

CHANGING LAND USE AND LAND VALUES OF MIRIK MUNICIPALITY

ERSHAD ALI

M.A (GEOGRAPHY),
NET, B.ED APPEARING,
WEST BENGAL.

ABSTRACT

Mirik Municipality land use had gradually changed the level from residential use to commercial with the latter becoming more prevalent. This change has caused corresponding increase in both residential and commercial land values of the Municipality. Being a tourist spot, influx of people from the surroundings area and influx of commercial activities has been the major contributor to such changes of land use and land values. The increase in demand for commercial use in turn led to increase in property values. As changes is the part of any urban growth, so for economic reasons land and property will continue to change in use from a lower order to a higher order status in order to attain optimal use.

KEYWORDS: Mirik Municipality, economic, tourist spot.

References:

- Chandna, R.C. (2015) : *Geography of Populations : Concepts Determinants and Patterns*, Kalyani Publishers, New Delhi, ISBN 978-93-272-3647-7, pp. 42-54.
- Hudson, F.S (1981) : *A Geography of Settlements*, Macdonald & Evans Ltd., U.K, ISBN 0-7121-0726, pp. 125-133.
- Khullar, D.R. (2014) : *India A Comprehensive Geography*, Kalyani Publishers, New Delhi, ISBN 978-93-272-4674-2, pp. 369-376 & pp .644-650.
- Northam, R.M (1979) : *Urban Geography*, John Wiley & Sons, New York, ISBN 0-171-03292-1, pp. 265-279.
- Ramachandran, R (2015) : *Urbanization and Urban Systems in India*, Rakmo Press, New Delhi, ISBN 978-0-19-562959-0, pp. 120-132.
- Sen, Jyotirmoy (2010) : *Janabasati Bhugol*, West Bengal State Book Board, Kolkata, ISBN 81-247-0638-7, pp. 7-13.
- <http://planningtank.com/urban-economics/factors-affecting-land-value> (accessed on 28th January 2017)
- <https://en.wikipedia.org/wiki/Mirik> (accessed on 23rd January 2017).
- <https://www.eolss.net/Sample-Chapters/C12/E1-05-01-03.pdf> (accessed on 26th January 2017)

<http://www.investopedia.com/terms/l/landvalue.asp> (accessed on 26th January 2017)

<http://www.medwelljournals.com/fulltext/?doi=sscience.2009.111.117> (accessed on 1st February 2017)