

Greater Mohali Region: Geopolitical Impact on Urban Anthropology to Emerge as a Significant Tri-city Entity

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ABSTRACT This paper attempts to study the factors responsible for shaping the urban anthropology of Greater Mohali Region in the State of Punjab. The regional destiny was a direct outcome of unparalleled political upheavals of colossal proportions. The settlement pattern was strongly impacted by the geopolitical dynamics that contoured the urban anthropology of Chandigarh-Mohali-Panchkula region which evolved to form the Tri-City. These mayhems churned the life and times of original and mostly migrated habitants and left a deep imprint on the lives and times of people living in the region or those who chose to make it their home by compulsion of circumstances. Novel architectural language and planning parameters gave definite shape and impacted its fortune which was later refined by consequent economic, administrative and political forces, arising out of geopolitical events. This paper focuses on the urban Anthropological aspects that lead to the emergence of Greater Mohali Region as an important component of the Tri-city. The study attempts to cover in depth analysis of geo-political factors facilitating its emergence as Tri-city, the other two being Chandigarh and Panchkula.

INTRODUCTION

The pre-historic past of Greater Mohali Region indicates rich aquatic and amphibian life in a marshy lake which is evident from the fossil remains found at the locale. The Punjab and Chandigarh Government on their websites state that the undivided Punjab has been the cradle of the Indus Valley Civilization comprising Harappa and Mohenjodaro Civilizations, before vanishing mysteriously about 8000 years ago. Punjab came under constant political, economic and cultural influence of both the west and the east due to repeated invasions by the Persians, Greeks, Scythians, Turks, and Afghans. This region ranked high when it came to courage, might and valor which saw centuries of bitter bloodshed. This left deep combined imprint of Hindu, Buddhist, Islamic, Afghan, Sikh and British cultures. The CIS-Sutlej

States were a group of States in present day Punjab and Haryana lying between the Sutlej River on the north, the Himalayas on the east, the Yamuna River and Delhi in the south and Sirsa on the west. The CIS-Sutlej States included Kaithal, Patiala, Jind, Thanesar, Maler Kotla, and Faridkot.

METHODOLOGY

The paper is using theoretical perspective to study the Geopolitical Impact on Urban Anthropology of Greater Mohali Region in run-up to its emergence as Tri-city system. The study identifies the factors that helped catalyze the process that lead to the advent of Greater Mohali Region. The study covers the important anthropological milestones such as its inception, then reorganization of the State, when the region was trifurcated into Punjab, Haryana and Himachal Pradesh, which gave further impetus to the emergence of this region. Finally the paper analyses the impact of Political decisions on the regional anthropology in Greater Mohali, a Tri-city component. The study then covers the Socio Economic dynamics that gave pace to the regional development in Greater Mohali. Thus it tries to cover all the critical anthropological as-

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pects related to the emergence of Greater Mohali as a significant entity of Tri-City.

Objectives of the Study

The present study has been undertaken with the objectives to trace the urban anthropological evolution of Greater Mohali Region and critical factors shaping its destiny.

Key Factors in the Emergence of Greater Mohali Region as a Tri-City Entity

The metamorphosis of the city is a result of the emergence of multi-nodal cities in Europe marks a new stage in the historical trajectory of urbanization (Scott 2001) and (Kakkar 2013). Like the city itself, lie different possibilities for discovering and understanding what it means to experience, dwell and live in 'the city' Irving (2004). The present study covers the role of following aspects which lead to emergence of Greater Mohali Region as a significant Tri-city entity:

1. Political Perspective
2. Development- Architectural and Planning Perspective
3. Socio- Economic Perspective

Heikkila and Xu (2014) also bring out with example of China that not all cities are alike, and these differences are reflected in the challenges posed by urbanisation and the corresponding responses cities undertake. Analyzing 286 cities in China on key words describing principal task such that 7 distinct cluster of cities emerge in form of prototypical cities. There after the National urban planning strategies emerge from socioeconomic profile and prospective development issues of each cluster which will be broadly experienced in anthropological study of Tri City.

I. Chandigarh

After analyzing the above perspective, it is important to summarize these as under.

(1) Political Perspective

i. Partition of India in 1947

The Chandigarh/ Greater Mohali region was a laid back area of North India about half a century ago being off the major transport corridors

of the region - The Grand Trunk Road, lifeline to Shiwalik hills and the Northern Rail line. The main occupation in the region would have continued to be agriculture, had this area on the foot hills of Shiwalik mountains not been selected as the site for building "Chandigarh", the boldest experiment in urbanization in independent India:

"This shall be the new city of free India, totally fresh and wholly responsive to the aspirations of the future generations of this great country". With this one stroke the onus of realizing Jawaharlal Nehru's vision and aspiration of millions fell on this region, that is, *"it should hit on the head so that the people think and plan for the future after learning from success and failure of Chandigarh project."* Soon Chandigarh became a famous example for Western forms of development -Le Corbusier's Chandigarh not so much 'Eastern' as a 'Western looks at Eastern architecture' (Duanfang 2012).

