

CHAPTER-5

CHAPTER: 5

RESIDENTIAL STRUCTURE

A study carried out on the urban functions by Singh(1980:15) indicates that whether it is an occidental or oriental city, the residential land use occupies the largest proportion of the urban land and also it plays a significant role in shaping the urban morphology. The growth of residential area, according to him, is controlled by numerous factors, such as physiographic, growth and distribution of non-residential lands, time-distance from the place of work, urban amenities, land value, choice of urban planner, and political decisions. Therefore, it creates a conspicuous change in the pattern of residential land use followed by the growth of town with a heterogeneous settlement structure.

It is obvious that the population density pattern, socio-economic characteristics of the dwellers, house hold size, urban amenities etc. of a town reflect in the quality of residences and residential environment. Besides the examination of the above elements in this study, an attempt is also made to compare Bogra town with other four district headquarters.

(1) CHARACTERISTICS OF RESIDENCES :

Residential Density;

"Density of residences viewed together with the quality of residences can be considered as an index of the quality of life and living conditions in any area "(Rao. 1989:71). Normally it is observed that an area with good quality

houses gives a notion of higher class residential area, whereas high density and low grade housing condition reveal that it belongs relatively to the lower class. In the case of Bogra, a great harmony with a little variation can be seen. Congested, residential areas are found around CBA and in some other localities.

Hence the association of commercial and residential land around CBA in Bogra is not an exceptional case. In many localities, though the density is high in a small pocket, but due to the presence of large non-residential land, the overall density goes down. Observation of Berry and others (1963) that central population densities continually increase and there is constant compactness with less peripheral expansion in non-western cities, can be applied to the case of Bogra.

Residential development, in the periphery is observed either by dispersed or compact residential land use. The compact settlement refers to the limited space occupied by the family members of the same community for a long time, and new migrants occupy space between two settlement nuclei (see Plate: 14). It should be mentioned here that the study of Regional Relationship (chapter 10) provides comprehensive ideas of the process of urban growth. The process of urban growth operating in the fringe has been dealt with in an earlier chapter.

For Bogra, it is true that it is difficult to sketch out a clear pattern of new residential growth. Mixed type of land uses is a common phenomena with few exceptions. Usually

it is observed that the middle and higher income groups prefer to settle in the main town area even though the land value is high. The amount involved in the purchase of a small plot, in the main town area, is very high and with the same amount they can buy bigger plots in the fringe or extension areas. Different factors other than economic value that determine the choice of places of settlers are also discussed. On the other hand, lower income group and sometimes middle income group are found to settle in the extension areas where land value is low.

The area within the municipal limit surrounding the main town are devoted to new settlements along with other functions. It is observed that the selection of dwelling place by the people usually towards the town follows a particular direction; for example, people from the western rural areas prefer to reside in the western part of the town. At the sametime, accessibility, proximity to urban amenities, journey to work etc. also play important role in the selection of residences.

As indicated by Hudson (1973) about suburban residential development, fringe continues to be the location of greater change in population and settlement pattern which is also true of Bogra town. Although the population densities of the periphery are certainly lower than that of the central town, the single distance decay function hides the fact that the pattern of housing is highly discontinuous especially in the extension area. In fact, these areas have some high density cluster, some sparsely settled areas, and considerable areas with no

residential settlement at all.

The study has been carried out in blocks within the municipal limit of 1981. The blocks are referred to as Mahallas in Bangladesh.

Fig.5.1a shows the density of residential houses according to the blocks. The basic information and map were derived from the 'Village and Small Area Atlas of Bangladesh (1988)'. By planimeter, the area was measured and data computed. The data for the extension area has been gathered from several sources.

The extension area shows, at a glance the lowest density of houses per acre ranging from 0.5 to 2.00, which is mainly due to vast agricultural land and open fields and also due to some non-agricultural land uses.

The southern narrow strip closer to the main town comprises different urban land uses : educational and social institutions, industries, civil line, sericulture farm, graveyard etc. with low density of houses. But in this area, Latifpur Bihari colony has high density of residences.

The higher concentration of population around the town centre gives rise to the high density of houses.

