

# Land Use & Development Control Plan for Gangasagar Bakkhali Development Authority (GBDA)



Prepared by  
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In collaboration with  
Land Use Planning Cell  
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URBAN DEVELOPMENT DEPARTMENT  
Government of West Bengal  
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## 1.1 Introduction

Gangasagar Bakkhali Development Authority was constituted vide Notification No 1079-T&cP/C-2/2C-7/2-12 dated 19.06.2013 of the Urban Development Department, Government of West Bengal for the Planning Area described in the Schedule for in terms of the provisions laid down in the West Bengal Town and Country (Planning & Development) Act, 1979.

The Board of Gangasagar Bakkhali Development Authority was constituted through Department Notification No. 2197-T&CP/C-2/2C-7/2012, dated 06.08.2013.

The Planning Wing of the Town & Country Planning Branch has conducted the survey for preparation of Land Use Map and Land Register (LUMR) for the planning area of Gangasagar Bakkhali Development Authority. The first phase of work done in Sagar Block was initiated on 03.12.2014 and Notification for Preparation of Land Use Map and Register u/s 29(1) of the T & CP Act, 1979 was duly published in the Kolkata Gazette vide No. 27/GBDA/17-18 dt. 15.05.2017.

Now, in terms of Sec. 56 of the T & CP Act. 1979, the Interim Land Use and Development Control Plan is being prepared in respect of the following 10 (ten) Mouzas.

Sl. No.	Mouza	J.L. No.	Block	Police Station	Full/ Part
1	Amarabati	70	Namkhana	Frazierganj Coastal	Full
2	Lakshmipur Abad	71	Namkhana	Frazierganj Coastal	Full
3	Gangasagar	38	Sagar	Gangasagar Coastal	Full
4	Sagar	37	Sagar	Gangasagar Coastal	Full
5	Beguakhali	36	Sagar	Gangasagar Coastal	Full
6	Dhablat	45	Sagar	Gangasagar Coastal	Full
7	Sibpur	43	Sagar	Gangasagar Coastal	Full
8	Chemagari	42	Sagar	Gangasagar Coastal	Full
9	Bisalakshmipur	44	Sagar	Gangasagar Coastal	Full
10	Purushottampur	41	Sagar	Gangasagar Coastal	Full

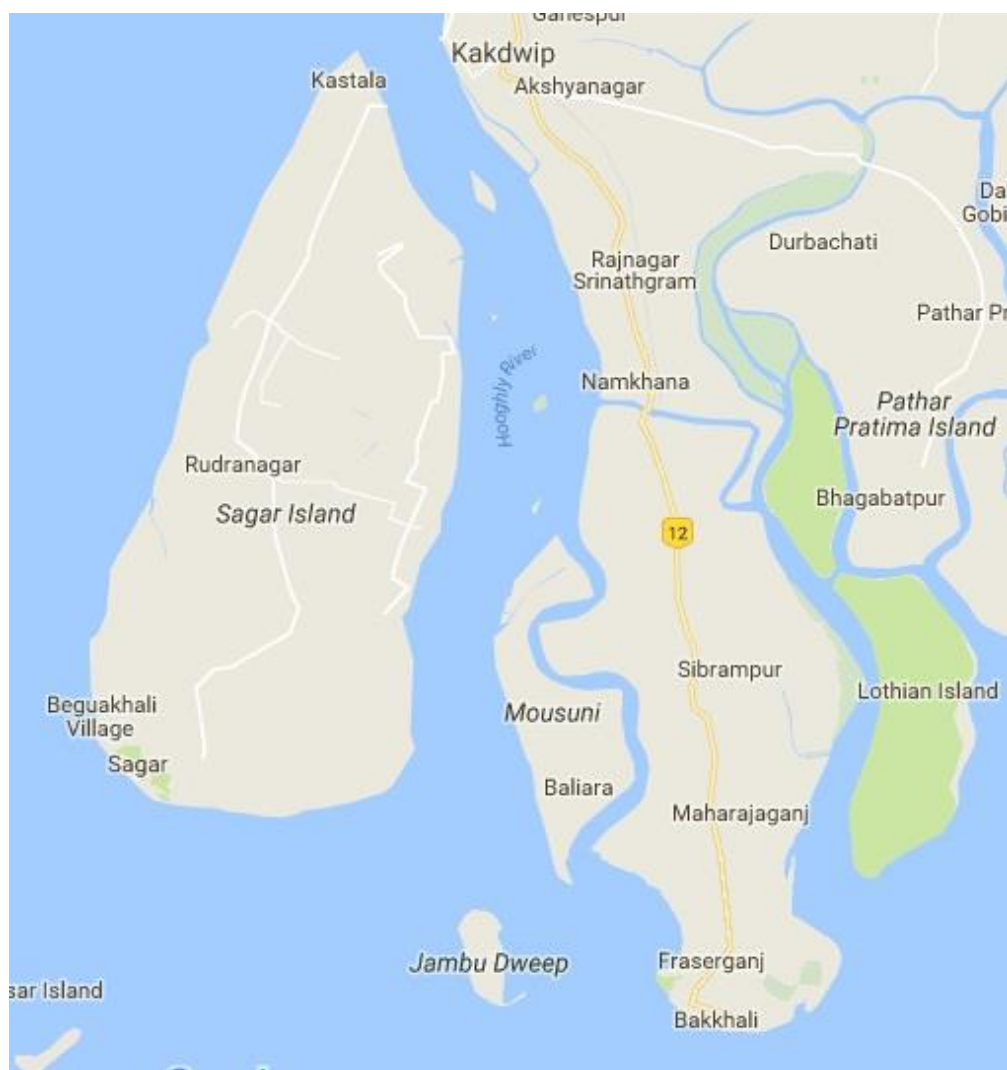
## 2.1 Location

**Sagar Island** is an island in the Ganges delta, lying on the Continental Shelf of the Bay of Bengal, situated about 100 km (54 Nautical Miles) south of Kolkata. The island is large in size with an area of 224.3 km<sup>2</sup>, lying between 21°36' to 21°56' north latitude and 88°2' to 88°11' east latitude. It has 43 villages and having a population of over 160,000.

