CHAPTER II

MYSORE CITY AND ITS ENVIRONS:
A GEOGRAPHICAL BACKGROUND

THE HISTORICAL SETTING

It is described in the legend that the city of Mysore (Figure 2.1) had been existing at the present site for over 5,000 years. The earliest evidence supplied by the inscriptions can be dated to the eleventh century and twelfth century A.D. In the beginning, the Dwaraka Kings were known to have settled at Mysore city. Later Yadava Kings established a kingdom around the 11th century A.D. (Rice, 1897).

In the beginning of the 16th century, the Wodeyar dynasty established its kingdom in Mysore, which was then called 'Puraigere', a village which formed the southern boundary of the Vijayanagara Empire. The Wodeyar dynasty gradually became powerful. However, they were imprisoned by a Muslim commander, by the name Hyder Ali and he himself took over the administration and hence the administration came
under the Muslim domination. After Hyder Ali, his son Tippu Sultan ruled the kingdom till he was defeated by the British army in 1799 A.D. The British returned the kingdom to the descendants of the Wodeyar dynasty and it became the landmark in the history of Mysore. The successive Wodeyar rulers initiated a number of development works at Mysore during the regime. Thus, Mysore city became prosperous. The Wodeyar rulers successfully ruled the kingdom and finally handed over the administration of the kingdom to the democratic rule after India’s independence.

Stages of Spatial Growth of the City

The restoration of the rule of the Wodeyars marked the real beginning of the growth of Mysore city. Mahadev (1975) had identified four stages in the growth of Mysore city. The four stages are:

1) Mysore, from restoration to rendition (1799-1881);
2) Post rendition period (1882-1892);
3) Modernization and rapid growth (1903-1947); and
4) Post independence period (1947 onwards).

The immediate task taken during the first stage by the rulers was to solve the problem of water supply. The entire city was gripped by an acute shortage of water. Hence, a canal by the name Poonaiyah canal was built from the river Cauvery to the city. Housing was provided to the officials and other workmen employed in the palace in the nearby areas. In the
beginning, the palace was the only economic base. A large number of people were employed in the palace. Owing to the importance of the city, it attracted people from other areas. The migrants engaged themselves in service activities. The city became congested and untidy.

The total extent of the city during this period was about 8.5 sq. km. The city limit was confined to the existing core and its vicinity. The population distribution was based on social status. The officials of high economic status occupied the outer circle of the city. The merchants and their businesses were confined to the heart of the city.

Due primarily to misuse of land and water, the Poornaiah canal became a cess pool. Mysore city was still congested and untidy, despite the shifting of capital by the British to Bangalore. Mysore became the 'unclean city'. The first phase of development for providing amenities such as underground drainage, protected water supply, and the laying of new extensions for decongesting the city began in the middle of the nineteenth century. The first mishap in 1897 destroyed the old palace and the surrounding areas, followed by an epidemic of plague in the next year, provided an opportunity to the city authorities for taking up redevelopment programmes and clearing the slums around the palace (Rame Gowda, 1972). In order to decongest the population in the old town and to remove the insanitary conditions, street widening and improvement schemes were taken up and displaced persons were accommodated in new extensions.
The three new extensions such as Chamaraja Extension in the west, Ediga in the north and Jalapuri Extension in the east were formed around 1900 A.D. covering an area of 100 ha. In the second stage of growth of the city of Mysore, attention was given to the economic development of Mysore. Efforts were made to keep the city clean and facilitate the citizens with comfortable infrastructures. The Poornaiah canal which was the source of many a disease was filled up and the Sayyaji Road was built, with its two flanks lined with shopping centres. City beautification with parks and gardens began to take shape. Kukkanahalli tank across the University supplemented water supply from the Cauvery.

The modernization and rapid growth form the third stage in the growth of Mysore city. There was considerable physical expansion as a result of rise in its population. The economic base of the city was diversified to generate more employment. The supply of water and power from Sivanasamudram helped the establishment of sandal oil factory, silk factory, coffee curing works and the paper mills. The first two were situated on the periphery and the remaining two were away from the city. The establishment of these industries led to the further expansion of the city.