In some pockets, presence of some institutions and vacant land are the causes for lower density. However, most of the blocks of the mauzas namely Katnarpara, Shibbati, Nisindara,

institutions and other organisations such as educational institutions, defence, and other public and private enterprises with kitchen considered as households.

Table 5.2 highlights the wards-wise distribution of average household according to 1981 census in the municipal area. Ward I and V show less persons per household (>6) followed by ward I. These wards are relatively socio-economically backward areas which inhabit proportionately more people of the lower income group. While socio-economically developed areas i.e. ward II and IV show higher figure of 7.14 and 8.01 persons per household respectively. A small part termed as ward VI shows excessive number (11.77) where police line is situated.

However, it can be seen from the table that the upper class residential areas show comparatively a higher number of members in a household, than other areas. The factors responsible for such family size are :

1. Exorbitant land price and rent that discourage the break up of joint family.

2. The tendency of the near relative to live together, especially in the upper class families.

3. Natural increase of population.

4. Availability of amenities and facilities.

5. Nearness to place of work, schools, markets etc.

6. Locational advantage and accessibility.

7. Due to migration of close relatives for education, job or other purposes - in other words sound monetary background and support of the head of the family.

8. Increase in the number of members due to the addition of servants, specially maid-servants in the household.

Table 5.1 : Bogra town : Households by no. of Persons & average no. of Persons per household, 1960-81.

Year	Total Households	Households by no. of persons										Average no. of persons
		1	2	3	4	5	6	7	8	9	10	
1960	5477	301 (5.49)	472 (8.60)	567 (10.35)	545 (11.77)	709 (12.94)	662 (12.8)	589 (10.75)	483 (8.82)	331 (6.07)	720 (13.14)	8.13
1981	9271	255 (2.74)	597 (6.44)	959 (10.34)	1207 (13.02)	1326 (14.30)	1212 (13.07)	1026 (11.09)	803 (8.66)	576 (6.21)	1310 (14.13)	8.3

Data Compiled & Computed

Source : Population census, Bogra ; 1961 : and 1981 :

Note : Figures in parenthesis show percentage.

Table 5.2 : Bogra town : wardwise average size of households

Ward I	6.44
Ward II	7.14
Ward III	6.65
Ward IV	8.01
Ward V	6.74
Ward VI	11.77

Source : Report on Urban Area, 1967/74

Most of these factors are pertinent to the higher income group.

On the other hand, in the lower income group, conflicts start among the breadwinners i.e. (father, son, brother etc.) ; what ever they earn they do not like to share or sacrifice due to poverty. Conflict may start on trifle matters like unequal distribution of food or by the womenfolk. These result in the breakup of the family members.

Income Structure

Income structure is an important indicator to measure the socio-economic condition of a settlement. Information obtained from U.D.D. Report (1980) explains that 61% of the households are classified in the middle income group (Tk 801-3000/=) and 33% are in low income group (Tk < 800/=), rest of the households (6%) are in higher income group. The average income of these groups is found to be Tk 1735/= P.M. It is a good sign that 61% of households are classified in middle income group (Tk 801-3000/=) and to 6% higher income group. The total percentage of people economically sound comes upto 67%. The study reveals the positive socio-economic status of the dwellers. But after the extension of the municipal limit the picture could be different (figures of which are not available) due to the presence of more people in the lower income group in the extension area.

Table 5.3 : Average Monthly Income per Household, in all Urban Areas.

Districts -----	Income (in Tk.) -----
1. Pabna	684.51
2. Bogra	614.28
3. Rajshahi	531.47
4. Rangpur	506.85
5. Dinajpur	487.00

Source : Population census, Bogra 1974 : 44

Table 5.3 : Shows the average monthly income per household in respect to all the urban areas under individual district for the period 1973-74. Through this comparative study, we can gauge the economic condition of the urban dwellers in each district region.

In Pabna the monthly income per household (Tk 684.51) is much higher than all other districts. The average income is higher because of the wide spread handloom industry in the urban centre of Pabna district. Bogra (Tk 614'28) holds the second position.

In case of Bogra and other districts, unlike Pabna district, there is no single specialised business.

