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## RESEARCH ARTICLE

### LAND VALUE IN NANNILAM TOWN, TIRUVARUR DISTRICT, TAMILNADU

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#### ABSTRACT

The conversion of rural into urban may not be a one day phenomenon but continuation of actions and operations on value behavior culture, mode of living and economy of the society. There is however a growing feeling that these experiments have not been able the arrest the ever widening supply demand gap for urban land of course and hence, the result may vary from place to place depending upon various factors and hence, the process urbanizations may not be spread evenly throughout world. The land price have been rising in such proportions and to such levels that even as for back as in 1976 the united nations habitat conference identified on sharply rising urban land prices. As the most serious' of the many problems facing developing countries. The Present study is Land value of Nannilam Town of Thiruvavarur District. Study includes the Land use and changing pattern of the Population over the some concentrated years of the Town.

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#### INTRODUCTION

The conversion of rural into urban may not be a one day phenomenon but continuation of actions and operations on value behavior culture, mode of living and economy of the society. Shafi, (1960): Land Utilization in Eastern Uttar Pradesh, Aligarh. Shafi, (1984): Agricultural Productivity and Regional Imbalances, Delhi There is however a growing feeling that these experiments have not been able the arrest the ever widening supply demand gap for urban land of course and hence, the result may vary from place to place depending upon various factors and hence, the process urbanizations may not be spread evenly throughout the land price have been rising in such proportions and to such levels that even as far back as in 1976 the united nations habitat conference identified on sharply rising urban land prices. As the most serious' of the many problems facing developing countries. Mohammad (1978): Agricultural Land use In India, Concept Publication, further studying the agricultural land use in the seasonal wise. Delhi. Sir car, 1997: Sustainable Development in India, Geographical Review of India, he developed the various land resource for utilization. Allen, (2006). "Understanding environmental change in the context of rural-urban interactions, via habitation, population growth and growth of the towns.

#### Study area

Nannilam Town in Thiruvavarur district of Tamilnadu was chosen as the study. Nannilam town is situated at the Northwestern part of Thiruvavarur district. It has an area extent

of about 12.9 sq.km, which about in 12169 populations is accounted during 1991. But in 2000-01 the population reaches the 15724 in number.

#### Aims and Objective

The present study aims to analyze the land value pattern, and its variation in some form related to the structure of land value. In order to achieve the above mentioned aim the following objectives have been taken into consideration

1. To study the land value pattern from 1998-2008
2. To study the change in land value pattern from 1998-2008
3. To analyze the relations between population density and land value pattern

#### MATERIALS AND METHODS

Only secondary data has been collected from Municipal Office, Sub Register Officer, and statistical officer in Nannilam Town. Suitable mapping techniques has been to represent the land values in the present the land value in the present study chloroplast maps have been drawn for the purpose. Land value pattern and its changes shown by the statistical techniques of 'F' test, remote sensing and GIS.

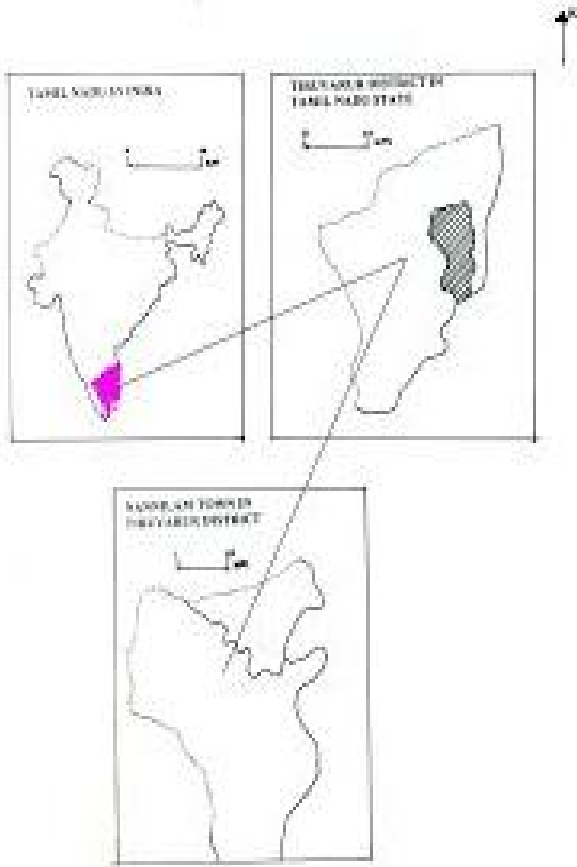
#### RESULTS AND DISCUSSION

##### Land use Classification

Around 11069 hectares of land are under residential use, 1603 hectares of land use, are under commercial use, 27 hectares of land are under service and utilities use, 32 hectares of land are

under open space and park, 37 hectares of land are under vacant use, 157 hectares of land are under industrial use, 33 hectares of land are under communication use.

