



**RURAL HOUSING CONDITIONS IN COORGE / KODAGU
DISTRICT (KARNATAKA STATE)**

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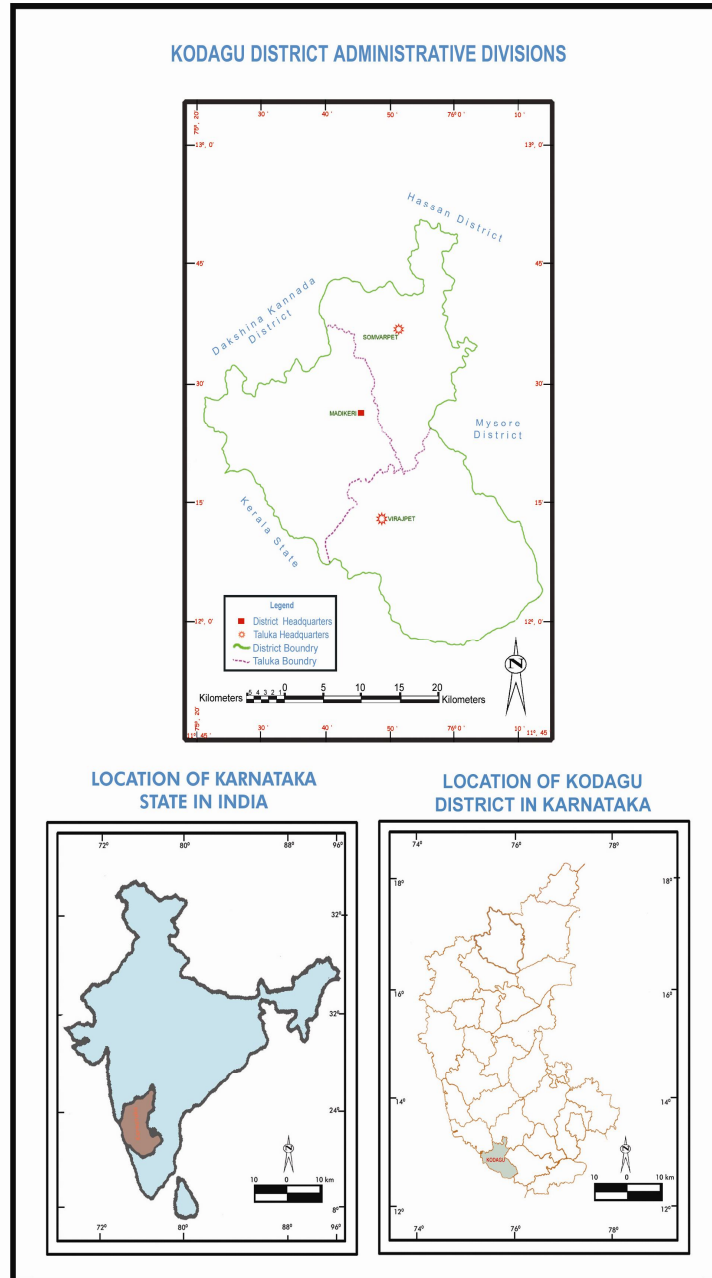
INTRODUCTION:

Human dwelling forms an essential elemental of cultural landscape, as it is the best manifestation of man's material progress and his relationship with the environmental ¹. The housing conditions refer the actual living conditions of people rather than the mere physical appearance of the building. It is an important indicator to denote the quality of life of an area. Because it is one of the three basic needs of humankind. The housing conditions of any region depend on many variables. In the present study, the word has been used as synonym for 'census house', which includes a building or part of a building inhabited or vacant, used for residential or non-residential purposes. (Chandrasekhar, 1975 Being the 'core of settlement geography' – Stone 1965,p.347) its study gains more importance in rural environs for not only understanding the morphological patterns but estimating the nature and dimensions of housing problems for better socio-economic planning of the country – side (R.C.Tiwari – p . 126).

