CHAPTER – 7

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The scenario of the Counter Urbanization process in fringe zone of Mysore has been evaluated considering all the 332 Villages as per 1991 and 284 Villages as per 2001. Keeping, Geomorphological unit has the boundary line of demarcation and also taking nonagricultural workers ratio, distance and transportation network. The villages thus delineated as fringe by Arun Das in 1998 has been put into analysis to establish counter urban activities and there by findings and inferences are made as stated below as per each chapter.

7.1 Findings Chapter III: Mysore City Land use.

1. From the study of general land use of Mysore city, it is very much clear that Mysore is a residential city where the land devoted for the residential purpose is 59.6 percent of total geographical area of Mysore City.

2. According to the GPS Survey conducted for The Subbarayanakere CBD Ward the residential zone is exceeding the commercial utilities, where, residential zone occupies 37.43 percent exceeding the commercial area which is 31.44 percent.

3. It is also found to be true even in the case of industrial layout, where, residential area accounts to 32.43 percent, whereas, industrial area accounts to 2.70 percent.

4. When examined the land use at out skirts of Mysore city that is, Yaraganahally Ward, it is also found to be true that the land occupied for residential purpose is greater than the other land uses.

5. Fully occupied residential layout account 15.11 percent followed by partial occupied which stood at 34.14 percent and newly formed layout is 28.70 percent. The total of all these three categories put together account to 77.95 percent of the total 3.31 Square Kilometer of area.
From the study it is confirmed that, the trend and growth of Mysore city until the present time is mainly growing for residential requirements.

7.2 Findings: Rural Urban Fringe Land Use.

1. Detailed land use survey conducted and mapped for urban fringe village like, Basavanahalli depicts that 83.38 percent of area has already been occupied for urban land use. The other major land use seen in this village, are coconut plantation and Mango Plantation which accounts 12.34 and 3.02 percent respectively. It means, the dry agricultural land has been fully converted for non-agricultural use.

2. In the case of Industrial character based rural fringe village such as Thoremavu, located 20 Kilometers South of Mysore City depicts different Scenario. Although industrial activity has stepped in and occupied 8.26 percent of area from the total 3.63 Square Kilometer of village area, still the major proportion of the land is left fallow that is 64.46 percent of area. It is a clear sign that the land owners have lost interest in agriculture and they are looking forward for selling the land and to become one time rich.

3. To check the land use scenario of rural fringe village ‘Nagavala’ has been chosen. This village is located in the Hunsur to Mysore highway, 25 Kilometers from Mysore city in the western direction. Although, this village is located far away from the city, due to the highway road influence a counter urban layout has emerged. This layout account to 6.66 percent of total geographical area of this village. As the villagers have evidenced a huge land selling transactions, nearly 50 percent of land which is most suitable for agriculture is left fallow, which is, moist fallow land 45.36 percent and dry fallow land 4.58 percent. This village land use is a clear indicator of the emergence of a mini counter urban township. Another 28.31 percent of land is under stream path vegetation. Since this land comes under green belt it has not been sold or left fallow.
4. To cross check the trend of urbanization and counter urbanization process between dry land and wet irrigated villages such as, Nagavala and Hosahalli were chosen. Nagavala village is a dry land agriculture village, located 25 kms away from Mysore, whereas Hosahalli is a wet land village is located 15 kms from Mysore city. The land use study of these two villages revealed that in Hosahalli, not even a single piece of land has been sold for non-agricultural use. Although the distance to the city is only 15 Kilometers. In the case of Nagavala 750 hectares of land has been sold. It means the buyers are interested in non-agricultural usage rather than agricultural purpose.

7.2.1 Findings: The high resolution Spot Image Inferences

The inferences derived from the spot Images for the entire demarcated study area reveals that 43.13 percent of land is under agriculture followed by 28.10 percent under plantation and stream path vegetation. The settlement along the roads accounts to 8.16 percent and the village buildup land accounts to 5.89 percent. The rural built up land which account 5.89 percent is almost 72.18 of the urban built up land. This is a good indication for the existence of counter urbanization activity and its process.

7.3 Findings Chapter IV: Land Value by Axial Roads

1. Considering land value as a good indicator to track the process of urbanization and counter urbanization a detailed land value study has been conducted. The inferences drawn from the study area is as follows.

2. The land value study conducted at 10 kilometers distance along the main axial routes on Mysore city revealed that, year 2007 was a period of sudden rise in land value by almost 5 to 10 times compared between 2000 to 2007.

