

অসম



ৰাজপত্ৰ

সত্যমেব জয়তে

THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

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No. 224 Dispur, wednesday, 23rd July, 2008, 1st Sravana, 1930 (S.E.)

GOVERNMENT OF ASSAM
ORDERS BY THE GOVERNOR
URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

The 22th November, 2007

No. UDD(T)250/2007/2. - In exercise of the powers conferred by the Sub Section (2) of Section 10 of the Assam Town and Country Planning Act : 1959 (as amended) and the Assam Town and Country Planning (amended) Act, 1994 (Assam Act, XXIII of 1994) read with the Assam Town & Country Planning (Publication of Master Plan and Zoning Regulation) Rules 1964, the Governor of Assam is pleased to publish the following Notification regarding the publication of the Final Master Plan and Zoning Regulation of Dhemaji.

**NOTICE FOR PUBLICATION OF
THE FINAL MASTER PLAN
FOR DHEMAJI.**

1. It is notified that the Final Master Plan for Dhemaji is prepared by the Director, Town & Country Planning, Government of Assam under section 10 (2) of the Town & Country Planning Act, 1959 read with 3 (2) of the Assam Town and Country Planning (amendment) Act, 1962 for the area described in the schedule below is hereby published.

2. The Final Master Plan and Zoning Regulation for Dhemaji together with all relevant papers and maps may be inspected free of cost during the office hours at the office of the Director, Town and Country Planning, Government of Assam, Dispur, Guwahati-6; the Deputy Commissioner, Dhemaji District, the Sub Deputy Collector of Circle, Dhemaji Deputy Director, Town and Country Planning, District Office Dhemaji and the Chairman, Municipal Board, Dhemaji. Copies of the Final Master Plan also available in the office of the Director, Town and Country Planning, Government of Assam, Dispur, Guwahati-6 and Deputy Director, Town and Country Planning, District Office Dhemaji, for sale on payment.

SCHEDULE

1. District :	Dhemaji
2. Sub-Division :	Dhemaji
3. Circle :	Dhemaji
4. Thana :	Dhemaji
5. Approx. Master Plan Area :	34.27 Sq. Km./3427 Hect.
6. Approx. Town Committe Area :	3.50 Sq. Km.

Revenue areas included in the ~~Draft~~ Master Plan for Dhemaji.

1. Dhemaji Town Committee Area
2. Other Revnue areas included.

NAME OF VILLAGE UNDER DHEMAJI MASTER PLAN AREA

1. DHEMAJI TOWN BLOCK NO.1
2. DHEMAJI TOWN BLOCK NO.2
3. DHEMAJI TOWN BLOCK NO.3
4. DHEMAJI TOWN BLOCK NO.4
5. NIMATI CHUK GAON.
6. BORPATORIA GAON.
7. PAHUKARI GAON
8. BHEHPARA HABI
9. BHEHPARA GAON
10. KHUBALIA GAON
11. NALANIPAM KOCH GAON
12. TELEJAN GAON
13. BHEHPARA NAPAM GAON
14. HILOIDHARI GAON
15. BAKAL GAON
16. GOHAIN GAON NO.1
17. GOHAIN HABI CHAPARI
18. BAM GAON
19. GUAL GAON
20. GORIAJAN
21. KAKATI BLOCK GAON
22. CHOWKHAM GAON
23. RANGA JAN GAON
24. BORGAON
25. ARADHAL GAON
26. DIHINGIA GAON
27. NAGAKHELIA GAON
28. NAGAKHELIA GAON NO.1
29. NAGAKHELIA GAON NO.2
30. KULAPATHER GAON
31. BALI GAON
32. DHIGALIMUKH GAON
33. NARENG GAON NO.1
34. NARENG GAON NO.2
35. GOPAK SONOWAL GAON
36. GOPAK GAON NO.1
37. GOPAK GAON NO.2
38. BHARALICHUK NO.1
39. BHARALICHUK NO.2

B. Description of Boundaries :

- North : Panchali.
- South : Bangalmari , matikhula.
- West : Jiadhal Chariali, Hatigarh
- East : Chapari Gaon.

CHAPTER - I

1. INTRODUCTION:

The concept of planning has evolved gradually through the changing demand of and environment. The forces operating behind under growth, the towns. The trend of urban expansion is in recent years is becoming more and difficult to direct or to control. To check the unplanned and haphazard growth of the towns, the principles of planning have been accepted as urgent and imperative.

Planning lays down a clear physical programme for the effective development of land in a town with reference to its physical environment, economic resources and life and activity of the people. Such a demands a five dimensional approach space planning in terms of length, breath, height. Compared the fourth dimension. Fifth dimension gets defeated if it fails to attain people's satisfaction.

The evils of un-planned growth of our town have caused enormous problems, such drainage problems, traffic congestion, lack of sanitation and other community facilities and amenities. In 1961 the population of Dhemaji town was only 3239. The population of Dhemaji town nearest to 8891 in the year 1991 and a survey conducted by the Town and Country Planning in the year 2005 shown the population figure as 17,867.

It might be said that a town or city is composed of land, building, people, utilities, and means of transportation and that the Master Plan is the scheme or arrangement of all time. In other words Master Plan consists of co-ordinate plans for major structures, transportation facilities, park, recreational facilities, school, housing public buildings. Commercial and industrial areas arranged in such a way that would function most efficiently and economically and enhance the appearance of the town at the same time. In preparing the draft master plan for Dhemaji various surveys such as land use, socio-economic survey etc. were carried out to understand the existing condition of the town in order to suggest the line of action to be taken to guide the future growth.

1.2 DEVELOPMENT OF DHEMAJI TOWN:

Dhemaji is situated in North Eastern part of Assam in the District of Dhemaji. This town attained the urban status since 1971.

The Town Committee was formed in the year 1977 before that the Town Committee area was formed a few villages like Nalonipam Konchgaon, Bharalichuk No.2, Nagakhelia Block, Aradhil (Jawal pathar, Nagakhelia gaon, Nimatichuk, Borpataria, Bhehpara, Nalonipam and Tangaspara gaon. The Dhemaji Sub-Division was created in the district of North Lakhimpur in the year 1971 and a Sub-Division Office was created at Dhemaji. Then again a new District was created bifurcating Lakhimpur District in 1989 and District Head Quarter was created at Dhemaji. According to 1991 census the town covers an area of 3.50 MK² with a population of 8891.

The town is connected by road and Railways with other parts of the State. It is the nerve centre of trade and commerce of the present District Dhemaji.

The town is connected with Arunachal Pradesh by road communication facilities to extend upto Jonai and North-Lakhimpur and Dibrugarh through Sonarighat to meet the Development of the region.

The town lies at an altitude of 104 meter above M.S.L. The latitude of the town area 27.05.27 N. and 27.57.16 N. The longitude area respectively 94.12.18" E. and 95.41.32" E.

It has been proposed to construct a bridge over the Brahmaputra at a Kalijan at a distance of 28 Km. from Dhemaji. This direct connection of Dhemaji with Dibrugarh, by road and Railways will accelerate the growth of town considerably.

The entire town and surrounding areas are located on a flat plain with alluvial soil. The small rivers pass through the proposed planning area which are as follows - Telijan, Aradhil etc.

