



# THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

---

নং 508 দিশপুৰ, মঙ্গলবাৰ, 12 জুলাই, 2022, 21 আশাৰ, 1944 (শক)  
No. 508 Dispur, Tuesday, 12th July, 2022, 21st Ashadha, 1944 (S. E.)

---

GOVERNMENT OF ASSAM  
ORDERS BY THE GOVERNOR  
DEPARTMENT OF HOUSING & URBAN AFFAIRS

## NOTIFICATION

The 23rd May, 2022

**No. UDD (T) 201/2022/6.-** In exercise of the powers conferred by the Section 9 and Sub-section (1) of Section 10 of the Assam Town & Country Planning Act, 1959 (as amended) and (Assam Act II of 1960) read with sub-rule (1) of Rules 3 of the Assam Town & Country Planning (Publication of Master Plan and Zoning Regulations) Rules 1962, the Governor of Assam is pleased to publish the following notice regarding the publication of the Draft Muster Plan for Basugaon.

### **Notice for Publication of the Draft Master Plan for Basugaon**

1. It is notified that the Draft Master Plan for Basugaon prepared by the Directorate of Town and Country Planning, Government of Assam, under Section 9 of the Assam Town & Country Planning Act, 1959 (as amended) as described in the Schedule below is here by published.
2. Any person or persons affected by the Draft Master Plan may submit their objections or opinions in writing the Director of Town & Country Planning, Dispur, Guwahati-6 within two months from the date of publication.
3. The Draft master plan for Basugaon with all relevant papers and maps may be inspected free of Cost during office hours at the Office of the Director, Town & Country Planning, Dispur, Guwahati-6, Office of the Assistant Director, Town & Country Planning, District Office, Chirang, the Circle office, Basugaon & Sidli Revenue Circle, Office of the Chairman, Basugaon Municipal Board, Basugaon. Copies of the Draft Master Plan for Basugaon are available at the Office of the Assistant Director, Town & Country Planning, Chirang for sale on payment.

**SCHEDULE****Situation and Area**

- |                  |   |               |
|------------------|---|---------------|
| 1. District      | : | Chirang       |
| 2. Sub-Division. | : | Kajalgaon     |
| 3. Town          | : | Basugaon Town |
| 4. Circle        | : | Sidli         |
| 5. Thana         | : | Basugaon      |
| 6. State         |   | Assam         |

Approximate Master Plan Area : 25.29 Sq.Km.

Approximate area of Municipal Board : 8.37 Sq.Km.

**Revenue Areas included in the Draft Master Plan for Basugaon Town**

Sl. No.	VILLAGES	Circle	DAG NO.
1.	Hekaipara	Sidli	All dag
2.	Basugaon	Sidli	All dag
3.	Nichinapara	Sidli	All dag
4.	Thuribari.	Sidli	All dag
5.	Bhutiapara	Sidli	All dag
6.	Naytamora	Sidli	All dag
7.	Bijoygaon	Sidli	All dag
8.	Ward No. I	Basugaon Town	All dag
9.	Ward No.II	Basugaon Town	All dag
10.	Ward No.III	Basugaon Town	All dag
11.	Ward No. IV.	Basugaon Town	All dag

**KAVITHA PADMANABHAN,**

Commissioner & Secretary to the Government of Assam,  
Department of Housing & Urban Affairs.

## **CHAPTER-1: INTRODUCTION**

Basugaon town is well connected to the outer world through rail and road. It is situated approximately 180 km from Guwahati City in the western part of the Lower Assam Region and 15 km from Kajalgaon, the District Headquarters of Chirang district. The East West Corridor (NH 31C) is just 10 km from main town of Basugaon. The rail station is situated at the heart of the Basugaon town and Basugaon falls under the Northeast Frontier Railway zone of the Indian Railways. Basugaon is at a distance of 9.50 Km from Salakati where the N.T.P.C. is located.

Gradually, the area expanded as commercially important and now it is a core commercial center for the area as well as its surroundings.

### **1.1 History**

The name of this town is derived from its high bamboo plantation and bamboo market basically "basu" or "bash" means bamboo and "gaon" means village that is Basugaon, 'The village of bamboo'. The peopling and settlement in the area indicates replacement of early inhabited people in town and many parts of its adjacent areas to present scenery. The Champa River passes through the western boundary of Basugaon Master Plan area which originates from the foothills in Bhutan. Basugaon town till date plays a vital role of communication for trade and commerce as it is situated between Bongaigaon Town and Kokrajhar Town and both the road connecting both these bigger towns cuts the Basugaon town in the middle from east to west.

### **1.2 Geology**

Geologically the Town consists of a vast alluvial tract. Upper tertiary sediments are exposed only along the foothills. Recent river deposits consist of clay, fine sand and silts are found along the course of the river channels.

### **1.3 Climate**

The climate of Basugaon is almost similar to that of whole Brahmaputra Valley with hot humid summer and cool dry winter. The monsoon starts from the early part of May and continues up to the month of August. The winter season starts from the month of November and continues up to February. The weather from the month of February to first half of the April is very pleasant. The mean minimum and maximum temperature varies from



15.52cm to 33.93cm and the annual average rainfall is 30.66cm. Rainfall generally begins from April and continues till the end of September.

#### **1.4 Plan Objective**

The aims and objectives of Master Plan are to guide development of the planning area on desirable line so to achieve an overall social and economic betterment of the people by creating conditions conducive to healthy social living.

- a) Development of a balance and integrated urban structure in the planning area.
- b) Development of inter-town transportation and communication network to discharge regional functions with efficiency.
- c) Hierarchical city structure in terms of self contained planning units and ensure disposition of services and amenities.
- d) Efficient and judicious utilization of land.
- e) Gradual removal of existing disorder.

## CHAPTER-2: POPULATION

### 2.1 Population in the Study Area

In 2001, total population of Basugaon town was 12440 population. As per census of India report during 2011 the population in Basugaon Town was raised to 13849. Since early day's immigration has been an important factor of population growth in Basugaon Town mainly from its neighboring villages. Wonderful prospects of trade and commerce as well as availability of fertile land have caused influx of people from various places, accelerating the occupational scope in the tertiary sector. The establishment of educational institutions, Government offices are also contributed an important role in population growth of the town. Obviously, growths of population have been concentrated in the urban pockets or in and around it.

Year	Basugaon Town		Master Plan area (Excluding Town)		Basugaon Master Plan Area	
	Total Population	Percent in Variation	Total Population	Percent in Variation	Total Population	Percent in Variation
2001	12440	-	5695	-	18135	-
2011	13849	11.33%	6062	6.44%	19911	9.79%

Table 1: Population Growth of Basugaon Master Plan Area 2001-2011

Source: Census of India, 2001, 2011

The urban population is only 7.33% in the district of Chirang which indicates predominately rural character of the district.

The area is predominantly inhabited by Bodos, Bengali, Rajbanshies etc.

### 2.2 Population growth in the Master Plan Area

The Basugaon Master Plan area includes 7 villages and 4 wards and the total population accounts for 19911 as per Census 2011. The decennial variation of population is shown in Table No. 1.

### 2.3 Population – Density:

Apart from few pockets of congested localities in the Basugaon town, the rest of the Master Plan area as a whole is thinly populated.

