Chapter – XII
(Conclusions & Future Scopes)

Introduction:

The present study gives rise to many interesting results regarding the past, present and possible future trend in the development of Guwahati City under GMDA. We recall that one of the prime goals is to carry out rigorous research work on the land valuation of GMDA area from the scientific point of view and to justify its status in the scientific field of the world valuation system.

The Guwahati Metropolitan Development Area (GMDA) is the most important and big metropolitan city of north eastern region of India comprises of seven states – Arunachal Pradesh, Assam, Meghalaya, Manipur, Mizoram, Nagaland and Tripura. The geographical area of the region is about 2,55,095.52 Sqkm and its population is about 5.0 Crore according to the statistics of Govt. of Assam 2005. Notwithstanding the prevalence of a large degree of socio-cultural similarity amongst the people of these states, which are geographically grouped under the north eastern region, exhibit a lot of diversity in socio-economic development and unit rate of land value.

Among these seven states, the state of Assam has highest population (Approx.) 2.66 Crore constituting about 53.20% of total population of north eastern region. The total geographical area of Assam is 78,43,800 hectares with population density 340 per sq. km. The total no. of districts of Assam is 27 having 49 sub-divisions and 219 blocks. The total nos. of towns is 93 with 149 revenue circles. Besides these total nos. of revenue villages are 25590 and 2472 tea gardens at present.

Guwahati, the capital of Assam and the only metropolitan city in the entire North Eastern Region which is well known as the gateway of North East. The city has a rich historical past. Earlier the city was known as Pragjyotishpur (the light of Eastern
quarers) which finds mention in Mahabharat, Ramayana, Raghubansha of Kalidas. During British days Guwahati lost its political pre-eminence to Shillong which they chose as state capital. In 1971 with reorganization of Assam State, Guwahati again recovered its political pre-eminence in north east region by becoming capital of Assam.

The situation of Guwahati is extremely picturesque. To its north rolls the mightily river Brahmaputra, the south and the eastern sides are surrounded by two rows of semi-circular hillocks, the cardinal points of Guwahati are 26.10' north latitude and 92.49' east longitude. The average elevation of this plain is about 52m from the mid sea level though there are many higher as well as low pockets within the area.

Early settlement took place in this Guwahati plain along the river Brahmaputra and gradually extended upto the railway line and beyond in the south during the fifties and sixties resulting in new settlements like Sarania, Gandhibasti, Lachit Nagar, Santipur etc. During the same period Maligaon and Jalukbari area were also developed to the west of the Guwahati plain through the Kamakhya corridor, due to establishment of N.E.F Railway Headquarters at Maligaon and the University at Jalukbari. During the seventies due to shift of capital from Shillong the city further expanded into the Beltola plain through the narrow corridor like Fatasil, Dispur and Noonmati. Resulting in developments of settlements such as Khanapara, Basistha, Kahilipara, Kalapahar, Narengi etc. However, further expansion of the city beyond the Beltola plain in the east and south is restricted due to the existence of Khasi and Jaintia Hills ranges.

According to the statistic, in 2001 approx. 13% of Assam's population is living in urban areas out of which 24% lives in Guwahati city alone.
Chapter wise Conclusion:
In chapter -I, the outline of the word ‘Valuation’ is clearly explained. The meaning & scope, application and types of values are clearly exercised as the core of the study. The objective and present existing system of Land Value in Assam along with a brief of GMDA responsibility is also revealed in this chapter.

In Chapter - II, the demand creation of land, rights on land and Land Law in Assam are interpreted to remove the cover of core subject Valuation. The survey assessment of land, Land revenue in Assam, and present status of the revenue villages in Assam is identified. The GMC Act, GMDA Act, Master Plan of Guwahati are also briefing to lead the core study in this research program.

In Chapter - III, the present valuation system under GMDA, Govt. Guide Value List and critical analysis of the Guide Value along with merits and demerits are examined. The present system of Valuation in Banks, Wealth Tax and other financial organisations are also critically examined in this present study. The outline of Guwahati City is briefly represented as a vital part of the concern study in this chapter.

