



सत्यमेव जयते

# THE ASSAM GAZETTE EXTRAORDINARY

PUBLISHED BY AUTHORITY

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GOVERNMENT OF ASSAM  
ORDERS BY THE GOVERNOR  
URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

The 29<sup>th</sup> April, 2003

**No. TCP.120/84/Pt./54.** – In exercise of power conferred by sub – section (2) of Section 10 of Assam Town and Country Planning Act, 1959 (Assam Act II of 1960) as amended read with rule 4 (2) of the Assam Town and 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 for **Dhubri** .

Notification for publication of Final Master Plan and Zoning Regulation for Dhubri .

1. It is notified that the final master Plan and Zoning Regulations for Dhubri prepared by the Director, Town and Country Planning and adopted by the State Government under Section 10(2) of Assam Town and Country Planning ( Amendment) Act, 1962 for the areas described in the schedule below is hereby published.

2. The Final Master Plan and Zoning Regulation for Dhubri together with all relevant papers and maps be inspected free of cost during office hours at the office of the Director, Town and Country Planning, Dispur, Guwahati – 6. The Deputy Director, Town and Country Planning, Dhubri the Deputy Commissioner, Dhubri District and office of the Chairman, Dhubri Municipal Board, Dhubri . Copies of the Final Master Plan and Zoning regulations, Dhubri are available at the office of the Director, Town and County Planning, Dispur, Guwahati-6, on payment.

## SCHEDULE

## A. SITUATION AND AREA :

District ... .. Dhubri

Subdivision ... .. Dhubri

Approximate Master Plan Area ..... 62.93 Sq. Km.

Revenue area included in the Final Master Plan for Dhubri

1. Dhubri Municipal Board.
2. Gauripur Town Committee.
3. Other revenue areas as shown below :-

Revenue Circle, Dhubri .

Villages :- Charaldanga, Matiabag, Beguntoli, Fulkumari, Khudimari Part-II, Madhusoulmari Part-II, Tiamari Part-I, Tiamari Part-II, Garemari Part-VI, Dhubri Char, Falimari Part-I, Falimari Part-II , Jhograpar Part-I, Jhograpar Part-II, Jhograpar Part-III, Jhograpar Part-IV, Khalilpur, Bidyapara Part-I, Bidyapara Part-II, Airongongla Part-III, Bagulamari, Chotabasjani, Chagalchara Part-II, Chagalchara Part-III, Rowa Part-II (Part) Rowa Part-III(Part).

FINAL MASTER PLAN : DHUBRI  
STUDY TEAM

DEPUTY DIRECTOR	:	D.B. SARMA
ASSISTANT DIRECTOR	:	B. SAIKIA
ASSISTANT ENGINEER	:	N.H. CHOUDHURY
OTHER STAFF	:	D.K.DAS, RESEARCH ASSTT. A.Z. SARDAR, RESEARCH ASSTT. N.K. CHAKI, SUB-ENGINEER S.K. BHOWMIK, PLANNING ASSTT. D.K. PAUL, D/M. GRD – I. K. PATHAK, D/M. GRD.- II. H.D.SHARMA, INVESTIGATOR U.N.BARMAN, INVESTIGATOR H. RAHMAN, MOHURRIR K.M.C.MUSTAFA , MOHURRIR A. BEPARI, TRACER P.K. RABHA. TYPIST

Contribution toward the preparation of the Master Plan was also made by Sri M.K. Sarma, Deputy Director, Sri T.K. Das, Asstt. Engineer, Sri U.C. Rabha, Research Asstt. and Sri Prakash Sonowal, D/M Gard-II during the period of their stay in this office.

## CHAPTER – I

### 1.0. INTRODUCTION :

Dhubri Town is one of the oldest town of Assam and located at the Western end of the State and on the Northern Bank of the river Brahmaputra. Formerly, it was the District Head quarter of Goalpara District . But now it is the District Headquarter of Dhubri District. It is surrounded by Kokrajhar District on the North, Meghalaya and Goalpara District on the South and South – East and West Bengal and Bangladesh on the West .

Dhubri Towns belongs to third category of Towns as per classification of 1991 census. The Town came under civic administration in 1990 when Dhubri Municipality was formed with a population of 3737 people. In course of time, number of the population increased gradually and reached 66,216 with an area of 8.56 Sq. K.M. as per the 1991 census.

Dhubri is primarily an administrative town. Almost all the administrative Headquarters of the various Department of this District are located here. The town had commercial importance too prior to Indo – Pakistan War, due to the existence of riverine route through Pakistan (Now Bangladesh) to Calcutta, when the war broke out in 1965, steamer services between Assam and Calcutta was snapped and the town lost the glamour as an important trade center.

Transportation bottleneck is the primary problem of the District and Dhubri town in particular. The town is linked with Railway Meter Gauge branch line from Fakirganj Junction. However, road transport facility is available from Dhubri to other neighbouring towns in Assam as well as West – Bengal via Gauripur Town . There is also an airport at Rupshi at a distance of 20 Km. from Dhubri town which remained unutilized. Besides road communication riverine route by ferry service and country boats plays an important role in linking South Bank of the river Brahmaputra with Dhubri .

It is significant to note that Dhubri being a border town with the neighbouring State West Bengal, this close Socio – Economic relationship with the bordering.

Dhubri Master Plan Area comprising of Dhubri and Gauripur Town along with adjacent villages covering an area of 62.98 Sq. Km. has been prepared to guide the future development of the Town in right direction .

### 1.1. HISTORICAL BACKGROUND :

#### DHUBRI

The name of Dhubri is derived from the word “DHUBUNI” a legendary washer woman mentioned in “PADMAPURANA” believed to have been written in the 12<sup>th</sup> Century . In the early part of the 18<sup>th</sup> the village took advantage of this location and began to grow slowly. Gradually business appeared on its bank . Because of its water born commerce and other transportational facilities, commercial activities motivated people settled here to reap the benefits of newly developing economic and commercial activities with the growth of commerce and trade, its importance increased and a new physical look began to take shape. The area enlarged and the population increased. As a result, a new landscape of the village was in transition .

Subsequently , with the establishment of few offices its importance both as a commercial and administrative center increased and this eventually led to the shifting of Headquarter from Goalpara to Dhubri in 1879. Long before, the establishments of the Municipal Board the town has earned a name as a Jute exporting center in the Map of India and large quantities of Jute were exported from Dhubri with the establishment of Municipal Board in 1901 with a total population of 3737, the town was making rapid strides in all respects.

The came the first world war, during the war period, Dhubri was the center of many activities and many commercial establishments sprang up like mushrooms .

The war ended but the great economic momentum , It has given to the town continued unabated till 1965. with the out break of Indo-Pakistan conflict ion 1965 the steamers and other ferry services were suspended . Again the creation of Meghalaya in 1972 with which it had flourishing trade and business connection have suffered a severe setback . The creation of Meghalaya State and the suspension of steamers and other ferry services were suspended. Again the creation of Meghalaya in 1972 with which it had flourishing trade and business connection have suffered a severe setback . The creation of Meghalaya State and the suspension of steamers and other ferry services etc. had a very far reaching consequences on the economy of Dhubri town. And to-day though it is a district Town and also performing as a district collection and distribution center its importance as a commercial town along with its sphere of influence over the newly created two Districts are fast deteriorating.

#### GAURIPUR :

In 1620 A.D. Kabishekher after the death of his father Kabindra Patra, the forefather's of the King's family of Gauripur, obtained the "SANAD" of the post of Koch Hazo Kanungo from the Mughal Emperor Jehangir. The Mughal emperor gave him the title "Raja". From the time Kabindra Patra, Rangamati near Panbari became the capital of this dynasty . After the death of Dhir Chandra Barua, an adopted descendant of the family, his on Protap Chandra Barua became the Zamindar. In 1850 A.D. he shifted his capital from Rangamati to Gauripur Since, then Gauripur was the capital of this Zamindari Estate till its acquisition by the State in 1956.

