

CHAPTER – 11
PROPOSED LAND USE

As per **2001 census** the Local Planning Area has population of about **60,000** and the projected population will be **90,000 by 2021**. The proposed land uses for the entire Heritage area or Local Planning Area has been worked out on basis of future population and other requirements. While working out the proposals the following important characteristics and potentiality of the site have been considered.

- a) Outstanding natural landscape and Archeological remains.
- b) Archeologically and environmentally highly sensitive issues.
- c) Conservation and protection of both monuments and natural areas.
- d) Historic urban fabric
- e) Growth of settlements and development options.
- f) Sub-terrain Archeology.
- g) Tourism potentials and requirements.
- h) Traffic and transportation needs.

PROPOSED LAND USE ANALYSIS LOCAL PLANNING AREA –2021

SLNo	Land use	Area (in Hect.)	Percentage
1	Hillocks	11659.00	49.31
2	Urbanisable area (villages & town)	972.00	4.11
3	Archeological Area	2500.00	10.57
4	Roads	1445.00	6.11
5	Agriculture	4780.00	20.22
6	Water bodies & River	1900.00	8.03
7	Forest	390.00	1.65
	Total	23646.00	100.00

The proposed land use analysis has been worked out for different uses. It is decided to protect and conserve the natural beauty of the area i.e., rocky hillocks. The area under rocky hillocks is 11659.00 Ha. and has not been released for any other purpose. The area under Archeological use is also maintained at 2500 Ha. Some of the barren agricultural land adjacent to

the settlements has been identified for future development requirements. It is estimated that by 2021 the Heritage Area requires nearly 972.00 Ha. of land for the development of all rural settlements and Kamalapur Town. This land includes land reserved for main Bus Terminal and festival ground near welcome arch, commercial center in HUDCO site, a **'tourism node'** in 77.7 Ha. of land in sy.no.1080 of Kamalapur by State Tourism Department. And all the roads in the planning area have been widened to the standards. The areas under forest and water bodies and river have been maintained as it is. (for details please refer the table)

PROPOSED LAND USE – KAMALAPUR: The projected population of Kamalapur town is **30,000** by **2021** and to accommodate this future population nearly **470 Ha.** of land required at the rate of **64 persons per Ha. of gross density.** The identification of land for future development is done in consultation with 'Archeological Survey of India'. The area towards Kannada University on Bellary road and to the north of the town has been identified as areas for **'future expansion'**.

PROPOSED LAND USE ANALYSIS – KAMALAPUR – 2021

Sl.No	Land use	Area (in Hect.)	Percentage
1	Residential	162.54	34.58
2	Commercial	14.19	3.02
3	Industrial	0.80	0.17
4	Public and Semi-public	47.35	10.08
5	Archeological use	8.08	1.72
6	Public Utility	0.69	0.15
7	Park and Open space	114.18	24.29
8	Transport and Communication	97.38	20.72
9	Water Bodies	24.79	5.27
	Total	470.00	100.00
	Hampi Kannada University.	192.00	
	Grand Total	662.00	

The Hampi Kannada University area is (192.00 Ha.) is not taken into account for the purpose of density. This is comparatively more and would exaggerate the entire land use analysis. Since the area is basically Archeologically

significant area, care has been taken to freeze developments around historical monuments. It is because of this reason the **parks and open space** is considerably high and it accounts for about 24.29% of the total conurbation/urbanisable area. The area under public and semi-public use is about 47.35 Ha. which accounts for about 10% of the total conurbation area. It is proposed to have **Interpretation Center** near the existing Museum that will be more useful from visitor's point of view and locationally advantageous and will avoid further potentialities that are going to be created at controversial HUDCO Interpretation Center. The proposed area under **residential** land use is 162.54 Ha. which is 34.58% of the total conurbation area and the major future residential areas are proposed near Kannada University, north of the town and vacant lands within the developed area. The area **commercial use** 14.19 Ha. which is 3.02% of the total conurbation area and the major commercial developments are encouraged away from the 'World Heritage Site' and along the main roads of the old town and some new commercial proposals are also proposed along Bellary road. The area proposed under **traffic and transportation is 97.38 Ha.** (20.72%) and includes important road widening, proposed roads, and main Bus Terminal on Bellary road and mini parking node at the entrance of the 'World Heritage Site' (for details please refer the table).

PROPOSED LAND USE-ANEGUNDI: It is one of the fortified village of the pre-Vijayanagar Kingdom. The village has 3497 people as per 2001 and the projected population of the village is **4000 by 2021**. The land requirement to accommodate the future population is worked out on the basis of **73 persons per Ha. gross density** of population. The total area required to accommodate the projected population of the village is **54.93 Ha.** and the proposals are worked out keeping in mind the historical importance of the village and the '**Historic Precinct**' is proposed to be protected and conserved especially the community open spaces (0.45 Ha.), royal palace areas and monuments.

