

## CHAPTER 17

# HOUSING

*Shelter is the basic human requirement that needs to be met on priority basis. Housing sector is employment intensive because it generates employment during its construction period and also during its life for proper maintenance. The demand for housing increases due to growth of population, rapid pace of industrialization and urbanization and the emergence of nuclear families. Adequate housing includes secure land title, access to basic services, like water and sanitation, sufficient space and shelter. Housing is one of the strongest instruments we have in breaking the cycle of poverty. It is very important for carving out any future city development scenario.*

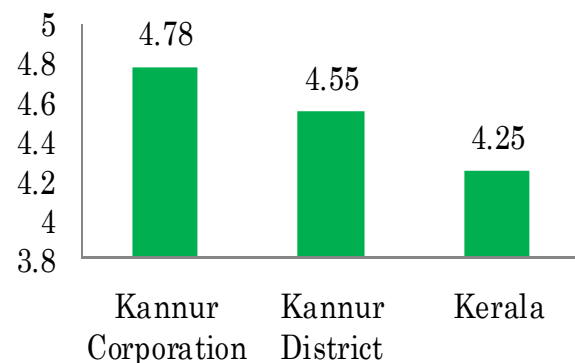
*The chapter provides a detailed overview of the existing housing scenario in the city in terms of present housing stock, quality of housing, details of flats, recognized as well as notified slums, potentials and problems of the housing sector etc.*

### 17.1 EXISTING STATUS

#### 17.1.1 HOUSE HOLD SIZE

Household size is the number of members in a private household.

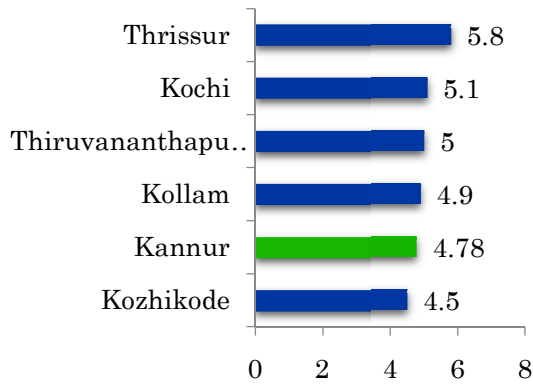
Household size in Kannur Corporation area is compared with district and state and its graphical representation is shown in Figure.17.1. From the figure, it is clear that the planning area has a greater value (4.78) when compared to both Kannur district (4.55) and Kerala State (4.25).



Source: Census 2011

Figure.17.1 Household size comparison with district and state

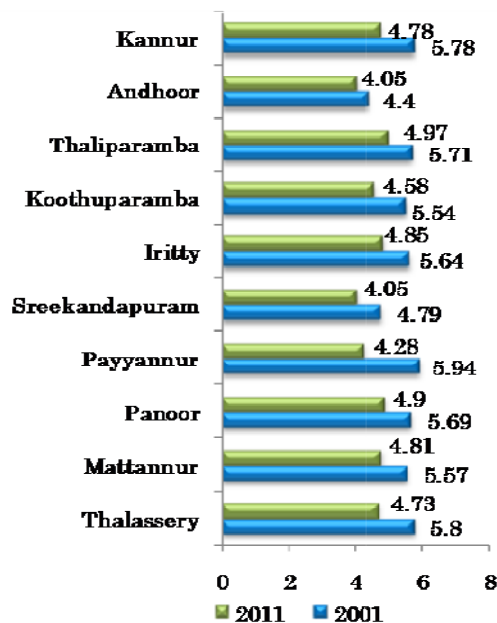
The comparison of household size in the planning area with other Corporation areas of the state is shown in Figure.17.2. Among the six Corporation areas, Kannur ranks fifth position followed by Thrissur, Kochi, Thiruvananthapuram, and Kollam.



Source: Census 2011

Figure 17.2 Household size comparisons with other Municipal Corporations

The trend in the variation of household size in Kannur Corporation area and other urban local bodies of the district during the period of 2001 and 2011 is shown in Figure.17.3.



