CHAPTER - 2
REVIEW OF LITERATURE, OBJECTIVES AND METHODOLOGY

2.1. Introduction

The previous chapter dealt with the brief introduction of the present study, in addition the first chapter dealt with various concepts like cooperatives and housing cooperatives with a theoretical background. The present chapter deals with the review of literature and methodology adopted for the study to understand the work done on the study area. A literature review discusses published information in a particular subject area, and sometimes information in a particular subject area within a certain time period. A literature review can be just a simple summary of the sources, but it usually has an organizational pattern and combines both summary and synthesis. A summary is a recap of the important information about the source, but a synthesis is a re-organization, or a reshuffling, of that information. It might give a new interpretation of old material or combine new with old interpretations. Or it might trace the intellectual progression of the field, including major debates. And depending on the situation, the literature review may evaluate the sources and advise the reader on the most pertinent or relevant information on the subject.

Literature on housing in general and co-operative housing in particular is exhaustive in nature. At the global level and at the national level studies on housing facilities received extensive support after 1981 is the UN declaration of international year of shelter. Accordingly a number of research studies have been undertaken by a large number of institutions, government agencies and innumerable research’s for the sake of convenience. The review of literature can be classified as follows.

- Reviews on Growth and Development of Housing Co-operatives;
- Reviews on Institutional Sources of Finance for the Housing Co-operatives;
- Reviews on Problems of Housing Co-operatives.

2.2. Reviews on Growth and Development of Housing Co-operatives

Leeladevi (2014), in her paper “100 years of Housing Cooperatives-Achievements and Prospects” she concluded that housing provision should be an integral component in the nation building. The housing cooperatives should strive
sincerely in strengthening the primaries at grass root level with basic and standard facilities that are required for a common man like water, electricity and sanitary services. The economic and infrastructural development plan of the country should be well supported by having cooperatives through committed leadership.

**Veluswamy (2014),** in his paper “A Study on the Factors that Contributed for the Success of Cooperative Housing Societies Ltd, Tirpur, Tamilnadu”, he concluded that the Tirpur cooperative housing society is a good example for a successful unit under the cooperative fold. The society received best performance award for several years at state and national levels. As a primary society its effort is running an Arts and Science College is highly appreciable. The progress of the college is highly encouraging and it acts through a torch bears for others cooperatives in India.

**Eswaramoorthy and Nirajan (2014),** presented a paper “Housing Scenario in kerala and Housing Cooperatives - A Case Study” they analysed that kerala cooperative housing societies has succeeded in meeting the housing needs of the majority of its members. That is 59 percent. The society is housed in its own two storied building with a total constructed area of around 110 sq ft. KCHS has consecutively baked the first prize from the federation has the last seven years.

**Ravichandran and Gopalakrishna (2014),** in his paper “A Case Study on the Karnataka State Cooperative Housing Federation Limited Bangalore” he found that the modern world housing does not limit the scope of housing merely to the provision of shelter and it also makes an attempt to establish social and recreational activities for the benefit of members. The long history of housing cooperatives reveals that they have been instrumental in rebuilding the social life of people uprooted from their old surroundings. The housing provides the physical framework in which the human, social, economic and cultural resources of the individuals are released, enriched and integrated.

**Somashekara and Shivalingappa (2014),** in his study “Role of Private Housing Co-Operative Societies and Land Developers in Growth and Development of Mysore City”, they found that the study there is an exponential rise in the population of Mysore city. In 1981 the population was 4,14,568 and increased to 9,14,919 in 2011. The increase in population and households demands the shelter of their own. Realizing the need of the people the private housing cooperative societies and land developers started developing layouts. At present there are 1.48 lakhs of people who have applied for sites to MUDA. However, MUDA is unable to meet these needs. The
private housing cooperative societies and land developers in the process of providing land or houses to its members have acquired huge extensions of land near villages of Mysore city. In turn they have not only solved the housing problem of the city, but also have altered the urban land use which in turn has contributed to the vertical as well as horizontal urban expansion.

**Pothen (2010),** in his paper “The Opportunity for Co-operatives in Rural Housing” in his study analysed that the pyramid structure of the prevalent cooperative system can be duplicated in the parallel rural housing initiative. He has adequate detailed planning at the initial up into a widely utilised and socially useful service which could transform the Indian countryside pilot and demonstration units could develop into a wider movement for better habitations nationally can the NCUI prompted this concept.

**Khurana (2010),** has studied on “Housing Cooperatives- Instruments of Better City Life” and he analyzed that the United Nations has designated the first Monday in October every year as world habitat day. The day is celebrated to reflect the state of human settlements around the globe. It is the day to remind us that it is our collective responsibility towards our fellow beings and also towards the habitat in which we live. Since 1985, on the world habitat day, the United Nations has put forth various themes like city magnets of hope in 2006. A safe city is a ghost city in 2007, harmonious cities in 2008 and planning our urban future in 2009 to mark this global ceremony. The theme for the year 2010 world habitat day was witnessed on 4th October, 2010 is better city better life.