There is no historical of the name Gauripur. Be that as it may the land scape of Gauripur which was not better than a tiny sleeping village on the bank of the Gadadhar river under went gradual transformation process under the patronage of the various Zamindars who wielded power at different periods of history Many years elapsed and around 1918 a small local body in the name and style of Gauripur Union was formed to take care of the growing town. In 1921 a small town Committee as formed and subsequently in 1931 a Tsown Committee was established with a population of 4311. Since, then the town has grown in population steadily and according to 1991 census the total population of this town rose to 19938 with a total aea of 2.85 Sq. Km. To-day Gauripur though situated on the North of Dhubri at a distance of 8 Km. in lat 26<sup>0</sup>.04' 45" and long 89<sup>0</sup>57'20" is found to be more suitable for locating many developmental activities than Dhubri . The town has already been selected for locating the industrial estate and of late many industries in the small scale sectors are coming up.

It has good linkages with the State Capital , Guwahati and with the North Bengal as the National Highway 31 passes through this Town.

The main purpose of including this town within Dhubri Master Plan Area is that the Dhubri Town is situated on the bank of the mighty river Brahmaputra and as such its growth is restricted by it on the South , East and North. It can only grow to the North – West direction where Gauripour is situated .

#### 1.2 PLANNING AREA :

Urbanization process gradually encroaches upon the adjoining village. Therefore, a proper and coordinated approach in necessary to earmarked the adjoining potential villages along with the existing areas for future development. This is very essential to achieve healthy growth avoiding haphazard development.

Dhubri Master Plan area comprises of Dhubri Municipality area of Gauripur Town Committee area and 26 adjacent villages which have very close Socio – Economic interaction with Dhubri and Gauripur Town. Dhubri has got the only scope of expansion towards Gouripur and process is already started. Dhubri Master Plan area covers an area of 62.98 Sq. Km. of which 11.41 Sq. Km. is under present Urban Areas and rest under Rural Area.

## CHAPTER : II

## 2.0. PHYSICAL CHARACTERISTICS

## 2.1. LOCATION

Dhubri , the administrative center of the Dhubri District, is situated on the North Bank of the river Brahmaputra at the point where the river leaves the valley of Assam and thus south to enter the plains of Bangladesh. Its cardinal points of Location area 26°2' North Latitude and 90°2' East Longitude. The town lies at a distance of about 290 Kms. west of Guwahati.

## 2.2 CLIMATE :

The climate of Dhubri is almost similar to that of the other towns of Assam. It experiences fairly a moderate climate through out the year . The winter season comes at the end of November when both night and day temperature being to fall gradually. The average daily maximum temperature in the month varies between 22.53 degree centigrade. The lowest temperature in the night hour in the month generally does not go below 19.21 degree centigrade. December and January are the coldest months of Dhubri when the mean daily maximum temperature goes below 10.42 degree centigrade.

The distribution of rainfall, relative humidity and min – temperature throughout the year in this district have been shown in the following Tables.

## MEAN TEMPERATURE, HUMIDITY AND RAINFALL AT DHUBRI (FROM AUGUST'97 TO JULY'98)

Month	Temperature Co			Humidity % (08-30)	Rainfall M.M.	Number of Rain days
	Maximum Co	Minimum Co	Mean Co			
August '97	31.47	26.66	29.07	87	223.3	8 days
September'97	29.83	24.46	27.15	81	45.6	3 days
October'97	28.15	21.51	24.83	80	4.5	2 days
November'97	25.84	19.21	22.53	80	NIL	NIL
December'97	23.12	13.32	18.22	83	10.9	3 days
January'98	21.88	10.42	16.15	80	NIL	NIL
February'98	24.03	13.36	18.70	71	NIL	NIL
March'98	26.55	16.67	21.61	84	94.1	5 days
April'98	29.52	20.12	24.82	86	138.4	8 days
May'98	33.29	22.65	27.67	85	145.1	14 days
June'98	29.81	24.6	27.21	88	43.1	23 days
July'98	29.49	25.12	27.31	94	803.7	24 days
				Total	1,896.6	90 days

SOURCE : OFFICE OF THE JOINT DIRECTOR, HEALTH SERVICE, DHUBRI

### 2.3. GEOLOGY :

The planning area is mainly consist of fertile alluvial soil. The general characteristic of the soil is acidic.

There has been no major discovery of mineral deposits in the district as per survey conducted by the Department of Geology and Mining.

## CHAPTER – III

### 2.0. POPULATION :

Demography study plays the key role in the preparation of Master Plan and accordingly due weightage has been given in this aspect.

In terms of district wise population of Assam Dhubri district occupies fifth rank with population of 13,32,475 as per 1991 census. There are 7 (seven) towns under the district viz – Dhubri, Gauripur , Bilashipara, Chapar, Sapatgram, Mankachar and Golakganj the population of which are 66,216, 19,938, 18,006,16,246,12,621,22,725 and 6,219 respectively according to 1991 census. The percentage of urban population is 12.14% in the district.

### 3.1. GROWTH OF POPULATION :

The population of Dhubri Master Plan Area has been divided into two parts namely Urban and Rural . The population growth of D.M.P.A. from 1961 to 1991 are shown in the table No. I. The population of the master Plan Area has increased from 63,640 in 1961 to 1,35,523 in 1991. The average rate of growth during this period is estimated to be 14.84 per annum .

TABLE No. I

#### POPULATION GROWTH ON D.M.P.A. FROM 1961 TO 1991

Year	Urban Population	Rural Population	Total Master Plan Area Population	% of Growth
1961	38146	25494	63640	
1971	58449	24472	82921	30.29
1981	78109	39899	118008	42.31
1991	86154	43369	135523	14.84

Source : 1961, 1971 & 1991 population – census of India, Assam  
1981 by Town & Country Planning, Assam, Dhubri

TABLE NO II  
URBAN POPULATION GROWTH FROM 1951 TO 1991

Year	DHUBRI		GAURIPUR		Total Urban population	% of Growth
	Population	& of Growth	Population	% of Growth		
1951	22,787	---	7050	--	30437	--
1961	28,355	24.43	9791	27.98	38146	25.32
1971	45,589	60.77	12850	31.24	58439	53.19
1981	59,990	31.58	18118	40.99	78108	33.65
1991	66,216	10.37	19938	10.04	86154	10.30

Source : 1961, 1971 & 1991 population – census of India, Assam  
1981 by Town & Country Planning, Assam, Dhubri

The Table No. II shows the Urban Population growth in the Master Plan Area. The Dhubri Municipal Board was created in the year 1901 with a population of 3737 and it had a normal growth of population till 1961, but 1971 census registered a phenomenal growth which was mainly due to heavy influx of people from erstwhile East Pakistan. The percentage of growth of urban population has increased from 25.32% in 1961 to 53.19% in 1971. However a significant variation of population is found between 1981 to 1991.

### 3.2. SEX RATIO/ AGE SEX COMPOSITION :

The sex Ratio of a population means number of females per 1000 males. The table No. 3 shows that in 1991 the number of females per thousand male is 922 in the master Plan Area. The sex ratio is higher in rural areas of the planning area due to immigration made population to the Urban areas in search of employment. The Age – Sex composition of Dhubri Master Plan Area in 1991 is shown table No. 34.

