



**ANALYSIS OF CHANGING LAND VALUE OF NIPPANI TOWN
HINTERLAND: BELAGAVI DISTRICT KARNATAKA STATE**

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Abstract:

Land estimation is the procedure of determining the value of the landed property, besides all human-made development. This paper presents a diversified gauging and modeling of the land value and its determinants. Nippani town is selected as the study area. Land value modeling applied in this study is divided into six stages. Floor Area Ratio (FAR) means the quotient of the ratio of the combined areas of all floors, except the areas specifically exempted under these regulations, to the total area of the plot, viz. juxtaposition to major highways, catastrophe history, concentration of commercial establishments, permissible FAR are the major factors affecting land value in the study area. The other instruction like water frontage and drainage system problems, pollution have a reverse relationship with similar studies in developed areas. The results designed that factors influencing land value in Indian towns and cities are different from the European and American towns and cities. The observations are furnish condemnatory perception into the land price variation of an Indian town and city at a micro-level.

Keywords: Geographical Information System, Automatic Valuation Method, Hedonic Modelling, Spatial Analysis Model.

Introduction:

In the utilization of the land, value is one of the important expressions of the economic. Thus with the variation in the pattern of land uses in urban areas, the land value will vary from one area to another within the city and from one ward to another In the present study of land value is a very important as a economic factor and for feature planning the city. The increase or decrease of land value is

related with the process of Urbanization. Due to many factors the process of urbanization has increased in recent years & factors, like migration of rural population, industrialization and socio-economic condition and better for urban living. The land values are dynamic in nature and they change according to the changing needs of the people. The intensity of commercial land uses is high in the CBD area and the declines towards

the periphery. In the development of master plan revision it has been care and systematically programmed to achieve continuity and integration is development.

Review of Literature:

The central and unifying theme of this article is the value of urban land and its accomplishment on investments in resistance capital. More specifically, because structures are expensive to build, have an extensive construction time, and are long lasting, investments in durable capital entail a significant degree of uncertainty and irreversibility. I examine the estimation of the development of and explore the relationship between real options and land values. I also examine the determinants of the decision to redevelop physical capital either in whole (teardowns) or in part (renovations). Overall, this critical analysis contributes to a better understanding of urban land values by unifying the real option and redevelopment decision literatures within a broader context of real estate valuation. Both academics and practitioners should find the analysis relevant to their own real estate studies or investment decisions.

Cost competition should guarantee that, at equilibrium, land is allocated to its most profitable use, but inactiveness and spatial planning deformed competitive conditions (Wyatt, 2013). As indicated on the basis of literature research by Womack (2015), According to the standard "floor

Area Model", developers are investing time in acquiring new information to reduce uncertainty, which increases the cost of delay in investment (Yang & Wu, 2019). First adopted by New York city, and Japan is fully accepted FAM under the requisitions, in India the slum place called Dharavi implemented FAM for thick population.

On the one hand it may cause more risk for investors, as they do not know if assumed development project receives the building permit, but on the other hand, following the research (Gabrel, 2016) it favours investors, as it may leave open gates for further opportunities as zoning is established or the land development decision is issued in privilege to investor, as it is the individual official's verdict. During the period of strong transformation of the city, it is also likely that investors are waiting for the possibility of a most valuable land development, along with the development of neighbouring areas and the city and they develop plots for car parking, as it was indicated in literature (Womack, 2015). Certainly, lack of spatial planning and vacant land in Katowice lead to spatial disorder, suburbanization and urban-sprawl, what is commonly perceivable and substantiated in literature.

Study Area:

Nippani in an important town in Belagavi district of Karnataka because of production of Tobacco and manufacturing

Beedi. This is situated on the northwest side, easy fast accessibility to it through N. H. 4 (Belagavi to Kolhapur) road has led to urbanization of the town. Belagavi is the administrative headquarters of the Nippani town. Total geographical area of Nippani city municipal council is 20 km², extending between 16° 37' N to 16° 42' N latitude and 74° 36' E to 74° 60' E longitude and its location 520 meters above the mean sea level(MSL), nearest railway station is Kolhapur which is 50km far from town, and distance of 77 form Belagavi city and 39 km from Kolhapur in Maharashtra State. Nippani close to the

branches of the western ghats, it enjoys a good rainy season (863.01 mm), temperature ranges from 18 to 42 °C (61to 104°C) minimum and maximum temperature oblige.

