CHAPTER - III
METHODOLOGY

3.1 Methodology

The source of data for this study is both primary and secondary in nature. There is no agency either private or public which can supply the official data on land value except the registration office. Though the officially registered price as prevailing, this source is resorted to, mainly to study the fluctuations of land values over a decade. The Sub-Registrar’s Office has guideline values and it has different values for the land in different localities in TMC. A special team of Registration staff comprising engineers, supervisors and architects revises guideline values from time to time. This revision is made with the help of previous sales statistics and through personal spot enquires. The present study is made into account the value in 1994 – 1995(Base year) and 2003 – 2004(Current year).

However, Guideline values are strictly meant for Sub-Registrars for fixing stamp duty. The researcher with greater difficulties stroke to obtain permission for collecting of land values. This study involves collection of primary data from the households and real estate proprietors on land transaction and factors causing fluctuations in prices.

3.2 Data Source

The methodology adopted in this study is partly descriptive, partly evaluative and partially statistical. Data uses were collected both from primary and secondary sources. Data relating to the study area of TMC were collected from the following sources:
The census documents data relating to area, population and demographic features, density and occupational patterns;

The outline Government and comprehensive development plan;

State Government publications like the Gazetteer of Thuraiyur Taluk.

The land use requirements determined by these plans under various categories like primary residential, mixed residential, commercial, industrial, etc. have been analyzed by making a comparative study of the existing and proposed land uses at different points of times in the study area. The Zonic regulations and building by-laws have been analyzed by obtaining data from the Thuraiyur Regional Town and Country Planning Thuraiyur (See Map 1). As for the urban land values in Thuraiyur Municipal Corporation, data were collected from different sources; as indicated below, Market values for selected locations were obtained as primary source from 25 Real Estate Proprietors (REPs) through interview schedule method.

Guideline values were taken as secondary source from the Government land documents of district office and sub – registrars offices in TMC, for the period for 1994 – 1995 to 2003 – 2004. Field survey was also carried out to know the locations characteristics of different localities chosen for survey numbers for the study with help of real estate properties.
3.3 Universe and Sample

The universe of the study consists of the urban land values (1994 – 1995 to 2003 – 2004) in Thuraiyur Municipal Corporation. The urban land values are defined into different land use patterns like, primary residential, mixed residential and commercial\(^1\).

The primary residential total survey number was 180.

The mixed residential survey number was 269, and

The commercial survey number was 129.

The total survey numbers in TMC are 574. Out of total survey numbers 574, the researcher has selected 300 Survey numbers with 100 for each category using the random sampling technique with the help of stratified random lottery method of every land uses in TMC.

<table>
<thead>
<tr>
<th>Land use classification</th>
<th>Survey numbers</th>
<th>Streets</th>
<th>Houses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Residential</td>
<td>180</td>
<td>27</td>
<td>1755</td>
</tr>
<tr>
<td>Mixed Residential</td>
<td>269</td>
<td>73</td>
<td>6242</td>
</tr>
<tr>
<td>Commercial Residential</td>
<td>125</td>
<td>54</td>
<td>2123</td>
</tr>
<tr>
<td>Total</td>
<td>574</td>
<td>154</td>
<td>10120</td>
</tr>
</tbody>
</table>

Source: Annual Report of TMC, 2001

TABLE – 3.2

Area Wise Distribution of Samples

<table>
<thead>
<tr>
<th>Land use classification</th>
<th>Survey numbers</th>
<th>Streets</th>
<th>Houses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Residential</td>
<td>100</td>
<td>10</td>
<td>100</td>
</tr>
<tr>
<td>Mixed Residential</td>
<td>100</td>
<td>10</td>
<td>100</td>
</tr>
<tr>
<td>Commercial Residential</td>
<td>100</td>
<td>10</td>
<td>100</td>
</tr>
<tr>
<td>Total</td>
<td>300</td>
<td>30</td>
<td>300</td>
</tr>
</tbody>
</table>

Source: Annual Report of TMC, 2001

The total survey numbers in TMC are 574, out of the total survey numbers 574, the researcher has selected 300. Survey numbers with 100 for each category using the random sampling technique with help of stratified random lottery method of every land uses in TMC. The total streets in TMC are 154, out of the total streets 154, the researcher has selected 30 streets; 10 streets for primary residential, 10 streets for mixed residential and 10 streets for commercial with the help of stratified random lottery method.

The researcher has taken 300 households out of total houses 10120 in TMC. 300 households have been selected with 100 for each category using the random sampling technique with help of stratified random lottery method.

3.4. Pilot Survey

A pilot survey was conducted among thirty respondents from (September 2003) before finalizing the interview schedule. The researcher also contacted and discussed
with various officials, experienced land value matters relating to urban land value in
general and particularly with respect to these particular in Thuraiyur Municipal
Corporation.

3.5 Database and Period of the Study

The study uses both primary and secondary data. The primary data were collected
for the financial year 2003-2004. The data were collected from the respondents by using
interview schedule method during October 2003 to December 2003.

3.6 Tools of Analysis

Analysis of data includes tools such as hypothesis testing, time series and trend
lines. Using wholesale consumer price index to analyze the extent of hike in land values
used appropriate deflators. Analysis before and after adjusting for inflation is made with
the help of the wholesale Consumer Price Index.

To verify the hypothesis of the study the ‘t’ distribution has been applied using
the Minitab. (Software package is used to analyze statistical data). Simple percentages
have been applied to identify those variables, which as a whole influence the factor
determined raising the land values in TMC. A Chi-square test has been applied to
test the hypothesis and to explain relative variation in values among residential and
commercial areas.
3.7 Limitation of the Data:

The researcher was very difficult to get urban land value data from sub-registrar’s Office. The land value data are kept in confidential for public. On the other hand, the households were not aware of present land value for their houses. Hence, it was very difficult to apply the advance statistical tools for the present study.

The second limitation of data for the population and other socio-economic characteristics are available only in the year 1991. During the field visit of researcher, who found data for only 1991 (few data for 2001 provisional figures).