

CHAPTER - II

PRESENT CONDITION AND STRUCTURE OF INDORE DISTRICT

2.1 HISTORY OF INDORE:

Planned and built by Rani Ahilyabai, the brave Holkar queen, Indore lies to the extreme west of Madhya Pradesh on the banks of the rivers Saraswati and Khan which unite at the centre of the city. The bustling and vibrant city, 186 km from Bhopal, derives its name from the 18th century Indreshwar temple.

The history of Indore reveals that the ancestors of the founders of the city were the hereditary Zamindars and indigenous landholders of Malwa. The families of these landlords led a luxurious life. They retained their possessions of royalty, including an elephant, Nishan, Danka and Gadi even after the advent of Holkars. They even retained the right of performing the first pooja of Dussehra (Shami Pujan). During Mughal rule, the families were granted confirmatory sanads by the Emperors Aurangzeb, Alamgir and Farukhshayar, confirming their 'Jagir' rights.

Rao Nandlal Chaudhary Zamindar was the Chief Zamindar and received a special place in the emperor's court of Delhi. He was presented two jewel studded swords, which are now displayed in the Royal British Museum. He was also friendly with Raja Savai Jai Singh of Jaipur. He gifted him with a special "Gold Langar" which guaranteed a special place to him in all the Durbars of India. In 1713¹, Deccan plateau was handed over to Nizam. This renewed the struggle between the Marathas and the Mughals. Read on to know more about the historical background of Indore.

¹ Prachin Indore Darashan District No. 3, Page 12-13

From time to time, Maratha invaders kept harassing the people of Malwa Rao Nandlal Chaudhary. Being the chief Zamindar, he had an army of 2000 soldiers. Once, while visiting the banks of river Saraswati, Rao Nandlal found a location surrounded by rivers on all sides. To protect his people from harassment by Marathas and Mughals, he started moving his people to this place and constructed the fort of Shree Sansthan Bada Rawala. This city was named Indrapur after Lord Indreshwar, and eventually came to be known as Indore. In 1743¹ AD, Baji Rao Peshwa finally received the Viceroyalty of Malwa. However he was bound by a treaty from infringing upon the rights of Zamindars. Malhar Rao Holkar was one of the four signatories of the treaty. So, on victory, the Peshwas appointed Malhar Rao Holkar as a "Subhedar". This marked the beginning of Holkars' reign in Malwa. Indore also came under the rule of Maratha Maharajas of the Holkar dynasty. In 1733, the dynasty's founder, Malhar Rao Holkar (1694-1766), was appointed as the Maratha Governor of the region.

By the end of his reign, the Holkar state was independent. He was succeeded by his daughter-in-law Ahilyabai Holkar (1767 - 1795). She ruled from a palace-fort at Maheshwar, situated to the south of Indore. Ahilyabai Holkar had a passion for architecture. She used to donate money for the construction of Hindu temples, across the Indian subcontinent. In 1818, the Holkars were defeated by the British in the Third Anglo-Maratha War and the Holkar kingdom became a part of the British Empire. After the defeat in the Battle of Mahidpur, the treaty of Mandsaur was signed. According to which, the Cantonment town of Mhow was handed over to the British. The treaty also declared the shifting of the capital of the Holkar state from Maheshwar to Indore. In 1947, after India's independence, Indore, along with other princely states, became a part of the Indian state of Madhya Bharat. Indore was elected as the summer capital of the new state. Finally, on November 1, 1956, Madhya Bharat was merged into Madhya Pradesh.²

¹ Indore Darpan Historical Jharoke No. 1 Page 8

² Madhya Pradesh Gajetiyar Page 196

Indore is one of the major cities in India, the largest city and commercial center of the state of Madhya Pradesh in central India. Indore is located 190 km west of the state capital Bhopal. According to the 2011 Indian census, Indore city has a population of 1,960,631. It is the largest city of Madhya Pradesh, the 15th largest city in India and the 147 largest city in the world. Indore is also known as "Mini Mumbai" due to diverse population of Marathis, Sindhis, South Indians, Punjabi, Marwaris, Rajasthanis along with the local population. Indore reflects lot of similarities of Mumbai, dense crowd, shopping style, food and entertainment that is why Indore is sometimes referred as Mini Mumbai by local people only.

It is also the financial centre of the state and serves as the headquarters of both Indore District and Indore Division. In local language the name *Indore* is often referred as indoor by local people. It is also called Ahilya Nagari.

Indore is the only city of India that has both an Indian Institute of Management (IIM) and an Indian Institute of Technology (IIT). These two premier education institutions are located in the city, not very far from the city center. Authorized Learning Centre of Sikkim Manipal University with its 1st V-SAT enabled centre offering various IT, Science, Commerce, Management, Arts & Humanities courses is also located at Gita Bhawan Square of Indore City. The leading technology service provider Devi Ahilya Center for Computer and Information Technology (DACCIT) catering IT Solutions for multinational companies is also situated at Indore city. Raja Ramanna Centre for Advanced Technology, a unit of Department of Atomic Energy, Government of India, engaged in R&D in non-nuclear front-line research areas of lasers, particle accelerators and related technologies, is located in Rau, Indore. It houses two special economic zones: Pithampur and Sanwer. Pithampur, often called the 'De of India', has many automobile industries and some of the largest pharmaceutical companies. Sanwer, on the other hand, has steel industries, including The Indo-German Tool Room. As Indore expands, it shares its border with two cities, Ujjain and an industrial town called Dewas. Ujjain is one

of the seven sacred cities of India, having many famous temples and is a major tourist destination. Dewas is famous for the RBI press and hosts several automobile parts manufacturing companies. During the days of the Maratha Empire Indore was an important hub between the Deccan and Delhi. However after the death of Madhavrao Peshwa, the Maratha Empire disintegrated and Indore was declared the capital of the Holkar state, until Rani Ahilyabai Holkar moved the capital to Maheshwar.

2.2 TOPOGRAPHY OF INDORE :

2.2.1 Indore Entertainment : Entertainment has become a necessity in the cities, today. The busy and stressful lifestyle gives people little time to enjoy and relax. In such a situation, the various means of entertainment come to rescue. Indore is equipped with places



like malls and cinema halls to provide relief from all the worries and tensions. These options are very viable and facilitate people to steal time from their work, for pleasure. Tourists coming to the Indore city of India can also avail the opportunity and entertain themselves completely.

Cinema : Cinema is the most popular medium of entertainment in Indore as well as in the whole country. Owing to the fact that Indians are great cinema lovers, Bollywood has emerged out to be one of the biggest film industries in the world. Indian cinema is quite rich in its content and has a great deal to offer to its viewers. People become ignorant of their daily life problems and get refreshed. There are a number of cinema halls in the city where you can enjoy the new releases, namely PVR, Mangal Adlabs, INOX, Velocity, Man Mandir, Madhumilan, Neel kamal, Alka etc.

Malls : Malls are the hottest trends in cities today. Apart from being exotic shopping destinations, they are emerging out to be one of the major hang out places of the city crowd. Malls provide a comprehensive package to the people, wherein they can shop, eat and enjoy at the same place. The motto is: everything under one roof. Indore is also host to many such malls, which provide variety and comfort to the visitors. Treasure Island is the largest, with 5 floors and 245 stores. It is the most popular mall around and is located in the heart of the city. There are also other malls namely Mangal City mall, Indore mall, Orbit mall, Salaasar market etc.