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- 4 -

1.3 HISTORICAL GROWTH DIMENSION :

There are different mythological stories regarding the growth of the name Dhemaji. Dhaphoi was a magical river of this region. It frequently changed course and inflicted harm to the people from ancient time. The place was termed as Dhal meaning funplace. (Dhal Dhemaji). In course of time the word "LI" has changed as Dhal Dhemaji. Now also the people of Sibsagar and Jorhat called the people of Dhemaji as coming from Dhal.

Secondly, during the period of invasion by the Mians, the small children played by throwing stones to the pained simul tree. In such way the name Dhemaji was grown.

Thirdly, in Bodo language the Daimeans water and "Mazi" means wide area. Therefore, the word Dhemaji transferred in to Dhemaji in course of time.

1.4 PHYSICAL FEATURES :

The District Dhemaji is located in the remotest corner on North-East of India, on the North Bank of the River Brahmaputra. In the North and in the East we can have glimpses of Majestic River Brahmaputra are flowing since the day immemorial. The western boundary is adjoining the District Lakhimpur. The District is susceptible to floods and occurrence of flood is a regular feature. The damage caused by floods is a quite high. Vast area of land and crops are inundated by floods for about four to five months in a year. The District continues to be agrarian in character. It is endowed with natural resources like forest.

1.5 GEOLOGY:

Geologically the District consists of a vast alluvial tract engaged by the foot hills of Arunachal ranges on the North and the mighty Brahmaputra on the South. The District has bright geological future. The oil and natural gas commission has made explanation in many places in the District and found traces of oil near proximity of Dhemaji town the soil of the District is mainly sandy, alluvial and fertile.

1.6 CLIMATE:

The District is located in the foot hills of Arunachal Pradesh, it exhibits differences in temperature, rainfall, fog, wind and other climate factors. Rainfall, generally begins from April to the end of September. The average monthly rainfall was 48960 mm. in the month of June and 32.55 mm. in the month of January 1980. The dry season begins from November to March cold is felt in varying degrees being severe in December-January. Maximum temperature is 35° and minimum temperature is 08° .

CHAPTER-2

2.1

According to 1971 census the population of Dhemaji Sub-Division is 313175 and projected population for 1980 is 428800. The growth of population during the 1961-71 decade was 69.86/- as against 34.95/- for the State. The Sub-Division is pronominally inhabited tribal people like Mising (96644), Boro Kachari (10825), Deuri (5745), Sonowal Kachari (16129) and Lalung (1808). A sizable preparation of the Sub-Division population compress of O.B.C. Community most of Ahom and Chutia Sub-Caste, the Sub-Division population account for 2.14 p.c. of the total population of Assam.

The analysis of demographic features and economic functions of Town its neighboring settlements carries immense importance in study of growth pattern and forecasting nature trend. Under the studies of population, growth trend, density pattern, sex ratio, occupational structure etc. are taken into account to assess and earmark land for different public uses such as amenities and facilities for the present and future population.

2.2 GROWTH OF POPULATION IN DHEMAJI .

Table No. I

Year	Total population	P. C. variation
1951	1921	-
1961	3239	68.61
1971	4589	41.68
1981	6588	43.56
1991	8801	33.59
2001	15758	79.05
2005	17806	13.00

Source census of India, Town and Country Planning survey 2005.

It is observed from the above table that growth is significant in 1971, because in 1991 new sub Divisions of Dhemaji came into being and Dhemaji was declared District H. Q.

As a result its importance as administration town has increased with the establishment of new office of State and Central Government and other institmimlal facilities.

2.3 POPULATION GROWTH IN THE MASTER PLAN AREA:

The Dhemaji planning area includes 36 villages in addition to the Dhemaji Town Committee area and the Rural component account for 95.6 p.c. of the total population of the planning area as per survey conducted by this organization.

The decennial variation of population as shown in the Table No.2

Town Committee Area			Master Plan excluding T. C. area		Total Plan area	
Year	Population	P. C. of increase	Population	P.Cof increase	Population	P. C. of increase
1961	3239	68.61	6988	23.05	10227	34.56
1971	4589	41.68	11072	58.44	15661	53.13
1981	6588	43.56	14419	30.23	21007	34.13
1991	8891	33.59	17545	21.68	26436	25.84
2001	15758	79.05	20174	14.98	35932	35.92
2005	17806	13.00	21291	5.53	39097	8.80

SOURCE = Census of India. Assam (1951-61 and 1991) and Town and Country Planning Organization. Survey 2005.

The Table shown that during 1961- 1971 the increase of population of Dhemaji Town Committee area as well as Master Plan area was maximum. The cause for increase in population is due to the creation of District Head Quarter at Dhemaji and Establishment of Offices and Commercial activities.

2.4 DENSITY PATTERN:

A part from the Town Committee area as a whole is thinly populated, the gross density of population of Dhemaji Town Committee area 1991 is approx. 2540 PPH and while that of planning area was 7.71 PPH approx. during the periods shown in the Table below :

The decennial variation of population as shown in the Table No.3.

Year	1981 Area in hec.	Population	Approx. density	Area in hec.	2001 Population	Approx. density.
Town Committee	350	6588	18.82	350	15758	45.02
Rural area	3077.57	14419	4.69	3077.57	20174	6.55
Total Master Plan area	3427.57	21007	6.12	3427.57	35932	10.48

SOURCE = Census of India and survey conducted by Town and Country Planning, Dhemaji.

2.5 SEX RATIO AND SEX COMPOSITION:

It is found that the urban sex ratio is higher than the rural area which is due to more employment opportunity in area for the male people.

TABLE-4

Sex ratio	Dhemaji Master Plan Area					
	Urban Area			Rural Area		
	Male	Female	Female per thousand	Male	Female	Female per thousand
2005	9864	7942	805	11027	10264	930

SOURCE = Survey conducted by Town and Country Planning, Dhemaji

2.6 AGE SEX POSITION:

The male population of urban area in the age group of 18 to 50 is higher than that of rural area. The reason for low female population in the Town is mainly due to migration of male people from out side in search of employment in urban area who leave their families in the villages where as in the rural area the male -female population are almost equal in the same group. The population of about the age group of 50 is very low in the urban area. Various sex wise age group of population of the Dhemaji Master Plan area are shown with percentage to the total population for urban and rural area separately in the Table-5.

TABLE-5

Age group	Sex Composition Urban				Dhemaji Master Plan area Rural			
	Male	P/C	Female	P/C	Male	P/C	Female	P/C
0 - 18	3437	19.30%	3049	17.12 %	5073	23.82%	4599	21.60%
13 - 50	5660	31.78%	4133	23.21 %	5277	24.78%	4436	20.83%
50s above	767	4.30%	760	4.26 %	677	3.17%	1229	5.77%
Total	9864		7942		11027		10264	

SOURCE = Survey conducted by Town and Country Planning, 2005.

2.7 OCCUPATIONAL STRUCTURE:

The rate of employment or Dhemaji Town is above the Corresponding figure of urban Assam. It has a work force participation ratio (W.F. P.R.) of 30.92%. The W.F. P.R. of the Town is 53.65% and the female W.F.P.R. IS 24.69%. However since the Town has a small population its comparison with the corresponding (Urban) figures needs to be supported by micro level analysis of various socio economic factors.

Out of 3695 employed persons of the town 23.76% are employed in primary sector activities 13.92% are in secondary sector activities and 62.32 are employed in tertiary sector activities. The following table shows the distribution of employment in Dhemaji Town.

