WHAT MAKES A HOUSE?

Research Perspectives on

RENTAL HOUSING

In Bangalore & Coimbatore

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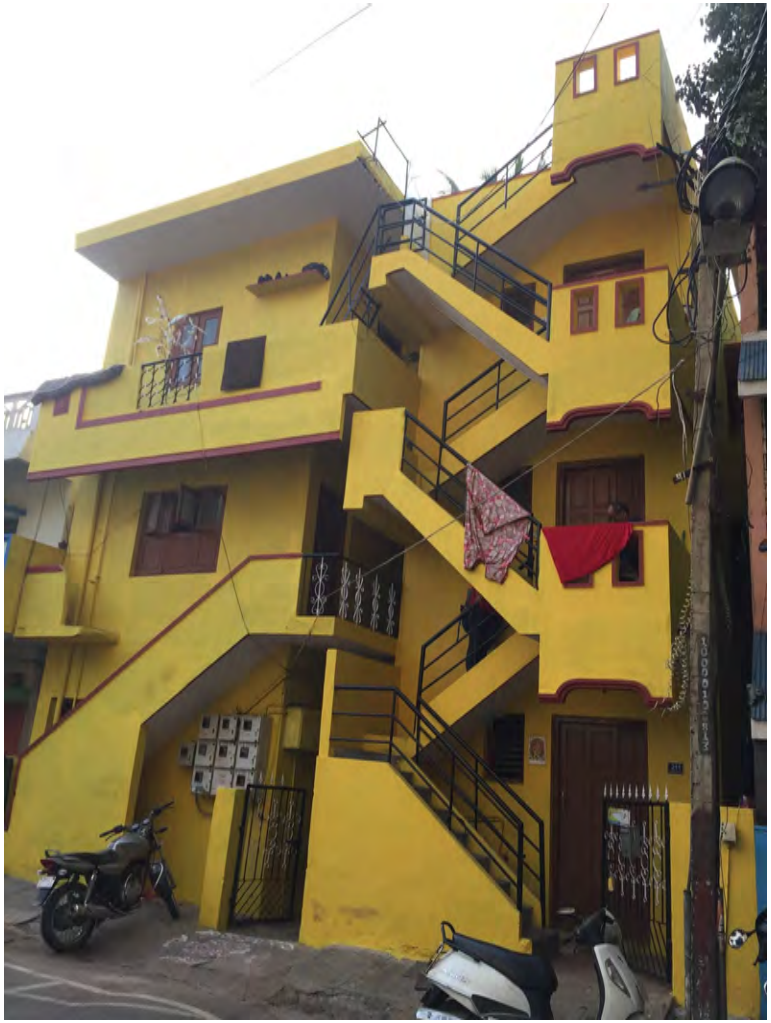

What makes these houses?

VINEETHA | NIHAL | NAKSHA

Rental Housing project is a part of the larger project of

TACIT URBAN RESEARCH NETWORK (TURN)

Research Team

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Through the Rental Housing Research we would like to discuss the **external (social and economic)** considerations of the **individual home owners** who provide the supply of these rental houses incrementally in the **absence of a formal designer.**

What factors influence landlords' **renting behaviour?**

What are the **types** and **form** of the rental housing being produced in the cities?

CONTEXT

of Rental Housing with respect to the
larger Affordable Housing Scenario

More than

40%

of India’s population are estimated to live in urban areas by 2030. There is projected

