



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

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No. 166 Dispur, Thursday, 21st March, 2024, 1st Chaitra, 1946 (S. E.)

GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

DEPARTMENT OF HOUSING AND URBAN AFFAIRS

NOTIFICATION

The 2nd August, 2023

eCF No. 344507/2023/51 .- In exercise of the powers conferred by the Sub- Section (2) and (3) of Section 10 of the Assam Town & Country Planning Act.1959 (as amended) read with Rule 6 of the Assam Town and Country Planning (Publication of Master Plan and Zoning Regulation) Rules 1962, the Governor of Assam is pleased to publish the following notice regarding the publication of the Final Master Plan for Gossaigaon.

Notice for Publication of the Final Master Plan for Gossaigaon

1. It is notified that the Final Master Plan for Gossaigaon is prepared by the Directorate of Town and Country Planning, Government of Assam and adopted by the State Government under sub section (2) and (3) of Section 10 of the Assam Town & Country Planning Act, 1959 (as amended) read with Section 6 of the Assam Town & Country Planning (Amendment) Rule, 1962 for the area described in the schedule below, is hereby published.
2. The Final Master Plan with all relevant papers and maps may be inspected free of cost during the office hours at the office of the Director, Town & Country Planning, Assam, Dispur, Guwahati-6, the Deputy Director, Town & Country Planning, District Office- Kokrajhar, office of the Chairman, Gossaigaon Municipal Board & Gossaigaon Revenue Circle Office. Copies of the Final Master Plan is also available in the office of the Director, Town & Country Planning, Dispur, Guwahati-6 and Deputy Director, Town & Country Planning, District Office- Kokrajhar for sale on payment.

1 SCHEDULE

1.1 SITUATION AND AREA

• District	:	Kokrajhar
• Sub Division	:	Gossaigaon
• Town	:	Gossaigaon Town
• Mouza	:	Gossaigaon
• Thana	:	Gossaigaon
• State	:	Assam
Approximate Master Plan Area	:	50.88 Sq. Km.
Approximate Municipal Board Area:	:	4.41 Sq. Km

1.2) REVENUE AREAS INCLUDED IN THE FINAL MASTER PLAN FOR GOSSAIGAON

SL. NO	VILLAGES	MOUZAS	DAG NO.
1	Padmapukhuri	Gossaigaon	All dag
2	Guwabari No.1	Gossaigaon	All dag
3	Guwabari No.2	Gossaigaon	All dag
4	Guwabari No.3	Gossaigaon	All dag
5	Bashari.	Gossaigaon	All dag
6	Gossaigaon No.2	Gossaigaon	All dag
7	Dolgaon No.1	Gossaigaon	All dag
8	Dolgaon No.2	Gossaigaon	All dag
9	Anthairbari No.1 (Part)	Gossaigaon	Part
10	Anthairbari No.2.	Gossaigaon	All dag
11	Kadamguri No.1	Gossaigaon	All dag
12	Kadamguri No.2	Gossaigaon	All dag
13	Hudumkhata No.1	Gossaigaon	All dag
14	Dhauliguri	Gossaigaon	All dag
15	Block kuti	Gossaigaon	All dag
16	Habrubil	Gossaigaon	All dag
17	Nepalpara	Gossaigaon	All dag
18	Madatipar	Gossaigaon	All dag
19	Bhaulaguri	Gossaigaon	All dag
20	Pakriguri	Gossaigaon	All dag
21	Oxiguri	Gossaigaon	All dag
22	Serfanguri No.1	Gossaigaon	All dag
23	Serfanguri No.2.	Gossaigaon	All dag
24	Ballamguri	Gossaigaon	All dag
25	Haraputa.	Gossaigaon	All dag
26	Kamarpara	Gossaigaon	All dag
27	Padmabil	Gossaigaon	All dag
28	Babubil.	Gossaigaon	All dag
29	AlokJhar	Gossaigaon	All dag

30	HakmaGaon.	Gossaigaon	All dag
31	Mahan Pur	Gossaigaon	All dag
32	Ward No.I	Gossaigaon Town	
33	Ward No.II	Gossaigaon Town	
34	Ward No.III	Gossaigaon Town	
35	Ward No.IV	Gossaigaon Town	

1.3 DESCRIPTION OF BOUNDRIES

North	:	Malaguri, Ballimari, Bhadiyaguri
South	:	Guma Forest
East	:	Sagunhara, Bamunkura
West	:	Damrapara

KAVITHA PADMANABHAN,
Commissioner & Secretary to the Government of Assam,
Department of Housing and Urban Affairs,
Dispur, Guwahati-6.

2 INTRODUCTION

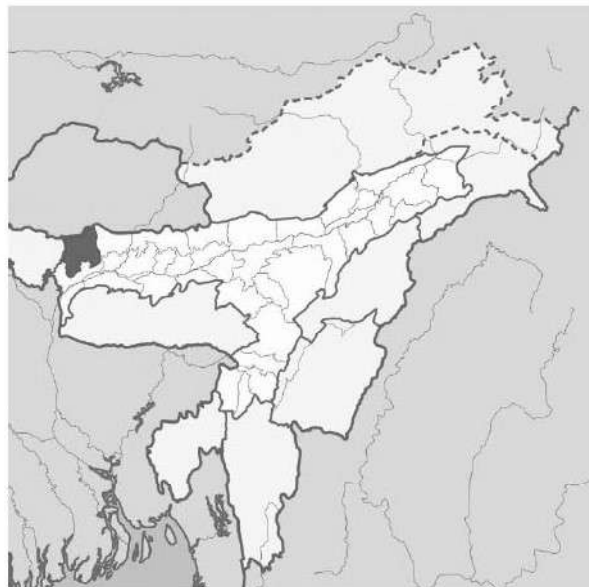
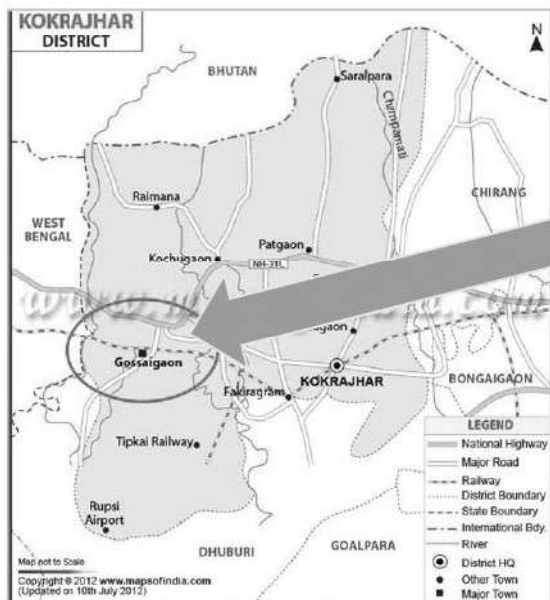
2.1 DEVELOPMENT OF GOSSAIGAON TOWN

Gossaigaon Town is a Sub-divisional Head Quarter of Gossaigaon Sub-division and is situated in the Western most corner of Assam. This Town attained the status of town in 1972. It is located at the Sagunhara, Bamunkura towards East, Malaguri, Ballimari, Bhadiyaguri towards North, Damrapara towards West and Guma Forest towards South. It lies between the 89°46N and 90°N Longitude and 26°18E and 26°15E latitude.

The Town is well connected with Railway communication. The B.G, Line passes through the Town connecting other parts of the North East and rest of the country. The Sri-Rampur, the last railway station of Assam is only at a distance of 11Km (toward West) , 40 Km. from Kokrajhar (district Hqr.) The state capital Guwahati lies at a distance of 290Km. toward east. The Bongaigaon is 80Km. from the Town

The Town is also well connected with N.H.27 which is passes through this town north eastern fringe of the town and other PWD roads such as Dhubri - Kachugaon road passes through the heart of the town dividing the virtually into two parts, North Eastern part and east southern parts.

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



3 HISTORY AND EXISTING PHYSICAL CHARACTERISTICS

3.1 HISTORY

The Name Gossaigaon Town derived from the word Gosai-Gami or Gossai-gaon which means inhabitant of Hermit “Shadhu”.

The elderly people says that there was a Hermit who lived under the Banyan tree, the same tree is still standing at the midst of Gossaigaon Market. It is believed that many Devotees from far places used to come and took shelter along with Hermit. The local community especially Bodo Community called them as Gosai or Gossai. In association with their sheltered the name Gossaigaon derived from GossaiGami or Gossaigaon.

3.2 PHYSICAL FEATURES

Gossaigaon Town is situated in a fairly flat land form of Alluvial Soil. The river Madati, a tributary of river Sankosh flowing through the middle of the Town can be developed as a major out let of the rain water. It is also surrounded by Guma Forest Range towards the southern part of the town. Other parts are flat plain which strategic location for future development such as residential colony, Commercial zone, others institution for public and semi-public etc.

3.3 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.

3.4 CLIMATE

The climate of Gossaigaon 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.

3.5 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-city 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.



4 POPULATION

4.1 POPULATION IN THE STUDY AREA

In 1971, total population of Gossaigaon Town was 4651 population. As per census of India report during 1991 the increase of population in Gossaigaon Town was raised abruptly to 11319(77%) population, which was due to the creation of Civil Sub-Division at Gossaigaon Town in the year 1983. Since early day's immigration has been an important factor of population growth in Gossaigaon Town mainly from Bengal and its neighboring Districts. 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. As per the census 2011, it is observed to be abrupt declined in the population growth. It may be due to communal disturbance between Bodo and Adibashi Tribe, outmigration to BTC headquarter Kokrajhar for better prospects and social insecurity etc.

Table 2 Population Growth of Gossaigaon Master Plan Area 1971-2011

Year	Gossaigaon Town & Padmabil Census Town		Master Plan area (Excluding Town)		Greater Gossaigaon Master Plan Area	
	Total Population	Percent in Variation	Total Population	Percent in Variation	Total Population	Percent in Variation
1971	4651		12316		16967	
1981	6392*	37.00%	17818	44.67%	24210	42.69%
1991	11319	77.00%	23320	31.00%	34639	43.08%
2001	13508	19.34%	40639	74.23%	54147	56.30%
2007	15130	12.00%	41443	10.00%	56573	11.00%
2011	9068	-32.87%	55640	36.91%	64708	19.50%

Source: Census of India, Assam (1971-2011) (Population for the year 1981 is as per projected population*) and Survey by Town & Country Planning (2007).

The urban population is only 6.19% in the district of Kokrajhar and 4% at Gossaigaon Circle, which indicates the predominately rural character of the town. The urban literacy rate of Gossaigaon Circle is 74% (2001 Census) while female literacy is 75%.

4.2 POPULATION GROWTH IN THE MASTER PLAN AREA

The Gossaigaon Master Plan area includes 31 villages and 4 wards and the total population accounts for 64708 as per Census 2011. The decennial variation of population is shown in the above Table No. 2.

4.3 POPULATION – DENSITY

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

Table 3 Density of Population -2011

Area	Area in Sq. Km	Urban/ Rural
1.Total Master Plan Area.	50.88Sq.KM	1278 P.P Sq.Km.
2. Urban area.	4.41Sq.Km	2056 P.P Sq.Km.

Source- Census of India, Assam (2011)

4.4 SEX RATIO

The overall sex ratio i.e. number of female per thousand males in Gossaigaon Town areas during 1991-2001 gives an interesting clue to the composition of population as given in the Table No. 4 below. It is found that in rural area the sex ratio is higher than urban area due to more employment opportunity for male category in urban area.

