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CAUSES AND CONSEQUENCES OF AGRICULTURAL LAND CONVERSION IN DISTRICT HYDERABAD, SINDH, PAKISTAN

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ABSTRACT

This research was conducted to find out causes and consequences of agricultural land conversion in district Hyderabad, Sindh. For the purpose, two types of data were used, i.e., primary and secondary. Primary data were collected from hundred dwellers and hundred affected people, using interviewing method. Results show that most of the respondents were literate (70 percent), employed (59 percent), and lived in nuclear family system. Low agricultural returns with high land prices, daily wages earnings, availability of fully equipped hospital, low job opportunity in rural areas, extension of urban centers, housing demand, better education, family problems regarding land distribution, more business opportunities and low growing population size were dominant causes of agricultural land conversion in study area. Further, the affected community has responded that majority of those have sold out their lands because they either did not fetch the expected returns from their lands, or high prices for their lands have induced them. While dwellers have confirmed that their decisions to migrate in the urban areas have positive impacts in terms of the quality education and health facilities. On the other hand, agricultural land conversion has also negative impacts of agricultural land losses, which ultimately affect the food and fiber supply as well as degradation of natural habitats along with urbanization. Results also show that there were land use conflicts, like entitlement issues, land encroachment, and land grabbing, which may be due to policy breaches in the prevailing land use act. Therefore, there is need to regulate agricultural land conversion, especially for urban extensions, in order to prevent from future food insecurity.

Keywords: agricultural land conversion, causes, impacts and conflicts, economic analysis

INTRODUCTION

Over population is a serious issue around the world because it demands basic economic and social comforts (Magsi *et al.,* 2017), which is a difficult and challenging concern for policy makers like economists, politicians, scientists, experts and every concerned people. The way the development and economic process happen in urban areas, it demands more land for residential, hospitals, schools, industrial and commercial purpose, that may also occupy valuable cultivatable land (Ha *et al.,* 2016; Peerzado and Magsi, 2018). When, two sectors (industrial and services) develop and expand, wide range of population movement occurs from rural areas to urban areas. Therefore, growth rate of urban centers with 54 percent and population is increasing day by day with 1.12 percent, due to easy access to basic amenities in urban centers like better health, quality education, economic, social wellbeing and social development, which are very low in rural areas as compared to the cities (Liu *et al.,* 2014; GoP 2018). Amusingly, both World and Pakistan population is increasing at same rate with 1.13 percent per year, while, more than 80 million people added in world population yearly, where, more than 4 million people added in country population per annum. Annual growth rate of world from 1955 to 1970 and nation population from 1955 to 1985 was increasing and reached at its peak level. However, world population from 1975 to 1990 and nation population trend from 1990 to 2050 was in decreasing trend. The latest projection by United Nation, U. S. Census Bureau, and Worldometers, indicate that Pakistan's population may reach at 31 trillion in 2051 (UN, 2016). Therefore, increase in population has led to subdivision of lands into uneconomic units, and reduced productivity, and may cause to an unforgettable state of food insecurity (Magsi *et al.,* 2017; Peerzado *et al.,* 2018). Thus, the effect of these statistics is that

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there is increased pressure on agricultural land for conversion into residential and other uses, especially in the urban fringes (Peerzado and Magsi, 2018). While, Pakistan has an area of approximately 796,096 km^2, which includes land 770785 km^2, 25220 km^2 water surface and 1047 km^2 coastline. Nevertheless, 26 percent of the country land can be classified as agricultural land and the rest of the land fall under the category of arid or semiarid. Approximately, 60 percent of the country's population lives within the medium to the high potential lands and the rest in the vast arid and semi-arid lands. Consequently, size and distribution of land varies quite widely as does population density, which ranges from as low as 52 in 1955 reached at 260 persons per sq. km in 2018.

Agriculture is the mainstay of the Pakistan economy, its contribution into GDP is 18.9 percent. Whereas, the sector accounts for around 44 percent of Pakistans total exports and it directly and indirectly provides about 70 percent employment opportunities to the people. Hence, the agricultural sector is both the driver of Pakistan's economy and a means of livelihood for most of Pakistani people. Thus, realizing the importance of the sector, its performance is therefore reflected in the growth of the whole economy. So, the development of agriculture is also important for poverty reduction since most of the vulnerable groups like rural people, the landless, and subsistence farmers, also depend on agriculture as their main source of livelihoods. Growth in the sector is therefore expected to have a greater impact on a larger section of the population than any other sector (GoP, 2018). Therefore, this study was aimed, with an objective to investigate the descriptive statistics, causes, impact, and conflicts of land conversion in the study area.

