6.0 HOUSING

6.1 STATUS

Housing stock available as per Census 2001 is 1,02,292 Dwelling units, of which approximately 11 per cent stock is vacant. Total houses under residential use are 69,560 units (including only residence and residence cum other use), while the total number of households in Udaipur as per 2001 Census is 78,124. This indicates a household per house ratio of 1.12. Also, average household size is moderate at 5.00 persons per family.

TABLE 6.1: HOUSING: OVERVIEW

	Description	Units	Quantity
1.	Census Houses	Nos.	102292
2.	Vacant Houses	Nos.	9371
3.	Occupied Residential Houses	Nos.	92921
4.	Residential Units	Nos.	69560
5.	Census Households	Nos.	78124

Source: Census of India, 2001.

6.2 DISTRIBUTION OF HOUSES

Distribution of Houses of total housing stock indicates that apart from regular residential use, a large no. of units (16 percent) are being put to commercial use (shops and offices). Other uses have a minor proportion. Vacancy rate in the City is approximately 11 percent of total number of census houses.

TABLE 6.2: CLASSIFICATION OF CENSUS HOUSING

			Share of Total
1.	Residence	69560	75.00%
2.	Residence cum other use	2848	3.00%
3.	Shop, Office	14716	16.00%
4.	School, college etc	405	0.44%
5.	Hotel, Lodge, guest house etc	415	0.45%
6.	Hospital, dispensary etc	228	0.25%
7.	Factory, Workshop, Work shed etc	1261	1.00%
8.	Place of worship	735	1.00%
9.	Other non-residential use	2753	3.00%

Source: Census of India, 2001.

6.3 Distribution of Housing by Size

Besides, housing shortage, Udaipur faces the problem of overcrowding. Nearly 28 percent of population lives in one-room houses, while 29 percent households live in two-room houses. With an average family size of 5, the quality of life for these households is poor. Six room and five room houses accommodate only 6 percent and 5 percent of the total households.

Table 6.3: Type of Houses

			Distribution (% age)
1.	No Exclusive Room	1138	2%
2.	One Room	20818	28%
3.	Two Rooms	21446	29%
4.	Three Rooms	14099	19%
5.	Four Rooms	8686	12%
6.	Five Rooms	3468	5%
7.	Six Rooms	4780	6%
	Total	**74435**	**100%**

Source: Census of India, 2001.

As per Census of India, 2001, there are atleast 180 households in Udaipur urban area that are houseless. This accounts for 949 people of the city @ 5.27 persons per family.

Most of buildings in inner city area are 3 to 4 storey structures, without proper access and ventilation. These houses have poor basic amenities. Both electricity and water supply within inner city are frugal and sewage lines remain choked. Its is estimated that almost 25% of houses within inner city area are more than 100 years old, which require urgent renewal. As per census 2001, 1,093 houses in Udaipur are dilapidated.

Figure 6.1: Housing Conditions

Dilapidated 2%
Livable 28%
Good 70%
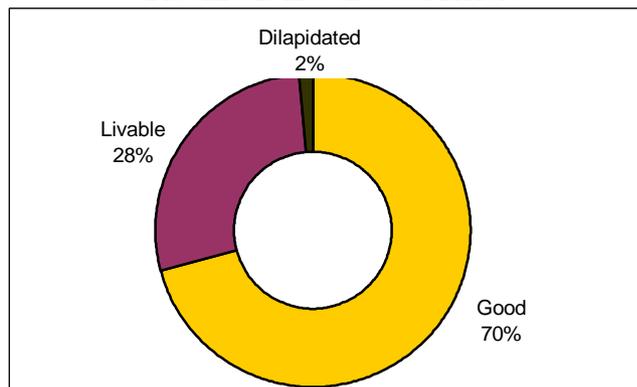
Housing in rest of the city includes low-density settlements on plots developed mainly by UIT. These houses are pucca, single and double-storied buildings. These houses are in good condition but a large size of this has poor access to proper infrastructure facilities like water supply, sewerage, drainage etc.