2.22 Indore Religious Places : Apart from being known for its historical monuments, Indore is also famous for its religious places. There are a host of worship places here which attract pilgrims from across the country. Each place is different from each



other and unique in its own way. Away from the busy life of the city, these worship places provide relief and fill the mind and soul with divinity and peace. So visit these places for an exceptional experience.

Bijasen Tekri : Bijasen Tekri is a small temple of Bijasen Mata. It was built in 1920, on top of a hill (tekri). This temple is at a distance of about 9 km from the railway station, while from the airport it is just two minutes drive. The hill gives an alluring view of the sunset. At night, the breathtaking view of the city from here is a treat to the eyes. There was once a guest house of the Holkars situated nearby. It is now converted into a Border Security Force Arms Museum. The surrounding area is being converted into gardens with a small lake. The main attraction of the place is the Mela which is held here every year during Navaratri.

Gomatgiri : Gomatgiri is a small hillock near Indore. It is situated amidst picturesque surroundings. Just 10 minutes drive from the Indore airport, Gomatgiri is a pious place for the Jain religion devotees. There is a 21 feet statue of Gomateshwar built here. It is a replica of the Bahubali statue of Shravanbegola. There are also 24 marble temples with shikhars. Each one of these temples is dedicated to the one of the 24 Tirthankaras of Jain religion. This hillock was donated to the Jain Samaj by the M.P government in 1981. For the convenience of the visitors, there is a guest house, a dharamshala and a restaurant here.

Khajrana : Khajrana is famous for its Ganesha Temple, in which the local people of Indore have great faith. It is said that the temple was built by Ahilya Bai. According to the religious belief of the people, all the wishes of the person who prays here, gets fulfilled. There is also a dargah nearby, which is dedicated to Nahar Sayed. It is believed that he was buried headless here. For Muslims, it is a place with great religious importance.

Bada Ganpati : Bada Ganpati presents a spectacular sight for the tourist as well as the pilgrims, who come here. It is an idol of Lord Ganesha which measures 25 feet from crown to foot. It is the largest Ganesha idol in the whole world and one of the main attractions of Indore. It is said that the Idol was built here as a result of a dream of an Avantika (Ujjain) resident, named Shri Dadhich. It was built in 1875. The most fascinating fact about Bada Ganpati is the configuration of its ingredients. The idol is made up of bricks, lime stone, masala made of Gud, methi dana, soil collected from seven moksha puris, namely Ayodhya, Mathura, Maya, Kashi, Kanchi, Avantika, and Dwaraka, mud from stables of horse, elephant and cow, the powder of Pancharatna: heera, panna, moti, manek and pukhraj (diamond, emerald, pearl, ruby and topaz respectively) and the holy water from all major places of pilgrimage. The metallic frame is of gold, silver, copper, brass and iron. It serves as a place for both wonder and worship.

2.23 Economy of Indore : As the Indore is often referred commercial capital of Madhya Pradesh with a bulk of its trade coming from Small, Mid and Large scale manufacturing & service industries. These industries range from Automobile to Pharmaceutical and from Software to Retail and from Textile trading to Real estate. Major industrial areas surrounding the city include the Pithampur Special Economic Zone and the Sanwer Industrial belt. Pithampur is also known as the Detroit of India. Pithampur industrial area houses many big auto companies. Prominent among these are Force Motors, Volvo Eicher commercial, Avtec , Mahindra 2 wheelers Ltd. While the Textile manufacturing and Trading is the oldest business to contribute to economy, the Real Estate has emerged very fast in past few years. National Real Estate Players DLF Limited, Omaxe, Sahara, Parsvnath, Ansal API, Emaar MGF have already launched their residential projects in Indore. These projects are generally on the Indore bypass. This road also houses the projects of many local and regional Real estate players like Silver spring, Kalindi, Milan Heights etc. Major software firms in Indore include Impetus, IBM India and Computer Sciences Corporation (CSC). Also many small and medium size software development firms are also established. In the software front a major event occurred in the first half of 2011.

2.24 Transport of Indore:

Indore is served by the Devi Ahilyabai Holkar International Airport. Indore airport is about 8 km from the city and currently handles only domestic traffic. It is a major airport in the state of Madhya Pradesh. The new international terminals will be working soon by the mid of 2012, for many international direct and indirect flights. The airport has been operating services by Indian Airlines, Jet Airways Connect, Jet Lite, Kingfisher Red, IndiGo, SpiceJet. Indore has a direct connectivity to major cities of India like Ahmedabad, Bangalore, Bhopal, Hyderabad, Jabalpur, Jodhpur, Kolkata, Mumbai, Nagpur, New Delhi, Pune, Raipur and Srinagar. Rail

The City Railway Division comes under Ratlam Division of the Western Railways. Indore Junction BG is the main and terminal station on the broad gauge line connecting it to the rest of the country. In the Railway budget of 2009 Indore main railway station was listed for upgrade along with other 300 stations across India. Indore is directly connected to the metro cities like Delhi, Mumbai, Hyderabad, Bangalore, Pune, Lucknow and Jaipur. Indore is one of the several places in India with both meter gauge and broad gauge railways operational. Regular train services connect Indore to most parts of the country. Electrification of the Indore – Dewas – Ujjain is currently underway.

Indore lies on the Ratlam and Akola metre gauge railway line, the longest remaining functional meter gauge line in India. This section is scheduled for conversion to standard broad gauge under Indian Railways' projected Unigauge system.

Road of Indore :

Indore is connected to other parts of India through national and state highways.

The major national highways passing through the city are:

- National Highway No. 3 (NH3 – Agra Bombay)
- National Highway No. 59 (NH 59 – Indore Ahmedabad)
- National Highway No. 59A (Indore–Betul–Nagpur connecting NH 69)

The Mumbai- Indore section of the National Highway No. 3 and the Ahmadabad – Indore section of the National Highway No. 59 are undergoing multi laning under the NHDP program. Other important regional highways are :

- State Highway No. 27 (Indore to Burhanpur)
- State Highway No. 34 (Indore to Jhabua)

2.25 Education of Indore:

INDORE is known as the education hub of central-India. Home to a range of colleges and schools, Indore has a large student population. Most primary and secondary schools in Indore are affiliated with the Central Board of Secondary Education (CBSE); however, a number of schools have affiliation with ICSE board, NIOS board and the state level M.P. Board.

- Devi Ahilya Vishwavidyalaya (DAVV) offers courses in more than 20 fields which include law, pharmacy and management at both graduate and postgraduate level.
- Mahatma Gandhi Memorial Medical College is one of the country's old & premier govt. medical college which offers courses in medical sciences & Institute of Engineering and Technology offers courses in engineering as 1st ranked engineering college of Madhya Pradesh and in top 30 in India including all nits and IIts.
- The Daly College, Indore is among the best school's of India and is ranked as the country's 5th best school. It is a very well-known school which is a part of the G20 schools of the world along with The Doon School, Dehra Doon from India. It is also a part of the Round Square.
- St Paul H.S School is one of the oldest schools of Indore. Indore Christian College is oldest college of Indore established in year 1869. Holkar science College is the best college to study science in central India.
- Indore is the only city in India to have an Indian Institute of Management and an Indian Institute of Technology. Other business schools in the city include the Jaipuria Institute of Management, Prestige Institute of Management and Research, and Indore Management Institute and Research.