Nippani town population of 62,865 is Chikodi sub-district, And population density of the town is 3111 persons persq km. 31 wards in the town, No.06 in the most populous ward with a population of 3233 and ward no 23 is the least populous ward with a population of 944. The paper focuses on interpreting town land use change pattern and growth based on spatial and non-spatial data.

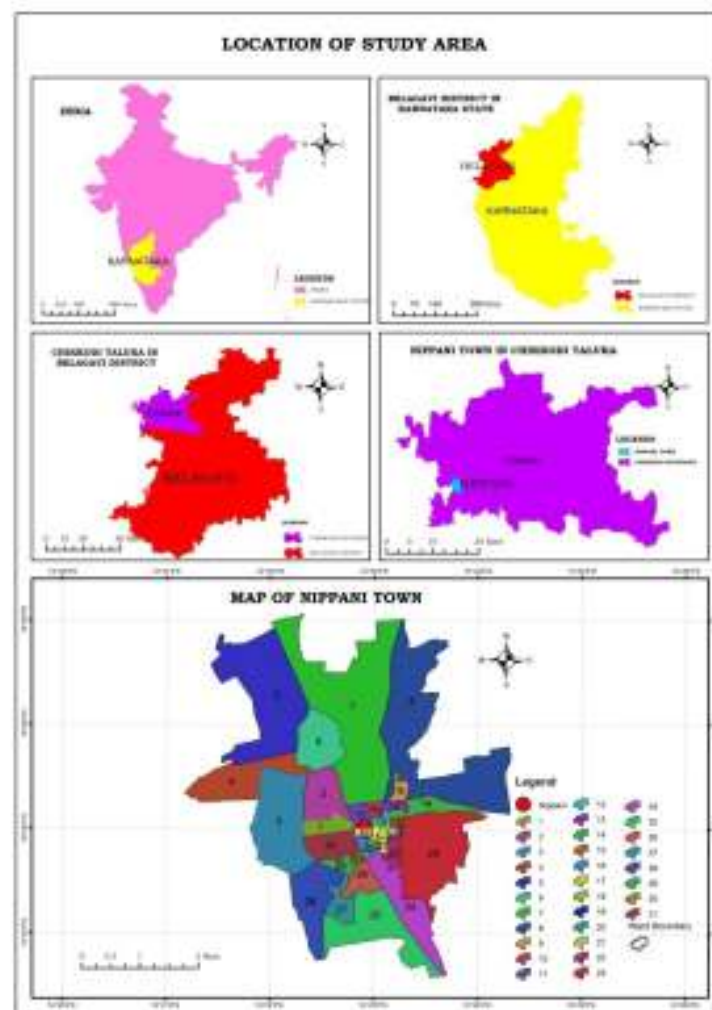


Fig 1

Objectives:

1. The increase or decrease of land value is related with the process of Urbanization in Nippani Town.
2. The land value impact on socio-economic development in Nippani Town.

Methodology:

The present study is aimed at to know the morphological structure and land use land value pattern of Nippani town. An attempt has been made in the present study to understand the morphological development of Nippani town, internal spatial structure of the city, theories of urban morphology, various aspects of morphology Central Business District, Housing and industrial structure, existing land use pattern, dynamics of land use pattern and proposed land use pattern and changing nature of land values and other aspects are included in the study.

Since this study is purely based on city municipal council and census data, the study is based on field observation and survey for the analysis of morphological structure and land use pattern of the city. Two points of time have been chosen i.e. 1981-2011 for the detail ward wise analysis of urban growth and its morphology. The required data for present study have been obtained by both primary and secondary sources. The primary is collected through field observation and

survey. The collected data have been classified, processed and presented in the form of charts, maps and graphs by applying cartographic skills. Burgess concentric model is discussed briefly on the background that the Belgaum city morphology.

