Chapter – 1

SPATIAL PERSPECTIVES OF URBAN PLANNING:
A PROFILE

1.1 INTRODUCTION:

Among the various branches of geography urban geography is one which has been generating a lot of interest among the geographers, and a considerable amount of literature has been produced with research of high standard. This is primarily because of the nature of the subject and the applied aspect of it, to the day to day life. Further this field has been the focus of attention among the disciplines also, and has thus gained the status as a subject fit to be treated as an interdisciplinary one.

Urban geography as a subject is primarily concerned with the spatial aspects of urban development including the development in the urban Fringe. It examines the spatial processes and patterns of development which result in concentrating people in a large numbers at a certain nodes, which give rise to the urban way of life. The forms and spatial structures of these nodes are examined and the relationships between various parts of the urban centers, the linkages that exist between the areas are viewed from spatial perspective. To sum up, it can be said that urban geography is the study which would lead to a
greater understanding of the internal spatial structure of a city and its external relationship.

When we talk about the frontiers of urban geography we have to keep in our mind the qualification of a geographer and his ability to do certain academic exercises. The contribution of geographers to the study of urban centers is considerable both in India and abroad. The study of urban geography in India started with the advent of research scholars returning from western countries. The rate of urban growth and urbanization is less in India when compared to the countries of western world. This is mainly because the scholars were trained in highly urbanized countries like UK, USA, where the high priests of urban geography live and practice their avocation, initial thirst in research was towards urban field, disproportionate urbanization and urban problems in the country.

Most of the studies in urban geography done in India by Indians dealt with the origin and evolution of towns and cities, while taking on origin, Murphey’s statement that cities are as old as civilization comes to mind when one examines this statement it becomes obvious that history of civilization is almost synonymous with the history of cities. The study of site and situation of cities lay in the domain of the geographers. Another aspect which has been dear to the urban
geography is internal structure of cities to include form and morphology; the flow of people and goods; the landuse and the functional aspects of the city.

In recent days however, the behavioral aspects as well as the perception are being increasingly brought into focus. The perception of urban environment differs from one set of people to another. The behavioral pattern also varies from one set of social group to another. This result in well marked social area being developed within the city which forms framework for social area analysis.

To elaborate further it is evident in many cases site of many urban centres may not change to any great extent and that to in only of few cases due to certain natural calamities such as earthquake, shifting the river course, floods or whims and fancies of the ruler or administrators. In such cases though the site changes the situation continue to be same which shows the intrinsic value of the location. On other hand the site remain same the situation goes on changing with the changes in the technology, the historical fossils at work and the fluctuating fortunes of the city. Instances for this type are many. For instance the strategic value of a fortress town becomes obsolete with the changing of the warfare. Similarly the rapid transportation from one urban centre to another urban centre makes the utility of an
intermediate urban centre redundant and thus in course of time the intermediate centre may lose its importance because it situation has changed.

An urban centre can be looked at two levels; one, as a separate entity in isolation, a discrete point on the canvass with some unique internal arrangements or as a part of the mosaic on the canvass of the earth. Geographers by their training in empirical study of micro areas as well as their training in synthesizing the various elements have been studying the city and its internal organization as well as external relationship of the city and its place in the system of the cities.

While talking of internal arrangement and structure of the city the geographers studies the landuse in the city. Each block of certain landuse forms a uniform region and the city itself is an aggregate of so many such regions. Among the various landuse it is the residential use which accounts for most of the land followed by other uses. The geographers are trained to examine the pattern of residential uses and try to find out the existing pattern.

The other uses though do not occupy as much land as the residential uses, are of considerable importance because of the intensity of the use and the economic importance of their uses. The commercial and industrial uses are in any particular block but they may be scattered
over the space. What a geographer is interested in, is the pattern of scattering and the relationship of these uses of land with other uses. Further the geographer would identify the spatial hierarchy among the similar uses. The commercial area the neighborhood commercial development and so on.

The industrial area on the other hand can also be distinguished as industrial estate occupying a particular section consisting mainly of small scale industries or the bigger industrial units occupying vast areas near transportation arteries on the peripheral part of the cities. Apart from the location aspects of the industries, the geographers usually concern themselves about the economic base of the urban centers. The growth of an urban centre is related to the economic base of the place. The growth whatever may it be, industrial or commercial, is reflected in the spatial development, which precisely is the reason for the geographers’ concern.

