

**Impact Of Urban Densification On Housing**

Density is one of the major factors discussed while the future of cities are considered. It defines relationship between a given physical area & the number of people inhabiting that area expressed as ratio of the population or number of dwelling units to the unit area. . Density at the same time is viewed as a simple solution as well as a complex problem by planners. Some of the complexity is inherent to the nature of the phenomena associated with density, but part of the complexity stems from the different ways in which density is defined and used in different countries and different disciplines (Churchman 1999).

Urbanization is taking place at a faster pace in India as well as world over. Urbanization is commonly associated with densification essentially to include the amplified population concentration in urban areas due to multiple factors. According to projections, coming decades will witness a fast paced urbanization in Asian & African countries. How much are these developing nations prepared to adapt to this change is a challenging phenomenon world is looking ahead to. Housing, being the use which takes the largest land area as well as being the basic requirement, will be one of the major land use which get affected and evolved to meet this high densification demand. Even if we do not for plan it, densification will happen, directed by market forces which will eventually lead to an unsustainable rather catastrophic development. This study aims at understating Densification in multi-dimensional perspective along with the causes, its merits & demerits and the way it is approached and dealt with in urban areas in India & abroad. The study also focuses on the relation between the density and urban form which has a strong impact on the spatial development of an area.

***Keywords:*** *Densification, Urban density, Verticalization, High density, Medium density & Low density*