TABLE NO. 3

## SEX RATION : DHUBRI MASTER PLAN AREA

Year	URBAN AREA			RURAL AREA			PLANNING AREA		
	Male	Female	Female per 1000 male	Male	Female	Female per 1000 male	Male	Female	Female per 1000 male
1961	23069	15077	653	13075	12419	949	36144	27496	816
1971	32555	25594	786	12785	11687	914	35340	37581	828
1981	43379	34730	800	20505	19394	945	63884	54124	847
1991	44906	42248	918	25592	23777	929	70498	65025	922

Source : 1961, 1971 & 1991 population – census of India, Assam  
1981 by Town & Country Planning, Assam, Dhubri

TABLE NO. 4

## AGE SEX COMPOSITION : D.M.P.A. 1991

AGE GROUP	URBAN AREA			RURAL AREA	DHUBRI MASTER PLAN AREA
	Male	P.C.	Female	P.C.	

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Source : Town & Country Planning , Assam , Dhubri

### 3.3. OCCUPATIONAL STRUCTURE :

As per the 1981 estimate the total workers of Dhubri Master Plan Area was 16,709 (22.63% of the total population of Dhubri Master Plan Area. According to 1991 census the percentage of working people engaged in Tertiary Sector was 58.41% which is the highest followed by secondary sector with 21.84% . The percentage of people engaged in primary sector was only 19.75% . In 1991 census the No. of working population increased to 31,888 (23.52%) of the total population of Dhubri Master Plan Area . The table No. 4 shows the occupational pattern of Dhubri Master Plan Area.

**Table No. 4**

#### OCCUPATIONAL STRUCTURE 1981 & 1991 : DHUBRI MASTER PLAN AREA

	Workers 1981	P.C.	Workers 1991	P.C.
1. Agriculture	4315	85.81	5452	86.55
2. Agriculture Labour	598	11.89	715	11.35
3. Fishing Mining & Queering etc.	115	2.30	132	2.10
Primary Sector	5028	100.00	6299	100.00
1. Household Industry	350	7.06	672	9.66
2. Manufacturing other than Household Industry	4168	84.15	5316	76.64
3. Construction	435	8.79	975	14.00
Secondary Sector	4953	100.00	6963	100.00
1. Trade & Commerce	6432	38.46	7372	39.59
2. Transport & Communication	1982	11.84	2275	12.21
3. Other Service	8314	49.70	8979	48.20
Tertiary Sector	16728	100.00	18626	100.00

Source : Economic & Statistics : Dhubri

### 3.3. POPULATION PROJECTION :

For the preparation of Master Plan for any town or region, population analysis plays very important role because population size gives an indication of the overall dimension of the Physical environment and supplies a basic yard stick for the estimation of space needs for various categories of land use. Besides the economic attraction which cannot be predicted sufficiently in advance, regional and international factors are also responsible for determining the future growth trends of population of Dhubri Master Plan has been calculated in the Table No. 5. By 2011 & 2021 the population of Dhubri Master Plan Area are expected to increase to 1,93,886 and 2,31,907 respectively .

TABLE NO. 5

## PROJECTED POPULATION OF DHUBRI MASTER PLAN AREA (1961-2021)

Year	Population	Estimated population	Increase	P.C. Increase
1961	63640	--	--	--
1971	82921	--	19281	30.29
1981	118008	--	35087	42.31
1991	135523	--	17515	14.84
2001	--	162099	26576	19.61
2011	--	193886	31787	19.61
2021	--	231907	38021	19.61

Provision Source : Estimated on the basis of the Expert Committee population projection.  
Register Govt. of India.

**CHAPTER – IV****4. PHYSICAL GROWTH TREND & EXISTING LAND USE PATTERN :**

The physical Urban growth trend is primarily depends on natural landscape and man made impediments. The growth of Dhubri Town is restricted towards South and East due to existence of river Brahmaputra and its tributary Gadadhar. Therefore, the possibility of growth is towards North and North – West. Accordingly natural development is coming along the North corridor Joining Gauripur . However, due to lack of economic base and because of the low laying agriculture land fast development is not noticed in these areas.

**4.1. EXISTING LAND USE ANALYSIS :**

Functional relationship among the various uses of land depicts the picture of functional efficiency of and urban area . The inter –relationship between various categories of land use analysis are very important to formulate future policies and to evolve as systematic land use pattern.

The survey conducted by this organization reveals that the existing land use are mostly incompatible. It presents a gloomy picture of mixed land use which creates congestion and nuisance in some areas and under utilization in some other areas.

These resulted in misuse of valuable land and in inconveniences to the town dwellers. There are no proper delineation of areas between different functional zones. All uses mixed and mingled together and developed in an unplanned and uncontrolled manners.

A detailed land use survey for the entire Master Plan Area was conducted to find quantum of land use under different categories. As per the survey a land use table is prepared to show the land under different category of use. The table reveals that out of total 5762.90 hectares of land, agriculture covers the highest percentage of land. The next in order comes Residential which occupies 14.87 p.c. of the total area and is closely followed by water bodies. The rest are all negligible percentages compared to total land. One of the significant different use is under roads in view of the modern times. Growing dependence on vehicular traffic demands more space on roads, which are called arteries of the town. The interesting part is that whatever developed during British Regime is much better than the development came – up recently. Therefore, immediate check is necessary to curb this untoward development.

**4.2. LAND RESOURCES :**

Land is a scarce resource. The maximum benefit can thus be obtained from it by the introduction of a prudent planned reallocation Scheme by conversion of uses. Out of the 5762.90 hectares of land 24.80% are developed and 75.20% are undeveloped land. There are vast areas which are vacant and under water bodies and marshy lands. There are even unutilized patches of land in the core areas. All sincere efforts have to be undertaken to prevent such misuse of valuable urban land.

TABLE NO. 7

## EXISTING LAND USE DHUBRI MASTER PLAN AREA

Sl. No.	LAND USE	URBAN AREA		MASTER PLAN AREA EXCLUDING URBAN AREA		DHUBRI MASTE PLAN		
		Area in Hectare	P.C.	Area in Hectare	P.C.	Area in Hectare	P.C. to develop Area	P.C. to total Area
1	Residential	386.25	41.28	470.461	9.75	856.711	59.92	14.87
2	Commercial	38.62	4.15	--	--	38.62	2.70	0.67
3	Industrial	24.84	2.65	1.362	0.03	26.202	1.83	0.45
4	Public & Semi Public	54.34	5.81	33.147	0.69	87.487	6.12	1.52
5	Parks & Plan Ground and open space	8.12	0.87	7.13	0.15	15.25	1.07	0.26
6	Public Utilities and facilities.	6.10	0.65	4.10	0.08	1.20	0.71	0.18
7	Transport & Communication	125.25	13.49	269.054	5.57	395.304	27.65	6.86
					Total	1429.77	100.00	
8	Water Bodies	119.168	12.74	330.089	6.84	449.257	---	7.80
9	Agriculture	172.03	18.38	3711.847	76.89	3883.877	---	67.39
		935.718	100.00	4827.19	100.00	5762.908	---	100.00

N.B. : A portion of Dhubri Town and adjoining villages covering an area of 5.36 Sq. Km. are eater-up by the river Brahmaputra. Hence , this area of 5.36 Sq. Km. is not reflected in the land use table .

Source : Survey conducted by Town & Country Planning, Assam , Dhubri

## CHAPTER – V

## 5. RESIDENTIAL USE &amp; HOUSING

## 5.1. RESIDENTIAL USE

One of the predominates use in the Urban area is residential concentration of residential developments took place mostly within the Municipal area in Dhubri as the fringe and outskirts areas are having in adequate infrastructure facilities particularly the road development. Howeverm to heavy pressure on land in the Municipal area, new residential developments are coming up in the fringes in a very unplanned manner. The establishment of the Civil Hospital in the outskirt of Dhubri Town has given and impetus for the development of the new residential areas along the R.K. Mission Road and Dhubri Patamari Road.

The percentage of residential area in the whole Master Plan area is not 14.87 p.c. While it is about 40.80 p.c in the urban area. As a Whole residential areas of Dhubri Municipal area congested while Gauripur Town is not so thickly developed. The Rural residential density in the Master Plan Area is 9.57 per hectare.