3. Among all the corridors, Bangalore Mysore Corridor has experienced highest land value of 252 rupees per Square feet which was just 45 rupees in the year 2000. The next highest land value corridor is
Najanagud Mysore Road (27.55 to 183.65) located south of Mysore followed by Hunsur (34.44 to 160.70), T. Narasipur (18.37 to 137.74), Bannur (18.37 to 137.74), H. D. Kote (11.48 to 114.78) and Gaddige (11.48 to 114.78) Road.

4. The study conducted along the corridor revealed that the land value between 2000 to 2007 has jumped from 5 to 8 times other than Nanjangud Mysore road, whereas, the land value multiplied into nine times that is 13.77 to 126.26 rupees per Square feet.

5. At the distance of 30 Kilometers it got revealed that the minor corridors such as T. Narasipura Mysore (4.59 to 73.46), H.D.Kote Mysore (2.30 to 26.96) and Hunsur Mysore (2.30 to 57.39) as experienced highest bid for land which is almost 20 times compare to 2000 and 2007.

6. It is also noticed that by the year 2012, the land value on all these major roads irrespective of distance has decreased. The rate of decrease compared with the year 2000 to 2007 varies between 2 to 3 times at the distance of 10 and 20 Kilometers where as at 30 Kilometer distance the land value has decreased by 5 to 10 times (See Table No. 4.3)

Based on the field investigation and the official records it came to light that the reason for sudden change in land value has been envisaged for the following reason

- The globalization impact on Bangalore city.
- Establishment of IT sector.
- Conversion of Diesel Engine train route to electrification railway line between Bangalore and Mysore.
- Four Lane express high way corridor
- Upcoming airport and Operation of flight services from Mysore to other parts of India.
- Land mafia.
- Investment by neighboring state business people.
7.4 Chapter V: Conflicts

Land conflicts exist for time immemorial on this earth. Irrespective of land type the conflicts exist even for 1 Square feet of land. As the growth of City took place the ambition of possessing land near the city aggravated leading into conflicts. This form of a situation exists at a place where the land policies are weak. In this context the counter urban pockets have experienced a greater influx leading into conflicts between buyer and seller. Based on the study conducted for the demarcated study area, the land conflicts exist between the two in the following categories

- Conflicts between two individuals
- Conflicts between village land owners and Mysore Urban Development Authority (MUDA)
- Conflicts between private land developers and MUDA.
- Conflicts between private land developers and counter urban migrants
- Conflicts between villagers, MUDA (Govt) and Corporate Companies
- Government and Corporate Conflicts
- Land Price, Land use and the Mafia

7.4.1 Findings: General Land conflicts

1. From the statistics it is very much clear that the entire demarcated study area boundary is entangled with land related civil cases which accounted to 68.8 percent
2. From the investigation, the fact that emerges (table no 5.2 Mysore city) clearly indicates the urban land posses more number of criminal issues followed by non land related criminal and civil cases.
3. From this table (See table No5.3) it is clear that the ‘urban fringe’ has got both urban and rural characteristics. The land related civil cases are 336 cases where as the land related criminal cases are very less that is 83 cases compare to 258 criminal cases. Since the land of this region is
under transformation from agriculture to non agriculture, the land disputes are high. Due to higher concentration of population and urbanization the non land related criminal cases are more in number compared to land related criminal cases which is 258 and 83 respectively.

4. Nearly 80 percent of land related civil cases is a good indicator of counter urbanization. During 2000 to 2007 when the land value was comparatively cheaper in rural urban fringe, most of the land buyers purchased land in this region. When the land value suddenly increased, the farmers who sold land have appealed to the court to get back land or to get the difference amount. The higher percentage (61.54%) of criminal cases are recorded in rural urban fringe, it is a clear sign of urbanization. The money received from selling the land gave impetus to drinking habits, quarreling and rivalry resulting into higher rate of non land related criminal cases.

5. Similarly to the ‘rural urban fringe’, the ‘rural fringe’ also experienced same trend of land value between 2000 to 2007, wherein the land were sold at cheaper price turned up to greater conflict and disputes as the land value multiplied by more than ten times. Whereas, the other criminal cases account to 28.30 percent, which are quite higher than normal.

6. The cross profile the trend of civil cases in the study is seen in the table No. 5.6. This table provides an increasing trend of land disputes from city towards rural fringe zone. It is vice versa with respect to non land related civil cases.

