

**CAUSES AND CONSEQUENCES OF RAPID GROWTH
IN SETTLEMENT OF MIGRANTS
(A SOCIOLOGICAL STUDY IN POKHARA - 29)**

A Thesis

Submitted to the faculty of Humanities and Social Sciences
Department of Sociology, Prithvi Narayan Campus, Pokhara
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Submitted By:

Reshmi B.K.

Roll No.: 124/2071

Symbol No.: 480329/2074

T.U. Reg. No.: 6-2-295-37-2009

Tribhuvan University

Faculty of Humanities and Social Sciences

Department of Sociology

Prithvi Narayan Campus

Pokhara, Nepal

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त्रिभुवन विश्वविद्यालय

Prithvi Narayan Campus

पृथ्वीनारायण क्याम्पस

(A QAA Certified Institution, Accredited by UGC, Nepal)

प.सं. :
च.नं. :

LETTER OF RECOMMENDATION

This thesis entitled "**Causes And Consequences of Rapid Growth in Settlement of Migrants (A Sociological Study in Pokhara-29)**" has been prepared by Reshmi B.K. under my guidance and supervision. I hereby recommend this thesis for examination by the thesis committee as a partial fulfillment of the requirement for the degree of Master of Arts in Sociology.

Date: 25-08-2019

.....
Mr. Ramchandra Baral, PhD.

Supervisor

Department of Sociology

Prithvi Narayan Campus

Pokhara, Nepal

Mailing Address: Bagar, Pokhara, Nepal बगर, पोखरा, नेपाल

Phone: +977-61-526837, 540222 **Email:** info@pncampus.edu.np **URL:** www.pncampus.edu.np



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LETTER OF APPROVAL

This thesis entitled "**Causes And Consequences of Rapid Growth in Settlement of Migrants (A Sociological Study in Pokhara-29)**" submitted to the Department of Sociology, Prithvi Narayan Campus, Pokhara by Reshmi B.K. has been accepted and approved as the partial fulfillment of the Master's Degree of Humanities in Sociology by the undersigned members of the dissertation evaluation committee.

Member of the Dissertation Evaluation Committee

Research Supervisor

Lecture

Department of Sociology

Mr. Ramchandra Baral , PhD.

External Examiner

Lecture

Department of Sociology

Mr. Mukunda Lamsal

Head of Department

Department of Sociology

Prithvi Narayan Campus, Pokhara

Prof. Biswo Kallyan Parajuli, PhD.

Submission Date: 25-08-2019

Viva Date: 04-09-2019

Mailing Address: Bagar, Pokhara, Nepal बगर, पोखरा, नेपाल

Phone: +977-61-526837, 540222 **Email:** info@pncampus.edu.np **URL:** www.pncampus.edu.np

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Reshmi B.K.

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Signature

ABSTRACT

During the expansion of urban social relation and housing system, real estate practices are emerging. Under the research the causing factors of rapid growth of buying land and building a house, the consequences of rapid growth of buying land and building a house and the socio economic status of property buyer were examined briefly. Under the methodology, descriptive and exploratory research designs were used for achieving the desired objectives. Different 169 households were identified for both qualitative as well as quantitative analysis.

As income is increasing, young professionals move out their parent's houses after getting married and buy a condominium in urban areas or a small house in suburbs. This new trend is emerging regardless of the longtime tradition that the eldest or the only son must live with the parents. From the above study, it is concluded that, the socio economic status of property buyer is satisfactory.

Besides, the mobility happens along with the urbanization process and particularly people who choose to live further away are more influenced by values such as freedom, well-being and togetherness while comfort is the preference of people who remain in cities. Social networks with neighbors, friends and relatives are strong motivation for staying in the city. Especially, safety and security is regarded as an absolute attribute to migrate other place in search of better opportunity and better health facility and education.

Study reveals that price is the leading factors to buy immovable property and job location close to relatives have influence on housing preference. Finally they highly appreciate child friendly qualities of the living environment as well as facilities and services that serve the convenience of a family. Migration is one the main cause increasing nuclear family where children grow up without a wide family circle.

As a result, when demand increases and supply decreases, prices go up and housing problem, overcrowding, lower fertility, environmental degradation, traffic, water and sanitation problems can be seen as major problem of cities.

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ACRONYMS

| | | |
|-------|---|--|
| ADB | : | Asian Development Bank |
| CBS | : | Central Bureau of Statistics |
| DDC | : | District Development Committee |
| GDP | : | Gross Domestic Product |
| KII | : | Key Information Interview |
| KVTDC | : | Kathmandu Valley Town Development Committee |
| LDCS | : | Least Development Countries |
| NLHDA | : | Nepal Land and Housing Development Association |
| SE | : | South - East |
| UN | : | United Nation |
| UNDP | : | United Nations Development Program |
| WB | : | World Bank |

CHAPTER: I

INTRODUCTION

1.1 Background

Sociological study of housing should include not only poor housing but also adequate housing with community, family and individual problems. Three wide areas of investigation and theory need to be identified: Analysis of social process about housing policy, Relation between housing and family life, Relation between housing and community (Vapnarsky, C.A.1966). During the expansion of urban social relation and housing system, real estate practices are emerging. Real estate refers to the immovable property such as land and house or any type of building or infrastructure used for residential or business or any other purposes. Real estate represented by residential homes, commercial properties, agricultural land and farm house and so on often consists of the largest component of the wealth of individual investors. Real estate investment involves the purchase, ownership, management and rental of property to generate regular income or cash flow.

Until recently investment in real estate sector was increasing in Nepal due to lack of alternative investment opportunity in the country. But an unknown type of real estate trading has been growing, especially in the least developed countries (LDCs) like Nepal. Frequent buying and selling of land for immediate profit are some of the reasons for the increase in real estate and housing was introduced in Nepal around 1990, it has evolved over the last one decade (UNDP, 2010).

Lack of employment opportunities accompanied by political instability and delayed peace process in the country pushed thousands of Nepalese workers abroad for employment. This resulted into massive inflows of remittances accounting for about 20 percent of GDP. With accelerating growth of remittances and lack of alternative investment opportunities, huge amount of money has gone into land and housing business that created a real estate boom. Nepal is considered as a remittance based economy. Millions of Nepalese youth

are going overseas for employment. They are sending significant amount of remittances for the livelihood of families and relatives in the country.

The ratio of workers' remittance to GDP has been about 20%, an average during the last three years. It is remarkable that such a big amount is coming from a single sector and most of it is spend on imported goods and real estate purchases. Due to lack of the proper and secure investment opportunities, people are spending their hard earned income from abroad in the unproductive sector (ADB, 2018).

Like any other major cities in the world, Pokhara valley has its own challenges, such as rapid urbanization process and haphazard development, which have put pressure on the city's natural resources and physical space. The city's rapidly growing population is also stretching its infrastructure to its limit. Since 2000, the real estate business has been gradually picking up in the Kathmandu valley and other major cities of Nepal especially due to the start of the maoist insurgency and the increasing trend among people to migrate from rural to urban areas (Shrestha, B.K. 2008).

At the same time, the emergence of the upper middle class in urban areas has resulted in a gradual rise in the demand for land and housing. According to the Nepal land and housing developers' Association (NLHDA), the annual demand for houses and apartments in Nepal stands at around 140,000 unit. People migrate place to place for different purpose such as education, job, security etc. When people migrates one place to another, there is chance of expansion of urban and new housing pattern, expansion of employment dimension, social security that lead to immovable property (NLHDA, 1994).

In Asian region China and India are fast economy growing countries including Japan and South Korea that are already established Asian countries. Among them, China is more recognized as a economically fast growing country in the Asian region now. It has been published media and newspaper that China is technologically ahead in all regions even in world. Similarly, growing urbanization problem is being solved with the formulation and implementation

of strategic plan.

There are two processes of urbanization small town development driven by state and massive inflow of rural to urban migrants to large cities. By putting social policy into this context of Urbanization, we argue that social policy has not been properly developed to facilitate small town development. On the contrary, it has been used deliberately as a barrier to limit migration to large cities. The results are clear. Small towns are not attractive and often are abandoned. Large cities are under tremendous social pressure (Li & Piachaud, 2006).

Nepal suffered from decade long civil insurgency and people have migrated from village to cities seeking opportunity, security and improved physical facilities. Every one's desire to have their own house where they are working is a natural desire. Unregulated and unmanaged Urbanization has many problems related to the environment. Heavy population stress tends to decrease the land suitable for crops production. Moreover, growing Urbanization put heavy strains on natural eco-systems, i.e. polluting rivers, consuming ground water, forests and agriculture lands, degrading soils and disrupting drainage system in the city (Lohani, 2006).

In the last 60 years, Nepal experiencing a considerable rise in population with increasing urbanization. Urban population pressure is rising every year in Nepal. In 2001, population in urban area was 3227879, 86.1% of total population whereas in 2011, it was 4525787 and 83.00% of total population (CBS of Nepal, 2011).