Quality and Type of Houses

Information regarding the use of buildings structure within the municipal limit is shownⁱⁿ Table : 5.4a. Out of the total 14626 units, residential units form the largest proportion of 69% , followed by commercial units 28% and institutional units 2.30% and industry 0.70% only.

**Table 5.4 a : Use of Housing Structure and Type of Households
1984.**

Residential Units	Commercial Units	Industrial Units	Institutional Units	Total
10096 (69.00)	4100 (28.00)	107 (0.70)	323 (2.30)	14626

Table 5.4 b : Number of Housing Structure by Type, 1984.

Pucka	Semi-pucka	Katcha	Total
4940 (36.00)	7803 (57.00)	993 (7.00)	13736

Source : Zila statistics, Bogra Region, 1986 : 380-81

Note : Figures in parenthesis indicate percentage

The next important aspect in housing structure is the type of houses, (Table 5.4b) pukka houses constitute 36% and semi-pukka houses form 57% and katcha houses about 7%.

The fact is that the building construction activity is a recent phenomenon. Moreover purchase of land and construction of pukka houses involve large sum of money which the middle and lower income groups are unable to afford.

It is interesting to note that most of the pukka and semi-pukka houses are found in the main town whereas the traditional and katcha houses are numerous in the extension areas.

Table 5.5 illustrates the urban households in dwelling units by materials of wall and roof for two periods, 1961 and 1981. Mud and unburnt brick were the common materials, used for wall in the early days. With the impact of urbanisation and due to modernisation they are being replaced by bricks. Brick wall constitutes 23.50% in 1961 and increased to 42.83% in 1981.

The percentage of households using straw and bamboo for walls has increased from 4.47% in 1961 to 8.38% in 1981. This increase may be attributed to the increase in the population specially of poor class and the absorption of semi-urban areas.

Table 5.5 Bogra Town : Households in Dwelling units by Materials of Wall & Roof, 1961-1981.

	1981	1961
No. of Household	9271	5441
<u>Wall Materials</u>		
Straw & Bamboo	777 (8.38)	243 (4.47)
Mud/Unburnt Brick	4306 (46.45)	3784 (69.55)
C.I. Sheet/Wood	217 (2.34)	135 (2.48)
Brick	3971 (42.85)	1279 (23.50)
<u>Roof Materials</u>		
Straw/Bamboo	1150 (12.40)	645 (11.85)
C.I. Sheet/Wood	6101 (65.81)	4315 (79.31)
Tiles	72 (0.78)	40 (0.74)
Cement	1948 (21.08)	441 (8.10)

Data Compiled

Source : Population Census, Bogra, 1981:78 & 1961:111-20-

Note : Figures in Parenthesis indicate percentage.

Study of Five District Headquarters :

In order to find out the position of Bogra in terms of house structure and quality of houses, weightage scores have been calculated for all the 5 district headquarters. (Table 5.6) The highest score is obtained by Bogra (640.45) followed by Rajshahi (631.28).

In terms of usage of cement and brick for wall, Bogra occupies the highest position (42.83%) followed by Rajshahi (41.55%). On the other hand, in the case of houses with cement roof, Rajshahi has 28% and Dinajpur 22.32%. Bogra is in the third position (21%). Dinajpur is known as a town of wealthy land lords hence the number of pukka houses are more.

Residential Colonies and Housing Estate

Upto 1950s there were no residential colonies in Bogra town. The development started after 1960 with the initiation of the government. The most significant contribution of the government is the Malotinagar staff quarters furnished with multistoried buildings in spacious compound. Different grades of quarters for different classes of employees were made available. At the beginning these quarters accommodated most of the employees without any difficulty but with the recent spurt in employees, accommodation has become scarce.

