Chapter-3
CHAPTER 3

REVIEW OF LITERATURE

3.1 Review of Literature on Well-Being:

There are two obvious ways of determining criteria of human well being or quality of life. The first is to derive them from theory in psychology or sociology. The problem is that, despite certain similarities in the views expressed, there is no generally accepted social theory setting out the precise conditions unambiguously defining human well being along with their relative weights. This problem has been recognized frequently in the literature on social indicators (Smith; 1973)\(^1\). The second method is to ask people how they view their own state of well being, satisfaction or happiness, attempting to discover by direct inquiry what this state is dependent on.

Bossard’s\(^2\) book entitled “problems of social well-being” is probably the first work on social well being. He has related social well being with three components. These are income in its wider sense, physical health and state of mind.

Lewis (1968), the first approach to the regional geography of the northeastern United States. He used the concept of level of living as a measure of analyzing the population geography of the region. He operationalize it with a set of twelve variables selected which were reflect the characteristics of
information, education, employment, housing, communication, political awareness, health and social stability.  

Wilson (1969), based his study on inter state variation in the ‘quality of life’ in the U.S.A by using his indicators on the domestic goal areas listed in the 1960’s report of the presidents commission of national goals. There were status of individual quality, democratic process, education, economic growth, technological change, agriculture, living condition, health and welfare, arts and science, and democratic economy. A similar approach has been adopted in describing the geography of social well-beings.  

Flax (1972) has investigated the quality of life in eighteen large metropolitan areas of the U.S.A.Using indicators based on fourteen ‘quality categories’ held to be relevant to American life. The list of Flax’s quality categories includes unemployment, income, housing, health, public order, racial equality, citizen participation, educational attainment, air quality, and social disintegration, but an examination of the fourteen indicators used by Flax reveals that there is no consideration, implicit or explicit, of important factors such as residential quality, recreational opportunity, and social welfare.  

Robert. J. Gray in 1972 in his study of social well-being in Tampa had attempted to work out intra-city indicators. Attempt had been made to identify the structure of interrelationship between social conditions in Tampa with the help of a factor analysis method. To examine social well-being in Tampa, the study takes into consideration the following variables. Economic Status- (1) income, (2) employment and welfare; Environment- (1) housing, (2) stress and
sewers, (3) air pollution, (4) open space; Social organization- (1) personal pathologies, (2) family breakdown, (3) over crowding, (4) public order and safety and (5) delinquency; Health- (1) general mortality and (2) chronic diseases; Education- (1) duration and participation and Equality; and (1) democratic participation and (2) equality.  

Gordon and Whittakar (1972), in Britain have developed indicators of ‘prosperity’ for local area in the south-west region. Doubting whether there is any real agreement as the relative importance of various aspects of prosperity, Gordon and Whttakar followed a compromise approach to its measurement, first on the assumption that average income per head provides the most useful single indicant of prosperity, attention was concentrated on its spatial distribution, secondly recognized that there are other important dimensions of prosperity to be ignored. They attempted to identify theses dimensions through a multivariate analysis of variables representing as many aspect of economic and social well being as possible within the range of available data.  

"In a society people will have incomes adequate for their basic needs of food, clothing, shelter, and a ‘reasonable’ standard of living; people will not live in poverty. Good quality education and health services will be available to all and their use will be reflected in high levels of physical and mental health and educated populace will able to perform their societal roles in a satisfactory manner. People will live in decent houses, in decent neighborhoods, and will enjoy a good quality physical environment. They will have access to recreational facilities including culture and the arts, and an adequate leisure
time in which they enjoy these things. Society will show a low degree of disorganization, with little personal social pathology, little deviant behaviors, low crime incidence and high public order and safety. The individuals will be able to participate in social economic and political life and will not be alienated on the basis of race, religion, ethnic origin or any other cause". From this statement (Smith; 1973) derives the following general criteria of social well-being.