The planned development of the city began after 1900. The constitution of the City Improvement Trust Board in 1903 followed by its immediate attention on the planned development of the city earned the
reputation of a planned city to Mysore within a short period of 30 years. The important extensions formed between 1910 and 1920 were Chamundipuram, Ashokapuram, Agrahara, Krishnamurthypuram, Vanivilasapuram and Jayanagar. About 400 hectares were developed in these extensions. The City Trust Board continued the redevelopment programme in addition to the formation of new extensions. Between 1920 and 1930, the Trust Board acquired 500 ha of land to develop new layouts like Laxmipuram, Yadavagiri, Vanivilasa Mohalla, Bannimantap, Chamundipuram, Saraswathipuram and Alanahalli Extensions. Then came the economic depression of the 1930s. The city was almost stagnant during the period of depression. The Trust Board demolished 5,000 houses in the central part of the city, due to extreme congestion. Then, the area was redeveloped. It was during this period, the extensions such as Lakshmpuram, Yadavagiri, Vanivilasa Mohalla, Jayalakshipuram, Narasimharaja Mohalla and other extensions. After 1947, the Board undertook several extensions to the existing housing areas: Vanivilasapuram, Chamundipuram, and Krishnamurthypuram.

The post-independence period forms the fourth stage in the growth of Mysore city. As a result of change in the administration from the princely rule to democratic rule, the decision making authority was shifted to the state capital, resulting in a slackness in the growth of the city until 1960. The sporadic growth in the city began during 1960-70 and 1970-80. This was mainly due to the steady growth of population and the growth rate
was about 40 per cent and 34 per cent, in the two decades. A number of educational institutions, research institutes, training centres of both State and Central Government were started. Several new industries were started in the outskirts of the city.

During 1960-70, the Trust Board has formed 9 extensions and about 300 ha of land was developed for the formation of sites. The new extensions formed during this period were Gokulam, Brindavan, Mahadevapura, Kesare, Saraswathipuram II stage, Kumbarahalli, Gayathripuram, Bannimantap and the Industrial Suburb (Figure 2.2).

Between 1970-80, due to the increasing demand for housing the Trust Board further intensified the forming of new extensions. During this period about 450 ha of land were developed on the periphery increasing the total area of the city by 7 per cent. The nine new extensions which were under different stages of completion in the previous decade were further extended and the 3 new extensions such as Gangotri, Kumbarakoppal and Kuvempunagar were formed. The city expansion during this period took place mainly towards the northeast and southwest.

During 1980-85, the Trust Board has got the approval of the government to form new layouts in the eastern and northwestern periphery comprising of 374 ha of land. The new layouts are Yeraganahalli, Jyothinagar III stage and Vijayanagara.
GEORGAPHICAL SETTING: THE CITY AND THE FRINGE

Mysore city is situated in a saucer shaped basin with Chamundi hills (1085 metres) as a majestic backdrop to the city complex. The city is spread over an area of 77.72 sq. km with a total population of 652,000 persons as per 1991 Census. It occupies an important location in the larger context of the south central part of the Deccan plateau. The latitudinal and longitudinal coordinates of location are 12° 18’ N and 76° 42’ E. A part of the city in the northern side is drained by the river Cauvery and the southern two-thirds of the city is drained by the Kabini river.

Mysore lies on a spur of the Coorg highlands, around which the river Cauvery and one of its tributaries, the Kabini skirt. The city acts as a water divide for many small rivulets which join the two rivers. The city proper has uneven topography with elevated ridges on the east and west. There is thus a great natural divergence in the gradient within the city. It ranges from 1 to 100 m in certain places to steeper gradients of 1 to 50 m in other areas. There is a convergence of slopes towards core of the city from all the sides. The general slope of the city can be linked to that of the flat saucer with a wide rim. The rim which is a better drained area was formerly occupied by several palaces. These palaces now have been converted into institutions of research and higher learning.
The major part of the town has a general tilt towards the south. There are a number of tanks on both the northern and southern sides. These tanks serve as a natural repository of rain that falls in the area. There are inter-connecting channels which drain the excess water of one tank into another. These tanks and channels have helped in keeping the other parts of the town free from water-logging. There are also a few small tanks within the city like the Subbarayanakere and Doddakere which have since been reclaimed, filled up and converted into play grounds or other utility centres. The undulating surface of the town has helped in the laying of sewers and also helps, by gravity, the flow of sewage to the outflow tank situated on the northern as well as southern sides of the city.