Table No.6 Occupational pattern of Dhemaji Town.

	Primary sector	Secondary sector	Tertiary sector
Male	433	443	1902
Female	445	71	401
Total	878	514	2303
Percentage	23.76%	13.91%	62.32%

SOURCE = Census of India, Assam (1971)

Out of the total population 39,097 in 2005, 9,188 persons were employed in different occupation percentage of workers being 23.5%. The secondary sector and tertiary sector population has increased

CHAPTER-3

3. EXISTING LAND USE:

The completion among various land use of land is intense in urban areas. It is very essential to take note of the existing land use pattern in order to formulate policies so that every use of land find its right place and they function together in a harmonious way.

A land use survey was conducted for planning area of Dhemaji in year 2005. The disposition of various land uses within the town committee area and the proposed developed area are of 24.27 Sq. Km. composing 36 villages. The developed area of the town within the town committee area 261.02 Hec. giving a town density 25.40 P.P. Hec.

The present trend of growth of the town shows rapid expansion forwards South and West directions. The growth-towards East and North slow due to low lying paddy fields existing there

TABLE-7

Land use	Urban		Rural	Total	Total planning area	P.c. of the total developed area.	
	Area in Hec.	P.c. of urban area.	Area in Hec.				P.c. of rural area
1	2	3	4	5	6	7	8
1 Residential	213.76	61.07	671.84	21.83	885.6	25.84	88.33
2 Commercial	5.26	1.50	7.52	.24	12.78	0.37	1.27
3 Industrial	2.50	0.71	0.0	0	2.50	0.07	0.25
4 Pub. & Semi	10.03	2.86	19.21	0.82	29.24	0.85	2.92
5 RoacIs/Railway	27.59	7.88	43.00	1.40	70.59	2.06	7.04
6 Recreational	1.88	0.53	0	0	1.88	0.05	0.18
Total	261.02	74.57	741.57	24.09	1002.59	29.25	100

7 Agriculture							
(a) Paddy field and Bambo duster	70.01	20.00	2326.00	75.58	2396.01	69.90	
8 Vacant	13.81	3.95	4.0	0.13	17.81	0.51	
9 Water bodies	5.16	1.48	6.0	0.19	11.16	0.33	
Total	350.00	100.00	3077.57	100.00	3427.57	100.00	

Source Town & Country Planning Survey, 2005

The total Master plan area is about 3427.57 hec. out of which Dhemaji Town Committee area covers about 350 Hec. and development area within Town Committee is 261.02 Hec. approximately there by constituting 74.57 PC hec. of the total Town Committee area. Out of the total development area of the town Committee area residential use occupies the maximum which covers to about 213.76 Hec. the P.c. being 61.07 PC.

Residential Use :- Out of the total developed area of 1002.59 hec. within the Master Plan area 885.60 hec. used for residential purpose which constitute 25.84 P.c. of the total developed area under residential use within the Dhemaji Town Committee is 213.76 hec. which constitutes about 88.33 p.c. of the total developed area within the Dhemaji Town Committee area.

Commercial Use :- Organized commercial areas are few within the Dhemaji Master Plan area. The commercial area is located along the N.H. and main street of the Town.

The over all land under commercial use in Town Committee area is 5.26 Hec. which is 1.50 p.c. of the developed area. There is one town market which is not adequate to cater to future need. However construction of a new market complex is going on within the Town Committee area. There are altogether about 504 Nos. of retail shop and 12 Nos. of wholesale shop within the Town Committee area.

Industrial use :- Industrial development within the Town Committee area is very slow. The Industrial use cover only 2.50 Hec. which constituted 0.71p.c. of total developed area.

Public & Semi-Public use :- The public and semi-public use consisting of educational institutions, Govt. offices, Hospital, Mosque and Temples etc. occupies 10.03 Hec. of land 2.86 P.C. to the developed area of the town. There are 33 Nos. of educational institutions and 55 Nos. of Govt. offices most of which are accommodated in rented building. Being the Headquarter of the district Dhemaji has to accommodate various Govt. offices.

Recreational use :- Park and play ground occupies about 1.88 Hec. or 0.53 P.C. percent of total developed area. This comes to 0.202 Hec. per 1000 person which is quite inadequate. Dhemaji Town had only two children park of which one is now allotted for District Library and one for Officers Club.

Agricultural use :- Agricultural is the major use within the Master Plan area which covers 2396.01 Hec. There by constitution 69 PC. in the total Master Plan area. Even within the urban area agricultural land use covers 20 P.C of the total Town Committee area.

Water bodies :- Water bodies occupy about 11.16 Hec. of land 0.33% of the Dhemaji Master Plan area.

3.1 EXISTING LAND USE PATTERN:

Since there is no organized development and the town grow in a organized way, the present pattern of development of the town is haphazard. However, a linear type of settlement is found along the road sides leaving its back sides for paddy and bamboo cultivation. In rural areas the villages are scattered and connected by village roads. The villages are separated from each other by the vast paddy field with trees bushes here and there.

3.2 HOUSING:

Living condition and total environment of residential area the largest land use in element in urban settlement, influences etc. social and cultural life. It indicates the prevailing conditions under which the inhabitants live in residential areas. The problems of living condition is identified in the shape of total environment i.e. housing provision, water supply drainage standard of service and relationship with working centres

TABLE-8
Structural condition of House – 2005 Dhemaji Master Plan area.

Type	Dhemaji Municipal		Dhemaji Master Plan excluding Muni - rest.		Wall and Materials.
	No. of House	P.c. to total	No. of House	P.c. to total	No. of House
I	2	3	4	5	6
Kutchha	1089	51.98	2868	83.83	
Assam Type	954	40.76	517	15.11	
Semi R.C.C.	93	4.44	19	0.56	
R. C. C.	59	2.82	17	0.50	
Total	2095	100	3421	100	

SOURCE = Town & Country Planning Origination.

3.3 SURVEY

The survey of conducted by Town & Country Planning Dhemaji in the year 2005 reveal that total No. of house in the town area was 2095 and in the Master Plan area was 3421.

Out of the total houses in the town area 51.98 % Kutchha houses, 40.76% are Assam Type houses and 4.44% are Semi R.C.C. and 2.82% are R.C.C. in the Master Plan area 83.83% are Kutchha houses, 15.11% Assam Type houses.

A Kutchha house as defined as a house having and floor bamboo walling plastered with mud and thatch roof. An Assam Type Semi-Pucca house is defined as cement floor, brick wall and AIC sheet roofing. A Pucca house is of cement floor, brick wall and R.C.C. slab roofing. The number of dwelling units available in comprising to the total population revels that there is congestion both in the town as well as rural area.

The qualitative aspect of the present housing condition is also not bright. About 61% of the dwelling units in the master plan area are of Kutch a type. The maximum of existing units in the town area are in dilapidated condition which means that these houses should be rebuild as early as possible.

3.4 HOUSING SHORTAGE:

Shortage of housing is acute in urban areas. It is because of the fact that the construction of the dwelling units fall far back of increasing demand of large scale office population and rural exodus to the town. The total shortage of housing in the planning area as per 2005, 500 as per standard of 5 persons per dwelling units.