The sensitive areas under **Archeological uses** have been identified in consultation with ASI and reserved as 'Archeological' and the area under this use is 4.3 Ha. It is also proposed to acquire certain specific areas, which are **Archeologically sensitive**. The people who are residing in these areas will have to be rehabilitated in suitable areas along the bye pass road.

PROPOSED LAND USE ANALYSIS - ANEGUNDI-2021

Sl.N	Land use	Area (in Hect.)	Percentage
1	Residential	17.23	31.36
2	Commercial	1.01	1.83
3	Public and Semi-public	1.59	2.89
4	Archeological use	4.30	7.83
5	Park and Open space	12.47	23.23
6	Community open space	0.45	0.30
7	Transport and Communication	17.88	32.56
	Total	53.68	100.00
	Hillock	8.02	
	Agricultural land	8.24	
	Total	71.19	

The proposed **residential** areas have been restricted to the walled Village and the area under residential area is 17.23 Ha. (31.36%). The commercial uses are very limited and only cater to the needs of the village and area under commercial is 1.83%. The proposed area under **parks and open space** is comparatively more. It is proposed to have more open space around historical monuments to preserve the monuments and the area reserved is 23.53% of the total conurbation area. The **Historic Community Spaces** in the **Precinct area** are to be protected and conserved. The area reserved for **traffic and transportation** is more, as it is proposed to have a main '**Terminal and Parking Node**' to the north and a **mini parking node** (stoppage point) to the south of the village. The area under **traffic and transportation is 17.88** accounting for 32.56% of the conurbation area.(for other land uses please refer the table).

PROPOSED LAND USE- HAMPI: The village is located on the bank of the river Tungabhadra and is famous for 'Virupaksha Temple'. The Virupaksha temple is a living temple and has historical 'Virupaksha Bazaar' in front. Many archeological monuments and resorts/guest houses also characterize the village. The land use analysis of the villages reveals that the village is developed in 32.84 Ha. and proposed to have **63.15 Ha.** of conurbation area. The existing village is adjacent to the historic Virupaksha temple and these developments affect the temple and other Archeological monuments. Therefore, it is proposed to have **100.00 meter 'Prohibited Area'** to conserve the surrounding environment and the entire area is reserved for '**Archeological Use**'. The historic monuments in and around Hampi especially in Ratnakuta and Hemakuta hills will have to be preserved as a significant testimony to the last civilization. The area under '**Archeological Use**' is **26.22 Ha. which is 41.52%** of total conurbation area. It is proposed to have more open space around Archeological monuments to protect the monuments from possible developments/destruction. To protect the inherent characteristics of Hampi village it is proposed to have more **Parks and open space** area in the plan and this includes river front, hillocks etc., The area under this use is 27.37 Ha. which is 43.34% of the total proposed area. The area under commercial use includes many shops, internet facilities and other commercial activities that are essential for pilgrims/tourists. It is proposed to discourage and ban commercial activities in the settlements/residential areas, and the area under this use is restricted to 0.40 Ha.(0.64%) and is mainly in front of Virupaksha Temple. and the area under transportation is 2.18 Ha.(3.49%).

PROPOSED LANDUSE- HAMPI-2021

Sl.No.	Land use	Area in Hectare	Percentage
1	Residential	4.98	7.89
2	Archeological use	26.22	41.52
3	Parks and Play Grounds	27.37	43.34
4	Commercial	0.40	0.64
5	Transport & Communication	2.18	03.45
6	Water Bodies	2.00	03.16
	Total	63.15	100.00

PROPOSED LAND USE-KADDIRAMPUR: The village is located to the south of Hampi on Hospet-Hampi road developing linearly. The village being close to the Hampi and World Heritage Site has a great potentiality in future. It is expected that the excess and future population (500) due to restrictions on developments in Hampi village will have to be accommodated in Kaddirampur. Taking into account of such possibility, the total area to accommodate the future population of the village and the affected population of Hampi village due to the restrictions on developments is worked to be **17.48 Ha.** to accommodate **2500 people by 2021.** The area requirement was calculated on the basis of **143 persons per Ha.** The future extension areas are mostly identified to the west of village. The proposed land use analysis of Kaddirampur village is given below.

PROPOSED LAND USE ANALYSIS - KADDIRAMPUR – 2021

S.NO.	Land use	Area (in Hect.)	Percentage
1	Residential	9.74	55.72
2	Commercial	0.32	1.84
3	Industrial	0.09	0.52
4	Public and Semi-public	0.61	3.49
5	Archeological use	1.66	9.49
6	Park and Open space	1.11	6.35
7	Transport and Communication	3.95	22.59
	Total	17.48	100.00

The village has only one World Heritage Site located to the south on Hampi – Hospet road. The future residential areas are reserved to the west of the village wherein we find land suitable for expansion. The area reserved for **residential** purpose is **9.74 Ha.** which is **55.72%** of the total urbanisable land. The village is identified as an ideal location for rehabilitation of people who are going to be affected in Hampi village and a suitable land to the west of the village is identified and planned. The area under **commercial use is 1.84%**, **3.49%** is under **Public and Semi-public** use. The area under **Archeological use is 9.49%.**