

Influence of socio-economic factors on housing Case of Mumbai

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Abstract- Over the past years, it is seen that housing and habitat pattern has changed due to various factors such as climate, socio-cultural economical, land availability, natural calamities, government policies etc. Also besides these factors, there has been a continuous change in people's lifestyle and living condition in order to improve the quality of life. These changes in housing trends often lead to transformation of urban morphology of an urban area/city.

In regard to this, the paper tries to compare the change in housing trends taking various surveys of housing patterns in the city of Mumbai. It will further focus on the socio-economic factors influencing the housing trends taking examples of occupational based housing such as Koliwad, kumbharwad etc. and government policy based builder housing such as SRA, MHADA etc. and it further will show a comparative analysis between the traditional pattern of occupation based housing and the present and future scenario of these housing typologies.

Keywords- housing trends, socio-economic factors, quality of life, urban morphology

I. INTRODUCTION

There are many aspects of living conditions, amongst them the basic and important one is housing and it is equally important in all countries and communities. Since the time of early age and Stone Age, man has always been developing his living conditions as per various factors and situations such as climate change, environmental factors, change in social behaviour/culture, increase in population, occupation and economy etc. With respect to this, these factors play an important role in the evolution of housing pattern or housing typology. On the other hand, with the advent of time, there is also a change in the housing typology or housing trends. The change in housing trends may vary from place to place due to geographical aspects, increase in population, change in occupational pattern, land availability, government policies, economical factors, and affordability etc. The paper tries to focus on the study of occupational based housing typology

of Mumbai city, taking examples of Kumbhawada (potter's community) and Kohliwada (fisherman community) settlements with respect with their occupation pattern, cultural context, evolution, govt. policies under which it took shapes, economical factors etc and understand the change in pattern in the present day situation.

II. METHODOLOGY

For the purpose of the study two occupational based housing typology was selected. Kumbhadwada housing typology situated in Dharavi and Kohliwada housing typology along the coastline of Mumbai. Literature studies through secondary data were done to understand and analyse the change in housing typology. Further a comparison is done with the traditional and present day housing typology and the change in housing trends.

III. STUDY OF THE HOUSING TYPLOGY

As any other urban area with a dense history, Mumbai has several kinds of house types developed over various stages of its history. However, unlike in the case of many other cities all over the world, each one of its residences is invariably occupied by the city dwellers of this metropolis (CRIT, 2007). Various communities are spread in parts of the city as per their income, kind of occupation and provisions of state government. In today's condition it is very difficult to buy a house in these areas for the lower middle income group family. Most of the fisherman, potters, broom makers, show maker etc. communities live in the village settlements which are constructed by their forefathers these settlements are organically formed as per requirement from many years also some of the houses are built as per rules provided by government and private sectors. These housing structures are mainly of three types which consist of Pucca houses, semi Pucca houses and kutchha houses.

III. A .KUMBHARWADA DHARAVI

Kumbharwada is a potters settlement it's a home of the pottery industry which is one of the most famous local craft. It is located in the southern tip of Dharavi and occupies 5 hectares of land. This settlement is one of the first formed settlements in Dharavi with others like tanners, masons, blacksmiths etc.

Migrated potters from Gujarat started settling in this area in late 1900. They brought their family trade with them like many others in the city initially Dharavi was the outside part of city limits between two railway lines, the land of marshes with no agricultural value today attracts highest property prices in the city. As Mumbai started expanding on northern side Dharavi became the central location.

Increasing population and property prices in the city attracted government and private sector to the piece of land of Dharavi. Government proposed Dharavi redevelopment project where slum houses and settlements like kumbharwadass to rehabilitate in the high risers with apartment of 25 square meters for future. As mentioned in the Down to earth magazine Dharavi's most of the land is owned by Mumbai Corporation, Railways, Maharashtra housing and area redevelopment authority, state government, kabarastan and private land owner. Land of Kumbharwada was given vacant land tenure by the MCGM to carry out pottery related activities in 1930s. At present there 120 small kilns which still carry out pottery related activities in the houses with workshops.

The housing structures are single and double storied with workspace below and residential space above. These housing has spaces for workshops, raw material storage, finished product and tools, kitchen and resting area etc. Central courtyard generally has kilns and drying space. Fig .(a) The kiln is a low platform of bricks and clay where pots are fired. Houses have road side shops to sell finished products. Ground structure of houses built with bricks and upper storey built with wooden or steel members covered with metal sheet. Fig .(b)& Fig (c)

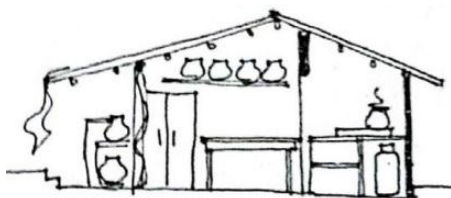


Fig .(a) Kutch house section



Fig .(b) Pucca house section

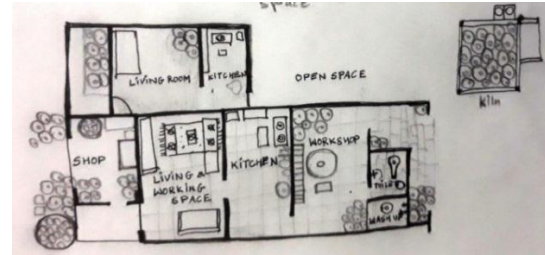


Fig .(c) Plans of kutch and Pucca houses

The lanes become smoky because of the kilns they have built near their houses or in between space of two houses. This smoke chokes the houses and lanes creating nuisance which is unhealthy for the community. Waste material from textile and plastic industry is generally used to fire the kiln. In the proposals of Dharavi redevelopment it is not seem to understand the linkage between economy and culture where a single dwelling works as an enterprise itself. It is difficult to imagine such informally settled enterprises in the formally developed high rise structures. Many proposals are inclined towards knock down of existing kilns and rebuilding them into separate industrial areas outside the city limits. Such projects are problematic for self-made settlements like Dharavi.

