INTRODUCTION

The non-farm activity in a farming region regulates the urbanization of the rural areas and the expansion of the city over the transitional belt. As a retrospective effect, the farming activity in the transitional zone becoming more specialized in a somewhat mechanised, systematic and urbanized way by a non-farming household, adopting agriculture as a subsidiary occupation. This activity has posed a check to the expansion of the city and it is the process of urbanization called 'Counter Urbanization'. This phenomenon is found in most of the major cities of India. Until recent years, this issue was not considered for analysis by the scholars as a topic of research interest.

Though the subject itself could be a new area of research, in the current study, it has been examined as a part of the urbanization process.
Much emphasis is laid on the future land use of the city. Perhaps, the 'counter urbanization' is particularly dealt with, with reference to the 'welcome' that should be accorded to the urban-to-rural migration.

In order to present the actual situation of a fast growing city with respect to its 'expansion of concrete' and the future land uses, primary and secondary data have been collected. The secondary information on the 20 villages falling within a radius of 10 km from the city centre were collected from the taluk office, Mysore Urban Development Authority, Co-operative Societies, Real Estate agents and the owners of the farm houses. Primary information has been acquired through a schedule of questions. Only three fringe villages have been surveyed in detail to understand the degree of the counter urbanization that has been occurring in recent years.

Mysore city, a place of historical and touristic interests, has attracted a large number of people from various parts of Karnataka for its congenial climatic conditions, planned development of the city and increased job opportunities, which are the important attributes of the city, even today.

**IMPACT OF LAND VALUE ON LAND USES**

The inflow of population to the city in recent years has been posing a number of problems, but mainly that of housing. The officially constituted body of Mysore Urban Development Authority is entrusted with the efforts
to meet the increasing demand for sites for constructing houses, forming of new layouts and allotment of sites, although undertaken in a regular phase, still demand for land is exceptionally high. To be more objective, the Urban Development Authority has failed to cope with the demand. Naturally, the price of sites in the city has increased more than 10 to 15 times. Secondly, except for a few posh localities such as Jayalakshmi puram, Yadavagiri, Lakshmipuram, Vijayanagara Stage I and Gokulam Stage II, rest of the localities are formed by 60 ft x 40 ft, 30 ft x 40 ft, 20 ft x 30 ft and 20 ft x 20 ft dimensional sites. The closely spaced houses and the violation of housing regulations have led their scope to a compact, concrete jungle. Gardening and planting of trees or flower plants in the backyard have lost their scope. Perhaps, most of the house owners prefer to build houses for rent in the remaining portion of their sites rather than planting trees or flower plants. This changed attitude among the people has resulted in further congestions. The tranquility of the area has already become vague.

The people most affected by an increased site value, higher rent of the houses and the congestion are the upper middle classes. In place of buying a plot of land measuring 60 ft x 40 ft at a price of Rs.400,000 to 600,000, 2 - 3 acres of land can in fact be purchased in the outskirts of the city at the going rates of land plots (Chart 6.1). These factors push a particular section of the community towards the countryside. At the first stage of the urban to rural migration, people who have come from agrarian
land have moved to the fringe villages adopting agriculture as their subsidiary occupation.

**LAND VALUE AND LAND GRABBING**

The increased land value and the changed attitude of the people, (that is, wishing to live in the spacious and calm area) resulted in the grabbing of land at a lower price; it has become one of the major activities in the fringe belts of Mysore city. Acquisition of land at lower prices, though not a new phenomenon, is by people from different walks of people for different purposes, Land grabbing was legally allowed at one particular time for a particular section of people. They were allowed to acquire land for different purposes in different places.

The land grabbing can be broadly categorised as follows:

a) Acquisition of land for individual ownership,

b) Acquisition of land for recreational purposes,

c) Acquisition of land by real Estate Agents,

d) Acquisition of land by House Building Co-operative Societies, and

e) Acquisition of land by Mysore Urban Development Authority.

The first three types of land grabbing are illegal and result in the un-planned development of the city complex. This activity is especially
found outside the MUDA limit. The last two are legally executed and lead to planned development with the consent of the Government.