FIGURE 6.2: TYPE OF STRUCTURES
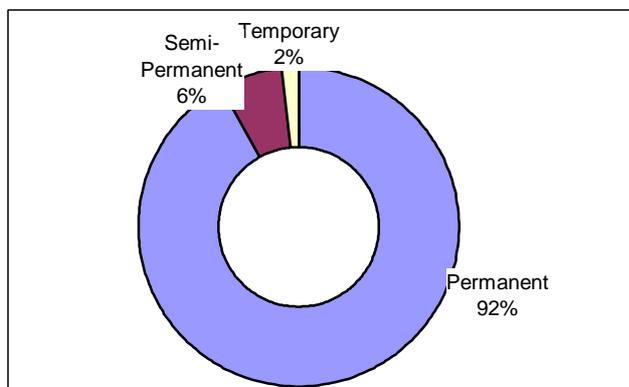
6.4 HOUSING NEED ESTIMATIONS

Housing need estimation is done considering the present deficit (including housing backlog) and gradual need for more housing with population growth in the city. Housing need is established with following premises:

Housing Surplus or Deficit = (Total Households – Existing Residential Units + Dilapidated Units + Houseless Households) + Vacant Houses

Demand estimates have been projected upto year 2021, based on projection of household size. It is assumed that household size of the town will reduce from a moderate of 5.00, currently, to 4.8, by year 2021, attributed to further improvement in economic and social conditions of the population.

Discussions with UIT – RHB have revealed, that they have plans to cater to growing need for housing in city. UIT have various schemes for housing across the city, few of them have been completed and many are there in the line-up. RHB is planning to begin housing colonies in Bhuwana and Balicha areas of the city. This would accommodate over 4,000 households. Together UIT and RHB will supply housing at the rate of around 5,000 units per year to meet the housing demand on constant basis. It is also expected that with new urban development reforms and efforts to development urban infrastructure in the city, vacancy rate (11%) will come down to an acceptable limit.

TABLE 6.4: HOUSING NEEDS ESTIMATIONS

	2001	2006	2011	2016	2021
UMC Population	389438	442767	503399	572333	650707
Urban Poor	77888	88553	100680	114467	13014

					1
Balance Population	311550	354214	402719	457867	520561
Household Size	5	5	4.9	4.9	4.8
No. of H/H	62310	70843	82188	93442	108451
Residential Units	55648				
Dilapidated Houses @ 1.5%	874.4	935	1063	1233	1402
Houseless Households	180	-	-	-	-
Deficit/Requirements	7716	9467	12408	12487	16411
Vacancy Rate @ Reduction up to 6%	9371	7793	7397	6541	6507
Actual Housing Demand	17087	17260	19804	19028	22918
No. of H/H (Urban Poor)	15578	17711	20547	23361	27113
Urban Poor Housing Demand	15578	17711	20547	2814	3752
Grand Total	**32665**	**34971**	**40351**	**21842**	**26670**

*Though slum population is estimated to be only 13% of total population - for CDP purpose we safely assume 20% as slum population.
Source: Census of India, 2001 and PDCOR Estimations.

The housing demand estimations are done for municipal limits, as housing statistics are available for census year 2001. Housing needs for entire municipal town is estimated excluding poor population, which is dealt separately. The city presently needs around 35,000 housing units; this includes requirements for city poor of around 17,500 units. A detailed survey is desirable before decision on what needs to be upgraded and where new housing is essential.

6.5 KEY ISSUES IN HOUSING

6.5.1 Illegal Constructions and Encroachments

Illegal constructions and encroachments emerged as the main issue, from rounds of consultations that were conducted in various parts of the city. House owners expand dwelling units violating building byelaws. This happens as a result of a low fine that an illegal property owner would need to pay to local authorities.

6.5.2 Relatively Low Vibrancy in Housing Economy

In absence of a buoyant economy and new job creation, Udaipur city has not really experienced a real estate boom as in many other cities in India. As a result, investment in housing remains low. On the contrary a fairly high vacancy rate of houses prevails in Udaipur. Unlike other cities of this class, Udaipur has not experienced any significant private developer interest in the housing sector.

6.5.3 Social Factors

Community and social structure of inner city areas, has resulted in densification of the Inner Core, thus resulting in degradation in quality of life there. Through stakeholder interviews, a lack of willingness to move out of Inner City was observed, which has further contributed to vacant housing stock and delays in occupancies in new schemes.

6.5.4 Inner City Congestions

Stakeholder consultations reveal that residents in inner core of the city, have concerns regarding loosing out on close knit community structures they have lived in for generations. A closer engagement is required between citizens and UIT, to emerge with innovative solutions to resolve this gap. Such solutions may require UIT colonies to be planned differently from current models, so as to encourage people to move to newer planned settlements. Lack of open spaces and environmental sanitation in Inner City, has also resulted in poor quality of life, besides posing a hazard in event of an accident like fire or a natural calamity like an earth quake or floods.

6.5.5 Group Housing – A Non Starter

Housing and town planning schemes in pipeline are unlikely to change density profile of the city significantly. On one hand, sale of plots for retail inhibits developer interest for apartments. On the other hand owning an independent house is more expensive an option than owning an apartment with common amenities, thus resulting in lesser number of persons entering the housing market.