



URBANIZATION AND BUILDING HOLDINGS OF HOUSEHOLDS IN KERALA

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Abstract

People came out of the forest searching for their livelihood and finds a new way of living. From agriculture to technology the world changes around us through the process of urbanization. The life of the household changes and the notion of the property also changes. Buildings are an important property of a household. Buildings used by the household for their safe living and considered an asset. For the time being urbanization brings changes in buildings holdings not only from residential purposes to various business purposes. Now we are going to check any differences in building holdings of households in the most urbanized and least urbanized districts in Kerala.

Key words: urbanization, household, household asset, buildings, most urbanized, least urbanized, urban content

1.INTRODUCTION

“Once people had built permanent buildings and had more assets than they could carry, moving away was a much less attractive option”. People started a sedentary way of life from a hunter-gatherer life because to carry the food processing tools and carry old age peoples and children. So, the notion of property was started. In the olden days, buildings are used to store assets, and nowadays buildings are finds as an asset. Buildings usage changed to business from the residential purpose. For the time being the basic life of people changed and diversification in economic activities take place.

The sedentary life brings people to starts farming and grouping of people and leads to the formation of villages. The development of agriculture and allied activities brings villages to towns. These are agricultural towns, and they exchange goods. Urbanization has taken various forms at various periods. It is the process by which an area, a town, or any place becoming urban, with an increased concentration of the people in that area leading to its development. when all land did not respond to agriculture, people began to diverse themselves from food production to other occupations. Through these, the urbanization process is starts and the rise of artisans, manufacturers and division of labour also taken place.

The degree of urbanization is increased all over the world over the years. People changed their way of living from agriculture to industries and modern technology. The notion of properties also brings positive change. Buildings were used for residential and storage area of foodstuff. In early times buildings were huts and pits, clearly used for storage. The usage of it varies from residential purpose to business purposes. Agriculture development provided farm business development. It leads to an increase in farm business buildings. Technological development and innovations lead the peoples to move on to the creation of alternate buildings, that is the non-farm business and other purpose buildings used neither for residential purpose nor for business, but other purposes, such as charitable purposes, for recreation etc. and all other constructions including wells, tube wells, field distribution system, gobar gas plant, walkways etc.

II. DATA SOURCE AND METHODOLOGY

This study used secondary data. The data are NSSO 70th round report on Kerala and Kerala urbanization report 2012 and census 2011. For Kerala level building data, I have used the NSSO 70th round unit-level data.

III. URBANIZATION- A SHORT PICTURE WORLD TO KERALA

Urbanization is a process of the rural area become urban area as a result of economic development and industrialization. Urbanization increases from time to time and different from place to place. The level of urbanization can be measured by urban content, urban content is the per cent of the urban population in a place. Urban content of world population is exceeded 50 per cent in the year 2011. urban content of developed regions is much higher than the less developed regions which are 74.8 per cent and 45.2 per cent, respectively. The average urban content of Asian continent is 42 per cent, and the urban content of India is less than Asian average, which is 31.16 per cent, but in the case of Kerala higher urban content which is 47.72 per cent.

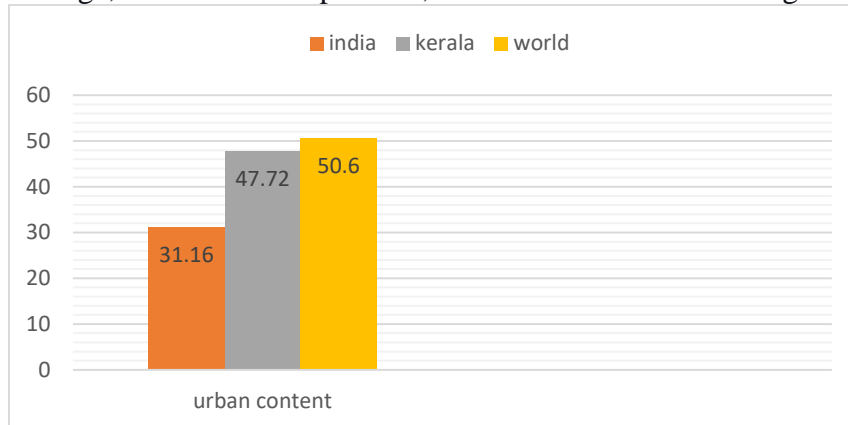


figure1. urban content of Kerala-comparison with India and the world in 2011

3.1. URBANIZATION IN KERALA

Urbanization in Kerala marked a peculiarity in recent years. The population of Kerala state is decreasing over the decade and increasing urban population. There are mainly two reasons for urbanization in Kerala. The first one is that the shift in the occupational structure from agriculture to other sectors. The second one is the increase in the number of urban spaces and by the development of peripheral areas adjacent to the towns and cities, rather than not by the increase in population concentration. urban content of the state is increased in recent years which is highest for some districts. The Table1 elaborate the urban content and change of it from 2001 to 2011.