Area	Area in Sq. Km	Density
<b>1. Total Master Plan Area.</b>	25.29 Sq.KM	<b>787P.P Sq.Km.</b>
<b>2. Urban area.</b>	<b>8.37 Sq.Km</b>	<b>1655 P.P Sq.Km.</b>

**Table 2: Density of Population -2011**

Source- Census of India, Assam (2011)

## 2.4 Sex Ratio

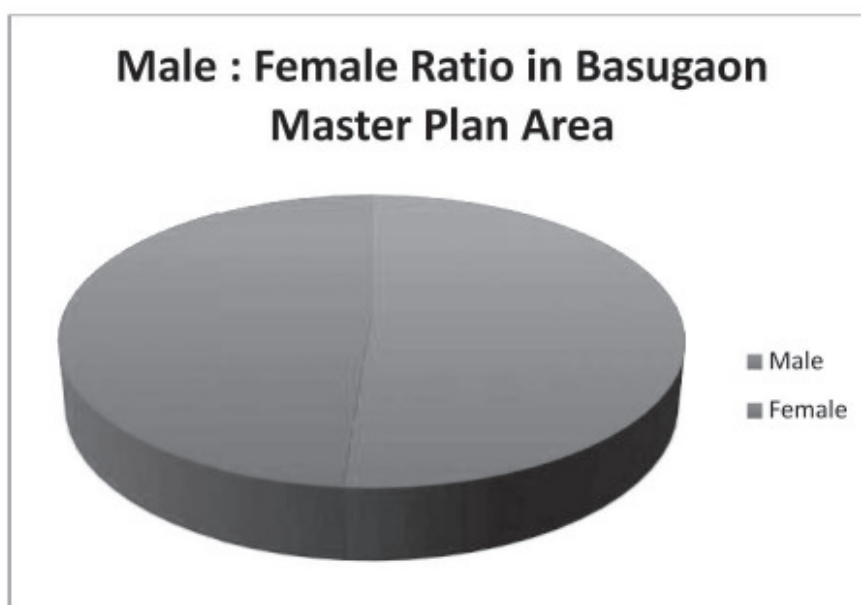
The overall sex ratio i.e. number of female per thousand male in Basugaon Town areas during 2001-2011 gives a clue to the composition of population as given in the Table No. 3 below.

Basugaon Town Area			
Year	Male	Female	Female per thousand male.
<b>2001</b>	6428	6012	<b>935</b>
<b>2011</b>	<b>7126</b>	<b>6723</b>	<b>943</b>

**Table 3: Sex- Ratio Basugaon Master Plan Area**

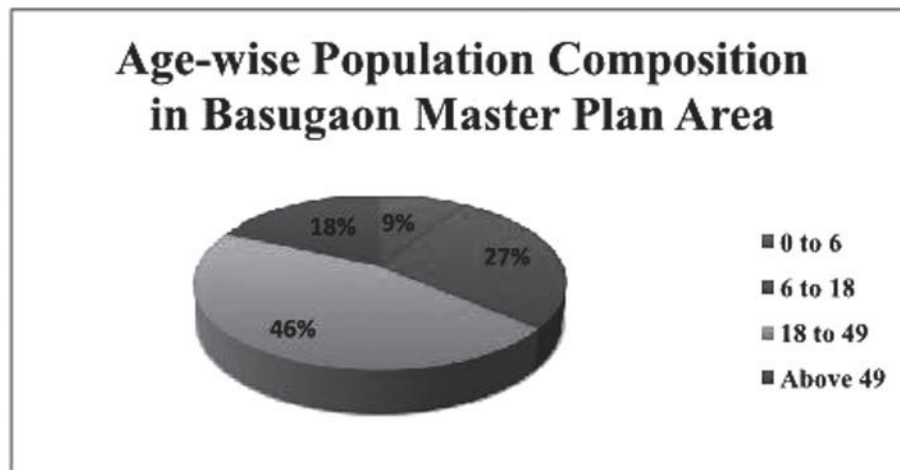
Source- Census of India,2001, 2011.

It is found that in the sex ratio in Basugaon town area is lower than that of the State average sex ratio which is 958 female per thousand male. The overall sex ratio in Basugaon Master plan area is 953 female per thousand male.



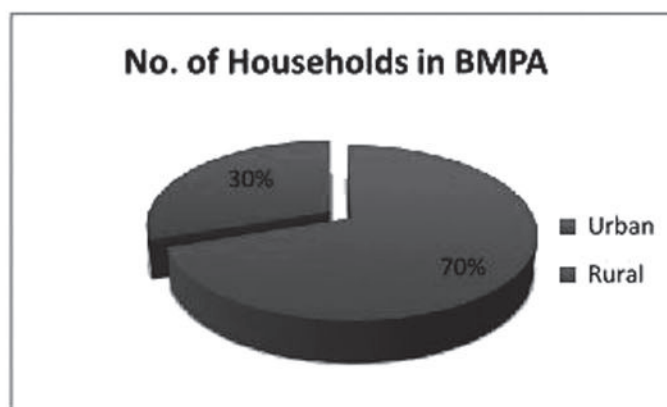
## 2.5 Age-Sex Composition

The male population of urban area (51.12%) is slightly lower than that of rural part (51.42%) of Basugaon Master Plan area. The population in the 0 to 6 years (7.26%) in Basugaon Municipal area is markedly lower than that of rural part (12.77%) of Basugaon Master Plan area. The population in the 6 to 18 years (27.39%) in Basugaon Municipal area is almost equal than that of rural part (27.29%) of Basugaon Master Plan area. The population in the 18 to 49 years in Basugaon Municipal area (45.22%) is almost equal than that of rural part (46.50%) of Master Plan area. The population above the age 50 Basugaon Municipal area (13.66%) is much higher than that of rural part (46.50%) of Master Plan area.



## 2.6 Households

The number of total households in the Municipal area of Basugaon Master Plan as per Census of India, 2011 report is 2308 nos. whereas the rest of the Master Plan area have only 1000 nos. of household. This implies the dense settlement and relatively higher population density in the Basugaon Municipal area in comparison to the rest of the area of Basugaon Master Plan.





## 2.7 Caste Composition

The caste composition in the Basugaon Master Plan area portrays a picture of mixed array of population groups/ castes. The major population caste group is General (46%) followed by O.B.C. population (31%). The S.C. group comprises 18% of the total population whereas the S.T. population is lowest in terms of percentage and comprises only 5% of the total population of Basugaon Master Plan area.



## 2.8 Migration

The population of the Basugaon town has gone up owing partly to the moderate scale immigration. In the absence of any official agency or organization for registration of immigrant only the birth place figure gives the clue whether a person is immigrant or not. This process however, it doesn't reflect the actual movement of people; because it takes no account of those who come and leave between the two censuses.

There is also vast scope for influx of population both in the commercial and non-commercial sector. Improvement of transport and communication will increase mobility and will likely to add to the urban influx in near future.

## 2.9 Population Projection (1991-2041)

The population in Basugaon Master Plan area in general and Basugaon Municipality area in particular is expected to grow rapidly in the coming days due to natural population growth as well as immigration from the nearby villages and towns. Being endowed with fertile soil and good road and rail connectivity can be cited as the major reasons for the population growth in Basugaon. The decadal population projections for Basugaon Master Plan area as well as Basugaon municipality area are given in the tables below.



	Year	Population Projection Method			Composite Method
		Geometric Progression Method	Incremental Increase Method	Arithmetic Progression Method	
Census population	1991	16517			
	2001	18135			
	2011	19911			
Projected Population	2021	21861	21766	21608	<b>21745</b>
	2031	26352	23780	23305	<b>24479</b>
	2041	34878	25952	25001	<b>28610</b>

Table 4: Population projection of Basugaon Master Plan Area

Source - Census of India, 1991, 2001, 2011.

The projected population for Basugaon Master Plan area for the planning horizon of 2040-41 is been calculated using different methods such as Geometric Progression Method, Incremental Increase Method and Arithmetic Progression Method. The composites method (average of the different projection methods) projected the population of Basugaon Master Plan area to reach 28610 by the year 2041.

	Year	Population Projection Method			Composite Method
		Geometric Progression Method	Incremental Increase Method	Arithmetic Progression Method	
Census population	1991	11138			
	2001	12440			
	2011	13849			
Projected Population	2021	15443	15312	15205	<b>15320</b>
	2031	19201	16881	16560	<b>17547</b>
	2041	26621	18558	17916	<b>21031</b>

Table 5: Population projection of Basugaon Municipality Area

Source - Census of India, 1991, 2001, 2011.

