



Study of Land Development and Land Market in Mysore

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Abstract

The study examines the dynamics of land development and land markets in Mysore, a rapidly expanding (Tier-2 city) in Karnataka experiencing significant spatial, economic, and demographic transformation. The research analyzes patterns of urban growth, land-use change, and the interaction between public planning frameworks and private market forces. Using a combination of land-use data, policy review, stakeholder insights, and market analysis, the study identifies key drivers such as infrastructure expansion, real estate investment trends, peri-urban land conversion, and evolving regulatory mechanisms. It further evaluates how institutional factors including planning regulations, zoning controls, land valuation practices, and governance structures influence the functioning and efficiency of land markets. The findings reveal emerging challenges such as speculative land pricing, fragmented land parcels, uneven infrastructure provision, and socio-spatial disparities in development intensity. The study concludes by proposing strategies for strengthening land governance, improving transparency in market transactions, and adopting inclusive land development models to support sustainable and equitable urban growth in Mysore.

Keywords: Sustainable urban planning, Land use land cover (LULC), Master plan assessment, Urban sprawl analysis, Geoinformatics.

Introduction

Mysore is one of Karnataka's fastest growing urban centres and has experienced significant transformation in its land development patterns and real estate dynamics over the past two decades, known historically as a princely city with strong cultural heritage and planned urban form, Mysore has gradually evolved into a major regional hub for tourism, education, manufacturing, and information technology. This shift has created new pressures and opportunities within its urban land markets, influencing land values, development trends, and spatial expansion.

Land development in Mysore is shaped by several key drivers including population growth, infrastructure improvements, government planning policies, and private investment. The city's transition from a medium-sized town to an emerging metropolitan area largely driven by the Mysuru Bengaluru economic corridor has intensified demand for residential, commercial, and industrial land. The emergence of new layouts, peripheral growth corridors, and mixed-use developments reflects a dynamic and expanding land market. The land market in Mysore is characterized by a dual structure: a regulated sector governed by the Mysuru Urban Development Authority (MUDA), and an informal sector where private developers and individual landowners shape land availability and prices. MUDA plays a central role through land acquisition, layout development and site

allocation, while private developers dominate the city's peri-urban expansion. The mismatch between regulated supply and rising urban demand has contributed to increasing land prices, speculative investments, and variations in land value across different zones.

Mysore's spatial growth has traditionally followed a radial concentric pattern, but connectivity improvements especially the Bengaluru–Mysuru Expressway, ORR (Outer Ring Road), and major arterial corridors like Hunsur Road, Bannur Road, and Nanjangud Road have redirected development pressure toward suburban and peri-urban areas. This has resulted in the fragmentation of agricultural land, conversion of village and proliferation of gated communities and plotted developments. Understanding land development and land markets in Mysore is crucial for sustainable urban planning, as the city faces challenges related to balanced growth, affordability, infrastructure provisioning, and preservation of its cultural and ecological assets. The study of these dynamics provides valuable insights for policymakers, planners and developers to ensure equitable land distribution, efficient land use and resilient urban expansion.

A. Introduction to Mysore:

Mysore is one of Karnataka's most prominent and historic urban centres, renowned for its cultural heritage, planned urban form and high quality of life. Situated approximately

145 km southwest of Bengaluru, the city occupies a strategic position in southern Karnataka serving as an administrative, educational, and tourism hub for the region. Historically the capital of the Wadiyar Kingdom, Mysore developed as a well-planned princely city with wide avenues, iconic public buildings and a strong institutional base feature that continue to define its urban character today.

With a population steadily growing as part of a broader urban corridor linking Bengaluru and Mysore, the city has undergone significant transformation over the past two decades. While historically known for tourism, silk, sandalwood, and traditional crafts Mysore has diversified into sectors such as information technology, higher education, healthcare, and manufacturing. This economic diversification, supported by improved connectivity especially through the Mysore - Bengaluru Expressway has expanded the city's regional importance.

Administratively governed by the Mysuru City Corporation (MCC) and planned by the Mysuru Urban Development Authority (MUDA), the city exhibits a relatively organized urban structure compared to many Indian cities. It features concentric road networks, well-distributed public amenities,

and a balance of residential, commercial, institutional, and green areas. The surrounding peri-urban zones, including Hebbal, Hootagalli, Bogadi, and Nanjangud Road, have emerged as major growth corridors due to rising land demand and new infrastructure investments.

Despite rapid development, Mysore continues to uphold its reputation as one of India's cleanest, greenest and most liveable cities. Its urban growth model blends heritage conservation with modern expansion, though challenges such as unplanned peripheral growth, rising land values, pressure on environmental assets, and infrastructure disparities are increasingly evident. Mysore is noted for its Heritage Structures and palaces, including the Mysore Palace and for the festivities that take place during the Dasara festival when the city receives hundreds of thousands of tourists from around the world. It lends its name to various art forms and culture, such as Mysore Dasara, Mysore Pak, Mysore silks etc. Mysore City represents a unique case of a well-planned heritage city transitioning into a dynamic regional growth centre making it an important subject for studying land development patterns, urban expansion, and land market behaviour.