**Turel (2010),** in his work on “Development and the Present State of Housing Production by House building Cooperatives in Turkey” concluded that Housing industry is well developed in Turkey as housing starts went up to 600 thousand dwelling units in 2006 and remained over 500 thousand during the recent economic crisis. The contribution of cooperatives to housing supply began to increase in the 1970s with the initiatives of the social democrat mayors, and a great increase occurred when the MHF was created in accordance with the Mass Housing Act in 1984 and unprecedented amount of finance was provided to cooperatives with high rates of implicit subsidies.

**Mandle and Wagner (2009),** in his paper “Housing Co-operatives’ Networks in Germany – Performance Enhancing through Hybrid Forms of Organization” found
that housing co-operatives are an important supplier of housing in Germany. It can be noted recently that these medium-sized companies owned by private members enforce networking in the form of inter-corporate cooperation with the objective of enhancing their performance. This paper discusses the question which form of organization could be an appropriate way for enhancing housing cooperatives’ performance. Several factors are deducted which can be considered to determine appropriate forms of cooperation.

**Battu, Ma and Phimister (2008)**, studied on “Housing Tenure, Job Mobility and Unemployment in the UK” and examined that the job to job transitions and transitions from unemployment. We take account of whether or not the arrival of a job was synonymous with a non-local residential move, tenure endogeneity and unobserved heterogeneity. The home-ownership is a constraint for the employer and public renting is more of a constraint for the unemployed. Employed homeowners have a lower transition into employment with a distant move and unemployed public renters have a lower probability of gaining employment in more distant labour markets.

**Khurana (2006)**, has worked on “Supreme Court on Housing Co-operatives” and analysed that, the apex court has delivered several judgements disputes connected with the housing co-operatives. These decisions have direct bearing on the working of housing co-operatives and are also shaping the future enactments in the country.

**Killol and Suresh (2005)**, studied on “The Vidarbha Premier Co-operative Housing Society Ltd”, was concluded by the study it is a unique society which has working capital of Rs 316 crore members directly elect chairman and vice chairman. The society has constructed more than 38000 houses in the Vidarbha Region. The society has chalked out following action plan for further progress, opening branches at all tehsil places in Nagpur district and providing housing finance within a span of two years. If land is available row house, duplex house and apartments should be constructed. To construct duplex house, commercial cum residential apartments should be built at vantage sights in Nagpur.

**Corzo (2005)**, has worked on “Housing Cooperatives: Possible Roles in Havana’s Residential Sector” and reported that Despite the influx of foreign investment in tourism and commercial real estate projects during the 1990s, conditions in Havana’s residential sector have continued to deteriorate. By the end of 2001, more than 90,000 housing units were considered in “poor” condition, and an
estimated 60,000 were in urgent need of repair. The city’s sub-standard or slum housing included more than 7,000 ciudadelas and cuarterías, and 186 barrios insolubres, providing shelter to more than 90,000 inhabitants. Experts believe that some 1,000 dwellings suffer partial or total collapses every year due to poor maintenance, years of neglect, and the severity of tropical storms.

**Denefle (2005)**, in his paper “The Alternative of Housing Cooperatives for a Sustainable Town” found that housing cooperatives existed in France up to 1971 when they were banned, their main purpose having been to provide state aid for home ownership to people from modest social backgrounds. It was only in 2006, when it had become extremely difficult for people to buy property, that they were legally reinstated. This new possibility of home-ownership is of particular interest today to young middle-class couples who have modest incomes, but a relatively large cultural capital derived from their work in the social or artistic sectors.

**Apte (2005)**, in his paper “Housing Cooperatives: Suggestions and some Modifications for Transparent Functioning” he found that the housing cooperatives in Maharashtra are governed by the Maharashtra State Co-operative Society’s act 1960. The Act was mainly promulgated to control commercial co-operatives in the state. This has created some unintended problems for members of housing cooperatives since two types of societies have basic differences. Members of housing cooperatives desire to stay comfortably within their income. Financially sound members of the Maharashtra Cooperative try and achieve certain amenities by getting resolutions passed for them with simple majority. The amenities being supplied by municipalities free are also many times undertaken by the society which are not affordable to changes required while applying the act to housing cooperatives to enable the members to live together peacefully and comfortably. Certain suggestions have been given underneath in order to achieve the result.

**Sarkar (2003)**, studied on “Co-operative Housing and Environmental Sustainability” and he analyzed that the paper to outline different facets of cooperative housing, encompassing, inter alia, the growth in housing stock in urban and rural areas, general progress in cooperative housing movement inclusive of state wise scenario, building materials used in cooperative house construction, overall scope, advantages and functions of housing cooperatives, broad categories of housing cooperative and their resource mobilisation perspectives, role of financial institutions
in housing cooperatives, reforms in cooperative societies bye-laws, environmental sustainability in housing cooperatives.

**Dubhashi (2002)**, has worked on “Issues of Concern for Housing Cooperatives” and he found that ADB President Tadao Chino has projected 8 per cent growth rate of India in 2002. India is less affected by the global economic slowdown than the other countries because of its strong domestic demand. However the sustained growth in India’s private sector requires strengthening of the public finances. There is a need to reduce the fiscal deficits and at the same time the quality of public investment need to be improved. India is expected to play a crucial role in regional cooperation that would enable higher growth in the subcontinent. A large number of personnel of companies who would set up their offices in India would require accommodation. Similarly the domestic growth rate is expected to increase. Housing is a priority item that is not given its legitimate due. It is high time that priorities are realigned.