**LAND REFORMS AND LAND USE**

During 1977, the Karnataka Government implemented a bill to check, the acquisition of land by non-farmers. The bill clearly stated that those who possess agricultural land can buy agricultural land for agricultural purposes anywhere in Karnataka, provided, if the buyer, produces the record of the agricultural land ownership at the sub-registrar’s office. This rule prevented the non-agriculturists from purchasing land either for agriculture or non-agricultural activity. Migrants from villages to Mysore city in search of jobs took advantage of this rule. Those who migrated before 1980s from the city purchased 2-4 acres of land at lower prices (that is between Rs. 10,000 and 15,000 per acre) to develop farm houses. Availing many loans and subsidiary schemes to farmers from the Government, they were also motivated to take up agriculture as a subsidiary occupation.

At present, the individual land ownership and the development of farmhouse is more intense in one particular direction and has extended beyond 15 km of distance from the city centre (see map of fringe villages). Secondly, the Real Estate Agents have purchased vast lands for developing farmhouse colonies. In many such real estate agents acquired lands in the
Now open for sale!

Sites at Nisarga Nagar
On Mysore-Mercara Road

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Well-developed, clearly demarcated plots
(2700 - 6000 sq. ft. or 250 - 557.4 sq. m.)

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Registered Office or
Mysore Branch
1019/2, Srinidhi Krupa
Jalalashmivilas Road
Near Ramaswamy Circle
Mysore 570 004
Phone: 36868, 529322
or
Engineers and Builders
Nadig Constructions and Company
"Madhurima"
No. 2, 4th Main Road
Jayakashi puram
Mysore 570 012
Phone: 510852 Fax: 511036

Site visits on request - Saturdays and Sundays. Contact KIP Mysore Office (Ph: 36868, 529322) for arrangements.
outskirts and beyond, the lands were further divided into plots and, after proper planning for civic amenities such as schools, roads, water, sewage, hospital, shopping complex and security services, they were sold in plots measuring 100 ft x 120 ft, at prices ranging from Rs. 60,000 to 120,000. Another important thing noticed in the study area was that small, residential farmhouse colonies of 60 to 100 units within one compound have been developed in the northwestern and western parts of the fringe belt. There are at present 83 real estate farmhouse developers within the radius of 10 km. The total land acquired by them amounted to 436.8 ha or 1040 acres. Most of the farmhouse colonies developed and built by them are located along the bank of the river Cauvery and closer to the growing industrial area with better transportation facilities. The spacious land, beautiful locations, peaceful atmosphere, the prospect of being the owner of valuable timber, especially of teak, worth Rs. 3 to 4 million, easy loan repayment schedules and other benefits have all attracted the city people to return to the rural milieu. Inevitably, while they return, they carry with them the long acquired urban characteristics into the rural fringe and the backwaters and create there often a better and more healthier an urban environment.

Thirdly, the counter urbanization process is activated through institutional developers as well. Various religious, non-religious institutions and recreational clubs have purchased lands at low prices from the villagers in these areas. These lands too have been registered under the Land
Registration Act. Totally, 28 institutions are found within the radius of the city centre. The land acquired, adds up to 168 acres, located in various directions. Most of these institutions and recreational clubs are located along the main roads.

The legal, administrative and planning body, vested with the authority to acquire land in these areas, the Mysore Urban Development Authority, also buys lands at nominal prices from the villagers, excepting the land under irrigation and farmhouses. The land thus acquired by the MUDA for the development of the city is partly distributed to House Building Societies of the State Government, Central Government and Quasi-Government Employees Associations for construction of houses, by individual or even corporate developers. The corporate developers get into this particular area, primarily as a result of their ability to pool together some individuals who are wanting to develop residential houses for themselves as a group and buy the lands on 'the individuals' names. However, the residential units are entirely developed by the corporate builders. Even in such corporate developed housing areas, there is ample scope for agriculture as a subsidiary occupation.

It is evident from the fact above that the land regulations will play a vital role in the future land uses of the city. That it is often easy to take advantage of the loopholes in the regulative principles to acquire land and build housing in the fringe areas. Since the MUDA is the only authority
empowered to convert the agricultural land for non-agricultural uses, the migrants from the city inevitably has to take up agriculture as their subsidiary occupation.

COUNTER URBANIZATION: ANAGALLI VILLAGE

Anagalli, an until now uninhabited village, is at 10 km north of Mysore city, on the southern bank of the river Cauvery. The administration of the village falls under the jurisdiction of Hosahalli Panchayat of Srirangapatna Taluk. It adjoins Huttagalli industrial area, connected by a metalled road. The total geographical area of this village is about 117 ha (278.4 acres) spread at an altitude of 781 m. The rolling lands and the beautiful terrain, sloping down towards the river Cauvery, flowing at 3 km from the village, presents a picturesque view of this area.