Agricultural land acts

According to the Constitution of Pakistan (1973), The Land Acquisition Act, 1894; The Registration Act, 1908; The Colonization of Government Lands Act, 1912; on land states that land shall be owned, held, used and managed in a manner that is equitable, efficient, productive and sustainable. Therefore, the property rights are protected under constitution of Pakistan 1973, with many special and specific laws. In which article, 23 (Every citizen has right to acquire, hold and dispose of property in any part of Pakistan by law in public interest.), 24 (No property shall be compulsory acquired or taken possession of save for public purpose), 172 (Any property, which has no rightful owner shall, if located in province vest in the Government of that province and in every other case in the Federal Government. If both governments Provincial and Federal do not own a property, then a private individual shall own it) and 173 (Governments can grant, sell, dispose or mortgage any property that vests in them of the constitution of Pakistan deal with public and private property rights). So, constitution of Pakistan has recognized the importance of housing and provides that every person has the right to accessible and adequate housing, to reasonable standards of sanitation. Thus, provision of shelter in Pakistan, which requires land, remains a huge challenge with an annual housing supply around 800,000 housing units unable to keep pace with housing demand estimated at 350,000 units annually (The National Housing Policy, 2001). Land use management in the urban fringes becomes a crucial and complex issue, not only of the study area, but of the country. Similarly, agricultural land use change into residential use in the urban fringes has been of great concern, not only to Pakistan, but the world over.

Therefore, poor management of land conversion at the urban fringes (especially from agricultural to residential use) has been of great concern over the time. Recently, this has been more noticeable in the Hyderabad city interface, among other urban fringes, where cotton, wheat, mango orchard farmlands and other fertile agricultural land parcels are being developed along the residential estates.

Problem statement

Hyderabad Pakistan area is spread over 993 km^2, with population of over 2.2 million and area of urban centers was 247 km^2, population was 1.5 million in 1998 and changes 30 km^2 ''30 km^2 =7413 acres and 7030.584 ft^2 by http://www.metric-conversions.org'' become 277 km^2 with population of 1.7 million in 2010 (GoP, 2018). According, to Hyderabad Development Authority (HDA), Qasimabad taluka is one of the leading talukas in agricultural land conversion with 3508 acres of land converted, followed by Latifabad with 1064 acres, Hyderabad city with 562 acres and Hyderabad rural 342 acres. In 1998 the total urban centers of study area were swelling over 5189 acres (21 km^2), nowadays urban centers spread over 21,992 acres (89 km^2). So, after 1998 in 18 years of history 16,803 acres of pure agricultural lands are dramatically converted in urbanized region (Peerzado *et al.,* 2016).

Additionally, there are also numerous small-scale agricultural land conversions observed in the study area, usually for development of residential estates. “Land that was traditionally agricultural is quickly being turned into concrete jungles to housing societies and, leading to growth of suburbs. In Hyderabad, tracts of land that had previously been under cotton, wheat, and mango orchards farming are being turned into residential estates, posing a threat to agricultural (food) production”. The conversion of agricultural land into residential use in the fringes of urban centers whereby “land for agriculture has been reducing over the years and families continue to divide farms into agriculturally unviable pieces” and new housing schemes in Hyderabad are continuously developing on fertile agricultural lands. Consequently, there is need to understand this phenomenon so as to ensure that goals of food security and sustainable development are not left to chance. Conversion of agricultural lands into other uses may have negative consequences on agricultural production. This nullifies the policy of food security in the country. Consequently, the ongoing countrywide agricultural land conversions are unsustainable and should be checked for the interest of national food security. However, there is need to understand causes of this phenomenon so as to provide for sustainable management of the needs for food security and housing demand for urban growth. For the purpose, this research sought to investigate the causes and consequences of agricultural land conversions in the study area, to suggest appropriate recommendation for the policy makers.