**Apte (2002)**, studied on “Housing Cooperative Society: A Cooperative Venture” and he examined that the cooperative housing societies are fundamentally different from other types of cooperative societies. All societies are commercial in nature as against the housing which are social. Tangible gains even for society must never be the motive in managing a housing cooperative it is quite understandable therefore that acts, bye-laws and rules and regulations cannot be same for all cooperative societies. The author has suggested some ways to bring about such change in the functioning of housing cooperative societies.

**Khurana (2002)**, in his study “Status of a Nominee in a Housing Cooperative” and he reported that the status of a nominee has become clear nominees do not acquire an absolute right in the property movable or immovable transferred in their names by cooperative housing societies after the death of their members. They receive such properties only as agents of the rightful heirs and hold them in trust for the rightful heirs. It has become necessary for the state governments to review the position in their cooperative laws and bring out necessary amendments.

**Khurana (2002)**, worked on ‘Housing Stock in India- An Assessment” and in his study, he found that the houses which have been built through the various institutional mechanisms have been found to be pucca houses constructed as per building bye-laws and connected local body regulations. Thus, these are not meeting the norms and standards prescribed for maintain the better health, sanitation and
environment for bringing qualitative improvement of people. The trend surely point towards a housing revolution is taking place as envisaged in the national housing and habitat policy and the future looks indeed positive.

Suresh (2002), in his doctoral thesis entitled “An Evaluation of the Working of the Housing Societies in Kerala” examined the working of housing society’s Kerala. The study revealed the housing stock is the country is not increasing in proposition to the requirements of the population.

Ravichandran (2002), studied on “Success of Housing Cooperative Societies An Empirical Analysis”, he found that the factors contributed for the success of the sample societies were judged by success of the CHS in terms of quantitative indicators revealed to Perundurai CHBS. It was interesting to note that the Tiruppur CHS had established subsidiary unit is the fields of education. This could be considered as a lesson for other successfully cooperatives at the success. Apart from members demographic and socioeconomic profiles some of the cooperation indicators were analyzed as they are additional traits of members.

Khurana (2000), studied on “Housing Cooperatives in the New Millennium” and he examine that the new millennium, what will be the scenario concerning housing cooperatives? What sort of initiatives should be taken for strengthening and improving the housing cooperation sector? The author deals with these issues and suggest various steps that housing cooperatives may emerge as effective and potential institution of socioeconomic development.

Khurana (2000), has worked on “The Day of Housing” and concluded that the entire package of fiscal incentives, land legal reforms, increased availability of housing finance, reduction in rates of interest etc, will serve as a powerful force for increase in house construction activity. The construction sector has very strong linkages with several other sectors, notably cement and steel and hence this will give a substantial boost to industry and employment activities. Economic survey has indicated that growth of GDP from the construction sector was expected to be 9.0 per cent in 1999-2000 from 5.7 per cent in the previous year. With the above incentives, the performance of infrastructure sectors is likely to improve further. In the end, it can be said that it is the day of the housing and if this trend continues, we shall not only able to meet the challenge of gigantic housing problem, but also contribute towards the upliftment off the country’s economy.
Khurana (2000), studied on “Fiscal Incentives for Housing in the Budget for 2000-2001” and examined that the implications of the budget for the housing co-operative sector. He enumerates various suggestions, which can provide a boost to housing activity particularly in the co-operative sector.

Sazama (2000), analysed that “The History of the Affordable Housing Cooperatives in the United States help us to Understand the General History of American Affordable Housing Policy”. This paper contains a decade-by-decade summary of the history of affordable co-operatives in the 1920s. Through, the federal funding of low income co-operatives in the 1960s and 70s, to local non-profit organizations using ad hoc packages of funds to organize co-operatives during the 1980s and 90s. As this history unfolds, it provides answers to contemporary policy questions affecting both co-operatives and affordable housing in general.

Khurana (2000), in his paper ”Need for Appropriate Legal Framework for Housing Co-operatives in Delhi” analyzed that the bringing out of a special legislation or incorporation of a separate chapter on “housing co-operatives” in the existing co-operative societies act, will certainly pave the way for solving the problems of housing co-operatives, which will ultimately result in providing well planned co-operative colonies to needy people through co-operative efforts and capital the city clean and green.

Khurana (2000), in his study “need for strengthening Apex Cooperative Housing Federation”, analysed the sources of finance and problems faced by Apex and primary housing societies. And these societies have a poor capital base and they incur high managerial expenses.

Khurana (1998), has worked on “Housing Cooperatives in Delhi-trends and prospects” and found that the progress of the cooperative housing movement in Delhi, has been less significant when compared with many other states and union territories. In quantitative terms, the cooperative housing sector has not contributed substantially to the overall housing supply in the capital net withstanding that it primarily helped the middle income group households to gain access to housing. Yet, the quality of housing stock in Delhi has been considerably superior to the average quality of housing stock in the country.