The past history of the village reveals that it was attacked by a disease in 1921 which brought the village to an uninhabited condition. People were forced to settle in the neighbouring village. Since that time, the agricultural land of the village had been cultivated by the people of this neighbouring village, who were originally the inhabitants of Anagalli village.

Of the total geographical area, 87 per cent of the land was brought under cultivation during 1981-91. The development of Huttagalli industrial
area, immediate to this village, marked the importance of this area as a potential residential area.

What follows is an illustration of what has happened in the village of Anagalli. In 1990, an engineer cum real estate developer purchased 12.6 ha (30 acres) of land at the rate of Rs. 30,600 per acre from the local villagers under the Karnataka State Land Registration Act. As an initial step, he planted teak saplings at an interval of 10 feet. All these plants are completely fed by drip irrigation. The entire area is neatly planned so as to place the required amenities such as roads, schools, hospital, shopping complex and above all the 24 hours security services. The remaining portion of land has been divided into plots of varying sizes, measuring 100 ft x 100 ft and 120 ft x 120 ft. A plot measuring 100 ft x 100 ft consists of 100 teak plants, which would fetch Rs. 300 million after 20 years. These plots are sold, especially to the government officials who are influential, too. The price of each plot varies between Rs.80,000 and Rs. 120,000, based on the location of the site and its size. The neatly planned colony, beautiful location, proximity to the city and to the industrial area, peaceful atmosphere, attractive prices and the prospects of timber worth Rs. 3.5 million per acre has become the best option for the city dwellers to migrate to this peaceful area.

Due to an increased demand, the real estate developer has bought the adjoining lands of another 8.4 ha (20 acres) in 1995. In this phase, 22 plots
have been made with each plot of 100 ft x 100 ft to be sold at Rs. 200,000. There is at present intense building activity, besides intense teak farming. This has now become a model fringe development for other corporate developers. Realising the increasing demand, the real estate agents and the finance companies are actively engaged in developing such fringe townships away from the city (see a recent advertisement of Kirloskar Finance Investments, calling for an advance booking for a similar kind of township to be established at Manuganahalli village of Hunsur taluk, 15 km from the city).

**COUNTER URBANIZATION: MADAGALLI VILLAGE**

Madagalli is located nearly 10 km from the city, just besides the Bhogadi main road, in Mysore taluk. This nearly square shaped village has an area of 140.5 ha (334.72 acres) and a total population of 1405 persons (1991). It is situated an altitude of 791 m, sloping down towards the river Cauvery in the north.

The proximity of the village to the city and its fertile soils have attracted a large number of city people to buy land for the development of farmhouses. The small scale land holdings of the villagers and the unirrigated nature tempted the farmer to sell their lands away at attractive prices for both.
COMPARATIVE STATUS OF THE VILLAGE

During 1971, the village was a typical rural scene. Most of its demographic and occupational structures also reflected rural character. Population growth rate during 1971-81 was lower than the rural population growth rate in Karnataka, accounting for 26.2 per cent (Table 6.1), whereas it increased to 40.2 per cent in 1981-91. The population density of the village doubled to 419 per sons per sq. km as against 299 in 1981 and 237 in 1971. The literacy rate has also gone up from 17 per cent in 1971 to 29.1 per cent in 1991. Except for sex ratio, the other demographic variables have shown urban features (Chart 6.2).

Table 6.1: Demographic Structure of Madagalli Village

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Population Growth Rate</td>
<td>-</td>
<td>26.2</td>
<td>40.2</td>
</tr>
<tr>
<td>Population Density</td>
<td>237</td>
<td>299</td>
<td>419</td>
</tr>
<tr>
<td>Sex Ratio</td>
<td>931</td>
<td>934</td>
<td>948</td>
</tr>
<tr>
<td>Literacy Rate</td>
<td>17.0</td>
<td>12.7</td>
<td>29.1</td>
</tr>
</tbody>
</table>

Source: Field Work 1994-95.