IIM Indore : IIM Indore is the youngest of all the IIM branches in India. It was incepted ten years ago and has achieved great heights in such a short span of time. Indian Institute of Management Indore has developed amiable relations with the industry and is churning out world class professionals every year.



It has managed to set aside a special place for itself and is excelling in the field of management and technology. The two year Post Graduate Program is classified as one of the best management programs in the world.

Apart from this, there is a number of other programs offer at IIM Indore.

- The Post Graduate Programme (PGP) It is a two year "Post Graduate Diploma in Management.
- Management Development Programme (MDP). It offers management skills to people from various sectors of the industry. The duration of each course ranges from a week to a fortnight and is held throughout the year.
- Executive Post-Graduate Programme (Exe-PGP) It is an 18-month program, designed for working executives.
- Fellow Programme in Management (FPM) It is a four/five year's management program, designed for doctoral participants in management. It provides competence in teaching and research in management education, and practice.
- General Management Programme for Defense Officers (GMP) It is a six month management program for defense personnel.
- Broad Band Based Management Programs. The Campus Indian Institute of Management at Indore has a world class campus.

The Institute has fast and reliable computer network of more than 1050 Nodes. This Network is connected to the entire campus including the hostels, faculty blocks, admin block, classroom blocks, MDP block, and library & seminar blocks. Every room of the hostel has a dedicated desktop PC / Laptop connected on the Institute's network to provide round the clock access to the internet. Wireless network is also enabled in Faculty, Class room, MDC & hostel blocks.

- The class rooms are fully equipped with gadgets like multimedia notebooks, LCD & O/H projectors, motorized screens, infrared pointers, cordless microphones and speakers and other audio visual devices. There are hostel facilities for both men and women. The rooms are single seated and have wireless network connectivity. The hostel offers facilities like mess, canteen, goods store, telephone, washing machine, gymnasium, medical facilities etc. There are also recreational activities like TT, volleyball, badminton and carom to keep you fit.
- Events : IIM Indore hosts an annual marketing fest 'Utsaha' aimed at doing research for the companies. The fest is organized by the Marketing club - Mercuri. To attract people, it is presented as a fun filled festival. The students at the Institute have also launched a business magazine called 'I', keeping it in pace with the business world.

- **Information Technology of Indore:**

Most of the big IT companies such as TCS and Infosys are investing in near future in Indore. Infosys, country's second largest information technology services company, plans to set up new development centre at Indore in Madhya Pradesh at an investment of Rs 100 crore in phase one. Infosys demanded an area of 2000 Acre to open its new branch in Indore which will employ about 80,000 people. Some of the major IT companies presently in Indore are IBM India,

Computer Sciences Corporation (CSC), Impetus, Premier Biosoft (India) Pvt Ltd, SoftGrid Computers, Logic Doors, Suvi Infosystems, ClearTrail, Digital Solutions, Syspudits LLC , Cyber Infrastructure Private Limited (CIS), Yash Technologies, TM Softwares, SNV Infotech, Ideavate Solutions, Consagous Technologies, Shubh Infotech, Codeautomations etc. Seeing all these opportunities it is expected that Indore's environment is gone to be in a big IT boom in near future. Apart from these, Indiamart is one of the e-commerce companies in Indore.

THE CRYSTAL IT PARK of INDORE is also going to get operational in coming months which will host the address to many local and national IT companies. apart from these two new IT- PARKS are also proposed in the city.

2.26 Indore Cultural :

- **Indore Art and Craft :** Indore is the commercial capital of the largest state in the country, Madhya Pradesh. It is known for its magnificent monuments, exuberant festivity and blissful solitude. Apart from this, Indore also boasts of a fairly good arts and crafts industry, which has a charm of its own. It exhibits hereditary skills, painstaking craftsmanship and evokes a desire to learn more about the land. The art and craft of Indore are influenced by the neighboring states, but at the same time, they have developed their own distinctive style and individuality.¹



¹ <http://www.indorecity.net/culture/history.html>

Hand Block Printing : Hand block printing is among the most important crafts of Indore. The colors used in this process are vegetable and natural dyes like Indigo, turmeric roots, pomegranate skin, lac, iron etc. These substances create a rich yet subtle effect. The natural colors do not fade easily as they permeate the fabric. This gives the fabric an attractive look.

Tie and Dye : The art of tying and dyeing fabric of Indore is also quite popular. The process is known as Bandhani or Bandhej in Madhya Pradesh. This is a delicate technique which represents the earliest forms of resist patterning. In this process, parts of the fabric are tied with thread to make small knots. Then the fabric is dipped in dye. This leaves a colorful pattern on the cloth. In Indore, craftsmen produce exquisite samples of tie and dye.

Batik : Another art form famous here is quite unique. It is known as Batik. It is a resist process in which molten wax is applied on the fabric and then dyed in cold dyes. Batik is done on quite a large scale in Indore. Multi-colored Batik sarees of Indore are popular for their varied design and attractive color contrast and schemes. Other than sarees, dress material, bed sheets, lungis, dupattas etc. are also made here.

Jute Industry : Besides cotton, Jute is the cheapest and most important of all textile fibers. It is used on a large scale in the manufacturing of different types of packaging material for agricultural and industrial products in Indore. Jute has a coarse character, natural color and heavy texture. It exhibits an earthiness which has a unique charm of its own. Jute handicrafts available at Indore includes items like hanging lamps, baskets, flower vases, swings, hammocks, purses, table mats, footwear etc.

Zari Work : Indore has a wide variety to offer in terms of its craft work. On one hand, it offers handicrafts in crude jute and on the other hand, it also practices one of the most delicate art works called Zari work. The craft of Zari work is very intricate as well as fragile. Practiced in Indore, it is famous for its exquisite craftsmanship. Zari work originated around 300 years back and is usually practiced on sarees. In this process, hand embroidery using gold thread is done on the fabric. This gives a very fine as well as a rich look to the cloth. Today, apart from traditional articles, modern purses, bags, tea cozies, and "jutties" or slippers are also adorned with Zari work to provide more variety to the consumers.

Stuffed Leather Toys : Another most famous craft in the region is stuffed leather toys. These toys are available in various forms and sizes. They are skillfully crafted and casually painted to look very attractive. Craftsmen in Indore specialize in making leather shoes, jutties, leather bags, mushk, etc. But with time, the craft has evolved and new leather articles have come up. Today, Indore is even making leather garments on a big scale.

2.27 Indore Festivals : Owing to its rich cultural background, Indore Festivals are celebrated with great zest and are one of the main attractions of the city. Though growing westernization has been a reason behind the celebration of events like Valentine's Day, Friendship Day and New Year's Eve, Indore has not lost its traditional values. The city still celebrates a host of traditional festivals which originated centuries back. All national festivals, like Diwali, Holi, Eid-ul-Fitr and Rakhi, are also celebrated in Indore with the same enthusiasm as in the other parts of Madhya Pradesh as well as India.¹



¹ <http://www.indorecity.net/culture/festivals.html>

Ganesh Chaturthi is celebrated quite differently in Indore city. Earlier, when textile mills flourished here, the workers of the mills contributed money and labor to arrange a carnival of floats ("Jhanki") and celebrated the festival with great pomp and show.