However, different staff quarters or residential areas for various government/semi-government organisations have been built in different areas, such as WAPDA colonies in Malgram

Table 5.6 : Households in Dwelling units by Materials of walls & Roofs for five District Headquarters, 1981

		Bogra			Fadna			Rajshahi			Rangpur			Dinajpur		
<u>Wall Materials</u>	%	Weigh tage	Score	%	Weigh tage	Score	%	Weigh tage	Score	%	Weigh tage	Score	%	Weigh tage	Score	
Straw/Bamboo	8.38	1	8.38	62.32	1	62.32	42.38	1	42.38	69.87	1	69.87	41.33	1	41.33	
Mud/Unburnt Brick	46.45	2	92.90	2.64	2	5.28	7.64	2	15.28	0.53	2	1.06	19.66	2	39.32	
Cl.Sheet/wood	2.34	3	7.02	7.33	3	21.99	8.23	3	24.69	4.37	3	13.11	1.75	3	5.25	
Cement/Brick	42.83	5	214.15	27.71	5	138.55	41.55	5	207.75	25.23	5	126.15	37.26	5	186.30	
<u>Roof Materials</u>																
Straw/Bamboo	12.40	1	12.40	28.76	1	28.76	18.74	1	18.74	42.20	1	42.20	34.38	1	34.38	
C.I. sheet/wood	65.81	3	194.43	50.08	3	153.24	30.67	3	92.01	48.06	3	138.18	42.27	3	126.81	
Tiles	0.78	4	3.12	0.54	4	2.16	22.52	4	90.08	0.90	4	3.60	0.83	4	2.52	
Cement	21.01	5	105.05	20.62	5	103.10	28.07	5	140.35	10.84	5	54.20	22.32	5	111.60	
Total Scores		640.45			515.40			631.28			448.37			547.71		

Data Compiled Population Census 1981 Individual District

and Fulbari, C & B and Medical staff quarters adjacent to general hospital, Forestry and Upazila Parishad staff quarters in Kaigari, Bangladesh Bank colony in Malotinagar etc.

Another major step was taken through the establishment of Government Housing Estate in Nisindara by acquiring 60.11 acres of land. There are 264 plots for residential and 20 plots for commercial purposes. Amenities like water, electricity etc. have been provided.

Though the plots have been acquired about 20 years ago and thereafter distributed only few houses are constructed, that too very recently. Many factors are responsible for the negative attitudes of the owners for not constructing houses, like relatively distant location from the centre of the town, unavailability of certain urban amenities (such as, educational institutions, market, offices etc.) vast vacant lands, problems of security, infrequency of transport conveyance, owners residing outside etc. The authority is now taking proper action in order to implement the proposed project.

In 1965, Model sweeper colony was set up in Chak Sutrapur and another small one with eight houses was built in Shibbati. This was a unique step to accommodate those who were staying in Malotinagar and new Bangla school area. But Shibbati colony (besides Rangpur road) though in the main town area is distinct in social environment from the adjacent upper class residences. But the presence of sweepers in the main town area make them accessible for services. The Bihari colony was set up in Latifpur during the Pakistan period. All these colonies are

already over populated and people are living in extremely poor condition. There is urgent need for more accommodation.

To sum up it may be stated that the residential colonies or staff quarters do not meet the housing requirements for employees. To overcome this difficult, establishment of new quarters and vertical expansion of the existing quarters are necessary.

Role of Bangladesh House Building Finance Corporation(BHBFC).

In Bogra, BHBFC started offering loans from 1964. Previously in many cases, the clients would not follow the prescribed rules. The sanctioned money for a particular building was not fully utilised and was diverted to some other use . Thus the authorities have taken stern measures for proper utilisation of loan.

The following information was obtained from the office concerned. This institution disbursed loan to 90 cases upto 1970 for the whole of Bogra district of which Bogra town obtained a greater portion. The figure has risen to 457 (including Joypurhat district) upto 1988 of which 209 are for single storied and 248 are for multi-storied buildings. The total number of buildings (all types) sanctioned for Bogra town were 279. Due to financial constraints the Institution is not being able to cope up with the demand.

Private builders, whose role is confined to few big cities in Bangladesh, should be encouraged to construct new buildings to meet the growing demands of the urban areas.

2. TYPES OF RESIDENTIAL AREAS

Social Area Analysis

In the preceeding discussion and Chapter 3, different aspects of demographic structure, some socio-economic characteristics of residents, residential structure, physical structure of dwelling units have been discussed regarding Bogra town and other urban areas of the Northern Region. Here, an attempt is made to study the social area which has become a major concern of urban social study. The objective is to understand the pattern of internal socio-spatial organisation.