Dandekar and Sawant (1998), studied on “Housing Needs in New Suburbs of Indian Metropolis” they have discussed on the attributes the suburb’s robust growth to its timeliness in meeting the emerging housing needs of the upwardly mobile
middle class living in the heart of the Pune city and also suggests that its relatively low infrastructural cost may be an incentive attracting the retired members of middle class households of Mumbai. The survey has enabled us to ascertain some, albeit limited, numbers and facts about the kind of housing, services and quality of life obtained in this emerging suburb of Pune. Some of these findings perhaps can be generalised to suburban growth in other metropolitan cities elsewhere in India. Additional comparative information about suburbs in Pune and other suburbs in comparable cities such as Bangalore would be useful to provide empirical data so as to decipher the internal dynamics unique to Indian cities.

**Dharia (1997),** in his publication on ‘Cooperative Movement in India-Past and Future” and he reported that the cooperative movement in the country is at crossroads and has been passing through a critical phase like our economy. In such circumstances, acceptance of self reliance and Swadeshi and non dependence on foreign funds, is the only alternative. Growth with social justice along with due care of environment for sustainable development must be the new direction the cooperative movement.

**Khurana (1996),** in his paper “Co-operative Housing Movement in India” in his study conclude that the co-operative housing in India is an important sector for the low income housing, slum improvement, social rental housing and rural housing areas which are almost neglected by private agencies due to low profit margins in these areas. However, these are many impediments to its growth and functions, including difficulty in getting land for construction activities, lack of proper training in co-operative management for the primary co-operative executives, large number of government regulations in land, legal and planning and other such problems. The national housing policy formulated by the government of India recognizes group based or co-operative activity as the principal form of housing activity in large urban areas and in rural settlements and suggested that the housing co-operatives be encouraged to play a greater role in housing activities through preferential allotment of land and finance.

**Khurana (1995),** worked on “Social Life within a Housing Co-operative” and he analysed that the social life of the people all over the world today is infected with many evils, there are tensions in every country and in every society on account of race, language and religion and language and in which people voluntarily choose to
live together as human beings can bring a new social order free of conflicts and tensions.

**Vakil (1994),** in his paper “Housing Co-operatives in Zimbabwe: A Contribution to Women's Shelter and Development?”, he examined the potential contribution of housing co-operatives in Zimbabwe to a women's shelter and development by presenting some of the findings of a study conducted in 1989-90 of five housing co-operatives in Harare and Bulawayo. The paper then outlines some differences observed between the mixed-gender and male-only housing cooperatives. This is followed by a discussion of women's leadership patterns in the two mixed-gender co-ops and a description of some women members of these organisations. The paper concludes with a proposal for how housing cooperatives might play a more prominent role in contributing to women's shelter and development in Zimbabwe.

**Thunhurst et al. (1992),** studied on “Housing in the Dearne Valley” and described the work of the community operational research unit with the Thurnscoe tenants housing co-operative. They have discussed at the various stages through which this work has progressed, from the initial contacts with co-operatives, through a period of acting as external consultants, to a continuing process of working as, essentially, internal consultants. A variety and eclecticism of community operational research no attempt is made to evaluate the involvement and contribution of the community operational research unit a systematic way in this paper. This will be the subject of a subsequent paper.

**Hansmann (1991),** has worked on “Condominium and Cooperative Housing: Transactional Efficiency, Tax Subsidies, and Tenure Choice” and concluded that The rapid spread of cooperative and condominium housing over the past three decades offers a striking study in the evolution of legal forms. This development appears to be in part a consequence of organizational innovation and in part a response to tax subsidies. Although it is difficult to sort out the respective contributions of these two factors, the available evidence suggests that tax subsidies may have been more important. In most circumstances, cooperative and condominium housing is evidently less efficient forms of tenure than rental.

**Nandita Gandhi (1987),** has worked on “Gender and Housing” and analyzed the Technology has transformed the environment to suit a profit-oriented, public production which has deprived women of their traditional skills and involvement in housing. In spite of their being the primary users of the house in performing domestic
and paid labour, women have little control or right over the houses. A report on the First Third World Women and Housing Week in Britain and a national workshop on Humanising Housing: Gender and Housing.

Armerin and Song, their publication “Valuing the Housing Cooperative Conversion Option” they have examined that Since the 1990s, both private and municipal owners of multifamily rental properties in Sweden have sold a large number of their properties to housing cooperatives established by the property's tenants. This paper may be especially useful to explicitly conceptualize the problem of valuing a rental property with embedded options to switch it to another type of property.

2.3. Reviews on Institutional Sources of Finance for the Housing Co-operatives

Rambabu 2013), in his study “Housing Finance System in India”, he found that the Housing finance may be defined as the need to reconcile the three partially conflicting objectives of affordability of households, viability of financial institutions and resource mobilization for the expansion of the housing sector and of the national economy. In this paper mainly concentrated on the housing finance system in India. The rapid increases in population and migration of rural people to urban areas and expansion of industrial and commercial activities have created huge demand for housing in urban centre’s. The problem is actually felt in urban areas and the worst affected are the migrants from rural areas belonging to the low income groups. The critical problem of housing finance is that of capital mobilization for construction purpose. Both private and public agencies are invested in the construction of housing sector.