Table 4 Sex- Ratio Gossaigaon Master Plan Area

Year	Urban Area			Rural Area		
	Male	Female	Female per thousand male.	Male	Female	Female per thousand male
1991	6144	5175	921	11529	10956	975
2001	7179	6329	941	21041	19598	966
2011	4689	4379	934	28475	27165	954

Source- Census of India, 2011.

4.5 AGE-SEX COMPOSITION

The male population of urban (36%) area in the age group of 18-50, is higher than that of rural (32%) area. The reason for high male population in the town is mainly due migration from rural to urban area in-search of jobs. The population above the age 50 is very low both in the urban and rural area.

4.6 MIGRATION

The population of the Gossaigaon town has gone up owing partly to the large 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 Agricultural and non-Agricultural sector. Improvement of transport and communication will increase mobility and will likely to add to the urban influx in near future. The tendency of seasonal migration is generally common in this area, specially, in between September to November and move back to rural area for harvesting.

4.7 OCCUPATIONAL AND EMPLOYMENT STRUCTURE

The occupational pattern of Gossaigaon Master Plan Area (separately for urban and rural area) for 2001 to 2011 is shown in table no. 5.

Table 5 Occupational Distribution in Gossaigaon Master Plan Area (Census: 2011)

Year		Total Pop.	Total worker	Sector wise Employment		
				Primary	Secondary	Tertiary
2001	Urban	54147	4313	1074(25%)	1974(45%)	1265(29%)
	Rural		17660	11388(65%)	3083(18%)	3189(18%)
2011	Urban	64708	5445	1252(23%)	2450(45%)	1743((32%)
	Rural		13508	8375(62%)	2837(21%)	2296(17%)

There are 4147 people working in different Government as well as private offices as per the survey conducted by the Town & Country planning, Kokrajhar in the year 2019.

Table 6 Workers working in Govt. or Pvt. Offices

Sl. No.	Functioning in Rental Building			Functioning in own Building		Total Offices	
	Category	No.	Employment	No.	Employment	No.	Employment
1	Central Govt	-	-	-	-	-	-
2	Quasi Central	10	53	3	30	13	83
3	State Govt	6	76	41	3000	47	3076
4	Quasi State	-	-	1	8	1	8
5	Local Bodies	-	-	1	23	1	23
6	Private Acct. Esstt	-	-	1	957	1	957
7	Non-private Acct. Esstt.	-	-	-	-	-	-

Source- Town & Country Planning Office, Kokrajhar

5 PHYSICAL GROWTH AND EXISTING LAND USE PATTERN

5.1 PHYSICAL GROWTH TREND

Planning area of Gossaigaon 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 and North-Western directions. The growth towards South and East is slow due to existing Forest Reserve Land and frequent inundation of low lying/ paddy fields etc. Towards North development possibility is bright due to existence high lands, Establishments (Civil Sub-Division Office, other offices), Educational Institutions etc.

5.2 EXISTING LAND USE ANALYSIS

A land use survey for the Gossaigaon Master Plan Area was conducted during 2007 to ascertain the existing land use pattern as well as to estimate the present and future needs of the planning area.

5.2.1 Existing Land Use Pattern:

Since there is no organized development and the Town grew in an unorganized way. The present pattern of urban development is haphazard. 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. The villages are separated from each other by the vast paddy fields with trees and bushes here and there.

The various uses have been classified into nine broad categories and approximate area under each category is shown in table no. 6.

Table 7 Existing Land Use of Gossaigaon Master Plan Area

Sl. No.	Land use	Total Master Plan Area		
		Area in Sq. Km	Percentage of Developed Area	Percentage of Total Area
1	Residential	11.55	70.43	22.70
2	Commercial	0.48	2.87	0.93
3	Industrial	0.23	1.42	0.46

4	Public & Semi-Public	1.15	6.98	2.25
5	Roads	1.86	11.37	3.66
6	Recreational	0.30	1.84	0.59
7	Railways	0.64	3.92	1.26
8	Playground	0.19	1.16	0.37
	Total developed area	16.40	100.00	
9	Water Bodies	3.20		6.29
10	Agricultural	30.14		59.23
11	Forest	0.97		1.91
12	Tea Garden	0.17		0.34
	Total Area	50.88		100.00

Source- Town & Country Planning, Primary Survey.

5.2.2 Residential use:

Out of the total developed area of 16.40 sq.km. within Master plan area about 11.55 sq.km. are used for residential purpose which constitute 22.70 percent of the total developed area.

5.2.3 Commercial use:

The commercial area is located along the main streets of the town. There are altogether 300 nos. of retail shops and 30 nos. of wholesale shops within the town area. The overall land under commercial use within the Master Plan area is 0.47 sq.km. which is 2.87% of total developed area.

5.2.4 Industrial use:

Industrial development within the Gossaigaon Master Plan area is very low. The Industrial use covers only 0.23 sq.km. out of the whole Master Plan area, which constituted 1.42% of total developed area.

5.2.5 Public and semi Public use:

The public and semi-public use consisting of educational institutions, Govt. offices, Hospitals, Mosques and Temples etc. occupies about 6.98% to the developed area of Gossaigaon Master Plan area. There are altogether 51 Nos. of Educational Institutes within the Gossaigaon Master Plan area. Besides, there are 15 nos. of Govt. Offices most of which are accommodated in rented buildings.

5.2.6 Recreational use:

Park and playgrounds occupy about 0.19 sq.km. or 1.16% of the total developed area.

5.2.7 Agricultural use:

Agriculture is the major use within the Master Plan area which covers 30.14 sq.km thereby constituting 59.23% to the total Master Plan area.

5.2.8 Water bodies:

Water bodies occupy about 6.29% of Gossaigaon Master Plan Area

6 HOUSING

6.1 HOUSING ENVIRONMENT

The housing problem is acute in Gossaigaon Master Plan Area specially, to those villages included in Master Plan Area; this may be due to Anthropological scenario. People of this area give special emphasis on traditional housing pattern rather than the modern housing system. Most of the dwellers live in an unhygienic condition. The ethnic tribal people of this area are fond of rearing piggery poultry etc. nearby their resident, which creates unhygienic living condition. Contaminated water leads to favorable place for breeding of mosquitoes. Hence the awareness towards cleanliness, minimum architectural modification, installation of basic minimum infrastructures such as water supply, drainage, roads, communities' facilities etc. are to be taken care of.

6.2 RESIDENTIAL DENSITY

The residential area outskirts of Municipal Board is almost thinly populated. The gross residential population in the rural area of Gossaigaon Master Plan Area is the 1278 persons per square KM while in the Municipal Board area is 3615 persons per square KM. as per 2007 Town & Country Planning survey, there were approximately 3058 housing units in the Gossaigaon Municipal Board area & 4150 housing in the rural area.

6.3 STRUCTURAL CONDITION

About 22.20 percent of dwelling units in Municipal Board area and 54.50 percent of dwelling units in Master Plan area are Kutcha in structure. Structural conditions are more or less uniform in entire Gossaigaon Municipal Board area. Almost 96 percent of buildings are single storied within the Municipal Board area and about 32.72 percent houses are of Assam Type and 26 percent are of RCC and Semi- RCC.

The quantitative aspects of present housing condition are not bright. About 944 numbers of existing housing units in Municipal Board area are in dilapidated condition which means these houses should be re-build as early as possible.

Table 8 Housing Condition

Type	Under Urban Area		Under Master Plan area (Including Town area)		Materials used for roof and wall
	No. of Houses Urban	Percent	No. of Houses Rural	Percent	
Kutchha	787	22.20	5316	54.50	Roof with thatched grass, & wall with bamboo, grass leaves, with or without mud plastering
Assam Type	1668	47.03	3192	32.72	Roof with CIC sheets, thatched grass and wall with brick and wooden.
Semi RCC	951	26.81	1093	11.21	RCC columns and RCC roof, brick wall with cement plaster at ground floor and CIC sheets with brick wall at first floor.
RCC	140	3.95	153	1.57	RCC column and RCC roof, Brick wall with cement plaster.

Source: Town & Country Planning, Primary Survey.

6.4 HOUSING CONDITION:

The condition of households (HHs) can be categorized as good, livable, and dilapidated. Housing condition indicates the physical state of the house or dwelling unit.

- Those houses which do not require any repairs and are in good condition may be considered as 'Good'.
- Those houses which require minor repairs may be considered as 'Livable'.
- Those houses which are showing signs of decay or those breaking down and require major repairs or those houses decayed or ruined and are far from being in conditions that can be restored or repaired may be considered as 'Dilapidated'.

Table 9 Livable Condition of Household (Census 2011)

Condition of Census Households as	Percentage of Households		
	Gossaigaon Municipal Area	Gossaigaon Master Plan Area (excluding MB area)	Total Master Plan Area
Good	1450	3709	5159
Livable	524	6800	7324
Dilapidated	41	1856	1897
Total	2015	12365	14380

Form the above table 9. It can be seen that 1561 households in Gossaigaon Master Plan area are living in dilapidated houses. Government schemes are in place to provide assistance for upgradation of these houses.

6.5 TYPE OF STRUCTURE:

The structure of households can be classified as follows:

- **Permanent:** Houses with wall and roof made of permanent materials. Walls can be made of G.I, stone packed with mortar, Stone not packed with mortar, metal, asbestos sheets, burnt bricks, stones or concrete. Roof can be made of hand-made tiles, machine made tiles, G.I, Metal, asbestos sheets, brick, stone or concrete.
- **Temporary:** Houses with wall and roof made of temporary materials. Wall and roof can be made of grass, thatch, bamboo, plastic, polythene, mud or wood.
- **Semi-Permanent:** Either wall or roof is made of permanent material or the other is made of temporary material.

Table 10 Housing structure of Gossaigaon MP Area (Census 2011)

Type of structure	Percentage of Households		
	Gossaigaon Municipal Area	Gossaigaon Master Plan Area (excluding MB area)	Total Master Plan Area
Permanent	328	7790	8118
Semi-permanent	1008	4192	5199
Temporary	679	383	1062
Total	2015	12365	14380

Around 7% or 1062 households of 14380 households in the master plan area are living in temporary structures. This showcases the requirement of housing units in the Master plan area.

6.6 TYPE OF MATERIAL

85% or 12167 households within the master plan area are using GI sheets as the choice for roofing materials. There are 740 households existing in the master plan area who are living in houses having thatch roofs.

The following table depicts data on the type of predominant material of roof occupied by households in Gossaigaon Master Plan area.

Table 11 Housing roofing material (Census 2011)

Material	Percentage of HHs		
	Gossaigaon Municipal Area	Gossaigaon Master Plan Area (excluding MB area)	Total Master Plan Area
Grass/Thatch/Bamboo/ Wood/Mud etc.	467	272	740
Plastic/ Polythene	218	124	341
Handmade Tiles	28	185	214
Machine made Tiles	8	111	119

Burnt Brick	4	25	29
Stone/ Slate	10	470	480
G.I./Metal/Asbestos sheets	1273	10894	12167
Concrete	4	284	288
Any other material	2	0	2
Total	2015	12365	14380

6.7 HOUSING SHORTAGE

Housing shortage in Gossaigaon Master Plan Area considering census 2011 housing data has been taken into consideration.