Public housing achievement at Dhemaji is very negligible. 70% of the Govt. offices are now accommodated in rented houses paying a large amount of money and most of them don't have adequate floor space both Central Govt. and State Govt. agencies are constructing house for their own employees only. The State Govt. agencies are 1. P.W.D. (B), 2. Police Department, 3. P.H.E., 4. Electricity Board, 5. P.W.D. (R), Govt. employees are facing accommodation problem and are living in rented house in poor condition.

CHAPTER-4

TRAFFIC AND TRANSPORTATION:

4.1 TRANSPORTATION SYSTEM (REGIONAL) :

The present low level of development in the Dhemaji Master Plan area is due to the inadequacy of transportation facilities. Although the district is connected with the rest of the state by road and railway, no single communication line is adequate to meet the requirement and during monsoon frequent disruption occurs in this line.

N.H.52 is the life of communication of the district. The Gai river annually inundated and creates the road at its course making impossible are movement of vehicle. During flood seasons the connection to Jonai and Silapathar is disrupted. It is the only means of access to Arunachal so urgent steps should be taken to restore the communication system to Jonai.

Road Ways:- Dhemaji is connected with the other urban centers of the district, by N.H.52. this high way connected Dhemaji with Guwahati covering a distance of 500 K.M..

The river Brahmaputra acts as a great physical barrier separating the North bank from the more prosperous south bank. At present there are ferry services operating at Sonarighat to dibrugarh. Recently, Prime Minister Sri S. B. Debaborah laid the foundation stone of Brahmaputra bridge at BagibeeL which will open up new commtnication of Dhemaji with Dibrugarh.

Railway :- The opening of Rangapara Murkangselek line via Dhemaji in 1965 is regarded as a land mark in the history of development of communication in the Dhemaji district.

It is observed from the available date of 1 965 that average 1789 passengers and 45/90 wagons of goods are carried by the Railway monthly to and from Dhemaji.

4.2 CIRCULATION PATTERN:

Within the planning area all the movement of people and goods taken place in by road. There is no established pattern of road network in Dhemaji Town. The existing N.H. 52 has crisscrossed through the heart of the town in East- West Direction. This road carries a high preparation of the regional through traffic mainly truck which further aggravate the congestion in the central area. In the central area of the town motor vehicles, rickshaws, bicycles, bullock cars, animals and pedestriansjullgle through the same street. It is necessary to convert the N.H. is to a two line road with adjoining foot-paths and under ground pucca drains.

Due to lack of drainage facilities the roads within the town are get over flooded and create traffic problems during the rainy seasons. The existing capacity of N.H. way 52 main road is quite inadequate hence a separate diversion has to be proposed. The total road length within Dhemaji master plan area is about 40.72 km. of which about 18.95 P.C. of the road are kutcha as showh in the table 9. The existing width on the road is inadequate for the efficient movement of traffic.

TABLE-9

Length of road in Dhemaji Master Plan area.

	Type of road	Length in km.	Percentage
1	Pitch	24.72	49.75%
2.	Gravel	15.56	31.30%
3.	Kutchha	9.42	18.95%
	Total -	49.72	100.00%

SOURCE =Town & Country Planning Survey,2005.

4.3 PARKING TERMINAL FACILITIES:

In order to study the traffic problem, it is very essential to examine suitability of location of the existing traffic terminal center of the town in relation to traffic modes. At present there are two main traffic terminals namely transport bus stand and private bus-stands.

The existing private bus stand and the Assam Transport Station through centrally located, does have adequate space to serve efficiently. Again new altogether 38 nos. public buses run daily from Dhemaji and due to non-existent of a bus terminal are parked on the road causing obstacles for smooth running of vehicles as well as passengers traffic in the town. Thus providing a suitable site for the private bus terminal could solve the problem to a large extent.

4.4 TRAFFIC PROBLEM:

The traffic problem in Dhemaji not due to the high growth of fast moving vehicles but because of unplanned road network, absence of bus-terminus, insufficient parking space, narrow roads, defective road grermetion and non-maintenance of roads, these have to be tackled from all sides simultaneously.

4.5 MODE or TRANSPORTATION:

Mix of traffic modes reduces the traffic carrying capacities of the roads. at present there is no intra-town mass transportation system Dhemaji town but several regional mass transportation agencies and function table 10 shows vehicles in Dhemaji district.

TABLE -10

Year from Office Estt.	Bus	Public carrier	Private carrier	M. Car	Jeep	Motor Cycle/ Scooter	Taxi M. Car	Tractor	Tail ors	Autoric kshow	Govt. total vehicle	total	Rate of growth
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
1991	2	2	6	2	3	143	Nil	Nil	1	Nil	5	164	Nil
1992	2	5	6	5	5	275	---	---	2	1	9	310	146
1993	7	12	10	16	5	453	9	2	4	5	9	532	222
1994	28	57	14	54	12	749	16	6	6	27	16	985	453
1995	38	63	14	59	13	940	17	8	9	39	18	1218	233
1996	32	82	12	47	18	1665	12	17	3	85	21	1994	776
1997	38	89	13	47	19	2040	14	21	8	137	22	2448	454
1998	44	104	10	81	23	2334	10	25	8	167	23	2829	381
1999	43	135	13	138	27	2696	13	25	9	205	24	3328	499
2000	50	152	14	195	35	3287	14	28	9	221	24	4029	701
2001	58	174	15	249	40	3720	15	32	9	230	24	4566	537
2002	59	200	18	334	42	4356	17	36	17	241	24	5344	778
2003	59	209	26	368	42	4713	17	39	18	240	24	5755	411
2004	61	245	30	430	45	5775	51	52	20	243	27	6979	1224
2005	63	258	32	506	51	6660	55	70	27	235	28	7985	1006

Source = District Transport Office Dhemaji.

CHAPTER - 5

5.1 TRADE AND COMMERCE:

The business activities in Dhemaji have not developed for particular trade in a particular area but have spread strictly along main through fares. The trade and commercial activity of the town is in rapid for the last few years.

5.2 WHOLE SALE TRADE:

The whole sale trade in the town is mixed with retail trade and no specific commercial area is dealing in this trade separately. The area coming whole sale trade is quite nominal of whole sale trade is quite nominal of whole sale commercial establishments out of which food grain whole sale trade is of predominate nature.

5.3 RETAIL TRADE:

The major commercial activities are developed along too main struts. Altogether 304 number of Retail shops are at Dhemaji. The only town market does not meet the space and as a result of which vendors selling vegetables occupy the adjoining road. Retail trade centers have developed haphazardly in the town along the major roads and this has created lots of problem. In order to facilities the daily needs of house hold goods it is necessary to developed the retail centers at convenient places through out the planning area. There is also are weekly markets at Dhemaji town which is principal center of essential commodities for the people of town and its adjoining villages.

5.4 WORKSHOP AND REPAIR SHOPS:

There are altogether 135 of workshop and repair shops at Dhemaji Town which are mainly motor garages, Cycle rickshaw, Scooter repairing, Shops, radio and watch repairing shops etc. They are scattered in the town along the major roads and they have created a lots of other problem.

5.5 TRANSPORT AGENCIES:

The transport agencies are mainly located on N.H.-52. There are 5 numbers of transport agencies in the town which are playing a vital role in transportation of goods to and from Dhemaji. These agencies are connected by roads with other towns of Assam and Arunachal. Being located in the heart of the town these agencies are facing lots of problem for loading and unloading. The activities requires to the suitably located within the town to solve the present problem.