The projected population for Basugaon municipality area for the planning horizon of 2040-41 is also been calculated using different projection methods mentioned above. The composites method projected the population of Basugaon municipal area to reach 21031 by the year 2041.

## **CHAPTER 3: ECONOMIC BASE & EMPLOYMENT**

### **3.1 Commerce**

Basugaon town is one of the main commercial center in the Chirang district. The trade and commercial activity of the town is in rapid stride for the last few years. At present commercial activity are growing scattered mostly along the North-South and East-West road corridor over Basugaon Master Plan area.

**3.1.1 Commercial cum Shopping Areas:** The major commercial activities are concentrating mainly along the Basugaon – Kashikotra Road and Bongaigaon – Kokrajhar Road via Basugaon and in and around the Bus terminus and Basugaon Railway Station. At present there are about 273 Nos. of retail shop within the Basugaonmunicipal area. Since the commercial area of Basugaon town is not in a position to cover up the entire Basugaon Master Plan Area hence the small vendors such as grocery, vegetable, fish, meat, cycle reaping etc. are spreading over the adjoining area of Basugaon town.

**3.1.2 Whole Sale Trade:** There are only 4 nos. of wholesale shops dealing with grocery, stationary, clothes and medicine etc. at Basugaon town which are located at the centre of Basugaon town.

**3.1.3 Transport Agencies:** The transport agencies are mainly located at the heart of the Basugaon town, which are playing a vital role in transportation of goods and people to and from Basugaon town. These agencies are connected by roads with other nearby towns which are Kokrajhar, Bongaigaon and Kajalgaon. Being located in the heart of the town these agencies are facing problems at the time loading and unloading. These activities require being suitably located within the town to solve the problem being faced at present.

**3.1.4 Centers of Retail Trade:** There is no major retail trade center in this town and few have been developed haphazardly along the major roads creating lot of problems. For example the existing daily bazaar practically occupies the roads causing traffic congestion and inconvenience for people. In order to facilitate the daily needs of household goods, it is necessary to develop retail centers at convenient places of planning area.

### **3.2 Industries:**

Industrial development is generally recognized as the most important part of economic growth of any area. But present Basugaon town is poor in industrial development due to certain bottlenecks like inadequacy of technical know-how, banking facilities and non-



availability of raw material and market. However due to its proximity to N.T.P.C. - Salakati and improvement of physical infrastructure facilities especially in rail and road connectivity, entrepreneurs are willing to develop industry in this area.

The canned, bamboo handicraft and Wooden Furniture etc. plays a major role to the local artisans. The canned and wood (like Sal, Segun, Shisu) products are highly fascinating customers, as the good quality of raw materials are easily available nearby. This industry can boost up the economic activity of this area provided enhancement of required infrastructures such as improvement in connectivity, development of trade network etc..

**3.2.1 Growth of Industries:** Since the area having no major natural resources for industrial development, except few small scale industries such as Cane, Bamboo and Wood product which are purely forest product hence as per records the Industrial development is quite slow.

The number of people engaged in the trade & commerce activities full time in both wholesale & retail shops in Basugaon Municipal area is relatively less in number especially in the case of wholesale trading. Most of the people in trade and commerce are in retail trade & commerce activities.

Ward No.	Type of Establishment		Total Employee
	Wholesale	Retail	
1	0	41	45
2	2	82	150
3	2	87	140
4	0	63	98
<b>Total</b>	<b>4</b>	<b>273</b>	<b>433</b>

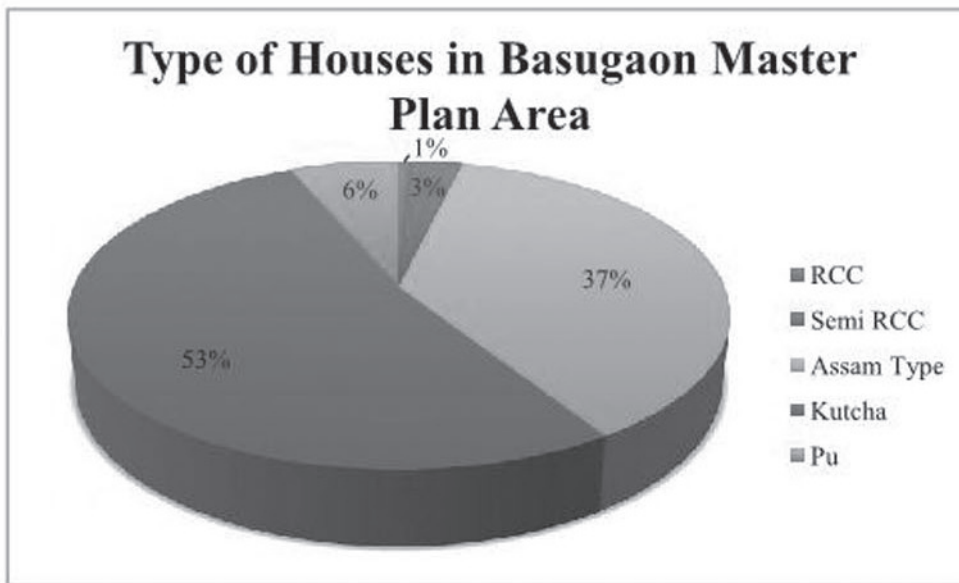
**Table 6: Employment in Trade and Commerce**  
Source- Survey of T&CP.



## CHAPTER – 4: HOUSING AND SHELTER

### 4.1 Housing Typology

The housing typology in the Basugaon Master Plan area is dominated by Kutcha houses (53%) and Assam-Type houses (37%). Other housing typology such as Pucca and Semi-RCC comprises 6% and 3% respectively. The RCC houses comprise less than 1% of the total houses in the Basugaon Master Plan area.



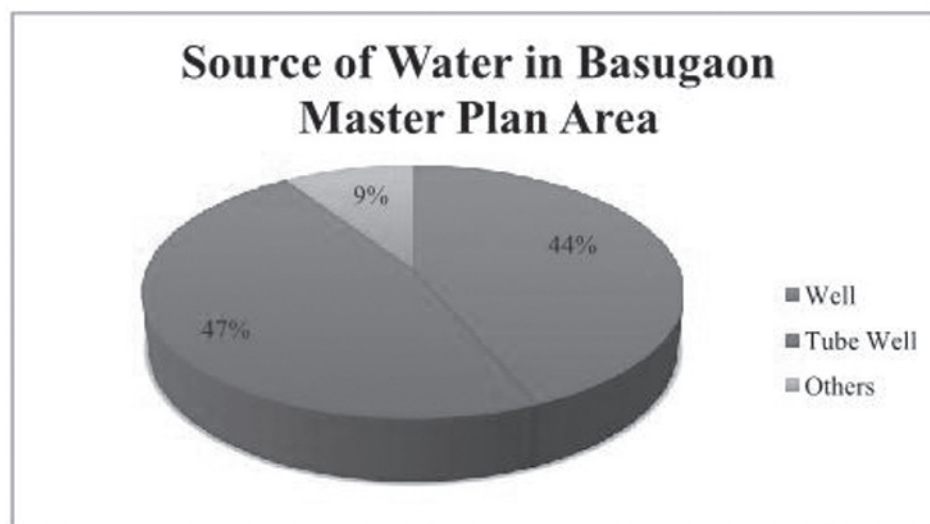
If we look into the difference in the housing typology between the Urban and rural area of Basugaon Master Plan area, it is very evident that almost 80% of the RCC houses are located in the urban area. Similarly, Kutcha houses predominates the rural areas of Master Plan area.

