CHANGING SETTLEMENT PATTERN OF HYDERABAD CITY
1956-2014

Submitted in partial fulfilment of the requirements for the degree

of

DOCTOR OF PHILOSOPHY

By

Liaquat Hussain
(A171031/17PHSS002HY)

Under the Supervision of

Dr. Danish Moin

(Associate Professor & Head)

Department of History

School of Arts & Social Sciences

MAULANA AZAD NATIONAL URDU UNIVERSITY

(A Central University)

Gachibowli, Hyderabad, Telangana, INDIA

June-2022

DECLARATION

I, **Liaquat Hussain,** student of Ph.D. hereby declare that the thesis entitled

"**CHANGING SETTLEMENT PATTERN OF HYDERABAD CITY 1956-2014**"

which is submitted by me to the Department of History, School of Arts & Social

Sciences , Maulana Azad National Urdu University, Hyderabad in partial fulfillment of

the requirements for the award of the degree of Doctor of Philosophy has not previously

formed the basis for the award of any Degree, Diploma, Associateship, Fellowship or

other similar title or recognition. I further declare that I have also fulfilled the

requirements of the Ph.D. ordinance of the Maulana Azad National Urdu University,

Hyderabad, and UGC regulations for carrying out research work in Ph.D.

Place: MANUU, Hyderabad.

Date:

Liaquat Hussain
Research Scholar

CERTIFICATE

On the basis of the declaration submitted by **Liaquat Hussain,** student of Ph.D., We hereby certify that the thesis titled "**CHANGING SETTLEMENT PATTERN OF HYDERABAD CITY 1956-2014**" which is submitted to the Department of History, School of Arts & Social Sciences, Maulana Azad National Urdu University, Hyderabad in partial fulfillment of the requirements for the award of the degree of Doctor of Philosophy is an original contribution with existing knowledge and faithful record of research carried out by him under my guidance and supervision.

To the best of our knowledge this work has not been submitted in part or full for any Degree or Diploma to this University or elsewhere.

Place: MANUU, Hyderabad.
Date:

Dr. Danish Moin
Research Supervisor
Associate Professor & Head
Department of History
School of Arts & Social

Dr. Danish Moin
Head
Department of History
School of Arts & Social Sciences

Prof. Farida Siddiqui
Dean
School of Arts & Social Sciences

ACKNOWLEDGMENT

I must not forget to thank Dr. Jameel Ahamed, Dr. B. L. Meena, Gurvinder Singh Chattha, Rohitash Meena, Ms. Shaikh Sana, Mr. Irfaz Afsana, Mr. Asad-ur- Rehman, Maqbool Ahmed, and Mr. Khalid Mir for their guidance and moral support.

I feel a deep sense of gratitude to my parents, brother, beloved sisters, and well-wishers who have been dreaming quite along for my success.

Liaquat Hussain

Synopsis Authenticity Certificate & Metadata

Name of the Research Scholar	**Liaquat Hussain**
Enrolment No.	**A171031**
Degree (M. Phil / Ph. D.)	**Ph. D.**
Department / Centre / Institution	**Department of History**
Guide/Supervisor	**Dr. Danish Moin**
Thesis / Dissertation Title approved in DRC held on:	**Title: CHANGING SETTLEMENT PATTERN OF HYDERABAD CITY 1956-2014** **Date: 20-12-2017**
Registration Date	**21-07-2017**
Submission Date	
Key words	Settlement Pattern, Urbanisation, Demographic Change, Gloabalisation
Language of Thesis	**English, Urdu**
Title	**CHANGING SETTLEMENT PATTERN OF HYDERABAD CITY 1956-2014**
Format of accompanying material (PDF file, Image file, Text file, etc.)	PDF

I hereby certify that the Synopsis contained in this CD/DVD is complete in all respect and is same as submitted in print.

Signature of the Scholar   **Signature of the Guide**   **Signature of the Librarian**

MAULANA AZAD NATIONAL URDU UNIVERSITY

(A Central University established by an Act of Parliament in 1998)
(Accredited "A" Grade By NAAC)

Consent Form for Digital Archiving

Name of the Research Scholar

Liaquat Hussain

Degree (M. Phil / Ph.D.)

Ph. D.

Department / Centre / Institution

Department of History

Guide / Supervisor

Dr. Danish Moin

Thesis / Dissertation Title

CHANGING SETTLEMENT PATTERN OF HYDERABAD CITY 1956-2014

1. I do hereby authorize Maulana Azad National Urdu University and its relevant Departments to archive and to make available my thesis or dissertation in whole or in part in the University's Electronic Thesis and Dissertations (ETD) Archive, University's Intranet or University's website or any other electronic repository for Research Theses setup by other Departments of Govt. of India and to make it accessible worldwide in all forms of media, now or hereafter known.

2. I retain all other ownership rights to the copyright of the thesis/dissertation. I also retain the right to use in future works (such as articles or books) all or part of this thesis or dissertation.

Signature of Scholar   **Signature & Seal of Guide**   **Signature of Librarian**

CERTIFICATE OF PLAGIARISM CHECK

The following certificate of plagiarism check is issued with certification for the bonafide work carried out by him/her under my supervision and guidance. This thesis is free from plagiarism and has not been submitted previously in part or in full to this or any other University or institution for award of any degree or diploma.

1.	Name of the Research Scholar	**Liaquat Hussain**
2.	Research Programme	**Ph. D.**
3.	Title of the Thesis / Dissertation	**Changing Settlement Pattern of Hyderabad City 1956-2014**
4.	Name of the Supervisor	**Dr. Danish Moin**
5.	Department	**History**
6.	Acceptable Maximum Limit	**10%**
7.	% Of Similarity of content Identified	**9 %**
8.	Software Used	**Turnitin**
9.	Date of verification	**06-6-2022**

Signature of the Scholar

(Signature of the Supervisor)   **(Head of the Department)**

(University Librarian)

Table of Contents

LIST OF TABLES

LIST OF GRAPHS

LIST OF FIGURES

LIST OF ABBREVIATIONS

ABBREVIATIONS	EXPLANATION
A P H B,	Andhra Pradesh Housing Board
ASCI	Administrative Staff College of India
APIIC	Andhra Pradesh Industrial, Infrastructure Corporation
AP	Andhra Pradesh
BHEL	:Bharat Heavy Electricals Limited
CBD	Central Business District
DCC	District Commercial Centers
ECIL	Electronics Corporation of India Limited
EPW	Economic and Political Weekly
ESW	Economically Weaker Sections
FDI	Foreign direct Investment
GHMC	Greater Hyderabad Municipal Corporation
GDP	Gross Domestic Product
HUDA	Hyderabad Urban development Authority
HMDA	Hyderabad Metropolitan Development Authority
HMRD	Hyderabad Metropolitan Research Project
HAL	Hindustan Aeronautics Limited

HI-TEC City	Hyderabad Information Technology and Engineering Consultancy City
HIG	Higher Income Group
IHR	Indian Historical Review
IESHR	Indian Economic and Social History Review
IT	Information Technology
IUDP	Integrated Urban Development Scheme
ICDP	Integrated City Development Programme
ICRISAT	International Crops Research Institute for the Semi-AridTropics
ICDP	Integrated City Development Programme
IDPL	Indian Drugs and Pharmaceuticals Limited
ITES	Information Technology-Enabled Services
ICFAI	Institute of Chartered Financial Analysts of India
IPE	Institute of Public Enterprise
ISB	Indian School of Business
JSED	Journal of Social and Economic Development
L1G	lower income group
MAS	Modern Asian Studies
MNCs	Multinational Companies
MSC	Malaysia's Multimedia Super Corridor
MMTS	Multi-Modal Transport System
MIG	Middle Income Group

NIP	New Industrial Policy
NFC	Nuclear Fuel Complex
SAP	Structural Adjustment Programme
SS	Social Scientist
SVPNPA	Sardar Vallabhbhai Patel National Police Academy
QQSDA	Quli Qutub Shah Development Authority
ULCA	Urban land Ceiling Act
ZDP	Zonal Development Plan

'

Chapter 1

INTRODUCTION

1.1 Introduction:

Following liberal Indian economic reforms in the 1990s as a response to neo-liberalism and globalization, there was a lot of foreign capital inflow into the country. Eventually, the multinationals set up their various companies in various Indian cities, and Hyderabad was one of them. Foreign investment in IT, pharmaceuticals, molecular biology, and other sectors has brought forth a number of changes in Hyderabad city. One such change was observed in the settlement pattern of Hyderabad. Thus, the present study seeks to study the current change in relation to Hyderabad's historical past.

Globalization, also known as neoliberalism, refers to the movement of foreign capital from developed to developing countries. Though the cultural imperialists and post-modernists reject the concept as being the reincarnation of imperialism and capitalism, it made a dent in the developing world, of which India was/is a part.

India's first Prime Minister, Nehru, espoused socialist capitalism. He was averse to the free-market economy and the economic development of the nation on the capitalist model. However, his successors accepted globalisation as a reality and the best model of India's economic growth. Therefore, they introduced new liberal economic reforms in the 1990s, allowing foreign companies to trade, invest, and manufacture in India. As a consequence, multinationals made investments in different Indian sectors, keeping in view the country's political stability, cheap labor, potential human resources, and raw material availability.

Hyderabad city was also its beneficiary as IT, pharmaceuticals, molecular biology and other sectors attracted a lot of foreign investment over the years. No surprise, new "Economic Zones" sprouted up in Hyderabad, generating ample jobs for the skilled youth; transforming otherwise desolate, rocky, and sandy spaces into vibrant economic hubs; changing the city's facade; constructing shopping and business complexes everywhere;

improving money circulation; boosting trade and business; triggering rural-urban shift; ramping up urbanization; supplementing state resources; skyrocketing land prices; and improving the indexes of stamina.

The foreign flow made a considerable dent in Hyderabad's settlement pattern or its human habitation prefecture. Few scattered dwellings shaped into a large city, and hitherto un-inhabited, un-arable as well as arable land areas were occupied by the company structures, business malls, shopping complexes, hotels, rented buildings, government apartments, and houses owned by the people coming from other Indian states. The economic pursuits, therefore, led to regrouping of divergent people in Hyderabad city over the past certain decades.

The change in settlement pattern of Hyderabad was the natural corollary of the aforesaid developments. Notably, such a change did not happen overnight but took years together to evolve and materialize.

Since the settlement pattern denotes a process of spatial arrangement or distribution of settlements within Hyderabad, the present study is, as such, devoted to unfolding the entire habitation dynamics in terms of change in housing, demographic, family and community patterns; social organization, healthcare; cultural fabric, economic profile, etc. Besides, it embodies the study of the building of railways, roadways, water bodies, airways, and communication and transportation networks in the city.

1.2 Literature Survey:

Over the years, several research and general studies have been conducted in order to better understand the changing settlement pattern of the Country in general and Hyderabad city in particular.

The study focuses on the basic notion of Globalization, urbanization, and demographic change in order to comprehend the change in settlement pattern. Aside from it, a variety of different conceptual research and theoretical frameworks have been investigated. Because it is impossible to cover all of the studies, an attempt has been made

to evaluate some of the most relevant works that have a significant influence on the current topic. The literature review is organized into three sections: Globalization, urbanization, and demographic change, all of which are important to understand the changing settlement patterns of Hyderabad City.

Besides the primary sources, there are multitude of secondary sources which have been traced from different libraries and research institutes. In these books numerous scholars have written on the different aspects like, urbanization, globalization, demographic change and the growth of the city some of the books are discussed as under:

'In Defense of Globalization, in this book Bhagwati Jadish: (2005)[1], argues that many critics of globalization target economic globalization due to their view as the extension of capitalism around the world, and that current economic globalization resulted in various social issues, such as poverty, enhanced child labor, decrement of unions, labor rights, democratic shortfalls, harm to females, culture, and the environment. The author refuted the claims made by opponents of globalization by pointing out those poor countries that refused to participate in the globalization process missed out on possibilities to benefit from it. He dismisses the viewpoint of young people who believe that globalisation as an economic system cannot handle the issue of social justice; instead, he believes that globalisation can abolish advantages and provide economic chances to many. In addition, the author refutes the argument that globalisation lacks a human face. Finally, the author believes that some of the negative consequences of globalisation can be mitigated by modifying the particular state's institutions and laws, and that NGOs can play an essential and constructive role in the globalization period. This book is very useful for researchers who want to learn more about globalization and its effects and implications on developing countries like India and expanding cities like Hyderabad.

Another scholar Joseph Stiglitz, (2002)[2] wrote in his book, "Globalization and Its Discontents, a book published by the World Bank and the International Monetary Fund",

---

[1]Jagdish Bhagwati , *In Defence of Globalization,* Oxford University Press. 2004.
[2] Stiglitz Joseph, 'Globalization and Its Discontents,' W.W. Norton & Company.2001

slammed the World Bank and the International Monetary Fund for pushing their agenda on Third World countries. Despite the fact that there is little proof that capital market deregulation drives economic growth, Dr. Stiglitz thinks that it has pushed. Economic policies that evolved into the Washington Consensus and were implemented in developing countries were not fit for emerging countries. The author further says that protests against these practices around the world have prompted economists and governments to consider alternatives. The book is very helpful in understanding globalisation and its critics who discuss the gap among developed and developing countries. It is also necessary to understand the topic of settlement pattern change after the 1990's in order to understand globalisation, which changed the cities pattern like Hyderabad.

Shah Mansoor, in his work "Consequences of unplanned growth, a case study of metropolitan Hyderabad", argues that the rise of Metropolitan Hyderabad from 1971 to the present is the subject of this research. It pinpoints the elements that fueled its explosive rise and spawned a slew of diverse, confusing, and chaotic issues that defy resolution. It had a large influx of migrants from Coastal Andhra Pradesh while it was the state capital, resulting in a change in demography, growth pattern, and appearance. First, industry along Hyderabad's north-eastern and north-western corridors, followed by the spread of Information Technology (I.T.) in the west and international educational institutions in the north, all of which contributed to the city's growth in those directions[3]. The southward extension of built-up area is purely accretive, with no link to any dynamic function. The Municipal Corporation of Hyderabad grew four-fold in size from 175 square kilometres in 1971 to 650 square kilometers in 2011, while the population grew four-fold from 1.8 million to 6.14 million during the same period[3a]

Urban expansion is the rise in the population residing in towns and cities. The natural expansion of the urban population along with normal population of urban regions as a result of net rural-urban migration and reclassification of rural settlements as cities and

[3] Alam, Shah Manzoor, and Kalpana Markandey. "Consequences of unplanned growth: a case study of metropolitan hyderabad." *Urban and Regional Planning and Development*. Springer", Cham, 2020. 203-219.
3a. Ibid 169-230

towns, determine the rate of urban population growth. (Source: UNICEF, 2012)[4]

It's critical to distinguish between the two main stages of urban development: urbanization and urban expansion. Urban growth, according to Clark (1982)[5], is a "spatial and demographic phenomenon that refers to the rising importance of towns and cities as a population concentration within a given economy and society". It occurs when the population distribution shifts from mainly hamlet and village dwellers to primarily town and city dwellers. Therefore, urbanization, on the other hand, is a non-spatial and social phenomenon that describes the changes in behaviour and social interactions that occur as a result of people living in towns and cities.

M.A. Nayeem[6] In his book, The Splendour of Hyderabad, the first book to capture the exquisite atmosphere of opulent oriental life and culture in Hyderabad, where the majestic, luxurious, and exotic court of the Qutb Shahi Sultans and later the Nizams flourished from 1591 to 1948. The sixth Nizam brought eastern culture to its pinnacle in the latter half of the 19th century, and his successor, the final Nizam, continued it in the first half of the twentieth century. With their incredible wealth, the Nizams were dubbed "Fabulous Mughals" and were considered the richest men in the world. Nayeem explores the history of Hyderabad's high level of grandeur and sophistication in this colourful account backed up by approximately 600 historical images that are unrivalled and unequalled documents of the political, social, and cultural life and times of the people of Hyderabad. The book, which is profusely illustrated and is the result of Nayeem's years of research, is a broad-based study that integrates various components and gives a synthesized panoramic survey of the major constituents of eastern culture. The Nizam is depicted entertaining Kings, Queens, chiefs of state, and others with unrivalled splendour, which has piqued international curiosity.

---

[4] Unicef , The State of the World's Children 2012: Children in an Urban World. eSocialSciences. (2012

[5] Clark WAV, The Australian Urban System - Growth, Change and Differentiation - Burnley,Ih. Geogr , 1982.

[6] M.A.Nayeem , "The Splendour of Hyderabad: The Last Phase of an Oriental Culture, 1591-1948 A.D. Hyderabad Publishers, 2002".

Narendra Luther[7], "*Hyderabad: A Biography"* wrote that the beautiful metropolis of Hyderabad was developed as a 'replica of heaven on earth' by Muhammad Quil Qutb Shah. The Mughal armies commanded by Aurangzeb plundered it in 1687. It rose to become the capital of the vast Deccan province after a lengthy period of neglect. Under Asaf Jah I, the city experienced amazing growth as well as the evaporation of his legacy. The author recognizes the city's most distinguishing feature: its ability to maintain its global identity in the face of communal pressures. This fusion of Hindu and Muslim traditions, he claims, is due to the emperors' mixed 'parentage,' Hindu and Muslim. The book is very helpful for understanding the historical background of the city and its growth in the different phases.

Another master piece work of K.S Seshan's[8] , *Hyderabad 400 Years: A Saga City*, practically covers all facets of the city, and discusses the city's growth in various stages, art and architecture, and more. The book is more relevant to the study area because it discusses the change in the land and the land man ratio, in which barren land and agricultural land were converted into commercial land, as well as the establishment of various factories and the emergence of numerous new colonies in the city. He also discussed migration into the city from various parts of the country.

Apart from these works the researcher has studied many theses, "Sociological implications of the pattern of growth of Hyderabad city" by Deb Khushal submitted in the department of Sociology university of Hyderabad 1998. Another thesis "Accession of Hyderabad state to the Indian union: a study of the political and pressure groups (1945-1948)" by T. Uma, "Department of History of University of Hyderabad", apart from these many books and articles, census reports from 1951-2011years District Gazetteers 1998, and 2002, apart from these many books to cover the Historical research, Empirical research and Theoretical research.

---

[7] Narendera Luthur , Hyderabad : "A Biography. Oxford University Press; 2nd edition , February 9, 2006".
[8] K.S.Seshan, "Hyderabad 400 Years: A Saga City".1998

1.3 Research Gap:

It is difficult to deny the fact that the studies and research mentioned above are important and relevant to understand the different aspects of the settlement pattern, but they did not discuss the settlement pattern changes with the growth of the city, While some of these books are covering the concept and consequences of globalization while some are covering political nature, others foretell us a story of art and architecture Hyderabad under the Nizams. Few books on urbanization and urban sociology pertain to us though, yet these lack historical touch. Most of the books generally discussed the growth of the city but no one has discussed the settlement pattern continuity and change. Many books discussed the economic growth of the city but no one has discussed how the peripheral areas are converted into the city municipal area and the agricultural land converted into commercial land. There are a number of sources available for the historical prospective of the city but we did not find any about the fast change and transformation of the city in all the aspects but settlement pattern in particular, and a few publications in research journals are relevant to us only partially.

To be sure, no work on the changing settlement pattern of Hyderabad city has been published as on date, which leaves a research gap and for which the present research plan is apt.

1.4 Research Problem:

Hyderabad city has changed over the years due to multinationals, foreign capital inflow, economic activism, burgeoning transport and communication networks, rail-road buildings, thriving trade and business, swelling job opportunities, rural-urban shift and the settlement of people from other Indian states in Hyderabad proper.

The present study seeks to study Hyderabad's economic growth in relations to its impact on the habitation pattern and its following determinants:

- City Extent and Expansion in historical context

- Urbanization: railways, roadways, airways, communication, water bodies, health

care, education, and electricity etc.;

- Demographic Pattern: Population/Community composition, race, region, age, size, density, marriages, births, deaths, income, expenses, religion, culture, behavior, economic organization etc.

- Housing Pattern: Clustered, Scattered, Linear

1.5 Research Questions:

1. What was Hyderabad city's landscape before 1990s before independence primarily during the   Rule of Nizam's

2. Landscape and other relevant growth   after 1990s?

3. What was its population composition and distribution before 1990s and what it is thereafter?

4. What was extent of arable land before 1990s and what it is as on date?

5. What was the level of urbanization before and what it is at the moment?

6. What was Hyderabad's cultural fabric before 1990s and how did it change thereafter?

7. What is the impact of changing settlement pattern on the city's environment?

8. What was its impact on the homeless?

The researcher prepared his thesis based on these research questions, and the thesis is divided into six chapters, each of which covers and answers all of these questions using theoretical and empirical research, as well as primary and secondary materials, administrative reports, and other sources.

1.6 Objectives Of The Study:

1. To study a co-relationship between economic growth and settlement pattern of Hyderabad city before and after 1990s;
2. To Study the Settlement Pattern of Hyderabad City in the Present and Past Context.
3. To unfold various dimensions of Hyderabad's Settlement Pattern;

4. To foresee its impact on Hyderabad and its people in future

The present study seeks to profile changing settlement pattern of Hyderabad city (1956-2014) the objective is to connect past with the present on the analogy of the arguments of the eminent historians. the Italian philosopher and historian Benedetto Croce. "All history is contemporary history," another notable historian E.H.Car, says that "History' as 'an unending dialogue between the present and the past". On the basis of these arguments the researcher has tried to connect the research with present and the past.

As previously stated, the study linked the past, present, and future as the settlement pattern's continuity and change from Golconda to Hyderabad, and then Cyberabad, and also discussed the state's problems in controlling the city and maintaining effective administration if the city's growth continues at this rate, which the state will be able to control such as crimes, poverty, and slums areas, etc.

The present study would investigate the elements of the continuity and change in the settlement pattern before and after the 1990s economic reforms.

1.7 Relevance of the Present Study:

Hyderabad city is fast-changing and its impact is considerably felt on various facets of the city and its people's lives. While foreign investment has led to the generation of jobs, infrastructural development, improvement in human life indexes, and changes in settlement patterns, it has, at times, tended to create certain problems. Hyderabad city has become overcrowded; traffic jams are common; water is becoming scarce; sewerage disposal is failing; hitherto existing arable land area is sharply shrinking; the old Hyderabad city culture is becoming vulnerable to the cosmopolitan culture; urban planning is haphazardly conceived; and political tension in the so-called old and new cities is on the rise.

The present study is relevant to Hyderabad in that it would identify the genesis of the aforesaid problems and suggest measures for their redress.

1.8 Research Methodology:

Since the present study endeavors to comprehend settlement pattern of Hyderabad

city before and after 1990s, it is, as such, involve historical, theoretical and empirical studies for its pursuit.

During the historical studies, both primary and secondary sources are browsed to construct a historical picture of Hyderabad's settlement pattern before the 1990s. The sources will include literature in English, Urdu, Persian, and Arabic, besides the travelogues, archival and internet sources, personal diaries, newspapers, etc. A good number of the books were recognised as useful for the study of the settlement pattern of Hyderabad city. The land revenue reports ,newspapers such as *Rounm- e- Deccan* and *Siasat*, from 1960s to the 1990s, census reports, Osmania university annual reports , district gazetteers etc., published by the government ,have been used as the important sources in writing the thesis, these sources provide the valuable information about the settlement pattern of the city ,under different stages.

Besides, a number of the secondary sources which includes books, articles, thesis, dissertations, newspapers, and journals and books in both English and Urdu, some of the Urdu sources are as under:

Pershad, Mohan. Hyderabad Farkhundah Buniyad, Syed Mubarizudin, Hyderabad Maazi ke jarookhon mein, Syed Mohammad Jawed Rizvi, Riyasti Hyderabad mein judujahadi azadi(1800-1900) ,Tayiba Begum, Asaf Saabe'a Mir Osman Ali Khan aur unka ahad, Mir Mahbub Ali Khan Asaf Jah VI, Hyderabad Deccan.

 Many other primary and secondary sources have been studied in Urdu as well. Many books and research articles have been studied to cover the historical research and to understand the historical prospective of the city some the most relevant works are as under:

M.A. Nayeem, Narendera Luther, Diginta Das, K.S.Seshan,   V.K.Bava, K.S.Seshion, Ratna Naidu and many other renowned historians wrote about the historical prospective of the Hyderabad, that has been consulted during the writing of the thesis.

In order to understand the theoretical studies, different concepts of globalization, urbanization, demography and social change has been studied to put the research plan in a theoretical framework. The researcher has studied different books like Joseph Stieglitz he

discussed in his book about the drawbacks of the globalization that ruins the economy of the developing countries. Jadish Bagwati said that "globalization has brought development and unprecedented rates of growth to poor countries and the poor peoples of the world". Another scholar, Lynch O.M. Stated In his work "Some elements of rural urban continuity in India," He defined urban as a combination of variables that make up the typical way of life in cities, whereas urbanization is the growth and extension of these urban factors. As a result, urbanization and urban are both a process and an actuality.

During the empirical studies, the investigator has visited certain areas and have interface with the stakeholder under the "Participatory", "Observatory" and "Interview" methods. The aim would be to seek their opinion regarding changing Hyderabad city's social, economic, demographic and infrastructural profile. The researcher had an opportunity to interact with Professor, K.S. Seshan, Professor V. Vaikuntham, Professor Salma Ahmed Faruqi, Dr, Subash, Dr Zareena Parveen., and Syed Moinuddin Qadri, etc. These scholars have contributed towards study of Hyderabad, last two names are the director of Telangana archive and Liberian Idera- e- Adbiyat Urdu respectively.

In all, interdisciplinary and multidisciplinary approach has been pursued for the academic pursuit of the present research plan. The researcher has tried to understand the concept of the globalization, urbanization, and demographic change .that are the key elements for changing the settlement pattern of the city. The researcher has studied the settlement pattern under the different stages like, Qutab shais, Asaf Jahi's, Britishers, after independence, and the main focus of the study to understand the changing in the settlement pattern after the 1990's economic reforms.

In order to get the relevant data related with topic researcher has visited following institutions.

All the above mentioned sources have been traced from Telangana State Archives and Research Institute Taranaka, Idara-i-Adbiyati Urdu, Panjagutta, Hyderabad, Salar Jung Museum, State Central Library, Afzal Gunj, HEH, the Nizam's Urdu Trust Library, Malakpet, H. K. Sherwani Center for Deccan Studies, MANUU, Hyderabad, Indira Gandhi

Memorial Library ,University of Hyderabad, B. R. Ambedkar Library, Osmania University ,Hyderabad , Syed Hamid Library, MANUU, Hyderabad .Commissioner & Director Of Settlements Survey And Land Records, Naryanaguda, Chief Commissioner of Land Administration, Abids ,Hyderabad.

1.9 Chapterisation

The thesis has been divided into five chapters apart from conclusion. And the brief summary of each has been discussed are as under.

Chapter 1. Introduction:

The chapter provides an overview of the study and discusses the various sources used to conduct the study on changing settlement patterns, including primary and secondary sources. In addition, the chapter discusses the research methodology and the study's goal. To understand the topic of changing settlement patterns, the researcher consults a variety of sources, including books, research papers, thesis, news papers, and archrivals sources. Based on the aforesaid sources, the chapter also explored the research gap and research questions. In addition, the chapter highlighted economic reforms as well as a significant change in the city's settlement pattern.

Chapter 2. Hyderabad As a City and State: A Historical Prospective:

This Chapter presents a political narrative of the facts, actors and factors who contributed to the evolution, growth and development of Hyderabad both as a city and State. Both regional and central powers contributed to its transformation from 1591 till its merger with the Indian Union in 1947 and onwards. The process commenced with the Qutub Shahi rulers (1591-1687) and progressed under the Mughals (1687-1724), Asaf Jahi kings (1724-1799), the British (1799-1947) and the Indian Union (1947-till date) respectively.

This chapter further establishes that the process of transition was gradual and was accomplished as per the interests of the then regional and central powers. Again, it unfolds that their degree of contribution varied, yet all, in individual and aggregate, were either

keen or constrained to transform Hyderabad into a modern city and state for strategic reasons, imperial pursuits, ideological, cultural, and ethnic domination, trade benefits, and the compulsion of integration with the progressive world.

In consequence, the chapter reveals, the olden cities of Golcanda and Secunderabad lost relevance, and Hyderabad blossomed into a multidimensional hub in terms of infrastructure, land area, population density, trade diversity, ethnic composition, educational and technological set ups, cultural fabric etc.

Chapter 3. Understanding The Changing Settlement Pattern Of Hyderabad City.

This Chapter shows that the settlement pattern of Hyderabad city changed since Indian economic reforms in 1990s. The change is prominently explained by the city's urbanization, changing land use patterns, rural-urban migration, population density, land-man ratio, infrastructural development, ethnic diversity, changing life style, food habits, customs, traditions and other cultural segments and transition from agricultural to industrial or semi-industrial format.

The chapter further unfolds that the post-1990s economic reforms led to the rapid urban growth and city's expansion towards its low-density fringes. The trend of urban growth, often called 'urban sprawl' in the academic parlance, conceptually defines "a land-use pattern in an urbanized area characterized by low levels of at least one of eight distinct dimensions: density, continuity, concentration, compactness, centrality, nuclearity, diversity, and proximity.". In simple terms, 'urban sprawl' denotes the spreading out of a city and its suburbs towards its peripheries. This entails the gradual transformation of open space (rural land) into built-up, developed land.

Chapter 4. Identifying The Elements of Continuity and Change in Settlement Pattern:

The chapter discussed the city of Hyderabad's continuity and change in settlement pattern, as well as the city before and after the 1990s economic reform. The major goal of

the study is to see the drastic shift in the city's settlement pattern after the 1990s economic reforms. The chapter will also cover the continuity and change in several elements such as education, cultural change, health sector, political and economic change, and the major and primary focus of the study to foresee the change in the settlement pattern of Hyderabad city.

The chapter continued by stating that the city's frenetic pace is depleting its resources, particularly land and water. The city, formerly known as the "City of Lakes," is experiencing a dramatic shift in land use patterns as well as the collapse of local water bodies. Cities do change, but that does not mean they lose their identity or the Tehzeeb that defines them. Hyderabad may have a positive image for visitors, but residents who have seen the city develop at such a rapid pace know that change is not always pleasant. In reality, as a result of these changes, the core nuances of Hyderabadi Tehzeeb are gradually fading.

Chapter 5. State Policies:

This chapter is focused to the study of the state policies towards urbanization and metropolization of Hyderabad city in the current Telangana state of India. It didn't happen in one go. It involved various processes right from conceiving the idea of urbanization in 90s down to its completion in 2020s. The chapter further discussed that it also followed Central government directions to construct all city and state capitals across India, and developed the Hyderabad urban development model while studying and drawing influence from Malaysian and Singapore urban development models. It not only got finances from the Central Government, but it also allotted adequate funds for the development of Hyderabad and its environs. It also established a systematic organizational structure to implement Hyderabad's urban model, including the construction of houses, colonies, roadways, highways, motorways, railways, waterways, industrial estates, shopping complexes, hotels, restaurants, business malls, IT and industrial hubs, airports, and so on. Overall, these activities provided jobs, supplemented state resources, enhanced human and state development indicators, and established new economic nodes and infrastructures.

The chapter discussed the various agencies, such as HUDA, HMDA, and GHMC, and their roles in the development of the city, as well as how the state played a positive role in establishing Hyderabad as an HI TEC City, and the major and leading role played by Chandra Babu Naidu, who was the state's chief minister at the time.

Conclusion:

In the concluding chapter, the study reached its conclusion that the planning of any city needs a multiple-faceted approach. If there is no planning process operative, the city grows in a haphazard manner. The basic cause of urban growth is the population. The increasing population, if unchecked, invades the surroundings in an undesired way and has been termed urban sprawl. It is one of the potential threats to sustainable development, where urban planning, resource utilization, and infrastructure allocation are major concerns. It is critical to research and comprehend urban sprawl trends, which ultimately focus on urban landscape planning and changes in settlement patterns. In addition, the study discovered a significant shift in the settlement pattern.

Chapter 2

Hyderabad as a City and State: A Historical Perspective

This chapter presents a political narrative of the facts, actors, and factors that contributed to the evolution, growth, and development of Hyderabad both as a city and a state. Both regional and central powers contributed to its transformation from 1591 till its merger with the Indian Union in 1947 and onwards. The process commenced with the Qutub Shahi rulers (1591-1687) and progressed under the Mughals (1687-1724), Asaf Jahi kings (1724-1799), the British (1799-1947) and the Indian Union (1947-till date) respectively. The chapter further establishes that the process of transition was gradual and was accomplished as per the interests of the then regional and central powers. Again, it unfolds that their degree of contribution varied, yet all, in individual and aggregate, were either keen or constrained to transform Hyderabad into a modern city and state for strategic reasons, imperial pursuits, ideological, cultural, and ethnic domination, trade benefits, and the compulsion of integration with the progressive world. As a consequence, the chapter reveals, the olden cities of Golcanda and Secunderabad lost relevance, and Hyderabad blossomed into a multidimensional hub in terms of infrastructure, land area, population density, trade diversity, ethnic composition, educational and technological set-ups, cultural fabric etc. The present chapter deals with the historical account of the growth of Hyderabad from 1591, with the rise of Qutub-Shahi dynasty to the present metropolitan city. It also aims to investigate how the various stages of its evolution were shaped. Its genesis has been divided into three phases: first by the monarchial powers (Qutub Shahi, Mughal, and Asaf Jahi), followed by British imperialist policies, and post-independence policies encompassing the Central and State Governments of India. The historical periods in the development of the Hyderabad City is categorized as follows:

1. Qutub Shahi (1591 to 1687).
2. Mughals (1687-1724)
3. Asaf Jahi Stage (1724 to 1799)

4. Hyderabad under the Control of British Imperialistic Policies; it may be further classified under the following heads

    a. Twin City Stage of Hyderabad and Secunderabad (1799 to 1874).

    b. The Introduction of the Railways (1874 to 1908).

    c. The Emergence of the Modern City under later Asaf Jahi Period (1908 to 1948).

5. The period of the growth of the city from 1956 to 2014.

2. 1Stage-1: The Qutub Shahi (1591-1687):

The disintegration of the Bahamini Sultanate witnessed the establishment of the Qutub Shahi dynasty with its capital at Golconda. It was established by Qutub-ul-Mulk in 1591 and continued to rule till it was captured by the "Mughal emperor Aurangzeb in 1687". The dynasty was ruled by as many as seven sultans, and during the reign of Mohd Quli Qutub Shah, its capital was shifted to Hyderabad. It is mentioned that due to the increase in the population of Golconda fort, congestion and unhygienic conditions, the capital was shifted to Hyderabad.[9]

The Charminar is located at the intersection of two 60-foot-wide streets running east-west and north-south in Hyderabad, which were laid out in a gridiron pattern. According to Bilgrami, constructed of Charminar was started in 1590 A.D., and it was completed in 1591 A.D. The Charkaman, or four arches, were built in 1592 A.D. at the junction of the road to the Masuli-patnam. The city was split in half by a major highway that went through the middle of it. The royal palaces were in the northwestern part of the city, and the Peshwa and nobles lived in the northeast.