In Chapter – IV, the process of valuation and the influencing factors are clearly stated. The Indigenous factors, Zonal factors and Global factors are explained one by one to understand the subject matter of study. The cost inflation Index and its corresponding value to get the standard Govt. Guide Value is also analysed properly.

In Chapter – V, the impact of different types of area on Situation including Peak area demand & Progressive area demand for Residential, Commercial, Industrial uses
examined clearly. The diagrammatic view of the influencing factors for determination of present market value are also explained. A mathematical model for the road width effect is established to interpret the analysis of the factor in this chapter.

In Chapter – VI, Govt. Guide Value, Cost Index, Conversion probability along with the Governmental policy are discussed and establish a relationship among the factors. The different area on the basis of its present demand under GMDA are categorised for the common application in this study. The Wholesale Price Index for the rate of inflation is undertaken in table and analysed critically for appropriate application in determination of the present market value of the landed property.

In Chapter – VII, the global leading parameters of valuation are discussed. The economic recession influence on the demand of land is clearly stated in the beginning. The other factors like inflation and devaluation of the commodities is explained in this chapter. The disturbance factor for terrorist activities and its impact on local demand on land is discussed in this sub section. The advantage of special economic zone in the GMDA area is examined on the basis of demand. The effect on earthquake intensity and zoning of earth crush is also interpreted in this chapter.

In Chapter – VIII, the field survey records are tabulated for the analysis and sorting the data for the study. The primary data and secondary data are also segregated and recorded for the analyst. The procedure of data collection is also revealed in the chapter. The independent and dependent parameters are enlist separately for convenient application.
In Chapter – IX, the model of Assessment of present market value is initiated. The relationship amongst the Govt. Guide Value (Gcci), Incremental Factor Value (Ifv) and Adverse Factor Value (Afv) is established to find out the present market value of land plot. The most essential flow chart of Assessment Procedure of land value is layout in this chapter. The stage I, Stage II and Stage III, and its Sub-HUB and HUB are arranged to get the ultimate relation of the various components to assess the present market value of the landed property. In addition to this the individual parameter of stage – I, II & III are clearly described to show the impact in determination of present market value. The influence of amenities in determination of present value of land is also explained with the diagrammatic view.

In Chapter – X, a mathematical model for predicted present market value on the basis of corresponding Govt. Guide Value (Gcci) and past Present Market Value (PMV) for different Zones are evaluated. The Correlation Coefficient and value of Correlation determinant for different zones are also evaluate to know the strength of association and level of fitting of data are clearly discussed. The tables of Regression Lines of different Zones are also clearly depicted for the convenient of study and understanding the expression of the result.

In Chapter – XI, the procedure of application of the parameters and factor values of the different parameters of Integrated factors and Adverse factors are clearly enlisted for application in assessment procedure. The condition of the independent position and location is reflect against the resultant factor are also listed in this chapter.
Future study:

Till date no systematic study on the growth of Guwahati City was made. The Govt. acts & responsibilities is a far lay for the common mass, so to surface all the problems and addressing them in paper way is a difficult task. The present study is of morphological nature on the existing land valuation processes. Due to uneven growth of the City, any proposition for further scope of expanding the city in modern context will be serious concern unless the development process is guided by proper & realistic ways. The various results depicted in the body of the thesis are evaluated on real time data taking all possible contingencies for future scope. The mathematical model (1st Degree) of the regression analysis will provide a very visible and realistic direction towards the entire land valuation process of the city. Taking the present study as base, one can further go on integrating the other assets like leasehold property, rented property, building and other structure beyond land and try to develop integrated transparent role-model of the different assets of GMDA Area. The successful development and implementation of such an integrated model could be a very better in the strategic planning for the systematic assessment as envisaged in GMDA vision-

Year – 2025 which gives the emphasis on -

1. Proper and equal judgement on property value
2. Proportional rent collection by land lord.
3. Determination of present rent on space.
4. To make the lease agreement for particular period.
5. To provide the compensation against eviction etc.
Since the work is first of its kind, so the strong and weak points of the present study can be further address by modern techniques like Artificial Neural Network (ANN), Fuzzy logic etc. There is enough scope of extending the present work following the modern IT and mathematical tools.