In the study of Stockholm, Olsson (1940) avers that the character of the residential districts and also their influence on the urban differentials are determined by nature of the dwellings and specially by the social and economic status of the residents. Similar view point is expressed by Shevky and Williams (1949) in their monograph on Los Angeles. Later on, numerous work have been done by urban geographers, sociologists, economists and planners in different ways as regards theoretical frame work and operational techniques of the analysis.

Many controversies arise about the definition of "Social Area". Some scholars' view "Social Area" as homogeneous strata with uniform characteristics. To others the Social Area is a prematurely closed system and has no geographic or spatial relevance. Some argue that social areas have spatial dimensions and these social areas are synonymous with natural areas given by classical ecologists (Hawley and Duncan, 1957).

Referring Shevky and Bell, Rao(1981:50) gives a clear analytical view on the social area : as " The Social Area" is not bounded by geographical form of reference as in the natural area, not by implications concerning the degree of interactions between persons in the local community as in the sub-culture. It is accepted that the social area generally contains persons having the same level of living, the same way of life and the same ethnic background. They hypothesise that persons living in a particular type of social area would systematically differ with respect to characteristics, attitudes and behaviours from persons living in another type of social area. The following main indices composed of seven individual variables put forth by them :

- A. Social Rank - Occupation, Education, Rental values
- B. Urbanisation - Fertility, Women in labour force, Single family dwellings.
- C. Segregation

In social area analysis Mc Elarth (1962) uses the forms "Societal Scale " and social Differentiation" and considered 4 constructs with several variables as :

<u>CONSTRUCTS</u>	<u>SUB-AREA INDICANTS</u>
A. Social Rank	- Occupation, education, fertility
B. Migrants status	- Birth place distance, age-sex
C. Ethnic status	- Culturally, visible minorities

Tyron (1955) applies a more refined quantitative method of study of social areas. He uses cluster analysis to delineate the general properties of group of objects, and then grouped the object into homogeneous types in terms of homogeneous

properties. Ratcliff (1949) simply classifies the residential areas on the basis of rent. Hartman and Hook (1956) studied the substandard urban housing on the basis of running water, flush toilet and the general upkeep of the house.

In India various studies have been done. The study on Hyderabad (1966) is a pioneering attempt and is based on census variables categorised into two groups :

A. Social Rank :

1. Percent literate,
2. Percent female literate,
3. Percent Scheduled caste population

B. Urbanisation Rank

1. Workers in manufacturing industries,
2. Workers in Trade & Commerce,
3. Workers in other services,

After analysis, Metropolitan Hyderabad is divided into four Major Social Areas.

- a) Areas of social Escalation.
- b) Areas of Economic Transition.
- c) Areas of Social Transition.
- d) Areas of Social Depression.

In Bangladesh, there is disederatam of significant research work in this line. One pioneering work has been done by Khan and Masood (1962) in which the indices taken are house structure, electricity. water connection, rent of the house and density of population. In their study, after calculating the standard deviation from the mean 3 degrees of variation from the

average, three classes are denoted.

1. Upper Class,
2. Middle Class,
3. Lower Class.

Social Area Sketching in Bogra

Methods of Study :

To delineate social areas of Bogra town by analysing the spatial distributional aspects of selected social, economic and demographic indices, every mauza was divided into blocks. For want of data on socio-economic characteristics of population, only a few variables have been selected. To study a town, like Bogra, the information for small blocks is essentially needed. Only few socio-economic indices are available from census report according to wards. When the town comprises of mixed society, information of small areas can provide ample scope for analysing social area.

Thus in order to achieve the objective, blockwise information was collected and finally data was compiled and computed. Information regarding literacy rate was obtained from the 1974 census, number of households and population in blocks from the Small Area Atlas of Bangladesh (1988).

Data on Circle-wise (municipal unit) housing structure and municipal tax on residential houses was collected from the municipal office. Personal survey was conducted to know the land value, housing quality, house rent, occupational structure etc. After analysing the data, it was compared with

the information gathered from empirical study and the exterior look. (Table 5.7 a & b)

The town is divided into the following five social Areas:

- (1) High class,
- (2) Moderately High class,
- (3) Medium class,
- (4) Low class, and
- (5) Mixed,

The category comprising of Government Staff Quarters, Housing Estates, Civil Lines etc. are grouped under mixed category mainly due to the differences in the infrastructure. It is observed that the categorisation of the areas is made after 70-80% of indices are satisfactorily obtained under each group.