## 5.2. HOUSING ENVIRONMENT :

Housing is one of the three basic necessities of life. It is a place where a person spends most of his span of life. The creation and maintenance of healthy environment in an around a residence is therefore very desirable. A good house with a good environment exerts great influence on a persons mental and physical development. But unfortunately in Dhubri growing residential density without much vertical development and good hygienic condition is leading towards slums . However the Gouripur is sparsely developed and not wet reach the stage of Dhubri .

## 5.3. HOUSING CONDITION :

The Survey reveals that the overall housing condition in Dhubri Master Plan Area is far from satisfactory . There are in all 29584 number of Houses were studied in 1998 within the Dhubri Master Plan Area . Most of the planning area is dotted by thatched and other rural houses which are mostly in dilapidated condition . The Table No. 7 shows that of the total houses of the Master Plan Area 77.32% are Kutcha & thatch house and 19.70% are Assam Type houses. The percentage of R.C.C. houses is only 2.98% and it is mainly concentrated in the Center of the Urban areas. The Table No. 7 shows the detail condition of the existing housing stock of Dhubri Master Plan area.

TABLE No. 7

## ANALYSIS OF EXISTING HOUSING STOCK D.M.P.A. / 91

URBAN			RURAL			D.M.P.A.		
Type of House	Nos.	P.C.	Type of House	Nos.	P.C.	Type of House	Nos.	P.C.
1. Assam Type	4872	35.50	Assam Type	956	6.02	Assam Type	5828	19.70
2. Kutcha	7983	58.15	Kutcha	14891	93.92	Kutcha	22874	77.32
3.R.C.C.	873	6.36	R.C.C.	9	.06	R.C.C.	882	2.98
	1728	100.00		15856	100.00		29584	100.00

Housing is perhaps manifestation of poverty and it reflects the economy of the area. The survey shows the overall housing conditions within Dhubri Master Plan Area is not good and barring a few R.C.C. house most of the houses are Kutcha and in dilapidated condition. The wall and roof materials of most of the Assam Type and village houses are made of bamboo, thatches, ridges, mud and C.I. sheets etc.

#### **5.4. HOUSE BUILDING ACTIVITIES :**

A good house is essential for decent living and is of important for health and well being. But, there are very few good houses in the Master Plan Area. Apart from Few R.C.C. building and few Assam Type houses, the condition of houses in general area far below the standard mark . Further more it is observed that occupancy rate further deteriorated the condition.

It is observed from table that more than 70% houses need rebuilding. Therefore a massive task of reconstruction for meeting the future requirement is ahead. It can not be expected that only private developers do this herculean job. The financial Agencies like H.D.F.C., HUDCO, A.S.H.B. P.W.D. Police yield a good result.

## CHAPTER – VI

## 6. COMMERCE &amp; INDUSTRIESD :

## 6.1. COMMERCIAL ACTIVITY :

Dhubri being the Head Quarter Town of the District occupied a significant position on commercial activity in the entire old Goalpara District. But due to various reasons like creation of Bangladesh (East Pakistan), Meghalaya State, lack of direct railway communication etc. the importance of Dhubri as trade and commerce center has declined a lot. However, Dhubri still holds the commanding position in the present Dhubri District and it will continue to do so .

There are main shopping centers in the Master Plan Area on a t Dhubri and the other at Gauripur . However the main shopping center around Borobazar at Dhubri can be called the Central Business District for the Master Plan Area. Besides these two major commercial centers, there are number of shopping sub-centers on hierarchical basis throughout the Master Plan Area. There are all total 1260 retail shops distributed all throughout the shopping areas of Master Plan Area.

The table No. 8 & 9 shows the growth of shops and commercials activities of Dhubri Master Plan Areas from 1990 to 1995. The wholesale activity also depicts a very gloomy picture. Table reveals that the wholesale establishment remained almost stand still. However, due to lack of space , Dhubri Town has no further scope for development of wholesale activity at present but if the authority takes interest Gauripur or in the outskirts of Dhubri Town can be developed for wholesale activity.

TABLE NO. 8

GROWTH OF SHOPS & COMMERCIAL ESTABLISHMENT FOR  
DHUBRI MUNICIPAL AREA

YEAR	RETAIL	WHOLESALE	OTHER COMMERCIAL ESTABLISHMENTS	
			Hotels, Restaurants Professional Cost	Carrier/ Transport Agent establishment etc.
1990	465	69	62	551
1991	457	77	69	541
1992	346	76	55	446
1993	314	87	52	426
1994	372	94	59	465



<b>1995</b>	<b>409</b>	<b>90</b>	<b>52</b>	<b>506</b>
<b>1996</b>	<b>388</b>	<b>95</b>	<b>46</b>	<b>488</b>

Source : CHAIRMAN, MUNICIPAL BOARD, DHUBRI, 1998

**TABLE NO. 9**

**GROWTH SHOPS & COMMERCIAL ESTABLISHMENT FOR GAURIPUR TOWN COMMITTEE**

YEAR	RETAIL	WHOLESALE	OTHER COMMERCIAL ESTABLISHMENTS
			HOTEL, RESTAURANTS, PROFESSIONAL ESTABLISHMENT (CARRIER/ TRANSPORT AGENT ESTABLISHMENT ETC.)
1990	560	8	47
1991	640	11	54
1992	790	16	60
1993	811	16	65
1994	839	16	71
1995	872	17	89

Source : CHAIRMAN, MUNICIPAL BOARD, DHUBRI, 1998

**6.2. WORKSHOPS & REPAIRING SHOPS :**

Increased use of vehicles, Scooter , Cycles Steel Goods etc. has given rise to number of workshops and repairing shops in the Master Plan Area. There are all total 135 such shops (1998) which are developed mainly along the major roads such as D.K.,Road an N.H. 31. These are coming up very haphazardly without much consideration for safety, noise pollution etc. In many case repairing vehicles are kept just on the sideburns of the road causing traffic jam and welding etc. are most done often in open area without considering health hazard of the passers by.

**6.3. TRANSPORT AGENCIES :**

There are 8 members of transport agencies within Dhubri Master Plan Area and are concentrated mainly within Municipal and Town Committee boundaries of Dhubri and Gauripur town respectively. Due to quick home delivery and less damage of goods, dependance on transport agencies are growing more and more. But lack of truck terminus, loading unloading space along with the movement of these vehicles in the narrow roads of the towns roads created a tremendous problem of traffic and transportation .

**6.4. INDUSTRIES :**

**6.4.1. GROWTH OF INDUSTRIES IN DHUBRI MASTER PLAN AREA**

Trailing behind the history of Growth of Industries of the town it is found that there are no such Industries in the planning area, worth the same except some jute bailing establishment at Dhubri and Gauripur and some cottage Industries before 1920.

In 1925-26 the Assam Match Company Limited (NOW WIMCO) was established at Dhubri and now it is on the verge of closure. In 1990-91 the total no. of Small and Cottage industries were only 31 and in 1995-96 this number has increased to 71. In the year of 1996-97 the total no. of Small and Cottage Industries have reduced to 34 only. The Table No. 10 shows the growth of different type of industries within Dhubri Master Plan Area .

TABLE NO. 10

**GROWTH OF INDUSTRIES :**

Year	TYPE OF INDUSTRIES					
	Total No. of Cottage Industries		Total No. of Small Scale Industries		Total No. of Medium Industries	
	Unit No.	Total No. of Employees	Unit No.	Total No. of Employees	Unit No.	Total No. of Employees
1990-91	31	100	91	519	---	---
1991-92	25	105	69	179	---	---
1992-93	24	114	67	314	--	--
1993-94	17	105	43	198	---	---
1994-95	47	112	40	194	---	---
1995-96	71	116	31	177	--	--
1996-97	34	56	23	133	--	--

Source : DISTRICT INDUSTRIES CENTRE, DHUBRI, GAURIPUR .