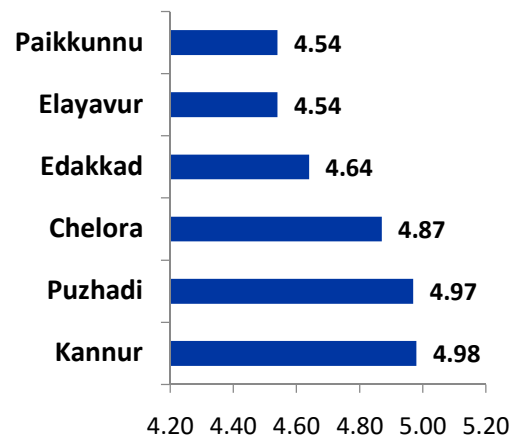
Source: Census 2011

Figure 17.3 Variation of household size in Kannur Corporation area and other urban local bodies of the district during the period 2001 to 2011

From the figure, it is clear that household size of all the municipalities' shows a decreasing trend during the last decade which is due to the increase in the number of nuclear families.

### 17.1.2 ZONE WISE COMPARISON

Zone wise representation of household size in Kannur Municipal Corporation area is shown in Figure.17.4 which reveals that household size of the planning area ranges from 4.5 to 5. Highest range of household size is seen in Kannur zone followed by Puzhathi zone.



Source: Census 2011

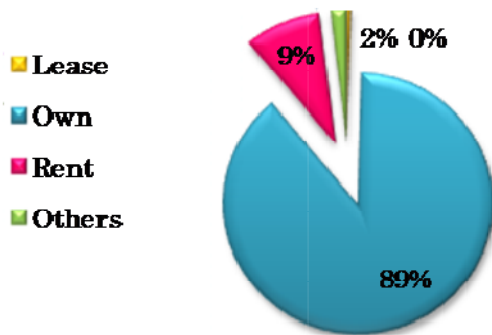
Figure 17.4 Zone wise data of household size

### 17.1.3 OVERALL HOUSING SCENARIO IN THE PLANNING AREA

In the Corporation area, as per the land use studies, it is clear that the concentration of residential area is

more along the stretch of NH, SH and major roads.

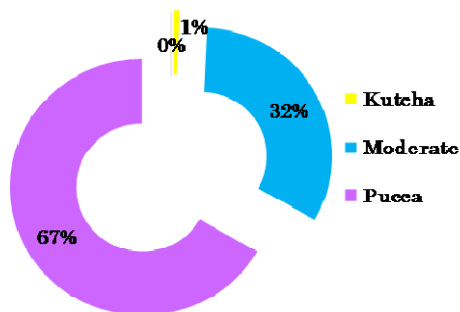
The selection of household for socio economic survey conducted in 2018 was based on random sampling method. Every tenth household as per the building number was selected for the survey.



Source: Socio Economic Survey, 2018

Figure 17.5 Ownership of buildings

Figure.17.5 shows the data obtained by socio economic survey regarding the variation of ownership of the building of the families. From that, it is clear that about 89% of the families have their own building and 9% live in rental house.

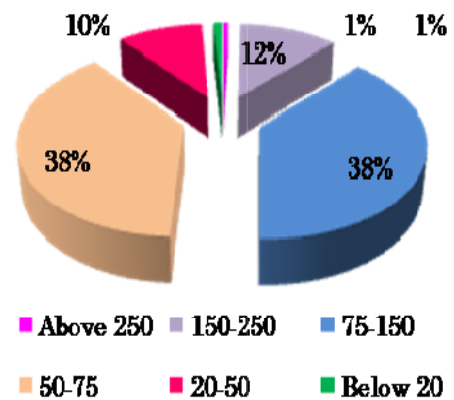


Source: Socio Economic Survey, 2018

Figure 17.6 Percentage variations for different types of buildings

The variation of different type of buildings in the Corporation area is shown in the Figure.17.6. The figure reveals that only 1% is kutchha type. Almost 99% have better houses among which 67% are pucca and 32% are moderate houses.

Figure.17.7 shows the variation of houses in each range of plinth area (m<sup>2</sup>) based on the data collected through socio economic survey. It reveals that majority of the houses are having a plinth area ranging from 50-75 and 75-150 sq. m. each having a percentage of 38% followed by 150-250 range (12%). About 10% have an area range above 250 sq. m. Only 2% of the houses have plinth area below 50m<sup>2</sup>.