table 1. district wise urban content -Kerala

District	Urban content 2001	Urban content 2011	Change of Urban content
Ernakulam	47.56	68.07	20.51
Thrissur	28.22	67.19	38.97
Kozhikode	38.25	67.15	28.9
Kannur	50.35	65.05	14.7
Alappuzha	29.46	54.06	24.6
Thiruvananthapuram	33.75	53.8	20.05
Kollam	18.02	45.11	27.09
Malappuram	9.82	44.19	34.37
Kasaragod	19.41	38.25	18.84
Kottayam	15.35	25.58	13.23
Palakkad	13.62	24.09	10.47
Pathanamthitta	10.03	11	0.97
Idukki	5.1	4.7	-0.4
Wayanad	3.79	3.87	0.08

Source: census 2011

Most urbanized district in Kerala is Ernakulam and Thrissur and Kozhikode places second and third position, respectively. At the same time, urban content is very less in Idukki, Wayanad and Pathanamthitta districts. For Idukki districts, urban content is negative according to 2011census compared to 2001census.

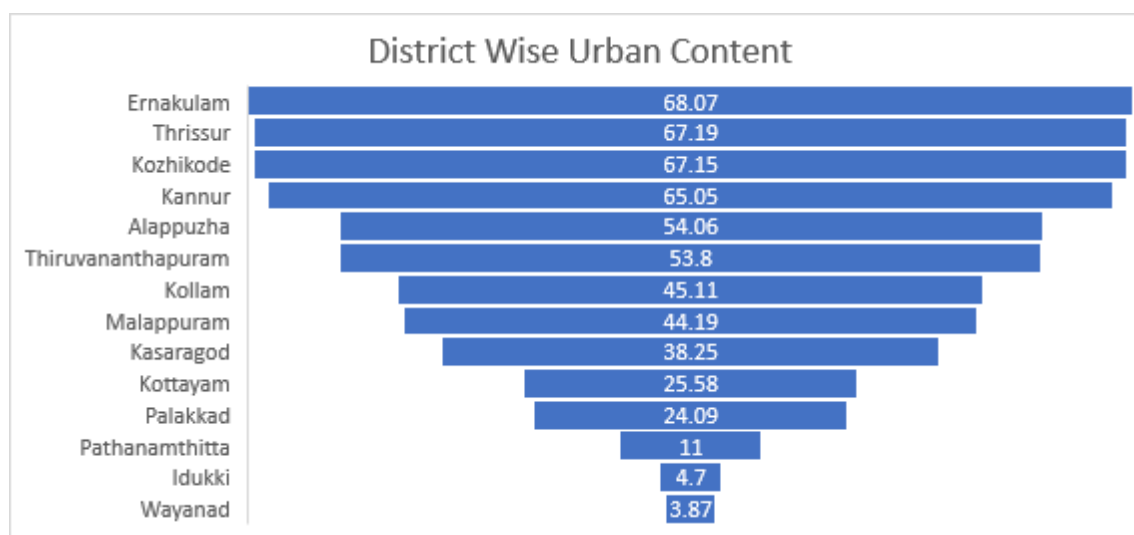


figure 2. level of urbanization -from most to least urbanized districts - Kerala

IV. HOUSEHOLD AND HOUSEHOLD ASSET

A group of persons normally living together and taking food from a common kitchen will constitute a household. It will include temporary stay-a ways but exclude temporary visitors and guests. A household asset is an item that was owned by the household and had money value. This included land, buildings, livestock, agricultural machinery and implements, non-farm business equipment, all transport equipment, and shares in companies and cooperative societies, banks, etc., national saving certificates and the like, deposits in companies, banks, post offices and with individuals.

4.1. ASSET HOLDINGS OF HOUSEHOLDS IN KERALA

The development of the economy from agriculture to industry and industry to the service sector and the collaboration of the three brings the changes in the life of people from pit to concrete buildings. In each developmental stage of the life of a household brings add on to the household's belongings, later we call it assets. This starts from the Neolithic period. That time it is only stones and animals body parts. For the time being which is changed according to the technological and structural development.