(1) High Class Residential Area :

During the British Period, in the medium towns of Bangladesh, the administrative buildings and residences of executives and officials were located in the best part of the town.

The high class residential area of Bogra encompasses south Sutrapur (Jalaswhritola), upper Malotinagar, upper Rahmannagar, and upper Thanthania and extends in a sectoral form. The Nawab's palace, spacious bungalows of Deputy Commissioner, Superintendent of police, Civil Surgeon are located in the eastern margin and the judge's quarter, Zamindar's house in the western margin. Besides these, a large number of professionals

like advocates, doctors, wealthy businessmen reside here. All the important administrative offices, such as judiciary department, Municipal office, Zila Parishad, prominent schools, other important government offices, large number of private enterprises etc. are also located in this area. All the roads are pukka and major part of the area is lined up with big trees that offers aesthetic beauty. Drainage system & sanitation and other amenities are fairly adequate, Table 5.7. show selected indices representing the socio-economic characteristics. This social area is characterised by the highest literacy rate (> 55 %), highest number of persons per household (8), highest rent (Tk 1500-3000/-), highest residential land value (Tk. 50-100 thousand/decimal), Moderate density of houses (6-14/acre), highest percentage of pukka houses with multistoried buildings (60% pukka and 30% semi-pukka). Principal business thoroughfares pass through this area.

However, this area is socially and economically dynamic. The early inhabitants specially of lower income group are gradually leaving the area after selling their properties at high price. The process of invasion-succession is observed here. New constructions for residential and commercial use are coming up in place of old structures as their rental values are high. Mainly with internal re-arrangements, this area is slowly expanding toward the outer ring tending to become almost a homogeneous highclass area (see Plate B.).

The general preference of the lower income group is also to occupy residences in good social environment, which has

attracted migrants to the low lying area of Malotinagar along the river. Thus breaking the homogeneity of the higher class residential area (see Plate 14.).

(2) Moderately High Class Residential Area

It covers the area around CBA in a circular shape with few pockets of descendants of early residents belong to the lower income group. The localities belonging to this area are part of Katnarpara, part of Malotinagar, Dattabari, Baragola, part of Sejgari, Badortola, Namajgar, part of Sutrapur and Rahmannagar. This area is very compact and practically has no scope for horizontal expansion. Though, the lower income group residing here possesses, small parcels of land they cannot withhold their temptation to dispose off their lands at higher price.

Wherever urban amenities and infrastructural facilities are available, there is higher concentration of population. Immigration of people from all social background has been taking place gradually since 1950 followed by out migration of the Hindus.

There are large number of semi-pucka and low grade pucka houses in this area : 35% are pucka, 55% semi-pucka and 10% katcha houses out of the surveyed 1157 houses. The literacy rate ranges from 45% to 54% and the average rent for standard house varies from Tk.1001 to 1500/=. Here on an average the members per house hold are around 7. This area has high density of population (Fig. 3.1b) and residences (Fig. 5.1d). The price

of inhabitable land in important places is about Tk. ~~30,000~~ 60,000/= per decimal.

This social area has large commercial establishments next to CBA, public & private offices, reputed boys schools, number of pre-primary and primary schools, and small scale industries. At its periphery there are number of important industries like, cotton spinning mills, match factory, iron foundry, food grain industries etc. Some of the major arteries pass through this area. The residences mainly belong to business class & other professionals.

In this social area, a steady social change is observed among the comparatively lower income group. There is improvement in economic condition, way of life, and social behavioural pattern of the people. Transmission of social value, interaction with the immediate surroundings lead to the change in attitude.