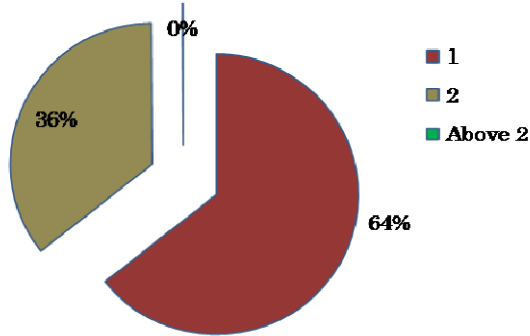


Source: Socio Economic Survey, 2018

Figure 17.7 Percentage variations of houses in each range of plinth area (sq. m)

Figure.17.8 shows the variation of houses in terms of number of buildings based on the data collected through socio economic survey. From that it is

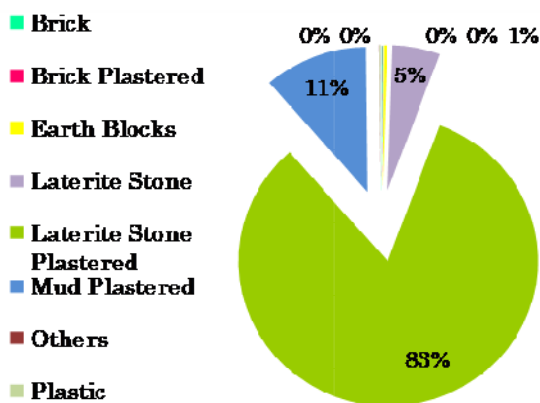
clear that about 64% of the houses are single storey and 36% are double storey.



Source: Socio Economic Survey, 2018

Figure 17.8 Percentage variations of houses in terms of number of storeys

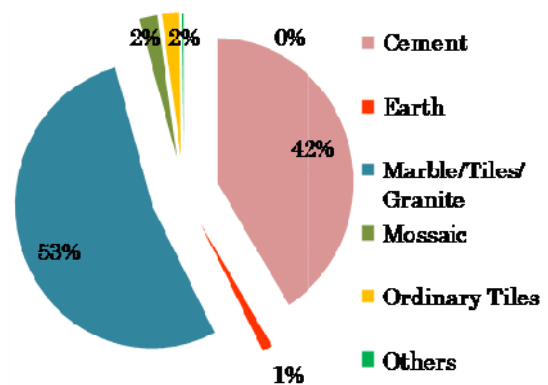
The variation of houses in terms of material used for walls based on the data collected through socio economic survey is shown in Figure.17.9.



Source: Socio Economic Survey, 2018

Figure 17.9 Percentage variations in terms of material used for walls

The figure reveals that about 83% of the houses have plastered walls of laterite stones, 11% are mud plastered and 5% are built with laterite stones only.

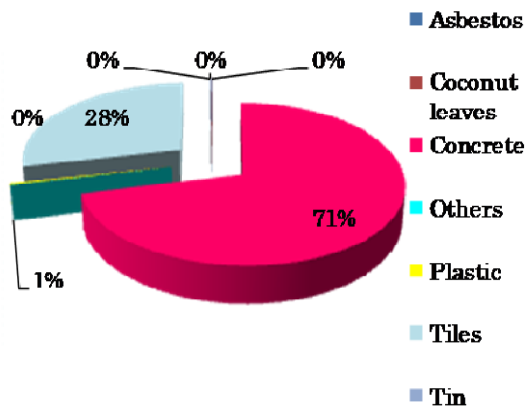


Source: Socio Economic Survey, 2018

Figure 17.10 Percentage variations in terms of material used for floors

Figure.17.10 shows the details of material used for floors which indicates that about 53% of the houses have marble/tiles/granite finished floors, 42% have cement flooring and only 5% are floored by mosaic, ordinary tiles or other type of materials.

The type of material used for roofing of houses and their distributions are shown Figure.17.11. The figure reveals that majority of the houses are concrete roofed (71%) and 28% are tile roofed. Only 1% of the houses have plastic/ asbestos/ tin/ palm leaves/ other type of roofing materials.



Source: Socio Economic Survey, 2018

Figure 17.11 Percentage variations in terms of material used for roofs

#### 17.1.4 FLATS IN CORPORATION AREA

A survey of flats was conducted in 2021, As per the survey there are 39 occupied flats within the planning area and the total number of apartment units is approximately 2300. This is due to the hike in the cost of land which discourages the common man to buy land within the Corporation area. Automatically, they migrate to the adjacent Panchayats. Hence the number of houses other than flats decreases in the Corporation area.

Most of the flats are having number of floors above 10 and are located in town wards. This is due to the urban character of town wards.

#### 17.1.5 SLUMS

A slum is a densely populated urban area that is characterized by a generally low standard of living. These slums sometimes seem to emerge overnight, compacting humanity into filthy, densely packed areas with poorly constructed and often dangerous home. Slum demography is being presented by the Government of India on the basis of the actual count of population.

