A
Thesis on

BRIDGING THE GAP BETWEEN HOUSING DEMAND AND SUPPLY IN URBAN AREA IN THE CASE OF AHMEDABAD, GUJARAT

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ABSTRACT

Housing is the basic need of every human being, as it plays an important role in the development of any country or region. In Indian, housing plays big role in the real estate market, economy and policy making. Food, clothing and shelter (housing) are the primary requirements of life. The availability of these necessities in sufficient quantity and quality increases the physical efficiency and productivity of the people. So housing is an important component of human resource development.

In India, the problem of housing is acute. There is a wide gap between the demand and supply of houses. This gap is responsible for growth of slums in cities where millions of people live in most unhygienic and unhealthy conditions.

Housing may be defined as an architectural unit for accommodation in order to protect the occupants from the forces of nature. But in wider meaning housing covers all the services and community facilities which are essential to human well being. In addition to the physical structure, it includes water supply, sanitation, and disposal of water, recreation and other basic amenities of life. Thus housing can be defined as a component architectural structure within a total system consisting of various settlement variables.

Due to mismatch between housing demand and supply, this study is needed. This study is about housing economy, demand, supply, and cost in case of Ahmedabad city.

This research starts with the macro level of Indian economy and Real estate market. After showing the demography and prominent residential locations in Ahmedabad city, the study has shifted to the key indicators of housing economy. This study is based on economic market of housing in Ahmedabad, housing demand-supply and prices which are to be collected for study purpose. Once the data has been collected, the study has entered in to the analysis part.

After getting price of housing ward wise, the study tries to find the key housing demand generators and housing demanding magnet in the city or near by the Ahmedabad city. The main focus of study will be towards Industrializations or industrial zone development. The various aspects of demand generation have been studied and the probable future growth of the city has been shown. The main study areas are Sanand Industrial zone, Kathwada GIDC and more. After showing probably where the city will grow, based on the demographic extrapolations, the study has given the approximate number of housing units that can be occupied till year 2025.

Thus, this economic study of housing will be helpful for developers, real users as well as investors.