5\) opines that, housing has a deep effect on family life. He says that “Housing may effect the social and emotional aspects of family life by influencing directly the recreations of the members of the group. The response of an individual may be limited or heightened depending on the provision made in this home for rest and privacy or quiet that gives a sense of peace & inner strengths.

Housing may affect family life by the provision it makes or does not make for those persons not of the immediate group as aunts or grand parents who are included in the family although not an immediate part of it. Unless the house is so planned that the apartness of such person is recognized, there will be a marked complication of group life.

The house should also facilitate self expression and degree of freedom of action on the part of the individual members of the family. Houses that have attics or basements where the creative effort of members of the family may be undertaken without affecting the serenity of the lives of others, houses that afford space for the storage of collections of stones, birds, eggs, stamps and houses that provide for workshops and playrooms are serving the families not only affording shelter but also by giving adequate background for desirable activities by members of group.

There may be adverse or favorable effect on family life. It depends upon the provisions
done by household. Houses constructed on various ground levels approved by artists for their
interest and charm may be found by the Homemakers to be hazardous and wearisome places if
such levels occur in the line of traffic, between part of work area and social rooms.

The house and its surroundings are status defining for the family. Houses should include
necessary services such as running water, suitable drainage system, sufficient day light, good
road approach.

Bacon opines in 1971 "Houses are built to live in, not to look on. Whatever materials may
be employed, the house is one, that physically provides a setting in which a growing family can
live with a minimum of physical comfort, with some sense of individual privacy and yet with the
degree of association, that will enable each family member to influence the others in ways, that
are constructive and good."

"A good house is something more than a mere structure".

Housing exercises of prodigious influence on people’s health. According to Hazei & Shah,
"Housing means the provision of comfortable and such surroundings as would keep the worker
fit and cheerful for all the time.

Thus family safety depends on the dwellings and dwelling has a bearing upon the safety of
individual family members and a group as a whole'.

While, Willey opined that, "Houses are important because people live in them, they are the
containers of the smallest sociological unit of any society."

A home should be a pleasant place in which to live in term of both personal and physical
relationships.

It is hoped that, the term 'Housing' means satisfactory relationships with your family, warmth
and security and support. Here joys are shared and conflicts are settled.

It must also satisfy its economical, social and psychological needs as well. This has re-
sulted the complete architecture of today".

In the view of Nickell and Dorsy It should provide enough space for the personal activities
of each of the family member Agan supported to this statement by saying that, "it should also
provide for satisfying social contacts between members of the family and world outside”.

The prime objectives of housing, is to give stable shelter, as Whittle stated, "The house should be of a size and plan to give adequate space and facilities to its occupants for domestic and social intercourse, recreation, relaxation and rest”

The objectives of housing are widely given by Nickell and Dorsy in ‘Housing Research for Home Economists’. "Housing is both a product and process. As a product it is a man made commodity, in physical environment and as a process, it is a dwelling design in a neighborhood layout, it involves the manufacture and distribution of building materials."

Hence good housing, however is much more than just enough housing space plus five percent vacancy. It is an incentive to marriage, for learning the art of homemaking, bearing the children to their full development as human.

It furthers the physical, mental and emotional health of all family members and helps to lessen the strains, tensions in an active and changing social organism.

Everybody need protection from sun and rain, heat and cold, our health must be protected and our well being safe-guarded during the hours of work, rest and relaxation, that one spend in the home. One need home forgetting satisfaction of every type to facilitate self expression, and a degree of freedom of action on the part of the individual member of the family.

According to modern changing concepts, housing is a part of mans total environment, affecting his health and well beings, in addition to provide shelter (1970)20.

The failure to provide for all productive activities which are followed in the house, leads to crowding and disorder. The house should remain important as a background, it should not become a fetish, that hampers rather than contributes to the life of the group.

Deshpande comments, "Housing and health are interrelated and they have an influence on the efficiency of the workers.

Life is greatly affected by Environment. Whether one is healthy, sick, or disabled depend on physical environment and health habits.

The combined efforts of the individual community and government are necessary to create a
safe, clean and cheerful environment.

Mahatma Gandhi\textsuperscript{13a} says, "Cleanliness is next to the Godliness" Unclean and unhygienic conditions are dangerous to health. It is accepted and proved fact that good health depends upon good housing as well as good surroundings.

Good sanitation cleanliness, proper ventilation, are the factors which create the pleasing atmosphere around and also inside the house.

The word 'environment' is defined not only as one's surroundings but as well as all the conditions affecting life and human behavior. It affects every part of our lives Man is the only animal who can adopt his environment to his needs.

Man is peculiarly able to adjust himself to his environment and the environment to his needs.

According to Gandhiji\textsuperscript{13b} Children's education starts from good and clean habits, and also the psychological tests have proved that children are greatly affected by the kind of housing and its environment in which they lived.

Diseases like T.B., Cholera, Influenza, are the results of the unhygienic condition, inadequate housing and bad habits, in addition to poverty and ignorance of poor people. Hence it is very necessary to create good environment to improve living condition.

Over crowding is also one of the main reason of the spread of the diseases. In the opinion of Gofflieb\textsuperscript{14}. "If the human beings crowd into poison like slum areas, they would not be happy"

In such a condition there is absence of privacy and it tends to bad effect on family life as well as personality of family members. In the modern age, each and every family member is regarded as a pillar of society and sufficient attention is provided for all round development of such individual. Modern family needs a small house provided with all sorts of amenities and facilities for comfortable living.

The house should provide good, reliable, and durable shelter, it should be strongly constructed. It should provide sufficient day light, fresh air, material used should be of good quality.

Nickell\textsuperscript{15} said, Each stage of the family life cycle has its own individual housing requirements.
In the beginning stage, a young couple usually rents a small furnished or unfurnished apartment or house. During this time, they may acquire furnishings of their own and accumulate funds for future purchases.

Next comes the expanding stage, which begins with the coming of the first baby. This period is marked by the need for more space for family living. As more children arrive, additional space is needed for privacy and for family activities.

There are the years when family plan to move to a larger house, or consider, buying or building a home. When the children reach grade and high school age, the demand, for space reaches its peak.

Last stage, is the contracting stage, it arrives when the children begin leaving home. Many parents continue to live in their own homes as long as possible and find great satisfaction in having room for children and grand children, when they return from visits and holidays. As time pass, adjustments in living space are often necessary and desirable.

Housing is considered usually a major goal of family saving efforts. It is also recognized as a profitable investment. The planned housing can increase national predictability, economies on urban space and minimize the cost of urban infrastructure. It also makes significant contribution to national income.

The World Bank sector policy paper on housing observes, "Housing is important to development in both economic and welfare terms.

The planning commission served in the First Five year plan: "In fulfilling the basic needs of the population, housing ranks next onwards food and clothing is important. A certain minimum standard of housing is essential for healthy and civilized existence.

Housing has been primarily identified as self help activity but in the changing scenario with high land and construction cost necessitated state intervention initially as a welfare activity and now as a social and economic imperative.

Housing is a basic and indispensable need of the human beings. The country at present is facing a colossal housing shortage. For gradual eradication of a country's housing problem, The
United Nations recommended the construction of at least 10 new houses per 1000 population annually. Against this, our annual rate works out to be less than one unit per 1000 population. (Source - Population Reference Bureau, Washington)

It is now being increasingly realized that adequate housing as well as healthy and hygienic environment are not only the pre-requisites for a balanced and harmonious growth of economy but they also increase the productivity of people, raise their morale and standard of living. The first report of the WHO Expert committee on the Public Health Aspects of housing has defined housing as “The physical structure that man uses for shelter and the environs of that structure including all necessary services, facilities, equipment and devices needed or desired for the physical and mental health and social well being of the family and individual.” Surroundings of residential buildings should be included in housing environment.

The present study will indicate the high incidence of major crimes, delinquency, and fires and the high costs of services of slum areas. Data have been gathered elsewhere which indicate that over half the diseases of the metropolitan areas are found within the so-called slum districts of the cities. The incidence of tuberculosis bears a close relationship to the degree of crowding in dwellings the other diseases like pneumonia, influenza, rickets, plague, typhus, tularemia, trichinosis, rat bite fever, infectious jaundice and home accidents are for more prevalent in these areas of poverty and congestion, unhealthy housing.

4.2 Criteria for Healthful Living

Housing satisfies a basic need next to food and clothing a certain minimum standard of housing is essential for healthy and civilized existence. (Murthy G.17).