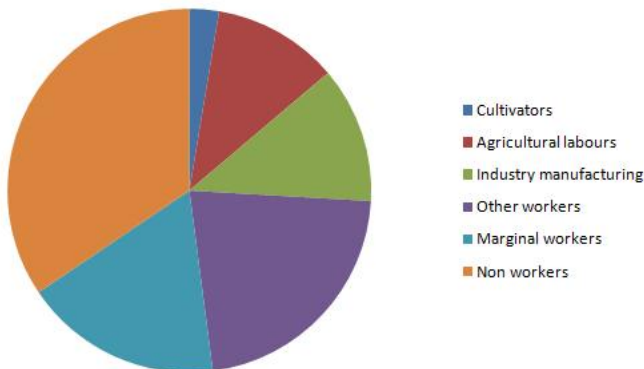
**LOCATION OF STUDY AREA**



**Table 1. Occupation pattern of Nannilam Taluk**

Sl. No.	Occupation	Workers	% of Total Population	% of Total Workers
1.	Cultivators	315	2.49	63.19
2.	Agricultural labours	1337	10.59	13.54
3.	Industry manufacturing	1443	11.43	1.38
4.	Other workers	2629	20.83	0.21
5.	Marginal workers	2109	16.71	21.36
6.	Non workers	4110	32.56	0.32

**occupation pattern**



**Fig. 1. Occupation pattern of Nannilam Taluk**

**Occupation pattern**

The standard of living is average when compared to other towns of this district. Agriculture is the primary activity of this town. Agriculture is the primary activity of nannilam has ¾ of agriculture land. 17% of its people are engaged in agricultural activity. Nearly 50% of the revenues of the town comes from agriculture area 50% of the total invested in the development of agriculture. Since physical and climatic condition of the town is highly favorable, agriculture, agriculture facilitates, and given by Mudikondan river uncovered the primary activity. The formers of Nannilam cultivate food grains, like paddy, pulses, millets and maize, oil crops like gingerly, groundnut and caster, spices like chillies, coriander, cash crops and vegetables.

**Land use classification**

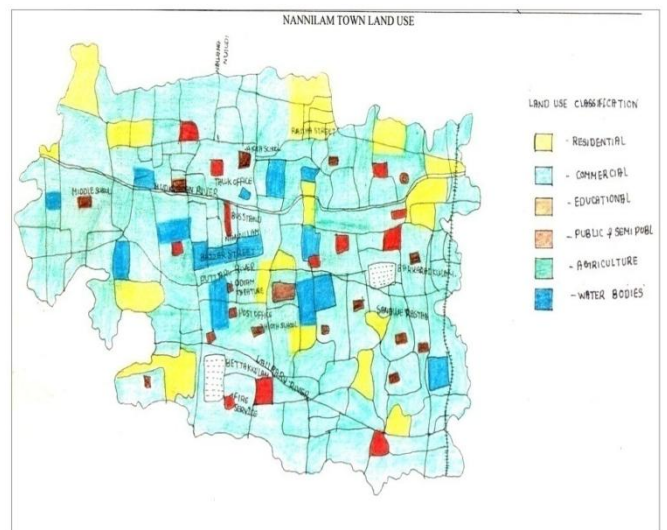
Land use classification is important to have a classification of land use in a city or town to understand the functional pattern of the city or town.

**Residential Use**

The town has originated as a religious town. In Nannilam town the residential use is concentrated around Aarrangari Street and Keezha Sannanalur. The residential area occupies 70.4% of area with respect to total area of the town and 80.1 of the developed area of the town. Overal density off population of the town is 8509 persons per hectare.

**Table 2. Land use of Nannilam Town (2004)**

S.No.	Land Use	Extent in Hectare	% to Total Area	% to total development area
1.	Residential	10069	70.4	8.01
2.	Commercial	1603	10.2	11.3
3.	Industrial	4	0.1	0.1
4.	Communication	33	1.2	2.0
5.	Public & Semi Public	27	2.1	2.4
6.	Service & Utilities	54	5.5	4.1
7.	Open space & Parks	32	2.1	-
8.	Vacant	37	2.4	-
9.	Non urban use	157	6.0	-



## Commercial Land Use

Considerable parts of the land is under commercial use. As for as wholesale 100<sup>th</sup> grocery business and agricultural business is connected Nannilam town. In has got 27 wholesale business shops with in the town. The area occupys by the commercial activity, as a whole is 12% to the total town area.

