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GOVERNMENT OF ASSAM
ORDERS BY THE GOVERNOR

TOWN AND COUNTRY PLANNING DEPARTMENT

The 3rd April, 2000

Notification No. TCP,154/88/129:- In exercise of the powers conferred, by Sub-Section (2) of Section 10 of the Assam Town and Country Planning Act 1959 (as amended) and the Assam Town and Country Planning (Amendment) Act 1994 (Assam Act. No. XXIII of 1994) read with the Assam Town and Country Planning (Publication of Master Plan and zoning Regulations) (Amendment) Rules 1995, the Governor of Assam is pleased to publish the following notice regarding the Publication of the Final Master plan and zoning Regulations of Biswanath Chariali.

Notice for publication of the Final
Master plan and Zoning Regulations
Biswanath Chariali.

1. It is notified that the Final Master Plan and zoning Regulations for Biswanath Chariali prepared by the Director, Town and Country planning Government of Assam and adopted by the State Government under section 10(2) of the Assam Town and Country Planning Act 1959 (as amended for the area described in the Schedule below in hereby published.)
2. The Final Master plan and zoning Regulations together with all relevant papers and maps may be inspected free of cost during office hours at the office of the Directors, Town and Planning. Assam. Dispur, Guwahati-6 The Deputy Director, Town and Country Planning, Tezpur, the Deputy Commissioner, Sonitpur District and in the office of the Chairperson Biswanath Chariali Town Committee, Biswanath Chariali, Copies of the Final Master plan with zoning Regulations are also available at the office of the Director, Town and Country Planning Assam, Dispur, Guwahati-6 for sale on payment.

SCHEDULE

A. SITUATION AND AREA:**DISTRICT****SUB DIVISION****APPROXIMATE****Master plan Area****SONITPUR****Biswanath Chariali****58.86 Sq. Km, or****5886. 04 hectres**

Revenue area included in the Final Master plan for Biswanath Chariali.

1. Biswanath Chariali Town Committee.
2. Other revenue areas as shown below.

Revenue Circle	Mouza Village	
Biswanath	Biswanath	Gorahagi Bamgaon Kumargaon Erabari Panikhara; Bhirgaon Lehugaon Geruabari
Biswanath	Baghmara	Balipukhuri Maralgaon Japariguri Fatikagaon
Biswanath	Sakomotha	Kochgaon Japauhari Petulibari Ghopsadharu Kuori Gaon Nilpur

C.K. Das,
Commissioner & Secy. To the Govt. of Assam,
Town & Country Planning Department, Dispur.

CHAPTER – I
INTRODUCTION

Urbanization is a continuous process. So far industrialization has been treated as a necessary factor for urbanization, but the recent trend reveals that growth and modernization in agricultural activities can also lead to urbanization by means of rural development strategy.

So far the process of urbanization in Assam is very slow and this is mainly due to industrial backwardness and dependence of agriculture on primitive methods to a great extent. According to 1991 census, the percentage of urban population in Assam was 11.1 against all India figure of 25.7.

Biswanath Chariali came into being as urban centre in the year 1971, when the first Town Committee was set-up. It is still a Class IV town according to 1991 census with a population of 14570. The town declared as Sub-Divisional H.Q. in 1983.

The town first sprawled along the N.T. Road (N.H. 52) with gradual ribbon development along the arteries. This town is situated at a distance of 80 K.M. from Tezpur on the National Highway No. 52 connecting Guwahati and North Lakhimpur. It is also connected by the metre-gauge railway line which runs upto Murkang Selek of Arunachal Pradesh. Biswanath Chariali is situated at a flat plain of the river Brahmaputra which flows east to west about 10 K.M. south of the town.

Originally, Biswanath Ghat was an important centre for river transport and a settlement was growing at the riverbank. Now this is almost a desolate place due to the discontinuance of the river transport since 1950's earth-quake.

Taking in consideration the trend of development and future expansion of the town together with the availability of Government, land in extensive pockets lying vacant in and around the town, the Final Master Plan prepared for Biswanath Chariali covers an area of 58.86 Sq. Kms.

(B) HISTORY:

Biswanath Chariali Area, shows the imprint of human civilization since the Pre-Historic days which is reflected from the archeological evidence found in the area especially in Biswanath, 9Kms away from the Biswanath Chariali. Historians opined that first the area was inhabited by the Austrians in Pre-Historic days. The rock caves in the Biswanath might have been dug out during this period. Over the years Mongoloids came here and pushed the Austrians from this place then the "Garurdhwaj" might have started the area culture after a battle with Haigrib. By third century, the area came under the influence of Buddhism. By tenth century, the Biswanath emerged as important religious centre as recorded in "Kalikapuran". During the Ahom period the area was important from administrative and defence point of view. In the early period of British rule the Biswanath area was also District H.Q. of Naduar or Biswanath District for few years. In 1835, the Biswanath area included in the Darrang District. During British period Biswanath was an important steamerghat in north Assam and was an important trading centre as well. Slowly the Biswanath Chariali emerged as important trading centre surrounded by the tea gardens and Biswanathghat lost its earlier importance since the steamer service suspended. By 1983, Biswanath Chariali was declared as Sub-Divisional H.Q.