1. **Income, Wealth and Employment.**
   a) Income and wealth.
   b) Employment status
   c) Income supplements

2. **The living environment**
   a) Housing
   b) The neighbourhood
   c) The physical environment

3. **Health**
   a) Physical health
   b) Mental health

4. **Education**
   a) Achievement
   b) Duration or quality

5. **Social order (or disorganization)**
   a) Personal Pathologies
6. Social belonging (alienation and participation)
   
   a) Democratic participation
   b) Criminal justice
   c) Segregation.

7. Recreation and Leisure
   
   a) Recreation facilities
   b) Culture and the arts
   c) Leisure available

(Source: Smith; 1973)

Harvey (1973) suggests that the needs associated with different elements of well-being may be best determined in different ways. Thus it may be best to determine consumer need through relative deprivation analysis, housing needs through statistical analysis, and medical core needs through resolution of expert opinion.

A useful approach was suggested by Drewnowski (1974), as a synthesis of work on levels of living previously undertaken at the U.N Research Institute for Social Development. Drewnowski's approach rests on a distinction between the state of well being and the level of living. The state of well being is seen as a stock analogous to product or income. At any time, the state is the result of past flows of goods and services consumed by the population in the
satisfaction of their needs. He proposes that the state of well being could be measured by an index as shown. Composition of Drewnowski’s state of well being index:

1. **Somatic Status (Physical development level)**
   a) Nutritional Status
   b) Health Status
   c) Life expectancy
   d) Physical fitness

2. **Educational Status (mental development)**
   a) Literacy
   b) Educational attainment
   c) Congruence of education with manpower requirements
   d) Employment

3. **Social status (social integration and participation)**
   a) Integration
   b) Participation.

*Source: Drewnowski (1974)*

Level of living is defined by reference to the content of another proposed index. Nine components are recognized, each with their individual indicators.

Composition of Drewnowski’s level of living index:

1. **Nutrition (Food intake)**
   a) Calories intake
b) Protein intake

c) Percentage of non starchy calories

2. Clothing (use of clothes)

   a) Cloth consumption
   b) Foot wear consumption
   c) Quality of clothing.

3. Shelter (occupancy of dwellings)

   a) Services of dwellings
   b) Density of occupation
   c) Independent use of dwellings.

4. Health (health services received)

   a) Access of medical care
   b) Prevention of infection and parasitic disease
   c) Proportional mortality ratio.

5. Education (education received)

   a) School enrolment ratio
   b) School output ratio
   c) Teacher pupil ratio

6. Leisure (Protection from over work)

   a) Leisure time

7. Security (security assured)

   a) Security of the person.
   b) Security of the way of life
8. Social environment (social contact and recreation)
   a) Labour relations
   b) Correlation for social and economic activity
   c) Information and communication
   d) Recreation: cultural activities
   e) Recreation: travel
   f) Recreation: sports and physical exercise.

   a) Cleanliness and quietness
   b) Public amenities in the neighborhood.
   c) Beauty of the environment.

Source: Drewnowski (1974)

Discussions about the use of subjective and objective social indicators have been a recurring theme in recent writings on "social well-being" or "quality of life". Objective indicators are generally defined as counts of various types of phenomena, such as levels of income and education, residential densities and employment figures. They are most regarded as quantitative "facts" selected from census data and other accessible official registers etc. Subjective indicators are on the other hand, generally defined as being based on direct reports from individuals about their own perceptions and feelings.

Morris (1977): The physical Quality of life was mooted in the U.S.A. in the context of the world development agenda to indicate the state of well-being
of nation-states by a set of indices physical quality of life like literacy rate, infant mortality rate and life expectancy at birth. The physical quality of life indicators does not attempt to measure the many other social and psychological characteristics suggested by the term ‘quality of life’ – justice, political freedom, or a sense of participation. It is based on the assumption that needs and desires of individuals initially add the most basic level for larger life expectancy, reduced illness, and greater opportunity.\textsuperscript{11}

Operationally, Quality of life has been defined in a UNESCO Report (1977) as “the satisfaction of an inclusive set of human needs” quality of life is an inclusive concept of living including material satisfaction of vital needs as well as more transcendental aspect of life such as personal development, self realization and healthy eco-system.\textsuperscript{12}