Climate

Mysore has a salubrious climate even though it is located in the tropics and in the interior of the peninsula. The equable climate of Mysore is due to its elevation on the plateau surface and its situation in the rain shadow region of the Western Ghats. It has neither extremes of temperature nor high rainfall. Mysore is comfortable for stay for about 10 months of the year and higher humidity and temperature are experienced only in two months, that is, April and May. Due to its rainshadow location, it experiences 1834.8 mm of rainfall. Rain comes down in about 56 days on an average. As such, the climate of Mysore is comparable to many stations in the middle latitudes. The climate of Mysore is divided into four seasons.
The seasons are:

1. Hot dry season (March-April);
2. Hot moist season (May-September);
3. Cool moist season (October-November); and
4. Cool dry season (December-February).

Population

The growth and decline of population of Mysore city is directly connected with the city's history, administration and environment. The census data of the city's population is available only from 1871. The population in the city has been fluctuating with the rise and fall of a ruler or with the decisions to transfer the capital, from Mysore to Bangalore and Srirangapatna.

The people were dependent directly or indirectly on the palace; this brought change in the city as the capitals shifted from Mysore to Srirangapatna and then back to Mysore and subsequently to Bangalore.

Between years 1871 and 1981 the decadal increase of the population was 5 per cent; however, the rate of growth in the decade 1881-91 rose to 17 per cent mainly due to the restoration of the princely rule which added an extra population of about 10,733 persons to the already existing population, mostly due to migration from Srirangapatna. But this period of increase was followed by a steep fall in the rate of growth during the
The decade 1891-1901. It fell to -8.0 per cent due to a serious epidemic of Plague which attacked the city in the year 1898, which resulted in a large scale out-migration. As a consequence of the epidemic, the growth rate was seriously affected in the next two decades also.

Table 2.1: Growth of Population

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>% Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1871</td>
<td>60,312</td>
<td>-</td>
</tr>
<tr>
<td>1881</td>
<td>63,313</td>
<td>+ 4.90</td>
</tr>
<tr>
<td>1891</td>
<td>74,048</td>
<td>+16.95</td>
</tr>
<tr>
<td>1901</td>
<td>68,111</td>
<td>- 8.00</td>
</tr>
<tr>
<td>1911</td>
<td>71,306</td>
<td>+ 4.69</td>
</tr>
<tr>
<td>1921</td>
<td>83,951</td>
<td>+17.73</td>
</tr>
<tr>
<td>1931</td>
<td>107,142</td>
<td>+27.62</td>
</tr>
<tr>
<td>1941</td>
<td>150,540</td>
<td>+40.51</td>
</tr>
<tr>
<td>1951</td>
<td>244,323</td>
<td>+62.30</td>
</tr>
<tr>
<td>1961</td>
<td>253,865</td>
<td>+ 3.90</td>
</tr>
<tr>
<td>1971</td>
<td>355,685</td>
<td>+40.10</td>
</tr>
<tr>
<td>1981</td>
<td>476,446</td>
<td>+33.95</td>
</tr>
<tr>
<td>1991</td>
<td>652,000</td>
<td>+36.85</td>
</tr>
</tbody>
</table>

Source: Census of India.

The decade 1941-51 registered the highest growth rate of 62.30 per cent over the preceding one, mainly due to migration from the rural areas
due to employment opportunities during the World War II and also migration from the surrounding states due to war time evacuation. The decade 1951-61 again saw a hike in the growth rate amounting to 3.90 per cent, due to the establishment of the industries. During 1961-71, there was a positive growth rate of 40.10 per cent. In the decade 1971-81 again, the growth rate has declined, amounting to 33.95 per cent, in comparison to the previous decade. But in the next decade, 1981-91, the growth rate has increased by 3 per cent. The positive sign of growth can be attributed to the completion of the broad gauge railway line, establishment of new industries and research centres and institutes, employment opportunities attracted the surrounding village and other city population which resulted in immigration to city from different places.

