

'E-Politics' of Urban Land

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Incommunicado 05: information technology for everybody else

Amsterdam June 2005

WHY LAND and WHY CITIES?

Bangalore as India's main IT centre... but why is land so central in the 'IT' here?
Was not IT intended to make land / location irrelevant?

Why do the large domestic and MNCs need government to intervene in land issues? Why not go out and buy/rent?

BIG BUCKS, BIG 'Policy efforts', BIG SYSTEMS, and NEW LAWS and ILLEGALITIES!

Why invest in money and policy and new legislation: does the National, and Big bucks: World Bank \$ 500: Government of India: Rs 25,000 crore (\$ 250 million); ICICI, (India's leading Pvt. FI, and others): \$500 mil

Karnataka State Govt.: Digitalization of 20 million land records via Bhoomi, GIS and land titling by E-Gov. Foundation in 57 towns in that state, + Work in Delhi and 41 towns in West Bengal. (WB 'best practice' for 'Transparency and Accountability')

Inter-linking all the states and Union Territories through an IT network in 10 main areas, including land records, property registration, transport and revenue collection amongst others.

New 'Single window clearances' for mega projects under "Public Private Partnerships" emphasize "clear land titles" and 'encumbrance free' access to land.

Karnataka bans all 'manual' transfer of land after 2001 forcing all to use the 'computerized system'.



Although seductive need to move beyond the “Marginality” thesis to consider forms of contest and it’s varied politics



The film please....!

**Which will showcase Bangalore in its
diverse economies in both central and
peri-urban areas.....**

The quick story: Bhoomi / *The e-Gov Foundation* as 'E-Politics' (with a more complicated explanation..)

New and 'clean' land titles of 20 million land records & their centralization management allows large developers to gain access, increasingly via higher level government institutions that notify and assemble very large parcels of land

Financial institutions and 'significant individuals' (now globally connected) support and fund such efforts as a way to expand 'investment territories'

‘E-Politics’ to clean out the local, and ban the “traditional’

- Poor groups face increased pressure due to programs like the BHOOMI -

“...One would appreciate that system like Bhoomi actually snatches power from panchayat (elected village councils) members. (The main designer of Bhoomi)

.....(U)nless the ‘old system (of land management and recording) was killed’ the new program would never succeed.” (The main technical advisor from the National Informatics centre)

Research on Bhoomi in various taluks around Bangalore shows:

- Time taken is much more
- Much more expensive
- The system is used by large players to take over the land of small farmers, SC/ST
- **It is conducive for bodies like the KIADB and BDA to acquire land; Corporate groups afraid of complex legal disputes also prefer such public acquisition on their behalf**

The eGov Foundation developed the Property Tax with GIS system that would integrate the eGovern Property Tax Application with the **eGovern GIS application -- a system for replication in 56 cities**, The idea was to create a GIS basemap for city planning and administration with a **specialized thematic layer for property taxation. Our partners include:**

Survey of India

Karnataka Remote Sensing and Application Center - KRSAC

Secon Surveys A private surveying company

ESRI California-based GIS software company

The Survey of India in creating a standard model for representing Urban GIS data. **Eighteen of 56 cities would include GIS integrated with the MIS systems. The GeoDatabase Model for Urban GIS has been written so data collected by various different vendors and agencies in different cities is in the standard format that is compatible with the eGovern GIS application.**

Drawing from Background Studies

| <i>Process</i> | <i>Role of the agent</i> | Interface with Bhoomi kiosk |
|--|--|---|
| Mutation and <i>khata</i> change for different types of land | <p>To help in mutation process for different types of land. <i>Khata</i> change can be complicated if the parties concerned have not updated and consolidated/ registered land records for years, or have completed only a part of the process. Due to various historical reasons, most small farmers and marginal groups find themselves in such a situation.</p> <p>They specialize in ‘preparing the documentation’ for agricultural schemes. There are two types of agents: a) Agent / employee of a tractor / equipment company, or a fertilizer/seed company; and b) agent / brokers who deals only with preparing documentation.</p> | <p>Registrar's office and the kiosk process involves four levels. The agent concerned does not deal with the front office for ‘complicated’ cases, but goes directly to back office. The agent has contacts with the caseworker, who serves as a centralizing point for the bribes. Bribes are negotiated at one point – the back office.</p> <p>Bribes vary according to the development of the taluks. In rapidly developing taluks, they are usually Rs.20,000/acre for a <i>khata</i> change. In highly developed taluks with a rapidly emerging real estate market the bribes can go upto Rs.40,000/acre.</p> |

Agents working for agricultural companies ‘targeting’ farmers.

‘E-governance for land titles: re-doing land recordings to facilitate corporate big business via re-structuring land markets.....or then,

It also facilitates public acquisition...

BDA notices bring agony to Arkavathy residents

The residents see no logic in getting a 30 ft x 40 ft site and pay difference in value for it. Some of them are afraid of going on a holiday as their houses may get demolished.

The notices issued by the Bangalore Development Authority (BDA) to thousands of residents, who come under the proposed Arkavathy Layout on the northern outskirts of Bangalore, have led to a panic situation among the residents.

The notices, received by many residents for the second time, ask the residents to show the reason as to why their property should not be acquired by the BDA for the formation of Arkavathy Layout comprising 20,000 residential sites in an area of 3,500 acre land.

It brings in new high and 'super' high end players to play the 'cyber speculation game'

Table showing Land Transactions, actors and their roles

| Agent | Function performed by brokers | How do they operate | Complications | What happens in bhoomi |
|--|---|---|--|--|
| Type F5 Local agent who work for large developers – example **** | .Identification of land ♦ Assembly-negotiation with individual farmers ♦ Risk of assembling ♦ Regularizing / updating land records at the taluk and at the panchayat level | Target small farmers owning dry land Alliance with local politicians | -look for land in families with conflict / potential conflict. Risk borne entirely by local agents. | Come to bhoomi only for registering – consolidating claims Much of the process is centered in Taluk office or DC. |
| F6 Circuits operating in Green belt area | ♦ Negotiation, assembly ♦ Conversion of land to other use | Involves high circuit of politicians – MLA, higher level bureaucrats, | Conversion of large tracts of green belt – involves building document from scratch | Bhoomi is part of the process – for regularizing the claim / title of the clients – mainly after obtaining NOC from village panchayat. |

| | | | | |
|--|---|---|---|---|
| <p>Type of land/ process</p> | <p>Small farmers with dry land.</p> | | | <p>Agents come to Bhoomi kiosk for:</p> |
| <p>Land under pada</p> | <p>A majority of SC/ST small farmers have <i>pada</i> (tax default status) imposed on their land but do not have the money (fines, backlog of taxes, bribes) to ‘lift’ <i>pada</i>. These lands affect between 60% and 70% of the population.</p> | <p>Usually developers / real estate agent pre-finance the farmers title to pay the fines and lift the <i>pada</i>, but then appropriate it in their own name or in the name of their clients.</p> | <p>Two types of agents are involved – real estate agents selling land for farmhouses and to small developers.</p> | <p>(a) Information on <i>pada</i> land; and (b) Contacts with caseworkers to organize for ‘lifting’ the <i>pada</i>.</p> |
| <p>Large tracts of land for large developers</p> | <p>Small and medium farmers Target is mainly dry land.</p> | <p>Two types of circuits are involved: One, local or village level: Developer ally with local politicians (panchayat members), administrators at the Taluk level, or local real estate agent for:</p> | <p>Risk of assembling Second, depending on complexity of land involved, developers ally with local politicians and higher level senior administrators (IAS) with influence at the taluk or district Level for regularizing/ updating land records at the taluk and at the panchayat level</p> | <p>Agents come to Bhoomi kiosk after building / consolidating and ‘cleaning up’ records at Taluk or District office mainly for title registration. Agents and</p> |
| <p>The majority of land holdings being small, this requires assembly and negotiation at the local level. Large developers operate at two levels – at the local level, via agents for assembly and negotiation with local farmers and at the District</p> | <p>12</p> | | | |

Nobody touches hi-tech screens at registrar offices

By Bansy Kalappa/TNN

Bangalore: Touch-screen kiosks cry out for attention in sub-registrar offices across the state. No one uses these state-of-the-art computers that were installed amidst much fanfare in 2003 as an e-governance initiative. Touch-screen kiosks were installed at the sub-registrar offices to cut corruption by increasing transparency and to demystify the working of the department.

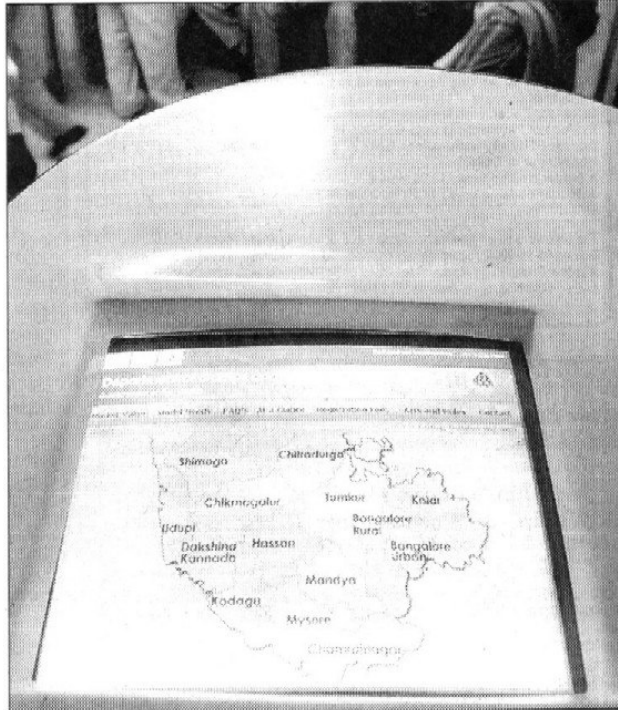
The kiosk at Gandhinagar was not working and only after a complaint by *The Times of India* to the PRO of the Inspector-General of Registration and Commissioner of Stamps, the computer was made functional. The engineer said someone had cut the power cables supplying power to these machines. And no one from the sub-registrar office had bothered to complain.

At Gandhinagar sub-registrar office, sub-registrar Chicka Pedanna blamed CMS Computers who had installed the machine and who are in-charge of maintenance. "Why should we complain, they should come everyday and ensure it is working well."

A maintenance engineer from CMS Computers said, "No one uses these machines."

That is the sad truth. No one uses them. Chickapedanna suggests, "The people are to be blamed for not using it."

In other places too — like



No takers for this touch-screen kiosk at the sub-registrar's office in Gandhinagar; it's still waiting to be used.

rules and the actual process of registration.

Lawyer I.M. Devaiah, who handles about 50-100 registrations every month said, "No one uses

ing on the value of the property and the type of violation. Most deals have a small degree of violation and both the payer and receiver are mutually happy. So where is

to take recourse to these kiosks."

Sources who did not wish to be named said, "Every registration carries a price. The sub-registrar's agents charge between Rs 2,500 to up to a few lakhs per deal depend-

Lokayukta N. Venkatachala has a solution, "We must have someone who will help the information seeker get the information. This could be of some use. We will ensure that such a measure is taken up."