If the population growth dramatically increases, shelter problem will be a challenge to have own house is human right. India is facing a lot of problems during urbanization and more resources have to be mobilized, even though no solution to the problems. To address the above problems government need to plan of land acquisition being attraction of better opportunity. Institutionalism is a socially directed in order to find, measure and trace pattern and sequences of social, political, economic behavior and change across time and size. Institutionalism consider rule of law, well policy and organizations, education

the way mentioned above factors governs in every country's social and cultural phenomenon.

1.2 Statement of the Problem

Pokhara metropolitan city is the largest metropolitan ever found in the country. Due to rapid expansion of urban, there is drastic change can be seen in the transaction of real estate. Last few decade expansion of housing pattern in Pokhara is significantly growth and it may change the earning or income pattern of community people. That's why the development of infrastructure and house is growing rapid in Pokhara. The changing of the land use and also change of culture is one major factor in Pokhara in current days. Different culture and religion based housing were developed. Different people have different choices and they built according to their choices. Many people, family are immigrate from different part of the community and other country as well. There for to find out the causes and consequences brought by the process, researcher has chosen this topic as research paper.

There have been a number of valuable studies on housing trend or practice in abroad but very few researches have done on it in Nepal. Owning a house is everyman's dream and his prestige attached to it.

In today's fast paced life, spending time and effort towards building a house is something that very few can afford. Housing practice Urban areas in Nepal is expanding at a very fast pace. Also sociologically none of such study has been carried out yet. This research is essential because it provides valuable information for the planning and development of housing for various residential groups with different needs. Also it provided an overview of urban land and housing market are critical success factors for achieving powerful economic growth. Although, there have been done several research on housing trend in Nepal, they are Kathmandu centered only.

This research sociologically raises the issued, problem related to housing among migrants of Pokhara Metropolitan in Ward No.-29.

Though the Lekhnath Pokhara Ward No.-29 which includes the areas like **Bhandardhik, Aadarsha Chowk, Sainikbasti, Patneri, Chirgadi** is at the semi developing stage, there is rapid transaction of immovable property and many people have been attracted towards this place by many pulling factors of development. There is very limited sociological research is being done on the issues related to housing among migrants. This is the first sociological research topic in Pokhara. Many national and international researches are being done on housing and need to be further researched:

- An Approach to the Sociology of Housing.
- Habitat Defense in South-east Asian Cities.
- Racial/Ethnic Differences in Home Ownership and Housing quality.
- The Suburban Revolution.
- Sociological Research on the Economic Myths of Housing.

This research is also important from market value. The market will answer the buying capability of various income groups. The price of land is that the single costliest element within the cost of housing in urban areas. The high worth of land may be a consequence of the short coming of the land market to reply quicker to exaggerated demand for land with the expansion of urbanization.

1.3 Research Question

- a) What are the causing factors of rapid growth of buying of land and building a house in the study area?
- b) What are the consequences of rapid growth of buying of land and building a house in the study area?

1.4 Objectives of the Study

1.4.1 General Objectives

- To find out Housing/Settlement Practice of migrants.

1.4.2 Specific Objectives

- To explore the causes of rapid growth of buying of land and building a

house.

- To analyze the consequences of rapid growth of buying of land and building a house.

1.5 Justification of Study

Pokhara-29 (**Bhandardhik, Aadarsha Chowk, Sainikbasti, Patneri and Chirgadi**) is at the semi developing stage. Due to rapid changes in that area, there is higher rate of buying immovable property. The main purpose of this research study is to find out causes, why the people are very much interested to buy a land and building a house. Is it because of cheaper price or business hubs or any other reasons?

Till the date no research has been made regarding the trend of buying of land and building a house in Pokhara-29. Therefore, the research is essential to carry out to find the causing factor and its consequences in the future.

1.6 Significance of the Study

Nepal is in the turning phase in political stability, so because of that reasons country is divided into seven federal provinces which have their own democratic power. Therefore, many kinds of changes are happening so people are attracted towards the new phenomenon of development which eventually gives the boost up to the causes of transaction of immovable property. Many people have been attracted towards this place by many pulling factors of development. This study is very important to acknowledge the condition of proposed area. Some of the importance of this study areas are:

- The study gives the condition of causes, consequences of recent transaction of land/housing and also the socio economic status of the study area.
- There are some studies carried out in this area but in relation with land/housing has been less, I think my research can give a fruitful result for the development planners working in the field.

- This research acknowledge about the trends of housing practice with its factors of causes and impact of it.

1.7 Limitation of the Study

Every research works has its own limitation due to lack of time, resources and knowledge. So without any exception, my study will be done as a case study of transaction about real estate or settlement pattern in Eastern Pokhara (Bhandardhik, Aadarsha Chowk, Sainikbasti, Chirgadi) with the objectives of the partial fulfillment of master degree requirement of humanities and social sciences. With many situations to be faced in the study will be basically relying on primary information gathered from study area. This study will use limited tools/techniques.

1.8 Organization of the Study

This study has been divided into seven chapters. The first chapter is introduction which discusses the background of the study, Statement of the problem, Research objectives, significance, justification, limitation and organization of the study. The chapter is especially present about the introduction of the research subject matters which can easy to know about the basic information of research. The second chapter presents the review of literature. This chapter gives theoretical review, history, conceptual framework and relevant theories.

The third chapter presents the methodology adopted for the study. Under this chapter research design, nature and source of data household survey, interview Schedule, observation, method of data presentation, analysis, population, sample and reliability and Validity of tool are described.

The forth chapter presents the Socio-Demographic Profile of Respondents. In this chapter, socio-economic statuses of the respondents have been analyzed to find the existing social and cultural practices of migrants. It also tried to find about the causes and consequences of rapid growth of buying of land and building a house. In this chapter demographic characteristics of participants, socio economic characteristics of respondent, causes of migration, source for

migration, problem due to migration have been analyzed. To explore about the causes of buying of land and building a house in fifth chapter, the researcher has developed numbers of subheadings. Likewise, to examine the consequences of rapid growth of settlement of migrants, in sixth chapter, the researcher has tried to know about the past and present scenario of social structure which is clearly shows the positive and negative aspects of settlement process. Finally, in the last chapter summary, major findings and conclusion have drawn effectively.

CHAPTER: II

LITERATURE REVIEW

Generally, this part deals with the literature relevant to the study, to deepest knowledge and understanding about the subject of field work, reviewing literature will helps to learn how others have defined and measured key concepts to identify data sources that other researchers have used. The purpose of literature review is to find out what research studies have been conducted in the chosen field of study;

2.1 Theoretical Review

2.1.1 World System Theory

The theory of migration is adaption theory of "World System" by Immanuel Wallenstein. World System refers to the inter-regional and transnational division of labor. This theory emphasizes as the primary unit of social analysis. So this theory is also known as neo-Marxist theory. The world capitalism system has been divided into three particular group core, periphery and semi-periphery (Skocpol, T. 1977). The tendency of migration from periphery to core is for the search of opportunities. There could be many reasons for moving from periphery to core. People move to core places because of multiple earning opportunities, better service provisions and amenities, political security, suitable and more attractive climate, higher education, high technology, more comfortable, proper and quality housing, better living condition, better medical care, a safe and good environment etc. There is lack of opportunities for their normal life in periphery. They have to face problems like natural disasters, crop failure, poverty, war and conflict, unemployment, lack of clean water, poor education, a lack of services and amenities, poor education and health provision etc. Facilities and services (health, education, security, commercial, communication, transport etc.) of core attracted the people in periphery.

2.1.2 Theory of Urbanization

Urbanization is the shift from rural to an urban society. This coincides with the industrial revolution, the change from an agrarian to an industrial society. Urbanization is an inseparable part of the industrial revolution period. The emergence of the upper middle class in urban areas has resulted in a gradual rise in the demand for land and housing. Urbanization has had undeniable impact, and the suburbs are being reimagined. In an effort to bring urban sensibilities and conveniences to these residential areas, there has been a rise in mixed- use developments. These communities allow for better access to amenities that younger generations crave. Around the world, more and more people are moving to cities. The increase in urbanization is paralleled by revolution advances in digital technology, innovation in the build environment, and modes for how real estate is transacted and conducted. This combination has created significant opportunities as well as challenges for the global real estate industry (Elder, H.W. & Zumpano, L.V. 1991).

India is another economically fast growing country in South Asian region. Small cities were promoted by state government and large cities like Mumbai and Delhi are massive inflow taking places. Nepal's economy more or less is influenced by Indian economy comparing to China. Although both are neighboring countries the socio-cultural and socio-economic patterns are similar to India. Until now, Nepal government has taken the bench mark to Indian currency based on Indian currency our monetary convertible policy is established. Some of the trends depend on what's going to happen with China and other countries with current account surplus or with economic and political instability. Although China's economy is still growing quite fast, it is decelerating. If it slows any more or stop, there could be a slight correction in the pricing of commercial real estate assets (Chen, X.P. Liu, D & Portnoy, R. 2012).