As Hyderabad was founded during the Middle Ages, it is vital to describe the mediaeval city in India in general. During the Middle Ages, towns were formed on a medieval economy, and the monarch alone, their retainers, warriors, nobles, businessmen, and merchants were authorized to reside in a feudal city because they were not solely reliant

---

[9] K.S.S.Seshan ., (Ed), "*Hyderabad –Saga City,* Association of British Council Scholars, Andhra Pradesh Chapter Hyderabad,1993.pp.35-78".

on the land. The layout of a medieval city was governed by the monarch's wants & caprices. The king's palaces were generally the centre of activity, and their nobles constructed their mansions based on their rank in the court and its proximity. The king's relatively low executives and courtiers were typically herded in communities surrounding these palaces, with some of them gaining residence within these mansions on occasion. The markets and commercial places were typically placed at the confluence of key highways and trade routes, or just away from the city walls and close to the entrances if the city was walled, as was the case with Hyderabad during the "Asaf Jahi period". The ruler constructed caravan serais and guesthouses for travelers and merchants who visited the city, while religious structures and institutions were scattered across the city based on the ruler's religious affiliation. The old city of Hyderabad, for instance, still contains several mosques, Ashur-khanas, dargahs and temples constructed by the emperor and his nobles.[10] The large gardens with cisterns and fountains owned by the emperor and his nobility, which provided the city a scenic view, were another element of the mediaeval cityscape[11]. The urban areas of mediaeval cities were typically compact and did not sprawl like those of contemporary cities. The regular people typically marched to their terminus, whilst the nobility utilised horses, elephants, camels, bullock-carts, and the palanquin carts. This was due to the fact that technologically, the means of transportation were not very advanced. So, mediaeval cities tend to get crowded over time, and the narrow streets that kept people's privacy and made it easy to move from inter Mohalla become a problem for modern ways of getting around. It is also important to recall that the rise of a mediaeval city typically occurred during times of harmony and prosperity, that is, when the kingdom was stable and trade flourished. Otherwise, the money gained from income and trade would be used to wage war.

Keeping in mind the aforementioned characteristics of a mediaeval metropolis built

---

[10] M.A .Nayeem., *Studies in History of the Deccan: Medieval and Modern*, Pargati publications, Pune.2002,pp.92-96

[11] J.D.B.Gribble., *History of the Deccan*,Vol1, Luzac & Co. London,1896.p.98

on a medieval (feudal) economy, for instance our depiction of Hyderabad during the Qutub Shahi period, According to Afzal Mohammad's study, the city had four markets and the four main roads were lined with 14,000 businesses selling a variety of items. In addition to these, there were public baths, monasteries, schools, mosques, free kitchens, guest houses, and caravanserais (rest houses for merchants), and the total number of such structures appears to have exceeded 12,000. Since its founding, the city of Hyderabad has had a huge built-up area and has been a well-developed mediaeval metropolis, as evidenced by the large number of buildings and shops. Nonetheless, the city was mostly constructed for the aristocracy and the royal family, as evidenced by the words of Tavernier, who visited Hyderabad in 1652 and wrote, "Bhagyanagar was roughly the size of Orleans, well-built and spread out. Only inhabited by distinguished individuals, the officers of the king's household, the ministers of justice, and military personnel. From (10:00 AM – 11:00 AM to 4:00 PM – 5:00 PM), merchants and brokers enter the city to conduct business with foreign merchants, and then return home to sleep.[12]. In addition, he stated that the residences of the common people were divided into twelve zones outside the city walls and were distributed over a ten-square-mile area, with provisions for the construction of one thousand houses in each zone. In all these environs (Mohalla's) there were schools, hospitals, mosques, and gardens, allowing each community to be self-sufficient, and on the outside of these mohallas were vegetable and fruit markets. Hussaini Alam, Darushifa, and Sultan Shahi mohallas emerged in the Walled City of Hyderabad at the fall of the Qutub Shahi dynasty. On the fringes of the city, near Puranapul, was the densely inhabited suburb of Karwan Sahu. In addition, three other suburbs, Khairatabad, Naubat Pahad (the black rocks), and the Lingampally gardens, arise[13].

During the Qutub Shahi era, the principal sources of drinking water were the Mir Jumla

---

[12] Jean B. Tavernier., "Collection of Travels through Turkey into Persia and the East Indies, Book I, Part II, pp.63-64, London 1680 (Reference taken from Manzoor A1am, *Hyderabad, Secunderabad (Twin cities): A study in Urban Geography*, Bombay, 1969, p.3."

[13] Ibid, pp 11-16.

tank and the Jalpalli reservoir in Golconda, from which water was piped into the city[14]. The Mughal conquest of Hyderabad in 1683 halted the city's burgeoning splendour and prosperity. The Mughal army pillaged the city of Hyderabad and levelled the majority of its palaces. The Sultan and his nobility had to seek refuge in Golconda.

2.2 Mughals Invasion on Deccan (1687-1724):

During the reign of the Mughals, the region of Deccan was primarily governed by the Frauqi of Khandesh, the Nizam Shahi of Ahmednagar, the QutubSahahi of Golconda, and the Adil Sahahi of Bijapur. Aside from these powers, Deccan saw the rise of Portuguese power on the sea coast.Akbar tried to break up the power of the Portuguese but was unable to achieve it. He, however, annexed Khandesh, and captured a part of the territory of Ahmadnagar, and occupied some strong forts like Daultabad, Ahmadnagar, Burhanpur, Asirgarh, etc. Akbar gave the Mughals power in the Deccan, and his successors were finally able to take it over.

Like his father Jahangir continued his attempt to annex the Golconda, Bijapur, and Ahmednagar[15]. He attempted to acquire Ahmadnagar and compel the kings of Bijapur and Golconda to submit to his authority. Malik Ambar, vazir of Ahmadnagar, presented the Mughals with a formidable obstacle to their designs. After the reign of the Janghir, his successor, Shah Jahan, continued the policy of subjugating the Deccan Sultanates. The death of Malik Ambar provided a good opportunity for Shah Jahan and he put pressure on Ahmadnagar.[16] Subsequently Ahmednagar became a part of the Mughal empire. Similarly, the Adil Shahi of Bijapur lost control over its territory and came under the control of the Mughals. The powerful Qutub Shahi dynasty gradually witnessed its decline after the death of Mohammad Quli Qutub Shah in 1626. It was further weakened during the reign of

---

[14] Manzoor Alam., op.cit.

[15] M A Nayeem., *Mughal Administration of Deccan under Nizamul Mulk Asaf Jah (1720-48 AD)*, Jaico Publishing House Bombay,198, pp.97-134.

[16] Ibid, pp. 195-230.

Abdullah Qutub Shah. In 1636, Golconda was forced to accept the suzerainty of the Mughals, but Abdullah Qutub Shah managed to retain his partial independence. But his successor was not much more capable of defending the sultanate from the Mughals. During the reign of the Mughals, Golconda was annexed to the Mughal Empire in 1687. Since then, Golconda was governed by the subedars appointed by the Mughals.

Chin Qalich Khan was appointed as the Deccan's Subedar. After defeating Mubariz Khan and establishing the Asaf Jahi dynasty of Hyderabad, he established himself as the ruler of the Deccan. His position was further strengthened during the weak rulership of Mohmmad Shah, which resulted in the foundation of Asaf Jahi of Hyderabad in 1724. The dynasty was ruled by seven Nizams. The empire was finally annexed to the Republic of India in 1948, under the rule of Osman Ali Khan who was the last Nizam.

It also signifies the end of the mediaeval period in Deccan history and the beginning of the modern period, which coincided with the collapse of Mughal dominion. as well as the permanent foundation of Asaf Jahi rule. In the history of the Hyderabad State, the state and dynasty founded by Chin Qulich Khan (Asaf Jah1) witnessed a number of significant events. In addition, he created the title "Nizam," which has been used by the state's rulers ever since. In 1948, he became the founder of the "house of the Nizam," which is named after him. On November 1, 1956, it was merged into the expanded state of Andhra Pradesh.

2.3 Stage-2: The Asaf Jahi (1724-1948):

As mentioned in earlier paragraphs, Chin Qulich Khan, Asaf Jah Nizam Ul Mulk, founded the Asaf Jahi dynasty of Hyderabad in 1724 A.D. and it lasted until the Police Action of 1948. Manzoor Alam divides the early phase of Asaf Jahi control from 1725 to 1799 into two separate phases: inhabitation from 1725 to 1763 and acceleration from 1763 to 1799.[17] As a result of Nizam-ul-Mulk Asaf Jah I's decision to keep Aurangabad as the capital city, he argues that the period of restriction was also labelled because it was a time of enormous economic stress and strain for Hyderabad. This compelled numerous wealthy feudal

---

[17] Manzoor Alam ., *Metropolitan Hyderabad and its Region;: A Strategy for Development*, Asia Publishing House, NewDelhi.1972.pp.232-248.

landowners to migrate there. The death of Asaf Jah I in 1748, which sparked a family fight for control, as well as the Anglo-French war for supremacy over the Deccan (1750-1760), added to the political instability that hindered Hyderabad's development during this period of "inhibition."[18]. According to Alam, the construction of the ruler's palace and ministers' residences on the southwest side of the city was unable to counteract the stagnation brought on by other circumstances. Similarly, only the portion of the city that included royal residences under the reign of Qutub Shahi was densely populated. There was no suburban development, and the lords' mansions were mostly isolated and in ruins. There are other bazaars in Hyderabad, but the huge bazaar of Chowk, the principal shopping district, was half empty[19]. Consequently, every symptom of degradation was visible. As the preceding explanation of the inhibiting stage of urban growth in Hyderabad demonstrates, urban progress in a feudal economy is entirely dependent on unforeseen circumstances, such as the monarch and his feudal lords' activities. In a capitalist economy, the institution of commodity production and its ties to healthy urban development ensure that urbanization is autonomous, self-generated, and independent of individual and fortuitous causes. In a feudal economy, the surplus collected from the peasants by the king and the nobility is utilized for construction, state expenditures, payment of officials, and other developmental activities; the entire growth process is dependent on this type of surplus extraction. Even commerce that can generate a surplus is entirely dependent on the presence of a territory's aristocracy and ruler. Consequently, if there is a time of political instability in mediaeval towns, the wealth amassed by feudal lords is expended on wars and auxiliary expenditures, and there is no development or urban process-related activities.

Returning to the historical narrative of the city's expansion, Nizam-ul-Mulk Asaf Jah1 did build a few palaces in Hyderabad, albeit ruling from Aurangabad. His palaces, originally known as Haveli Nizam-ul-Mulk and afterwards as Daulat-Khane-Bande Jane-Ali and Khilwat Mubarak, were constructed in the city's southwest quadrant. Additionally,

---

[18] Ibid, p.6

[19] Manzoor Alam., Op.cit. Pp.10-15.

he built a temporary house in the village of Asafnagar, located outside the city[20]. There, he oversaw the administration of Hyderabad, and a settlement soon developed. The location of Daulat Khan Ali and Khilwat Palace was selected on the Puranapool-Charminar Road's Mothigalli lane, immediately before the Chowk. During the reign of Qutub Shahi, Mothigalli was the hub for the sale of pearls.

Another important task undertaken by Nizam-ul-Mulk was the completion of the city wall. This wall provided the city with a distinct boundary and a sense of security for its residents. The wall's circumference was 6 miles, and it contained around 2.5 square miles. The bastions of the wall were armed, and many who had fled Hyderabad made their way back to the protection of the wall[21]. The areas within the wall comprised the city Anderoon (interior), while those outside the wall comprised the city Bahroon (exterior). The fortified city featured twelve Darwaza gates and twelve Khidkis towers.

After Nizam-ul-Mulk, Nasir Jung and Salabat Jung ascended to the throne, but their reigns were distinguished by political instability and a lack of interest in palace construction. Neither did trade and commerce grow in the state of Hyderabad during their reigns. In 1763, when Nizam Ali Khan became king of the Deccan, the city of Hyderabad began a period of "accelerated" growth. After around seventy-six years, Hyderabad reemerged as "the principal metropolis of the Deccan" after he moved his headquarters from Aurangabad to Hyderabad.

The Nizam likely recognised that he had more political claims at stake in the south than in the north, and for this reason, Hyderabad was more advantageous[22]. The nobility of the court and their retainers returned to Hyderabad from Aurangabad as a result of this decision. Increasing commerce and the flow of land revenue into the city promoted urban development in a significant way. Within the city walls, a period of urban renewal began, and old, decaying structures were demolished and rebuilt with palatial structures. Rapid

---

[20] Bawa, V.K., *The Nizams Between the Moghuls and the British*, S.Chand & Co., Hyderabad, 1986.

[21] Narendra Luther., *Hyderabad: A Biography,*Oxford University Press, Hyderabad ,Deccan, 2006.pp. 231-263.

[22] Narendra Luther., Op.Cit., pp.168-224.

expansion occurred outside the walls, primarily to the south. This extramural development in the south comprised primarily of lords' mansions and their followers' homes and surrounded the city walls by about a mile[23]. During this time period, the following mansions and palaces were constructed: Kotla Ali Jah, Jahan Dar palace, Kotla Akbar Jah, Suleman Jah Chawdi, and Bazaar Kewan Jah. Roshen Bangla, Roshan Mahal, Gulshan Mahal, Shadi Khana, and Khilwat Mubarak were other buildings constructed or refurbished during this time period in the western section of Charminar. Begum Bazaar developed east of Karwan. It was named after the mother of Nizam Ali Khan, Umda Begum. The income from this market was transferred to the principal begum of Nizam I, who leased this enormous land for the construction of homes and shops. In November 1770 A.D., the expansive square of Jilu Khana, or the guard's square during the Qutub Shahi era, presently known as the Charkaman region, became the Sarrafa or Taksal area. The location between Dad-Mahal and Cha-mahal was chosen for the bankers' living quarters. Distinguished scholars and merchants like as Anandiram, Manji Nayak, and Harlal Kanji also constructed homes there.[24]. By 1798, the city had twelve bazaars, three grand bazaars, and a big wholesale business centre named Begum Bazaar, but in 1761 there were only four bazaars and one grand bazaar called the Chowk. Thus, between 1770 and 1799, Hyderabad regained its former splendour and political significance. Its economic and commercial significance has also expanded significantly. Although the city's major expansion axis still ran east-west, the main road north of Charminar, the present Afzalgunj road, emerged as an important business route towards the end of this time[25]. Small villages and hamlets arose around Yakutpura, Uppugooda, Jahanuma, Mallepalli, Bahadurpura, and Asafnagar. In addition, new settlements emerged in mohallas such as Darushifa, Moghalpura, Hussaini Alam, Shaalibanda, etc.

---

[23] "Manzoor Alam ., *Op.Cit*"

[24] Dharmendra Pershad., *Social and Cultural Geography of the City of Hyderabad: A Historical Perspective* ,Inter-India publication, New Delhi,1986.pp 38-87.

[25] Ibid., p.43

2.4 British Cantonment Settlement: Twin City Stage (1799-18774):

This is the most significant period in the development of Hyderabad city. It drastically affected the city's development pattern and shifted the city's growth to the north. And as time passed, the northern half of the city expanded and grew into a bustling metropolis, but the southern half, which consists of the walled city of Hyderabad, fell into decadence and underdevelopment. It is difficult to speculate how the city might have developed if the British had not arrived. But the forging of the subsidiary alliance with the East India Company in 1798 and the establishment of the British Residency on the northern banks of the river Musi in 1806 had two significant influences on the city's development. First, it formed Secunderabad, then it ushered in the second phase of the twin city growth of residential neighborhoods on the northern bank of the river Musi, so shifting the growth axis to the north[26].

The Subsidiary Alliance Treaty of 1798 stipulates the British's permanent stay in Indian nations and provides them with specific economic benefits. As soon as the treaty was signed, 5,000 British troops came near Hyderabad and camped on a low, flat ridge about north of Hussain Sagar and close to the settlement of Hussain Shahpura. Then, a new twin community was established, replacing the previous Golconda-Hyderabad construction. According to reports, the cantonment region experienced significant growth. Initially, it began in 1806 on a four-square-mile territory with 5,000 military personnel and many thousand native civilians. In the sixty years following its founding in 1866, however, the territory grew to seventeen square miles and the population, including military forces, surpassed 50,000[27]. In 1806, the cantonment was named Secunderabad after the Nizam, Sikander Jah. Due to its military functions and commerce prospects, Secunderabad attracted a large population from the surrounding area, resulting in the formation of the General Bazaar. The majority of the inhabitants in the general bazaars were locals, while bankers and merchants resided there to expand trade and business. They utilised the

---

[26] Dharmendra Parshad., Op.cit. pp.44-49.

[27] Mohammad Afzal., Op.cit. pp 90-102.

economic privileges stipulated in Article 4 of the Subsidiary Alliance. The native merchants were able to import duty-free goods, and they were able to service not only the cantonment region but also affluent aristocrats outside of the cantonment territory. This expanded domain of Secunderabad's business invigorated its commerce and led to a growth in population and the expansion of native settlement areas in the direction of Hyderabad's southern outskirts[28].

According to Manzoor Alam, Secunderabad was a British cantonment, and its cultural pattern was quite different from that of Hyderabad, as St.Church John's and St.Cathedral Mary's dominated its urban character. There was no impact from Charminar and Mecca masjid in that region, and the Hindu Mahakali temple, not a mosque, was the focal point of the local population. The official and educational language was English, and the local language was Telugu; nonetheless, Urdu has never been there. Similarly, Persian was no longer an official language, and English was partially taught in missionary schools. Commerce dominated the economy of Secunderabad, whilst the feudal system reigned in Hyderabad. However, it must be acknowledged that the city of Hyderabad was not immune to the cultural and social influences of its twin city, particularly once the Residency was established at Chadarghat. The British imperialist policies required them to play an active role in the Hyderabad State's affairs. The British administration meddled in the appointment of Nizam State's prime ministers, ensuring that their guy was always chosen. The British bestowed upon them accolades such as the KCIE (Knight Commander of the Order of the Indian Empire), and they remained typically indebted to the British Resident for their status. This contact, however, had a modernising effect on the administration of the Nizam State, particularly under Salar Jung, who developed the Zilla Bandi system of administration through which Hyderabad State was divided into five divisions and seventeen districts. This eventually gave way to the current revenue administration trend in Andhra Pradesh, which is a modified form. Salar Jung also founded the Madarsa-e-Aliya, subsequently renamed Nizam College, and recruited intellectuals and competent

---

[28] Ibid,p,87

officials from the north to oversee the administration here[29]. This resulted in ill will among the nobility, which eventually led to the Mulki-non-Mulki dispute.

At 1806, with the completion of the British Residency in Chaderghat, a residential community began to develop on the northern part of the city. According to Alam, after the establishment of the Residency, a cluster of stores and residences arose around it, over which the Nizam's administration granted the Resident unrestricted authority and jurisdiction in civil and criminal affairs. This community was efficiently governed and enjoyed peace and safety. In contrast, the civil administration in Hyderabad was disorganised, particularly in its suburbs, where swindlers tormented the merchants and bankers who had come from Karwan to the Residency. Not just bankers, but even native official servants of the Nizam's administration, migrated to Chaderghat due to its superior sanitation and law enforcement. A large foreign element was also imported, primarily Europeans and Eurasians who held key posts in the service of the Nizam and his nobility, but chose to remain close to the ResidencyAlam argues that the European-Eurasian settlement adjacent to the Walled City contributed significantly to the cultural evolution of Hyderabad. European-style mansions, Christian churches, and missionary schools dominated Chaderghat. The French founded the first indigenous Christian colony around a local gun foundry, which served as the core for the expansion of Christian settlements. The migration of bankers and government officials into the Residency area encouraged its banking and business activity. Even though the area was small, it was densely populated with bazaars, some of whose merchants were extremely wealthy and conducted business throughout India. In 1810, Flamers & Firm, a British tanker company, established a bank in Hyderabad. Prior to that, the Bank of Bengal had already begun operations.

Similar to the Chaderghat and Residency Bazaars, the settlement expanded fast towards the northern and southern suburbs of the city. The British India Company's emergence as the preeminent force in the Deccan contributed to the state's political stability and fostered commerce and immigration. Within the walled city, the built-up area

---

[29] Manzoor Alam, *Hyderabad, Secunderabad (Twin cities): A study in Urban Geography,* Bombay, 1969,

expanded dramatically, causing issues like as water scarcity and unclean conditions. Mir Alam, who was then Sikander Jah's prime minister, created the Mir Alam tank at a cost of 8 lakh rupees to alleviate the water shortage. This project, which was designed by a French engineer, initiated the provision of piped water supply to the walled city. But the water was contaminated, and people were ill. In 1888, a filter bed was constructed near Chandulal's Baradari to provide the city with filtered water. Mir Alam also constructed a large vegetable market in Pathergatti, behind Mokramdowla Deodi, in order to meet the growing demands of the local population[30]. As previously indicated, due to the residency and Secunderabad cantonment, the built-up area within the walled city in the northern half of the city grew substantially. This resulted in the city's continued planning. This led to the formation of the development of municipal and road maintenance within the government's various ministry. Sir Salar Jung was instrumental in the establishment of the department. A Municipal Commissioner was appointed to oversee the upkeep of the city when the size of the Hyderabad Municipality was determined to be approximately 55 km2 Previously, the City Police Commissioner or the Kotwal performed this duty[31].

2.4.1 The Introduction of the Railways (1874-1904):

The growth of Hyderabad was not contained to the municipal and road maintenance departments but advanced further with the introduction of the railways in 1874. The arrival of the railroad had a significant impact on the growth pattern of the city since it accelerated the unification of Hyderabad and Secunderabad and prevented the growth of the city south of the Musi River. The growth axis was located in the northern direction. The British imperialist policies required that the port of Masulipatnam be linked to the metropolitan towns of Bombay and Madras. Thus, the 1874-built railway line between Hyderabad and Secunderabad was extended to Madras via Warangal. In the year 1900, the twin cities were linked to the fertile cotton fields in the northwest of Hyderabad State. Regionally, the

---

[30] Ratna Naidu*., "A* study of Slums in Hyderabad – Secunderabad. *"The Indian Journal of Social Work"*, Vol, 3, 1978, pp. 237-39".

[31] Ibid., pp.256-269.

railways were instrumental in shifting Hyderabad's commerce from Mausulipatnam to Bombay and Madras. Locally, their impact was significant as they sped the northward expansion of Hyderabad, aided the industrial development of the two cities, and bolstered the commercial and compact growth of Secunderabad[32].

In addition to the rise of modern industries, the arrival of the railway in Hyderabad led to the establishment of a mechanical workshop for the Public Works Department, followed by two railway repair workshops (loco and signal) in Secunderabad. In addition to the mint, a cotton-ginning, spinning, and weaving plant, as well as a tile industry, were founded in Hyderabad. These industrial installations can be viewed as precursors to the industrial expansion that occurred in the northern half of the city and in Secunderabad[33]. As a result of the introduction of railways, urban development centred around railway stations, freight yards, accompanying warehouses, and industrial sectors. Around Begum Bazaar, Chaderghat, and the Residency bazaar, there was a fast expansion of population north of the river. Additionally, Begum Bazaar spread towards the Nampally railway station, and ultimately these regions developed into the densely inhabited neighbourhoods of Nampally and Bazarghat. The construction of localities of Kachiguda, Nimbolika Adda, Barkatpura, and Chappal Bazaar is attributable to the site of a second railway station at Kachiguda[34]. This resulted in the formation of additional colonies at Amberpet, Adigmet, and Malakpet. Internally, the walled city was becoming more densely populated, while outwardly, it was growing residential suburbs. The bridge was constructed in 1897 due to the expansion of the built-up region around Begum Bazaar and Afzalgunj and the rising movement of goods and people between the villages on the northern banks and the walled city. This was built by Nawab Chalib-ul-Mulk Muslim Jung at his expense, and hence this bridge was called Muslim Jung Bridge. New settlements sprang up around the palaces of

---

[32] Ratna Naidu., "Organizational structure of Hyderabad Urban Development Authority: Problems and Possibilities*", Nagar,lok*, Vol.XIs, No.2, April-June, 1979, pp.134-152.

[33] Ratna Naidu., Op.cit.p.138

[34] Deb, Khush., "*Sociological Implications of the Pattern of Growth of Hyderabad City*, Ph.D thesis, Department of Sociology, University of Hyderabad, 1989".

Jahanuma and Falaknuma in the city's southwest direction, the latter of which was built under Sir Viqar-ul-Umra's rule in 1889. Jangammet, a former tiny hamlet, and Maikal Kanda, located close to Aliabad Darwaza, were incorporated within the city limits as a result of the construction of the Falaknuma railway station in 1901. The city of Secunderabad, however, was the most affected by the arrival of the railways. This was attributable to the considerable growth of its wholesale and retail businesses during this time. Its location at the confluence of broad gauge and metre gauge railway networks, which connected it to important cities such as Madras and Bombay, as well as the port city of Masulipatnam, allowed it to undertake wholesale business with other cities in the state. Further overcrowding of Europeans and Eurasians, who make up the majority of Nizam's workforce, boosted the region's retail trade, especially for luxury goods. The civilian population, notably the indigenous, grew southward along the two main routes leading to Hyderabad, resulting in the eventual integration of Hyderabad and Secunderabad into a metropolitan twin city[35].

The rising urban population compelled the monarch to take additional action. A municipal and road maintenance agency was established in 1869 under the direction of a Municipal Commissioner. Due to its extensive built-up area, the Chaderghat Municipality was established separately in 1896, and the city adopted two distinct names: "Andrun" and "Bairun," or within and outside the city wall. Before that, the first official census of walled Hyderabad was done in 1881, and the city was divided into four wards or municipal divisions[36]. These wards were distinguished by their prominent sites, including Mir Chowk, Sultan Shahi, Aliabad Androon, and Hussaini Alam, and their outer limits were the city wall. Using data from the 1891 census, it is possible to analyse the population growth within the walled city of Chaderghat and in Secunderabad. The following table shows the population of areas in Hyderabad city.

---

[35] Ibid. pp.44-52.

[36] Manzoor Alam., Op.cit.pp.29

Table 1. Area wise population Growth of Hyderabad City

AREAS	POPULATION
Mir Chowk	29,916
Sultan Shahi	31,418
Aliabad (inside)	28,905
Hussaini Alam	33,818
Yakutpura	31,287
Aliabad (out)	25,613
Total city municipality	1,80,957
Afzal-Gunj	61,653
Begum-Bazaar	31,348
Karwaan	33,623
Chader-ghat Municipality	1,26,624
Residency-bazaar	14,709
Secunder-abad	80,626
Bolaram	12,123
Total Residency	1,07,458

2.4.2 Modern City Under the Later Asaf Jahi Rule (1908-1948):

The numbers above show that urbanization has gone well beyond its former confines in the

walled city. The population of the Residency and Chadar-ghat areas had grown to be comparable to that of the walled city. In 1888, in order to address the needs of such a huge population, a city waterworks project for filtered water from the Mir Alam tank was developed. The Hyderabad Water Works Department was established in 1889. This was the situation in the twin cities of Hyderabad and Secunderabad in 1908, when a devastating flood on the river Musi ravaged the city of Hyderabad and badly affected communities near the river's banks. After the flood, the king realized the dangers of unchecked growth and established a planning body. After the floods, the king also relocated his palace, hastening the decline of the walled city.

Scholars are of the opinion that the terrible flood of 1908 sealed the city's doom since, following this disaster, the ruler transferred his house and, with him, the nobles left the walled city. It would appear that fate has altered the direction of the city's development[37]. Besides, it is often claimed that the 1908 floods accelerated an unavoidable process. The unplanned growth of the walled city resulted in an unsuitable land-use pattern for modern industrial development, with closely packed settlements, tiny winding roadways, unsanitary conditions, and growth in the form of accretion around nobles' palaces. On the other hand, the huge expanses of open land north of the river, the British-established economic system focused on commerce, and the existence of railroads created chances for the development of industry. The modernization trend pushed the city's growth axis to the north, and stagnation had already crept into the city's southern region. The floods devastation helped the rulers recognise the dangers of unchecked expansion. In 1912, the City Improvement Board was established in dealing with the challenge of the urban development. The excellent direction of Sir M. Vishveshwaraya, a renowned engineer from Mysore, guided this planning committee.[38] The City Improvement Board undertook projects such as, (1) enhancing the riverbanks, (2) damming the river upstream to prevent future flooding, (3) opening up densed areas by implementing slum removal programmes,

---

[37] Mohammad Afzal., Op.cit. Pp.68-70.

[38] Syed Mohammed Qadri., *Farkhunda Bunyad, Hyderabad* (in Urdu), ldar-e-Adabiat.-e-Urdu, Hyderabad, 1944.pp.137-187.

(4) acquiring open land, (5) constructing homes for the poor, (6) Road widening initiatives, the installation of sewage and storm water drainage systems, etc.

The development of the region on both sides of the river was the first such project undertaken. The southern wall between Puranapool and Chadarghat Bridge was increased to a height of 30 feet, and a road was built alongside it. Parks and playgrounds were created in the residential communities along the banks. On the southern side of these grounds, significant public buildings such as the High Court and City College were constructed. Along the river's northern bank, the Osmania Hospital and the State Library were built. Additionally, building regulations were enforced. The Board was responsible for issuing building licenses on important highways and in regions where improvement projects were to be executed. As a post-flood measure, rebuilding was restricted within a defined distance of the river. This project accomplished the dual objectives of beautifying the riverside and eliminating the possibility of such a calamity ever occurring again. To calm the river, it was dammed twice upstream, once in 1917 and again in 1927. The Osmansagar and Humayatsagar lakes were formed as a result of this. These lakes not only helped to control the river, but they were also the only source of drinking water for the Twin Cities until the Manjira plan was implemented. The reservoirs have also played a significant role in promoting growth in Hyderabad.

Other significant developmental operations carried out by the City Improvement Board on a piecemeal basis over thirty years include[39]:

1. The progressive destruction of the city's walls and gates. This became necessary due to increasing traffic congestion and the need for extra motorways to facilitate traffic flow.

2.Pathergatti Road was widened and stores were constructed on both sides to reduce

---

[39] **H.E.H. Nizam's Government., Report on the Progress of the Hyderabad City improvement Board: for the year 1344 Fasli (1934 to 1935). Government Central Press, Hyderabad, Deccan, 1939.**

traffic congestion caused by heavy traffic flow between the two halves of the city.

3. Underground sewer and drainage systems are being laid in both sections of the city.

4. Slum clearance plans to decongest congested neighborhoods. Within the walled city, such schemes were implemented in areas such as Darushifa, Noorulomra Bazaar, Sultan Shahi, Moghalpura, riverfront areas, and so on, as well as outside the walled city in areas such as Begum Bazaar, Nampally, Gunfoundry, Babha-Shafa, Chappal Bazaar, Lingampally, Aghapura, Khairatabad, Pathanwadi, and so on. Healthy homes and narrow lanes were demolished, and broad roads and 'C' and 'D' type housing units were built in their place. Several kinds of quarters can still be found in these regions.

5. Within the city, roads were constructed or widened to connect important locations and towns, and street lights and traffic signals were placed.

6. Mojamjahi market construction on the Nampally-Begum Bazaar Road.

7. Acquiring new areas such as Azampura, Amberpet, Erammagutta, Mallepalli, and Aghapura in order to create housing complexes.

Apart from the aforementioned developmental works, Sir M. Vishveshwaraya delivered a report in 1930 on the Hyderabad City Improvement Scheme. The report underlined the necessity for a complete city plan and suggested projects such as a civic centre, inner circle road, radial and trunk roads, river bank roads, roads around Hussain-Sagar, and the circular train. The report also recommended that some changes be made to the existing municipal structure as well as making the city improvement board more effective in working toward the city's improvement. At the same time, the ruler Osman Ali Khan relocated his residence from the walled city's Chow Mahal palaces to the King Kothi palace in the Chaderghat area. This movement reflected the shift in the state capital from the southern to the northern half of the city, as well as the city's growth towards the northern side. Aside from this, several offices, such as municipalities, police commissioners, and there remained civil and criminal courts in the walled city. Because the nobility wanted to be close to the ruler, they migrated out of the walled city (though they kept their mansions

there) and lived around Himayat-Sagar, Hyderguda, and Banjara Hills, which became high-income group residential districts.

This phase of the city represents the city's internal reform. This is because the relocation of the ruler's residence to Cahanderagat had a significant impact on the growth of Hyderabad. Alam inferred correctly that this was a shrewdly designed action by Osman Ali Khan, the seventh Nizam, to restrict the growing effect of the city's rapid growth on the northern side. According to Alam, the development of rail and road transport systems, particularly the introduction of suburban services, was the next phase of the rise of Hyderabad and Secunderabad during the late Asaf Jahi period. This phase helps Hyderabad's metropolitan growth by allowing for the development of industrial, educational, military, recreational, market, and residential centers outside of the city's core.

The introduction of suburban train services in 1928 and suburban bus services in 1932 helped to unite the cities of Hyderabad and Secunderabad into one large centre and saved the southern half of the city from disintegration and depopulation as commuters travelled from this area to their place of employment. Despite saving the southern half of the city from depopulation, the intracity bus and train connections did not result in any industrial growth or economic function being focused there. But it remained primarily a residential area for all social strata. Later, significant political events greatly influenced the development of the twin cities of Hyderabad and Secunderabad. There have been two such occurrences: the Rendition Acts of 1936 and 1945 and the Police Action of 1948. The Rendition Act of 1936 removed the administrative control of the Residency Bazaars from the residents. After the ruler's palace was relocated to the Chaderghat region, the presence of a British-controlled sector in the neighborhood was a source of humiliation for the Nizam. Then, to ease urban planning, there was an immediate need to place the entire city of Hyderabad under the Municipal Corporation of Hyderabad's administrative jurisdiction.

The second Act of Rendition in 1945 withdrew the civil region of Secunderabad from the cantonment's jurisdiction and restored it to Nizam's rule[40]. This freedom allowed

---

[40] V.K. Bawa., *The Nizams Between the Moghuls and the British*, S.Chand & Co, New Delhi, 1986. Pp.8

it to join in the prosperity of the capital city, and soon its boundaries grew to encompass an area of eight square miles, up from 3.6 square miles initially. The Police Action was the most significant political event that had a significant impact on the growth of the city, particularly the southern half. This was initiated by the Indian government in September 1948 to free Hyderabad from Nizam authority and incorporate it into the Indian Union. This incident was preceded by other connected events that contributed to the period's instability and economic slump. The partition of 1947 and the religious violence in northern India resulted in a large exodus of Muslims towards Hyderabad State, particularly its capital.

Special refugee camps were established to accommodate these individuals. The Telangana region of the Hyderabad state was historically the stronghold of communities that, taking advantage of unstable situations, resorted to terrorist operations against the local Zamindars, who then fled to the city and resided there. As a result of their investments in buildings, commerce, and industry, these wealthy landlords provided a partial boost to the state's faltering economy. As a result of these landlords, Vidyanagar, DiIsukhnagar, Jeera, and New Bhoiguda all expanded in Hyderabad, while Jeera and New Bhoiguda expanded in Secunderabad.

The Police Action of 1948 led to the elimination of the Jagirdari system and the end of the Nizams' feudal rule. This had multiple effects. First, a significant portion of the governing class emigrated to Pakistan or fled to other nations. This caused some economic instability in the city. Secondly, the abolition of the Jagirdari system resulted in the sudden disappearance of the feudal economic base, which was the main prop and source of sustenance for the inhabitants of the walled city. As the administrative seat of a feudal monarch, the southern part of the city of Hyderabad had long relied on the feudal economy for its prosperity.

The expansion of industry and a commerce-based economy had occurred in the

---

6-160.

northern part, initially under the British, and then under the state government and the mechanism for self-propelled commodity production. This growth process was denied to the southern half. In addition, the termination of the Jagirdari system, the flight of the Muslim elite, and the flood of low-income group migrants into the city led to a situation in which the southern region lacked the internal dynamics necessary to sustain itself and degenerated. The intra-urban transportation system prevented depopulation but did not stimulate economic expansion. The southern half of the city, particularly the walled city, has been transformed into a low- and middle-income residential sector.

2.4.3 Modern Hyderabad (1956-2014)

As mentioned above, the police action of 1948 resulted in the economic depression of Hyderabad. Hyderabad's flagging economy was revitalised in 1956, when the state of Andhra Pradesh was established on a linguistic basis and Hyderabad was designated as its capital. This event corresponded with the beginning of the second five-year plan, which emphasised industrial development for the country's long-term production requirements. Andhra Pradesh utilised these measures to strengthen its industrial sector.

