Chapter VII

Summary and Conclusions
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7.1. Summary of Findings:

Urban development is a multifaceted phenomenon with multiple interlinkages and ramifications. However, one of its prime objective is to provide better living environment to the inhabitants. The most fundamental factor, which affects urban development, is infrastructure and basic services. Further, with the help of better infrastructure and services, urban centres act as a major economic base and provide diverse employment opportunities to the people. Consequently, they attract vast population from rural areas; and this often results in a huge pressure on water, electricity, roads, sewerage, transport, health, educational and several other amenities and facilities of the city that require significant amount of investment. The process of urban development has been often cited as a cyclic process that requires proper planning and surveillance. Against this backdrop an attempt has been made in this research work to analyse the macro regional variations in infrastructure and services in the urban centres of Jharkhand, as well as the micro-regional variations in Ranchi city. With respect to this objective, analysis has been done regarding the living conditions of different socio-economic groups as well as the different localities of Ranchi city. Therefore, for determining the level of urban development in Jharkhand, entire study has been divided into two parts--- the first part is the macro level study of Jharkhand and Ranchi, which is based on secondary data sources and includes three chapters (II, III and IV) and the second part is a micro level study of Ranchi, which is based on primary investigations and has been discussed in three chapters (V and VI).

In the first chapter, i.e. “Introduction”, an attempt has been made to formulate the objectives and research questions. A broad view of literature has also been provided in this chapter that has helped in the formation of clear ideas the conceptual framework.

The second chapter entitled ‘Patterns and Trends of Urbanisation in Jharkhand’, deals with the urbanisation characteristics of Jharkhand. The study of pace and pattern of urban growth indicates that during 1951 - 1981, Jharkhand has achieved a very high growth. It was during this period many administrative changes had taken place in Jharkhand and several new district centres had been formed, which were lately converted into urban centres. Apart from this, a number of industrial and mining units
were established here to induce growth and to accelerate the pace of economic
development in this resource rich state. A district level analysis indicates significant
differences in the pattern of growth before and after 1981 Census. Those districts that
had achieved industrialisation showed high urban growth during 1951-1981, but had also
shown relatively low growth after that. This was observed particularly in respect of
Dhanbad, Paschimi Singhbhum and Ranchi. Surprisingly, they had been the most
urbanised districts of Jharkhand. On the other hand since 1981, growth has generally
been high in the relatively least urbanised districts of Jharkhand. They were Godda,
Sahibganj, Gumla and Lohardaga. It is quite a paradox that these districts have poor
industrial and commercial base and are identified as the backward districts of Jharkhand.
It can therefore be said that in the absence of economic development in these districts,
urban growth is mainly caused by the push factors from rural areas and partly can be
attributed to the comparatively better infrastructure and services of the urban areas.

An analysis of the distribution of urban population across the size
categories reveals that growth of urban population in Jharkhand has been large city
oriented. According to the 1951 Census, more than two-fifths of the urban population
were concentrated in class I cities which had gone up systematically to three fourths in
2001 Census. The vast increase in class I cities share to the total urban population can be
attributed to three factors, (i) successive graduation of lower order towns into class I
category, (ii) inclusion of new areas to the existing class I cities and (iii) massive inflow
of population to the large cities of Jharkhand. For example, in 1951 Census, there were
only two class I towns/cities in Jharkhand but in 2001, this number increased to ten. This
increase in number of towns explains largely the increase in the share of population of
class I cities. However, despite increase in numbers, the share of smaller and medium
towns to the total urban population reduced considerably in successive decades. All this
indicated a ‘top-heavy’ pattern of urbanisation in Jharkhand. It was also found that the
distribution of towns was quite uneven in Jharkhand; most of the towns had been located
only in few districts. The Nearest Neighbour Analysis examined this inequality in the
distribution of the urban centres, and it was found that except Damodar Valley Region, in
all the three other regions (Santhal Pargana Region, Subarnarekha Valley Region and
West Jharkhand Region) urban centres were randomly distributed.
In spite of ‘top-heavy’ urbanisation pattern, it is notable that no single town/city had become the primate city and there was no Urban Primacy in Jharkhand. Since 1961, three towns of Jharkhand had almost equal size of population and they had been Jamshedpur, Dhanbad and Ranchi and this may be the probable reason for lack of primacy. This is further confirmed by the results of Rank-Size Relationship, as the towns/cities of Jharkhand did not fit into this relationship post 1961. The inequality in urban population concentration has also been investigated through the Location Quotient Analysis, which indicates that three districts of Jharkhand had always higher concentration of urban population. They are Dhanbad, Eastern Singhbhum and Ranchi and it is not surprising that they are the most industrialised districts of Jharkhand.