Traditionally most of the settlements in Nepal were scattered in the hills and valleys, the mountains remained largely uninhabited because of the harsh climate and steep topography and Terai Plain because of prevalent malaria, Tarai being

commonly labeled as Kalapani (poisonous water area). Except the traditional towns like Kathmandu, Pokhara and Tansen, are most of the fast growing towns. There are two elements of Nepal's urban population growth; one is the increase in number of 'Urban areas' and the other one the expansion of existing urban settlements because of rural to urban migration. The growing rural-urban migration combined with the absence of planned urban development is causing an increasing worrying situation in Nepal's cities and also urbanization is in progress including in Kathmandu Valley along with other main cities of Nepal.

2.1.3 Globalization/Modernization Theory

The impact of globalization on purchase of immovable property can be viewed from two angles: convergence (uniformity) of global markets and the growing importance of global hubs and with a relatively small number of cities playing the role of global cities with specific transnational functions.

Globalization is not internationalization, but the effective erasure of national boundaries-opening the way not only to free mobility of capital and goods but also, in effect, to free movement (or uncontrolled migration) of vast labor pools from regions of rapid population growth. The impacts on national economies could be tragic.

The trend toward globalization (free trade, free capital mobility) is not usually associated with migration or demography. If globalization were to be accomplished by free mobility of people, then demographers would certainly be paying attention. However, since globalization is being driven primarily by "free migration" of goods and capital, with labor a distant third in terms of mobility, few have noticed that the economic consequences of this free flow of goods and capital are equivalent to those that would obtain under a free flow of labor. They are also driven by the same demographic and economic forces that would determine labor migration, if labor were free to migrate (Chen, X.P., Liu, D & Portnoy, R.2012).

The economic tendency resulting from competition is to equalize wages and

social standards across countries. But instead of cheap labor moving to where the capital is, and bidding wages down, capital moves to where the cheap labor is, and bids wages up-or would do so if only there were not a nearly unlimited supply of cheap labor, a Malthusian situation that still prevails in much of the world. Yet wages in the capital-sending country are bid down as much as if the newly employed laborers in the low-wage country had actually immigrated to the high-wage country. The determinant of wages in the low-wage country is neither labor "productivity," nor anything else on the demand side of the labor market. It is entirely on the supply side-an excess and rapidly growing supply of labor at near-subsistence wages. This demographic condition-a very numerous and still rapidly growing underclass in the third world-is one for which demographers have many explanations, beginning with Malthus (Piore, 1979).

Globalization, considered by many to be the inevitable wave of the future, is frequently confused with internationalization, but is in fact something totally different. Internationalization refers to the increasing importance of international trade, international relations, treaties, alliances, etc. Inter-national, of course, means between or among nations. The basic unit remains the nation, even as relations among nations become increasingly necessary and important. Globalization refers to the global economic integration of many formerly national economies into one global economy, mainly by free trade and free capital mobility, but also by somewhat easier or uncontrolled migration. It is the effective erasure of national boundaries for economic purposes. What was international becomes interregional (Harris, E.G., Mowen, J.C., & Brown, T. J. 2005).

Migration and modernity are regarded as correlated factors. It's difficult to specify whether the movement of the people today is the result of modernity or is it migration which result to modernity .Society has changed and the very day live of individuals are in some ways profoundly different to that of some decades back. It is in many ways a single world connected together through the modern means of communication and technology. In a simple word modernity is a

change which is different, peculiar and special in its own way. Almost every modern social thinker today refers to nations of detraditionalization while discussing modernity. This however does not strictly mean society without tradition. It rather means social order in which tradition changes its status, where society under goes rapid changes and traditions are routinely subjected to interrogation. Globalization has not only result the free flow of information and ideas around the globe and has also facilitated individuals with the freedom of movement.

People migrate to another part of the globe and begin a new life. Migration has resulted in the construction of a new global society characterized by cultural, religious, historical and biographical diversity. The movement of the people has been tied to economic factors on a large scale. Migration can be permanent, temporary, voluntary or forceful. It can occur as a result of push and pull factors (Budathoki, A. 2009).

Although it is the driving force for modernization, economic growth and development, there is increasing concern about the effects of expanding cities principally on human health, livelihood and the environment.

2.3 Review of Previous Studies

The study conducted by Aldrich, B. C. (1985). The habitat defense of neo locals of six major cities of SE Asia- Hong Kong, Kuala Lumpur and Singapore with no in defense, Bangkok, Jakarta and Manila with extensive defense. It leads to removal and relocation inhabitants for large infrastructure projects. The affected people consists of poor slum dwellers due to wars or urbanization. Some factors like duration of settlement the size of single community, level of unity among elites etc. affect the habitat defenses.

According to Rosenbaum, E.(1991). In the large metropolitan area house ownership probability is higher for the whites and Asians and lower for the Hispanics and blacks. Housing conditions of the whites and the Asian are more advantaged than of the blacks and Hispanics. In the city of New York study to

white and Asian families are better housed. There are factors that affect as income, desire to live among community members possible financing from banks the minority insecurities etc. Racial and ethnic minorities have lower quality housing. The housing plan needs to pay attention on easier loan, timely maintenance priority to minorities etc.

The research conducted by Palen, J. J.(1995). On ‘The Suburban Revolution’ shows that suburban have half population at that of cities with more white collar positions double the manufacturing jobs more retail shopping and restaurants. Edge cities are growing with no defined edge borders, without legal entities. They are private rather than public domains with more security. Minority movement to the suburbs includes mostly the middle class having higher household incomes and family sizes. 4% of Hispanics belong to suburbs with high potential population growth in future. They face less housing segregation problem. Another fastest growing suburb race is Asian consisting more of Chinese with better income sources.

According to Mitchell, R.E.(1974). There are two types of social sciences myths about government housing policies arguments supporting government investment in housing and economic feature of specific government programs and strategies. Housing is more related to a political process than the general economic interests of the country. Though housing is important for the nation, its priority has fallen behind other national issues like employment, price control, trade balance etc. Decent living is a fundamental right but the investment focuses on housing industry, political issues etc. The myths related to housing and government investment in it can be cleared only with the policy related sociological research. Then only economic and social myths will be clean.

According to Zeng (2013). Demographic variables significantly influenced housing purchase decisions notably age, marital status, educational background, occupation and family status.

Tan, DN. (2016). Conducted a research on ‘Factors Affecting the preferences of social housing’ shows that financial, location and subjective norm make a

positive impact on preference of social housing 'living space' and 'Environment' have not positive association with preferences of social housing and housing demand is more important than the environment.

According to Piore (1979). There is link between wage, social status and prestige. Those who have income/ wage, they are more likely to have high social status and prestige (cited by Urzi). According to Urzi (2015), family relations across districts have been shown to have a central role as a driving force behind the decision to migrate.

According to Rode (2008). Racism and caste influence people to migrate in a certain area.

The study conducted by Koirala, M.P. (2012). Risks in Housing and Real Estate: construction projects study in Nepal. Nepal's urban development accelerated when migration took place either from internal or external migration. There are several reasons for this and among them political economic and socio cultural factor are the major reasons. Studies show that of from last fifteen years migration is mainly due to civil insurgency, war, not maintaining law and order, security problem, impurity, disturbance and employment problem.

Bhandari, SR (2016). Conducted a research on socio economic implication of land ownership in Thulakhet that clears the livelihoods of rural households in the country largely upon amount of land owned ownership of land symbolizes wealth, social status and also the political power of the house hold. Land is the basic resources and arable land is the primary asset for livelihoods of households. If the possession of land is little it is regarded that the status of the individual is poor there and overall livelihood is also seems to be poor. Therefore, it is imperative to understand the land holding pattern to design specific livelihood support programs to the needy ones.

Shrestha, B.K.(2008). Conducted a research on 'Housing Development Trend In the Kathmandu Valley: Need For Sheltering Urban Poor' shows that a combination of push and pull factors has caused massive flow of rural population

into urban areas. Failure to regulate rapid urbanization and its consequences of haphazard urban growth has resulted in socio-economic inequalities decreasing quality of life, marginalizing urban poor and degrading urban environment and ecological balance and intensifying natural disaster vulnerability. These are more threatening to human beings and integrity of states. This combined with recent changes in the economic base of cities, family structures, low economic growth and breakdown of social institutions have possessed many challenges to developing nations particularly in addressing affordable and safer housing for urban poor and economically disadvantaged group. These people are more vulnerable to environmental risks and natural disasters because their precarious dwellings are often located on land subject to flooding, landslides or group pollution.

In the case of Nepal increased urbanization along with gradual shift in economic base from agriculture to commerce and service including changing lifestyle of city dwellers has not only created a huge demand of housing, infrastructure provision, social and emergency services but also transformed the form and mode of development of housing in the Kathmandu Valley with numerous consequences. The increased urbanization has led to pressure on the available land and infrastructure.

According to KVTDC, (2009). Cities are the engines of economic growth and the focal points for employment, education, health, safety and information whereas rural regions have limited infrastructure development and services and poor agronomic potential with limited opportunities of livelihood diversification. It has caused massive flow of population in the cities of the developing nations. Increasing number of urban poor and intensification of disaster vulnerability are the two most visible impacts of haphazard urbanization of the cities particularly in the developing nations. Urban centers are increasing in size and number. A more than half of the world's population (3.3 billion people) lives in urban areas and 90% of future population growth will be concentrated in cities of the developing countries. The world is becoming more than urban both in territorial

and demographic terms. The percentage of global population living in urban areas is expected to increase to over 60% by the year 2030 (UN, 2004). Population movements are changing the context of disaster risk and development processes are modifying natural hazard. Inadequate urban settlement development strongly fosters the vicious circle created by poverty, risk and disaster by negatively influencing both risk and poverty.