Since the medieval through modern era, this region was part of the large and prosperous Punjab Province. The first political upheaval in the recent past was caused by the partition of the country in 1947, when Punjab province was divided into East and West Punjab with its capital Lahore being lost to Pakistan. The region was culturally, socially, economically and spiritually plundered by forced migration as West Punjab became part of Pakistan.

Similarly, Beall et al. (2013), examine the relationship between cities, states and conflict in conflict-affected parts of the developing world. It is widely accepted that cities have historically played a critical role in processes of state consolidation, transformation and erosion and are still central to such processes, but in much more complex ways. Focusing particularly on an original tripartite typology of the changing contemporary conflicts, distinguishing between sovereign, civil and civic conflict and explores the ways in which cities are incorporated into different forms of conflict as either targets, spaces of relative security, or incubators of further strife and antagonism.

So to restore the functional balance of conflict, an alternate capital was planned by Independent India as a bold initiative which gave birth to Chandigarh. Le Corbusier a French Architect was entrusted with the planning of the city of Chandigarh, appointed after an International search. The city was conceived not only

to serve as the capital of East Punjab, but also to resettle thousands of refugees who had been uprooted from West Punjab and to heal the psyche of about 10 million people torn asunder by forced migration and separation from all that was familiar after having to abandon their homes, wealth, cultural heritage and business. Some princely States of Punjab decided to accede to the Indian Union as PEPSU, integrated with East Punjab in 1956 to emerge as Indian State of "Punjab".

In March, 1948, the Government of Punjab, in consultation with the Government of India, approved site for the new capital in the foothills of the Shivaliks which was part of the erstwhile Ambala district as per the 1892-93 gazetteer of District Ambala. The region was found suitable due to its central location in the Joint Punjab, its proximity to Delhi, availability of water and ideal gradient for natural drainage. The Shivalik mountains and Sukhana lake in the backdrop added allure to the site. The foundation stone of the city was laid in 1952. True to the vision, Chandigarh emerged as a symbol of free India, unfettered by the traditions of the past and as an expression of the nation's faith in future. It became a bold, innovative and finest example of city planning and architecture in India.

ii. Impact of Reorganization of the State of Punjab in 1966

The reorganization of the State of Punjab served as the Principal Catalyst for the birth of Tri-City. The state was rocked by second turmoil on 01.11.1966 as the region was reconstituted on the basis of consistent linguistic and cultural components and the erstwhile State of Punjab was trifurcated into the States of Punjab, Haryana and Himachal Pradesh. Chandigarh becomes the capital city of both Punjab and Haryana while it was declared as a Union Territory under the direct control of the Central Government. The city which was designed to be the capital of one State and one government, became home to the three, that is, Punjab, Haryana and Union Territory of Chandigarh. As a result the work force almost tripled in a city which was ill-equipped to handle the influx of a large number of government offices and employees. So much so the main Secretariat building, a landmark building had to be bifurcated between the States of Punjab and Haryana in the ratio of 60:40.

Chandigarh was planned for a 5 lakh burgeoned beyond 12 lakhs population. The government servants who were earlier incentivized and pressurized to buy plots for a sum of Rs. 2,500 in a bid to bring Chandigarh to life. In a sharp contrast, post 1966 affordable housing became scares and the real estate went out of reach. The Government accommodation provided in the original plan was just not adequate to take care of the requirements of three administrative entities. Thus the States of Punjab and Haryana facing a severe shortage of built space had to look for individual solutions in terms of housing and government and public sector offices. Out of such compulsion arising from time to time were born the planned cities of SAS Nagar, Panchkula, the Cantonment of Chandi Mandir and HMT Township. The low income strata had no choice but to look for their needs at the urban villages and satellite towns of Kharar, Naya Goan, Zirakpur, Banur and Lalru and therefore grew as organic development. Out of this conflagration "Chandigarh-SAS Nagar and Panchkula" emerged as a conglomerate of "Tri-City" (Meshram 2012). According to Meenakshi (2009) while Mohali and Panchkula always try to take mileage out of their close vicinity/proximity to the city, Chandigarh itself, by virtue of its past glorious achievements, is trying to further them by adding new dimensions to its economic base.

(2) *The Irresistible Economic Stimulus of the Periphery of Chandigarh*

Most of the development in the areas beyond the boundaries of Chandigarh came up in contravention of The Punjab New Capital (Periphery) Act, 1952, applied initially for a 5 mile belt around Chandigarh which was declared as Periphery in 1952. In 1962, keeping in view the rapid urbanization, construction of HMT and the cantonment in Chandi Mandir, the extent of Periphery Zone was increased to 10 Miles (16 kms). The objective of the periphery was:

- i. To ensure healthy and planned development of the new city of Chandigarh.
- ii. To prevent growth of slums and ramshackle constructions.
- iii. To provide area free from all encumbrances/ unauthorized constructions for the future expansion of the new capital city.