Historical background of study area

Hyderabad is second largest city after Karachi in population in Sindh province of Pakistan. It remained twice the capital of Sindh before creation of Pakistan. Historically, the city was known as Paris of Asia and subcontinent. Hyderabad Sindh has many unique belongings, some of them are very interesting and necessary. Like: city of wind catchers; it has 4.5 kilometers longest Shahi Bazar (Royal Marketplace) established by *Kalhora* rulers; the largest bangle producer in the world; production of Sindhi traditional fabrics called *Ajrak;* a very famous Bombay Bakery; fish specie the *Pallo*; largest mental health hospital in Asia and largest Air University in Asia known as Civil Aviation Training Institute (CATI). Similarly, Hyderabad Sindh has different land marks: like *Pakko* and *Katcho Qilo* (Hyderabad fort), Market Clock Tower constructed in 1914, court complex (The Kutchery), Nava Vidyala (Sindh University Old Campus built in 1912), Naval Rai Hariana and academy (Government High School built in 1900) one of elite schools of the city. In 1908 Hyderabad Municipality constructed a municipal market and Mai *Kheriey* Masjid, which is one of the oldest mosques in the city. The city of Hyderabad is also famous for its breeze that flows at night making the environment pleasant (GoS, 2011; Akhtar, 2015).

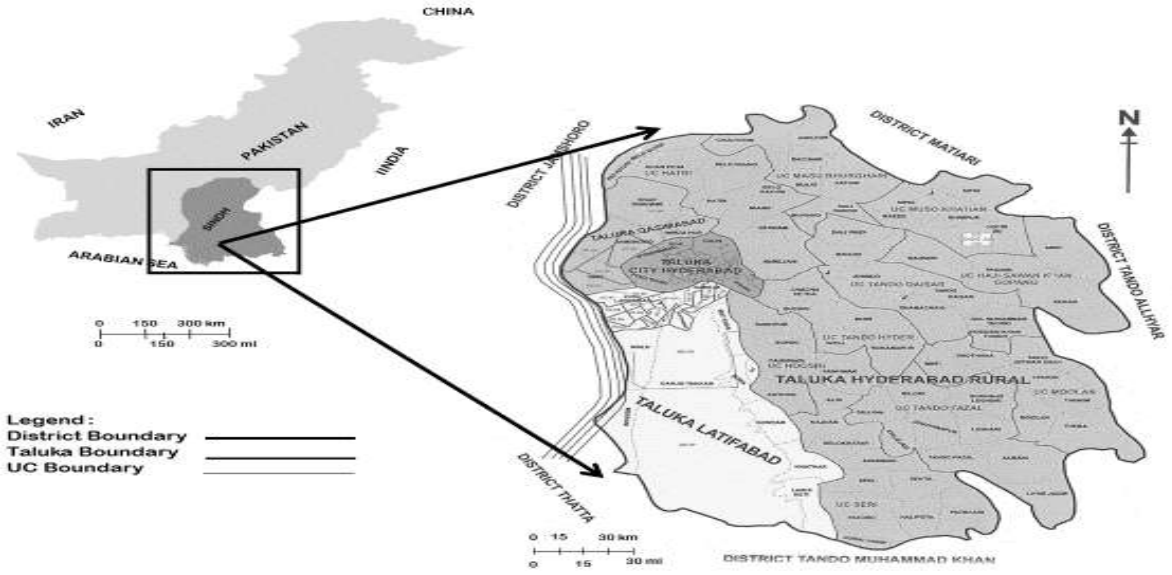

Figure 1. Study area

RESEARCH METHODOLOGY

Population, sample size, sampling technique

District Hyderabad is an agricultural city, and surrounds by pure agricultural lands with 58 percent. While, 25 percent land was utilized by city, towns, roads and remained as uncultivated. Whereas, its 2 percent land was used by water and 15 percent with hills/salt affected soil. Where its agricultural lands were noticeably converting into various residential and commercial units. These are some highlighting reasons, the researchers planted this study in Hyderabad (Figure 1) as a case study. Population was Hyderabad district, including all four talukas. While, from each taluka 50 respondents were taken as sample size, and 200 respondents were personally interviewed as mentioned in Table 1. Due to lack of exact population statistics, the population was assumed as unknown, therefore consulted with on-line sample size calculator, that proposed a size of 196 respondents at 5 percent confidence level with confidence interval was 7 (CSS, 2016). However, the researcher selected 200 respondents randomly, using multistage cluster sampling technique, to fulfill the aim of the study.