**6.4.2. INDUSTRIAL INGRASTRUCTURE :**

Inspite of the presence of the District Industrial center nothing tangible had been achieved in the field of industrial infrastructure. The same dismal picture is also seen in respect of road communication, cold storage facilities, electricity and other industrial incentives including the literal credit policies of the banking institutions .

It is due to the absence of the necessary infrastructure facilities and the absence of the training about industrial know how , the growth of Industry has been adversely effected and the industrial development has been at a low ebb. However, at present District Industries Center is trying to create an environment by encouraging the local entrepreneur for setting-up at least small industrial units. But this is yet to a result .

**6.5. OFFICE :**

There are at present on hundred seven offices of State, Central and other local bodies and corporation etc. within Dhubri Master Plan Area. All the offices are scattered all over the planning area. The Table No. 11 shows the details of the various offices.

TABLE NO. 11

## INVENTORY OF OFFICES :

Sl. No.	Category	No. of offices in rental building	No. of offices in own building	Total No. of Offices	Total No. of employees		
					Male	Female	Total
1	Central	3	9	12	651	63	714
2	State	25	36	61	3162	587	3749
3	Semi Central	13	4	17	304	22	326
4	Semi State	10	7	17	476	23	499
	Total	51	56	107	4593	695	5288

Source : TOWN & COUNTRY PLANNING , DHUBRI, 1988.

Accommodation of about 47% of the offices in the rental buildings has aggravated the problem of plan according to functional requirement of these offices.

**CHAPTER – VII****7. TRAFFIC AND TRANSPORTATION :**

The circulation pattern plays a significant role on the functional efficiency of the Urban Settlement. It is important therefore to evolve an efficient circulation system. This involves movement problems in terms of circulation pattern in road inventory, traffic inventory regional and local passengers and goods movements etc. So that suitable remedies can be evolved both in terms of short term as well as long term measures.

**7.1. TRANSPORTATION SYSTEM (REGIONAL)****7.1.1. ROADWAYS :**

Dhubri is situated on the Western most part of Assam and is the headquarter town of Dhubri District. Dhubri functioning as the district headquarter and as a collection and distribution center. So most of the wholesale business houses and transport companies and commercial and banking institutions of the district have come up in this town. Apart from this Dhubri has regional importance of its own in regional traffic and transportation. The N.H. 31 Passes through the Master Plan Area (i.e. via Gauripur Town). other important routes are Guru Teg Bahadur Road , Dhubri Kachugaon Road, and Dhubri Fakirganj Waterways. There regular private Bus services from North – Bengal to Guwahati through the Master Plan Area. A number of mini and public buses ply between Dhubri and Boxirhat, Gossaigaon, Sapatgram, Goalpara and Bongaigaon . The movement of about two thousand five hundred persons take place daily through these roads. Apart from this private bus services, Assam State Transport Corporation also operates regular bus services between Dhubri , Coochbehar, Baxirhat, Bongaigaon, Barua para and Guwahati. Further, regular omni bus services between Dhubri and Guwahati (north day and night service) increased considerably, not only due to non-functioning of railway service but also excessive time regard by railway service .

**7.1.2 WATERWAYS :**

Besides the road communication, waterways to and from Dhubri also play an important part which is the only link with the South – Bank of river Brahmaputra. The movement of nearly six thousand people takes place through the various waterways of Dhubri . The Dhubri ferry ghat services therefore , has an important part to play on the economy of Dhubri Master Plan Area. Ferry services are available from Dhubri to various destinations of South – bank. Only few ferries are owned by Inland Waterways Transport Corporation, Assam and the rest are country boats owned by private individuals. Its wide interland includes such riverine areas like Sukchar, Chunari, Fakirganj, South Salmara , Tinsobigha Char, Porgabhita Burabari and Joleswar etc. The huge population of this vast interland partly keeps alive and active, the economy of Dhubri .

**7.1.2. RAILWAYS :**

Dhubri is connected by a branch meter Gauge Railway line from Fakirgram . Only one passenger train provides connection between Dhubri and Guwahati at present .

**7.1.3. AIRWAYS :**

Dhubri does not have Air Services with other towns or cities. This service has remained suspended for long time.

7.2. CIRCULATION PATTERN :

The purpose of the town road is mainly to access to the abutting property and to provide free, quick and safe movement of the trips. The road system is very much irregular in Dhubri Master

Plan Area. The concept of road hierarchy is almost missing. The lack of hierarchy, narrow widths, improper geometric and poor maintenance of the roads made the level of service poor and the urban life intolerable. The category of roads can be defined only as P.W.D., local body and village road etc. The total length of all categories of roads of Dhubri Master Plan area is 183.58 K.M. of which 30.50 percentage is of Black Top, 5.72 per cent is W.B.M. , 6.38 per cent is gravel, 56.42 per cent is Earth and 0.98 per cent is brick paving.

TABLE NO. 13

TOTAL LENGTH AND P.C. OR ROADS IN THE DHUBRI MASTE PLAN AREA 1991

Sl. No.	TYPE OR ROADS	LENGTH OF ROAD	PERCENTAGE
1	Black Top	55.965	30.50
2	W.B.M.	10.516	5.72
3	Gravel	11.712	6.38
4	Earth	103.593	56.42
5	Brick paving	1.800	0.98
		183.586	100.00

Source : Survey conducted by Town & Country Planning, Dhubri .

7.3. TRAFFIC VOLUME :

To study traffic volume on some selected points of major roads of the town a survey was carried out by the Town & Country Planning, Dhubri. The traffic survey reveals interesting facts regarding traffic characteristics etc. The table No. 14,15,16 & 17 shows the predominance of the slow moving vehicles in all the roads within the Master Plan Area. The volume of fast moving traffic is very insignificant. And is only 18.35 percentage of traffic volume of the total traffic.

7.4.GROWTH OF VEHICULAR TRAFFIC :

Economic development of people ultimately leads to increasing dependance on vehicular traffic in urban areas, which is mainly because of (i) increase of distance from one activity to another due to horizontal expansion of the Urban area (ii) increasing value of time and (iii) comfort, Increase use of vehicles given pressure of the road space of the town or city. Traffic carrying capacity of the road not only depends on its width but also on nature of traffic on the road. Mix traffic with higher percentage of slow moving tremendously reduces the capacity of the road and it is seen on the roads of Dhubri .

From the table No. it appears that the growth of both slow moving and fast moving (which is for entire district) is not that alarming but analysis of traffic volume on road causes concern. Large percentage of slow moving on narrow roads of Dhubri compelled the fast moving vehicles to travel at the same speed with slow moving. This is resulted in congestion extra fuel consumption, pollution and irritation to the driver. But condition is likely to continue for few year to come.

Analysis of peak hour volume of traffic in the table No. 14,15,16 & 17 shows that volume of traffic is more in the morning compared to the evening peak. This is mainly because of school going trips which does not coincide with work to home trips in the after – noon .

TABLE NO. 14

TRAFFIC VOLUME SURVEY' 1998 (NOVEMBER) AT DHUBRI TOWN

MORNING PEAK HOURS (9-30 A.M. TO 10-30 A.M.)

Sl. No	Name of Road and Section	FAST MOVING				SLOW MOVING				TOTAL
		Car/Jeep	Bus	Truck	Scooter/Motor Cycle	Rickshaw	Cycle	Thella	Cart	
1	N\S.Road, Near Mazie	17	1	1	70	310	290	54	---	743
2	N.S.Road, Near New Market	12	12	15	73	119	192	55	---	558
3	Zakir Hussain Rd. Azad Hotel	44	48	53	116	309	308	89	3	973
4	D.K.Road, Near Gauri Hotel	41	22	8	98	330	311	35	---	845
5	D.K.Road, near B.O.C.	64	65	14	97	88	124	55	---	507
6	Station Road near Gauripur Homio Clinic	36	7	11	91	608	605	76	---	1434
7	Thana Road, Thana	22	1	3	46	671	495	32	---	1270
8	WIMCO Road, Rail Gumti	5	3	9	88	234	231	85	---	747
9	J.L. Nehru Road Bou Bazar	30	5	10	110	466	404	25	---	1050
10	Chairman Road, Soni Mandir	7	6	29	71	152	147	102	6	520
11	D.K.Road near G. Academy	118	161	30	116	340	305	45	---	1115
12	Mission Road	38	3	2	64	413	416	60	---	996
13	College Road, College Road Thana	27	7	10	80	300	303	55	---	782

Source : Town & Country Planning Survey / 1998.