Land Value and its Changes-2011:

In the utilization of the land, value is one of the important expressions of the economic. Thus with the variation in the pattern of land uses in urban areas, the land value will vary from one area to another within the city and from one ward to another. In the present study of land value is a very important as an economic factor and for future planning the city. The increase or decrease of land value is related with the process of Urbanization. Due to many factors the process of urbanization has increased in recent years & factors, like migration of rural population, industrialization and socio-economic condition and better for urban living. The land values are dynamic in nature and they change according to the changing needs of the people. The intensity of commercial land uses is high in the CBD area and declines towards the periphery. In the development of master plan revision it has been carefully and systematically programmed to achieve continuity and integration in development.

In the study area, master plan is prepared for the decade of 2021 in the town first period is proposed up to the

decade of 2011, and the second phase period it is proposed up to the decade of 2021. Infrastructure and other facilities existed in the town have to be developed and upgraded, including the present developed area. The remaining area has to be developed by 2021 in second phase.

For implementing any development plan, the total expenses involved for the purpose have to be estimated. The generation of fund was about Rs.5131.50 crore for the development. For implementation of the development plan of Nippani town 50% of the estimated fund of 50 percent has to be obtained from the Government and semi Government sectors and remaining 50 percent has to be generated by participation of the private sector. The total estimation for the various developmental activities and land values are explained in detail, they in detail they are as follows.

'Floor Area Ratio' (FAR) means the quotient of the ratio of the combined gross areas of all floors, except the areas specifically exempted under these regulations, to the total area of the plot, viz.

$$\text{Floor Area Ratio} = \frac{\text{Total floor area of all the floors}}{\text{Plot Area}}$$

1. Residential Use: (4486.16 Crores)

In the Newly proposed plan of area with reference to the residential use is about 542.48 hectares. The total cost of the land will be Rs.37,973.60 lakhs.

Development cost will be Rs.3,797.36 lakhs at the rate of Rs. 7 lakhs per Gunta area. Considering average F.A.R as 1.25 the total area of the building works estimated up to 67,80,758 lakhs and Considering Building expenditure as Rs. 6,000.00 per sq. to join works out to Rs.4,06,845.00 Lakhs

2. Commercial Use: (47,311.66 Lakhs)

For the commercial, purpose of newly proposed total area 42.74 hectares. At the rate of Rs.100.00 lakhs per sq. meter cost of the land is about Rs.4,274.00 lakhs. Development cost will be Rs.299.18 lakhs at the rate of Rs. 7 lakhs per sq. meter. Considering average F.A.R as 1.25 total area of the building works out to 5,34,231.00 per sq. meter. Considering Building expenditure as Rs.8,000, per sq. meter expenditure works out to Rs.42,738.48 lakhs.

3. Industrial Use: (8,017.14 Lakhs)

The industrial are developing for in the bringing but the modern industrial purpose a newly proposed land will be 11.34 hectares. At the rate of Rs. 100.00 lakhs per sq. meters cost of the land is Rs.1,134.00 lakhs. Development cost will be Rs.79.38 lakhs at the rate of Rs.7 lakhs per Considering average F.A.R as 1.00, total area of the building works out to 1,13,396.00 per sq. meter Considering Building expenditure as Rs.6,000 per sq. meters expenditure works out to Rs. 6,803.76 Lakhs.

3. Public and Semi-Public: (10,174.93 Lakhs)

The public and semi-public area is Newly proposed total area was about 26.99 hectares. At the rate of Rs.70.00 lakhs per sq. meters cost of the land is Rs.1,889.30 Lakhs Development cost will be Rs.188.93lakhs at the rate of Rs.7 lakhs per hectare. Considering average F.A.R as 0.50 total areas of the building works up to 1,34,945.00 per. sq. meters. Considering Building expenditure it is

estimated Rs.6,000 per. sq. meters expenditure which works out to Rs. 8,096.70 Lakhs.