(3) Medium Class Residential Area

This area also called the area of transition comprises of southern part of Malotinagar, part of Rahmannagar, part of Latifpur, Chakloakman, and part of Malgram, upper part of Nisindara, part of Shibbati, part of Katnarpara, middle part of Thanthania etc. This area is one of the oldest part of settlement, now considerably attracting the migrants. Many wealthy residents of this area hold sizeable amount of agricultural land outside which can be observed from their style of living. Many people of lower income group are engaged in agricultural activities directly or indirectly. Besides these,

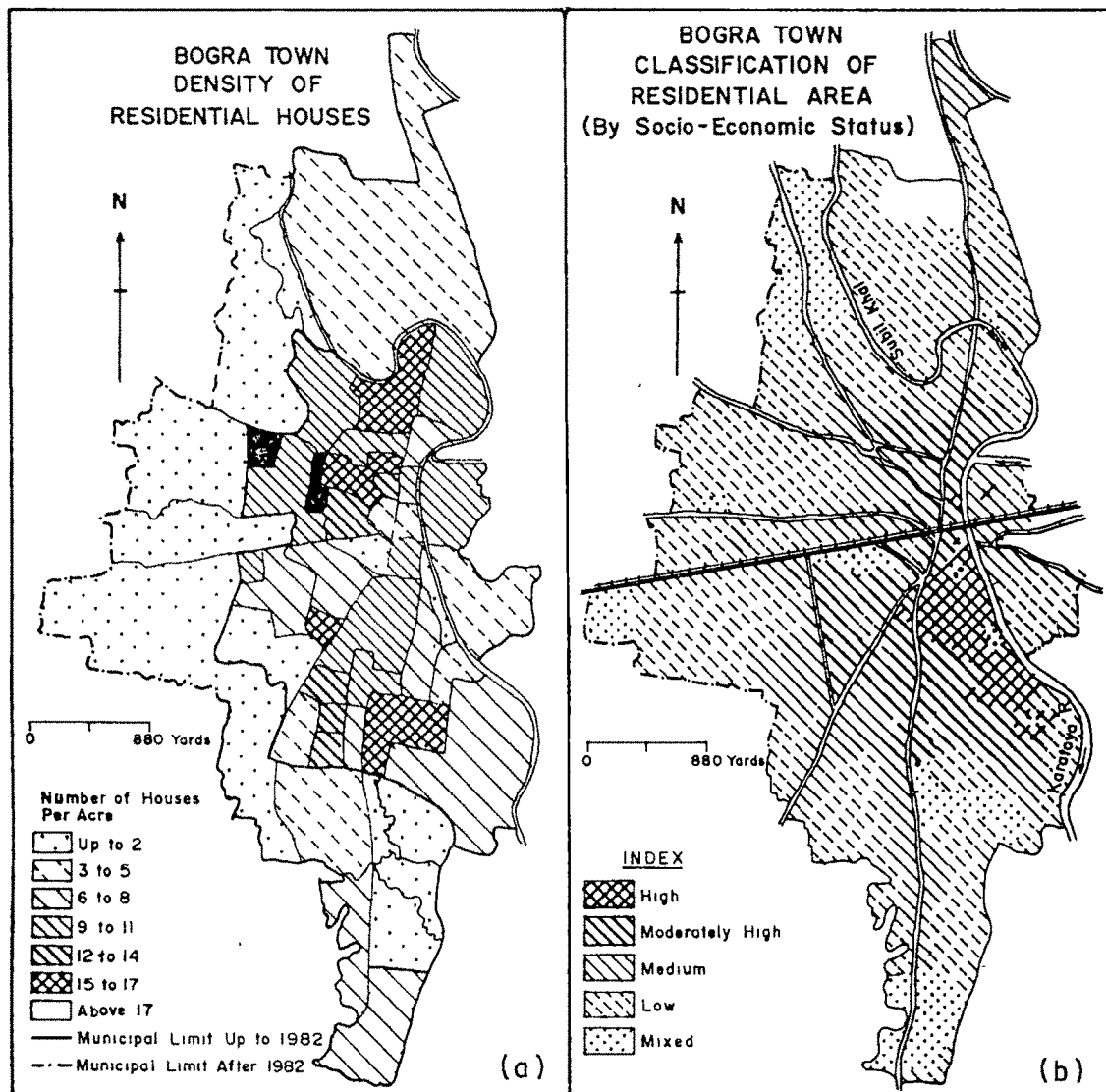


Fig. 5.1

some people are engaged in informal sectors like in transport sector (as rickshaw pullers), and in restaurants. According to the Table 5.7 a the literacy rate ranges from 35 to 44%. The family size is moderate to low (about 6), and the house rent ranges from Tk. 800/-1000/=. The number of pukka houses are less (25%) as compared to semi-pukka houses which comprises of about 60%. Some multistoried buildings appear on the road side according to the place of importance. Houses on rent are also available to some extent for lower and middle income groups. The density of population and houses vary from place to place. Generally in old areas (parts of of Katnarpara, Shibbati, Rahmannagar etc.) the density is comparatively high. Here the community facilities or utility services are comparatively low. Land price ranges from Tk. 10,000/- to 20,000/- per decimal depending upon the location. Cheap rental houses are available for accommodating the people of lower and middle classes. This is to some extent, a potential zone for new settlers.

Concentration of low to medium standard house, amidst vegetation gives appearance of rural landscape except for Rahmannagar and Chelopara which are very congested. The development of Chelopara took place in the early days due to its proximity to the CBA.

Table 5.7 a Some Socio-economic Indicators

Categories	Pop./household % (1981)	Literacy rate % (1974)	Average rent for 3 room-house survey 1988 (inTK)
High class	> 7.0	> 55	> 1500
Moderately "	6.6-7.0	45-54	1001-1500
Medium "	6.1-6.5	35-44	801-1000
Low "	5.0-6.0	20-34	500-800

Table 5.7 b : Structure of Dwelling Units, 1988.

(in %)

Types of Social Area	Pucka Structure	Semi-Pucka Structure	Katcha Structure	Total Houses surveyed
High class	> 65	30	5	540
Moderately "	35	55	10	1157
Medium "	25	60	15	1148
Low "	7	51	42	703

Source : Field work and Municipal records, Population Census, Bogra, 1974 & 1981.

(4) Lower Class Residential Area

All extension areas (except Chelopara, part of Chakfarid and Natai) fall under this group. Apart from the built up area along major routes, the urban landscape is not seen anywhere. The area is rural in character.