Since urban population of Jharkhand is increasing rapidly, demand for infrastructure and services are likely to grow and we know that after the 74th Amendment of the Constitution, the responsibility for provision of most of the urban infrastructure and services rests with Municipalities/ Urban Local bodies (ULBs). Therefore, Chapter three entitled “Municipal Finance, Urban Infrastructure and Services in Jharkhand”, had also focused both on the financial conditions and the level of infrastructure and basic services of the towns/cities of Jharkhand. The results indicate that both income and expenditure of ULBs of Jharkhand had risen over the years. In spite of that, per-capita income generation and expenditure of ULBs of Jharkhand had been very low as compared to most of the other states of India.

Structural analysis of total receipts of ULBs explains that the share of revenue through own generated taxes had slightly increased during 1981-2001. But it was also found that till present ULBs of Jharkhand were heavily dependent on government assistance thereby indicating unsustainability. Data indicates that two-fifths of the total income of the ULBs was generated from either State or Central Governments. The share of own generated taxes also indicated a dismal picture of resource generation capacity of ULBs of Jharkhand. It was less than forty percent of the total receipts, and was quite low compared to other states. As far as expenditure is concerned, public health and convenience sector was the most benefited sector in 1981 and were getting relatively higher shares of the total expenditure. However, actual expenditure in terms of per-capita rupees was extremely low as the overall per capita income was very less. In 2001 Census, public works had received the major attention of the ULBs. The positive aspect of ULBs
expenditure was that they had been spending less percent of their resources on general administration.

Another aspect of financing by ULBs was the discrepancy in the financial structure of different size class towns. Earlier in 1981, class I cities had received the major part of their receipt through taxes and small and medium towns had been very much relying on government assistance. But the situation had changed positively in 2001 Census; dependency on government assistance of small and medium towns had been reduced drastically. It was remarkable that the share of property taxes had increased in all size class towns of Jharkhand, and equally striking is that in spite of large towns; small and medium towns of Jharkhand were getting a very high percent of revenues through property taxes. This phenomenon is usually very rare in the developing countries. In case of loans, their share to total receipt had marginally increased in class I cities during 1981-2001. But in class II and V towns there was a very high increase in the share of loans, which indicates that these towns were looking forward to markets to bridge their financial gaps.

Analysis has also brought to the fore the fact that there was a huge inequality in the expenditure pattern in the different size class towns of Jharkhand. Larger towns were spending much of their incomes on developmental activities whereas the small and medium towns were investing in non-developmental activities. For example, in 1981 class I cities had spent more than half of their money on either public health, public safety or public works and this expenditure had risen up to more than two third in 2001. But on the other hand small and medium towns were spending about one-third of their total expenditure in general administration, which is a non-development sector.

If the per-capita income and expenditure are considered as the actual parameters of financial status of cities/towns, then it was found that conditions of small and medium towns were very poor as compared to class I cities of Jharkhand. For example, the per-capita income of class II, III, IV and V towns were less than 50 rupees, which is an insignificant amount. This raises the question that if the income of ULBs is so low than how much will be the investment on town’s infrastructure and services?

Discussion in the preceding sections of the third chapter; outline the accessibility of urban infrastructure and basic services in the urban areas of Jharkhand. For this six indicators have been taken; they are percentage of households having electricity, toilet
and safe drinking water in their houses, number of schools and beds in hospitals per thousand population and the length of roads per square kilometre. Analysis has proved that there has been a major deficiency in the provision of urban infrastructure and services. The problems are not only of the shortage of services in the cities/towns but also inequitable distribution of the services among the different size class as well as different social groups of the society.

Overall, the availability of household electricity, toilet and drinking water facilities had increased considerably between 1981 and 2001. However, accessibility was still very low as compared to the other states. One third of the total households did not have toilets in their houses and almost the same percentage of households also did not have safe drinking water facility in their houses. Therefore they had been still relying on open wells, for drinking water, that is considered unsafe for human health.

Another investigated aspect of urban development was the increasing population pressure on the schools and roads of Jharkhand. Even though the number of schools had risen by almost sixty five percent during 1981 and 2001; their availability per thousand population had slightly decreased. In respect of hospital beds, the situation was different; in fact the number of beds in hospitals had reduced during 1991-2001. On the other hand urban population had increased by thirty two percent for the respective period, which indicates that ULBs and other state organisations had failed to construct more hospitals and schools to cope up with the fast increasing population.

