Chapter Four
Housing Characteristics

Housing characteristics and the environment in which the dwelling unit is located, are two important facets of condition of living of a household. Housing characteristics includes 'type of structure of the dwelling unit', 'use of the house', 'condition of structure', 'type of dwelling unit', etc. In this chapter some important survey findings relating to housing characteristics of the household have been discussed.

Type of structure

The first important characteristic of housing condition of a household is the type of structure of its house. In NSS 69th round survey, type of structures of the dwelling unit of households was categorised as pucca, semi-pucca and katcha, the last one, i.e. katcha, being further split into two categories: serviceable katcha and unserviceable katcha. The structure type classification was on the basis of materials used in the construction of roof and wall of the dwelling unit.

Table 13: Per 1000 distribution of households by type of structure and average floor area of the dwelling.

Sl. No.	Type of structure	Rural	Urban	Combined
1	Pucca	607	821	660
	Semi-pucca	66	142	85
	Serviceable katcha	276	19	212
	Unserviceable katcha	51	18	43
	All katcha	327	37	255
	All (incl.n. r)	**1000**	**1000**	**1000**
2	**Average floor area (0.00sq.m.)**	**61.12**	**58.11**	**60.38**

During 2012 it was reported that in Nagaland 60.7% of the households in rural area and 82.1% households in urban area lived in houses with pucca structure, whereas 6.6% and 14.2% in rural and urban areas respectively lived in houses with semi-pucca structure. Also, 32.7% households in rural areas and only 3.7% households in urban areas lived in katcha houses. Thus it is observed that houses with katcha structures are more predominant in rural areas whereas pucca structure houses are more prevalent among urban households. Further, the average floor area of a dwelling was larger in rural areas (61.12 sq. m.) than in urban (58.11 sq. m).

Figure 4: Per 1000 distribution of households by type of structure of the dwelling.
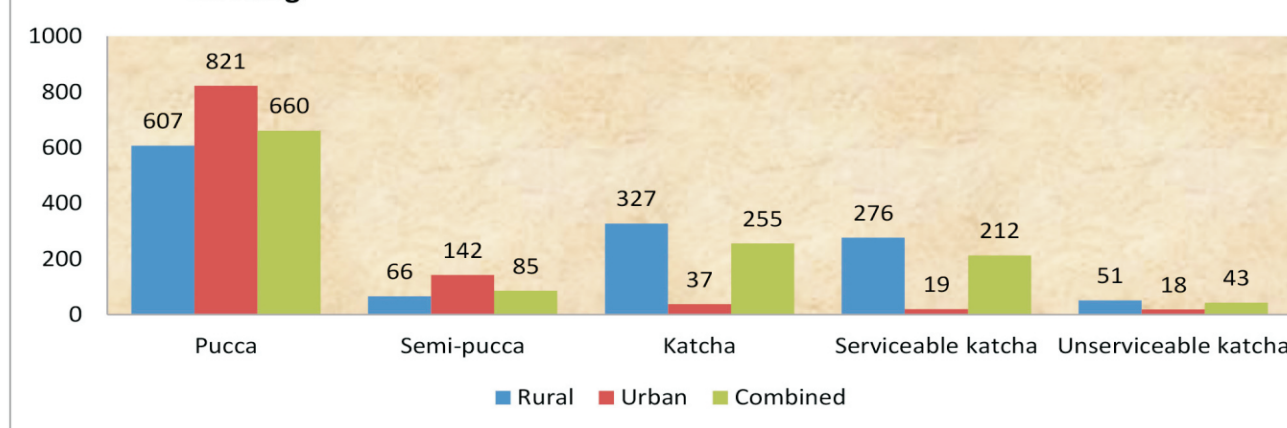
Plinth level

Plinth level of a house plays a vital role by preventing seepage of waste water and overflow of the dirty water from roads/drains/surrounding areas into the ground floor of the dwelling unit. Plinth level is defined as the level of the constructed ground floor from the land on which the building was constructed. If the ground floor was at the same level as the land on which the house stands, it was considered as having no plinth. Plinth level of the building was recorded, even if the household was residing on a floor or lower than the ground floor. If the building consisted of more than one structure, plinth level of the mains structure was considered.