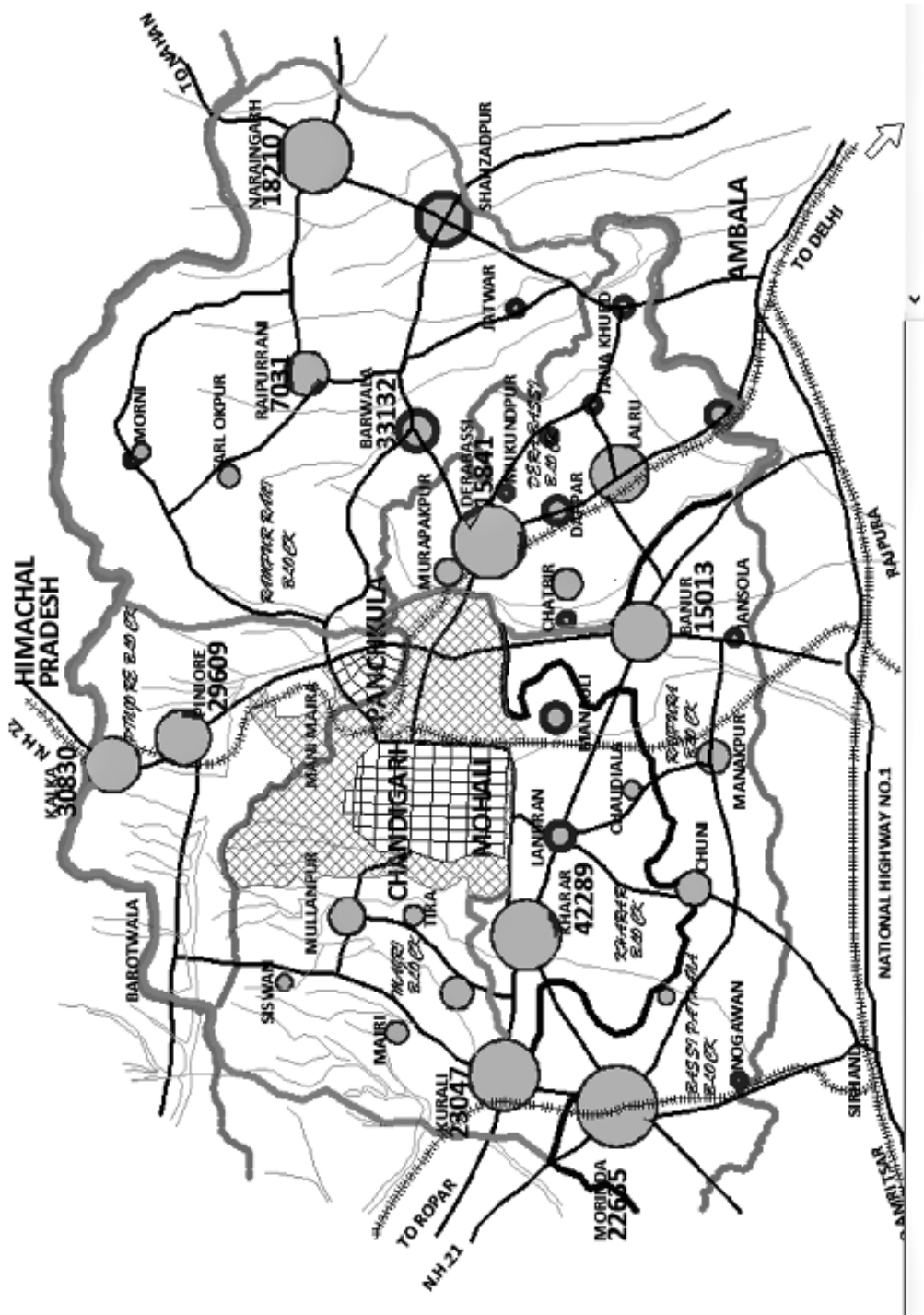


Fig. 1. Chandigarh and it's region

- iv. To regulate the use of land for the purposes other than for which it was used at the time of notification of law.

The Punjab New Capital (Periphery) Act, (1952)

Post-1966 (Reorganization) the City and the Periphery got separated and was divided into 3 administrative units, with Punjab having majority of area (72%), Haryana (24%) and Chandigarh (4%). The Periphery witnessed large scale development of new urban areas of SAS Nagar, Panchkula and Mansa Devi. The dynamics of Chandigarh region can be seen in Figure 1. There was a large scale unauthorized and illegal subdivision of land in neighboring towns. In 1990, 4892 hectares land in 23 villages in Patiala district of Punjab was declared as Free Enterprise Zone (Dera Bassi) where Industries could be setup without the requirement of a change of land use. Mesram (2012) sums up the status saying that a number of permissions were granted for change of land use as well viz. regularization of all unauthorized constructions upto 9/12/1998 and further regularization of unauthorized constructions up to 3/11/2001 which was subsequently stayed by Hon'ble Punjab and Haryana High Court

Meshran (2012) further states that Chandigarh work group, Interstate Chandigarh Region Plan (ISCRP), Chandigarh Urban Complex (CUC), Chandigarh Interstate Metropolitan Plan (CISMeRP) 2021 all emphasized that "*the Regional Development policy has become necessary to optimize the use of land*" for agriculture on one hand and urban uses on the other while preparing an integrated development program for the region. However the region could be delineated only on the basis of work done by multi-disciplinary working group of Punjab, because the other policies and suggestions were by far advisory in nature, while in contrast the multi-disciplinary working group of Punjab had strong legal backing of The Punjab Regional and Town planning and Development Act 1995 (PRTD).