III. B. Koliwada Worli

The Koli's were the first inhabitants to live on the islands of Mumbai. Their traditional occupation is fishing. Men and women of this community equally contributes, as men go out in small or big boats for fishing and women sell those fishes in the market also they both participate in auctioning process of fish early in the morning and evening. There are various working groups in the community for different activities like street selling, auctioning, fish drying sorting etc. These activities are done communally. The fishing village has central road which ends in the sea shore and small alleys connecting this road leads to the residential blocks, small restaurants markets glossary shops and another amenities. These villages have typical characteristics: Space for boats / jetties, space for drying fish, sorting and storing space net repairing and drying space, place for worship community gathering space etc.

The built form has traditional and modern structures, traditional house type contains ground storey structures with walls built in bricks and Mangalore tiled sloping roofs the other type of housing is

apartment or double/ triple storey buildings with one or two flats on each floor which are built by demolishing traditional structure and given on rental basis.

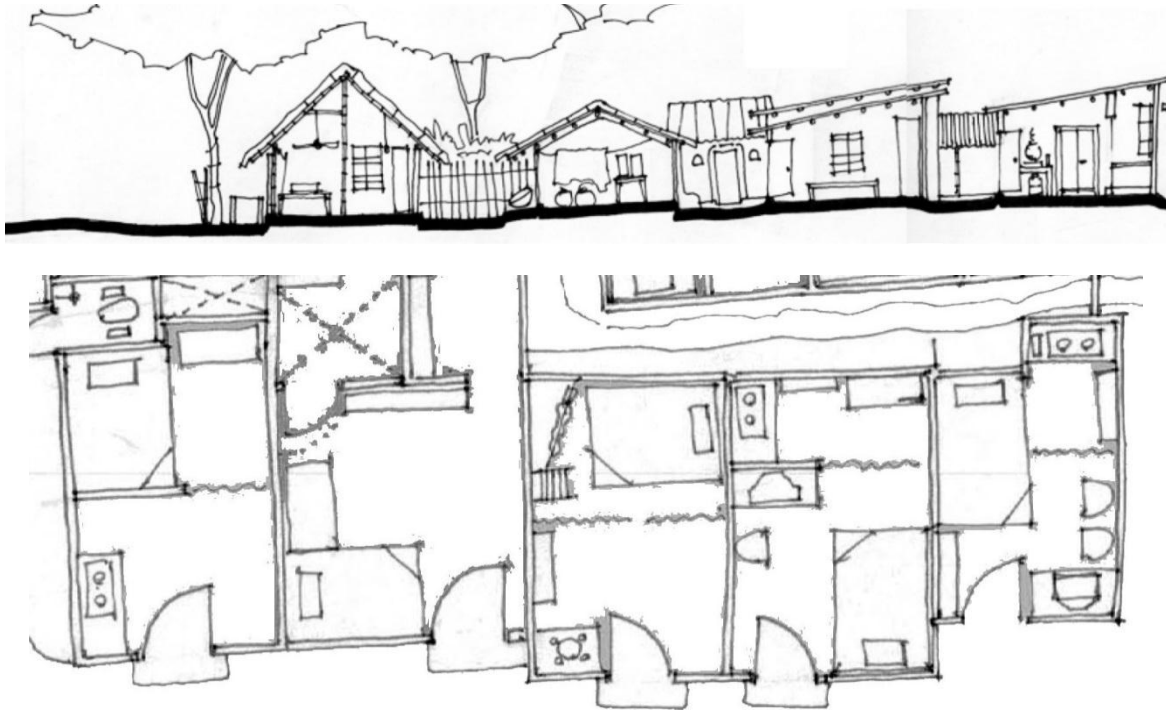


Fig (d). Koliwada settlement plan

Each house contains living room may be used for multifunctional activities, small room, kitchen toilets wash-up and veranda which plays a very important role for storage of tools and fishing nets. In some cases there are fish drying areas immediately behind the house on the cost side

Kumbharwada's to get profit from the land with high prices.

IV (b) Koliwada

Traditional- mud houses with small sloping roof structures.

- Single ground structures with kitchen, room and veranda.
- Source of income is fishing

Present-RCC structures found mostly with extension as required.

- Double triple storey structures with one or two flats on each floor
- Source of income fishing, renting and selling houses etc.
- Due to improved standard of living fisherman's are redeveloping their residential and commercial spaces

IV. COMPARISON WITH TRADITIONAL AND PRESENT

IV (a) Kumbharwada

Traditional- land was provided on tenure basis to build houses and workspaces for pottery. Common spaces for kilns, drying spaces, shared courtyards.

Present - number of kilns decreased still carries out pottery related works.

- Open spaces and vacant land transformed as slums and used as residential or commercial activities.
- Houses has separate water electricity and toilet facilities
- Government and private sector are proposing high rise slum housing for this

V. CONCLUSION

Traditional pottery making profession is now a days neglected and replaced by modern equipment which can be used by anyone and the socio cultural value

of traditional artisans are reducing. Lack of facilities to such traditional occupation based community is leading to change in profession and character of spaces. These traditional occupation based communities/ wada should be conserved proposals with required facilities which can improve the livelihood of those people and considered before redevelopment proposals.

VI. REFERENCES

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