Traditional housing in Kathmandu was basically governed by cultural standards. The practice of housing in more recent times is changing rapidly, affected by modernization forces, both social and political. Housing is now considered an individual's problem. In Kathmandu, as in most developing country cities, the legal formal sector is largely irrelevant in terms of meeting the basic shelter needs of low and moderate income households. In principle, it would seem clear that land fragmentation raises infrastructure costs and prevents the realization of economic of scale of consolidate land development.

According to Lohani, (2006). Urbanization is one of the fundamental characteristics of the European civilization. Cities and urban networks they formed were always an important factor in the development and shaping of their surrounding regions. The urbanization of the developing world began to accelerate in late 20th century is experiencing rapid urbanization with a high concentration of people in the urban areas. Nepal suffered from decade long civil insurgency and people have migrated from village to cities seeking opportunity, security and improved physical facilities. A case of Kathmandu Valley is worth mentioning here. Kathmandu Valley is the capital city of the country, which together with two adjoining districts, Bhaktapur and Lalitpur consists of most fertile land. The proportion of urban population living in these three districts respectively receive first (65.9%), second (53.4%) and fourth (48.3) highest rank in the country. In the valley, Kathmandu city has almost 42 percent internal migrants from both rural and urban areas of other districts in 2001 of the total immigrants the city alone receives about 79 percent of the rural migrant. The increasing amount of urbanization has negative impact on the environment and

can cause for the health related problems in the world particularly, in developing countries.

UN-HABITAT, (2010). Declare that urbanization refers to the process by which rural areas take on urban characteristics. It is an index of transformation from traditional rural economy to modern industrial one. The world's urban population is increasing at a faster rate than the total population. Urbanization in the world today is an ongoing process that has a profound impact on people's living conditions and health status. The most prominent feature of urbanization is the differences in lifestyle. Studies on the health impacts of urbanization reveal that urbanization can have both positive and negative effects on health. At the same time as urbanization levels and trends closely mirror global patterns of industrialization and economic development in the world; accordingly, there is still a remarkable urban transformation when compared with the situation at the beginning of the 20th century. All this situations we face today globally in terms of urban and spatial extent of the phenomenon of urbanization has a negative environmental particularly, degradation of urban ecosystem and case for public health relate problems in the world and especially developing countries are very impacted by these situation.

The research conducted by Mathema, A. S. (1999). The dramatic growth of cities of the developing world has become something of a cliches. Increase in demand for urban housing in the latter half of this century had led to the emergence of housing as a priority sector for many national governments and public authorities around the globe. The Global Report on House settlements 1986(UNCHS) indicates that 40-50% of the population lives in slums and informal settlements in many cities of the developing world. It is recognized that urbanization is more in developed countries compared to developing countries such as more in USA and European countries and less in Asian and African countries.

Nepal, however, presents a striking paradox to this Universal phenomenon. Despite the fact that it is among the poorest countries in the world, its capital and predominant urban center, Kathmandu, does not face the problem of slums to the

extent prevalent in other third world cities. Land in Nepal has traditionally represented the principal form of wealth, the principal symbol of social status and the principal source of economic and political power. Five percent of Nepal's population lives in Kathmandu Valley. The rapid pace of urbanization in Kathmandu and other cities today is greatly increasing the demand for shelter, infrastructure, employment opportunities and social services. Moreover, in addition to internal migration the valley also needs to tackle the influx of cheap labor from across the open borders with India. As a result the housing stock in Kathmandu, as in most developing countries, is facing increasing pressure. Urban expansion is taking place wherever there is provision of roads, water and electricity. Of all the activities carried out in urban areas, housing activities cover the maximum land use. Haphazard and substandard development in the metropolitan area is going on at a rapid rate. Overcrowding, congestion and unsanitary living conditions are widespread, particularly in old residential areas. Urbanization leads to the outward expansion of cities and results in changes in land use whereby urban residents buy up prime agricultural land for residential or commercial purposes. It is commonly observed that there is a shortage of serviced land and housing in the cities of developing countries. Economic development in urban centers induces in migration, Causing on increase in demand for housing and urban services. If the supply is unresponsive to market demand, the price of housing increases substantially.

2.4 Conceptual Framework

Migration is a truly global phenomenon. For migration to take place there are usually push factors and pull factors at work. Push factors are the reasons that make someone decide to move often push factors are negative things such as unemployment, crop failure, droughts, flooding, war, poor education, opportunities or poor services and amenities. The following conceptual framework is used to guide the study:

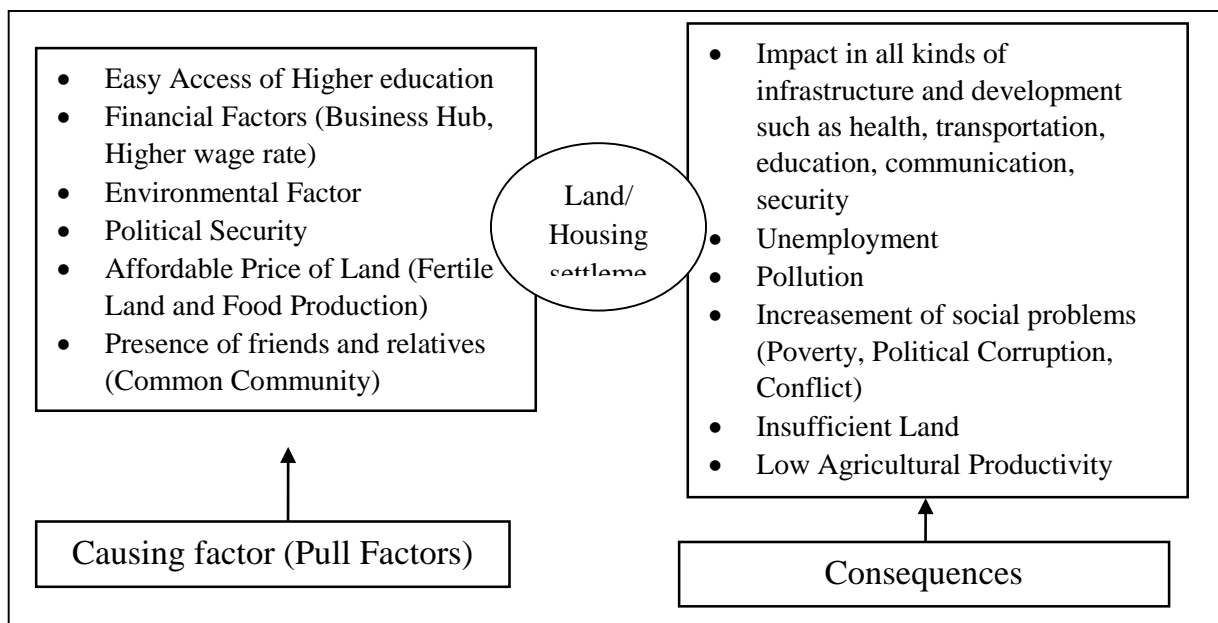


Fig. 2.1 Conceptual Framework

Pull factors, on the other hand, are the expectations which attract people to the new place. They are usually positive things such as living, better education or better healthcare. These facilities and services influence people to buy land on the study area. Similarly, strong construction of land and soil of it plays very important role in building dream house and potential of growing plants in that land.

On the contrary, its consequences seen as overwhelming demand of land and housing scarcity similarly it has negative consequences on health due to mainly pollution and overcrowded living condition as well as unemployment, inadequate services and infrastructure, insufficient water, urban crime etc. The world's urban areas are highly varied but many cities and town are facing problems.

CHAPTER: III

RESEARCH METHODOLOGY

This chapter presents the research methods of the study. It includes rational of the study area, Research Design, Study Population, Sample Size, and Sampling Procedure, Method of data collection, Selection of the Respondents and Method of data Collection, Selection of the Respondents and Method of data Analysis.

3.1 Rational of Selections of the Study Area

Housing is a basic need which people fulfill through formal or informal means. It is one of the key indicators of urban growth and economy of a particular city but it has become one of the complex problems for the low income urban dwellers even to afford a modest house in Nepal. Different people have different choice and they build according to their choice. Different culture and religion based housing were developed. Though the ward no. 29 of Lekhnath is at the semi developing stage, the development of infrastructure and housing is growing rapid. There might multiple factors that pull people to buy land and building a house in ward no. 29 which includes the places like Bhadardhik, Aadarsha Chowk, Sainikbasti, Patneri, Chirgadi etc. In this context, the researcher has interested to carryout causing factor of buying land and building a house in a study area. Is it because of cheaper price or business hubs or any other reasons?

