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Landuse, Morphology And Functional Zones Of Latur Town:  
A Geographical Study

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Abstract  
Morphology evolved through various ecological processes. The urban activities are expressed in physical forms. Thus the study of form or morphology of urban settlement is very important. Morphological study of towns essentially consists of the study of the pattern, internal functional arrangement and external form of the towns. The Physical and manmade characteristics of sites, the historical background, the skyline, the green spots, the water bodies and all the elements of the urban landscape are important components of urban morphology.

Key words: Morphology, Landuse, Functional zone

Introduction  
Urban settlement is a part of the settlement fabric. It is treated as an organic whole with structure. Morphology evolved through various ecological processes. The urban activities are expressed in physical forms. Thus the study of form or morphology of urban settlement is very important. Morphology of a town is concerned with the ground plan and skyline of the houses. The plan consists of arrangement of streets, roads, lanes, material of buildings and functional structure of a town.

Morphological study of towns essentially consists of the study of the pattern, internal functional arrangement and external form of the towns. Towns are expanding in size, number and relative importance in most of the developed and developing countries of the world.

The Physical and manmade characteristics of sites, the historical background, the skyline, the green spots, the water bodies and all the elements of the urban landscape are important components of urban morphology. Consequently it is to the ground plan that one should turn of the basis of a morphological treatment of towns, rather than to site or architectural style.

Research Area:  
Latur is district headquarter and Class I town of the study area. The latitudinal extension of the town is 18° 22’ to 18° 26’ north and longitudinal extension is 76°
32’ to 76° 37’ east. The municipal area of the town is 3255.95 hectares and population according to 2001 census is 2,99,985 persons.

**Objectives:**

For the present research paper following objectives is finalized

1. To find out landuse in urban area of Latur town.
2. To observe functional zones of the research area.
3. To find out Morphology of the city Latur.

**Database and Methodology:**

For this research paper secondary data is used. Data is obtained from Town planning records, District socio-economic abstract, District census handbook and www.google site maps. Data is processed neatly and analyzed.

**Existing and Proposed Land use:**

The total area within the Latur Municipal limit is 3255.95 hectares. Out of which 44.55 percent is developed area in existing landuse and in proposed landuse it is 98.63 percent. The breakup of existing land use shows that 24.52 percent area is under residential use, 8.66 percent area is under industrial use, 3.17 percent area is under public and semi public amenities use, 1.99 percent area is under commercial use, 0.29 percent area is under open spaces, 5.45 percent area is under transport and communication use and is 0.47 percent area is under public utility use of the total municipal area.

### Latur Town : Existing and Proposed Landuse

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Land Use</th>
<th>Existing Landuse</th>
<th>Proposed Landuse</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area in Hectares</td>
<td>Percentage to total Municipal area</td>
<td>Area in Hectares</td>
</tr>
<tr>
<td>1</td>
<td>Residential</td>
<td>798.51</td>
<td>24.52</td>
</tr>
<tr>
<td>2</td>
<td>Commercial</td>
<td>64.76</td>
<td>1.99</td>
</tr>
<tr>
<td>3</td>
<td>Industries</td>
<td>281.97</td>
<td>8.66</td>
</tr>
<tr>
<td>4</td>
<td>Transport &amp; communication</td>
<td>177.30</td>
<td>5.45</td>
</tr>
<tr>
<td>5</td>
<td>Public Utility</td>
<td>15.16</td>
<td>0.47</td>
</tr>
<tr>
<td>6</td>
<td>Public &amp; semi public amenities</td>
<td>103.27</td>
<td>3.17</td>
</tr>
<tr>
<td>7</td>
<td>Open spaces</td>
<td>6.69</td>
<td>0.29</td>
</tr>
<tr>
<td><strong>Total Developed Area</strong></td>
<td><strong>1450.66</strong></td>
<td><strong>44.55</strong></td>
<td><strong>3212.59</strong></td>
</tr>
<tr>
<td>8</td>
<td>Area under water spread</td>
<td>10.79</td>
<td>0.33</td>
</tr>
<tr>
<td>9</td>
<td>Area under agricultural &amp; open use</td>
<td>1218.57</td>
<td>37.43</td>
</tr>
<tr>
<td>10</td>
<td>Vacant and barren land</td>
<td>575.93</td>
<td>17.69</td>
</tr>
<tr>
<td><strong>Total undeveloped area</strong></td>
<td><strong>1805.29</strong></td>
<td><strong>55.45</strong></td>
<td><strong>43.36</strong></td>
</tr>
<tr>
<td><strong>Total Municipal Area</strong></td>
<td><strong>3255.95</strong></td>
<td><strong>100.00</strong></td>
<td><strong>3255.95</strong></td>
</tr>
</tbody>
</table>