Name	Type of Housing					Total
	RCC	Semi RCC	Assam Type	Kutcha	Pucca	
Basugaon MB	37	162	2282	2286	445	5212
Bhutiapara	0	0	20	391	0	411
Hekaipara	6	23	82	137	0	248
Basugaon	1	10	63	50	0	124
Nayatamara	2	6	37	144	0	189
Bijoygaon	0	12	46	385	0	443
Nisinapara	0	0	42	243	0	285
Thuribari	0	0	28	34	0	62
<b>Basugaon Master Plan Area</b>	<b>46</b>	<b>213</b>	<b>2600</b>	<b>3670</b>	<b>445</b>	<b>6974</b>

Table 7: Housing Typology in Basugaon Master Plan Area  
Source- Census of India, Assam (2011)

## 4.2 Source of Water

Tube-Well is the most important source of water for the residents of Basugaon Master Plan area closely followed by open well which account for 44% of the total sources of water. Other sources of water account for only 9% of the total.



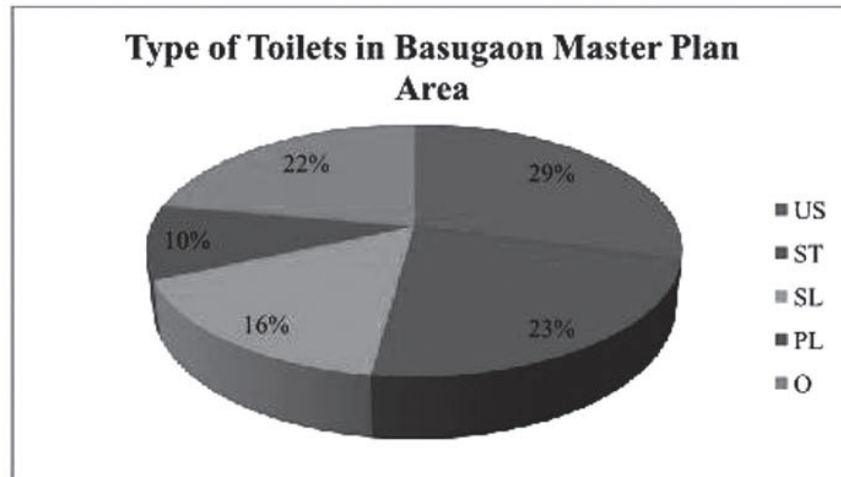
If we look into the difference between the rural and urban areas of Basugaon Master Plan in terms of sources of water, no major differences arises. Close proximity to the Champa River resulted into high ground water table in the Basugaon Master Plan area which causes predominance of tube-well and open wells in the area.

Name	Source of Water						Total
	Well	%	Tube Well	%	Others	%	
Basugaon MB	1109	47.13%	1087	46.20%	157	6.67%	2353
Bhutiapara	2	1.10%	168	92.82%	11	6.08%	181
Hekaipara	88	54.66%	52	32.30%	21	13.04%	161
Basugaon	36	52.17%	31	44.93%	2	2.90%	69
Nayatamara	57	51.35%	29	26.13%	25	22.52%	111
Bijoygaon	81	26.47%	174	56.86%	51	16.67%	306
Nisinapara	75	45.73%	44	26.83%	45	27.44%	164
Thuribari	27	79.41%	7	20.59%	0	0.00%	34
<b>Basugaon Master Plan Area</b>	<b>1475</b>	<b>43.65%</b>	<b>1592</b>	<b>47.11%</b>	<b>312</b>	<b>9.23%</b>	<b>3379</b>

Table 8: Sources of Water in Basugaon Master Plan Area  
Source- Census of India, Assam (2011)

### 4.3 Types of Toilet

The typology of availability of toilets in the Basugaon Master Plan area is shown in the pie chart below. It can be seen that no particular type of toilets predominates and all the typology accounts for a sizeable portion in the total nos. of toilets.



In terms of the toilets in the Basugaon Municipal area only, it can be seen that US toilet type has the largest share accounting for around 35% of all the toilets in the Municipal area. In case of rural areas of Basugaon Master Plan, O type toilets for more than 52% of the total toilets available.

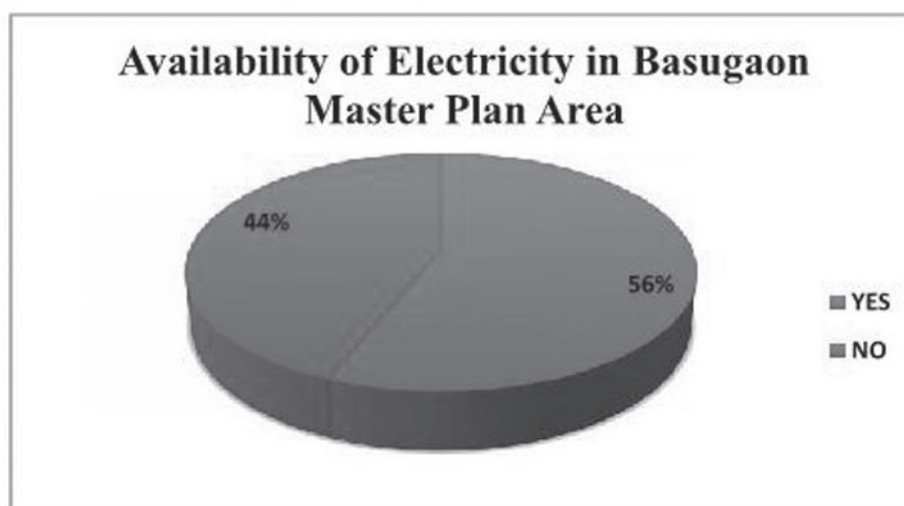
Name	Types of Toilet										Total
	US	%	ST	%	SL	%	PL	%	O	%	
Basugaon MB	801	34.74%	584	25.33%	462	20.03%	251	10.88%	208	9.02%	2306
Bhutiapara	25	13.81%	0	0.00%	7	3.87%	5	2.76%	144	79.56%	181
Hekaipara	10	6.21%	56	34.78%	3	1.86%	8	4.97%	84	52.17%	161
Basugaon Natun Basti	4	7.14%	15	26.79%	25	44.64%	4	7.14%	8	14.29%	56
Nayatamara	31	25.62%	28	23.14%	7	5.79%	4	3.31%	51	42.15%	121
Bijoygaon	34	11.72%	25	8.62%	11	3.79%	31	10.69%	189	65.17%	290
Nisinapara	54	32.93%	30	18.29%	19	11.59%	10	6.10%	51	31.10%	164
Thuribari	7	25.93%	19	70.37%	0	0.00%	0	0.00%	1	3.70%	27
<b>Basugaon Master Plan Area</b>	<b>966</b>	<b>29.22%</b>	<b>757</b>	<b>22.90%</b>	<b>534</b>	<b>16.15%</b>	<b>313</b>	<b>9.47%</b>	<b>736</b>	<b>22.26%</b>	<b>3306</b>

**Table 9: Types of Toilet in Basugaon Master Plan Area**  
Source- Census of India, Assam (2011)



#### 4.4 Electricity

The availability of electricity to the households in Basugaon master Plan area shows a gloomy picture as more than half of the households, 56% to be accurate doesn't have electricity connection.



The difference is more stark when comes to urban areas versus the rural areas of Basugaon Master Plan. In the urban area of Basugaon Master Plan area which is Basugaon Municipal Board area have more than 70% household covered with electricity connection. But in the rest of the master plan area, more that 79% of households does not have electricity connection.