4. Parks, Open space and Burial Ground: (4,624.50 Lakhs)

Newly proposed total area of the parks, open space and burial ground is will have a 61.66 sat the rate of Rs.70.00 lakhs per heaters land which accounts to the Rs.4316.20 Lakhs. Development cost will be Rs.308.30lakhs at the rate of Rs. 5 lakhs per.

Sector Wise Land Value Nippani Town-2011:

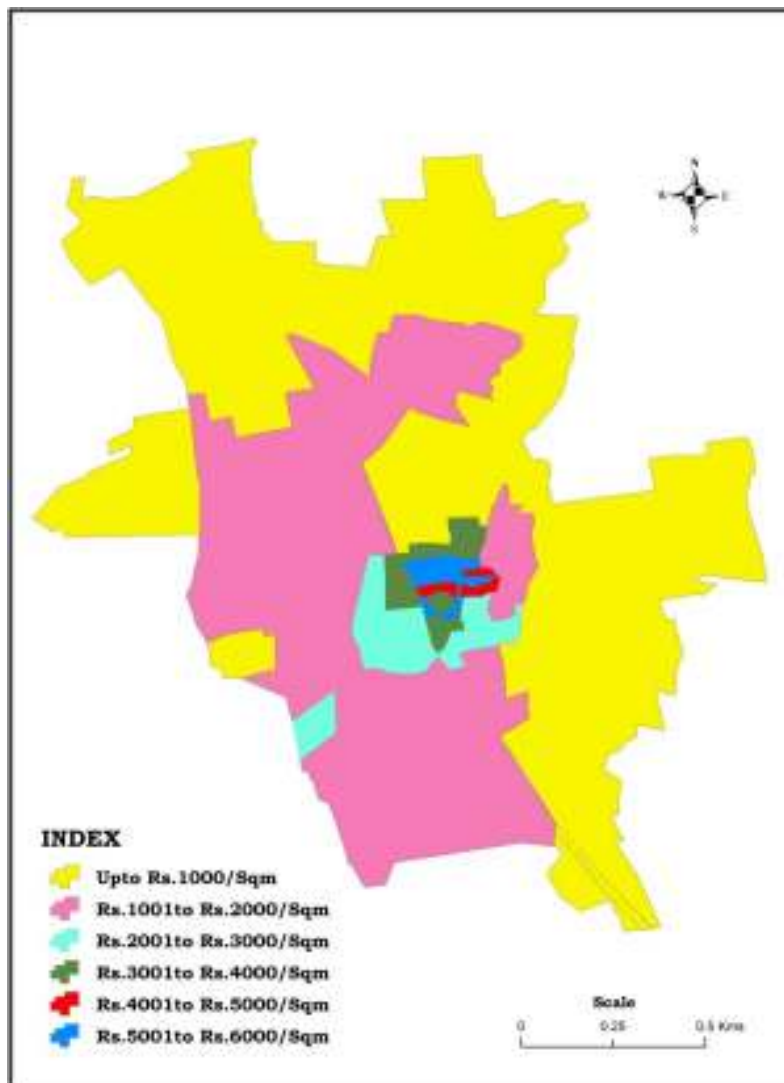


Fig.2

6. Transports and Communication: (5,426.40 Lakhs)

The town have development is have a newly proposed the total area was about 271.32 hectare. At the rate of Rs.20.00 lakhs per cost of the land which accounts to Rs.5,426.40 Lakhs.

7. Civic Amenities: (100.00 Lakhs)

The civic amenities and infrastructure facilities implemented Total estimated expenditure Rs. 100.00 lakhs. The town will have feature planning to the development for the welfare of the population.

The total estimated expenditure of implementing this master plan is Rs.5,24,270.59 Lakhs. This amount will be too heavy for any one agency to meet. In the housing sector 50% of the demand should be met by the individual enterprise and about 25% by the co-operative sectors. Only about 25% of the demand can be expected to be met by the Government through its subsidies and other funding agencies. Industrial sector also should be developed mostly through private sectors.

Conclusion:

Occasionally the land has to grown-up to its optimal use, consequently, give an example, there are parking lots in exceedingly urbanized areas, which are designed to "stand by" for optimal use of the property.

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