In the study of Warangal city, Rao (1987:66) refers to this type of area as 'Area of stagnation'. Before absorption by the municipality the areas were regarded as urban fringe. A detailed discussion in this regard is given in the study of fringe (Chapter 2.).

With the impact of urbanisation the mode of life and pattern of occupation have been changing. A considerable number of people are on daily wages or engaged in primary activities besides, in other menial labour. Many of the low paid industrial workers, transport labourer, employees in business establishments come from these areas. The recent trend is to engage children and women in bidi manufacturing.

Table 5.7 show the outstanding features of this group such as low literacy rate (20-34%), lowest population per household (5-6), lowest rent for house (Tk. 500-800). Coinciding with the above figures the number of pukka houses (7% only) and even semi-pukka houses (51%) are very few. More than 42% houses are katcha.

The density of houses or of population is low in this area in comparison to other areas. In most cases, population or houses are concentrated in pockets forming number of nuclei within the area.

The extension areas attracts migrants of low income group due to low price of land. As a result unplanned low grade house structures are added to the existing settlement. Here civil amenities and other infrastructure are inadequate.

Mention may be made of Biharī colony, and Methorpara (sweeper colony) where living conditions are very poor with most unhygienic environment.

(5) Mixed Area

Besides the residential areas considered in the foregoing pages there are few other areas homogeneous in nature but which cannot be included in any of the above mentioned classification. They are the Government staff quarters, Medical staff quarters, Poly-technic staff quarters, Police lines, WAPDA staff quarters, Armed police battalion, and Government Housing Estate etc. which inhabit people from all grades.

To sum up, it can be said that the urban residential structure consists of intricate and complex relationships of the multitude of variables. It is observed that the maintown, which has grown over a century portrays a compact built up landscape having different social groups. On the other hand, the peripheral or extension area with mostly traditional way of life, keeps the flow of migrants low or moderate.

Attempts to identify the social area, with the help of spatial distributional aspects and selected demographic, social and economic indices demonstrate the delineation of different categories of existing population. In some area where the process of invasion-succession prevails, there is tendency for homogeneity in nature. The haphazard growth of residential and other structures without proper infrastructural facilities, is the outcome of the large movement of population towards Bogra, and the absence of proper planning.