Another festival celebrated here is Makar Sankranti, also known as the Kite Festival. The sky over Indore is rendered colorful as people fly kites and organize competitions on this day. It is celebrated on 14th January each year. Some other major festivals celebrated in Indore are.

Anant Chaudas : Anant Chaudas is celebrated around the month of September. On the night of Anant Chaudas, large processions are taken out and huge idols of Lord Ganesha are immersed in water. The festival is celebrated with great enthusiasm by the people.

Rangapanchami : Rangapanchami is celebrated five days after Dulendi or Holi, but it is not the usual Holi colors that paint the atmosphere around, rather it is the color of music that fills the air. Indore has its own style of celebrating Rang Panchami.

Here, it is celebrated like Dulendi, but colors are mixed with water and then poured on others. On the event of the festival, the local municipal corporation sprinkles color mixed water on the main streets of old Indore. Earlier, they used Fire Brigade vehicles for this purpose. Rangapanchami is an age old festival, which was celebrated during the Holkar reign and continues to be celebrated till date.

Ahilya Utsav : Ahilya Utsav is an annual festival celebrated in Indore. It is celebrated to commemorate the death anniversary of Rani Ahilya Bai, the brave queen of Indore.

Navratri

Though Navratri is celebrated throughout the country, it has a special relevance for the people of Indore. The temple of Bijasen Mata is located on a small hillock called Bijasen Tekri. In the months of September/October, during Navratri, a fair is organized at this temple. It attracts pilgrims in huge numbers.

- **People :**

As per historical records, the Maratha warriors were in constant battle with the Mughal Empire. During the war, their army transit camps here attracted the local Zamindars (landlords) for trade. The landlords were lured by the promise of lucrative trade and settled



in the villages on the banks of River Khan and Saraswati. This laid the foundation of the commerce center of Indore in 1715. Later in 1741, the temple of Indreshwar was built in the town, from which it derived its name Indore. Since then the Indore city of India has changed drastically. Today, the major population of Indore belongs to different parts of India. They have actually migrated and settled in the heart of Madhya Pradesh for various reasons like livelihood, education and its peaceful environment. People of Indore are from all castes, creed and color. As a result, Indore boasts of a true cosmopolitan city culture with multi ethnic and multilingual people living in perfect harmony. The local people of Indore reflect the true spirit of unity in diversity.

They are highly social and progressive and present a beautiful blend of all the cultures. The diverse culture is quite visible even in the food habits of the people. The food variety ranges from South Indian 'Idli Dosa, Vada Sambhar' to 'Dal-Bafla', a typical Malwa Food. Indore is famous for its wide variety of "Namkeens", Gujarati & Chinese food

restaurants and Bengali sweets. However, a survey on the food habits of the people has shown that Indore people are prone to diseases like hypertension and heart problems.

2.28 Indore Excursions

Before you pack up your bags for the return journey from Indore, don't forget to check out the excursions near the city. These nearby places will surely add up to your traveling experience. There are many places of interest near Indore, which are worth visiting. All these places are significantly important in some way or the other. So get ready to explore some fascinating destinations near the Indore city of India.¹



Omkareshwar Temples : Omkareshwar is a holy town situated at a distance of 77 km from Indore. It derives its name from the sacred Hindu symbol of Om. The place is a pilgrimage site, as there are a number of Hindu temples and Jain temples located here. It is basically an island, in the shape of Om, on the confluence of the rivers Narmada and Kaveri.

Ujjain : Ujjain is situated at a distance of 56 km from Indore. The city of Ujjain is one of the ancient cities of the country. It is considered to be one of the seven sacred places to attain Moksha. The city attracts a great deal of pilgrims, as it is the abode of one of the Jyotirlingas. Ujjain city of India is located on the banks of River Shipra and exists from the early days of the Indian civilization.

¹ <http://www.indorecity.net/excursions/index.html>

Mandu City : Mandavgarh is situated at a distance of about 90 km from the Indore city of Madhya Pradesh. Popularly known as Mandu, the town is located amidst the Vindhya Ranges, at an elevation of 2000 feet above the sea level. It was originally founded in the 10th century by the Parmar rulers who made it their fort capital.

Patal Pani : Another place of interest near Indore is Patal Pani. It is situated at a distance of 36 km from Indore. Patal Pani is famous for its splendid waterfall. The waterfall descends from a height of 150 feet into a pond (kund). The depth of the kund is still unknown.

According to popular belief, the bottom of this deep kund [trench] reaches Patal (the mythological world below Earth or the netherworld). This way the place got its name Patal Pani. It is a very famous picnic spot near Indore.

Deoguradia

You can also visit Deoguradia, which is a small picturesque village at a distance of 8 km from Indore. It is famous for its monolithic rock temple built in 7th century and another one built in 18th century by Ahilya Bai Holkar. This place is popularly known as Garuda Tirth, as there is a water outlet there. It is in the shape of Gomukh, from where water flows out and falls on the Shivalinga almost as in Abhishek.

The original Shivalinga is 12ft under water in a sunken temple. The present temple is constructed above the under water temple and is dedicated to Shri Guteshwar Mahadeo. Every Shivratri, a fair is organized here.

2.29 Indore Tourist Attractions :

There are a number of places in Indore that should be visited while on a sightseeing tour of the city. Indore has a rich cultural heritage. The city was ruled over by some of the greatest rulers, who have given it their legacy in the form of various historical monuments and religious places.



Today, the Indore city of Madhya Pradesh has a lot to offer to the people who come here on tours. The place is all set to fascinate you with the charm of its architectural grandeur and historical enigma.¹

Chokhi Dhani : Chokhi Dhani and Nakhrali Dhani are Rajasthani heritage resorts on the outskirts of Indore. These resorts are given the appearance of a Rajasthani village in India. The villages provide people the precise atmosphere of the village, along with the modern day facilities and entertainment.

Central Museum/ Indore Museum : Central Museum, also known as the Indore Museum, is one of the most interesting buildings in Indore. It is a treat for the people who are genuinely fascinated by the history of India and the rich civilization that flourished here in the pre historic age.

Chhatris : The Maratha Rulers were skilled in the field of architecture. An exquisite example of their architectural style comprise of the Chhatris of Indore. These chhatris are the cenotaphs built in the memory of the Holkar rulers. The memorials are built in stone and have stood the test of time.

¹ <http://www.indorecity.net/tourist-attractions/index.html>

Lal Baag Palace : Lal Baag Palace is one of the most spectacular buildings in Indore. It stands on the outskirts of the town, towards the southwest. It is a three storey building on the bank of the River Khan. The palace was built by Maharaja Shivaji Rao Holkar during 1886-1921.

Kanch Mandir : The Kanch Mandir, as the name suggests, is a temple which is entirely made up of glass and mirrors. It is also known as the Seth Hukamchand Temple, as it was built by the "Cotton King" Sir Hukamchand Seth in the early 20th century. It is primarily a Jain temple and is a wonder in glass.