## Land Values

During different periods of time rate of increases of land price of the changes. This is mainly because of the changes in the standard of living and constant and continuous developments, which take place in the given locality. This comparison of land price not only between county-to-county and region-to-region within the country but also between the location in the same lane or colony is very difficult. In course of time all these developments compelled to planners, economists and sociologists to study the urban land price system, and regions and conditions, which affect the land values. Various studies on land value and policy both in India and other countries in the world lead to the conclusion that the rate of price not only differs from country to country but within the different parts of the country, region and even in the same locality same street or colony etc. Land for instance; abutting the road will fetch more prices than the land located for away from the road in the same lane or street. Similarly, time factor. The source of collection of data on price during different periods of time, stages of development and all the localities in a municipal town, district, state and country area also not very much and even the data furnished by these limited sources are not genuine from the point of view of the study.

The main source of availability of data on land values is the land transaction officers and others might be the taxation department and the third might be the knowledge able. In the farmers case the officials of this department under take and evaluations at regular intervals of time of three source of information the second can be taken into confidence for study. Because in the first case, the department whatever mentions the figures may not be true to the best of the real situation in the given period of time and site changes with the change of ownership. The last method although easy to carry out, but in terms of validity it also carries the same weight as the other two methods. The rate of increase in land price can be judged from the services of change of ownership of a particular site and thus can be arrived at land price phenomenon, of course, this method consumers lot of time and keen observation is required on the part of the researcher so as to noted the price information process and factors which affect the price of the land at different stages of time and developments in all aspects. This is because of the fact that increase in land price according to the general public is artificial.

Hence the study of urban land price is a very difficult task as it involves many facts, which have to be deal with in detail in the background of the existing socio-economic and political conditions. In spite of all the populations taken by the Government in amending the laws and bringing our new acts to check the control of the ownership of land by a few economically well, to do people, in land price became a

common countries in the world. This might be basically due to back of alternative profitable and easy investments. Where the question of relinquishing the burden of hiding the black money will also returns of the resale of the urban land also will be normally 4 to 5 times more than the purchases value in the limited period of time. This may not be the case in purchasing of other assets like gold, shares in the business and where the question of income tax problem will also arise.

Land use pattern strictly is leading to the average effect on the land price systems. Prohibition of mixed land use pattern should be recommended to the areas where such restrictions are necessary. Presence of high percentages of vacant land in spite of large demand for the land sometimes leads to the rise in land prices as the availability of vacant land and increased demand are interrelated to one another to avoid this collection of tax on vacant land can be strengthened. So that the demand for land as well as concentration of urban land in the lands of few can be minimized responsible for the rise in the land value and hence decentralization of industries is to be considered. There are the tax and development charges levied and or collected, the more is the increases in value of land inflation and deflation process. Improvement or provision of civics services like water, drainages and sewage, efficiency, transportation and road also push up the value of land price. Of course, the ultimate beneficence is the owner of the land loser due to the decrease in all cases as in certain cases the owner of land may also be the loser due to the decrease in the demand for the land or decrease the value of land due to the sudden changes incorporated in the land policy by the Government in terms of land use pattern. In general there are two popular complaints in regard to the urban land price is too high and prices of the land had been increasing rapidly.

## The land value pattern of Nannilam Town

Nannilam town is mainly divided into 3 zones. They are:

Zone	Category	Ward Numbers
1. 'A' Zone	Commercial Area	3,8,12
2. 'B' Zone	Residential Cum Agricultural Area	2,4,5,9,10,11,13,15
3. 'C' Zone	Agricultural Area Residential cum	1,6,7,4

The land values 'A' zone (Commercial Area) is always high when compared with the other zones of 'B' (Residential cum Agricultural Area) and 'C' (Resididneail cum Agricultural Area)

## Land value pattern in 1995-96

In this period it is noticed that the highest land values of Rs.60-118/-feet is found in the 'A' zone (Commercial area). In the 'B' zone (Residential cum Agricultural area) the land value varies from rs.65-95 per sq.feet in the particular period. In the 'C' zone (Agricultural cum Residential area) land values from rs.44-90/- per Sq.feet.

## Land Value pattern in 1997-98

The highest land values of Rs.155-169 Sq.feet is found in the same 'A' zone (Commercial area) in this land. In the same

period, the land values of 'B' zone (Residential cum Agriculture are) from Rs.; 180-208 Sq.feet. The lowest land values of Rs.145-177/- Sq.feet is seen in the 'C' zone (Agricultural cum Residential area).