**LAND USES**

The general land use pattern of Mysore city owes its origin to its past when its importance was overstressed as the city of Maharaja and cultural centre of the erstwhile princely state (Figure 2.3). The existing land use characteristics in the city exhibit two distinctive patterns (Mahadev, 1975): (a) specific or defined land use and (b) mixed land use. The defined land use of the city is the outcome of post city planning exercises which confines to newly developed areas. The old city at the central part of the built-up area has a mixed land use (Table 2.2).
RESIDENTIAL LAND USE

Among the various uses to which the urban space is allocated, the land used for residential use is by far the largest and accounts for 38.9 per cent of the total area as against the recommended standard of 40 per cent of the developed area.

Table 2.2: Developed Area of Mysore City 1991

<table>
<thead>
<tr>
<th>Land Use</th>
<th>1991</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>6097.87</td>
<td>38.9</td>
</tr>
<tr>
<td>Commercial</td>
<td>344.07</td>
<td>2.1</td>
</tr>
<tr>
<td>Industrial</td>
<td>1855.05</td>
<td>11.8</td>
</tr>
<tr>
<td>Park and Space</td>
<td>2689.87</td>
<td>17.2</td>
</tr>
<tr>
<td>Public and Semi-Public</td>
<td>1180.78</td>
<td>7.5</td>
</tr>
<tr>
<td>Traffic and Transport</td>
<td>2380.56</td>
<td>15.2</td>
</tr>
<tr>
<td>Public Utilities</td>
<td>43.35</td>
<td>0.2</td>
</tr>
<tr>
<td>Water Sheet</td>
<td>178.95</td>
<td>1.1</td>
</tr>
<tr>
<td>Agriculture</td>
<td>898.99</td>
<td>5.7</td>
</tr>
</tbody>
</table>


This means that the competition for urban land for other uses appears to be relatively high in Mysore city. The land under residential use is found in all directions. However, the residential areas are not evenly distributed
within the city. The factors that influence the development of land for urban purposes are land value, population distribution, accessibility, amenities, topographic characteristics and historical factor. As expected, the intensity of land use for residential use is high in the intermediary rings of the city and towards the periphery the intensity of use decreases due to the availability of vast space. However, the close examination of the density of housing reveals that the intensity of the residential use differs even among the contiguous blocks in some parts of the city. This is partly due to the severe competition for space by other urban activities and partly the result of economic imbalance among the residents.

**INDUSTRIAL LAND USES**

The industrial development in Mysore city has been slow till recently. The city has about 1855.05 hectares of land under industrial use and this accounts for 11.8 per cent of the total developed area. This is slightly less for the existing size of population. The recommended standard is 8 per cent of the developed area. The chief industries which were started in the early years of the present century are Government Silk Filatures, the Silk Factory, the Railway Workshop and the Sandalwood Oil Factory in the southwestern part, Java Motorcycle Factory in the northwest and K.R Mills in the northern outskirts of the city. Recently, some new industries have come up in the western outskirts of the city along the Mysore-Hunsur road. The wood carving, agarbathi manufacturing and Beedi factories are
concentrated in the Mandi Mohalla as household industries. The Aravinda Parimala Works close to Krishnamurthypuram and Vasu Agarbathi Factory near Vani Vilasa Market are the leading agarbathi (incense sticks) manufacturing centres.

The newly developed areas are to the north of the city, along Mysore-Bangalore road, Hunsur road, KRS road and to the south along the Nanjangud road. Although mixed developments have occurred throughout the city. The same predominant land use pattern can be identified. The table below depicts the existing land uses of the city of Mysore. It forms the economic base of the city. Tourism and manufacturing industries form the major components that further the form of the economic base. The city being a place of historical importance attracts a large tourist population.