Arunodayam (2010), has worked on the “Housing Finance Market” and he found that the housing is a significant engine for growth and development of the economy. The important of the housing sector as the engine of growth has been historically acknowledged in most of the developed nations of the world. Housing finance institutions now operating on squeezed margins have to pay due attention to these factors in their order to importance to expand their volume of business. The institutions that are geared to meet the expectations of customers only will survive. Institutional philosophies, traditions, priorities and standards will help while
understanding the changes in the perception of the customers and will enable strategic planning for improved market share.

Khurana (2007), focused on “Housing Co-operatives Provide Less Expensive Housing Loans” and he explained that co-operative housing is not just another mode of housing for the urban middle classes. In fact, its largest beneficiaries are the lower income groups and the economically weaker sections. Co-operative housing has been traditionally reputed as the most common and appropriate mode of housing for these income groups, whether it is in city slums or in rural areas. The role of public agencies in direct provision of housing is being reduced, as it is a form of organised self help by the people to house themselves its development would considerably reduce the burden on the public housing agencies.

Khurana (2002), has worked on “Inter Institutional Cooperation for Housing” and he found that if it institutions development authorities. Local bodies, Housing co-operatives builders, Real estate developers, financiers, etc, can really strike a partnership deal, Project specific, region specific, and programme specific. Then we can assure ourselves that we are on the right course. The sooner that happens. The better will be the housing output and faster will be the improvement in the government as envisaged under the national housing and habitat policy need specifically focus on this.

Kumar (2001), in his doctoral thesis entitled “Primary Housing Co-operatives in Kerala-An Evaluated Study Examined the Financial Performance of Housing Cooperative Societies” and analysed the managerial perspective problem. The study revealed that lack of professionalism and competitiveness are the main problems faced by the housing cooperative societies in the state of Kerala.

Lokhotia (2000), has studied on “Income Tax and Housing Co-operatives” and he reported that the tax provisions existing in the income tax law as an today would be instrumental in increasing the overall quantum of housing co-operative societies in the country. However, what remains to be seen is that these new provisions should be well publicised by the government in collaboration with national co-operative housing federation of India and such other apex bodies.

Sukumar (2000), has worked on “Institutional Potential of Housing Co-operatives for low-income Households: The case of India” and he analyzed that the institutional potential of housing cooperatives to fulfil housing objectives of low-income households, using three Indian cities (Mumbai, Chennai, and New Delhi) as
empirical basis. The institutional framework could help or hinder in realizing the potential benefits in a given housing market by lowering or raising transaction costs of formation and functioning of cooperatives.

Kalathil (1996), stated that “Housing Finance Help or Hurdle” it will be advisable for all governments and public sector housing finance organizations to have a central pool arrangement of counseling with would be borrowers. Legalities will have to be simplified. He advocates that tax exemption from annual income for the person taking a loan for his own occupation will have to be increased considerably.

2.4. Reviews on Problems of Housing Co-operatives

Rajendran and Sasikumar (2014), in his paper “problem and prospects of housing cooperative societies in Kerala” found that the housing cooperatives provides a sustainable base for up gradation of economic status and quality of life the people. Investment in housing has multiplier effects on the economic growth of the country. The whole world is confronted with housing problems. Several agencies are implementing housing schemes in the state. Most of these institutions are targeting middle and higher income groups with regular income. The low income and the economically weaker section are neglected.

Kulkarni (2014), in his paper “practical approach- management of cooperative housing” presented that due to many drastic changes proposed in the 97th constitutional amendment cooperatives should be independent of the government whose role would be only to facilitate the formation of genuine cooperatives rather than interfere in their management. A new era in cooperative sector has begun with the enactment of 97th amendment a new and modified cooperative registration to provide for the formation and transformation of cooperatives as self reliant, self help, mutually aided, autonomous, voluntary and democratic business enterprises.

Shankar and Vidya (2013), their study “Changing Dynamics of Land Use in Residential Neighbourhoods of Vani Vilasa Mohalla, Mysore”, they found that the City of Mysore is experiencing changing dynamics in residential areas. Vani Vilasa Mohalla is the one of the oldest residential layouts developed during the Maharaja’s period, before the independence India. The diversity index for house is the inverse of the Hirschmann - Herfindahl index has been developed into a mixed land use pattern and is difficult to get alter. A well developed policy would set the tone for harmonised development of existing residential areas in to mixed land area.
Harish (2011), in his paper “Spatial Analysis of Land Use in Mysore City”, he was analyzed the urban land use pattern is an outcome of geographical and socio economic factors by man the decades. Hence spatial information on land use and possibilities for optional use is essential for the section, planning and implementation to meet the increasing demands for human needs and welfare of the urban areas. This information assists in monitoring the land use resulting out of charging demands of increasing urban population over the decades. So in this article a detailed work on urban land use pattern in Mysore city is analyzed. An attempt has been made to study the status of urban land use of Mysore city during 1995 to 2011 with a view to detect the changes in land utilization rate that has taken place in this status particularly in the built-up land. The set of measures taken by the city corporation to contain problems is highlighted on extremely bothering the existing land use in Mysore city.