**Land value pattern in 1999-2000**

In this period it is noticed that the highest land value of rs.205-269 per sq.feet is found in the same 'A' zone (Commercial area) in this period. In the 'B' zone (Residential cum Agricultural) varies from Rs.180-208 per Sq.feet. The lowest land values of Rs.145-177/ Sq.feet is seen in the 'C'Zone (Agriculture cum Residential aea).

**Land value pattern in 2001-2002**

In 2001-2002 the highest land value of Rs.290-320/- Sq.feet is found in the 'A'zone (commercial area). In some important places land values are very high land value of town for example Thiruvarur Rastha, Bazaar Street, Uppu Kadai Street, land values area in 2001 Rs.180. Today price is Rs.322/-.

**Land value pattern in 2003-2004**

In 2002-2003 the highest land value Rs.320-365 Sq.feet is found in the 'A' zone (Commercial area). In some important places and values are very high and value of town for example thiruvarur Rastha, Bazaar Stree, Upper Kadai Street, Mala Kadai Street, Land values area in 2003 Rs.320. Today price is Rs.320/- .In the same year in 'B' Zone (Residential cum agricultural area) Land values various from Rs.230-260. The third zone is ('C' zone Agricultural and Residential area) Land values from Rs.185-220 Sq.feet. To show the land value pattern from 1995-2004 the 'F'test technique is used. In the same year 'B' zone (Residential cum Agriculture are) land values varies from Rs.210-238. The third zone is ('C' zone Agriculture cum Residential; are) land varies from Rs.175-192 Sq.feet.

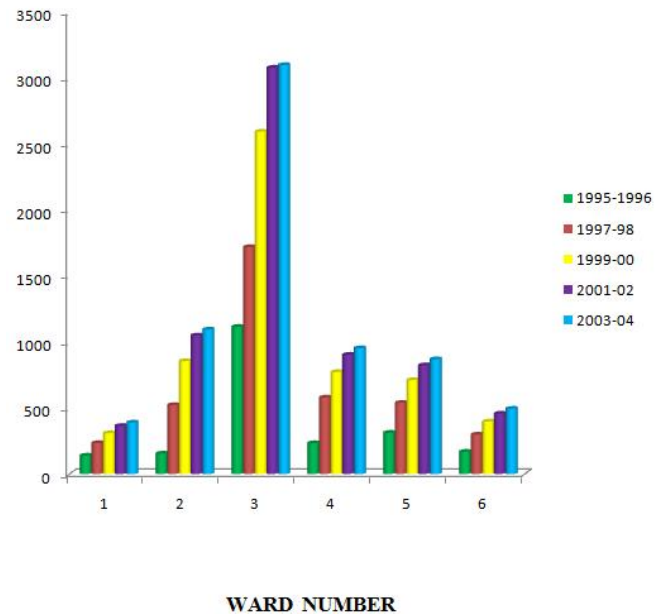
**Changes in Land value 1995-2004**

The change in land value has been worked out to identify whether the value is decreased (or) increased. From the study of change in land value after 10 years in this town almost all the wards the land value in increased. A remarkable change is found in almost all wards of the Nannilam town. When we analyze, according to survey ward remarkable if found in survey ward no.3. It is very high in survey ward number 2,3,4,5 & 6. It is high in survey ward no.1. From the study, it is noted that the land value of Nannilam town has been rapidly increasing year by year in major part of the town mainly due to commercial activities.

**Table 3. Land value pattern in 1995-2004**

SURVEY WARD NUMBER	1995-1996	1997-98	1999-00	2001-02	2003-04
1	140	235	310	365	390
2	155	523	856	1050	1095
3	1115	1720	2594	3079	3100
4	234	580	773	904	954
5	313	539	712	824	870
6	169	299	398	458	495

**Fig No land value pattern 1995 to 2004**

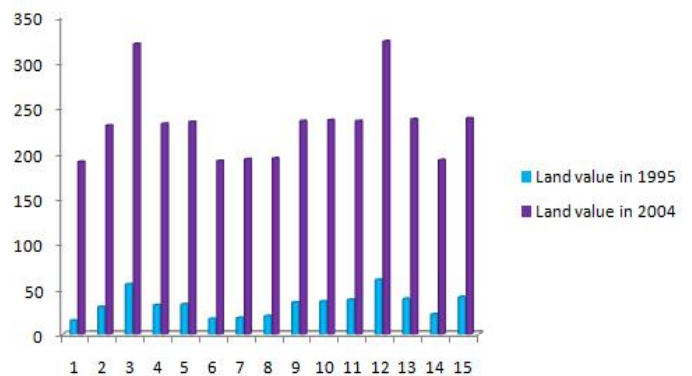


**Expecting land values in 1994-2004**

When we see 10 years period we come to a conclusion that the land values in Nannilam town is always increasing. To assume the expecting trend of land values increase in the next year 2005 the logarithmic average trend method is used and the result tells that there will be some increase in the land values.

