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**‘Urban Development, Institutional Actors and Emerging Notion of Urban Governance: A Study of UIT and BMC in Bikaner City’**

This study seeks to explore and explain the peculiar conundrum that has been unfolding in India’s urban centres. While some recent sociological studies highlight and capture the urban power dynamics through the ‘residential/spatial’ politics that gained currency with by a ‘new politics’ of middle-class activism in cities, primarily comprising neighbourhood-based resident welfare associations (RWAs) (Kamath & Vijayabaskar, 2009; Mehra 2013; Lama-Rewal, 2013), some urban centres like Bikaner show the primacy of the institutional actors such as UIT and BMC and private builders group. Based on empirical study, this work focuses on the role of different institutional actors in urban governance and the emergence of new partnership and associational politics. Through the study of Bikaner’s city’s urban development practices initiated by Urban Improvement Trusts and Bikaner Municipal Corporation, this study reflects upon the changing notion of ‘urban’ and ‘infrastructure’ that emerges from the processes of urban renewal and urban expansion. This has led to the redefinition of relations between the various types of local actors in urban spaces. Through the study of initiatives taken up by key actors such UIT and BMC, this work examines the structuring of contemporary modes of urban governance on the access of different dominant social groups to collective goods and services, vis-a-vis their unequal position as stakeholders in this process and generating newer conflicts over the urban conceptions.