*Source: District Town Planning office, Latur District.*
**Functional Zones of Latur Town:**

**Residential Area:**

The residential area is existing in all sectors. In the existing landuse, area under residential use in the town is 798.51 hectares i.e. 24.52 percent of the total municipal area. By considering the future growth of the town, in proposed landuse 2019.83 hectares area is allocated to residential use which is 62.03 percent to total municipal area.

As per 2001 census, there were near about 34868 houses existing in Latur city. The slums are in the form of hutments, where there is no proper light, ventilation and other sanitary condition etc. It is generally observed that the land owner converts the plots irregular shape and of substandard area and sale them out to the needy person without having proper planning for their land.

**Morphology of Latur Town**

This has resulted in unplanned development having no public amenities, no proper roads and sanitation for healthy development of the town. To checkup and improvements of such development a timely control is very necessary. Municipal council, Latur has provided a list and map of notified slums. There are 24 notified slums declared in Maharashtra Govt. Gazette dt. 15/12/83, which includes an area about 215.92 hectares and shows 68.69% of the population of Latur city.

**Commercial Area:**

In the existing landuse, area under commercial use is 64.76 hectares i.e. 1.99 percent of the total municipal area. By considering the future growth of the town, in proposed landuse 80.46 hectares area is allocated to commercial use which is 2.47 percent to total municipal area.
Ganjgolai is the core area of commercial activity. Market yard is also a big commercial center for agriculture produce commodities. Other than this, shopping centers are developed on the rim of Ganjgolai, near central Hunuman, Shivaji chowk, & along Barshi, Ambejogai and Ausa roads.

Latur city has the famous ‘Ganjgolai’ as the central place of the city. The town planner Shri. Faiyajuddin prepared the plan for the ‘Ganjgolai’. The main building of the Golai is a huge two-storied structure which was constructed around the year 1917. In the middle of the circular structure is the temple of Goddess Ambabai. There are 16 roads connecting to this Golai and along these roads are separate markets selling all kinds of traditional local wares such as gold ornaments to footwear and food items from chilli to jaggery. Thus, the ‘Ganjgolai’ has become C.B.D. (Central Business District ) area of the town.

**Industrial Area:**

In the existing landuse, area under industrial use is 281.97 hectares i.e. 8.66 percent of the total municipal area. By considering the future growth of the town, in proposed landuse 291.94 hectares area is allocated to industrial use which is 8.96 percent to total municipal area. A total industrial area about 291.94 hectares is provided in the revised draft development plan of Latur.

At present industrial area is MIDC area. There are dal mills, oil mills, hosiery units, building material units, etc. in MIDC area. There are some saw mills existing in the eastern part of the town on Nanded road.

**Transport and Communication Area:**

In the existing landuse, area under transport & communication use is 177.30 hectares i.e. 5.45 percent of the total municipal area. By considering the future growth of the town, in proposed landuse 286.79 hectares area is allocated to Transport & Communication use which is 8.80 percent to total municipal area.

The city is connected with trade routes to important commercial centres such as Solapur, Kolhapur, Pune, Nanded, Nizamabad and Bidar by way of state highways namely the Ratnagiri-Kolhapur-Nanded, Solapur-Nanded, Latur-Pune, Latur-Nanded, Latur-Biloli-Nizamabad, and Latur-Nilanga-Bidar state highways respectively.