An expert committee of the WHO recommended the following criteria for healthful living.
1. Healthful housing provides physical protection and shelter.
2. Provides adequate space for cooking, eating, washing and excretory functions.
3. It is designed, constructed, maintained and used in a manner such as to prevent the spread of communicable diseases.
4. Provides for protection from hazards of exposure to noise and pollution.
5. It is free from unsafe, physical arrangements due to construction or maintenance and from toxic or harmful materials and
6. Encourages personal and community developments, promotes social relationship, reflects a regard for ecological principles and by these means promotes mental health.

4.3 Main causes of housing problem in rural and urban areas

In our country the nature of housing problem is vicious. The India is a developing country. Developing countries in the world have to face various problems. Such as population explosion, unemployment, poverty, to maintain cities supply various facilities to its citizens, providing shelter, less national income, less investment, undeveloped industries and so on.

The nature of housing problem is discussed like other problems. One of the most nagging problem is housing problem. There is big question before the government to provide shelter to every citizen. The causes of making housing problem serious are mentioned as follows:

1) Continuous growth of population
2) Urbanization due to industrialization
3) Influx of refugees.
4) Rent control act.
5) Problem of land value.
6) Housing standard.

1. Continuous growth of population

Continuous growing population is the most vicious problem before today's world. This problem is destroying the balance of nature, it also destructing the environment.

In an ancient ages there was plenty of natural resources and less population. Thus the gift of God i.e. nature was safe in every manner. But in modern age, the above condition became vice-versa. There is ever-increasing pressure of population on the limited resources of earth.
Population is the most talked subject today, because unrestricted growth of population has a devastating effect on the quality of life of this planet.

The citizens of our country are facing various problems due to tremendous growth of population and this thing creates another major problems like housing. Housing problem is greatly influenced by the growing population and national and international efforts are not enough to guarantee even a reasonably comfortable living for every one. More people means, more mouths are to be fed, more men, women and children are to be provided with potable water to drink, pollution free air to breath and houses to live in and so on. World population today grows by more than 90 million each year. The burden is fast becoming unbearable. A recent ‘Population Report’ of the Johns Hopkins University, USA, reads as follows. “The signs of environmental stress grow as the world’s population increases, worn-out farmlands, eroded hill sides, polluted water, parched grasslands, smoke-laden air, depleted ozone, and treeless - ranges. Each year about 17 million hectares of tropical forest vanish an area of the size of Tanisia or Uruguay. Fish catches are levelling off. Cities are clogged with refuse water and air, instead of sustaining life, cause disease. “The UN long -range population projections,” circulated by population Reference Bureau of the USA, the world population projection based on different fertility and mortality assumptions is as follows :

**Table - 4.1**

**Estimated and projected populations of the world : Population (million), by series**

<table>
<thead>
<tr>
<th>Year</th>
<th>Medium Rate</th>
<th>High Rate</th>
<th>Low Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1950</td>
<td>2.516</td>
<td>2.516</td>
<td>2.516</td>
</tr>
<tr>
<td>1975</td>
<td>4.079</td>
<td>4.079</td>
<td>4.079</td>
</tr>
<tr>
<td>1990</td>
<td>5.292</td>
<td>5.327</td>
<td>5.262</td>
</tr>
<tr>
<td>2025</td>
<td>8.504</td>
<td>9.444</td>
<td>7.591</td>
</tr>
<tr>
<td>2050</td>
<td>10.019</td>
<td>12.506</td>
<td>7.813</td>
</tr>
<tr>
<td>2150</td>
<td>11.543</td>
<td>28.025</td>
<td>4.299</td>
</tr>
</tbody>
</table>

It seems from the Table that the growth rate estimated is higher in 21 and 22 centuries.

The picture show from UN projection about India is as below -

**Table - 4.2**

<table>
<thead>
<tr>
<th>Year</th>
<th>Medium Rate</th>
<th>High Rate</th>
<th>Low Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1950</td>
<td>358</td>
<td>358</td>
<td>358</td>
</tr>
<tr>
<td>1975</td>
<td>621</td>
<td>621</td>
<td>621</td>
</tr>
<tr>
<td>1990</td>
<td>853</td>
<td>856</td>
<td>850</td>
</tr>
<tr>
<td>2000</td>
<td>1042</td>
<td>1058</td>
<td>1013</td>
</tr>
<tr>
<td>2050</td>
<td>1699</td>
<td>2067</td>
<td>1317</td>
</tr>
<tr>
<td>2100</td>
<td>1870</td>
<td>3145</td>
<td>935</td>
</tr>
<tr>
<td>2150</td>
<td>1949</td>
<td>4611</td>
<td>658</td>
</tr>
</tbody>
</table>

* figures for 1950, 1975 and 1990 are estimates.

Source - IBID
(Circulated by - Population Reference Bureau, Washington)

India’s population after about a century and a half can be as high as 4.6 billion and as low as 0.66 billion, a difference of over 7 times.

The corresponding figures for China in 2150 will be 3,077 million and 540 million. Thus according to the present trend, India is likely to earn soon the dubious distinction of the highest populated country by passing China.

India’s population at current rate of growth is expected to double in just 36 years, whereas that of China will take 61 years according to the latest figures compiled by Population Reference Bureau for mid-1994.

This is clear from the following comparative figures.
Table 4.3

India’s Population Situation in Comparison with Certain Selected Countries in Mid 1994.

<table>
<thead>
<tr>
<th></th>
<th>India</th>
<th>China</th>
<th>Bangladesh</th>
<th>Pakistan</th>
<th>LDCIS aver. with China</th>
<th>World aver.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population (million)</td>
<td>911.6</td>
<td>1192.0</td>
<td>116.6</td>
<td>126.4</td>
<td>4443</td>
<td>5607</td>
</tr>
<tr>
<td>Birth rate (per 1000)</td>
<td>29</td>
<td>18</td>
<td>37</td>
<td>40</td>
<td>28</td>
<td>25</td>
</tr>
<tr>
<td>Death rate (per 1000)</td>
<td>10</td>
<td>07</td>
<td>13</td>
<td>12</td>
<td>09</td>
<td>09</td>
</tr>
<tr>
<td>Natural increase (annual %)</td>
<td>1.9</td>
<td>1.1</td>
<td>2.4</td>
<td>2.8</td>
<td>1.9</td>
<td>1.6</td>
</tr>
<tr>
<td>Doubling Time (in years)</td>
<td>36</td>
<td>61</td>
<td>29</td>
<td>25</td>
<td>36</td>
<td>43</td>
</tr>
<tr>
<td>Infant mortality</td>
<td>79</td>
<td>31</td>
<td>116</td>
<td>109</td>
<td>69</td>
<td>63</td>
</tr>
<tr>
<td>Total fertility rate</td>
<td>3.6</td>
<td>2.0</td>
<td>4.9</td>
<td>6.1</td>
<td>3.6</td>
<td>3.2</td>
</tr>
<tr>
<td>Life expectancy at birth (total)</td>
<td>57</td>
<td>70</td>
<td>53</td>
<td>60</td>
<td>63</td>
<td>65</td>
</tr>
<tr>
<td>Percentage married women using contraceptives</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Total</td>
<td>45</td>
<td>83</td>
<td>40</td>
<td>12</td>
<td>54</td>
<td>57</td>
</tr>
<tr>
<td>b) Modern Percapita</td>
<td>40</td>
<td>81</td>
<td>31</td>
<td>09</td>
<td>48</td>
<td>49</td>
</tr>
<tr>
<td>GNP in 1992 (US$)</td>
<td>310</td>
<td>380</td>
<td>220</td>
<td>410</td>
<td>950</td>
<td>4340</td>
</tr>
</tbody>
</table>


As stated earlier, the above table shows India’s population situation in comparison with certain selected countries. The population of India is 911.6 million, while the population of China is 1192.0 million in mid 1994, where the world average is 5607 million. Birthrate per 1000 is 29, which is higher, with compare to China, but it is less than Bangladesh and Pakistan. Death rate per 1000 is 10, which is more than China, but it is less than Bangladesh and Pakistan. India’s annual percentage of natural increase is 1.9 and total fertility rate is 3.6. Increasing birth rate and decreasing death rate are the main reasons behind population growth.
The following table gives the picture of decennial population growth from the year 1961:

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Population</th>
<th>Decennial Percentage increase (+) or decrease (-)</th>
<th>Density (per sq. km.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Maharashtra</td>
<td>India</td>
<td>Maharashtra</td>
</tr>
<tr>
<td>1961</td>
<td>396</td>
<td>4391</td>
<td>(+) 23.60</td>
</tr>
<tr>
<td>1971</td>
<td>504</td>
<td>5482</td>
<td>(+) 27.45</td>
</tr>
<tr>
<td>1981</td>
<td>628</td>
<td>6852</td>
<td>(+) 24.54</td>
</tr>
<tr>
<td>1991</td>
<td>789</td>
<td>8463*</td>
<td>(+) 25.73</td>
</tr>
</tbody>
</table>

* Excluding Jammu & Kashmir.