The Slum Areas (Improvement and Clearance) Act, 1956, which was enacted by the Central Government, defined slums as (a) Areas where buildings are in any respect unfit for human habitation; or (b) are by reasons of dilapidation, overcrowding, faulty arrangement and design of such buildings, narrowness or faulty arrangement of streets, lack of ventilation, light or sanitation facilities, or any combination of these factors, are detrimental to safety, health or morals.

According to census of India, 2001 and 2011, the slum area is classified in to following three categories:-

- **Notified slums:** All specified areas in a town or city notified as 'Slum' by State/Local Government and Union Territory (UT) Administration under any Act including a 'Slum Act'.

- **Recognized Slums:** All areas recognized as 'Slum' by State/Local Government and UT Administration, Housing and Slum Boards, which may have not been formally notified as slum under any act;
- **Identified Slums:** A compact area of at least 300 populations or about 60 - 70 households of poorly built congested tenements, in unhygienic environment usually with inadequate infrastructure

and lacking in proper sanitary and drinking water facilities.

In Kannur Corporation area, there are fourteen recognised slums and seven identified slums. Also, there are no notified slums.

The details of recognised as well as identified slums in the Corporation area are given in Table.17.1 and Table.17.2 respectively. Most of the slums are located in Kannur zone. The number of families living in these recognised and identified slums is 466 and 1268 respectively.

*Table.17.1 Details of recognised slums in Corporation area*

Sl. No.	Name of Slum	Ward Number	Name of Ward	Number of Family	Area
1	Moosaline	41	Vethilapally	32	0.26 Acre
2	Oliyathvalappu	35	Alinkeel	20	0.44 Acre
3	Ottamavu	29	Keezhuthalli	23	0.56 Acre
4	Koromvayal	28	ThazheChovva	20	0.55 Acre
5	Chittagandi	23	Mundayad	33	0.70 acre
6	Padanna Garden	23	Mundayad	22	0.84 Acre
7	Andathodu colony	21	Elayavoor North	14	0.18 Acre
8	Thazheteru SC Colony	10	Kakkad	46	1.20 Acre
9	Erumakudi colony	8	Kottali	39	0.93 acre
10	Erumakudi South	4	Pallikkunu	39	1.16 Acre
11	Kizhekevalappu	5	Talap	41	0.80Acre
12	Padanna colony	24	Edachovva	52	1.28 Acre
13	Kizhakkekara colony	10	Kakkad	30	0.75 acre
14	Ambedkar colony	5	Talap	55	1.37 Acre

*Source: BSLLD*

Table.17.2 Details of identified slums in Corporation area

Sl. No.	Name of Slum	Ward Number	Name of Ward	Number of Family	Area
1	Ayittandipoovalappu	31	Attadappa	73	2.10 Acre
2	Fisherman Colony	25	Athirakam	438	11 Acre
3	Uppalavalppu	35	Alinkeel	66	0.57 Acre
4	Arayasamajam colony	26	Kappicherry	370	11 Acre
5	Elayavoor rural workers Colony	6	Udayamkunnu	126	3.10 Acre
6	PullooppiLakshamveedu Colony	7	Podikkundu	85	1.43 Acre
7	Samajvadi colony	36	Kizhunna	110	1.68 Acre

Source: BSLLD

## 17.1.6 SC/ST COLONIES

The details of SC/ST colonies in the planning area are given in Table.17.3. From the table, it is clear that almost all the colonies are having electricity (99.3%). Mottamal colony,

Pulloopikadav colony, Poyilmotta ambedker colony and Payyiyamoola colonies are not fully electrified. Mottamal colony has the least percentage (87.5%).

Table 17.3 Details of identified colonies in Kannur Corporation area

Sl. No	Name of Colony/ Habitat	No .of Houses	No. of houses having Electricity	No. of houses having Safe Drinking water	No. of houses having Hygienic Latrine	Whether Connected by road	No. of street lights	Infrastructure Facilities Available			
								Community Hall	TV Kiosk	Day Care centre	Patanamuri
1	Mythanipally colony	16	16	9	16	Yes	0	No	No	No	No
2	Chittamkandy colony	6	6	6	6	Yes	0	No	No	No	No