The occupation structure of this village had seen a series of changes, from one decade to another. It had a typical rural occupational structure in 1971. Gradually, it transformed itself into one of semi-urban character
<table>
<thead>
<tr>
<th>Year</th>
<th>POP GROWTH %</th>
<th>DENSITY /sq km</th>
<th>SEX RATIO /1000</th>
<th>LITERACY %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1971</td>
<td>0</td>
<td>237</td>
<td>931</td>
<td>17</td>
</tr>
<tr>
<td>1981</td>
<td>26.200001</td>
<td>259</td>
<td>934</td>
<td>12.7</td>
</tr>
<tr>
<td>1991</td>
<td>42.200001</td>
<td>419</td>
<td>948</td>
<td>29.1</td>
</tr>
</tbody>
</table>

SOURCE: FIELD WORK 1984-85

CHART: E.2
In 1991, the non-agricultural ratio was 17.7 per cent (nearly twice as much as the Karnataka State rural non-agricultural ratio) exhibiting the urbanization process (Table 6.2).

Table 6.2: Occupational Structure of Madagalli Village

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cultivators</td>
<td>45.2</td>
<td>18.2</td>
<td>15.0</td>
</tr>
<tr>
<td>Agricultural Labourer</td>
<td>15.4</td>
<td>10.7</td>
<td>6.3</td>
</tr>
<tr>
<td>Household Industrial</td>
<td>0.0</td>
<td>0.0</td>
<td>16.0</td>
</tr>
<tr>
<td>workers</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Workers</td>
<td>0.0</td>
<td>5.2</td>
<td>1.7</td>
</tr>
</tbody>
</table>

Source: Field Work 1994-95.

This is a contrast to the earlier presentations. Though the village has experienced urban character pertaining to demographic and occupational structures, the land use pattern is not keeping pace with other changes. Table 6.3 given below indicates the degree of transformation of land use from agrarian to non-agrarian land uses. It is evident from the tables above that Madagalli Village, though undergone urbanization in terms of demographic and occupational structure, the physical or the structural transformation have not been observed in comparison to other fringe villages. This phenomenon is mainly seen because people are migrating to this village, for developing farmhouses and thereby slightly modifying the area not available for cultivation to 9.2 per cent.
Table 6.3: Land Use Pattern in Madagalli Village

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Irrigated</td>
<td>6.8</td>
<td>0.8</td>
<td>14.0</td>
</tr>
<tr>
<td>Un-Irrigated</td>
<td>74.9</td>
<td>81.2</td>
<td>68.0</td>
</tr>
<tr>
<td>Culturable Waste</td>
<td>11.0</td>
<td>11.0</td>
<td>8.8</td>
</tr>
<tr>
<td>Area Not Available for Cultivation</td>
<td>7.1</td>
<td>7.0</td>
<td>9.2</td>
</tr>
</tbody>
</table>

Source: Field Work 1994-95.

The migrants who have adopted agriculture as one of their occupations, have established the land use pattern of this village more or less on a permanent basis for agricultural purpose (Chart 6.4).

According to the primary survey conducted in Madagalli village, nearly 60 per cent of its area cultivated lie under the ownership of non-localites. In the last decade, nearly 10 farm-houses have come up, accounting for 38 per cent of the land under cultivation. Krupalaya, a religious institution, has acquired 12 per cent of land and the remaining 10 per cent is owned by the real estate agents of small operations. Another remarkable feature in the ownership of land is that advocates own 8 farmhouses, followed by teachers 4, doctors 3 and engineers 1. All 16 farm owners are however from an agrarian background.
RURAL URBAN FRINGE OF MYSORE

LAND USE PATTERN OF MADAGALLI VILLAGE
1971-81-91

% TO TOTAL GEOG AREA

<table>
<thead>
<tr>
<th>Year</th>
<th>Irrigated</th>
<th>Unirrigated</th>
<th>Cultra. Waste</th>
<th>A.N.A. Cultivation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1971</td>
<td>6.8000002</td>
<td>74.900002</td>
<td>11</td>
<td>7.099999</td>
</tr>
<tr>
<td>1981</td>
<td>0.8</td>
<td>81.199997</td>
<td>11</td>
<td>7</td>
</tr>
</tbody>
</table>

SOURCE: FIELD WORK 1986-95
Gurur village is located towards the southeast along the H.D.Kote main road 10 km away from Mysore city. The total geographical area of this village is 34.29 ha. Positioned at an elevation of 750 m, it is drained by the river Kabini in the south. The total population of this village numbers 745 persons (1991), consisting of 125 households. The city being close at 10 km, there has been a fast paced counter urbanization in this village.