An assessment of the quality of life is not a straightforward as it might seem, for there are problems in identifying and measuring relevant indicators and in utilizing them in inter group comparisons. Data a qualitative or subjective dimension of well being are particularly elusive, and there is a tendency to disregard them in favour of agency satisfactorily because they are inaccessible, not because they are important several criticism have been leveled against objective indicators. At one level, the accuracy of data is in question, for there are systematic biases in reporting of large number of social statistics. A second criticism concerns the procedure for combining indicators. Thirdly, there is no certainty that the indicators themselves have subjective validity in the experience of urban residents.\textsuperscript{13}
Numerous speculations are available as to the validity of the above stated assumptions. In discussing the need for perceptual indicators concludes that ‘Infact there is a reason to believe that there exits only a loose linkage between the objective conditions of people’s lives and individuals’ perceptions of well being.’

An attempt to incorporate variations in personal priorities into the calculation of summary scores for living levels has been made by MacLaran in a study of Dundee. Data were gathered by interview on conditions of well being relating to eleven dimensions; health employment, housing, finance, education, personal security, participation, access to facilities, family and neighbourhood stability, leisure and the condition of the neighbourhood’s environmental quality. By asking respondents also to assess the importance of each dimension using a 0-10 self-anchoring scale (after Kilpatrick and Cantril, 1960). It was possible to calculate level of living scores, which were weighted according to respondent’s values.

This fundamental misinterpretation is probably caused by the fact that his definition of welfare is very wide and also covers aspects of our general well being which have usually been conceived of as belonging to the ‘private personal’ sphere of life. In practice, it has become almost traditional to adopt objective indicators in measuring phenomena conceived as “actual conditions” “hard values” or “material resources”, while the subjective indicators are usually required to obtain an insight into the qualitative, “soft” aspect of life. His work represents, however, an alternative to this tradition. One of the major
points in just argument that all aspects of welfare can be measured objectively. On the basis of well-developed theory of needs, "welfare" as satisfaction of several basic, "objective" needs. These needs are classified into three broad types referred to as "having", "loving" and "being". The main contribution is perhaps through analysis of the various types of needs and their interrelationships. The results indicate that material level of living ("having") and human relations ("loving") are highly independent.\footnote{16}

Several studies under the headings of quality of life, social indicators and level of living have appeared. These studies have employed in most cases only the most readily available and accessible data. It is the contention of the research that quality of life studies based on only objective (counts of various types of phenomenon) or subjective (measures based on people's perceptions and feeling) variables give very different results. This is well illustrated when applied to analyzing quality of life variations in urban centers in southern Manitoba, Canada, as the correlation between the two categories of variables is only $r = 0.07$.\footnote{17}

Patterns of social well-being and quality of life (the two terms are used here synonymously) and the distribution of social malaise in cities was studied by Charles Booth in 1983. Using a set of six variables including measures of poverty, crowding and mortality to construct a composite index of social conditions for the neighbourhoods of Victorian London.\footnote{18}

Mceracken(1983)\footnote{19} studied the various dimensions of social well-being including the core peripheral contrasts by using the territorial indicators
traditionally used by earlier workers. Out of these studies, two important aspects emerge as sensitive and crucial because they influence significantly the pattern of social well-being. They are first, the selection of appropriate indicators reflecting the totality of social well-being and secondly, the selection of appropriate geographical units for the purpose of a detailed studies as well as for attaining the desired level of generalization.

Bederman prepared a "quality of life" map of Atlanta, Georgia making use of eleven variables which were reduced to five factors representing the standards of health, public order, house, socio-economic status and density present in each of the city’s census tracts.

Kane and Wards have worked on social well-being in the New Zealand in a more lucid way. They have taken into account six criteria and variables of social well-being. The study seek to analyse that there is task to identify the mechanizations responsible for the disparity between reality and the just ideal social well-being that more just spatial order may be achieved and created as well. He is of the opinion that the spatial perspective offered by geographers is a worthy contribution to the measurement of social well-being. It has also been mentioned that as social well-being and patterns of deprivation become central theme, heightened interest by geographers in issues of urban social problems and social justice ensure that the spatial component and aerial variation of such issues will be aims for much research to come. Stress has also been laid on the requirement for further research for additional subjective data on the quality of life for supplementing the objective data. This idea has been exemplified as
nothing that it is useful to assess the satisfaction and psychological well being of those whose objective social well-being is being measured.