Since 1956, when Andhra Pradesh became a state, many things have changed. There are now large public sector industries, urban development authorities, master plans for city development, housing schemes for the lower and middle classes, commercial complexes, and infrastructure like roads, electricity, transportation, water, drainage, and sewerage[41].

When Andhra Pradesh became a separate state in 1956, it brought new life to the industrial estate of Sanathnagar, which had been built in 1940 but was mostly abandoned by 1955. Mushirabad became one of the industrial centres of the twin cities. This industry has grown a lot, and there are now four different groups of large and medium-sized factories in Hyderabad. They are as under:

(1) The oldest industrial area of the city is the Azamabad.

---

[41] Diganta Das., *Hyderabad: Visioning, Restructuring and Making of a High-Tech City*, 2014.pp.2-9.

(2) There are many industrial and consumer units in the Baianagar-Sanathnagar-Kukatpally industrial cluster. The most important ones are Allwyn, H.M.T., I.D.P.L., H.A.L., and others, which make refrigerators, pharmaceutical products, machine tools, aircraft parts, soft drinks, etc.

(3) In the Moula-Ali-Nacharam-Uppal industrial area, big companies like E.C.I.L., Warner Hindustan Limited, N.F.C., and others have important factories.

(4) B.H.E.L., I.C.R.I.S.A.T., and other companies are part of the Ramachandrapuram, Patancheru Industrial cluster. B.H.E.L. is one of the largest public sector units. But this industrial growth has only happened in the northern half of the city and in Secunderabad. It has not happened in the southern half of the city, especially in the walled city[42].

The lack of industrial expansion explains why the old city of Hyderabad (of which the walled city is the centre) has experienced stagnation and urban deterioration, whilst the rest of the city is swiftly expanding into a bustling metropolis. The logic of the capitalist mode of production says that for manufacturing units to do well, they must be able to make money, the state must provide infrastructure facilities such as adequate roads, efficient transportation systems, energy, housing, etc. These services are provided by the state via Urban Planning authorities, such as the Hyderabad Urban Development Authority (HUDA), the Municipal Corporation of Hyderabad (MCH), the Housing Board, and others. And such infrastructure amenities attract further communities, necessitating additional planning intervention. This trend is taking place in the city's northern half, resulting in its rise, together with Secunderabad, into a large metropolis.

However, the southern half, particularly the walled city portion, which lacks any industrial growth, is barred from participating in such a process. Another reason that may have contributed to the neglect of the southern half was the linguistic rearrangement of the

---

[42]S.C.Bhatt., *"The Encylopaedic District Gazetteers of India,"*South Zone Vol,1,Ghyan publishing House, New Delhi,1998.pp.160-174

state, which resulted in the inclusion of Andhra Pradesh rich coastal area[43]. The hardworking people from Andhra settled in the northern half of Secunderabad, but not in the southern half (here the southern half denotes the old city parts and not the suburbs in the south, which did attract immigrant groups, for example, Dilsukhnagar, Saroornagar, Hayatnagar situated along the Vijayawada highway are growing residential colonies).

Also, after Nizam's rule ended, the people who ran the state of Andhra Pradesh were mostly from the capitalist class of Andhra regions. They had no emotional or cultural ties to the walled city region, which was mostly made up of Muslims[44]. Manzoor Alam in his book "*Hyderabad, Secunderabad (Twin cities): A study in Urban Geography*" has noticed that the lack of political will on the part of the State's political elite to deal with the problems of the old city's underdevelopment has caused it to get worse. So, a group of community leaders grew up in the old city. These leaders deal with the problems of neglect and underdevelopment in the old city, but they give it a community connection and use it for their political success. At the moment, the two cities cover a total of 194.25 sq. kms (within MCH limits), with Hyderabad covering 173.53 sq. kms by itself.[45].

If we look at how Hyderabad city has grown over time, we can see that the state has been important at every step of the way. When the capital moved from Golconda to the walled city area, Golconda fell into disrepair and the city on the south side of the river Musi grew. When the British built the Secunderabad cantonment, the centre of growth moved to the north. This process was sped up when the British built the railway to make imperialist trade easier. The walled city area stopped changing when the Nizam moved his palace to the northern half. This process was finished by the Police Action of 1948, which ended the Nizam's feudal rule.

On the other hand, the northern half of the city has grown along with Secunderabad

---

[43] K.S.S.Seshan., Op.cit.2018

[44] Khushal. Deb., Op.cit. Pp.44-63.

[45] C.jacob Ernest., Hyderabad *City Prospecting Planning,* Association of British Council Scholars Andhra Pardesh Chapter Hyderabad, 1993.pp.46-53.

into a metropolis. This is mostly because it is the political and administrative capital of the State of Andhra Pradesh and because large public-sector industries have grown in the industrial estates in northern Hyderabad and Secunderabad.. As per the above discussion, we can find that the southern part of the city (old city) remained as residential areas after the end of the feudal rule of the Nizam, and the immigrants were mostly settled in the northern part of the city, which was growing very rapidly, resulting in many new settlements in Ameerpet. This area mainly witnessed the settlement of the coastal Andhra elite.

With the development in the area, many new industries and MNCs have also been set up in the northern half of the city. The northern half of the city also attracted immigrants, and gradually the area became the IT hub. The southern part of the city has many historical monuments and it attracted tourists and it became an important tourist point of attraction, which developed various businesses, particularly the pearls and bangles in Lad Bazar and Sultan Bazar in the old city area.

Chapter 3

Understanding the Changing Settlement Pattern
of Hyderabad City

As the previous chapter deals with the historical background of the growth of the city, this chapter shows that the settlement pattern of Hyderabad City that has changed since the Indian economic reforms in the 1990s. The change is prominently explained by the city's urbanization, changing land use patterns, rural-urban migration, population density, land-man ratio, infrastructural development, ethnic diversity, changing lifestyle, food habits, customs, traditions, and other cultural segments, and the transition from agricultural to industrial or semi-industrial format. The chapter further unfolds that the post-1990s economic reforms led to rapid urban growth and the city's expansion towards its low-density fringes. The trend of urban growth, often called "urban sprawl" in academic parlance, conceptually defines "a land-use pattern in an urbanized area characterized by low levels of at least one of eight distinct dimensions: density, continuity, concentration, compactness, centrality, nuclearity, diversity, and proximity.". In simple terms, "urban sprawl" denotes the spread out of a city and its suburbs towards its peripheries. This entails the gradual transformation of open space (rural land) into built-up, developed land. We also discussed some factors that are directly and indirectly related to the growth of the city.

3.1 City Extent, Expansion & Planning:

After the coming of globalization, at the previous few of decades, the city's growth has been significantly faster in the periphery than in the metropolitan core. According to the 2011 census, Hyderabad is India's sixth-largest city, with a population of around 7.7 million people. As a direct consequence of this, a great number of brand-new activities are mushrooming in the vicinity, and the public and private sectors are actively participating in these endeavours. The use of land, the planning of cities, and the passing of laws will all be significantly affected by these recent developments over the next few years. Since the mid-1990s, when globalisation began, the city has developed a national and worldwide image. With the efforts of the state government to promote information technology, there

have been numerous changes in the growth of the city and many new settlements have emerged with the establishment of many MNCs in the city. Between the years 1960 and 1970, the city played host to the establishment of a large number of scientific institutes as well as industrial establishments that held both national and international significance. In an effort to entice them, successive state governments have reduced the cost of purchasing large tracts of land for them, which in some cases has been far in excess of what they need. The majority of these businesses required a significant amount of human labour, and they also generated a massive amount of opportunity for ancillary businesses and unofficial employment. It was discovered that as a result of the concentration of high-order tertiary and quaternary functions, the city saw the establishment of a great number of new towns, in addition to a number of new large metropolitan centres, and the expansion of the city's boundaries.

3.2 The City Improvement Board:

The Board was entrusted with developing new colonies, housing, road widening, etc. By 1922 full-fledged and sufficient potable drinking water supply was commissioned. The telephone system was commissioned in the city in 1923 AD. In the same year, electricity for the common people was commissioned. New industrial areas cropped up at Azamabad by 1930 AD. The next year, in 1931, the Hyderabad Sewage System was completed, and these faculties motivated the people of Hyderabad to live the modern standard of life. The city had acquired a national and international image since the mid-1990s with the growth of information technology and efforts by the state government to promote the same. The population growth rate of the city is based on the census reports from 1881 to 2011 are given below in the table.

Table 3.1. Population Growth Rate of The City,1881-2011

Year	POUPLATION	% GROWTH RATE
	354962	-
1891	415039	16.92
1901	448466	8.05
1911	502104	11.96
1921	405630	-19.21
1931	466894	13.13
1941	739159	58.31
1951	110688	52.97
1961	1249151	10.48
1971	1796339	43.81
1981	2545836	41.72
1991	4344437	70.65
2001	5751780	32.39
2011	6809970	87.2

Graph 1.1

Population Growth Rate
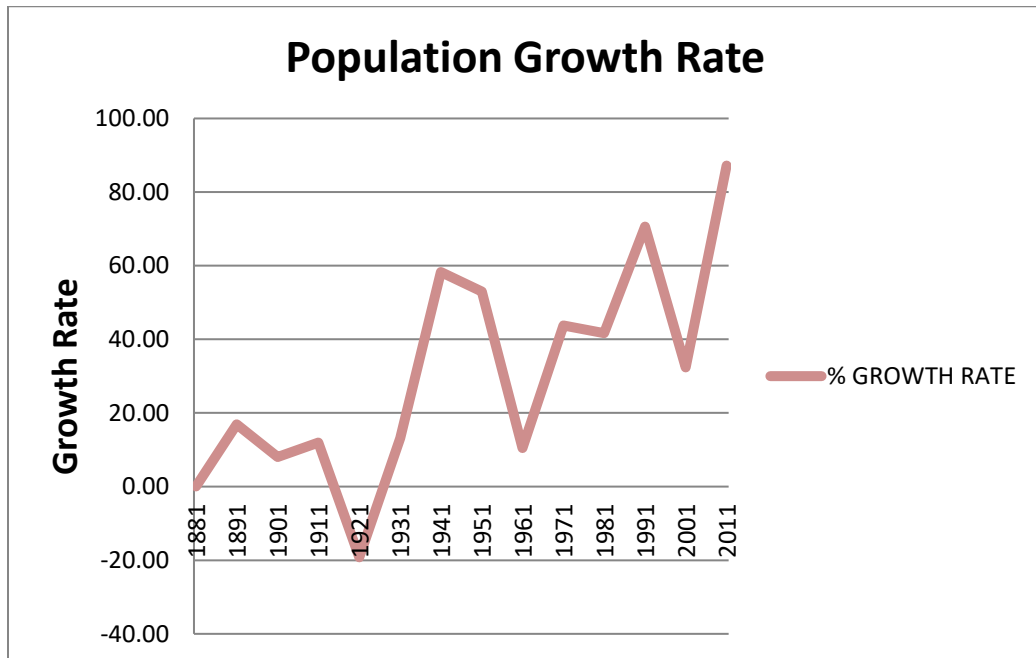
The above table shows that the population growth rate was increasing in the city and the decadal growth of the urban population of Hyderabad remained at 4 to 5 Lakhs between 1901 to 1931. The minus growth between 1911-1921 was due to dreaded diseases of cholera, plague, influenza, Malaria, and other infectious diseases. A sudden surplus of above eleven Lakhs with a decadal growth of 58.4 percent and 52.5 percent was registered between 1931-1951 respectively. The substantial growth of nine Lakhs or 41.6 percent between 1981-91 is reasoned for heavy migration within the state. This is attributed to the better administration, and development of industries, business, transport, and infrastructure. Political changes enticed Andhra migrant employees and entrepreneurs to settle in Hyderabad. This exodus (migration) was disrupted between 1991 and 2001 due to the Telangana struggle. Hyderabad grew to a tune of over five decades from 1951 to 2001, with 25 lakh people being added to the city. Nearly four million people were living in Hyderabad at its peak between 1897 and 1900. There was a 4% annual growth rate between 1901 and 2011. The following decade brought heavy miseries to the city with the River Musi floods and dreaded diseases' aftermath.

This brought down the city population considerably. The city registered a 13 percent growth by the census of 1931. But a significant and overwhelmingly 60 percent growth of the city population over the next two decades due to industrialization and construction changed the morphology of Hyderabad. Huge spatial extension, especially in the North and North East of Hyderabad, has developed substantially. The decade from 1951-1961 has shown the least growth, at only ten percent. This is attributed to post-independence, partition, and the heavy exodus of Muslims to Pakistan. The growth of the population over the next two decades, 1961-1971, was a substantial forty percent increase due to the strong administrative, industrial, and economic base of Hyderabad.

The City of Hyderabad registered a very high Seventy percent growth between 1981-1991. This is due to the State policies of liberation, privatization, Technological expansion, and a strong infrastructure, health, and education. However, the last decade shows less than half the growth of the preceding decade. The population growth analysis for 1981–1991 revealed a 57 percent decadal increase. After the policies of liberalization and

globalization, the new part of the city, Hi-Tec City, emerged with a high density of population. As we have discussed, the City Improvement Board has played an important role in the development of the city in all aspects, but apart from the economic factors, the rapid urban growth of the city like the climate factor, pull factor, health, and educational factors are some of the factors which are responsible for this. The education sector is also the major contributor to the urban growth of the city. As in the below table, the study shows that comparative analysis of the total number of education institutions and enrollments in the state and city.

3.3 Education Sector of Hyderabad:

Hyderabad has been an important education center for a long time and, in the recent past, it has become a leading education hub in India. There are many renowned educational institutions available in Hyderabad, and these institutions are run by the central government, state government, and private organizations. To get a better education, many migrants from different parts of India and foreign countries came here and settled in Hyderabad. The below table reflects the number of educational institutions and their enrollments in Andhra Pradesh and Hyderabad. The table is based on the Census of India 2011 and the Government of Andhra planning department, District Profile Hyderabad - 2014) to study a comparative analysis. A comparison between the state and city based on the number of institutions and their enrollments is shown in the table below.

Table 3.2. Educational Institutions and Enrolment

S. No	Education institutions	State	%Of institutions and enrolment in the state	Hyderabad	%Of Institutions and enrolments in Hyderabad	Total no of institutions and enrolments
1	Primary Schools	21947	93.34382	1565	6.656176	23512
	Enrollment	1431438	81.9078	316183	18.0922	1747621

2	Upper-Primary Schools	7311	92.79096	568	7.209037	7879
	Enrollment	939109	88.79187	118543	11.20813	1057652
3	High Schools	11803	89.77714	1344	10.22286	13147
	Enrollment	3689461	89.99359	410232	10.00641	4099693
4	Total Schools	41061	92.19318	3477	7.806817	44538
	Total Enrollment	6060008	87.76304	844958	12.23696	6904966
5	Central Schools	47	83.92857	9	16.07143	56
	Enrollment	27294	79.06721	7226	20.93279	34520
6	Junior Colleges	2537	88.89278	317	11.10722	2854
7	Degree Colleges	1196	84.76258	215	15.23742	1411
	Seats	426964	86.92671	64213	13.07329	491177
8	Engineering Colleges	219	92.79661	17	7.20339	236
	Seats	104598	92.96939	7910	7.030611	112508
9	Pharmacy Colleges	123	93.18182	9	6.818182	132
	Seats	9226	92.5005	748	7.499499	9974
10	MBA Colleges	305	84.72222	55	15.27778	360
	Seats	32874	82.61044	6920	17.38956	39794
11	MCA Colleges	37	71.15385	15	28.84615	52
	Seats	2436	70.89639	1000	29.10361	3436
12	B.Ed. Colleges	217	92.34043	18	7.659574	235
	Seats	19100	90.52133	2000	9.478673	21100
13	Law Colleges	21	67.74194	10	32.25806	31
	Seats	3190	70.88889	1310	29.11111	4500
14	Central Universities UoH (1974), MANUU (1998), NALSAR (1998), EFLU (2007)		0	4	100	4
15	State		60.86957	9	39.13043	23
16	Deemed	3	60	2	40	5

| 17 | Autonomous | 5 | 71.42857 | 2 | 28.57143 | 7 |
| 18 | Private | 3 | 60 | 2 | 40 | 5 |

Two private universities, two deemed universities, nine state and three central institutions of higher education are found in Hyderabad according to the 2011 census. The English and Foreign Languages University, the Maulana Azad National Urdu University, and the University of Hyderabad are all located in Hyderabad. It is one of India's most prestigious universities, Osmania University, founded in 1918 and it is the oldest university in Hyderabad.

The above data shows that a number of the institutions were established in Hyderabad, which attracted a large number of students throughout the country, both for professional and general education. These institutions have good enrollments as compared to those in Andhra Pradesh. In Hyderabad alone, enrollments are up by 40%, particularly in university education.

As a proportion of primary school students, the institution is 21947 in the state, and in Hyderabad it is 1565, but the enrollment in the state is 1431438 and the enrollment numbers in the city are high at 316183. The number of institutions in upper primary schools in the state is 7311, while the number in the city is 568. The enrollment number in the state is 1431438, and the enrollment number in the city is 316183. In general, the number of institutions and enrollment in the whole state is high, but in the city of Hyderabad alone, it has around 40 percent of the enrollment. The number of high schools in the state is 11803 and in Hyderabad city it is 1344, and the number of enrollments in the state is 3689461 and in Hyderabad city it is 410232, indicating that the number of enrollments in the city is constantly increasing due to good infrastructure and rural to urban migration and interstate migration. Further, we can see that the number of students in Degree Colleges in the state are 410232, while the numbers of Degree Colleges in the city were 215, resulting in a total of 426964 seats in the state and 64213 seats in the city, indicating that all departments, such as engineering

colleges, law colleges, MBA colleges, B. ed colleges, and MCA colleges, have high seats and enrollment numbers in the city. Three deemed universities in the erstwhile state, two of which are in Hyderabad, and three central universities, all are in Hyderabad .So, based on the above data, one can conclude that the number of institutions and enrollments are higher in comparison to the rest of the state because the city provides good infrastructure and job opportunities, which attract people from all over the state and country. The education factor has also played a major role in the urban growth and change in the city . 'Apart from colleges, state universities, deemed universities, and central universities, other notable institutions such as the Institute of Chartered Financial Analysts of India (ICFAI) and the Indian School of Business (ISB) Included in the city are the Institutes of national importance based on the Institute of Public Enterprise (IPE), the Administrative Staff College of India (ASCI), and the Sardar Vallabhbhai Patel National Police Academy (SVP-NPA), all of which are located in Hyderabad. Besides, there are five major medical colleges in Hyderabad; these include Osmania Medical College (established in 1846), Gandhi Medical College (established in 1954), Nizam Institute of Medical Sciences (established in 1961), Deccan College of Medical Sciences (established in 1984), and Shadan Institute of Medical Sciences (established in 1984), and many affiliated teaching hospitals. Besides, the city has many of India's premier technical and engineering colleges, including the International Institute of Information Technology, Hyderabad (HIT-H), the Indian Institute of Technology (IIT-H), and the Birla Institute of Technology and Science (BITS). Hyderabad is home to several internationally renowned academic and research institutes and universities, resulting in a large pool of talent'.

3.4 Health Sector of The City:

Hyderabad is the "Health Capital of India," with a high number of super-specialty hospitals that are well-equipped for international clinical trials. There are about fifty government hospitals in the city, with a total of 5749 beds, and around 165 private hospitals, including Appolo hospital, Surjana hospital, Care hospital, Himagiri hospital, Sunshine hospital, Continental Hospital, TATA and AIG, and others. In addition, the city

is home to over 4,000 clinics and nursing homes, as well as over 500 diagnostic centers. Apart from the multi-specialty hospitals, the city is also known for various research institutes such as Dr. Reddy's Laboratories, Aurobindo Pharmaceuticals, Mylan, Novartis, Nicholas Piramal, Divi Labs, NATCO Pharma, Gland Pharmaceuticals,

3.5 Hyderabad: Pharma Hub Of India:

Hyderabad's health sector is not limited to medical facilities for treatment, but it is also a leading center for drug manufacturing. The city is commonly referred to as India's Pharma Hub.

- Hyderabad has a stronghold in the pharmaceutical industry, ranking first in bulk medication manufacture and third in formulations in the country. It is known as the "Bulk Drug Capital of India," accounting for 40% of total Indian bulk drug output and 50% of bulk drug exports. The sector is valued at US $1.6 billion in value, with exports exceeding US $500 million. The pharmaceutical sector and exports from this region are predicted to increase at a rate of 20% each year[46].

- Dr. Reddy's Laboratories, Aurobindo Pharmaceuticals, Mylan, Novartis, and Nicholas Piramal are just a few of the more than 2500 pharmaceutical companies based in Telangana and Andhra Pradesh.

- "Active Pharmaceutical Ingredients" (API) units are expected to grow at a rate of between 10 and 15 percent per year in the near future in the state.

- In addition to this, Hyderabad is frequently referred to as the "Vaccine Capital of India." The city is home to a number of important vaccine manufacturers, the most notable of which include Bharat Biotech, Biological E, Shantha Biotech, Indian Immunological, and Globion Bio.

---

[46] Loraine .Kennedy, and Ashima Sood., *Outsourced Urban Governance as aState Rescaling Strategy in Hyderabad, India*. 2019 . pp.130-139.

- The market in Hyderabad has seen a significant increase in the number of leading clinical trial businesses, including GVK Biosciences, Sipra, Vimta Labs, and Quintiles, among others.

3.6 Industries and Multinational Companies

Hyderabad city has some of the most prestigious industries and MNCs that make the city the IT hub. Vazir Sultan Tobacco, Indian Oxygen, Hyderabad Industries, Thane Transformers Company, Kedia Vanaspati (Agarwal industries), and several public sector organisations are among the most notable industries. With its cosmopolitan culture, the city provides a conducive and welcoming environment for the growth and development of Small-Scale Industries (SSI) and tiny industries[47]. There are three industrial estates with full occupancy rates at Chandulal Bhandari, Sanathnagar, and Nizamabad. Cigarettes, refrigerators, chemicals, and electricals are among the district's large and medium industries. During the 1990s, the city saw an increase in the number of businesses related to information technology, and as a result, it gradually became an IT Hub. The city of Hyderabad is known as a "Cybercity" because it serves as a model for the Information Technology (IT) Industry. Now, the most important information technology companies can be found in Hyderabad[48]. The Software Technology Park of India (STPI) in Hyderabad is aiding the development of the state's I.T. industry. There are more than fifty MNCS are in the city these are Infosys Pvt Ltd, Cognizant Technology Solution Ltd, Genpact, Microsoft India Pvt Ltd, Innova Solutions, Ken soft Infotech ltd, Fusion Cyber tech ltd, Wipro, etc, and many other multinational companies that are set up in different part of the city.

3.7 Climatic Condition

Hyderabad's climate is also quite appealing, which is one of the reasons for people

---

[47] Census of India , *Andhera Pardeh census ,series-2 District Census Hand Book Hyderabad* , Registrar General and Census Commissioner of India, 2011

[48] Andhera Pardesh District Gazetters.*The Gazetteer of District of Hyderabad* ,2010.PP.65-115

migrating to the city from all across the country. City has a tropical wet and dry climate with a hot semi-arid climate on the outskirts. The maximum temperature during the summer season is 42 degrees Celsius. May is the hottest month of the year and the southwest monsoon season lasts from June to September, and it is at this time that the rainfall reaches its peak (772.2 mm). September is the wettest month of the year while the northeast monsoon season lasts from October to November[49].

. During the monsoon, the climate remained warm and does not receive much rainfall, and only moderate rainfall is generally pleasant for a good climate, temperature as low as 12 degrees Celsius has been recorded during the winter season.

The month of January is the coldest month of the year in Hyderabad. During the early twentieth century, the weather and climate of Hyderabad remained quite mild for many years. However, this has changed in the last few years. The climate has become harsh as a result of the disappearance of greenery and the constant construction of concrete urban jungles.

3.8 Transportation Network

The growth pattern of any city is dependent on the structure of its transportation networks. Road and Rail are the major modes of transportation in Hyderabad. The city's road network development is radial and orbital. The Central Business District (CBD) of the city is traversed by three national highways: NH9, NH7, and NH202. NH9 connects Vijayawada on the east to Mumbai on the west; NH7 connects Bangalore on the south to Nagpur on the north; and NH202 connects Nagpur on the north to Vijayawada on the east (connecting Hyderabad to Warangal). In addition, the city serves as the starting point for five state highways (SH1, SH2, SH4, SH5, and SH6) that radiate outward and connect a variety of towns and district headquarters located throughout the state. The city's road network is dense and congested as a result of the city's small roadways, severe encroachment, high pedestrian and slow-moving vehicle densities, and severe encroachment. According to the current land use plane,

---

[49] K. S. Reddy., "Climate Change Analysis in Southern Telangana Region, Andhra Pradesh using LARS-WG model." *Current Science,* 2014 .pp.54-62.

only 9–10 percent of the area that is under the jurisdiction of the Municipal Corporation of Hyderabad (MCH) is covered by roads. This is insufficient for the entirety of the region due to the lack of adequate pedestrian and other road infrastructure amenities. In order to alleviate the traffic congestion that exists in and around the city, the road network of the metropolitan area is depicted on the base map of Hyderabad. HMDA was accountable for the success of a number of significant projects that alleviated the city's traffic problems, including the Outer Ring Road, the Radial Ring Road, interchanges, overpasses, and underpasses.

The government of Andhra Pradesh gave its approval for the construction of the Hyderabad Metro Rail Transport System (MRTS) along three high-density traffic corridors spanning 71 kilometers during phase one of the project[50]. The routes of three corridors are Miyapur to LB Nagar via Panjagutta, Malik Market and Chaitanyapuri, Jubilee Bus to Falaknuma via Secunderabad, Sultan Bazar, Shalibanda, Habshiguda to Shilparamam via Tamaka, Begumpet, Ameerpet, Yousufguda, and Jubilee Hills.[51] The Hyderabad Urban Development Authority's (HUDA) Traffic and Transportation Cell will be reactivated to oversee the preparation and implementation of master plans to decongest Hyderabad and surrounding municipalities, including the Multi-Modal Transport System (MMTS) and train networks within the HUDA area. The MMTS Sanatnagar - Moula Ali by-pass, which connects Uppal, Malkajgiri, Kapra, Alwal, Qutbullapur, and Kukatpalli municipalities with Secunderabad Cantonment, will also be built. Phase 2 of the MMTS was finished in 2012, and it was designed to carry 3 lakh passengers per day. Up until 2014, Hyderabad Metro, the city's under-construction rapid transit system, operated four lines. The city Bus Rapid Transit System was built with good inter-modal connectivity between the Metro Rail Stations,

[50] M.V.S.Parsada Rau., *"Andhera Pardesh District Gazetters,The Gazetter of the District Hyderabad,"* ,Governoment of Andhera pardesh ,Hyderabad .2010

[51] P. C. Jasti., & V. V. Ram,. *"Sustainable Benchmarking of a Public Transport System Using Analytic Hierarchy Process and Fzzy Logic: A Case Study of Hyderabad, India".* Public Transport, 2019. 11(3),pp. 457-485.

MMTS stations, major railway stations of Secunderabad, Nampally, and Begumpet, and all bus terminals (BRTS). Is also being built on the enlarged Inner Ring Road (IRR) between Uppal and Mehdipatnam in order to provide better connection to the new Shamshabad International Airport[52].

3.9 The Density of Population

In general, population density is defined as the average number of people living per square kilometer of land. The population density in the state varies from 170 to 18,172 people per square kilometer. The lowest density is 170 per square kilometer in Adilabad, while the highest density is 18,172 per square kilometer in Hyderabad. Adilabad, Khammam, and Mahabubnagar have lower population densities than the state average of 312 per square kilometer, with '170, 197, and 220 people per square kilometer', respectively[53].

With the aid of the table that is provided below, the population density can be properly understood in comparison to the average for the state, which is 312 people per square kilometer. It is based on Census reports from 1981-to 2011. It reflects the gradual increase in the density of the population[54]. The density of population from 1981 to 2011 as represented in a table is evident in the fact that the increase of density for each decade is the indicator of the lower rate of the occupation of land.

Table 3.3. Population Density (1981-2011)

Year	Hyderabad District	Hyderabad MC	Secunderabad Taulk	Osmania University
1981	10,418	12,235	3,452	2,393

---

[52] Krishna, Gongalla Vamsi, and Ujjal Chattaraj. "Analysis of Urban Public Transportation Network in Hyderabad: Telangana." International Conference on Civil Architectural and Environmental Sciences *(ICAES-20),* Puri, Odisha, 1st March 2020.

[53] Chandramouli, C., and Registrar General. *"Census of India." Provisional Population Totals".* *Government of India New Delhi:* 2011.

[54] INDIA, POMPI. "Census of India 2011 provisional population totals." *: Office of the Registrar General and Census Commissioner* , *New Delhi* , 2011.

1991	14,497	17,327	4,094	2,603
2001	17,649	21,113	4,931	2,878
2011	21,873	21,873	5,476	3,243

Graph 1.2: Density of Population
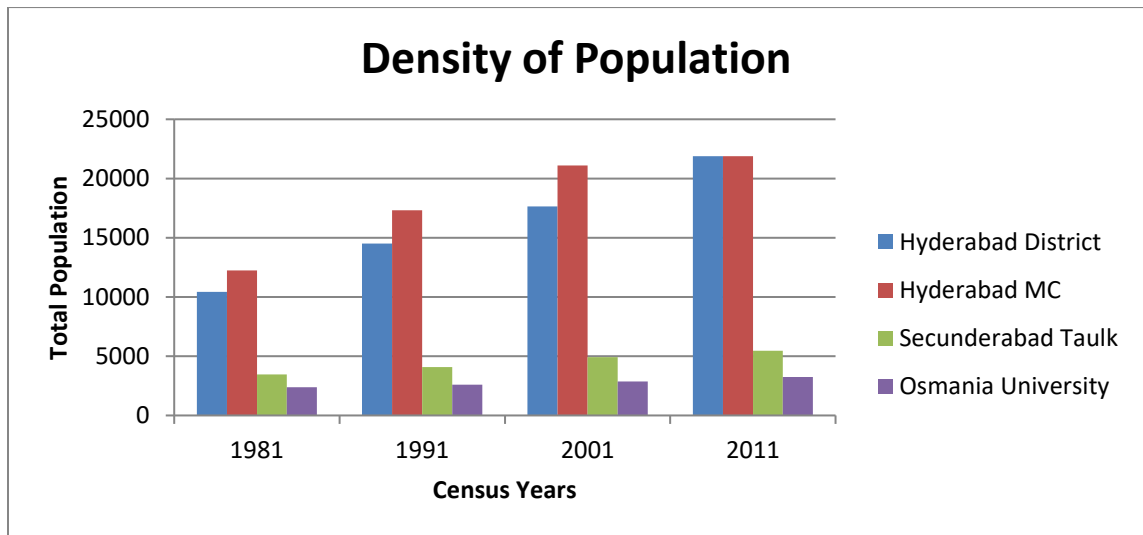
The city's limits have been enlarged over time, and the agricultural and non-agricultural property has been turned to commercial land. Because no manufacturing industries were established in the city in the 1970s and 1980s, the city's urbanisation process was heavily influenced by the growth in population due to migrant influxes, and after 1991, it was due to urbanization processes over-lapping with economic liberalisation at both the federal and state levels[55]. Hyderabad's municipal administration was created in 1869, and the city was divided into four zones and its suburbs into five zones at the time. Chaderghat was established as a municipality in 1886. The size of the municipality areas has grown over time, with the size of the Hyderabad municipality increasing from 55

---

[55] C.V.Subba Rao, " *Hyderabad*: *The Social Context of Industrialisation" ,* Orient

BlackSwan; First edition January, Hyderabad, 2007

square kilometers to 84 square kilometers in 1921. The Municipal Corporation was founded after combining the municipalities of Hyderabad and Chaderghat. The Municipal Corporation continued to increase its areas, with the addition of 12 more municipalities and 8-gram panchayats to the municipal corporation of Hyderabad in 2007, resulting in the 'Greater Hyderabad Municipal Corporation (GHMC)', which covered an area of 626 sq. km. in 2007, the Hyderabad Urban Development Authority (HUDA) was also formed, extending the jurisdiction to an area of 1,348 sq km, which includes MCH and 10-gram panchayats. The former Hyderabad Urban Development Authority (HUDA), the Buddha Purnima Project Authority (BPPA), the Hyderabad Airport Development Authority (HADA), and the Cyberabad Development Authority were all merged in 2008 to form the new Hyderabad Metropolitan Development Authority (HMDA), which has a jurisdiction over a 7,100 square kilometre area (CDA). During the last four decades, there has been a significant increase in the population of the city due to migration. The expanding urban jurisdiction also changed agrarian land use patterns into industrial land and new settlements have emerged in the nearby areas of the city. Gradually, HITEC City area and the surrounding area of Cyberabad was established. The purpose of the HITEC was to develop Hyderabad as a vital node in the global information technology economy and transformed it into a metropolitan city. The government of Andhra Pradesh succeeded in developing the western periphery of Hyderabad and infotech industry cyber tower, Cyber Pearl, and Cyber Gateway as incubator spaces to attract a variety of infotech companies.

Besides, large corporations such as Microsoft, Google, Oracle, Infosys, Accenture, Wipro, Mahindra Satyam, Tata Consultancy Services, Wells Fargo, ICICI, and others established their units in the area of the city, it also comprises a large number of smaller companies that are either affiliated with large or minor global corporations or were founded as domestic entrepreneurial ventures. As a result, the landman ratio in the city increased, and more land was converted for commercial use, increasing the population density in the city. As shown in the two images below, after the 1990s reforms, the city underwent a significant transformation as a result of the state's liberal policies, which resulted in the establishment of many multinational corporations, the majority of which are concentrated

in the city's northern reaches, forming the Cyberabad Area[56].

Figure 1.1: Cyber Tower 2003

The round building in the center of the image is Cyber tower and was founded very few buildings around the Cyber Tower in 2003, but in the same place in 2014 below image, was founded very densely populated with Multi stories buildings[57].

---

[56] https://maps.google.com

Figure 1.2: Cyber Tower 2014

Just in ten years, the area of HI-TEC witnessed a drastic change, in buildings, roads, and houses, as well as the witnessing of the establishment of many new MNCs.

3.10 Settlement Pattern

The present chapter has already discussed the different phases of the settlement pattern in Hyderabad. the over-populated walled city resulted the new settlement to the northern side of the city, and gradually many new settlements were established in that part of the city. However, the liberalization and globalization policy of the government resulted many new international corporations and other sectors.[58] These institutions resulted the settling of numerous foreign nationals, which resulted in a dramatic increase in home demand and supply. Several factors, such as the skill pool, the establishment of new economic zones,

---

[58] Anudeep, and G. Swapnik Kumar., *"A Study on Settlement of Particulate Matter in the Residential Colonies of Hyderabad City with respect to Main Road Distance.*" 2017,pp.56-89

industrial setup, and the presence of numerous local and foreign enterprises, have all contributed to a dramatic increase in the demand and supply of residential units. As a result of all of these causes, the number of households in Hyderabad is rapidly increasing. According to the 2001 census, the total number of households in Hyderabad is 842,024. When compared to the 2001 census, Gachibowli, Madhapur, Manikonda, Alwal, Miyapur, Komapally, and Shamsabad had an increase of 114,118 homes, with Gachibowali, Madhapur, Manikonda, Alwal, Miyapur, Komapally, and Shamsabad being some of the most notable residential corridors.[59] The residential demand-supply prediction (units) in the city is estimated to be approximately 15,000 units, compared to a demand of 22,000 in 2011. In 2012, 16,000 units were sold against a demand of 25,000; in 2013, 19,000 units were sold against a demand of 28,000; and in 2014, 20,000 units were sold against a need of 32,000. The city is becoming one of the most coveted destinations for both residents and retail development as a result of the enormous growth of the service sector and businesses. Due to a lack of available land for development within the city, development has relocated to the city's outskirts.