3	Puthiyavalappu colony	13	13	13	13	Yes	0	No	No	No	No
4	Vettilapalli colony	19	19	17	19	Yes	0	No	No	No	No
5	Parapuram colony	10	10	9	10	Yes	0	No	No	No	No
6	PadinhareVeedu colony	6	6	6	6	Yes	0	No	No	No	No
7	Ottamavu colony	10	10	10	10	Yes	0	No	No	No	No
8	Uruvachal colony	8	8	8	8	Yes	4	No	No	No	No
9	Chovvakunnumvayal colony	12	12	11	12	4	4	No	No	No	No
10	Thavakkara colony	29	29	29	29	Yes	6	No	No	No	No
11	Thana colony	21	21	21	21	Yes	3	No	No	No	No
12	Mottamal colony	16	14	16	14	Yes	4	No	No	No	No
13	Malabar Dying colony	7	7	7	7	Yes	3	No	No	No	No
14	Anakkulam colony	10	10	9	10	Yes	4	No	No	No	No
15	Kizhakkevalappu	21	21	21	21	Yes	7	No	No	No	No
16	Padannappalam colony	9	9	9	9	Yes	3	No	No	No	No
17	PalliyammoolaLakshamveedu	32	30	16	32	Yes	6	Yes	No	No	No
18	Kanhirathumvayal colony	15	15	10	15	Yes	1	Yes	No	No	No
19	Pal Society palliyammoola colony	6	6	3	6	No	0	No	No	No	No
20	Ambalam road palliyammoola colony	6	6	5	6	No	0	No	No	No	No
21	Chudala Road colony	10	10	9	10	Yes	1	No	No	No	No
22	Kuthonivayal colony	7	7	5	7	Yes	2	No	No	No	No
23	Athazhakunnupullopipi	41	41	1	41	Yes	5	No	No	No	No



24	Pulloopikadavulakshamveedu	43	43	2	40	Yes	6	No	No	Yes	No
25	Poyilmottaambedker colony	34	33	33	32	Yes	8	No	No	Yes	No
26	Pulloopikadav colony	22	21	6	22	Yes	4	No	No	Yes	No
27	Kottali colony	18	18	16	16	Yes	5	No	No	No	No
28	Olathuvayalsanketham	17	17	13	17	Yes	6	No	No	No	No
29	Olattuchalsanketham	14	14	14	14	No	3	No	No	No	No
30	Kottakulamsanketham	15	15	15	15	Yes	3	No	No	No	No
31	AthazhakunnuSanketham	10	10	9	10	Yes	3	No	No	No	No
32	Arambagamsanketham	9	9	5	9	Yes	3	No	No	No	No
33	Edacheriottapedika	12	12	12	12	Yes	4	No	No	No	No
34	Karuvanchal	7	7	7	7	Yes	3	No	No	No	No
35	Vattaparambu colony	24	24	16	24	Yes	5	No	No	No	No
36	Malikaparambu colony	36	36	36	36	Yes	4	No	No	No	No
37	Palliyammoola	61	57	0	28	Yes	6	Yes	Yes	No	No
38	Kanhirathanvayal	17	17	0	17	Yes	0	Yes	No	No	No

Only 69.2% of the colonies have safe drinking water facilities. Mythanipally colony, Vettilapalli colony, Parapuram colony, Chovvakunnumvayal colony, Anakkulam colony, Palliyammoola Lakshamveedu, Kanhirathumvayal colony, Pal Society palliyammoola colony, Ambalam road palliyammoola

colony, Chudala Road colony, Kuthonivayal colony, Athazhakunnu pulloopi, Pulloopikadavu lakshamveedu, Pulloopikadav colony, Poyilmotta ambedker colony, Kottali colony, Olathuvayal sanketham, Athazhakunnu sanketham, Arambagam sanketham and Vattaparambu colony do not have

100% drinking water facilities.

About 94% of the families have hygienic latrine facilities. Mottamal colony, Pulloopikadavu lakshamveedu, Poyilmotta ambedker colony, Kottali colony and Palliyammoola colonies do not have 100% facilities for hygienic latrine. Palliyammoola colony has the least percentage.

Other infrastructure facilities like connection of roads networks, street lights, community halls, TV kiosk, day care centre, study room in the colonies are inadequate for the colonies. Pal Society Palliyammoola colony, Ambalam road palliyammoola colony and Olattuchal sanketham colonies have no road networks.

Also, Mythanipally colony, Chittamkandy colony, Puthiyavalappu colony, Vettillappalli colony, Parapuram colony, Padinhare Veedu colony, Ottamavu colony, Pal Society Palliyammoola colony, Ambalam road, Palliyammoola colony and Kanhirathanvayal colonies have no street lights.