CHAPTER – II**PHYSIOGRAPHY CLIMATE AND GEOLOGY:**

Biswanath Chariali occupies its position on the strip of flat land lying between the hills on the north and the river Brahmaputra in the South. The land gradually slopes towards the South. The hills on the north ultimately merge with the Himalayan range.

The climate of Biswanath Chariali is generally pleasant and cool during winter. In summer season it is hot and humid. The monsoon rainfall sets in the month of June till middle of September, the peak period being July and August. The usual rainfall of Biswanath Chariali is 1,894.44mm and the maximum and minimum temperature is 36.1 and 8.9 centigrade respectively.

Biswanath Chariali and its immediate neighbouring area enjoys a climate suitable for cultivation of paddy and tea. The soil being alluvial and comparatively less prone to annual floods which is a recurring feature in any parts of the State.

As per Geological Map of India, the Master Plan Area was formed during Pleistocene Period Composed of mainly alluvium (old) deposits.

CHAPTER – III

The study growth of population, its composition together with its other characteristics is Vital in planning a town or a region in order to evolve out planning programmes in respect of physical, economic and social development in a rational manner.

GROWTH OF POPULATION

Biswanath Chariali has grown into a multifunctional town with trade and commerce, as its main activity. It had a population of 9301 in 1971 census while in 1991 it was 14510 which registered about 567 percent increase in population. This growth is due to migration as people are coming into the town seeking employment opportunities particularly owing to the establishment of many Government offices in the town in the since the declaration of Civil Sub-Division.

The total population of Biswanath Chariali Planning Area according to 1991 a census was 37336 and it had a gradual increase. The table-1 shows the population growth of Biswanath Chariali Planning area.

Table No. 1

Population Growth of Biswanath Chariali Planning Area:

Year	Biswanath Chariali Town Population	Master Plan Area Population	P.C. Increase in M.P. Area Per Annum.
1951+	-	14641	-
1961+	-	18200	2.4
1971+	9301	25211	3.8.
1981+	11935	31275	2.8
1991+	14570	37336	2.8
2001+	19670	50404	3.5
2011+	25571	65525	3.0

Source: + Census of India
Projected by the T & CP

The above Table reveals that the rate of growth of population upto 1961 was moderate but during 1961-71 the growth is considerable being 38.50 per-cent against. This is due to migration to the town obviously for employment opportunities created due to establishment of many Government Offices. The population has further increased to 37.336 by 1991 as the growth rate during 1971-91 is estimated at about 2.8 percent per annum.

3.2. POPULATION DENSITY

According to 1971 census, the gross density of population of Biswanath Chariali town was 5 persons per hectre as against the district urban density of 10 persons. As per survey, the density within the town registered 24 persons by 1981 while it was 6 persons for the entire planning area. The density of population gradually falls as we go away from the town, where population is separately distributed with pockets of settlements admist agricultural land.

As per 1991 census gross population density in Master Plan Area was 634.32 PS per Sq. Km. and in the Town Committee area was 2420 PS per Sq. Km.

3.3. AGE SEX COMPOSITION

According to 1971 census, the sex ration i.e. number of female per 1000 males of Biswanath Chariali town was 781 while the district urban ratio was 709. During the same year ratio for the planning area stood at 898. The reason for low female population in the town is mainly due to migration of people from outside in search of employment who leave behind their families in villages.

As per 1991 census of India, sex ratio in Biswanath Chariali Town area was 6 females per 1000 males.

The age group distribution of population of Biswanath Chariali Planning Area in 1991 is given in the Table No. 2 From the table it is clear that only 35.39 P.C. of total population are in the age group of 1950 years.

TABLE No. 2
Age Group Distribution, 1991

Age	Planning Area Population	P.C. to total Population	Total Population	P.C. to Total Population	Rural Population	P.C. to total Population
0-6	6900	18.48	2706	18.57	4194	18.43
6-19	10032	26.86	4008	27.50	6024	26.46
19-50	13746	36.81	5689	39.04	8057	35.39
50-above	6658	17.83	2167	14.87	4491	19.72
Total	37336		14570		22766	100.00

TABLE No. 3
OCCUPATIONAL PATTERN OF
BISWANATH CHARIALI MASTER PLAN AREA
(1991 Census)