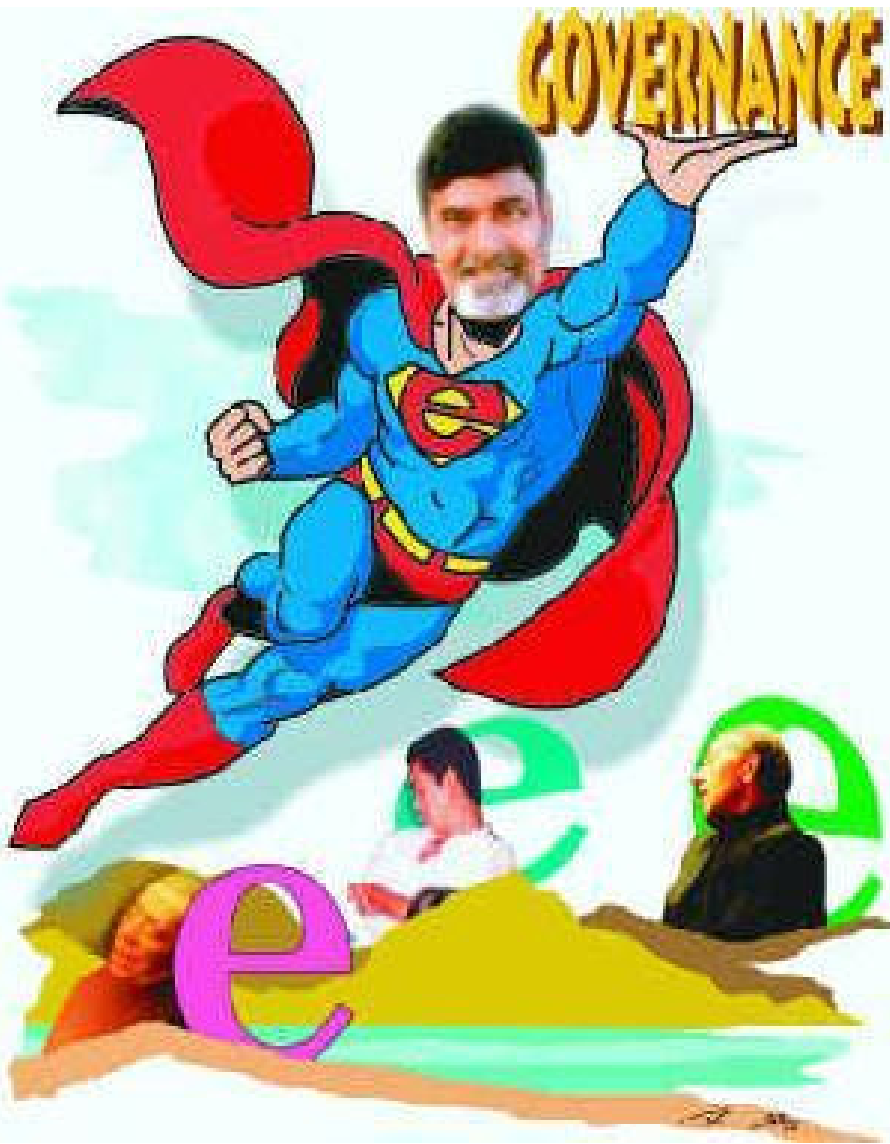
LANDING IN TROUBLE: Landowners whose lands have been notified for acquisition by the Bangalore Development Authority file their objections at the BDA office in Bangalore on Monday.

Landowners protest at BDA office



...All this comes with political costs...

TOI Bangalore 11 Oct 2004



Snooze and you lose Chitra Phadnis

E-governance is all about governance, not just a fancy for technology. And Andhra Pradesh is proving just that, by putting theory into practice. Can the rest afford to lag behind any longer?

But poor guy, he lost!

But then, how do we explain the political failure of these DONOR FAVORITS as "Reform oriented", pro-Transparency and Accountability, pro-civil society, pro-NGO, pro-Micro-credit types?

Conceptualizing urban land in the politics of e-gov. / ICT4D initiatives

To understand this, its useful to move beyond the dualistic **'globalized—marginality'** narratives: developed – under-developed, modern – traditional...

Instead, to move towards more nuanced understanding of **city contests**.

These arguments are City centered shaped by:

Complex structures of economy,

Fluid society structures,

Diverse Land settings (incrementally evolving /mixed land use)

Municipal politics set within a global...

Conceptualizing urban land in the politics of e-gov. / ICT4D initiatives

Furthermore:

‘No-IPR’ is critically important, but also as important is to consider particular relationships located in land and economy

Diverse land tenure forms help:

- a) Fund economy
- b) Allow for networked firms with an innovative milieu and increased efficiency
- c) Help build political claim making via complex and fluid alliances via ‘politics by stealth’ (rather than the old Social Movement story...)

Local Municipal Government and their “**messy, non-transparent, non-accountable**” bureaucracies forms the central political platform of resistance to globally connected big business **(and it’s a useful and effective way to do so...)**¹⁶

Conceptualizing urban land in the politics of e-gov. / ICT4D initiatives

E-Governance / ICT4D is part of a wider economic, institutional, legislative city based politics:

Urban Reforms Agenda (US-AID, WB, large donors) and Pvt. Think Tanks and NGOs on a 'Civil society, Transparency and Accountability Agenda that in India first targets Municipal Government

As part of E-Gov.:

GIS and 'American style' address systems: re-defines Plot boundaries to re-do claims to locations

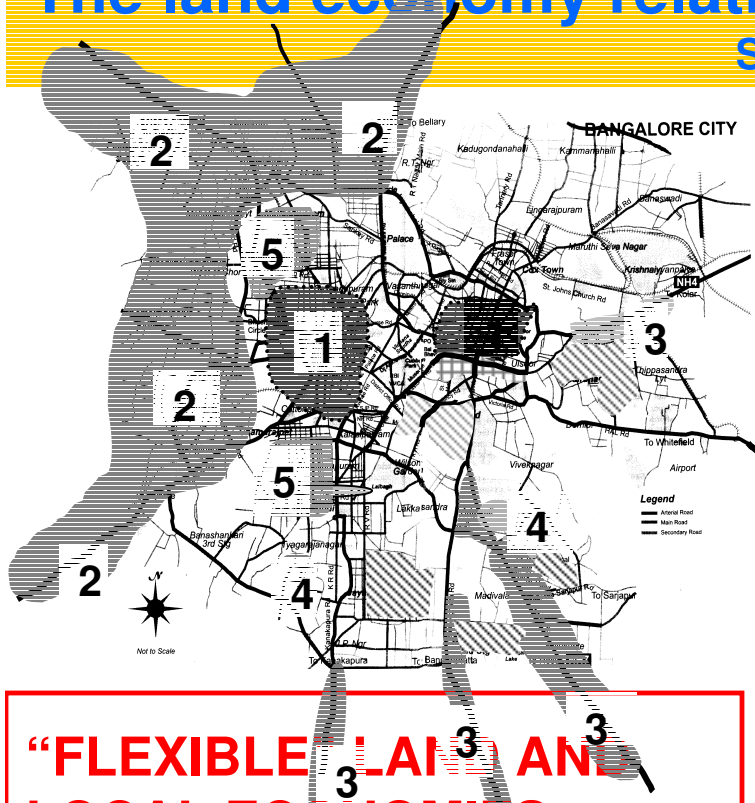
'Bhoomi' (digitization of land records): From 'occupancy' based 1500 tenures to 256 'title' based ones to define what can be claimed

Transfer of Development rights (TRD): Who can play the game

KIADB: Legislation (compliments Bhoomi) to frame title based legality

Town Planning / Master Planning drawing the above to create mega aggregation of urban space

The land economy relationship: Local Economy Clusters and “Flexible Land Settings” in Bangalore



1) **Small businesses, service activities, small manufacturing and fabricating activities** locating in and around the three wholesale trade and retail nodes: The KR Market area, The City railway station, and the Shivaji Nager area.

Type of Land Setting: Traditional city row buildings

2) **Small business and home based production units** in and around the industrial belt on the Western, South Western, and Northern parts of the city

Type of Land Setting: Pvt. Land subdivisions, Village land subdivisions, "Vattarams", Urban Villages

3) **Small scale Fabrication and Service activities**

Type of Land Setting: Pvt. Land subdivisions, Village land subdivisions

4) **Small scale garment business** oriented towards exports

Type of Land Setting: Urban Villages

5) **Small business, trade, and service sector** locating in commercial streets.

Type of Land setting: City Improvement Trust Board (CITB) developed residential neighborhoods

“FLEXIBLE LAND AND LOCAL ECONOMIES

Flexible as:

- Evolved under municipalized governance
- Incremental development; Mixed land use
- Diverse tenure settings

SLUMS as Local Economy Clusters set within “Flexible Property regimes” in Delhi



Land Subsystems
Conducive to clustering economies:
 • Private sub-divisions
 • Urban Villages
 • Walled City

West and South Delhi

URBAN VILLAGES:

| | |
|-------------------|--------------------------|
| 1) Basai Darapur | Electrical fans/motors |
| 2) Basti Shalimar | Paints/Plastics |
| 3) Haderpur | Electrical Fans & Motors |
| 4) Garhi Peeran | Plastics |
| 5) Dhirpur | Wood & Sanitary Goods |
| 6) Wazirpur | Metal/Auto Parts |
| 7) Khayala | Wood/ Plastics |
| 8) Ram Pura | Plastics |
| 9) Chirag Delhi | Garments |
| 10) Samaypur | Plastics |
| 11) Badli | Plastics/Metal |
| 12) Naraina | Plastics/PVC |
| 13) Shaizadabad | Garments |
| 14) Zamridpur | Garments |

PRIVATE SUB-DIVISIONS (Un-Authorized Colonies)

| | |
|--------------------------|-----------------------------|
| 15) Shakur Basti | Metal/Plastics |
| 16) Raja Park | Auto parts/ Plastics/ Metal |
| 17) Rani Bagh | Auto Parts/ Plastics/ Metal |
| 18) Tulsi Nagar | Tin work & Metal |
| 19) Inderlok | Tin work/Metal |
| 20) Vishnu Garden & Ext. | Wood/ Metal |
| 21) Ravi Nagar & Ext. | Wood & Metal |
| 22) Hari Nagar | Lights & Auto parts |
| 23) Narsingh Garden | Metal Castings |
| 24) Sant Nagar | Metal Castings |

| | |
|--------------------|----------------------------|
| 25) Jawala Puri | Plastics Recycling |
| 26) Tri Nagar | PVC/Plastics |
| 27) Shastri Nagar | Wood/ Paper/ Plastics |
| 28) Manohar Park | Plastics |
| 29) Daya Basti | Metal/ Plastics |
| 30) Subash Nagar | Metal/Plastics |
| 31) Ram Garh | Metal/ Plastics |
| 32) Sudarshan Park | Incandecent Lamps & Rubber |
| 33) Kriti Nagar | Plastics/ Wood/ General |

URBAN VILLAGE

| | |
|---------------|---------------------------|
| 1) Patparganj | Packaging/ Plastics/Metal |
| 2) Jheel | Auto-Scooter Parts |
| 3) Babarpur | Cable/conductor, castings |
| 4) Khuriji | Printing, Wood, Plastics |

PRIVATE SUB-DIVISIONS

(Un-authorized Colonies)

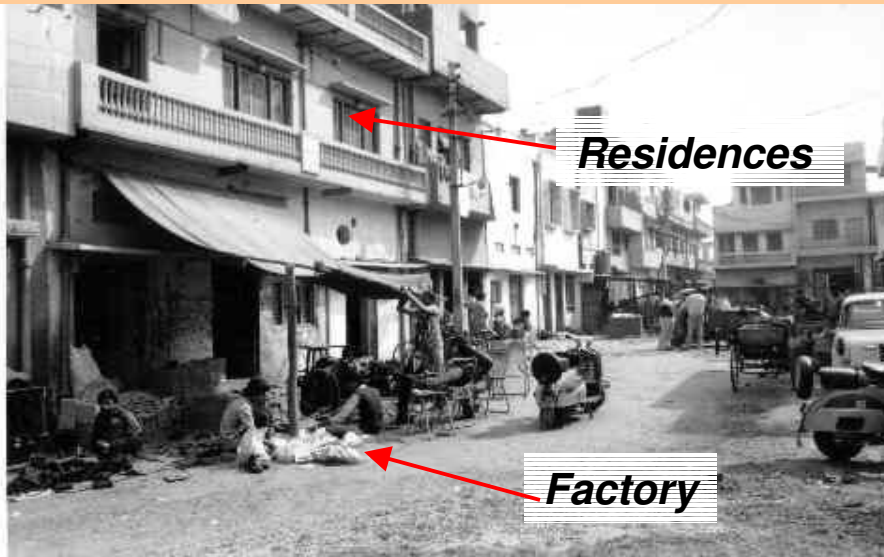
| | |
|--------------------|---|
| 5) Viswas Nagar | Cable & Conductors, PVC Pipes |
| 6) Ram Nagar | Cable & Electrical Parts, Plastic |
| 7) Gandhi Nagar | Readymade garments |
| 8) Jheel | Scooter Parts |
| 9) Krishna Nagar | Printing, Paper, Garments |
| 10) Navin Shahdara | Electrical, mechanical, plastics. |
| 11) Friends Colony | Cable, Conductors, Castings |
| 12) G.T. Road | General, Rolling Mills, castings |
| 13) Chandar Nagar | Plastics, Printing |
| 14) Shiv-Puri | Laminate |
| 15) Dilshad Garden | Cables & Conductors, Electrical, Plastics |
| 16) Babar-pur | Cables, Conductors, Plastics |
| 17) Loni Rd. | Cables, Castings, conductors. |