Thus the social/economic/market forces created the pressure and the development was permitted in Chandigarh Periphery controlled area falling in Punjab u/s 11 of the Act subject to Norms, Fees and Charges. The ideology being that if it can't be regulated or regularized, then it should at the least be planned.

(3) Impact of Planning Provisions of Chandigarh on Urban Anthropological Development

The region identified for the development of Chandigarh included a number of villages, their agriculture land and the settlements. The rural area inhabited by farming community, loses its character after the acquisition of agriculture land for the purpose of development. While evolving the development Plan of Chandigarh, different strategies were adopted for re-settling the uprooted villagers who were the original inhabitants of this region.

- i. *Frame work for land Acquisition in Chandigarh, its alteration and consequences –with exemption of abadi-deh of villages in Phase II:*
 - a. The *abadi* area of the villages falling within the sectoral grid 1 to 30 were also acquired in the first phase. The villagers were shifted to Pipliwala and Mariwala rehabilitation colonies developed adjacent to Manimajra which was located within the periphery control area (Chandigarh Masterplan 2031 Draft).
 - b. Subsequently the agricultural land of four villages falling within the sectoral grid of Phase-II, was acquired but under tremendous social and political pressure the areas under *abadi*/ Lal Dora were left intact. Therefore, the *abadi* of 4 villages Attawa, Butrela and Badheri were adjusted within Sector 42, Burail in Sector 45 and 2 villages Kajheri and Palsora, which formed part of the Phase-III sectors, were also made integral part of sector planning without acquiring the area under *abadi*/ Lal Dora except the area under the unauthorized/ unregulated constructions. *This exemption of abadi area from land acquisition for the development of Chandigarh was, contrary to the frame work of acquisition earlier established for the city and had a significant impact on its anthropological evolution.*
 - c. There was a deficiency in planning provision for Economically weaker section as a direct consequence of this socio-political decision about one third of the city's population comprising of

lower level work force like laborers, rickshaw pullers, electricians, domestic workers, cobblers, tailors, mechanics now lives or work in these urban villages. Unable to afford the exorbitant residential space in planned areas are forced to resort to live or work in so called urban villages which are largely unplanned and organic. Thus the *Abadi/Lal Dora* areas of villages adjusted within the sectoral grid or in the periphery, have undergone tremendous change in urban usage from purely residential areas to serving as a backend centers for the city's commercial areas lacking in warehousing facilities, providing dormitory accommodation to migrants and the lower income strata. Guest houses and godowns or other usages not accounted for in planning or emerged subsequently have come up within and around these villages.

- d. However a major deficiency in Chandigarh, is that Corbusier had failed to plan for the accommodation of the construction workers or the under-privileged work force in the master plan. These labors, having migrated from far off areas in search of livelihood, lived on the construction site on *charpais* with their children playing and living in deplorable condition. Neither the planners nor the government awoke to their plight or to this omission. Consequently a number of slums in about two dozen labour colonies had mushroomed around Chandigarh. This is a matter of deep concern because Chandigarh was a meticulously planned city from scratch. *Obviously the framework of development didn't take care of economically weaker sections*, and more than 15,000 people were forced to live in utter inhuman conditions. After due deliberation, as a corrective measure, about 23,000 slum-dwellers were eventually accommodated in *pucca* one and a half room tenement houses in the settlement colonies since 1970. Yet the rate of growth of such slums is accelerating and posing a serious concern to the administrators, which is primarily due to the initial planning error.

- ii. *Provision for Residential Planning for Government Employees Was Inadequate for Unforeseen Circumstances*: The fate of Government employees was no better having been shunted from Lahore to Shimla and then to Chandigarh. Yet Chandigarh was recognized as a seat of provincial administration and provided for a large number of houses for government employees, at subsidized rates of 10% of the salary. These employees were rudderless in the interim and eventually migrated to their place of posting, that is, Chandigarh and surrounds. The officers had government houses the worker class had urban villages but the middle/ junior staff had no place to go as planned development could not offer unforeseen requirement for affordable housing for them (Bahga and Bahga 2000).

So out of these unanticipated socio-economic compulsions arose the cities of Mohali and Panchkula, in the State of Punjab and Haryana respectfully, thus diverting the development away from Chandigarh and setting the stage for the emergence of Tri- City.

II. Greater Mohali Region

After analyzing the socio-economic and development perspective, it is important to summarize the evolution of the Greater Mohali Region as under:

(1) Geopolitical Impact on Urban Anthropology of Greater Mohali Region to Emerge as Significant Tri-city Entity

i. Post Partition (1947) prosperity

Due to the resilient nature of Punjabis, their hard work and lead in green revolution, Punjab was on its way to prosperity within two decade of bloodiest partition. Soon Punjab emerged as the richest state in the country with highest per capita income and infrastructure- every other state's envy. These brought in rich dividends to Punjab and became the bread basket of India.