Serial No.	Category	No. of Workers		
		Outside T.C. Area	Biswanath T.C. Area	Total workers within Master Plan Area
1.	Primary Sector (Agriculture and its allied activities)			
	I. Cultivator	3333	147	3480
	II. Agri. Labour	1424	158	1582
	III. Livestock forestry etc.	928	170	1098
	IV. Mining and quarry	<u>1</u>	<u>8</u>	<u>9</u>
		5686	483	6169
		(75.1)	(10.8)	(51.3)
2.	Secondary Sector			
	V.(a) Household Industry	29	111	140
	(b) Manufacturing	187	495	682
	VI. Construction	<u>150</u>	<u>243</u>	<u>393</u>
		366	849	1215
		(4.8)	(19.1)	(10.1)
3.	Tertiary Sector			
	VIII. Trade & Commence	401	1658	2059
	VIII. Transport etc.	136	244	380
	IX. Other service	<u>986</u>	<u>1221</u>	<u>2207</u>
		1523	3123	4646
			(70.10)	(38.6)
	Grand Total-	7575	4455	12030
		(20.1)	(100)	(100)

CHAPTER – IV

ECONOMIC BASE

4.1. A sound economic base with the optimum use of local and regional resource is a basic requirement for all round development. A small town like Biswanath Chariali, acts as a powerful link between rural settlement and more urbanized centres with regards to collection and distribution of economic inputs of the region and these influence the physical development of the region. Economically, Sonitpur District and Biswanath Sub-Division occupies a fairly good position being rich in agriculture especially jute, rice and tea cultivation and forest resource. The town is situated in the close proximity tea producing area. The Asia's biggest, Monabari Tea Estate is within the 10-15 Kms. From the Master Plan Area.

4.2 Situated in the midst of tea, jute and rice growing areas, service of N.H. 52 passing through the town, over the years the Biswanath Chariali has been emerged as important trade and commercial centre in the North bank of Assam. Tertiary sector dominates the economy of the town. As per 1991 census, functional category of the town belongs to Trade and Commerce-cum-service-cum Industry which is clearly from the occupation Table No. 3.

4.3. TRADE AND COMMERCE:

It has already been indicated that Biswanath Chariali is a trade and commerce oriented town. The main trade and commercial activities both retails and wholesale have sprung up along the National Highway and Biswanath Ghat-Pabhai road. With the improvement of regional transportation system and increase in Population, the field of trade and commerce of Biswanath Chariali is expected to increase fast.

Three most important commodities exported from the town are Jute, tea & Ginget and most important commodities imported to the town are Sugar, pulses and Wheat. About 37.2 p.c. of the total work force in the town area were directly engaged in the trade and commerce.

4.4. INDUSTRY:

Except a few saw mills, two rice and one oil mill, few Tea factories, a sugar mill. Biswanath Chariali has no such industrial establishment. Since, the Master Plan Area occupies massive pockets of Govt. land and the region is rich in agriculture and forest the scope for establishment of agrobased and forest based industries is wide if those resources are intensively tapped.

As per 1991 census only 11.0 p.c. were engaged in the Industrial activity inside the Biswanath Chariali T.C. area.

CHAPTER – V

INFRASTRUCTURE

5.1. WATER SUPPLY:

Biswanath Chariali Town Water Supply scheme is being taken up by Assam Water Supply and Sewerage Board to provide piped water in town area. Within the planning area, so far seventeen (17) revenue villages are covered by Rural water supply scheme.

5.2. DRAINAGE:

Biswanath Chariali has practically no drainage system and sawarage system Like many other towns in Assam, during rainy season low lying areas are water Lodged whenever there is heavy showers. In residential areas the roadside drains are often blocked which aggravates the situation. In order to keep the town free from watey jogging a drainage system should be planned and the streams flowing through the area should be utilized for this purpose, within town area, pucca drain accounts only 0.65 Kms.

5.3. POWER & ENERGY:

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Assam State Electricity Board (Assam) is the only source of power supply to the planning Area, About 70 p.c. of the house holds were electricity facility in the town area.

As per 1991 census, major sources of energy for cooking in town area were-wood (accounted for 52.58 p.c. of total house holds) cooking gas (30.91 p.c.) Kerasine (14.21 p.c.): others sources were electricity, bio-gas etc.

5.4. TRAFFIC AND TRANSPORTATION:

The existence of adequate transportation facility in the prime factor for the social and economic development of region. So, despite the availability of ample resources low level of development in this region is mainly due to adequacy of transport facility.

The N.H. 52 which connects Guwahati on the West and North Lakhimpur on the West plays a vital role throughout the region Due to the closure of the waterways through the river Brahmaputra, the railway is also a major transport with the other urban centres. The advent of the bridge over the river Brahmaputra at Bhomoraguri 16 Km. of from Tezpur is not only transport link with the Southern bank but will be a major step towards the economic development of the region in general and the North bank as a whole in particulars.