Siirila (1984) made a rapid stride in the field of social well-being by producing his scholarly article entitled “spatial structure and social well-being. The purpose of the work is to examine the nature of spatial structure and analyse the relationships between this and areal differences in social well-being. Comparison has been made between regions of Finland, which differ in their physical conditions and cultural history as well. His article puts emphasis that regional differentiations are the consequence of these differences in physical conditions and in cultural history, and beyond these in the closely associated phenomenon of the regional division of labour. Siirila assumed that: (1) the fundamental elements of spatial structure were laid down to a significant extent in pre-industrial times, (2) the areal division of labour means that the spatial structure of the regions will inevitably be different and (3) the connections between the basic structures of the areas and their well being consequently vary.

**Position in India:**

In the context of poor countries like India, where scarcities prevail has an added disadvantages of simplistic interpretation of quality of living by not recognizing significant distributive inequalities.

There is considerable amount of research on urbanization in the developing world. These studies have been by and large concerned with socio-economic and technical changes taking place in the urban centers. Though
some attention has been also paid to the environment degradation and quality of urban life but these investigations are few and inadequate. More ever they have often failed to explain residential characteristics in relation to the environmental quality. It is an innovation in geographical investigations, and there are very few studies of quality of urban life in Indian cities.²³

Alam (1966) is the first geographer in India who has successfully studied Hyderabad-Secundrabad twin city which was based on his field observation. By analyzing data on education, occupation, income and housing characteristics, two dimensions were developed: (i) social rank based on literacy among general people, literacy among female, and proportion of scheduled caste population and (ii) urbanization based on workers in manufacturing, workers in commercial activities and workers in other services. He also tested that the social rank vary from centre to periphery in concentric manner and urbanization was highly segregated and delineated the homogenous area with the help of factor scores. Although it is a pioneer work in this direction, some more indigenous variables related to cultural aspects of the city might have given more refined result.²⁴

Arunachalam (1978) has analyzed the demographic characteristics and social amenities of Bombay in the context of urban social problems such as shortage of housing, inadequacy of water supply and sewage problem with the resultant growth of dilapidated areas. He has also analyzed the plan proposals in the light of future urban growth²⁵
Kulkarni (1984) in his work "Levels of Crowding and Social Well-Being in Intra-Urban Environment" emphasized the phenomenon of social well being through various other indicators. The stress has been laid on the density of population and its impact on the patterns of social well being. It has been described that in urban areas, the high density of population reflects different aspects of the accessibility to various social amenities such as school, market, hospital, post and telegraph, park office, bus and railway station and playground etc. contribute to level of well being in Ahmadabad City than the peripheral areas.

Yadav (1985), with the use of factor ecological method, has adequately analyzed the dimension of residential and social structure. The major finding is that the residential areas are socially differentiated on the basis of socio-economic status, male dominance and traditional occupational structure. Secondly, residential differentiation is dominated by poor quality, medium quality bustee and spacious bustee like settlements.

Sara Ponnose (1986), the study of the social environment and human well being in the city of Trivandrum has succeeded in finding out the spatial distribution of human well-being in one of the important cities of south India. In this study it is assumed that the indicators chosen were reflective of human well being. Much more work could be done by finding out through personal investigation which are the others factors which do influence human well being and to what extent they individually contribute to well-being. For investigation the distribution patterns of quality of life or human well being more accurately
factorial analysis should be employed which is a standard method for social area studies. 28

Fakhuddin (1991), In his book on the ‘Quality of Urban Life’ has made attempt to study the differences in quality of life in the various residential areas of the city of Lucknow. Factorial analysis was undertaken into investigate the residential pattern and then again to determine the quality of life. In the analysis of residential pattern twenty eight variables and in the analysis of quality of life, thirty one variables were used. These variables were reduced into five underlying categories of material and housing conditions, territorial stress, amenities and infrastructure, health and survival and education and recreation. The spatial distribution of these categories reveals that there is a considerable disparity over the city space with respect to observe to correspond with the social – economic status of the population. 29

