CHAPTER IX
SUMMARY AND CONCLUSION

9.1 CONCLUSION

Several urban land policies have been enacted by the Government but their implementation is far from complete. In Mysore the growth of population is at an exorbitant rate mostly due to rural-urban migration and due to the quantity and quality of services which Mysore serves both to itself and to its hinterland. Industrialization and Urbanization are gearing up further the ever-increasing population which has given rise to many urban problems. The first and foremost problem is a large shortage of urban land as a result of which there is an equal amount of constraints in the implementation of urban land policies because of the various competing stakeholders and political pressures.

The land use and its change from the 1976, 2001 and 2011 master plans shows that there was a rapid yet systematic development of the city. It is necessary to work out long-term forecasts of city development in order to achieve planning. But a constant vigilance needs to be maintained with regard to the implementation of master plan. Any neglect of the implementation of the master plan, in accordance with the project’s guidelines will reduce the efficiency of a master plan.

Mysore urban development has also escalated enormous growth in the service sector. These services range from a variety of functions like transportation bus terminals, recreations nodes; other essential utilities and services have grown ubiquitously everywhere giving way to development of minor sub centers attracting people to these functional zones. The growth of these centers of attractions has escalated the land values at different places in varying proportions. The land values and attractions have increased parallel everywhere but the rate of growth has been higher in the commercial areas than in most of the other areas. Therefore it can be concluded that the master plan has influenced the development of several hot spot areas which have high attractions which are enabling increase the land values.
Next in importance to master plan in the urban policy are the urban zoning regulations. These regulations serve as tools in managing regulations in urban areas. Zoning regulations and building bye laws confirm that different regions showed different proportions of construction at the vicinity of heritage areas and to assess the vulnerability of heritage areas by the changing architectural design. The bye laws do not apply in retrospect rather they are applied to the areas which are currently under development. This opportunity was taken and the level of implementation of zonal regulations applied were tested in residential areas, it was found the central areas are devoid of any regulatory plan, the construction of building are age old, with no single building. They are mostly continuous buildings without any space separating between each other. The houses/buildings share common walls as partition between two and more number of houses. The same character is observed in all the poor and low rent housing. The commercial areas also are not observing the building bye laws, the problem in these areas is due to the high cost of land, which is not usually left lacking with any use. The areas where bye laws are applied is chiefly the middle and high income new residential blocks, and the industrial and recreational and all other land uses.

The second and the most important of land regulation is the urban policy towards protection of the heritage buildings. It is observed that the new constructions are not giving heed to the restriction for the construction of tall buildings near the heritage areas. these zonal regulations also do not fulfill the basic health and hygiene aspects. The slaughter houses are located mostly in and around the church area and the other inner crowded residential central areas. it is also examined that the application of zonal regulations are not very conscious around areas of waste disposal and location of slaughter houses at the vicinity of residential areas which are conflicting with the zonal regulations for the health and hygiene.

The implications of slum improvement and clearance act on land use change and urban development of Mysore Urban Area has clearly shown that since the implementation of the JNNURM the rate of development and improvement has been taking place rapidly. This policy mission has certainly made a lot of difference in the lives of all the slum
dwellers. Not only with the provision of good apartment building but with complete infrastructure of sewage, drinking water, parks and playground etc.

The implication of the urban land policy upon urban renewal and land use change is also one of successful plans of urban land policy. The study found that urban renewal plans have helped to enhance the beauty of the city because it has given modern structure to the land use. After launching the JNNURM many redevelopment activities taken place in the city. It shows that renewal mission play a dominant role in urban development. But another drawback of this mission is that ignorance of heritage value of the city.

The only urban land policy which has faced an absolute failure is the urban land acquisition act under urban land ceiling act this was one of the important step in the urban land policy of the Karnataka state. After examining the site characteristics of the urban land acquired under Urban Land (Ceiling and Regulation) acquired in Mysore region, it was observed that this acquired land has continued to remain vacant even after a span of 40 years ever since it has been acquired, except for a part being converted to public and semi public uses. This policy has not helped to achieve any remarkable development in urban land situation. This was not even been able to make any attain any of its objectives.

The overall conclusion is that in spite of all success of the urban policies there are still some lacunas in the policy and machinery.

9.2 SUMMARY OF FINDINGS

1] Urban land policies contain
   • Lack of clarity for implementation.
   • Lack of transparency in the planning
   • Lack of awareness in the urban land policies to the public
   • Lack of systematic and proper management of the policies.

2] Significant impact of urban policy on:
   • Changes occurring as a result of urban land policies especially liberalization policy of Government of Karnataka.
9.3 MAJOR SUGGESTIONS

• To encourage the government policies in order to protect the land.
• To discourage further growth of multinational companies in the study area to avoid the improper development of the study area.
• To preserve existing parks and open space in the Mysore urban area.
• To preserve existing water bodies in the study area.
• To conserve existing land use.
• To prevent land encroachment in recreational areas.
• To protect encroachment of tall buildings in heritage areas of the city
• Awareness among the people about the urban policy