Existing road condition in the Master Plan Area is such that (Table 5.1) surface road accounts only one-fifth.

Table 5.1 Condition of Road in Biswanath Chariali Master Plan Area, 1998.

Type of Road	Road Length (in Kms.)	Per Centage
(1) Surfaced Road	25.54	22.8
(2) Gravell Road	92.50	75.3
(3) Kutcha Road	4.80	3.9
Total	122.84	100.0

of the total road length of 122.84 Kms. 3/4th of the total length are Gravell Road.

5.5 PARKS AND PLAY GROUND :

The whole planning area is lacking in organized parks and play grounds inspite of the extensive pockets of Government land. Two organized parks are developed within town area. Land reserved for stadium complex are yet to be developed.

5.6. HEALTH :

Being the Sub-Divisional H. Q. health facilities are required to serve population in the Master Plan Area and to the surrounding areas in the Sub-Divisional and including the tea garden community. Health facilities in the Master Plan Area are shown in the Table No. 5.2.

TABLE 5.2.: HEALTH FACILITIES : 1998 IN THE MASTER PLAN AREA

Category of Centre	Number	Doctor	Nurse	Bed
Civil Hospital	1	15	14	100
New P.H.C.	2	3	3	12
Sub-Centre	9	-	9	-
Nursing Home	2			

5.7. EDUCATION:

According to 1991 census, the level of liteoracy within Biswanath Chariali Planning area was 58.90 Per Cent. The male & female percentage of literacy being 64.90 and 51.93 respectively

The distribution of educational institutions within the Biswanath Chariali Planning area is given in Table No. 33.

TABLE No. 53 : EDUCATIONAL INSTITUTE IN THE BISWANATH CHARIALI MASTER PLAN AREA, 1998.

Category	Number of Institutions
Primary School	34
M.E./M.V. School	10
High School/Higher Secondary School	6
College	5

5.8. SOCIAL & CULTURAL INSTITUTION :

Biswanath Chariali is well advance in social and cultural activities. Binapani Natya Samaj is having State level reputation. Two Cenema Halls in the T.C. area are important entertainment centre.

5.9. HOUSING :

The housing survey reveals that there is practically no shortage of dwelling units, however about 60 per cent of the existing houses are either temporary semi-permanent in nature which have little basic amenities and Service facilities. The following table gives a clear picture of housing conditions.

TABLE No. 5.4

TYPE OF DWELLING UNITS, 1981

IN B.P.A.

Type	No.	P.C
1. Pucca	191	3.25
2. Assam Type	844	14.34
3. Katcha (C.I. Sheet Roof)	1,421	24.14
4. Thatched	3,430	58.27
Total	5,886	100.00

The steady influx of population has reflected a new dimension to the social-economic aspect of housing problem. The slow building construction activities due to high cost of building materials has further aggravated the problem.

About 7.7 percent of the total residential houses are rented, the average size of household being 6 persons.

CHAPTER VI

PHYSICAL GROWTH & LAND USE

6.1. PHYSICAL GROWTH & LAND USE:

7. EXISTING PHYSICAL CONDITION :

One of the fundamentals of planning process is to know the existing uses of land. It has already been indicated that Biswanath Chariali town is of recent origin where in ribbon type development along the Major road have come up in a haphazard manner. Gradually, with the growth of commercial activities, urban expansion has been taking place particularly towards the southern portion of the town. Therefore, to provide a co-herent land use patern for future development it has been studied as follows :

Land use	Area in Hect.	Table	
		Land use, 1998 Biswanath Chariali M.P. Area	
		P.C. to	P.C. to total Area
(1) Residence	772.50	62.67	13.12
(2) Commerce	33.60	2.73	0.57
(3) Railway	35.79	2.90	0.61
(4) Industry	15.40	1.25	0.26

(5)	P.& S.P.	196.41	15.93	3.33
(6)	Roads	169.64	13.76	2.88
(7)	Parks & Play ground	9.37	0.76	0.16
Total Developed Area		1232.61	100.00	20.93
(8)	Vacant	390.16	-----	6.63
(9)	Water Bodies	172.79	-----	2.94
(10)	Agriculture	4091.08	-----	69.50
TOTAL AREA		5886.64	-----	100.00

SOURCE : SURVEY CONDUCTED BY TOWN AND COUNTRY PLANNING
TEZPUR. 1998

6.2. LAND USE PATTERN

The above table depicts the land use distribution in the Biswanath Chariali planning area and the percentage of area covered by each type of land use. The residential use constitutes the major land use within the town and its immediate outskirts while the rural zone is predominantly covered by tea gardens, paddy fields and low lying areas. The residential areas in this belt are in isolated pockets developed wherever high lands are available.