The southernmost as well as largest village is Gangasagar, which is situated in the shores of the Bay of Bengal. Gangasagar is famous for Kapil Muni Temple and Gangasagar Mela.

Bakkhali is seaside hamlet in Namkhana in Kakdwip subdivision of South 24 Parganas district of West Bengal, India. It is located on one of the many deltaic islands spread across southern Bengal. The Co-ordinates of Bakkhali are 21° 33' 47.76" N and 88° 15' 33.98" E.

The total area of the GBDA Planning area is about 6926.59 hectares.



### 3.1 Demography

The Gangasagar Bakkhali Planning Area comprises of segments of Sagar and Namkhana Development Blocks.

The Population distribution among the Mouzas is given in tabular format herein under:

Sl. No.	Mouza	J.L. No.	Block	Police Station	Population
1	Amrabati	70	Namkhana	Frazerganj Coastal	6675
2	Lakshmipur Abad	71	Namkhana	Frazerganj Coastal	1176
3	Gangasagar	38	Sagar	Gangasagar Coastal	10340
4	Sagar	37	Sagar	Gangasagar Coastal	0
5	Beguakhali	36	Sagar	Gangasagar Coastal	5683
6	Dhablat	45	Sagar	Gangasagar Coastal	6778
7	Sibpur	43	Sagar	Gangasagar Coastal	6269
8	Chemagari	42	Sagar	Gangasagar Coastal	6564
9	Bisalakshmipur	44	Sagar	Gangasagar Coastal	7439
10	Purushottampur	41	Sagar	Gangasagar Coastal	6753
Total					57677

Fishing and Agriculture are the primary occupations of the people here. However, Agriculture is not a preferred livelihood option by many, as salinity of the land is not conducive from agriculture and land is also not fertile enough. The Growth of Industry is still very less.

#### 4.1 Existing Scenario

The present Land Use Pattern is given herein under:

Sl. No.	Category	Percentage of Land Use	Developed Area in percentage	
			Small and Medium sized Clusters	Large sized Clusters
1	Residential	18	95-97	3-5
2	Temple and other Religious Trusts	4	97-98	2-3
3	Commercial	4	90-95	5-10
4	Industrial	2	90-95	5-10
5	Public	8	65-70	30-35
6	Recreational	2	2-5	95-98
7	Agricultural	18	35-40	60-65
8	Water bodies and Fisheries	44	75-80	20-25

#### 5.1 Development Control Regulation

The Development Control Regulation of the Planning Area is guided by the Chapter-IV of the West Bengal Panchayat (Gram Panchayat Administration) Rules, 2004 and applicable for all the 10 (ten) Mouzas as the total jurisdiction of Gangasagar Bakkhali Development Authority is well within the Sagar and Namkhana Development Blocks.

#### 6.1 Proposed Land use Plan:

The pattern of present Land Use suggests formulation Land Use Plan with consideration of the following:

- Mangrove stretches along the beaches and banks of Creeks may be preserved for up-keeping the ecological balance, erosion prevention and preserving bio-diversity of the Sunderban Biosphere Reserve
- Beaches along the coast line may be developed through protection of erosion and provision of reclamation of land eroded and washed away by the turbulent Bay of Bengal may be taken care of.
- Mudflats may also be preserved considering Bio-Diversity.
- Chunk of Fertile lands may be utilised for Agriculture Purpose, efficient and optimum use of inputs may be used to have better output in respect of produces. Composite farming (with special reference to culture of Prawn, etc.) may be taken into consideration.
- Land for Industrial zones/ clusters may be identified for setting up of industries like processing of foods, especially sea-foods. Cold storages for storage of fish, beetle-leaves and other agricultural produces may be set up on the land thus identified.
- Mini Power Plants using unconventional energy sources may be set up to support non-electrified hamlets.
- Residential clusters may be identified and Townships may be set up after preparation of Master Plan for the whole Planning Area.

- Clusters of Land may also be made available to provide services and facilities to citizens.

## **7.1 Vision & Objective**

- To maintain the Bio-Diversity of the Planning area.
  - To develop the area keeping in mind the Notification as regard to Coastal Regulation Zone, 2011 with subsequent amendments.
  - To make the entire planning area Plastic and Plastic Waste Free
  - To Provide Basic infrastructure and services to common people efficiently, effectively and timely.
  - To provide all Schools, ICDS Centres and prominent tourist Places and Market places sources of pipelined water as well as quality drinking water by 2018.
  - To streamline Waste Disposal by setting up of Solid and Liquid Waste Management facilities following prescribed norms by 2019.
  - To promote Eco-Tourism and to explore and develop locations for tourist destinations.
  - To Link Jambu Island with Gangasagar and Bakkhali to complete the Tourist Circuit by the year 2018.
  - To Set up Tourism amenities for Accommodations for tourists across all the cross-sections of society by 2020.
  - To complete the preparation of a comprehensive LUDCP by the Calendar year 2018 for the entire Planning Area.
  - To complete preparation of a Master Plan for GBDA Planning Area by the Year 2019.
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