Household decisions are according to their economic social and cultural background. A household asset varies from time to time and person to person. Nowadays important household assets are land and buildings. When we think of the term urban the picture come to our mind is big and beautiful buildings. Among the household asset buildings place in the second position with 22.06 per cent in the rural area and 22.56 per cent in the urban area to the total assets. The detailed table is given below.

table 2. percentage share of each type of household asset to total asset -Kerala

Item of Assets	Rural	Urban
Land	72.77	70.79
Building	22.06	22.56
Livestock & Poultry	0.18	0.05
Agricultural Machinery & Equipment	0.05	0.01
Non-Agricultural Machinery & Equip.	0.56	0.32
Transport Equipment	2.08	2.60
Shares	0.00	0.06
Deposits	2.24	3.24
Amount Receivables	0.05	0.35
All	100	100

source: debt and investment in Kerala nss 70th round 2013

Table 2 depicts the rural and urban household's asset holding. The land is the top form of household asset and the share of building holdings are also higher. Other household assets are very less and negligible. There are not many differences in rural and urban household's asset holdings. in the case of buildings, deposits and shares, transport equipment etc. are highest in urban households' rest of the asset is highest in rural households.

4.2. BUILDING HOLDINGS OF HOUSEHOLDS-MOST AND LEAST URBANIZED DISTRICTS

Buildings are the second-highest household assets in Kerala and it also shows a sign of the highest level of urbanization. The urban area always has the highest buildings because the residential and business purposes are high in the urban area. We can check it by taking most urbanized and least urbanized districts building holdings of households. For this purpose, I took Kerala state unit-level data from NSSO 70th round. Table 3 & 4 gives a clear idea about the households and their building holdings.

table 3. number of households in Kerala-least and most urbanized districts

Districts	Rural	Urban	Total
Wayanad	171,207	6,561	177,768
Idukki	285,316	22,103	307,418
Pathanamthitta	281,564	27,558	309,122
Ernakulam	352,014	603,103	955,117
Thrissur	390,432	268,194	658,626
Kozhikode	394,119	397,368	791,487

source:unit level data of nssso 70th round 2013

The table 3 shows that the number of households in the least urbanized districts and most urbanized districts in Kerala. I took three districts from each category according to the urban content in 2011. Wayanad is the least urbanized district and Idukki and Pathanamthitta are the other two from the least urbanized districts. Ernakulam is the most urbanized district and Thrissur and Kozhikode are the other two districts in the most urbanized area.

Now we have to look at the building holdings of households from aforesaid districts. Building holdings of household divides according to the use or the purpose of the buildings. They are as of four types namely buildings used for residential purpose, farm business purpose, non-farm business purpose and other purposes like charitable and recreational purposes.

table 4. buildings holdings of households in kerala-most and least urbanized districts(sq ft)

District	build_resi_area			build_farmbus_area			build_nfb_area			build_oth_area		
	Rural	Urban	Total	Rural	Urban	Total	Rural	Urban	Total	Rural	Urban	Total
Wayanad	8,884,658	311,859	9,196,517	153,648	3,977	157,625	450,979	0	450,979	0	0	0
Idukki	21,054,414	2,561,306	23,615,719	1,419,733	24,290	1,444,023	1,073,908	1,013,655	2,087,562	2,905	0	2,905
Pathanam	27,901,791	2,559,068	30,460,859	455,699	13,005	468,705	707,053	72,592	779,645	0	0	0
least total	57,840,863	5,432,233	63,273,095	2,029,080	41,272	2,070,353	2,231,940	1,086,247	3,318,186	2,905	0	2,905
Ernakulam	32,794,785	50,635,824	83,430,609	540,230	225,953	766,183	368,168	888,492	1,256,660	0	0	0
Thrissur	31,025,452	24,474,732	55,500,183	361,037	373,462	734,500	860,545	1,946,609	2,807,153	0	21,536	21,536
Kozhikode	32,511,477	25,935,074	58,446,551	869,692	231,515	1,101,207	1,629,249	1,301,378	2,930,627	286,130	309,936	596,067
most total	96,331,714	101,045,630	197,377,343	1,770,959	830,930	2,601,890	2,857,962	4,136,479	6,994,440	286,130	331,472	617,603

source:unit level data of nssso 70th round 2013

Table 4 gives data of most and least urbanized districts building holdings of households in Kerala. Households in most urbanized districts have the highest square feet of buildings than that of least urbanized districts. In the case of rural households most urbanized district having most of all types of buildings but in the case of farm business buildings in the least urbanized (Idukki) districts having the highest.

