THE CENTRAL BUSINESS DISTRICT AREA OF THE 
ANANTAPUR MUNICIPAL CORPORATION

The Central Business District area is the commercial area of any urban settlement where there is maximum concentration of retail and service activities, highest land and rental values and tallest buildings. The Central Business District area is the place where residential population is low and day time population is high. It is the area where intensity of land use is high and higher order function is concentrated. According to Murphy and Vance (1954) the Central Business District area is the focus of maximum pedestrian and automobile traffic. It expands in order to cope up with the demand of goods and services. Sometimes Central Business District area is a vague area with no definite boundaries in small towns.

The area, location and intensity of commercial activities vary from city to city. It is conspicuously well developed in western cities due to their planned development, technological efficiency and higher socio-economic and cultural levels of the people. However, in India due to lack of plan development the Central Business District area could not be delineated aerially. However it is confined to the major roads of cites or towns where business activity is intense. Harihar Singh (1968) delineated the C.B.D of Kanpur.

Murphy and Vance (1954) identified three basic principles for delimitation of the C.B.D. The first is population for unit area, landuse and the total height index. They developed central business index which is a combination of central business height index and central business intensity index. They were able to delimit the C.B.D. of 9 American cities. Swaminathan and Raja Mohan (1987) delimited the central business
district area of Coimbatore city basing on general land use, population distribution and central business intensity index.

The present study is an attempt made to delimit the C.B.D of Anantapur Municipal Corporation basing on general land use, population distribution and land and rental values and central business intensity index. For calculating central business index, the central business area is divided into blocks. For this purpose the prominent roads are taken as boundaries of the blocks. The total area of under central business district is calculated and its proportion to the total area of the relevant block is obtained and plotted against the block. The block with more than 50% of the commercial business is considered to be central business use. The delimiting boundary drawn enclosing all blocks under central business use is considered to be central business district area of Anantapur municipality.

The total area under central business use is estimated to be 25.25 hectares (Figure 5.1). It accounts to 0.94% of the total area of Anantapur Municipal Corporation. The central business district area is concentrated along Subash road, Railway station road, Raju road, old town, Bangalore road, Sapthagiri circle and Tower clock circle. The areas covered are parts of Kamala Nagar, Gulzarpet, Sreenivas Nagar, Neerukanti Street, Rani Nagar, Munna Nagar, Ambedkar Nagar and Tadipatri road. The central business district area is boarded by residential area, Railway station, central bus stand and old town market. The western part of the central business district area is bounded by Railway line and Railway station. The northern part is bounded by central bus stand and residential area. The eastern boundary is marked by Anantapur old town market and Anantha sagar tank. The southern boundary of central business district area is bounded by Govt. Hospital, Obuladev Nagar, Ashok Nagar and Buddappa Nagar.
The central business area is almost rectangular shape. The Subash road is famous for cloth shops, foot wear shops, medical shops, cycle shops, stationary shops, bakery shops, hotels, fruits, clock shops, photo studios, banks, theaters and provisional shops. The railway feeder road is noted by book stalls, furniture shops, fancy shops, electronic shops, paints and sanitary, timber depots, automobile shops, foot wear shops, hotels, utensils, lodges and provisional shops. The bus stand road is famous for mechanical shops, printing shops, timber depots, flywood shops, foot wear shops, two wheeler showrooms, hardware shops, lodges, hotels, painting shops, fancy and provisionary shops. The Raju road line between Sapthagiri circle and Sreekantam circles is famous for lodges, hotels, stationary shops, fly wood shops, medical shops, electrical shops, automobile shops and cycle shops. The old town Bangalore road is famous for central vegetables market, fruit market, mutton market, jewelry, printing press, whole sale and retail rice dealers. The cinema theater complexes are concentrated near Srikantam circle, Tower clock centre and Neerukanti line.

The commercial land values of the central business district area vary from Rs.3 to 10 lakhs / cent. The cost of 100 sq. feet area in the central business district area ranges from Rs.2 lakhs to 7 lakhs. The land values and shop values are gradually reduced as they move away from the major roads. The rental values for each shop of 100 sq. feet dimension range from Rs.3000 to 10,000 per month. Recently a number of shopping complex have been built along the major roads between Tower clock centre and Vijay cloth centre. Due to growth of shopping complexes at major junction points of the Anantapur municipality there is an increase in the problem of parking place for two wheelers and four wheelers. The new vegetable market is located in the cellar area.
of the Anantapur municipal commercial complex is located near Tower clock centre.

The structure of central business district area of Anantapur Municipal Corporation is changing in shape and form depending up on commercial demand. Many of the old buildings and theaters are destroyed and are now used for construction of new shopping complexes. For example the Raghuveera Theater has been changed over to Raghuveera complex. The slum area of Surya Nagar near Saptagiri circle has been converted into shopping complex and a new road has been formed connecting the Iron bridge of Subash road and Neelam talkies road. The old private bus stand located near Tower clock centre has been converted into a new vegetable market and commercial complex of Anantapur Municipal Corporation and Police welfare complex. Similarly a few commercial complexes are developed along railway feeder road. Recently 200 feet road has been developed near old vegetable market area. A few traffic islands have been developed near Sathagiri circle, Tower clock circle, Government Arts College and Government Junior College centre to ease the traffic.

Urban renewal is high along the major roads of the central business district area. Conspicuous transformation is noticed in the central business district area along the main roads by changing the old buildings to commercial buildings. In a few centers the narrow roads near Sathagiri circle, Sreekantam circle, Neelam talkies circle, Iron bridge circle and old town circle of traffic congestion is very high. To over come this problem the major roads have to be widened. There is no organized planning and development of commercial complexes of the Anantapur municipality. The authorities of the Anantapur Municipal Corporation have to streamline the process of development of the commercial complexes in the central business district area by making detailed study of morphology, land use, land values and rental values. A
provision for parking facilities and maintenance of the hygienic conditions in the commercial complexes of the Anantapur municipality has to be provided.