The commercial activities of the city are mostly concentrated at the Ganjgoli, the Shivaji Chowk, and the Vivekanand chowk. The Ganjgolai is the major shopping and trading centre and is located in the heart of the city and also is considered the central part of the city. Heavy congestion of vehicular traffic is generally observed near the ST stand, old Railway station, Subhash chowk, Gul market chowk, Nandi stop and old Renapur naka.
The old narrow gauge railway line from Miraj-Latur via Kurduwadi junction is being converted to a broad gauge line, this line further connects Latur to the Latur road station.

The major traffic flow is carried along the following road links.

1) Vandana talkies to Govt. quarters
2) Ganjgolai to Medical college
3) Ganjgolai to Govt. Rest house
4) Ganjgolai to Kava via market yard
5) Govt. quarter to Babhalgaon via Ganjgolai.

To improve safe and regulated internal traffic automatic traffic control signals have been installed. The full width of the existing roads needs to be asphalted to have complete utilization of the roads. Hurdles like telephone and electricity poles, encroachments on roads should be removed invariably by council.

Public Utility Area:

In the existing landuse, area under public utility use is 15.16 hectares i.e. 0.47 percent of the total municipal area. By considering the future growth of the town, in proposed landuse 25.40 hectares area is allocated to public utility use which is 0.78 percent to total municipal area.

Existing burial grounds are situated in old gaothan area. Cremation ground is situated near the Siddeshwar temple and Khadgaon road and Nandgaon Ves. The existing cremation grounds are small in area therefore extension to these have been proposed in the revised development plan.

New reservations for the cremation grounds are proposed in sector no. I & X two in each and in sector no. V, VI one in each and burial grounds are proposed in sector No. I Two nos. one of which is for extension to Lingayat Burial ground and one reservation in sector no. II. These reservation U/s (26) are kept Which are proposed in the sector no. VII I for cremation another to the south in sector no. V for the Muslim and Hindus respectively.

There are only two municipal gardens, one the Dr. Babasaheb Amhedkar Udyan and the other is Nana-Nani Park. There is a playground adjacent to the town hall, situated just opposite to the municipal council office.

Public and Semipublic Area:

In the existing landuse, area under public & semi public use is 103.27 hectares i.e. 3.17 percent of the total municipal area. By considering the future growth of
the town, in proposed landuse 238.61 hectares area is allocated to public & semi public use which is 7.32 percent to total municipal area.

Latur is a leading educational center in Marathwada region. Latur city has development “Latur pattern” in educational fields. 134 primary schools & 40 high schools, three Arts, commerce and science degree colleges, one engineering college, two medical college, Boys & Girls Govt. polytechnic, Boys & Girls I.T.I., B.Ed. college, Law college are existing in the city.

It is observed that most of the primary schools and High schools are located in rental premises, having no sufficient playground. Hence the existing primary schools and High schools are not sufficient to meet the demands of the educational facilities as per the norms.

There is a Govt. civil hospital, Jawaharlal Nehru Municipal Hospital, existing in the city. In addition to this there are 75 private hospitals/maternity homes and numbers of dispensaries are working within the city.

There are 8 cinema theaters, one town hall of municipal council, recreational halls like Basweshwar Mangal Karyalaya, Parijat and Satsang Bhawan, Patil Plaza, Muktai Mangal Karyalya etc. are existing within the city.

At present water is supplied to the city with tap from sai water jack well and through Manjra project and also supplied through 712 tube wells. The scheme is designated for population of 3.00 lakhs and the water is supplied at the rate of 80 lit/capita/day. The required rate of water supply as per norms is 135 lit/capita/day.

The power supply to the city is made from Girvali 220 sub-station (Parli thermal grid). The help of 1564 mercury lights, 853 sodium vapour lamps, and 5934 tube lights illuminates the city. There are 40148 electric consumers of all types consuming electric load of 74.99 Million kilowatt MU’s.

**Summary and conclusion:**

Latur city is multifunctional city. In Latur town manufacturing & house hold industries, construction, trade & commerce, transport & communication are the important activities. The morphological characteristics of urban centres in the area indicate that with the expansion in size and population of town, their morphological set-up also changes. The external forms of towns of the study area are influenced by physical sites and socio-economic factors. These factors control the layout, functional morphology and external forms of the towns. In the study area all towns show typical types of external forms. i.e. Latur is in Rectangular form.
References: