CHAPTER VII

SUMMARY AND CONCLUSION

7.1 SUMMARY OF THE STUDY

This study has examined the role of Private Housing Co-operative societies and Land Developers in the growth and development of Mysore City. Mysore, a heritage and cultural capital has provided shelter to nearly nine lakh people. The population of Mysore city is increasing from year to year. In 1981 it was 414568 and increased to 914,919 in 2011. The increasing population and households demands shelter of their own. Realizing the need of the people, the private housing cooperative societies and land developers started developing layouts. At present 1.48 lakhs of people have applied for allotment of site by MUDA but it has failed to provide. The private housing cooperatives societies and land developers in the process of providing land or houses to its members acquire the land of near by villages of Mysore city. In turn they not only solve the housing problem of the city but also alter the urban land use and contribute for the vertical as well as horizontal urban expansion.

7.2. FINDINGS OF THE STUDY

7.2.1. Demography and Land use of the Study Area

i. The city has experienced slow growth rate of population from 1871 to 1921 with a negative growth in the decade 1901. From 1911 onwards the growth rate has accelerated till 1991 with a fall in 1961. From 1991 to 2001 the growth rate has increased but a fall in 2011 with 14.11%.

ii. The population of Mysore city is expected to reach 24, 26461 lakh by the year 2045 if the same trend of growth rate is continued. This projection is the result of averages of Geometrical, Arithmetical land Incremental increase.

iii. The rate of physical expansion of Mysore city was not same in all the decades, it has been fluctuating. Maximum expansion of the city was noticed during 1991 to 2001 and minimum was during 1971 to 1981. This is very natural because when the increase of population and economic activities take place,
the territorial limits of city go on increasing. Spatial expansion is closely associated and commonly dependent on population growth.

iv. The population of the Mysore city has increased considerably during 1901 to 2001. It was 68111 in 1901 which increased to 914,919 persons in 2011. During this period both the population and the geographical area have significantly increased at the cost of the agricultural land of the near by villages. The geographical area of the city has expanded form 37.7 Sq.Km in 1961 156.6 Sq.km in 2011. During this decade the area under residential, commercial, industrial and public utility were increased from 33.09, 2.46, 6.30 and 0.34 per cent to 39.90, 3.02, 13.48 and 0.51 percent respectively from 1976 to 2011.

v. The aerial expansion of city is maximum in the south west, south east and north east and North West.

7.2.2. Spatio - Temporal Analysis of Private Housing Co-operative Societies and Land Developers

i. At present in Mysore city there are 1048 private housing cooperative societies and land developers are functioning in 72 villages with an average distance of 15 to 20 km from CBD.

ii. More growth of private housing cooperative societies and land developers spatially and temporally were in the year 2001 to 2010 and in between 2011 to 2012. During this period 494 and 257 layouts were developed in an area of 3344 and 1725 acres of land by distributing 38658 and13868 sites.

iii. The sites are comparatively cheaper in private housing cooperative societies rather than at private land developers. The cost of the site may vary 5 to 10% from its inception to completion of the project. But it is not so by the land developers. The cost of the site is cheaper at the time of inception of the layout but goes increasing at the time of finishing the project and in the end the market price will be fixed by the land developers.

iv. More number of sites developed by the private housing cooperative societies and land developers are in the middle class people’s range of 30X40. As they
are more members and thrust is more on them, naturally middle class people are more beneficiaries.

v. Major townships are promoted by major developers such as Sankalpa, Brigade Gravity-9 Zuari etc, in Mysore with thousands of housing units, apartments and independent houses, as well.

vi. The grouping housing in Mysore city was started two decades back and at present more than 54 builders constructed more than 1146 houses of different sizes in an area of 69 acres of land. Important among them are Gravity-9, KBL groups, Brigade, etc.

vii. The apartment culture was introduced in Mysore by Sankalpa group over more than two decade. At present 74 builders constructed several apartments with 2906 houses in an area of 150.2 acres of land in Mysore city. Thirty residential properties in Mysore are being developed and commercial spaces will take off very soon. Among the several projects, Central Park at Ideal Jawa by Shalom Voyagers provides for 1500 apartments with fitness and entertainment facilities. Bangalore based Brigade Group has luxury projects coming up: the Brigade Citadel with 3/4 BHK apartments in Yadavagiri, Brigade Horizon with 2/3 BHK apartments in Siddhartha Layout, and Brigade Solitaire, behind Lalitha Mahal Palace.