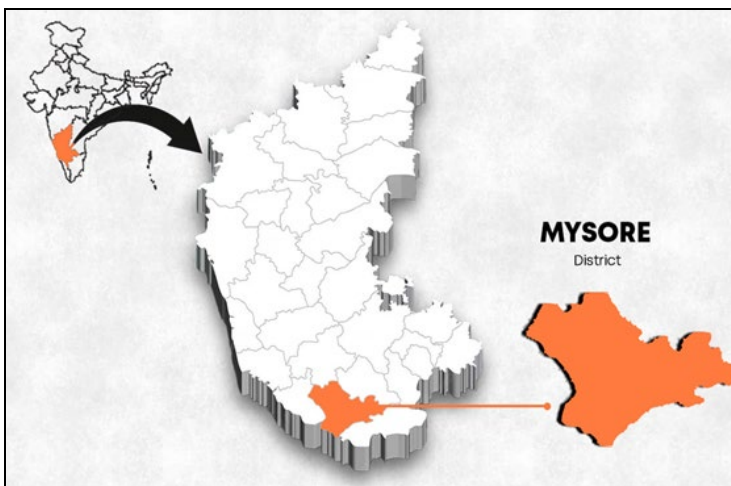


Fig 1: Key Map (Author Compiled)



Fig 2: Cultural Heritage, Dasara (Author Compiled)

B. Culture of Mysore:

Mysore often called the Cultural Capital of Karnataka, is renowned for its rich heritage, classical traditions, and vibrant artistic expressions. The city's culture has evolved over centuries, shaped by the patronage of the Wadiyar dynasty, who invested heavily in arts, architecture, education and public institutions. This royal legacy continues to influence Mysore's identity, festivals, crafts and way of life.

Mysore's cultural foundation is deeply rooted in its royal past. The Mysore Palace, Jaganmohan Palace, and numerous other heritage structures reflect Indo Saracenic, Dravidian, and European architectural influences. The Wadiyar's were major patrons of music, painting, sculpture and literature attracting artists from across India and contributing to a flourishing cultural environment.

The most iconic symbol of Mysore's culture is the Dasara Festival, celebrated for over 400 years. Known as the Nadahabba (state festival), it features:

- The grand *Jumbo Savari* (elephant procession)
- Traditional *Torchlight Parade*
- Classical music and dance performances

- Yuva Dasara, Food Mela, Flower Show and heritage walks Dasara transforms the city into a vibrant cultural stage, attracting global attention.

Carnatic music thrives through renowned musicians, sabhas, and institutions. The city is known for the *Mysore Style of Bharatanatyam*, characterized by elegance and precision. The Wadiyar court contributed significantly to the evolution of Karnataka classical music and dance forms. *Mysore Painting* are distinguished by delicate lines, muted colours, and gold leaf work. *Mysore Silk*, particularly the *Kanjevaram* influenced silk sarees produced by KSIC, known for their purity of *zari* and craftsmanship. *Sandalwood crafts*, including inlay work, idols, and perfume, reflecting intricate artistic traditions. Mysore cuisine is rich, simple, and diverse. Signature dishes include *Mysore Pak* (a world-famous dessert created in the royal kitchens), *Mysore Masala Dosa*, *Churumuri*, *Bonda*, *Kesari Bath* and *Ragi Mudde*. Mysore serves Several renowned institutions to promote culture:

- Kalamandira (performance arts)
- Rangayana (theatre repertory)
- Sand Museum, Railway Museum

- d) Regional Museum of Natural History, Folklore Museum
These institutions support a vibrant city-wide cultural ecosystem.

C. Geography & Location of Mysore:

Mysore officially known as Mysuru, is located in the southern part of Karnataka and serves as the administrative headquarters of Mysuru District. The city lies at the heart of the Deccan Plateau and is strategically positioned within the Mysore Plateau region, which forms part of the southern end of the Karnataka tableland. Its geographical setting has played a crucial role in shaping its historical growth patterns, climatic conditions, land development, and regional connectivity.

Latitude & Longitude: 12.30° N, 76.65° E, the average elevation is 763 meters (2,503 feet) above sea level. The high elevation and interior plateau location contribute to Mysore's moderate climate, with relatively cooler temperatures compared to many other South Indian cities.

Mysore is situated approximately 145 km southwest of Bengaluru, Karnataka's capital, and forms a key part of the Bengaluru–Mysuru growth corridor, one of the state's most important economic and transportation axes. The city is well-connected to nearby urban centres such as Mandya (45 km), Chamarajanagar (60 km), Hassan (115 km) and Kodagu/Coorg (120 km)

The main physical features of Mysore are: Mysore's landscape is characterized by gently undulating small hill formations, and fertile agricultural plains. Important geographical features include *Chamundi Hills* (1,000 meters), a major landmark on the city's eastern edge with *Kukkarahalli Lake*, *Karanji Lake*, and *Lingambudhi Lake*, which contribute to the city's ecological balance and *River Cauvery*, flowing east of the city, serving as a major source of water through the KRS (Krishna Raja Sagara) reservoir. *Seasonal streams* and wetlands in peripheral areas.

D. Climate of Mysore

Mysore experiences a pleasant tropical savanna climate, marked by moderate temperatures throughout the year. Summers are warm but not extreme, ranging between 20°C and 35°C, while winters are mild and comfortable, typically between 15°C and 28°C. The city receives most of its rainfall from the southwest monsoon between June and September, with an annual average of around 798 mm. Humidity levels remain moderate, and the high elevation of about 763 meters keeps the weather cooler compared to other southern cities. Mysore's stable and clean climate is one of its major attractions, contributing to its reputation as a green, livable, and tourism-friendly city.