The purchasing power of people went up. Well off landlords moved their families to Tri-City owing to its good social, health-care and educational infrastructure as well as being the hub of political activity. Thus the development in the region burgeoned.

Glorious Past Golden Future (2013)

ii. *Reorganization of States (1966)*

Pressure on services and utilities of Chandigarh due to the geopolitical fallout of division of states had given birth to Sahibzada Ajit Singh Nagar basically to contain the overspill of Chandigarh and to prevent haphazard growth and development in the Periphery. Named on the great son of Shri Guru Gobind Singh Ji is also known as SAS Nagar in local parlance. The town was earlier called Mohali after the name of the village which gave its land and later lends its name to "*The Greater Mohali Region*".

iii. The first phase of SAS Nagar planning and development began in 1960s continuing the Chandigarh circulation system of V-7s. Chandigarh's 'Sector' 800 by 1200 metres yielding 250 acres, similar to the traditional Indian 'Mohalla' or a neighborhood unit was also retained. A sector is a self-sufficient module has shopping and community facilities within reasonable walking distance, accessed through V-2 or V3 roads with no buildings opening on to them, approach is available at 4 controlled points which roughly mark the middle of each side. It is divided into four parts by a V-4 road running from east to west and a V-5 road running from north to South. These four parts are named A, B, C and D corresponding to North, East, South and West directions. *The city was most likely designed as a continuum to Chandigarh so that the claim of Punjab to Chandigarh could be kept alive.*

iv. Mohali grew from small urban estate planned and developed in Phases by then Housing and Urban Development Department of Punjab Government under the Punjab Urban Estate (Development and Regulation) Act, 1964. The Housing and Urban Development Department was merged with Punjab Housing Development Board in early 90s, for the further development of SAS Nagar. There after the same was assigned to the Punjab Urban Planning and Development Authority (PUDA) established in 1995. The civic affairs were managed by Notified Area Committee (NAC) which later became the Municipal Council. Presently, Greater Mohali Area Development Authority (GMADA), Municipal Corporation, Punjab State Infrastructure and Export Corporation (PSIEC) in collaboration with number of other departments and agencies are contributing significantly towards the planning, development and management of this urban center.

v. The evolution of village Mohali to District S.A.S. Nagar in the last three - four decades is a momentous journey of a sleepy little place in 1971 to a Class-1 town of the district topping in the region to become the 18th District Head quarter on 14th April 2006. Whereas earlier the city planned was up to Phase VII, it could expand only outwardly in late 1980s. The city got its own bus stand in mid 1990s and a railway station in 2009. A state of the art cricket stadium constructed by Punjab Cricket Association (PCA) has placed the city on world map of cricket. Other upcoming schemes were Central Business District (CBD) Sector 62, Regional Commercial Sector 70, Healthcare centers like government hospital and Fortis Heart care, Silver Oak, Grecian and Ivy Hospitals and other educational institutes like NIIPER, CEDT. A number of new industries like Semiconductors, Ranbaxy, Punjab Tractors Ltd, Punjab Communications Limited, Punwire, Quark Software, Godrej and JCT has added to the economic growth of the area in 80s and 90s. The Knowledge City in the district have 8 National level Institutions.

vi. The population trend with decadal variation observed in table of Population statistics of SAS Nagar and Chandigarh relate to the municipal limits and area developed by PUDA and PSIEC for residential and industrial purpose beyond the municipal limits. However, district SAS Nagar was formed in 2006 and therefore beyond 2001 the population of District SAS Nagar has been taken into account on the basis of 2011 census figures published by Registrar General of India. The population trends of Chandigarh have been taken from Draft Masterplan of Chandigarh

Demography of both cities have been tabulated together for comparison, which brings out that S.A.S. Nagar is now growing at a much faster pace and is likely to overtake the population Chandigarh in the future seen in population statistics of SAS Nagar and Chandigarh. According to this, the population of SAS Nagar after inception in 1971 grew continuously and had highest percentage of decadal variation during 1971-81. With upcoming urban estates, offering affordable housing and industrial plots, both not catered by Chandigarh, the town picked up growth in its very initial stage. Most of the big industrial units established during this period attracted the working population because of the manpower demand and the availability of low rent housing in SAS Nagar.