The inequality in the availability of infrastructure and services in different size class towns was brought out by the fact that there had been almost a gradual decline in the availability of electricity, toilet and tap water facility as we move from class I cities to the class VI towns. Even at present only half of the households of class IV, V and VI towns have electricity and toilet facilities in their houses. Tap water also was not supplied to almost forty percent households of these towns. However, the availability of schools, roads and beds showed a different picture. Availability of these services per thousand population was less in larger cities as compared to the smaller towns of Jharkhand and this ratio was declining in each decade. Therefore, it can be said that large cities of Jharkhand have been witnessing population pressure and are hence unable to meet the growing demand for services and infrastructure.
Spatial analysis of urban infrastructure and basic amenities had reflected considerable disparities among the different districts of Jharkhand. The urban centres which had been located in highly urbanized districts (Dhanbad, Purbi Singhbhum and Ranchi) of Jharkhand were found to have a better level of infrastructure and basic amenities than the less urbanized districts. Region wise, the urban centres in the districts of Santhal Paraganas (Godda, Sahibganj, Dumka and Deoghar) and the districts of western Jharkhand (Palamu, Gumla, Lohardaga and Pachimi Singhbhum), had been facing acute shortage of infrastructure and services. The results of co-relation matrix also indicate a high and positive relationship between the mining/industrial towns and household availability of electricity and tap water and as we know that most of the mining/industrial towns are located in the urbanised districts of Jharkhand. While analyzing the relationship between the size of towns and availability of infrastructure and services, it was found that in 1981, hospitals had high and positive relationship with the size of towns. This indicates that hospitals were mainly concentrated in large urban centres. But in the next decade this relationship was no more true, indicating the growing population pressure on hospitals.

An important aspect of the urban development of Jharkhand is related to the availability of infrastructure and amenities among different social groups. Although before independence, Jharkhand was mainly inhabited by the tribal population, but now they constitute one of the most backward social groups of Jharkhand. In general the availability of infrastructure and services to all three social groups were very low in rural areas but the conditions of ‘other’ groups were better than scheduled castes and tribes. In urban areas, though the availability of infrastructure and services had improved in all social groups but the major change had taken place among the scheduled tribes and castes. In highly urbanized districts of Jharkhand, disparity in the availability of infrastructure and services had become much wider between the scheduled castes than the scheduled tribes.

The fourth chapter entitled ‘Evolution and Growth of Ranchi City’ has been designed primarily to gain insight into the city’s temporal and spatial pattern of growth and certain aspects of internal morphology. This chapter provides a comprehensive background of Ranchi city, that is much required for detailed micro-level household analysis.
Before the 20th century, Ranchi was a small tribal settlement. Later on, with the advent of the British army and several missionaries, Ranchi had become an important urban centre of Chotanagpur Region. The spurt in growth started after 1951, mainly due to industrialization. During the last fifty years Ranchi had witnessed a phenomenal growth in urban population and it has increased by almost six times. However the areal extent of the city had increased by more than ten times. Thus, the gross density had reduced by almost thirty percent, i.e. from five thousand three hundred to three thousand eight hundred persons per sq. km. The analysis of population distribution indicates a gradual decline in density from the core to peripheral areas. For example, ward 6, 11, 12, 13 and 14 had population densities more than ten thousand persons per square kilometre, and had been located in the core area of Ranchi.

The spatial and temporal spread of Ranchi had been very much characterised by irregular growth. Before 1951, Ranchi had a compact shape, but as industrial and commercial importance of Ranchi had increased, a network of roads had developed; connecting it with all important places in the hinterland. Several new areas consequently developed along these roads. All these expansions had changed the earlier concentric shape of Ranchi to an ‘octopus’ shape. The most important factor influencing the shape was the development of Heavy Engineering Corporation. It is a very large industrial unit, established in the southern part of Ranchi. Initially this unit was seven kilometer away from Ranchi but now the outer growth of Ranchi has assimilated this industrial neighborhood into the main urban area of the city.