There are several types of industries in Mysore city ranging from flour milling, repair workshops to manufacture of motorcycles, earth movers and textiles which contribute to the income of the city. There are some traditional industries in the city which are of great importance to the city’s economy, such as silk industry, sandal oil industry, scented sticks, wood carving, beedi, motor cycles industries, Mysore fertilizers and chemical factory and textile industry. Keeping pace with the country’s present technological development, Mysore city possesses a few electronic based industries such as WIPRO, Kirloskar, Larson and Toubro, and Bells. The large scale industries such as BEML (manufacturing of Bulldozers and
Diimpics) The Vikrant Tyres Ltd., Falcon Tyres Ltd. and the Nuclear Refining Plant at Rattanahalli have brought importance to the city. Mysore had its industrial base during the regime of the Maharaja, Krishna Raja Wodeyar established Cotton Textile Mills (K.R. Mills) in the year 1936: one of its kind in South India, later a sequential development of Handicrafts, Sandalwood Oil Factory and Silk Factory, Central Railway Workshop, Scented Stick Factory (agarbathis, or incense sticks) and Mysore Fertilizers and others cropped up.

At present, Mysore is fast becoming a multinational, multilingual city with diversified activities. The analysis of the occupational structure reveals that the primary sector has 7.9 per cent of all the total workers, whereas the secondary sector accounts for 39.6 per cent and tertiary sector for 52.4 per cent.

Besides the traditional industries, Mysore city has kept pace with the country’s recent technological development by processing a few electronic based industries, such as WIPRO, Kirloskar, Larson and Toubro, Bells and Heavy Industries such as Bharat Earth Movers Limited, Vikrant Tyres Ltd., Falcon Tyres Ltd., Rolon Chains, the Nuclear Refining Plant and others brought economic impetus to the city. Except for the Silk Factory, Sandalwood Oil Factory, Motor Cycle Factory and the few agarbathi factories, the rest are located along the peripheries of the city towards both the northern and southern limits.
The city is essentially a service town although two other major functions such as education and administration give great prominence to the city. Mysore has a University by the same name which was founded in the year 1916. Besides the University, there are other institutions of national importance such as Central Food Technological Research Institute, Institute of Speech and Hearing, Central Institute of Indian Languages, Archeological Survey of South India, Anthropological Survey of India, Defence Food Research Laboratory and Central Silk Research and Training Institute. In addition to these, a broad gauge railway conversion between Mysore and Bangalore, the proposed four way road link to regulate smooth and quick traffic flow between Mysore and Bangalore and the recent establishment of the Reserve Bank of India currency printing unit are the added initiatives to the city’s economic base.

Administratively, the city is a Revenue Divisional Headquarters and also a District Headquarters. Apart from the above economic bases, tourism has been gaining importance. More than 25 sight-seeing places within a radius of 100 km such as the Bird Sanctuary (Raŋgana Thittu) and Game Sanctuary (Bandipur) attract more than a million tourists every year.

Some General Conclusions from Earlier Studies

The studies referred to here are a few on the city, carried out in the 1970s and 1980s, and they have already been cited in the text, both in
review and other sections. The conclusions are given in a brief here because they are in some way relevant to the analysis in this research.

Mahadevaiah (1985: 113) has shown that the residential (dwelling) values increasing progressively over the distance zones, remaining very low at the city centre and about and shooting up towards the boundary, until about 4 km, by about 5 times. However, the pattern emerging appears to be irregular, primarily due to some residential blocks being occupied by middle and lower middle class and poor people. The residential values depend for most parts on the quality of materials used in construction and the types of constructions.

It follows from the above that, exceptions apart, the income of the people also increases towards the peripheries of the city as the rich tend to move out to the peripheries for better, bigger space. People of low incomes, below Rs. 100 per capita per month, occupy the inner city and core areas within about 3 km radius but beyond this distance the income increases dramatically with about Rs. 300 or about per capita per month.

The peripheral locations are at an advantage over inner city locations in terms of access to services such as education, even private, high technology health care and employment locations such as industries. Most workers appear to have their home-work place distances within a few kilometres: there is a distance decay in terms of homes with a large number
of people residing at distances of 1 and 2 km. But there are exceptions, as some because of their ability to travel over long distances and with access to fast moving vehicles stay at distances beyond 5 km from their work places. The poor living closer to their work places and the rich commuting longer distances is not however established. In many of the city blocks/wards, there is a positive relationship seen between open spaces and distance from the city centre. The farther the distance from the city centre, the larger the open spaces around the residences. In the inner city locations, the average open space is about 5 sq. m and at 2-3 km, it is fairly high, as much as 50 sq. m or even more to a dwelling.