Therefore, this research is essential to acknowledge the condition of proposed area and to find the causing factors and its consequences in future. The main study area was Pokhara- 29. In this metropolitan, Tagathari, Janajati, Dalitsand other castes of people stay as the biggest population. Most of the people are engaged in business, agriculture, tourism and foreign employment as their source of livelihood. This site has been chosen keeping in consideration the time and cost constraints of the researchers. Also none of such study has been carried out yet.

3.2 Research Design

In the current study, the explorator ch design has been carried out to

understand various aspects of the problems or issues related to buying of land and building a house and causing factor and its consequences in the future among the migrants of Pokhara Metropolitan in ward no. 29. While descriptive research design is used to describe the housing practice and its impact in the future. Here, the descriptive design is helped in discovering multiple factors and causes of such practices and its impact on overall social, political, economic, cultural and environmental aspects.

The approach to the research is direct contact with the respondents in the study zone. The research design for this purpose was exploration and descriptive.

3.3 Nature and Sources of Data

Primary as well as secondary data have been incorporated in this study. Secondary data has been collected by adopting various secondary means. Beyond other means, it has collected from previous studies, published and other unpublished documents from related literatures.

As per the need of the study more primary and some secondary data have been collected but priorities have given to the selection of primary data which are both qualitative as well as quantitative. Primary data has been collected by employing various primary hand data collection techniques. Mainly, the interview with semi-structured questionnaire and field observation has been for primary data collection.

Secondary information is helpful enough in checking the validity and reliability of empirical field data. The main sources of secondary data for the presents purposed population census 2011, metropolitan profile, CBS report previous researcher's dissertation related books, websites and published article and journals as well.

3.4 Universe and Sampling Procedure

The study is mainly concerned with the housing practice among migrants of Pokhara Metropolitan in ward no. 29 which includes the areas like Bhandardhik, Aadarsha Chowk, Sainikbasti, Patneri, Chirgadi etc. According to the Metropolitan profile of 2068-2074, there are altogether 2,261 households. Among the total households, 301 were the households of migrants of that area. By using of snowball sampling, the researcher has selected 169 households as its sample size.

3.5 Method and Instruments of Primary Data collection

The instrument adopted in the study to generate relevant data that are guided by research objectives, questions and the type of data required for the study. Following techniques were being adopted to collect primary data.

3.5.1 Interview Schedule

Oral interview method has been espoused for collecting first hand data. Interview schedule has been prepared on the basis of objectives of the research study containing both closed as well as open-ended. Both structured and unstructured interviews were conducted with the respondents.

3.5.2 Observation Method

For this study, direct participant observation overt method has been used to collect relevant data. Participant observation included establishing rapport with the people and direct collection of primary data from the field. In this study, personal observations were administered in the field with certain behavior of respondents especially concerning with the importance of housing practice among migrants of Pokhara Metropolitan in Ward No. 29. At the same time, indirect non participant method has been used for the collection of requisite data.

3.6 Data Analysis and Presentation

Collected data have been analyzed both qualitatively as well as quantitatively. Quantifiable raw data were analyzed statistically. While presenting the data, simple statistical tools like frequency and percentage have been used. Likewise, tabulations were made according to the objectives.

The non-quantifiable qualitative data have been managed manually and analyzed descriptively.

3.7 Reliability and Validity of Tool

The reliability of the data depended primarily upon the respondents. To overcome the limitation of the interview the clarity of the purpose and implication of the study was presented. The clear and short questionnaire was developed. The questionnaire was prepared under the rigorous supervision of guide and co-guides. The questionnaire was translated into Nepali version re-translated to English version by independent experts. The final version was compared with old version and necessary correction had made. Still the data from household survey and secondary sources were verified by various methods of crosschecking and triangulation to each-other.

CHAPTER: IV

SOCIO- DEMOGRAPHIC PROFILE OF RESPONDENTS

This chapter includes the description of analysis of different socio-demographic variables and other related variable. The findings of the study are presented below with suitable illustrations

The characteristics of potential migrants have long been a central part of explaining who migrates and who does not. It is important to note that those who migrate for work purposes can be quite different than those who migrate for family reunification. Moreover, each migrant flow is unique in terms of the demographic characteristics, including age, ethnicity, occupation, gender, marital status and so on.

4.1 Age and Sex Composition

Age and sex are important demographic characteristics playing an important role in any population analysis. Age-sex structure is the product of past trends in fertility, mortality, and migration and determines in turn the current levels of birth, death and migration rates. Moreover, the age-sex composition of the population has significant implications for the productive potential, manpower supply, status and role and responsibility of individual in family and society. The total population was 169, where male were 77 and 92 were female.

The table no.1 shows the age and sex composition of migrants in the study area.

Table No. 4.1: Age and Sex Composition of Respondents

| Age & Sex Composition | Frequency | Percentage | Sex | |
|-----------------------|-----------|------------|-----|----|
| | | | M | F |
| Age Group | | | | |
| Less than 40 years | 53 | 31.4 | 24 | 29 |
| 40-50 years | 57 | 33.7 | 25 | 32 |
| 50-60 years | 53 | 31.4 | 25 | 28 |
| 60 Above | 6 | 3.6 | 3 | 3 |
| Total | 169 | 100 | 77 | 92 |

Sources: Field Survey, 2018

Table no. 4.1 shows the demographic characteristics of the respondents. Among the total respondents, based on the age and sex, majority of population were from 40-50 years (33.7%) age group where male consists of 24 and female were 29, and between 50-60 years (31.4%) where 25 migrants were male and 28 migrants were female similarly 31.4% were from less than 40 years and rest other were 60 above. The above table also clarifies that female population is higher than male which consists 54.4 percent female population and the male is just 45.5 percent.

4.2 Caste / Ethnic Composition

The most striking thing of Nepal is its ethnic feature. There are many groups that live together in the same area but it is not without hierarchy. Inward number 29, the maximum number of people are Tagadhari, Janajati, Dalit and Other.

Table No.4.2: Caste / Ethnic Composition of Respondents

| Caste /Ethnic Group | Frequency | Percentage |
|---------------------|-----------|------------|
| Tagadhari Caste | 55 | 32.5 |
| Janajati | 60 | 35.5 |
| Dalit Caste | 25 | 14.7 |
| Other | 29 | 17.1 |
| Total | 169 | 100 |

Sources: Field Survey, 2018

Table no 4.2 clarifies about the caste/ Ethnic distribution of the study area. Based

on caste/ethnicity majority of the respondent were from Janajati that is 35.5% i.e. 25 were from Gurung caste, 15 were from Magar caste, 4 were from Tamang caste, 6 were from Rai caste, 7 were from Newar caste and finally 3 were from Tharu caste group and followed by upper caste Tagathari (Bhattarai, Sudedi, Baniya, Poudel, Neupane, Sharma, Bastakoti, Devkota, Pandaya etc.) which is 32.5%. Similarly 14.7% were Dalit (Bishwakarma, Pariyar, Nepali, Rasaili, Cenchury etc.) where 18 respondents were from Bishwakarma caste group, 7 were from Pariyar caste group and the rest were Other 17.1%. Castes like Muslim, Madhesi and Marwari come under Other caste group. Caste/ethnic structure shows majority respondents were Janajatis. It is because people prefer to live in their own culture and religion based housing with their relatives.

4.3 Religious Composition

Scott (1999) has defined religion in the dictionary of Sociology as a system of belief, practice and philosophical values concerned with the definition of the sacred, the comprehension of life and salvation from the problem of human existence. But an alternative approach to the study of religion was first formulated by Durkheim in 1912, although it had been propounded earlier in a less coherent form by Fustel De Coulanges in early nineteenth century.

The concept of religion is more related to emotion and sentiments of the people that drives people towards some benevolent doings. Thus, it is incredibly imperative to trace the religious structure of an area to know about the level of development and progressive attitude of the people as claimed by Max Weber (1978), in "Protestant Ethic and Spirit of Capitalism,"

Table 4.3 clarifies the religious structure of migrants.

Religious structure of Migrants

Table No.4.3: Religious Composition of Respondents

| Religion | Frequency | Percentage |
|-----------------|------------------|-------------------|
| Hindu | 70 | 41.4 |
| Buddhist | 68 | 40.2 |
| Other | 31 | 18.3 |
| Total | 169 | 100 |

Sources: Field Survey, 2018

The above table explores that the religious structure of migrants in the study area are complex and diverse with 41.4 percent of population following Hinduism while 40.2 percent of the total population following Buddhism and the rest 18.3 percent of the population were following Other religion which includes Christianity, Islamism. The religious pattern shows that there is less impression of Christianity than Hinduism and Buddhism. The majority of respondents were Janajati in the study area and they follow their own traditional religion, Buddhism.

4.4 Education Status of the Respondent

Educational attainment play key role in determining life chances. Equal enrollment and completion rates have been seen as important indicators of gender equity in education, which in turn should contribute the gender equality in society. Education attainment is more worked for the younger age groups than for the older age groups. It is shown that the higher level of literacy rate can positively effect in decision making in family resource management and equal distribution of resources for their children. In the study the researcher has tried to find the literacy rate of the respondents and its effect on decision making role in family.