Table 12 Housing shortage due to different factors

Sl. No	Factors	Description	Remarks
1	Obsolescence factor	As decided by ninth plan working group committee of GoI, dwelling units aged 80 years or more are treated as obsolete. Percentage of households living in the dwelling units having age 40-80 years are in bad condition and percentage of households living in all structures aged 80+ years, irrespective of condition of structure, taken together as obsolescence factor and considered as housing requirement.	1897 HHs <i>[13 % of total no. of HHs in Master plan area are in dilapidated condition]</i>
2	Temporary housing	All temporary houses should be considered as housing requirements as per recommendations. According to census data both Temporary houses and unclassifiable houses should be taken into consideration to arrive at the total number of temporary housing	1062 HHs <i>of total no. of HHs in Master plan area lived in temporary structure.]</i>
3	Houses with predominantly katcha or semi pucca roof material	Houses with Katcha and Semi Pucca roof in the cities are considered to be contributing towards the actual housing stock	740 HHs <i>[5% of of total no. of HHs are made up of temporary roofing in Master plan area]</i>

Therefore the total housing shortage for Gossaigaon Master Plan area is calculated as follow:

Table 13 Computation of Current Housing shortage in Gossaigaon Master Plan Area

Parameter	Number of Housing Units
1. Obsolescence factor	1897

2. Temporary housing	1062
3. Houses with predominantly katcha or semi pucca roof material	740
Total Housing Shortage in 2011	3699
Total HHs in Gossaigaon MP area (as per 2011 census)	14380
Housing Shortage in percent (Housing Shortage / No. of Urban HHs)	26%

Based on the above table, in 2011 the housing shortage works out to be around 3699.

6.8 HOUSING NEED ASSESSMENT

The numbers of dwelling units are available in comparison to the total population reveals that there is congestion both in the town as well as in surrounding village within Master Plan Area. Hence there will be a demand of additional houses in the MP area in future.

The projected housing requirement in Gossaigaon Master Plan area in 2041 is as under:

Table 14 Projected Housing Requirement

Year	Projected Population	Incremental Population in a decade	No. of persons per households	No. of HHs needed	No. of HHs Available	Housing Demand	Shortage in 2011	Total Deficit
2021	73969	9261	5	16438	14380 (Census2011)	2058	3699	5757
2031	85523	11554	5	19005		4625		8324
2041	100223	14700	5	22272		7892		11591

From the above table, it is seen that the Gossaigaon Master Plan area will required 11591 additional housing units by 2041. Till 2022-23, under PMAY-U Beneficiary led construction, only 1073 houses were constructed. The government agencies will have to increase the outreach program for increasing the Pucca Houses in the Gossaigaon master Plan Area.

7 COMMERCE AND INDUSTRIES.

7.1 COMMERCE

Gossaigaon town is the main commercial center in the Gossaigaon civil subdivision. The trade and commercial activity of the town is in rapid stride for the last few years. At present commercial activity are growing scattered all over Gossaigaon Master Plan area.

7.1.1 Commercial cum Shopping Areas:

The major commercial activities are concentrating mainly along the D.K.Road, T.P.Road of Gossaigaon Town and in and around the Bus terminus and railway station road. At present there are about 450 Nos. of retail shop within the Gossaigaon Master Plan area. Since the commercial area of Gossaigaon town is not in a position to cover up the entire Gossaigaon Master Plan Area hence the small vendors such as vegetable, fish, meat, rice etc. are spreading over the adjoining area of Gossaigaon town.

7.1.2 Whole Sale Trade:

There are 18 Nos. of wholesale market dealing with grocery, stationary, clothes and medicine etc. at Gossaigaon town which are located near by the retail shops.

7.1.3 Workshop and Repair Shop:

There are altogether 28 numbers of workshop and repair shops at the Gossaigaon town and its adjoining area which are mainly motor garage, scooter repairing shops, Mobile and watch repairing houses etc. These are scattered in the town along the major roads and this has created a lots of traffic problem.

7.1.4 Transport Agencies:

The transport agencies are mainly located at the heart of the Gossaigaon town there are 4 numbers of transport agencies, which are playing a vital role in transportation of goods to and from Gossaigaon town. These agencies are connected by roads with other towns. 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.

7.1.5 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 main-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. Apart from the major trade center are growing scattered along the N.H.-31(c) and towards the Railway station.

7.2 INDUSTRIES:

Industrial development is generally recognized as the most important part of economic growth of any area. But present Gossaigaon 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 after the constitution of BTAD, and improvement of physical infrastructure facilities especially agriculture sector, 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 near by the Bhutan boarder and the state of W.B. This industry can boost up the economic activity of this area provided enhancement of suitable infrastructure by the BTC.

7.2.1 Growth of Industries

Since the area having no 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.

7.2.2 Industrial Establishment by Type

Industrial survey conducted by the Town and Country Planning in 2015, shows that there are about 52 numbers of small scale industrial establishments in the Gossaigaon town.

Table 15 Industrial Establishments by type

Sl. No.	Type	No. of Units	Percentage %
1.	Handicraft	9	10.12
2.	Small Scale Industries	52	58.42
3.	Servicing	28	31.46
	Total	89	100

Source: Office of the CHD/Addl. Director, Industries & Commerce Deptt. BTC, Kokrajhar

8 TRAFFIC AND TRANSPORTATION

8.1 TRANSPORTATION SYSTEM (REGIONAL)

The Town is well connected by the NH-27 present low level of development in the Gossaigaon Master Plan area may be attributed to the inadequacy of transportation facilities. Although this region is connected with rest of the state by road and railways yet no single communication line is adequate to meet the all season requirement. In generally during monsoon frequent disruption of road- communication occurs in these areas.

8.2 ROADWAY

Gossaigaon is well connected by road to other urban centers of the region as well as to other parts of India.

8.3 RAILWAY

The town has great advantage of rail communication by means of Broad Gauge (B.G.) line, which passes through the hearth of the town. This connects it with Guwahati and upper Assam on the east and other parts of the country on the west. This line has increased the commercial activities of the town and help to a large extend for the development of Gossaigaon Town.

8.4 CIRCULATION PATTERN:

Within the planning area all the movement of people and goods take place by road. There is no established pattern of road network in Gossaigaon town. In the central area of the town, motor vehicles, rickshaw, bicycles, handcarts, pedestrians and animals jumble through the same street. Although it is necessary to segregate slow moving traffic from that of fast moving, there is no such scope due to lack of suitable alternative road. A hierarchical road system by improving existing roads and by providing new roads is an urgent need of the town.

The total road length within the Gossaigaon Master Plan Area is about 75.00 km. of which about 33.847 km. (45%) of the roads are 'kutchra' as shown in the table no. 9 below. The existing width of the road is inadequate for the efficient movement of traffic.

Table 16 Existing type of road in Gossaigaon Master Plan Area

Sl.No.	Type of Road	Length in K.M.	Percentage
1	Pitch	20.175	27.00
2	Gravel	20.97	28.00
3	Kutchha	33.847	45.00
Total		75.00	100

Source: Town & Country Planning survey, Primary Survey

8.5 TRAFFIC TERMINAL CENTRE

At present sub-urban buses are operating from Gossaigaon to important neighboring places of the districts as well as to West Bengal, Bhutan Boarder etc., but there is 2 nos. bus terminal center, i.e. North East Gateway Bus Terminus ward no.1 and Gossaigaon Tipkai stand ward no.3. There is no organize trucks terminus within the Master plan area. Some of the buses, trucks are parkes on the roads. This causes obstacles for smooth running of vehicles as well as passengers traffic in the town. Now, altogether 35 Nos. of public buses runs daily from Gossaigaon, as such few bus terminals are long felt demand of this town.

8.6 MODES OF TRANSPORTATION

Traffic carrying capacities of urban roads are intimately related to the modes of traffic in use along these roads. Mix of traffic modes reduces the traffic carrying capacities of the roads. At present there is no intra town, mass transportation system in the Gossaigaon town, but several regional mass transportation agencies are functioning for movement of people from suburb to the town.

Table 17 Growth of Fast Moving Vehicles –Gossaigaon

Year	Bus	Car/ Jeep/Taxi	Motor Cycle/ Scooter	Van	Truck	Auto Rickshaw
1	2	3	4	5	6	7
2003	2	36	624	5	8	7
2004	11	67	672	5	35	1
2005	8	96	1356	12	27	4
2006	3	183	1326	--	39	21
2007	7	215	1068	--	39	57
2008	4	225	1235	60	41	23

Source: District Transport office Kokrajhar.

Table 18 Growth of Slow Moving Vehicles –Gossaigaon

SL No.	Year	Rickshaw	R.Halley Van	Thela
1	2008	660	85	79
2	2009	705	110	78
3	2010	810	127	97
4	2011	945	155	109
5	2012	1050	169	136
6	2013	1135	197	155
7	2014	1350	204	171
8	2015	1500	336	180

Source: Gossaigaon Municipal Board, Gossaigaon.

The number of fast moving vehicles given in the tables pertains to the whole Jurisdiction of Gossaigaon Sub-Division under D. T. O. Kokrajhar. The figures in the table reflect the trend of fast moving vehicles in Gossaigaon Town.

8.7 TRAFFIC SURVEYS AND PROBLEMS

A conspicuous feature of the vehicular traffic in Gossaigaon is the high in proportion of slow moving vehicles, Cycles and other slow moving vehicles constitute about 65% of the total traffic in a morning peak hour (9-30 A.M to 10-30 A. M.) at which passes the town carries the maximum number of vehicles. The road wise traffic volume during morning peak hour is shown in the table No.11.

Table 19 In bound and out bound traffic volume of Gossaigaon Town

Route	Total traffic volume			Peak hour traffic volume			
				(From 9:00a.m. to 11:00a.m.)			
Inbound	Fast	Slow	Total	Fast	Slow	Total	% of Slow moving
1.Tamarhat-Gossaigaonroad.	1481	1298	2779	498	296	794	37.28
2.SriRampur-Gossagaon road.	2125	2499	4624	622	587	1209	48.55
3.Bongaigaon-Gossaigaon road	923	815	1738	311	308	619	49.76
Outbound	Fast	Slow	Total	Fast	Slow	Total	% of Slow moving
1.Tamarhat-Gossaigaon road.	1537	1411	2948	472	334	806	41.44
2.SriRampur-Gossagaon road.	1958	2040	3998	267	541	808	66.96

3.Bongaigaon-Gossaigaon road	1032	826	1858	279	166	445	37.3
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Sources:- Traffic Volume Survey T&CP Kokrajhar.

Other secondary roads are generally low volume of traffic flow which ranges between 50 to 480 bi-hourly.

The Traffic problem in Gossaigaon is not only due to high growth of fast moving vehicles and also because of unplanned road network, absence of bus terminus in a suitable location, insufficient parking Space and lack of segregation of pedestrian and vehicles traffic, insufficient traffic control measures and defective road geometries, in addition to these and ignorance of traffic sense of the road uses further deteriorate the situation. Therefore, the problem must be tackled simultaneously from all sides.

9 URBAN INFRASTRUCTURE

9.1 WATER SUPPLY

The provision for potable piped Water supply schemes in the Gossaigaon town was constructed by the Urban Sewerage Board and supposed to be completed by the end of 2009 but due to technical fault, the project could not be succeeded. while the Railway have their own water supply. At present, rest of the town (ULB area) population have to depend on private means of tube wells, deep tube well and the ring wells. High iron content in tube well and ring well water marks it unsuitable for consumption.