STUDY AREA:

The area under study is the smallest district in Karnataka State with an area of 4102 Square Kilometres. It accounts only 2.14 % of the total geographical area of the state. It is situated on the South-Western part of Karnataka State between North latitude 11^o 56¹ to 12^o 52¹ and 75^o 22¹ to 76^o 12¹ east longitude. As shown in the figure (01), it is bounded by Hassan district on the North, by Mysore district on the East, by Dakshina Kannada district on the West, by Cannanore district of Kerala State on the South. It is a land-locked district. Cauvery is the main, largest and most sacred river of the district. The district ranks 3rd place in the State in respect of forest area (32 %). The district enjoys cool

climate with heavy rainfall. Due to its mountains and cool climate the district is oftenly describes as the "Switzerland of India" or "Scotland of India" or "Kashmir of South"



Map - 1

OBJECTIVES:

1. To analyse the house types
2. To examine the materials used in house construction
3. To know the housing conditions in the study area.
4. To find out the Density of houses.
5. To know the problems of houses.

DATA BASE AND METHODOLOGY:

The data, which is being utilized throughout the work of this paper has been collected from different sources. The primary information was collected through the field observation. Secondary data was collected from various Government and semi-government departments such as State statistical office, District census handbooks, District Gazetteer, Karnataka at a glance. The base map of the district was prepared with the help of the Surveyor general of India map. Data has been analysed with the help of statistical diagrams and charts.

THE HOUSE TYPES:

According to 2001 census, there was 1, 87,273 houses were existed in the study area. Out of them 1, 61,636 (86%) houses are in rural areas and 25,637 (14%) are in urban areas. Out of 1, 87,273 houses 21,471 (11.4%) are vacant and 1, 65,802 (88.6%) occupied houses are existed in the study area. The house types in Coorge district has been classified on the basis of their

- a. Building materials
- b. Size
- c. Socio-Economic States and
- d. Functional characteristics

A) BASED ON BUILDING MATERIALS:-

Majority of the rural houses use the building material, which are available locally. Kodagu is mountainous in landscape. It consists of tall hill ranges along with thick forest it gets heavy rainfall. Hence, most of the houses are constructed with tiled roofs; unburnt brick wall and cement floors. It is clearly exhibited by table no. 01, 02, & 03.

i) Based on roof materials:-

According to 2001 census there were 1.87.273 houses in the study area. Out of this, about 7.417 possessed the thatched houses, bamboo, wood, mud etc. (Rural: 7.178; urban; 239). As many as 1.52.627 houses had tiled roofs (Rural; 1.37.009; urban; 15.618) and about 8.617 houses possessed roofs corrugated GI metal or asbestos sheets (Rural: 7.549; urban: 2.018). Similarly, about 17.095 houses had brick and stone roof (Rural: 424; urban: 84). About 460 houses had slate covering the roof (Rural: 437; urban: 23), about 380 houses had the roof of plastic, polythene sheets (Rural: 318; urban: 62). About 169 houses had used all other materials (Rural: 125; urban: 44). Table no 01 shows the percentage of roof materials, which are used in construction of houses.

Table No .1: Percentage of Roof Materials in Kodagu District – 2001

Area	Grass, Thatch Bamboo, Wood, Mud etc	Tiles	GI Metal, Asbestos Sheets	RCC	Brick & Stone	Slate	Plastic Polythene	Other Materials
Rural	4.5	85	4.1	5.8	0.26	0.3	0.2	0.07
Urban	1.0	61	7.9	29.4	0.32	0.9	0.2	0.17
Total	3.9	81	4.6	9.1	0.27	0.2	0.2	0.10

Source: *Karnataka, Housing Table, Census of India – 2001.*

ii) Based on Wall Materials:

There were 4.883 houses with the walls of grass, thatch bamboos etc. in the study area. Out of this, 4.172 are in rural areas, and 171 houses are in urban areas. The houses with walls of unburnt bricks were 83.745 (Rural: 79.137; urban: 4.608). Some houses had wood walls. They numbered 930 (Rural: 820; urban: 110). 852 houses had walls of GI metal or asbestos sheets: and about 5.248 houses used stone as a material for wall construction. (Rural: 4.840; urban: 408). About 84.103 houses used burnt bricks for the walls. Out of these 65.880 houses existed in rural areas, and 8.223 houses existed in urban areas. About 6.876 houses used the concrete bricks for the walls of their houses and the rest, about 636 houses used polythene sheets, and other materials not stated, for the

walls. Table no 02 exhibits the percentage of wall materials, which are used in the construction of houses.