5.6 INDUSTRIES:

Industrial development is generally recognized as the most important part of economic growth of any area. But present Dhemaji district is yet poor in Industrial development due to certain bottlenecks like in adequacy of transportation facilities, technical skill, banking facilities, non-availability of material and market. Moreover, due to lack of physical infrastructural, facilities entrepreneurs are not must willing to develop industry in region.

Although cottage industry still play vital role in the economy of the district. The local Mising women are skilled in weaving colorful garments. There are some scopes for development of sericulture industry present Dhemaji district, is industrially backward but has a good industrial potential.

5.7 GROWTH OF INDUSTRIES:

In 2005 there were 188 nos. of small cottage type the, Industry at Dhemaji. There are no large manufacturing industries at Dhemaji planning area.

According to 1991 census report the total number of persons employed in industries was 514 which was about 13 % p.c. of the total workers in the Dhemaji town committee area. Most of the existing industries are skilled all over the town in the midst of residential and business one. The rice, flower and oil mills and scattered saw mill, soap factory etc. are menace and permanent nuisance to their respective localities and the town in general.

CHAPTER - 2

5.8 INDUSTRIAL ESTABLISHMENT:

The Table-11 below shows the present industrial establishment type of Dhemaji Master Plan area.

TABLE-11

Industrial Establishment by typing Dhemaji Master Plan area.

Sl. No.	Type	No; of unit to 2005	P.C
1	Processing	14	7%
2.	Manufacturing	-	-
(i)	Handicrafts	116	62%
(ii)	S.S.I.	17	9%
3	Servicing	41	22%

188 Nos.

SOURCE = District Industries Centre, Dhemaji.

It can be seen from the table that the majority of the industries are of manufacturing oriented. Out of the 188 units 116 units are engaged in manufacturing and major portion is in handicrafts. Bamboo and cane industries are perhaps the most universal of all craft in the district and are practiced by large of artisans.

CHAPTER-6

6. EXISTING INFRASTRUCTURAL FACILITIES:

6.1 EDUCATION:

The distributions of educational centers are not at all satisfactory. Most of the Educational Institutions are with in the town area. There are altogether 36 educational institutions are with in the town area. There are altogether 36 educational institutions with student population 5107. There is a technical school (I.T.I) with students' population of 66. Besides there are number of private vocational institutions, the enrollment of which are calculated to the approximately. over all total student population with Dhemaji Master Plan are approximately 13,957. There are 39 primary schools. M. E. schools. 107. High and Higher Secondary school and 5 Colleges and other institution in the planning area. The number of higher secondary school and college are not sufficient to college with the present population of the primary school are accommodated in dilapidated without out proper services facilities i.e. play ground, toilets and water supply etc. The immediate need is to improve basic essential facilities so as to increase the take capacity.

TABLE- 12

Educational Institutions Dhemaji Master Plan area, 2005.

Sl. No.	Type of Dhemaji Town area Institution				Rural area							Total Planning area	
	Type of Institution	No. of Institution	No. of Student	Over age enrolment	Per Institution	No. of Institution	No. of Student	Over age enrolment	Per total Institution	No. of Institution	No. of Student	Over age enrolment	
1	2	3	4	5	6	7	8	9	10	11	12	13	
1	Primary School	19	2607	107	---	20	2889	100	39	---	4661	118	
2	M.E. &	7	168	240	---	3	375	125	10	---	2055	205	
3	High & H.S.S.	7	2819	705	---	2	519	259	9	---	3338	556	
4	College	3	174	581	---	2	220	1102	5	---	3948	489	
	Total	33 (36)	883 (20)	268	---	27	5107	189	60 (63)	---	13957	232	

SOURCE = Town and Country Planning Survey. 2005.

6.2 HEALTH:

The Dhemaji Civil Hospital located at a distance of 4 Km. at Kowaphala from the town with 100 beds in total. As per 2005, figures the average daily out door patients and indoor patients are 224 and 44. The total number of medical personals are 17 nos. of Doctor 4 nos. of paramedical staff and 27 nos. of Nurses and 37 nos. of Pharmacists and IV grade staff with regards to a minimum needs basset standard of medical facilities, this hospital is two small to eater to need of people. The hospital is always over crowded by both indoor and outdoor patients.

In the rural area there are 3 nos. of Sub-Center and 1 no. of P.H.E.C. The number of Doctors in the P.H.C. is 2 nos. of Nurses 5, IV grade staff 27. The daily average outdoor patients are 257.

6.3 RECREATION AND OPEN SPACE:

At present the town hardly offers facilities for passive and active recreation. The city core has only an open space named court field for public meetings and such other activities however, the court field is water logged in rainy season and it has to be improved. More open spaces are being provided for public use in future. The town has an indoor stadium at Karichuk which requires some improvement but no swimming pool. The town has two cinema halls, a Library and the theatre cum public hall (Promod Bhawan).

6.4 SERVICE AND UTILITIES:

1. WATER SUPPLY:- Dhemaji has no water supply system as yet, except some water hydrants at road side. All the inhabitants generally depend on ring wells and tube wells for water. The iron content is very high in Dhemaji. Piped and filtered water supply is immediately needed for the planning area as most of the population is suffering from water bound diseases.

2. DRAINAGE & SEWERAGE SYSTEM:-The problem of drainage in Dhemaji is acute particularly in developed area. Within the Dhemaji town committee area there is no effective drainage system. Inadequacy of drainage system and conversion of low lying area into build up area without making provision for outlet of rain water has resulted in water logging of various areas. It is therefore, essential to have a comprehensive drainage network for the entire master plan area.

The town has no sewerage system and such problem of sewerage is becoming acute gradually. At most of the latrines are pit latrines. Although new houses constructed have septic tank they become ineffective within a short period due to the inadequate water supply. The drainage water of sanitary latrines has no alternative but to percolate underground. Which affects the soil adversely and may ultimately contaminate the ground water.

3. GARBAGE DISPOSAL:- Garbage collected by Town Committee authority are carried in Thella and dumped in an area near Telijan. There are 5 nos. of dustbins in the town area.

4. ELECTRIC POWER:- The power requirement of this town are being made from A.S.E.B. source. The demand supply position of Electric consumption is shown in the following table.

Table-13

Year	Total Energy	Unit
April 2005 to March 2006	1 Total energy demand	1.5 M.W.
	2 Total energy utilization	1.5 M.W.
	3 Load demand for industrial consumer.	0.4 M.W.

SOURCE:- S.D.O., A.S.K.B., Dhemaji.

5. POST AND TELEGRAPH:- There is a post office and a telegraph office at Dhemaji Town. There is one BSNL telephone exchange functioning in the town operating 3980 nos. of telephone connections including mobile services. Moreover the Airtel and Aircell also provides sufficient mobile telephone services.

6. FIRE STATION:- The only one station located at Dhemaji town maintains the fire protection service for a whole Dhemaji Sub-Division.

7. CREMATION & BURIAL GROUND:- There is only cremation and burial ground in Dhemaji at Telijan at a distance of 1 Km. from the town.

OTHER SERVICE :

9. POLICE STATION:- There is one Police Thana and a Police Reserve in the town. There is also a Police Wireless centre at the town.