viii. Most of the apartments in Mysore city are located on Mysore Hunsur road, KRS- BEML road, and T.N. Pura Mysore road and in the old city of Mysore like J.L.Puram, Vontikoppal and Siddhartha Nagara etc. The leading apartment builders in Mysore city are Sankalpa, Brigade, Pratham, Zuari KBL groups etc.

ix. The apartments and Group housing is gaining importance in Mysore city. The apartments were cost wise cheaper, than the single housing. Several people prefer Apartments because of its facility, Security and for some people it is an indicator to their standard.

x. The development of apartments is altering the internal structure and morphology of Mysore city.

xi. The trend of high rise building like apartments has set in and is continuing to spread in a vast area, thereby increase the vulnerability to the heritage building
by providing the residential flats at cheaper rate to the residents of Mysore city. At present, apartments are most appropriate for accommodating more houses to the residents at cheaper costs.

xii. Apartments and group housing are developing more in outer ring road of Mysore city.

xiii. There is a transition in high income residential areas regarding the architectural design because of demolition of old building and construction of apartments. This trend even may gradually spread to moderate income areas and ultimately to low residential areas.

xiv. For single owner eventually the single housing system will become costlier for construction and to maintain, where apartments are best substitutes.

xv. Mysore has become a substitute for Bangalore in real estate business. Real estate investors and developers are investing huge amount on land for residential and commercial projects in different regions of Mysore city. Over next five years, Mysore real estate market is expected to increase rapidly in residential, retail as well as commercial real estate due to participants making their invest in a professionally managed portfolio of properties widely applied in appraising income-producing properties.

xvi. Residential segment is the highest return earner compared with commercial property. Capital values for apartments in prime residential areas of Mysore are very high, thus value in suburbs have increased due to high demand. New developments are shifting away from Bangalore to Mysore due to hassle free city and availability of agricultural land at cheaper rate.

xvii. At present, there is no basic mechanism for smooth property transactions from seller of agricultural of land to purchaser of land and from customer to developers. In this given situation, real estate is still not a liquid commodity, as selling and buying both requires clearance of various issues. Developers today need 26-40 approvals for developing land. Moreover, the cost of transaction stamp duty etc. in land and house dealing is also significantly higher than any other commodity.

xviii. The growth and development of private housing co-operative societies and land developers are not only responsible for the growth and development of
Mysore city, but also structural and morphological change of city and also in solving the housing problem of Mysore city.

7.2.3. Comparative Study of Private Housing Co-operative Societies and Land Developers with MUDA and KHB

i. The role of HUDCO is negligible in providing housing to the Mysoreans.

ii. Since 1981, KHB acquired 8623 acres of land and constructed nearly 9506 houses of different category.

iii. The MUDA was so active that it acquired 5.64% of the land compared to private housing co-operative societies (1.57%) till the year 1981 to 2000. Then onwards it was 1.5% and 0% in 2001 to 2010 and 2011 to 2012 respectively, where as it was 3.9% and 2.01% by the private housing co-operative societies and by land developers.

iv. Private housing cooperative societies and land developers have acquired more area in the year 2001 to 2010 and then onwards it was a boom period for the private housing cooperative societies and land developers in Mysore city, as the acquisition of land for the new layouts came to a complete standstill by M.U.D.A and KHB from 2011 onwards.

v. Private housing co-operative societies actively participated after the stagnation of the MUDA. But M.U.D.A and private housing co-operative societies acquired almost same (8.5%) percentage of land till the year 2012.

vi. 1.48 lakhs aspirants have applied to MUDA for their requirements of sites and this number is increasing year by year.

vii. The number of lay outs developed and sites distributed is more by private housing cooperative societies and land developers rather than MUDA and KHB. The contribution of KHB and HUDCO were negligible.

viii. MUDA’s luxury housing concept is yet to take off though it called for registration to assess public demand for the project. The concept entails construction of two-bedroom and three-bedroom houses with spacious living-cum-dining rooms with a built area of between 1200 sq. ft. and 1400 Sq.ft.
ix. All kinds of infrastructure are well provided by MUDA for its layouts, where the layouts developed by private housing cooperative societies and land developers suffers from water supply, metal roads, proper street lights, electricity, sanitation and congestion etc.