Table 1. Population and sample size

Study area (Population)	Taluka's	Sample size	Respondent	
Hyderabad district (2.9 million)	I	50	Dwellers Affected	25 25
	II	50	Dwellers Affected	25 25
	III	50	Dwellers Affected	25 25
	IV	50	Dwellers Affected	25 25
Total	04	200		

In stage-I four talukas were selected i.e., taluka Hyderabad City, taluka Qasimabad, taluka Hyderabad Rural and taluka Latifabad. In stage-II from each taluka 50 (25 dwellers and 25 affected) respondents were selected. Thus, 200 (100 dwellers and 100 affected) respondents were personally interviewed from the study area. For analytical measure descriptive statistics was applied in order to acquire inferences like frequency, mean, percentage, etc., using SPSS and MS Excel. Response rates (percentage of respondents) regarding the impacts of agricultural land conversion and their average (mean) perceptions have been collected from all respondents. In this regard they were asked a research statement or hypothesis on the impacts in a psychometric scale, using Likert type scale on five points, i.e., the symbol 5 for strongly agree; 4 for agree; 3 for partially agree; 2 for disagree and 1 for strongly disagree.

RESULTS AND DISCUSSION

Socio-economic and housing characteristics of respondents

Socioeconomic characteristics show the situation of peoples how they are active in social and economic activities economically, culturally and religiously. But in this section, we have only described the two components one is education and other income level of the respondent. Because, these are main components of socio-economics. So, the education describes the situation of education level of total respondent, affectee, and dwellers in study area. In which affectees people with 12 percent were leading in 1-5 years of schooling followed by dwellers with 4 percent, while on average 7 percent respondent have 1-5 years of schooling in study area. Similarly, affectee people leading in 6-12 years of schooling with 25 percent followed by dwellers with 21 percent, whereas on average 23 percent respondent have 6-12 years of schooling. Further, dwellers were leading in 13-18 years of schooling with 71 percent followed by affectee with 53 percent. Whereas on average 62 percent respondent had 13-18 years of schooling. Likewise, there was not a single person who has schooling of 18 -22 years in the study area. Additionally, affectee people with 10 percent are leading in illiteracy followed by 4 percent dwellers were illiterate in study area. Despite the fact on average 7 percent respondents were illiterate in study area (GoS, 2011).

However, the researchers of this study found diversity in terms of profession among the respondents. In which 6 percent, respondents were doctors by profession in the study area. Similarly, dweller people leading in engineering profession with 12 percent, followed by affectee with 8 percent, whereas on average 10 percent, respondents were engineers as a profession. Further, 9 percent dwellers were teachers by profession, followed by affectee with 5 percent. Where, on average 7 percent respondents were teachers, 21 percent were leading in business profession, followed by 15 percent were connected as a business profession in the study area, and on average 18 percent respondents were business men. Additionally, affectee people with 10 percent were farmers, followed by dwellers with 2 percent as farm profession in

the study area. Despite the fact, on average only 6 percent respondents were farmers in study area. It might be due to the sampled respondents belongs to urban fringes (Shaikh *et al*., 2016).

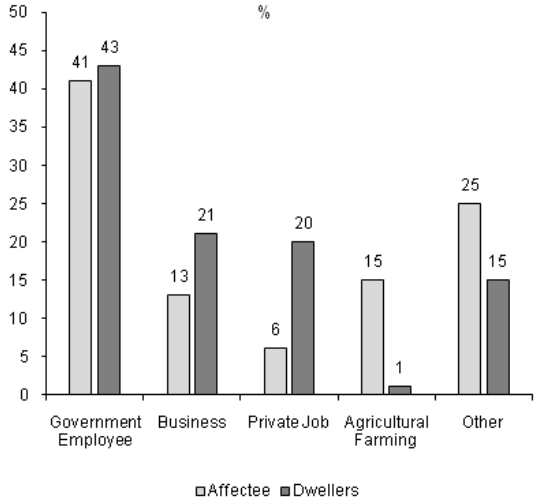

Figure 2. Sources of income of the respondents (n = 200)