OTHER (Resettlement, Refugee, Industrial Estates etc.)

| | |
|--------------------------|-----------------------------|
| 18) Seelampur | Cable stripping & Recycling |
| 19) Nandnagri | Plastics & General |
| 20) Jhilmil Ind. Est. | General, Rolling Mills |
| 21) Patpargunj Ind. Est. | General. |

East Delhi

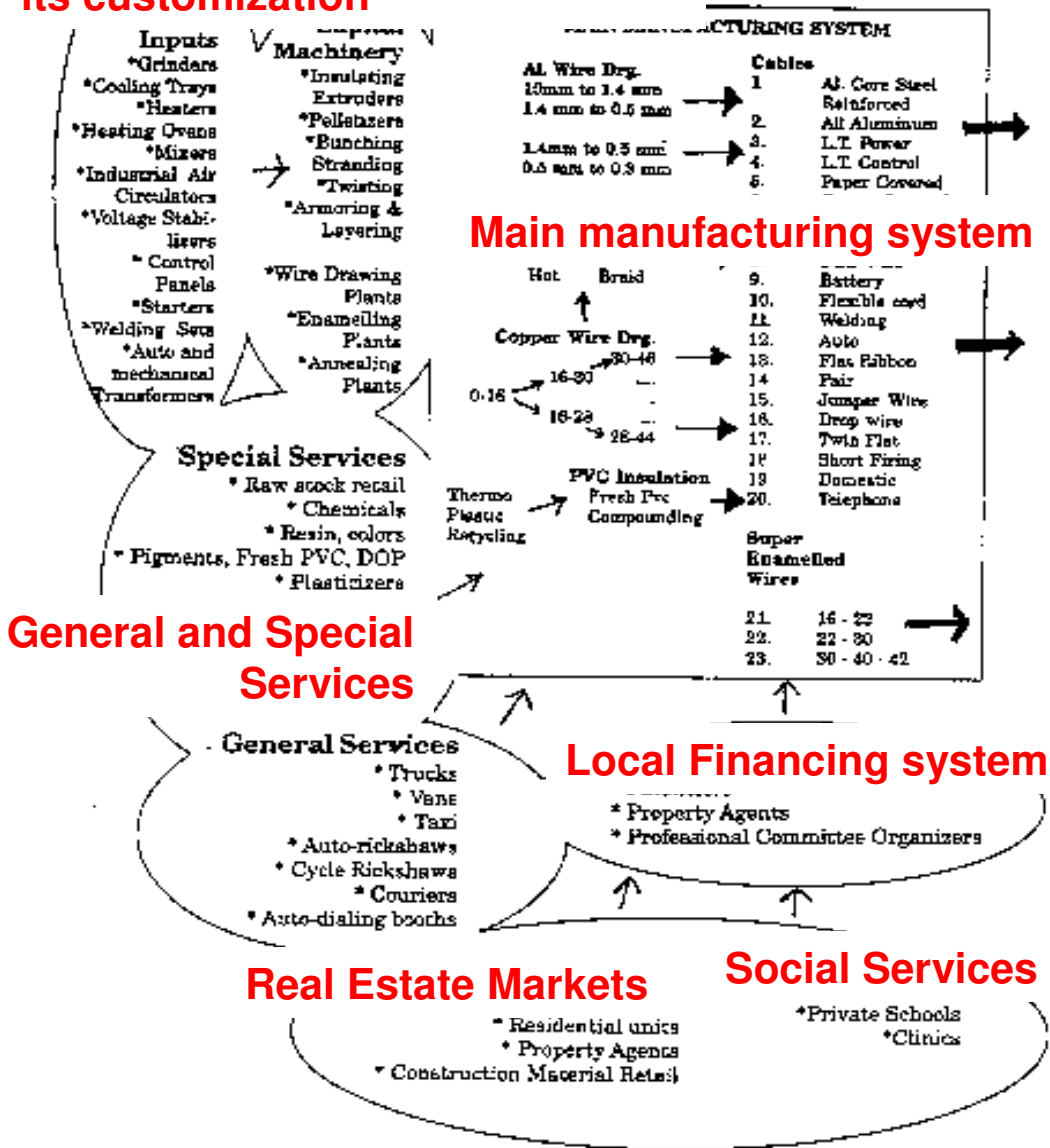
‘Mixed land use’ as a way of life....but this reflects complex processes...



Transporting small batches of copper wire stock locally via Cycle Rickshaws

Diverse tenure essential for networked production setting the ground for intense productivity and innovation

Capital machinery and inputs for its customization

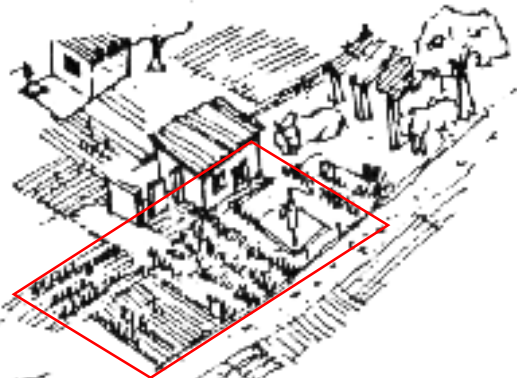


India's largest cluster making cables and conductors is also a "Slum" – an example from Delhi

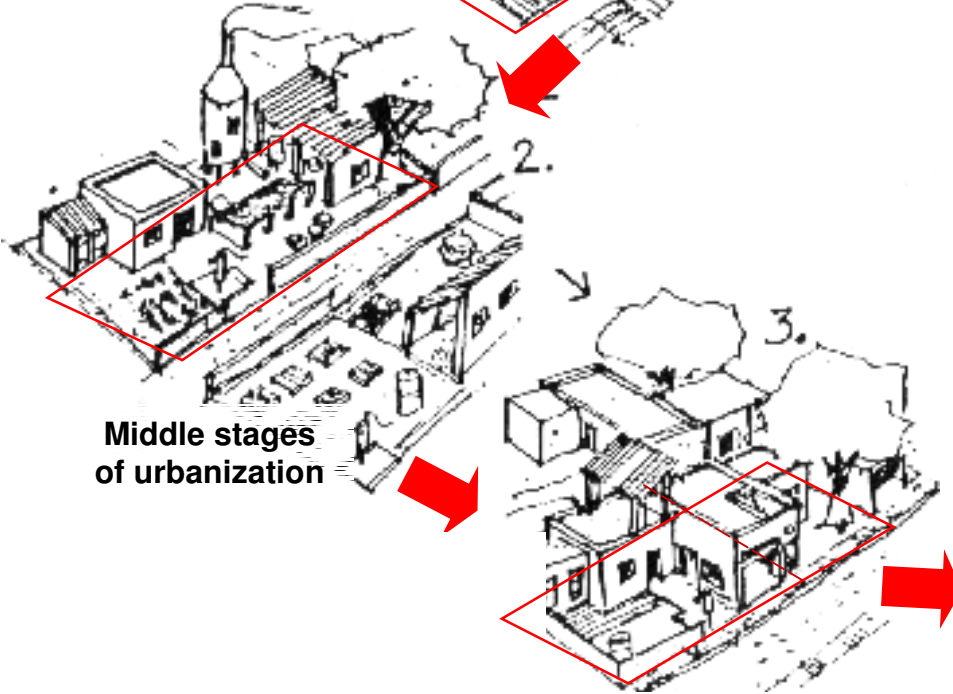
With a **voting population of 21,000 in 1991**, this East Delhi Neighborhood of ¼ by 1 mile with about largely 1500 home based firms produced employment in manufacturing and services of **35,000**.

Employment from the construction industry is likely to be at least **15,000** person days annually.