Kadriu and Wendorf (2011), have worked on “How can German Housing Cooperatives Contribute to Reducing Climate Change?” and they reported that Germany is well known for its long and significant history of housing cooperatives. This paper they will try to present some facts about the current situation in Germany and identify the problems and challenges that housing cooperatives face with the aim to reduce climate change.

Manoj (2010), in his publication “Prospects and Problems of Housing Microfinance in India: Evidence from “Bhavanashree” Project in Kerala State”, he analyzed that housing problem in India is very chronic, particularly among the low income and such other marginalized groups who are beyond the reach of the formal institutional agencies for housing finance. The paper suggests a few strategies for faster growth of HMF in India for rapid housing development in the country, and hence national economic development.

Mahadeva (2008), has worked on “Housing Problem of the Scheduled Caste and Scheduled Tribe Families in Karnataka: An Alternative Framework”. In his study he found that the housing needs of the depressed sections has emerged as a major challenge, social housing schemes, being the only avenue of meeting the housing and amenity needs have been very ineffective in terms of the coverage due to inadequate financing by the government since public expenditure has not increased correspondingly to the housing needs during the 90s, this paper documents institutional potentialities in the state to effectively address the problem besides suggesting a need based housing development strategy higher public expenditure,
reorienting the existing institutional infrastructure and an integrated approach in meeting the total housing requirements of these families.

A case study analysis was made on “Problems of the Co-operative Societies of India by Thiripurasundari (2006). She has analyzed that the main objective of the co-operative housing societies is to provide services to its members without any profit motive. However the profit is also a necessary indicator for the successful performance of any institution. The urban societies suffer from heavy loss continuously throughout the period of study. But in the case of NGO society and Taluka society the losses show a decreasing trend. To summarise the co-operative housing societies should take measures to TNCHF should release the funds to the society without much delay. The societies should take suitable measures for reducing the problem of over dues and unnecessary expenses and thereby increases their operational efficiency.

Danmole, Taibat (2004), has worked on “Housing Provision in Nigeria the Cooperative Alternative” and he analyzed that the Housing problems in Nigeria are multi-dimensional. They occur both in the urban and rural areas. This paper examined the Cooperative housing concept as a strategy for housing delivery. The essential features of the concept are discussed and an evaluation is made of its impact on the housing sector in selected countries based on various criteria. Some of these are: aims and objectives, modalities for funding, peculiarities of implementation, planning imperatives and levels of success the paper concludes by relating the experiences of these countries to the contemporary Nigerian housing situation and determining the applicability of the cooperative housing concept given the nation’s socioeconomic environment.

Apte (2001), studied on “Management of a Cooperative Housing Society” he found that the members normally are for smaller society dues. Their idea is to start staying happily and comfortably in own residences without any avoidable expenses. The management committees (MC) having large funds at their disposal to try to increase society assets to enhance the prestige of the society. Without any explicit support in the act tor rules members can hardly do anything to control the MC’s activities. The MC should provide special amenities to the members only on voluntary subscriptions. The publications of National Housing Federation are a good source for better guidance in such cases to prevent disputes within the society.
Rodman and Cooper (1995), studied on “Accessibility as a Discourse of Space in Canadian Housing Co-operatives” consider accessibility as a socially and culturally produced that responds to and shapes the built environment. The study showed how it is both a discourse about a social category and a critique of the category of the itself. Ironically, a key characteristic of the category “people with disabilities” is the diversity of its members and their accessibility needs. The study of disability suggests: society “makes disability” (Higgins 1992); individualizing disability is a sleight of hand that blames each with a so-called disability for what is a socially constructed problem (Higgins 1992). Similarly, the anthropologist Robert Murphy and his co-authors have observed that the meanings attributed to people with disabilities are socially constructed, partly through cultural symbolism (Murphy et al. 1988).

Narayanam and Mohankumar (1994), presented a paper “The Housing Problem from the Resource Base Point” of view and attempt to highlight the use locally available materials that can act as an alternative to the presently popular building materials.

Aslam and Wilson (1991), highlighted “The Problem of Housing Especially in kerala” they made an attempt to assess the outflow of money from the state for construction. The financial problem for salaried individuals in relation to investment in housing is also analysed. They suggest a solution to these problems by means of economic house building technique which can bring down cost by 30 percent.

Varghese (1988), while explained “Main Problem States that Housing Sector is Indissolubly Linked with Financial Sector”. He is the opinion that housing is a very expensive commodity which needs heavy capital outlay testifies to the vital role of finance which makes housing a function of finance to a considerable extent.

Dietrich (1986), in his study on “Housing the Urban Poor”, he focused on the situation in Bangalore,’ but it tries to do this within a framework which may be applicable for other situations as well. It reflects mainly the experiences of the Karnataka Kolageri Nivasigala Samyukta Sanghatana which has organised slum dwellers in the state since 1982 and had held a convention of slum dwellers putting forward a first charter of demands as far back as December 1982. On February 6, 1983, a massive procession (around 15,000 slum dwellers from 200 slums) was conducted and a charter of demands submitted to the government.
Book (1986), studied on “Low Cost Housing is the Product” of his vast and varied experience. The techniques have been discussed by the baker in his books with suitable explanatory sketches and diagrams.