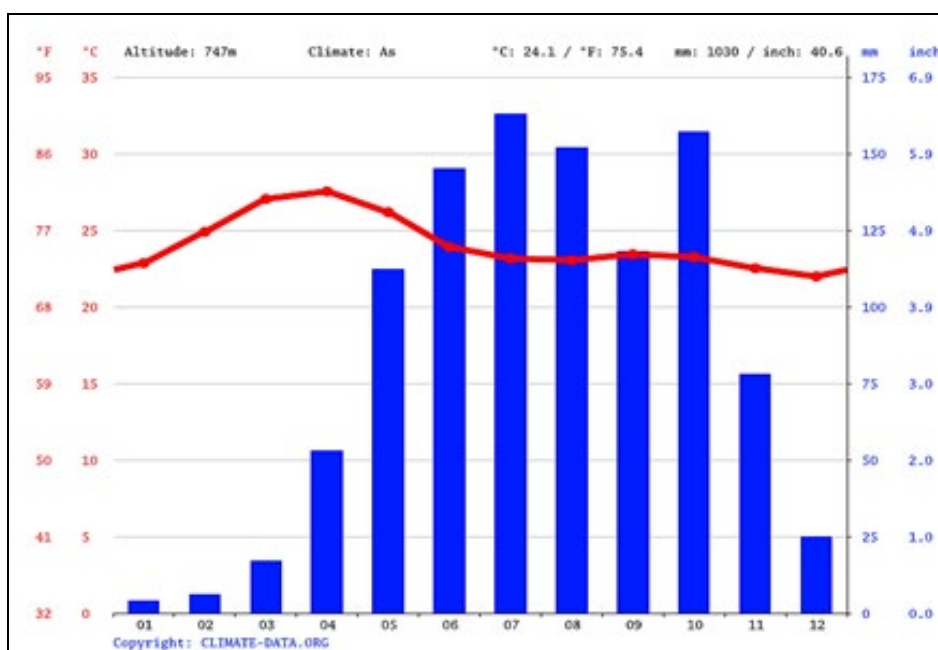


Fig 3: Temperature study (Author Compiled)

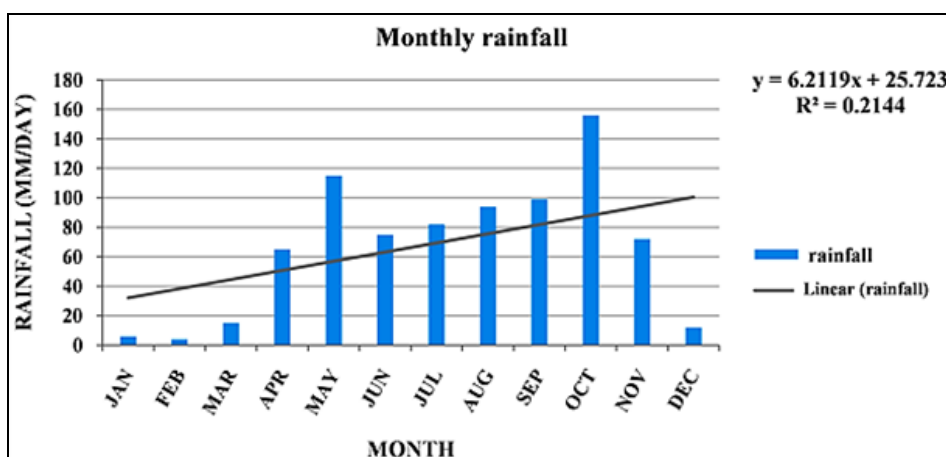


Fig 4: Rainfall study (Author Compiled)

E. Economy of Mysore:

The economy of Mysore is diverse and steadily expanding, driven by tourism, manufacturing, education, and the IT/ITES sector. The city hosts major industries in Hebbal, Metagalli, and Nanjangud, along with notable companies like Infosys, Nestlé, and L&T. Tourism remains a major contributor due to Mysore's rich heritage, palaces, and cultural attractions, especially the world-famous Dasara festival. Mysore is also an important educational and research hub, home to institutions such as the University of Mysore and CFTRI, which supply a skilled workforce. Strong connectivity—especially the Bengaluru–Mysuru Expressway—has accelerated economic growth, boosted real estate demand, and supported the city's emergence as a regional economic center in southern Karnataka.

F. Demographics and Urbanization:

Mysore is a rapidly growing urban center with a metropolitan population of over one million, making it one of Karnataka's major cities. The city has a high literacy rate of around 86%, reflecting its strong educational base and large student population. Demographically, Mysore has a balanced age structure with a significant working age population that supports its service, tourism and industrial sectors. Urbanization has accelerated in the last two decades expanding beyond the historical core toward peripheral areas along major corridors such as Hunsur Road, Nanjangud Road, and Bannur Road. The development of the Outer Ring Road and the Bengaluru–Mysuru Expressway has further pushed growth toward suburban and peri-urban zones resulting in new residential layouts, mixed-use corridors, and industrial clusters. This shift is transforming Mysore from a compact heritage city into a *polycentric and corridor-driven urban*

region, with increasing demand for land, infrastructure and planned urban management.

This paper aims to study the Land development and land markets in Mysore (tired city) which helps in analyzing and understanding the decade growth and expansion of the city. The paper intends to analyze the land markets and propose guidelines for the planned development of the city by considering the heritage of Mysore and planned sustainable development with connectivity and the need of expansion with respect to the growth of the city.

