CHAPTER – I

INTRODUCTION

1.1 INTRODUCTION

Land is one of the most important natural resources of the country. The rapid growth in population and urbanization has resulted in an increasing demand for urban land. In urban areas the demand for is basically for housing, educational, commercial, industrial, and recreational and other uses. The rapid development in socio-economic activities in towns and cities is leading to an ever increasing demand for urban land.

In India the first attempt to study urban land problems was by the committee on urban land policy constituted by the government of India. The report of this committee (Government of India, 1965) contains a lucid analysis of the urban land problems and recommendations to overcome them. At the global level, the United Nations and the World Bank have made efforts to deal comprehensively with the subject.

In India the population in urban sector is likely to grow with twice the speed than the rural sector. During 2001 and 2011 the decadal growth of population in urban areas was 31.5 and 31.8% respectively. This trend is likely to lead to enormous problems such as shortage of housing, water supply, traffic congestion, overcrowding, insufficient social facilities, and formation of slums etc. However, the rapid growth in population and the process of urbanization have resulted in increasing demands for urban land. Therefore, the basic goal of an urban land policy is to achieve optimal utilization for overall urban development.

Urban land policy is an act of legislation where the governmental agencies promulgate, review and revive the legal acts and policies relating to the issues of urban land for the purpose of urban land management. In the earlier decades when the process of urbanization was slow, the transition in land use was equally slow and public management of land was not a very serious issue. However, rapid growth of population and economic development has led to a severe increase in the demand for urban land values have soared high due to shortage of urban land.

In the backdrop of this situation there are also many emerging issues relating to the competition of land among the various land uses. Hence, there is a need to manage
and implement different schemes to control the distribution of land for various purposes by public and semi public organizations and other private agencies in the process of land development. However the supreme authority of urban design, pattern, and model of urban growth remains in the hands of the government which is guided by the act of legislation and urban land policies. The land use in urban areas is affected by direct and indirect policy measures. The direct measures such as urban land acquisition, land ceiling act, land disposal policy, city master plan policy, taxation policy, slum clearance act, zoning regulations, green belt policy etc. are some of the major issues in urban land policies. The policies relating to fiscal, housing, industrial, economic etc also play a vital role in changing the land use pattern. This study focused on urban land policies which affect growth and development of Mysore urban area.

1.2 THEORETICAL FRAME OF THE CONCEPT

Urban land policies can be analyzed under two broad categories i.e. direct policies and indirect policies. The direct policies are those which are formed to acquire land for urban uses; to provide zoning regulations to different areas for specific urban land use etc. These acts affect the urban land immediately within a short period of time. The indirect measures are those where the policies are made on a broader perspective as engines of regional development. Policies related to urbanization, industrialization and economic development affect land use and the land distribution pattern in an indirect manner and their impact is only felt over a long period of time, and their effects are observed by inter related manner.
1.3 STATEMENT OF THE PROBLEM

It is important to study the different urban land use policies and acts which are enacted and executed for urban planning by the government from time to time. It is significant to understand the effectiveness of the role of policies on the changing land use pattern, in the context of urban development. Many urban land policies have been implemented from time to time since independence. However there has to be a proper investigation regarding the level of its implementation and to test the result of the urban laws and policies. This is very crucial in the present times because the nature of urban development is very rapid and to boast of planned and developed city these policies have to be accepted, implemented and their impacts have to be successful to match the goals of urban land policies.
1.4 AIMS & OBJECTIVES

The present study is an attempt to study and tackle the various problems of Mysore urban area. The specific objectives of the present study are as follows;

1) To analyze the master plan of Mysore urban area and to study its suitability in the context of sustainable development.
2) To study the policy implications of land acquisition under urban land ceiling & regulation act on the growth and expansion of Mysore urban area.
3) To study the pattern and practice of land use in the light of zoning regulations and building byelaws in Mysore urban area.
4) To study the implications of slum improvement and clearance act on land use change and urban development of Mysore urban area.
5) To study the implications of the urban land policy towards urban renewal and land use change.

1.5 METHODOLOGY

The multidisciplinary nurture of the problem demands various parameters and techniques for analysis. The study was conducted using primary and secondary data.

Data Sources:
1. Secondary data: The secondary data related to the study area for the urban land policies and regulations collected from the governmental archives, and documents of legislation, Mysore Urban Development Authority & Mysore City Corporation, Deputy Commissioner Office, Revenue department, ISEC, Bangalore, Slum Board, Mysore and other related organization.

The data pertaining to physical characteristics of the study area like, weather parameters, climate, soil, geology, land use were collected from the various offices like, District Statistical Department, Mysore; India Meteorological Department, Bangalore; Organic Farming Research Station, Naganahalli, Mysore; Central Sericulture Research and Training Institute, Mysore-H.D.Kote Road, Mysore.