3.11 Administrative Set-Up

In 1978, Hyderabad came into existence as a district, and Rangareddy was made a separate district from Hyderabad. The district was divided into sub-divisions for administrative purposes, and then into Mandals/Talukas, each with control over a few villages. The Rangareddy district includes all of the rural regions of the Hyderabad district, while the Hyderabad district includes MHC, Secunderabad cantonment, Lalaguda, and Osmania University. Lalaguda was afterwards absorbed into Hyderabad City. In the district, there are 16 mandals and 66 villages, which are divided into former talukas such as 'Charminar, Golconda, Murshidabad, and Secunderabad', and all of these villages have

---

[59] Census of India , *Andhra Pardesh Census ,Series-2 District Cnsus Hand Hook Hyderabad* , 'Registrar General and Census Commissioner of India, 2001 to 2011.'

been integrated into the district's urban centers as shown in the table[60].

Table 3.4. Administrative Units

S.No.	Revenue Division	Name of Mandal	Name of Villages
01	Hyderabad division	1 Ameerpet	1Ameerpet
			2 Drainage Lingampally
			3Ameerpet saifekhas
			4 Malakpet
		2 Himiyat Nagar	1 Bagh lingampally
			2 Gaganmahal
			3 Daira
			4 Hasanali Guda
		3 Nampally	1 Nampally
			2 Tota Guda
		4 Asaf Nagar	1 Asaf nagar
			2 Mallepalli 3 guddimalkapur
			4 Kulsumpoura
			5 Razdarkhanpet
		5 Golconda	1 Langer House
			2 Qila Mohd Nagar

---

[60]. *"Census of India 2011 Provisional Population Totals." Office of the Registrar General and Census Commissioner New Delhi,* 2011.pp.253-292.

				3 Ibrahim bagh
		6 Bahadurpura		1 Bahadurpura
				2 Meersagar
				3 Nandi-Musaliguda
				4 Bondilguda
				5 Charmahal
				6 Zeregumbad
		7 Bandlaguda		1 Bandlaguda
				2 Sultan Bagh
				3 Nawab Sahebkunta
				4 Amjaduddowla
				5 Alisumander
				6 Kandikal
				7 Kanchan Bagh
		8 Charminar		1 Kaiwanja
				2 Talabchanchalam
				3 Murad Mahal
		9 Saidabad		1 Saidabad
				2 Madanapet
				3 Teegalguda
				4 Moosarambagh
				5 Gdddiannaram

02	Secunderabad Division	1 Shaikhpet	1 Shaikhpet
			2 Hakeempet
			3 Bakhatwarguda
		2 Ameerpet	1 Ameerpet
			2 Bahaloolkhanguda
			3 Somajiguda
		3 Secunderabad	1 Bohalakpura
			2 Rasoolpura
		4 Tirumalgiri	1Tirumalgiri
			2 Ammuguda
			3 Mahabolaram (cantonment area)
			4 Machhabolaram (cantonmet area)
			5 Bowenpally (cantonment area)
			6 Kakaguda
			7 Chandulalbowali
			8 Thokatta
		5 Marredpally	1 Marredpally
			2 marredpallypaigah
			3 Lalaguda
			4 Malkajgiri (cantonment area)
		6 Musheerabad	1 Musheerabad
			2 Bukaram
			3 Zaminstanpur

			4 Miyakunta
		7 Khairtabad	1 Yellarediguda
			2 Khairtabad
			3 Yousafgudda
		Osaminia University	Osamnia Universiy

Source: Census of India 2011, Hyderabad

3 .12 Urbanization:

The term "urbanization" refers to the transition from traditional rural economies to modern industrial zones. An urban unit is a population concentration that has grown over time. It is extremely difficult to quantify urbanization as it is a lengthy procedure. Kingsley Davis provided a definition of urbanisation as the process of shifting from a pattern of human settlements that is dispersed to one that is concentrated in urban centers. It is a finite cycle that a country goes through as it progresses from rural to industrial society.[61] He mentioned three stages in the urbanisation process. Rural traditional society with a predominance in agriculture and a dispersed pattern of communities characterizes the first stage. Stage two is the acceleration stage, during which the economy is fundamentally restructured and investments in social overhead capital, such as transportation and communication, are made. The proportion of the urban population gradually rises from '25%, 40%, 50%, to 60%', and so on. The reliance on primary industries is gradually decreasing. The third stage is known as the terminal stage, which occurs when the urban population reaches 70% or higher. At this stage of urbanization (Davis, 1965)[62], the level of urbanisation remains relatively steady. At this point, the rate of growth of the urban

---

[61] Anne Gravsholt. Busck, "Land System Changes in the Context of Urbanisation: Examples from the peri-urban area of Greater Copenhagen." *Geografisk Tidsskrift-Danish Journal of Geography,* 2006, pp.21-34.

[62] Ibid pp, 131-204

population and the total population is equal. The beginning of a contemporary and global process of urbanisation is a relatively new phenomenon that is linked to the industrial revolution and economic progress.

Urbanization began as a result of the 'industrial revolution' in Europe, and it is one of the repercussions of the revolution. The United Kingdom was the driving force behind the Industrial Revolution, which began in Western Europe. Urbanization is both inevitable and universal, according to historical data. Developed countries are currently characterised by a high level of urbanisation, with some of them nearing the end of the process and experiencing a slowing of urbanisation due to a variety of circumstances (Brockerhoff, 1999).[63]

The bulk of emerging countries, on the other hand, began urbanising during the middle of the twentieth century. In India, urbanisation is characterised by lopsided urbanisation that promotes the expansion of class I cities; urbanisation happens in the absence of industrialisation and a strong economic base[64](Davis and Golden, 1954), Urbanisation is mostly the result of population growth and poverty-induced rural-urban migration. Rapid urbanisation results in a tremendous increase in slums, poverty, unemployment, exploitation, and inequities. "Urbanization refers to a process in which a growing proportion of a population lives in urban areas"[65] Cities are expanding in number and size as a result of population movement. It is estimated that only 5% of the population lived in cities two centuries ago. At that time, cities were home to almost all of the population. Because of improvements in production, transportation, and communication, an increasing number of people are choosing to live in urban areas, and similarly, an increasing number of formerly rural areas are undergoing urbanisation. In the years before

---

[63] Brockerhoff, Martin, and Ellen Brennan., "The Poverty of Cities in Developing Regions." *Population and Development Review* ,1998, pp ,75-114.

[64] Davis, Kingsley, and Hilda Hertz Golden., "Urbanization and the Development of Pre-Industrial areas." *Economic Development and Cultural Change* 3.1, 1954,pp, 6-26.

[65] A, Gupta, *"Impact of Urbanization on Rural Development"*, Mohit Publications New Delhi .1997 ,pp,15-53

the beginning of the Industrial Revolution, people were unable to travel to faraway locations. The majority of jobs were in the agricultural sector. At the turn of the twentieth century, only 13 percent of the world's population resided in cities, but by the end of the century, that number had increased to 47 percent. In the last few decades, urbanisation has increased rapidly, especially in developing nations. Population migration is causing cities to grow in number and size. Two centuries ago, the percentage of the population estimated to have lived in cities was only 5%. With advancements in transportation, production, and communication, more and more people have come to live in the cities, as well as more and more rural areas becoming urban. In the days before the Industrial Revolution, people could not travel to distant places. Most of the jobs were based on agriculture. Only 13% of the world's population lived in cities at the turn of the twentieth century, but by the end of the century, that figure had risen to 47%. Urbanization has increased rapidly over the past few decades, especially in developing nations. By 2030, it is estimated that 61 percent of the world's population will reside in urban areas, and for every person living in an urban area in a developed nation, there could be four people living in an urban area in a developing nation[66]. It is also anticipated that by 2015, there will be 26 megacities with populations exceeding 10 million, a staggering increase from 1999, when there were only 17. In 1960, there were only two megacities. Twenty-two will be in developing countries[67] . A few years ago, the urban population surpassed the rural population for the first time in human history, marking the beginning of a new "urban millennium." By the middle of this century, it is anticipated that seven out of ten people on this planet will reside in urban areas.

3.12.1 Urbanization in World Scenario:

Urbanization rates vary from continent to continent. Asia and Africa have predominantly rural populations, despite the fact that approximately 37 percent of their respective populations resided in urban areas in the year 2000. In the next 30 years, these

---

[66] World Health Organization. *"Trends in Maternal Mortality 2000 to 2017: Estimates by WHO, UNICEF, UNFPA, World Bank Group and the United Nations Population Division."* 2019.

[67] Bertinelli, Luisito, and Duncan Black. "Urbanization and growth." *Journal of Urban Economics* 56.1 (2004): 80-96.

two regions are projected to experience urbanisation rates that are considerably higher than average. Africa's urbanisation rate remains well below 20 percent. Over sixty percent of South Africa's rapidly industrialising population lives in cities[68]. The number of urban residents in Asia is nearly double that of Latin America and Africa combined. By 2030, Asia will be home to more than half of the world's urban population, while Europe's population share will have decreased from 38 percent in 1950 to 11 percent in 2030. Likewise, the majority of the world's largest cities are currently located in Asia. In 1950, Europe was home to 12 of the world's 30 largest urban agglomerations, while Asia was home to only 7. By the year 2000, sixteen of the world's thirty largest urban centres agglomerations were located in Asia, while only three were in Europe.

3.12.2 Urbanization in Developed Countries:

In 1950, 52.5% of the developed world's population lived in urban areas; by the end of the 20th century, that number had risen to 73.9% and is projected to reach 81.7% by 2030. In 1950, 58 percent of the world's urban population resided in developed nations; by 2000, this percentage had decreased to 30.9 percent, and it is expected to fall to 20.5 percent by 2030, leaving nearly 80 percent of the urban population in developing nations.

3.12.3 Urbanization in Developing Countries:

After World War II, urbanisation accelerated in developing nations. In the 1980s, intense economic activity in the developing world, particularly Asia, was a significant factor in urbanisation[69]. In 1975, 26.9 percent of the developing world's population resided in urban areas, compared to 17.9 percent in 1950. From 1975 to 2000, the proportion increased to 40.5%; by 2030, it is anticipated to reach 57.1%. In addition, it was estimated that between 2012 and 2015, approximately 200,000 people will be added to the world's urban population daily, on average. Notably, 91 percent of this daily increase, or 183,000

---

[68] Cohen, B. "*Urbanization in Developing Countries: Current trends, Future Projections, and Kkey Challenges for Sustainability". Technology in society*, *28*(1-2) . 2006, pp., 63-80

[69] Barnay Cohen, "*Urbanization in Developing Countries: Current Trends, Future Projections, and Key Challenges for Sustainability*", Technology in Society, Volume 28, Issues , 2006 **.**pp 160-192 .

people, is anticipated to occur in developing nations[70].

3.12.4 Metropolitan Cities in India:

The Census Commission defines a metropolitan city in India as one with a population of more than four million. The Indian cities with populations exceeding 4 million include Delhi, Mumbai, Kolkata, Chennai, Hyderabad, Bangalore, Ahmedabad, Pune, Surat, and Nashik. The Census definition of an urban agglomeration for these million-plus cities requires a continuous urban spread consisting of a town and its bordering urban growths, or two or more physically contiguous towns coupled with adjacent outgrowths. In 2011, India had 53 urban agglomerations with populations of 1 million or more, compared to 35 in 2001[71]. Each of these outgrowths may not meet the minimum population requirement to be considered an independent urban unit, but they may merit inclusion with the main town as part of an urban spread. However, the definition of metropolitan areas adopted by the Planners in a number of cities encompasses much larger areas, including villages, whether urbanising or not, but which are on the periphery or in between urban agglomerations.

3.12.5 Urbanization in the Context of Hyderabad:

Hyderabad is the capital of Telangana, a newly formed state in southern India, and serves as the state's administrative, industrial, and commercial centre. Founded in 1591 by the Qutub Shahi dynasty, Hyderabad has served as the state's capital for centuries. It has become one of India's fastest-growing metropolitan areas, with a population of approximately 7.7 million (Census of India, 2011), which is projected to rise to approximately 19 million by 2041. According to the United Nations' (2014) World Urbanization Prospects (2014) document, Hyderabad's 23 metropolitan regions are ranked 38th in the world, and by 2030, it will be the 28th most populous urban region in the world. Hyderabad, situated centrally on the Deccan Peninsula, serves as the connecting point

---

[70] Henderson, Vernon. "Urbanization in Developing Countries." *The World Bank Research Observer.* 2002. PP.89-112.

[71] Lin, George Chu-Sheng. "Changing Theoretical Perspectives on Urbanisation in Asian developing countries." *Third World Planning Review* . 1994 . pp.56-103.

between southern and northern India. From its origins as a small town, Hyderabad now encompasses approximately 650 square kilometers, while the metropolitan region as a whole spans 7228 square kilometers. In 1994, Chandrababu Naidu, the state's chief minister, envisioned transforming Hyderabad into a world-class city by creating "knowledge enclaves" comparable to Malaysia's Multimedia Super Corridor (MSC) and Silicon Valley of the United States [72]. Inspired by 'Malaysia's Vision 2020'[73], McKinsey Consultancy was commissioned by the state government to draught Andhra Pradesh (AP) Vision 2020, which would outline the state's development strategy. Through the development of high-tech knowledge enclaves, the vision document proposed making Hyderabad one of the growth engines (Government of Andhra Pradesh, 1999). In addition, the World Bank suggested a similar prescription to the government in order to attract more foreign direct investments (FDIs) and achieve the desired growth trajectory by "leaping" into an information society. In response to these recommendations, the state government initiated a massive reorganisation of Hyderabad to promote and brand it as a world-class knowledge hub for Information Technology (IT), Information Technology-Enabled Services (ITES), and biotechnology. The urban restructuring experiment in Hyderabad also reflects the increasing emphasis on city-centric development in India, which is frequently initiated by political leaders and elites who are seduced by ongoing neoliberal seduction processes worldwide[74].

Manuel Castells stated in 1996 that a city is not a place but rather a process. Globalization processes in both the Global North and South are increasingly shaping and reshaping cities in the present day. Changes in the economic, political, and social realms

---

[72] Frankel **"**Banking on India's States: The Politics of World Bank Reform

Programs in Andhra Pradesh and Karnatak*a" Taylor & Francis (Routledge),*
2005. pp.45-96.

[73] Das, Diganta. "Hyderabad: Visioning, Restructuring and Making of a High-Tech City." *Cities* 43. 2015, pp.48-58.

[74] Diganta Das & Tim Bunnell, *"Urban Pluse- A Geography of Serial Education:Urban Policytransfer from Kuala Lumpur to Hyderabad"*,Urban geography , 2010 .PP,16-30.

are intensifying through cities, which shape and are often shaped by cities. Nevertheless, it is noteworthy what Jane Jacobs said nearly four decades ago: 'A city seems to have always implied a group of cities, trading with one another' (Jacobs, 1970). The 'complicated and diverse' economies of cities are a defining characteristic (Jacobs, 1970). With the proliferation of globalisation and the development of the services sector, particularly as a result of Information Technology (IT), cities have become the agents of change for their respective nations – a growth engine. With IT, cities in both the Global North and South network more frequently than ever before. Today, global cities such as New York, London, and Tokyo are highly connected to Bangalore and Hyderabad (Sudhira, Ramachandra, and Bala Subrahmanya, 2007), thereby generating a global space of flows. Cities have risen to prominence and are regarded as engines of growth as a result of the immense demand for the development of the IT and ITES sector in India and economic liberalisation policy initiatives. Taking advantage of larger politico-economic changes, Hyderabad embarked on city-centric infrastructural development, projecting itself as high-tech and smart in order to attract FDIs in the services sector, including ancillary developments of gated residential complexes, ultramodern shopping malls, and multiplexes. Thus, redevelopment of the city became imminent.

3.13 Demographic Change:

The word 'Demography' is derived from two Greek words: 'Demos', which means people, and 'Graphy,' which means description. Consequently, demography is the study of people. In 1855, the French writer 'Achille Guillard' coined the term "demography," and in 1929, Warren 'S. Thompson' and later 'Frank W. Notestein' coined "demographic transition" (1945)[75]. They were referring to a historical process of change that explains the current trends in births, deaths, and population growth in industrialised societies, particularly European societies. This process of demographic change commenced in the late 18th century. According to Frank W. Notastain, the demographic transition should not

---

[75] Frank W .Notestein., "Frank Notestein on Poulation Growth and Economic Development." *Population and Development Review* 1983, pp.345-360.

be viewed as a 'law of population growth,' but rather as an all-encompassing description of the evolutionary process. Simply put, it is a theory that attempts to specify the general laws by which the size and structure of human populations change during industrialization. It is widely acknowledged as a valuable tool for describing the demographic history of a nation. The theory postulates a specific pattern of demographic change from high fertility and high mortality to low fertility and low mortality as a society transition from a predominantly rural, agrarian, and illiterate society to an urban, industrial, literate, and modern society.

3.13.1 Emergence of the idea of Demographic Transition:

The concept of demographic transition emerged as early as 1929, when Warren Thompson gathered data from several countries for the period 1908–1927 and categorised them into three main groups based on their population growth patterns. Team One (northern and western Europe and the United States). From the latter half of the nineteenth century to 1927, their rates of natural increase shifted from extremely high to extremely low, and they would soon reach a plateau before beginning to decline. Thompson observed evidence of a decline in both birth and death rates in Group Two (Italy, Spain, and the "Slavic" peoples of central Europe), but he predicted that the death rate would decline as quickly or more quickly than the birth rate for some time. In these Group B countries, the situation is comparable to that of the Group A countries thirty to fifty years ago.

In Group Three, which consists of the remainder of the world, Thompson found little evidence of birth or death control. Thompson observed that the growth of Group C nations (which, at the time, comprised 70 to 75 percent of the world's population) would continue to be largely determined by the opportunities they have to increase their means of subsistence. Another scholar, Frank W. Notestein, presented the conventional theory of demographic transition with explanations for the variations in infertility[76]. In this regard, he may be considered the originator of the theory. The development of positive forces as a result of modernization, according to his argument, contributes to the decline in mortality in Western Europe. As a result of modernization, living standards, incomes, sanitation, and

---

[76] Ibid,pp.43-113

medical knowledge improved.

3.13.2 Demographic Change of Hyderabad:

Andhra Pradesh underwent the necessary social, political, and economic transitions to foster the growth of the business enterprise, allowing for Hyderabad's development over the past two decades. Hyderabad entered a new era of industrial development and globalisation when it became home to a variety of new industries, such as pharmaceuticals, information technology, biotechnology, etc. Built on the firm foundations of agrarian change, fostered in part by "state capitalism" and rentier capital, and further bolstered by the arrival of national and global business, Hyderabad has today become a major business hub. The migration to West Asia and the Persian Gulf region, as well as the emigrants' subsequent remittances, have also contributed to the growth of the city. In the same way that Kerala's economy was bolstered by remittances from a region to which Kerala has historically had a commercial link, Hyderabad has benefited from its new relationship with a region to which it has had a commercial link for centuries. Andhra Pradesh has the potential to tap both sources in the future, whereas Tamil Nadu has stronger business ties with Southeast Asia and Kerala has benefited from the Gulf-based remittance economy. The establishment of the Telegu Association of Singapore could facilitate Hyderabad's access to Singapore's investable capital.

With port modernization and enhanced connectivity between the hinterland and the ports, these new links can contribute to Andhra Pradesh's maritime economy. The proposed high-speed train link between Hyderabad and Vijayawada would not only improve the economics of the city's international airport, but it would also connect Hyderabad and Vijayawada. But also contribute to economic growth in the region surrounding both ends of a high-speed rail corridor. The emergence of Hyderabad as a centre for knowledge-based development and the proliferation of academic and training instruction have the potential to establish the local foundations for globalisation in Hyderabad in the twenty-first century.

International trade, according to Galor and Mountford[77], contributed to the

---

[77] Galor and Mountford., "*Trading Population for Productivity: Theory and Evidence*" *Havard university*

divergent timing of the demographic transition and the emergence of sustained economic growth across nations. The expansion of international trade increased the specialisation of industrial economies in the production of industrial goods requiring a high level of expertise. The associated increase in demand for skilled labour has prompted a gradual investment in the quality of the population, thereby accelerating a demographic transition, stimulating technological advancement, and further enhancing the comparative advantage of these industrial economies in the production of skill-intensive goods. In contrast, international trade has created an incentive for non-industrial economies to specialize in the production of non-industrial goods. In the absence of significant demand for human capital, there have been few incentives to invest in the quality of the population, and a greater proportion of their trade gains have been used to increase the size of the population, rather than the income of the existing population. The demographic transition in these non-industrial economies has been significantly slowed down, which has increased their relative abundance of unskilled labour, exacerbated their comparative disadvantage in the production of skill-intensive goods, and slowed down their development. Based on the last two censuses, the following table illustrates the growth of the city's population and the number of households, as well as the number of workers and types of workers, and the percentage change in population and households.

Table 3.5. Population and Household of Hyderabad City

#	1981	1991	2001	2011	Percentage change (2001-2011)
Total Population	2,260,702	13,145,939	3,829,753	4,010,238	4.71
Total Households	376,779	533,748	695,906	869,883	25.00
Litreates	1,318,742	1,890,244	2,634,949	2,906,923	10.32
Illitrates	941,960	752,847	708,720	683,815	-3.51

Total Workers	629,911	860,687	1,819,142	1,170,873	4.56
Total-main Workers	626,936	848,629	1,032,298	1,070,922	3.74
Cultivators	2,675	2,050	10,258	8,559	-16.26
Agricultural, workers	3,482	2,557	5,287	4,287	-13.24
Household Workers	9,550	4,303	26,415	38,518	45.82
Other workers	611,229	840,019	990,338	1,019,258	2.92
Total-Marginal Workers	2,975	12,058	87,544	99,951	14.17
12.Non, workers	1,630,791	2,285,252	2,709,911	2,839,365	4.78

Graph 1.2
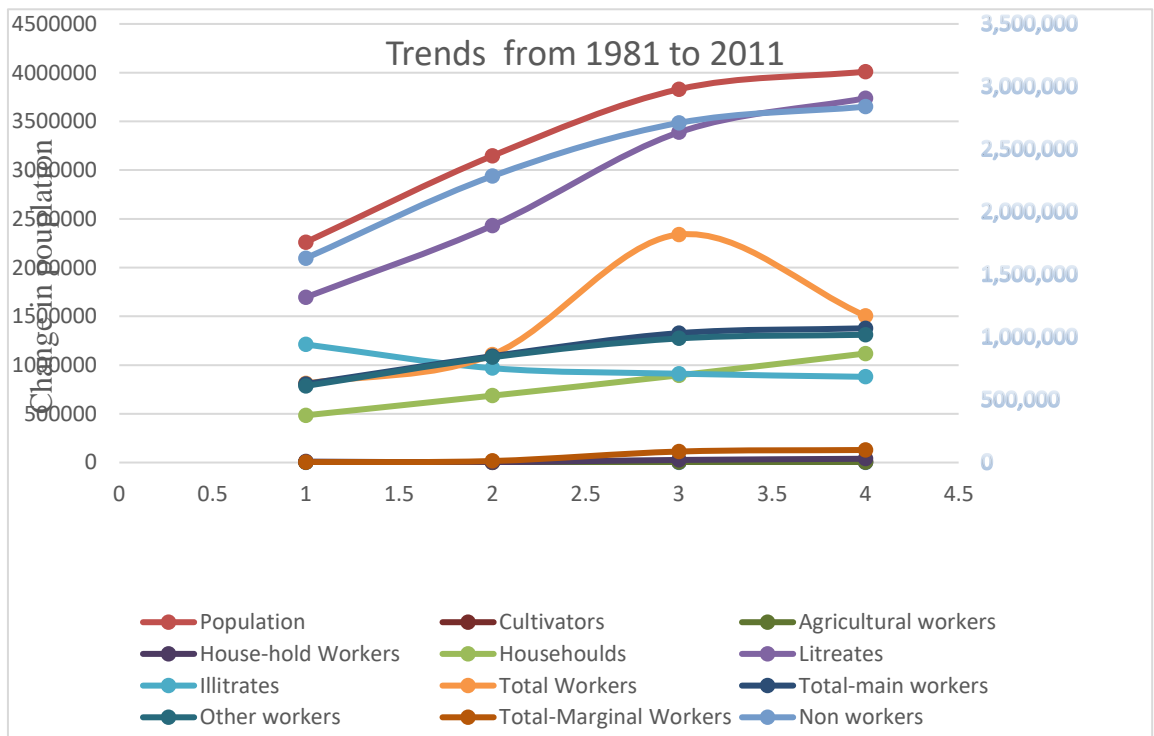
Source: Census of India 2001and 2011.

Based on the last two census analyses, we can understand the different parameters of the demographic change of the city. Hyderabad District is the capital city of Andhra

Pradesh and is showing dramatic demographic change. 'The total population was 3,829,754 in 2001 and 4,010,238 in 2011 with an increase of about 4.71 percent. The rise in the household was 25 percent, which shows a remarkable expansion in a residential area. There was a significant increase in main workers (+3.74 percent), total marginal workers (+14.17 percent), household workers (+45.82 percent) and a tremendous decrease in cultivator workers (-16.56 percent) and agricultural workers (-13.24 percent), which clearly explains that the conversion of agricultural land use into urban land use. The change also shows that most of the cultivators converted into non-workers. The conversion of workers is due to the increased percentage of literates. The figure clearly shows the decline in agricultural workers and cultivators and the rise in other workers and non-workers'.

Before concluding this chapter, it is important to note that the growth of the city in five different directions has been caused by significant state intervention in these areas. Moula Ali (northeast) and Ramachandrapuram (northwest) have grown due to the establishment of large public-sector industries such as Electronics Corporation of India Limited (ECIL), Nuclear Fuel Complex (NFC), and Bharat Heavy Electricals Limited (BHEL), respectively. High suburban growth of residential housing towards Hayatnagar (south-east) was initiated by HUDA's satellite townships of Vanasthalipuram, whereas growth towards Shamshabad (south-west) and Medchal (north) is primarily attributable to the establishment of an Agricultural University at Rajendra Nagar and an Air Force base at Dundigal, respectively. In light of this chapter's emphasis, the analysis of factors influencing the growth of the city of Hyderabad reveals that state intervention plays a crucial role in the urbanisation of developing third-world nations. The factors that are discussed in detail are also the factors that are responsible for the fastest growth of the city and making Hyderabad a metropolitan city. The expansion of the city increases the density of population and the land man ratio. As in the 1961 census, the density of population in Hyderabad was 668 persons per sq km and in the 2011 census it increased to 18440 kms. The density of population became dense after the 1990s because of the liberalisation, privatization, and globalisation policies, and the state of Andhra Pradesh also implemented the liberal policies in FDI companies. With them, many foreign and Indian nationals settled

in Hyderabad for the better infrastructure and better job opportunities. As a result, many new colonies and new barren land and agricultural land were converted into commercial land, and in those areas, many new settlements emerged. As a result, the city became a fast urban centre and became the 6th major metropolitan city in India.

Hyderabad city is situated on the Deccan Plateau. The total study area is comprised of the changes in the settlement patterns before the 1990s and after and also discussed the responsible factors for the change and making Hyderabad the faster growing metropolitan city of India. The climate is warm and does not receive much rainfall in the monsoon. Hyderabad is selected as the study site because, for the past two decades, the city has been one of the fastest-growing metropolises in India and has emerged as a commercial, industrial, and transportation urban center of south India. Besides, the area has undergone large urban land-use changes in the last few decades due to the industrial growth of the city into a Hi-tech city. Population growth and urban sprawl are placing an immeasurable amount of stress on natural systems in Hyderabad. This has led to deterioration in the physical, social and economic conditions in Hyderabad.

Chapter 4

Identifying Elements of Continuity and Change
in the Settlement Pattern

As in the previous chapter, we have discussed the rapid expansion of Hyderabad city and its engulfment of the surrounding hinterland. While analyzing the rise, we discussed the various elements that have contributed to the city's quick expansion: industry location, housing availability, education, health, and climate infrastructure facilities such as transportation and power, and so on. In this chapter, we will discuss the city of Hyderabad's continuity and change in settlement pattern, as well as the city before and after the 1990s economic reform. The major goal of the study is to document the drastic shift in the city's settlement pattern after the 1990s economic reforms. The chapter will also cover the continuity and change in several sectors, such as the health sector, education, cultural, political, and economy etc., and the major and primary focus of the study will be to foresee the change in the settlement pattern of Hyderabad city.

The chapter divided into three phases

1. **Phase one**

   Continuity and change in settlement pattern before 1990s, and further Divided into three sections.

      I. Settlement pattern under Qutab shahis, and Asaf Jahis
      II. Settlement pattern under Britishers
      III. Displacement of population in 1948

2. **Phase two**

   Settlement pattern and State reorganization in 1956

3. **Phase three**

   Settlement pattern after 1990s economic reforms

   The study focuses on the continuity and change in the settlement pattern in

all the phases discussed above, and the main focus is to see the drastic change in the city after 1990's economic reforms.

The study's first phase focused on the continuity and change in settlement patterns under the Qutab Shahi and Asaf Jahi dynasties, as well as settlement patterns under British control. It also covered the police action of 1948 and the resulting population displacement.

In the second phase, we looked at how settlement patterns changed following independence, with a particular focus on the state reorganisation act of 1956. Also covered was the shift in settlement patterns from state reorganisation till economic changes in the 1990s.

In the third phase, we'll talk about how the LPG model (Liberalization, Privatization, and Globalization), or the economic reform movement, has resulted in a significant shift in settlement patterns. We are also discussing the impact of the settlement pattern on other factors such as cultural change, educational change, political change, and so on.

4.1 Phase One

4.1.1 Settlement Pattern under the Qutab Shahi's:

With the pace of time, we found the change in the settlement pattern of the city. From Golconda to Hyderabad and then Cyberabad, we found a major change in all the aspects, but especially in the settlement pattern. Hence, as Hyderabad city was founded in the medieval period and during the medieval times, Only the king and his retainers, his nobles, soldiers, businessmen, and tradesman were permitted to live in a feudal city because the cities were based on a feudal economic system., and they were not dependent on the land in any direct way. The desires and whims of the city's ruler determined the layout of a mediaeval city's buildings and streets. The ruler's palaces were typically the primary focus of activity. Depending on the ruler's palace's location, his nobles began construction of their own mansions, with the goal of situating themselves as closely to the royal palace as was practicable. Their ability to choose was constrained by the relative

standing they held in the court. The minor officials and retainers of the king and his nobles were typically herded in settlements around these palaces, and occasionally got a place inside of these mansions. These settlements were typically located in close proximity to the palaces. If the city in question was a walled city, such as Hyderabad was during the Asaf Jahi period, the bazaars and trade centers could be found located outside the city walls and near the gates. In general, the bazaars and trade centers were located at the intersection of the main roads and on trade routes[78]. The ruler of the city would construct caravanserais and guesthouses for the benefit of the merchants and travelers who came to the city. Depending on the religious persuasion of the ruler, the city would also be filled with various places of worship and institutions dedicated to that religion. For instance, the ruler of Hyderabad and his nobles constructed a few hundred mosques, dargahs, Ashur-khanas, and temples in the old city of Hyderabad, which is still standing today. Another characteristic of the landscape of a mediaeval city was the presence of sprawling gardens with fountains and cisterns all over the city that were owned by the ruler and his nobles. These gardens gave the city a panoramic view. Built-up areas in mediaeval cities were typically concentrated in close proximity to one another, in contrast to the sprawling nature of built-up areas in modern cities. The common people typically travelled to their destination on foot, while the nobles rode elephants, camels, horses, bullock-carts, and palanquins. This was due to the fact that technologically, the means of transportation were not very developed. Because of this, mediaeval cities have a propensity to become congested over time, and the narrow lanes that were designed to protect the residents' right to privacy and facilitate movement from one Mohalla to the next become a barrier for more contemporary forms of transportation. In conclusion, it is important to keep in mind that the expansion of a mediaeval city typically occurred during times of peace and prosperity; that is, during periods in which there was stability in the kingdom and trade flourished. If this wasn't the case, the money that was made from trade and revenue was used to fund military operations. The economy of the mediaeval cities was feudal, and on the basis of that, we

---

[78] S. M. Alam., *Fuelwood in Urban Markets: A Case Study of Hyderabad*. Concept Publishing Company. 1985.pp 93 170.

can resume our description of the city of Hyderabad during the time of Qutub Shahi. According to what was written by Afzal Mohammad in his work, the city contained four markets, and the four main highways were lined with 14,000 shops that sold a wide range of goods in a variety of formats. In addition to these, there were public baths, monasteries, schools, mosques, free kitchens, guest houses, and caravanserais (rest houses for merchants), and the total number of buildings that fit this description appears to have been greater than 12,000. The fact that the city of Hyderabad had such a large built-up area and was a well-developed mediaeval city is supported by the presence of such a large number of buildings and shops. This fact was established when the city was first established. However, the city was constructed primarily for the nobility and the royal family. This is made abundantly clear by the words of Tavernier, who travelled to Hyderabad in 1652 and wrote that "Bhagyanagar" was nearly the size of Orleans, well-built and open out, and only inhabited by people of quality. The ministers of justice, the military men, and the officers of the king's house were present. The merchants and brokers come into the town to trade with foreign merchants, after which they return home to sleep. There were provisions made for the construction of one thousand homes in each of the twelve zones that were designated for the housing of the common people. These zones were located outside the walls of the city and were dispersed across an area of ten square miles[79]. In each of these areas (mohallas), there were facilities such as schools, hospitals, mosques, and gardens. This enabled each community to be self-sufficient. Additionally, on the outskirts of each of these mohallas, there were markets where people could buy and sell fresh produce. The collapse of the Qutub Shahi dynasty coincided with the appearance of three densely populated neighborhoods, known as mohallas, within the Walled City of Hyderabad. These mohallas were known as Hussaini Alam, Darushifa, and Sultan Shahi, respectively. In close proximity to Puranapul and located on the outskirts of the city was the densely populated suburb of Karwan Sahu. Khairatabad, Naubat Pahad (also known as the black rocks), and the Lingampally gardens were the names of the three new suburbs that were being

---

[79] K .Deb., Sociological *Implications of the Pattern of Growth of Hyderabad City*. Ph. D Thesis Department of Sociology ,University of Hyderabad ,1989.

developed.

4.1.2 Settlement Pattern Under Asaf Jahis/Nizams:

In 1724 A.D., Nizam-ul-Mulk defeated Mubariz Khan, the last subedar of the Mughals in the Deccan and established his kingdom. This marked the beginning of the Asaf Jahi dynasty's rule, which would continue uninterrupted until the Police Action in 1948. Manzoor Alam split the early period of Asaf Jahi control from 1725 to 1799 into two distinct periods, one of inhabitation from 1725 to 1763, and the other of acceleration from 1763 to 1799.[80] as outlined in the previous chapter. Continuing, he says, "The period of inhibition was also named because it was one of considerable economic stress and strain for Hyderabad due to Nizam-ul-Mulk Asaf Jah I's holding of Aurangabad as the capital city." This is why the period was given the name it did. Many affluent feudal landowners were forced to relocate as a result of this. We noticed an impact on the settlement pattern because many residents were displaced to other locations, and the transfer of the capital attracted a large number of landowners and merchants, resulting in the formation of various new neighborhoods. The death of Asaf Jah I in 1748, which sparked a family feud for control, and the Anglo-French struggle for dominance over the Deccan (1750-1760), which reignited political uncertainty and harmed Hyderabad's progress were two other reasons that later influenced this period of "inhibition." Both of these events took place during the time period in question. The ruler's palace and his ministers' houses on the city's southwest side could not stop the stagnation brought on by other circumstances. For example, the city was only partially occupied, and only the area of the city that included royal palaces during the Qutub Shahi dynasty was overrun with residences. Although Hyderabad had many bazaars, the grand bazaar of Chowk, which was the main retail center, was half empty. There was no suburban expansion, and the mansions of the nobles were largely isolated and in ruins. Because of this, all of the signs of decadence were readily apparent. The above description of the inhibitory stage of urban growth in Hyderabad demonstrates that urban

---

[80] Manzoor Alam., *Metropolitan Hyderabad and its Region;: A Strategy for Development*,1972, pp 63-105.

growth in a feudal economy is entirely dependent on unforeseen factors such as the actions of the ruler and his feudal lords. This is because urban growth in a feudal economy occurs in stages. In a capitalist economy, the institution of commodity production and its links to good urban development are In a capitalist economy, urbanisation is autonomous, self-generated, and unaffected by individual and fortuitous causes. In a capitalist economy, the institution of commodity production and its links to good urban development are The excise collected from peasants by the monarch and nobles is used for construction, state expenditures, official remuneration, and other developmental activities in a feudal economy, and the entire growth process is dependent on this type of surplus extraction. Even surplus-generating commerce is entirely dependent on the presence of the nobles and the monarch in the region. As a result, whenever there is a period of political instability in medieval towns, the wealth amassed by feudal lords is expended on wars and auxiliary expenditures, and no developmental activities, especially those related to the urban process, occur.