There are quite a few aspects in which geographers evince interest with regard to urban areas. They study dynamic aspects of the city growth and spread as well as linkage between cities and one part of the city and another. The forces which concentrate certain landuses in certain parts or distribute it over a wide area are of interest to geographers. Similarly the large linkages that exit within the city the
movements from one part of city to another over space have geographical bearings. Likewise is the case of movement from one to another. In these respects the distance decay function for the movement of the people, the work and home relationship and the accessibility to certain landuses have to be studied. In such studies geographers tend to bring in the holistic and spatial concept and view things from a broader perspective.

There are certain distinguishing features about the way a geographer applies himself to study some phenomenon. Though usually a geographer resorts to description of where thing are located, he has gradually switched over to identification of patterns and the process involved in them with easy communication and exchange of ideas, the geographer has been able to compare the spatial patterns in various parts of the world and various environments. The method of study likewise has been varying from the early part of this century mainly due to the tools available to the geographer. As the data explosion has taken place in the past few years, the tools available have also been modified suitably. Finally there was a shift towards quantitative analysis which has considerably influence in making geographical analysis more sophisticated, precise and more adequate.
To sum up the genre of urban geography, it represents different aspect of urban centres i.e. the internal structure of the city and demographic and economic structure of the city and also executes with the urban dynamics like social movement, migration trend and physical and other environmental changes.

1.2 URBAN PLANNING: MEANING AND AIMS:

Urban planning is the theory and practice of the planning and construction of cities, towns and populated places providing comprehensive solutions to socio-economic, sanitation hygienic, civil engineering, transportation and architectural programs connected with design and construction (Rimsha A, p.9, 1976). City planning and development to be a vital aspect of modern living and thus building of cities has become one of the great undertakings of civilization. Socio-economic aspects consist population distribution and growth, sanitation-hygienic task include creation of the most healthful condition for the population, planning protective green belts between residential and industrial territories and determining areas requiring anti-malarial treatment, landscaping, as well as measures for controlling noise and preventing soils, atmospheric and water pollution. In areas of hot climate, the solution of sanitation-hygienic problems may be greatly facilitated by creating a suitable micro-climate solar protection
optimum orientation of buildings, proper isolation, and drainage of water impoundment and use of favorable wind conditions, economic land use, and rational organization of cultural and service facilities.

Civil Engineering is concerned with the study of the topographical and geological engineering conditions of a territory for an urban centre, the state of the art of modern building technology, development of an efficient system of transportation and pedestrian traffic, measure for site development and engineering infrastructure (Water supply, sewerage, gas, heating and cooling, electric power supply, weak current communications, etc., including the architectural plan structure of the developing urban centers.

Architectural artistic aspects include solution of the general plan structure, highway and street networks, functional pattern of the various parts of population place and organization of its centre, accounts being taken of local natural climatic features, customs and traditions and cultural monuments of the people living in human settlements, without a comprehensive solution of Town planning, an artificially created environment does not provide the inhabitants with normal conditions for daily living, work, rest and recreation. (Rimsha.A., p.10, 1976).
The word town planning is commonly used to indicate arrangement of various components or units of town in such a way that the town as such attains the significance of a living organism. It consists of ways and means to be adopted for the improvement of the existing forms for the extension of towns. Town planning requires a fine imagination and common sense of the understanding of various needs of the society occupying or likely to occupy the town. Town planning is a science as well as an art. This science consists in collecting, correlating and analyzing the facts about a town, (Rangawala S.C. p. 1, 1983).

Science and art should join their hands and work as co-partners in the task of town planning. The ideals of town planning are beauty, convenience and health.

While planning for beautification of a town, planner has to achieve by taking the most possible advantages of the natural conditions surrounding the town and also by giving architectural to various components of town. The object of convenience is to consider economic, social and recreational amenities to be provided for the people. While considering for healthy environment planner to look into the proper use of land use by providing parks, playgrounds and avoiding all the pollutant factors. These three objects of town planning should be implemented by maintaining the balance between them. In
the present days of rapid urbanization the planning of urban centers must attract the highest attention, (Pathak C.R, 1983). Educating the people in this respect is very important aspect of urban development. Peter Abercrombie said that improved architecture, both civil and individual, depends upon education of the general public and the architecture, the one to desire and the other to provide good buildings. This idea indicates the role of citizen and the planner.