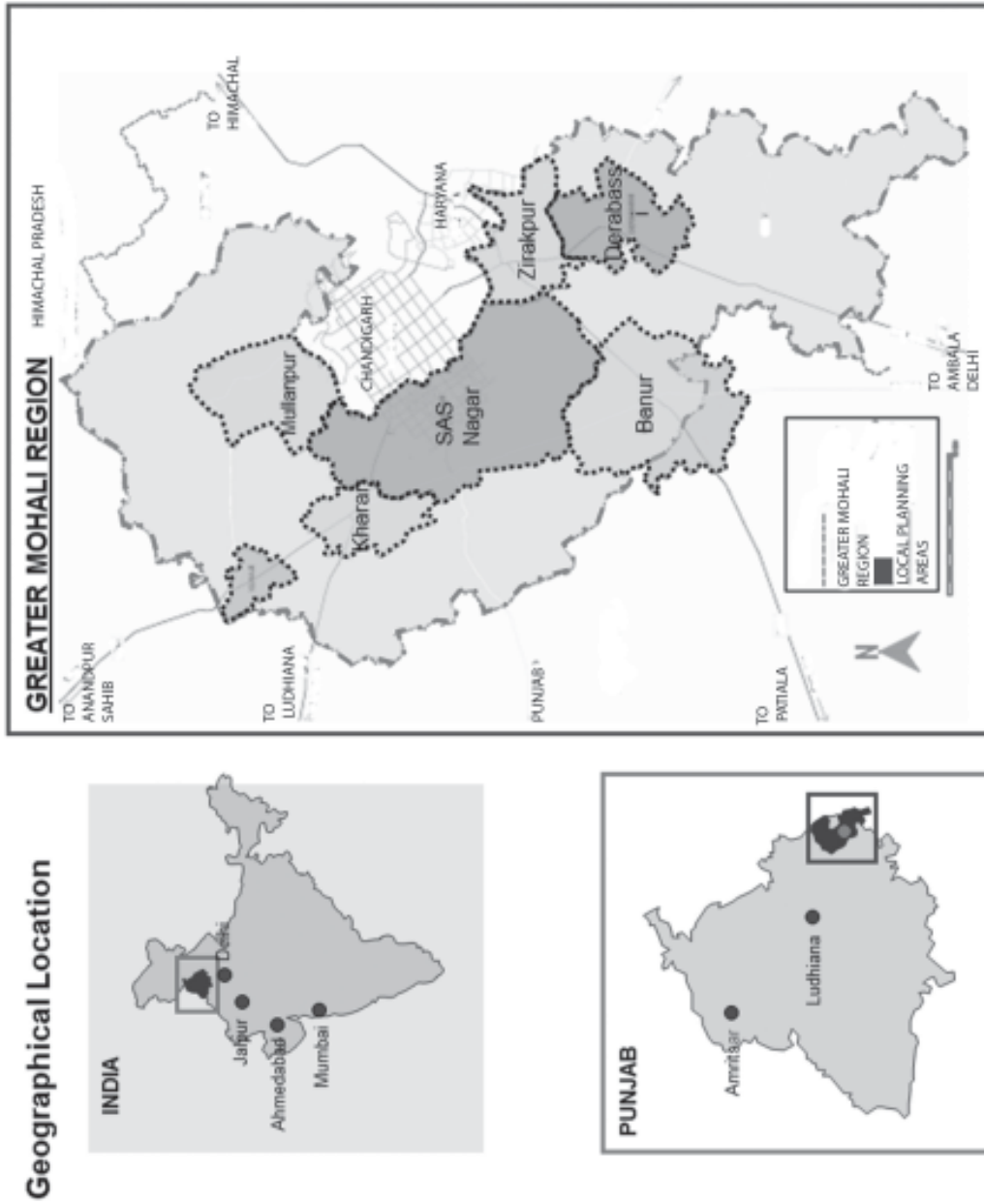


Fig. 2. Greater Mohali region: Regional setting

Table 1: Population statistics of SAS Nagar and Chandigarh

S.No.	Year	Mohali /SAS Nagar			Chandigarh		
		Population in persons	Decadal variation	% of decadal variation	Population in persons	Decadal variation	% of decadal variation
1.	1951				24, 261		
2.	1961				1,19,881	95,620	394.13
3.	1971	946	-	-	2,57,251	1,37,370	114.5
4.	1981	32,351	31,405	3319.76	4,51,610	1,94,359	75.55
5.	1991	78,457	46,106	142.52	6,42,015	1,90,405	42.16
6.	2001	1,23,284	44,827	57.14	9,00,635	2,58,620	40.28

As per provisional data of 2011 census. District SAS Nagar had a population of 9,86,147, which is just slightly below the population of Chandigarh.

(2) Socio-economic Dynamics Shape the Evolution

After some up and downs, the socio-economic dynamics gave acceleration to the development in Greater Mohali Region, its journey is charted below.

i. Terrorism - impediment to socio-economic development

The healthy growth through 1971-81 had a setback as the region was afflicted by terrorism and proxy war in eighties and nineties. The development took a back seat, the major concern became survival, life safety and security of property. There was a trend of rural to urban migration as the urban area were considered relatively safe. There was specific migration of families and businesses from Punjab to outside the State.

The State encountered serious resource crunch, enormous fiscal deficit and mounting debt/loans which totally shattered its economy. This upheaval albeit internal made the region most neglected in terms of investment, industry or businesses and severely retarded its inclination towards development.

ii. Political Concerns – An Impediment to Development

S.A.S. Nagar had far surpassed Roopnagar, its district headquarter, in growth yet as a political decision it was retained as such to enable Punjab to stake its claim to Chandigarh a union territory, as its capital city. Thereby further subduing its impetuous to growth.

iii. In late 1990s as the peace returned to the region, Punjab once again concentrated on its development agenda. Through concentrated effort of the government and the resilient nature of its people, business houses, NRI and developers gained confidence to invest in the region. Meanwhile Technical education was opened up to the private sector creating a large pool of technically qualified professionals. SAS Nagar was declared as 18th district of Punjab on 14.4.2006. A Special Urban Planning and Development Authority was constituted for this region on 14.7.06 and was notified under Sub-Section (1) of Section 29 of the Punjab Regional and Town Planning and Development Act, 1995 on 14/17 August, 2006, to address the interest expressed by the private sector and create a conducive business environment to absorb the investment promised by the big business houses and large pool of prosperous Punjabi NRI community.