Being a dry village from time immemorial, the villagers were hard struck to find their lives moving. The arable land of the village is one of the main sources of income to these villages. Only 46.4 per cent of the households own land. Except 2 households, the rest of the households are small scale farmers, owning less than 1 acre of land. The small size land holdings and the dry nature of the village has brought life more difficult. From the field work the scholar has noticed that the city expansion to the village is considered as the boon by the villagers.

Although this village do not possess fertile soils, the land grabbers are pouring into buy land in this village. The demand for land in this region has increased recently, due to the lower land values compared to the villages along the Bhogadi Main Road or the Nanjangud main road. The lands were sold during 1987 at a very low price of Rs.5,000 per acre.
During 1994, the value has multiplied nearly 20 fold ranging between 90,000 - 100,000. The rising land value has put the villagers under a dilemma. First, the rising prices for land has changed the idea of selling by the villagers. Second, they are afraid about the acquisition of land by Mysore Urban Development Authority, which pay only fixed (compensation) rates, as compensation for land losers. As such, the villagers are vigilant about the future expansion of the city and the acquisition of land by the authority.

A few farmers in the village have sold their land to the institutional and individual farmhouse developers. There are 3 institutions namely, Don Basco Seminary, established in 1990 by Don Bosco Mission, Matunga Bombay. Chethana Trust established in 1990 is an independent organization working for the disabled and the orphans. Other one is also an religious institution called Shanthi Mutt, established in 1993. These institutions own 4.1, 4.0 and 3.5 acres.

The four farmhouses established by individuals are built in 1.5, 2.4, 2.0 and 2.5 acres. Totally, the institution and farmhouses accounts to 20.1 per cent of the total geographical area. The farmhouse owners are the residents of Mysore, earlier to their migration. Agriculture has become their subsidiary occupation, besides their other occupations.
DEMOGRAPHIC PATTERN OF GURUR VILLAGE

This village, being situated nearer to the city, has been categorised as urban fringe based on their demographic characters which reflects urban features. The table below illustrates that Gurur has transformed remarkably from 1971 to 1991. except population growth rate of 1971, the rest of the variables exhibit positive changes (Chart 6.5). Population density which was 152 in 1971 increased to 204 in 1991. Similarly, literacy rate increased from 17.2 per cent to 29.1 per cent, over the two decades, and sex ratio from 1012 to 940 in 1971-91, respectively (Table 6.4).

Table 6.4: Demographic Pattern of Gurur Village

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Population Growth Rate</td>
<td>34.6</td>
<td>19.1</td>
<td>23.5</td>
</tr>
<tr>
<td>Population Density</td>
<td>152</td>
<td>165</td>
<td>204</td>
</tr>
<tr>
<td>Literacy rate</td>
<td>17.2</td>
<td>28.0</td>
<td>29.1</td>
</tr>
<tr>
<td>Sex ratio</td>
<td>1012</td>
<td>1037</td>
<td>940</td>
</tr>
</tbody>
</table>

Source: Census of India and Field Work 1994-95.

OCCUPATIONAL STRUCTURE OF GURUR

The occupational pattern of Gurur reflects the fringe characteristics. The proportion of cultivators has decreased from 76.2 per cent in 1971 to
RURAL URBAN FRINGE OF MYSORE

DEMOGRAPHY OF GURUR VILLAGE
1971-81-91

POP GROWTH %
1971 54.59996
1981 19.1
1991 22.5

DENSITY /sq km
152
165
204

SEX RATIO /1000 M
1012
1037
940

LITERACY %
17.230001
28
29.1

SOURCE: FIELD WORK 1994-95
CHART: E.S.
72.02 in 1991. This indicates to the land sold by the farming community. Whereas the migrants are included in the list of non-agricultural workers category (Table 6.5). As such there exists a contrast between cultivators, agricultural workers and non-workers ratio. The agricultural labourers have shifted their occupation 13.3 per cent in 1971 to 8.94 in 1991. In the case of non-agricultural workers, it has increased from 10.5 per cent in 1971 to 19.0 per cent in 1991. During 1981, there exists a contrast between agriculture labourers and non agricultural workers, where the loss of non-agricultural workers (that is, 5.0 per cent) as compensated for by the agricultural workers in the same period (19.5 per cent) (Chart 6.6).