shortage of

AFFORDABLE HOUSING

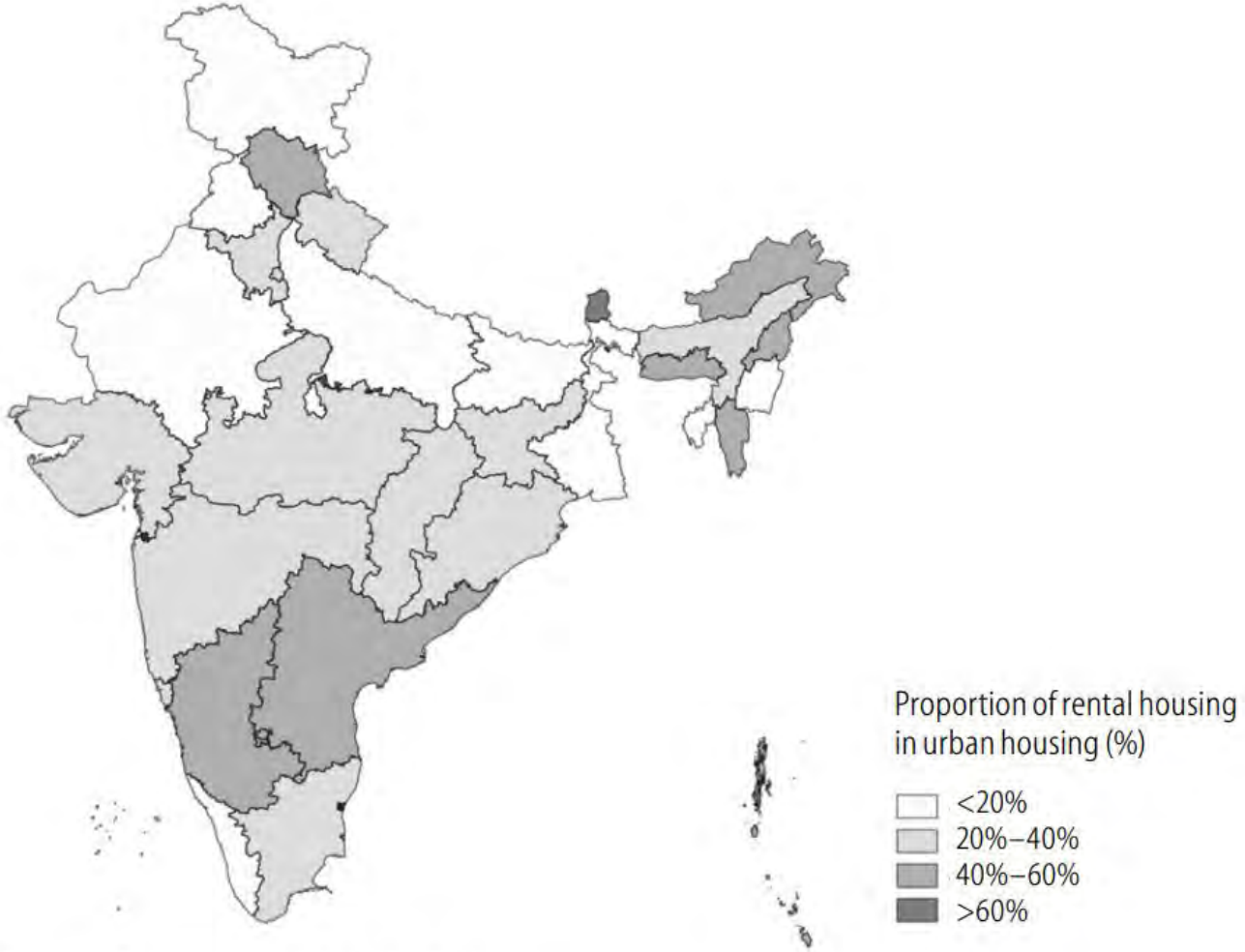
Housing crisis defined as a

NUMERICAL PROBLEM

98% shortage in LIG and EWS Section

Ownership vs rental housing

Pocketed urbanization, Mobile workforce



Source: Census 2011; Map: Swastik Harish

More than

50%

of Coimbatore & Bangalore's Urban housing is

RENTAL HOUSING