Town planning can be understood from many different angels such as legal, historical, sociological, architectural, economic etc. Planner wood think by all means of planning process under what stage planning could be done for assigned work. Town and country planning seeks to proffer a guiding and to the trend of natural revolution, as a result of careful study of the place itself and its external relationships. The result is to be more than a piece of skillful engineering, or satisfactory hygiene or successful economics; it should be a social organism and a work of art, Urban planning has to be done for two type of settlement, such as planning for new town and planning for built up town. At each stage of planning he has to see the resources and requirements of towns. While planning for a new town, planner would do as per his choice and necessities but for built up towns he faces number of problems of above said angles of urban development. The
present study comes under the second category of planning. Re-
planning of the existing town is a very difficult job, and the planner has
to take care of rectifying the errors which have accumulated in the
urban centre.

**Aims of Planning:**

Planning has both social and economic aims: Socially successful
planning tends to make people’s lives happier, because it results in
physical environment which conduces health. A proper spatial
relationship between the communities in a region the constituent parts
of a town. Compactness of development and efficient arrangements of
communication routes –all help to increase wealth.

In a town there are large numbers of activities going on whether
somebody directs there or not.

Houses are constructed, shops are opened, a market flourish,
schools and hospitals are built, and roads are widened or new roads
opened. Towns’ planning considers each one of these improvements
and relates them to the community and the city as a whole to see what
is likely to happen not only in the immediate future but over a
reasonably long period of time.

Agriculture land is very precious in a heavily populated country
like India. Every town /village should not be allowed to expand in an
unplanned and haphazard manner, wasting valuable agricultural land for non-agricultural purpose. A town planner should be a master in land use planning.

The present-day town planner faced with the problem of expanding our cities for locating additional houses, industries, public buildings and recreational facilities.

Town planning has been part of British public life. From roots in social reformism emerged the profession and practice of town and country planning, which has exerted a singular influence upon the built and natural environments of Britain. The undoubted achievements and triumphs of post-second world war, town and country planning, the New Towns program, the designation of the National parts, the introduction of a national system of land-use control all had to be set against the reality, that the brave new world implicit, in which of early town planning idealism has footed to materialize.

Poverty, racism, unemployment, urban decay and environmental degradation still characterize many parts of late twentieth-century Britain, and although it might be objected that ‘town planning’ could never have been expected to address, let alone solve, these apparently in traceable problems, it is quite clear that many of the late nineteenth-
century ‘founding fathers’ of town planning had precisely these long term social purpose in mind.

The regular calls for town planning ‘return to its roots’ or for a new planning consensus (ward.1994) all really missing the point. Land –use policy is simply a public policy process or mechanism, in principle no different to tax collection or waste management through which public or government policy is enacted. To conflict the policy process with policy ends is to represent the political as the technical. As Reade (1987) has pointed out this confusion not only results in poor policy, it also fundamentally undemocratic.

Land use and environmental change all connected in fundamentally important ways, and land use planning is one of the oldest installments of environmental protection. However, the perception of ‘environment’ and its treatment in planning policy and practice have changed significantly over time and have broadened significantly as we approach the twenty-first century mental themes from the welfarist – utilitarianism of the 1940s to the current preoccupation with sustainable development. Whatever this latter theme represents a new paradigm or a recasting of old conflicts is a significant question for planning theory and practice in the coming decade.
An important effect of this new theme has been an extension of the remit of the planning system beyond its traditional, essentially local, concerns the environment in much wider sense. The boundaries between landuse planning, environmental planning and sustainability... are now blurred.

These constructions of sustainability have proved attractive to professional planner as well as to others involved in land-use change and development and they are beginning demonstrably to influence planning practice and policies.

Spatial planning has two important constituents- human activities and the space. Human activities are given more significance. These compete with each other to become prime for fetching the best locations over space or to utilize the best possible space. This conflict over space utilization brought in the process of human thinking into the location of various activities so, that all activities could be carried out with their optimum use having proper linkages with each other. Increase in human activities has further added to the conflict of overuse of scarce space. This process of proper location of activities is what can be termed as “spatial planning”.
1.3 BRIEF HISTORY OF URBAN PLANNING:

Man has struggled from the beginning to improve his primitive way of living to the present level. Along with this, the development of human settlement from a cluster of huts to the construction of towns and cities has steadily progressed as civilization advanced. At the end of the Stone Age and in the beginning of metal age, human civilization had constructed along river valleys.