Table 6.5: Occupational Structure of Gurur Village

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cultivators</td>
<td>76.2</td>
<td>75.5</td>
<td>72.07</td>
</tr>
<tr>
<td>Agriculture labours</td>
<td>13.3</td>
<td>19.5</td>
<td>8.94</td>
</tr>
<tr>
<td>Non-Agr Workers</td>
<td>10.5</td>
<td>5.0</td>
<td>19.0</td>
</tr>
</tbody>
</table>

Source: Census of India and Field Work 1994-95.

LAND USE PATTERN OF GURUR VILLAGE

The land use pattern is another evidence of Counter Urbanization, where the land under cultivation is still retained by a fringe village except by a fall of 2 per cent under the category of net area sown in 1991. Though
the land is sold and used for institutional developments it is still considered as a farm land (Chart 6.7). As a mark of urban influence the area not available for cultivation has increased from 32.96 in 1971 to 37.08 per cent in 1991 (Table 6.6).

Table 6.6: Land Use Pattern of Gurur Village

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Un-irrigated</td>
<td>58.05</td>
<td>58.0</td>
<td>55.89</td>
</tr>
<tr>
<td>Culturable Waste</td>
<td>8.99</td>
<td>9.05</td>
<td>7.03</td>
</tr>
<tr>
<td>Area Not Available for Cultivation</td>
<td>32.96</td>
<td>32.90</td>
<td>37.08</td>
</tr>
</tbody>
</table>

Source: Census of India and Field Work 1994-95

In future, the land use of this village will change drastically, as most of the land owners have determined to sell their land before MUDA acquires the land. Hence, the land is grabbed by the Institutional developers, Real estate agents and rural township developers.

As for the field information collected, the farmhouse colony developers or the rural township developers are found to be offering good prices for the farmers. These land developers are confident of getting higher returns for their investments, since there is a good demand for spacious and pollution-free garden houses in the midst of rural landscapes.
RURAL URBAN FRINGE OF MYSORE

LAND USE PATTERN OF GURUR VILLAGE
1971-81-91

% TO TOTAL GEOG AREA

<table>
<thead>
<tr>
<th>Year</th>
<th>Unirrigated</th>
<th>Cult Waste</th>
<th>A.N.A. Cultivation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1971</td>
<td>58.049999</td>
<td>8.969999</td>
<td>32.959999</td>
</tr>
<tr>
<td>1981</td>
<td>56</td>
<td>9.0500002</td>
<td>32.900002</td>
</tr>
<tr>
<td>1991</td>
<td>55.889999</td>
<td>7.0500002</td>
<td>37.080002</td>
</tr>
</tbody>
</table>

SOURCE: FIELD WORK 1994-95
CHART: E-7
Karnataka State Government in 1994 passed a bill abolishing the earlier bill on land reforms. This bill was introduced to provide opportunities to non-agriculturists, letting the entire land of Karnataka for open market. The reforms made in this bill has further enhanced the land value more than 15 km of radii from the city centre. Another interesting point to be noted is that, though the land is let for open market, only large scale township developers, industrialists, institutional developers, recreational developers and real estate agents are the major competitors of buying land. As a result of this competition, the planning and the development of the city is hampered heavily in the near future.

**LAND REFORMS AND ENVIRONMENTAL ASPECTS**

The new land reforms has indirectly paved the way for a congenial environment to live, since the huge land is occupied by a small number of people, continuing farm activities. Other than the industrial development the land degradation or the land pollution is checked in this type of land conversions. Hence, the infilling of urban people to in the rural region adopting farm activity as the subsidiary occupation without degradation of land seeks appreciation.
MODIFIED LAND REFORMS AND PLANNING

The modified land reform act is leading to many problems especially in planning the region, because the rural administrative units in India are not equipped with planning machinery or guided by rules and regulations in placing the new land developments. In this context, the land reforms are hampering the planning of the region. Therefore, in the near future the fringe villages will be experiencing an intermix of farm houses and rural townships located widely and in an irregular fashion, mostly seen on the western direction and residential colonies developing in the spaces left not occupied by these land grabbers.

SUMMARY

Though the counter urbanization process has briefly been discussed in this chapter, it has most clearly presented the impact of the Land Registration Act on the future land use of the city. A series of farmhouses, institutions and recreational clubs located in a haphazard manner will certainly prevent the continuous expansion of the city and also lead to better planning. The future land use of the fringes will have a better intermix of concrete structures and agriculturally developed areas.