State provided housing

Private Contractor provided housing

Land rent scenario

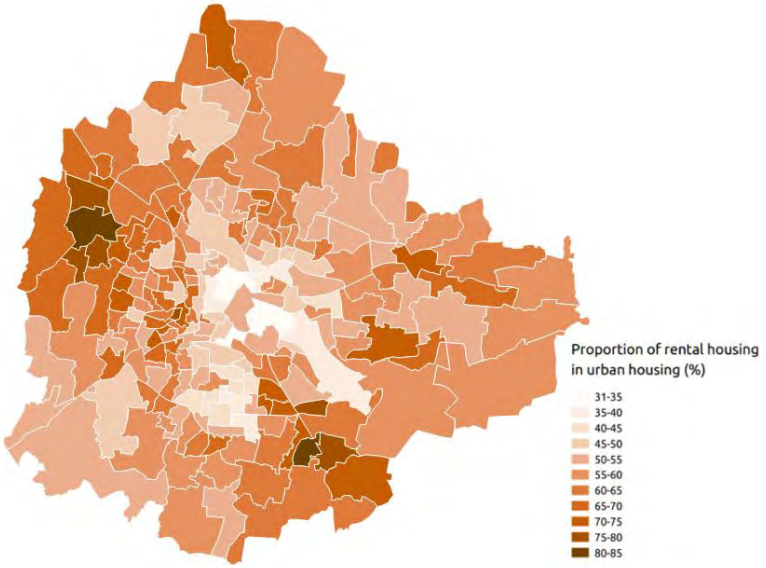
SUPPLY — DEMAND

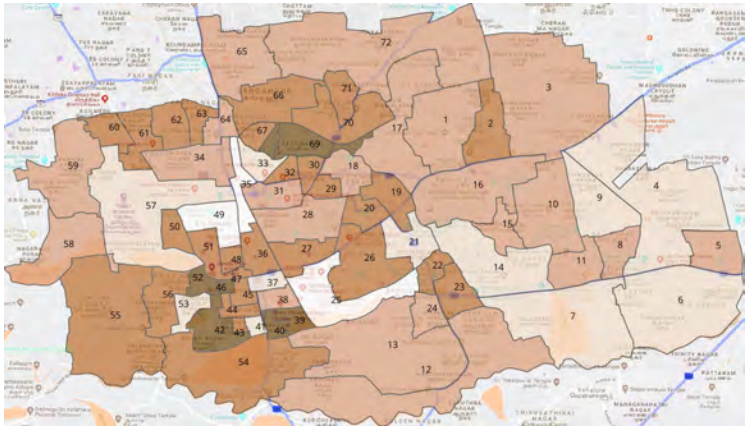
SUPPLY

DEMAND

PROVISION OF

MULTIPLE HOUSING TENURES


Proportion of rental housing
in urban housing (%)
31-35
35-40
40-45
45-50
50-55
55-60
60-65
65-70
70-75
75-80
80-85