Table No.4.4: Education Status of the Respondent

| Education Level | Frequency | Percentage |
|------------------------|------------------|-------------------|
| Illiterate | 2 | 1.2 |
| Literate | 16 | 9.5 |
| Primary | 12 | 7.1 |
| Secondary | 103 | 60.9 |
| Higher Secondary | 36 | 21.3 |
| Total | 169 | 100 |

Sources: Field Survey, 2018

With respect to educational status of respondents, the above table indicates that 60.9% have completed their secondary education, followed by higher secondary education that shows 21.3%, 9.5% were literate, 7.1% belong to the respondent who have completed primary education and the rest belong to illiterate (1.2%).

The existing scenario of the educational structure can clarify that majority of the people is literate.

4.5 Family Types

In human context, a family (from Latin: familiare) is a group of people affiliated by consanguinity, affinity, or co-residence. In most societies it is the principal institution for the socialization of children. Extended from the human "family unit" by biological-cultural affinity, marriage, economy, culture, tradition, honor and friendship are concepts of the family that are physical and metaphorical or that grow increasingly inclusive extending to community, village, city, region, nation, global village and humanism. A family group consists of a father, mother and their children is called a nuclear family. This term can be contrasted with an extended family.

Sociologists and Anthropologist distinguish between conjugal families (relatively independent of the kindred of the parents and of other families in general) and nuclear families (which maintain relatively close ties with their kindred). First, it serves as a synonym of 'consanguine family'. Second, in

societies dominated by the conjugal family, it refers to "kindred" (an egocentric network of relatives that extends beyond the domestic group) who do not belong to the conjugal family. These types refer to ideal or normative structures found in particular societies. Any society will exhibit some variation in the actual composition and conception of families.

Family is the basis of human society. Although, the nature and structure of the family vary from one society to another, a society without families is not known to us. Relationship between the members of the family is deliberately formed based on marriage and descent. The inter-personal relationship within the family makes the family an enduring social unit. The family is not only the basic group, it is viewed as an oldest institution of mankind, which has the power to withstand social changes. The biological and social reproductions of the family are indispensable for the society to maintain its continuity in the world context.

Table No.4.5: Family Types of Respondents

| Family Types | Frequency | Percentage |
|---------------------|------------------|-------------------|
| Nuclear Family | 106 | 62.7 |
| Joint | 63 | 37.3 |
| Total | 169 | 100 |

Sources: Field Survey, 2018

Traditionally, the structures of family types were seen extended. Almost all of the family members were the sources of family economy. The clear divisions of labor were seen such traditional types of families. In the context of rural families, almost families are still live within a same roof. But now-a-days the belief of traditional thought and concept has been removed and the new types of families have been formatting. Educational opportunities and awareness might be the causes of having such change in the structure of families. Here in the context of the study area 62.7% belongs to nuclear family and the rest 37.3% were from joint family.

4.6 Major Sources of Income

A main characteristic of economic development is the process towards an increasingly intricate pattern of labor specialization. In communities at the earliest stages of economic activities particularly all goods and services are produced and consumed within the family group, but with economic development more and more people become specialized in particular tasks and the economic autarky of the family group is superseded by the exchange of goods and services (Boserup, 1970). He further stresses that at the more primitive stage of family history, there was some division of labor within the family, the main criteria for the division being that of age and sex.

Mead (1949) gives the summary description of the sex role for income generation and economic contributions. The home shared by a man or men food and women prepare it, is the basic common picture of the world over.

Here in the study area, the researcher has tried to find the major sources of family income. On the basis of occupational specialization, the researcher has categories different occupations to know about the statement of family income.

Table No.4.6: Statement of Family Income of Respondents

| Source of Income | Frequency | Percentage |
|-------------------------|------------------|-------------------|
| Business | 56 | 33.1 |
| Farming | 31 | 18.3 |
| Foreign Employment | 61 | 36.1 |
| Teaching | 10 | 5.9 |
| Others | 11 | 6.5 |
| Total | 169 | 100 |

Source: Field Survey, 2018

Respondent were involved in different occupation, 33.3% were involved in business, 18.3% were in farming, 36.1% were foreign employment teaching with 5.9% were least and remaining of 6.5% were involved in other occupation which includes driving, tailoring, electrician, security services, commercial vegetables selling etc.

4.7 Income Level of Migrants

The level of income depends upon the types of work they get. The jobs are categorized as government jobs, private jobs in the industries construction work, labor coilies, sales -man, security services in the hospitality industry. And remittances from migrants are an important source of income in many developing nations at both country and household levels. Depending on the range of salary, migrants of the study area are classified as follows:

Table no. 4.7: Income Level of Respondents

| Monthly Income | Frequency | Percentage |
|----------------|-----------|------------|
| > 20,000 | 36 | 21.3 |
| 20,000-40,000 | 88 | 52.1 |
| 40,000-60,000 | 39 | 23.1 |
| < 60,000 | 6 | 3.6 |
| Total | 169 | 100 |

Sources: Field Survey, 2018

According to the data presented in table no. 4.6 cleared that the monthly income of the respondent categorized into four category where 52.1% belongs to the category of 20,000-40,000, 23.1% were from 40,000-60,000, 21.3% were > 20,000 and 3.6% belong to <60,000.

4.8 Family Income and Expenditure

Family income is the collection of money from the family member of the household. But there are various sources of income that affects the individual and his culture in the society. The position of the family members depends on his amount of income. In the ladder of the Hindu philosophy, women are the bottom step but her position can uplift according to her income within the family. Likewise, expenditure is the process of living within the family which depends on income. Here in the context of the study area, having the modern technology and modern opportunity, the sources of income are various. The intention of the researcher is to find out the distinct and different between the income and expenditure within the study area.

Table 4.8: Family Income and Expenditure of Respondents

| Income | Frequency | Percentage | Expenditure | Frequency | Percentage |
|---------------|------------------|-------------------|--------------------|------------------|-------------------|
| >20,000 | 36 | 21.3 | > 20,000 | 40 | 23.6 |
| 20,000-40,000 | 88 | 52.1 | 20,000-40,000 | 85 | 50.2 |
| 40,000-60,000 | 39 | 23.1 | 40,000-60,000 | 32 | 18.9 |
| <60,000 | 6 | 3.6 | <60,000 | 12 | 7.1 |
| Total | 169 | 100 | Total | 169 | 100 |

Sources: Field Survey, 2018

Above the table depicts that the rate of expenditure is higher than income one. About the total number of the respondent, 21.3 percent earn below twenty thousand per month but 23.6 percent just expenditure for their family. The rate of expenditure around twenty thousand to forty thousand is 50.2 percent, while 52.1 percent respondents response that they earn monthly it. 18.9 percent respondent response that they expenditure monthly while 23.1 percent respondent response they earn around it. Likewise, 7.1 percent respondents have reported that, they need to expense above sixty thousand per month while among the total respondents only 3.6 percent earn around it. The diverse rate of earning and expenditure show that they need to expense higher for their family rather than they are earning per month. They have further expresses that, major source of money is business and foreign employment. On the other hand, the major means of expenditure is for food, health, education and even subsistence.

CHAPTER: V

CAUSES OF RAPID GROWTH OF SETTLEMENT/ LAND USES

5.1 Causes of Migration

Migration has become a universal phenomenon in modern times. Due to the expansion of transport and communities, it has become a part of worldwide process of urbanization and industrialization. People have many reasons why might want to move from one place to another. These reasons may be economic, social, political or environmental. Pull factors attract people to new place. They are usually positive things such as job opportunities, a better standard of living better education or better healthcare.

Table No.5.1: Causes of Migration of Respondents

| Causes | Frequency | Percentage |
|-----------------|------------------|-------------------|
| Job opportunity | 88 | 52.1 |
| Study | 43 | 25.4 |
| Disaster | 8 | 4.7 |
| Others | 30 | 17.8 |
| Total | 169 | 100 |

Source: Field Survey, 201

According to table no.5.1, respondent, have migrated to the present area for their own reasons and out of them 52.1% of them have shifted for better job opportunity, 25.4% for education, 4.7% due to the risk or consequences of disaster in their past area and 17.8% of them have other reasons as they have mentioned. From the above table employment opportunities are the most common reason due to which people migrate. Other here refers to the influence of neighbors, friends and relatives and are also strong motivation for staying in the city.

5.2 Source of information for Migration

The sources from where we get information are called information sources and these comprise of documents, humans, institutions as well as mass media like radio and television. Information source is one which provides us the required information. They are significant. The human resources are the experts, consultants, resource person, extension workers and even the common human being. Sources can be categories into primary, secondary and tertiary.

Table No.5.2: Sources of Information for Migration of Respondents

| Sources | Frequency | Percentage |
|----------------------------------|-----------|------------|
| Relatives | 126 | 74.6 |
| Other migrants from same village | 27 | 16 |
| Other | 16 | 9.5 |
| Total | 169 | 100 |

Source: Field Survey, 2018

Table no.5.2 represents the source for their migration, majority of the respondent replaced through relatives that is 74.6%, 16% due to other migrants from same village and 9.5% because of others.' Other 'here include media and real estate agent. As above table it is clear that people rely more on primary source than other. It is because primary sources are more current and accurate. From the above data relatives is the most important and reliable source of information for migration.