TABLE NO. 15

**TRAFFIC VOLUME SURVEY 1998 (NOVEMBER) AT DHUBRI TOWN  
EVENING PEAK HOURS (3-30 P.M. TO 4-30 P.M.)**

Sl. No	Name of Road and Section	FAST MOVING				SLOW MOVING				TOTAL
		Car/Jeep	Bus	Truck	Scooter/Motor Cycle	Rickshaw	Cycle	Thella	Cart	
1	N\S.Road, Near Mazie	15	2	7	83	265	268	48	--	688
2	N.S.Road, Near New Market	14	7	10	107	242	255	73	--	708
3	Zakir Hussain Rd. Azad Hotel	47	35	24	46	352	222	51	--	777
4	D.K.Road, Near Gauri Hotel	73	70	49	72	92	78	37	--	474
5	D.K.Road, near B.O.C.	66	22	34	114	301	327	95	--	959
6	Station Road near Gauripur Homoeo Clinic	63	7	13	71	603	535	43	--	1335
7	Thana Road, Thana	30	3	5	141	463	496	55	--	1193
8	WIMCO Road, Rail Gumti	6	2	11	78	189	187	88	--	561
9	J.L. Nehru Road Bou Bazar	23	5	8	50	319	247	20	--	672
10	Chairman Road, Soni Mandir	14	9	25	67	154	144	82	3	496
11	D.K.Road near G. Academy	74	61	75	148	285	202	34	--	879
12	Mission Road	89	5	4	113	343	318	30	--	902
13	College Road, College Road Thana	16	14	3	73	227	348	49	--	630

Source : Total & Country Planning Survey / 1998

TABLE NO. - 16

**TRAFFIC VOLUME SURVEY 1998 ( DECEMBER) AT GAURIPUR TOWN  
MORNING PEAK HOUSES (9-30 A.M. TO 10-30 A.M.)**

Sl. No	Name of Road and Section	FAST MOVING				SLOW MOVING				TOTAL
		Car/Jeep	Bus	Truck	Scooter/Motor Cycle	Rickshaw	Cycle	Thella	Cart	
1	National Highway Chowrangi More	62	65	44	109	186	211	73	6	756

2	National Highway Petrol Pump	120	239	167	48	95	92	32	--	793
3	Bazar Road, Maniram Tea Stall	37	13	9	52	102	106	26	--	345
4	College Road, Chowrangi More	90	137	204	59	182	198	74	--	944
5	Rupshi Road, Electricity Road	32	38	9	38	153	114	18	--	402
6	Rupshi Road, Weaving Center	53	31	47	61	135	298	45	2	772
7	D.K.Rad, Police Point	54	63	27	74	44	58	41	--	361

Source : Town & Country Planning , Survey 1998.

TABLE NO. 17

**TRAFFIC VOLUME SURVEY 1998 (DECEMBER) AT GAURIPUR TOWN  
EVENING PEAK HOURS (3-30 P.M. TO 4-30 P.M.)**

Sl. No	Name of Road and Section	FAST MOVING				SLOW MOVING				TOTAL
		Car/Jeep	Bus	Truck	Scooter/Motor Cycle	Rickshaw	Cycle	Thella	Cart	
1	National Highway Chowrangi More	38	53	38	99	181	2187	81	4	712
2	National Highway Petrol Pump	114	259	249	38	139	136	15	--	950
3	Bazar Road, Maniram Tea Stall	34	6	6	49	79	74	20	--	277
4	College Road, Chowrangi More	58	81	168	72	148	134	2	--	663
5	Rupshi Road, Electricity Road	25	35	8	46	109	144	20	---	387
6	Rupshi Road, Weaving Centre	61	36	15	51	221	325	43	--	752
7	D.K.Rad, Police Point	58	88	20	76	48	36	14	--	340

Source : Town & Country Planning , Survey 1998.

**7.5. TRAFFIC TERMINAL CENTRE :**

At present there are only two public Bus Stand one at Dhubri and one at Gauripur. The existing Public Bus – Stand and the Assam State Transport Bus station at Dhubri do not have adequate space



and requires improvement. Similarly trucks are also parked on the road side and loading unloading also carried out there.

**7.6. MODE OF TRANSPORTATION :**

The movement of people and goods takes place through various modes playing in the town. As there is no City Bus Services in the town, people move on Foot, Bicycles, Rickshaws, Auto rickshaws, Scooters, Cars etc and for movement of goods Handcart, Bullock cart and Truck and truck are used . Predominate mode use for movement of people are Cycle & Rickshaws while Handcart (Thella) for movement of goods. Table does not depicts the true picture probably because registration is not done for cycles and many rickshaws are plying Gaon Panchayat Registration .

**TABLE NO. 18  
GROWTH OF FAST MOVING VEHICLES  
(DHUBRI DISTRICT)**

Sl. No.	Category of Vehicle	Registration No. during the year			
		1993	1994	1995	1996
1	Motor Cycle/ Scooter	1602	1707	1927	2128
2	Auto – Rickshaw	1	1	1	1
3	Car, Taxi, Jeep etc.	162	164	147	300
4	Trucks	418	452	514	179
5	Buses	144	151	175	219
6	Other	--	---	--	--

**Source :- District , Transport Office, Dhubri, 1998**

**TABLE NO. – 19  
GROWTH OF SLOW MOVING VEHICLES  
(GAURIPUR TOWN COMMITTEE)**

Sl. No.	Category of Vehicle	YEAR						
		1990	1991	1992	1993	1994	1995	1996
1	Cycle	95	97	105	110	113	125	135

2	Rickshaw	289	343	443	501	528	532	569
3	Thella	72	83	99	112	153	179	185
4	Bullock Cart	--	--	--	--	---	---	--
5	Other (Hally)	Nil	Nil	Nil	10	13	14	16

Source : Chairman, Gauripur Town Committee, 1998

**TABLE NO. 20  
GROWTH OF SLOW MOVING VEHICLE**

Sl. No.	Category of Vehicle	YEAR						
		1990	1991	1992	1993	1994	1995	1996
1	Cycle	728	662	840	415	464	658	431
2	Rickshaw	1368	1403	1428	1433	1438	1445	1445
3	Thella	132	302	224	188	375	318	178
4	Bullock Cart	4	4	15	--	8	3	11
5	Other (Hally)	101	112	126	136	115	95	131

Source : Chairman, Gauripur Town Committee, 1998

**CHAPTER – VIII**

**8. RECREATION AND COMMUNITY FACILITIES**

**8.1. RECREATION AND OPEN SPACES**

At present Dhubri Master Plan Area can hardly often an open space for active recreation .There are hardly any well organized play ground, parks and open spaces. At present there are only three small organized open areas two at Dhubri and one at Gauripur Maidan and Idgah field at Dhubri and Mahamaya field at Gauripur. A plot of Land near Dhubri Civil Hospital is allotted for Stadium and the construction work has already been started. Besides these, Dhubri Boy's Higher Secondary School, B.N.College and Gauripur High School have their own play grounds. But

unfortunately the field allotted for Dhubri Govt. High School is being converted to Residential areas.