In the above table, decennial population growth from the year 1961 has given. It is seen that there is continuous rise in population of Maharashtra and India. In compare to India, the percentage of increase is more than in Maharashtra in the year 1961, 1971 and 1991 except 1981.

This is more clear from the graphical presentation is as below:
Table - 4.5
Break-up of Rural and Urban Population

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Year</th>
<th>Population (in lakh)</th>
<th>Percentage of urban population to total population</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Total</td>
<td>Rural</td>
</tr>
<tr>
<td>1</td>
<td>1961</td>
<td>395.54</td>
<td>283.91</td>
</tr>
<tr>
<td>2</td>
<td>1971</td>
<td>504.12</td>
<td>347.01</td>
</tr>
<tr>
<td>3</td>
<td>1981</td>
<td>627.84</td>
<td>407.91</td>
</tr>
<tr>
<td>4</td>
<td>1991</td>
<td>789.37</td>
<td>483.96</td>
</tr>
</tbody>
</table>

The above table gives the break up of rural and urban population of Maharashtra and the percentage of urban population to total population of the state and India. It is seen that, since 1961 to 1991 there is continuous increase in population. In 1961, the population of Maharashtra state is 395.54 lakhs and in 1991 it is 789.37 lakhs. Keeping in view, the increasing rate of population, it indicates that, rural population is more than urban population.

In 1961, rural population was 283.91 lakhs, where the urban population was 111.63 lakhs. According to the census 1991, rural population is 483.96 lakhs, where the urban population is 305.41 lakhs. The percentage of urban population to total population of the state is 28.22 in 1961 and 38.69 in 1991. While the above percentage of India is 18.00 in 1961 and 25.71 in 1991.

When the comparison of rural and urban population is studied, it is not ignored that the males and females percentage of population included in it. In 1991, out of total 483.96 rural population the no. of males are 245.37 lakhs, while no. of females are 238.59 lakhs. In 1997 males no. was 260.23 lakhs and females no. was 252.95 lakhs out of total 513.18 lakhs.

In urban total 305.41 lakhs, males no. are 162.89 lakhs and females no. are 142.52 lakhs in 1991. In 1997, males no. are 199.82 lakhs and females no. are 174.86 lakhs it is again clear from the next table, in which population of males and females in rural and urban areas of Maharashtra from 1991 to 1997 is shown.
### Table 4.6

**Projected Population of Males and Females in Rural and Urban Areas of Maharashtra.**

(Fig. in lakhs)

<table>
<thead>
<tr>
<th>Year</th>
<th>Rural</th>
<th>Urban</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Males</td>
<td>Females</td>
</tr>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>1991</td>
<td>245.37</td>
<td>238.59</td>
</tr>
<tr>
<td>1992</td>
<td>248.61</td>
<td>241.65</td>
</tr>
<tr>
<td>1993</td>
<td>251.04</td>
<td>244.01</td>
</tr>
<tr>
<td>1994</td>
<td>253.44</td>
<td>246.35</td>
</tr>
<tr>
<td>1995</td>
<td>255.79</td>
<td>248.63</td>
</tr>
<tr>
<td>1996</td>
<td>258.05</td>
<td>250.83</td>
</tr>
<tr>
<td>1997</td>
<td>260.23</td>
<td>252.95</td>
</tr>
</tbody>
</table>

**Source:** Registrar General of India.

In the above table, the projected population of males and females in rural and urban areas of Maharashtra is shown. The population of rural males and females are more with compare to urban males and females as well as the male's numbers are greater than female's number in rural as well as urban area.

### Table 4.7

**Estimated Population of Males and Females in the Rural and Urban Areas of Maharashtra for the Age Group 15-59 Year.**

(Fig. in lakhs)

<table>
<thead>
<tr>
<th>Year</th>
<th>Rural</th>
<th>Urban</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Males</td>
<td>Females</td>
</tr>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>1992</td>
<td>140.41</td>
<td>140.71</td>
</tr>
<tr>
<td>1993</td>
<td>141.81</td>
<td>142.13</td>
</tr>
<tr>
<td>1994</td>
<td>143.20</td>
<td>143.55</td>
</tr>
<tr>
<td>1995</td>
<td>144.55</td>
<td>144.93</td>
</tr>
<tr>
<td>1996</td>
<td>145.85</td>
<td>146.26</td>
</tr>
<tr>
<td>1997</td>
<td>147.11</td>
<td>147.54</td>
</tr>
</tbody>
</table>

In the above table, estimated population of males and females in the rural and urban areas of Maharashtra for the age group 15-59 years are given, here also rural population is greater than urban area but in the case of rural population female's number is slightly larger than male's number but in urban area, the no. of females are less than no. of males.
### Table 4.8

Regionwise Population of Maharashtra According to the Census 1981 and 1991

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Mumbai</td>
<td>1.52</td>
<td>1.93</td>
</tr>
<tr>
<td>2.</td>
<td>Nasik</td>
<td>1.04</td>
<td>1.29</td>
</tr>
<tr>
<td>3.</td>
<td>Pune</td>
<td>1.31</td>
<td>1.63</td>
</tr>
<tr>
<td>4.</td>
<td>Aurangabad</td>
<td>0.98</td>
<td>1.28</td>
</tr>
<tr>
<td>5.</td>
<td>Amravati</td>
<td>0.69</td>
<td>0.84</td>
</tr>
<tr>
<td>6.</td>
<td>Nagpur</td>
<td>0.74</td>
<td>0.90</td>
</tr>
</tbody>
</table>

Maharashtra | 6.28 | 7.89 |

Source - IBID (Page 15)

This graph indicates the regionwise population of Maharashtra According to Census 1981

This graph indicates the regionwise population of Maharashtra According to Census 1991

Population of Maharashtra in 1971 is 5,04,12,235 Crores and in 1981 it was 6,27,84171 hence the percentage of 10 yearly increase i.e. from 1971 to 1981 was +24.54 as such in 1991 the population of Maharashtra was 7,89,37,189 and the percentage of 10 yearly increase i.e. from 1981 to 1991 is +25.53. Still the rate of population is continuously increasing.
## Table 4.9

