

Chapter 4

The Housing Conditions

By definition, inadequate and unhygienic housing conditions become the characteristics of slum area in any part of the country. The ownership pattern, type of construction and availability of space, density of population per house are the factors determining the housing conditions of the sample households.

1. THE NATURE OF THE HOUSE

We observed the type and the nature of housing conditions in all the Zopadpattis in study area. Generally in the major Zoadpattis such as Thorala Rajwada, Bagale Wasti, Ghongade Wasti, Maddi Patil Wasti and Shahir Wasti the housing conditions are not bad. But it was observed that many householders have given their part of the house on sub - letting basis and there are many encroachments, particularly in the interior part of the area. This has badly affected the hygienic atmosphere of the area. Although more than 40% of the housing in these major slums can be classified in the category of medium and pakka houses, sub - letting system has created the problem of inadequate and unhygienic conditions of housing.

The housing conditions in other slums of smaller size are not satisfactory. It was observed that the Zopadpatties which are situated on private land and which are not authorised by the Solapur

12199

Municipal Corporation have poor housing conditions. This is particularly in the case of Jawalkar Wasti, Wadgaonkar Wasti, Pathan Wasti, Hande Plot, etc. There is haphazard spread of Zopadpattis without any layout. A majority of the houses seem to be temporary hutments of Kaccha walls with grass roofs. There is no sub - letting systems in these slums.

Regarding housing conditions of the sample households, it was observed as stated, in the following Table No. IV.1 that more than 54% of the houses are of Kaccha nature. But the houses in Ghongade Wasti, Thorala Rajwada, Bagale Wasti are of medium and Pakka nature. More than 75% of the houses in the slums such as Ramabai Ambedkar Nagar, Masre Wasti, Jawalkar Wasti, Mote Wasti, Hande Plot, Pathan Wasti, Joshi Wasti, Yalleshwar Wadi and Sarada Plot were of Kaccha nature. It was observed that many householders have built their houses on private plots. They have feeling of risk and insecurity and they were not prepared to construct Pakka houses.

THE PRESENT VALUE OF THE SLUMS

The present value of the houses can be described as one of the indicators of the economic status of the slum population under study. At the total sample level, nearly 53% of the houses were of the value of Rs. 2000/- per house (see Table No.IV.2)

The housing conditions particularly in MJBB and MMPHW are poor as 70% to 73% of the houses have

the value of Rs. 2000 each. Nearly 15% of the houses in big Zopadpattis have the current value between Rs.8000 and 10000 each.

THE AVAILABILITY OF SPACE

The factors like big size of family, the system of sub - letting houses and unplanned construction of the huts have created the inadequate availability of space for the sample households. It is clear from the Table No. IV.3 that nearly 38% of the houses are so small that these can cover the area of hardly 100 square feet. Surprisingly, the space availability per house even for major zopadpattis like Ghongade Wasti, Shahir Wasti and Maratha Wasti is in lower group of 100 square feet each. This is due to sub - letting system. It is only Bagale Wasti where more than 52% of the houses have space in the category of 200 to 300 square feet per house.

The following conclusions can be drawn regarding the housing conditions of the sample households.

1. The inadequate space availability is more serious problem in the major Zopadpattis.
2. Although major Zopadpattis are having comparatively better basic amenities such as water connection, public taps, latrines, the unhygienic conditions are due to high density of population.
3. The small size Zopadpattis which are situated at

the border line of the city have comparatively more space availability. The unhygienic conditions are due to inadequate basic amenities, unplanned spread of Zopadpattis and lack of drainage facilities etc.

4. Almost all the sample households reported that they were facing the problem of non availability of enough space for taking bath.