Dhubri Master plan area is quite rich in water bodies. But unfortunately the river banks are very poorly maintained and existing water bodies, tanks and beels are yet to be used for recreational purpose. The regrettable thing is that they are gradually being encroached upon.

There are three Cinema halls within Dhubri Master Plan Area but most of them are not up-to the mark. Besides these, there are one auditorium in District Library and one open air theater hall within the Municipal area of Dhubri Town .

### 8.2. EDUCATION :

The Children of today are the citizens of tomorrow . Good basis education is very much essential to make the Children of today to good citizens of tomorrow. Therefore adequate facilities for education of prime importance to create good educational environment. There are 66 L.P. Schools, 22 M.V. \* M.E. Schools and 17 High Secondary Schools in Master Plan area. The total enrollment of these institutions is 23,807 students . This is shown in the table No. 21 besides these there are three General College ( One of which is Women College) one Law College and one I.T.I. within Master Plan Area. There are number of institutions run by different organizations for music, art and handicrafts etc. However, practically nothing has been done towards the development of Sports Coaching Training.

**TABLE NO. 21**

**EDUCATIONAL INSTITUTION (SCHOOL LEVEL) AT DHUBRI MASTER PLAN AREA (INCLUDING MASTER PLAN AREA VILLAGES , YEAR'1998)**

Category of Schools	Total No. of Institution	Total Enrollment	Total No. of Teachers	Ratio Students Teacher (Rounded)
L.P. School	66	11,781	307	38:1
M.E., M.V. School	22	3460	153	23:1
High and Higher Secondary School	17	8565	405	21:1

Source : (A) L.P./M.E./M.V. – District Elementary Education Office, Dhubri  
 (B) High/ Higher – Inspector of Schools, Dhubri Secondary

### 8.3. HEALTH :

There is one Civil Hospital with a provision of 200 beds within Dhubri Master Plan Area , besides, there is one Chest Hospital , one E.S.I. Dispensary, one Dispensary and one Public Health Center (Gauripur) within Master Plan Area. The details of the Hospitals and Health Centers etc. are shown in the table No. 22. These are number of specialized doctors in the various disciplines in the Hospitals. However, occasioned scarcity of drugs etc. pose serious problems at times. There are lot of private practitioners too. But till now not a single nursing home came up in the town and environmental condition of the Civil Hospital is not satisfactory. Therefore many people go to nearby town Coach Bihar in West Bengal.

TABLE NO. 22

Sl. No.	AREA	Name of Hospital	No. of Hospital	Total No. of Doctor	Total No. of Bed	Patient Treated Indoor (per day)	Patient Treated Out door (per day) average	Remarks
1.	1.	Dhubri Civil Hospital	1	30	200	200	400	1998 (Upto date)
	Dhubri Town	Dhubri Chest Hospital	1	2	74	74	80	-do-
	3	E.S.I. Dispensary	1	2	--	--	100	-do-
	4	Dhubri Dispensary	1	2	20	20	100	-do-
	Gauripur Town	Gauripur C.H.C.	1	6	30	30	250	-do-
6	Villages	X	X	X	X	X	X	X

Source : Joint Director of Health Services, Dhubri , 1998

#### 8.4. SERVICES AND UTILITIES

##### 8.4.1. WATER SUPPLY

Regular water supply in the Dhubri town has been arranged by over head tank system by lifting water from Deep Tube well. At present there are two over head tanks with capacity of 70,000 gallons constructed one at Ward No. 4 and Ward No. 1 respectively . The major tank is used to supply water to an area of about 30% of total Municipal area covering a total population of 30,000.

Rest of Dhubri Town and also entire Gauripur Town depends mostly on Ring Well and Tube Wells. However, ten cadastral villages which are (1) Khalilpur, (2) Madhusoulmari (Pr-I & II), (3) Charaldanga, (4) Jhagrapara (Pr-I,II, III & IV), (5) Tiamari (Pt-I & II) , (6) Falimari (Pr-I & II), (7) Geramari (Pt-IV), (8) Khudimari (Pt-I & II), (9) Chagalchara (Pt-II & III), (10) Adabari (Pt-II) are covered with rural piped water supply which was done by State Public Health Department under rural water supply Scheme.

##### 8.4.2. SEWERAGE AND DRAINAGE SYSTEM :

Through Dhubri is one of the oldest Municipal Towns of Assam it does not have any sewerage and drainage system . However Municipality is converting many service latrines to pit latrines under the World Bank aid programme. But high priority is not yet given to this . Drainage problem is being more acute day by day as the natural pits, beels etc. are being encroached upon .

##### 8.4.3. GARBAGE DISPOSAL

Garbage collected by Municipal Authority are dumped in the low lying areas such as ditch, marshy land etc. within the Municipality area which is very near to the Civil Hospital . As the area near Jhagrapara is also developing rapidly due to shifting of the Civil Hospital, the present dumping site has therefore created health problems.

##### 8.4.4. ELECTRICITY :

The expansion of Urban area has increased the demand for Electricity. But power Supplied is however, limited to this area and one power station has been set-up under the supervision of State Electricity Board to Supply current in phases to meet emergency shortages. The daily consumption in Dhubri Town is approximately 60600 K.W.H. for various uses. The domestic uses alone consume 46000 K.W.H. per day.

#### **8.4.5. POST AND TELEGRAPH :**

Dhubri Master Plan Area has one post Office, two telegraph Offices, Two telephone exchanges and 5 (five) sub-post offices. The Central Post and Telegraph office is located South – East of the Master plan area, and the telephone exchange is located near the cora area of the town . The Telephone exchange located within the Municipal area of Dhubri has 1961 automatic connections and Gauripur Exchange has 513 connections.

#### **8.4.6. FIRE SERVICES :**

There is one Fire Station within Dhubri Master Plan Area with Eight fire brigade under its control which is inadequate to serve emergency calls of the Master Plan area and hinterland .

#### **8.4.7. OTHERS SERVICES :**

##### **(A) POLICE STATION :**

There is only one Police Station located at thana road. Besides this there are three police out – posts within the Master Plan Area.

##### **(B) CREAMATION AND BURIAL GROUND :**

There are two main cremation grounds in the entire Master Plan Area of which one is situated within Dhubri Municipal Area and another is situated within Gauripur Town Committee area.

Besides the cremation grounds there are three burial grounds within the Master Plan Area of which two are located within Dhubri Municipal Area and another is located within Gauripur Town Committee Area.

### **9. CITY FUNCTIONS AND FUTURE CITY NEED :**

Master Plan has been proposed for greater Dhubri considering the following major functions and efforts has been made to evolve scientific and rational polices which will meet functional need of the greater Dhubri and emotional aspiration of its citizen. Based on critical appraisal of the problems and inadequacies of the greater Dhubri, the assessment of the future need during plan period has been made for the estimated population .

- (1) To function as Head quarter Town .
- (2) The function as Trade and Commerce center in the District.
- (3) The function as industrial center in the region .

#### **9.1. PLAN PERIOD :**

Though the growth of urban settlement is a continuous process but for the preparation of the development plan for an urban center, a time bound programme is needed to evolve various requirements for its future need and as such the time span for the plan adopted is 20 years (i.e. 2021).

## 9.2. FUTURE POPULATION AND ITS CHARACTERISTICS :

An assessment of future population and its future characteristics is a basic requirement for the preparation of development plan for a city. It is however, difficult to work out exact estimates of future population of a city because the factors on which the growth depends cannot be foreseen with accuracy. The population projection is already stated in the population chapter.

## CHAPTER – 10

### 10. PROPOSED LAND USE PLAN :

#### 10.1. AIMS AND OBJECTIVES :

The plan has been prepared on long term basis with the following aims and objectives.

1. To improve the existing condition of Dhubri Master Plan Area and to develop the Urban structure with a population of 2,31,907 by 2021.
2. To improve the economic growth by increasing economic activities like Industries, Services and Trade and Commerce etc.