Only Palliyammoola Lakshamveedu, Kanhirathumvayal colony and Kanhirathanvayal colony have community hall facilities. Only Palliyammoola colony has TV Kiosk facilities. None of the colonies have study room facilities.

### 17.1.7 HOUSING FOR POOR

Economic status leads to increasing the standard of living of the people. The type of ration card is an important document to prove the extent of poverty of households before the authorities. The division of ration card reveals that there are, 11450 families coming under BPL category. Kannur zone (2352) has large number of BPL families whereas Pallikkunnu zone has the least. Edakkad (2272) and Puzhadi zones (2021) are in second and third position respectively. This shows that poverty is a major problem in the planning area. Immediate steps are necessary to eradicate the poverty in these colonies, The details of BPL families in the Corporation area as per Vikasana Report 2017-2022 are shown in Table.17.4.

*Table.17.4 Zone wise details of BPL families*

<b>Name of zone</b>	<b>No. of BPL families</b>
Kannur	2352
Edakkad	2272
Puzhadi	2021
Chelora	1860
Elayavoor	1658
Pallikkunnu	1287
<b>Total</b>	<b>11450</b>

*Source: Vikasana Report, 2017 – 2022*

In the Corporation area, there are 4393 houseless families, out of which 2720 are landless too. Table.17.5 gives the zone wise details of houseless/landless families in the planning area. It indicates that

Kannur zone has a large number of landless and homeless families, followed by Puzhathi Zone. The homeless families are also found more in Kannur zone followed by Edakkad zone.

*Table.17.5 Details of houseless families in Kannur Corporation area*

Details of Families	Old Kannur Municipal area	Edakkad Zone	Chelora Zone	Puzhathi Zone	Elayavoor Zone	Pallikunnu Zone	Total
Landless and houseless Families	1270	354	250	518	93	235	2720
Houseless Families	518	409	193	188	195	170	1673

*Source: Vikasana Report, 2017 – 2022*

Kannur Municipal Corporation has taken up different kinds of housing schemes, initiated by the Govt. of Kerala and Govt. of India for empowering the economically weaker sections in the Corporation area. The Project offers financial benefits/funds for the beneficiaries to construct new houses, renovation of the existing houses to a liveable condition. Also, it is aimed to provide land for house construction of landless families. EMS Bhavana Nirmana Padhathi, IAY project, Ashraya project etc. are the housing schemes at present in the planning area.

## 17.2 POTENTIALS AND PROBLEMS

Housing sector in the Corporation area faces several issues. Only 89% of the people are having own land for houses and others still live in rental houses. From 2001 to 2011, the household size has decreased which may create more housing demand in future. As per the socio economic surveys, around 58% of the houses in the Corporation area are in good condition in terms of plinth area of building, type of building, number of storeys, construction materials used for wall, floor and roof etc. About 35% of people are in moderate level of

houses. The other 7% of the houses are in dilapidated condition and not suitable for living.

In the Corporation area, slums which are materially unfit for human habitation exist. Also, SC, ST colonies too exist here. The infrastructure facilities there are very poor and the buildings are in dilapidated conditions in the colonies. There exist so many inadequacies in terms of electricity, drinking water, hygienic latrine, street lights, community hall facilities, Kiosk facilities, study room facilities etc. too.

### 17.3 INFERENCE

Without a safe and secure home, education and health are not possible. The total land under residential use in Kannur Corporation area is 52.87%. The house hold size of the planning area ranges from 4.5 to 5 in every zone in which the lower values in some zones are due to the out migration in search of job whereas the higher values is due to the existence of joint family system in the planning area. Only 89% of the families have own land for houses. The

decreasing trend of household size from 2001 to 2011 indicates the increasing housing demand in future. About 58% of the houses in the planning area are in good condition, about 35% of people are moderate level of houses whereas 7% of the houses are in dilapidated condition which are not suitable for living.

The infrastructure facilities of slums and colonies show so many inadequacies in terms of electricity, drinking water, hygienic latrine, street lights, community hall facilities, Kiosk facilities, study room facilities etc.

The schemes like EMS Bhavana Nirmana Padhathi, IAY project, Ashraya project etc. should be carried out effectively and should be ensured to get all the benefits of these projects to the deserving people. The infrastructure facilities of the slums and colonies should be improved and necessary rehabilitation of the people in slum areas should be done. The problem in risk prone slums and colonies should be strictly rehabilitated.