Initial stages of urbanization

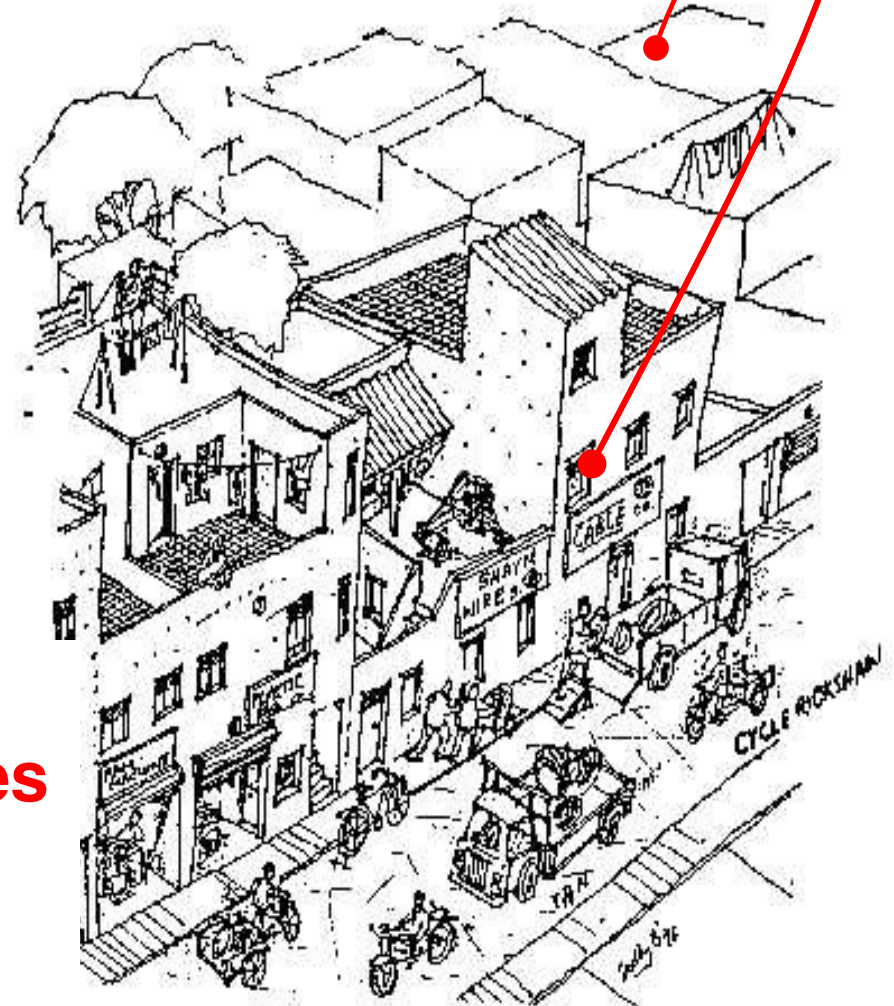


Middle stages of urbanization

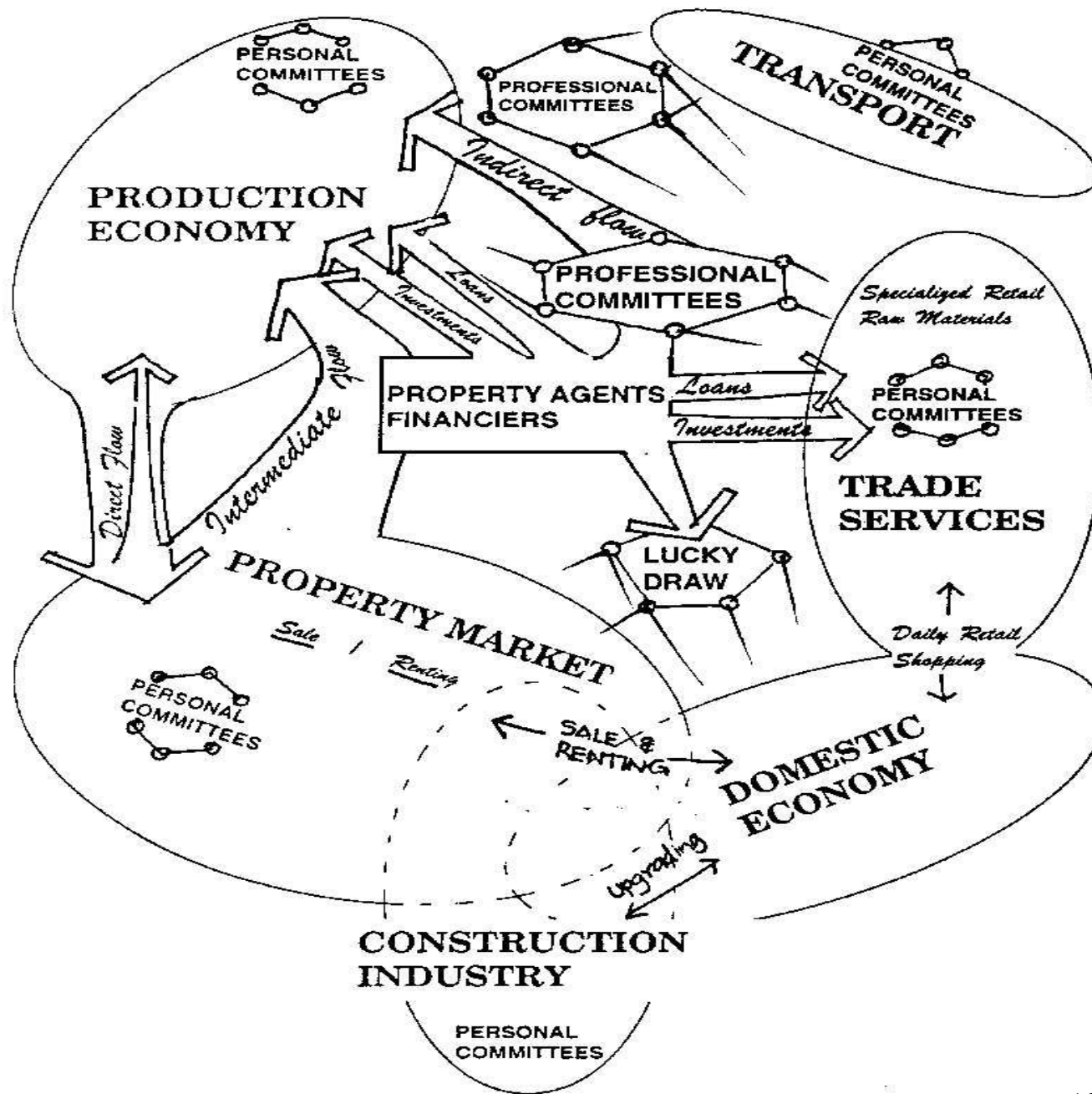


Factories and Workshops,
retail agents, touts..

Residences including a
rental market



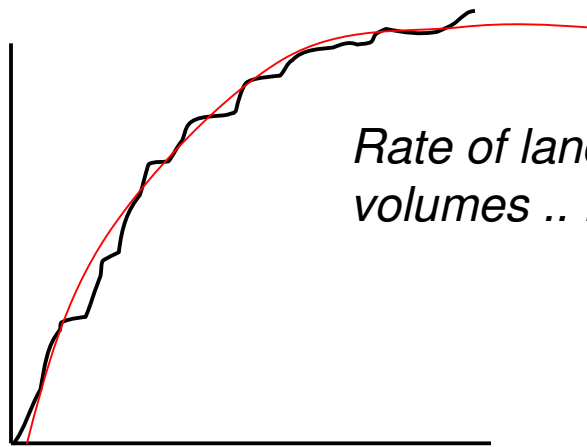
**An evolutionary economy
draws on real estate surpluses
via ever diversifying tenure
systems...**



Financial inter-connections between various economies and markets shape complex investments into economies... (Not NGO Micro-credit programs!)

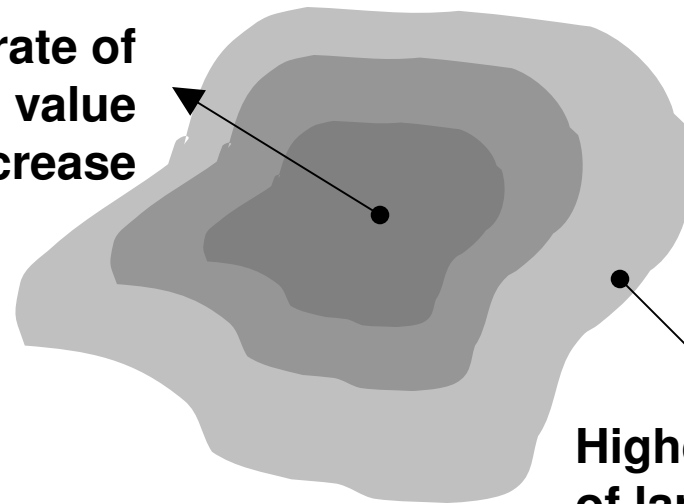
These in turn shape political alliances across varied ethnic groups... when called for.

Incremental capitalization of the land funds the local economy.. (for us to fully understand how Master Planning and E-Governance creates for elitist and polarized environments...)



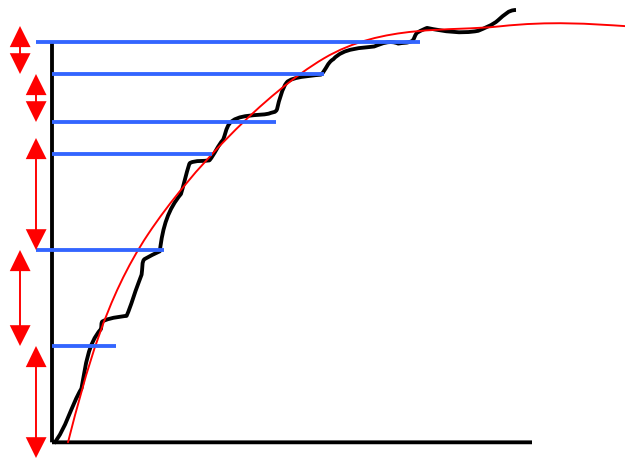
Rate of land value growth is rapid at first, but in low absolute volumes .. Followed by lower rates but higher volumes.....

**Lower rate of
land value
increase**

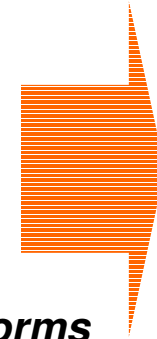


**Highest rate
of land value
increase**

Perhaps most important, a specific focus on Flexible 'Property regimes' that allow for multiple tenure. These shape the distribution of land market surpluses within networked firms...



- *Mixed land use (significant local investment opportunities)*
- *Multiple tenure forms*
- *Incremental construction*



- *Greater distribution of surpluses*
- *Multiple claims on both use and exchange value*
- *Incremental consolidation and possibility for densification implies an "opening up" of land to multiple players to claim resources available from diversifying real estate markets*

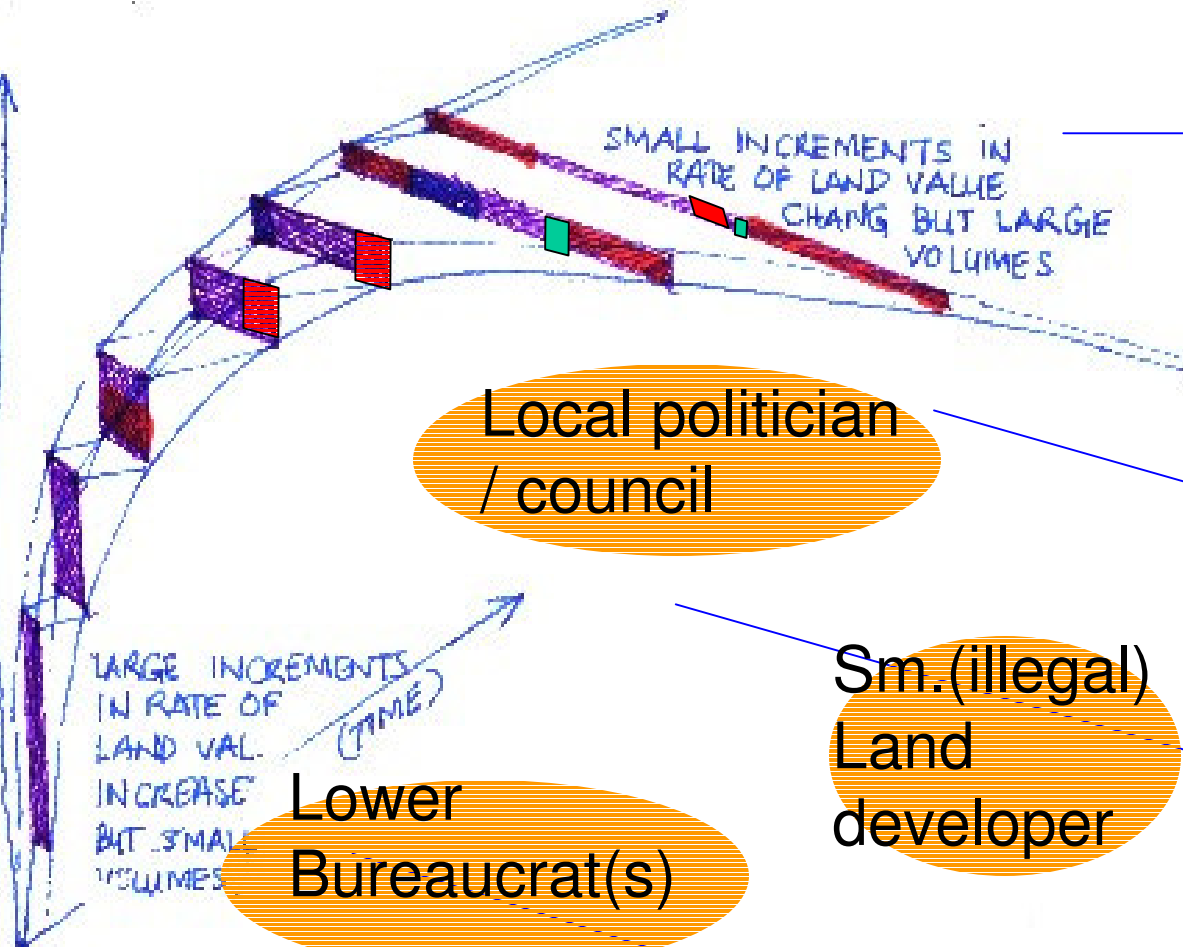
...May seem a bit tedious, but this is one of the main things that computerized ICT4D based titling constrains !!!!