**Ten Yearly Difference in Population Since 1951**

<table>
<thead>
<tr>
<th>District</th>
<th>Years</th>
<th>Total Persons</th>
<th>Male</th>
<th>Female</th>
<th>Population per sq km.</th>
<th>Proportion of Female behind 1000 male</th>
<th>Rate Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Total</td>
<td>Rural</td>
<td>Urban</td>
<td>Total</td>
<td>Rural</td>
<td>Urban</td>
</tr>
<tr>
<td>Yavatmal</td>
<td>1951</td>
<td>2077</td>
<td>1720</td>
<td>357</td>
<td>1064</td>
<td>879</td>
<td>185</td>
</tr>
<tr>
<td></td>
<td>1961</td>
<td>1737</td>
<td>1475</td>
<td>262</td>
<td>887</td>
<td>750</td>
<td>136</td>
</tr>
<tr>
<td></td>
<td>1971</td>
<td>1424</td>
<td>1230</td>
<td>194</td>
<td>726</td>
<td>624</td>
<td>102</td>
</tr>
<tr>
<td></td>
<td>1981</td>
<td>1098</td>
<td>960</td>
<td>138</td>
<td>557</td>
<td>485</td>
<td>72</td>
</tr>
<tr>
<td></td>
<td>1991</td>
<td>932</td>
<td>820</td>
<td>112</td>
<td>469</td>
<td>411</td>
<td>58</td>
</tr>
<tr>
<td>Amravati</td>
<td>1951</td>
<td>2200</td>
<td>1483</td>
<td>717</td>
<td>1136</td>
<td>764</td>
<td>373</td>
</tr>
<tr>
<td></td>
<td>1961</td>
<td>1861</td>
<td>1317</td>
<td>544</td>
<td>962</td>
<td>679</td>
<td>283</td>
</tr>
<tr>
<td></td>
<td>1971</td>
<td>1542</td>
<td>1117</td>
<td>425</td>
<td>798</td>
<td>579</td>
<td>223</td>
</tr>
<tr>
<td></td>
<td>1981</td>
<td>1233</td>
<td>911</td>
<td>322</td>
<td>638</td>
<td>468</td>
<td>170</td>
</tr>
<tr>
<td></td>
<td>1991</td>
<td>1031</td>
<td>748</td>
<td>283</td>
<td>526</td>
<td>379</td>
<td>147</td>
</tr>
<tr>
<td>Akola</td>
<td>1951</td>
<td>1352</td>
<td>861</td>
<td>491</td>
<td>697</td>
<td>444</td>
<td>254</td>
</tr>
<tr>
<td></td>
<td>1961</td>
<td>1247</td>
<td>850</td>
<td>397</td>
<td>643</td>
<td>436</td>
<td>207</td>
</tr>
<tr>
<td></td>
<td>1971</td>
<td>1022</td>
<td>706</td>
<td>316</td>
<td>524</td>
<td>362</td>
<td>162</td>
</tr>
<tr>
<td></td>
<td>1981</td>
<td>819</td>
<td>592</td>
<td>227</td>
<td>420</td>
<td>299</td>
<td>121</td>
</tr>
<tr>
<td></td>
<td>1991</td>
<td>637</td>
<td>453</td>
<td>184</td>
<td>348</td>
<td>231</td>
<td>117</td>
</tr>
<tr>
<td>Buldhana</td>
<td>1951</td>
<td>1886</td>
<td>1496</td>
<td>388</td>
<td>965</td>
<td>765</td>
<td>200</td>
</tr>
<tr>
<td></td>
<td>1961</td>
<td>1507</td>
<td>1230</td>
<td>279</td>
<td>771</td>
<td>626</td>
<td>145</td>
</tr>
<tr>
<td></td>
<td>1971</td>
<td>1263</td>
<td>1041</td>
<td>222</td>
<td>646</td>
<td>530</td>
<td>117</td>
</tr>
<tr>
<td></td>
<td>1991</td>
<td>870</td>
<td>727</td>
<td>144</td>
<td>439</td>
<td>365</td>
<td>74</td>
</tr>
</tbody>
</table>


The above table indicates ten yearly difference in population since 1951 of Amravati region. In each district of Amravati region the population increased continuously. Continuous rise in population is one of the main reason behind the shortage of housing.
Reasons for growing population

Reasons for growing population are mainly -

a) Birth rate increases.
b) Death rate reduces.
c) Medical aids upto date, resources are easily available to increase the life-line of the people.
d) Awareness to live in the society rises.
e) Blind beliefs for example, children are gift of God, Family planning is savage act, a terrible & cruel task.
f) Political influence i.e. to understand that, it is essential to increase the number of persons belonging to specific community or specific religion.
g) Blind faith about sons, that he is the only person who makes free out of various responsibilities, certain kind of loans, various sins, and helps the father to get a seat in the heaven. And in the real sense it is seen that the number of children take birth until the Male-Child is not born.

Natural resources and its relationship with man determines the degree of population density.

The factors that affect the spatial aspects of population are as complex and varied as are the patterns of distribution.

Three main classes of factors may be recognized for the population growth.
a) Physical or natural factors including climate, terrain water, soil mineral as well as space relationships.
b) Cultural factors embracing social attitude and institution, stage of economic development and political organization; and
c) Demographic factors involving differential birth and death rates and the currents migration.

Population distribution is a dynamic process, which is ever changing. Its cause and effect vary in the spatio-temporal frame.

The economic characteristic of an area directly influence the population pattern through the resource and economic interchange, study of relationship between man and environment helps to analyse the distribution of population with intensive utilization of the natural resources, a region tends to increase in population.

Population dynamics is equilibrium between force of increment and development. Popula-
tion of a region on the one hand increases by the birth of infants, while it simultaneously diminishes also by the death of person of all ages on the other hand. Meanwhile a situation holds for migration. Immigrants are arriving and emigrants are departing. The dynamic elements of population include vital events that change the location or gross number of people birth, death and movement into and out of a given area.

The size of population may be understood analogous to the level of water in tank which is being filled by two pipes (birth and immigration) and at the same time is being emptied also by two drains (death and emigration).

The level will definitely rise if the inflow is greater in volume than the outflows, and vice versa. It is obvious that the population growth is comprised of four major components, birth, death, immigration and emigration.

The total population of any area on the earths surface represents a balance between two forces, one is natural change caused by the difference between the numbers of births and deaths. If births are more numerous than deaths in any period, the total population will increase

**Factors affecting birth rate**

The birth rate may be affected by the prevalence of early marriage by the enforced separation of the wife from the husband when the latter migrates to a distant place for a long or short period to earn his livelihood), the proportion of widowed and divorced females in the reproductive age period. The proportion of married female workers, the religious and racial characteristics of the population and also by the economic condition of the people in different areas. The early marriage of women in some area prolonging the child bearing period may be expected to increase the number of children.

**Factors affecting death rate**

Death rate is more significant than migration to cause change in population. The lower proportion of aged persons and higher proportion of young people, consequently exhibits low death rate. Although it is not as important as birth rate, except for the period of epidemics, famine and war which take a heavy toll of life and severely affect the natural increase of population.
### Table 4.10

**Registered Birth - Death Total (No.) 1998**

<table>
<thead>
<tr>
<th>S.N.</th>
<th>District</th>
<th>Subject</th>
<th>No. of Registered Births</th>
<th>No. of Registered Deaths</th>
<th>No. of Child Deaths</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Male</td>
<td>Female</td>
<td>Total</td>
</tr>
<tr>
<td>1</td>
<td>Yavatmal</td>
<td>Total</td>
<td>18573</td>
<td>15997</td>
<td>34570</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rural</td>
<td>9953</td>
<td>8442</td>
<td>18395</td>
</tr>
<tr>
<td>2</td>
<td>Amravati</td>
<td>Total</td>
<td>28255</td>
<td>24705</td>
<td>52960</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rural</td>
<td>10576</td>
<td>9705</td>
<td>20281</td>
</tr>
<tr>
<td>3</td>
<td>Akola</td>
<td>Total</td>
<td>18126</td>
<td>15934</td>
<td>33960</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rural</td>
<td>5249</td>
<td>4472</td>
<td>968</td>
</tr>
<tr>
<td>4</td>
<td>Buldhana</td>
<td>Total</td>
<td>22473</td>
<td>18616</td>
<td>41089</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rural</td>
<td>12236</td>
<td>10147</td>
<td>22383</td>
</tr>
</tbody>
</table>

**Source:** Health Service organisation, Maharashtra State, Pune.

The above table indicates the total no. of registered births and death in Amravati region. In Yavatmal district, total no. of registered birth is 34570, in Amravati district 52960, in Akola district 33960 and in Buldhana district it is 41,089. On the other hand the total no. of registered deaths in Yavatmal is 11270 in Amravati 15956, in Akola 8555 and in Buldhana it is 12135.

The total no. of child death in Yavatmal is 471 in Amravati 994, in Akola 228 and in Buldhana it is 682. It means that the percentage of deathrate is lower than birthrate it is also a cause of rising population.

### Table 4.11

**No. of Deaths Due to Various Reasons**

<table>
<thead>
<tr>
<th>SN.</th>
<th>Reasons of Deaths</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Yavatmal</td>
</tr>
<tr>
<td>1</td>
<td>Malaria</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>Collera</td>
<td>-</td>
</tr>
<tr>
<td>3</td>
<td>Chicken Pox (small pox)</td>
<td>-</td>
</tr>
<tr>
<td>4</td>
<td>Pneumonia</td>
<td>26</td>
</tr>
<tr>
<td>5</td>
<td>Diarrhea/Gastro</td>
<td>53</td>
</tr>
<tr>
<td>6</td>
<td>Heart Attack</td>
<td>367</td>
</tr>
<tr>
<td>7</td>
<td>Typhoid</td>
<td>41</td>
</tr>
<tr>
<td>8</td>
<td>Cancer</td>
<td>150</td>
</tr>
<tr>
<td>9</td>
<td>Breathing problem</td>
<td>391</td>
</tr>
<tr>
<td>10</td>
<td>T. B.</td>
<td>275</td>
</tr>
<tr>
<td>11</td>
<td>Accident</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Suicide</td>
<td>184</td>
</tr>
<tr>
<td></td>
<td>b) Road Traffic</td>
<td>27</td>
</tr>
<tr>
<td></td>
<td>c) Other accident</td>
<td>427</td>
</tr>
<tr>
<td>12</td>
<td>Other reasons</td>
<td>9328</td>
</tr>
<tr>
<td></td>
<td>Total Death</td>
<td>11270</td>
</tr>
</tbody>
</table>
The above table shows the number of deaths due to various reasons in Amravati region.