The sex structure of Ranchi revealed significant variations. Out of the thirty seven wards, thirty experienced positive growth and due to this the overall sex ratio of Ranchi had increased significantly during 1981-2001. Data regarding literacy indicates that it decreased sharply from the core to the peripheral area. Actually many wards of this outer zone is inhabited by tribal population and is also dominated by agricultural activities, which explains the low literacy level. It was also found out that the share of tribal population in Ranchi has fallen immensely since 1951. It also shows that more the distance of the ward or settlement from the core, the higher is the proportion of the tribal population. The percentage of scheduled caste population was low as compared to the tribes and their distributional pattern also had followed an outward dispersion from the core area.
The availability of housing, household amenities and assets among the different socio-economic groups of Ranchi city have been analysed in Chapter five, entitled "Housing, Household Amenities and Assets in Ranchi". This study was designed in the form of household surveys and field visits. The primary data of 396 households were collected from Ranchi using a two-stage sampling method. For this sampling, six wards of Ranchi had been selected on the basis of a composite index. These wards have been divided into highly developed wards, moderately developed wards and wards with low development. Further, from each ward, one colony each of low, middle and high-income groups had been taken for primary investigation. The entire data had been stratified into two levels. Firstly, at different income groups i.e. colony level and secondly on the basis of social groups. The SC, ST. groups constitute one-third of the total sample. As mentioned earlier their distribution was quite uneven in the sample colonies. Scheduled tribes and castes primarily concentrated in the low-income group colonies.

Next section of this chapter deals with the housing characteristics of the eighteen colonies with respect to the different social groups. It was found that about one-fourth of the total population belonged to scheduled tribe/caste, and most of them were living in slum areas, thereby constituting the 'urban poor'. Shortage of housing has not been a major problem in Ranchi, the percentage of households having own house was surprisingly higher in low-income group colonies and usually dominated by the scheduled tribes and castes. Despite this, the housing quality had been very poor and majority of their houses were made of kutch material. These social groups had comparatively less number of rooms in their houses; their family size was quite large, which resulted in high room density. On the other hand, all the houses of high-income group colonies were made of pucca material, most of them had more than three rooms and their family size was found to be less than five. The room density of high income groups had been relatively less. Among the different social groups the level of disparity among the scheduled tribes was far higher than other categories.

In terms of accessibility to services, low-income group colonies of Ranchi were found to face major difficulties. More than two third households did not have tap water supply. They were relying on public taps, which had been very less in number compared to the household connections. The problem of these low-income households was not the non-affordability of the monthly expenses of water, but the cost of installation which,
could not be paid by them. In the absence of toilets within the majority of households of low-income group colonies, they were found utilizing open spaces. In fact, very few number of service latrines had been installed and maintained by the municipalities for the public use and were also not properly managed. The relatively poor population, however, had been rather disadvantaged as they were either found using unhygienic toilets or using open spaces. The living environment of low income colonies was therefore prone to health hazards.

It has been noticed that the available services had not been distributed evenly in Ranchi. Areas of high income groups were better served than those of lower order; within the city there was a large scale disparity in the provision of the services among different localities and different income groups. The peripheral areas of Ranchi had been facing the brunt of all these disadvantages. In these areas except for electricity supply, the other utilities namely water, sewerage, garbage collection, surface drainage were often found absent and this had led to a wide variation in the quality of the residential environment in the city.

In case of the location of neighbourhood facilities such as, schools, colleges, dispensaries, hospitals, markets, play grounds, etc.; the situation varied widely from one colony to another. Findings of chapter five entitled "Neighbourhood Infrastructure, Living Environment and Urban Development in Ranchi" reflect that colonies of high income groups had higher concentration of educational facilities than the colonies of low-income groups and peripheral areas. In case of medical facilities, those colonies that had a central location and commanded large neighborhoods had a higher level of health facilities. Another reason of higher concentration of health facilities in core areas had been the cost of investment. The core areas had a strong economic base with large, rich hinterlands, and this had helped the establishment of specialized facilities like Ultrasound, E.C.G. and City Scan Centres.

The availability of recreation facilities in most of the colonies was extremely poor. The absence of play ground and park, in six colonies is certainly a matter of concern. A large number of respondents have expressed the necessity of the construction of playgrounds and parks for their children. Library and cinema hall had been concentrated in a few pockets of Ranchi; therefore they were not available in most of the colonies. The lack of P.D.S. shop in low income group colonies is another conspicuous
feature. It was found that PDS were absent in those colonies where most of people were living below poverty line; their P.D.S. shops were located either in middle income or high income group colonies the residents of which had better affordability. Certain aspects of the living environment had been also the other avenues of investigation in this chapter. It was found that inadequate drainage and improper solid waste management had resulted in a deplorable living environment in many areas of the city, particularly in the low income group colonies.