In the case of urban area most urbanized districts having the highest square feet of all types of buildings. Kozhikode districts, district from most urbanized area places the first position in other building holdings and lowest in Wayanad district.

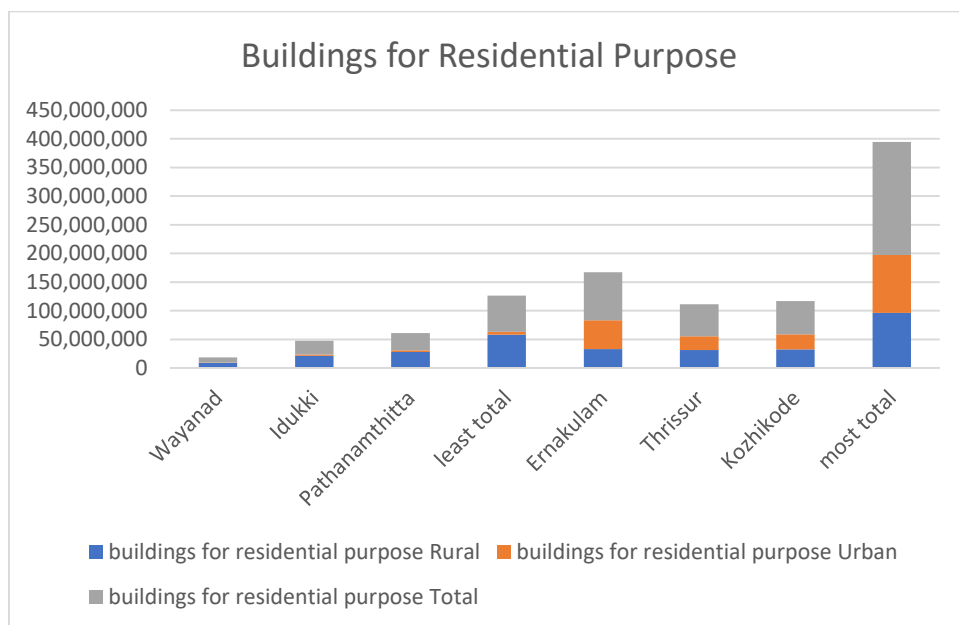


figure 3. building holdings of households for residential purpose

The figure has shown that most urbanized district has the highest residential buildings. In the least urbanized district, residential buildings are highest in the rural area than the urban area. But we came to the most urbanized area there are not many differences in residential buildings in rural and urban., but in the case of Ernakulam district, it is exceptional. Ernakulam is the most urbanized district in Kerala and the residential buildings are also higher.

By comparing the buildings in rural and urban for residential purpose and it is highest for urban households at the same time except in the case of least urbanized district Wayanad. Rural Wayanad having highest residential buildings, farm business buildings and non-farm business buildings. This is because the life of Wayanad people is more related to agriculture and households concentrated in the rural area.