Khurana, in his paper “Role of Cooperative Sector in Housing Development in India”, he concluded that in casing out the problems of the housing inadequacy both quantitatively and qualitatively. The coordination and cooperation between the various sectors involved is indispensable. Though government’s role in housing is changing from developer to facilitator it may not be possible for the poor whom other institutions are not in a position to serve. The realors play an active role in housing and more near to HIG than MIG and LIG needless to say about EWS. Hence, in the existing structure, it is the middle income families who are poor to afford for private housing and are right enough not to qualify for governmental housing.

2.5. RESEARCH GAP

From the above literature reviews, it has been identified that, a good number of studies have been conducted by scholars in this field. Several pertinent issues such as, housing shortage, housing requirements, housing status, financial support, government policies etc, have been examined in detail. Specifically, some studies have also been conducted fencing on the different aspects of co-operative housing. Their geographical spread, financial performance, effectiveness and implementation of the programme in ensuring housing infrastructure to the teeming million are also examined. However, in these days of human development, housing has assumed a prominent place in promoting the human development attainments. In view of this, housing has continued to receive importance in all quarters and providing standard housing units to their members has become important. Moreover, the growing urbanisation and industrialization are necessitated standard housing facilities, by the organized employees in urban areas at large. In this context present the study intends to examine the recent developments in the field of cooperative housing societies in respect of their growth and policy expansion, institutional finance for the year 2000 to 2011 with the following objectives.
2.6. OBJECTIVES:

The objectives framed for the study are as follows.

1. To study the Growth and Expansion of Housing Co-operatives;
2. To study the Policy of Housing Co-operatives in India and Karnataka in Particular;
3. To assess the Institutional Sources of Finance of the Housing Co-operatives in Karnataka;
4. To study the Performance of the Housing Co-operatives in Karnataka;
5. To examine the Regional Disparities with respect to Housing Co-operatives in Karnataka and across the Districts; and
6. To analyze the Performance of Housing Co-operatives in Mysore City.

2.7. HYPOTHESES:

Based on the above objectives, the following Hypotheses were framed.

1. There exist a higher degree of Disparities in the Housing Co-operatives in Karnataka and between the Districts.
2. The performance of Housing Co-operatives in Mysore city is better than MUDA.

2.8. RESEARCH METHODOLOGY

2.8.1. DATA SOURCE:

The study is based on primary and secondary data. Primary data has been collected from the members and board of management of cooperative housing societies in Mysore city of Mysore district in Karnataka. The secondary information was collected from several sources. The secondary data pertaining to the performance i.e. membership, share capital, working capital, borrowing, loans and reserve funds was collected over the period of 2000-2001 to 2010-11 in Karnataka. Some of the main sources were the reports of Department of Cooperatives, the Bureau of Economics and Statistics, published articles and documents, various reports of Mysore at a glance and related statistics from internal records, district Gazetteers, journals, periodicals, books and internet source. The questionnaires were pre-tested and necessary modifications were made based on the pre-testing. Adequate care was taken to crosscheck the recall bias during the investigation.
2.8.2. STUDY AREA

The study was conducted in Mysore city of Mysore district. Mysore city was purposefully selected because majority of housing cooperative societies is located in Mysore city in Mysore district. Depending upon the relative performance of housing co-operatives Mysore city was selected based on the purposive sampling method.

2.8.3. SAMPLE DESIGN:

In Mysore city, 176 housing cooperative societies are located. Out of 176 housing cooperative societies, 169 are working, one housing cooperative society is not working and six housing cooperative societies are in liquidation in Mysore city. Out of 169 working societies, around 20 per cent of societies i.e., 35 housing cooperative societies were selected for the study. On the basis of random sampling techniques, sample of 350 members were selected from the 35 housing cooperative societies in Mysore city of Mysore district. Out of 350 members, 10 members from each housing society were selected for the study.

2.8.4. STUDY PERIOD:

Based on the secondary data the study was conducted between 2000-01 to 2010-11. In respect of primary data on members and the Board of Management it was only for the years 2013-14.

2.8.5. VARIABLES STUDIED:

A comprehensive questionnaire was prepared to collect primary data relating to the following variables were studied to meet the different objectives:

- Socio economic condition of the Members
- Physical and Financial Performance of Housing Societies
- Number of Layouts Developed and sites distributed
- Site allotment process
- Opinion about Housing Co-operative Societies from Management and members and other information.
2.8.6. STATISTICAL TOOLS FOR ANALYSIS:

The following statistical tools were utilized for data analysis and interpretation of the members. In order to examine the objectives of the study, various statistical tools such as percentage analysis, the average, annual growth rate, compound annual growth rate, standard deviation, coefficient of variation (C.V.), Chi-square and ‘t’ test analysis using the software like SPSS for better understanding of the data and interpretations. A brief outline of the various statistical techniques used for the present study is as follows.

Annual Growth Rate (AGR)

It is calculated by taking the arithmetic mean of the growth rate over two annual periods. It is used to find out the annual growth rate of arrivals and prices of commodity during the study period.