**Table 4. Land Valve in 1995-2004**

Ward No.	Land value in 1995	Land value in 2004
1	15	190
2	30	230
3	55	320
4	32	232
5	33	234
6	17	191
7	18	193
8	20	194
9	35	235
10	36	236
11	38	235
12	60	323
13	39	237
14	22	192
15	41	238



## The Relationship between population density and land value

The population density of Nannilam town varies from ward to ward. The highest population density (i.e. more than 2000) is seen in wards 1,2,3,4,5,6,12. In these areas the land values of above 770-330 per Sq. feet are seen which are the highest land values in Nannilam town. The medium density of population (i.e) which varies from 1000-2000 is seen in the wards 4,7,11. These areas have the land values of Rs.50-250 Sq. feet. The low density of population (i.e) below 1000 is seen in the wards 8,9,10,11,13,14 which have the land values variation between Rs.20-200 per Sq. feet.

**Table 5. Density of Population – Nannilam town**

Ward No.	Total Population	Area in Sq.Km	Density
1	1087	0.54	2012
2	1045	0.39	2679
3	974	0.35	2782
4	1058	0.56	1889
5	1037	0.41	2529
6	1148	0.46	2495
7	948	0.53	1788
8	986	1.6	616
9	1014	1.9	533
10	1174	1.3	903
11	974	0.89	1097
12	998	0.45	2217
13	1098	1.4	784
14	1061	1.9	558
15	1122	0.29	3868

## Conclusion

The factor location is a widely accepted factor in the value of the land. Studies made on this aspect showed that the highest is the rate of value the more the land is away from the central areas. This is from the point of view of the amenities. Socio-economic conditions of the inhabitants in the area and others. The value of the land differs from place to place whether within our country (or) anywhere in the world and from time to time depending upon the changes that have been taking place and the location of the site. On the contrary the more is the rate of value increases the more the site is nearer to the functionaries like industry, educational institutions. The former type can be seen in the more commercialized and institutionally (education, health, temples) developed cities and towns. The population's density has relationship with land values. In the commercial zone, the population density is high as well as the land value is also high in the 'B' zone (Residential cum Agricultural Area) the population density is medium and land value is also medium. The 'C' zone (Agricultural cum Residential area) the land value is very low and population density is also low. Because of the land value and congestion people will move to the periphery and the adjacent villages, where the agricultural lands also will change into builtup areas. In future the agricultural areas land which are always cheap when compared with the urban will have a higher land value and the Agricultural owners will get a good price for the land and in the connected areas vertical building should be constructed to minimize the land value. Nannilam town is the biggest town in Thiruvavur district; it enjoys a hot and high temperature throughout the year and

received maximum amount of rainfall during the both northeast monsoon and southwest monsoon. The population in 12619 persons and 2001 population is found in 15724, a very high concentration of population of found in central part of the town and a sparse population distribution is found in the peripheries. The land use always influenced of the land value of any area the demand of growing population and development technology the national land use of the available land especially in commercially developed ward. The land value of the town shows that land values are also under gone a change with time. In 1995-96, 1997-98, 1999-2000, 2001-2002, 2003-04 the highest land values was recorded in and around commercial areas the increase in land value in the following streets is very high (i.e) Thiruvavur Rastha, Uppu Kadai Street, Mela Kadai Street, Keezha Street, Sannadhi Street, Aarrangari Street, Kali Amman Kovil Street, kadai Street. Hence the land value increased from Rs.60-118 Sq feet in 1995-96 and Rs.320-365/- Sq.feet in 2004-05. In the residential zone (Keezha Sannanallur, Pidari North Street, Mari Amman Kovil Street, Mada Vilagam, Kudavasal Rastha, Nagaramippu Street, Mela Agraharam, Pillaiyar Kovil South Street, Mela Street, etc., the land values increased from Rs.40-45/- Sq.Feet in 1995-96 and Rs.185-210 Sq.feet in 2004-05. By applying logarithmic trend moving average method we noted that the land value of Nannilam town would increase in future.

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