In the four district of Amravati region the main diseases causing for deaths are Malaria, Cholera, Chicken pox, Small pox, Pneumonia, Diarrhea, Gastro, Heart-attack, Typhoid, Cancer, T.B., Breathing problem, Accidents including suicide.

2) Urbanization due to Industrialization

Every rational being longs to live in the society and the least and the most important social bond is the family. It draws from the same that every family in order to live and breathe together needs a home. Family is the most rudimentary association established by nature for the supply of everyday wants. Several families together form communities, villages and towns which further go to form a state.

Three basic needs of a man is food, clothing and shelter. After advent of steam engines, rate of industrialization and consequent urbanization increased tremendously several other factors also pushed urbanization further and since last few decades it appears to be reaching saturation point.

This urbanization not only increased the scarcity of houses, particularly in urban centre but its price went out of reach of large section of population. Making available houses at affordable price to large number of families become one of the priority welfare measures for Govt. in developing countries.

There are various methods of determining the percentage of urbanization. First method is to see increase or decrease in percentage of population. Second method is to make difference between the average percentage of urban and rural population and Third method is to classify the increase in population of cities due to Migrants.
Migration

Migration is another important component of the population dynamics. Throughout the world, human groups have a tendency of moving from one place to other. This movement is referred as human migration, broadly divisible into two types -

1) In - Migration (Immigration) and
2) Out- Migration (Emigration).

The U.S. Bureau of the census defines migration as a change of residence across a country boundary. Changes within a country are called local moves.

In-migration refers to move into a country, state, or region and Out-migration is to the moves away from that geographical unit.

Census authorities have classified migration into five types based on the nature of migration

i) Casual migration - It is a movement between adjoining villages, particularly of female population after marriage.

ii) Temporary migration - Business trips particularly to the courts of law, visits to fairs and for pilgrimage and of the labourers in connection with the construction of dams, roads, and railways etc.

iii) Periodic migration: This is a temporary movement of cultivators to the place of employment during the slack season of agricultural year.

iv) Semi permanent migration: It is a movement to the place of work, characterized by occasional visits to the native place and a final return to the same in the old age.

v) Permanent migration: It occurs due to some serious uprooting factors e.g. superior attractions elsewhere, serious calamities at home and over crowding etc.

In Modern times the number of cities growing fast. Many people live together on the limited space and it affects social life of the cities and this point attracts socialist towards cities and...
problems related to it.

According to Louis Worth\textsuperscript{18}, "A relatively large, dense and permanent settlement of socially heterogeneous individuals".

In the opinion of Chancy D. Harris and Edward L. Ulman\textsuperscript{19}, "Cities are focal points in the occupation and utilization of the earth by man".

According to Robert B. Mitchell\textsuperscript{20}, "Cities are people, churches, banks, politics, buildings, traffic and sewage, they are everything we are the newest, cities are old in human experience and the oldest are constantly renewed".

From the above definitions, the structure of cities and its features are as follows:

1) Social heterogeneity.
2) Secondary association.
3) Social tolerance.
4) Social mobility.
5) Voluntary associations.
6) Individualism.
7) Spatial planning.

**Effects of crowding in cities**

1) Major and serious problem arises due to increasing crowd in the cities. Crowding is a feature of town.

2) It is difficult to supply basic and fundamental social facilities to the people.

3) The investment which is necessary for direct production work has to be diverted towards expensive producing basic and fundamental social facilities.

4) It affects total planning and investment.

5) The gap increases in urban and rural areas and it affects human resource development, due to that social tensions create.

6) In Bombay 67% families and 65% married couples live in one room.
7) There is no electricity in the houses of 35% people.
8) There is no water supply facility in some cities. Lack of facilities tends to uneasy life.
9) There is cut-throated competition for getting land. The availability of land is limited and that's why the terrific crowd comes on the roads and great difficulties arises in transporting and the percentage of accidents rises.
10) The percentage of pollution rises. It includes air pollution, water pollution and sound pollution.
11) It invites certain kind of serious diseases, standard of living reduces.
12) It stands the jaint of unemployment and poverty rises.
13) Industrial commercial sector changes dynamically. There is centralization of industries.

   From the figures collected regarding the urbanization it is seen that the rate of population growth is found to be rapid than the development of the cities.

   Hence one can draw a conclusion that the rate of growth in population is more (rapid) in established cities than the developing cities. The problem of population explosion and problems related to that explosion is some where intermingled in it.

**Mega Cities Problem**

   Housing is as important as education and health because Housing has greater impact on education & health. Physical fitness and mental satisfaction arises in good housing. The problem of orphans and street children is becoming increasingly acute in many Metropolitan cities and this way young children have to live with practically no opportunity for linkage with family.

   In demographic terms in recent years, India had 23 megacities having a population size of 1 million or more, where nearly one third of the total urban population resided. In the larger mega - cities upto two-third of the population live in marginalised living environments consisting of slums, squatter settlements and unauthorized colonies.

   By the turn of the century, it is inevitable that our megacities will be more crowded, more intense in terms of diversity and magnitude of activities and perhaps more unattractive in terms
of the quality of life attainable in them. In terms of quality of life, the proportion of the metropoli-
tan population living in substandard conditions surviving at subsistence level due to unemploy-
ment or underemployment, having low access to urban services and facilities seem to be increas-
ing steadily. The incidence and proliferation of the much talked about informal sector in the areas
of commercial activities, industries and the shelter is the proof of such a trend.

On a conservative estimate, in the larger mega cities upto two third of the population live in
marginalised living environments consisting of slums, squattier settlements and unauthorized
colonies.

In the smaller ones, the proportion may be as low as one fifth.

Recognizing shelter as one of the most important determinants of quality of life. Currently,
several agencies are involved in various capacities in trying to provide more and more dwelling
units to the citizens.

Namely, HUDCO, State Housing Boards, Municipal Bodies, Development Authorities, HDFC
and NHB are concerned with provisions of shelter in most megacities.

In a large mega-cities while they may be able to supply upto 30,000 to 40,000 dwelling units
per year, the need may be to supply 50,000 to 1,25,000 units per year for the next twenty years
targeted at removal of backlog, supplying additional units for population growth of the city and
meeting the need for replacing the good quality but aging housing stock in them.

Assuming an average Annual Housing Demand (AHD) of 50,000 units for each megacity,
the total AHD in all the 23 megacities could be upto 1.25 million dwelling units from 1991 to
2011. But by the turn of the century, if the number of megacities grow upto 35, the total AHD
would amount to 1.75 million units from 2001 to 2020. This figure does not include the increase
in the AHD due to acceleration of each years unmet demand. AHD of 1.25 million Dwelling
Units may amount to an investment of upto Rs. 5000 crores annually or, an average annual
investment of Rs. 217 crores in each of the 23 megacities for the next 20 years. This is beyond the
budget provisions.

Population growth in the Indian megacities continue to occur due to natural growth (40
percent) in migration of new entrants to the megacities, who tries to settle down in them (40 percent) and inclusion of new areas within metropolitan boundaries. Rapid socio-economic and cultural changes is common among the inhabitants of mega cities. Metropolitans housing can be considered as the most important domestic industry for at least the next few decades. Housing problem is hazardous in metropolitan cities like, Bombay, Calcutta, Madras, Delhi.

There is lack of water supply facility, drainage and sanitation facility. As the each citizen has right to get shelter most of the people lives on the road, under the bridge etc. There is no place for parking the vehicles. Lack of place tends to increase the high rate of land. The megacities face the housing and other problems than the other cities.

Urbanization is one of the natural consequences of economic development that takes place as a country develops. The evidence of urban life can be found in the world in the east. During 3500 BC. But world population remained overwhelmingly rural until the beginning of the 20th century.

The first hypothesis is to that the rapid population growth in the face of limited farm acreage pushes landless labour into cities.