CHAPTER – VII

POPULATION PROJECTION & HOUSING NEED :

7.1. POPULATION PROJECTION :

The future rate of growth of population is primarily influenced by the degree of industrialization of the area, because over and above the natural increase the forces of urbanization pull people from outside areas resulting in an increase in commercial and allied activities. The population projection provides a means of estimating the magnitude of the development programmes, the resources that will be required and identification of land-use patterns that will be required to serve the future community.

While projecting the future growth of population up to 2021 the following factors have been taken into consideration.

1. Biswanath Chariali as an administrative centre.
2. Its location in an area where abundant forest and agricultural resources are available.
3. Location of tea gardens in the surrounding area.
4. Availability of massive pockets of government land.

Over and above, the declaration of Biswanath Chariali as a subdivisional headquarter will act as an attractive for influx of population in the near future.

Taking all these factors into consideration the population projection has been done estimate as follows :

Table : 7.1 Population Projection of Biswanath Chariali Master Plan Area

Year	Town Population	Master Plan Area Population
1991	14570	37,336
2001*	19670	50,404
2011*	25571	65,525
2021*	33242	85,182

Source : 1991 – Census of India
Projected by T.C.P.

7.2. HOUSING

Shelter being a basic human need its composition on quality and quantity affect upon the physical social and economic structure of the town.

The present shortage of housing, clearance of dilapidated housing and increase in population lead to the further needs of housing. The table given below shows housing needs by 2021.

Table No. 7.1 : TYPE OF DWELLING UNITS, 1991.
IN B.P.A.

Type	Number	P.C.
1. Pucca	427	6.25
2. Assam Type	1080	15.82
3. Katcha (C.I. Sheet Roof)	1657	24.25
4. Thatched	3667	53.68
	6831	100.00

Table No. 7.2.

HOUSING NEED IN MASTER PLAN AREA

1991 Total No. of household – 6831

Clearance of dilapidated

houses of thatched house – 733

Immediate need $636+733=1.369$

2011 Projected need

Projected Population 65525

„ household 13105

Increased household 6274

Total requirement $6274+1369 = 7643$

Per Year 383 Units of house to be built up.

2021 Projected Need - 10919

CHAPTER – VIII

PROPOSED LAND USED PLAN:

8.1. PROPOSED LAND USED PLAN :

8.1. AIMS AND OBJECTIVES :

The main aims and objectives which are attempted to achieve in this Master Plan for Biswanath Chariali are as follows :

- (a) To give imperts for the existing town to act as a growth centre for its surrounding region.
- (b) To develop inter-town and regional transportation and communication network to dis-charge its function as growth centre.
- (c) To give shape to the urban structure that would evolve in the process of growth of Biswanath Chariali.
- (d) To minimize travel distances by functional distribution of work centres and living areas.
- (e) To achieve harmonious and co-herment inter-relationship between various uses and activities through efficient and judicious utilization of land.

8.1.2. BASIC CONSIDERATION:

Studies in respect of land use pattern traffic and transportation, physiography housing and service and work centres have brought on may significant problem being experienced by the town. These studied have also brought out opportunities available for proper development of Biswanath Chariali in future. A simultaneous study of both, problems as well as opportunities, has thrown up following basic points which will form guiding factors for preparation of Master Plan for Biswanath Chariali.

- (a) Development of new town level shopping centre to relieve congestion in the present town centre and to provide for growth of commercial activities.
- (b) Development of a 'Civil Centre' and specific areas for social and cultural activities to provide for cultural and emotional integration of various area.
- (c) Development of 'Administrative Centre' to accommodate various public and semi-public offices.
- (d) Efficient use of Government land and properties by putting them to most proper use.
- (e) Encouragement for establishment of small industrial units.

7.15. RESIDENTIAL USES :

Master Plan envisages distributions of residential areas in terms of self contain residential entries around the work centre. In order to meet the deficiencies of existing areas as well as to accommodate and additional population by 2011 additional area is proposed. Thus the total area of 806.40 hectars as provided comes to 13.70% of the total Master Plan area.

8.1.6. COMMERCIAL USES :

Most of the commercial activities are at present concentrated along the National Highway. Both the retail and wholesale activities are functioning in this area and does not present any formidable problem at present but however in future it may lead to congestion and creates traffic bottleneck on the National Highway. The Plan proposes to have a new commercial centre in the southern part of the Master Plan areas. The shopping centre which is located around the junction of National Highway, Biswanath-Pavoi Road will continue as the main commercial centre. However, this should be organized by enforcing building. Some land along the Biswanath-Pavoi Road proposed for this use. The total area earmarked for this use is 43.02 hectares which accounts for 0.73% of the total Master Plan area.

8.1.7. PUBLIC AND SEMI PUBLIC USES :

This Category consists of multiple uses like Government and Semi-Government Offices of various level education and health facilities. Socio-cultural and religious institutions.