BANGALORE

Established Industrial

Core of the city
Peenya | Yeshwantpur

COIMBATORE

Emerging Industrial

Peripheral regions
Sarvanapatti | Vellakinar

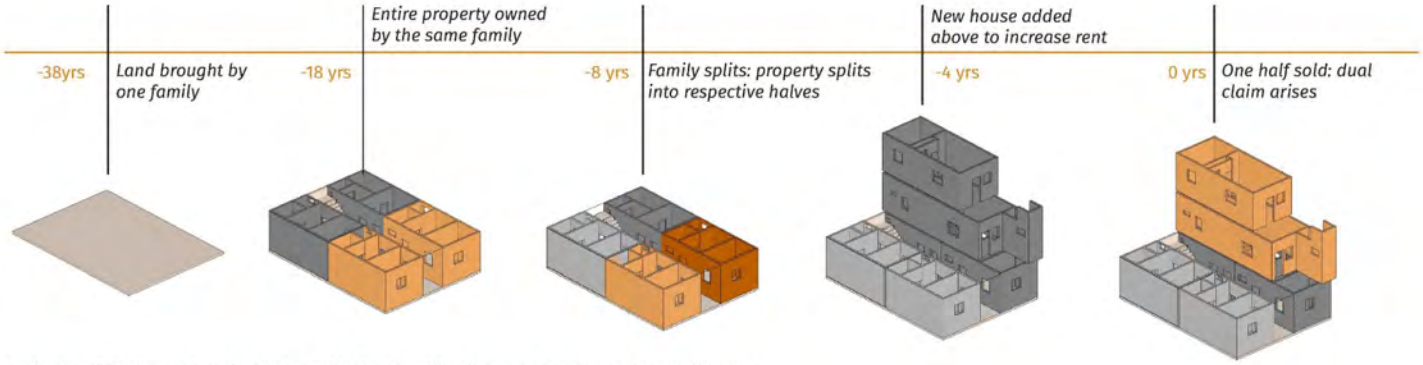
Methods

RENTAL HOUSING STORIES

01

INDIVIDUAL HOME OWNERS

Are the largest providers of Rental housing and not the State

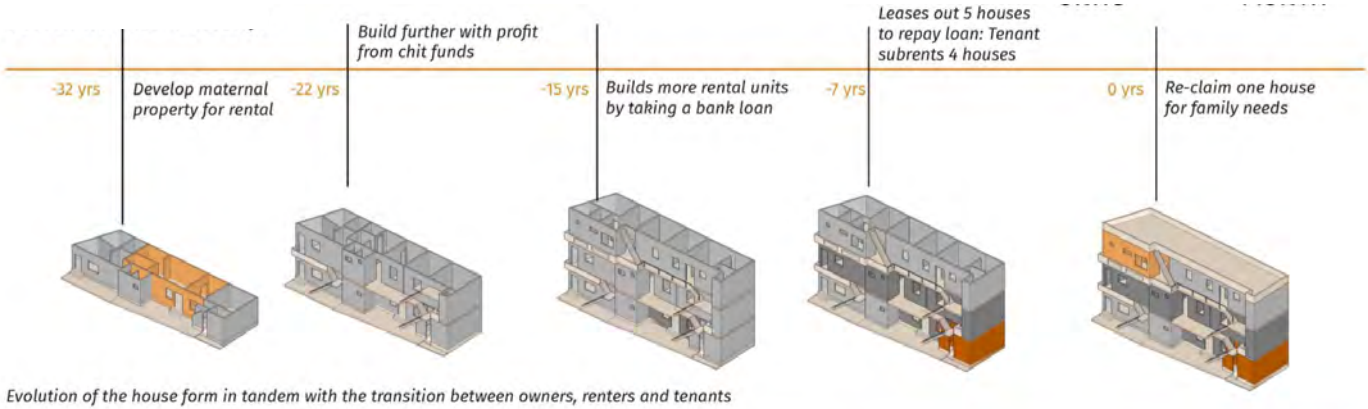


Evolution of the house form in tandem with the transition between owners, renters and tenants

02

ECONOMIC
+
SOCIAL

Considerations of the Home owners that
lead to the production of rental housing



Evolution of the house form in tandem with the transition between owners, renters and tenants

View of the exterior form of the house

View of the exterior forom of the owner's house

03

ABSENCE OF FORMAL DESIGNER

The Rental housing emerges in the absence of the formal designer based on the situational constraints and local knowledge and trends of the neighbourhood

1995

Migrated to Coimbatore in 1995. Lived in a row rental unit with 10 other people for which he paid INR 4,500 per month shared among the tenants.

2000

Moved to slightly larger row rental unit. The rent was INR 2,000 per month which was shared among three tenants.

2008

The landlord married and started renting out a 1 BHK unit. The monthly rent was INR 3,500. He set up a small-scale manufacturing unit out of a single room paying a monthly rent of INR 3,000.

2011

Moved to another 1 BHK rental unit closer to the current building. The monthly rent was INR 4,500. He operated the manufacturing unit from a shared space.

2013-19

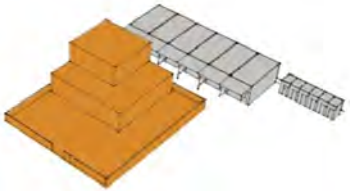
Purchased the property in 2011 using his savings and supplemented it with a bank loan and started construction in the year 2013. completed in 2014

2013

Landlord moved to the new house built on a portion of agricultural land owned by him.