10. VETERINARY HOSPITAL:- There is a Veterinary Hospital located at the Hospital road in the town.

CHAPTER- 77.1 URBAN FUNCTION AND FUTURE URBAN NEEDS :MAJOR URBAN FUNCTION:

Dhemaji Planning area comprises Dhemaji Town Committee area and a number of agricultural villages with an agricultural hinterland. Dhemaji is second to Silapathar as commercial town in the District. It collects the agricultural supplies commodities and supplies the essential items to hinterland. It is assumed that the town will continue commercial function in future too.

Further, Dhemaji town is the administration Head Quarter of the District. As such, it will continue its administrative functioning future also. There are little people for industrial development due to lack of raw materials and infrastructure facilities. However there is some people for industrial function of the town based on agricultural and forest resources in lower, order the primary function being administrative and commercial.

7.2 PLAN PERIOD :

The plan period for Dhemaji Master Plan is 2005 to 2025 spreading for a period of 20 years. During this plan period various plan proposal as proposed in the master plan area are to be executed in planned manner.

7.3 FUTURE POPULATION :

The urban growth is recorded as 53 p.c. during the 1961-71. Due to the creation of tile sub-divisional head quarter at Dhemaji, as the factors of urban growth will tend to stabilize and with the development various growths centers in the sub-division the population growth of Dhemaji town should be within 15,758 During 1991-2001. On average the growth rate of population in the urban sector of DPA may be put 40 P.c. during the period 2005-2025 as 18 p.c. in the rural sector of DPA.

Following in the population figure for DPA upto 2025 as given in the Table-14

TABLE - 14

Population figure for Dhemaji planning area :

	in 1951	in 1961	in 1971	in 1981	in 1991	in 2001	in 2011	in 2021	in 2025
1	2	3	4	5	6	7	8	9	10
Total	7600	10227	15661	21004	26445	35932	45551	61206	71500
Variation		34.56%	53.13%	34.11%	25.90%	35.87%	26.77%	34.36%	16.81%
Urban	1921	3239	4589	6585	8891	15758	21746	32402	37852
Rural	5679	6988	11072	14419	17554	20174	23805	28804	33648

SOURCE: Government of India Census, Town & Country Planning, Survey, Town & Country Planning Projection.

The above estimate of project taken into consideration the normal growth as well as the growth prospect of Dhemaji master plan area due to development of trade and commerce, agricultural and allied activities small industries which are precisely the growth factor.

7.4. HOUSING REQUIREMENT:

The housing requirement is more in urban area than that in rural area. Almost all the person in rural areas have got their own houses. As per Town & Country Planning, Survey carried in 2005 the total requirement of dwelling units in and the total 675 units shortage of with increase of population and additional number 6699 dwelling units will be required in the Planning area by the year 2025

7.5 EDUCATION:

Considering the standard as for every 1500 to 2000 population on primary school and for every 5,000 to 6,000 populations on High and Higher Secondary School in the Master Plan area will be 11 No. and 6 Nos. respectively. Hence 11 Nos. Primary School or 6 Nos. High or Higher Secondary School are to be established within the planning area by 2025. 2 Nos. Colleges are proposed to meet the future need of the Planning area. The Table 14 shows the total requirement of educational institution within the Master Plan area.

TABLE - 15

Proposed educational institutional, Dhemaji Master Plan area :

Sl. No.	Category	Existing Number	Proposed Number	Total
1	Primary School	19 (39)	11	30
2	M.E. & M.V. School	7 (10)	5	12
3	High & Higher Secondary School	6 (9)	6	12
4	College (General)	5	2	7
5	Technical Institute	1	2	3

7.6 GOVT. OFFICE:

At present the Government offices number 45 are scattered all over the town and are mostly rented houses. So, it is desirable to organize the office complex in a suitable area. The court building is situated at the heart of the town and has no sufficient space for construction of the more buildings for other offices, as such, a suitable area measuring 5 hectors is earmarked for public and semi-public user where and office complex will be developed to accommodate the Government offices and residential quarters for employment. An area of 6.69 hectors is also earmarked for the construction of proposed police reserve at Nagakhelia. Housing office has also proposed to develop an area of 3 Bighas within the town for rental housing scheme for employees.

CHAPTER - 8

7. PROPOSED LAND USE PLAN:

8.1 AIMS AND OBJECTIVES:

The main aim and objects of the draft Master plan for greater Dhemaji are as follows :-

- (a) Development of balanced and integrated urban structure in planning area.
- (b) Hierarchical Town structure in terms of self contained planning units and ensures depositing of services and amenities.
- (c) Efficient and judicious utilization of land.
- (d) Gradual removal of existing disorder.

8.2 BASIC CONSIDERATION:

After various surveys and analysis the Dhemaji town and its adjoining areas as well as prospects for planning area have been visualized. The following considerations are taken up in preparing the Master plan for Dhemaji Planning area.

- (a) Development of administrative complex to accommodate various public and semi-public offices.
- b) Development of 'Civic Centre' and specific areas for social and cultural activities.
- (c) Development of shopping centers at suitable places to have the people in the entire planning area.
- d) Provision for suitable circulation pattern with a by-pass to the present National High way 52 which passes through the heart of the town.
- (e) Provision for utilization and services in an integrated manner for the entire planning area.
- (f) Development of land for industries and allocating them in suitable places. (g) Encouragement for establishment of small industrial units.
- (h) Development of residential land with infrastructures.
- (i) Efficient use of Govt. land and applying them into proper use.
- (j) Rational distribution of residential densities so as to minimize disparities.
- (k) Development of super market weekly market to cater to the need of the future population.
- (l) Development of parks at suitable places to enhance the beauty of the town.
- (m) Development of halipad at a suitable place to facilitate the bading of Helicopters near the Town.

PLAN CONCEPT :- The urban growth within the planning area is very limited. Large part of the town area is cover under cultivation. The present growth of the town is mainly along the major roads leaving the near sides for cultivation. From the present trend for development as well as topography it is assumed that the future development of the town would be towards the west and south and figure type of development would taken place along the major roads.

PROPOSED LAND USE PLAN :- The land use pattern determines the use zone and brings functional efficiency through road network in the town. The proposed land use pattern in Dhemaji Master Plan area has been developed use pattern, inter-relating highest order activities with planning units activities and establishing work place living area relationship.

8.13 CIRCULATION PLAN:

Planning for transportation is a vital part of the whole physical plan. The following basic goals are expected to be achieved through the proposed road concept of the Dhemaji Planning area.

- (1) Quicker movement of goods and people within the planning area.
- (2) Proper road linkages with other trade centers of the region and State. In remove the present transportation irregularities within the town, some minor scheme of road indulging, reconstruction of road junctions. and enforcement of traffic rules etc. should immediately be takes up.
- (3) The existing private bus stand should be improved.
- (4) The streets along the daily market should be cleared off un-authorized shops vendors selling vegetables.

Bye Pass :- The N.H.-52 has passed through the heart of the Town and carried almost local and through traffic load and is not sufficient to cope up with the increasing traffic load. As such, a ring road (right of way 100) is proposed towards the South side of the town to segregate the through heavy vehicles traffic to and from other parts of the State as well as outside the State.

Helipad :- At present the helicopters carrying the V.I.P.s land at College field which is not suitable. Hence a helipad is proposed at a suitable site to the planning area.

Bus Terminal :- There will be increase in the number of public Bus by 2025. Hence, a bus terminus is proposed within the planning area.