The second hypothesis is that the strong economic forces pull migrants from rural areas to cities. Most economists tend to favour the second. There are various migrations models which explain the causes of migration from rural to urban areas. Regardless of models, one can examine the following factors of fundamental forces for the growth of urban population and rate of urbanization in less developed regions.

There are some external events which helped for rapid urbanization in LDcs. One of such external events is the influx of foreign capital. The demand for foreign capital is usually seen in developing countries. Because of capital intensity of city economics urban growth breeds a dependency on foreign capital.

According to Lewis 21 the accessibility of capital has made a significant impact on urban growth. Energy is another factor responsible for urbanization. City economies are energy intensive. The rise in the relative price of energy in the 1970s and early 1980s had made adverse
effect on level of urbanization. But the cheaper energy in the 1960s and early 1970s played a positive role in the level of urbanization.

Urban bias in development plans is a factor most responsible for rapid urbanization. Tariff and exchange rate management might always protect urban industries. The rapid pace of urbanization is a global phenomenon of the day while the most developed countries of today are also the most urbanized the fact remains that urbanization process has set in the developing world as well.

And looking to the immediate past trends the pace appears to be getting accelerated. While the proportion of people living in urban areas is 74.2% in the developed world today, it is only 34.4 percent in less developed regions. But the differentials are steadily going to narrow down.

By the year 2000, the corresponding figures will be 77.8 % for the developed world and 40.4 % in the less developed regions. And by the year 2025, the corresponding figures will be 85.4 % and 57.7 % respectively.

This means that by the year 2025 the majority of the people even in the developing world will be urban dwellers. Like many other developing countries of today the level of urbanization in India is not very high. India’s urban population itself is larger than the total population of many of the populous nations. And according to estimates made by the recent National commission on urbanization by the turn of the century India’s urban population will be about 340 million, roughly one third of the country’s total population at that time.

India’s level of urbanization as well as changes in the level of urbanization have been very much in line with the historical trends world wide. At each higher and higher level of income there has also been a higher and higher level of urbanization. And a cross country comparison would show clearly that the low income countries are also the less urbanized. Consistent with its low income, India’s level of urbanization is also low, even among the different states of India there is strong association between the levels of urbanization and economic development.

The most developed states are also the most urbanized. And Maharashatra with the highest urbanization level of 35.03 percent is also by and large, the most developed. It is very important
to make a distinction between the rate of urbanization and the growth rate of urban population. Rate of urbanization is simply the rate of change in the proportion of urban population in relation to the total population. It is observed that the tendency of the rural population to leave their village homes and flock to the industrial centres in search of jobs, rapid industrialization causing over crowding in the already crowded cities and towns.

3) **Influx of refugees**

The influx of refugees is very large numbers from Pakistan and Bangladesh, ever since the partition to date, which spread over the whole country, particularly in towns and cities, has made the housing problems in urban areas more difficult.

4) **Rent Control Act**

In the beginning, it was considered to be a blessing by the lower middle class. But actually it has done more harm than good it has done great injustice to owners of small properties, inspite of the facts, that the rates and taxes and costs of labour and materials for repairs have increased four to five times as much, while the tenants got considerable relief by way of rise in salary and dearness allowance. In many instances, these rents after paying the taxes do not meet the heavy cost of repairs. To these people, house property has become liability than an asset as at one time. Not only the repairs are neglected, but some owners are jubilant, if the house collapses.

5) **Problem of Land value**

As the land values have shot up and the cost of construction rose abnormally high and as some essential materials like cement and steel are proverbially in short supply, except at black market rates, no one except the few who are favoured by fortune try to build new houses. On one hand, the population of cities is increasing by leaps and bounds, on the other, many of the old houses are crumbling every year, very few ones are coming up and thus the gap between the demand and supply is widening every day.
6) **Housing standards**

Beyer\(^{22}\) tells that it is difficult to define generally accepted over all housing standard because different population groups have different goals. Goals are somewhat different between urban and farm families. Goals are also likely to be different among different ethnic groups and groups having different customs and habits.

Housing standards are defined as, “what ought to be” then standards of necessity always be ahead of current building practices. Most of the so-called housing standards today reflect the level below which housing is considered to be unsafe or unsanitary. Modak\(^{23}\) defines - “standards for housing will have to be decided on the basis of needs of the various income groups and total volume required. The cost of construction and supply of building materials will be an important factor. Housing standard is more a matter of ones opinion and taste rather than some thing depends on any fixed standards.”

Houses should include necessary services such as running water, suitable drainage system, sufficient day light, good road approach.

According to Pandit Nehru’s order one room tenement should not be allowed and this is followed by ‘Nagpur Improvement Trust’ in Nagpur City. Every room used for the purpose of human habitation shall not be less than 2.5 meter in height and 7.5 to 10 sq. meter in area. At least one privy seat shall be provided for every 10 adults.

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4.4 **Housing condition in the SLUM Area**

India is a developing country. In the world it is understood by other country that India is a poor country. There is plenty of natural resources, arts in various fields, talents, various cultural qualities but on the other hand there are no proper means to use the resources.

The most of the problem of our country is inequality. Inequality in Men-women, inequality in money or income. Due to this the rich becomes richest and poor remains poor. Some people live luxurious life and some people have no roof over their head. According to these differences the country has divided into various parts Mega cities, urban areas, rural areas & slum areas.
Meaning and Definitions of the Slums

According to Ramchandra \(^{24}\), “The houses of the past are described as the slums” But a definition based on the description of the houses alone would be misleading dilapidated buildings exist to be sure but ‘Slums’ are more than broken down buildings.

Leinward \(^{25}\) called the slum, as “the living area where broken down men and women wage on almost hopeless fight to live decently.” While, Beyer \(^{26}\) defines the ‘slum areas’ as “when a housing area reaches its point of deterioration, where a rehabilitation in order to provide descent living quarter, that area constitute a slum”.

In India, as else where the slums present a scene of filth and squalor as dirty streets, and rows of dilapidated houses of over crowding tiny rooms. Totally inadequate of essential services. Pandit Nehru \(^{27}\) after visiting the slums in old Delhi states that, “slum is the congestion of houses on land”.

These dilapidated tiny houses, and inadequate sanitation obviously represent worn - out, run down, property. Hence it can very well be said that, “God made the man, man made towns but evils made the slums”.

Here the people are mostly less educated and illiterate. Housing in such area is a difficult to physical well being, lacking in sunlight, and fresh air, and after there are fire and accidents and hazards. A large proportion of old people, inadequate means of livelihood, are frequently found in these areas. James \(^{28}\) comments, “These areas also are frequently occupied by those, who because of minority status or physical or mental abnormalities find it difficult to make a descent living within a society”.

Here, people live hopeless life without any career. Current definition of slum includes two criteria, the social image of the area, that gives rise to feeling that something should be done, and second is the physical condition of the area which would necessarily be renewed. Federal standards for determining, whether an area is eligible for renewal funds are based almost entirely on the latter. And subsequently the area is proposed for renewal. The easy definition of Modak \(^{29}\) is given below : “Slum is an unfit as constitute a means to health, and morals of community. He
further opines that, ‘It may be called as the ‘Blighted Areas’ in which predominant dwellings because of dilapidation, over crowding and poor arrangement, lack of sanitation and unsatisfactory ventilation are detrimental to safety, health and comforts of inhabitants. It has been very aptly said that the slum is the by product of industrialization, urbanization, poverty and a number of other factors. It is in fact a stigma on our social structure. (Thakur & Dhadave) A special committee of Planning Commission of India constituted to study the millions of people living in the slums of our country. In the report of news paper this astonishing fact was that the magnitude of the problem was assessed stating that maximum slum population of India was in Maharashtra. It constituted 30 to 35% of its urban population and out of four metropolitan cities of India the highest slum population was in Greater Bombay constituting 40 to 45% of its population. [Lokmat Samachar 30 Daily (Hindi News Paper)]. The living condition of the slum dwellers are shockingly miserable and the slums at Amravati region are no exception to the general characteristics of the slums found in other cities of Maharashtra.

A stranger approaching to the slum areas from any direction will be struck by two dominant features the uneven surface of land and the striking smell. In the modern society, each and every family member is regarded as a pillar of society and sufficient attention is provided for all round development of such individual. Modern family needs a small house provided with all sorts of amenities and facilities for comfortable living.