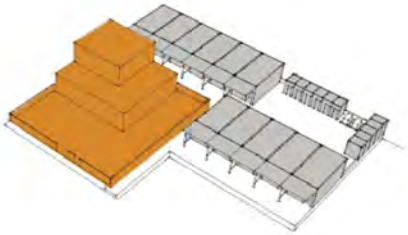
2016

Capitalising on the demand for rental housing by low-income migrants working in the CHIL SEZ, six units were built..



2019

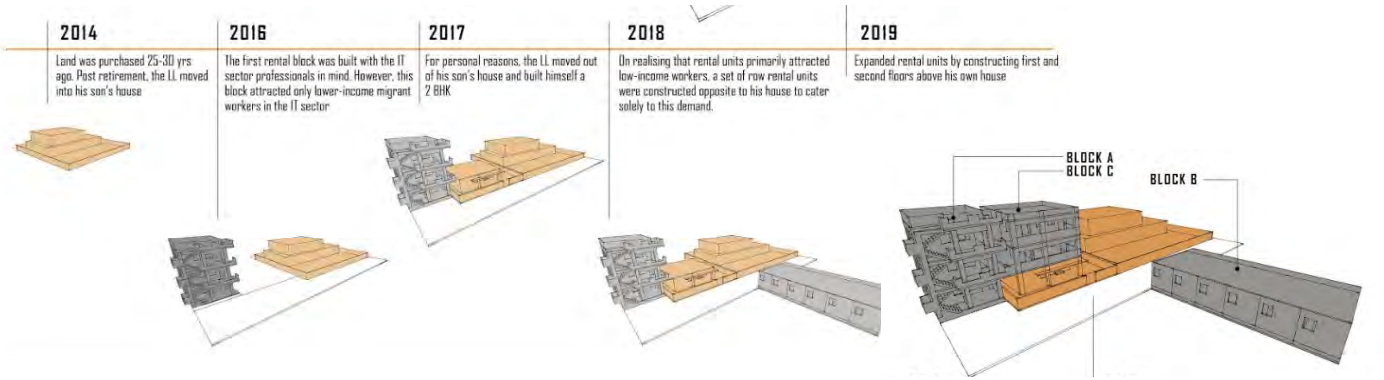
Due to increasing demand and the resultant overcrowding in the six units, five rental units were added.

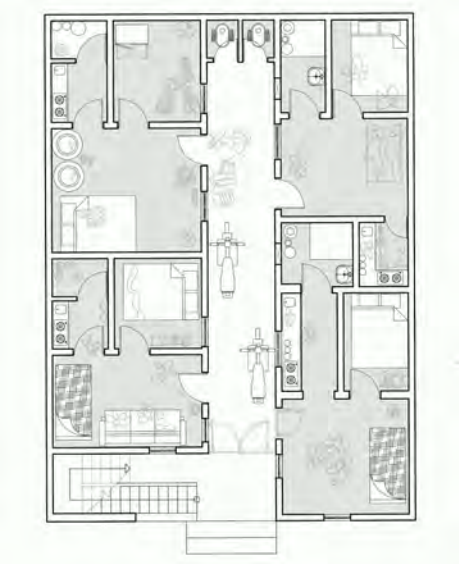


04

OWNER -TENANT RELATIONS

The form is an imprint of the social relationships between the tenants and the owners. It is a codified manifestation of certain codes of conduct.


2014
Land was purchased 25-30 yrs ago. Post retirement, the LL moved into his son's house
2016
The first rental block was built with the IT sector professionals in mind. However, this block attracted only lower-income migrant workers in the IT sector
2017
For personal reasons, the LL moved out of his son's house and built himself a 2 BHK
2018
On realising that rental units primarily attracted low-income workers, a set of row rental units were constructed opposite to his house to cater solely to this demand.
2019
Expanded rental units by constructing first and second floors above his own house
BLOCK A
BLOCK C
BLOCK B