Table 14: Proportion (per 1000) of households that experience flood during last 5 years and per 1000 distribution of household by plinth level and average plinth level (in meters) of the house.

Sl. No.	Households that experience flood, plinth level of the house and average plinth level		Rural	Urban	Combined
1	Proportion (per 1000) of households that experience flood from	Excessive rain during monsoon	12	17	14
		River, sea etc.	38	18	33
		All	51	36	47
2	Per 1000 distribution of households by plinth level of the house (in meter)	No plinth	289	318	296
		0.00-0.30	563	511	550
		0.30-0.61	146	151	147
		0.61-1.00	2	14	5
		1.00 or more	0	7	2
		All	**1000**	**1000**	**1000**
3	**Average plinth level (in meter)**		**0.26**	**0.27**	**0.26**

The table depicts that 1.4% households in Nagaland experienced flood during last 5 years due to excessive rain during monsoon, 3.3% due to overflowing from river, sea, etc. Overall, 4.7% of households in Nagaland experienced flood due to one reason or other. Further, 28.9% and 31.8% of households in rural and urban areas respectively lived in houses with 'no plinth' level. 55% of the households had plinth level of 0.00-0.30 meter and the average plinth level was 0.26 meter.

Use of house and condition of structure

Type of use of a house is another important housing characteristic. In this survey three types of uses of a house were considered viz (i) residential only (ii) residential-cum-commercial, and (iii) residential-cum-others. Apart from use of a house, information on condition of structure of the dwelling unit was also collected. Three types of condition of structure were considered viz (i) good, (ii) satisfactory, and (iii) bad. If the structure did not require any immediate repairs, major or minor, it was considered as in 'good' condition whereas if the structure required immediate minor repairs and not major repairs, it was considered as in 'satisfactory' condition. If the structure of the building required immediate major repairs without which it might be unsafe for habitation or required to be demolished and rebuilt, it was considered as in 'bad' condition.

Table 15: Per 1000 distribution of households by use of house and condition for each type of structure.

Sl. No.	Per 1000 distribution of households by use of house and condition for each type of structure		Rural	Urban	Combined
1	Residential only	Good	338	412	356
		Satisfactory	536	385	498
		Bad	82	41	72
		All (incl. n. r)	956	837	927
2	Residential- cum - commercial	Good	20	34	24
		Satisfactory	17	48	25
		Bad	6	6	6
		All (incl. n. r)	43	88	54
3	Residential –cum – others	Good	0	22	6
		Satisfactory	0	48	12
		Bad	0	6	1
		All (incl. n. r)	1	75	19
4	All(incl. n. r)	Good	359	467	385
		Satisfactory	553	481	535
		Bad	88	52	79
		All(incl. n. r)	**1000**	**1000**	**1000**

Table shows that 95.6% of households in rural areas and 83.7% in urban areas who lived in a house had used the house for residential purpose only. Overall, 92.7% of the households in Nagaland use a house for a 'residential purpose' only. Houses which are being used exclusively for residential, 35.6 % was found to be 'good', 49.8% as 'satisfactory', and only 7.2% were found to be in 'bad' condition. Only 5.4% households had used the house for 'residential-cum-commercial' purpose. Under the category of 'residential-cum- others' it was only 1.9%. For the state as a whole, 38.5% of structure was found to be 'good', 53.5% as 'satisfactory', and only 7.9% as in 'bad' condition.