Saba Ahmad (1998) - presents the study of residential structure and quality of life in Aligarh city. Despite its limitations it has been quite a useful study. It has succeeded in finding out the spatial distribution of human well being in the city. Areas, where the conditions are very good, good, moderate, poor and very poor have been identified. 30

Nigar A. Siddique (2000)- According to this study , it has been found that there is considerable variations in residential quality based on thirty six variables. These variables clearly represents a comprehensive description of residential differentiation through out the city of Bhagalpur using the factor analysis or component analysis; five factors were extracted from rotated factor
matrix which explains seventy two per cent of the total variance accounted by five factors in aggregate. Remaining each of the four factors contribute approximately nine per cent of the total variance in average. This analysis gives certain important finding. It suggests that on the basis of qualitative livability residential areas are differentiated as high, medium, low and very low.

As seen a vast work on this subject "quality of life" have been done, inspite of that, the meaning and significance of quality of life is mere now than it was fifty years before. The reason is simple that the mode/taste of people is fact changing due to intensive modernization and industrial growth. These developments have made people in general more prosperous. They have good money and off course their purchasing power have enhanced extensively.

The work on quality of life is never ending and it will call for still more work to be done in the time to come. As this subject is connecting to human race, hence this subject will find its place intact in all walks of studies till man is on the earth. But the another feel that this topic "quality of life" and its improvement should not be left on the economists, geographers, social thinkers and leaders but the people in general should come forward and should take keen interest because it is the people who can work on this subject at grass root level. Their cooperation to different working organization for data collection etc. can provide valuable information and that can lead to real use to subject "quality of life". The author is growing much emphasize because, the people of India are very much ignorant of this topic, our country have 35 per cent illiterate population and out of which a vast chunk living a life below the poverty line.
In the developing countries most people realize betterment in the quality of their lives if their living conditions are made good. They feel satisfied if they have a moderately furnished house with the necessary facilities like potable water supply, electricity etc. except for people who are educated and financially well off, others do not realize that the more finer things of life like education, mental satisfaction, good family relationships, satisfaction with one's job, good neighbours lead to the improvement in ones well being or quality of life.

A limitation regarding the use of variables to study the quality of life in developing countries is that most of the data is not available in published form. With illiteracy largely prevalent in the developing countries, it is very difficult to get correct answers to the questionnaire surveys partly due to the ignorance of the people and partly because they are afraid to disclose information quite personal to them.

3.2 Review of Literature on Urban Land Studies:

In comparison with urban studies of general type, the study of urban land use patterns and functions has been comparatively of recent origin. The nature, extent, location and interpretation of various types of establishments which from the physical and functional patterns have become important fields of urban study in which geographers, land economists, urban sociologists, town planners and others have made significant contributions. The main trend of research in urban geography is determined first the site and situation and then the processes of growth and expansion. The functional study within the urban complex involves the classification and mapping of land uses, of building
types, of industry and commerce, of density of traffic on roads and nodal points. The surrounding areas of urban settlements are also significant in the internal structure of cities.

The technique of research in the field of urban geography during the last five or six decades has undergone considerable change. The methodology adopted by geographers for survey and analysis has been of tremendous help in town planning or planning for a region. American scholars have paid greater attention to the urban land use study and have tried to make it more scientific and cartographic methods. Bartholomew’s work, land uses in American cities (1955) is probably a pioneer American study in this field.

The problem of land use, both rural and urban has been claiming the attention of planners since the indispensability of land has been realized. It is a burning problem indeed throughout our country and more so in the vicinity of urban areas where land has been over-used, misused and at the same time the pressure of population on land has become very high. Three main lines of study by geographers have been first, site and morphology; second, economic and functional character, and third social aspects. The earlier works may be brought into the first two categories in which the works of Dickinson, Smailes, Taylor, Chabot and Bartholomew and Wood are significant.

