

Urban Expansion and Changing Settlement Patterns of Hyderabad City After 1990s

Dr. Liaquat Hussain

IoE-Post Doctoral Research fellow Department of History University of Hyderabad

Abstract:

This paper examines the urban expansion and evolving settlement patterns of Hyderabad city since the 1990s, a period marked by rapid growth and transformation in response to economic liberalization, population influx, and infrastructural developments. The study employs spatial analysis techniques, including Geographic Information Systems (GIS), to map changes in land use, density shifts, and the expansion of urban peripheries. Key factors such as migration, industrial growth, and policy shifts are analyzed to understand their role in reshaping the city's morphology. Findings reveal significant spatial reorganization, with traditional central areas experiencing densification and peripheral zones undergoing rapid development. These changes have implications for urban planning, infrastructure demands, and environmental sustainability, underscoring the need for strategic planning to accommodate Hyderabad's dynamic urban landscape. This research provides insights for policymakers and urban planners into the trends and drivers influencing Hyderabad's evolving settlement structure, offering a foundation for sustainable urban development initiatives.

Keywords: Urban Expansion, Settlement Patterns, Hyderabad City, Urban Morphology.

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 globalization 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 façade, constructing shopping and business complexes everywhere (Ernest, 1993). 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.

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 globalization 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 (AISHE., , 2017). 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.

The City Improvement Board:

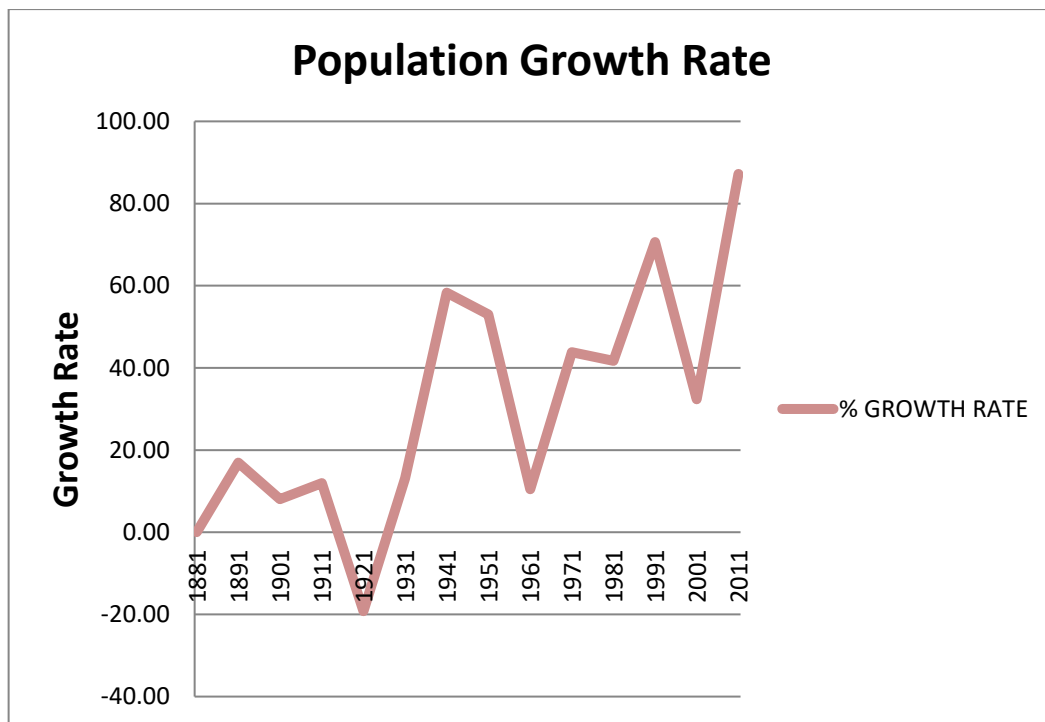
The Board was entrusted with developing new colonies, housing, road widening, etc. By 1922 full-fledged and sufficient potable drinking water supply was commissioned. The telephone system was commissioned in the city by 1923 AD. Electricity to the common people was commissioned in the same year. New Industrial areas cropped up at azamabad by 1930 AD. The next year in 1931 the Hyderabad Sewage System was completed and these faculties provoke the people of Hyderabad for living the modern standard of living in the city. And the city has 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, as per the census reports, the growth rate was increasing in the city and the decadal growth of an urban population of Hyderabad remained 4 to 5 lakhs between 1901 to 1931 (Census of India , Andhera Pardeh census ,series-2 District Census Hand Book Hyderabad, 2011). 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. This is attributed to the better administration, development of Industries, business, transport, and infrastructure. The minus growth between 1911-1921 was due to dreaded diseases of cholera, plague, influenza, Malaria, and other infectious diseases. The substantial growth of nine lakhs or 41.6 percent between 1981-91 is reasoned for heavy migration within the state (Census of India , Andhra Pradesh Census ,Series-2 District Census Hand Book Hyderabad, 1951 to 1981). Political changes over attracted Andhra migrant employees and entrepreneurs to settle in Hyderabad. This exodus (migration) was disrupted between 1991-2001 due to the Telangana struggle¹. Hyderabad grew to a tune of over five decades 1951-2001. With 25 lakhs people being added to the city. By the end of the 19th century, the beginning of the 20th century the population of Hyderabad was slightly above four lakhs. A growth rate of 4 percent was noted between 1901- 2011. The following decade brought heavy miseries to the city with River Musi floods and dreaded diseases aftermath.