Name	Availability of Electricity				Total
	Yes	%	No	%	
Basugaon MB	1648	71.40%	660	28.60%	2308
Bhutiapara	2	1.10%	179	98.90%	181
Hekaipara	79	49.07%	82	50.93%	161
Basugaon Natun Basti	47	83.93%	9	16.07%	56
Nayatamara	19	15.70%	102	84.30%	121
Bijoygaon	37	12.76%	253	87.24%	290
Nisinapara	0	0.00%	164	100.00%	164
Thuribari	22	81.48%	5	18.52%	27
Total Rural Area	206	20.60%	794	79.40%	1000
<b>Basugaon Master Plan Area</b>	<b>1854</b>	<b>56.05%</b>	<b>1454</b>	<b>43.95%</b>	<b>3308</b>

Table 10: Availability of Electricity in Basugaon Master Plan Area  
Source- Census of India, Assam (2011)

## CHAPTER 5 -TRANSPORTATION

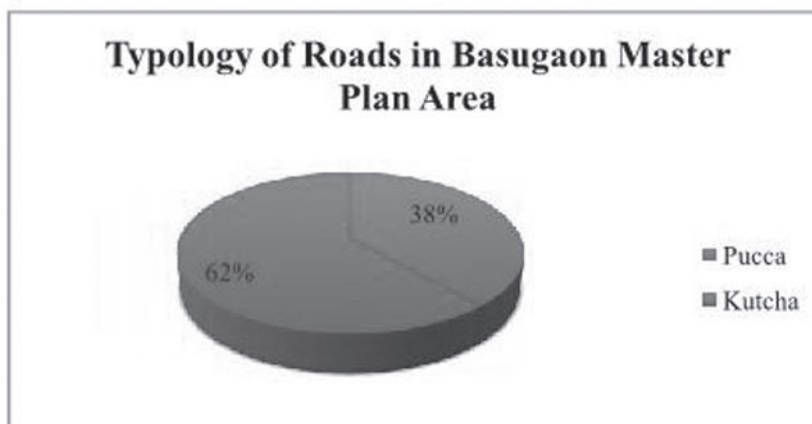
The major mode of transportation in Basugaon Municipal Board as well as in the Basugaon Master Plan area is road transportation. The railway lines bisects the Basugaon Municipal Board as well as in the Basugaon Master Plan area into two half from east to west and the Basugaon Railway Station also serves as major mode of transportation for both goods and people.

The existing road condition in Basugaon Master area is not upto the mark and more than half of the roads are kutchra roads. If we compare the portion of pucca roads in municipality area and that of the rest of the master plan area, it is found that the municipality area is better off in terms of condition of roads with around 45% of the roads being pucca in comparison to around 33% in the rest of the master plan area. It is also seen that tough the rest of the master plan areas other than the municipality area accounts for almost 67% of the total area of the master plan, road length is almost similar in both municipality area and rest of the master plan area indicating higher density of road in the municipality area.

Name	Length of the Road (KM)				Total
	Pucca	%	Kutchra	%	
<b>Basugaon MB</b>	<b>11.5</b>	<b>44.23%</b>	<b>14.5</b>	<b>55.77%</b>	<b>26</b>
Bijoygaon	2	33.33%	4	66.67%	6
Nayatamara	0	0.00%	4	100.00%	4
Hekaipara	1.5	33.33%	3	66.67%	4.5
Nisinapara	0	0.00%	4	100.00%	4
Thuribari	2	80.00%	0.5	20.00%	2.5
Bhutiapara	3	60.00%	2	40.00%	5
Rural areas of Master Plan	<b>8.5</b>	<b>32.69%</b>	<b>17.5</b>	<b>67.31%</b>	<b>26</b>
<b>Total Master Plan Area</b>	<b>20</b>	<b>38.46%</b>	<b>32</b>	<b>61.54%</b>	<b>52</b>

Table 11: Typology of roads in Basugaon Master Plan Area

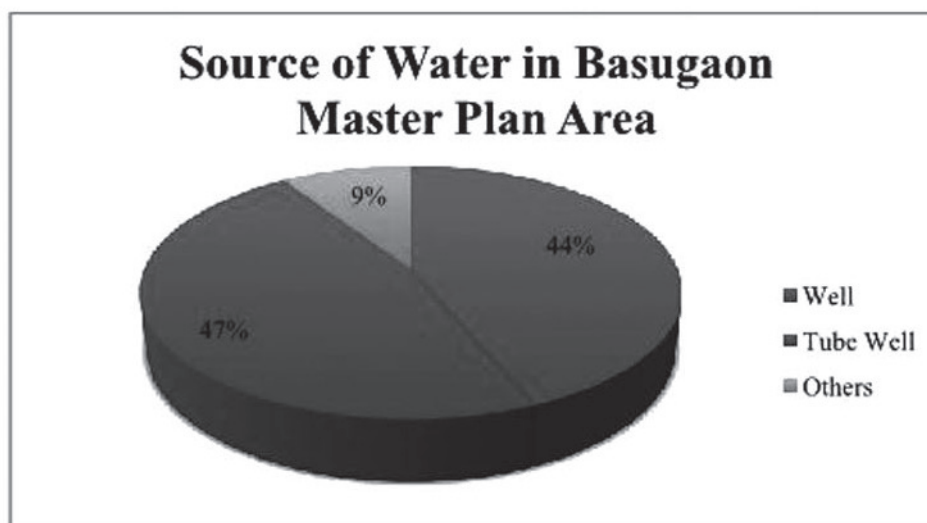
Source- Census of India, Assam (2011)



## CHAPTER 6 –INFRASTRUCTURE, PUBLIC UTILITIES & SERVICES

### 6.1 Water Supply

Tube-Well is the most important source of water for the residents of Basugaon Master Plan area closely followed by open well which account for 44% of the total sources of water. Other sources of water account for only 9% of the total.



If we look into the difference between the rural and urban areas of Basugaon Master Plan in terms of sources of water, no major differences arises. Close proximity to the Champa River resulted into high ground water table in the Basugaon Master Plan area which causes predominance of tube-well and open wells in the area.

Name	Source of Water						Total
	Well	%	Tube Well	%	Others	%	
Basugaon MB	1109	47.13%	1087	46.20%	157	6.67%	2353
Bhutiapara	2	1.10%	168	92.82%	11	6.08%	181
Hekaipara	88	54.66%	52	32.30%	21	13.04%	161
Basugaon	36	52.17%	31	44.93%	2	2.90%	69
Nayatamara	57	51.35%	29	26.13%	25	22.52%	111
Bijoygaon	81	26.47%	174	56.86%	51	16.67%	306
Nisinapara	75	45.73%	44	26.83%	45	27.44%	164
Thuribari	27	79.41%	7	20.59%	0	0.00%	34
<b>Basugaon Master Plan Area</b>	<b>1475</b>	<b>43.65%</b>	<b>1592</b>	<b>47.11%</b>	<b>312</b>	<b>9.23%</b>	<b>3379</b>

Table 12: Sources of Water in Basugaon Master Plan Area  
Source- Census of India, Assam (2011)



## 6.2 Social Infrastructure

The percentage of male students is slightly higher (50.16%) than that of the female students (49.84%) in Basugaon Master Plan area. But, there is a marked difference between male and female students proportion in the rural areas of the Basugaon Master Plan area where male students accounts for 54.51% in comparison to 45.49% of that of female students. But the student teacher significantly better in rural area of the Basugaon Master Plan area than that of the municipality areas of Basugaon Master Plan area being 36.31 and 22.85 respectively. Higher density of population in the municipality area of Basugaon Master Plan area may be identified as the cause of lower student teacher ration.

Name	Students					Total Teachers
	Student (Male)	%	Student (Female)	%	Total Students	
Basugaon MB	2166	49.12%	2244	50.88%	4410	193
Rest of the Master Plan Area	574	54.51%	479	45.49%	1053	29
<b>Basugaon Master Plan Area</b>	<b>2740</b>	<b>50.16%</b>	<b>2723</b>	<b>49.84%</b>	<b>5463</b>	<b>222</b>

**Table 13: Student Teacher Composition in Basugaon Master Plan Area**  
Source- Census of India, Assam (2011)

If the location of educational institute is considered, more than 80% of the educational institutes are located in the Basugaon municipality area. The only college in the Basugaon Master Plan area too is located within the municipality area.