The existing public bus terminus is located at the heart of the town which is to be shifted at suitable location for future growth of the town. Hence, two Nos. of bus terminus have been proposed - (i) at Nimatichuk (along NH-52), (ii) Telijan Gaon (along NH-52) and two Nos. of truck terminus at Telijan Gaon and Gariajan Gaon has proposed two taxi stand has been at existing public bus terminus and at near by the railway station. Existing transport stand should be shifted from the heart of the town to some suitable place.

The existing cremation ground at Telijan Gaon and new cremation ground at Gualgaon has been proposed.

Street Light :- There is no street light at Dhemaji town. making the whole town dark by the evening. As such, it is proposed to provide street light in the town through Dhemaji Town Committee. Although town committee has covered some of the areas with street light.

Road Fridering Scheme :- Station road should be fridered ("Right of way 80.00") and black topped and considered to be major road. Hospital road should fridered (Right of way 80.0") and black topped and considered to be major road.

Fel. Road should be fridered ("Right of way 80.0") and black topped and considered to be major road.

8.14. TOWN CIRCULATION PATTERN:

For achieving higher efficiency in circulation system a higher of road Network has been proposed under four categories according to their function importance which are given below :

Table-17

SI. No.	Type of road	Right of way
1	Primary Road	20m to 24m (65ft. to 80ft.)
2	Secondary Road	15m to 18m (50ft. to 60ft.)
3	Tertiary Road	10m to 14m (33ft. to 45ft.)
4	Access Road	6m to 9m (20ft. to 30ft.)

CHAPTER-9

IMPLEMENTATION:

The efforts for preparation of the Master Plan and Zoning regulations for Dhemaji and its more adoption by Government will not improve the quality of urban life unless sustained efforts are made to enforce the Zoning regulation and implement the plans. Further in building and rebuilding of a town a major role is played by its citizens individually or collectively by undertaking construction, reconstruction and development of land for various urban uses. Cooperation of citizens in improving and building of town is indispensable.

9.2 PLAN ADMINISTRATION:

The Master Plan and zoning regulations for Dhemaji as presented here contain board policies and programmes for improvement and development of greater Dhemaji area. Up to the year 2025. The administration of this plan will be carried out within the framework of the Assam Town & Country Planning Act, 1959 as amended from time to time. The Town & Country Planning of Government besides preparation of Master Plan Zoning Regulations for Dhemaji will provide necessary guidance by rendering technical advice and by arranging proper scrutiny of development schemes so as to ensure the proposed development of Dhemaji conforms to the proposals contained in the Master Plan and Zoning Regulation.

Section of Assam Town & Country Planning Act 1959 empowers the constitution of a development authority for the Dhemaji Master Plan area for enforcement control and implementation of development proposals as envisaged in the Dhemaji Master Plan. As per section 13 of the same Act, all development to be undertaken within the Dhemaji Master Plan area will be subjected to technical scrutiny and approval from the development authority so as to conform with the Master Plan. Many State and Central Govt. departments and autonomous bodies such as P.W.D., P.H.E., Industry, Education and Health etc. will also undertake construction work within their respective fields of activity. It will however be desirable to co-ordinate these construction activities of various departments not only in terms of location, design etc. but in terms of planning and programming as well.

9.3 CONCLUSION:

Planning is a continuous process and the preparation of a Plan implies its actual translation into reality. The Master Plan for Dhemaji is not merely a blue print but an expression of the sustained desire of its people to make Dhemaji North a place to live, work and play.

The successful implementation of this plan requires citizen participation in all phases of planning activity and in all functions which bring them together in pursuit of this common goal.

CHAPTER-10**ZONING PLAN:**

The method of accomplishing the best arrangement of the different components of the town or in other words, land use is known as zoning. It is a part and parcel of the over all plan but does not mean any rigid arrangement. The essence of good zoning is utilization of valuable land to the right use and correct location of each zone so that there will be no contest and no nuisance.

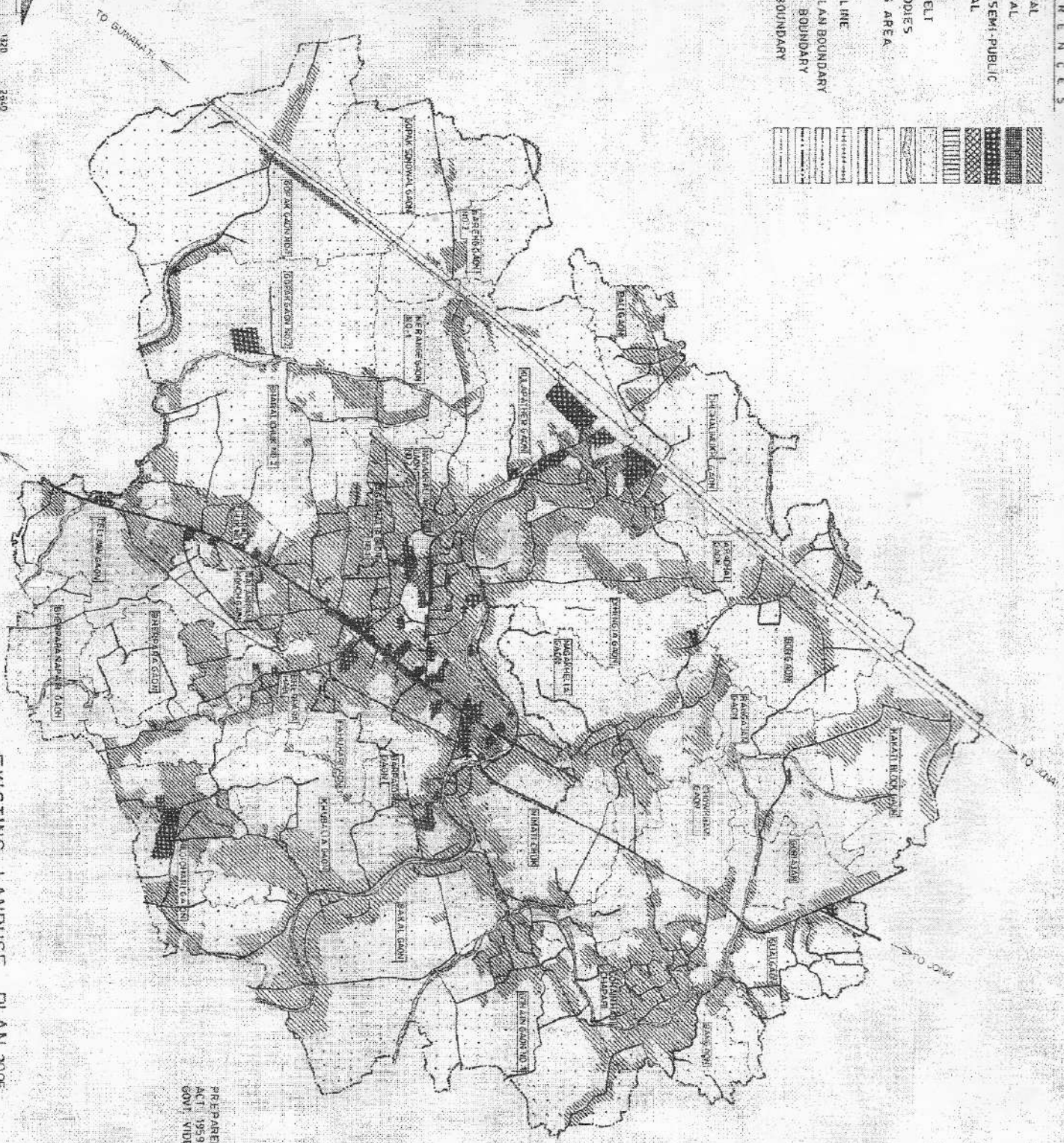
The future development will be controlled by the various use area as deposited in the Master Plan and zoning density of any structure to be build on any land. The main zones will be residential, commercial, industrial, public and semi-public and open space as whom in the respective use area in the Master Plan. Zoning regulations are formulated to direct the development of recommended land use in certain areas and precludes the objectionable and non-confirming land use from such zones in absence of such zoning regulations, infiltration of different types of building put to various uses will take place at random and the public at large will experience the ill effects of such haphazard mixture of land use. Under the modern town planning acts, the power of framing the zoning regulations for various uses is conferred upon the town planning authorities. It is of the most powerful weapons in the hands of the authorities to control the growth of the town and healthy live and also to maintain their character and efficiency. Zoning ordinance is the legal instrument for implementing for different uses are generally preserved for such uses only.