As man advanced in civilization, he improved his art of constructing houses, villages and towns.

Urban Planning in India: Civilization Period:

Many cities and towns were built during Indus valley civilization Period (3000 B.C) the exactions at Harappa, Mohenjo-dara and Takshasila show how the buildings were planned and constructed in a regular pattern. Houses were built with bricks; Roads of sufficient width were laid running east-west and North-South. Brick lined drains were constructed along the roads to discharge the storm water with facilities such as public baths, meeting halls, were houses, gateways and forts.

There are quite a number of books written by ancient Indian authors about town planning. They are known as Vastu Shastra (town planning Science) Manasara Shilpa Shastra and Koutilya Artha Shastra.
Towns in Moghul Period:

The Moghuls built some new towns during their regime, cities like Delhi, Laknow, Lahore and Fatepur Sikri. Their contribution towards town planning is hardly anything, except their dramatizing the traditional planning techniques of the country.

In the British Period:

British have built many cantonment towns. On the bases of town planning principles they could not go deep into the town planning problems and find solutions suitable to local conditions. The cities like Delhi, Agra, Ambala Lahore, Puna, Bangalore, Hydrabad are some of the examples.

Town Planning in Western Countries:

In western countries, going back to Greek period the cities were well planned with temples, meeting places, like Agora hall of justice and play grounds.

During the Roman period the cities were built with huge buildings triumphal arches, columns and aqueducts. Cities were regimental planned on grid -iron pattern, artificially developed for their requirements.

In 19th Century industries set up in urban centers required labour and the people in rural areas wanted jobs. This encouraged large Scale
migration of population to industrial towns and cities, which resulted in overcrowding.

The greatest contribution made by the industrial towns and cities was the reaction they produced against the various problems generated by them marked the beginning of the art of sanitation and public hygiene.

1.4 MODERN SPATIAL PLANNING:

Modern spatial planning was brought to India in the late 19th century. Applications of spatial planning principles however are traced back to olden settlements. Modern villages and towns have been built as per the contemporary requirements. In India the spatial planning came through the similar process when sanitary commissions were appointed in 1864 for the presidencies of Madras, Bengal and Bombay. Bombay improvement of land Acquisition Act in 1898 after the outbreak of plague in 1896. Enactment of land Acquisition Act in 1894 in fact meant to facilitate the development activities Rural settlements are small and do not pronounce the need of spatial planning prominently. Urban Settlements on the contrary need spatial planning for their complex nature.
Most of the populated rural and urban centers in the country have grown up in the past, without due regard to the principles of planning. In the post-war period new large scale industrial developments the execution of large public works and other activities will in all probability help to create new township and settlements and thus further process of urbanization. It is therefore essential to regulate the growth of town in accordance with the principles of sound town planning to make a determined effort to eradicate existing slums and to prevent conditions in which they can again grow and thrive.

Central Town and Country planning organization (TCPO) was created within the plan to act as an apex body in the field of urban and regional planning. Under TUDP funds were also given to large cities for maintenance of infrastructure planning process as central level however, has remained sectoral consideration of locational aspects, expect at the levels of macro regions like in the backward areas. Planned development of cities, towns and villages “needs zoning and use of land control of ribbon development, location of industries in suitable areas clearance of slums, carrying out of civic and diagnostic surveys and preparation of Master plan”.

Spatial planning as such, as a state subject by now, every state has Town and Country Planning Departments (TCPD’S) with exception of
few, most of the states have legislative support for preparing plans—primarily for urban areas. Considering its significance and the pace of development spatial planning should have been a major field in the development-circles. This is probably the reason for concentration of activities in a few cities where the planning process has been developed. Spatial planner as a matter of fact should find an important placing in the whole governmental set-up as he dictates the use of land.

Spatial planning and its promotion as remained within the purview of government agencies and these agencies firstly have not been given proper status, and secondly sphere of works of many single purpose agencies like Housing Boards criss-crosses the field of designated agencies for planning. People too are not much aware of the spatial planning. Urbanites only know about the planner who raises objections and finds faults with their house plans and construction.