A. Study Area

Mysore has emerged as one of Karnataka's most active land development and real estate markets, driven by its strategic location, pleasant climate, strong connectivity, and expanding economic base. The city's land market is shaped by rapid urbanization along major corridors—Hunsur Road, Nanjangud Road, Bannur Road, and the Bengaluru–Mysuru Expressway—which have become hotspots for residential layouts, commercial development, and industrial expansion. The Outer Ring Road acts as a major development boundary, with land values significantly increasing at intersections and peri-urban villages now absorbed into the urban fabric. MUDA's planned layouts, coupled with rising private developer activity, have led to orderly expansion in the northwest and southwest zones, while heritage precincts near the city core maintain regulated land use. Demand for land is consistently fueled by tourism, IT/ITES growth, education, and industries in Hebbal and Nanjangud. Overall, Mysore's land development pattern reflects a transition from a compact princely city to a corridor-driven, polycentric urban region, where land markets are influenced by infrastructure, connectivity, and increasing investment opportunities.

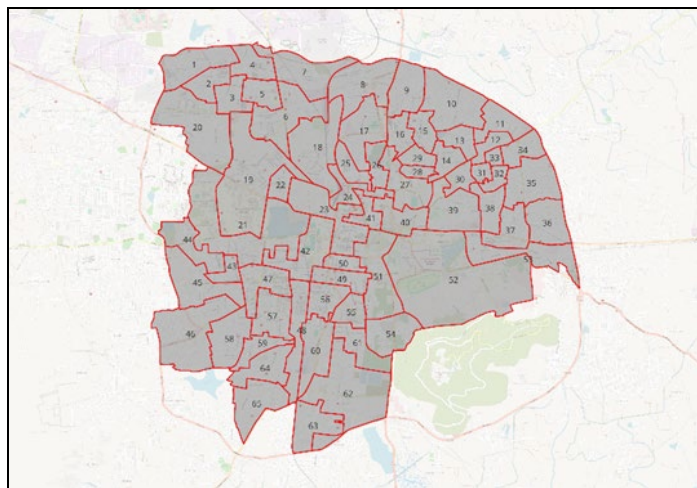


Fig 5: Ward Map of Mysore (Author Compiled)

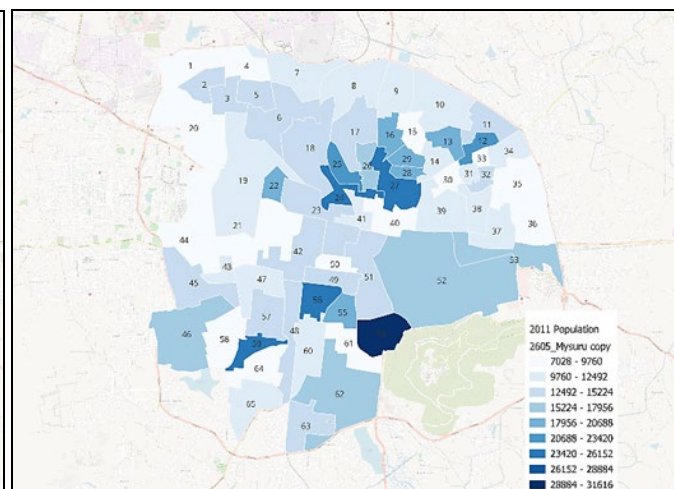


Fig 6: Population of Mysore, 2011 (Author Compiled)

According to the Census of India 2011, Mysore city covered a total municipal area of 128.42 sq. km, forming the jurisdiction of the Mysuru City Corporation (MCC). The city recorded a population of 887,446, while the Mysore Urban Agglomeration (UA), which includes surrounding suburban areas had a population of 990,900. The city showed a balanced demographic profile with an almost equal male female ratio and a high literacy rate of 86.84%. These figures highlight Mysore's status as a major urban center in Karnataka with steady growth and increasing urban expansion since 2011.

B. Role of Land Development and Land Market

Land development plays a crucial role in shaping urban growth by converting raw or underutilized land into serviced and planned areas equipped with roads, water supply, drainage, electricity and other essential infrastructure. It ensures that cities expand in an organized and sustainable manner preventing haphazard and unregulated growth. By making land ready for residential, commercial, and industrial uses, land development increases the supply of buildable land, supports housing delivery and attracts private investment. It also enhances the productivity and value of land contributing to economic development and generating revenue for the government through taxes and development charges. The land

development is essential for supporting planned urbanization, improving living standards and guiding cities toward balanced, efficient and environmentally responsible growth.

Land markets play a vital role in the functioning and growth of cities by enabling the efficient exchange, allocation, and use of land. A well-functioning land market ensures that land is transferred to those who can use it most productively supporting housing development, commercial activities and industrial expansion. Through pricing mechanisms, the land markets signal land scarcity and value by helping

governments and developers make informed planning and investment decisions. They also encourage private sector participation by reducing uncertainty and promoting transparency in transactions. Additionally, land markets influence land affordability, the pattern of urban expansion and the overall structure of cities. When regulated effectively they help reduce informality, prevent speculation and promote equitable access to land for different social and economic groups. Thus, land markets are essential for economic growth, efficient land use and the orderly development of urban areas.