Name	Educational Institutes				Total
	LP	ME	HIGH	College	
Basugaon MB	9	6	2	1	18
Rest of the Master Plan Area	2	1	1	0	4
<b>Basugaon Master Plan Area</b>	<b>11</b>	<b>7</b>	<b>3</b>	<b>1</b>	<b>22</b>

**Table 14: Types of Educational Institutes in Basugaon Master Plan Area**  
Source- Census of India, Assam (2011)

The mediums of instruction in all the educational institutes barring the only college in Basugaon Master Plan area are either Assamese or Bengali. The only college in Basugaon Master Plan area adopts Bodo and Assamese as medium of instruction.

Type of School	Medium of Instruction					Total
	Assamese	%	Bengali	%	Bodo/Assamese	
Primary	4	36.36%	7	63.64%	0	11
ME	4	66.67%	2	33.33%	0	6
High/Higher Secondary	2	66.67%	1	33.33%	0	3
College	0	0.00%	0	0.00%	1	1
<b>Basugaon Master Plan Area</b>	<b>10</b>	<b>47.62%</b>	<b>10</b>	<b>47.62%</b>	<b>1</b>	<b>21</b>

Table 15: Medium of Instruction in Educational Institutes in Basugaon Master Plan Area

Source- Census of India, Assam (2011)

If the detailed student-teacher ratio is analyzed keeping in mind the levels of the educational institutions, it is found that the Primary schools boast the best teacher - student ratio which is 1:40. Whereas the ME schools has the worst teacher - student ratio which is as low as 1:15. The overall teacher - student ratio in the Basugaon Master Plan area is 1:28 which is pretty close to prescribed norm of teacher - student ratio of 1:30.

Sl. No.	Type of School	Total No. of Student	Total No. of Teachers	Ratio (Teacher: Student)
1	Primary	1325	33	1:40
2	ME	445	30	1:15
3	High/Higher Secondary	1903	70	1:27
4	College	737	25	1:29
<b>Total</b>		<b>4410</b>	<b>158</b>	<b>1:28</b>

Table 16: Teacher – Student Ratio in Basugaon Master Plan Area

Source- Census of India, Assam (2011)

## CHAPTER 7 – LANDUSE PLAN

### 7.1 Physical Growth Trend

Planning area of Basugaon has been demarcated after studying the present trend of growth, the geographical factors of its location and the future growth potentiality of the area. The present trend of growth of the town shows rapid expansion towards North as the NH 31 lies in the North. The growth towards East is also strong as the N.T.P.C. - Salakati and Kokrajhar town are located in this direction. The growth towards South and East is slow as it touches the district boundary with Bongaigaon district. Towards North and East the development possibility is bright due to existence Industries, major transport connectivity, Establishments (Civil Sub-Division Office, other offices), Educational Institutions etc.

### 7.2 Existing Land Use Analysis

A land use survey for the Basugaon Master Plan Area was conducted during 2012 to ascertain the existing land use pattern as well as to estimate the present and future needs of the planning area. The various uses have been classified into seven broad categories and approximate area under each category is shown in table no below.

Land use	Area in Acres	Area in SqKm	P.C. of total area
Residential	2054.70	8.31	32.87
Commercial	183.15	0.74	2.93
Industrial	0.00	0.00	0.00
Public & Semi Public	87.51	0.35	1.40
Agriculture	3467.43	14.03	55.47
Roads & Railways	375.06	1.52	6.00
Water bodies	83.14	0.34	1.33
<b>Total</b>	<b>6251.00</b>	<b>25.29</b>	<b>100.00</b>

**Table 17: Existing Land Use of Basugaon Master Plan Area**

Source- T&CP Survey, 2012

The total Master plan area is about 6251.00 acres out of which the Basugaon Municipal Board area covers about 2068.00 acres which accounts for 33% of the



total area of Basugaon Master Plan. As there is no planned and organized planning formulation for development of Basugaon town and the surrounding area; the Town grew in an unorganized and haphazard way. However, a linear type of settlement is found along the road sides leaving the backsides for paddy and bamboo cultivation. In the rural areas the villages are scattered and are connected by the villages by the roads.

### **7.3 Proposed Land Use Analysis**

The main aims and objectives of the comprehensive Master Plan for Basugaon town is as follows:

- i. Development of a balance and integrated urban structure in the planning area.
- ii. Development of inter-city transportation and communication net work to discharge regional functions with efficiency.
- iii. Efficient and judicious utilization of land.
- iv. Gradual removal of existing disorder.

#### **7.3.1 Basic Considerations**

After various round of surveys and analysis for Basugaon town and its adjoining areas the problems as well as prospects for the planning area came to light. The following consideration is taken into account in preparing the Master Plan for the Gossaigaon planning area.

- a) Development of a 'Civil Centre' and specific areas for social and cultural activities.
- b) Development of various Public and semi-public places presently scattered within the town in an organized manner.
- c) Development of shopping centre at suitable places to serve suitably the entire planning area.
- d) Provision for utilities and services in an integrated manner for the entire planning area.
- e) Development of land for industries and locating them in suitable places.
- f) Encouragement for establishment of small industrial units.
- g) Development of residential land with infrastructures.
- h) Development of parks at suitable places to enhance the beauty of the town.

#### **7.3.2 Plan Concept**

The urban growth within the planning area is very limited. Large part of the Basugaon

Master Plan area is even under cultivation. The present growth of the town is mainly along the major roads leaving the rear sides for cultivation. From the present trend of development as well as topography of the area it is assumed that the future development of Gossaigaon town would take place only towards Northern side and along East-West corridor of the Basugaon town. A linear development would place along the major roads. An attempt has been made to integrate the activities of those areas by providing some unit level Centers at suitable places.

### 7.3.3 Land Use Pattern

The proposed land use pattern for Basugaon Master Plan area has been worked out on the following considerations.

- (a) Mixed land use at the existing town centre.
- (b) Minimum dislocations of present Land pattern.
- (c) Inter-relationship of various land use classification.
- (d) Hierarchical relationship of activity areas.
- (c) Decentralization of work centers.

Keeping in mind the horizon of coming 20 years, the proposed landuse of Basugaon Master Plan area is marked as per the table given below. The justification for proposed landuse for Basugaon Master Plan area for 2040 is provided below.

Land use	Area in Acres	Area in Sq.Km.	P.C. of total area
Residential	2195.98	8.88	35.13
Commercial	523.83	2.12	8.38
Industrial	93.14	0.38	1.49
Public & Semi Public	101.27	0.41	1.62
Agriculture	2809.20	11.37	44.94
Roads & Railways	446.32	1.81	7.14
Water bodies	81.26	0.33	1.30
<b>Total</b>	<b>6251.00</b>	<b>25.29</b>	<b>100.00</b>

Table 18: Proposed Land Use Basugaon Master Plan Area



**Residential use:**

Out of the total area of 6251.00 acres within Master plan area about 2195.98 acres are use for residential purposed which constitute 35.13% of the total Master Plan area. Major focus was given on residential uses of land as in the coming days more housing and associated amenities shall be required to cater the ever growing population as well as the in migration from the surrounding areas.

**Commercial use:**

The commercial area is located along North-South and East – West road corridor of the Basugaon Town. There are altogether 273 nos. of retail shops and 4 nos. of wholesale shops within the Basugaon town area. The overall land under commercial use within the Master Plan area is 523.83 acres which is 8.38% of total Master Plan area.

**Industrial use:**

Industrial development is promising within the Basugaon Master Plan area as N.T.P.C - Salakati is located at a distance of only 9.5 KMs away towards East. The NH 31 also passes towards North of Basugaon Master Plan area. The location of Basugaon between two relatively larger urban centers, namely Bongaigaon and Kokrajhar also fuels the possibility of industrial development in Basugaon Master Plan area. The proposed industrial use covers only 93.14 acres, which constituted 1.49% of total area of Basugaon Master Plan.

**Public and semi Public use:**

The public and semi-public use consisting of educational institutions, govt. offices, Hospitals, Mosques and Temples etc. occupies about 1.62% to the total area of Basugaon Master Plan area.