x. 70 to 80% of the people prefer private housing a cooperative societies and private land developers for their sites or for housing to MUDA or KHB, where there is a hundred percent guarantee.

xi. The layouts developed by MUDA are better than private developers. Majority of the layouts developed by private housing cooperative societies and land developers are suffer from Parks, Health centers, wider roads, educational institutions, and public transportation. The layouts developed by MUDA are free from all these problems as they provide space for public amenities.

xii. When the new layout develops in village two social and economic criteria different communities’ segregation and aggression of people is common. It has come inherent in the growth process of a new layout.

xiii. Growth and development of a new layout in a village is nothing but transformation of fringe into urban. Mysore city is expanding more towards west, north western direction, although it has also shown its expansion in eastern direction also.

xiv. In recent years, the layouts developed by MUDA and private housing co-operative societies and land developers in the vicinity of city are incorporated to City Corporation.

xv. The old model of city planning has been abandoned as the new expansion of the city is managed by private developersand not by MUDA, which has mostly become an approver of private initiatives.

xvi. Even though the private developers and co-operative societies are required to abide by the MUDA guidelines while forming their layouts, there are two significant ways in which their projects differ from MUDA developed areas. First, the cityscape itself changes since private developers often do not plan for parks and wide streets; given the focus on maximizing profit, developers frequently even violate MUDA regulations. Second, the developers are also free to sell housing plots to any individual, to even a non-resident of Mysore,
and more significantly in any number, thus fuelling a speculative boom. In contrast, MUDA regulations exclude not only non-residents but also those who already own a house in Mysore from even applying for MUDA developed housing plots.

xvii. MUDA regulations are based on a notion of equitable distribution of housing plots, whereas private initiatives of the past decade are more in the nature of speculative investments. As a consequence, there has been close to a tenfold rise in prices since 2003-04, effectively keeping large sections of middle class Mysoreans from ever owning a house in the city. Thus, we have begun to notice a change in the ownership patterns as well.

xviii. Mysore’s real estate boom has triggered a spate of construction activity in the state, with the city’s municipal corporation issuing as many as 100 licenses to builders for residential projects. The city’s arterial and peripheral roads, especially the Outer Ring Road have witnessed maximum development over the last three to four years. Agricultural property along the ORR increased ten times over long standing rates in 2005.

xix. The booming land prices have produced two extremes, a plethora of new millionaires: peasants from villages on the outskirts of Mysore, whose land would have been acquired by, the MUDA in the past, or have in the last ten years sold their land in the open market. Many a village that is now part of Mysore city has more multimillionaires. Same way many of the farmers after losing land to money either to MUDA or to open market become a constructional worker for their lively hood- both these two extremes can be noticed in Mysore city.

xx. Best group of beneficiaries is the major land developers and investors, majority of whom are Mysoreans and happen to be active in Mysore politics; this is an instance of politicians realizing very early on the potential of real estate business as money making venture and benefiting from the booming market. These politicians also have additional land holdings in and around the city, and it is in their interest to persist with the privatization of neighborhood formation. Both by virtue of their land ownership and their ability to affect
public policy will have enormous influence in determining Mysore’s new urbanism.

xxi. The impact of this new urbanism on the form and ethos of the city are, the cityscape has begun to change as modern architecture takes hold, slowly changing the character of the royal city. While the palaces and public buildings from the early 20th century continue to define Mysore’s landscape, new apartments, villas, group-housings shopping malls, resorts, multiplexes, shopping complexes and luxurious private houses have now become fairly common. Mysoreans seem to be quite receptive to the changes brought about by the new money flow. While there does exist some nostalgia for the older and simpler times, the younger Mysoreans are active in real estate trading and construction industry.

xxii. Mysore has seen the arrival of outsiders in significant numbers; what’s different about the present is the rampant materialism that seems endemic to both Mysoreans and outsiders. More than anything else, the flow of money in the form of speculative investment is and will continue to be at the heart of how Mysore will change. Will that leave Mysore’s unhurried and relaxed lifestyle as well as notions of civility and hospitality unaffected? That ethos of Mysore, of which R.K. Narayan was the finest chronicler, seems to be disappearing. Rampant materialism wasn’t the ethos of Narayan’s Mysore. It only represented the quaint professionalism of Malgudi. (A new urbanism in Mysore, Prithvi Datta Chandra Shobhi 2010).