Figure 2 describes the source of income of the respondent, affectee and dwellers in study area. In which dwellers with 43 percent were leading in government job followed by affectee with 41 percent. While, on average 42 percent respondents source of income was government job in study area. Similarly, dwellers are leading in business as a source of income with 21 percent followed by affetee with 13 percent, whereas on average 17 percent respondents source of income was business. Further, dwellers with 20 percent were leading in private job as a source of income followed by affectee with 06 percent, whereas on average 13 percent respondents source of income was private job. Likewise, affectee people with 15 percent were leading in agricultural farming as a source of income followed by dwellers with 1 percent, despite the fact on average 8 percent respondents source of income was agricultural farming in study area. Additionally, in other source of income, affectee with 25 percent were leading, followed by dwellers with 15 percent. Whereas, on average in other source of income, 20 percent respondent are present in study area (GoS, 2017). Table 2 shows the demographic and housing characteristics of the respondents affectee, and dwellers in the study area. On average, age of the respondent was 48 years in the study area. The average family size of the respondent was 6 persons, average family literacy ratio of the respondent was 81 percent and average income per month of the respondents was Rs.97840 in study area. On average, the house area Sq. yard (Ft^2) was 253 (2277) of a respondent in study area, and average covered area Sq. yard (Ft^2) was 199 (1753) of a respondent in study area. Similarly, average floor area ratio Ft^2 was 1 (mean hundred percent, average rent was Rs.28061, and average rent Sq. yard (Ft^2) was Rs.2 (18) of a respondent in the study area. Likewise, average price of a home was Rs.10457800, and average price Sq. yard (Ft^2) was Rs.595 (5353) rupees of a respondent in study area (Ding and Zhao, 2014). So, average years of living in a home, and buying a home were 47 years to a respondent in the study area. Thus, average previous (52 years ago) price of a home was Rs.2110655 and average previous (52 years ago) price of a plot was Rs.481875 of a respondent in the study area. Finally, average familial (non-familial) property of a respondent was 40 (60) acres and average familial agricultural land owned (sold) by a respondent was 16 (12) acres in the study area, where Lichtenberg and Ding (2009) and Lui and Fang (2014) have also supported this in their studies.

Population and density of study area

According to Pakistan Bureau of Statistics and Economic Survey of Pakistan, the density of district Hyderabad was 2518 in 2016 and overall population was 2.5 million. Where, 0.9 million people lives in Hyderabad city taluka and Latifabad taluka with density of 45000 and 4369 people per km^2. Similarly, the population of Qasimabad taluka and Hyderabad rural taluka was 2.0 million (678 people) and 5.0 million (2518 people) lives per km^2 accordingly. Population share of each taluka is 36, 36, 8, 30 percent and density share is 2, 21, and 3 and 74 percent, respectively (Dermographia, 2015; UN, 2016).

According to affected people, causes behind agricultural land conversion was low agricultural returns, followed by high land prices, daily wages earnings, availability of fully equipped hospital, low job opportunity in rural areas, extension of urban centers, housing demand, better education, family problems regarding land distribution, more business opportunities and low growing population size in study area. Similarly, according to dwellers, cause behind agricultural land conversion was high earnings, followed by better education, more job opportunities, high land prices, low agricultural

returns, availability of good health facility, more business opportunities, urban extensions, growing population, and family issues regarding land distribution. Additionally, all respondent's views regarding land conversion were low agricultural returns, followed by high land prices, school education, daily wage earnings, availability of hospitals, business opportunity, extension of urban centers, land distribution problems, housing demand and growing population (Table 3).

The results regarding sale of agricultural land impact on respondents in study area as described in Table 4 that sale of agricultural land has positive and negative impacts on respondents in Hyderabad. Further segregation of the data revealed that the Hyderabad respondents were strongly agreeing [M(Mean) = 4.6; SD (Standard Deviation)=0.4] that the diminishing agricultural land was leading adverse effects on people in study area, followed by high land prices (M=4.50; SD=0.50), low agricultural production and return (M=4.0; SD=1.0), urban sprawl and urban slums increasing (M=4.0; SD=1.0), pressure on present infrastructure (M=3.6; SD=1.4), more job creations in real estate industry and urban centers (M=3.5; SD=1.5), displaced farmers and their families from their land (M=3.0; SD=2.0), and the housing costs and rents were increased (M=3.0; SD=2.0) were recorded their opinions against the questions. The results show that the people of Hyderabad convincible to sale their agricultural land for the purpose of other usage but after great debate or discussion.