It was the first instance when the region was opened to the private sector development with an attractive package of incentives and investor friendly policy framework of Mega projects under Industrial policy 2003, 2005 and 2009 (vide No.CC/NIP/2009/1547 Dated : 7.10.2009) for consideration by The Committee by way of relaxation of Rules and Regulations and provision of Legal, Institutional and Financial dispensation.

(3) Impact of Planning Decisions and Policies on Urban Anthropological Development

i. The local planning area, SAS Nagar (1996-2016) covering 16, 642 hectares was notified on 1.7.1996 vide notification number 6/21/95-4mo1/3030 and u/s 56(5)(a) and (b) vide order dated 17.2.2000 and notification no. 12/2/2000-4mo1/732 dated 6.3.2000. The LPA covered land of 77 villages.

ii. For remaining area broadly the Periphery a State-level Committee headed by the Chief Secretary was constituted in September 10, 2003 to suggest an appropriate and transparent policy framework for and for regulating the constructions therein. The broad features:

- a. Conversion charges to raise resources.
- b. Strict compliance with Outline Master Plan of SAS Nagar.
- c. Speedy formulation of Periphery Development Plan.
- d. Limited change of land use permitted in the interim.
- e. Existing constructions to be regularised on humanitarian grounds.
- f. Post-Policy – zero tolerance to unauthorised development.
- g. Periphery Act, a legal umbrella, to control land use till planning is positioned.
- h. Total Repeal of The Punjab New Capital (Periphery) Not Recommended

“Enforcement of the Regulatory Regime would only be sustainable in the long run if total Area Planning of the Periphery is taken up in right earnest and brought to its logical conclusion...” as chalked out in the Policy Framwork for the Chandigarh Periphery Controlled Area.

The policy gave a close look to Periphery Controlled Area Plan, Municipal Towns in periphery, usage within the Outline Master Plan area of SAS Nagar (Mohali, Housing schemes in the periphery, unauthorized constructions, construction prohibited in areas under forests, delegation of statutory powers of the Deputy Commissioner under the periphery act to carry out the demolitions proposed. Gave preference to Single compact unit enabled institutions and activities, farmhouses, institutions, recreational and leisure activity. It adressed Free Enterprise Zone (FEZ) near Dera Bassi, with power to the Empowered Committee to approve the Mega Projects. Such a policy gave credence to the imposition of a fair and optimal level of conversion charges and Periphery Development Fund and defined the governing body of Periphery Development Fund.

Although this cleared the decks for further urban development and attracted massive potential investement, yet there were still some bottlenecks to be adressed by Punjab Government.

iii. Since 60 years of independence, Punjab was unable to notify any significant Master plan, an essential tool for Regional Development. It became imperative to do so urgently in view of large number of private projects on the anvil and the periphery enabling policy framework. *The major bottleneck was the framework of development laid down in Punjab Regional and Town Planning Development Act, 1995.* An amendment was brought out in the year 2006 as Punjab Regional Town Planning and Development (Amendment) Act 2006. This opened the decks for further development.

Thus Regional Master Plan of GMADA on 1200 sq km (see Fig. 2): Greater Mohali Region, Punjab and Six Master Plans – Mullanpur, Mohali, Derabassi, Banur, Zirakpur and Kharaar could be notified in about three years for which Jurong Consultants (Singapore) were placed. In 2010 districts of Ropar and Fatehgarh Shaib and Mandi Gobindgarh were included in the GMADA area justifying the Regional policy.

iv. This opened the flood gates of development and a number of private projects of about thousands of crores were promised to the region which, were given in principal approval under the Mega Projects policy of Industry and Housing. The region has been targeted by increasing number of outsourcing IT companies, who look to capitalize on the rich investment opportunities in the region. *Lately SAS Nagar has been upgraded to a*

Municipal Corporation.

v. Mohali was a planned development and continues as such. The recent Master Plan in Figure 3 of Local Planning Area S.A.S. Nagar has been extended to 127 Sectors from Chandigarh on north east, village Landran on the south west, from Kharaar in north west to Aerocity and the Industrial Sectors IT City, beyond the Railway line in south east. Resultantly the poorly connected areas exhibits problems associated with leap frog development. This is likely to disappear as missing links get connected and intervening land parcels urbanized. Draft Master Plan of Chandigarh envisages an Interstate Regional Traffic and Transportation Plan in the over-all context of an Inter-State Metropolitan Region which spells out the augmentation and strengthening of the existing infrastructure, ensuring proper connectivity to the landlocked city.