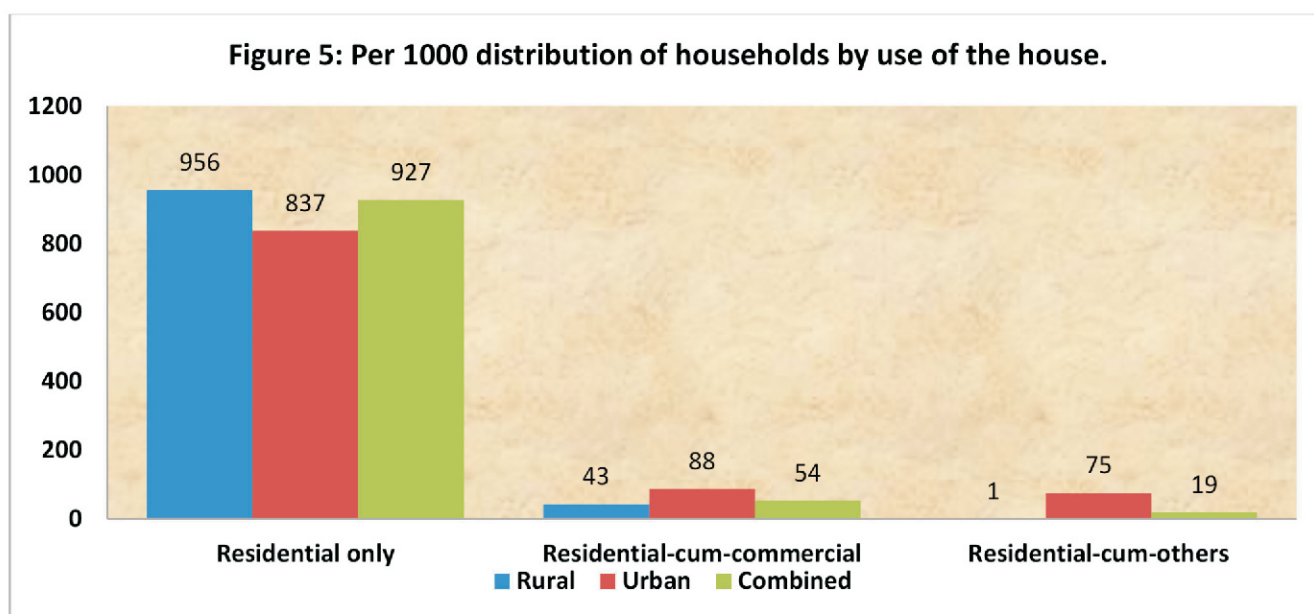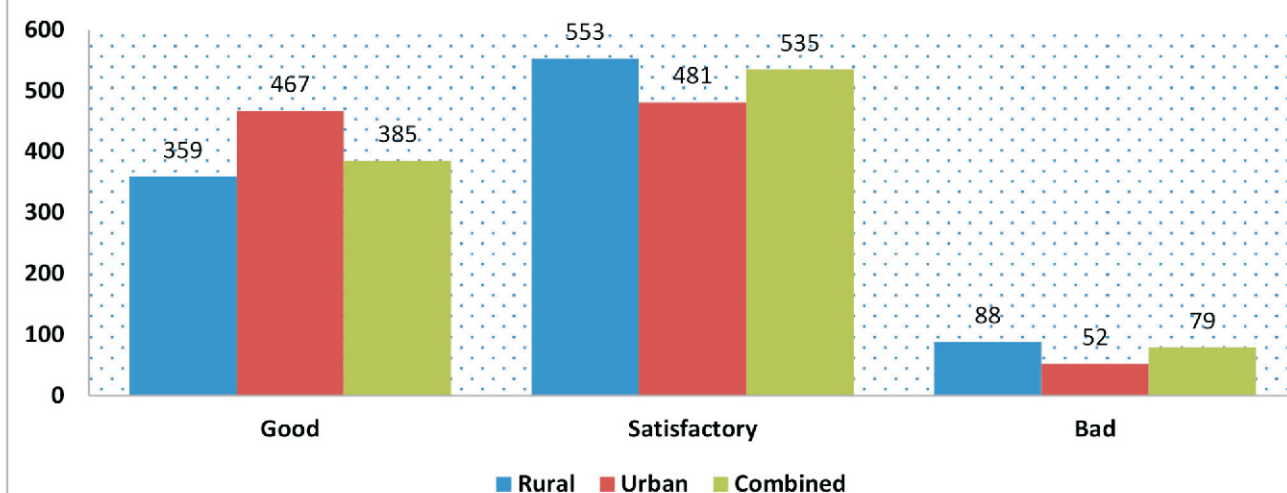Figure 5: Per 1000 distribution of households by use of the house.