Most of the major office complexes are proposed near the existing college campus. This has been done in order to achieve better work place relationship. An extensive area has been earmarked for this use so as to enable the establishment of sub divisional head quarter.

As regards educational facilities a Girls' College is proposed for which land can be made available from the available Government land at Bamgaon. Moreover, expansion of existing institutions are being envisaged. It is felt that an immediate augmentation of facilities and services in the existing schools and colleges are necessary to cope up the requirement of the projected population. Following table (7.1) gives the detailed requirement of educational institutions in Biswanath Chariali Master Plan area.

As mentioned earlier in the report Biswanath Chariali Master Plan is surrounded by a vast hinterland. A large area of cultivable land are available around it. Within the Master Plan area, itself there great chunk of fertile and virgin land. This natural resources are either partly utilized or in some cases remain totally unutilized.

A hierarchical pattern of service centres acts as a powerful internal growth incentives for the town.

More important is the proposed Agricultural College within the Master Plan area. A total of 1076 bighas 2 kathas 6 locha land has been earmarked for it. These land are distributed into three pockets. The largest pockets situated in the eastern side of the Master Plan Area. The existing Baghmari Seed and Carahagi village etc. are included in it. Another pocket of 280 bighas land is situated on diametrically opposite side on the west and Japariguri gaon is included in this pocket. The smallest pocket is situated on the extreme south-western side of the Master Plan area near Bhir Gaon.

The proposed Agricultural College along with its allied activities expected to accelerate the pace of development and will provide necessary momentum to its struggle for growth and development.

TABLE No. 8.1.

PROPOSED EDUCATIONAL INSTITUTION
BISWANATH CHARIALI

Sl. No.	Category	Existing number	Proposed number	Total number
1.	Lower Primary and Junior Basic Schools	34	35	69
2.	M.V., M.E. and Senior Basic Schools	10	3	13
3.	College	5	2	7

The existing Hospital is far below the total requirement. It is envisaged to establish a new hospital of 300 beds in the same site. Further some dispensaries and health centres are also proposed in the different places of the Master Plan area to serve the people more effectively.

In order to cater for the growing social and cultural needs of the town to town halls are proposed, one near the college and other near the residential sites in the southeast part of the town. The town is endowed with interesting land forms. I will be useful to beautify the town with environmental and landscaping treatment. The following major recreational proposals are envisaged in the Master Plan area.

1. A large open space at the south-east corner of the town along with a park near the tank.
2. A park in the residential area near the college.
3. Another Botanical park in the bank of the tank at Ghosadharu.
4. A central multipurpose stadium is conceived in front of the college campus.
5. A swimming pool is also envisaged in the stadium complex.

Regarding the other utilized and services such at P & T facilities. Police Station. Out post, fire Station are envisaged in different areas and land for this uses are being earmarked.

8.1.8.: INDUSTRIAL USES :

At present there are not many industry in the town. At present the town has not developed any major industry. However, based on agriculture and forest product of the surrounding region, there is scope for developing industries and for this purpose land has been earmarked at suitable locations. The advantage of Government land lying utilised is also considered to develop industrial areas. In such areas, infrastructure facilities should be provide to give incentives to provide entrepreneurs.

PUBLIC UTILITIES AND SERVICES

1. WATER SUPPLY

Though there is no water supply scheme at present the public Health Engineering has recently drawn up a scheme for supply of water in the Biswanath Chariali Town and its surrounding areas. Immediate provisions for 7 lakhs gallons of water should be made to provide supply of water to the entire population of Biswanath Chariali planning area, taking 20 gallons/day/head as minimum need of water. But by 2021 the need of water in the entire

Biswanath Chariali Planning areas is expected to be 21 lakh gallons per day. Therefore schemes should be drawn in such a way so that by 2021 the need of water can be met by public system.

8.1.10. DRAINAGE AND SEWERAGE & GARBAGE DISPOSAL:

A comprehensive drainage plan should be drwn up so that pucca drains could be constructed in a phased manner based on this plan.

Services latrines should be discouraged to improve the sanitary condition of the town. Soil and water pollution due to discharged water of sanitary latrine as well as sullage water my cause a great problem in future. It is therefore, proposed that in case of group housing and in compact area development schemes, permission of sewer system should form an integral part of such schemes. In the meantime the town committee should take the advantage of UNDP assisted programmes in covering dry latrines in the a town and also to provide public toilets at suitable sites. A garbage disposal site is proposed for which 2 ½ bighas land is allotted near khadra river

7.1.11 POWER.

The source of Electric Power to Biswanath Chariali is from 33/11 K.V. 1 X 3. 16 MVA Sub-Station managed by the Assam State Electricity Board. Almost whole of planning area other than 4 villages viz. Phatikgaon, Balipukhuri, Kadamanigaon and Japariguri have been so for electrified. It is gathered that future demand of electric power in the planning area can be met by the same source.