The analysis of ‘First Principal Component’ suggests that availability of sanitation facilities, electricity, safe drinking water, pucca houses and education level of head of the households had been the primary factors influencing the development of various colonies.

7.2 Conclusions:

To sum up, it can be said that in Jharkhand and particularly Ranchi, the issues of infrastructure, education, health, environment and more importantly sanitation have to be addressed in a holistic manner. Demand for infrastructure and services is likely to grow more rapidly in near future as the urban centres are playing more and more pivotal roles in economic development.

Several studies have shown that by the year 2020, more than fifty percent of developing country’s population will be residing in the urban centres. This appears to be true for Jharkhand as well, as its urban centres are gaining higher growth. Thus there will be a major deficiency in the provision of urban infrastructure and services in the towns of Jharkhand. In other words, with an increase in urbanisation, the existing infrastructure of the cities/towns would tend to get overused causing severe stress in urban lifestyle and environment. The problems are not only of the shortage of services in urban Jharkhand but also inequitable distribution of the services among the different size class towns as well as the different sections of society.

Again, it is not desirable only to improve the condition of infrastructure and services partially in the urban areas, but rural areas must be equipped with better health and educational facilities. There can be major benefits in improving the living conditions and encouraging the investment environment of rural areas. Any improvement in rural development made possible through infrastructure will reduce correspondingly the urban pressure that exists in Jharkhand as well as in Ranchi.
If the newly formed state of Jharkhand has to be projected as an important industrial and commercial hub of the nation, the problems of lack of infrastructure and services have to be solved. Integrated analysis of financial condition of different ULBs of Jharkhand indicated that municipalities in Jharkhand, particularly small and medium size towns are financially poor. Urban local bodies are becoming increasingly dependent on government grants for their operation and maintenance requirements. The only way to improve the living condition of urban centres of Jharkhand is to enhance the investment capacity of different ULBs. For that, more responsibilities have to be handed over to the municipalities, particularly decentralization of expenditure responsibilities and revenue authority to urban local bodies from the higher level of governments is very much essential.

After the 74th amendment of the Constitution, Government of India has provided an opportunity for urban local bodies to increase their own tax base through enhancement of taxation powers, and to provide better services to the weaker sections of their residents by their democratically elected self government. But state governments are reluctant to assign town planning function to such urban local bodies. As in the case of Jharkhand, first elections of the local body were held in 1986 and the body was super-ceded in 1991. Since then no election has been held. Therefore, most of the recommendations of this Act had met in Jharkhand.

The eighteen proposals of the 12th Schedule of the Constitution of India, which includes urban planning, regulation of land use, construction of buildings, roads and bridges, water supply, and slum improvement that could be performed by the municipalities, also had been not implemented in Jharkhand. While the State Government is not decentralizing the power of self governance, RMC is facing the dilemma of responsibility distribution of urban development works. The Act of Ranchi Municipal Corporation (2001) provides very limited powers to the Municipal Corporation. All of the developmental activities are administered by the Urban Development and Urban Housing Department of the state and the work of operations and maintenance is only undertaken by RMC. Therefore, functions of urban local government should be specified clearly and all the recommendations cited in the Twelfth Schedule should be transferred to urban local bodies along with transfer of funds and functionaries.
The case study of Ranchi city illustrates that urban development in the absence of proper planning of the periphery and the adjacent rural areas leads to an unintended form of urban problems in the long run. In 1983, Ranchi Regional Development Authority (RRDA) had made a development plan for Ranchi city with the help of Town and Country Planning Organization (TCPO), unfortunately it was never implemented. After becoming the capital of the newly founded state of Jharkhand, this master plan was revised again under the Jawaharlal Nehru National Urban Renewal Mission (JNNURM) as the City Development Plan (CDP). Again, Government of Jharkhand has also announced its ambitious plan of Greater Ranchi City. This master plan of greater Ranchi requires about 6400 hectares of land to accommodate the population growth till 2021. This is an ambitious plan, which requires heavy investments but the financial conditions of RMC is extremely insufficient, as seen in this study.

Fortunately, this plan is made for new sub-cities including a new capital city but the plans for a comprehensive city development have not been taken into consideration. The local levels plans are almost absent in this proposal. About two third households of low-income group colonies do not have access to safe drinking water. Ninety percent households of these areas do not have toilet facility. To provide drinking water and sanitation facilities in low income areas, subsidies for installation of tap water connection and provision of free toilets must be introduced. Very limited numbers of households of low-income group areas have been benefited by this scheme. Even if installed they have not been maintained resulting in great inconvenience to the poor communities.