**“FLEXIBLE”
LAND AND
LOCAL
ECONOMIES**

Regularization form of land planning responding to existing developments. At least 12 tenure forms. Not all are customary, and relate to contemporary political processes:

- 1) ID card by the slum board
- 2) Possession Certificate by the Bangalore City Corporation
- 3) Procession certificate slip by the Bangalore Development Authority
- 4) Ashraya Housing holders patta
- 5) Ambedkar scheme Hakku patra
- 6) 25th. Independence day Hakku Patra
- 7) Section 94 A of the revenue act
- 8) 1993 Re-conveyance section allowing regularization of revenue layout enforced in 1998
- 10) Gramthana certification of land sub-division
- 11) Conversion certificate by the revenue department
- 12) Holder's Khata (after 1999) by the revenue department

(RATE OF INCREASE)

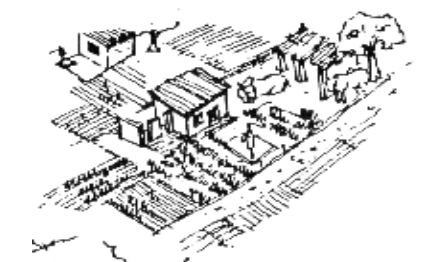
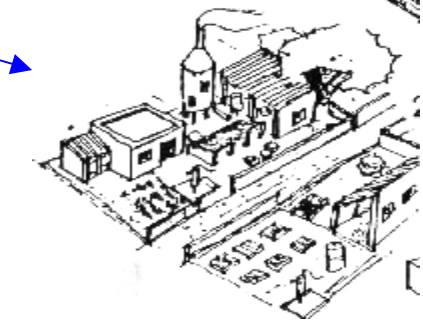
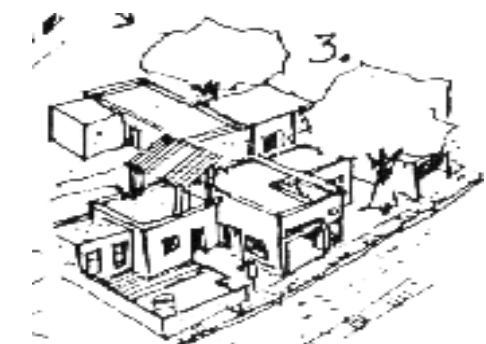


Local politician / council

Lower Bureaucrat(s)

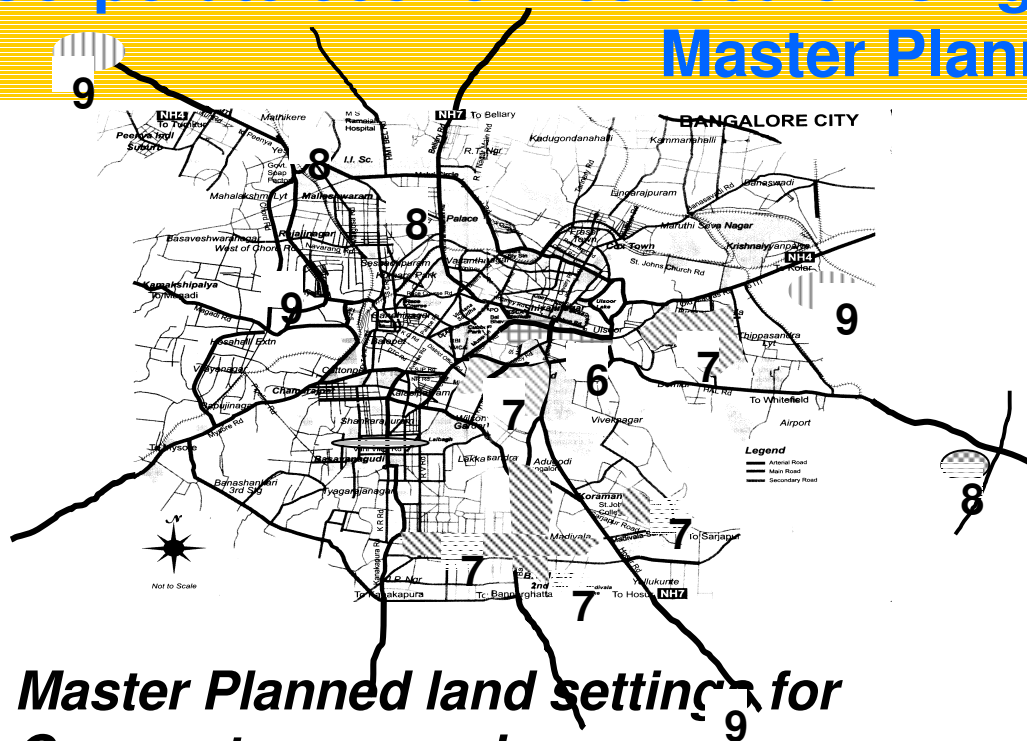
Sm. (illegal) Land developer

Entrepreneur -- Worker --
 Financier -- Foreman -- Artisan --
 Strategist -- Hawker -- Vendor --
 Poet -- Philosopher -- Mystic --



1

Corporate economies feed on singular tenure emerging from Master Planning



Master Planned land settings for Corporate economies:

- Large consolidated parcels, high end infrastructure, and homogenized tenure
- Subsidized from the land acquisition
- Regressive for the poor due to non-recognition of alternative settlement systems and economies

Corporate economies and land settings in Bangalore

6) Commercial zone around the central parts-- specifically the MG Road area

Type of Land setting: Master Planned CBD Office Block

7) Newer Hi-tech IT firms in smaller office blocks in high income neighborhoods

Type of Land setting: Master Planned residential neighborhoods

8) Hi-tech IT firms in High rise office blocks

Type of Land setting: Master Planned Integrated Urban design project

9) Large scale public sector & private sector companies

Type of Land setting: Master Planned Industrial Estates, Dedicated Industrial estates

SUPVIVE.

After wealth, achievement, fame, and glory, what next? More profit, more wealth, more efficiency, market share, acquisitions, quarter-over-quarter? The series of spectacular global corporate failures have demonstrated that the chase for bigger, better, larger is always the chase for excellence.

Today, business itself is the dock. Heroes have tumbled from their pedestals. Once impenetrable corporate citadels have collapsed into rubble. Capitalism is being viewed with concern in its heartland, success with suspicion. Business leadership is undergoing one of its biggest crises ever.

As the walls which once protected corporations crumble, human and social forces are pouring into the breach. Old wisdom saw corporations as iso-

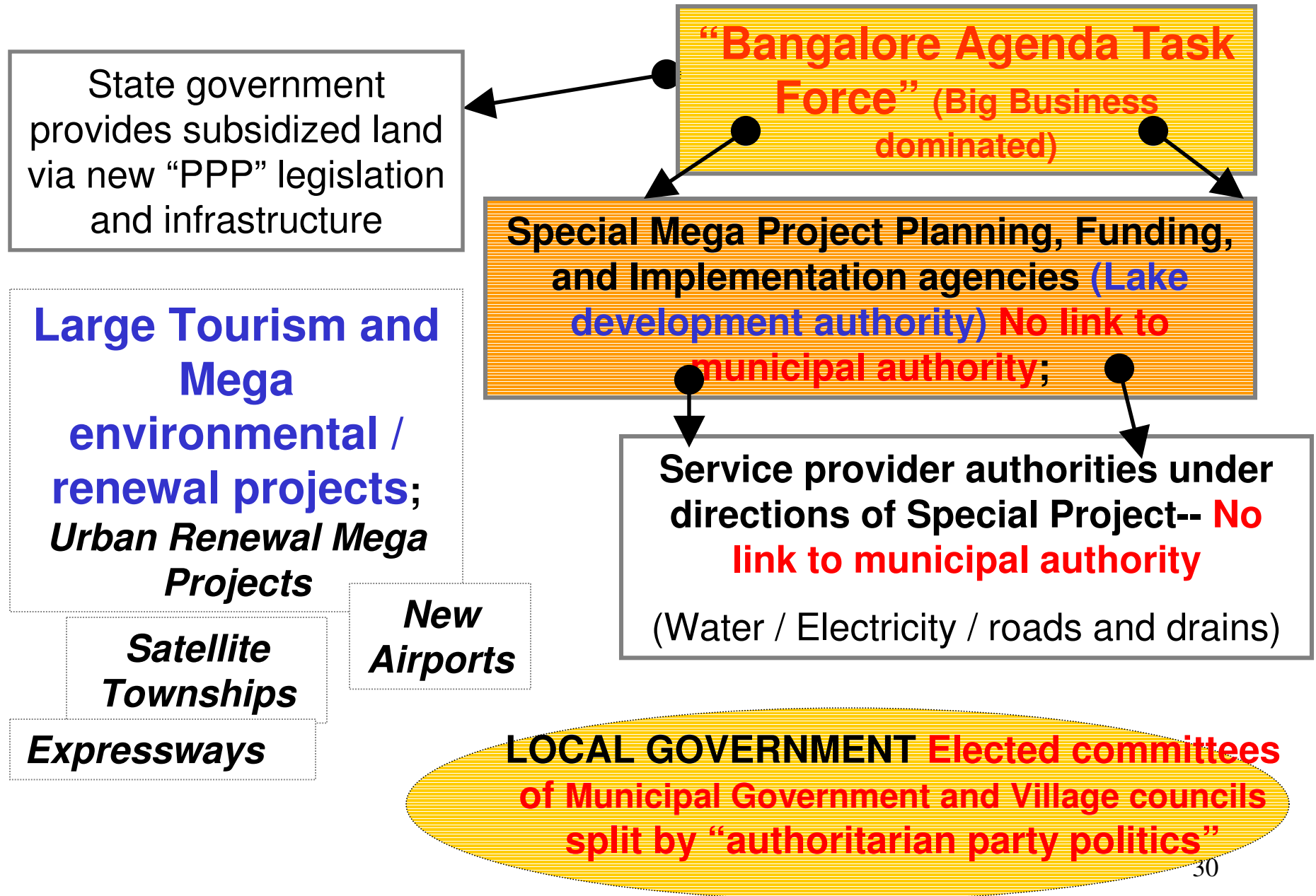
Master Planning made possible by 'Big boys' who talk at night..

..while architects play golf ...and planners god....

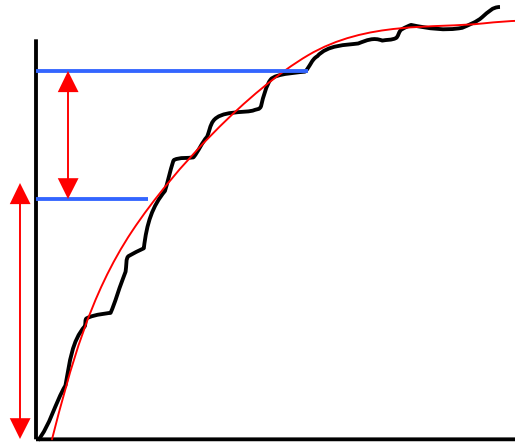


Big boys talk at night: Arun Shourie, Deepak Parekh & Mukesh Ambani

Set in motion by Governance Forms at higher levels of Government ...



Land acquisition, homogenized tenure make for exclusive access..paving the way for lump sum real estate surpluses...

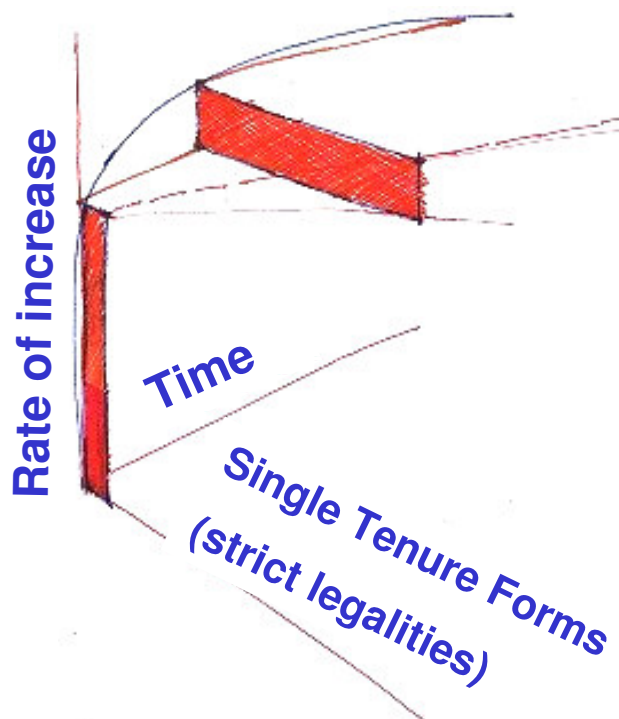


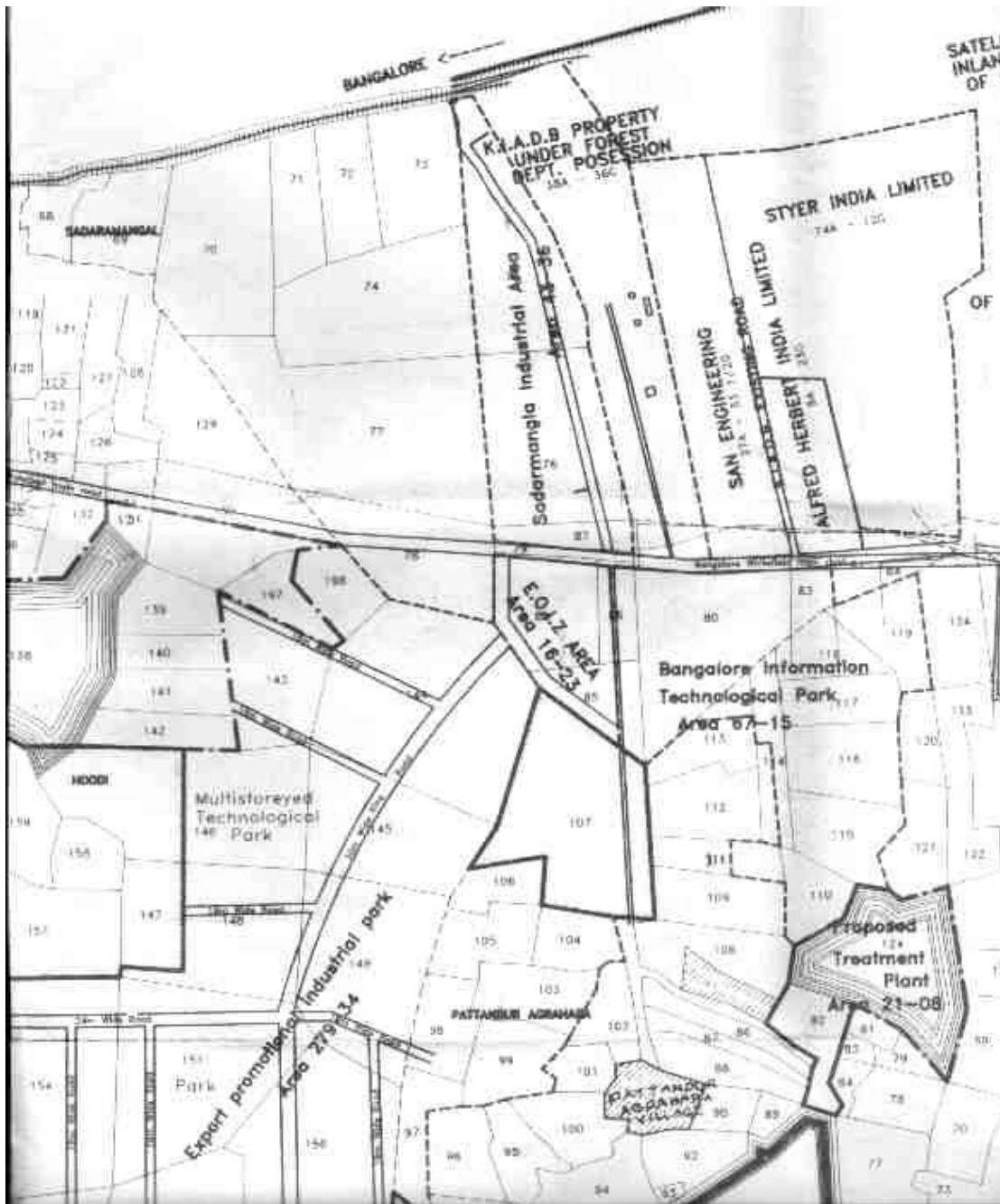
Big business capture real estate increases across a larger spectrum – multiplied several times over by state sponsored compulsory land acquisition

Economic clout via high-level political circuits, friendly tax regimes, and “hidden” subsidies for High Grade infrastructure

Corporate financial institutions as partners tap real estate surpluses (?)

Homogenized land markets closes land markets for smaller players





And also to Map out alternative claimants...



A view of Export Promotion Industrial Park, Whitefield

for corporate groups to appropriate territory made productive via publicly subsidized high grade infrastructure (apart from 10 year tax holidays)..



- Bangalore's IT corridor: 150 square km of big business within highly policed zones
- Land acquired at below market prices via Authoritarian laws – KIADB
- The family of Industrial Area Development Acts that homogenize Property regimes facilitated by “E-Governance of BHOOMI and ICT4D”
- Politics via Good Governance and PPPs: Special Purpose Vehicles (SPVs). Increasing political control
- Institutional circuits facilitate “zero” risk, super high returns to the oligopoly of players..

Corporate economies find Master Planned land settings advantageous:

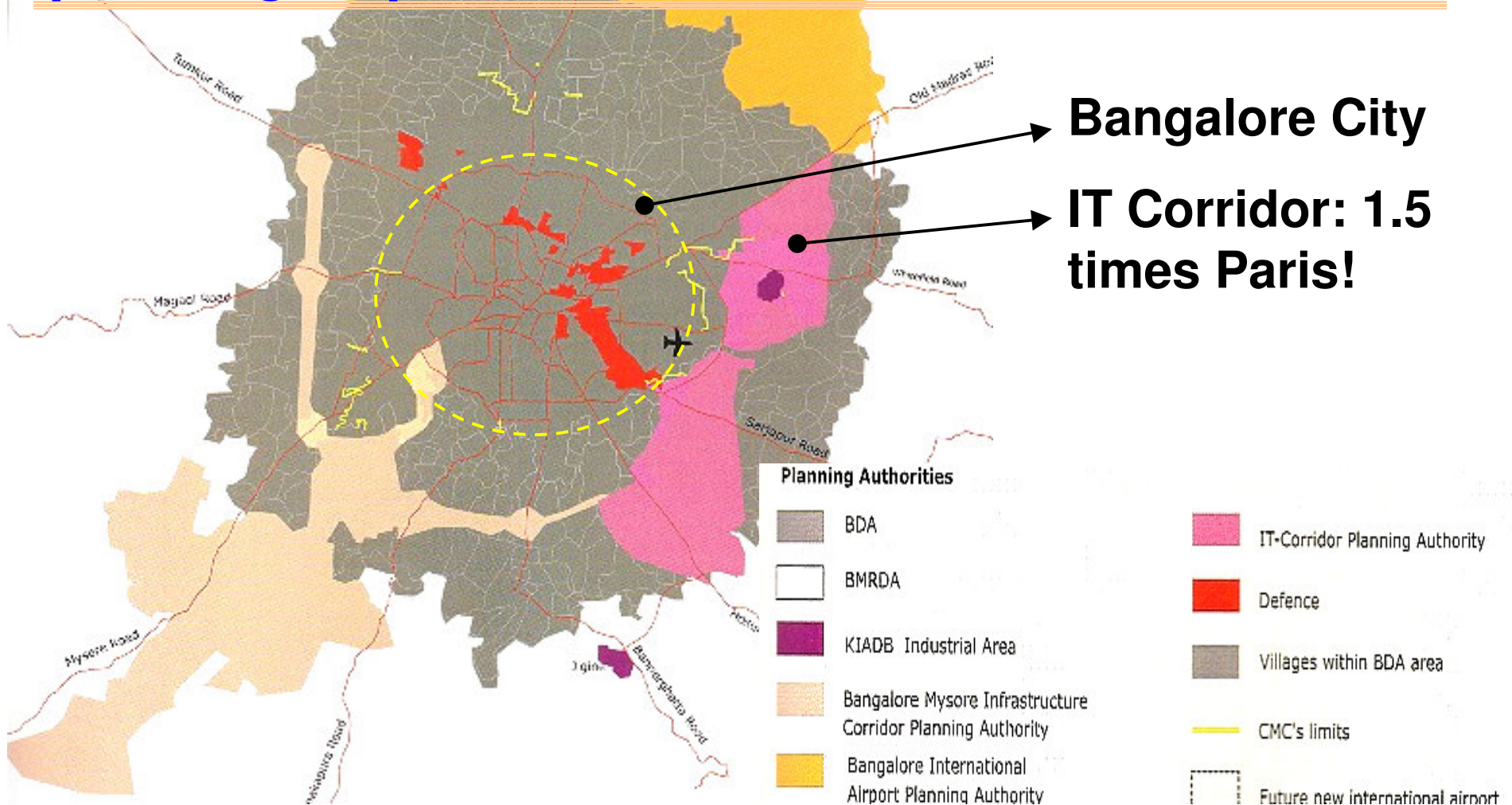
- Large consolidated parcels, high end infrastructure, and homogenized tenure
- Subsidized land acquisition
- Exclusive land market surpluses

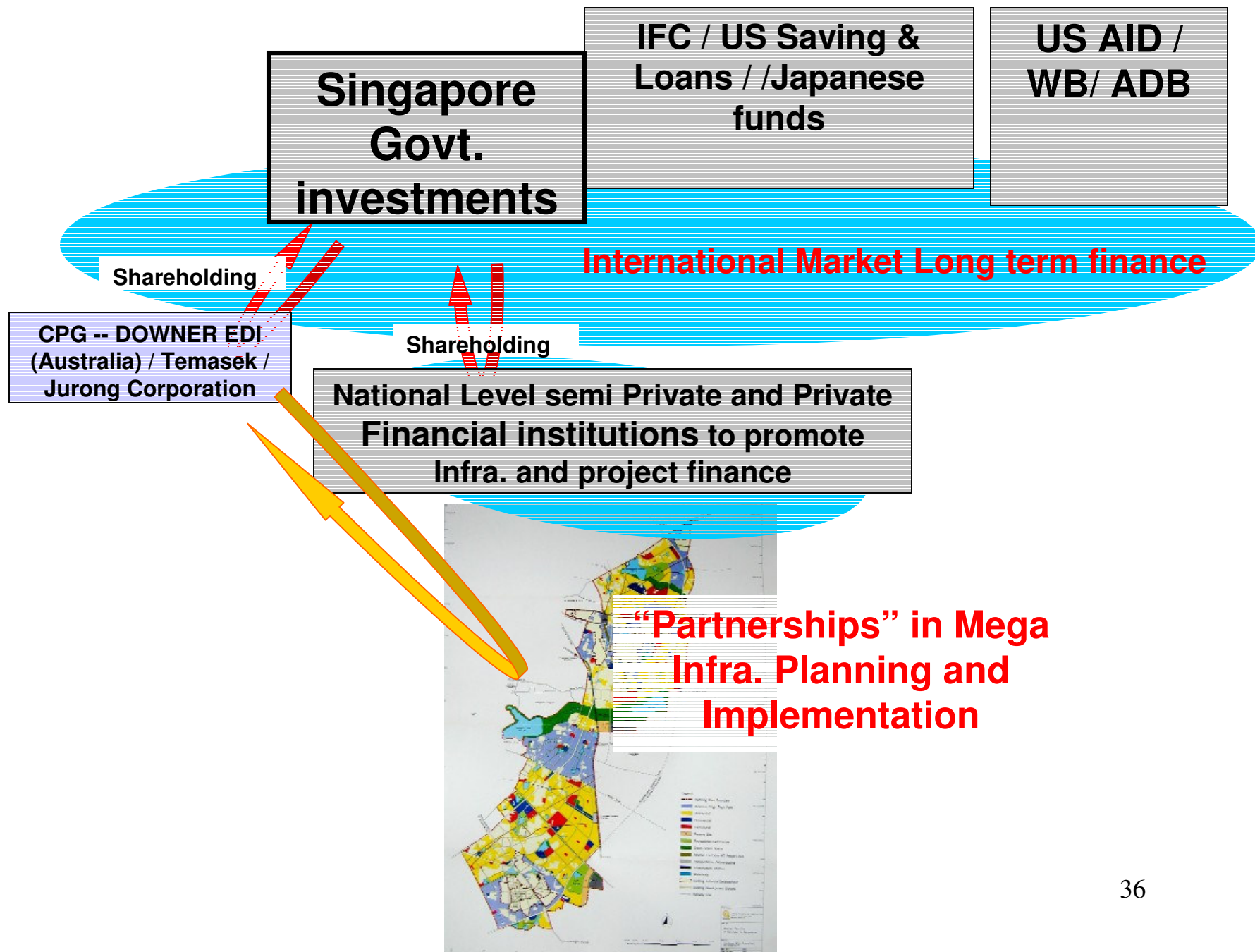


Subsidies to the **larger IT firms** (requiring more than 100 acres)

- a) KIADB pays landowners between \$ **12,500 to \$ 16,600** / acre from farmers, when market prices ranges between **\$83,000 to \$ 125,000**, and **upto \$ 291,000** for wetland near roads.
- b) Compensation for built structures given only if on **“converted”** land, and only at **depreciated value** of civil structures
- c) KIADB develops land for between \$ **19 to \$ 24** / sq. mt. but allocated to large IT firms at **60 cents / sq.mt.**
- d) **Any land** identified by IT firms can be acquired on their behalf by the KIADB
- e) Minimal possibility to counter acquisition

Where urban and rural Local Bodies loose control over over huge areas of land... for Mega Projects that make land markets inaccessible to poorer groups





International Market Long term finance

**CPG -- DOWNER EDI
(Australia) / Temasek /
Jurong Corporation**

Shareholding

**National Level semi Private and Private
Financial institutions to promote
Infra. and project finance**

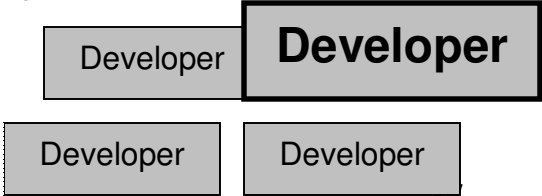
Shareholding

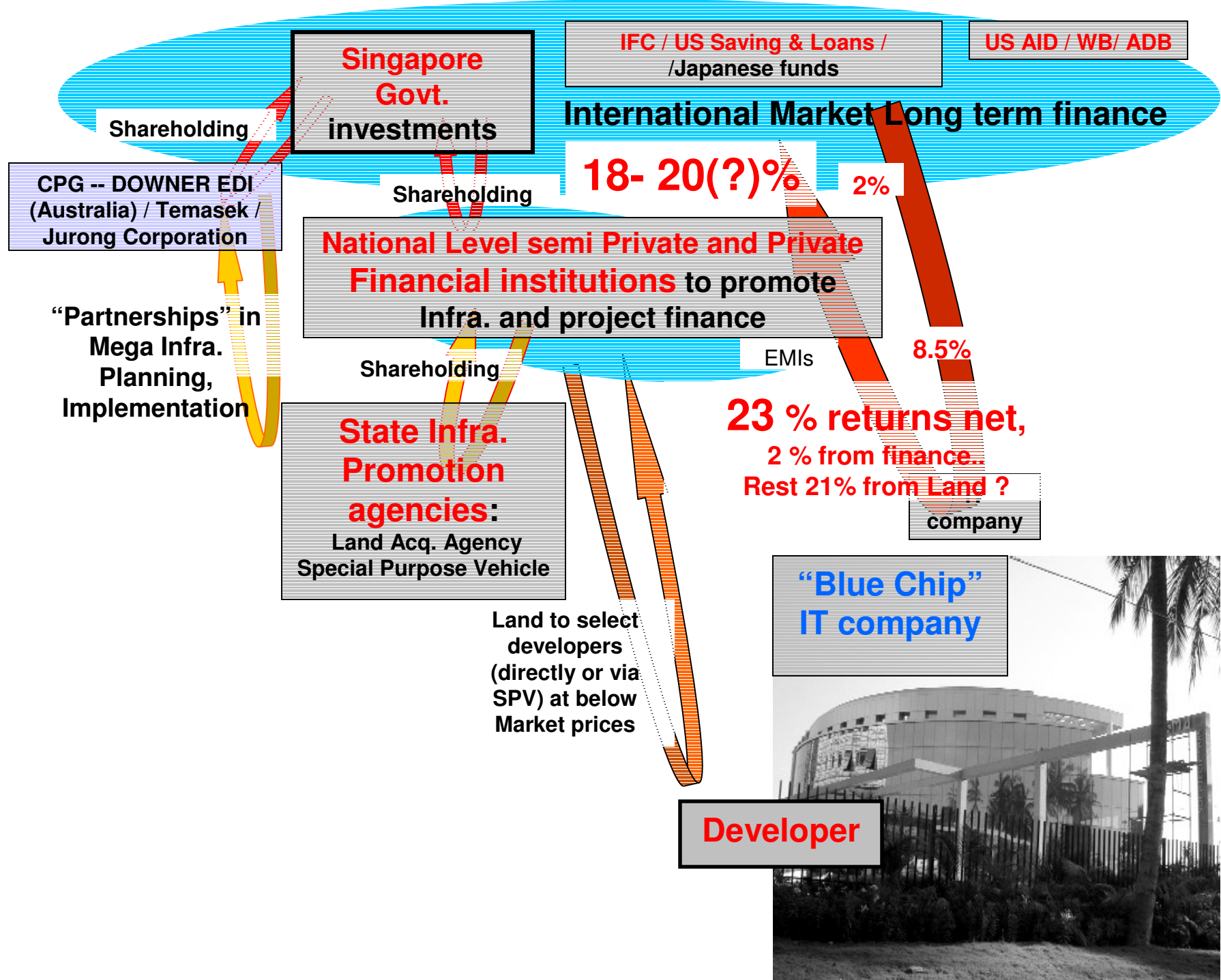
**State Infra.
Promotion
agencies:
Land Acq. Agency
Special Purpose Vehicle**

**Land to select developers
(directly or via SPV) at below
Market prices**



**Developers: Invest only 5% own funds at no risk..
re-circulate funds for 3 more projects every 13
months**





And Development Authorities as 'Parastatal Agencies' Promote Speculation....



Big boom along Outer Ring Road



| RATES | | |
|---|-------------------------------------|------------------------------------|
| RATES OF RESIDENTIAL LAND IN CLOSE PROXIMITY TO OUTER RING ROAD | | |
| | Before ORR completion (Rs per sqft) | After ORR completion (Rs per sqft) |
| Hebbal | 125 - 175 | 250 - 350 |
| Peenya | 200 - 300 | 200 - 300 |
| Mysore Road | 150 - 300 | 250 - 450 |
| Banashankari | 400 - 500 | 500 - 850 |
| J P Nagar | 600 - 850 | 850 - 1,000 |
| Bannerghatta Road | 150 - 400 | 450 - 900 |
| BTM Layout | 450 - 550 | 500 - 1,000 |
| HSR Layout | 200 - 400 | 700 - 1,000 |
| Sarjapur Road | 150 - 250 | 150 - 300 |
| Marathahalli | 150 - 250 | 150 - 300 |
| Whitefield/ | | |
| Mahadevapura | 125 - 250 | 150 - 450 |
| Banaswadi/HBR Layout | 150 - 400 | 250 - 700 |

Note: Prices vary based on location, BDA & approved layouts, revenue and Gramthana layouts, amenities like Municipal/Borewell water; sewerage system, septic tanks, covered/open storm water drainage, width of roads (metal/asphalted road), RCC kerbs, paved walkways, underground electrical supply, street lighting, civic amenities, parks & play grounds, accessibility to schools/ hospitals/ shopping, public transport, access to place of work and neighbourhood

| PRICES OF APARTMENTS IN CLOSE PROXIMITY TO OUTER RING ROAD | |
|--|---------------|
| Location | Rs per sqft |
| Hebbal/Jakkur/New BEL Road | 900 - 1,400 |
| HBR Layout/Banaswadi | 875 - 1,150 |
| Marathahalli/Whitefield | 900 - 1,200 |
| HSR Layout/Sarjapur Road | 975 - 1,450 |
| BTM Layout | 1,000 - 1,650 |
| Bannerghatta Road | 900 - 1,400 |
| J P Nagar | 1,000 - 1,500 |
| Banashankari | 1,000 - 1,300 |
| Mysore Road | 900 - 1,100 |
| Peenya | 900 - 1,150 |



.. to facilitate Financial Institutions to make substantial profit...

Returns to International Financial Institutions via ICICI/HDFC from their SPVs investing in IT campuses:

- ICICI drawing on funds at 2% from IFC, gains returns at net 23% - 30% ...**
- Funds from US property markets through (IL&FS?) gain 40% returns through investments in commercial and retail developments**
- IMAX USA in 2003 gained the highest returns in dollar terms from the Hyderabad operations**

Growth in investments in malls and multiplexes is at 4%, and estimated to rise to 16% by 2007 (currently 3 IMAX in India and between 7 and 17 more planned in the next 2 years, aiming for 340 malls in the next 2 years).

And strong 'spill over' effects....







..who bowls alone these days...?

‘social capital’ of new-age consumption...

Spurring other transformations....old into new age industry, and multiplexes...





**Productive peri-urban
 land laid bare for
 defunct industrial
 estates – an outcome
 of ‘institutional
 poaching’ high growth
 land markets**



The 'Big Boys'
 however, fear
 The Hydra: A
 Cuban style
 "revolution"

Or...

ADARSH PALM MEADOWS
 REQUISITION FOR VISITOR PASS

Date: 29/11/07
 SI. No: 14416

VALIDITY - 1 HOUR ONLY

V.P. No. _____
 Name: Benjamin
 Representing: Friend
 Nature of Work: _____ Official / Personal
 Whom to meet: Sarpanch Nenu 77/c
 Prior appointment taken on _____
 Address: # 98860 28699 80- 2552 5485
 KAS C 300 6308

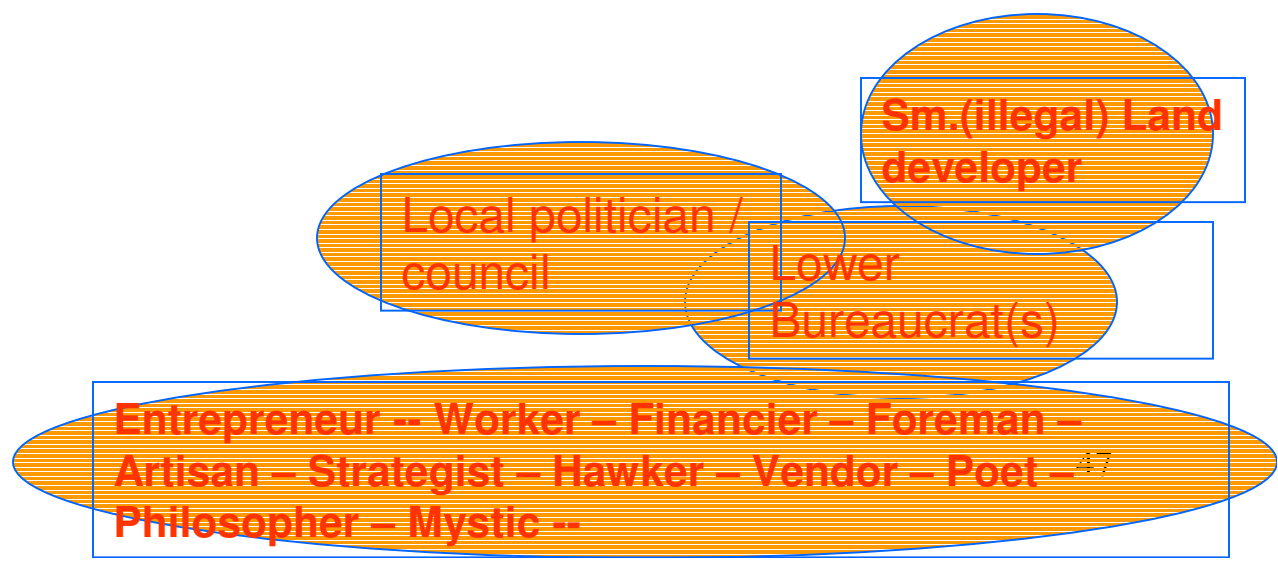
Nature of Business _____
 Time in: 11.35 Time out: _____
 Signature of Visitor: _____
 Signature of Issuing Authority: _____
 Time & Signature of person met: _____

Note : Please return this slip after signatures to Security along with visitor pass before leaving the premises.
 AD/GEN/O8
 Rev-00 30.08.02

ಗ್ರಾಮ ದಿಂಡಿರನೂರುನಿಡ್ಕೆ 0151644

| | |
|---|---|
| 9 ಕಬ್ಬೆ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು, ತಂದೆ ಹೆಸರು, ವಿಳಾಸ ಶಿಕ್ಷಣ, ಜಿಲ್ಲಾ ಸರ್ಕಾರಿ ಶಾಲೆ, ವಿಳಾಸ ಎಂ.ಪ್ರಭಾಕರ್ 1-17 | 10 ಕಬ್ಬೆ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ ADLR 173/798 19 APR 98/97-98 ಆರ್.ಎಂ.ಎಸ್ ನೂರು ಆರ್.ಎಂ.ಎಸ್ ನೂರು ಆರ್.ಎಂ.ಎಸ್ ನೂರು 1-17 |
| ಖಾತೆ ನಂ. 16 ಅ-ಅಯ್ಯಾಲಯಂ ಅಂಗ ಪಂಚಾಯತ | 11 ಇತರ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು 1-17 } MR 1/98-99 1-12 } MR 3/98-99 |
| 13 ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ | MR 5/98-99 |

It's Politics: Stealth, "Non-Transparent, messy local Vested interests, Vote-bank Clientilistic ... regularization of existing land claims...



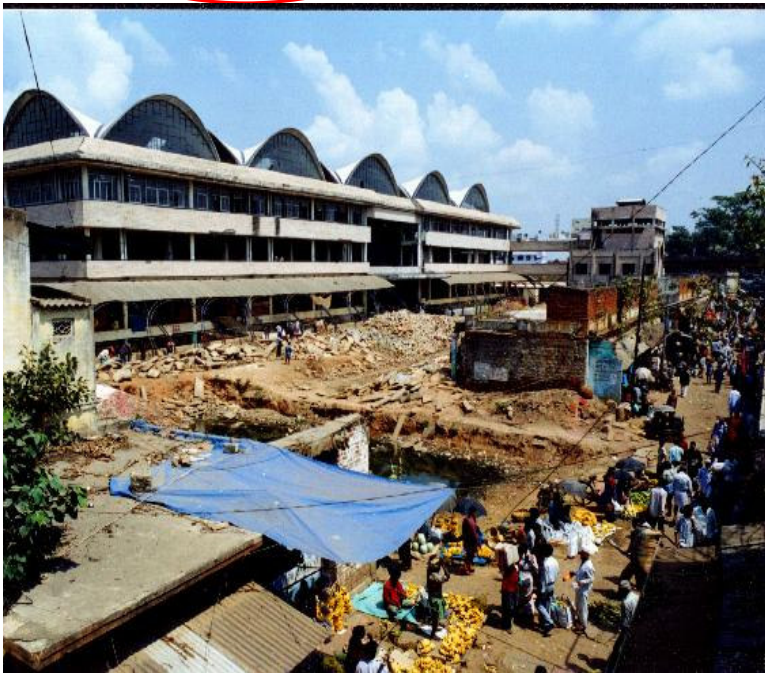
Thus, see 'TDR and GIS' as a way of re-doing land titles and tenure forms as part of 'Urban renewal' – an 'anti-politics' machinery destroying existing and functioning pro-poor economic environments in the name of "Planned Development" and slum removal



The Demolition of KR Market in Bangalore and its replacement by a "Modern" shopping center...eviction of hawkers and the poor...



(Photos from Deccan Herald Bangalore)





FOAPEC

FEDERATION OF ALL PATPARGANJ EXTN. COLONIES
(A Unitary Body of Welfare Associations of Patparganj Complex & Extns.)

Chief Patron :
D. R. Lakshani Advocate

Patron : T. R. Thakur

President : J. R. Handa

Secretary Gen : Vinod Kumar Sinha

Office :
B-31, Shashi Garden,
DELHI-110 092.

Ref. No. FOAPEC/85-86/

Dated..26th..September,
85.

1. Pandav Nagar South
(E & F Block)

2. Janta Garden

3. Pandav Nagar P Block

4. Partap Nagar

5. Acharya Niketan

6. Shashi Garden

7. East Vinod Nagar

8. West Vinod Nagar
(Kumaon Square)

9. New Ashok Nagar

10. Kondli Village Extn.

11. Kalyan Vas (Delhi Admi.)

12-15 Mandavli Extn.

Shri Rajiv Gandhi,
Prime Minister,
Govt. of India, 5, Race Course,
New Delhi-110 001.

Dear Sir,

Sub :- Regularisation of unapproved colonies and
left out portions under Patparganj and
Mandavli Complex, New Ashok Nagar, East and
West Vinod Nagar etc.

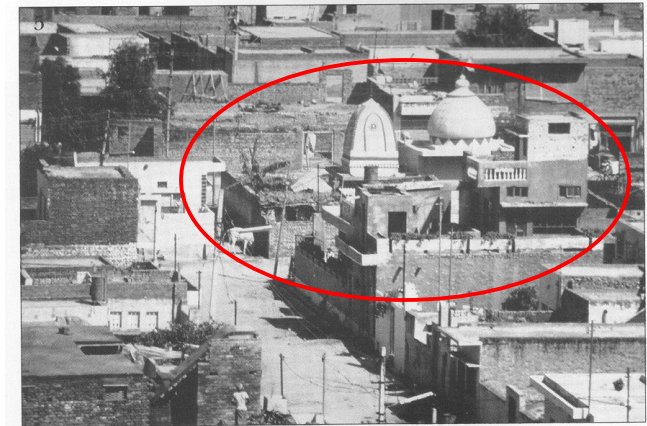
Respected Sir,

We the residents of Patparganj, Mandavli, Pandav
Nagar Complex, East and West Vinod Nagar and New Ashok Nagar
are extremely grateful to your honour for the patient hearing
given to our delegation who met your honour on 2nd September,
1985 at your residence alongwith Shri Padma Sharma, vice
President, Delhi Pradesh Youth Congress (I).

Your honour has very kindly agreed to consider the
problems of regularisation of unapproved colonies and left -
out portions and also to extend cut off date from 30th June,
1977 to 1st January, 1981. Your assurances that there will be
no demolition of those houses which have come up prior to
1st January, 1981 has given immense relief to the poor

**‘The Hydra’ fight back via “vote bank politics” and
Municipal Government based “The Porous
Bureaucracy” and “Politics by Stealth”..**

(Vinod Kumar Sinha),
Secretary General
for Federation of all Patparganj Extension colonies



5. An incorporated, or developed, unauthorised colony.

Note how the subdivisions are built up, including rooms on the upper floors, which are rented out. Most houses have water and electricity connections, and some houses are connected to a main sewer. The temple was built to avoid demolition of the area; this strategy is commonly used to secure tenure.

Where the politics of land forms a binding agent for a variety of local groups

To claim locations, warding off demolition benefiting competing groups and strategize against Master Planning, later the Supreme Court

in parallel, **To negotiate higher levels of infrastructure**



Figure 2: Stranded after mob fury: A bulldozer with a deflated tyre stands at Khajuri Khas, where it was taken for a demolition of unauthorized constructions on Saturday -- News report from The Statesman

Call for a public meeting to celebrate a new water line and electrical transformer with major politicians in attendance

नव वर्ष की हार्दिक शुभ कामनायें
 बिडवास नगर 28 व 29 ब्लॉक में

श्री एच. के. एल. भगत
 महामंत्री अखिल भारतीय कांग्रेस (ई)
 के अध्यक्ष प्रवासों से नागरिक
 सुविधाएँ मिलने पर

हार्दिक अभिनन्दन समारोह
 में आप सादर आमन्त्रित हैं।

दिनांक : 20-1-91 दिन रविवार प्रातः 11.30
 स्थान : 30 फुट रोड, 28 - 29 ब्लॉक, बिडवास नगर

अध्यक्षता :
 Membership

श्री अजीत चौधरी
 सचिव दिल्ली प्रदेश युवक कांग्रेस (ई)
 विशेष अतिथि

डा. नरेन्द्रनाथ श्री प्रस्तार प्रती
 पूर्व महानगर पार्षद अध्यक्ष ब्लॉक साहूवरा कांग्रेस (ई)

श्री अजयजीत सिंह गुलाटी श्री उदय कौशिक
 पूर्व निगम पार्षद सं. सचिव दिल्ली प्रदेश युवक कांग्रेस (ई)

निवेदक
 श्री सहीराम गुप्ता श्री एम. एस. शर्मा
 प्रधान Secretary सचिव

श्री बी. डी. गोयल श्री आनन्द स्वर्ण महाजन
 उपप्रधान कोषाध्यक्ष

Name of Scheme: Electrification of un-electrified area of Block 28-29 Vishwas Nagar unauthorised/regularised colony.

(Revised)

EX. AUTHORITY: S.P. (CONST. CIRCLE-1)

HISTORY: Request for electrification of un-electrified area of block No. 28-29 Vishwas Nagar was received through CO II vide letter No. CO. II/RAD/2261/9872 dated 1.1.85. Accordingly area was got surveyed and it was observed that the area un-electrified falls mostly on the land earmarked as community centre in the regularised layout plan of M.C.D. After protracted correspondence Vishwas Nagar Welfare Association has offered space of sub/station site measuring 35' x 20' free of cost for establishing electric sub station as shown in the layout plan. The site has been taken over by Architect DDU vide his letter No. D/nrch/L/12/701 dated 2.9.85. The scheme has been revised vide CO. II letter No. CO. II/SA(261)/8389 dt. 7.9.85.

An excerpt: The area was got surveyed and it was observed that the area un-electrified fall mostly on the land earmarked as (a) community center in the regularized layout plan of the M.C.D. After protracted correspondence, Viswas Nagar Welfare Association has offered space of sub/station site measuring 35' x 20' free of cost for establishing (the) electric sub-station as shown in the layout plan..

Total un-electrified area of Block No. 28-29 is approximately 9.5 acres. The anticipated Max. demand is 25 KVA/acre comes to 9.625 = 240 KVA. Considering 80% loading of the transformer, the transformer capacity comes to 240 / 0.8 = 300 KVA.

To meet the load it is proposed to install a sub/stn. of 400 KVA capacity. The sanction had been given vide this office letter No. CO. II/SA(261)/8389 dated 31.8.85. It was rep. has been again rep. vide his letter No.

9 MEMBER OF PARLIAMENT (LOK SABHA) May 4, 1981

Dear Shri Singh, Enclosed please find an application from Shashi Gerdan Harijan Basti, Patpargh for diversion of road. Kindly look into the same for an appropriate action. A Colony map is also enclosed herewith for your perusal.

Sm. (illegal) Land developer

PROPOSAL

BUDGET: The total cost of the work is Rs. 13,54,100/- DDU to be met from local estimates for R.B.H. S.No. 1661 at Page 31

COST DESU SHARE & ASSOCIATION'S SHARE.

Lower Bureaucrat(s)

Entrepreneur -- Worker -- Financier -- Foreman -- Artisan -- Strategist -- Hawker -- Vendor -- Poet -- Philosopher -- Mystic --

Local politician / council

Shri Dhisham Harain S. Minister for Works & Housing, Govt. of India, New Delhi.