Nizam-ul-Mulk Asaf Jah1 has constructed a number of new structures in the city, resulting in the formation of a number of new villages around those structures. Even though he governed from Aurangabad, during his time in Hyderabad, he constructed a few palaces. And while his palaces that would later be known as Haveli Nizam-ul-Mulk, Daulat-Khane-Bande Jane-Ali, and Khilwat Mubarak were being constructed in the south-western quadrant of the city, he also built a temporary residence in the village of Asafnagar outside of the city. This village is now known as Asafnagar. It was from there that he oversaw the administration of Hyderabad, and it wasn't long before a settlement was established there. The Mothigalli lane, which is a by lane on the Puranapool-Charminar Road just before the Chowk, was chosen to be the site of the Daulat Khan Ali and Khilwat palace. During the reign of Qutub Shahi, Mothigalli was the most important market for the trade of pearls.

The completion of the city wall was another important undertaking task done by Nizam-ul-Mulk. This wall defined the city's boundaries and provided residents with a sense of security. The wall had a radius of 6 miles and encircled an area of around 2.5 square miles. Guns were placed on the bastions of the wall, and the populace that had fled

Hyderabad gradually returned to the safety provided by the fortifications[81]. The city of Anderoon (interior) was made up of localities on the inside of the wall, while the city of Bahroon was made up of those on the outside (exterior). The walled city had twelve Darwaza gates and twelve Khidkis posterns, which resulted in dense settlement inside the wall due to good infrastructure and protection. Following Nizam-ul-reign, Mulk's Nasir Jung and Salabat Jung ascended to the throne, but both had brief reigns that were marked by political unrest, and neither was particularly interested in the construction of palaces during their time in power. Nor did business and economic activity thrive in the state of Hyderabad during the time that these two rulers were in charge there. The year 1763 marked the beginning of a period of "accelerated" growth for the city of Hyderabad. This growth was spurred on by the succession of Nizam Ali Khan as the ruler of the Deccan. After regaining its status as "the chief city of the Deccan" after a hiatus of approximately seventy-six years, Hyderabad became the new location of his headquarters after he moved it there from Aurangabad. The Nizam most likely came to the conclusion that he had a greater number of political claims to defend in the south than in the north, and for this reason, Hyderabad's location was more advantageous than that of Delhi[82].

As a direct consequence of this decision, the nobles of the court, as well as their retainers, travelled all the way back to Hyderabad from Aurangabad. The city's urban growth was greatly stimulated by the growing amount of commercial activity as well as the flow of revenue from land purchases into the city. Within the confines of the city walls, a period of urban renewal was initiated, during which time rundown, outdated structures were demolished and luxurious ones were constructed in their place. Rapid expansion of the settlements occurred outside the walls, primarily to the south. This extramural extension in the south primarily comprised the mansions of nobles and the homes of their retainers, and it extended to a distance of approximately one mile around the city walls[83].

---

[81] Narendra Luther., *Hyderabad: A Biography*,Oxford University Press, Hyderabad, 2006.

[82] Ibid,pp.168-224

[83]Manzoor Alam ., Op.cit. pp 33-145.

Kotla Ali Jah, Jahan Dar Palace, Kotla Akbar Jab, Suleman Jah Chawdi, and Bazar Kewan Jah were among the mansions and palaces that were built during this time. Other mansions and palaces built during this time include Bazar Kewan Jah. During this time period, several structures in the western part of Charminar, including Roshen Bangla, Roshan Mahal, Gulshan Mahal, Shadi Khana, and Khilwat Mubarak, were either constructed from scratch or rebuilt. The Begum Bazaar was given the name in honour of Nizam Ali Khan's mother Qudia Begum, was built to the east of Karwan and is now a bustling business district. The proceeds from this market were handed to Nizam I's chief begum, who had leased this enormous plot of land to build dwellings and businesses. In November 1770 A.D., the enormous square of Jilu Khana, or the guard's square during the Qutub Shahi period, now known as the Charkaman region, was transformed into the Sarrafa or Taksal area. It was decided that the residential quarters for the bankers would be located in the area between Dad-Mahal and Cha-mahal. Anandiram, Manji Nayak, and Harlal Kanji are just a few of the well-known scholars and businessmen who have built their homes there[84]. In 1761, the city had only four bazaars, but by 1798, it had twelve bazaars, three grand bazaars, and a large wholesale business center called Begum Bazaar. In 1761, the city's only grand bazaar was called the Chowk. In 1798, the city had twelve bazaars. As a result, the city of Hyderabad was able to recover its former glory and political standing between the years 1770 and 1799. It has also seen a significant rise in both its economic and commercial significance. Although the city's main axis of growth was still oriented in an east-west direction, the main road that runs north of Charminar, which is now known as the Afzalgunj road, emerged as an important business thoroughfare towards the end of this period. New settlements were also established in mohallas such as Darushifa, Moghalpura, Hussaini Alam, and Shaalibanda, amongst others. Additionally, small villages and hamlets were established in the areas surrounding Yakutpura, Uppugooda, Jahanuma, Mallepalli, Bahadurpura, and Asafnagar.

---

[84] Dharmendra Pershad., *Social and Cultural Geography of the City of Hyderabad: A Historical Perspective* ,Inter-India publication .New Delhi,1986.pp 23-75.

4.1.3 Settlement Pattern of City Under British Rule:

This is the most important phase in the history of the growth of Hyderabad city and of the establishments of new settlements like Secunderabad Cantonment, because it completely altered the course of the city's development pattern and ushered the development of the city towards the northern direction. This is because it completely altered the course of the city's development pattern and ushered the development of the city towards the northern direction. And with time, the northern half of the city developed more and has developed into a dynamic throbbing metropolis, while the southern half of the city, consisting of the walled city of Hyderabad, has lapsed into decadence and underdevelopment.

It is challenging to speculate what the pattern of growth of the city would have been like if the British had not arrived when they did. However, the establishment of a subsidiary alliance with the East India Company in 1798 and the building of the British Residency on the northern banks of the river Musi in 1806 were two events that had a significant impact on the development of the city[85]. First, it resulted in the establishment of Secunderabad; second, it marked the beginning of the second phase of the growth of residential areas on the northern bank of the river Musi; and third, it resulted in a shift in the axis of settlement pattern toward the direction of the north.

The Subsidiary Alliance Treaty of 1798 specifies the permanent residence of the Britishers in Indian states and granted them certain economic concessions. This resulted in the formation of a separate community in the region for military personnel and their families. Shortly after the treaty was signed, 5,000 British troops arrived in the area near Hyderabad and set up camp on a low, flat ridge immediately to the north of Hussain Sagar and close to the village of Hussain Shahpura. This was done. Then there was established a new twin settlement replacing the old Golconda-Hyderabad development, the settlement of the cantonment area was quite rapid. The first settlement was established in 1806 on an

---

[85] A. K. Mangal Das., An *Urban Design Study in the Walled City of Hyderabad* (Doctoral dissertation, Massachusetts Institute of Technology). 1987.

area of four-square miles, and its population consisted of five thousand military personnel and several thousand native civilians. However, within the next sixty years after it was founded, the region grew to encompass seventeen square miles, and the population, including the armed forces, increased to more than 50,000.[86]. In 1806 the cantonment was given the name Secunderabad, after Sikander Jah, who was the Nizam at the time. A large number of people from the surrounding areas were drawn to Secunderabad because of its military functions and business opportunities. This resulted in the formation of a compact settlement that came to be known as the General Bazaar.

The population in the general bazaars were mostly the native population and the bankers and the merchants were also lived there for expanded their trade and commerce. They did this in order to take advantage of the economic concession that was provided to them in Article 4 of the Subsidiary Alliance. Native merchants were allowed to import goods without paying import duties, and as a result, they are able to provide goods not only to the cantonment area but also to the wealthy nobles who live outside of the area. This expanded sphere of Secunderabad's business further stimulated its commerce, which in turn led to an additional rise in population as well as an expansion of native settlement area more toward the south direction of Hyderabad.

As Manzoor Alam has pointed out, Secunderabad became a business hub, with all the reputed merchants and international traders settling there, and madrassas and maktabs were absent. Missionary schools were built for instruction, and Secunderabad was transformed into a commercial powerhouse, while Hyderabad remained a feudal-based economy.

However, it is important to note that the city of Hyderabad was not immune to the various cultural and social impulses of its twin town, especially after the Residency was established close to Chadarghat. This is something that cannot be denied. The imperialist policies of the British government required that they become actively involved in the internal affairs of the Hyderabad State. The British administration meddled in the process

---

[86] Mohmmad Afzal., *Socio-Economic Structure of Hyderabad city*,1981,pp.90-102

of selecting the Prime Ministers of the Nizam State, ensuring that their preferred candidate was always chosen for the position. They were bestowed with honours by the British, such as the KCIE (Knight Commander of the Order of the Indian Empire), and they typically continued to be indebted to the British Resident for their position. This contact had a significant impact on the modernization of the administration of the Nizam State, particularly during the reign of Salar Jung 1, who established the Zilla Bandi system of administration. This system partitioned the state of Hyderabad into five divisions and seventeen districts. This eventually gave way to the pattern of revenue administration, which is a modified form that is currently in vogue in the Indian state of Andhra Pradesh. In addition, Salar Jung established the Madarsa-e-Aliya, which later evolved into Nizam College. He also brought in scholars and capable administrators from the north in order to manage the administration of this region[87]. This resulted in discord among the nobility, which later manifested itself as the Mulki versus non-Mulki conflict.

With the completion of the British Residency in Chaderghat came the beginning of the growth of a residential settlement on the northern half of the city. 1806 was the year in question. According to Alam, after the construction of the Residency, there emerged in the area around it a cluster of shops and dwellings over which the Nizam's government granted the Resident unrestricted power and jurisdiction in both civil and criminal matters. This was done as a result of the fact that the Nizam had commissioned the construction of the Residency. This peaceful and secure settlement owed its success to the competent administration of its leaders. The administration of civil affairs in Hyderabad, on the other hand, was a disorganised mess, particularly in the city's suburbs, where free-booters harassed merchants and bankers, prompting them to move from Karwan to the Residency. Not only bankers, but also native civil servants of the Nizam's government preferred the sanitary and police arrangements in Chaderghat, so they relocated there. Chaderghat was the place to be. In addition to this native infiltration, a significant foreign element was also introduced. This element consisted primarily of Europeans and Eurasians, and its members held important positions in the service of the Nizam and his nobles, but they preferred to

---

[87] Manzoor Alam., Op.cit, 1969.pp .211-245.

remain in the area around the Residency. According to Alam, the European and Eurasian colony that was located immediately adjacent to the Walled City was an important contributor to the cultural development of Hyderabad. In Chaderghat, the predominant architectural features were European-style homes, Christian churches, and Missionary schools. Around a gun foundry that was situated in this area, the French founded the first native Christian colony, which later became the nucleus for the expansion of Christian settlements. Banking and business were given a boost in the area around the Residency as a result of the influx of bankers and civil servants. Even though the region was not particularly large, it was covered with bustling bazaars. Some of the bazaar's merchants were extremely wealthy and conducted business across the entirety of India. In the year 1810, a British tanking company known as Flamers & Company opened a banking business in Hyderabad, and prior to 1894, there was already a bank in operation in Bengal called the Bank of Bengal.

The settlement quickly spread northward and southward into the city's northern and southern suburbs, just as it had done in the Chaderghat and the Residency Bazaars. The rise of the British India Company to the position of preeminent power in the Deccan region contributed to the state's political stability and prompted increased commercial activity and immigration. The built-up area within the walled city increased dramatically, which led to a variety of issues, including a lack of water and unsanitary conditions, amongst others. The Mir Alam tank was built at a cost of 8 lakh rupees by Mir Alam, who was serving as Prime Minister to Sikander Jah at the time. This was done to help alleviate the water problem. A French engineer was responsible for planning this, and the project that led to the distribution of piped water supply to the walled city was started as a result of this. However, the water was contaminated, and as a result, people became ill. In 1888, a filter bed was constructed close to Chandulal's Baradari in order to provide the city with water that had been filtered. Mir Alam also opened a large vegetable market in order to cater to the growing requirements of the local population. This market can be found close to

Pathergatti, directly behind Mokramdowla Deodi[88].

As was mentioned earlier, the residency and Secunderabad cantonment contributed to the tremendous increase in the built-up area within the walled city in the northern half of the city. As a result, further planning of the city was necessary in order to accommodate this growth. As a direct consequence of this, Sir Salar Jung was tasked with leading the charge to establish the department responsible for the development of municipal and road maintenance within the miscellaneous ministry of the government. A Municipal Commissioner was appointed to oversee the upkeep of the city of Hyderabad after the area of the Hyderabad Municipality was determined to be approximately 55 square kilometres (22 square miles). In the past, the City Police Commissioner or the Kotwal was responsible for carrying out these duties.

4.1.4 Displacement of Population In 1948 Police Action:

After the police action in 1948, there was a large displacement of people because many people migrated to Pakistan and many to the Gulf countries, and the state was in a political crisis and growth was stagnant for a while. In both Hyderabad and the surrounding Indian Union territory, there was a mobilisation and dispersal of violence[89]. Furthermore, Hyderabad had a large-scale population movement, similar to Punjab and Bengal, with upwards of 1.2 million people moving in and out of the state between July 1947 and September 1948.

In November 1947, Hyderabad signed a "Standstill Agreement" with India, which essentially maintained the indefinite constitutional relationship that Hyderabad had with the Government of India under the British "paramountcy" system. This agreement was made possible by Hyderabad's participation in the British "paramountcy" system. With neither party ready to treat the issue of sovereignty as solely a legal one, continued talks

---

[88] Ratna Naidu., "A study of Slums in Hyderabad - Secunderabad" *in The Indian Journal of Social Work,* Vol, 3, 1978, pp. 237-39.

[89] S. Purushotham ., "Internal Violence: The Police Action in Hyderabad". *Comparative Studies in Society and History*, 57(2), 2015, pp. 435-466.

for joining the Indian Union took a circuitous route until they finally collapsed in June 1948.
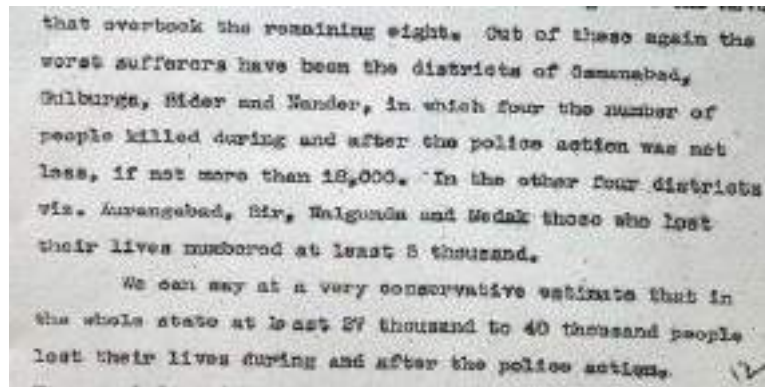
The Indian government imposed a blockade on Hyderabad at the start of 1948, preventing practically all products from entering the state. During the thirteen months beginning in August 1947 and ending in September 1948 on the subcontinent, there was a period of extreme instability, extraordinary violence, and mobility. The Nizam's administration went to great lengths to offer protection and patronage to the hundreds of thousands of Indian Muslims who flocked to Hyderabad in the hopes of receiving it from the Nizam. During the same time period, an estimated half a million people in Hyderabad who were not Muslims moved to other parts of India.

At the very moment that it became a reality, Hyderabad was seen as posing an existential threat to the national idea. This was due to the fact that it threatened a complete replication of the partition paradigm in the geographical centre of peninsular India. According to B. R. Ambedkar, who served as the law minister in the Union Cabinet, Hyderabad was "a new problem that may turn out to be worse than the Hindu-Muslim problem because it is certain to result in the further balkanization of India." This would cast doubt on India's ability to assert its sovereignty on the international stage.

After the police action and the outbreak of the communal riots in Hyderabad, the then Prime Minister Pt. J. L. Nehru appointed a committee to submit a report on that, but the report was never published till now as part of the historical investigation that Sunil Purushotham conducted in this area, Cambridge University professor has obtained a copy of the report [90].

Figure 4.1 Police action report 1948

---

[90] Mike .Thomson., "Hyderabad 1948: India's Hidden Massacre." *BBC News* 24, 2013.

that overbook the remaining eight. Out of these again the worst sufferers have been the districts of Osmanabad, Gulburga, Bidar and Nander, in which four the number of people killed during and after the police action was not less, if not more than 18,000. In the other four districts viz. Aurangabad, Bir, Nalgunda and Medak those who lost their lives numbered at least 5 thousand.

We can say at a very conservative estimate that in the whole state at least 27 thousand to 40 thousand people lost their lives during and after the police action.

Pandit Sunderlal and his team concluded the report that around 27,000 to 40,000 people were died and many were left the Hyderabad[91].

4.2 Phase Two:

4.2.1 Settlement Pattern and State Reorganization:

Since the establishment of the state of Andhra Pradesh in 1956, numerous large public sector industries, urban development authorities, master plans for city development, housing schemes, particularly for the lower and middle classes, the construction of commercial complexes, and the provision of various types of infrastructure, such as roads, electricity, transportation, water, drainage, and sewerage, have all come into existence.

Due to all of the aforementioned factors and infrastructure, a large number of people relocated from rural to urban locations, with the coastal Andhra aristocracy settling in Kukatpally and establishing a colony there[92].

As was just mentioned, the police action that took place in 1948 was the direct cause of the economic depression that occurred in Hyderabad. Hyderabad's flagging economy was given a boost in 1956, when the state of Andhra Pradesh was established on the basis of linguistic differences, and Hyderabad was chosen to serve as the state capital. This event took place at the same time as the beginning of the country's Second Five Year

---

[91] M .Thomson. Op.cit. 2013.

[92] A. Majeed., The Changing Politics of States' Reorganization. *The Journal of Federalism*, *33*(4), 2003, pp 83-98.

Plan, which placed an emphasis on the nation's industrial development in order to meet the country's long-term production needs. The Planning Commission had established a number of agencies to provide financing for large, medium, or small industries. The government of Andhra Pradesh made use of these provisions in order to develop its industrial sector, which resulted in the establishment of a large number of industries. Sanathnagar's industrial estate, which had opened in 1940 but was nearly deserted by 1955, was revived and, along with Musheerabad, became one of the twin cities' industrial nuclei of large and medium industries. This industry has experienced tremendous expansion, and as a result, the city of Hyderabad is now home to four distinct clusters of large and medium-scale industrial units. Azamabad is home to the city's first and longest continuously operating industrial district. And the Baianagar-Sanathnagar-Kukatpally industrial cluster is home to a wide range of manufacturing and consumer goods businesses, including those that produce refrigerators, pharmaceutical products, machine tools, aircraft components, soft drinks, and other goods[93]. The Moula-Ali-Nacharam-Uppal industrial area is home to numerous significant manufacturing facilities, including the E.C.I.L., the N.F.C., and Warner Hindustan Limited, amongst others. B.H.E.L. is an organisation that can be found in the industrial cluster that is Ramachandrapuram and Patancheru (which is one of the biggest public sector units). In the year 1963, the southern half of Fateh Darwaza was designated as the location for the construction of the Chandulal Baradari industrial estate. However, this industrial estate is primarily made up of small-scale businesses, with a few medium-sized businesses thrown in for good measure. These businesses produce steel and metal sheets, chemicals and pigments, utility articles, and other similar goods, but they can only employ a few hundred people total. All of these sectors attract people by giving job opportunities, and a large number of people migrate from rural to urban areas and from other states to industrial zones, where largely slums and dense settlements have developed. As a result, the city's population grew in that way.

---

[93] B.Prathyusha., "Development of Information Technology Industry in Hyderabad-Then to Now". *International journal of applied research,* 2018, pp 113-119.

The old city of Hyderabad, of which the walled city is the heart, is experiencing stagnation and urban deterioration, while the rest of the city is rapidly expanding into a bustling metropolis. This can be explained by the lack of industrial expansion in the older parts of the city[94]. The logic of capitalist production dictates that in order for manufacturing units to expand, the state is required to provide the necessary infrastructure facilities. These facilities include things like energy, housing, decent roads, and efficient transportation systems, among other things. The logic of capitalist production dictates that in order for manufacturing units to expand, the state is required to provide the necessary infrastructure facilities. These facilities include things like energy, housing, decent roads, and efficient transportation systems, among other things. These services are provided by the state through Urban Planning authorities such as the Hyderabad Urban Development Authority (HUDA), the Municipal Corporation of Hyderabad (MCH), the Housing Board, and others. Such infrastructure facilities also attract new communities, necessitating more planning intervention.

The same pattern repeated itself in the northern part of the city, which led to the expansion of both Secunderabad and the city itself into a significant metropolitan area. Participation in such a process is prohibited for the southern half of the territory, particularly the walled city portion, which has never seen any kind of industrial development. The linguistic reorganisation of the state, which resulted in the inclusion of Andhra Pradesh's wealthy coastal area, may have been another factor that contributed to the neglect of the southern half of the state.

The enterprising Andhra immigrants chose to settle in the northern half of the city as well as Secunderabad; however, they did not settle in the southern half of the city (here the southern half denotes the old city parts and not the suburbs in the south, which did attract immigrant groups, for example, Dilsukhnagar, Saroornagar, and Hayatnagar, situated along the Vijayawada highway, are growing residential colonies). As a direct

---

[94] L. Kennedy. & M. H. Zérah., The shift to city-centric growth strategies: Perspectives from Hyderabad and Mumbai. *Economic and Political Weekly*, 2008, pp 110-117.

consequence of this, commerce and industry flourished in these northern regions, and new housing complexes emerged in a number of neighbourhoods in Hyderabad and Secunderabad, including Maredpally, Begumpet, and Seetaphalmandi in Hyderabad and Ameerpet, Panjagutta, Chikkadpally, Domalguda, and Amberpet in Hyderabad.

Hyderabad was rich in infrastructure and culture that drew individuals from all over the country and the world, just like many other state programmes that draw people from rural to urban areas. The settlement layout of the city has changed over time, with various new communities springing up.

4.3 Third Phase:

4.3.1 Settlement Pattern After 1990's Economic Reforms:

As India's first Prime Minister, Nehru, espoused socialist capitalism. He was averse to the free-market economy and economic development of the country on the capitalist model[95]. However, his successors accepted globalization as a reality and the best model of India's economic growth. Therefore, they introduced new liberal economic reforms in 1990s, allowing thereby foreign companies to trade, invest and manufacture in India. In consequence, multinationals made investments in different Indian sectors, keeping in view the country's political stability, cheap labour, potential human resources and raw material availability.

Hyderabad city was also its beneficiary as IT, pharmaceuticals, molecular biology and other sectors attracted a lot of foreign investment over the years. No wonder, new "Economic Zones" bubbled in Hyderabad; generating ample jobs to the skilled youth; transforming otherwise desolate, rocky and sandy spaces into vibrant economic hubs; changing facade of the city; constructing shopping and business complexes everywhere; improving money circulation; boosting trade and business; triggering rural-urban shift; ramping up urbanization; supplementing state resources; skyrocketing land prices;

---

[95] https://economictimes.indiatimes.com/opinion/poke-me/poke-me-why-nehru-was-a-capitalist/articleshow/35684261.cms?from=mdr

improving the indexes of state growth and human resources development; bringing the people of different ethnic, religious and regional backgrounds on a single platform , adding thereby flavour to Hyderabad's innate menu of multiculturalism.

The foreign flow made a considerable dent in Hyderabad's settlement pattern or its human habitation prefecture. Few scattered dwellings shaped into a large city, and hitherto un-inhabited, un-arable as well as arable land areas were occupied by the company structures, business malls, shopping complexes, hotels, rented buildings, government apartments, and houses owned by the people coming from other Indian states[96]. The economic pursuits, therefore, led to the regrouping of divergent people in Hyderabad city over the past few decades.

The change in the settlement pattern of Hyderabad was the natural corollary of the aforesaid developments. Notably, such a change did not happen overnight but took years to evolve and materialize. Since the settlement pattern denotes a process of spatial arrangement or distribution of settlements within Hyderabad, the present study is, as such, devoted to unfolding the entire habitation dynamics in terms of change in housing, demographic , family and community patterns; social organization, healthcare; cultural fabric, economic profile, etc. Besides, it embodies the study of the building of railways, roadways, water bodies, airways, and communication and transportation networks in the city.

During the early 1990s, India's economy experienced significant policy changes, resulting in the introduction of a newer paradigm of economic transformation, generally known as Liberalization, Privatization, and Globalization (or the model of LPG). India's economy is the fastest growing and most competitive on the global stage. Many changes have been implemented in India's industrial, financial, and commercial sectors. The main goal is to achieve a more efficient economic system. As a result, cities like Hyderabad have become the epicentre of information technology, attracting individuals from all over the

---

[96] M. S. Kumar, N. C.Mondal., Maragouni, H., Kumar, J. V., Reddy, K. S., & Varade, A. M. Urban Growth in a Part of Hyderabad City, Southern India using Remote Sensing and GIS Techniques. *Journal of Geosciences*, *4*(1), 2019, pp 81-87.

world in search of better job opportunities, resulting in the city's rapid growth and shift in settlement patterns. And the city's peripheral lands were changed into urban areas, and agriculture land, forest land, and barren land were converted into commercial land. And the city sprouted a slew of new towns.

The term "globalisation" generally refers to the process of integrating economies around the world through unrestricted trade and financial flows as well as through the two - way exchange of technological know-how and information. In the context of India, this entails liberalisation of the economy to attract Foreign Direct Investment (FDI) through allowing foreign corporations to operate in many spheres of economic activity in India, as well as removing barriers to MNC entry[97].implementing massive import liberalisation projects by shifting from quantitative limits to tariffs and import levies in accordance with India's 1991 policy reforms; permitting Indian businesses to enter into international collaborations and encouraging them to build joint ventures abroad.

Apart from continuity and changes in settlement patterns, globalisation has influenced many other aspects, and we have noticed major changes in these aspects. One of the most significant changes that we have noticed is cultural change, or the Hyderabad Tahzeeb, which has changed dramatically since the advent of globalization.

4.4 Cultural Change:

The culture of Hyderabad, also known as the Hyderabadi Tehzeeb, is the product of the evolution and assimilation of multiple cultures, some of which were temporary (such as the British and the French), and some of which made Hyderabad their home and thereby assimilated with cultures from other regions. However, the introduction of new cultures can be traced back to a time period that is quite a bit earlier than the Qutub Shahis. During the reign of Qutub Shah, the foundations for the modern-day Hyderabadi Tehzeeb were established.

---

[97] N. Bajpai. & J. D. Sachs., Foreign Direct Investment in India: Issues and Problems.Gyan publication ,New Delhi, 2000, pp 113-145.

During the time of Qutub Shahi and Asaf Jahi as rulers, a number of communities from both northern and southern India relocated to Hyderabad. As a result, Hyderabad became the focal point for virtually all aspects of the country's people. In the early 10th century, many families from north India arrived[98]. The political, social, and religious lives of Hyderabad were profoundly impacted by the contributions of these communities. The influence of the Persians on Hyderabadi culture has been articulated. That is, Persians have been a part of Hyderabad's cultural makeup from the city's inception in 1591 A.D. This was inevitable because the nobility controlled the governing family of the Qutub Shahis, who originated in Persia (modern-day Iran), as well as the most significant positions in the administration. This factor had a significant influence on Hyderabad's art, architecture, literature, and culture for nearly two centuries after the city was founded, and the influence can be seen in all of these fields to this day. In Hyderabad, the influence of Persian culture was so pervasive that it was difficult to identify a single sphere of life that it did not permeate. There may have been a decrease in Iranian influence, but it never completely disappeared, and people and families of Persian ancestry remained to exercise considerable power and define the way of life in Hyderabad, at least among the upper classes. There may have been a decline in Iranian influence, but it never completely vanished[99].

Sheela Raj, in her analysis of Hyderabad's cultural heterogeneity, claims that the city's varied community includes both Muslims and Hindus, as well as males from various ethnic, racial, religious, and social origins. Hyderabad was a melting pot of people from all castes and social backgrounds. As a result, numerous civilizations affected the inhabitants of Hyderabad[100]. Over the course of its history, the indigenous Telugus of this region have intermarried and assimilated with the people who have relocated to this Deccan region and

---

[98] V. Pandey., Changing Facets of Hyderabadi Tehzeeb: Are we missing anything?. *Space and Culture, India*, *3*(1), 2015, pp.17-29.

[99] J. Tata, & S. Prasad., Cultural and structural constraints on total quality management implementation. *Total Quality Management*, *9*(8), 1998. Pp 703-710.

[100]Y. Vaikuntham., Oriental Culture and the Raj (A Study of Hyderabad between 1858-1911).

In *Proceedings of the Indian History Congress* (Vol. 51, pp. 447-452). Indian History Congress. 1990.

been welcomed here over the years.

The Telugu population and the Mughals from the northern part of India, who brought Hindus from the Kayasth group to the state in the 16th century and filled prominent positions, merged their cultures to create a unique composite culture that is now known as Hyderabadi culture. This culture was created as a result of the fusion. The Kayastha, also spelled Kayeth and sometimes spelled Kayasth, is a Hindu caste or group that has its origins in India.

Kayasthas are members of the literate scribe caste, and they have traditionally served as record keepers, public accountants, writers, and state administrators. Between the 16th and 19th centuries, a new wave of Turkish and Persian intellectuals, artists, craftsmen, and businessmen arrived, invited by the kings to beautify the forts, tombs, and other constructions. This interaction and mingling among people from various locations and lands resulted in the birth of a beautiful language known as Urdu, with its colourful regionally spoken Hyderabadi Urdu or 'Dakhni Boli' (Deccan dialects), which frequently includes an element of comedy at one's own expense. Urdu also gave birth to a beautiful culture known as the Hyderabadi Urdu.[101].

4.4.1 Change in Dressing Style

The dressing styles, eating habits, customs, and traditions all represent the mixed culture. The Hyderabadi Tehzeeb was characterised by its simplicity in mediaeval Hyderabad. People were basic and largely adhered to their religions, although they respected the religions of others. According to Sheela Raj, the clothes that people wore were a reflection of the straightforward nature of the culture. In rural areas of Hyderabad, the most typical types of clothing include a dhoti or waist cloth, a short jacket or coat made of cotton, a red or white turban in the Marathwada region, and a white turban in Telangana all the time. A white turban is always worn in Telangana. They carried kamal or blankets regardless of the weather (Hyderabad, on the other hand, had moderate weather with most residences lacking fans). This was worn by both Hindus and Muslims. Lehangas, which

---

[101] Y .Vaikuntham., Op.cit, 1990, pp. 460-493.

are similar to petticoats, were worn by Muslim women along with cholis and dupattas, which are long scarves or stoles that are a fundamental component of the clothing worn by South Asian women. Lehangas, which are similar to petticoats, were worn by Muslim women along with cholis and dupattas. On the other hand, Hindu women wore saris and blouses known as cholis (long scarfs or stoles that are essentially part of South Asian).

Dastar, also known as hats or caps, were worn by the people of Hyderabad, and they came in a wide variety of designs. People's professions, castes, and families could be determined by consulting one of several types of family dastars or traditional dastars. It was considered rude to wear someone else's dastar. People whose fathers had passed away wore white dastars, while others selected colours based on how they were feeling at the time. It was expected that Dastar would be the most reverent component of the ensemble[102].

Within the Telugu culture, the Langa Odhni, also known as the half sari, was a common option for young women and girls.. The plaited hair, which was adorned with jasmine blossoms, created a lovely image of Hyderabadi Tehzeeb. However, as a result of globalisation, new, more modern outfits have emerged. In spite of the fact that globalisation is frequently misunderstood as a phenomenon that is purely economic in nature, it is evident that humans on all frontiers are being forced either to shift their ideational systems radically and quickly or to live in a thought-world that no longer fits the way their world is. This is the case despite the fact that globalisation is frequently misunderstood as a purely economic phenomenon. As "the rewards of economic progress become universal ambitions," as Keesing points out, "they [people] react to this challenge in dramatically divergent ways." Given this, one cannot simply define globalisation in terms of the advancement of the economy; rather, globalisation has not only economic but also social, cultural, and political repercussions that need to be addressed. Traditional Muslim households in Hyderabad each had their very own Zenana (pertaining to women).

4.4.2 Architecture

---

[102] S.Raj & S. Rāj., *Mediaevalism to Modernism: Socio-Economic and Cultural History of Hyderabad, 1869-1911*. South Asia Book, 1987.

During the rule of the Asaf Jahis (Nizams), when Hyderabad's twin city, Secunderabad, was built, the art of architecture was at its pinnacle. This period is known as the Golden Age of Architecture. The Osmania University, the Chowmahallah Palace, the King Kothi Palace, and the Falaknuma Palace are just a few examples of the magnificent architecture that was constructed during the Nizam period. During the same time period, the French and, later, the British established a military outpost in what is now known as Secunderabad. A significant amount of English architectural influence can be seen in the city of Secunderabad's military barracks, clubs, and villas. When a section of the city was renamed Cyberabad and Hitec Metropolis, the extremely adaptable city accepted the newness of the dotcom boom (the IT revolution) with a pace. The Rajiv Gandhi International Airport is Hyderabad's crown jewel in the 21st century. Several other structures in Gachibowli, such as IT enterprises and conference centres like HITEX, are outstanding examples of modern infrastructure[103].

In addition to the parda, the holes between the pillars featured bamboo strips that were woven together with different coloured ropes to serve as blinds. Chilman was the name given to these individuals. The majority of them had a green paint job. The eyes will feel much more at ease when exposed to this colour. The Hyderabadi version of Tehzeeb has its own special charm and allure. According to what Narendra Luther has written, "in 1591, Mohammad Quli, the sixth Qutub Shahi Sultan of Golconda, created a city as 'a model of heaven.'" [Citation needed] His cherished Bhagmati inspired him to give the city of Bhagyanagar her name. In 1983, a German architect by the name of Jan Pieper argued that "the city was really an architectural metaphor for the heaven described in the Quran," citing specific chapters and verses from the holy book.

Great pilgrimage Temples, well-known diamond mines, and international trade drew visitors from all over the world. Coastal trade brought people into contact with distant regions, including the export of valuable stones and printed fabrics, including the famed

---

[103] Vinita. Pandey., "Changing Facets of Hyderabadi Tehzeeb: Are we missing anything?." *Space and Culture, India* 3.1 2015, pp. 17-29.

chintz Pandey. That was extremely well-liked among the ladies of Rome and throughout the rest of Europe. The magnificent dakhni style of miniature painting and the well-known kalamkari hand-painted fabrics, both of which display scenes from the Ramayana as well as the Persian tree of life, are both examples of the cultural fusion that can be found in Hyderabad.

