

Phases of Development Of Mysore

Land use and land coverage change, its
unwritten rules and lessons out of it for
a better future

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About Mysore

- Moderate sized city
- 15 Lakh people
- Southern Karnataka
- 2700 ft ASL
- On banks of Cauvery
- Pleasant climate
- 200 years ago small town started growing into a city



Historical perspective

- Capital of Princely state after Tipu Sultan defeat in 1799
- Small town next to Chamundi hills at that time
- Wadiyar Kings developed the city with a modern touch
- Now city of 15 lakh people



Krishna Raja Wodeyar IV

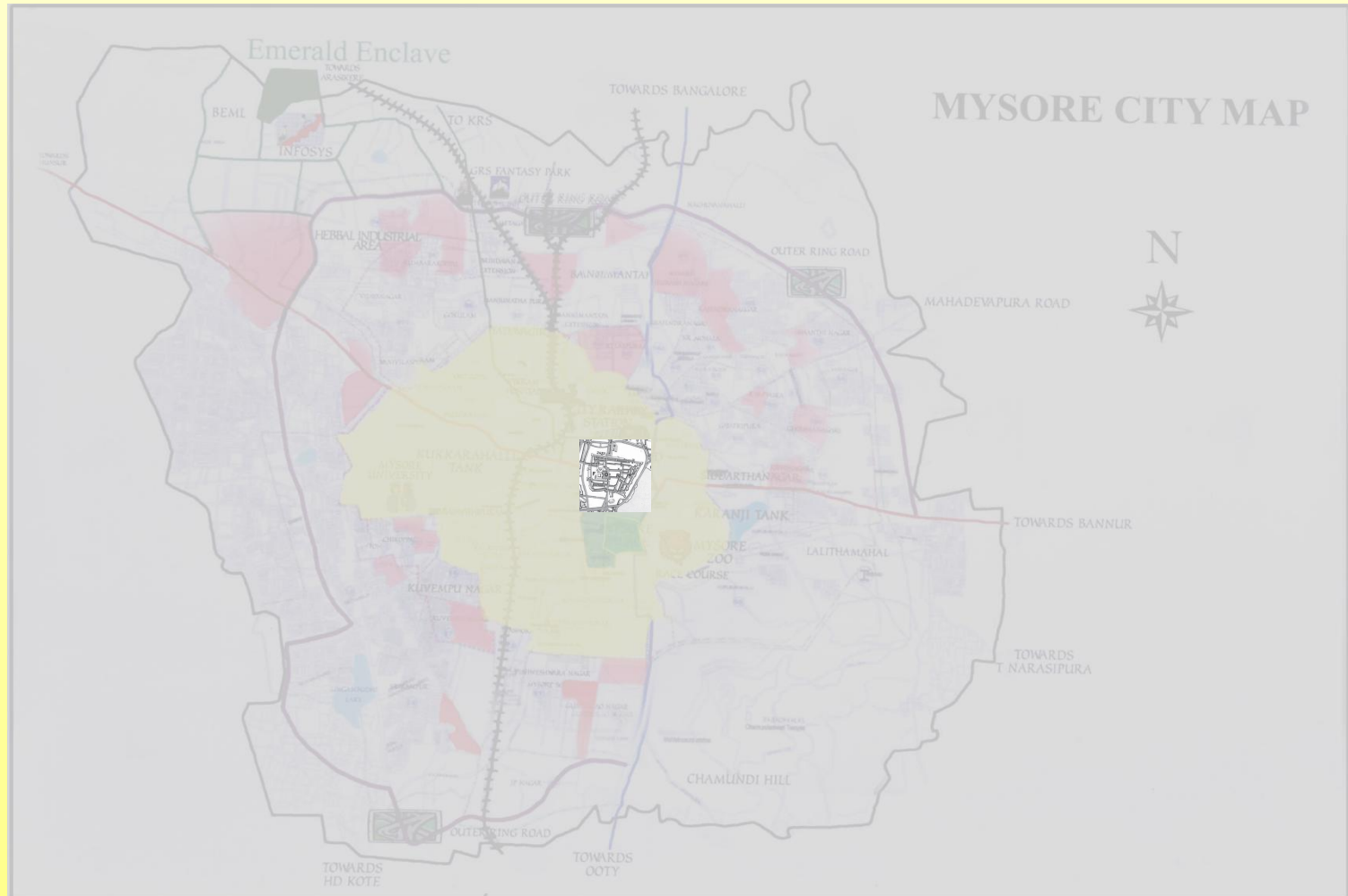
Agenda

- Growth of the present cities of India.
- Effect of the growth of cities on the rulers and the residents
- Good and bad effects of the administration on the growth of the city
 - according to the quality
 - ability and commitment of the administrators.
- Lessons to be learnt
- How these lessons can be used
 - To build better cities for tomorrow
 - To avoid the ill effects
 - To distribute the benefits to the right people with fairness and justice.
- Mysore City is used as a case study here

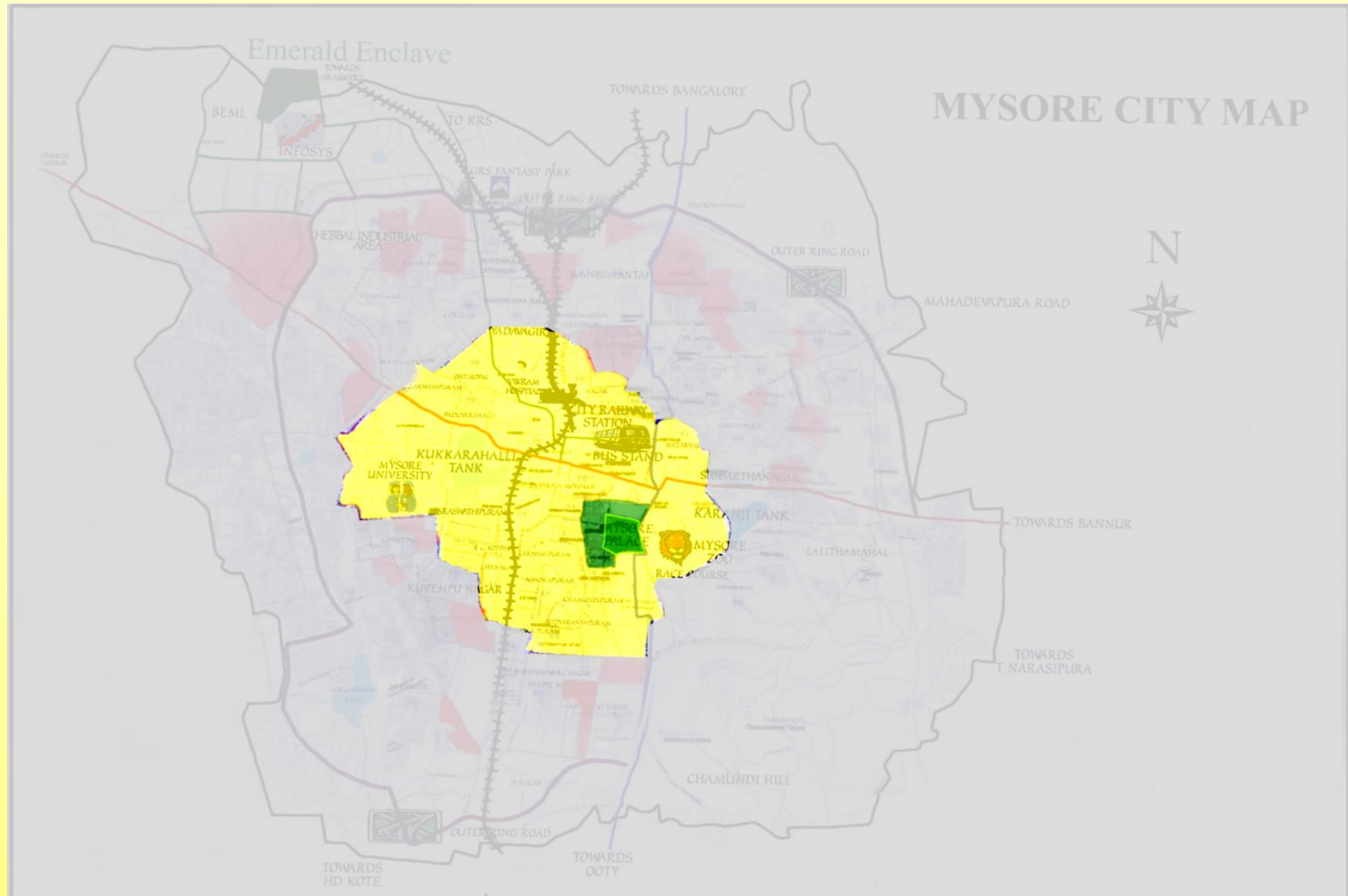
Phases of Development of Mysore

- Towards a fine city under Maharajas
- A mixture in the next 6 decades
- Mysore Today

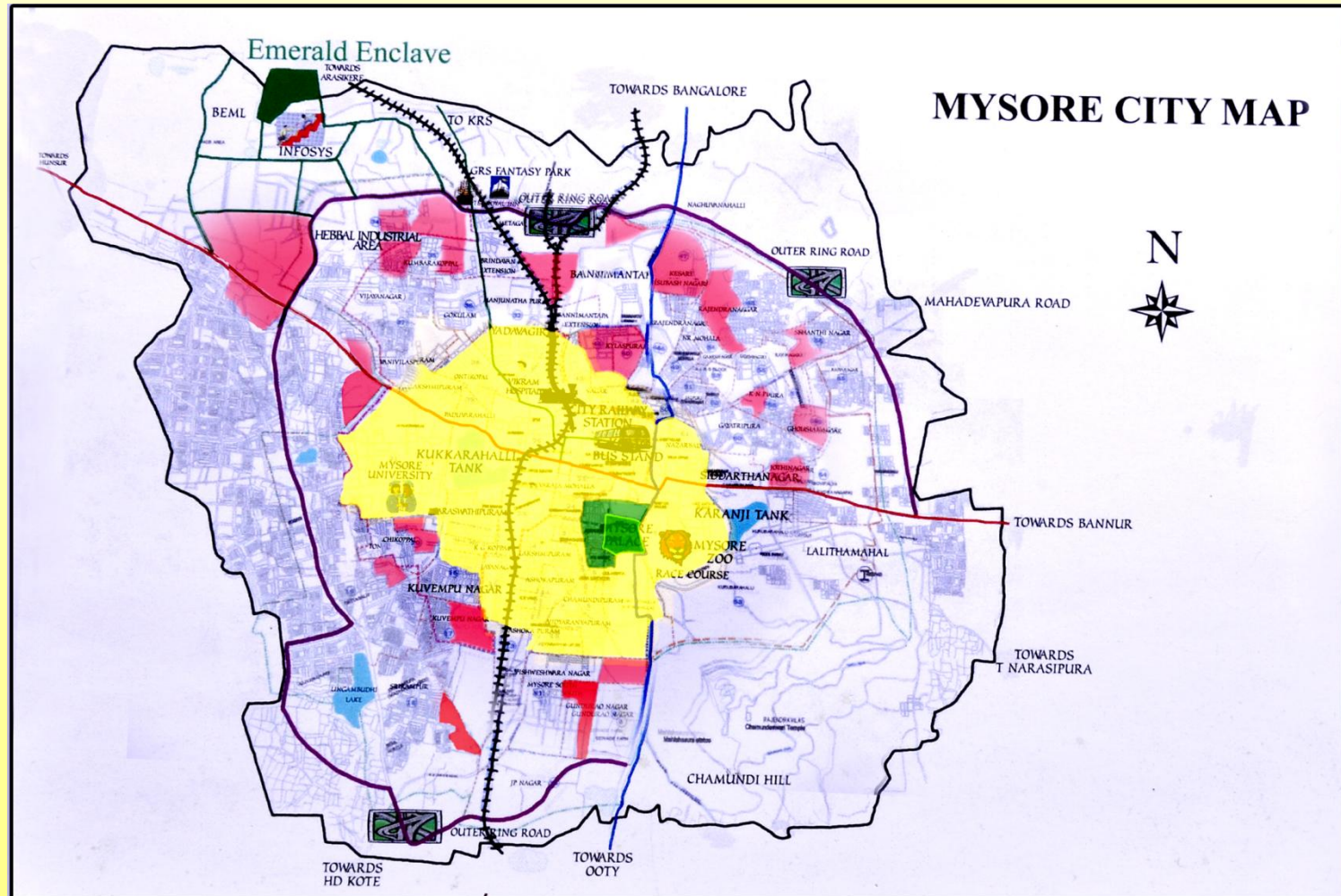
Mysore City - 1890



Mysore City – 1890-1940



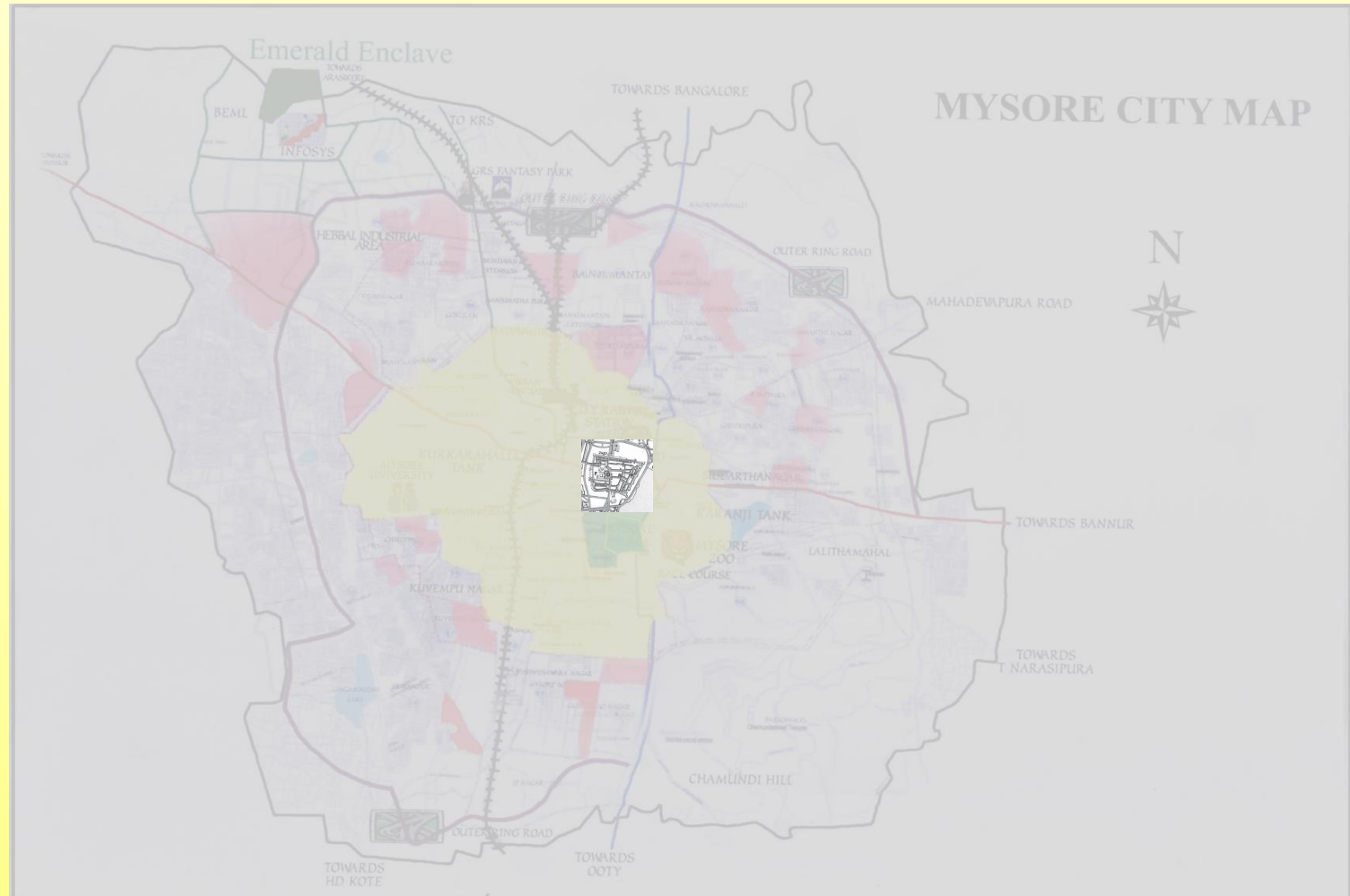
Mysore City – 1940 to present



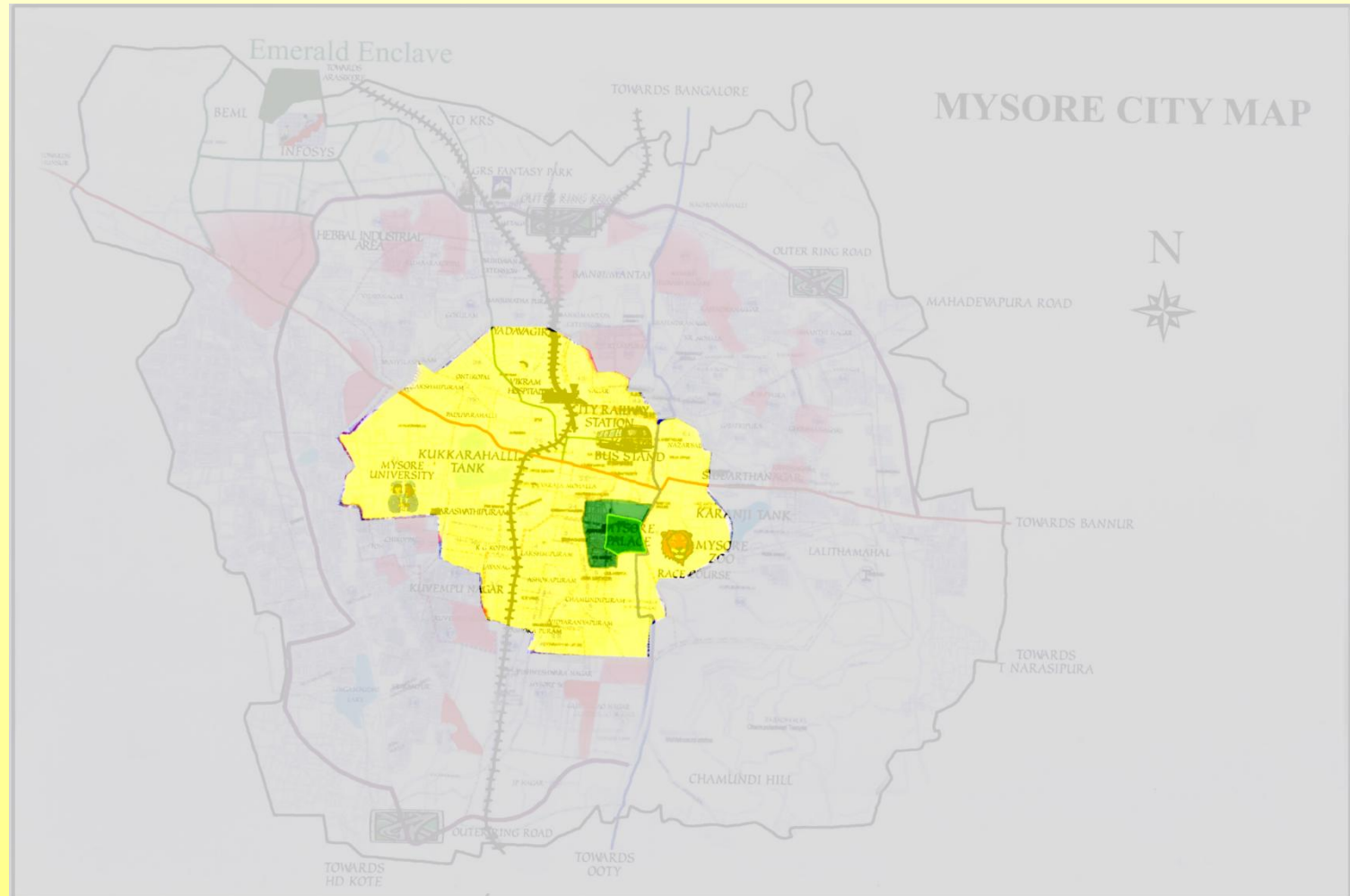
Towards a fine city under Maharajas

- 1890, small town spread inside 2 sq km of fort
- Capital of princely state of Mysore under British Control
- Maharajas expanded it to a beautiful city in next 6 decades
 - Planned layouts
 - allotment to residents of the fort and surroundings based on professions, financial and social position
 - Buildings inside fort acquired **with compensation**, demolished
 - Majestic palace inside fort, lush green gardens and parks inside and around
 - By 1930, Mysore one of the most beautiful cities in the world
 - Added attractions: Brindavan Gardens, Mysore Zoo, Dussehra celebrations, became a tourist attractions
- Mahatma Gandhi visited Mysore in 1930, praised Mysore as “Rama Rajya”
- Highlights of this era: Proper planning, Enforcement
- Result: Enormous wealth and well being for everyone

Towards a fine city under Maharajas



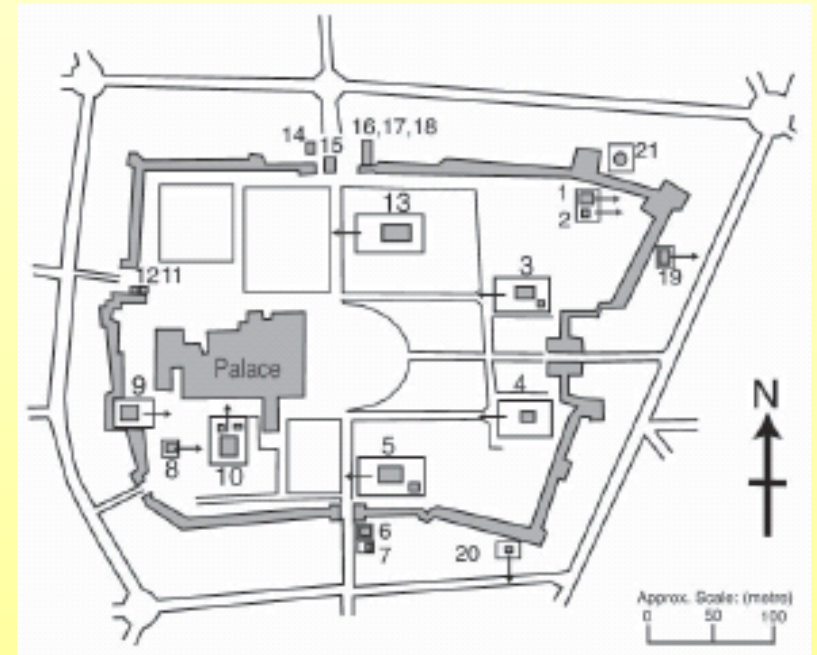
Towards a fine city under Maharajas



Towards a fine city under Maharajas

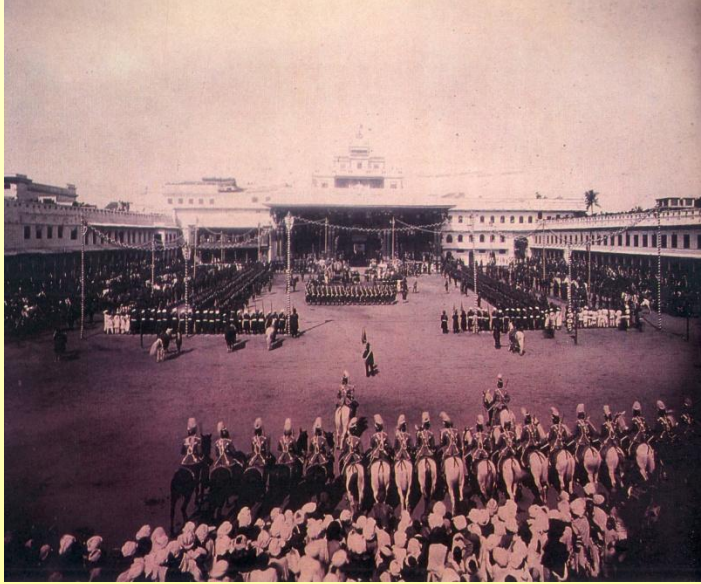


1890



Present

Towards a fine city under Maharajas



Towards a fine city under Maharajas



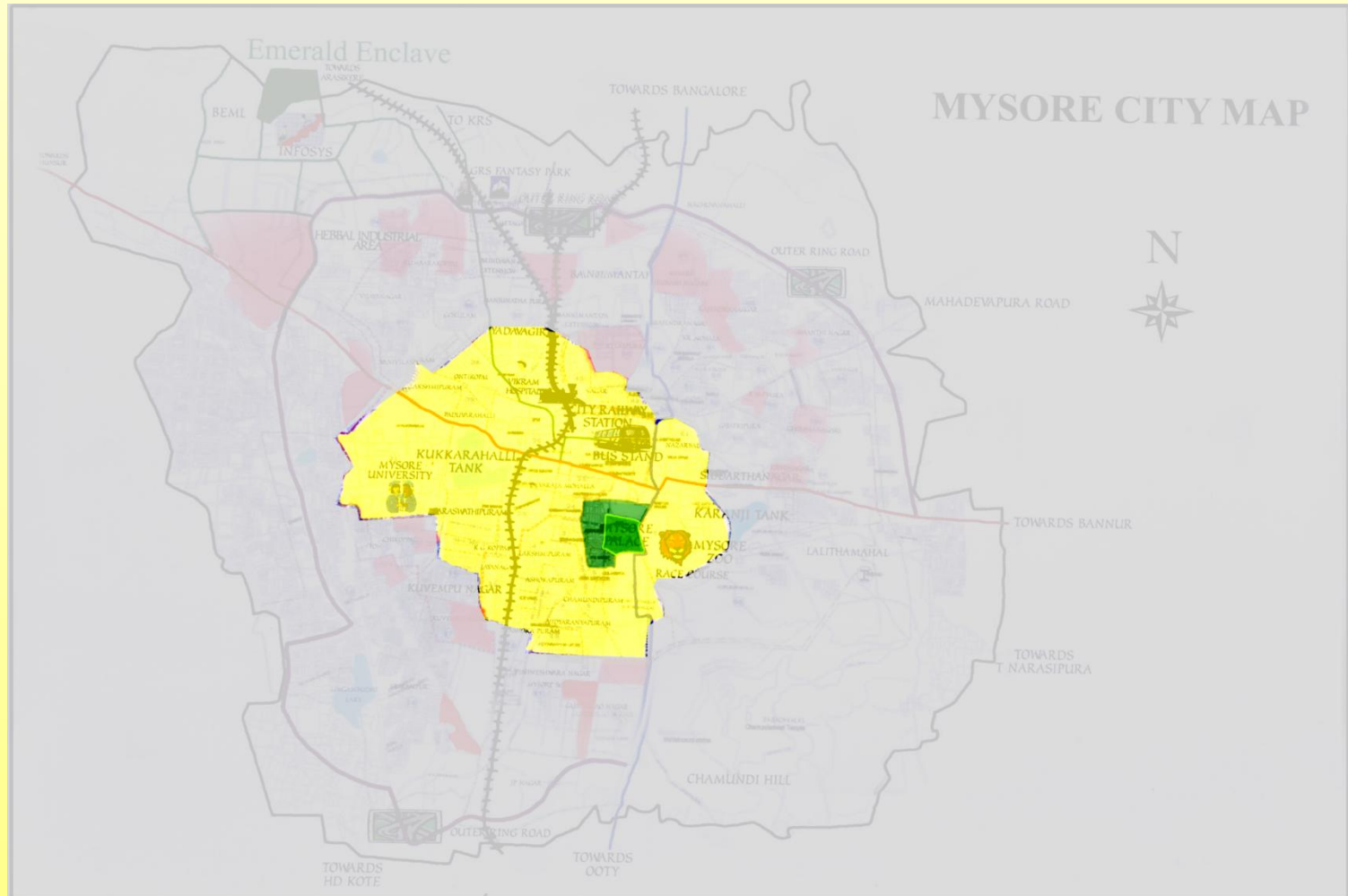
Towards a fine city under Maharajas



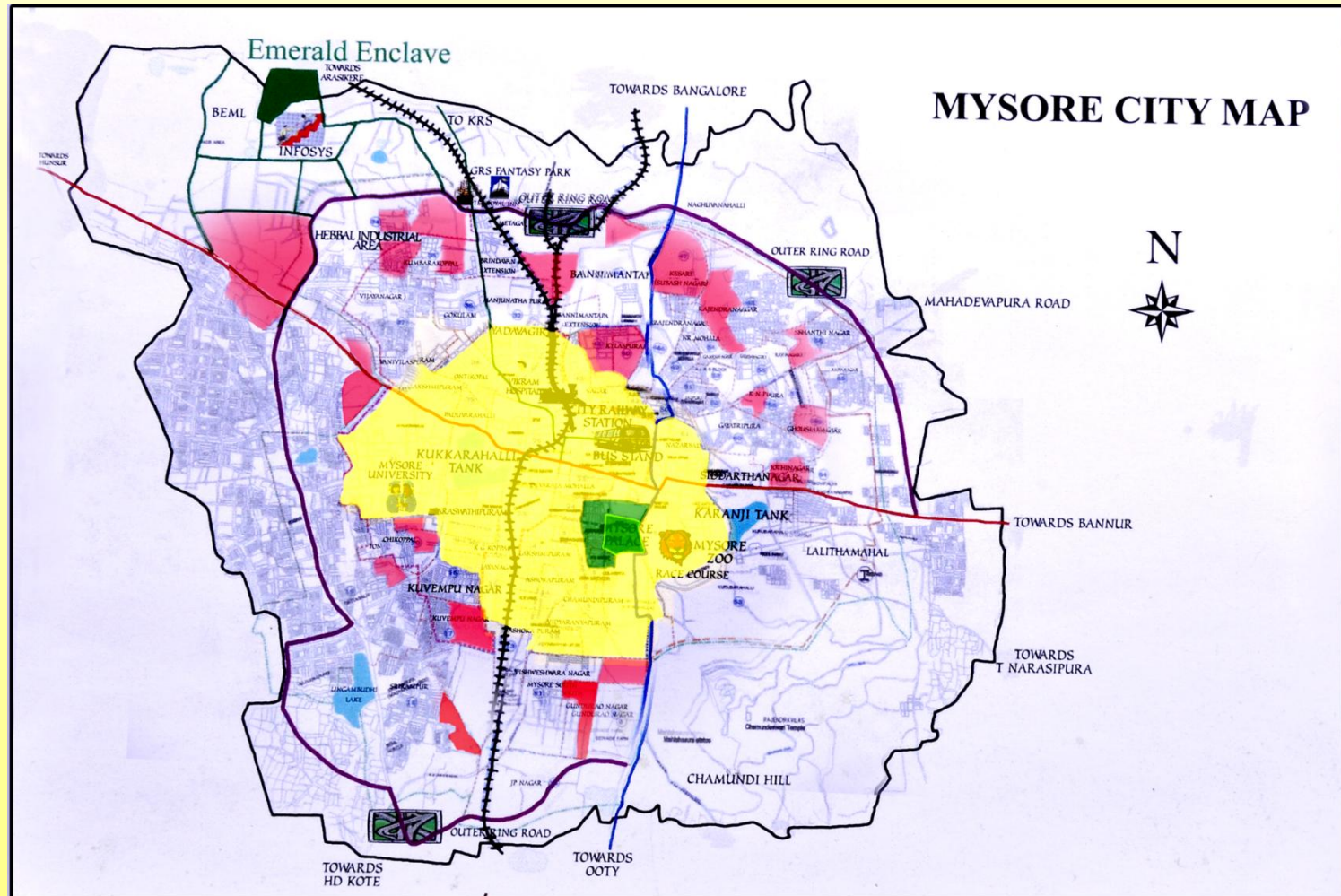
A mixture in the next six decades

- Post independence, city grew rapidly
 - population explosion
 - migration to urban centers
- No
 - strict control
 - genuine will
 - effort to plan
 - Enforcement
 - beauty or order
- Demand Fuelled Two kinds of growth
 - Planned residential layouts
 - Unplanned, unauthorized and ugly developments

Mysore City – 1890-1940



Mysore City – 1940 to present



Mysore Today

- Spread over 200 Sq. kms
- Mixture of development
 - Well planned, strictly regulated
 - Moderately planned, poorly regulated
 - Unplanned, Unregulated

Unwritten rules for City development

- Rule 1: The process of building a city is a natural resource of wealth
- Rule 2. The wealth created by building a city is proportional to the quality of the city
- Rule 3. City building can create crime, corruption and power struggle
- Rule 4. City building has its victims and beneficiaries

For a better tomorrow

- We need to make sure that the wealth generated by the city growth reaches either the real users of the land or the government and then through it all the citizens and not the land grabbers and the corrupt administrators.



How to achieve a better tomorrow

- When a city is developed, substantial portion of the land shall be kept as reserve land by the government.
- Private individuals and companies shall not be allowed to own vacant land inside the cities and profit by it without contributing to city in any form
- The government shall sell/auction the reserve land after the city is fully built and also land prices have reached the peak
- The proceeds of this sale/auction shall be such a major revenue for the government that taxes on people by the government can be reduced substantially

Thank you