The existing land use data and data regarding urban infrastructure was collected from the office of the Mysore Urban Development Authority, Mysore City Corporation. Land use maps were collected from the CADD station, Mysore. The offices of the sub-
registers in respect of private land transactions were of some help in obtaining land values of residential as well as commercial areas.

The data regarding urban and demographic changes were collected from Directorate of Census Operations, Mysore University Library, Mysore. Other related data was also obtained from journals, published/unpublished articles, periodicals, books and internet sources…etc.

2. Primary data: The primary data pertains to the ground truth regarding verification of urban land policies such as building bye laws, zoning, master plan, slum clearance and improvement act, urban renewal etc. was carried to understand existing land use and their planning reports; the researcher personally visited all local bodies and important areas in the study area in relation to the distance from the city. The data on land value were collected by visiting important wards under the study area through real estate agents and common citizen engaged in land marketing using interview schedule.

1.6 METHOD OF ANALYSIS

Data preparation: The data were processed by cartographic and GIS techniques. The following steps were adopted for calculating the effectiveness of urban land policies and regulations in Mysore Urban Area.

Geo-referencing and digitization of wards of Mysore city, Digitization of road networks, Digitization of land use and land cover maps, Digitization of land value maps, Digitization of micro Level land use planning maps, Digitization of Zoning and Building byelaw maps, Digitization of slum maps and Digitization of urban renewal maps.

Data Manipulation: Raster Overlay method, Interpolation method and graphical methods have been applied variously where ever necessary to estimate the urban growth, development and land values.
1.7 SCOPE AND IMPORTANCE OF THE STUDY

The present study is important because it focuses on the urban land problems and recommends the requirements which are necessary for preparation of better Government policies. The need for urban land is increasing day by day for all basic necessities of mankind. Hence, various land policies are being formulated by legislation. However, there is no machinery to test the realization of the objectives of the policy at the implementation level. The present research attempts to investigate the results of the implementation of the urban land policies and tries to evaluate and measure the effectiveness in urban land values and urban planning. This study becomes especially important in a situation when Mysore urban area which is still small with ample room for accommodating new investors and having considerably lower land values has a greater scope for competing entrepreneurs from all over the country and specially from Bangalore metropolitan area which is the nearest neighbor. The influence of the growth of Bangalore is stimulating land values in Mysore and the speculation in land market is growing at an exorbitant rate. There is a need for better land policy for the protection of urban land in Mysore. This study is also important since it attempts to study the issues of urban land policy in view of population growth, and environmental sustainability which is the greatest issues facing challenges in urban planning. This study has attempted to examine the effectiveness of Land acquisition, Land ceiling act, Zoning regulations, Building byelaws, Slum clearance act, Green belts problems through primary survey which can set as examples for testing of policies which is therefore extremely relevant in the present day context.

This study has also endeavored to examine the crucial problem of urban renewal programs and slum clearance program especially in the light of Jawaharlal Nehru National Urban Renewal Mission (JNNURM). Finally the defects of the policies were also identified and suggestions have been provided to improve the planning programs.
1.8 ORGANIZATION OF THE THESIS

The thesis comprises of nine chapters.

**The first chapter:** The first chapter of the thesis deals with the introduction, theoretical framework of the concept, statement of the problem, objectives of the study, methodology, scope and importance of the study, and chapter design.

**The second chapter:** The second chapter on the review of literature related to the urban land policies and regulations, urban land values, urban land use change, land use theories and models, master plan and ecological sustainability, land acquisition under urban land ceiling act and land use planning, zoning and building byelaws and heritage conservation, slum clearance and improvement act and urban development, urban redevelopment under urban renewal.

**The third chapter:** The third chapter is the study area comprising of the nature of physical and economic setting in the light of urbanization, urban growth, and urban planning.

**The fourth chapter:** The fourth chapter presents city master plan and its suitability for land use and land cover change in the study area. This chapter focuses on urban growth patterns in different time periods, the pace and direction of growth, impact of ecological indicators on sustainable development. It also deals with the land use and land cover changes from 1976 to 2011. The impact assessment on environmental condition of the city has also been studied.

**The fifth chapter:** The fifth chapter on the policy implications of land acquisition under urban land ceiling & regulation act on the growth and expansion of Mysore urban area. This chapter attempts to evaluate the acquired land through micro level local participatory planning.

**The sixth chapter:** The sixth chapter focused on the practice of land use in the light of zoning regulations and building byelaws. It deals with the heritage zones and monuments and vulnerable heritage areas in terms changing housing system.

**The seventh chapter:** The seventh chapter is on the slum clearance and improvement act and its impact on the development of the city. The chapter has analyzed the land use changes, infrastructural development of the slums as result of the policy impact.
The eighth chapter: The eighth chapter presents the implications of the urban land policy towards urban renewal and land use change.

The ninth chapter: The ninth chapter deals with the Conclusion of the research and it also gives overall findings and suggestions.