Table No. 2 : Percentage of Wall Materials in Kodagu District – 2001

Area	Grass, Thatch Bamboo etc.	Unburn Bricks	Wood	GI Metal, Asbestos Sheets	Stone	Burnt bricks	Concrete	Polythene Sheets / Other Material s
Rural	2.9	49	0.5	0.35	3.0	41	3.2	0.3
Urban	0.7	0.8	0.4	1.06	1.6	71	6.6	0.5
Total	2.6	44.7	0.5	0.45	2.8	45.0	3.6	0.3

Source: *Karnataka, Housing Table, Census of India – 2001.*

iii) Based on floor Materials:

According to 2001 census, about 74.726 houses had mud flooring (Rural: 72.029; urban: 2.697). As many as 265 houses were constructed with wood or bamboo (Rural: 207; urban: 58), whereas 2.773 houses used brick and stone for flooring of their houses. As many as 1.03.167 houses had cement concrete flooring (Rural: 83.325; urban: 19.842). Mosaic tile flooring could be seen in 6.183 houses (Rural; 3.487; urban: 2.696), about 159 houses used materials not stated for flooring work. Table no 03 shows the percentage of floor materials, which are used in construction of houses.

Table No. 3: Percentage of Floor Materials in Kodagu District – 2001

Area	Mud	Wood, Bamboo	Brick, Stone	Cement	Mosaic tiles	Other Materials
Rural	44.5	0.1	1.5	51.5	2.1	0.07
Urban	10.5	0.2	1.2	77.4	10.5	0.12
Total	40.0	0.1	1.5	55.0	3.3	0.08

Source: *Karnataka, Housing Table, Census of India – 2001.*

B) BASED ON SIZE:-

The size of the dwelling denotes among other things, the size of the household and the socio-economic status of the family. Table on 04 denotes six broad categories of rural households on the basis of their residential accommodation. It clearly exhibits that the highest percentage (25.3%) of the rural households live in two-room dwellings. Similarly one or without any separate room households are generally owned by economically depressed, landless labourers and tribal people. Three or four-room households belong to lower and average middle class peasants while dwellings with five-rooms are mostly owned by the upper class. Six or more room households belongs to the economically forwarded and estate owners.

Table No. 4: Size of Rural Dwellings (Based on Number of Rooms) in Kodagu District

Sl.No	Number of Rooms	Number of Households	Percentage of Households
1	No. Exclusive or One Room	13.374	12.50
2	Two Rooms	27.216	25.35
3	Three Rooms	20.434	19.03
4	Four Rooms	15.515	14.45
5	Five Rooms	10.148	09.45
6	Six Rooms or Above	20.644	19.23
	Total Rural Households	1.07.331	100

Source: Karnataka, Housing Table, Census of India - 2001.

Further the rural house types of Kodagu district has been classified on the basis of members of households also. According to 2001 census the highest percentage (29%) of households belongs to four members. It indicates that the study area is dominated by medium sized houses. The number of households decreases, as we go from the middle order houses the small sized houses and the to bigger houses. It can be found out from table no 05.

**Table No. 5: Size of Rural Dwellings (Based of Members of Households)
in Kodagu District**

Sl.No	Household Size (Members)	No. of Households	Percentage of Households
1	One	5.175	4.8
2	Two	12.365	11.5
3	Three	17.205	16.0
4	Four	31.223	29.0
5	Five	20.947	19.0
6	Six-Eight	16.697	16.3
7	Nine +	3.692	3.1
	Total	1.07.331	100

Source: *Karnataka, Housing Table, Census of India – 2001.*

C) BASES ON SOCIO-ECONOMIC STATUS:

The socio-economic disparities are well represented in the size of rural dwellings of the study area. The 2001 census report shows that high castes and estate owners own large spacious houses (Ayanamane or Balyamane) owing to their joint family relations, privacy, keeping fooder and grains etc,. Agricultural castes like Amma Kodava, Namadhari Gowda, Vokkalig Gowda and Lingayats have started building new spacious houses. Similarly city business men government servants and pensioners have also built new pukka houses which are have the facilities like electricity, separate bath rooms, toilets etc, See table no. 06. The houses of lower status people or low-income groups like Kembatti Kudiya and hill tribes like Yerave, Jenukuruba, Bettakuruba and landless labourers build huts with mud-walls and the roof is covered with hay. Such huts are constructed on an elevated place lest water leaks into the huts during the rainy season.