New Water Supply Schemes under different Govt schemes have been started in the Master Plan area. Under these schemes, the Households outside the Municipal Board area are provided with 50 LPCD is being provided (Out of 31 villages of Master plan area 22 Nos. of villages have been covered under Jal Jiban mission while 9 nos. villages are under proposed. The Water connection to each and every handhold has been provided. A List of such schemes are as follows

Table 20 Water Supply Schemes sanctioned under Jal Jeevan Mission

Sl. No.	Name of the Water Supply Scheme	Sl. No.	Name of the Water Supply Scheme
1	Ballanguri PWSS	16	Bongshipara PWSS
2	Oxiguri PWSS	17	Dhouligiri Pt-I PWSS
3	<i>Hudumkhata Proposed PWSS</i>	18	Dhouligiri Pt-II PWSS
4	<i>Block kuti Proposed PWSS</i>	19	Pakriguri Proposed PWSS
5	Serfanguri PWSS 1	20	Anthabari PWSS (Part 1, and Part 2.)
6	<i>Serfanguri Propose PWSS</i>	21	Kadamguri PWSS
7	Harafuta South PWSS	22	Gunabari PWSS
8	<i>Habrubari Proposed PWSS</i>	23	Guwabari Halghora PWSS
9	<i>Nepalpara Proposed PWSS</i>	24	Guwabari Colonypara PWSS
10	<i>Madati Par Proposed PWSS</i>	25	Bashbari PWSS
11	Alakjhar PWSS	26	Babubil PWSS
12	Hakma PWSS	27	No. 2 Gossaigaon PWSS
13	<i>Bhaulaguri Proposed PWSS</i>	28	Gossaigaon Dalgaon PWSS
14	Padma Pukhuri PWSS	29	Padma beel PWSS
15	Kamarpara PWSS		

9.2 DRAINAGE AND SEWERAGE

The problem of drainage in Gossaigaon is acute particularly in the developed areas. Within the Gossaigaon Town, there is no affective drainage system, Inadequacy of drainage system and conversion of low lying areas into built-up areas without making provisions for out let of rain water has resulted water logging of various areas. It has been observed that the bed level of the existing streams are raising due to spontaneous silting caused due to deforestation

of adjoining foothills of Bhutan. There are 4.68 km of drainage system constructed under UIDSMT as well as under SOPD of BTC fund.

There is no underground sewerage system at Gossaigaon Town. Generally, in the town about 60 p. c. of the house hold have sanitary latrine 28 p. c. have either service or pit latrines. Although now houses have individual septic tank, but in due course of time it may, give rise to problem of soil and water contamination water discharged from these septic tanks generally percolates underground which -affects soil adversely and ultimately contaminates the ground water.

9.3 ELECTRIC POWER

The overall power requirement for the entire town is 3M.Watt. and for the Gossaigaon Master Plan area the requirement is 4 M. Watt. Electricity is being supplied by the ASEB and the load of 2M.Watt is required during peak load period (5PM to 10PM) and 1M.Watt at off peak load.

9.4 HEALTH

The R.N.B. Gossaigaon Civil hospital located at Habrubil with a provision of 100 bedded. As per 2007 figures, the average daily outdoor and indoor patients attend this hospital are 125 and 35 respectively. There are 13 numbers of doctors 33 numbers of paramedical staff, Nurses, pharmacists and grade IV personnel in 4 nos. of the civil hospital is altogether 22 numbers with regard to a minimum need based standard of medical facilities. This hospital is too small to cater the needs of the local people. The hospital is always overcrowded by both indoor and outdoor patients; there is one Primary Health Centre near Higher Secondary Field run by the Sub-Divisional Medical Health Officer with a limited paramedical staffs. Further there are two Polyclinics without adequate facilities.

9.5 EDUCATION

As per survey conducted by this department in 2021 there are 73 educational institutions in the Gossaigaon Master Plan area of which 18 are within the Municipal Board Area. The total student populations in all these institutions were 13495.

There are 41 primary schools (including LP and UP) in Gossaigaon Planning area with a student population of 2842, the average enrolment being 69. Out of the 41 Primary school 4

schools are located within the Municipal Board area.

There are 24 high and higher secondary schools in the planning area, out of which 11 are located within the urban area of Gossaigaon Town, the average rate of enrolment in each of the school comes to about 260. Most of the primary and high schools are accommodated in dilapidated houses without proper service facilities such as play-ground, toilets, water supply etc. However the Govt. has planning to provide good infrastructure facilities through the schemes like Buniad Achari and Sarba Sikhsha Abhijan.

There are 8Nos. colleges for general education within the planning area. The colleges are facing difficulties due to inadequacy of building space for class room library and common room etc. Moreover, lack of space the problem for providing hostel and play-grounds.

There is no institution for technical education at Gossaigaon town. Table-12 had shown the different educational institutions with enrolment in the Gossaigaon Planning area for the year 2021.

Table 21 Educational Institution – Gossaigaon Master Plan Area 2021

Type of institution	GossaigaonMunicipal Board area			Master Plan area(excluding Municipal Board)			Total planning area		
	No. of institution	No. of students	Average enrolment per institutions	No. of institution	No. of students	Average enrolment per institutions	No. of institution	No. of students	Average enrolment per institutions
1. Primary School (LP & UP)	4	381	95	37	2461	67	41	2842	69
2. High & Higher Secondary School	11	653	59	13	5603	431	24	6256	260
3. College	3	3041	1014	5	1356	271	8	4397	550
Total	18	4075		55	9420		73	13495	

Source – District Mission Co-ordinator, SSA -Kokrajhar

9.6 OTHER UTILITIES AND SERVICES

9.6.1 Post and Telegraph Offices:

There is one number of sub-post offices in Gossaigaon town. Beside, Airtel and Jio are occupying the major part in communication sector.

9.6.2 Police Station:

There is only one police station in the Gossaigaon Master Plan area

9.6.3 Fire Station:

There is one firefighting service station at Gossaigaon town. With the increase of population and the planning area, a need for further 1 fire sub-station within the planning area needs to be accommodated.

Preparation of Fire Hazard Response Mitigation Plan (FHRMP) need to be carried out by concerned Dept. Also, to ensure prompt action during fire accidents and explosions, it is recommended that existing and proposed Urban Water Supply Schemes incorporate the provision of fire hydrants in market places. This Master Plan has identified a few locations as mentioned below and as demarcated in the Zoning Map to the install fire hydrants so that fire-fighters can swiftly tap into water utility's water supply. Further strategic locations may be identified after due consultation with the office of Town & Country Planning. Some of the identified locations are as follows:

- i. Gossaigaon Town Committee Market
- ii. Near State Bank Of India, Gossaigaon Branch
- iii. Near RNB Civil Hospital
- iv. Near FCI Godown, Gossaigaon
- v. Near Bus Terminal, Gossaigaon

9.6.4 Cremation and Burial Ground:

The present location of cremation and burial ground is adjacent to urban area. These are: Ward no.1 Hatigora river (Cremation ground), Burial ground Padma Beel, 2 No. Gossaigaon near Nehru field, Ward no.1 Satsang Bihar, Serfanguri burial ground.

10 : URBAN FUNCTION AND FUTURE URBAN NEEDS

10.1 MAJOR URBAN FUNCTIONS

Gossaigaon Planning area comprises Gossaigaon Municipal Board and a galaxy of agricultural villages with an agricultural hinterland. Gossaigaon town is one of the biggest commercial towns of the District. It collects the agricultural surplus commodities and supplies the essential items to its hinterland. There is maximum scope for development of commercial activities as the area is adjacent West Bengal Boarder as well as Sri Rampur Gate. It is assumed that the town will continue its commercial function in future too.

Further, it is the head quarter of Gossaigaon Civil Sub-Divisional and has departmental offices.

The scope for industrial development in the town appears to be scanty, due to lack of raw materials and infrastructural facilities. However there is some scope on Agro-based, Forest-based and other allied industries in and around the Gossaigaon Town.

10.2 PLAN PERIOD

The plan period for Gossaigaon Master Plan Area is 2020-21 to 2040-41 spreading for a span of 20 years. During this Plan period various proposals have been proposed in the Master plan area to be executed in phased manner. At the time of phasing priorities will have to be given to the immediate need problems and long term and short term measures are to be sorted out based on the problems faced by the planning area.

10.3 RESIDENTIAL AREA REQUIREMENT

The residential area requirement mainly depends on agency of development. In case of Government or Semi-Government developing agency some optimum standard can be imposed for the residential plots. And this Standard can be adopted 3600 Sq. fit. (1 K. 5 lechas) for each individual. Further the area requirement depends upon the type of development. In case of group housing the area requirement can be minimized depending upon the layout plan for the purpose.

In the Rural areas of the Gossaigaon Master Plan Area no standard could be enforced as the rural people have got their typical way of living, having granary and cowshed apart from

residential houses within the same campus. This social habit cannot be ignored and hence, no definite standard could be imposed on the rural component.

However, the area having maximum scope for residential land development as there is large Govt. land for acquisition for development schemes and those land areas are comparatively high land on which development cost will be less.

10.4 TRADE AND COMMERCE

Present there is only 44.51 Hectares of land under commercial use which is only 2.87% of the Developed area. There is a shortage of organized commercial space within the Gossaigaon planning area as a result of which large parts i.e.

Almost along all the roads and the heart of the town have been used for commercial purpose. To avoid the pressure on the city centre and to facilitate the rural component of the Gossaigaon planning area, the Commercial centers are required to be proposed in the outskirts of the Municipal Board area for which suitable lands have to be earmarked.

10.5 INDUSTRY

The entire Gossaigaon Sub-division is industrially backward. There are very few industries existed in the Gossaigaon Planning area. No city can function well, unless it is supported by industries. As such, it is expected to develop some selected industries based on available raw materials. For this an area of about 2% of developable land will be required which should be developed different phases till 2041.

10.6 PUBLIC AND SEMI-PUBLIC

The Gossaigaon planning area needs one office complex for smooth and coordinated functioning of the offices and for planned development of the Gossaigaon Planning Area. For this a suitable area is required to be earmarked to accommodate the different Government and semi-Government offices.

Apart from this suitable land for Railway- Goods Station, Helipad, Medical, Educational Institution, Parks and Play grounds Garbage Disposal etc. are too kept reserved for future development.

A total of about 1.77 Sq.Km. of land (3.50% of the G.M.P.A.) is likely to be required for public and semi-public use for the year 2041.

10.7 TRAFFIC AND TRANSPORTATION

The existing transportation system is not at all adequate. Most of the roads are very narrow and there is no order of roads. For plan development of the G.M.P.A. a hierarchical road system is required to be developed. At present there is no organized Bus Terminal, Truck Terminal and Taxi stand. These facilities are to be provided at suitable places to avoid congestion at the heart of the town.

For mass transportation circular system of movement of Buses are required to be introduced along the ring- roads to serve the entire Gossaigaon Master Plan areas, taking special care to the pick hours.

11 PROPOSED LAND USE PLAN

11.1 AIMS AND OBJECTIVES

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

- i. Development of a balance and integrated urban structure in the planning area.
- ii. Development of inter-city transpiration and communication network to discharge regional functions with efficiency.
- iii. Hierarchical city structure in terms of self-contained planning units and ensure disposition of services and amenities.
- iv. Efficient and judicious utilization of land.
- v. Gradual removal of existing disorder.

11.2 BASIC CONSIDERATIONS

After various round of surveys and analysis for Gossaigaon 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 Administrative complex to accommodate various Public and semi-public offices presently scattered within the town.
- c) Development of shopping centre at suitable places to serve suitably the entire planning area.
- d) Provision for suitable circulation pattern with provision internal by-pass system. National Highway 31-C which passes through the town toward north
- e) Provision for utilities and services in an integrated manner for the entire planning area.
- f) Development of land for industries and evocating them in suitable places.
- g) Encouragement for establishment of small industrial units.
- h) Development of residential land with infrastructures.
- i) Efficient use of Government land and priorities by putting them to most Proper Use.
- j) Rational distribution of residential densities so as to minimize disparities.
- k) Improvement and clearance of slum by executing environmental improvement schemes and National Slum Development Scheme.

- l) Development of parks at suitable places to enhance the beauty of the town.
- m) Development of a Stadium to be encouraged for development of Sports and Culture.

11.3 PLAN CONCEPT

The urban growth within the planning area is very limited. Large part of the Municipal Board 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 of the Town. A finger type of 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.