5.3 Problem due to Migration

Housing problem is acute in developed or developing countries, in urban or rural areas alike those degree is more pitiable in rural, developing and poor dwelling compared to urban, developed and high class areas (Vapnarsky, C.A. 1966). Migration can have positive as well as negative effects on the life of the migrants. Many people, family who immigrate from different part of the community face several problems while shifting in a new place including being alienated, language barrier, environmental adjustment, means of income and so on.

Table No.5.3: Problem due to Migration of Respondents

| Problems | Frequency | Percentage |
|--|------------------|-------------------|
| Difficulty in starting new life | | |
| Yes | 58 | 34.3 |
| No | 111 | 65.7 |
| Lack of security | | |
| No | 137 | 81.1 |
| Helplessness | 19 | 11.2 |
| Social Domination | 5 | 3 |
| Social Exclusion | 3 | 1.8 |
| Other | 5 | 3 |
| Total | 169 | 100 |

Source: Field Survey, 2018

Its impacts can be seen on the place left behind and on the place where migrants settle. Table no. 5.3 represents the difficulty of the respondent they have seen due to migration where they have asked whether they felt any difficulty regarding starting a new life and 65.7% of respondent said no and the rest 34.4% have felt difficulty to begin new life. On the same note, respondent was again asked if they have felt any kind of insecurity than the result was 81.1% with no, 3% have felt social domination, 1.8 % felt social exclusion and 11.2% experienced helplessness and 3% of them have other insecurity.

5.4 Factors to buy Immovable Property

Investing real estate is financial commitment. Owning a house is itself a challenge as you need to consider a lot of things before buying it. There are many factors which affect buying immovable property. People are attracted or pulled to buy a particular area because of number of reasons like better services, good climate, higher employment, lower risk from natural hazards, more fertile land and safer, less crime etc.

Table No. 5.4: Factors to buy Immovable Property of Respondents

| Factors | Frequency | Percentage |
|---------------------------------|------------------|-------------------|
| Easy access to higher education | 62 | 36.7 |
| Reasonable price | 40 | 23.7 |
| Business hub | 37 | 21.9 |
| Other | 30 | 17.8 |
| Total | 169 | 100 |

Source: Field Survey, 2018

Table no 5.4 represents the factors that have motivated them to buy immovable property and majority of the respondent have buy the land because of easy access to higher education that has 36.7%, 23.7% due to reasonable price, 21.9% represents the factor of business hub and rest 17.8% represents other factors and in other there include the more fertile land and is generally considered the most valuable type of investment one with the best financial returns.

5.5 Causes of Buying Land

Land is a long term investment for those who are willing to settle down by building house. Development plays most important role in buying land. Most people prefer to have land in develop cities and places where all the facilities are available. Some of major things are electricity, water resources, transportation, school and hospitals. Land markets in developing and industrializing countries are subject to regulatory constraints that significantly affect the operation of the market and equilibrium prices and sales contribute to reduced efficiency and have negative equality implications.

Migration is not merely a process of shifting people from one place to another. It is a fundamental process of changing the composition of population and contributed a lot for the understanding of the space-content and space- relations of any geographical area.

According to Nepal Land and Housing Developer's Association, land prices have risen by 300 percent since 2003 while figures from the Department of Land

Reform and Management show that both land prices and land transactions in Nepal's cities almost doubled in 2009 compared to 2008.

Table No. 5.5: Important aspects (facets) of Buying Land

| Important Aspects (Facets) | Frequency | Percentage |
|-----------------------------------|------------------|-------------------|
| Affordable Price | 85 | 50.3 |
| Comfort | 39 | 23.1 |
| Facilities | 37 | 21.9 |
| Security | 8 | 4.7 |

Source: Field Survey, 2018

To attract people also land should be in proper location for their own purposes like business, staying or rental. Table no. 5.5 represents the cause of buying land. Among them 50.3% said price, 23.1% responded with comfort is important, 21.9% replied with facilities and the rest 4.7% said security reasons.

CHAPTER: VI

CONSEQUENCES OF RAPID GROWTH OF SETTLEMENT/ LAND USES

Consequences of rapid growth of buying of land and building a house are multidimensional and important part of the study. Buying of immovable property has both positive and negative effects at the origin and the destination places of migrants.

6.1 Sources of Information for Buying the Land

Migration is the most complex component of population change. It provides an important network for the diffusion of ideas and information and indicates symptoms of social and economic change and can be regarded as a human adjustment to economic, environmental and social problems. In addition, migration is the component of change most difficult to project because of the uncertainty associated with the decision to change one's place of residence. An information source is a person, thing or place from which information comes, arises or is obtained. Information sources can be known as primary, secondary and tertiary. Primary sources are more reliable and it is in original than other.

Table No. 6.1: Sources of information for Buying the Land

| Sources | Frequency | Percentage |
|--------------------------|------------------|-------------------|
| Friend/Relatives | 158 | 93.5 |
| Real state advertisement | 1 | 0.6 |
| Others | 10 | 5.9 |
| Total | 169 | 100 |

Source: Field Survey, 2018

Causes for migration is one thing, for this there are also factors which takes an important part for determining it. Information for buying land can be obtained any source but the faithfulness of the source is gained from the close relatives only. Table no.6.1 represents the respondent's different source for buying land,

93.5% of the respondents mention their source to be friends/relatives, 5.9% represents other source like media and only 0.6% said real state advertisement.

6.2 Changes due to Migration

Changes here refer to the changes in behaviors patterns and cultural values and norms. People's behaviors, culture tradition may be shifted as they come in the new place. They have to adjust with the new community and environment which may be or not be familiar.

Table No.6.2: Changes in Respondent Due to Migration

| Change in | Frequency | Percentage |
|----------------------------------|------------------|-------------------|
| Economic Capacity | | |
| Normal | 82 | 48.5 |
| Increase | 81 | 47.9 |
| Decreased | 6 | 3.6 |
| Life standard | | |
| Not so change seen | 106 | 62.7 |
| Fairly change | 33 | 19.5 |
| Positively change | 28 | 16.6 |
| Negatively change | 2 | 1.2 |
| Kinship(Deterioration) | | |
| Yes | 69 | 40.8 |
| No | 100 | 59.2 |
| Adopting new lifestyle | | |
| Obeying new laws/rule | 117 | 69.2 |
| Getting accustomed to local food | 18 | 10.7 |
| Other | 34 | 20.1 |
| Total | 169 | 100 |

Source: Field Survey, 2018

The above table shows the changes in economic capacity, life standard, life style and kinship. Migration can have positive as well as negative effects on the life

of the migrants. The same environment can be suitable for some people and some may find difficulty. Table no 6.2 illustrate the change in the life and relationship due to migration where they have been asked different question regarding that. While talking about economic changes 48.5% respondent replied with it is normal as it used to be, 3.6% said it has decreased compared to the past, 47.9% respondent experienced increase in economic capacity. Similarly, for change in standard of life, 62.7% haven't seen so changes in life whereas 1.2% respondent has experienced negative changes, 19.5% observed fairly change and 16.6% have seen positive changes. On the same note, 59.2% have experienced not any changes in the kinship while 40.8% respondent replied with they have seen deterioration in kinship due to migration. Furthermore, 69.2% respondent said they have obeyed to new laws/rules, 10.7% experienced getting accustomed to local food and remaining 20.1% said other, these were the changes they have seen during the process of adopting new lifestyle due to migration.

6.3 Respondent's Unwillingness to Change for Migration

Migration impact on the both the place left behind and on the place where migrants settle. While shifting in a new place people have to adopt some changes related to their livelihood. Sometimes migrants have to adopt religion of their present location and give up native culture.

Table No. 6.3: Respondent's Unwillingness to Change for Migration

| Unwillingness | Frequency | Percentage |
|---------------------------|------------------|-------------------|
| To change in religion | 74 | 43.8 |
| To give up native culture | 51 | 30.2 |
| Other | 44 | 26 |
| Total | 169 | 100 |

Source: Field Survey, 2018

Table no 6.3 represents the changes that respondent are not willing to change for migration. Among them, 43.8% respondent said they don't want to change religion for migration, 30.2% replied with they won't give up their native culture

and 26% mention other. In other respondent replied that they want to remain static. They want to follow their own traditional culture, custom, religion where ever they move.

6.4 Level of Satisfaction of Respondent

Housing satisfaction is defined as perceived gap between a respondent's needs and aspirations and the reality of the current residential context.

Table No. 6.4: Level of Satisfaction of Respondent

| Level of Satisfaction | Frequency | Percentage |
|------------------------------|------------------|-------------------|
| Slightly satisfied | 36 | 21.3 |
| Moderately satisfied | 41 | 24.3 |
| Extremely satisfied | 92 | 54.4 |
| Total | 169 | 100 |

Source: Field Survey, 2018

People investment for land is the greatest capital ever in their life. So while purchasing it their expectation should match with the reality. Table no.6.4 represents the level of satisfaction of respondent where 21.3% replied they were slightly satisfied, 24.3% responded they were moderately satisfied and the rest 54.4% said they were extremely satisfied.