Fig. 3. Local planning area S.A.S. Nagar

As Chatman and Noland (2014) state that public transit improvements could cause more clustered and higher-density employment and enable urban growth, giving rise to agglomeration economies by improving labour market accessibility, increasing information exchange and facilitating industrial specialization.

vi. While Derabassi, Banur, Zirakpur and Kharar, the earlier Municipal towns, exhibit organic development albeit with recent master plan level correctional interventions. The later development as well as settlement pattern show organic clustering in leftover spaces between already developed pockets within municipal limits. The stakeholders in Zirakpur feel that the plan does not truly reflect ground reality and these problems would have been averted if the stakeholders had been consulted more closely. Banur is showing spurt in education institutes under the vision for this LPA. Mullanpur, a greenfield zone, is showing good potential. With the construction of the GMADA expressway, Mullanpur will be easily accessible from Baddi and Anandpur Sahib and has lately been named as New Chandigarh with upcoming Eco-town, Medi City and Purab- Enclave in Government and DLF, Ansal and officers societies in the private sector. This LPA is likely to develop as city for elite being very scenic and eco- conscience on a fast pace as the land acquisition has been notified in late 2013.

vii. Meanwhile Chandigarh, in order to integrate planned development, has delineated the left over land between Chandigarh Phase II and Mohali as Phase III with multi-storey group housing of CHB and cooperative housing yielding higher densities. The remaining periphery in Chandigarh now has IT park, rehabilitation schemes of slum dwellers, dairy farms, solid waste management, tourism outlets etc.

viii. A Coordinating Committee was also setup by Government of India with members from GOI, Chandigarh, Punjab and Haryana to suggest measures for coordinated development of the region, suggest remedial measures through Regional masterplan (ISCR-2001 and CISMeR). *Thus establishing that the regional approach to development is the only answer to better development. It was a non-stater only because it was advisory and non statutory in nature.*

Concept note Chandigarh and its regions (2011) Town and Country Planning Organization, GOI, Ministry of Urban Development

CONCLUSION

The paper has covered the origin and emergence of Greater Mohali by tracing its inception and anthropological evolution. A close relationship of Greater Mohali region with the mother city Chandigarh is established by processing all the relevant factors like the political, the planning / architecture and socio-economic factors.

The region was home to sophisticated civilization of Harappa 8000 years in its historic past which has archeological evidence. Due to the dynamism of its location it came under constant political, economic and cultural influence from both the west and the east under attacks from Persians, Greeks, Scythians, Turks, and Afghans.

An alternate capital was planned by Independent India when the capital of Punjab -Lahore was lost to Pakistan by the partition of the country in 1947. Chandigarh was conceptualized by Le Corbusier a French Architect to restore the functional balance of the region which was culturally, socially, economically and spiritually plundered. Soon, Chandigarh emerged a bold, innovative and finest example of city planning and architecture.

The Principal Catalyst for the birth of Tri-City configuration (Chandigarh- SAS Nagar and Panchkula) was inadequacy of Chandigarh to cope as capital city of two states and a Union Territory during reorganization of region into the States of Punjab, Haryana and Himachal Pradesh in 1966.

The unique and world class city planning and architectural language of Chandigarh also lent its grid-iron configuration to the new entity of Mohali. The shortcoming of Chandigarh or its altered framework of Acquisition became the strengths of SAS Nagar. Initially every decision in Chandigarh determined the pace of development of SAS Nagar yet in a very short time the city could hold its own identity as an industrial township and as an avenue of planned affordable housing or supplier of components that were missing. The city soon defined a unique ecosystem with its own geo-political and socio-cultural dynamics and compulsions through a statutory framework, which helped it to emerge as forerunner.

Thus, this paper has attempted to establish, through the example of Greater Mohali Region, that direction of development is driven by geo-political decisions, are given bearing by Ar-

chitecture, Master Planning, Regional Planning and legally sustainable and notified policies but requires impetuous like government impulse or socio-economic stimulus to fuel its urban development takeoff. Thus, this paper identifies the political, planning and socio-economic factors that lead to the emergence of Greater Mohali Region as a significant entity of Tri-city. Summing the political factors having impact on urban anthropology of Greater Mohali Region, it can be inferred that the initial trigger started by partition, gained momentum by reorganisation of the State, and further facilitated by the economic drivers like virgin land in the area earlier protected by periphery act, affordable housing and Industry dynamics. The crowning glory was the inflow of investment from private sector attracted by the purchasing power of prosperous Punjab and their preference for upmarket lifestyle.

RECOMMENDATIONS

Unlike Chandigarh, S.A.S Nagar at local level and Greater Mohali at regional level are inadequately researched or documented particularly in terms of their anthropological evolution. Thus this paper will help the researchers to get useful inputs in terms of this aspect, which is very important for developmental perspective. It would be meaningful to trace the ensued development as a consequence of notification of regional and local master plans or the policy level interventions in terms of Urban Anthropological Time Scale. An analysis of relative contribution of government sector, the private sector or the public-private partnership is further desirable and the present study helps to delve in this direction. There is a need to introspect whether it is solely the role of leading builders, developers educationist, healthcare specialists and sporting associations or it is an endeavor of pure enterprise. This study will set the scene for future developmental policies and perspectives needed to be considered for Greater Mohali to emerge from a significant to a “leading Tri-city entity”.

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