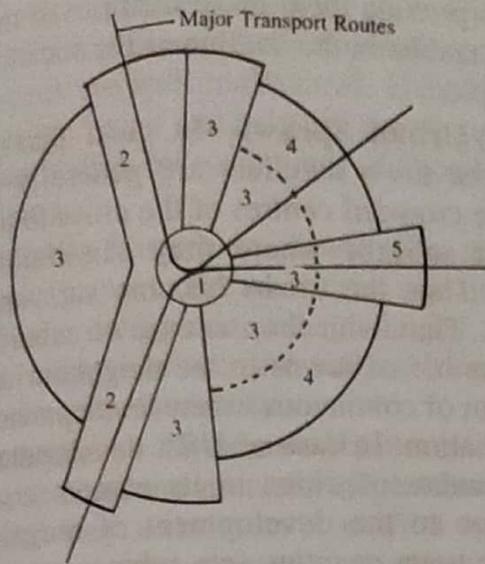


have their very spacious bungalows, farms etc. They have the ability to commute Central Business District (CBD) everyday. It is generally located beyond the city limit and the area generally turn in to suburbs.

**The Sector Theory**—H. Hoyt & M. R. Davie gave this theory in the year 1939. According to this theory, patterns of urban land use are conditioned by the arrangement of routes radiating out from the city centre which create a sectoral pattern of land and rental values which in turn influence the urban land use Pattern.

unique factors of site and history of any particular city.



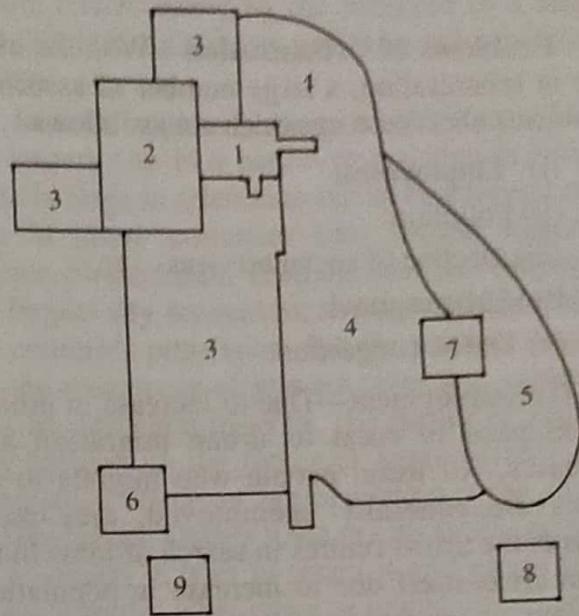
1. CBD
2. Wholesaling and Light Manufacturing
3. Low Class Residential
4. Medium Class Residential
5. High Class Residential

**Fig. : Sector Theory of Urban Land Use**

They proposed that land use develops near the CBD and extends outwards in the form of expanding wedges or sectors. The area closest to CBD comes to be occupied by the lower income group people while the richer people move towards the periphery. The middle class people prefer to stay in the area lying between these two type of residential zone. Hoyt also pays attention to the influence of the transport system on the urban land use pattern.

**The Multiple Nuclei Theory**—The concentric and sector theories have the advantage of an essential simplicity, but actual patterns of urban land use are generally far more complex and varied than either model would suggest. So a less rigid model capable of application to a variety of urban patterns was proposed by C. D. Harris and E. L. Ullman in 1945. This theory was named multiple nuclei theory. This theory proceeds with certain assumptions which are as follows :

- (i) In many cities, the land use pattern is built up around several growth points or nuclei.
- (ii) In some cities these nuclei have existed since the city was found while others develop as the city grows.
- (iii) The city has a cellular structure, the pattern of which will be largely determined by the



1. CBD
2. Wholesale and Light Manufacturing
3. Low Class Residential
4. Medium Class Residential
5. High Class Residential
6. Heavy Manufacturing
7. Outlying Business District
8. Residential Suburb
9. Industrial Suburb

**Fig. : The Multiple Nuclei Theory Model**

According to Harris and Ullman specialised land uses come up around different nuclei for the following reasons—

(i) Retail outlets are generally come up in the areas of dense population and a port will come around a harbour to capture the market.

(ii) Certain activities bank upon cohesion. For ex : Banking services and official activities go hand in hand and try to cluster around each other.

(iii) Certain group of people cannot afford to pay high rent for residence in the suburb region so they try to cluster in a zone near the manufacturing zone and that too, in a slum like residence.

(iv) Affluent people would like to remain away from the Industrial, pollution affected areas so Industries and high class residential zones are separated quite apart.

So we can conclude that multiple nuclei theory does not produce a simple model of urban structure appropriate to each and every city, but