Rajwada : Rajwada is the historical palace of the Holkars. It was built about two centuries ago and is located near the Chhatris in the main square. It is a seven storied structure, which serves as the living example of the grandeur of the Holkars. Rajwada stands in the centre of the city.

Town Hall or Mahatma Gandhi Hall : The Town Hall or Mahatma Gandhi Hall is one of the prettiest buildings in Indore city of India. Built in 1904, it was originally named King Edward Hall. In 1948, it was renamed as Mahatma Gandhi Hall. It has a remarkable Indo-Gothic structure and is made in Seoni stone. Its splendid domes and steeples are the landmark of the Indore city. It has a clock tower in front and is popularly known as Ghanta Ghar. The central hall can accommodate 2000 people at a time and is the venue of book, painting exhibitions and fairs throughout the year. The building also has a library, children's park and a temple.

Nehru Park : Another well known tourist spot in the city is Nehru Park. It is the oldest park in Indore, located centrally. Built by the Britons, it was earlier known as Biscow Park and was open only to British before

independence. After independence, it was renamed as Nehru Park. The park has a variety of roses and offers facilities like library, swimming pool, children's hobby centre, a mini train and battery operated car

2.3 HOUSING PROBLEM OF INDORE:

Concept and Definition of Housing:

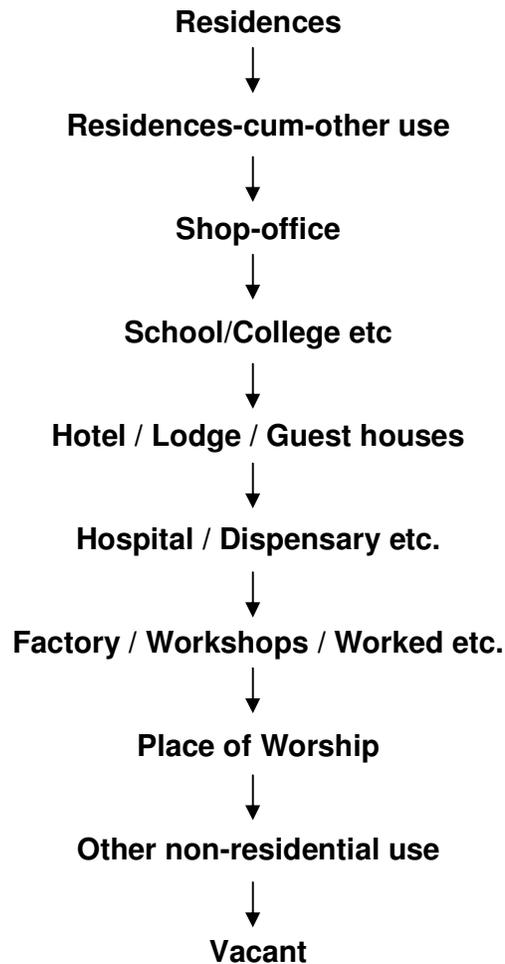
Premises have been defined as a building along with the fung and / or common places attached to it. A premises may set always have a compound wall or fencing. In such cases, the land or the common place as the case may be available to the household is treated as 'premises'.

Building:

A 'Building' is generally a single structure on the ground. Usually a building will have four wall and a roof. However in some areas, the very nature of construction of building is such that there are no walls as in the case of conical structure. Such conical structure are also treated as building. Sometimes, it is made up of more than one component unit which are used or likely to be used as building (residences) or establishment such as shops, business houses, offices, factories, workshops, schools, places of entertainment, places of worship, godowns, stores etc. It is also possible that building which have component units are used for a combination of purposes such as shop-cum-residence, workshop-cum-residence, office-cum-residences, residence-cum-doctor's clinic etc.

House

A 'Census' house is a building or part of a building used or recognized as a separate unit because it has a separate main entrance from the road or common courtyard or staircase etc. These may be occupied or vacant and may be used for residential or non-residential purpose or both. The following codes were used to record the various uses of census houses for census 2011.



Household:

A 'household' in census is defined as a group of persons who normally live together and take their meals from a common kitchen unless the exigencies of work prevents any of them from doing so, the persons in a household may be related or unrelated or a mix of both. However, if a group of unrelated persons live in a census house but do not take their meals from the common kitchen, they are not considered a part of a common household. Each such person is treated as a separate household.

Housing Scenario:

According to city structure maximum uses of land is a part of residential housing and it play big role to determine structure of city. Capital structure increases the importance of social cultural life of city.

Indore is known as High and middle class salary group `s best residential development of wholly state. The main problem is unauthorized colony. According to collective information 421¹ unauthorized colonies in city residential are living in unhealthy condition due to lack of unstructured colony. Mostly people are nor able to purchasing land because they have not sufficient purchasing power to purchase land.

Meaning of housing explaining by following points:

- To provide land for construction/purchasing of houses according to economic capacity of persons.
- To provide basic facilities of water, electricity, wastage etc.
- To provide social services/facilities like education health entertainment etc.
- To provide transportation resources and also facilities which are connected to education and other facilities.

Needs of housing:

According to census data of 1991 1.97 lack families were lived in Indore while due to 1971 census data average family continuing decreasing due to social and economical reasons. According to census 2001 2.71 laths houses in Indore at present 3.23 lack houses units as per family require.

¹ Census of India 2011, Houses Household Amenities and Assets Madhya Pradesh Housing Stock

Table 2.1
Land holding in Indore

S.No.	Land Use	Area hector
1	Residential	7352
2	Commercial	555
3	Industrial	976
4	Transportation	1648
5	Entertainment	968
Total		13171
6	Agricultural	31820
7	Unused land	4295
8	Forest land	319
9	Water land	920
Total		50525

Source : Indore development Plan Book-2011

According to above table maximum uses of land for residential purpose 7352 hector from 13171 hector comparatively uses of commercial, industrial, transportation and entertainment.

A largest area covered by agriculture land and main problem is not sufficient water supply for agriculture so that due to reason agriculture land converted into other uses of land like residential, commercial, industrial etc.

Analysis of Housing Problem:

Housing problem increases day by day in India as well as all over world by fast increasing population because of land is a free resources to nature, it is limited it cannot be increase / decrease according to our requirement and population increase day by day and every human being and family needs houses / shelter.

Today's in world the main problem is Increasing population. India is second Nation of Highest population in world. But According to Area India's population higher than chain's population. Land is free resources of Nature. Human being cannot Increase/decrease of Natural resources and total population lives in these land. So the Housing problem birth by these burning problem.

The following points which are related to Housing problem

- a) Increasing population
- b) Higher education center
- c) Development of industry

(a) Increasing population

Today's in world the main problem is increasing population. India is second nation of highest population in the world but according to area India's population Higher than Chain's population. Land is free resources of Nature. Man being cannot increase / decreases of natural resources and total population lives in these land. So the housing problem birth by these burning problem.

The story of development of Indore as modern, professional and industrial capital of M.P. These District given by Mallhar Rao Holkar as a gift to peshwa in 1873. Holkars transfers their main administration offices to Indore city. After some time Holkar kings provide primary facilities for development of Indore city. According to establishment of cloth mills in Indore city.

