Land and Settlements are the two essentials of mankind for his livelihood. Firstly land is necessary for producing foodstuffs, for generating surplus. Secondly, it accounts for one of the most essential necessities of human being for the construction of dwelling units and for lying down the transport networks, communication and pipe line, projects etc. Therefore we have not only to attain self-sufficiency in food but also to evolve a balanced use of land for other purposes. Every hectare of land has to be put to maximum use for which it deems fit. The improper use of land therefore should be carefully avoided as it may lead to considerable wastage and to deterioration of progress of production and productivity.

During early years there was enough land to support the limited population for the needs of food and shelter. But today population explosion has remarkably reduced the man-land ratio. Because of increasing pressure on land intensive and proper use of land has become essential. Geographers and other scholars have realised the importance of the subject and they have started paying more attention to the problem. The increasing population and changing needs of the time require appropriate policies of land utilization.

In India, agricultural sector is relatively more prominent than the manufacturing sector, as a result the need
for land-use planning is very urgent than ever before. The way and the extent to which the land is utilised sets the pace of a region's economic development. The proper utilization of land according to its use and capability should be the prime concern of its people. The third Five Year Plan of India recognises the land as the most important natural resources of the country. Due to growing population and its demand for more houses, institutions and industries, feudal hierarchical structure of society, poverty and deprivation, most of the available land is not being fully and properly utilised. The vacant and virgin land is still available for further planned development of settlements and other land uses. Therefore, it is proper time to study them together with all precautions for making the environment of the region healthier and sustainable. Due to the hazards of soil erosion, salination and water-logging, the land is rendered useless for agricultural purposes. Among the cultural handicaps which hamper the proper utilization of land are expansion of industrial and mining activities, defective land tenure and tenancy system, fragmentation of land holdings, primitive method of farming, lack of capital inputs and lack of managerial skills etc.

Integrated rural development strategy formulated in the five year plans of economic development in India have the essential aim of increasing agricultural productivity creating employment opportunity and providing essential facilities and
amenities for the people particularly the rural poor. The concept is akin to that of the area development strategy at the block and district levels. Spatial approach is implied in this concept with emphasis on physical planning of agricultural land-use and human settlements as both these components are area or location specific. Therefore preparation of resource inventory, and identification of service centres (growth centres) are essential in the preparation of area development plans. Keeping these in view it is hoped that the present thesis "PATTERN OF LAND-USE AND SETTLEMENTS IN UTTARA KANNADA DISTRICT" will be a humble exercise towards planning of land-use and settlements in Uttara Kannada District in particular and India in general.