**Agricultural use:**

As the rest of the Master Plan area rural in nature other than that of Basugaon municipality area, most of the population in Basugaon Master Plan area still dependant on agriculture and related activities for their livelihood. Keeping this in mind, the proposed use within the Master Plan area for agriculture is mostwhich covers 2195.98 acres thereby constituting 35.13% to the total Master Plan area.

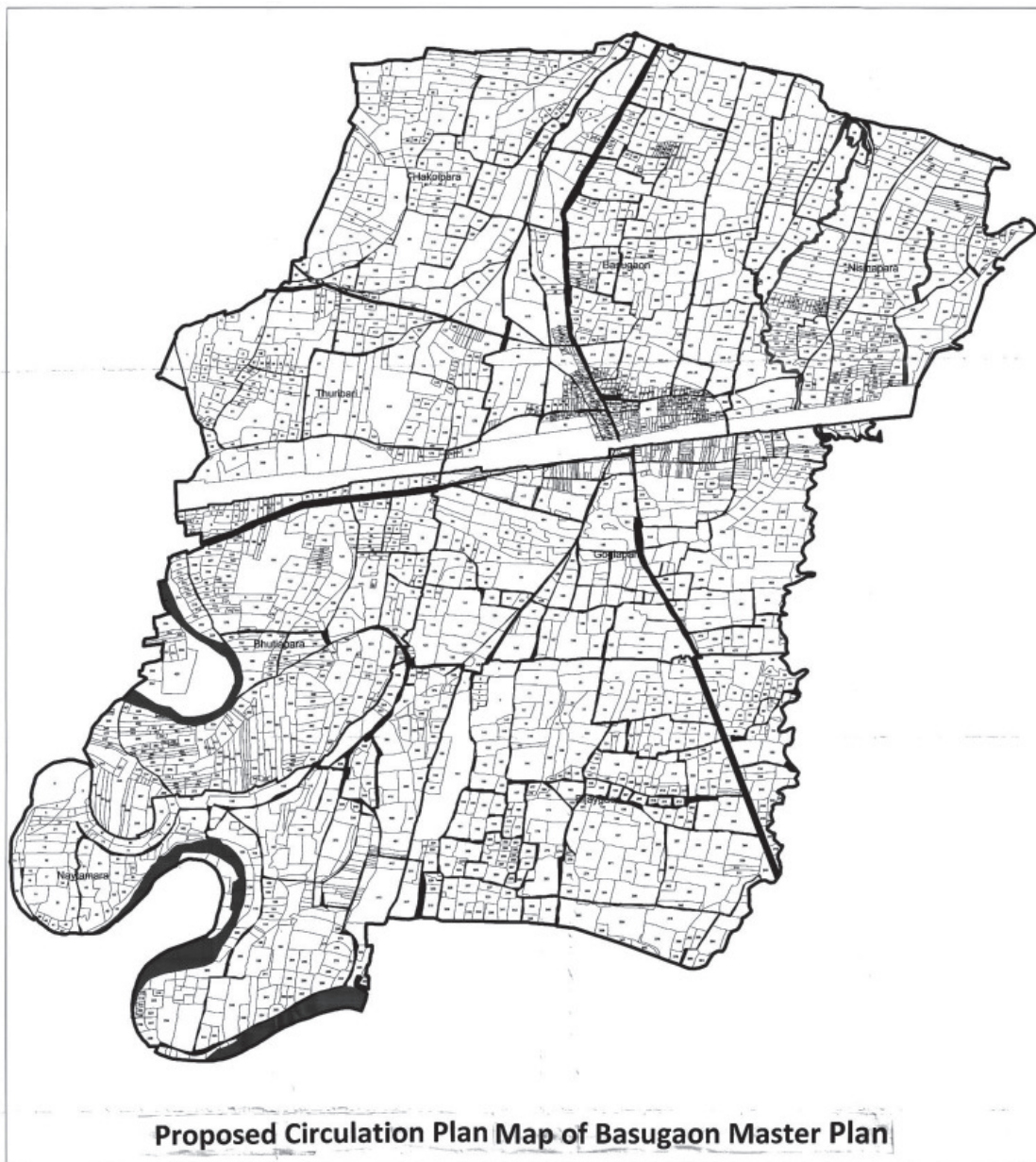


**Water bodies:**

Water bodies occupy about 81.26 acres which is 1.30% of total area of Basugaon Master Plan.

**Roads & Railways:**

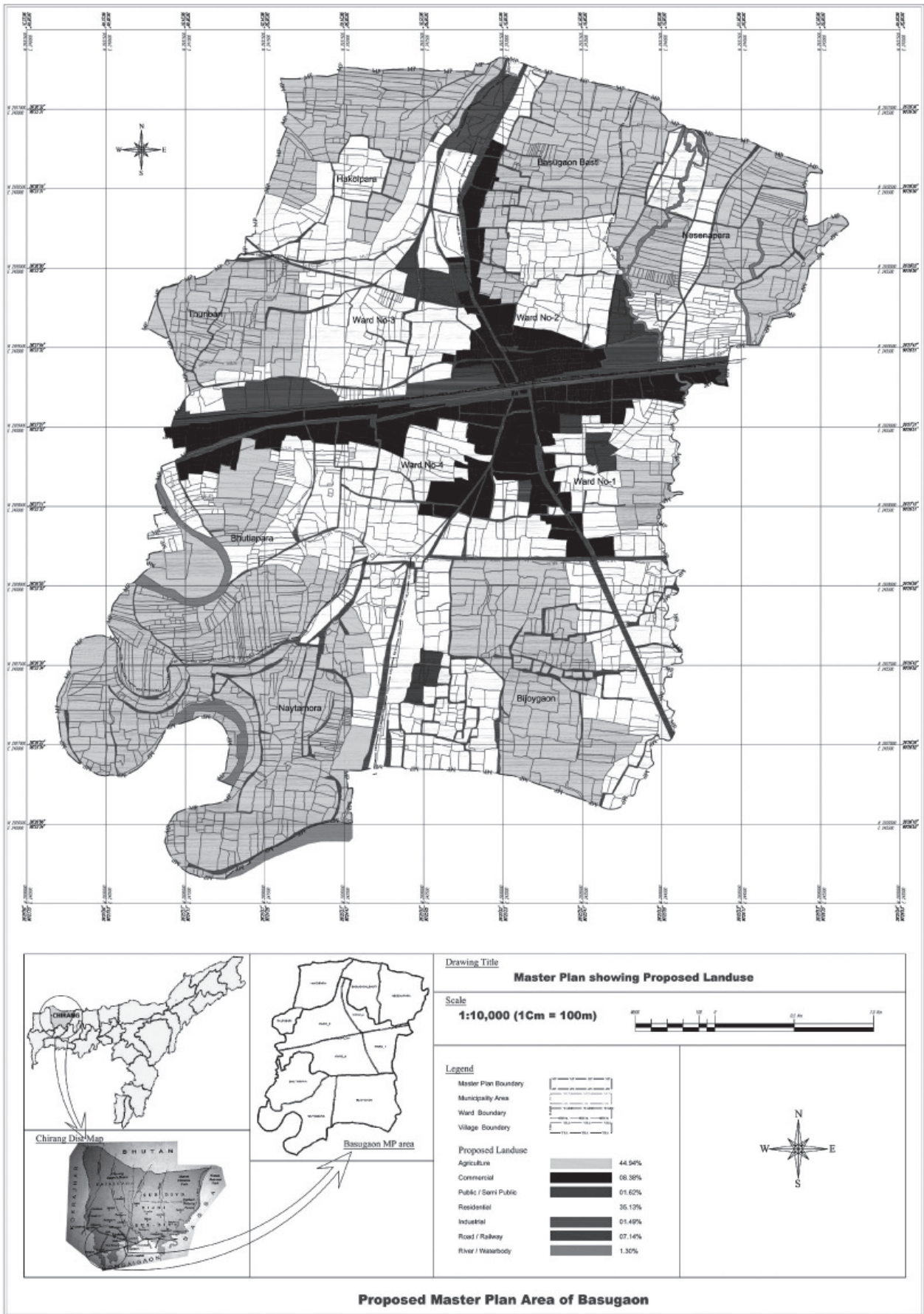
Roads and railways cover 446.32 acres of area which accounts for 7.14% of total Basugaon Master Plan area.