7.3 SUGGESTIONS

i. There is an urgent need to look into the agricultural system in the surrounding areas of the Mysore city. The rate, at which agricultural land is being converted, needs serious thinking on part of planners and policy makers.

ii. The reasons for land transformation need to be taken seriously. Government needs to encourage the agricultural sector and protect the interest of the farmers.

iii. The authorities need to bring simple procedure and reduce the stamp duty to an affordable level in order to encourage the private housing cooperative
societies or land developers. Stamp duty and registration cost for purchasing of land is very high. It ranges between 6-15% at present.

iv. There is an urgent need of mechanism for smooth property transactions from seller of agricultural of land to purchaser of land and from customer to developers. Selling and buying of agricultural land- both requires clearance of various issues. Private housing co-operative societies and developers today need 26-40 months for approvals and developing land.

v. As per the observation and the study, the vertical growth of buildings like apartments and posh hotels may pose threat to the heritage buildings near the city for which MUDA must take serious action and enforce strict rules and regulation for its control.

vi. In order to curb the real estate business and the land developer MUDA has to enforce strict rules and regulations.

vii. It also has to take initiatives to develop more layouts in solving the housing problems of Mysoreans, through various schemes which were already in existence like, residential complex for govt. employees, a community housing project etc. so that the urban ecology, structure, and morphology of the city can be maintained.

viii. Multi-storied apartments should be constructed and maintained by MUDA which regulates the private investors, as well as regulates the encroachments of agricultural land of the near by villages of the city. MUDA should impose strict rules and regulations on the aspirants,

Firstly sites developed by either MUDA or by private housing cooperatives societies must only for the residents of Mysoreans.

Secondly the persons having either MUDA sites or private housing cooperative society sites should not take a second choice.

The sites allotted by either the agencies should not be leaving vacant for more than ten years.

If once sites are allotted to persons either by the agency MUDA or Private housing cooperative society he is not eligible for the second time in either of the agency.
MUDA should impose rules such a way that if a person having a site either purchased or allotted by the either of the agency is not eligible for second time.

ix. For the MUDA which is facing flak for its inability to clear the backlog of nearly 1.48 lakh site applications, the project may go a long way in its image make-over. But officials say it is impossible to develop sites for 1.48 lakh aspirants and the number will only increase with each passing year and hence development of layouts and community housing projects should be its area of focus.

x. MUDA's luxury housing concept should take off immediately though it has called for registration to assess public demand for the project. The concept entails construction of two-bedroom and three-bedroom houses with spacious living-cum-dining rooms in a built area of between 1200 sq. ft. and 1400 sq.ft. for the benefit of especially the middle class people.

xi. MUDA should enforce strict rules and regulations to the private housing cooperative societies and land developers in the strict implementation of the rules specially in providing space for parks, roads and space for civic amenities, where there is a large scale violation.

xii. Government should encourage private housing cooperatives societies rather than the land developers as the majority of the land developers are directly or indirectly controlled by politicians, who exert influence on the authorities.

xiii. Development of town ship such as Kergalli, Udbur Metagalli, Elwala etc. may reduce the traffic flow of Mysore city. These are the villages which have maximum number of private layouts.

7.4 CONCLUSIONS

The theme of the study is to analyze the role of private housing co-operative societies and land developers in the growth and development of Mysore City. The expansion of the city both vertically and horizontally creates a number of problems like reduction of space, infrastructure, services, and results in the conversion of
Agricultural land. Agricultural land is being gradually converted into built-up land like residential, commercial, industrial, and other urban uses without any systematic development plan. These problems require immediate attention of the planners and administrators. Growth of infrastructure has not kept pace with the growth of the population, resulting in disequilibrium in the level of development. The sprawl of the city leaves marked impact on the land use pattern which has shown the considerable increase in residential area. The growth of Mysore city not only changes the land use pattern of the surroundings but also internal morphology of the city. The trend of high rise building like apartments has set in and is continuing to spread in a vast area, thereby increase the vulnerability to the heritage building by providing the residential flats at cheaper rate to the residents of Mysore city.

Both the private housing co-operative societies and land developers with population growth are responsible for unequal aerial expansion of Mysore city.

This reflects the administration of the urban authority. It is they who are responsible for providing housing to its inhabitants but shows its inability which indirectly encourages private participation. No doubt with strict planning and administration of rules and control over the private, certainly the private cooperatives societies and land developers will positively contribute for the growth and development of Mysore city and at the same time help in solving housing problem of the city.