1.5 THE CONCEPT OF URBAN UNIT:

It is one of the most essential and immediate problem to decide what is urban? How does it differ from its counterpart i.e., Rural? In everyday life, we are aware of that difference between rural and urban depends on their function and volume of the population. The former being engaged in agriculture operation and the later in non-agricultural
activities i.e. manufacturing, marketing, transportation, government and non-government services etc. But it is difficult task to transform the above stated meaning between the two different natures of settlements into precise and scholarly terms. This is because of the fact that “an urban place” has been defined differently by different scholars and agencies. There is a lack of homogeneity in the definitions of urban and rural used as a base for the national tabulations. But although there is a great variety, it is possible to identify five main concepts or criteria’s for distinguishing and defining urban areas from the rural areas. These criteria are:

1) Administration status.
2) Population size.
3) Form of local government.
4) Urban characteristics.
5) Characteristics of economic activities.

Even the United Nations Demographic year Book [UN, 1990] has given a wide range of examples covering the various countries defining demographically. UNO defines a permanent settlement with a minimum population of 20,000 as an urban place. Several countries having their own minimum such as Botswana-5000, Ethiopia- 2000,
Island- 200, Norway- 200, Portugal- 10000, Japan-50000, Australia- 1000, India- 5000, etc.

However, the UN Demographic year book considers or concludes; “There is no point in the continuum from large agglomerations to small clusters or scattered dwelling where urbanity disappear and rurality begins, the division between urban and rural populations is necessarily arbitrary.”

A review of the problem of rural and urban centres as revealed by census report of various countries identifies a few bases for reckoning a place as urban. These are:

1) A place distinguished by administrative status;
2) A minimum population;
3) A minimum population density;
4) A concept of contiguity to include or exclude under suburban area or loosely Scattered settlement;
5) A population engaged in non-agricultural occupation and
6) Functional characteristics.

In case of India the census of 1981 has identified the following places as urban:

1) Centers having Municipality, City Board, Cantonment Board/Notified Town Area;
2) A minimum population of 5000;

3) 75% male population engaged in non-agricultural activities;

4) A minimum population density of 400 persons/sq km or 1000 persons/sq miles and

5) Centres defined by urban amenities.

Two important facts must be borne in mind before accepting the meaning of urban and rural. One is the fact that it is rather impossible now to identify a dividing line between the rural and urban, the two being merged to create a sort of diffusion and present a landscape which is neither purely agricultural nor engaged wholly in secondary or tertiary activities.

The several qualities of a town may be summarized as:

1) Town is a kind of settlement having a social organization of much greater scope than a simple rural establishment.

2) It does not represent a greater number of people agglomerated in a vast area. But it represents a stage of civilization quite different from a locality expressing rural way of life.

3) Cities and towns have their historical origin.

4) Towns and cities are creature of industrial set up, commerce, and politics accompanying the earliest developments.
Thus to conclude the discussion one reaches to the point that with the changing nature of both rurality and urbanity, there has developed functional overlap between the two. Therefore the urban centre differ from rural area in terms of function, population size, administration, economic structure, the way of life, spatial arrangement of houses etc.

1.6. THEORIES OF URBAN LANDUSE:

The term landuse is generally adapted to mean man’s activities which are directly related to the land. Landuse can be defined as activity or development which occupied land. It could also be called as human use of land or human activities on land, which means that this idea deals as much with people as with land. Knowledge of how a town or a city is using its land is starting point for planning the town or city. Detailed information regarding a particular type of land which is being put to use and its character, condition, height of building, size of all buildings and structures and their coverage of space is essential for the preparation of master plan.

After the advent of the first five year plan in the country, urban and regional planning assumed some importance and the urbanizations connected with urban and regional planning started studies on landuse in urban areas as well as in different regions. The major component of
urban landuse plan has always been on detailed information about the types of landuses, its basic physical qualities, its present use and its potentialities. Landuse survey has to be carefully planned and programmed in advance. It is also necessary to study as to how to survey has to be organized and conducted and in what form the data will be collected tabulated and presented for study and application. Unless all these details are settled before hand, it is possible that a substantial amount of time, energy and money may be wasted in collecting information that will never be used and will soon become out of date. In Karnataka the studies on urban landuse started in the year 1961 and they cover important urban centres in the state.