The house should provide good, reliable, and durable shelter. It should be strongly constructed. It should provide sufficient day light, fresh air, material used should be of good quality. There are many severe problems in slum area. To develope it, continuous efforts are being made by govt. The details about it will come in the other chapter.

4.5 Housing Condition in Rural Areas

More than three-fourth of the population of India is spread in rural areas as against only one-fourth is in urban areas.

In most of the rural areas fertility and mortality rates were not much different and yet some
rural areas grew faster and other remained stagnant or declined.

With successive stages of economic development the proportion of workers in agricultural and primitive activities is expected to decline and the proportions of workers in non-agricultural activities is expected to increase. Even after a quarter century of economic planning, nearly three fourths of the population in India is directly dependent on agriculture.

In developed countries like Japan and USA only 7 percent of their work force is engaged in agricultural activities and yet their agricultural produce is sufficient for their home consumption and for export. In this respect, India has to go many more miles ahead. Moreover, whatever industrialization took place it was confined to the urban areas as a result non-agricultural activities and employment in them was also concentrated in urban areas. With increase in population, increased the number of working population with time lag, which could not be absorbed in non agricultural activities. Consequently pressure on agriculture increased.

Land endowment in rural areas, even now is the most important determinant of absorption of labour force, migration and over all socio-economic life of the rural area. In case of rich land base workers get employed within the rural area and at times encourage immigration adding to rural growth rate. On the other hand, in case of inadequate land base, workers do not get employment hence, out migrate for work causing rural decline.

Density : It may be pointed out that the growing village had higher population density than the declining village with the increase in the population of the densely populated village and decrease in the population of sparsely populated village gap in the density of population further widened.

The reason behind giving above information is that, population, employment, land endowment, migration and over all socio-economic life of the rural area is co-related with housing. In 1961 rural households were 68.7 millions, where it has become 142.8 millions in 2001. The useable stock was 57.1 million units in 1961 and it is 113.0 million units in 2001. Hence the rural housing shortage is 11.6 millions 1961 and 29.8 millions in 2001. The next table indicates the no. of rural households, useable stock and the housing shortage in India since 1961 to 2001.
Table 4.12

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<th>Rural Housing Shortage in India 1961-2001</th>
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<tr>
<td>Households</td>
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<td>Shortage</td>
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4.6 Housing and Problem of Basic Facilities

In most of the villages in India minimum sanitary facilities are not available. Even drinking water wells are not available in many villages and even if they are available they are confined to the economically well-off and socially privileged sections of the society.

It is rather impossible to find a closed drainage system and latrine facilities in the villages.

Sanitary conditions in the ample villages is rather worsened by the open drainage system coupled with plenty of mosquitoes. One hand has to keep engage for wavering away mosquitoes.

Besides nuisance of mosquitoes, the cattle sheds, if so can be called as most of the cattle were tied in the open space adjoining to houses of the farmers and non-farmers were giving peculiar smell of cattle dungs and cattle wine in the midst of decaying cattle feeds.

Habitants in the villages are so much accustomed to this type of environment so that they do not find anything wrong with it and do not get any bad smell.

Beginning from their childhood till their old age they move in such climate, therefore large number of them are immunised without their knowledge. However, when they loose resistance power they fall prey of one disease or the other.
In general in rural areas houses are kuccha built and mostly owned by the households themselves. Houses in the villages are constructed with the locally available material like stones, locally made kuccha or burnt bricks and earth for plastering.

It was observed that in the villages most of the people go for toilet in open grounds in near by the village settlement. It is so much dirty particularly during rainy season when both the night soil and mud mix up creating a terrible nuisance.

Most unhygienic part of it is observed when the nuisance is done just behind the open space adjoining the living house. Many times children were found attending to nature calls in open ground within residential premises as generally near the place where cattles are tied up for rest. Due to acute shortage of space for nature calls, men and women have to attend to the nature calls by using available village kuccha and mud road.

This gives fair idea of the urgent necessity of the toilet facilities in rural areas. Same is true for bathing facilities. Only few households had bathing facility within the four walls of mud or shed in the house and have no closed bath rooms.

Most of the household members take bath in the open space either near the well tank, the water used for bath is not properly channelised. Since it is let loose, it flows on the muddy kuccha village roads aggrevating the road condition. Many times such waste water gets stagnated and gives bad smell and enhances mosquito menace causing health hazards.

In the town the following numerous problems can be singled out-

1) Poverty and Unemployment.

Poverty and unemployment are the jiants of our country. The country is trying to come out of these vicious circle. But the efforts lay less because there is another terrific problem is that population which is discussed earlier. Although traditionally the small and medium towns have a fair share of the artisan class, yet their access to organized marketing channels are very much restricted leading to low productivity of labour and consequent seasonal employment / underemployment / unemployment.
2) Unhygienic Environment, Inadequate Drainage and Sanitation

Sanitation is one of the weakest link in urban as well as rural areas. For instance sanitary means of excreta disposal are practically non-existent in these urban areas. Due to rapid growth in these urban areas, open spaces which were earlier used by the people for defecation are now progressively being covered with new housing colonies. As a result men, women and children are generally found defecating under the cover of darkness along roadsides, pavements, parks, rail tracks and in surface drains.

The open drains provided on the road sides carry sullage from kitchen and bathroom. During the wet season, they also act as carriers of storm water. In some towns, washing of bucket latrines are discharged into these drains. The drains smell foul encourage mosquito breeding and are a health hazard particularly for the children who play in the streets.

In rural areas, the huts are not in a same row, the backside of the some huts come infront of other huts. There is no any kind of planning for drainage. The open drains provided on the road sides carry sullage from kitchen and bathrooms.

There is no facility for close latrines. People, go outside on the open space which is near their huts. The polluted dirt spreads everywhere and the environment becomes polluted.

3) Irregular Supply or Low Quality Water.

In the context of extreme poverty and high illiteracy resulting in poor sanitation and personal hygiene, water-born diseases continue to be leading killers of infants and children.

4) Limited Access to Family Welfare

It is observed that, there is limited access to appropriate family welfare services and inadequate adult care for infants and children specially for working motto.

5) Absence of Adult care and Training

Single parent household headed by one whose necessary absence from home to earn money often separate the children from any adult care and training.

6) Poor Health and Environmental Condition

Infant and child malnutrition due to early discontinuance of breast feeding, diarrhoea due to
poor health and environmental conditions and lack of cash income to maintain minimum levels required.

7) Weak Institutional Structure and Lack of Finance

Weak institutional structure and lack of finance for carrying out supportive programmes among the low income areas. Municipal Administration structure is also very weak to support basic urban services which would involve a large degree of community development works.

8) Low Literacy and School Enrolment rates and High Development rates

There is low literacy and school enrolment rates and requires high development rates. Major deficiencies remain in the field of female literacy.

In general small and medium towns have very low income profile. They also contain a large percentage of the Scheduled castes and backward classes.

Since Independence, nature of Indian economy may well be described in the following way; on the one hand, low national income, percapita income, investment, savings, output, employment, education, agricultural, industrial and tertiary development with high rate of population growth, poverty, etc. (the characteristics of an underdeveloped economy may well be identified in the Indian economy during the British rule as well as during the planning period) and on the other hand, a marked tendency however inadequate that may be, can well be marked to have an accelerated rate of growth at the shortest possible time through Five-Year plans by harnessing resources in the best possible manner in the task of national development.

In order to understand and appreciate nature of the Indian economy since the British Rule, the economy has been divided into the following periods.

i) Dependency for development on the British rule; ii) Attempt for development during the planning period; and iii) Developing stage of development.

Planning in India is essentially different from that in countries like Soviet Russia in one important respect. India has a mixed economy. While there are important sectors of the economy where the Government plays an important role, there are large areas where laissez fair is the rule. Moreover, India is not a closed economy. It is an open economy subject to all the pressures
of international economic forces.

Planning in India involves three distinct exercises.

a) Long term and perspective planning;

b) Five year planning; and

c) Annual planning.

The Five Year Plan spells out the policy implications and also gives details as to what should be done and financial implications thereof during the next five years if that distant goal is to be reached.

At the same time, it also seeks to maintain a certain modicum of continuity from one plan period to another in the very process of change which it seeks to promote.

The annual plan gives a detailed programme of work and budget for the next year in the light of the targets and financial provisions of the five year plan.

In drawing up the five year as well as the annual plan, it is necessary to concentrate on the following main features:

1) Targets and tasks;

2) Financial resources and expenditures;

3) National income and investment estimates;

4) Foreign exchange;

5) Personal requirements and training programmes;

6) Studies regarding key commodities; and

7) Study of bottlenecks, administrative as well as technical.

A careful balance has also to be struck between different projects, taking note of their horizontal and vertical interrelations.

Two sets of a good plan are:

i) Optimum results from resource allocation; and

ii) Consistency in different commodity balance of power, transport and personnel.
4.7 Five Year Plans Relating to Housing

In First Five Year Plan, the prime objective of planning was to create a congenial atmosphere in which the living standards are reasonably high, the removal of economic inequalities and social justice.

The First Plan was based on the assumptions that population would grow at the rate of 1.25 percent per year which was the rate recorded in the last decennial census annum prior to 1951, rising population is one of the serious problem caused to housing shortage.

The Second Five Year Plan gave emphasis on development of lower levels in urban, semiurban areas and particularly rural areas.

The objective of planned development is not only to increase production and attain higher levels of living, but also to secure a social and economic order based on the values of freedom and democracy in which "Justice, Social Economic and Political shall inform all the institutions of the national life".

It is the primary aim of the plans to provide the basic necessities to all the persons within the community and at the same time, to emphasize the place of human values in economic and social development.

The Third Plan represents an important phase in the development of the country's economy.

It is vital that the tempo of development that has been attained already is accelerated in the Third plan and even more in the Fourth.

Reference may also be made here to the programme for providing minimum amenities in the course of the Third Plan.

These include supply of drinking water, approach roads and the village school building which may serve as a community centre and provide facilities for the village library, and roads linking each village to the nearest main road or railway station.

Through these and other development programmes, undertaken with the support and participation of the people, the plan seeks to provide basic necessities to all citizens more especially food, supply of drinking water, clothing, elementary education, health and sanitation, housing and
progressively also, work for all.

India is a developing country and it needs more investment for its development and it needs more savings. In our country people are not in a position to make any big savings out of their low consumption levels. There is another factor which is very important. It has democratic structure.

Planning is a continuous process towards some desired targets as such after the completion of the Fourth plan.

The two main objectives of the Fifth Plan were: i) Removal of Poverty; and ii) Achievement of Self reliance.

In the Fifth Plan by the objective of removal of poverty which in fact was the economic counterpart of the political slogan of "Garibi Hatao."

There was a positive correlation between reduced in quality and self reliance.

The break-up of allocation of resources in housing and urban development is Rs. 2133 Crores and in water supply is Rs. 2711 Crores.

The Main objectives of the Sixth Five Year Plan are as follows:

i) To remove the acute and widespread poverty particularly in the rural areas;

ii) To enhance the quality of the people in general with a special reference to the economically and socially handicapped population through a minimum needs programme.

iii) To promote the active involvement of all sections of the people in the process of development through education and other methods.

There is provision for Rs. 6843.73 Crores for the rural development and social area programme during sixth five year plan.

The objectives of Seventh Five Year Plan are -

1) The rural development and poverty alleviation programmes such as IRDP and NREP will have to be widened and their focus sharpened for taking the benefits to the target groups and house holds.

2) Rapid expansion of irrigation, command area development and flood control.

3) Upgradation of villages.
4) Housing, urban development, water supply and sanitation.

Special Focus on Housing and Urban Development during Seventh Five Year Plan:

An astonishing housing problems have developed in the country. Housing has emerged as one of the most important felt needs of the country, perhaps next only to food. If shelter is to be provided to the net addition to the population, the number of additional houses required would be at least 17 million during the seventh plan period and 13.8 million four years there after.

A national plan of urban development and housing will simultaneously fulfil several of our plan objectives:

a) Besides providing shelter, it will raise the quality of life, and meet the most important felt need, especially of the poorer sections of our population.

b) Housing creates favourable climate for such crucial objectives as health, family planning, sanitation and education.

c) Housing promotes saving. If the Indian people would willingly save more today, it would be for investment in their own housing.

d) Housing turns out to be a highly labour intensive venture and eminently fulfils the objectives of increased employment; and

e) Housing provides equity in terms of minimising urban rural differences, inter personal differences and inter regional differences.

Housing cannot develop significantly without infrastructure primarily consisting of electrification, water supply, local roads, sewerage and garbage collections facilities, etc.

These facilities would have to be spread out judiciously and equitably, i) among the 12 metropolitan cities of million plus population, ii) more than 200 cities population is between 1 lakh and 1 million, iii) the numerous towns with population between 1 lakh and 5000, where haphazard development has been taking place, and iv) in several small rural centres which would have to be selected in a regional planning approach.
In Eighth and Ninth Five Year Plan, special emphasis is on village development, availability of necessary services and control the rate of population growth. And for the accomplishment of all the objectives it is decided to do the following things:

To raise the quality of standard of living: i) pure and clean water, ii) health services, iii) primary education to all, iv) housing facilities, v) nutritious food for children, vi) road expansion and development vii) public distribution arrangement for poor section.

4.8 Twenty Point Programme 1982

Given below in brief is the revised 20 point programme as announced by the late Prime Minister, Mrs. Indira Gandhi's Government on January 14, 1982.

1) Increase irrigation potential, develop and disseminate technologies and inputs for dry land agriculture.

2) Make special efforts to increase production of pulses and vegetable oilseeds.

3) Strengthen and expand coverage of integrated rural development and national rural employment programmes.

4) Implement agriculture land ceilings, distributed surplus land and complete compilation of land records by removing all administrative and legal obstacles.

5) Review and effectively enforce minimum wages for agricultural labour.

6) Rehabilitate bonded labour.

7) Accelerate programmes for the development of schedule castes and schedule tribes.

8) Supply drinking water to all the villages.

9) Allot house sites to rural families who are without them and expand programmes for construction assistance to them.

10) Improve the environment of slums implement programmes of house building for economically weaker sections, and take measures to arrest unwarranted increase in land prices.

11) Maximize power generation, improve the functioning of electricity authorities and electrify all the villages.
12) Pursue vigorously programmes of afforestation, social and form forestry and the development of bio-gas and other alternative energy sources.

13) Promote family planning on a voluntary basis as a people's movement.

14) Substantially augment universal primary health care facilities and control of leprosy, TB, and blindness.

15) Accelerate programmes of welfare for women and children and nutrition programmes for pregnant women, nursing mothers and children specially in tribal, hill and backward areas.

16) Spread universal elementary education for the age group 6-14 with special emphasis on girls, and simultaneously involve students and voluntary agencies in programmes for the removal of adult illiteracy.

17) Expand the public distribution system through more fair price shops, including mobile shops in for flung areas and shop to cater to industrial workers, students hostels, and make available to students text books and exercise books on a priority basis and to promote a strong consumer protection movement.

18) Liberalize investment procedures and streamline industrial policies to ensure timely completion of projects. Give handcrafts, handlooms, small and village industries all facilities to grow and to update their technology.

19) Continue strict action against smugglers, hoarders, and tax evaders and check black money.

20) Improve the working of the public enterprises by increasing efficiency, capacity utilization and the generation of internal resources.

For any kind of development of human being, shelter is necessary. After fulfilling the three basic needs food, clothing and shelter man can make his progress and it may say that, Nations progress is depend upon its citizens progress.

Point 9 of the above 20 point programme is to allot house sides to rural families who are without them and expand programmes for construction assistance to them. And point 10 of this programme is to improve the environment of slums implement programmes of house building for economically weaker sections, and take measures to arrest unwarranted increase in land prices.
The objectives of every Five Year Plan as well as 20 point programme regarding housing were not merely to provide shelter. It is development of micro-habitant with basic amenities of approach road, internal roads, drainage, water supply, sanitation and street lighting as part of the project and other community facilities such as social forestry energy, preferably nonconventional energy, education, health and civil supplies.

Govt. has continuously in efforts for the development of urban as well as rural area. Government of India suggested some standards for the rural housing i.e. :-

1. There should be at least two living rooms.
2. Ample varandah space may be provided.
3. Builtup area should not exceed 1/3rd of total area.
4. There should be separate kitchen with paved sink on platform for washing utensils.
5. The house should be provided with sanitary latrines.
6. The window area should be at least 10% of floor area
7. There should be sanitary well or a tubewell within a quarter area of one kilometer from the house.
8. Cattle sheds should be atleast 25 feet away from the dwelling house.
9. There should be adequate arrangement for disposal of waste water and garbage.
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Poor Housing Condition and Absence of Basic Amenities