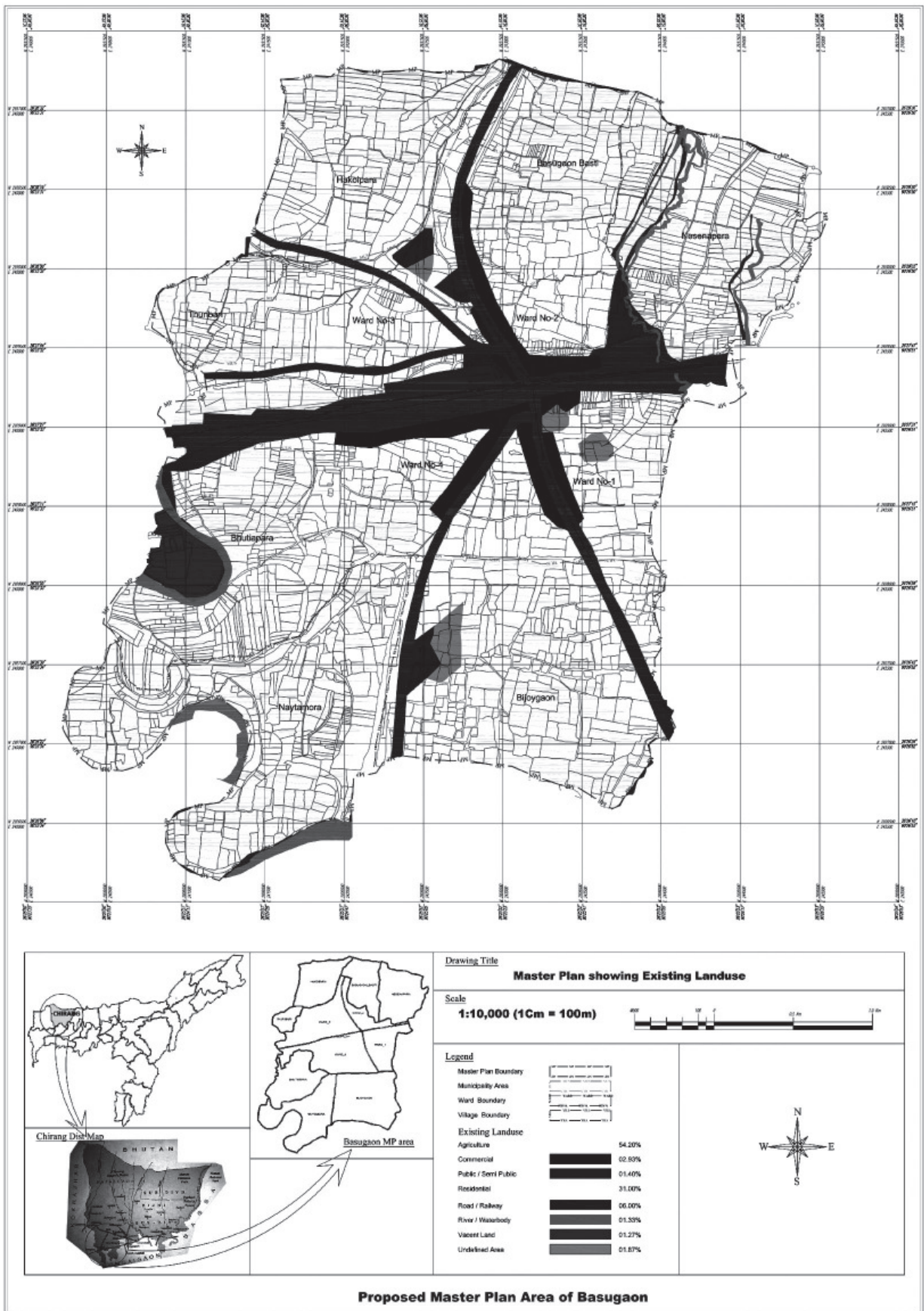
**Proposed Circulation Plan Map of Basugaon Master Plan**

<p><b>Key Map:</b></p>	<p><b>Legend</b></p> <table border="0"> <tr> <td> Master_Plan_boundary</td> <td> Public-Semi Public</td> </tr> <tr> <td> Villages_boundary</td> <td> Railway Land</td> </tr> <tr> <td colspan="2"><b>Master Plan area Basugaon</b></td> </tr> <tr> <td colspan="2"><b>Landuse</b></td> </tr> <tr> <td> Agriculture</td> <td> Vacant Land</td> </tr> <tr> <td> Commercial</td> <td> Waterbody</td> </tr> <tr> <td> Ground</td> <td> Proposed Roads</td> </tr> </table>	Master_Plan_boundary	Public-Semi Public	Villages_boundary	Railway Land	<b>Master Plan area Basugaon</b>		<b>Landuse</b>		Agriculture	Vacant Land	Commercial	Waterbody	Ground	Proposed Roads	<p><b>Scale:</b></p> <p><b>Map title:</b> <b>Cadastral Map</b></p> <p>North</p>
Master_Plan_boundary	Public-Semi Public															
Villages_boundary	Railway Land															
<b>Master Plan area Basugaon</b>																
<b>Landuse</b>																
Agriculture	Vacant Land															
Commercial	Waterbody															
Ground	Proposed Roads															

**Master Plan Region Area of Basugaon**







<p>Chirang District</p> <p>Basugaon MP area</p>	<p><b>Drawing Title</b></p> <p><b>Master Plan showing Existing Landuse</b></p>																																							
	<p><b>Scale</b></p> <p><b>1:10,000 (1Cm = 100m)</b></p>																																							
<p><b>Legend</b></p> <table border="0"> <tr> <td>Master Plan Boundary</td> <td></td> <td></td> </tr> <tr> <td>Municipality Area</td> <td></td> <td></td> </tr> <tr> <td>Ward Boundary</td> <td></td> <td></td> </tr> <tr> <td>Village Boundary</td> <td></td> <td></td> </tr> </table> <table border="0"> <tr> <td><b>Existing Landuse</b></td> <td></td> <td></td> </tr> <tr> <td>Agriculture</td> <td></td> <td>54.20%</td> </tr> <tr> <td>Commercial</td> <td></td> <td>02.93%</td> </tr> <tr> <td>Public / Semi Public</td> <td></td> <td>01.40%</td> </tr> <tr> <td>Residential</td> <td></td> <td>31.00%</td> </tr> <tr> <td>Road / Railway</td> <td></td> <td>06.00%</td> </tr> <tr> <td>River / Waterbody</td> <td></td> <td>01.53%</td> </tr> <tr> <td>Vacant Land</td> <td></td> <td>01.23%</td> </tr> <tr> <td>Undeveloped Area</td> <td></td> <td>01.87%</td> </tr> </table>	Master Plan Boundary			Municipality Area			Ward Boundary			Village Boundary			<b>Existing Landuse</b>			Agriculture		54.20%	Commercial		02.93%	Public / Semi Public		01.40%	Residential		31.00%	Road / Railway		06.00%	River / Waterbody		01.53%	Vacant Land		01.23%	Undeveloped Area		01.87%	
Master Plan Boundary																																								
Municipality Area																																								
Ward Boundary																																								
Village Boundary																																								
<b>Existing Landuse</b>																																								
Agriculture		54.20%																																						
Commercial		02.93%																																						
Public / Semi Public		01.40%																																						
Residential		31.00%																																						
Road / Railway		06.00%																																						
River / Waterbody		01.53%																																						
Vacant Land		01.23%																																						
Undeveloped Area		01.87%																																						

**Proposed Master Plan Area of Basugaon**