Mean

For a data set, the mean is the sum of the observations divided by the number of observations. It identifies the central location of the data, sometimes referred to in English as the average. The mean is calculated using the following formula.

\[ M = \frac{\sum X}{N} \]

Where \( \sum \) = Sum of
\[ X = \text{Individual data points} \]
\[ N = \text{Sample size (number of data points)} \]

Standard Deviation

The standard deviation is the most common measure of variability, measuring the spread of the data set and the relationship of the mean to the rest of the data. If the data points are close to the mean, indicating that the responses are fairly uniform, then the standard deviation will be small. Conversely, if many data points are far from the mean, indicating that there is a wide variance in the responses, then the standard deviation will be large. If all the data values are equal, then the standard deviation will be zero. The standard deviation is calculated using the following formula.
\[ S^2 = \frac{\sum(X-M)^2}{n-1} \]

Where \( \Sigma \) = Sum of
- \( X \) = Individual score
- \( M \) = Mean of all scores
- \( N \) = Sample size (number of scores)

**Coefficient of Variation (CV)**

The coefficient of variation denoted CV (or occasionally V) eliminates the unit of measurement from the standard deviation of a series of number by dividing it by the mean of this series of numbers. Formally, if, for a series of \( N \) numbers, the standard deviation and the mean are denoted respectively by \( S \) and \( M \), the coefficient of variation is computed as:

\[ CV = \frac{S}{M} \]

**Compound Annual Growth Rate (CAGR)**

The CAGR is a mathematical formula that provides a "smoothed" rate of return. It is used to find out the annual growth rate of arrivals and prices of selected commodity during study period. The result shows the trend of arrivals and prices growth rate during the study period. In this view, the following equation is derived.

\[ CAGR(t_0, t_n) = \left(\frac{V(t_n)}{V(t_0)}\right)^{\frac{1}{t_n-t_0}} - 1 \]

Where,
- \( V(t_0) \) - Starting value
- \( V(t_n) \) - Finishing value
- \( t_0 \) - \( t_n \) - Number of years.
**T-test**

In an experimental or any other kind of study, a researcher may be concerned with finding out the significance of difference between two independent or correlated samples. The statistics used for such a situation is known as ‘t’ test. The ‘t’ value gives a critical ratio of the difference of means and the standard error of difference of means. Sheligar and Shohamy (1989) point out that “the t-test is used to compare the means of two groups.” On the basis of ‘t’ value, we reject or retain the null hypothesis which postulates that the observed difference is attributable to chance fluctuation of the sample. When the two means to be compared are based on large samples, t-test may be used.

The formula is:

\[
t = \frac{|M_1 - M_2|}{\sqrt{\frac{N_1 \sigma_1^2 + N_2 \sigma_2^2}{N_1 + N_2 - 2} \left[ \frac{1}{N_1} + \frac{1}{N_2} \right]}}
\]

Where M1 and M2 are two sample means based on the samples of sizes N1 and N2 respectively, and σ1 and σ2 are corresponding standard deviations. This formula was used to know the ‘t’ value whenever comparison between two independent means was made. The table of t-value was also used for the same purpose.

**CHI-SQUARE TEST:**

The Chi-square test ($X^2$) is one of the widely used non-parametric tests among the several tests of significant developed by statisticians. Chi-square pronounced as Ki-Square. According to Ullman Neil R” Chi square as a non parametric test it can be used to determine if categorical data shows dependency or the two classifications is independent. It can be also be used to make comparisons between theoretical populations and actual data when categories are used” the formula used for calculation of chi-square is as following

\[
\text{CHI-SQUARE (X}^2) = \sum \frac{(O-E)^2}{E}
\]

Where ‘O’ denotes the observed values and ‘E’ refers to the expected values. The expected value will be calculated with the help of Regression analysis and time.
series analysis. Chi-square distribution and critical values of Chi-square are obtained from the tables of Chi-Square distribution. The expected values will be determined with the help of assumption where the data come from the hypothesized distribution. The Chi-Square distribution is a continuous probably distribution which has the value zero at its lower limit and extraction.

2.9. LIMITATIONS OF THE STUDY

The secondary data analysis has a limited period of eleven years (2000-01 to 2010-11). The main limitation of the study is that only Mysore city (Mysore district of Karnataka) is only selected for the study.

2.10. ORGANIZATION OF THE THESIS

The present study is divided into six chapters, which are as under:

The First chapter of the thesis deals with the Introduction, where the details of Status of Housing, Cooperatives, Housing Cooperatives, Rural and Urban Housing Scenario etc. Chapter Second contains a review on Housing Cooperatives, related studies undertaken at the global, national, and the state level and also objectives of the study and methodology. Growth and expansion policy of housing co-operatives in India and Karnataka and to assess the institutional sources of finance for the housing cooperatives is presented in Third chapter. Fourth chapter deals with the study the performance of the housing co-operatives and to study the extent of regional disparities of housing co-operatives in Karnataka. Fifth chapter deals with the profile of the study area, description of sample members and data analysis. In this chapter, to analyze the performance of housing cooperatives in Mysore city of Mysore district in Karnataka. Various viewpoints obtained are tabulated and presented through charts and graphs. The Sixth chapter summarizes the major findings, conclusions and suggests measures for policy formulation.

The present chapter illustrates the review of literature, research issues and gaps, objectives, hypotheses, methodology and chapter scheme. The next chapter focuses on growth and policy of housing co-operatives and institutional finance for housing cooperatives.