According to Narendra Luther, Aurangzeb's reviled jaziya, also known as a poll tax, was never implemented in the South, which highlights the diverse composition of the ruling class. On the other hand, a strong current of secularism runs throughout its history. This has left its mark. In the year 1805, a Kayasth nobleman named Raja Bhavani Pershad constructed the first Kayasth temple. It is located at Rambagh in Attapur. The third Nizam, Sikander Jah, presided over the ritual of installing the idols of Rama, Sita, and Lakshmana into their respective shrines. In addition to that, he bestowed upon it a jagir of twelve thousand rupees to be used for upkeep.

4.4.3 Educational Change

As the study's main focus foresees the opportunity and change before and after, the education sector is also changing with the passage of time, and it does not mean that the traditional education system did not exist there. In the present globalised era, we have a few examples that still count the traditional education as, as Dars-i-nizami curriculum is still followed in some religious schools and madrasas, and the introduction of modern curriculum in public schools and colleges.

It has been noticed the opportunity and change in the medium of language like Persian was the main language for the medium of instruction in the time of Qutab Shahi's and early Asaf Jahi's. Later on, Urdu was also commonly used. The state took Urdu as the official language in 1884. With the passage of time, Urdu was chosen as the medium of instruction in educational instruction also. Telegu is being remined as a second language in numerous schools.

Apart from that, in the globalised era, all traditional institutions, such as Madrasas, Gurkuls, and some public schools, have made significant adjustments to their current

curricula. In the modern era, madrasas also teach a variety of languages and technical education. Apart from the influx of numerous new MNCs, industries, and other business hubs during the 1990s economic reforms, the city has also seen the establishment of many prestigious schools, colleges, and institutions.

Very few educational establishments in India have earned international approval or recognition, with a few notable exceptions including a select group of prestigious colleges. As a direct consequence of this, intense competition can only be found at a select few prestigious institutions. It is not possible for the Indian educational system to generate funds from students who study at home. Indian students, whose tuition is paid by their parents, have become a net subsidiser of higher education in the United Kingdom; India is home to approximately 80,000 international students who are pursuing their education in the United States; and China is home to an estimated 5,000 Indian medical students. The best students often choose to pursue their education in another country[104]. In the present globalised era, many large industrial organisations such as Tata, Reliance, and Essar, as well as trade associations such as CII, FICCI, SIAM, and ACMA, have begun initiatives to establish Institutes of Excellence across India, with collaboration from institutions such as Harvard School of Business, MIT in the United States, and the London School of Economics. There are several benefits to hiring people from other countries. Students will gain international experience and improve skills like speaking with industry, giving presentations, and interacting with top executives. Recruiting international students is a technique for institutions to gain a financial advantage.

4.4.4   The Dastarkhan Tehzeeb of Hyderabad (Food Culture)

Every culture places a significant emphasis on the food that they eat. The city of Hyderabad is well-known for its haleem and biryani, two dishes that enjoy widespread popularity. The people of Hyderabad are huge foodies. According to what Bilkees Latif has written, the majority of the conversations seem to wind down with a debate about food!

---

[104] P. Kaur-., "Impact of Globalization on Indian Education System". *International Journal of Engineering Research & Technology (IJERT)* Vol. 2 Issue 12, December – 2013,pp .39-56.

The aroma of saffron and cardamom from a hot kachi biryani consisting of fine rice and luscious meat can be found in restaurants all throughout the city, or even if one is wandering down a street at twilight, and it is said that once consumed, it will draw you back to the city for more. The dish can be found in restaurants all throughout the city, or even if one is wandering down a street at twilight. The cuisine of Hyderabad has its own distinct identity, which is a reflection of the city's many different cultural traditions.

The cuisine is characterised by saffron, cardamom, and nutmeg originating from Persia; rich fried spices in ghee originating from northern India; and fundamental, piquant, locally sourced ingredients from Andhra Pradesh, such as sour tamarind fruit, curry leaves, and hot red chilies, which are used in meat, seafood, chicken, or crisply fried vegetables along with spicy, chilli-hot dishes. Baghare baingan is a spicy brinjal curry with gravy, and mirchi ka salan is a green chilli stew with spicy sauce. Both of these dishes make use of tamarind, which is quite popular in the Telangana region of India. Tamarind makes it easier to stomach the rich spices (masalas) in the dishes[105].

Every meal was served on the floor on a dastarkhan, which is a white cloth that is spread out over a carpet for a traditional meal. However, knives, forks, spoons, glasses, and napkins, which Europeans believe are essential to the enjoyment of a meal, were never used. Dastarkhan was very important to both Hindus and Muslims, with a wide range of cuisine in the day-to-day lives of the people of Hyderabad. It was a component of the people's social lives, and they were known for their hospitality. This was a symbol of the Deccani culture's magnificence. Whether affluent or poor, everyone was equally gracious.

This was a sign of the magnificent culture that the Deccani had. Everyone, regardless of wealth, was expected to show the same level of hospitality. Cooking in Hyderabad was once considered an art form in its own right, and to some extent, this notion persists to this day. The neatness and cleanliness of the dastarkhan, as well as the skilled techniques used to decorate it, such as embroidery and lace work, were indicators of the

---

[105] Pandey.Vinita., "Changing Facets of Hyderabadi Tehzeeb: Are we Missing Anything?." *Space and Culture, India* 3.1 2015, pp. 17-29.

host's excellent taste. Regardless of their caste or social position, the people of Hyderabad traditionally consumed a lot of rice and sour foods. Rice was a staple in their diet. A proportionate amount is added to a specific dish, which improves its flavour and is claimed to be beneficial to one's health. "If sherwani is our national attire, then biryani is our national meal," Shahid Sidiqui (quoted in Raj, 1987, in this article "Hyderabad ki Biryani") wrote. (The term "national" is used here in a restricted meaning.)[106].

Even now, parties associated with marriage or circumcision are thought to be incomplete without Biryani. Cooking different kinds of vegetables by themselves or in combination with mutton was common practise (and continues to be today). As was mentioned earlier, Baghare baigan and Mirchi ka salan are a specialty dish that can only be found in Hyderabad. It could be kept for a few days at room temperature. In a similar vein, kut with tomatoes and kulti was one of the city of Hyderabad's earliest and most well-liked meals.

All of these recipes are still popular in the region today. In the late 1800s, European delicacies such as bread, biscuits, cake, pastry, pudding, ice cream, and fruit salad were introduced. The Nizam had an amra department that planned state dinners, lunches, and at-homes with the help of the department's experts. Berganaza from Goa, for example, was an expert in European cuisine. With the rise of "Cyber culture" in Hyderabad, modern Hyderabadi food now incorporates a wide range of cuisines, including intercontinental cuisine (Italian, Mexican, Mediterranean, etc.).

Irani chai is a big element of Tehzeeb in Hyderabad. Irani tea, Osmania biscuits, and Irani samosa are the most popular dishes in Irani cafes. Hyderabadis are addicted to a variety of beverages, including South Indian coffee and bandi chai. The modern city of Hyderabad is home to the bandi food culture and the curry point culture. Breakfast (Idly, Wada, Dosa, etc.) and evening snacks on bandis (mobile stalls) are becoming more popular.

4.5 Social Changes

---

[106] V. Pandey., 2015, Op.cit. pp 17-30.

Throughout the course of its history, Hyderabad has been through a number of significant transitions, beginning with its establishment in the 16th century as the capital of the mediaeval Kingdom of Golconda and culminating with its current status as a metropolis and megacity of a modern state. While the Golconda period was known for promoting Iranian culture, it also encouraged the development of the city's native Telugu culture, as shown by the fact that the rulers were able to write poetry in Telugu as well as speak the language fluently[107].

Hyderabad has undergone several socio-cultural changes over the course of its more than four centuries of existence. Its growth has been phenomenal over the last two decades, to the point where it now reflects various identities, even if they are all absorbed into the identity of Hyderabad. According to Christina Francis[108], The "Twins" (the twin cities of Hyderabad and Secunderabad) have evolved so much over the years that they have formed four unique identities. The Old City, New City, Tech City, and Secunderabad are distinct enough to appear as four separate cities masquerading as one vibrant Hyderabad. Every 25 kilometres or so, Hyderabad takes on a new identity and the Hyderabadi takes on a different persona. The information technology industry and business culture are evolving as a result of its arrival.A Tech City (Madhapur, India) serves as a lifeline. Kondapur and Gachibowli have merged to establish a new city. As for a Hyderabadi of a certain age who has opted to remain in the city, Francis praises the city for the opportunities it affords. With the pace of time, many things that are missing from the culture are being brought about. One can feel it as Narendra Luther brings about the change in Hyderabad and the missing piece in a very exact and emotive manner. Hyderabad, he claims, was created in the image of heaven. New apartment towers have engulfed all of the city's gardens and low structures.

Even in the wealthiest communities, multi-story shopping malls have been springing up all over the place. Its history is almost completely forgotten, its arteries are

---

[107] Leonard. Karen Isaksen., *Social History of An Indian Caste: The Kayasths of Hyderabad*. Orient Blackswan, 1994,pp 53-97.

[108] Francis.Christina., "Twin Cities Four Identities: Hyderabad, *Times of India*."12 June, 2012.

clogged with plaque, and its breath is tainted. Carelessness is leading to the destruction of the fascinating rocks that are 2.5 billion years old. Surprisingly, when people's income increases, their quality of life tends to decrease at the same time. A longing for a lost paradise that had wide concrete roads, a low skyline, and gardens is what we mean when we talk about nostalgia.

As Luther wrote, "It's a yearning for a world of relaxed living, courtesies, mushairas, qawwalis, and chowki feasts." It's a nostalgic yearning for the sepia tones of the past. Too, am afflicted with nostalgia. I arrived in this city fifty years ago. I'm still in Hyderabad, but where has Hyderabad gone, O time bird?"[109].

Hyderabadi Tehzeeb is built on the foundation of secularism. Despite the fact that we have been living and portraying a secular spirit, it is disappointing to see religious festivities being used to demonstrate might and dominance. The people's friendliness and laid-back demeanor are lacking. According to Vanaja Banagiri, the days of nawabi attitudes and laid-back lifestyles are over. Everything is moving at a breakneck pace. Hyderabad has seen a massive transformation, from economic prosperity to cultural shifts. The city's youth are driving the expansion. They have reimagined everything that was formerly known as Hyderabadi thanks to their restless desire to be a part of what's cool and trendy and their high levels of energy to match[110].

The culture of apartment living has developed into a necessity because there is a shortage of space. It is argued that apartment culture discourages individuals of many religions and castes from living together. Hyderabadis could not relate to apartment culture until recently, maybe a decade ago. After much resistance, they have given in to the housing demand and rising land prices, and high rises are springing up all across the city. Fortunately, certain regions, such as Jubilee Hills, are shielded from modern-day marvels

[109] Luther. Narendra., "Bridging Two Cultures." *SEMINAR-NEW DELHI-*. Vol. 585. MalyIka Singh, 2008.

[110] Banagiri. Vanaja., "Hyderabad Hazir Hai." *Rupa and Co, New Delhi* 2008.pp39-97.

and maintain the elegance of homes with gardens[111].

Societies change over time and in fact, society is characterised by constant change. As a result of globalisation, the forces of modernity have risen to the fore. Not only is there a rapid exchange of commodities and services, but there is also a rapid diffusion of culture. Hyderabad's landscape has changed dramatically in the last decade, with IT businesses and shopping malls forming an integral part of the city's culture. Mall culture has cultivated its own particular way of life. As Jyotirmayi Sharma[112] writes about the transformation in Hyderabad and said that "they don't drink water from the Gandipet Lake and, luckily, will go away in a few years,". They live in gated communities, work in lifeless offices, rarely interact with the local population, go to antiseptic but boisterous bars on weekends, and return to their pigeonholed existence on Monday morning. They are oblivious to the city, and the city is oblivious to them" (Sharma, 2008). The city's expansion has led to increased travel times. People's social contacts have taken on new dimensions, with weekend parties and pub culture establishing a prominent presence.

In a number of articles, monographs, and ethnographies, ardent Hyderabadis have stated that Hyderabadi Tehzeeb evokes visions of charm and romance, grandeur and magnificence woven with legend, and that these qualities have, over the years, continued to inspire contemporary folklore.

Popular depictions of the city, similar to those of its counterpart in the north, Lucknow, reminisce about a syncretistic Hindu-Muslim culture, a Ganga-Jamuna Tehzeeb, and an elite drawn across denominational divides who left behind not only iconic wonders like the Charminar and the Chowmahalla, but also equally magnificent palaces and baradaris. These elites left behind not only iconic wonders like the Charminar and the

---

[111] Aaftaab. Naheed Gina., "Branding a Global Identity: Labor Anxieties, Conspicuous Consumption, and Middle class culture in Hyderabad, India." 2012.

[112] Jyotirmayi. Sharma., "Shahar Baaki Hai Mohabbat Ke Nishaan Baki Hai", available at http://www.indiaseminar.com ,2008.

(baradaris are also known as "baradaris"). The Bara Dari is a structure or pavilion that has 12 doors that open to provide unrestricted access to fresh air.

Hyderabadi Urdu is a dialect of Urdu spoken in areas of erstwhile Nizam's Hyderabad State (now in Telangana, Marathwada region of Maharashtra, and Hyderabad-Karnataka region of Karnataka) and its diaspora. Deccani Urdu is a fusion cuisine marked for its distinction and the attractive speech, Deccani Urdu (Hyderabadi Urdu is a dialect of Urdu spoken in regions of erst It was formerly known as Hyderabad Deccan, but today it is more commonly referred to as Deccani Urdu. It incorporates terms borrowed from other languages, such as Arabic, Turkish, and Persian, in addition to Indian languages like Marathi, Telugu, and Kannada.

Even though each of these descriptions is spot-on, they still manage to belie the truth of the situation in some way. Beyond the marvels of the Nizami era, such as buildings, pearls, and delectable cuisine, contemporary Hyderabad has grown, along with its challenges and predicaments, which have resulted in conflicts based on caste, class, religion, and regional distinctions. The customary najaakat, mannerisms, and courtesies that used to be part of everyday social interactions amongst ordinary people appear to have vanished. The best example is how commuters are treated by autowallahs (auto drivers). The city's laid-back vibe has radically changed. The outfits have evolved. Traditional dress has been supplanted by western and modern attire. The light of the stars has been stolen away by concrete jungles and pollution, and the pole star has darkened.

Not only is today's Hyderabad, with a population of over eight million, more and different from the Asaf Jah dynasty's former capital, but we also need to go back in time to understand the energy and conflicts that characterize the populace and popular culture. We may also miss out on the city's future if we don't comprehend the relationship between the city and its hinterland, which is more extractive than synergistic.

Because of its breakneck pace, the metropolitan area is rapidly exhausting its resources, particularly its land and water. The city, which was formerly known as the "City of Lakes," is going through a period in which local water bodies are drying up in addition

to a dramatic shift in the patterns of land use.

While it is true that cities evolve, this transformation should not rob them of their distinct identities or the Tehzeeb that makes them unique.. For a visitor, Hyderabad may portray a positive image, but for residents who witness the city develop at such a rapid rate, the change is not always pleasant. In reality, the core nuances of Hyderabadi Tehzeeb are gradually disappearing as a result of these changes.

As a result of the foregoing discussion, one can conclude that all of these changes did not occur overnight, but there is no doubt that following the introduction of the LPG model and its implementation, we saw rapid growth and changes not only in the economic sector, but also in other sectors, as the city of Hyderabad witnessed firsthand. According to the findings of the study, some of the key causes of the shift in settlement patterns are:

- Transfer of capital from Golconda to Hyderabad walled city area.

     Apart from the other theories of the shifting of the capital from Golconda to Hyderabad, our study found that the main reason for the shifting of the capital is the congested and overpopulated environment, as we have seen in the walled city, where the city began to grow toward the northen side for the same reason.Numerous businessmen, artists, and foreigners arrived in Golconda due to its good transit location; highways, as well as sea routes like Machlipattnam. As a result, many carvan serias were erected outside of Golconda, and we gradually realised that the city's expansion started spreading outside the city.

- Transfer of the capital from Aurangabad to Hyderabad

     In 1769, Nizam Ali Khan Asif Jah II relocated his capital from Aurangabad to Hyderabad, and with it, all of the city's departments, nobility, and officials relocated to Hyderabad. Previously, the city was controlled from Aurangabad. The relocation of the capital caused a shift in the settlement pattern, with the walled city area becoming overcrowded and the growth towards the north side of the city.

- settlement pattern after 1990s

     After the state reorganisation in 1956, there was a drastic shift in the

settlement pattern due to the shift of the Benglore and Channai into Hyderabad, and many people from coastal Andhara were settled in Hyderabad, and many colonies were established in the city such as Kuketpally, but after the 1990's, the city became an IT hub, and the drastic shift in the settlement pattern was noticed. And the city shifted from a walled city to the north, such as Secunderabad, and subsequently to the current Cyberabad or HI-TECH City.

Chapter 5

State Policy

In the previous chapter, we discussed the underlying factors of rapid growth and expansion of Hyderabad city towards its surrounding hinterland. One such factor is reflected in the state role in the areas of industry, housing, health, education, transport, electricity etc. Major state intervention is affected by setting up massive public sector industries, establishing satellite townships, granting land for universities and defense establishments, etc. This is exactly followed on the pattern of different third-world cities under the center-state-planning development agencies partnership for the urban growth through Industrial location policy, welfare–centric housing programs, urban land ceiling acts, land use plans, and the like initiatives.

The present Chapter is focused to the study of the state policies towards urbanization and metropolization of Hyderabad city in the current Telangana state of India. It didn't happen in one go. It involved various processes right from conceiving the idea of urbanization in 90s down to its completion in 2020s.

5.1 Indian Economic Reforms:

One revolves round the circumstances that shaped after the post-90's economic reforms in India under the globalization Programme. Like other countries, India was a significant beneficiary of the foreign investment under the free market economy. By early 1990s, India's economy had experienced considerable policy changes. The LPG (Liberalisation, Privatisation, and Globalisation model) is an intertwined concept, and is the name given to this new economic reform paradigm to make India the world's fastest growing and competing economy. It first appeared in the Indian economy in 1990, when the country was in the midst of a severe recession. Inconsequence of economic liberalism, India was transforming from a command and largely restricted economy to a liberal market economy under a center-state economic partnership perspective. Kennedy (2007) describes the process of such a relationship in the new market economy. State capitals and large

urban centers, country-over, competed for foreign investment. Roadshows were hosted to attract industries from outside India.

Since many Indian states were optimizing the benefits of foreign investment, Andhra Pradesh couldn't be immune to it especially when it had years-old connections with the western world and when its population was multiethnic and largely-oriented. In 1991, therefore, the Andhra Pradesh State under the able leadership of its Chief Minister, Chanderbabu Naidu, thought of FDI or New Industrial Policy (NIP) benefits in the commercial, manufacturing, and financial sectors with cumulative impact on the state's overall economic growth .

Alongside the opportunities, Andhra Pradesh with capital city Hyderabad had its own compulsions to syn with the post-90s Indian economic reforms. It was a traditional economy rooted in agriculture. Its share in the state GDP was not substantial. It declined significantly between 1980 and 1995. The industrial or manufacturing sector was almost stagnant.113 By 1995–1996, the state gross domestic product (GDP) was far below the national average. State expenses on subsidy and welfare works were excessive, comprising around 10% of its GDP (Rao, 2002).[114] As the revenue earning was declining and expenditure increasing, the state economy was heading for a crisis.

Hyderabad's urban development became all the more necessary due to the 1968 Telangana movement seeking for separation of Telangana from Andhra Pradesh state. It subsided only with a political settlement between the Andhra and Telangana leadership under the auspices of the Government of India[115]. A six-point formula was drafted to offer guarantees to the Andhra people, who had felt scared of the protectionist measures drawn

---

[113] Diganta.Das.,"Making of High-Tech Hyderabad: Mapping Neoliberal Networks and Splintering Effects." *Singapore Journal of Tropical Geography* 36.2 ,2015, pp. 231-248.

[114] D. Tripati . Rao., "Economic Reforms, Anatomy of Behavioural Agents and Macroeconomic Outcomes: A Critical Rview of the Performance of the Indian Economy." *Review of Development and Change* 7.2 2002, pp.213-255.

[115] Ramachandraiah, and V.K. Bawa., "Hyderabad in the Changing Political Economy." *Journal of Contemporary Asia* 30.4 ,2000, 562-574.

for the Telangana employees and students. Further, Central University of Hyderabad was established for all sections of people and an Administrative Tribunal was set up to look into the grievances of the government employees. More important, a metropolitan development authority was instituted with a 10 crore Central Government funding to create urban facilities for the people of both regions.[116] The Fifth Plan of the Central Government was yet another factor behind the Hyderabad's urban development. It emphasized on the development of all metropolitan cities and State capitals under the Central Government's Integrated Urban Development Scheme (IUDP). In 1975, the Indian government agreed to provide financial support for Hyderabad's metropolitan city provided that a long-term master plan was drawn for the purpose. The seed capital was agreed to be provided for the land acquisition, urbanization, development projects and for creating civic services. The planning and development authorities were required to have adequate powers and statutory base for planning, coordinating, implementing, funding and supervising projects. The state government was also required to adopt a rational urban land and housing policy while keeping the interests of the weaker sections of society in mind. Further, it was mandated to ensure that large scale industries don't have any space in the metropolitan region. Entire planning and execution was required to conducted in consultation with the representatives of the Ministry of Works and Housing and the Ministry of Finance and Planning Commission, Government of India. The state government was required to raise the local funds for Hyderabad's urban development. Central Government assistance was to the extent of 33 /3 per cent for cities of one million and above, and 50 percent for smaller cities. Added to the above, was a set of instructions on "Recommended Urban Land and Housing Policy." This provided for large scale acquisition of urbanisable land, disposal of land on leasehold basis, pricing of land by adding up all the costs (including possible higher rates payable due to court appearances against land acquisition, physical and social infrastructure, etc.) to the purchaser, putting strict limits on the disposal of land to higher income groups, and a cross subsidy whereby the richer residents would subsidise the costs of the poorer ones who could not pay high prices. The size of the plots was to be restricted

---

[116] Ibid.,566-570.

to 50 sq. meters for economically weaker sections (ESW), 150 sq. meters for lower income group (L1G), 250 sq. meters for middle income group (MIG) and 400 sq. meters for higher income group (HIG)[117]. In order to appropriate the central government funding, the Urban Planning and Development Authority Bill 1972 was introduced in the Andhra Pradesh Legislative Assembly in January 1974. It facilitated the setting up of an Urban Planning and Development Authorities in the State and in September 1975, the Hyderabad Urban Development Authority was formed.

5.2 Foreign Learnings:

These policies were shaped while keeping the outside experience in mind. The former Chief Minister, Naidu, paid personal visits to different countries to evolve a systematic work plan towards Hyderabad's vertical and horizontal growth. He planned its urban restructuring on the basis of city-centric development, which is often driven by political leaders and elites who have been seduced by global neoliberal seduction processes (Bunnell & Das, 2010)[118]. He travelled around the world, met political leaders, policymakers, and potential investors to 'market the state'. He was very impressed with the larger technology-related developments of Singapore and Malaysia—especially the Multimedia Super Corridor (MSC) near Kuala Lumpur[119]. He envisioned in 1994 to transform Hyderabad into a world-class city by creating 'knowledge enclaves' similar to Malaysia's Multimedia Super Corridor (MSC) and Silicon Valley of United States[120]. In 1997, he initiated a $350 million knowledge enclave in Hyderabad, known as 'HITEC City' (Hyderabad Information Technology and Engineering Consultancy City), in an area of 65

---

[117] Aliani, Adnan Hameed, and Yap Kioe Sheng., "The Incremental Development Scheme in Hyderabad: An Innovative Approach to Low Income Housing." *Cities* 7.2, 1990, pp. 133-148.

[118] Tim ,Bunnell, and Diganta Das., "Urban Pulse-A Geography of Serial Seduction: Urban Policy Transfer from Kuala Lumpur to Hyderabad." *Urban Geography* 31.3 ,2010, pp. 277-284.

[119] Bunnell, Tim, and Diganta Das., Op.Cit.pp 260-290.

[120] Sumantra,Sen, and Francine Frankel., "Andhra Pradesh's Long March Towards 2020: Electoral Detours in a Dvelopmentalist State." *Doing Business in India: Political Social and Cultural Overview,* 2005, pp. 1-29.

hectares. Banking on the locally available engineering pool and availability of 1.4 million square feet of IT space helped Hyderabad to attract many international IT giants to setup offices and research centers.

5.3 Technical Expertise:

Simultaneously, he sought technical expertise from different individuals, groups, and organizations. In 1999, the state government formulated the "Andhra Pradesh Vision 2020," a policy document drafted with the help of the well-known consulting firm, McKinsey and Company. The Malaysian Vision 2020, through which the Malaysian government built a technologically advanced society and 'leapfrogged' toward a developed economy, served as a major inspiration for this manifesto. He asked McKinsey Consultancy to prepare an Andhra Pradesh Vision 2020 that would sketch out the state's development strategy. The vision document proposed that Hyderabad become one of the growth engines through high-tech knowledge enclaves (Andhra Pradesh Government, 1999). In fact, the World Bank recommended that the state follow a similar template to attract more foreign direct investments (FDIs) and achieve a targeted economic trajectory by "leapfrogging" toward an information society[121]. Consequently, the state reorganised Hyderabad's market structure and branded it as a world-class knowledge centre for information technology (IT), information technology-enabled services (ITES), and biotechnology (Naidu & Ninan, 2000).

He invited foreign investors to come to Hyderabad and invest in tertiary industries such as information technology, biotechnology, finance, and banking. Simultaneously, he approached different transcontinental agencies for funding and accepted their terms to grow and develop Hyderabad. The World Bank makes an apt case. On its instructions, Naidu adopted several measures to enhance the state's resources so as to be able to repay the World Bank loan under the Structural Adjustment Programme (SAP). He reduced

---

[121] Diganta. Das., Op.cit., pp 48-58.

government expenses and government subsidies on welfare programs meant for the poor citizens of the state[122].

5.4 Execution Phase:

The execution part of Hyderabad's urban plan was assigned to various groups and organisations for planning and execution on the established principles of planning. Such bureaucratic organisations are comprised of professionals and technical experts who work on perspective plans for city development and growth, although sometimes these involve overlaps as regards their nature, organization, control, and functioning. Usually, it happens because of the intervention of the political elite for a certain purpose. In 1975, the state created the Hyderabad Urban Development Authority (HUDA) as a planning agency to oversee the developmental activities of all the organisations within the metropolitan region of Hyderabad. Yet, the state created the Quli Qutub Shah Urban Development Authority in 1981, especially for the old city. Similarly, the HUDA holds control over government land within the metropolitan region. But the Revenue Department hasn't transferred such land to the HUDA till date, simply for state intervention and vote bank politics.

Nevertheless, the state enforced its urban development plans through certain state-owned organizations, like the Hyderabad Urban Development Authority (HUDA), Quli Qutub Shah Urban Development Authority (QQSUDA), Andhra Pradesh Housing Board (APHB), and Andhra Pradesh Industrial and Infrastructure Corporation (APIIC). Each organisation has had a defined function in city planning, industrial, urban, and slum development, road and highway building, sewerage and drainage disposal, water supply, housing, education, health, street lighting, transport, recreation, etc. The following table reflects the names of diverse government agencies with varying functions regarding the urban development of Hyderbad city and its fringes.[123]

---

[122] Kirk, Jason ., "Banking on India's States: The Politics of World Bank Reform Programs in Andhra Pradesh and Karnataka." *India Review* 4.3-4 ,2005, PP. 287-325.

[123] V.K. Bawa who was the first. Vice-Chairman of HUDA Provides Insight into the Working of HUDA in his Book - *Indian Metropolis: Urbanization," Planning & Management*, Inter- India" Publications,

Table 5.1. Organizations Involved in Development in Metropolitan Region

Functions	Departments /Organizations	Jurisdiction
1. City Planning	1. HUDA	Metropolitan Region of Hyderabad (MRH)
	2. Municipal Cooperation of Hyderabad (MCH)	MCH Area
	3. Quali Qutab Shah Urban Development, Authority(QQSUDA)	Old City Area
	4. Director of Town Planning (cease to be after the Urban act at Hyderabad.)	State Wide
2. Urban, Land Devolpment and Disposal	1. HUDA	Metropolitan region of Hyderabad (MRH)
	2. A.P. Housing Board	State wide
	3. QQSUDA	Old City

New Delhi, 1987.

	4. Pvt. Housing agencies	Local
3. Rural Land Conversion	District Revenue Administration	Revnue Districts
4.Building Regulations, Zoning & Bye Laws	1. HUDA	MCH
	2. MCH	MCH
	3. Indian Standard Institute (Provides standard regulations and bye laws)	MRH Area
5.Indutries	1. Director of Industries State wise	State wide
	1. A.P. Industrial Infrastructure Corporation 2. A.P. Small Scale industries Dev. Corporation	State wide
	3. Industries Dev. Corporation	
	4. A.P.S. Financial Corporation.	
6.Roads National & State Highways.	1. Roads & Building Department	State wide
	2. MCH	Municipal Area

I. Internal Roads	1. MCH	MCH Area
7 Slums (Improvement and Development	1. MCH	MCH Area
	2. HUDA	MRH
	3. QQSUDA	Old City Area
	4. AP Housing Board	State wide
	5. Private Organisations (Lions Club, Rotary Club)	Local
8 Sewerage & drainage Sanitaion	1. A. P. Housing Board	State Wide
	2. HUDA	MRh
	3. QQSUDA	Old City
	4. MCH	MCH Area
	5. LIC	State Wide
	6. PWD (R&B)	Twin city Area
	7. Voluntary Agencies	Twin city Area
9.Water Supply	1. Hyderabad Metro Water Works Deptt.	Metropolitan Region
	2. State Public Health and Engg. Deptt.	State Wide
10. Housing	1. A.P Housing Board	State Wide

	2. HUDA	MRH
	3. QQSUDA	Old City
	4. MCH	MCH Area
	5. LIC	State Wide
	6. PWD (R&B)	State Wide
11 Education	1. Education Department	State Wide
12 Street Lighting	1. A. P. State Elctricty Board	State Wide
	2. MCH	MCH Area
13 Recreation Parks (Play Grounds)	1. MCH	MCH Area
14 Transport	1. A.P.S.R.T.C	State Wide
	2. Railways	National
	3. Instructional Vehicles (BHEL. ECIL etc.).	Local
15 Health Maternity and Child Welfare	1. Director of Medical Health Services	State Wide
	2. MCH	MCH Area
16 Traffic Regulations	1. State Police Deptt.	State Wide

17 Zoological Gardens	1. A. P. State Forest Department	State Wide
	2. Urban Forestry Deptt.	MCH
	3. Horticulture Deptt.	MCH

(Source: HUDA Reports)

5.5 Hyderabad Urban Development Authority (HUDA):

However, the most important of all the aforesaid government agencies was the Hyderabad Urban Development Authority (HUDA). It has been the major engine of Hyderabad's urban development since it was created with a multifaceted agenda via the A.P Urban Areas (Development) Act, 1975. It was charged with the responsibility of planning, regulating, and controlling the development within the metropolitan area and coordinating the activities of various government agencies responsible for the development. Its jurisdiction was over an area of 600 sq. miles, including 66 sq. miles of the city's municipal limits. It was required to adopt a middle course between direct development and overall coordination and supervision. The idea was to take up development only in areas where other agencies were unable or unwilling to enter. In any case, it would have had a proper master plan drawn for the purpose.

5.6 Master Plan:

The Master Plan consisted of various separate plans under the HUDA, and one was the Hyderabad Metropolitan Research Project (HMRD),[124] set up in the mid-sixties jointly

---

[124] Judith A. Brown., "Book Review: Urbanization and work in Modernizing Societies by Arthur J. Field, Glengarry Press, Detroit, for Caribbean Research Institute, 1967, pp. 209, $3.50 Market Settlements in the Hyderabad Metropolitan Region: The Hyderabad Metropolitan Research Project: Technical Bulletin

by the Institute of Asian Studies and Osmania University. Some of the specific recommendations made by the project were to regulate land use; fix land costs; develop vacant lands possessing water supply and sewerage; rationalise functional locations by reducing the multifunctional character of the walled city; develop the historic core through the location of some city-forming functions; and integrate rural-urban development in the metropolitan district. A similarly situated plan prepared by the Directorate of Town Planning in 1973, titled 'Hyderabad City: Its Problems and Prospects', had similar recommendations as those laid down in HMRD. Its additional recommendation was to divide the urban area into planning divisions regarding employment, residential places, recreation, retail shopping, etc. It also suggested the development of four satellite towns on the outer fringes of Hyderabad, with Medchal to the north, Ghatkesar to the east, Shamshabad to the south, and Ramachandrapuram-Patancheru to the west.

In short, various sub-plans were thought of for the Hyderabad Municipal area.[125] These revolved around the redevelopment of the walled city, and its southern section was to constitute a major centre of urban activity with architectural and historical places; the development of handicraft industry for tourism; Central and State government offices shifting to the old city; truck terminals and whole sale vegetable and fruit markets to the Jumla Tank area. Besides, these provided for the improvement of the circulation pattern for the old city with a 100 ft. wide loop road, which was to release the Charminar area from major thorough traffic, connecting the north inner road of 150 ft. width around the municipal area with arterial roads connecting the two roads. In addition to the two CBDs, one from Charminar to Basheerbagh and another from Rashtrapathi Road to M.G. Road in Secunderabad, it was proposed to build seven district commercial centres (DCC) for a population of three lakhs each at Tarnaka, Mahboob Mansion, near Darga Brahne Shah, Chandrayanagutta, Karvan near Toli Mosque, Jubilee Hills colony, and Lakdikapul. There

---

5, Institute of Asian Studies, Osmania University, 1967, pp. 63, np." *Urban Studies* 5.2 ,1968,pp. 238-240.

[125] Jaya. Kamalakar., "Ethnic Politics in Municipal Corporations." *Economic and Political Weekly* ,1988, pp. 945-946.

were to be 30 local commercial centers for each DCC, with a population of 10 thousand each. Similarly, land area was divided into sections such as residential, commercial, industrial, public and semi-public, recreational, and agriculture. The residential area was further divided into low density (30 people per acre), medium density (40 to 50 persons per acre), high density (60 to 70 persons per acre), and intensive density (100 to 150 persons per acre). The commercial area was divided into general, central, and local, and the industrial area into light and service industries, heavy industry, and special industries.

Likewise, a ring town was to surround the city at a distance of 15 to 25 kilometers from the city center (i.e., Nampally Station). "Expanding towns" were to be built around existing human settlements consisting of one or more villages like Ramachandrapuram-Patancheru, Shamshabad, Medchal, and Ghatkesar. The "New town" was to be composed of the areas between Medchal and Ghatkesar; Ghatkesar and Shamshabad on the Vijayawda road; Shamshabad and Ramachandrapuram; and between Medchal and Narsapur road. The new towns were to be self-contained units, providing residents with all the necessary amenities for day-to-day life.

Since most of the plans were covered under the guidelines of the Ministry of Works and Housing of the Government of India, the HUDA prepared an Integrated City Development Programme (ICDP) under eight major sectors for a period of five years at an estimated cost of Rs. 194.69 crores[126]. The breakup of the fund distribution plan is reflected in the below-given Table.

Table 5.2. HUDA Development Programs

S.No.	DEVELOPMENT PROGRAMMES	ESTIMATED COST (in Lakhs)

---

[126] V.K. Bawa who was the first. Vice-Chairman of HUDA Provides Insight into the Working of HUDA in his Book , *Indian Metropolis: Urbanization, Planning & Management*, Inter- India" Publications, New Delhi, 1987.