Today / At present Indore known as professional and Industrial city. Nearest of Indore various industries have established like Pithampur, Dewas etc. Due to reasons various persons comes from different villages, cities and states and stay here. Outsiders come for searching jobs jobs and after employment stay here with family. Due to reasons housing problem is a serious problem of Indore city. Just some years population increase fast of Indore.

Last decade's development of Indore very fast. Indore is also operating centers of various university courses. Due to reasons Indore is education hubs of various states, cities and villages. So that outsiders students needs for shelters. But day by day population increasing and these is a serious problem. Following table are related to population of Indore City.

Table 2.2
Position of Population in Indore

Year	Total Population	Male	Female	Increase Rate of Population (in %)
1901	302057	-	-	-
1911	277296	147066	130230	8.20
1921	343991	188482	155509	22.25
1931	380886	207217	173669	12.36
1941	454741	244420	210321	19.34
1951	601025	318277	282748	32.23
1961	753394	406470	346924	25.35
1971	1036330	550833	485497	37.56
1981	1409473	742459	667014	36.01
1991	1835915	957925	877990	30.26
2001	2585321	1352849	1232472	40.81
2011	3272335	1700483	1571852	26.57

Source : General Knowledge book - Upkar Prakasan M.P. Year 2012
Page 23.

According to table 2.2 it is cleared that population of Indore continues increasing in between 1901 to 2011 expected year 1911. In year 1921, 1931, 1941, 1951, 1961, 1971, 1981, 1991, 2001 & 2011 population increased 22.25%, 12.36%, 19.34%, 32.23%, 25.35%, 37.56%, 36.01%, 30.26%, 40.81%, 26.57%.

Maximum population increased in year 1991-2011 reasons for this increasing population opportunity for employment, increase in birth rate, development of industries and trade etc.

(b) Higher Education Centre:

Indore is centre of high and higher education. At present in Indore available all types of education and coaching which is engineering, technology, medical, agricultural, management, arts, information technology etc. Other than various coaching centers are available for competitive exams.

Outsider's students come from various cities for study. For these reason paying guest and hostel cultural developed fatly.

(c) Development of Industry:

After independence Indian government declared new industry policy in 1948 for industrial development. After that time to time new policy declared. According to Indian government industrial policy various primary facilities provided for establishment of industry of tribal areas. Various industrial organizations established near by Pithampur, Indore, Dhar, Row, Polo ground, Sanver road etc. In Indore city various industries ebb ices employees and workers realized needs for house and shelters and so that these industry development turn to a serious housing problem.

Just few years industry areas developed very fast and house problem increased very fast.

2.4 HOUSING PROBLEM SOLUTIONS:

- 1) Indore Development Authority (IDA)
- 2) M. P. Housing Board

(1) Indore Development Authority:

Town and country planning office, Bhopal, has been preparing the master plans for Indore. The role of IDA is to implement the master plan. The present master plan is proposed for the year 2011. There are proposals related to development of residential properties in Indore, new links in the present transportation network etc. The master plan gives only the proposal; IDA works out the methodology of its implementation.

For the preparation and implementation in accordance to expansion of the Indore city Govt. has passed bill in the year 1924 as "City Of Indore Improvement Act" for the implementation of the above act CITY IMPROVEMENT TRUST had been formed. In the year 1938 Mr. Stamper, consultant Bombay Govt. had been invited to give his suggestions for city improvement. He submitted his report on development and Government accepted the suggestions given by him and accordingly city improvement works had been started. After independence in the year 1948 Madhya Bharat state had been formed and for all improvement trust of the state and act " Madhya Bharat Nagar Sudhar Vidhan (2/1956) had been passed and on 15th august 1956, all the works related to old all trust handed over to new trust. Previously there were 9 trustees, in the trust after independence in the new act of 1956 trustees were introduced.

Until 1973, the city had a 'City Improvement Trust', to assist the Indore municipal body in its development activities. In 1973, the Improvement Trust was converted into Indore Development Authority (IDA). Under the Madhya Pradesh Town and Country Planning act , 1973. Primarily, IDA develops new residential areas. Primarily, IDA develops new residential areas. During the early stages of development of such areas, IDA was responsible for developing basic infrastructure. Once a sizable number of plots are sold, the area is formally transferred to

IMC, which is then responsible for the maintenance of the infrastructure in the areas. So far, four residential colonies developed by IDA have been handed over to IMC with legal formalities. The area like Mahalakshmi Nagar, Kanadia Road, Sapna Sangeeta Road, By Pass Road, Vijay Nagar etc are in very high rated area for residential purpose now. For example, there are proposals related to residential development in the fringes. The plans for these fringe areas are being prepared by architects of IDA.

A number of alternatives are available, and then the first job is to choose the correct alternative, second is look at the practicality of the projects. If a housing scheme is prepared, the very first point is that who will accommodate in that site. Secondly what commercial activities might be developed there. The provision for the physical connection of the scheme with the city, i.e. transportation facilities is taken into the account. Provision of water supply, sewage lines and electricity, plan for all is worked out in IDA.

The symbol of urbanization, which is directly perceived by common people, is "the development of land in an organized manner". The common people do the investment in this activity. IDA provides a platform for people to participate in the development. IDA sells the plots in the scheme. IDA provides the land at reasonable prices. And it is generally safe measure to invest in the land in an authorized colony. These colonies are well planned, and well furnished with all the facilities and utilities. The function of IDA is to control and regulate the development. If the private developers make plans for any institutional, residential or any other area, then they are required to be approved by IDA. If the plan does not meet the requirement of existing proposal of the master plan then it is not given the approval. In case if the matter is not solved by the IDA then it goes to the TCPO.

About Indore :

Indore is a Cultured, Educational and commercial city of State Madhya Pradesh. Indore comes under Malwa region which is known for its healthy climate. Indore is well connected by Air, road and railway. Metropolitan cities Mumbai and Delhi are equi distance from Indore. More than 30 flights are operating from Indore. With in the radious of 20 Kms there are 3 Industrial area (Pithampur,Dewas and Sanwer). Pithampur Industrial sector is perhaps the biggest in Asia. Some of the major industries located in the region are HM ltd, Ishar Motors,Bajaj tempo, Tata International, Bridge Stone, Kainatic Honda, Ranbaxy and many more who are all doing extremely well. As for as the Education is concerned, Indore has the gift of both IIT and IIM, perhaps the only place we find both reputed and unique institutions in a single city.

Apart from it there are around 40 Engineering colleges other than deemed University Engineering College SGSITS and AET run by the Devi Ahilya University of Indore. There are many Medical Colleges too other than Mahatma Gandhi Memorial Medical and Dental college run by the Govt. It means every year Indore alone releases many Management professionals, Engineers, Doctors and other Professionals.

As for as the culture is concerned, Indore is holy land of Devi Ahilya Bai. The rich culture and traditions of Indore are very famous in and out of the region. Though highly commercial Indore is known for its peace and stability.

Indore is having the blessings of River Narmada where in city is supported by the river for water to the citizens of Indore. Indore has the population of about 20+ lacs. Ill phase of Narmada water supply is already tested and operational in a few days.