Sufficient literature has appeared on urban land uses during the last six decades. A.E Smailes (1953) devoted the major part of his book to the description of urban land use pattern and their evolution while studying an English town St. Alboms. Ericksen has devoted one chapter of his book on
urban land use in which he has discussed the complexities in the nature of land uses in cities. He claims that urban sociology is a part of city planning.

As mentioned earlier Bartholomew and Wood have pioneered the study on urban land use in America which was based on sufficiently long field work of 20 years and the compilation of available statistics. These scholars have studied the detailed land uses of 53 central cities, 33 satellite cities and 11 urban areas. They have subtracted vacant and agricultural land from the total area of cities and termed the rest as 'Developed Area'. They have calculated ratios of different urban land uses to total developed area, which has provided a method for direct comparison from city to city.

Two American Geographers, Mayer and Kohn (1959)\(^3\) have compiled a number of articles on urban land use apart from other aspects of urban geography. Two of the three articles on urban land use have been written by non-geographer for this volume. A study of these articles shows that American urban geographers have given more emphasis on economic aspect of urban life rather than the physical and social aspects.

Neville (1962)\(^3\) has dealt with site, development, functional forms, areal localization and the analysis of over all patterns of land use in the town. His study is based on a town of nearly 8000 persons and the methods applied are too general to be applicable to larger cities. Shinzo Kiuchi (1962)\(^3\) in his paper 'Recent trends in Urban geography in Japan' points out that three urban geographers K. Inoki, E. Inami, and H Kobayashi in Osaka and Kyoto region have mapped the process of urbanization as related to population changes and
land use changes etc. He has also reviewed the work of F. Takano (1959) who has viewed urbanization from two directions—first, its physical or morphological aspect chiefly involving land use changes, and second, the other functional aspects as indicated by labour forces characteristics. Takano is of the opinion that land use and labour type are associated with one another in a metropolitan region. Japan faces a serious problem of land use changes in urban rural fringe. The towns of the country are concentration in small plains where rural land uses complete with urban uses for restricted land resources. These studies may be applicable to Indian conditions as well.

A comparative study of old and existing land uses of Comilla town of Bangladesh has been done by Khan and Masood (1962)\(^3\), they have illustrated the facts with maps based on detailed field work. Davies\(^3\) has made a study of inter-relation ships existing between the morphology and the functions of urban areas.

Presently the emphasis is being laid not only on existing land use but also on the processes that are responsible for transforming the existing land use pattern in future. Best and Coppock\(^4\) have shown the increase in the use of land in urban Britain, after calculating the acreage of four main urban functions of housing, industry, open spaces and Education. Recently Boyce and Clark (1963)\(^5\) have introduced a term “Land consumption” for land use. They have given emphasis on the per capital variations in land use in different sizes of cities, the amount of land used by given population and finally the future urban land consumption and its pattern by 1980. The estimates for future have been
done after determining the changes by comparing the 1950-60 regression lines. They have come to the conclusion that smaller metropolises use more land per capita than the larger ones.

The multifunctional character of towns aroused the interest of geographers towards assessing the main categories of functions based on detailed field surveys on the one hand and their cartographic representation on the other. Based on the techniques of rural land use survey propounded by stamp, Bryan conduct urban land use survey. This was followed by the first National survey of urban land use in Britain inaugurated by Town and country planning Act of 1947. These trends have given birth to the concept of functional zones of a city.

Carter in studying the urban geography of Wales has criticized the modern functional analysis of cities as it ignores the changing functions of towns and resulting changes in geographic values. He has also criticized the theory of Christaller for ignoring geographical and industrial factors while classifying the towns.