Therefore, sale of agricultural land has both positive and negative impacts. Diminishing agricultural land has the highest effect which is negative. Reduction in agricultural land has many inherent and associated further negative effects which include food shortage, reduced agricultural exports hence reduced foreign exchange. Similarly, high land prices have raised sale of agricultural land. Likewise, the research revealed that low agricultural returns and issue of low economic returns from agricultural production in the study area were another reason of sale of agricultural land. Consequently, agricultural land use is considered inferior to other land uses; hence farmers are motivated to sale their farms to obtain higher returns. As a result, agricultural lands were converted into residential use at an alarming rate annually. Whereas, another negative impact revealed by the study is urban sprawl whereby the respondents reported that, due to the sale of agricultural lands, the rural area was losing its character and becoming part of the Hyderabad city. Development of large-scale residential estates which have led to clearing of the vegetation cover and trees has fueled environmental pollution. This was noted during field survey that air and noise pollution are increasing due to increased use of motor vehicles. Uncontrolled development was also noted whereby high-rise residential flats were noted to be developed on agricultural land, with inadequate infrastructural services.

Due to urban sprawl and uncontrolled development, pressure on the existing infrastructure has emerged as another negative impact. The road networks, supply of water and electricity are becoming inadequate and experiencing more pressure due to increased demand from the new residential estates since these were not envisioned during initial installation. Additionally, farmers and their families, who depend upon agricultural land were displaced and were settled in urban areas now cannot afford high land values of rental home and cannot afford to buy an expensive home over there in urban center.

Furthermore, increase in land values has raised housing cost/rentals, it revealed to be other impacts of the sale of agricultural land. These have both positive and negative effects at the same time, depending on the viewpoint one looks at them. On one hand, increase in land values and housing cost/rentals brings higher returns to the real estate investors/ land owners. On the other hand, once the land values and housing cost/rentals go up, the residents/ farmers who cannot afford the high land values and housing cost/rentals are likely to be displaced from their lands due to infiltration by the upper and middle-income earners as living standards become unaffordable. Lastly and probably the only clear positive impact of the sale of agricultural land was job creation in the study area. The development of the residential estates provides job opportunities to various residents in various activities such as in land clearance, construction of the estates, transport of construction materials, among others. However, the jobs are temporary as they are limited to the life span of the construction project thus cannot be relied upon to sustain livelihoods of the residents. This was noted during the field survey whereby people were seen working in construction sites. After interviewing, it was noted that most of them are employed on casual basis (usually on daily basis). It is evident that

the sale of agricultural land has both positive and negative impacts. However, the negative impacts far outweigh positive impacts. There is need, therefore, to regulate agricultural land laws to optimize positive effects while minimizing the negative effects to achieve the twin goals of sustainable development and improved agricultural (food) production. While, creating social network legitimacy among the stake holders (Magsi and Torre, 2012). Similarly, Table 5 describes the land use conflicts in the study area, in which three types of conflicts were found, first ownership of land, second distribution of land and third was encroachment. Mode of actions of conflicts was low or severe in nature and judicious types of conflicts be prevailing in the study area. While the respondents have also faced these conflicts and share their views that these conflict affects developments process positively and negatively. Because people get space to sort out these issues of conflicts at different forums and lives of people can be saved. On the other hand, it may leave some negative impacts such as threat to life, lower property value, loss of income, no one can work in such circumstances of uncertainty.

Table 2. Descriptive statistics n = 200

Description (Average)	Affectee	Dwellers	All respondents
Age (Years)	51	47	48
Family size	7	6	06
Family Literacy ratio	81	88	81
Monthly income Rs.	103562	83150	97840
Area Sq. Yard	366	169	253
Area Ft^2	3292	1518	2277
Covered Area Sq. Yard	220	175	199
Covered Area Ft^2	1982	1516	1753
Floor Area Ratio (FAR /Ft^2)	0.9	1.1	1
Rent of Home (Rupees)	29710	26557	28061
Rent Area / Sq. Yard (Rupees)	1.5	2.3	2
Rent Area / Ft^2 (Rupees)	14	20	18
Price of Home (Rupees)	11501375	9876875	10457800
Price Area /Sq. Yard (Rupees)	490	724	595
Price Area / Ft^2 (Rupees)	4406	6512	5353
Years of living (Home)	86	21	47
Years of buying (Home)	81	24	47
Previous price (H.B.F) Rs.	506513	3434500	2110655
Previous price (Plot) Rs.	104638	746275	481875
Familial Property percent	85	20	40
Non-familial Property (%)	15	80	60
Agricultural land / acre (Own)	37	2.2	16
Agricultural land / acre (Sold)	29	0.7	12