The landuse pattern of each city or town is unique though most of the cities or towns are contain residential, commercial and industrial areas. The arrangement of these landuses can be understood by studying the various theories given by different scholars. Such theories are detected as follow.

a) Concentric Zone Theory:

This theory was developed by E.W. Burgess, in his studies made during 1920s. He found that the city was an area of concentric zones. At its core was a central business district and next to it was the zone in transition with varying and changing picture of uses and activities within its limits. The third zone contains homes of workers and others
who have moved from the transition zone but still require easy access to employment and central city activities. The fourth zone covers the large residential section the community consisting of white collar and middle class families. The fifth zone consist sub-urban sections. The concentric zone method is a direct way of describing the broad and general tendencies at work in the structure of urban landuse.

b) Sector Theory:

This theory developed by Homer Hoyt in 1939 finds the city’s the existing development pattern. Growth takes place along main transportation roots forming roughly a star shaped community. This city could be considered as a circle with various sectors radiating from the centre of the circle. Similar types of landuses originating near the city centres move outwards the periphery but largely in the same direction and in the same grouping. These areas may also take the form of the sectors of circle focused on the city centre. In each city according to this theory, the direction and pattern of future growth tend to be a combination of factors such as line of travel, availability of land and water fronts.

c) Multiple Nuclei Theory:

According to this concept the city will have several nuclei stimulate different arrangement of landuses, quite distinct from the concept of city as having a single focus of centre of activity. This concept helps in interpreting the changing urban community within a
metropolitan and regional context. The formation of separate nuclei often reflects a combination of factors, such as location of specialized areas, reasons for location for non-conforming uses, extensive space requirements and others.

d) Work Home Theory:

After studying these concepts, attempt is made to evolve a feasible concept which can be applied to human settlements in general, taking into consideration the major role played by “work” and “home”. Rural and urban settlements have developed around work centres. For example, an open countryside may be occupied rural settlements for agricultural occupation, waterfront’s may be occupied for activities like fishing, shipping, manufacturing and recreation. Around mining and industrial units, town spring up accommodating the workers whether these units are in the countryside or in urban areas, they attract residential, commercial other related activities due to immigration of population. Thus, residential settlements with the required civic amenities and community facilities would develop around work centres, according to the “work-home” concept.

This concept is distinctly visible in urban and industrial complexes which attract large number of migrants by affording employment opportunities. These workers attract other service
personnel who find jobs in offices, banks, commercial establishments and service units. In addition, persons engaged in minor jobs and providing community services such as laundries, dairies, saloons, etc. Apart from those working in household jobs settle down near about their work places. The distance between their work and residence depends upon the mode of transportation. However, the population concentration varies with the intensity of urban land development and also the transportation system. It is observed that population concentration goes on varying with the concentration of work centres. This phenomenon is clearly observed in metropolitan areas.

Thus the representation and interpretation of landuse map is a major part of urban study. It is a well recognized fact that the structure of an urban centre is the product of competitive interaction between its people, market facilities, transportation and communication agencies, types of functions performed and its site. In other words the urban centres’ spatial structures tend to follow definite patterns modified by local geographical and cultural conditions. Towns are themselves areas of appreciable size and have internal geography that is full of interest and significance.
1.7 SELECTION OF THE PROBLEM AND ITS RELEVANCE:

Urban planning requires a team work consisting of expertise of engineers, architects, geographers, economists, sociologists, administrates and legal experts etc. Any individual town or city occupies the space and becomes a significant spatial structure that interacts with the environment as an energy flowing system. If the spatial (geographical) dimensions are not considered while making a plan for a town or city, the planning process will be incomplete. Urban planning is more important and need full particularly for small towns like Athani (a taluka head Quarter) as they go on expanding and occupying adjacent new areas. If such towns are not properly planned in the initial stage they may grow haphazardly and create many serious problems. Hence in order to check the haphazard growth and for development of the town in a planned way, the present problem has been selected.

1.8 SELECTION OF THE STUDY AREA:

Athani town is a taluka head quarter in Belgaum district of Karnataka state. It is located in the north eastern part of Belgaum district and has been spread over an area of 18.50 sq. km. around the point of intersection of 16°40' North latitude and 75°07' East longitude.
The Athani town with a population size of 39,200 (2001) and 47,082 in 2011 has been developed so haphazardly that no any planning norms are followed in this town. Since it is growing in its size it needs a proper planning in all respects of urban aspects such as residential, commercial, industrial, entertainment, park, playgrounds and all kinds of infrastructural facilities. The town is presently suffering for want of a proper planning. Hence in order to trace out the present errors and to suggest a precise plan for its balanced development the Athani town has been selected as study area.