The below table shows the growth rate of the population of the city before and after 1990s, that shows the growth rate of every census year except 1921 every year have been noticed that the population is increasing continuously and the growth rate is different in every census years. And from last two years 2023 to 2024 the population growth rate is 2.48 percent. From 2011 to 2023, Hyderabad city saw a steady increase in population, largely due to rapid urban expansion and migration. In 2011, the population of the Hyderabad Metropolitan Area was approximately 7.68 million. By 2023, the population was estimated to have grown to about 10.58 million, reflecting an annual growth rate averaging around 2-3%.

Year	Population	% Growth rate
	354962	---
1891	354962	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

This brought down the city population considerably. The city registered a 13 percent growth by census 1931. But a significant and overwhelmingly 60 percent growth of the city population for the next two decades due to industrialization, construction changed the morphology of Hyderabad. Huge spatial extension especially in the North and North East of Hyderabad developed substantially. Decade 1951-1961 has shown the least growth of only ten percent. This is attributed to post-independence, partition, heavy exodus of Muslims to Pakistan. The growth of population over the next two decades 1961-1971 was a substantial above 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, education. However, the last decade shows less than half the growth of the preceding decade. The population growth analysis for 1981-1991 showed a decadal increase of 57%. 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 that City Improvement Board has played an important role in the development of the city in all aspects, but apart from the economic factor many other factors are also responsible for the rapid urban growth of the city like the climate factor pull factor, Health, and educational factors, and education sector is also the major contributor in the urban growth of the city as

in below table the study shows that comparative analyzing of the total number of education institutions and enrollments in State and City.

Conclusion

The analysis of Hyderabad's urban expansion and changing settlement patterns since the 1990s reveals a significant upward trend in population growth rates, reflecting the city's rapid urbanization and economic development. This period has been marked by extensive land-use changes, with both core urban areas and peripheral zones undergoing expansion to accommodate the increasing population. Factors such as economic liberalization, improved infrastructure, and job opportunities have accelerated migration and growth, transforming Hyderabad into a major metropolitan hub.

The high growth rates observed after the 1990s underscore the need for sustainable urban planning to address challenges associated with such rapid expansion, including pressures on housing, transportation, and public services. As Hyderabad continues to grow, strategic planning and investment in infrastructure will be essential to manage urban sprawl, ensure equitable resource distribution, and maintain environmental sustainability. The findings from this study offer valuable insights for policymakers, urban planners, and stakeholders working to shape Hyderabad's urban future in a way that balances growth with sustainability.

References

1. AISHE., (Ministry of Human Resource Development. June 4, 2017, Retrieved from. <http://aishe.nic.in/aishe/home>
 2. Census of India , Andhra Pardeh census ,series-2 District Census Hand Book Hyderabad , Registrar General and Census Commissioner of India, 2011.
 3. C.jacob Ernest., Hyderabad City Prospecting Planning, Association of British Council Scholars Andhra Pradesh Chapter Hyderabad,1993.
 4. Census of India , Andhra Pradesh Census ,Series-2 District Census Hand Book Hyderabad ,Registrar General and Census Commissioner of India, 1951 to 1981
 5. M.V.S.Parsada Rau., Andhra Pardesh District Gazetteers,Hyderabad, Government of Andhra Pardesh,1981.pp.61-82.
 6. S.C.Bhatt., "The Encyclopaedic District Gazetteers of India,"South Zone Vol,1,Ghyan publishing House, New Delhi,1998.pp.160-174.
-