Figure 6: Per 1000 distribution of households by condition of the structure.

Type of dwelling and tenurial status of dwelling

The type of dwelling occupied by the households and tenurial status of dwelling is another important housing characteristic. Prominent survey findings on these aspects have been discussed in this section.

Table 16: Per 1000 distribution of households by type of dwelling and tenurial status of the dwelling.

Sl.No.	Type of dwelling and tenurial status of the dwelling				Rural	Urban	Combined
1	Independent house	Tenurial Status of the dwelling	Owned		706	535	664
			Hired	Employers quarter	1	35	9
				others	49	94	60
			Others		6	1	5
			All		761	665	737
2	Flat	Tenurial Status of the dwelling	Owned		53	47	52
			Hired	Employers quarter	0	9	2
				others	3	47	14
			Others		0	7	2
			All		56	109	70
3	Others	Tenurial Status of the dwelling	owned		161	23	127
			Hired	Employers quarter	0	12	3
				others	20	160	55
			Others		2	30	9
			All		182	226	193
4	**All**				**1000**	**1000**	**1000**

During 2012, it was reported that 76.1% of rural households were living in 'independent house' out of which 70.6% were owned by the households as against 66.5% of urban households living in 'independent house' where 53.5% were owned by the households. The proportion of households residing in 'flats' was only 5.6 % in rural areas and 10.9% in urban areas.

Type of kitchen

In this survey, information on kitchen type of the dwelling unit was collected. Dwelling units were identified as either having 'separate kitchen with tap water' or 'separate kitchen without water tap' or 'no separate kitchen'.

Table 17: Per 1000 distribution of households having separate kitchen.

Sl. No.	Proportion (per 1000) of households having separate kitchen	Rural	Urban	Combined
1	With water tap	116	254	150
2	Without water tap	807	626	762
3	No separate kitchen	80	120	88
4	**All**	**1000**	**1000**	**1000**

In rural Nagaland, proportion of households having separate kitchen with water tap was found to be 11.6% as compared to 25.4% in urban households. Very high proportion of 80.7% rural households and 62.6% urban households had separate kitchen with no facility of tap water. Further, 8% of rural households and 12% of urban households had no separate kitchen.

Construction for residential purposes

In NSS 69th round, it was ascertained whether any amount was spent by the household on construction/ first-hand purchase of houses/flats for residential purpose during last 365 days. For this purpose amount spent during the last 365 days on all construction/ first-hand purchases of houses/flats for residential purpose were considered along with the information on sources of finance.

Table 18: Proportion (per 1000) of households who spent some amount for construction or first-hand purchase of houses/flats for residential purpose during last 365 days, average amount (Rs.) spent by these households during last 365 days and proportion (per 1000) of these households financed the amount by different source of finance.

Sl. No.	Proportion (per 1000) of households who spent some amount for construction and its sources of finance.			Rural	Urban	Combined
1.	Proportion (per1000) of households who spent some amount for construction of houses/flat	Proportion(per1000) of households who spent some amount		134	122	131
		Average amount(Rs.) spent per households who spent some amount		95674	185084	116302
2.	Proportion (per 1000) of households financed the amount by different source of finance	Own source		867	668	821
		Institutional agencies	Government	108	93	105
			Bank	197	253	210
			Insurance	0	3	1
			PF	11	57	21
			Financial corporation/institution	0	0	0
			Other institutional agency	0	0	0
		Non-Institutional agencies	Money lender	19	52	27
			Friend and relative	105	155	117
			Other non-institutional agencies	35	115	54

From the table, it is observed that 13.4% of rural households and 12.2% of urban households in Nagaland had spent some amount for constructions of houses, first-hand purchase of houses or flats for residential purpose during last 365 days and, on average, they were spending Rs.95674 and Rs.185084 respectively. Among rural households of the same category, 86.7% had financed the amount from their own source, followed by institutional agencies (31.6%) and non-institutional agencies (15.9%). Similarly, among urban households, 66.8% had financed the amount from their own source, followed by institutional agencies (40.6%) and non-institutional agencies (32.2%).