Table 3. Causes and motives of sale of agriculture lands (n= 200)

Causes of Sale of agricultural land	Affectee	Dwellers	Total Respondents
Low agricultural returns	24	11	17.50
High land prices	17	12	14.50
Daily wage earnings are high in urban areas	13	16	14.50
More hospitals are available in central areas	11	11	11.00
Job opportunity is low in rural areas	10	13	11.50
Extension of urban centers	5	6	5.50
Housing demand	5	2	3.50
Problems (defragmenting of hereditary land)	5	1	3.00
Schools education is good in urban areas	5	14	9.50
More business opportunities in urban areas	4	9	6.50
Growing population size	1	5	3.00

Table 4. Sale of agricultural land impacts (n=200)

Particulars	Mean	SD
Agricultural lands in the study area are declining.	4.6	0.4
Sale of agricultural land has encouraged land prices.	4.5	0.5
Low agricultural returns were main cause of selling agricultural lands.	4.0	1.0
Urban sprawl and urban slums are increasing in study area	4.0	1.0
Sale of agricultural land put pressure on present infrastructure.	3.6	1.4
Employment opportunities increased in study area.	3.5	1.5
Sale of agricultural land displaced farming communities.	3.0	2.0
Agricultural land conversion to urban sprawl boosted the housing costs	3.0	2.0

Table 5. Conflicts prevailing in study area

Particular		Reason	Affectee (n = 100)	Dwellers (n = 100)	All (n = 200)
Kinds of conflicts		Ownership of land (real owner)	45	20	33
		Distribution of land with justice	35	30	34
		Encroachment	20	50	33
Total		100			
Nature of Action of conflicts		Sever (threat to life)	17	13	15
		Judicious (can be sorted)	23	29	26
		Low (create the frustration)	40	35	37.5
		Other	20	23	21.5
Total		100			
Conflicts faced by You ??		Sever (threat to life)	11	08	9.5
		Judicious (can be sorted)	61	69	65
		Low (create the frustration)	15	13	14
		Other	13	10	11.5
Total		100			
Affect development	Positive	Party/ people get space to sort out the things in every one's favour	60	35	47.5
		Lives of people can be saved.	40	65	52.5
		Total	100		
	Negative	Threat to life because most people are reactive	13	11	12
		No one can buy that property	21	29	25
		Loss of income	27	34	30.5
		No one can work in these circumstances so miss use of resources	25	14	19.5
		Development process becomes delayed	14	12	13
		Total	100		
Where is Government?		Final and ultimate decisions taken by the governments	63	70	66.5
		People hide real facts	37	30	33.5
		Total	100		
Resolution measures		Courts / government	41	29	35
		Land lords	29	27	28
		Brotherhood / Family Friend	22	40	31
		Never sorted and fight from generation to generations	08	04	06
Total			100		

CONCLUSION

The agricultural land conversion has both positive and negative consequences on the local population in the study area. Where, it was concluded that diminishing agricultural land is leading effects of agricultural land conversion in the study area. Followed by high land prices, low agricultural land production and returns, urban sprawl and urban favelas, pressure on the present infrastructure, farmers and their families, increasing in housing costs or rents and employments job creation. Because, ample availability of basic facilities, of better education, health, employment, and additional income opportunities in urban centers as compared to rural centers observed in the study area, with high land prices offers and low agricultural returns in urban fringes. So, due to these penalties conflict took birth. Thus, conflicts like: ownership of land, distribution of land and encroachment take place in study area, people have also faced these conflicts, which affects development process positively (because due to fights people get space to sort out these issues at different forums and lives of people can be saved) and negatively (it may leave some negative impacts such as threat to life, lower property value, loss of income, no one can work in such circumstances of uncertainty). Further, it was concluded that due to hiding real facts by local population and delayed justice process are sparking issues at greater scale.

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