1.	Water Supply	6,239.88
2.	Sewerage	651.00
3.	Drainage and Garbage Disposal	300.00
4.	**Transport and Communication:**	
	a) Major Roads:	
	i) Inner Ring Road	250.00
	ii) Loop Road	100.00
	iii) Other Roads	100.00
	iv) Road Transport	500.00
	v) Truck Terminals	225.00
	b) Railways:	
	i) Bye-pass line connecting Sanathnagar and Moula Ali	460.00
	i i) Electrification of Metre gauge section from Medchal to Umanagar	N.A
	i i i) Doubling of track between Hussainsagar-Hyderabad and Hussainsagar-Lingampally	490.00
	iv) Arterial siding (Moula Ali, Cherlapalli. Sanathnagar)	735.00

5.	a) Housing	3,794.00
	b) Urban Renewal and Slum Clearance	300.00
	i) Industrial Development	3,100.00
	ii) Electric Power	1,054.00
6.	**Miscellaneous:**	
	a) Modern Slaughter House	169.00
	b) Municipal Market	143.00
	c) Vegetable, Grain and Fruit Market	140.00
	d) Electric Crematoria and Graveyard	17.00
	e) Health and Medical Facilities	169.00
	f) educational facilities (JNT University)	500.00
7.	Total	19,469.18

Aside from the aforementioned projects, the HUDA carried out similar other plans under the Integrated Urban Development program, such as a 20-acre residential non-commercial complex at Saroornagar (Rs. 16.25 lakhs); a 100-acre land development project worth Rs. 264 lakhs at a new township at Vanasthalipuram (both on the Vijayawada highway); and 7 acres of land purchased from Osmania University for (Rs. 215In addition, the HUDA gave priority to the overall planning of the metropolitan region. It also drew a plan for the remaining area outside the municipal limit of over 534 sq. meters. Under a

Zonal Development Plan (ZDP), the whole "Development Area-1" was divided into 29 zones. The HUDA drafted the zoning regulations for the Hyderabad Development region and these included the new set of building bye laws, setback, etc., restricting the floor area ratio (FAR) to a maximum of 2.0 for residential areas and a maximum permissible ground coverage of 50 percent; a maximum of 2.5 (FAR) for the central business district area and office areas with ground coverage of 60%; and the construction of multi-storeyed buildings in certain restricted MCH wards, such as Charminar, Falaknuma, Karwan, Jiaguda, Asmangad, and Air Funnel areas. It applied to all the four-floor buildings (including the ground floor) and those having fifteen metres or more in height. It was done to avoid overcrowding and to retain the grace and aesthetics of the historic building and the skyline.

Figure 5.1 Cyber Tower Now

5.7 End Product:

Telangana is a newly constituted state in southern India, with its capital in Hyderabad. It is known as the region's business and industrial hub in consequence of the early 90's economic reforms. It has developed into one of India's fastest-growing

metropolitan cities. Its population swelled from approximately 7.7 million in 2011[127] to 19 million by 2014. The city is ranked 38th in the world and by 2030 it will be the 28th most populous urban area in the world. Hyderabad serves as a link between southern and northern India. From its origins as a small city, the city expanded vertically and horizontally, covering an area of 650 km in length and 7228 km^2 in breadth. It's fascinating achievement is the HITECH City embracing the 'Cyber Towers'[128] (see Photo 1), a ten-story 'intelligent' building with 580,000 square feet area fitted with dedicated optic fiber links, satellite connections, 24-hrs electronic security system, shopping points, banking facilities, uninterrupted power supply to facilitate hundreds of software engineers and technicians and several local and global real estate firms accommodated in "intelligent" buildings. The HITEC City initiative provided a boost to Hyderabad's urbanization, and paved the way for massive developments of gated residential apartments, 'intelligent' offices, and shopping malls in and around the HITEC City area.

5.8 Huda's Faultline's:

Despite its achievements, the HUDA failed to achieve the desired results as per its designated master plan for various reasons. One was the time gap between the policy planning in the 1960s and policy execution in the 1970s, during which an enormous amount of change occurred in Hyderabad's landscape. Second, was the clash of interests between and among the diverse planning and development agencies and within the HUDA itself too. Third, was the state's intervention in the realm of the bureaucratic and development agencies for vote bank politics, which often led to the emergence of haphazard settlements in the populated areas. Although the central government had subjected the fund release to the shifting of industries and other economic activities from metropolitan areas to smaller

---

[127] INDIA, POMPI., *Census of India 2011 Provisional Population Totals. Office of the Registrar General and Census Commissioner* New Delhi, 2011.

[128] https://housing.com

growth centers,[129] Nonetheless, Andhra Pradesh has been allocating large tracts of land to private sector firms near the urban outskirts at rock-bottom prices since the 1960s.The setting up of BHEL (Bharat Heavy Electricals Limited), NFC (Nuclear Fuel Complex), IDPL (Indian Drugs and Pharmaceuticals Limited), HAL (Hindustan Aeronautics Limited), and other private firms generated jobs for tens of thousands of employees. However, it resulted in the city spreading haphazardly, fusing the main city areas with satellite townships.[130]: Ramachandrapuram, Hayathnagar, Moula-Ali, and Kukatpally like areas are currently merged with the main city for the state's insensitiveness, and compulsions of vote bank politics, job generation and inflow of central funding. Being the congress hotspot, Prime Minister, Indira Gandhi, declared the Medak and Ranga Reddy constituencies as the backward areas and offered subsidies and incentives to the entrepreneurs to set up industries in these densely populated districts.[131]Consequently, the Medak district had 24 large and 289 medium-scale industrial firms till 1980, and 48 large and medium-scale industries and 718 small-scale industries from 1980 onwards. Similarly, the Ranga Reddy District had 39 large and medium scale industries and 644 small scale industries till 1980 and about 15 large and medium scale and 1501 small scale industries from 1981 onwards. In all this mess, the pressure of industrial entrepreneurs is not ruled out. The districts were close to the political establishment, which controlled policies such as industrial licensing, physical infrastructure, goods prices, tax rates, and so on. Pertinently, this entrepreneurial class constitutes a powerful interest group and sponsors the election campaign of the political elite.

Fourth, the state government and the HUDA lacked consensus for evolving and

---

[129] C. Ramachandraiah. and V. K. Bawa., "Hyderabad in the Changing Political Economy," *Journal of Contemporary Asia* 30.4 ,2000, pp. 562-574.

[130] Oleksandr, Kit, Matthias Lüdeke, and Diana Reckien., "Texture-Based Identification of Urban Slums in Hyderabad, India,Using Remote Sensing Data." *Applied Geography* 32.2 ,2012, pp. 660-667.

[131] Nawas B .Mody., "Local Politics: The Law of the Fishes: Development Through Political Change in Medak District, Andhra Pradesh (South India)"(Book Review)." *Indian Journal of Agricultural Economics* 45.2 ,1990, p.192.

implementing an inclusive development plan with special reference to the control over land falling within the Metropolitan region[132]. Although the state by itself created the HUDA and transferred it land in the capital city, the revenue ministry didn't transfer it to a body which was autonomous, at least in principle. By virtue of a July 1976 order, the State Government declared that such land can't be transferred to the HUDA until it makes adequate progress in the implementation of the master plan and the zonal development plans under Section 13 and 14 of the A.P. Urban Areas (Development) Act, 1975. A separate order shall be notified as exercisable by the Municipal Corporation of Hyderabad and the Panchayat bodies in their respective areas by delegation under section 56 of the said Act, although the Panchayats are poorly staffed. With meagre resources, it is extremely difficult to provide services to its people. On the other hand, they are unable to exert influence over the powerful public and private sectors. They lack the resources and legal, technical, or organisational strength to prevent haphazard growth in complete defiance of all norms of land use control. The HUDA's metropolitan strategy failed to separate the green belt from the ring town. The city is eventually swallowed up by housing societies and institutions.

Fifth, considering the Government of India Urban land Ceiling Act (ULCA) June 1975 seeking to reclaim surplus land for distribution among the poor at low costs, it was hoped that the HUDA will become strong enough to create low-cost houses, parks, schools, hospitals, etc. Contrarily, the state shifted the entire surplus land to the ULCA under a Board of Revenue officer[133]. By this, the people retained land in excess of the ceiling. Further, the housing cooperative societies optimized large chunks of land for the high- and middle-income group families which, actually, was meant for housing urban poor. Even

---

[132]   Jaya Kamalakar., "Ethnic Politics in Municipal Corporations", *Economic and Political Weekly*, Vol.XXIII, No.19, May 7, 1988, pp. 205-245.

[133]   Ratna Naidu., "Urban Land Ceiling and Development, of Social Infrastructure", *Economic and Political Weekly, Vol. X I , No.52, Dec.25, 1976".pp139-168.*

the sale of land for multistoried building complex occurred in the guise of urban poor housing[134]. On top of it, the ULCA of 1975 impeded the execution of HUDA's important projects even though approved by the Centre as well as the state governments under the Integrated Urban Development Programme. The impression was that the ULCA would provide the land to the HUDA and it won't be thus required to purchase land in the open market for the implementation of its Programme. Even the litigation could not facilitate the transfer of land to the HUDA for different projects. It could accomplish only such projects where the state directly transferred land, say for the projects in Vanasthalipuram, Saroornagar and Yousufguda or where land was directly purchased from Osmania University by the HUDA for the Vigyan Chowk Commercial complex. Likewise, it was assumed that by framing the Zoning Regulation Act and the Multi-storied Buildings Regulation Act of 5th September 1981, the HUDA would strictly implement the rules in consultation with the state and the MCH. But it could not happen either for its laxity or the state's intent to relax the building bye-laws for expediency, exactly to woo the builders at the cost of the city health and hygiene.

Sixth, is the failure of the HUDA as the coordinating body and the overall in-charge agency of Hyderabad's metropolitan development. Section 13 of the A.P. Urban Areas (Development) Act, 1975 recognizes the same: "no development of land within the development area shall be undertaken or carried out by any person or body, including any department of the government, unless permission for such development has been obtained in writing from the Authority in accordance with the provisions of this Act."[135]. Section 13(9) clarifies that "the expression 'department of the government means any department, organization or public undertaking of the State Government or of the Central Government." Such rules make clear HUDAs position as the apex body for coordinating development in

---

[134]   V.K. Bawa., "Hyderabad: The Urban Nightmare, A Diagnosis And some Remedies", Newstime, July, 1987.pp 280-307.

[135]   Sameer, Goel, Rajeev Dwivedi, and A. M. Sherry., "Critical factors for successful implementation of E-governance programs: a case study of HUDA." *Global Journal of Flexible Systems Management* 13.4, 2012, pp 233-244.

the metropolitan region. But it draws flake in actual practice. The state does not treat the HUDA as an apex but equal party to other planning and implementing organisations like the MCH, Housing Board, etc. One reason being that many such urban agencies have a history of the authority older than the HUDA. The HUDA was a new comer in their contrast. Their concerned ministries acted on their own, per se, the Housing Board constructed shopping complexes and the MCH built new markets, office blocks and shopping complexes wherever they thought necessary. However, the Police Housing Corporation remained confined to the construction of police housing colonies alone. Taken together, it led to a sort of mess. For example, the Bharatnagar Housing Board Colony near Fatehnagar, suffered for water shortage since the HUDA didn't give give a water tank to it for it thought that the colony was built without its permission. Significantly, it was the Air Funnel area on the landing zone at Begumpet airport.

Seventh, the HUDA had a certain divergence with many of its subordinate agencies. The A.P. Industrial Infrastructure Corporation was one such agency that was meant to build industrial estates around the urban fringe and near the highways and develop industrial estates, which, together, led to the mushrooming of small and medium-scale industries in violation of the HUDA's urban planning in the metropolitan cities[136]. Yet, the state encouraged it for job generation and inflow of capital and even asked the HUDA to provide financial support to the APIIC to develop 100 large, medium and small-scale industries over 650 acres of land worth Rs. 12 crores in Jeedimetla, Kukatpalli, Cherlapalli and Katedan[137]. Even the state offered infrastructural facilities and subsidies to such entrepreneurs, notwithstanding the fact that they contributed just a little to the development of the surrounding area and used the given capital for the luxury of their workers. The BHEL is a point in this case. The state provided it with 6,446 acres of prime land to set up its industrial townships in the Ramachandrapuram area. Later, however, the BHEL, on its own, surrendered 3,780 acres of land for the establishment of the International Crops

---

[136] Bulletin issued by Andhra Pradesh Industrial Infrastructure Corporation.2012.

[137]   G, Alivelu, K. Srinivasulu, and M. Gopinath Reddy., *State–business relations and the performance of the manufacturing sector in Andhra Pradesh*. Routledge, 2013.

Research Institute for the Semi-arid Tropics (ICRISAT), which had already acquired 41,600 acres of land with it. When the HUDA wanted to set up a ring town in Ramachandrapuram under its Master Plan, it requested the BHEL to transfer about 150 acres of its land, which the BHEL denied, although the BHEL Board at Delhi had consented in principle to transfer 50 acres of land to the HUDA[138]. The HUDA had almost similar contradictions with the Quli Qutub Shah Development Authority (QQSDA), which was created by the state in 1981 to develop the old city under a political motive: to placate the residents of the riot-torn and decadent part of the city. Although the QQSDA was shelved in 1983, it was restored in 1985 as a registered society with the power of fund allocation for the upliftment of the old city in coordination with MCH and Housing Board agencies, bypassing the HUDA's master plan and deflating the HUDA's role as the coordinating agency for the development of the metropolitan region.

The eighth was the hierarchical lacunae within the HUDA itself. It was conducted by a state minister with the Chief Minister as its Chairman. Its structural organisation was such that it did not allow it to function independently. Besides the Chairman and Vice-Chairman, its members were drawn from distinct streams: 3 MLAs; 2 Councilors of MCH; 1 officer of the MCH; 1 officer of the Finance Department; 1 representative of the Town Planning Department; and 5 nominated members of the government. This is besides the HUDA's own staff, the Secretary, Chief Accounts Officer, Town Planner, and Engineer. The nominees of the government were usually from the Housing Board, APHC, MCH, or legislators representing the city. Thus, its organisational pattern was such as to amount to a divergence of interests among its members.

As a result of the foregoing debate, one can conclude that the state played a positive role in the development of Hyderabad city. It enacted the requisite laws, by-laws and acts

---

[138] V.K. Bawa., who was the first. Vice-Chairman of HUDA provides insight into the working of HUDA in his book – *"Indian Metropolis: Urbanization,"* Planning & Management, Inter- India" Publications, New Delhi, 1987.

in its Legislative Assembly as an expression of its interest in the development of Hyderabad's metropolitan region. It also followed the Central government's directives to invariably develop all cities and state capitals across the whole of India. It evolved the urban development model while studying and seeking inspiration from the Malysian and Singapore urban development models. The state not only obtained funds from the Central Government but also allocated sufficient funds for the development of Hyderabad city and its fringes. More importantly, it established a systematic organisational structure to push urban planning forward, including the construction of houses, colonies, roadways, highways, motorways, railways, waterways, industrial estates, shopping complexes, hotels, restaurants, business malls, IT and industrial hubs, airports, and so on. In aggregate, these tended to generate jobs, supplement state resources, improve human and state development indexes, create new economic nodes and infrastructures, settle diverse peoples in Hyderabad from India and beyond, change the entire façade of Hyderabad prefecture, etc.

Since the domain of the urban planning was wide and varied, the state government, as such, forged a host of organizations to manage, conduct and execute different urban development projects under the apex body of the HUDA. Many milestones were achieved in the process and Hyderabad became an IT, urban and business hub in whole India, courtesy the contribution of the central government, state government, the HUDA and its associated planning and development agencies.

However, a systematic urban model couldn't be evolved and accomplished due to the presence of a jumble of competing and contradictory planning and development agencies. Many a time, these lacked consensus in perception and practice, which the state government, willy nilly, allowed for the vote bank politics and the pressure of the vested interests, the industrialists, entrepreneurs, politicians, and business community. As on date, therefore, Hyderabad stays as a strong economic node. But it has haphazard planning, tending to the merger of industrial areas into the civilian pockets and creating regional variations, water shortage, health hazards, soil erosions, sewerage blocks, traffic jams, aesthetic distaste, water body distortions, and similar other human, institutional, and infrastructural impediments.

Chapter 6

Conclusion

The change in the settlement pattern of Hyderabad, the city capital of the former Princely State of Hyderabad under the Nizam's, was squarely driven by India's 1990s economic reforms, which allowed the foreign investment capital in India including Hyderabad in the present Telangana State. These reforms bound all the Indian states to make necessary amendments in the laws for allowing the FDIs and their physical assets under the legal guarantees of the state.

Accordingly, the former Chief Minister, Chandra Babu Naidu, of the Andhra Pradesh. Andhra Pradesh was split in two states Andhra Pradesh and Telangana in 2014 to which Hyderabad was the city capital, took cognizance of the underlying benefits of the FDIs. He enacted the requisite laws, by-laws, and Acts in its Legislative Assembly as an expression of his intent in the FDIs for the development of Hyderabad's metropolitan region. Besides, legal guarantees, he allowed the hassle-free execution of Hyderabad's urban development model.

However, he did not do it un-thoughtfully but sought inspiration from the development models in vogue in Malaysia and Singapore. He personally visited these countries for insights. Thus, the present Hyderabad urban development model owes a lot to his personal efforts and strong political will.

Not only that it obtained funds from the Central Government of ten thousand crores to the metropolitan development authority under the Central Government's Integrated Urban Development Scheme (IUDP). To create urban facilities for the people of both regions of Andhra and Telangana he also allocated sufficient funds from its own resources, the Hyderabad Urban Development Authority (HUDA) prepared an Integrated City Development Programme (ICDP) underestimated the cost of Rs.194.69 crores, and the GDP of the city in 2020-21 is US$ 74 Billion and its rank is sixth in India and 93rd in the world, to facilitate the FDIs, multinational companies and their requisite infrastructure under a systematic development model of Hyderabad city and its fringes.

- Consequently, diverse multinational companies (MNCs) emerged in the whole of Hyderabad, north in particular and south in general. Around 50 MNCs set up their units in Hyderabad and some of them are as follows.

- ADP India Pvt. Ltd.

- Amazon Development Centre India Pvt. Ltd.

- Bayer Bio-Science Pvt. Ltd.

- Google India Pvt. Ltd.

- Cognizant Technology Solutions India PVT Ltd.

- Dr. Reddys Laboratories Ltd.

- Hitachi Vantara India Pvt Ltd.

- Genpact.

- Sitel India, PVT Ltd.

With the coming of these MNCs resulted the foundation of the Cyber/Hi-Tech City, IT Hubs, Pharmaceuticals labs, educational institutions, business malls, shopping complexes. Besides, the foreign companies, Indian companies like Electronics Corporation of India Limited (ECIL), Nuclear Fuel Complex (NFC), and Bharat Heavy Electricals Limited (BHEL), etc. also emerged to avail of the FDIs, globalization or similar other neo-liberal facilities.

A systematic infrastructure was created by the state to facilitate the FDIs and the setting up of multinational companies under a well-thought planning and development model. Since the domain of urban planning was wide and varied, the state government, as such, forged a host of organizations to manage; conduct and Different city developmental schemes were introduced by HUDA. These are as under:

    I.   Land Use Zoning Regulations[139]

[139139139] Municipal Adminstration & Urban Development Department.G.O.Ms No. 287,2012

The land use zoning regulations contain the following classification of land uses:

1) Residential Use Zone

2) Commercial Use Zone,

Including Commercial along notified commercial roads Strip commercial along roads as earmarked in the master plan. Areas earmarked as Commercial use in the Master Plan

3) Multiple Use Zone, including Areas covered in Transit-Oriented-Development (TOD) zone.

4). Public and Semi - Public Use Zone, including Sites specifically earmarked as In FANS

5). Work Center Use Zone

6) Open Space Use Zone Parks Playgrounds, Exhibition grounds green buffer zone

7) Water Bodies Use Zone River Streams, Nalahs, Storm Water Drains Lakes, Kuntas

8) Transportation Use zone Roads Railways Airports Bus depots, Terminals, Workshops Truck terminals, Warehouses Parking areas/Parking lots/Parking complex

9) Special Reservation Use Zone Sites specifically earmarked as heritage conservation-buildings and precincts/areas Rocks & hillocks/Natural heritage Defence/Military lands Burial grounds, Cremation grounds etc. Special Area Development Plan (SADP) areas.

2. <u>Major townships and sites services schemes</u>[140]

        a. <u>Development of Inner Ring Road (Reti Bowli to Uppal)</u>
        b. Commercial Complexes
        c. <u>Flyovers,</u>
        d. <u>Bridges,</u>

---

[140] https://www.hmda.gov.in

e. Road Works

f. Development of Infrastructure facilities in SEZ at Kokapet village:

g. P.V.N.R. Express Way:

Many milestones were achieved in the process and Hyderabad became an IT, urban, and business hub in whole India for the individual and collective contribution of the central government, state government, the HUDA, and its associated planning and development agencies. Though such agencies had certain conflicting areas and interests, yet all of them converged on developing Hyderabad in a manner as could attract more and more FDIs in the state.

Because of the working of these various planning and development agencies, Hyderabad city transformed from an agricultural base to an industrial or semi-industrial landscape. The hamlets and villages settled along Hyderabad and its peripheries disappeared and gave way to new settlements, colonies, roadways, highways, motorways, waterways, industrial estates, shopping complexes, hotels, and restaurants, business malls, IT and industrial hubs, etc.

These developments augured good for Hyderabad city in particular and the Telangana State in general. These followed the generation of job for millions in 1991 the total no of the employees in the private sector is 85,000 and the number of the employees in the private sectors include around six lakhs, diversification of state resources and**,** growth and diversity of Hyderabad's population in 1981 census 2,591,722 and the present population according to the census of 2011 is 7.7 million, expansion of its territorial extent from its 517 sq km to 7,073 sq km. miles later, mass infrastructural development, promotion of its tourist, technological, educational and business industries, increase in money circulation and buying power of the residents and change in their lifestyle, improvement in the state**.** And human development indexes the per capita income in the 1990s was rupees 531814 and the present per capita income is rupees 305,389, and structural change in the entire façade of Hyderabad prefecture.

However, the development was not without fault lines. A foolproof development model

could not be evolved and accomplished due to the presence of a jumble of competing and contradictory planning and development agencies. Many times, these agencies lacked coordination in perception and practice, which the state government, willy - nilly, ignored for the vote bank politics and the pressure of the vested interests, the industrialists, entrepreneurs, politicians, and the business community.

Similarly, the development was not without other costs. The arable land area is fast shrinking due to the massive industrialization, causing problems of food scarcity. The population is increasing manifold due to the rural-urban exodus and emigration of people from India and abroad. There is a great deal of overlap between the industrial and civilian areas. Regional variations are on the rise and so are the differences between the economic profiles of the ruling, cultural, political, business, and educational elite. The transport has increased manifold causing recurring traffic jams within the city.

Health hazards with dust and smoke and soil erosions, sewerage blocks, and water body distortions are common for the massive infrastructural development. Due to the spike in population, the water resources are drying fast and, at certain places, it is unobtainable even after digging deep into the soil down to 800 feet.

Indigenous cultural specimens are disappearing fast. Family and community norms are perishing. Dress and food habits are speedily changing. Similar are other costs of the FDIs and MNCs.

The changing settlement in Hyderabad has been well understood in the historical context when Qutubshahi shifted his capital from Golconda to Hyderabad which resulted the growth of Hyderabad. The rules of Nizam find southern part of the city (old city) remained as residential areas there was no industrial setup in that area and the immigrants were mostly settled in the northern part of the city and many new settlements have emerged. Besides, the costal Andhra elite also settled in Ameerpet (north Hyderabad) because of that many new industries and MNCs were also set up in the northern half of the city and the area became the IT hub but it doesn't mean that the southern part of the city has no development that part of the city has many historical monuments and known for their

quality of business, and the tourist point of attraction, because of that the migrants from national and internationals were also settled in this part of the city and the pattern of the settlement was also changed due to increase the households and the population in Hyderabad city.

The study reveals that the growth of the city witnessed in five different directions. The growth towards Moula Ali in north east, Ramachandrapuram in north-west, Hayatnagar in south-east, Shamshabad in south-west and Medchal in north. The growth of city in theses direction was taken place due to the establishment of large public sector industries like Electronics Corporation of India Limited (ECIL), Nuclear Fuel Complex (NFC), and Bharat Heavy Electricals Limited (BHEL). The high suburban growth of residential housing towards Hayatnagar (south-east) was initiated by HUDA's satellite townships of Vanasthalipuram while growth towards Shamshabad (south-west) and Medchal (north) are mainly because of the establishment of an Agricultural University of Rajendra Nagar and Air Force base at Dundigal respectively. Thus, the State intervention plays a major role in the development city growth.

The factors that are discussed in detail above witnessed the growth and expansion of the city in result increase the density of population and the landman ratio is also increasing as per the 1961 census the density of population in Hyderabad was 668 persons sq km and in 2011 census it increases up to 18440kms the density of population became dense after the 1990s because of the liberalisation, privatization and Globalization policies and the state of Andhra Pradesh also implemented the liberal policies in FDI companies in the result of that many MNCs was established in Hyderabad and with them, many foreign nationals and Indian nationals were settled in Hyderabad for the better infrastructure and better job opportunities and in result that many new colonies and barren land and agriculture land converted into the commercial land and in that areas, many new settlements emerged and as a result, the city became the fast urban center and become a 6th major metropolitan city of India.

Apart from the change in the settlement pattern of the city from its birth to till date, the study also found the change in many other sectors like Education, Health, Cultural

change, and so on., the education sector is witnessed purely in the modern based education system in the Secunderabad and the southern part of the city (old city) was based on the traditional education based the medium of the education was English in the northern part of the city while in the southern part the medium of instruction and the medium of education was Urdu and Persian.

Apart from that, a significant shift in the city's culture has also been seen. The most significant changes has been noticed in Hyderabadi Tehzeeb as the different culture from other states were ammulageted in Hyderabadi Tahzeeb but secular fabric of Hyderabad remained untouched . Although we have been living and presenting ourselves in a secular manner from economic prosperity to cultural transformations.

We have noticed the major change in the lifestyle of the city's people, due to the increase in the population of the city the shortage of the space that created the Apartment Culture in the city, it is said that the apartment culture prevents people of many religions and castes from living together. The Hyderabad has seen a major upheaval in living style the apartment Culture has become a necessity due to a shortage of space. Apartment culture, it is argued that prevents people of many religions and castes from living together.

The land prices are become very high and the gardens in front of the houses are disappear but Jubilee Hills, are protected from modern marvels and retain the elegance of homes with gardens.

Societies change over time. In fact, that the society is characterized by constant change. As a result of globalization, the forces of modernity have risen to the fore. Not only is there a rapid exchange of commodities and services, but there is also a rapid diffusion of culture. Hyderabad's landscape has changed dramatically in the last decade, with IT businesses and shopping malls forming an integral part of the city's culture. Mall culture has popularized its own particular way of life. As Jyotirmayi Sharma[141], writes about the transformation in

---

[141] Sharma, Jyotirmayi., *Shahar Baaki Hai Mohabbat Ke Nishaan Baki Hai*, 2008. available at http://www.india-seminar.com

Hyderabad and says that "they don't drink water from the Gandipet Lake and, luckily, will go away in a few years,". They live in gated communities, work in lifeless offices, and they rarely interact with the local population, the mostly spent their weekends in but noisy bars, and return to their schedule on Monday morning. And they are oblivious to the city.And the city is oblivious to them" (Sharma, 2008). The city's expansion has led to increased travel times. People's social contacts have taken on new dimensions, with weekend parties and pub culture establishing a prominent presence.

In its frenetic speed, the metropolis is depleting its resources, particularly land and water. The city, formerly known as the "City of Lakes," is experiencing the collapse of local water bodies as well as a dramatic shift in land use patterns.

In fact, Cities change, but change should not snatch them of their identity or the Tehzeeb that characterizes them. For a visitor, Hyderabad may portray a positive image, but for residents who witness the city development at such a rapid rate, the change is not always pleasant. In reality, the core nuances of Hyderabadi Tehzeeb are gradually disappearing as a result of these changes.

However, a systematic urban model couldn't be evolved and accomplished due to the presence of a jumble of competing and contradictory planning and development agencies. Many times, these lacked consensus in perception and practice, which the state government, willy nilly, allowed for the vote bank politics and the pressure of the vested interests, the industrialists, entrepreneurs, politicians, and business community. As on date, therefore, Hyderabad stays as a strong economic node. But it has haphazard planning, tending to the merger of industrial areas into the civilian pockets and creating regional variations, water shortage, health hazards, soil erosions, sewerage blocks, traffic jams, aesthetic distaste, water body distortions, and similar other human, institutional, and infrastructural impediments.

Bibliography

Primary Sources:

A.   DISTRICT GAZETTEERS:

Bhatt, S.C., *The Encyclopedic District Gazetteers of India: South zone (vol 1),* Gyan Publishing house New Delhi, 1998

H.E.H. Nizam's Government., *Hyderabad district gazetteers Adilabad*, table volume1340 F and 1345 F (1931 and 1936) with comparative statics from 1331 f by Mazahar Hussain (Director of Statics), Hyderabad: government central press, 1940.

H.E.H. The Nizam's Government., *Hyderabad district gazetteers Osmanabad*, table volume 1340 F and 1345 F (1931 and 1936) with comparative statics from 131 F, by Mazhar Hussain (Director of Statics), Hyderabad: government central press,1940.

M.V.S. Prasada Rau., *The Gazetteer of the District of Hyderabad*, Government of Andhra Pradesh, 1980.

B.   Census Reports

Census of India 1911 Volume X1X, Hyderabad State Part 1 Report, Mohammad Abdul Majid (HCS) Census Superident, Bombay: Times press Bombay, 1931.

Census 1931 H.E.H The Nizam's Dominions (Hyderabad State), Part 1- Report by Census of India (1941) Volume XX1, H.E.H The Nizam's Dominions (Hyderabad State) Part 1- Report by Mazhar Hussain (census commissioner & Director Statics), Hyderabad: Government Central Press,1945.

Census of India, 2001., Provisional Population Totals, Series-1, Paper 1 of 2001.

Ghulam Ahmed Khan (Census Commissioner), Hyderabad: Government Central Press, 1933.

INDIA, POMPI. "Census of India 2011 provisional population totals." *New Delhi: Office of the Registrar General and Census Commissioner* (2011).

Dyson, Tim., "The Preliminary Demography of the 2001 census of India." *Population and Development Review* 27.2, 2001, pp. 341-356.

Dutt, Ashok K. and Anindita Sen., "Provisional census of India 1991," *Geographical Review* 82.2, 1992, 207-211.

Gupta, Ravindra., "Census of India 1981/Series 22, Andhra Pradesh, *Census of India 1981,* (1985).

Sekhar, A. Chandra., "Census of India 1971." *Paper I of* ,1971.

Bhattacharya, Durga prasad., "Census of India, 1961: Report on the population estimates of India (1820-1830)." 1963.

Cofalaswami, R. A., "Census of India, 1951." *Soil Science* 84.5 ,1957.

## C.	News Papers

Tabzib-un Niswan, 4 April 1907.

The Hindu, 11, October 1923.

Siasat, 12 December, 20 December 1956.

Siasat,28 November 1958.

Siasat, 2 February 1661.

Rehnuma –E-Deccan, 12 June, 18 July 1958.

Rehnuma –E-Deccan, 21 June 1960.

Rehnuma –E-Deccan, 28, April 1962.

## D.	Urdu Sources

Fazil, Mohammad., *Yadgari Silver Jubilee Asaf Sabe'*, N.A., 1934-35.

Khan, Mohammad Abdul Rehman*., Kuliya Jamia Osmania Qawaid Wa Zawabit Aqamat Khana*, Jamia Osmania: Matbu'a Dar ul Taba'a,1335 F.

Qadri, Syed Mohammed., *Farkhunda Bunyad, Hyderabad* (in Urdu), ldar-e-ddabiat. -e-Urdu, Hyderabad, 1944.

Rao, Manik. and Vithal Rao., *Bostani Aasifya Volume 1V*, Sardar Press, Hyderabad Deccan 1341. H.

Websites

www.hyderabad.com

www.historybookshop.com

www.sawaal.com

www.cpiml.org

www.maoism.org

www.reachouthyderabad.com

www.authornetwork.com

Journals

Economic and Political Weekly (EPW)

Indian Historical Review (IHR)

Indian Economic and Social History Review (IESHR)

Modern Asian Studies (MAS)

Social Scientist (SS)

Itihas

Journal of Social and Economic Development (JSED)

Secondary Sources:

A.   Books

Afsar Rita., Rural-*Urban Migration in Bangladesh; Causes Consequences and Challenges,* Dhaka, 2002

Agarwala S.N and Venkatacharya, K., (Eds.) *Studies in Demography,* George Allen and Unwin, London, 1970.

Awasthi, R.K., *Urban Development & Metropolities in India*, Chugh Publications, Allahabad, 1985.

Alam, M., Metropolitan Hyderabad and its Region; A Strategy for Development,

Publishing House, New Delhi.1972.

Ali Cherag Moulavi., *Hyderabad (Deccan) Under Sir Salar Jung,* Vol.IV, Hyderabad, 1987.

Alihan, A.M., *Social Ecology: A Critical Analysis*. Columbia University Press New York, 1938.

Alam, Manzoor S. and Khan., Waheeduddin, *Metropolitan Hyderabad and Its Region: A Strategy for Development*, Asian Publishing House, Bombay, 1972.

Alam, Manzoor., *Hyderabad, Secunderabad (Twin cities): A study in Urban Geography,* Bombay, 1969.

Ali, Cherágh., *Hyderabad (Deccan) Under Sir Salar Jung*. Vol.1. Printed at the Education Society's Press, Hyderabad, 1885.

Alam, Manzoor., Metropolitan Hyderabad, and its region: A strategy for development, Asia Publishing House, Hyderabad, 1972.

Alam, S. M., *Fuelwood in Urban Markets: A Case Study of Hyderabad*. Concept Publishing Company. Hyderabad, 1985.

Ansar, Harvan., *Before Freedom and After,* New Delhi, 1989.

Bawa, V.K., *The Nizams Between the Moghuls and the British*, S.Chand & Co., Hyderabad, 1986.

Bose, Ashish., *Studies in India's Urbanisation, 1901-71,* Tata McGraw-Hill Publishing House, Bombay, 1972.

Bose, Ashish*., Demographic Diversity of India, 1991 Census, State and District Level Data*, B.R. Publications, New Delhi, 1991.

Bowen, Ian., *Economics and Demography: Studies in Economics,* George Allen and Unwin Ltd., London, 1976.

Bulsara, J.F.*, Problems of Rapid Urbanisation in India*, Popular Prakashan, Bombay, 1964.

Bala, Raj. *Trends in Urbanisation in India, 1901-1981*. Rawat Publication, New Delhi, 1986.

Bawa, Vasant K. *Indian Metropolis: Urbanization, Planning & Management*. Inter India Publications, Hyderabad, 1987.

Berry, Brian , Joe Lobley, and John D. Kasarda., *Contemporary Urban Ecology*. Vol. 240. New York: Macmillan, 1977.

Bhoosan, B.S. and Misra, R.P., *Habitat Asia: Issues and Responses*, Vol I: India, Concept Publishing Company, New Delhi, 1980.

Bilgrami, Syed Ali Asgar., *Landmarks of the Deccan: A Comprehensive Guide to the Archaeological Remains of the City and Suburbs of Hyderabad*, Asian Educational Services, Hyderabad, 1992.

Breese, Gerald (ed.), The City in Newly Developing Countries: Readings on Urbanism and Urbanisation, Prentice-Hall,U.S.A, 1969.