21.03 sq.m/p

4.76 sq.m/p

Common Area and Maintenance ↑

Neighbourhood and Security ↓

Quality of Construction ↑

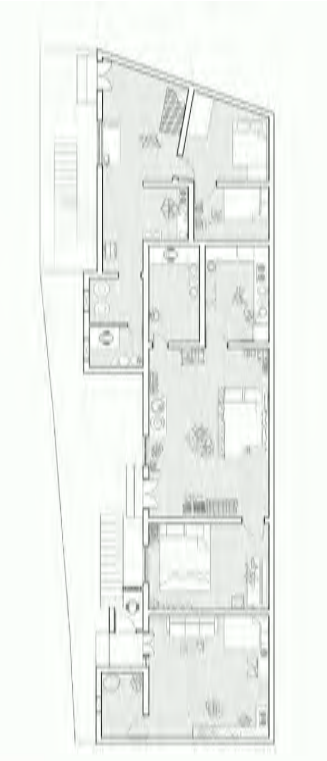
21.31 sq.m/p

13.21 sq.m/p

Common Area and Maintenance ↔

Neighbourhood and Security ↔

Quality of Construction ↓



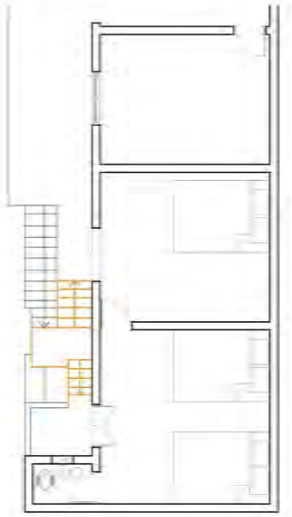
10.54 sq.m/p

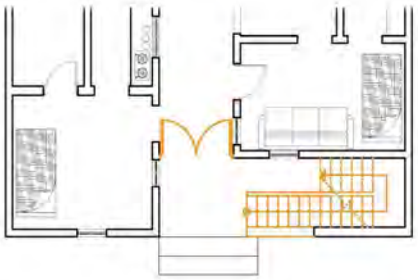
11.2 sq.m/p

Common Area and Maintenance ↑

Neighbourhood and Security ↑

Quality of Construction ↔

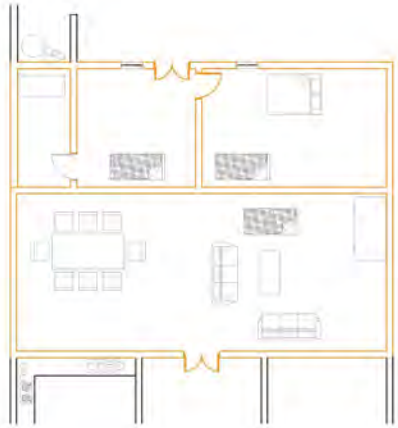


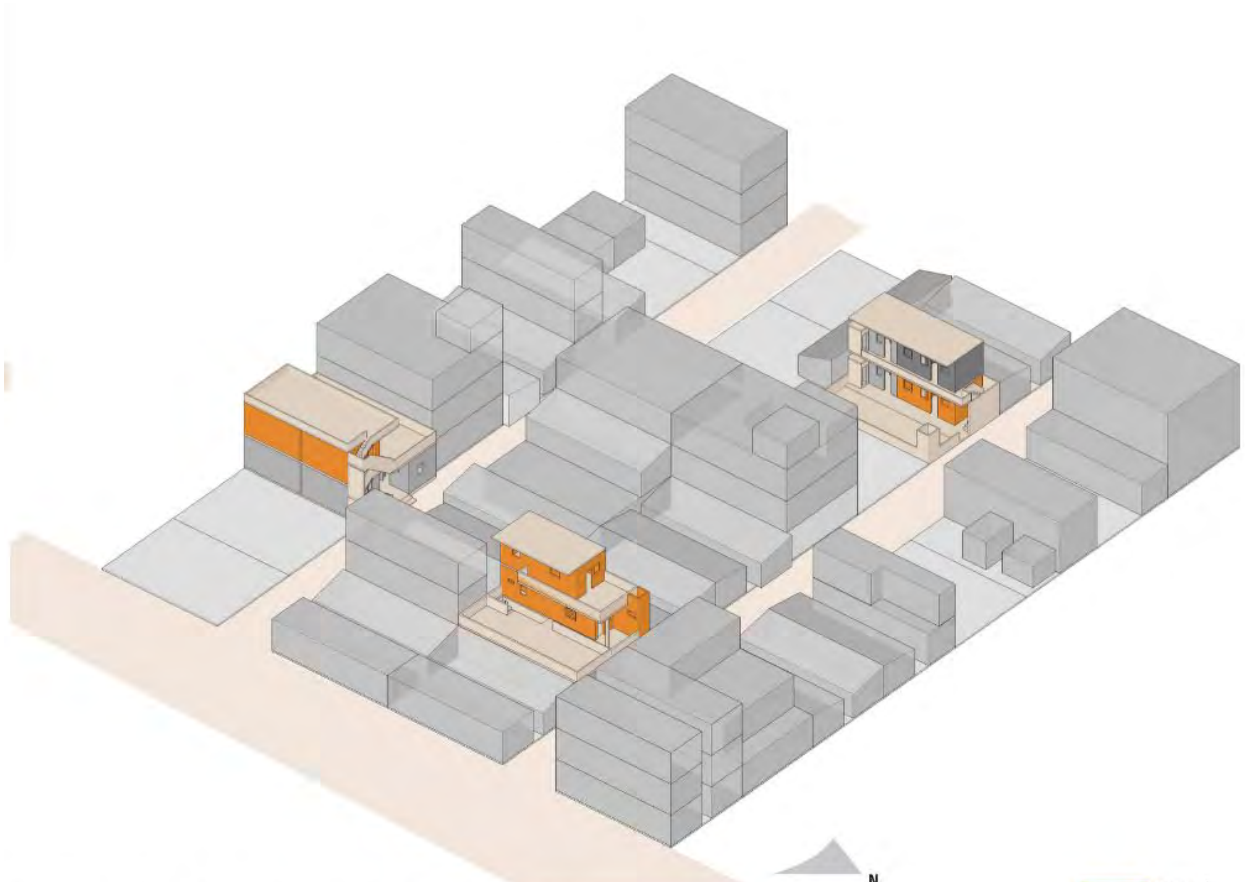


05

STORIES OF FORM

The form is an imprint of the social relationships between the tenants and the owners. It is a codified manifestation of certain codes of conduct.