8.1.12. GREEN BELT :

It is generally happens that physical development take place, when a town grows in the natural process in order to achieve compact growth. It is necessary impose certain restrictions on a natural process growth.

In case of Biswanath Chariali a green belt Zore along the planning area boundary has been provided which includes some existing settlements and mostly agricultural land. In this zone, normal expansion of existing villages will be allowed with community facilities and other services. This will service only as a buffer to continuous urban expansion be also as a device to maintain ecological balance the area.

All developments within the green belt zone shall be controlled by the zoning regulations providing separately in the report.

8.1.13. LAND USE DISTRIBUTION :

Land use analysis of the present urban area give urban spread at the rate of 23.61 hectoros per 1000 person. In view of the inadequacies and future requirements the proposed rate is adopted as 18.6 hectoros per 1000 persons. The table below gives the detail proposed land use of Biswanath Chariali Master Plan area of the year in 2021.

Table 7.2. : BISWANATH CHARIALI : PROPOSED LAND USE AND LAND ALLOCATION 2021.

Land use	Area in	Proposed (2021)		
		P.C. Develop- ment Area	P.C. to total Area	Land allocation per1000 persons
Residential	806.40	50.90	13.70	9.47
Commercial	43.20	2.73	0.73	0.51
Industrial	50.40	3.18	.86	0.60
Public and Semi-Public	53.41	22.30	6.00	4.15
Open space	72.00	4.54	1.22	0.84
Transportation	258.99	16.35	4.40	3.04
Total Developed Area	1584.40	100.00	---	18.6
Green Belt	4035.25	---	68.56	----
Water Bodies	172.79	---	2.94	----
Land reserved	93.60	---	1.59	----
Total	5,886.04	---	100.00	----

8.1.14 : PROPOSED CIRCULATION PLAN :

Proper growth and functioning of a town and its efficient management is very much dependent on the circulation pattern backed by efficient transportation system.

8.1.15. CIRCULATION PLAN CONCEPT :

Efficient functioning of the town can be achieved by evolving functionally inter related land use pattern connected by a circulation pattern with minimum travel distance. Besides this basic consideration, various other factors which have governed the design of proposed circulation pattern of Biswanath Chariali are as follows.

1. Effective linkage within the region and within the town.
2. Within the constrain of physical barriers the direct linkage between different areas and functionally inter related, traffic generations for easy accessibility.
3. Segregation of regional and town traffic.
4. Formulation of efficient traffic operation Plan for maximum utilization of the road network and the transportation system.

8.16. REGIONAL LINKAGE:

A. ROAD LINKAGES :

National Highway 52 passes through Chariali in East-west direction. It is proposed to by pass the National Highway by re-aligning the National Highway through the Northern side of Biswanath Chariali Master Plan Area. The proposed division shall facilities to segregating the through and local traffic.

B. RAIL LINKAGE :

The Metre gauge railway line runs east-west through the northern side of the Master Plan Area and the railway station is located at a distance of 1.75 Kms. From the town centre.

8.1.17. TOWN CIRCULATION PATTERNS :

The Circulation pattern envisages a classification of roads as indicated below.

(A) 1. PRIMARY DISTRIBUTOR :

Which will cater for the major movements between different zones.

(B) SECONDARY DISTRIBUTOR :

Which will distribute traffic within each zone.

(C) LOCAL DISTRIBUTOR :

Will carry traffic to each locality and access roads will lead to individual premises.

(D) TERMINAL FACILITIES :

Keeping in view of the increasing bus traffic in future, a regional bus terminal is proposed along the National Highway in the western part of Master Plan Area. In addition, a truck terminal with all necessary service facilities proposed in the eastern part of the Master Plan Area along the National Highway.

8.1.18.: PLAN IMPLEMENTATION AND ENFORCEMENT:**0.1. ZONING PLAN :**

The method of accomplishing the best arrangement of the different components of a town or in other words land uses is known as zoning. It is a part and parcel of the overall plan but does not mean any rigid-arrangement. The essence of good zoning is utilization of the available land to the right use and the correct and no nuisance.

The future development will be controlled by the various use areas as depicted in the Master Plan and the zoning Regulation. Zoning defines the use height, bulk and density of any structure to be built on any land. The main Zones will be residential, commercial, industrial, public and semi public, open space, green belt shown as the respective use areas in the Master Plan. Zoning Regulations are formulated to direct the development of recommended land uses in certain areas and precludes the objectionable and non-confirming land uses from such zones. In absence of such regulations the public large will experience the ill effects of hetch potch mixture of land use.