11.4 LAND USE PATTERN

The land use pattern for Gossaigaon 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.
- e) Decentralization of work centers.

11.4.1 Residential Land Use

The Master Plan provides about 15.89 sq. km of land under residential use by the year 2041 which Constitutes 31.23 % of the planning area keeping in view of the existing trend of development, availability of build able land, projected population etc. three residential areas have been divided in different density Zones.

The residential areas are proposed to organize in two neighborhood units with a population of 10 to 12 thousand leaving the predominantly rural areas to grow at the existing villages in their linear pattern. In each neighborhood facilities like primary School, Secondary School, Play Ground Shopping centers for day to day needs and other service facilities will be provided.

11.4.2 Commercial Use

At present commercial activities are confined along the major roads (it is the heart of the town). Apart from organizing the existing commercial areas within the Town some new shopping centers will be developed as to serve the entire planning areas in a phased manner till 2041 All total 1.61 sq. km of land is being earmarked for commercial purposes. The following shopping centers are proposed for development.

1. At Dhaoliguri (Toward North East of the Planning area)
2. At Kadamkuri No.2.
3. At Habrubill Tin-Ali.
4. At Haraputa (Extension).
5. At Anthaibari No.1.
6. At Basbari (toward south)

11.4.3 Public and Semi-Public Uses

The proposal of total land allocation for public and semi-public use is about 1.35 sq. km. which is about 2.65% of the total planning area' This includes land requires for educational institutions, hospitals, Government and semi-Government Offices Socio-cultural and religious institutions, cremation and burial ground such as 1. Dhaoliguri 2. Nepalpara (Offices) 3. Kadamguri 4. Hudumkhata-I, 5. Serfanguri.6. Auditorium hall at Habrubeel opposite to SD Civil office. (3 Bighas of land)

11.4.4 Education:

Considering the standard as for every 1,500 to 2,000 one primary school and for every 5,000 to 6,000 population one High and Higher Secondary the required number of primary and High or Higher Secondary School in the Gossaigaon Master Plan Area will be 80 Nos. and 16 Nos. respectively. The Table No. 14 shows the total requirement, of educational Institutions for the Master Plan Area. At present there are 7 (seven Nos.) of Colleges and considering the future population further 3(three nos.) more Colleges have been proposed and another 2(two) nos. of Technical Institutions have been proposed.

Table 22 Proposed educational institutions: Gossaigaon Master Plan Area (2041)

Sl. No.	Category	Existing number	Proposed number	Total number
1	Primary School (Including LP & UP)	41	24	65

2	High and Higher Secondary school	24	6	30
3	College (general)	8	3	11
4	Technical Institute	Nil	3	3

11.4.5 Health:

The general health unit available at Gossaigaon town is not sufficient to serve the population of the town but also the entire population of the Sub-division. The existing 100 bedded civil Hospital at Habrubil is not at all sufficient for present population. Conversion of existing civil Hospital to 200 bedded has been proposed in addition to another up gradation Primary Health Centre 100bedded Hospital near Higher Secondary Field to meet the actual requirement. It is proposed that the residential units with a population 3,000 to 5,000 should have one Dispensary and a Maternity Centre and where the neighborhood unit's with having population of 10,000 to 12,300 should have one Health Centre.

11.4.6 Government Offices:

At present the Government Offices are scattered all over the town and are mostly in rented house. So it is desirable to organize an office complex in a suitable area. As such a suitable area including the existing public semi-public uses will be developed to accommodate the Government Offices and residential quarters for the employees at Nepal Para.

11.4.7 Recreation and Open Space:

For healthy environment open space is a very important factor. The existing recreation and open space within the town as per standard is very inadequate.

For this purpose, a total area of 2.5 sq. km of land including recreational space and playgrounds are earmarked in suitable locations, which will be adjusted from the land allocated to green belt. 1.Serfanguri, 2. Balamguri, 3.Bhauliguri, 4.Anthaibari, 5.Gossaigaon no.-2 6. Modati river front development and creation of walking zone, recreation center near Hindi School -college road.

Also, to ensure that existing playgrounds and open spaces are protected and not converted to other land-uses, they are hereby declared as 'No-Construction Zone'. Solely the activities that can upgrade the recreational and sports infrastructure around these will be permitted.

11.4.8 Cremation and Burial Ground:

Apart from existing cremation ground two new cremation grounds have been earmarked in the plan. These are:-

- a) At Guabari No.2 (near River Joyma)
- b) At Serfanguri No.1 (near River Haraputa).
- c) At Anthaibari No.2 which is proposed for future cremation as well as burial ground.

The proposed cremation grounds and the existing cremation grounds are to be developed suitably by providing all facilities and services.

11.4.9 Industrial Uses

The potentiality for development of industries in the Planning area is not bright mainly due to lack of local raw materials. Except few rice mills, saw mills, servicing, industries, *no* other industry exists in the area. The existing small and servicing industries will continue to grow with the increasing demand. Depending upon the local and regional economic factors, availability of raw materials and Government initiative to extend infrastructural help. There is ample scope for development small and medium industries based on Agriculture and forest resources, such as rice mills flour mills, oil mills, fruit preservation. The canned and bamboo handicraft plays a major role to the local artisans.

This industry can boost up the economic activity of this area provided enhancement of suitable infrastructure by the Government. In this regard, Dhaoliguri have been proposed for development of Industrial Estate.

11.4.10 Public Utilities and Services

Sufficient potable water supply, well planned sewerage and drainage system and availability of power are basic need of urban life. At present there is about 75% covered under drainage system in urban (GMB) area (UIDSSMT, SOPD, SFC, CFC) and so far no sewerage system and water supply in the planning area except inadequate supply of electricity. It is therefore, essential to provide this infrastructure in a coordinated way by the concern authorities. The modern toilet (Pay and use) facilities are being proposed in every market place, Bus stand, Taxi stand, Truck terminal, public and semi -public areas to keep the Town clean.

11.4.11 Water Supply:

At present there is no drinking water supply scheme in the town. Therefore, it is highly essential for urban water supply scheme under AMRUT 2 (Urban) to fulfill the demand of the entire plan area. System is required to fulfill the needs of the common mass, having total demand of 9 MLD in 2021 and which will increase to 13 MLD by 2041.

Table 23 Demand for the Gossaigaon Master Plan Area

2021	2031	2041
9 MLD	11 MLD	13 MLD

11.4.12 Drainage and Sewerage:

To solve the drainage sewerage problem comprehensive drainage and sewerage schemes should be taken up or drainage Master plan for long term basis. From the hygienic point of view, the drainage and STP scheme should be on top priority. Accordingly two site for FST have been proposed . The proper drainage master plan preparation has been proposed for long term solution of flood problem.

In the meantime relief measures like opening up of blocked drains and their proper maintenance should be taken up to avoid further deterioration of drainage condition.

11.4.13 Garbage Disposal:

There is no organized garbage disposal site by the town Gossaigaon. The garbage are generally disposed along the road side or in the existing river/streams which effects the water and lets to water contamination. Therefore, a suitable location at Anthaibari Village under Dihi – Bhawraguri of land measuring 8 Bighas towards South- East for dumping ground and Habrubeel for composting unit towards north having maximum scope for Solid waste management project in the near future.

Table 24 Waste Generation in Gossaigaon Master Plan area

Year	Population	Estimated Generation	
		Kg/Day/Person	MT/Day
2001	54147	0.300	13.24
2011	64708	0.300	19.41
2021	73969	0.300	22.20
2031	85523	0.300	25.66
2041	100223	0.300	30.06



Habrubeel (8 Bighas) for composting



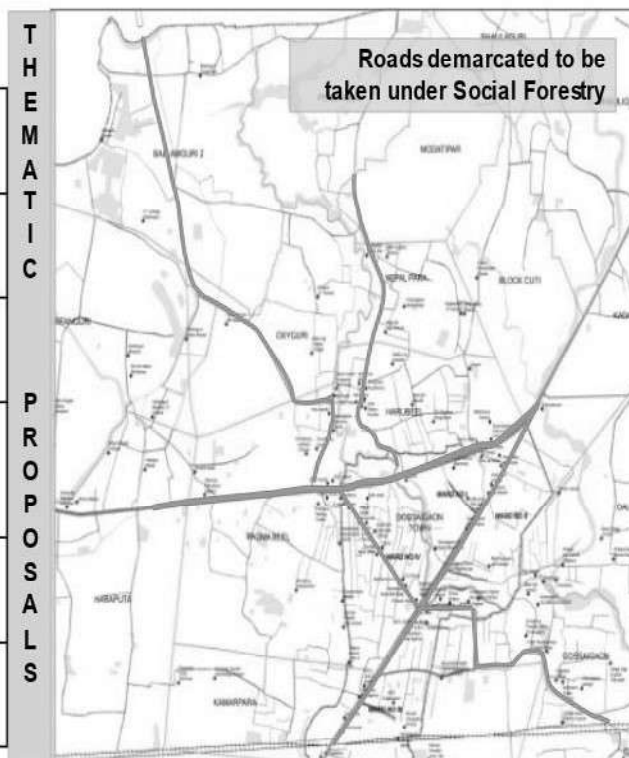
Anthaibari Village under Dihi-Bhawraguri Dag No.356 (8 Bighas) towards North East for composting and Solid waste management

11.4.14 Social Forestry :

Five Road stretches were identified for Social Forestry initiative within the Planning area.

Table 25 Proposed road stretches for social forestry initiative

Proposed Roads to be taken under Social Forestry			
Sl. No.	Name of Road	Length of Road	Number of Saplings required
1	Sochanghar to Haruputa toll Plaza (NH-27)	4.65 km	2325
2	NH 27 near St. Anthony School to Malaguri Bridge	3.99 km	1995
3	NH 27 Gossaigaon over bridge to Habrubil -Pakriguri PWD road	2.08 km	1040
4	NH 27 Gossaigaon to Gossaigaon College along TP Road	3.40 km	1700
5	Gossaigaon Sochanghat to NF Rly Track (D.K Road)	2.84 km	1420



11.5 LAND USE DISTRIBUTION

The distribution of the total urbanize-able land in to various broad categories of land use have been made keeping in view the minimum desirable standard of development and functional linkages between them. The table No. 17 shows the land proposed for various major used for 2041 of Gossaigaon Master Plan Area.

Table 26 Proposed Land Use Gossaigaon Master Plan - 2041

Sl. No.	Land use	Total Master Plan Area		
		Area in Sq. Km.	Percentage of Developed Area	Percentage of Total Area
1	Residential	15.89	62.33	31.23
2	Commercial	1.61	6.32	3.17
3	Industrial	1.00	3.92	1.97
4	Public & Semi-Public	1.35	5.30	2.65
5	Roads	2.50	9.81	4.91
6	Recreational	2.10	8.24	4.13
7	Railways	0.64	2.52	1.26

8	Playground	0.40	1.57	0.79
	Total developed area	25.49	100.00	
9	Water Bodies	3.18		6.24
10	Agricultural	21.07		41.39
11	Eco-Zone	0.07		0.14
12	Forest	0.90		1.78
13	Tea Garden	0.17		0.34
	Total Area	50.88		100.00

11.6 LAND USE COMPARISON

The following table shows the landuse comparison between the existing and proposed landuse.

Table 27 the landuse comparison between the existing and proposed landuse.