1.9 OBJECTIVES OF THE STUDY:

The present study purports to cover the following objectives.

- To analyze the existing environs of the Athani town.
- To identify the past and existing defects/errors/problems in the development of Athani town.
- To study landuse units of Athani town.
- To examine the functional characteristics of Athani town.
- To analyze the population growth and estimation of population of Athani town for 2021.
- To examine the structure, functioning and economic status of Athani Municipality.
- To suggest a plan through which the past errors and defects in the town’s development could be minimized and corrected.
➢ To suggest a spatial urban plan for the orderly balanced development of Athani town for the following zones:
   a) Residential Development Plan
   b) Industrial Development Plan
   c) Commercial Development Plan
   d) A plan for public and semi-public use, roads, recreational, and for improvements in urban amenities.

➢ To suggest a plan for slum clearance and waste disposal for maintenance of civic aesthetics of the town.

➢ To create a sense of dignity, identity, pride and responsibility in the social environment.

1.10 HYPOTHESIS:

The following Hypothesis are framed to be tested in the field.

➢ The absence of proper town planning strategy in Athani town and the existing defects in the urban structure both are positively corrected and hence needs a planning strategy.

➢ Increase in the volume of commercial activities results in the development of mixed landuse pattern in towns.

➢ Increased population growth trend and areal expansion of the Athani town, both are positively correlated.

➢ Increased population pressure on urban land has positive impact on creation of slums in the town.
Lack of infrastructural facilities/amenities has a negative impact on the aesthetic beauty of the town and thereby creates several problems.

1.11 METHODOLOGY AND DATA BASE:

The present study is mainly based on primary and secondary source of information and supplemented by field observation. The primary data is collected through questioner method and direct interview with the officials and public. The secondary data is collected from the government and semi government agencies. The study has been carried out with the help of the statistical methods, graph diagrams, field photos and cartographic methods. However, most of the observations have been based mainly upon field work in the Athani town. Computer applications have also been used to derive results, maps, graphs, imageries and photos etc.

1.12 LITERATURE:

The literature concerned to the present study includes the work carried out by the noted scholars who have made significant contribution in the field of settlement geography in general and urban settlements in particular. The following are the some of the scholars whose work has been referred and used for analysis.
Cities and Natural Process, Andrew Blowers and Bob Evans (1997); Town Planning into the 21st Century, Girish Chopra (2006); Urban Geography, Michael Pacione (2005); Urban Geography, G. Viswanadham (1986); Readings in the Urban Structure of India, A.G. Wilson (1975); Urban and Regional Models in Geography and Planning, James K. Lein (2003); Integrated Environmental Planning, D.J. Walmsley (1988); Urban Living the individual in the city.

1.13 DESIGN OF THE STUDY:

The whole research work has been systematically divided into seven chapters devoting each chapter to deal with a specific aspect.

**First Chapter** deals with the conceptual framework and discusses the basic concepts of urban unit, urban planning, spatial planning, role of geography in spatial planning, aims of planning, history etc. Apart from these the objectives of the study selection of the problem, study area, methodology, literature etc. have also been given in this chapter.

**Second Chapter** deals with the geo-socio-economic background of the Athani town. This includes the explanation about the location and extent, site and situation conditions, physical aspects, economic base of the Athani town, functional characteristics, agricultural, industrial and commercial activities of the town and also the infrastructural facilities. The demographic aspects of the town have also been analysed in this chapter.
Third Chapter appraises the existing landuse and identifies the main urban problems prevailing in the Athani town. Different landuse units and problems associated have been analyzed.

Fourth Chapter deals with setting the spate standards or norms for planning the urban landuse and infrastructural facilities for Athani town. It is on the basis of these standard norms the urban planning for Athani town is made.

Fifth Chapter is devoted to the planning for landuse units. A proposed landuse plan for Athani town is given considering the estimated population for 2021 and the land available for future development.

Sixth Chapter is devoted for the planning for infrastructural facilities on the basis of estimated population sizes, such as education, medical, drinking water, sanitation, waste disposal, electricity, roads drainage etc.

Seventh Chapter concludes the entire work along with major findings and suggestions.

The references / bibliography/ work cited have been given at the end of all chapters.