Indore Development Authority, Indore is a development agency for Indore. Major portion of Indore is developed by Indore Development Authority. Its main objective is area development. A number of alternatives are available, and then the first job is to choose the correct alternative, second is look at the practicality of the projects. If a housing scheme is prepared, the very first point is that who will accommodate in that site. Secondly what commercial activities might be developed there. The provision for the physical connection of the scheme with the city, i.e. transportation facilities is taken into the account. Provision of water supply, sewage lines and electricity, plan for all is worked out in IDA.

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CEO's Proposal :

Where development is a never ending process :

Indore Development Authority follows its mission statement of ensuring the best planned development continuously for the city of Indore. IDA has grown from a small institution to a institution of excellence. In the recent past IDA has taken various steps to make it a world class organisation. IDA is actively encouraging Public Private Participation in multiple areas of development. Currently it has four mega projects of Interstate Bus Terminal, Sports Complex, Medical Hub and a Convention Center. These when developed would provide immense benefits to the citizens of Indore and Madhya Pradesh. These projects are organized around the Super Corridor being built as a mega infrastructure hub.

We, at IDA believe that effective systems are the key to providing better services to the Citizens, our foremost customers. IDA has well developed processes including an active Citizens Charter that guide the work for all its personnel. We are fast scaling up our Computer Systems and are in advanced stages of planning to implement a comprehensive ERP system, a first of its kind for any Development Authority.

IDAs key resources are its personnel and employees, who ensure that the best possible work is performed by IDA and its contractors and that the customers get the best services. To improve the skills of its personnel, IDA is currently providing Computer training to all its employees so that they are ready for the future. We at IDA have made extensive commitment to improve our services, a step towards which is the establishment of the Property Marketing Cell, another first of its kind. It is a uniquely positioned service that identifies vacant properties of the Authority and aims to provide the best possible information to potential customers.

Infrastructure Development is the key to growth of any city and IDA takes pride in involving itself in multiple projects in Indore where it has single handedly developed many fly over bridges, Regional Parks, Gardens. Roads, Sewerage Lines, Round-About, etc. IDA with its excellent team has executed these projects to provide the best possible benefits to the City of Indore.

IDA Board :

Constituted on 17.06.1977 Under M.P. Town Planning Act. Dated: 23 April 1973.¹

Corporate body consist of :

- Chairman appointed by Govt.
- Collector of the District
- Five members appointed by the State Govt.
 - Town and Country Planning
 - Forest Dept.
 - Public Health Engineering
 - Public Works Dept.
 - MP Electricity Board
- Commissioner, Indore Municipal Corporation
- One Officer appointed by the State Govt.
- One expert in the field of Town Planning & Architecture
- Five Non-official member appointed by State Govt.
- Chief Executive Officer , Member Secretary

Three Main Cadre :

- Development Administrative Officer
- Development Engineer
- Development Planning Officer

¹ <http://www.idaindore.org/idaboard.aspx>

On going Projects :

A couple of projects are proposed and planned by IDA. These are:

- Widening of Chhawani Bridge and Chhawani Road.
- Development of Choithram Square and widening of Nahar Bhandara Bridge.
- Construction of Railway Over bridge Kesharbagh and Annapurna road.

One of the most severe problem is with the road between Chhawani square and Agrasen square. This road is narrow and the bridge over river Khan is also narrow. This creates congestion in traffic. IDA has prepared a project over widening of road and bridge. The work has been started. One more plan of construction of 9 m has been started. The expected expense is about 1.00 Crore. Considering the traffic problem the roads are widened just double of their existing width. One shopping mall is also proposed near this bridge.

The new roads include:

- Construction of road between Ujjain road to Airport road.
- Extension of M.R. 10 till the Bye-pass
- Construction of Jeevan Rekha (life line) between Sanjay Bridge and Pangnispage.
- Construction of Western ring road no. 1 5 Repair and development of eastern ring road.

In the latest proposals of IDA, it is going to develop the city gardens and beautification of the city. The first city garden amongst these

- 1. Pipliyapala Garden. his place is actually the tank, which was built to catch the overflow of the Bilaoli tank. This plan includes the development of regional park on the 80 acres of land of the pond and 42 acres land near this tank. Scheme no 162 has been declared for the development of city park . For this scheme a lot of

developed gardens have been visited and studied by the officers of IDA and architects of the plan. The 25 acre private land next to

- Municipality site is also included in this. This site is proposed for a Bio-Diversity park.
- 2. Chtawad Garden. IDA has declared scheme no. 163. Over which approximately 10 Acre land has been proposed for a monumental garden. The expense of this project will be collected by the sell of plots of residential and commercial land uses.
- 3. Swimming pool and club in scheme no 94. in the scheme no 94 of IDA, 20 acre land is proposed for regional park. On this land there is a proposal for a garden, club, petrol pump and a national level swimming pool also. This will provide facilities to the city people as well as the national and international level competitions could be organized here.
- 4. Tree Plantation Proceeding in the direction of the beautification of the city IDA has taken work of plantation along the ring road as well as the plantation in open spaces in different schemes. IDA is putting amount of Rupees one crore on this project.

(2) M.P. Housing Development Board:

About Madhya Pradesh Housing & Infrastructure Development Board
The Madhya Pradesh Housing & Infrastructure Development Board was established as a body corporate under the Madhya Pradesh Griha Nirman Mandal Adhiniyam, 1972 which replaced the earlier similar Act of 1950. Madhya Pradesh Housing & Infrastructure Development Board is one of the very few, perhaps the only, Housing Board in the country, not to receive a single rupee as subsidy from the Government.

All its projects and programmers, including its internal cross subsidies, are arranged for by the economics of the project itself, in consonance with what the market can bear.

Portfolio:

- Organization of Government of Madhya Pradesh, engaged in business of development & construction of housing colony and commercial complexes for all sections of society.
- Established with sole aim of commitment to customer satisfaction by providing houses/ plots/ commercial spaces as per specifications, delivery period & at reasonable cost with transparent & ethical dealing with customers.
- Intellectual capital of its Personnel is the True Strength of an Organization.
- The Board's annual average contribution to the Housing Stock in undivided MP was 6000 houses and 10,000 plots.

Market Status / Housing Activity in Urban Areas Formal Sector :

Even today, as can be seen from this pie-diagram, 50% of all housing activity in the urban formal sector is undertaken by individuals - not by builders, whether Govt. or private. This itself shows the tremendous potential that exists for intervention.

As will be seen from the diagram, the Madhya Pradesh Housing Board is the largest single formal builder & real estate developer in Madhya Pradesh.

The Housing Board's annual average contribution to the Housing Stock in undivided Madhya Pradesh is 6000 houses and 10,000 plots. Since its inception in 1972, its financial investment in the Housing & Construction sector amounts to almost Rs.2000 Crores.

Of course, the bulk of this contribution (in numbers not financial terms) has been for the Lower Income Group & Economically Disadvantaged sectors.

The scale activity of the Madhya Pradesh Housing & Infrastructure Development Board has risen dramatically, almost doubling in the last four years, from less than Rs.150 Crores to about Rs.250 Crores in the year 2000-2001.