CHAPTER: VII

SUMMARY, MAJOR FINDINGS & CONCLUSION

7.1 Summary of the Study

Migration is becoming a very important subject for the life of cities. The research is mainly concerned with the housing practice among migrant of eastern (Bhandardhik, Aadarsha Chowk, Sainikbasti, Patneri, Chirgadi) Pokhara. Due to rapid expansion of urban, there is drastic change can be seen in the transaction of real estate. Last few decade expansion of housing pattern in Pokhara is significantly growth that's why the development of infrastructure and house is growing rapid in Pokhara. Many people, family are immigrate from different part of the community to get better living condition, larger space and lower price. Therefore, to find out the causes and consequences brought by the process, this topic is chosen for research.

To collect the desire information the researcher has applied mixed method for data collection. The questionnaires and checklist are used. According to the village Development Community, there are altogether 2,261 households. The area is highly filled up with housing practice from the period of 2068-2074 B.S. is 301 and its sample size is 169.

For this purpose, with the identified respondents, the interview schedule was prepared carefully; instruction of supervisor was included and refined the question in the interview schedule. Both structure and unstructured observation were made from time to time while in field work process.

Observation, interview and focus group discussion have yielded qualitative data, while interview schedule has yielded both types of data. The collected data have been arranged manually and analyzed descriptively. Results of quantitative data analysis have been shown by using various tables.

7.2 Major Findings

During the field survey, it has been explored and examined the different aspects regarding the housing practice among migrants of Pokhara Metropolitan city - 29. The major findings of the study are listed below:

- Finding of the study clearly indicate that there are several reasons behind their movement. Especially they move due to multiple earning opportunities, upgrade their lifestyle, live in societies they like, facilities and services, health, education security commercial, communication, transport, higher education, high technology, more comfortable, proper and quality housing better medical care, suitable and more attractive climate. In the study area, among the total respondents, 52.1 percent have shifted for better job opportunity, 25.4 percent for due to the risk or consequences of disaster in their past area and 17.8 percent of them have other reasons. Here the researcher has found that employment opportunities are the most common reason due to which people prefer to buy a land and building a house.
- Secondly, this study confirms among the examined attributes, price is the most influential attribute to household's preferences for housing practice in study area. The research showed that 50.3 percent of respondents have reported price of land in proper location influence people to buy a land and building a house. Similarly, 23.1 percent responded with comfort, 21.9 replied with facilities and the rest 4.71 percent said security reasons.
- Thirdly, the impact of globalization on purchase of buying land and building a house can be viewed from different aspect; in our study they buy property because they find the place comfortable and for social security as a result migrants face crucial problem and its consequences seen overwhelming demand of land and hosing scarcity. Immigrant families face difficulties at times in finding clean and affordable housing.
- Fourthly the study reveals that the socio-economic status of property

buyer is satisfactory. Respondents were involved in different occupation. Among the total respondents 33.3 percent were involved in business, 36.1 percent were in foreign employment, 18.3 percent were in farming and 5.9 percent were involved in teaching and remaining 6.5 percent were involved in other occupation. Mentioning about type of family majority of the respondent 62.7 percent belongs to nuclear family and the rest 37.3 percent were from joint family. In addition to this, the monthly income of the respondent was categorized into four categories where 52.1 percent belongs to the category of 20000-40000, 23.1 percent were from 40000-60000, 21.3 percent were > 20000 and 3.6 percent belongs to < 60000. Furthermore, 26 percent of the respondent's children were government school and the remaining 74 percent belong to the private school.

7.3 Conclusion

From the above study, it is concluded that people, family decide to migrate from different part of country to the study area because of many opportunities and attraction of big cities pull large numbers of people to big cities. A Push factor induces people to move out of their present location where as a pull factor induces people to move into a new location. As this research is basically concerned with pull factors. Factors like economic, social, political or environmental are responsible for the movement of people. Facilities and services that serve the convenience of a family is the cause of movement of respondent in the study area.

Among the examined attributes price is the most influential attribute of buying immovable in the study area. The impact of globalization on purchase of immovable property can be viewed from different aspect. And its consequences seen as central effect of the housing shortage that demand for residential properties pushes price up to level which are just not affordable.

Residential market in urban areas in Nepal is expanding at a very fast pace. Thanks to economic growth and rapid urbanization housing practice has been

increasing drastically in the last decade. As a result, it has negative consequences on health due mainly to pollution and over crowded living condition and unemployment, inadequate services and infrastructure, high level of pollution, traffic, lower fertility, environmental degradation, insufficient water availability, housing problem, sanitation problems urban crimes can be seen as major problem of cities.

Migration can be taken as one of the positive factors in the era of globalization which helps in the free flow and exchange of ideas commodities and technology along with talent. Undoubtedly, the combination of soaring land prices and the increasing stream of rural urban migration is making it difficult for the poor to afford housing especially in the quickly growing urban areas. Land prices in cities have soared to unprecedented highs. In times of political and economic uncertainty, people tend to invest in land and housing.

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ANNEX I: Questionnaire Schedule
Survey on Causes and Consequences of rapid growth in
Settlement of Migrants in Pokhara-29

2075

Namaskar! I am a research student of MA Sociology at Prithvi Narayan Campus. As a course requirement I am doing a **sociological research on Causes and Consequences of rapid growth in settlement of migrants in Pokhara-29.**

I would like to ask you some questions related to this topic which are not for professional purpose but it is for the academic purpose only. Your co-operation will be highly appreciable. You can refuse to answer any question at any time of the study. Your information and experience sharing will make my research successful. Whatever information you provide will be kept strictly confidential and will not be shown to other persons.

–Reshmi BK,
(Research Students of MA. Sociology) PNC Pokhara

Section A:-Demographic Details

- 1) Name of respondent (family's head name): -----(optional)
- 2) Ward No:-----or Tole: -----
- 3) Age:-----
- 4) Occupation:-----
- 5) Ethnicity:-----
- 6) Marital Status:-----
- 7) Education:-----
- 8) No. of family members:-----
- 9) Family Size:-----
- 10) Original Place of locality:-----

Section B:-

11) Since how long have you been here? -----

12) What is the periodic gap and the reason behind your migration?

a) Job opportunity b) Conflict

c) Disaster d) Study

e) If other please specify -----

13) Through which source did your family migrate to this place?

a) Relatives b) Other migrant from same village

c) If other please specify-----

14) Have you experienced lack of social security due to migrating to this place?

a) No b) Social domination

c) Social exclusion d) Helplessness

e) If other please specify-----

15) What factors pull you to buy here immovable property (land)?

a) Easy access of higher education

b) Reasonable Price

c) Business hub d) Future market

e) If other please specify -----

16) Do you experience difficulties in starting up new lifestyle here?

a) Yes b) No

17) Through which source did you contact him/her to buy a land?

a) Friend/relatives recommendations

b) Real estate advertisements

c) If other please specify-----

18) Which source of information do you find most helpful when choosing a real estate agent?

a) Social networking websites b) Personal touch

c) Family or friend recommendation

d) Real estate advertisements

e) If other please specify -----

19) Are you satisfied, dissatisfied or neither satisfied nor dissatisfied with your real estate agent?

a) Extremely satisfied

b) Moderately satisfied

c) Slightly satisfied

Section:-C

20) How many children do you have?

21) Where are you studying your children?

a) Government School b) Private School

22) What did you do before you migrate here?

a) Farming b) Self employee

c) Study d) Teaching

e) If other please specify -----

23) What is the change in economic capacity due to migrating here?

a) Increased b) Decreased c) Normal

24) How much is the monthly income of your family?

a) >20,000 b) 20,000-40,000

c) 40,000-60,000 d) <60,000

25) Is there any source of income in the family?

a) Yes b) No

26) In which sector do you spend your income?

a) Food b) Transportation

c) Health care d) If other please specify -----

Section:-D

27) Is there change in family life standard of the family in last 12 month?

- a) Not so change seen b) Fairly change
c) Positively change d) Negatively change

28) Do kinship relation deteriorate when a family migrates to another place?

- a) Yes b) No

29) What are the most important changes required for adopting to the new lifestyle in urban area?

- a) Obeying the new laws and rules
b) Getting accustomed (familiar) to the local food.
c) If other please specify-----

30) What are the changes you are not willing to do in the sense of migration?

- a) Changing religion b) Giving up my native culture
c) If other please specify-----

31) As a migrant of this place what do you want to suggest people who want to migrate in this place?

32) What do you think is the most important for people who buy a house or land in today's market?

- a) Price b) comfort
c) Security d) If other please specify

Checklist for Key Informants Interview in Pokhara Metropolitan

- 1) What are the patterns of real estate practice?
- 2) What are the impacts of buying immovable property in this area?
- 3) What do you think are the push factor of buying immovable property?
- 4) What are the positive and negative impacts of real estate practice in your place?

Positive-----

Negative-----

- 5) Do you notice any change in your family due to real estate practice over there?

- 6) If you were in decision making level, what type of real estate policy would you formulate