C. Types of Land Development and Land Market in a City:

Urban land development generally occurs in several forms based on use, planning approach, and investment patterns:	Urban land markets function differently depending on regulation, demand, and participants. The major types include:
a) Residential development b) Commercial development c) Industrial development d) Institutional development e) Infrastructure development f) Recreational and open space development g) Peri-Urban/Fringe development	a) Formal land market b) Informal land market c) Speculative land market d) Agricultural to Urban conversion market e) Rental market f) Government land market g) Redevelopment market

D. Land Use Study of Mysore

The land use pattern of Mysore reflects a balanced mix of residential, commercial, industrial, institutional, and recreational areas shaped by its heritage core and expanding urban fringes. The central part of the city around Mysore Palace, KR Circle and Sayyaji Rao Road is predominantly *commercial and institutional*, with high-density mixed-use development. Surrounding this core are extensive *residential zones* like Vijayanagar, Jayalakshmiapuram, Gokulam and Saraswathipuram, characterized by planned layouts created by MUDA. Significant *industrial land use* is concentrated in

Hebbal, Metagalli, and Nanjangud, forming major employment hubs. The Outer Ring Road has emerged as a key growth boundary, with *commercial corridors and new residential layouts* developing along major radial roads such as Hunsur Road, Bannur Road and Nanjangud Road. Peri-urban areas beyond the Ring Road are undergoing rapid transformation, with agricultural land being converted into residential layouts, villa projects and mixed-use developments indicating a shift toward a more dispersed corridor-driven urban form.

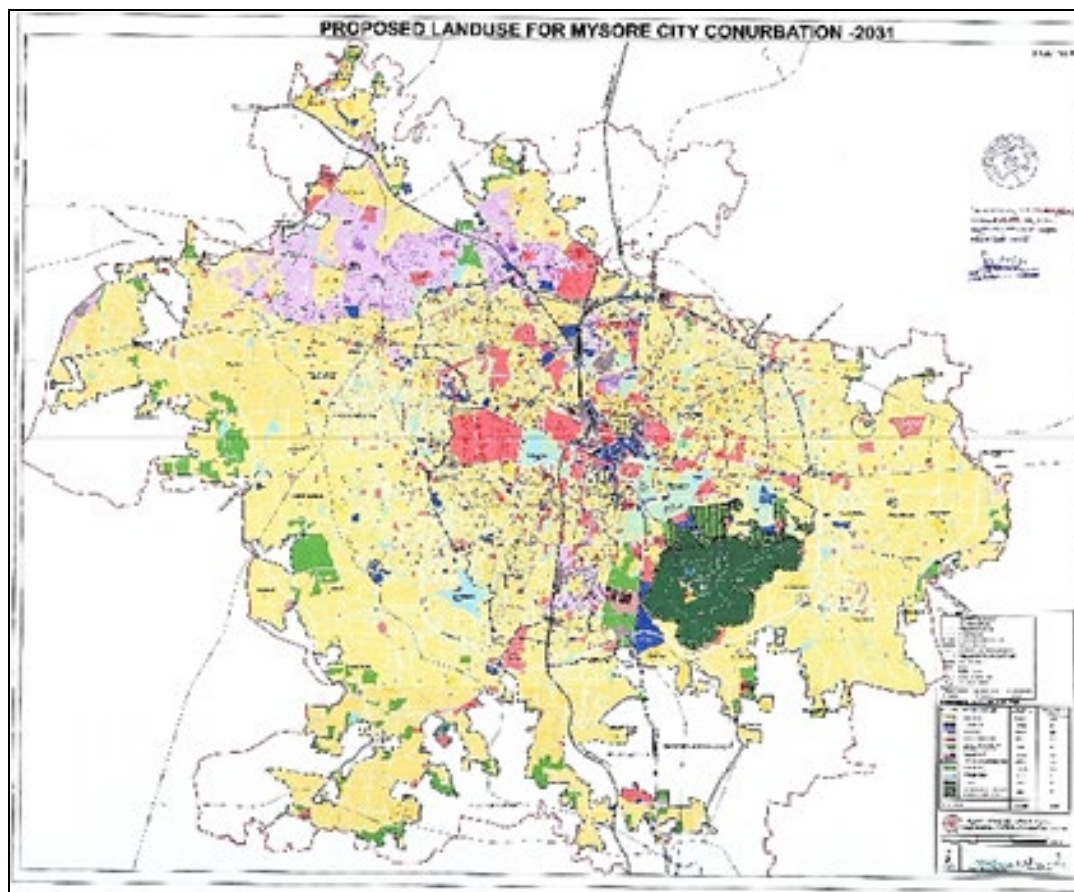


Fig 7: Proposed Land Use Map of Mysore - 2031

Table 1: Master plan Land use data (Author Compiled)

Land Use Category	Area in Ha.	Area in %
Residential	15735.06	53.81%
Commercial	800.86	2.74%
Industrial	1812.7	6.20%
Public & Semi-Public	1961.33	5.78%
Parks & open spaces	1611.62	5.51%
Public utility	192.48	0.66%
Traffic & Transportation	4568.26	15.62%
Agriculture	1098.16	3.76%
Water Bodies	372.68	1.27%
Forest	763.92	2.61%
Special Agriculture zone	305.41	1.04%
Total area	29242.51	100

E. Study and Analysis of Growth of Mysore

The growth of Mysore reflects a transition from a historic, compact princely city to a rapidly expanding urban region shaped by economic diversification, improved connectivity, and planned land development. Historically centered around

the palace and traditional markets, Mysore's growth accelerated post-independence with the development of industrial areas in Hebbal and Nanjangud, followed by major institutional and residential layouts by MUDA.