Sl. No.	Landuse Category	Existing		Proposed		Difference	
		In Sq.Km	In Percentage	In Sq.Km	In Percentage	In Sq.Km	In Percentage
1	Residential	11.55	23%	15.89	31%	4.34	9%
2	Commercial	0.48	1%	1.61	3%	1.13	2%
3	Industrial	0.23	0%	1	2%	0.77	2%
4	Public & Semi-Public	1.15	2%	1.35	3%	0.2	0%
5	Roads	1.86	4%	2.5	5%	0.64	1%
6	Recreational	0.3	1%	2.1	4%	1.8	4%
7	Railways	0.64	1%	0.64	1%	0	0%
8	Playground	0.19	0%	0.4	1%	0.21	0%
	Total Developed Area	16.4	32%	25.49	50%	9.09	18%
9	Water Bodies	3.2	6%	3.2	6%	0	0%
10	Agricultural	30.14	59%	21.05	41%	-9.09	-18%
11	Eco-Zone		0%	0.07	0%	0.07	0%
12	Forest	0.97	2%	0.9	2%	-0.07	0%
13	Tea Garden	0.17	0%	0.17	0%	0	0%
	Total Area	50.88		50.88			

12 ZONING

12.1 TRANSIT ORIENTED DEVELOPMENT (TOD):

TOD is proposed to be developed in the composite zone along the NH 31C. NH 31C has assumed significance in the Gossaigaon Master Plan area and is heavily used by interstate traffic between Assam & West Bengal and Other States. This Highway is the gateway to the Assam and all other North-Eastern state. This road could become a high density commercial hub for the entire state. Developing an efficient infrastructure for public transportation should be prioritized here to reduce carbon footprint and economize travelling cost. Keeping in mind, the expansion of Gossaigaon Town, a TOD in this Zone will be an environmentally sound and cost effective link between it and the ever growing Gossaigaon Town.

A TOD zone is also proposed to be developed in the CBD area of Gossaigaon Master Plan. Bicycle lanes and Pedestrian infrastructure are to be developed between the key demand points so as to provide ease of access to this points without having to use private vehicles. The idea here is to curb undue traffic congestion and air and noise pollution.

12.2 CENTRAL BUSINESS DISTRICT (CBD):

Central Business District (CBD) is proposed in the Main Market area along the DK Road and nearby to the Gossaigaon Railway Station. this area contains the principal commercial streets and these areas can be developed as focal high density commercial space. Also proposed TOD in the CBD will enhance its attractive as a commercial/business hub and city centre. Adequate Physical and social infrastructure and utilities are to be developed to ensure smooth accessibility and healthy environment so that it gives way to a bustling social and business scene.

12.3 TOWN PLANNING SCHEMES:

TPS is proposed to be implemented in the following Greenfield areas within the periphery of the Gossaigaon Town –

Table 28 Proposed Town Planning Schemes

SL. NO.	SCHEME NAME	LOCATION
1	TPS I	BLOCK CUTI
2	TPS II	PADMABEEL
3	TPS III	DALGAON

Under TPS, planning will be done at local level for planned urbanization in the future. Land owners will derive immense benefits as they will receive developed plots within organized layout along with urban services like roads, drainage, etc.

12.4 **NO CONSTRUCTION ZONES:**

The banks of Madati river and all major water bodies is delineated as 'No Construction Zone' for protection of the fragile environment and prevention of residential encroachment. This zone will extend 15 metres in Municipal Board areas and 50 metres in rural areas from the banks of natural water bodies. No permanent construction will be permitted in the No-Construction Zone. In case, other land-uses such as 'industrial' is in vicinity or extending into this zone, their activities will be regulated and no physical alteration of the land will be permitted. The No-Construction Zone will be a sustainable zone to protect sensitive landscapes from negative external pressures.

12.5 **VENDING ZONE**

Keeping in mind that street vendors are indispensable part of any city, four vending zones have been identified in Gossaigaon town. These zones have been demarcated in the Zoning Map for reference and are as follows:

1. **Vending Zone I:** Near Existing Bus Terminus
2. **Vending Zone II:** Near NN Car & Bike Washing Centre
3. **Vending Zone III:** Opposite of Anisah Cottage (DK Road)

EXISTING GOVT. LAND WITHIN GOSSAIGAON MASTER PLAN AREA

SL.NO.	NAME OF VILLAGES	AREA OF GOVT. LAND	DAG NO.	REMARKS
1	Guabari No.1	11B-03K-17L	1	ENCROACHMENT
2	Guabari No.2	35B-01K-00L	97(VGR)	
3	Guabari No.3	03B-04K-11L	96	
4	Guabari No.3	24B-01K-16L	505	
5	Guabari No.3	12B-00K-04L	121	
6	Guabari No.3	12B-02K-00L	213	
7	Guabari No.3	10B-03K-18L	281	
8	Guabari No.3	10B-03K-18L	604	
9	Dalgaon No.1& No.2	07B-01K-15L	232	ENCROACHMENT
10	Anthabari No.1	12B-03K-06L	15	ENCROACHMENT
11	Anthabari No.2.	10B-00K-05L	97	
12	Anthabari No.2.	12B-01K-09L	99	
13	Anthabari No.2.	32B-02K-06L(VGR)	112	
14	Anthabari No.2.	35B-04K-15L	128	
15	Anthabari No.2.	51B-02K-01L	130(VGR)	
16	Anthabari No.2.	26B-03K-16L	141	
17	Anthabari No.2.	07B-04K-02L	145	
18	Anthabari No.2.	14B-00K-05L	148	
19	Anthabari No.2.	09B-02K-09L	329	
20	Anthabari No.2.	40B-00K-06L	356	
21	Hudumkhata No.1.	223B-02K-05L	VGR Govt. Land	ENCROACHMENT
22	Bhaulaguri	50B-01K-12L	245(PGR)	ENCROACHMENT
23	Serfunguri No.1.	461B-00K-01L	121(VGR)	61B-00K-01L Encroachment
24	Serfunguri No.2.	683B-03K-14L	55(VGR)	83B-04K-14L Encroachment
25	Ballanguri	508B-00K-17L	188Pt.(PGR)	ENCROACHMENT

13 PROPOSED CIRCULATION PLAN

Circulation system is the basic infrastructure for promoting and guiding the future development. Efficient road network is very much essential for safe, easy and quick movement people and goods from one place to another. Further it is very essential for providing public utility such as drains, drinking water, electric, telephone line etc.

13.1 CIRCULATION PLAN CONCEPT

Efficient functioning of the city can be achieved only by evolving functionally inter-related land use, pattern connected by a circulation network having minimum travel distance. Apart from this basic consideration the following considerations are taken into account in preparing the Master Plan for Gossaigaon Town.

- a) Evolution of a hierarchical circulation pattern within the city with suitable linkages to the regional road network.
- b) Segregation of regional and city level traffic.
- c) Proposal for PWD(Road) Flyover over Railway crossing at Kamarpara for smooth flow of traffic of Gossaigaon to Dhubri road via Tamarhat.

13.2 REGIONAL LINKAGES

13.2.1 Road Linkages:

The Town is well connected by the NH-31(c) present low level of development in the Gossaigaon Master Plan area may be attributed to the inadequacy of transportation facilities. Although this region is connected with rest of the state by road and railways yet no single communication line is adequate to meet the all season requirement. To segregate the through traffic from local traffic a bypass either Southern and the Northern part of areas has been proposed. The passenger vehicle will follow the Northern side of the bye pass and the heavy loaded trucks will follow along the NH-31© towards the Northern side of the planning area touching the proposed industrial zone.

13.2.2 Rail Linkage:

The Broad Gauge Railway line is running through the center of the town (from east-west) connects the Planning area with the rest of the country. This will be the fastest connectivity next to roadways.

13.2.3 Air Linkage:

One Helipad is highly essential for the save guard during Natural Disaster or during any emergency crisis.

13.3 CITY CIRCULATION PATTERN

With the growth of population and development of new areas there will be corresponding increase of vehicular traffic. Considering this to achieve higher efficiency in circulation system a 222.6 km hierarchy of road network has been proposed under five categories according to their functional importance which are given below.

Table 29 Length of Proposed Typology of Road

Sl. No.	Type of Road	Right of way	Length of Road (in KM)
1	National Highway	60mt. to 80mt.	8.1
2	Sub-Arterial Road	20m to 24m	37.5
3	Collector Road	16m. to 18m.	48
4	Local Road	10m. to 12m.	127.5
5	Other road	6.6 m to 8.5m.	1.5
Total			222.6

13.4 GRADE CROSSING

The main Railway line passes across the **state** High way at Kamarpara. This road is an important road linking the Gossaigaon Town to Dhubri Town Via Tamarhat. Considering the future increase of traffic volume on this road in large extent, the construct one over bridge at the Railway crossing at Gossaigaon railway crossing has been proposed.

13.5 TERMINAL FACILITIES

13.5.1 Bus Terminal:

There is no organized bus terminal within the Gossaigaon Master Plan Area except one for the Assam State Transport Corporation (ASTC) and private bus stand situated near the daily market. Other light vehicles are generally parks along the main road which causes traffic congestion as well as creates problems to the pedestrians.

These road side bus terminuses should be removed from present sites. Altogether following four numbers of Bus Terminals and five numbers of taxi stand have been proposed.

Bus Terminals:-

- i. At Dhaoliguri.
- ii. Upgradation of Existing North East Gateway Bus Terminus ward no.1 and Gossaigaon Dhubri Bus stand ward no.3

Taxi Stand:-

- i. At Gossaigaon Uttarpara (Ward No-1) (at the site of existing Bus stand).
- ii. At Dhaoliguri.
- iii. At Madati Par towards northern most part.
- iv. At Haraputa.
- v. At HakmaGaon (Near Gossaigaon Railway Station)

13.5.2 Truck Terminal:

As there is no existing truck terminal, the roadside areas are now used for parking of heavy trucks. This reduces the capacity of the roads and creates congestion within the town. With the increasing activities within the Master plan area the need of organized truck terminal will more. For these three numbers of truck terminals have been proposed for development. These are:

- i. At Dhaoliguri.
- ii. At Kamarpara (near Railway Station).

13.6 MASS TRANSPORTATION

The circulation pattern of the town has been designed keeping due attention to the requirement of mass transportation facilities, but the present population and spatial distance of work place from home and other places of activities could not able to sustain city bus system. However the present sub-urban buses should be synchronized and the routes have to be changed slightly to make Use of these services till the introduction of the city bus system for the town.