BIREN DUTTA,

Commissioner & Secretary to the Govt. of Assam,
Urban Development Department,

REFERENCES

- RESIDENTIAL
- COMMERCIAL
- PUBLIC & SEMI-PUBLIC
- INDUSTRIAL
- RAILWAYS
- GREEN BELT
- WATER BODIES
- LOW LYING AREA
- ROAD
- RAILWAY LINE
- MASTER PLAN BOUNDARY
- MUNICIPAL BOUNDARY
- VILLAGE BOUNDARY



MASTER PLAN FOR DHEMANJI

EXISTING LANDUSE PLAN 2005

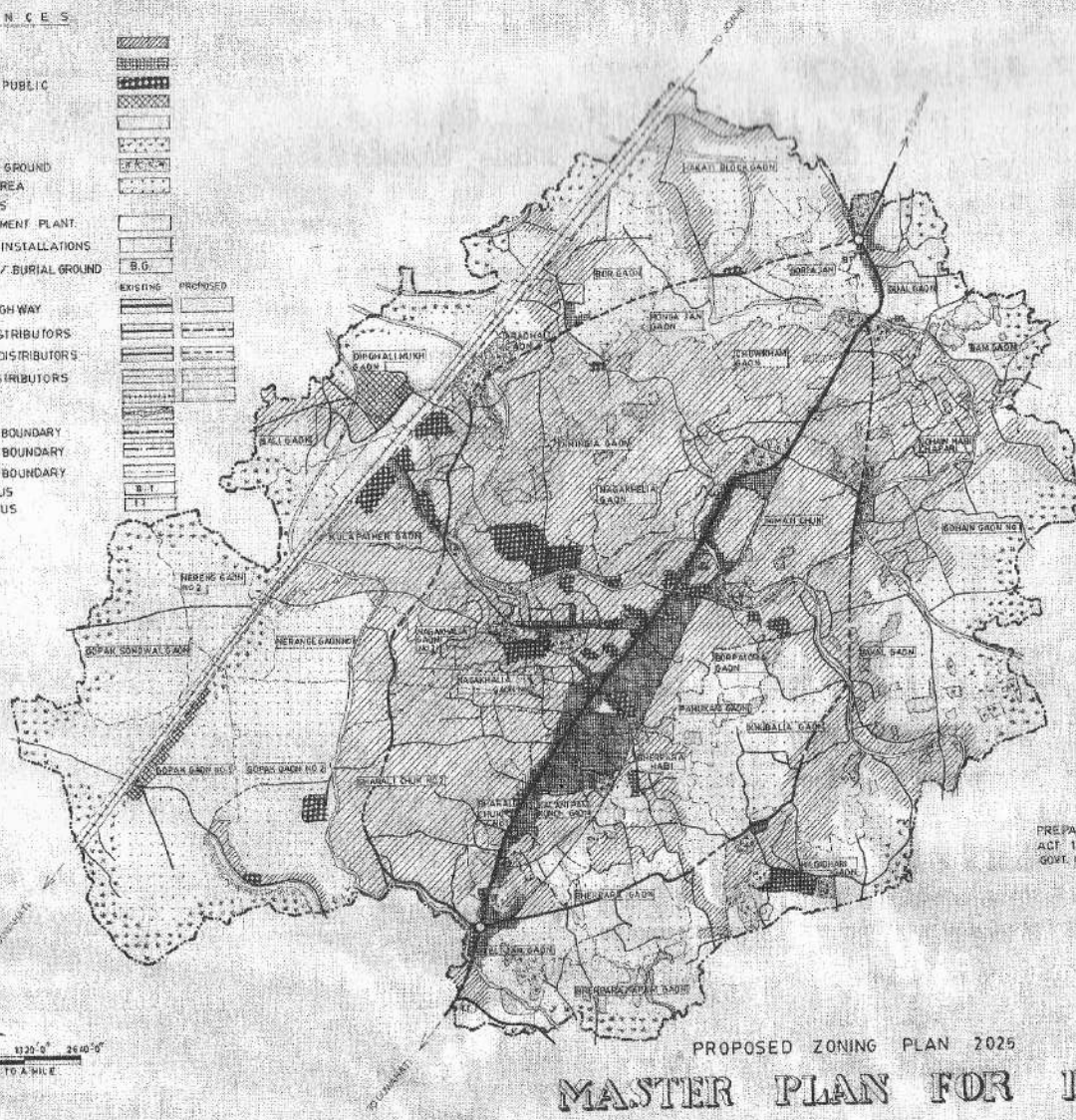
PREPARED UNDER SEC 10 OF ASSAM TOWN & COUNTRY PLANNING ACT, 1959 (AS AMENDED) AND APPROVED BY THE GOVT. VIDE NOTIFICATION No. 1089/17/2007/PL. Dated Dispur on 27th Dec 07

(A. SETHI)

DIRECTOR, TOWN AND COUNTRY PLANNING
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 DVPT. OF ASSAM

REFERENCES

- RESIDENTIAL
- COMMERCIAL
- PUBLIC & SEMI PUBLIC
- INDUSTRIAL
- RAILWAYS
- GREEN BELT
- PARKS & PLAY GROUND
- AGRICULTURE AREA
- PUBLIC UTILITIES
- WATER TREATMENT PLANT
- ELECTRICITY INSTALLATIONS
- CREMATION / BURIAL GROUND
- ROADS
- NATIONAL HIGHWAY
- PRIMARY DISTRIBUTORS
- SECONDARY DISTRIBUTORS
- LOCAL DISTRIBUTORS
- RAILWAY LINE
- WATER BODIES
- MASTER PLAN BOUNDARY
- MUNICIPALITY BOUNDARY
- VILLAGE BOUNDARY
- BUSH TERMINUS
- TRUCK TERMINUS



PREPARED UNDER SEC. 10 OF ASSAM TOWN & COUNTRY PLANNING ACT 1959 (AS AMENDED) AND APPROVED BY THE GOVT. NOTIFICATION NO. UD/LT/250/2007/2 Dated, Dispur on the 17th May 07

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PROPOSED ZONING PLAN 2025
MASTER PLAN FOR DHEMAJI