8.1.19. IMPLEMENTATION :

No amount of planning is likely to bear any fruits unless it is backed by adequate legislation and effective administrative machinery, so there will be an urgent need for an unified agency to implement, enforce and co-ordinator the various provisions of the plan.

In the context of Master Plan a series of Development Schemes are proposed to be implemented on priority basis in phases amounting to Rs. 170.22 Million (Table 7.3).

7.3. TABLE : DEVELOPMENT SCHEMES PROPOSED :
 1. R.L.D.S. 4 Nos. of Schemes.

- at (i) Bamgaon
 (ii) Koch Gaon
 (iii) Bhir Gaon
 (iv) Lehu Gaon

Each scheme has contain 50 bighas of land.
 @Rs. 80,000.00/Scheme.

Rs. 3,20,00,000.00
 Rs. 3,20,00,000.00

2. Commercial Complex :

- (a) Daily Market at Biswanath Ghat Road, Utilizable
 Area of Land – 3346 Sq. Area of Market – 1840 Sq..m
 @Rs. 4330/Sq. m

Rs. 79,67,200.00

Electrification, sanitation, water supply, Internal
 Roads, footpath 42.5%

Rs. 33,86,060.00
 Rs. 1,13,53,260.00

- (b) Koch Gaon Market : Area of Land – 401.5 Sq.m
 Utilizable area of Market – 220 Sq.m
 @ Rs. 6170.25 Sq.m (including all)

Rs. 13,57,455.00

- (c) 100 stalled market near S.D.O. Office & College
 @ 16.62 Sq.m/Stall
 Including utility area @ Rs. 6170.25 Sq.m

Rs. 1,02,45,955.00

- (d) Market Near Railway Station.
 Area of Land – 535.32 Sq. m

Utilizable Area of Market = 294 Sq.m
 @ Rs. 6170.25 Sq.m

Rs. 18,14,054.00

- (e) Shopping area at Balipukhuri
 50 no. of stall
 @ 16.62 M²/Stall.
 Total area of stall. = 831 Sq.m.
 @ Rs. 6170.25/Sq.m

Rs. 51,27,478.00

- (f) Shopping area at Panibhoral
 30 nos.
 @ 16.62 M²/Stall.
 Total area of stall - 498.60 Sq.m
 @ Rs. 6170.25 Sq.m

Rs. 30,76,486.00

- (g) Whole sale market at Pabhoi Road
 Area = 800 Sq.m
 @ Rs. 6170.25/Sq.m

Rs. 49,36,200.00

Total cost of Commercial complex

Rs. 3,79,19,888.65

3.	INDUSTRIAL AREA :		
	(a) For installation of electric transformer etc.	-	Rs. 9,00,000.00
	(b) Water supply (Ground on P.H.E.)	-	Rs. 20,000.00
			<u>Rs. 9,20,000.00</u>
4.	RECREATION GROUND :		
	(a) Stadium : 5000 capacity single type stadium with multipurpose facility, with accessible road network (National standard) L.S.	-	Rs. 4,00,000.00
	(b) Parks & Play ground :		
	i) Playing equipments	-	Rs. 3,00,000.00
	ii) Internal Pathway (800 M)	-	Rs. 4,00,000.00
	iii) Boundary wall (766 R.M.)	-	Rs. 5,74,500.00
	iv) Under ground drainage system with catch pit at a regular interval as per specification.	-	Rs. 2,75,960.00
	v) Turfing : 3000 Sq.m (approx.)	-	Rs. 7,950.00
		-	<u>Rs. 4,15,58,410.00</u>
5.	TRANSPORTATION :		
	a) Bus terminus 2.5 Bighas of Land	-	Rs. 50,00,000.00
	b) Truck terminus 2.0 Bighas of Land	-	Rs. 24,00,000.00
	c) Construction of Roads	-	<u>Rs. 3,50,00,000.00</u>
			Rs. 4,24,00,000.00
6.	Crematorium and burial Ground 2 bighas (with 3 chullas)	-	Rs. 5,00,000.00
7.	Trenching Ground : 2 bighas (with internal road)	-	Rs. 12,00,000.00
8.	DRAINAGE & RESERVOIR :		
	a) Drainage		
	i) Conversion of Kutcha drain to pucca Drain, Approximate proposed drain = 5.635 K.M. @ Rs. 2512/run.m as per analysis of APWD schedule 1995-96 (R & B)		
		Total Cost	- <u>Rs. 1,41,30,000.00</u>
	ii) Reservoir :		
	3 Nos. of reservoir for storage of water.		
	Approximate cost = 5,20,000.00		
	Turfing & boulder pitching of the side slope		
			<u>= 2,80,000.00</u>
		-	Rs. 1,49,30,000.00
	Grand Total -		<u>Rs. 17,14,28,298.70</u>
	Say		<u>171.43 Million Rupees.</u>