Many new areas that are developing in the margin of the city are also devoid of many municipal services. There is no sewerage network system in these areas. Only six percent of the city’s population has access to sewerage facilities. Rest of the population depends on septic tanks and soak pits. Drainage systems are absent in most of the colonies. In order to cope with the massive problems that have emerged as a result of rapid unplanned out growth of Ranchi, the proper implementation of JNNURM (which has been launched by Ministry of Urban Development) is very much required. In this programme special attention has been given to develop the peri-urban areas, out growths and urban corridors, so that urbanisation takes place properly in a dispersed manner. It has been also found that schemes are being commissioned and applied without any long-
term planning and objectives. Instances are many, where even the new schemes have failed to meet the current requirements of service development.

Hence, there is a need for a complete transformation of the urban management structure and practices and massive programmes for resource mobilisation through innovative financial planning. It is therefore a huge challenge for the RMC to cope up with these tasks. First of all RMC should take the responsibility of ensuring certain minimum level of amenities for all sections of the city irrespective of the location factor. Once the minimum services are achieved, the municipal authority would be free to offer additional or improved services on commercial principles. If specific high demand areas are identified, as in housing estates, it is possible to license private operators to offer differential services on the basis of demand.

Research findings indicate that about three fourth households of low-income group colonies are made of kutcha material that essentially needs rehabilitation and strengthening. The programme of Valmiki Ambedkar Awas Yojna (VAMBA Y) has assured to upgrade about fifteen percent of these kutcha houses. Government therefore has to meet the housing need of the urban poor in Ranchi. Traditionally, housing and household amenities were being looked after by the public sector. The role of the government can become due to economic constraints. Hence the private sector should take the responsibilities of supporter and facilitator to solve the housing problems, side by side with the public sector.

The role of private-public partnership, self-help groups and NGOs will also be very helpful to maintain the urban living environment of Ranchi. The best example is 'Clean Jharkhand Project'. In fact, an organised solid waste management system is absent in Ranchi. Therefore, in collaboration with RMC this NGO is collecting waste from door to door in certain areas and the records of field survey indicate that this effort has been quite successful in solid waste management. This experiment can be also implemented in other fields of urban management, such as, maintaining street lights, bus stands, public places and sanitation systems. It is being continuously realized that in many of the urban services, local group participation, either as provider or for performance assessment can be important to the effectiveness and efficiency of the smaller community level infrastructure and services.
At present less than ten percent of the supplied water of RMC is under taxation. The present water supply covers two-thirds of the population. Here, RMC has two options (i) to increase the coverage of more population under municipal supply water and consequently the enhancement of present taxation, in order to improve its financial conditions; (ii) or to take the help of private sector to provide drinking water supply in those high income group colonies or areas who are willing to pay for that.

The property tax is the most common and important source of local government revenue, but the document of RMC indicates that about two thirds of identified property owners in Ranchi were not paying the property taxes. Introduction of user charges on open access resources such as on vacant land may considerably improve the incomes of RMC. If RMC is ready to implement such user charges even in a modified form, a proper identification of city’s properties is essential. Again property tax should be simplified and rationalized. Exemptions from property tax should be minimized and service charges could be levied in lieu of property tax.

The shortage of adequate resources is not the only major problem in the development of Ranchi. Absence of reliable data base, non-availability of information on status of services, absence of master plans and that of time-bound definite objectives of up gradation schemes of regions, wards or colonies also portray the inefficiency of RMC. Ward wise data on most of the amenities and services are not available. RMC does not have any information regarding location of their services and projects in digital form. Unlike the KMDA (Kolkata Metropolitan Development Authority) that has a GIS data base upgradation system. Urban planning is basically a resource generation, resource development and resource management exercise. Hence, it would be desirable for RMC to improve the data base for the identification of problems and prospects of Ranchi through digital formats; so that urban planning of Ranchi can produce a satisfactory result.

Last, but not the least, it can be said that development of Jharkhand and Ranchi has close conformity with the general distribution of infrastructure, basic amenities and facilities in the different regions and among the different social groups. In socially and economically stratified societies, lopsidedness of urban infrastructure and services development has accentuated spatial inequality in the living environment as has been exhibited by the state of Jharkhand and its capital city, Ranchi. Therefore it can be
suggested that the first step of urban development must be to check the increasing territorial disparity in the provision of different essential amenities and services. Secondly the role of different local governing bodies must be regularly examined and revised.