Berry, Brian Joe Lobley. *The Human consequences of Urbanisation: Divergent Paths in the Urban Experience of the Twentieth Century*. Vol.3. Basingstoke: Macmillan, 1973.

Carr-Saunders, A.M., *World Population: Past Growth and Present Trends*, Clarendon Press, Oxford, 1936.

Clinard, Marshall., *Slums and Community Development,* The Free Press, New York, 1966.

Cousins, William, *'Urban Community Development in Hyderabad',* in De' Souza (ed), *The Indian City*, Manohar, New Delhi: 1983,pp. 171-186

Cousins, W.J. & Goyder., *Catherine Changing Slum Communities*, Manohar,New Delhi, 1979.

Desai A.R. and S.D Pillai,.(eds.)., *Slums and Urbanization,* Popular Prakashan, Bombay,1970.

De Souza, Alfred., *Indian City: Poverty, Ecology and Urban Development,* Manohar Publication, New Delhi, 1979.

Davie, R. Maurice., "The Pattern of Urban Growth", in Murdock, Peter George, (ed), *Studies in Science of Society,* Connecticut: Yale University Press, New Haven, 1937, pp. 131-162.

Dwyer, Davis., *People and Housing in Third World Cities,* Longman Publication, London, 1975.

Dwyer, Davis., *The City as a Centre of Change in Asia,* Hongkong University Press, Hongkang,1972.

Dushkin, Lelah., The *Nonbrahman Movement in Princely Mysore*, University of Pennsylvania, 1974.

Ghulam Yazdani, *The Early History of Deccan vol-1*, Munshiram Manoharlal Publishers Pvt. Ltd, 1982.

Ganapathy, R.S., *Public Policy and Policy Analysis in India*, Sage Publication, New Delhi, 1985.

Gilbert, A and J. Gugler,*., Cities, Poverty and Development, Urbanization in the Third World,* Oxford University Press, Oxford, 1982.

Gupta A., "*Impact of Urbanization on Rural Development*", Mohit Publications New Delhi

.1997.

Gore, M.S., *Immigrants, and Neighborhoods: Two Aspects of life in a Metropolitan City,* Tata Institute of Social Science, Bombay, 1971.

Kleniewski, Nancy, and Alexander R. Thomas., *Cities, Change, and Conflict: A Political Economy of Urban life*. Routledge, 2019.

Leonard, K., "Hyderabad: The Mulki-Non-Mulki Conflict*"* in Jeffrey, Robin (ed.), *People Princes and Paramount Power: Society and Politics in the Indian Princely States*, Oxford University Press, Delhi, 1978.

Lynch, Kevin, *The Image of the City*, Cambridge, Massachusetts, Technology Press and the Harvard University Press, 1960.

Luther, Narendra., *Hyderabad: A Biography*, Oxford University Press, Hyderabad,2006.

Malilka, Akbar., *Hyderabad the Power of Glory*, Hyderabad, 1998.

Mudiraj ,K.Krishnaswamy, *Pictorial-Hyderabad,* Chanderkanta Press, Hyderabad,1929.

Majumdar, T.K., *"*Urban Poor and Social Change: A Study of Squatter Settlement in Delhi", in De Souza, A (ed.), *The Indian City: Poverty, Ecology and Urban Development,* Manohar Publication ,New Delhi, 1978.pp. 29-60.

Munshi, K.M., *The End of an Era: Hyderabad Memoirs,* Bharatiya Vidya Bhavan, Bombay, 1951.

Nayeem, M.A., *Studies in History of the Deccan: Medieval and Modern*, Pragati Publications, Hyderabad, 2002.

Nayeem, M.A., *Mughal Administration of Deccan under Nizamul Mulk Asaf Jah (1720-48 AD)*, Jaico Publishing House , Bombay,1985.

Nelson, Joan., *Access to Power: Politics and the Urban Poor in Developing Nations,* Princeton University Press, 1979.

Naidu, Ratna., *'Inner City of Hyderabad',* a report sponsored and submitted to the planning commission, directed by the University of Hyderabad. New Delhi, 1986.

Pershad, Dharmendra., *Social and Cultural Geography of the City of Hyderabad: A Historical Perspective*, Inter-India publication, New Delhi,1986.

Prasad, Rajendra., *"The Asaf Jahi of Hyderabad: Their Rise and Decline*", Vik Publishing

House Delhi, 1984.

Qadri, Syed Mohammed., *Farkhunda Bunyad, Hyderabad* (in Urdu) Hyderabad, ldar-e-Adabiat.-e-Urdu, Hyderabad, 1944.

Qureshi, Anwar Iqbal., The *Economic Development of Hyderabad*, (Volume I). Bombay 1947.

Renatd, Bertratad., *National Urbanisation Policy in Developing Countries,* Oxford University Press, New York, 1981.

Shaw, A., *Emerging Patterns of Urban Growth in India*.New Delhi, 2020.

Shyrock, Henry., *The Methods and Materials of Demography*, Vol.1, Bureau of Census, Washington D.C., U.S. 1971.

Singh, Gurdeep.,*Migrant Workmen and the Law: Identification, Motivation, Legal Awareness, Wages and Welfare Measures, Social Security*. Deep Publications, New Delhi, 2002.

Turner, John., 'Uncontrolled Urban Settlement: Problems and Policies' In Breese (ed.), *The city in Newly Developing Countries*, Englewood Ciffs, Prentice Hall,U.S.A, 1969. Pp.507-534.

Waheeduddin. *Metropolitan Hyderabad and Its Region: A Strategy for Development. [ED] S*. Manzoor Alam, in Collaboration with Waheeduddin Khan, Assisted by KN Gopi and Others, Asia Publishing House, Hyderabad, 1972.

B. Articles

Afzal, M., "Socio-Economic Stracture of Hyderabad City"*, Association of British Council Scholars Andhra Pradesh* Chapter Hyderabad, 1993.

Alam, M., and Kalpana Markandey. "Consequences of Unplanned Growth: A Case Study of Metropolitan Hyderabad" in Urban *and Regional Planning and Development*. Springer, Cham, 2020.

Alam, M., *Hyderabad, Secunderabad (Twin cities): A study in Urban Geography,* Bombay, 1969.

Ali, Cherágh., *Hyderabad (Deccan) Under Sir Salar Jung*. Vol. 1. Printed at the Education

Society's Press,Hyderabad, 1885.

Aliani, Adnan Hameed, and Yap Kioe Sheng., "The Incremental Development Scheme in Hyderabad: An Innovative Approach to Low Income Housing." *Cities* 7.2, 1990.

Anne Gravsholt. Busck, "Land System Changes in the Context of Urbanisation: Examples from the peri-urban area of Greater Copenhagen." *Geografisk Tidsskrift-Danish Journal of Geography,*2006.

Anudeep, G. 'A Study on Settlement of Particulate Matter in the Residential Colonies of Hyderabad City with respect to Main Road Distance'. (2017) Print.

Bagchi, Amaresh., "Planning for Metropolitan Development: Calcutta's Basic Development plan, 1966-86: A Post-Mortem." *Economic and Political Weekly,* 1987.

Bajpai, J. D. 'Foreign Direct Investment in India: Issues and Problems'. *Gyan publication New Delhi* (2000): Print.

Banagiri, Vanaja., "Hyderabad Hazir Hai." *Rupa and Co, New Delhi* 2008.

Bapat, Meera., "Shantytown and city: The case of Poona." *Progress in Planning*.

Bardhan, Pranab., "Economics of Development and the Development of Economics."*Journal of Economic Perspectives*, 7.2, 1993.

Barnay Cohen, "Urbanization in Developing Countries: Current Trends, Future Projections, and Key Challenges for Sustainabilit*y*", *Technology in Society*, Volume 28, Issues, 2006**.**

Bawa, V. K.'Hyderabad:The Urban Nightmare, A Diagnosis And some Remedies' *Newstime* ,1987.

Bertinelli, Luisito, and Duncan Black. "Urbanization and growth." *Journal of Urban Economics* 56.1 , 2004.

Breman, Jan., "A Dualistic Labour System? A Critique of the Informal Sector Concept", *Economic and Political Weekly,* 1976.

Brockerhoff, Martin, and Ellen Brennan., "The Poverty of Cities in Developing Regions." *Population and Development Review* , 1998.

Burch, Thomas K., "Demography in a New Key: A Theory of Population." *Demographic Research*, 2003.

Buttimer, Anne., "Social Space in Interdisciplinary Perspective" in *Geographical Review*,59, 1969.

C.V.Subba Rao, " Hyderabad: The Social Context of Industrialisation" , Orient BlackSwan, First edition January, Hyderabad, 2007

Chacko, Elizabeth. "From Brain Drain to Brain Gain: Reverse Migration to Bangalore and Hyderabad, India's Globalizing High Tech Cities." *Geo Journal* 68.2, 2007. .https://doi.org/10.1007/s10708-007-9078-8

Chadchan, Jayprakash, and R. Shankar., "Emerging Urban Development Issues in the Context of Globalization," *Institute of Town Planners, India Journal* 6.2, 2009.

Clark,Gordon., and Michael Dear.,"The State in Capitalism and the Capitalist State." *Urbanization and Urban Planning in Capitalist Society*, 1981.

Clark, W. A. V., I. H. Burnley. 'The Australian urban system: Growth, change and differentiation'. *Geographical review* 72.4 (1982): 487.

Cohen, Barney. "Urbanization in Developing Countries: Current Trends, Future Projections, and Key Challenges for Sustainability." *Technology in Society* ,28.1-2, 2006. https://doi.org/10.1016/j.techsoc.2005.10.005

Cox, R. W., "Review Reviewed Work(s): Globalization: A Critical Introduction by Jan Aart Scholte", *International Affairs (Royal Institute of International Affairs 1944), 76*(4), 2000.

Das, Diganta, &. Tim Bunnell. 'Urban Pluse- A Geography of Serial Education:Urban Policytransfer from Kuala Lumpur to Hyderabad''. *Urban geography* 2010.

Das, Diganta. "Hyderabad: Visioning, Restructuring and Making of a High-Tech City." *Cities* 43. 2015.

Davis, Kingsley, and Hilda Hertz Golden., "Urbanization and the Development of Pre-Industrial areas." *Economic Development and Cultural Change* 3.1, 1954.

Diganta.Das., "Making of High-Tech Hyderabad: Mapping Neoliberal Networks and Splintering Effects." *Singapore Journal of Tropical Geography* 36.2 ,2015.

Frank W .Notestein., "Frank Notestein on Poulation Growth and Economic Development." *Population and Development Review* 1983.

Frankel "Banking on India's States: The Politics of World Bank Reform Programs in Andhra Pradesh and Karnataka*" Taylor & Francis (Routledge),* 2005.

Gosal, G.S. & Krishn, G.," Patterns of Internal Migration in India" *in L.A. Kosinski (Mansell Prothero (eds), People on the Move,* Methuen, London,1975.

Gurram, Murali Krishna and Nooka Ratnam Kinthada. "Influence of Demographic and Socio-Economic Variations in Shaping Urban Structure-A Ward Level Study on Hyderabad, Telangana using Remote Sensing and GIS Techniques." *International Journal. English. Science. Maths* 7, 2018.

Hawley, Amos., "Community Power and Urban Renewal Success" *American Journal of Sociology.* Vol.68,1998.

Henderson, Vernon. "Urbanization in Developing Countries." *The World Bank Research Observer.* 2002. https://doi.org/10.4054/DemRes.2003.9.11

J.D.B. Gribble., *History of the Deccan*, Vol1, Luzac & Co. London,1896.

James, K. S., S. V. Subramanian. 'Towards a Demographic Transition"'. *Ecnomic and Poltical* (2003). Print.

Janet Rafferty., "Settlement Pattern Continuity and Change in the Mississippi Black Prairie: A Response to Johnson", *Southeastern Archaeology*, 2021.

Jarah, Sivan Hisham., "Urbanization and Urban Sprawl issues in City Structure: A case of the Sulaymaniah Iraqi Kurdistan Region." *Sustainability* 11.2, 2019, https://doi.org/10.3390/su11020485

Jason, K., "Banking on India's States: The Politics of World Bank Reform Programs in Andhra Pradesh and Karnataka." *India Review* 4.3-4 ,2005.

Jasti, P. C., V. V. Ram. 'Sustainable Benchmarking of a Public Transport System Using Analytic Hierarchy Process and Fzzy Logic: A Case Study of Hyderabad, India"'. *Public Transport* 11.3 (2019). Print.

Jaya, Kamalakar., "Ethnic Politics in Municipal Corporations." *Economic and Political Weekly* ,1988.

Jean, B. 'Collection of Travels through Turkey into Persia and the East Indies, Book I, Part II'. *London 1680 (Reference taken from Manzoor A1am*. Hyderabad, Secunderabad (Twin

cities; Bombay: N.p., 1969. Print.

Jordi Borja, and Manuel Castells. *Local and Global: The Management of Cities in the Information Age*. Routledge, 2013.

Judith, A. '50 Market Settlements in the Hyderabad Metropolitan Region: The Hyderabad Metropolitan Research Project'. *Technical Bulletin*. E. Arthur J. Field. Glengarry Press, 1967. 238–240. Print

Kamalakar, Jaya. 'Ethnic Politics in Municipal Corporations'. *Economic and Political Weekly* XXIII.19 ,1988.

Kamraju, M., M. Kamraju. 'Changing Pattern of Urban Growth in Hyderabad City: A Study"'. *Jai Maa Saraswati Gyanadayani* ,2018.

Kaur-, P. 'Impact of Globalization on Indian Education System'. *International Journal of Engineering Research & Technology (IJERT)* 2 , 2013.

Kennedy, L., M. H. Zérah. 'The shift to city-centric growth strategies: Perspectives from Hyderabad and Mumbai'. *Economic and Political Weekly* , 2008.

Kirk, Dudley., "Demographic Transition Theory." *Population Studies*, 50.3,1996.

Krueger, Dirk, and Alexander Ludwig., "On the Consequences of Demographic Change for Rates of Returns to Capital, and the Distribution of Wealth and Welfare." *Journal of Monetary Economics* 54.1,2007.

https://doi.org/10.1016/j.jmoneco.2006.12.016

Kumar, M. S., 'Urban Growth in a Part of Hyderabad City, Southern India using Remote Sensing and GIS Techniques'. *Journal of Geosciences* , 2019.

Kumar, M. Sudheer., "Urban Growth in a Part of Hyderabad City, Southern India Using Remote Sensing and GIS Techniques." *Journal of Geosciences* 4.1, 2019.

Lakshmi, K.V., "Impact of the Demographic Characteristics on the Work life Balance Satisfaction-a Study on Software Professionals in Hyderabad." *Advances in Management*. 2013.

Leonard, Karen Isaksen., "Family firms in Hyderabad: Gujarati, Goswami, and Marwari Patterns of Adoption, Marriage, and Inheritance." *Comparative Studies in Society and History* 53.4, 2011. https://doi.org/10.1017/S0010417511000429

Leonard, Karen Isaksen., *Social History of An Indian Caste: The Kayasths of Hyderabad*. Orient Blackswan, 1994.

Lin, George Chu-Sheng. "Changing Theoretical Perspectives on Urbanisation in Asian developing countries." *Third World Planning Review* . 1994.

Lojkine, Jean, "Contribution to a Marxist Theory of Capitalist Urbanization" in Pickvance, C.G. (ed.), *Urban Sociology: Critical Essays,* Methuen and Co., London, 1976.

Loraine .Kennedy, "Data Justice through the Prism of Information Politics and Resource Injustice: A Case Study from Hyderabad's Urban Frontier." *Development Informatics Working Paper* 78,2019.

Loraine .Kennedy, and Ashima Sood., *Outsourced Urban Governance as a State Rescaling Strategy in Hyderabad, India*. 2019.

Luther, N., *Hyderabad :A Biography,*Oxford University Press, Hyderabad ,Deccan, 2006.

Luther, Narendra., "Bridging Two Cultures." *SEMINAR-NEW DELHI-*. Vol. 585. MalyIka Singh, 2008.

Lynch, Owen., "Political Mobilisation and Ethnicity Among Adi- Dravidas in a Bombay Slum", *Economic and Political Weekly*. 9, 1974.

Majeed, A., The Changing Politics of States' Reorganization. *The Journal of Federalism*, *33*(4), 2003.

Mingione, Enzo., "Theoretical Elements for a Marxists Analysis of Urban Development" in Harloe, Michael (ed.), *Captive Cities*, John Wiley and sons, London, 1977.

Mohammed, Afzal., "Urban Development and Planning in Hyderabad: A Case Study of Old City", Mimeo, *Centre for Economic and Social Studies*, Hyderabad, 1982.

Mohan, Rakesh, and Chandrashekhar Pant., "Morphology of Urbanization in India: Some Results from 1981 Census." *Economic and Political Weekly*.

Naheed Gina, Aaftaab., "Branding a Global Identity: Labor Anxieties, Conspicuous Consumption, and Middle class culture in Hyderabad, India." 2012.

Naidu, Ratna. "A study of Slums in Hyderabad - Secunderabad" *in The Indian Journal of Social Work,* Vol, 3, 1978.

Naidu, Ratna. "Urban Land Ceiling and Development, of Social Infrastructure", *Economic and Political Weekly, Vol. X I , No.52, Dec.25, 1976".*

Naidu, Ratna. 'Organizational structure of Hyderabad Urban Development Authority: Problems and Possibilities. *Nagar, lok* XI.2 ,1979

Naidu, Ratna. *'Inner City of Hyderabad',* A Report Sponsered and Submitted to Planning Commission, Directed by, University of Hyderabad. New Delhi, 1986.

Narayana Rao, K. *Internal migration policies in An Indian state: A Case Study of the Mulki Rules in Hyderabad and Andhra. Migration and Development Study Group*. Cambridge: N.p., 1977. Print.

Nawas B .Mody., "Local Politics: The Law of the Fishes: Development Through Political Change in Medak District, Andhra Pradesh (South India)"(Book Review)." *Indian Journal of Agricultural Economics* 45.2 , 1990.

Nayan, N. Kumar, Das, A., Mukerji, A.Mazumder, & Bera., "Dynamics of Water Resources of Hyderabad Metropolitan Area and its relationship with Urbanization", *Land Use Policy*, 2020. https://doi.org/10.1016/j.landusepol.2020.105010

Nayeem, M. A. *Studies in History of the Deccan: Medieval and Modern, Pargati publications*. Pune: N.p., 2002.

Nayeem, M.A., *Mughal Administration of Deccan under Nizamul Mulk Asaf Jah (1720-48 AD)*, Jaico Publishing House Bombay,198.

Nayeem, Muhammad A. *The Splendour of Hyderabad: The Last Phase of an Oriental Culture, 1591-1948 AD"*. Hyderabad Publishers, 2002.

Oleksandr, Kit, Matthias Lüdeke, and Diana Reckien., "Texture-Based Identification of Urban Slums in Hyderabad, India,Using Remote Sensing Data." *Applied Geography* 32.2 ,2012.

P. C. Jasti., & V. V. Ram,. *"Sustainable Benchmarking of a Public Transport System Using Analytic Hierarchy Process and Fzzy Logic: A Case Study of Hyderabad, India".* Public Transport, 11(3). 2019.

Pandey, V., "Changing Facets of Hyderabadi Tehzeeb: Are we missing anything?." *Space and Culture, India* 3.1 2015

Pandey, V., "Changing Facets of Hyderabadi Tehzeeb: Are we missing anything?", *Space and Culture, India*, *3*(1), 2015. https://doi.org/10.20896/saci.v3i1.121

Pandey, Vinita. 'Changing Facets of Hyderabadi Tehzeeb: Are we missing anything?' *Space and Culture India* 3.1 (2015): Web.

Paris, Chris. "Castells, Manuel., "The Urban Question: A Marxist Approach"(Book Review)." *The Town Planning Review* 49.3,1978.

Parsada Rau, M. V. S. *Governoment of Andhra Pardesh*. Hyderabad: N.p., 1981. Print.

Pernau-Reifeld, Margrit. V.K.Bawa., "The Nizam between Mughals and British. Hyderabad under Salar Jang I." *Internationales Asienforum* 18.3-4, 1987.

Pershad, Dharmendra., *Social and Cultural Geography of the City of Hyderabad: A Historical Perspective* ,Inter-India publication .New Delhi,1986.

Pershad, Dharmendra., *Social and Cultural Geography of the City of Hyderabad: A Historical Perspective*,Inter-India publication New Delhi,1986.

Potts, Deborah., "Counter-urbanisation on the Zambian Copperbelt? Interpretations and Implications." *Urban Studies* 42.4, 2005.

Prarthana, K., "Sustenance of Hyderabadi Haleem from Local to Gobal." *Excel International Journal of Multidisciplinary Management Studies* 3.9 2013.

Prathyusha, B. 'Development of Information Technology Industry in Hyderabad-Then to Now"'. *International journal of applied research* (2018).

Purushotham, S. 'Internal Violence: The Police Action in Hyderabad"'. *Comparative Studies in Society and History* 57.2 (2015). Print.

Raj, S., &. S. Rāj. *Mediaevalism to Modernism: Socio-Economic and Cultural History of Hyderabad, 1869-1911*. South Asia Book, 1987. Print.

Ramachandraiah, C., V. K. Bawa. 'Hyderabad in the changing political economy'. *Journal of contemporary Asia* 30.4 (2000). Web.

Ramachandraiah, C., V. K. Bawa. 'Hyderabad in the changing political economy'. *Journal of contemporary Asia* 30.4 (2000): Web.

Reddy, K. S. 'Climate Change Analysis in Southern Telangana Region, Andhra Pradesh using LARS-WG model'. *Current Science* (2014): Print.

Robert, Benoit, και Luciano Morabito. 'Success Factors and Lessons Learned during the Implementation of a Cooperative Space for Critical Infrastructures'. *International Journal of Critical Infrastructure* 20.3 (2024): 1. Web.

Sameer, Goel, Rajeev Dwivedi, και A. M. Sherry. 'Critical factors for successful implementation of E-governance programs: a case study of HUDA'. *Global Journal of Flexible Systems Management* 13.4 (2012): Print.

Sardar, M., "The Early Foundations of Golconda and the Rise of Fortifications in the Fourteenth-Century Deccan", *South Asian Studies*, *27*(1), 2011. https://doi.org/10.1080/02666030.2011.554267

Seshan, K. S. *Hyderabad 400 Years: A Saga City". Andhra Pardesh History Congress*. N.p., 1998. Print.

Seshan., K. S. S., επιμ. *Hyderabad -Saga City, Association of British Council Scholars*. Andhra Pradesh Chapter Hyderabad: N.p., 1993. Print.

Simpkins, R. A., "Inferring Road Networks and Socio-Political Change through Elite Monuments of the Golconda Kingdom", *South Asian Studies*, *36*(1), 2020. https://doi.org/10.1080/02666030.2018.1550965

Smith, Wilfred Cantwell., "Hyderabad Muslim Tragedy" in *Middle- East Journal, IV*, 1950.

Srinivasulu, K., M. Gopinath Reddy. *State-business relations and the performance of the manufacturing sector in Andhra Pradesh*. N.p., 2013. Print.

Stiglitz, Joseph. *Globalization and Its Discontents" W.W. Norton & Company.Columbia*. N.p., 2002. Print.

Sumantra,Sen, and Francine Frankel., "Andhra Pradesh's Long March Towards 2020: Electoral Detours in a Dvelopmentalist State." *Doing Business in India: Political Social and Cultural Overview,* 2005.

Syed Mohammed Qadri ., *Farkhunda Bunyad, Hyderabad* (in Urdu), ldar-e-Adabiat.-e-Urdu, Hyderabad, 1944.

Tata, Jasmine, Sameer Prasad. 'Cultural and structural constraints on total quality management implementation'. *Total quality management* 9.8 (1998): Web.

The Encylopaedic District Gazetteers of India, "South Zone Vol,1. τ. 1. New Delhi: Ghyan publishing House, 1998. Print.

The Urban Experience of the Twentieth Century. Vol. 3. Basingstoke: Macmillan, 1973.

Thomson, M., "Hyderabad 1948: India's Hidden Massacre." *BBC News* 24 , 2013.

Tim ,Bunnell, and Diganta Das., "Urban Pulse-A Geography of Serial Seduction: Urban Policy Transfer from Kuala Lumpur to Hyderabad." *Urban Geography* 31.3 ,2010.

Trends in Maternal Mortality 2000 to 2017: Estimates by WHO, UNICEF, UNFPA, World Bank Group and the United Nations Population Division. N.p., 2000. Print.

Tripati, D. 'Economic Reforms, Anatomy of Behavioural Agents and Macroeconomic Outcomes: A Critical Rview of the Performance of the Indian Economy'. *Review of Development and Change* (2002): Print.

Unicef , "The State of the World's Children 2012: Children in an Urban World". *Social Sciences.* 2012.

Vaikuntham, Y. 'Oriental Culture and the Raj (A Study of Hyderabad between 1858-1911)'. *Proceedings of the Indian History Congress*. τ. 51. Indian History Congress, 1990. Print.

Verma, H. S., S. Manzoor Alam, Waheeduddin Khan. 'Metropolitan Hyderabad and its region: A strategy for development'. *Social scientist* 3.5 (1974): 89. Web.

Vinita, P., "Changing Facets of Hyderabadi Tehzeeb: Are we Missing Anything?." *Space and Culture, India* 3.1 2015.

Warren S .Thompson., "The Demographic Revolution in the United States." *The Annals of the American Academy of Political and Social Science* 1949.

Kanteti Vijaya Lakshmi., "Impact of the Demographic Characteristics on the Work life Balance Satisfaction a study on software professionals in Hyderabad", *Advances in Management* , 2013.

K.S.James,S.V.Subramanian., *"Towards a Demographic Transition",Ecnomic and Poltical Weekly*,2003.

Galor and Mountford., "*Trading Population for Productivity: Theory and Evidence"Havard university press,2006.*

Kanteti Vijaya. Lakshmi, "Impact of the Demographic Characteristics on the Work life Balance Satisfaction-a Study on Software Professionals in Hyderabad." *Advances in Management* . 2013.

S. M. Alam., *Fuelwood in Urban Markets: A Case Study of Hyderabad*. Concept Publishing Company. 1985.

Manzoor Alam , *Metropolitan Hyderabad and its Region;: A Strategy for Development*,1972.

Narendra Luther,*Hyderabad :A Biography*,Oxford University Press, Hyderabad, 2006.

Manzoor Alam , Op.Cit.

Dharmendra Pershad, *Social and Cultural Geography of the City of Hyderabad: A Historical Perspective* ,Inter-India publication .New Delhi,1986.

A. K. Mangal Das, *An Urban Design Study in the Walled City of Hyderabad* (Doctoral dissertation, Massachusetts Institute of Technology). 1987.

Mohmmad Afzal., *Socio-Economic Structure of Hyderabad city*,1981.

Ratna Naidu.*,* "A study of Slums in Hyderabad - Secunderabad" *in The Indian Journal of Social Work,* Vol, 3, 1978.

S. Purushotham ., "Internal Violence: The Police Action in Hyderabad". *Comparative Studies in Society and History*, *57*(2), 2015.

Mike ,Thomson., "Hyderabad 1948: India's Hidden Massacre." *BBC News* 24 .

M .Thomson., Op.Cit 2013.

A. Majeed., The Changing Politics of States' Reorganization. *The Journal of Federalism*, *33*(4),2003.

B. Prathyusha., "Development of Information Technology Industry in Hyderabad-Then to Now". *International journal of applied research,*2018.

L., Kennedy., & M. H. Zérah,. The shift to city-centric growth strategies: Perspectives from Hyderabad and Mumbai. *Economic and Political Weekly*, 2008.

K. V Narayana Rao., *Internal migration policies in An Indian state: A Case Study of the Mulki Rules in Hyderabad and Andhra*. Migration and Development Study Group, Center for International Studies, Massachusetts Institute of Technology, Cambridge,1977.

M. S., Kumar, N. C.Mondal., Maragouni, H., Kumar, J. V., Reddy, K. S., & Varade, A. M. Urban Growth in a Part of Hyderabad City, Southern India using Remote Sensing and GIS Techniques. *Journal of Geosciences*, *4*(1), 2019.

N , Bajpai,., & J. D. Sachs., Foreign Direct Investment in India: Issues and Problems.Gyan publication New Delhi, 2000.

V. Pandey., Changing Facets of Hyderabadi Tehzeeb: Are we missing anything?. *Space and Culture, India*, *3*(1), 2015.

J. Tata, & S. Prasad., Cultural and structural constraints on total quality management implementation. *Total Quality Management*, *9*(8), 1998.

Y. Vaikuntham., Oriental Culture and the Raj (A Study of Hyderabad between 1858-1911). In *Proceedings of the Indian History Congress* (Vol. 51). Indian History Congress. 1990

Y .Vaikuntham, Op.Cit, 1990.pp 460-493.

S., Raj & S. Rāj, *Mediaevalism to Modernism: Socio-Economic and Cultural History of Hyderabad, 1869-1911*. South Asia Book, 1987.

Vinita, Pandey., "Changing Facets of Hyderabadi Tehzeeb: Are we missing anything?." *Space and Culture, India* 3.1 (2015).

P. Kaur-., Impact of Globalization on Indian Education System. *International Journal of Engineering Research & Technology (IJERT)* Vol. 2 Issue 12, December – 2013.

Pandey, Vinita., "Changing Facets of Hyderabadi Tehzeeb: Are we Missing Anything?." *Space and Culture, India* 3.1 2015.

Kumar, Prarthana., "Sustenance of Hyderabadi Haleem from Local to gGobal." *Excel International Journal of Multidisciplinary Management Studies* 3.9 2013.

V. Pandey., 2015, Op.Cit.

Leonard, Karen Isaksen., *Social History of An Indian Caste: The Kayasths of Hyderabad*. Orient Blackswan, 1994.

Francis, Christina., "Twin Cities Four Identities: Hyderabad, Times of India."12 June, 2012.

Luther, Narendra., "Bridging Two Cultures." *SEMINAR-NEW DELHI-*. Vol. 585. MalyIka Singh, 2008.

Banagiri, Vanaja., "Hyderabad Hazir Hai." *Rupa and Co, New Delhi* 2008.

Aaftaab, Naheed Gina., "Branding a Global Identity: Labor Anxieties, Conspicuous Consumption, and Middle class culture in Hyderabad, India." 2012.

Jyotirmayi. Sharma., "Shahar Baaki Hai Mohabbat Ke Nishaan Baki Hai", available at http://www.indiaseminar.com ,2008.

Diganta.Das., "Making of High-Tech Hyderabad: Mapping Neoliberal Networks and Splintering Effects." *Singapore Journal of Tropical Geography* 36.2 ,2015.

D. Tripati . Rao., "Economic Reforms, Anatomy of Behavioural Agents and Macroeconomic Outcomes: A Critical Rview of the Performance of the Indian Economy." *Review of Development and Change* 7.2 2002.

Ramachandraiah, and V.K. Bawa., "Hyderabad in the Changing Political Economy." *Journal of Contemporary Asia* 30.4 ,2000.

Aliani, Adnan Hameed, and Yap Kioe Sheng., "The Incremental Development Scheme in Hyderabad: An Innovative Approach to Low Income Housing." *Cities* 7.2, 1990.

Tim ,Bunnell, and Diganta Das., "Urban Pulse-A Geography of Serial Seduction: Urban Policy Transfer from Kuala Lumpur to Hyderabad." *Urban Geography* 31.3 ,2010.

Sumantra,Sen, and Francine Frankel., "Andhra Pradesh's Long March Towards 2020: Electoral Detours in a Dvelopmentalist State." *Doing Business in India: Political Social and Cultural Overview,* 2005.

Kirk, Jason ., "Banking on India's States: The Politics of World Bank Reform Programs in Andhra Pradesh and Karnataka." *India Review* 4.3-4 ,2005.

V.K. Bawa who was the first. Vice-Chairman of HUDA Provides Insight into the Working of HUDA in his Book - *Indian Metropolis: Urbanization," Planning & Management*, Inter- India" Publications, New Delhi, 1987.

Judith A. Brown., "Book Review: Urbanization and work in Modernizing Societies by Arthur J. Field, Glengarry Press, Detroit, for Caribbean Research Institute, 1967, pp. 209, $3.50 Market Settlements in the Hyderabad Metropolitan Region: The Hyderabad Metropolitan Research Project: Technical Bulletin 5, Institute of Asian Studies, Osmania University, 1967, pp. 63, np." *Urban Studies* 5.2 ,1968.

Jaya. Kamalakar., "Ethnic Politics in Municipal Corporations." *Economic and Political Weekly* ,1988.

V.K. Bawa who was the first. Vice-Chairman of HUDA Provides Insight into the Working of HUDA in his Book , *Indian Metropolis: Urbanization, Planning & Management*, Inter-India" Publications, New Delhi, 1987.

INDIA, POMPI., *Census of India 2011 Provisional Population Totals. Office of the Registrar General and Census Commissioner* New Delhi, 2011.

C. Ramachandraiah., and V. K. Bawa. "Hyderabad in the Changing Political Economy," *Journal of Contemporary Asia* 30.4 ,2000.

Oleksandr, Kit, Matthias Lüdeke, and Diana Reckien., "Texture-Based Identification of Urban Slums in Hyderabad, India,Using Remote Sensing Data." *Applied Geography* 32.2 ,2012.

Nawas B .Mody., "Local Politics: The Law of the Fishes: Development Through Political Change in Medak District, Andhra Pradesh (South India)"(Book Review)." *Indian Journal of Agricultural Economics* 45.2 ,1990.

Jaya Kamalakar., "Ethnic Politics in Municipal Corporations", *Economic and Political Weekly*, Vol.XXIII, No.19, May 7, 1988.

Ratna Naidu., "Urban Land Ceiling and Development, of Social Infrastructure", *Economic and Political Weekly, Vol. X I , No.52, Dec.25, 1976"*.

V.K. Bawa., "Hyderabad: The Urban Nightmare, A Diagnosis And some Remedies", Newstime, July, 1987.

Sameer, Goel, Rajeev Dwivedi, and A. M. Sherry., "Critical factors for successful implementation of E-governance programs: a case study of HUDA." *Global Journal of Flexible Systems Management* 13.4, 2012.

Bulletin issued by Andhra Pradesh Industrial Infrastructure Corporation.2012.

G, Alivelu, K. Srinivasulu, and M. Gopinath Reddy., *State–business relations and the performance of the manufacturing sector in Andhra Pradesh*. Routledge, 2013.

V.K. Bawa., who was the first. Vice-Chairman of HUDA provides insight into the working of HUDA in his book – *"Indian Metropolis: Urbanization,"* Planning & Management, Inter- India" Publications, New Delhi, 1987.

Research Theses

Parvatham, S, *Impact of Urbanization on Demographic Features Infrastructure and Agriculture in Tirunelveli Municipal Corporation*, Ph.D. thesis submitted to the Department of Economics, Manonmaniam Sundaranar University,2008.

Raghavi, N Vijaya, *A study of Demographic Transition in India* Ph.D. thesis, Department of Economics, Sri Venkateswara University,2015.

Ramasamy. J. *Impact of Globalization on Poverty in India Since 1991*,Ph.D thesis, Department Of Politics and International Studies, Central University Puducherry, May 2014.

Nambiar, Vijaya, *An exploratory study of the determinants of optimum utilization of selected community facilities by urban poor families of Hyderabad*. Ph.D thesis, Department of Home Management, Maharaja Sayajirao University of Baroda, 1989.

Blomkvist, Hans, *The Soft State*, Ph.D. Dissertation submitted to Uppsala University, Department of Government, 1988.

Khan, Muneer Ahmed, *Majlis-e-Ittihad-ul-Muslimin: A Case Study of Muslim Politics,* M.Litt. Thesis, submitted to Osmania University, Hyderabad.1992.