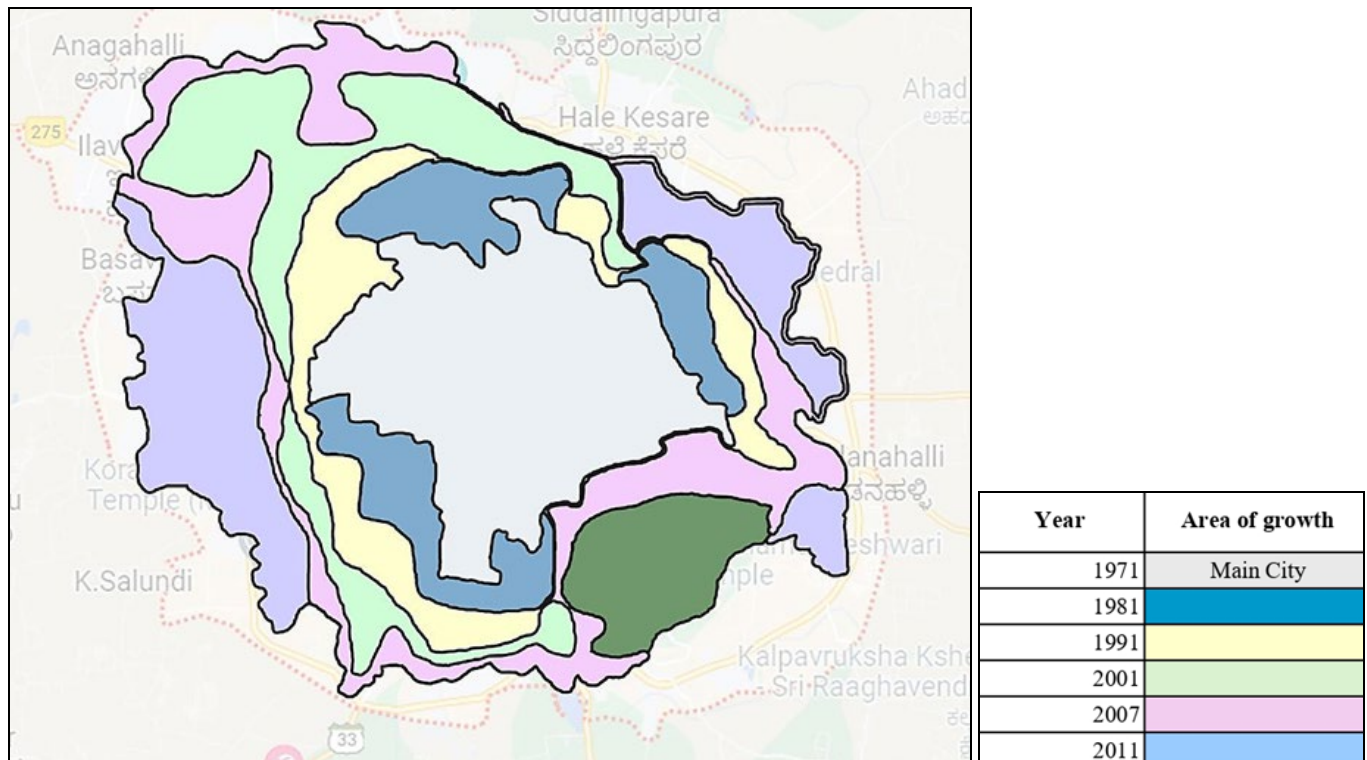


Fig 8: Spatial Expansion of Mysore city 1971-2009 (Source: Mysore Urban Development Authority)

Mysore has developed in all the directions till 2011, whereas in the later years the city has experienced significant expansion along major corridors such as Hunsur Road, Nanjangud Road and Bannur Road driven by rising demand for housing, IT/ITES activity, tourism, and educational institutions. The construction of the Outer Ring Road and the Bengaluru-Mysuru Expressway has further pushed urbanization toward peripheral and peri-urban areas, transforming agricultural land into new residential and mixed-use zones. Here by Mysore is evolving into a polycentric, corridor-driven urban system, with distinct nodes of commercial, industrial, and residential growth.

F. Land Development and Guidelines:

Land development in Mysore has been shaped by a combination of planned urban growth, economic diversification, and expanding infrastructure. The core city, historically centered around the palace and heritage zones, features dense commercial and institutional land use, while surrounding areas have developed through MUDA planned residential layouts such as Vijayanagar, Gokulam, JP Nagar and Bannimantap.

Table 2

Developer/Developer-Group	Type of Land Developments
Yesh Developers	A leading name in Mysore arranged townships and plotted-land developments. They're known for affordable plots, plotted layouts and a number of award-winning projects.
Mahaveer Developers	Focuses on plotted residential layouts and affordable housing projects. Their developments are often pitched to value-conscious buyers.
Rai Estates	Established over two decades, offers residential layouts, townships, and plots — a mix of apartment, villa, and plotted projects.
Horizon Estates & Developers	Started with land-banking; now offers plotted developments, apartments, and commercial/office properties — diversified across property types.
Sumaya Properties Pvt. Ltd.	Active in layout development and plot sales, often targeting buyers seeking plots in and around Mysore.
Bhima Properties	Relatively newer player (since 2014), offering residential plots with gated-community style developments, with features like landscaped layouts and Vastu compliance.
SVP Developers & Promoters	A long-standing firm (30 years) in Mysore's real-estate scene, known for various residential and plot-development projects.
Brigade Group	A larger, well-known national/regional player, offers premium residential and commercial developments in Mysore, including apartments and high-end housing.
Sankalp Group	A larger, well-known national/regional player, offers premium residential developments in Mysore, including apartments and high-end housing.