Madhya Pradesh Housing & Infrastructure Development Board is one of the very few, perhaps the only, Housing Board in the country, not to receive a single rupee as subsidy from the Govt. All its projects and programmes, including its internal cross subsidies, are arranged for by the economics of the project itself, in consonance with what the market can bear. Despite tremendous potential in this sector, this agency is in competition with private builders is doing very well.

Market Potential in Madhya Pradesh :

Madhya Pradesh is the very heart of India and in more than just the geographical sense. Even after the recent formation of Chhattisgarh state, it continues to be one of the largest states of the country.

Bhopal, its capital, Indore, Gwalior, Jabalpur - these are cities that are vibrant, modern-growing with renewed economic activity, fast expanding consumer markets and increasing demand for housing and urban infrastructure.

Madhya Pradesh is a state, which is conscious of good architecture and quality building and construction activity.

Contribution of Renowned Architects :

A number of renowned architects have contributed their genius to this sector in Madhya Pradesh. **Mr. Charles Correa, Mr. Anant Raje, Mr. B.V. Dhoshi, Mr. Kanvinde** and several others, enhancing the urban landscape, and generating an even greater demand for a better and more modern urban environment.

Paryavas Bhawan, Bhopal :

Paryavas Bhavan is the Head Office of Madhya Pradesh Housing & Infrastructure Development Board in Bhopal. Designed by renowned Architect, Mr. Charles Correa and built by the Madhya Pradesh Housing & Infrastructure Development Board in the year 1994.

Objectives :

The objective of Madhya Pradesh Housing and Infrastructure Development Board is to deal with and satisfying the need of housing accommodation and to undertake infrastructure development and for matters connected there-with.

Vision :

Bringing Joy to Living by providing the communities with state-of-the-art amenities that are in harmony with the environment.

Activities :

The principal activity of the Madhya Pradesh Housing & Infrastructure Development Board is to create houses and housing sites for the people, along with related facilities such as office complexes and commercial areas and other provision for health, education and cultural amenities.

The Board carries out these activities through development & construction of:

- Govt. Housing & Re-densification Projects
- Infrastructure Development
- Joint Venture Projects
- Rehabilitation Projects For Earthquake Victims
- Bot Based Projects E.G. Seoni Bye-Pass Road
- Centre for Eco-Friendly Building Materials and Innovative Technology

- Deposit works from the State & Central Govt. Departments and Undertakings
- Office & Public Utility Complexes
- Hospital/Hotel/Public Co-Operative
- Leisure, Sports & Community Projects

Achievements :

Since inception the Board had constructed 1,66,853 houses for different income groups till March 2014.

EWS - 65,474

LIG - 50,138

MIG - 38,003

HIG - 13,238

1,53,698 housing plots have also been developed, apart from this other properties such as office complexes, shopping centres, commercial areas and utility buildings (school, community centres etc.)

Performance of M.P. Housing Board

Financial Year	2009-10	2010-11	2011-12	2012-13	2013-14
Plot Development	1,736	1,149	1,734	1,837	1723
House Construction	751	903	1904	2154	2294
Turn Over (in Crores)	266.76	356.81	407.84	568.82	453.72

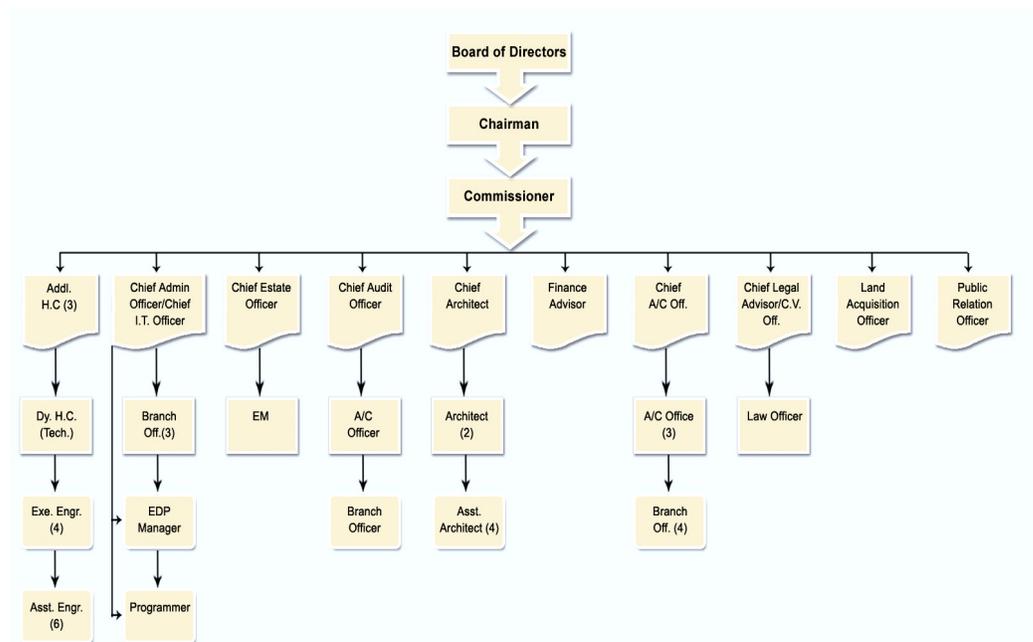
Source : <http://www.mphousing.in/achievements.asp>

Management : Origin & Governance :

The Madhya Pradesh Housing & Infrastructure Development Board was established as a body corporate under the Madhya Pradesh Griha Nirman Mandal Adhiniyam, 1972 which replaced the earlier similar Act of 1950. It is governed by a Board of Directors consisting of a Chairman appointed by the Government, officials of concerned departments/ agencies of the State and Central Governments, as also two MLAs and two other non-officials appointed by the State Government.[List of Chairman]

The Housing Commissioner (an IAS officer with substantial management experience) is the Chief Executive Officer of the organization, assisted by Two Additional Housing Commissioners (Chief Engineer), Twelve Deputy Housing Commissioner, Thirty Executive Engineer and one each Chief Legal Advisor, Chief Accounts Officer, Chief Estate Officer, Chief Audit Officer, Chief Administrative Officer, Chief Architect and Chief Land Acquisition Officer.[List of Housing Commissioners]

Chart 2.1
Organisational Structure



Source : <http://www.mphousing.in/pdf/OrgChartHO.pdf>

2.5 Contribution of Housing financial Institution for Construction & purchase of houses :

LIMITATIONS OF STUDY :

In India various types of companies or agencies are engaged in housing finance sector. These companies are from the organized or unorganized sector, private or public sector, registered with National Housing Bank (NHB) for refinancing or non-registered with NHB.

There are a large number of housing finance agencies in country these are -

1. Life Insurance Corporation Housing Finance (LICHF).
2. Housing & Urban Development Corporation.
3. Housing Development Finance Corporation.
4. CAN Housing Finance Limited.
5. PNB Housing Finance Limited.
6. GIC Housing Finance Limited.
7. Dewan Housing Finance Limited.
8. Birla Housing Finance Limited.
9. Tata Housing Finance Limited.

The main focus of the study would be on the almost few selected housing finance agencies in Indore District :

- 1. Life Insurance Corporation Housing Finance (LICHF).**
- 2. PNB Housing Finance Limited (PNBHFL)**