13.7 PARKING

At present there is no suitable parking place for vehicles within the town. The road sides

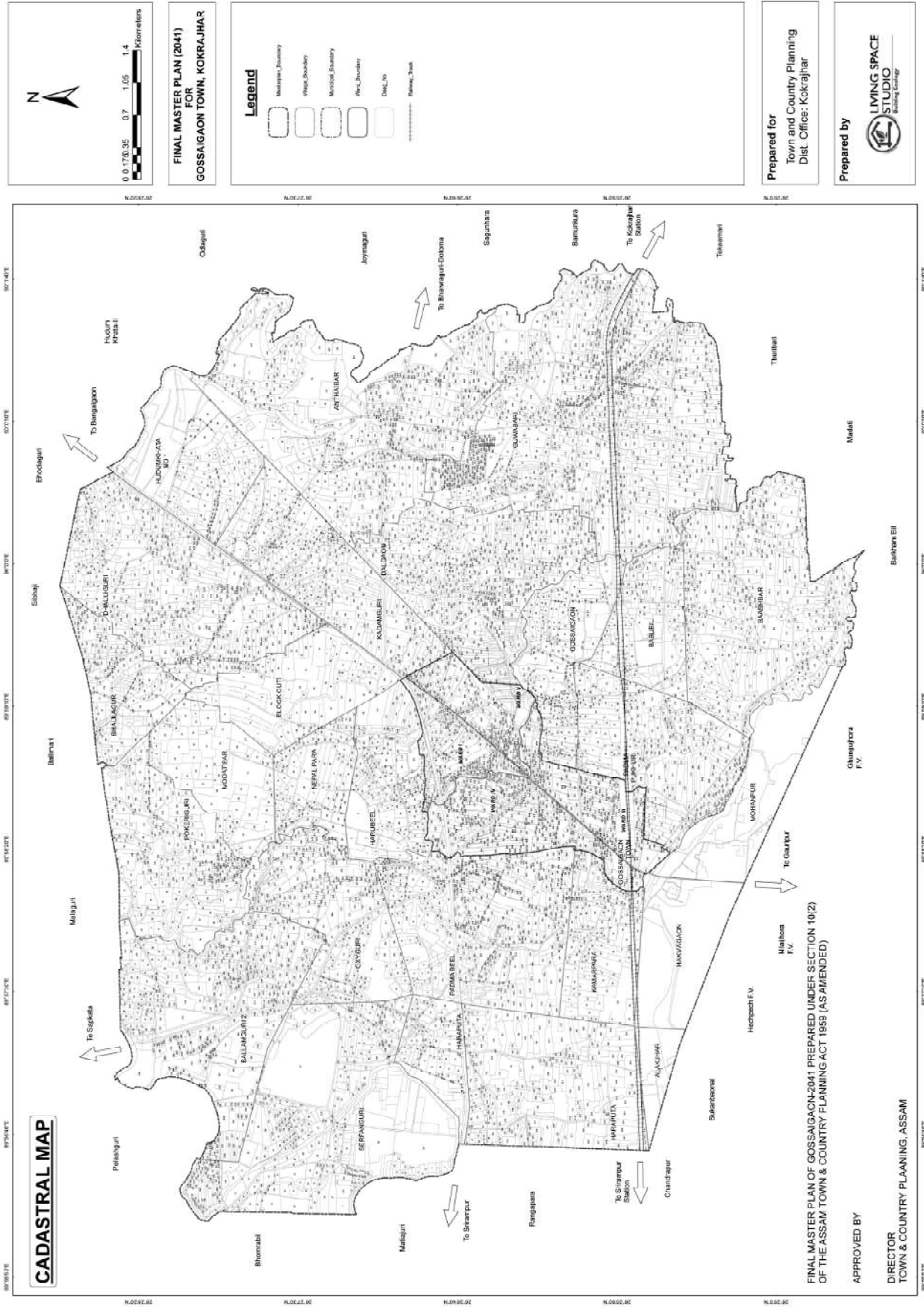
are used for parking of the vehicles. Sufficient off street parking place is very much essential at the busy centers of the town. Although the parking problem at present is not so acute, is expected that with the growth of vehicles in future there will be problem for parking space. Considering this, the following off street parking places have been proposed for development as parking space.

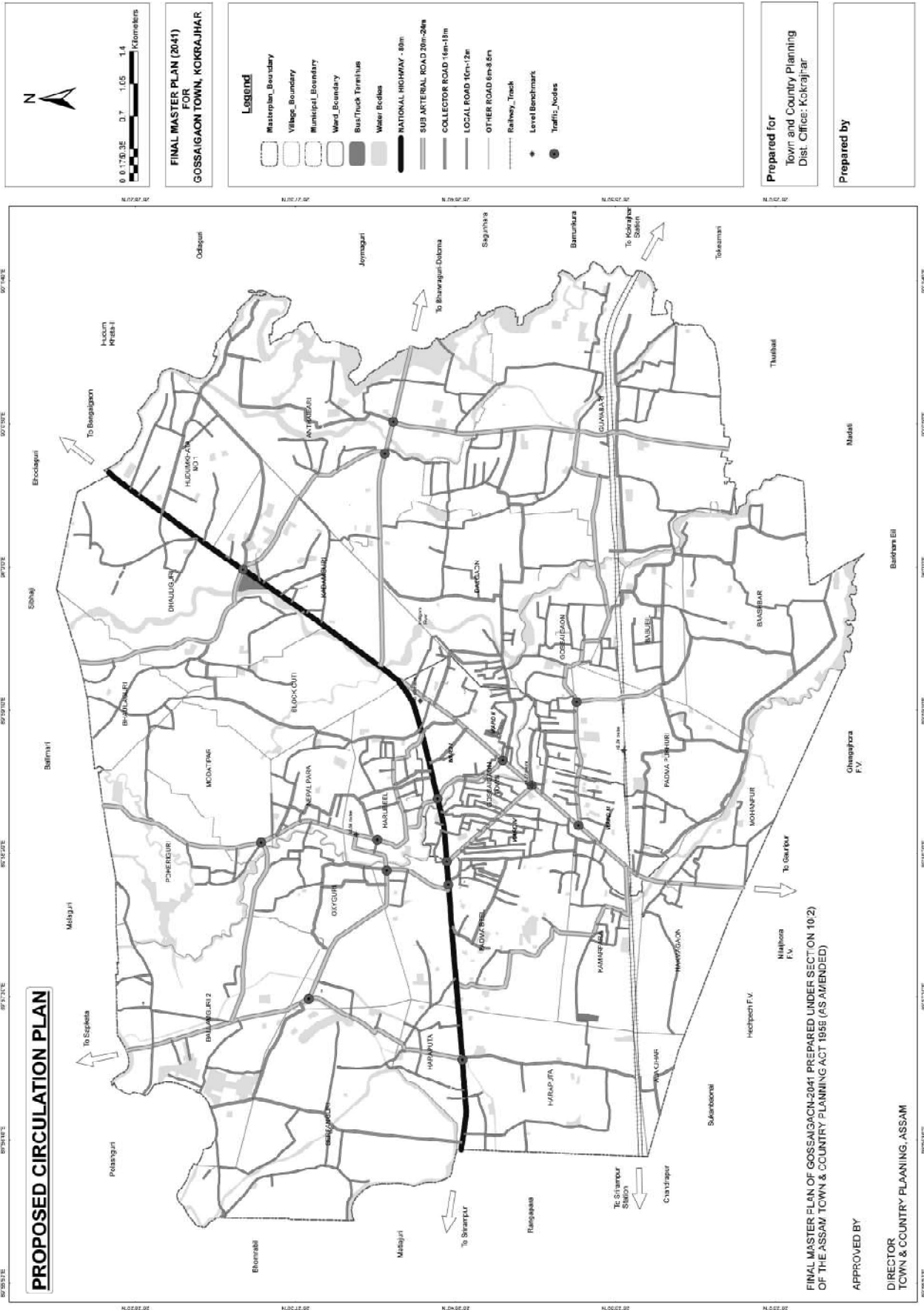
1. At the site of existing North East Gateway Bus Terminus ward no.1.
2. Along the D.K.(Dhubri Kachugaon road).
3. Along T.P.(Teli Para Road).

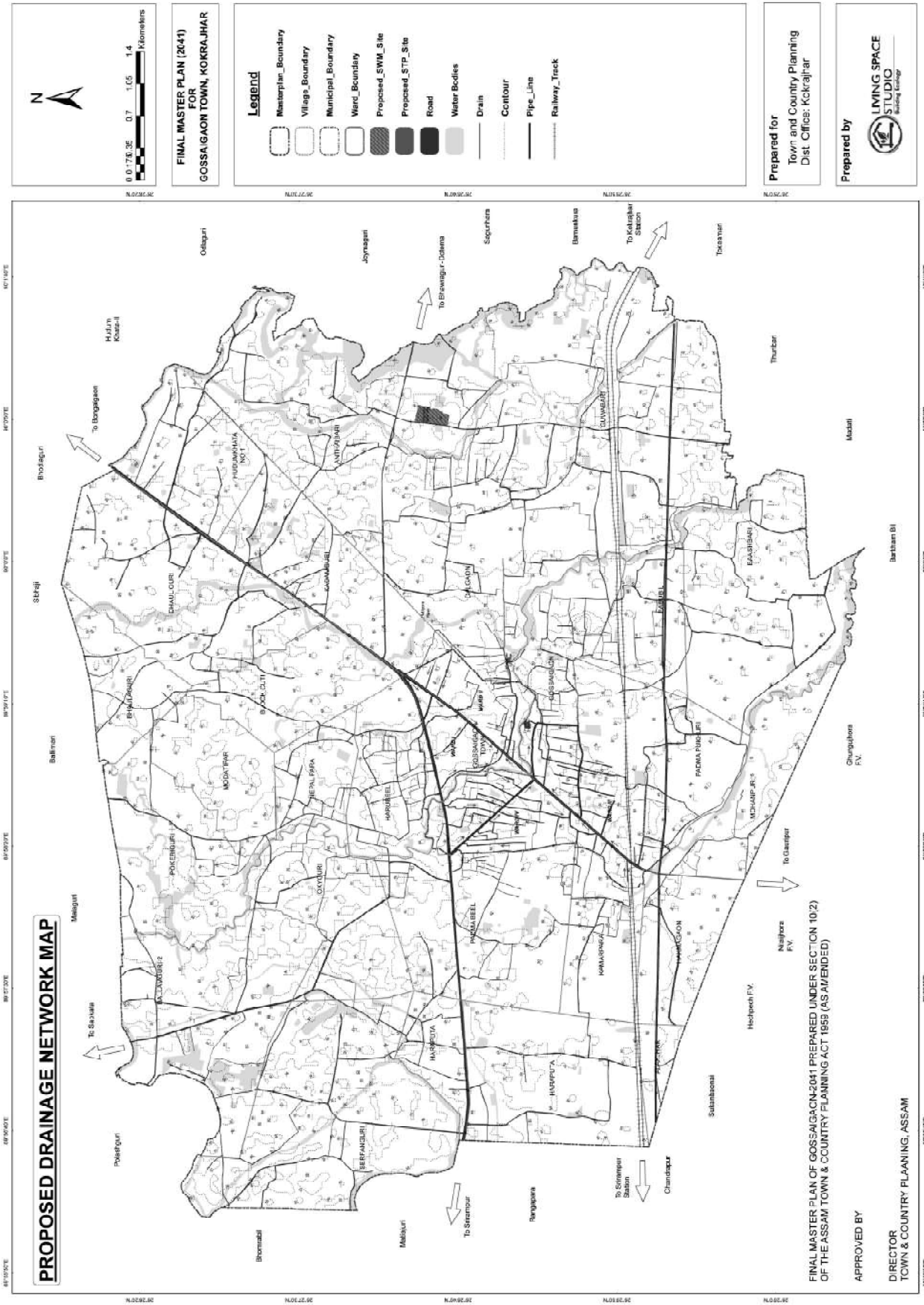
Apart from these places, street parking places will be worked out at the time of detailing the road development schemes.