Table No. 6: Rural Households Enjoying the Facilities of Electricity, Bath room, and Lavatory in Kodagu District

General Category			Scheduled Caste			Scheduled Tribe		
Electri city	Bathr oom	Latri ne	Electri city	Bathr oom	Latri ne	Electri city	Bathr oom	Latri ne
67.456 (82%)	65.728 (61.2%)	52.09 8 (48.5 %)	6.783 (48.8%)	6.150 (44.0%)	5.130 (37.0 %)	3.037 (27.0%)	3.129 (28.0%)	3.257 (29.0 %)

Source: *Karnataka, Housing Table, Census of India – 2001.*

D) BASED ON FUNCTIONAL CHARACTERISTICS:-

The study reveals that the houses are used for various purposes like residential, Shops, Offices, School, Colleges, Hospitals and other Non-residential purposes in Coorge district. About 72.8 percent of rural dwellings of the region are used for residential purposes, it is slightly lesser than that the State average (74.4%). while the rest are occupied by shops &, offices (3.7%), factories, workshops etc. (1.1%), hotels, lodges, guest houses etc., (0.5%), and public utility services such as schools, colleges, Hospitals, Dispensaries, Residence cum-other purpose(3.0%), and other non-residential purpose(18.1%). In the district 18.1 percentage of houses are used for non-residential purpose, it is larger than the State average. (ie.12.58 percentage).

E) DENSITY OF HOUSES:

According to 2001 census totally 1, 87,273 houses are existed in the study area. The total geographical area of the district is 4102 Square Kilometres. The density of the houses in Coorge district, considering the total number of houses in all the villages and towns and the total area of the district, it will be only 45.65 houses per Square Kilometres. It is lesser than the density of houses in Karnataka State. (i.e. 72.11 houses/Km²). The density of rural houses is lesser than the density of urban houses in the study area. On an average 39.98 houses are existed per square kilometres in rural areas, but it is 427.28 per square kilometres in urban area.

PROBLEMS OF HOUSING: - Generally, the rural houses in most of the areas of the world have been suffering from one or the other problem. The nature of the problem may vary from one area to the. In the same manner the houses of the study area is also facing some problems. The important problems are as fallows.

1. The Coorge district posse's rich vegetation covers and this forest land belong to the government. Hence people are unable to utilize such lands. It has created an acute problem of space for construction of new houses.
2. Most of the rural houses of the study area are suffering from the basic infrastructural facilities like latrine, bath room, electricity etc, It has been estimated that only 48 percent of rural houses have good housing conditions with latrine and bathroom facility, rest of the rural houses are suffering with latrine and bathroom facility.

3. In general socially high status people and estate owners own large spacious houses owing to their privacy, keeping fodder and grains etc, Similarly business men, government servants and pensioners have also built pukka houses which have the facilities like electricity, separate bathrooms, toilets etc, Where as the lower status people or low income groups like Yerave, Jenukuruba, Bettakuruba, and landless labourers do not have the electric facility, bathroom and latrine facilities for their houses. It can be observed in the table.
No. 6
4. In Coorge district a vast area of forest land has been converted into coffee plantations. During the recent years the coffee plantation agriculture has failed due to some diseases. Due to continuous loss, the coffee growers are unable to construct a good new house or even they are unable to renovate their old or dilapidated houses.

SUMMARY AND CONCLUSION:

Housing conditions is an important indicator to denote the quality of life of an area. The housing condition of any region depends on many variables like socio-economic conditions, physiographic conditions and political conditions. The study area is the smallest district in the state consisting with three taluks. House types of the region have been classified on the basis of **i) Building materials ii) Size, iii) Socio-economic status and iv) Functional characteristics.** The study area is characterized by humidity with heavy rainfall, hence majority (85 %) of the houses used tiles as an important roof material to protect their dwellings from heavy rainfall. The walls of rural houses are mainly constructed with unburnt bricks (49%), it indicates that the rural houses of the study area constructed with materials which are available locally. The study area is mainly composed with low income people like Jenukuruba, Bettakuruba and landless labourers; hence 25.35 percent of houses are consisting of two – rooms. Against to it the houses which are economically advanced and estate owners have the houses of six – rooms and above. More than 50 percent of rural houses are do not have basic infrastructural facilities like latrine, bathrooms etc, Most of the houses are old and dilapidated stage and they are in small size. About 73 percent of rural dwellings of the region are used for residential purposes, the rest are occupied by shops, offices, hotels etc, It indicates that the people of study area are mainly engaged with primary economic activities. To solve these problems **i) Government should**

provide the sites to construct new houses. ii) Banks and other Co – Operative Society's should furnish the loan facility for low income groups and coffee planters to construct new houses and to renovate their old home.

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