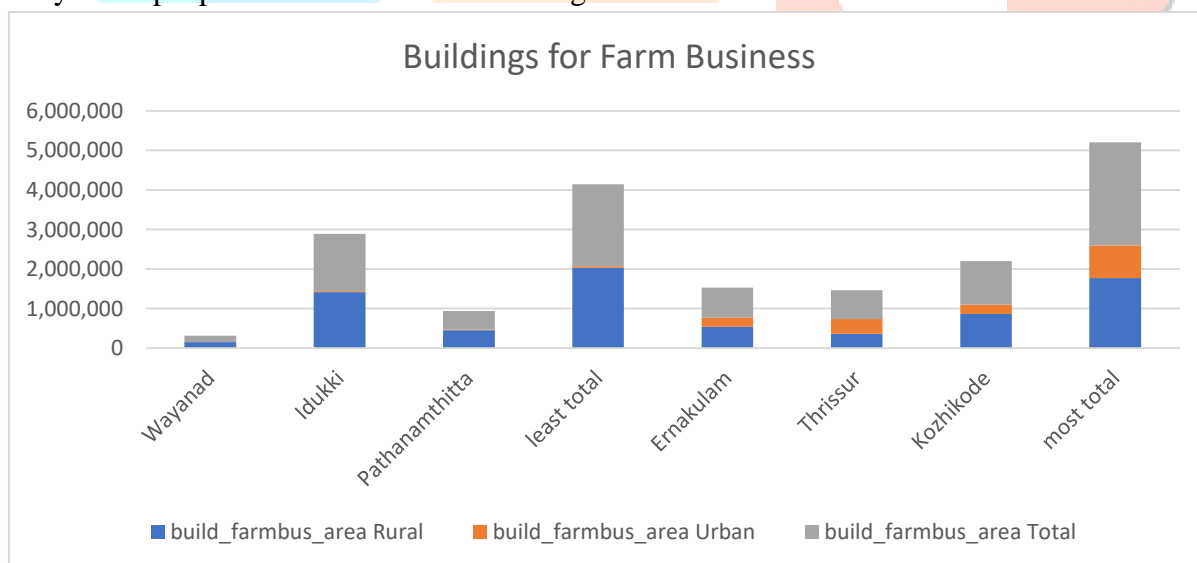


figure 4. building holdings of households for farm business

Buildings used for farm business is highest for least urbanized district Idukki. it may be because Idukki districts is the top agricultural income providing districts and using the building for a farm business. The urban areas are densely populated whereas villages are sparsely populated. Most urbanized districts also having the largest share of farm buildings, especially Kozhikode district. (reason)

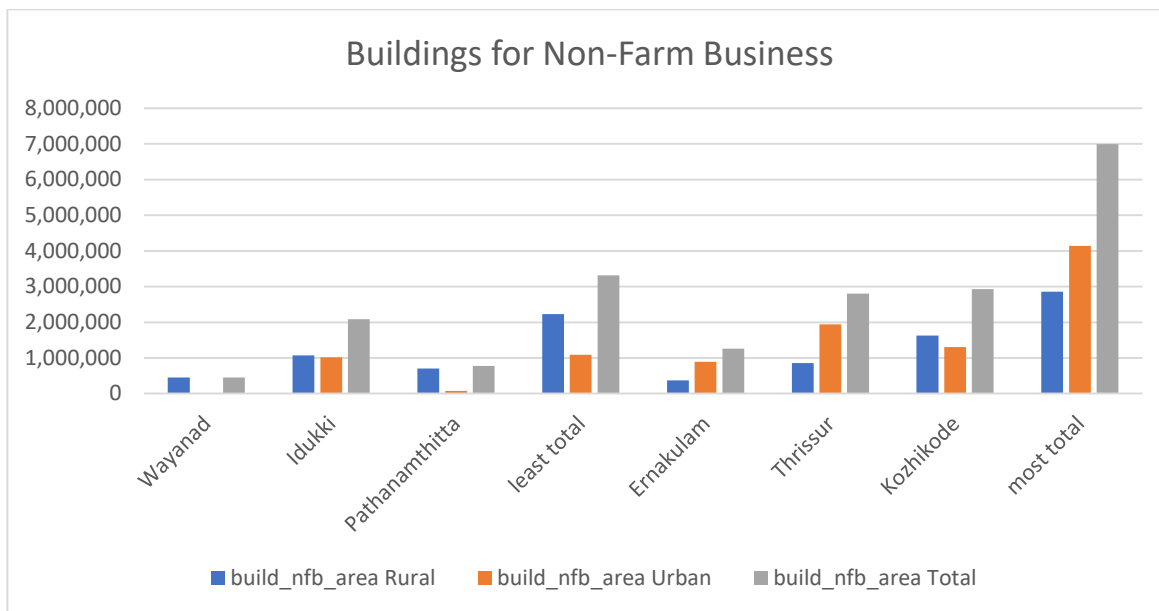


figure 5. building holdings of households for non-farm business

In the case of non-farm business buildings households in most urbanized districts having two times the highest level of building holdings than least urbanized districts. The reason behind this is most of the businesses are taking place in the more urbanized area.

From this, we can understand that the urbanization process is elated with not only an increase in the urban population but also with infrastructure development. Buildings are found as a part of infrastructure development.

V. CONCLUSION

Urbanization is a global phenomenon transcending various physical, economic, cultural, religious and social barriers. Kerala witnessed an outstanding growth rate of the urban population in recent years. Households preference for the property was influenced by the urbanization process, especially for building holdings. In rural and urban Kerala households in the most urbanized area holds the highest buildings than households in the least urbanized area. Generally, residential buildings are highest in most urbanized households but in the case of the least urbanized area, that is Wayanad's residential buildings are highest in the rural area. it may be because of less urbanization and concentration of life of people in agricultural activities.

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