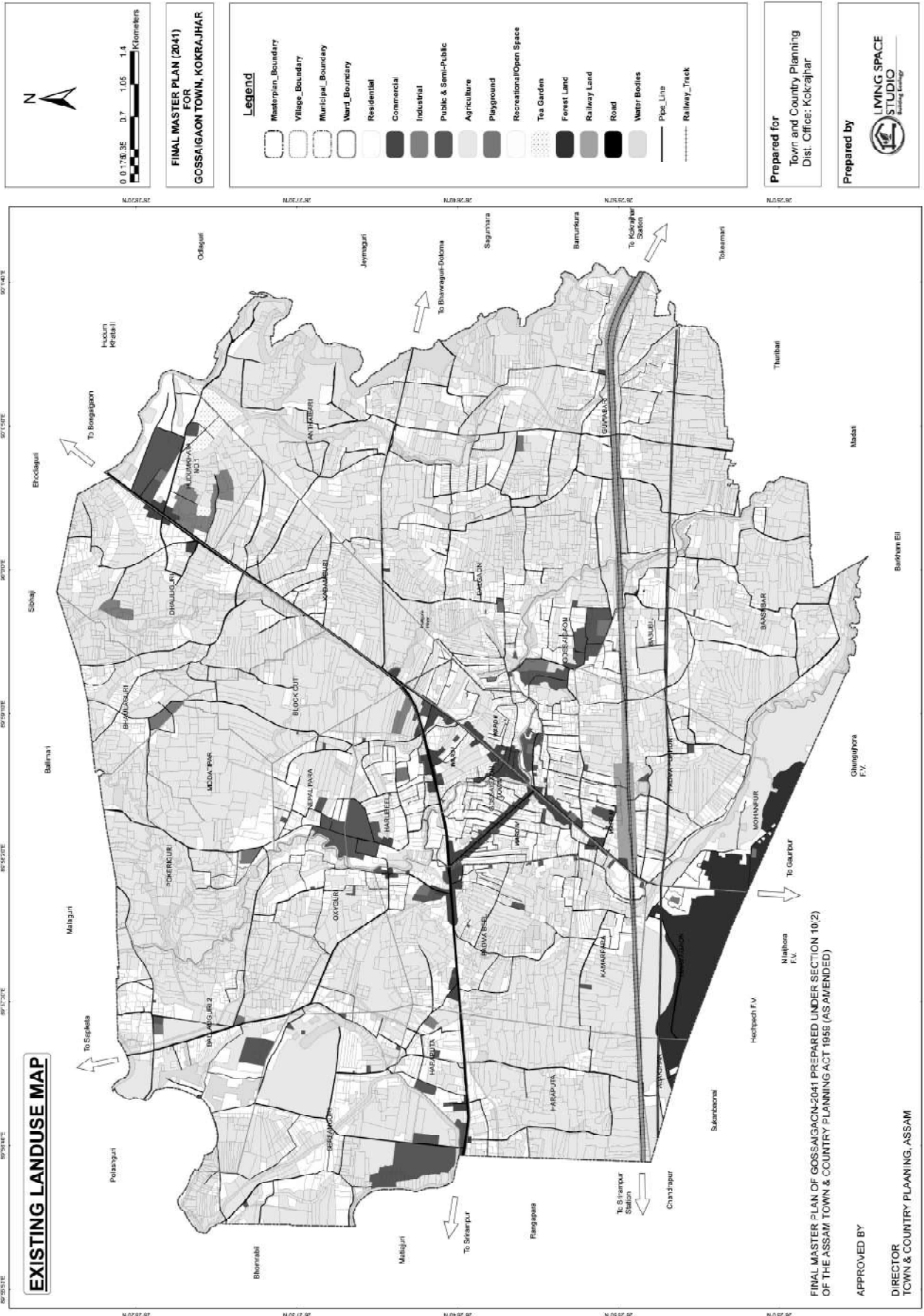
13.8 TRAFFIC ENGINEERING AND MANAGEMENT MEASURES

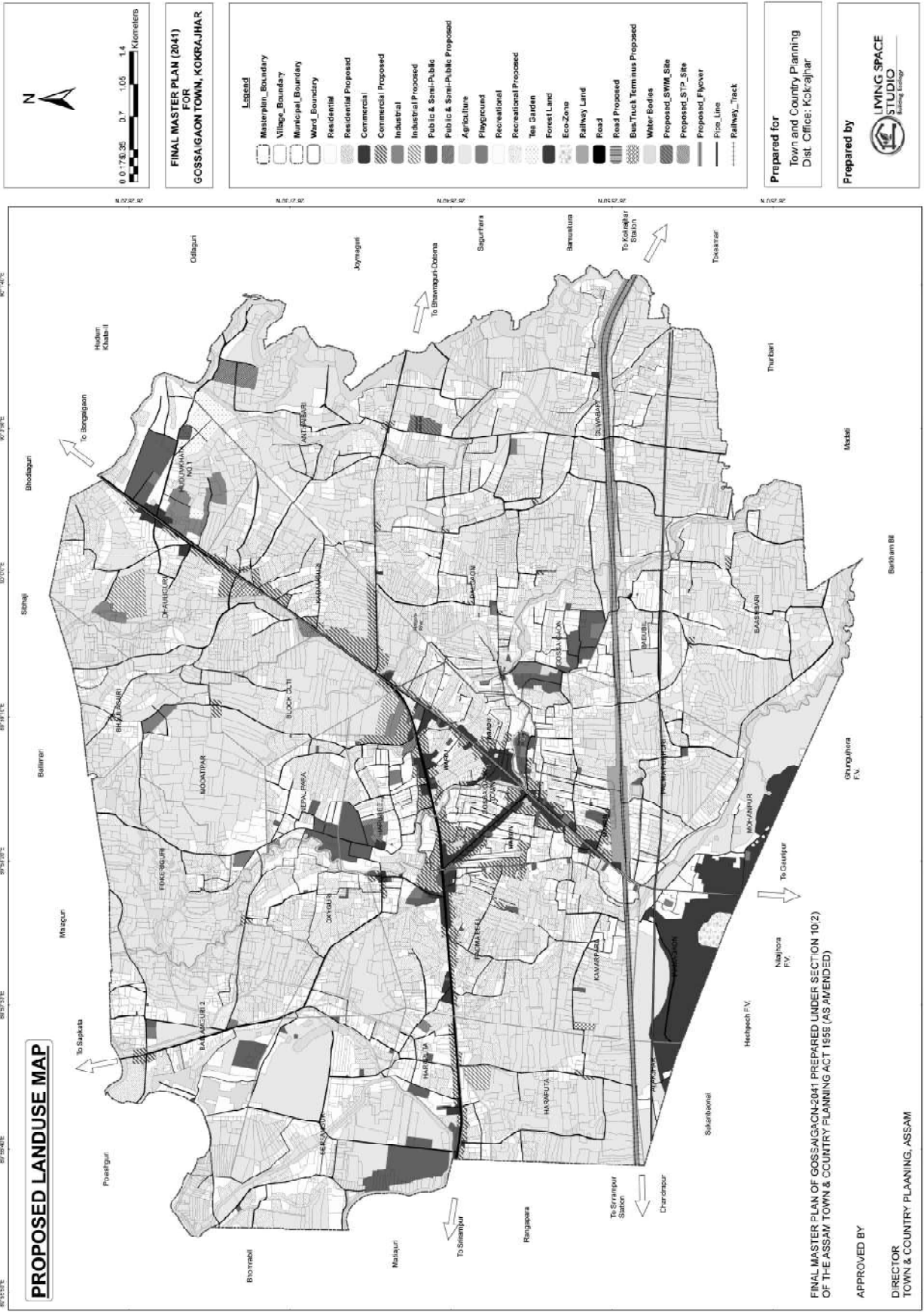
With the increase of vehicular traffic in future new link road to avoid congestion at the busy centers will be needed. To solve this problem modern technique and management measures will be required. For this detail traffic survey will be carried out and required measures will be taken in time.

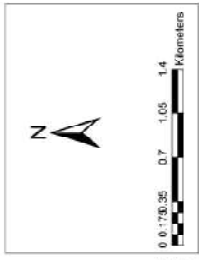










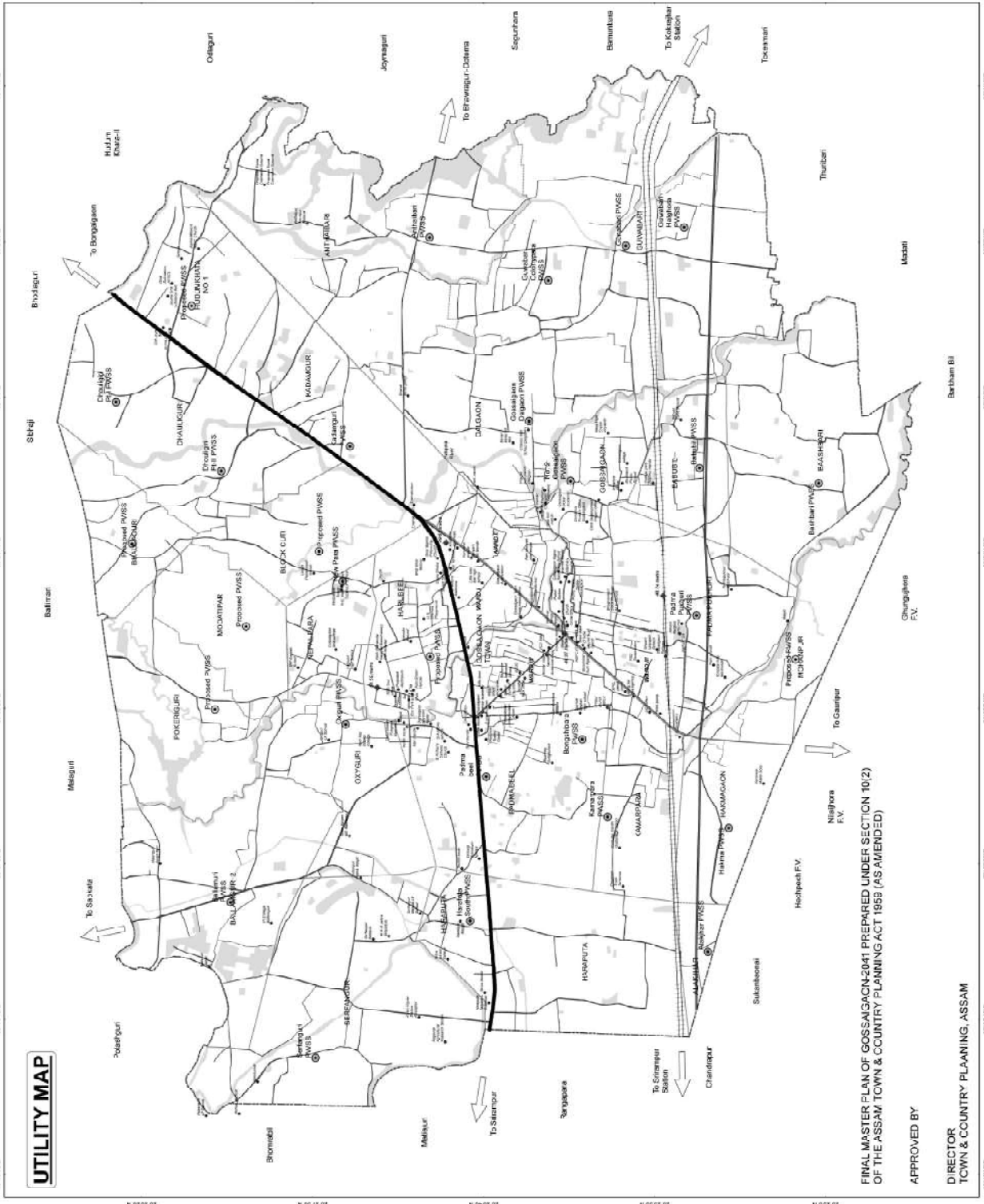


**FINAL MASTER PLAN (2041)
FOR
GOSSAIGAON TOWN, KOKRAJHAR**

Legend

	Masterplan_Boundary
	Village_Boundary
	Municipal_Boundary
	Ward_Boundary
	Road
	Water Bodies
	National Highway 27
	Pipe_Line
	Railway_Track
	Level Benchmark
	Existing ESR
	Proposed ESR

Prepared for
Town and Country Planning
Dist. Office: Kokrajhar



UTILITY MAP

FINAL MASTER PLAN OF GOSSAIGAON-2041 PREPARED UNDER SECTION 10(2)
OF THE ASSAM TOWN & COUNTRY PLANNING ACT 1959 (AS AMENDED)

APPROVED BY

DIRECTOR
TOWN & COUNTRY PLANNING, ASSAM