Land development in Mysore is regulated primarily by the Mysuru Urban Development Authority (MUDA) and governed by the Karnataka Town and Country Planning Act, 1961, along with city-specific planning norms.

- i). Agricultural land must be converted to non-agricultural (NA) use through the *Deputy Commissioner*.
- ii). Layouts must comply with the Master Plan (CDP) land-use zoning (Residential, Mixed Use, Commercial, Industrial, Public/Semi-Public).
- iii). Minimum land required for forming a residential layout: 2 acres (varies with MUDA approvals).
- iv). Main roads in the layout should be 60 Ft (18M), Secondary roads should be 40 Ft (12M) and Internal roads should be 30 Ft (9M).
- v). MUDA mandates the land reservation inside layouts such as, Parks and open spaces (10%), Civic amenities (5%), Roads and drains (30-35%), Public purpose (as required by MUDA)
- vi). The minimum plot size in residential layouts is (30 x 40 Ft), whereas the standard sizes are (20 x 30), (30 x 40), (40 x 60) (50 x 80) etc. and the corner plots require additional setback.
- vii). There is (DCR) Development control regulations which defines the (FAR) floor area ratio. Different zones have different (FAR) such as Core Heritage zone has (1.5 FAR), Residential zone has (2.25 FAR), Commercial/Mixed-use has (3 FAR) and Industrial zone has (1.75 – 2 FAR)
- viii). 10% of the plots may be reserved for EWS/LIG in large layouts. Government or PPP housing projects should follow (RERA)

G. Land Markets and Guidelines

Mysore's land market is shaped by a mix of historic urban form, planned expansions by MUDA, *private layout development*, and *peri-urban land conversion* driven by regional growth, especially after the Bengaluru–Mysuru Expressway. Land values vary significantly between the core heritage areas, planned residential zones, industrial corridors and rapidly growing outskirts. The market is regulated by a range of policy frameworks, Master Plan zoning norms, and land-development guidelines that collectively influence land supply, pricing and development patterns.

The areas around the Palace, Devaraja market, KR circle have very limited supply of land and high the land prices. Predominantly commercial and institutional use with strict building regulations due to heritage status. Whereas Vijayanagar, Gokulam, JP Nagar, Sathagalli, Hebbal have regulated plot sizes with wide roads, parks and civic amenities with stable and transparent land price with high demand from middle-income and upper-income groups. Industrial areas such as Hebbal Industrial Area, Metagalli, Nanjangud Industrial Corridor and Chamundi Industrial Area have a demand of workers which enhances the demand of affordable housing, logistics and warehouses etc. The outside ring road area such as Jayapura, Hootgalli, Kadakola, Srirampura, Yelwal and Varuna are fast conversion of agricultural land to residential plots with cheap land values but fastest appreciation due to connectivity of expressway.

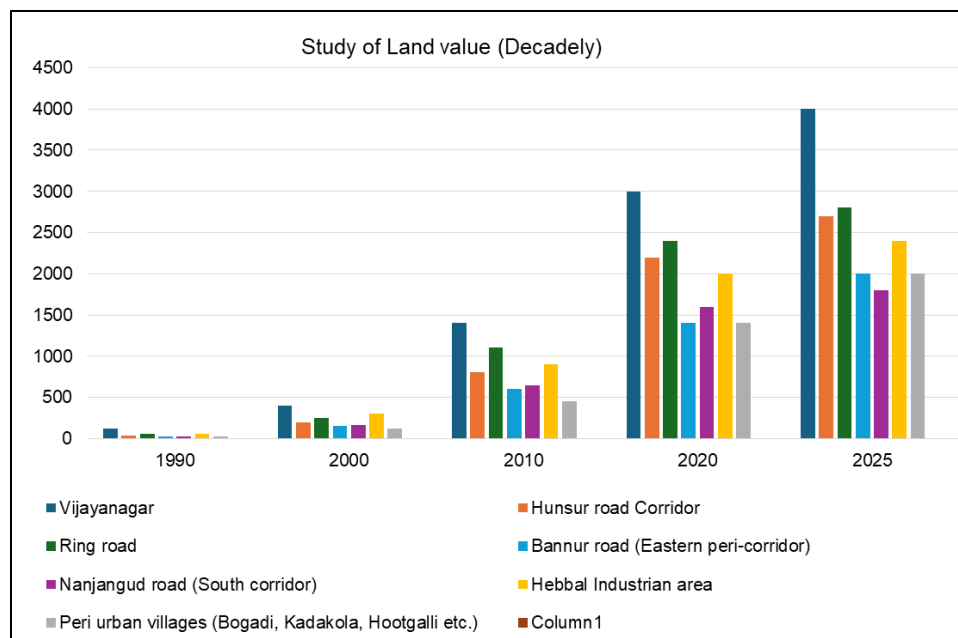


Fig 9: Land market comparison of Mysore from (1990 to 2025) (Author Compiled)