SECURITY | INCOME | SPACE .....

BANK | OWNER | MARKET | EXCHANGE .....

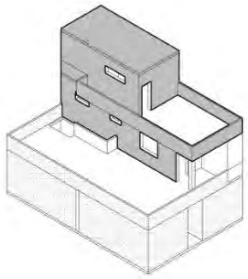
SOCIAL | COWSHED | MARKET .....

What makes a house?

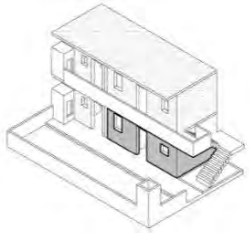
A House is an outcome of several
External (social and economic) constraints
that are outside the bounds of FORMAL
design.

BENGALURU

Rental houses showing the distribution of owner and tenant occupied houses



A



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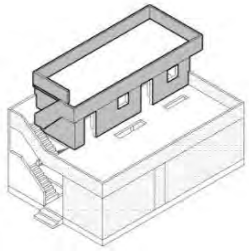

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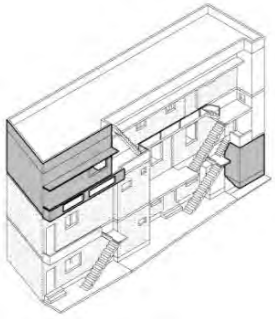

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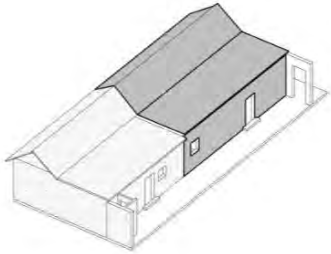
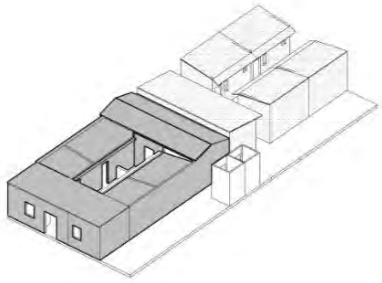


E



F

landlord occupied

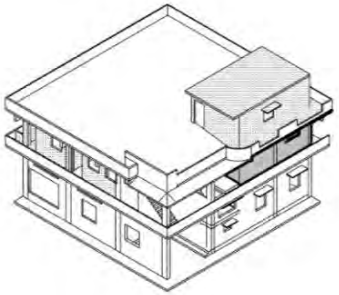
tenant occupied

other properties

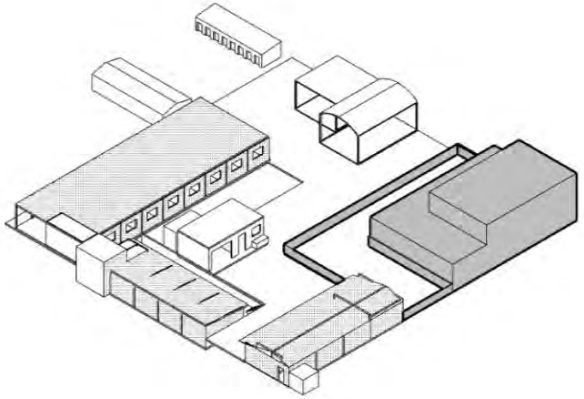
0 30m

COIMBATORE

Rental houses showing the distribution of owner and tenant occupied houses



G



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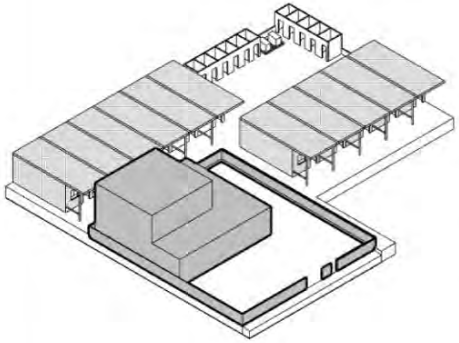
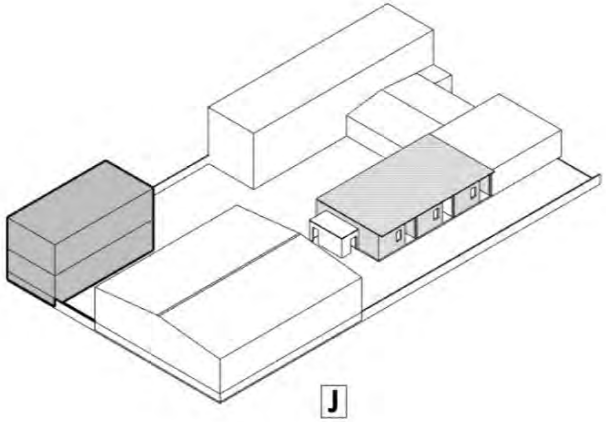
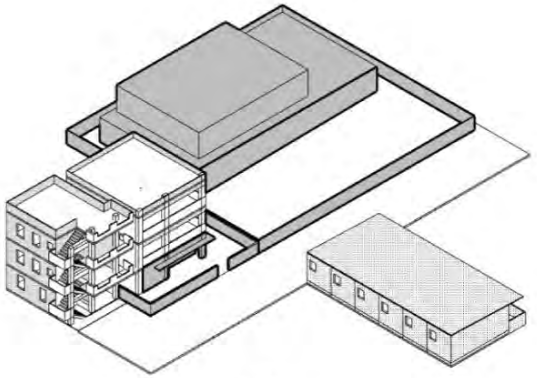


I



J



K

landlord occupied

tenant occupied

other properties

0 42m

PRODUCTION

OF RENTAL HOUSING

INFORMING POLICY

THANK YOU