**Position in India:**

Land uses patterns result from a complex interplay of economic, political, social and historical factors. There are marked variations between the conditions in different parts of the world. As such most of the above studies may not be strictly applicable to Indian conditions as they relate to western conditions. The scholars are also of the opinion that different countries of the west themselves differ from one another. In the light of this fact, it is necessary to review the works done in India in the field of urban land use. But due to the
The study of urban areas in India received due attention only after the publication of R.L. Singh’s book on Banaras (1955). Subsequently a number of studies on individual cities and towns have followed his approach and pattern. The rapid growth of urban places in the country in recent years has also stimulated interest in urban studies. One of the most comprehensive reviews of research on morphology of Indian cities was made by Brush. He observed that the Indian cities have their own peculiar structure and they cannot be tested on the theories evolved for the western while dealing with urban development problems in India. Breese took notice of some differences between Indian cities and western cities. Very unequal distributions of population in different areas, mixed land use are some distinct features of Indian cities. Sen took occupational structure of the population as the basis for identifying the functional zones of a city. Guha suggested a different method of designing morphological regions by dividing the city into seven types of zones, namely: dynamic, static, rejuvenated, expanding, waiting for development, derelict and agricultural enclaves. J.P. Singh has made an intensive study of Shillong and its environment. The micro-study of an urban place examines the various categories of land use in Shillong suggesting a pattern of development for future.

Among the studies of individual towns, some good studies have been made on intensive studies of urban land uses and residential patterns. Kar and
Mukerji in their study of Darjeeling found that urban land use pattern was conditioned, controlled and shape by various phases of histogenetic evolution which in turn are guided by location, topography and accessibility. Mehta in his study of the residential patterns of Poona used the four indices - index of residential dissimilarity, index of segregation, index of centralization and index of low rent area concentration. He found that the patterns differ among the various groups because of differences in the ability to afford housing amenities and surroundings, prestige - maintenance pressures, cultural preferences and discrimination. K. Lata Taneja discussed the “Morphology of Residential Areas in Indian City”. The study based on the sample survey of 35 class I Indian cities shows that the residential areas share nearly 48 per cent of the total developed area of the Indian cities and happens to be the largest component of urban space inspite of the fact that all other urban functions make an attempt to outbid the residential areas and make successful encroachment upon them. There also seems to be a considerable amount of mixing of residential areas with other functional areas, because of the unplanned and mixed development of the chance erected blocks and houses.

K.K Dubey has discussed the ‘Use and Misuse of Land in Agra”. His study conceives the notion that the land use pattern of an urban community exhibits an ever-changing character; a particular form of land use considered suitable at one time may appear as a misuse on next time. As the author finds, the haphazard and spontaneous unplanned growth of Agra, resulted into
overlapping and inter-mingling of various land uses. The socio-economic segregations have led to the development of different land use zones.\(^52\)

A. Ramesh did analysis of functional morphology of the towns in Tamil Nadu. He discussed the importance of trade and commerce and industries shows a decrease with the decrease of class size hierarchy of towns. In general, the main business area, business-cum residential quarters and congested residential houses with narrow lanes form the core of the town or inner zone and the nucleus is form by a temple, a fort or an important crossroad. In larger centers, these are also middle or intermediate and outer zones. In the smaller towns middle or intermediate zone seems to vanish. \(^53\)

S.P Mathur analyses the “Growth and Functional Structure of Dehra Dun: A case study of an Indian Resort Town”. The author claims that Dehra Dun sets a typical example of uninuclear growth, bi-nuclear formation and multi-nuclear explosion, thus marking three distinct phases of growth with distinct characteristics. The first is typically Indian, while in the second phase functions such as resort, administrative and defence were appended with distinct spatial marking on the landscape. In the third explosive phase, a number of functions appear. The author has delimitated the various functions in terms of morphological areas such as the core, intermediate zone, the outer zone and the suburbs. With the hectic urbanization, the city is gradually losing its eminence as a resort town. \(^54\)

H.H Singh and K.K Dubey have jointly studied the “Central Business District of KAVAL Towns of Uttar Pradesh”. The authors have assessed the
importance of the central business districts in the functional and morphological structure of the KAVAL cities and have made an attempt to delimit the C.B.D in the context of these towns as also the shape and size, which have been dealt with in their evolution frame. Further, the functions of C.B.D have been analysed.  

In the Indian cities, the decentralization of the upper classes has hardly made an appearance. The reason for this is that urban growth rates have, in general, not been high; means of communication and transportation are rudimentary, and the immigrants to cities have such low purchasing power that they cannot buy houses in or near the city centre.
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