The transformation of Mysore's land market from 1990 to 2025 has been driven by a combination of urban expansion, infrastructure development and economic diversification. In the early 1990s, growth was slow and concentrated mainly around the traditional core, but the introduction of the Outer Ring Road, widening of major corridors, and gradual improvements in public transport significantly expanded the urban footprint. The establishment and growth of industrial areas such as Hebbal, Metagalli and the Nanjangud corridor, along with the rise of education and IT institutions, increased both residential and commercial land demand. From the 2000s onward, MUDA's development of planned residential layouts stabilized market values in inner-city zones, while private developers began converting peri-urban agricultural lands into plotted layouts, triggering rapid appreciation in fringe areas. The launch of the Bengaluru–Mysuru Expressway between 2018–2023 accelerated speculation and investor-driven growth, especially along key corridors like Hunsur Road, Bannur Road and the southern peripheral belt. Heritage restrictions in the central city limited available land supply keeping prices high in established areas such as Vijayanagar and Gokulam. Combined with population growth, rising incomes and strong investor activity, these factors collectively reshaped Mysore's land market into a steadily appreciating, corridor-driven urban landscape by 2025.

H. Land Development Policy in Mysore:

Land development in Mysore is guided by a combination of statutory planning frameworks, development-control regulations, and administrative mechanisms aimed at ensuring orderly growth, infrastructure provision, and environmental protection. The policies governing land development in Mysore operate under the jurisdiction of the Karnataka Town and Country Planning Act, 1961, the Mysuru Urban Development Authority (MUDA), and the Mysore City Development Plan (CDP).

- i). Planned development framework governed by the KTCP Act 1961, the Mysore master plan (CDP) and the (MUDA) regulations.
- ii). The new layouts must be approved by MUDA/DTCP, with defined spaces in the layout such as 10% for

parks/open spaces, 5% for civic amenities and 30-35% for roads.

- iii). Development control regulations such as FAR, Setbacks and height limits are defined and vary by zone and road width.
- iv). Strict regulations in Heritage precincts and its regions and maintaining buffer of 30-50M around major lakes.
- v). The agricultural land must be legally converted before development.
- vi). Affordable housing policies within the larger layout to be followed such as 10-15% reserved land for the EWS/LIG housing.
- vii). MUDA uses e-auction for land allotment and prevents illegal layouts and unauthorized buildings by continuously monitoring.

I. Policy Recommendations to Improve Land Market in Mysore:

The land value market in Mysore is regulated mainly through government circle rates, MUDA e-auctions, and Master Plan zoning controls. Regular revision of guidance values ensures fair pricing and reduces undervaluation. Transparent e-auctions by MUDA prevent corruption and establish market-based land prices. Zoning regulations, heritage-area restrictions, and environmental buffer zones control supply and prevent speculative price hikes.

- i). Develop a regularly updated land-value map for all corridors to increase transparency and reduce speculation.
- ii). Mandate full MUDA/DTCP approval, infrastructure readiness, and clear title certification before plot sales.
- iii). Clearly mark residential, commercial, industrial, heritage, and eco-sensitive zones with strict enforcement.
- iv). Promote affordable housing by reserving 10–15% plots/units in large developments for EWS/LIG and offer incentives to developers.
- v). Prioritize roads, water, drainage, and public transport before allowing large-scale peripheral development.
- vi). Increase public transparency in land auctions by using e-auctions with published base prices, clear criteria, and anti-speculation safeguards.
- vii). Monitor and regulate land parcels by tracking price spikes, restrict rapid resale flipping, and impose higher

taxes on short-term speculative transactions.

- viii). Encourage Mixed-use development by allow higher FAR and compact development along well-serviced corridors to reduce urban sprawl.
- ix). Enhance public awareness by creating simple online tools for checking land records, approvals, and buyer safety guidelines.
- x). Promoting sustainable development by protecting lakes, green belts, and heritage zones while ensuring new layouts include open spaces and environmental safeguards.

Conclusion

The study of land development and land markets in Mysore reveals that the city is undergoing a steady yet complex transformation shaped by heritage constraints, planned urban expansion and emerging peri-urban growth pressures. Mysore's land development pattern reflects a balance between its historic urban core characterized by limited land availability and strict conservation regulations and the expanding peripheral areas driven by improved connectivity, particularly the Outer Ring Road and the Bengaluru–Mysuru Expressway. MUDA-planned layouts, with their regulated infrastructure standards and clear approval mechanisms have contributed significantly to orderly and predictable urban growth, offering stability within the formal land market. In contrast, rapid land conversion and speculative development in peripheral villages highlight the challenges of informal market activity and fragmented governance.

The land market in Mysore shows distinct spatial variations, with premium values concentrated in established residential layouts and heritage precincts, while more affordable and dynamic markets emerge along growth corridors like Hunsur Road, Bannur Road, and Nanjangud Road. Industrial expansion in Hebbal and Nanjangud further stimulates demand for both residential and commercial land, reinforcing the role of economic drivers in shaping land-use patterns. To ensure balanced, transparent and equitable land development Mysore must strengthen its land governance framework by enhancing zoning enforcement, promote sustainable growth models and prioritize infrastructure-led planning. Integrating heritage preservation with modern urban needs, improving land-market transparency, and adopting inclusive and environmentally sensitive development policies.

Acknowledgement

This paper originated as a Study Paper prepared under the auspice of the Curriculum for Master's in urban design. I consider this as an opportunity to express my sincere and absolute gratitude to my guide Ar. Srikanth KS, Assistant Professor, Faculty of Architecture, School of Planning and Architecture, University of Mysore, Manasagangotri, Mysore. Without his guidance, encouragement, and persistent support this research work would not have been successfully completed.

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