7. The villages adjoining to the city are easily prone to criminal activities. The sudden change in socio cultural environment added with economical change as led to higher rate of criminal activities and it can be noticed in urban fringe of Mysore city. In this zone 258 cases have been registered against under non land related criminal cases, out of 678 total criminal cases enlisted. As the distance increases from the city the
rate of criminal cases also has a declined along rural urban fringe and rural fringe zones where it has registered 9.44 percent and 2.21 percent respectively.

8. As it is envisaged, that Mysore is a city of residential character. This can to be proved from the highest number of land conflict seen between private land developers Vs individuals which accounts to 66.4 percent, out of the various types of land conflicts seen in the study area.

9. Going through the rate of conflict in the different zonal sample villages, it presents a good input on the type of conflicts existing between the farmers and other land buyers. Basavanapura and Maratikyathanahally Villages, although adjoining to the city the number of conflict varying in these two villages. In Basavanapura totally 16 cases have been registered where as in Maratikyathanahally 66 cases have been registered. The main reason for this is, Basavanapura agriculture land was notified and acquired by MUDA 20 years ago. Whereas Maratikyathanahally village land were sold by the farmers to the land developers at individual level in recent years resulting in to more number of cases under the category of individual Vs private land developers which is 72.73 percent. Another 16.67 percent are the conflict between urban migrants and land developers.

In the case of Nagawala there are no other disputes other than individual Vs private land developers which accounts 96.43 percent. And remaining 3.57 percent is from mafia. The main reason for more number of land disputes between individual farmers and private land developers is mainly because of discontent about sold land value.

Another interesting fact that, get reviled is the rural fringe villages have conflicts with land developers and not with any other farm of conflict categories.
7.5 Findings Chapter VI: Grabbing

The ultimate resort adopted to possess the land by hook or crook employing by illegal means is the process of land grabbing. As per the study conducted and official records, land grabbing is done mainly on the grounds of religious reasons. Nearly, 90 percent of land grabbing comes under religious categories, out of the 90 percent, 75 percent of land grabbing are done in the public lands especially on footpath, road junctions and squares. Another 25 percent of land grabbing for religious reasons are done in the private land. Possessing Government land illegally by creating false documentation are done by influential persons and institutions of various types such as Education Institutions, NGOs, Religious Institutions, Politicians Land Developers and Real Estate Agents.

7.6 Suggestion and Conclusion

Going through the details of land use in and around Mysore, it convey the misuse and mal utilization of land which is a threat for the future generation. Expansion of city as a concrete jungle either for residential, commercial or industrial need to be stopped. A proper planning need to be done without destabilizing the rural economy. As well as the present trend is concerned in the rural urban fringe of Mysore greats emphasize is gives for residential and commercial land use. Each city should be limited to grow and check further expansion as a concrete jungle.

Letting an individual to decide the value of land need to be checked. The exorbitant coating of land value has pushed the common man out of the scene of land owner ship or buying. The present trend of land value will result into corporate ‘zamindari’ system.

Failure to prevent the present trends of fast increasing land value and Land conflicts need to stopped through regulating board, if not the consequences will be dire some. In future majority of the population may have to spend more time in law courts rather than in productive field of earning
(agriculture). It is also clear that we are proceeding towards cease of entire traditional life system. Hence it is the time to frame a policy which can be a mediation body that protects interest of the seller and buyer.

With regard to land grabbing the only solution to nullify the act is by having a proper vigil and by keeping the visual records of such places of prospective encroachment, adopting this method the land grabbing act can be stopped, or else this form of trend will continue and it will become part of the urbanization process in future as one can see today.

The trend of urbanizing the villages by outside means is the result of counter urbanization process that is going on all Indian cities. This form of urbanization which is mainly land oriented will certainly bring down the traditional values in all aspects of life. If the same trend is continued farmers will stop agricultural activities and look forward for migration to cities selling their land to the corporate sectors. The study conducted in the present research is a clear evidence of the ground reality seen in the fringe villages of Mysore. Conversion of agricultural land for non agricultural purpose has been rightly pointed in the third chapter. The fluctuation in the land value and the resultant impact on the farming community either economically or socially further leading to conflicts are well explained in fourth and fifth chapter. Adapting illegal means to posses land is another bad trend that has been setup in the cities of India has been well explained taking Mysore city as a case study. The main contention of this study is to give a warning call and alert to the entire planning machinery and the government to regulate the counter urbanization process for future generation to come.