3. To integrate both the Urban centers i.e. Dhubri and Gauripur and adjoining rural area to develop proper linkage with the hinter land.
4. Harmonious and coherent inter – relationship between various uses and activities.
5. Functional distributions of work centers and living areas, minimize travel distances and increase efficient functioning activities.
6. Functionally efficient trans portion net works and circulation system ensuring safe easy and quick movement.
7. Gradual removal of existing disorders.

#### **10.2. BASIC CONSIDERATIONS :**

From the study of the physical condition of the Master Plan Area , it has been observed that the area has been associated with multifarious problems and study of these problems have also brought out opportunity for development of Master Plan Area in future. The following basic points are considered as guiding factors for preparation of Master Plan for Dhubri .

1. Development of administrative center like District Headquarter to accommodate various public and semi – public offices, in State, regional and local level .
2. Encouragement for establishment of small and medium type of industry.
3. Creation and improvement of shopping areas both for retail and whole sale markets.
4. The provision of circulation pattern to provide direct links between the different areas.
5. Rational distribution of residential density to minimize disparities.
6. Provision of utility and services for the whole Master Plan Area.
7. Improvement of clearance of slum areas by providing environmental improvement schemes.

#### **10.3. PLAN CONCERN :**

In Dhubri Master Plan Area there are two townships, Dhubri and Gauripur. As these two urban centers are practically developing independently and keeping with a view to develop these two townships individually, the whole Master Plan Area has been planned accordingly to maintain their individual characteristics. But, however the planning is done in such a way that the residents of one township feel closer to the other.

#### **10.4. LAND USE PATTERN :**

The proposed land use plan has been prepared taking into consideration the minimum dislocation of existing land uses inter – relating the highest order of activities with planning areas and establishing home work place relationship. The plan prepared will determinate a physical base for massive new growth through a major programme of land acquisition and installation of infrastructures.

#### **10.4.1.RESIDENTIAL USES :**

Residential areas are proposed to meet the deficiency of existing requirement as well as to accommodate additional population of about 94,384 by 2021. These areas will be developed as self contained unit with provision of all community facilities and services. And should be free from population and other nuisance . The predominantly mixed residential areas which suffer from over crowding and lack of amenities should however be taken for reordering. An area of 1492. 78 hectares has been earmarked for the residential area which includes 856.71 hectares of existing residential area. Land under this use thus covers about 25.89% of the total Master Plan Area.

#### **10.4.2.COMMERCIAL USES :**

At present the commercial activities are scattered all over the Master Plan Area but mainly the major retail and whole sale shops are concentrated in the center of Dhubri and Gauripur town .The toad side shopping centers are however growing without parking spaces and insufficient loading and unloading yard. It is therefore, proposed to make this area more functional by providing good accessibility and parking space. Along with the development of existing shopping centers in the Master Plan Area, some more shopping centers are proposed in order to facilitate the people for marketing etc. at walking distance. These new shopping centers are proposed at convenient locations near residential Area.

The Govt. marketing center located at Gauripur will be another commercial complex which can be developed as super market in the Master Plan Area and it can help to reduce the pressure on the existing commercial centers. The area earmarked under this use covers 148.88 hectares of land which constitute 2.58% of the total Master Plan Area. The Government marketing center at Gauripur should be developed and a super market is proposed there. Another similar super type of market complex is proposed by the side of public bus terminus at Dhubri to facilitate quick and easy transportation of the goods by the people of hinterland .

A. whole sale market complex is proposed near Matiabag at gauripur (by the side of proposed Truck terminus).

#### **10.4.3.INDUSTRIAL USES :**

Industry is an important land use component which accelerates the growth of urbanization as well as to boost the urban economy. The Master Plan Area has big hinterland where the source of raw materials is available and the region is influenced by two existing towns Dhubri and Gauripur . Due to its location and transportation facility, Greater Dhubri can be developed industrially in future. The centers proposed for industrial development requires special treatment by way of location, position of services and accessibility. The industrial areas proposed are well connected by proposed road system and well served by other infrastructure like power, drainage etc. The air and water population aspects are also fully considered while selecting location etc.

An area of about 72.91hectares or 1.27 percent of the total Master Plan Area has been remarked for industrial use. This area incorporates the existing area of 26.20 hectares. An indicative list of service minor and small scale industry are enclosed in Annexure – I and II.

#### **10.4.4. PUBLIC AND SEMI – PUBLICS :**

Public and semi – public use includes a wide range of activities such as educational institution , Govt. office, health and cultural center etc. The Plan proposes an area of about 317.53 hectares or 11.41 p.c. of the total master plan area for public and semi – public uses.

##### **10.4.4.1 EDUCATION :**



At present there are sixty six primary Schools in the Master Plan Area which is almost sufficient to meet the need of educational facility at this level for the entire population of Master Plan Area by 2021. But the space covered by these existing numbers of Schools is however not sufficient for which some additional requirement of Land is proposed to accommodate about 30 numbers of schools which are to be shifted to convenient locations. There are 17 numbers of High / Higher Secondary School in the Master Plan Area but according to standard (1 school per 10 to 15 thousand) about 20 numbers of such schools will be required by 2021. As regards higher education at college level there are 3 colleges which serve not only the Master Plan Area at present but also serve the regional demand of the District. The land allotted for all these schools and colleges is not sufficient and there is also lack of facilities and services. It has been proposed to have immediate augmentation of such facilities and services to cope up with the requirement of the projected population. The table given below gives requirement of educational institutions in the Master Plan Area.

**TABLE NO. 23**

Sl. No.	Category	Existing number	Proposed number	Total Number
1.	High/ Higher Secondary / High Madrassa	17	3	20
2.	College ( General)	3	1	4

It is also proposed to have a technical educational institution like polytechnic computer courses etc. which should be located in the planning area Gauripur. It is also proposed to have professional training center for short term courses carpentry, tailoring, massion , cane works , candle manufacturing, umbrella making etc. This institution preferably attached to Dist. Industry Center.

Similarly spinning and weaving training center is also proposed as this area is lacking in this field.

**10.4.4.2. HEALTH :**

The present Civil Hospital situated near Mission road is the only major hospital in this district which contains about 200 beds to serve not only the population of Master Plan Area but for entire District. But as per requirement (one bed for 300 population) about 451 beds are necessary for existing population and 573 beds shall be required for the population projected population by 2021. The present hospital has got enough space for augmentation. It is also proposed to develop the environmental quality of present hospital. It has been proposed to concert the existing health unit at Gauripur only to a maternity hospital with an accommodation of 30 beds which will reduce the pressure with Dhubri. The table given below indicates the details of the health institution which would be required to serve the projected population in Master Plan Area at different level.

**TABLE NO. 24**

Sl. No.	Category	Existing number	Proposed number	Total number
1	Dispensary	--	--	18
2	Health Unit	2	2	4

3	Maternity Hospital	1	1	2
4	Hospital	1	--	1 (with 550 bed)

#### 10.4.4.3. GOVT. OFFICES :

The major infrastructure like Govt. machinery consisting of public building etc. is however proposed with a view for future expansion of administrative functions as District Headquarter. In locating administrative complex, the availability of buildable land is considered as prime factor besides transportation and communication factors.

At present, there are about 107 offices under the different administration levels like state, central and local . Most of the Govt. offices are scattered all over the Master Plan Area occupying rented houses. So it is proposed to have new office complex at Jhograpar.

The existing Jail which is located at the center of the Master Plan Area is proposed to be shifted to the out skirt of the Master Plan Area near Sotabasjani .

#### 10.4.4.4. CULTURAL INSTITUTIONS :

To cater to the need of growing social and cultural facilities, cultural institutions of different orders are proposed at all levels. It is proposed to have civic center at each of the planning area Dhubri and Gauripur. These civic centers, will contain town halls and some other cultural activities like auditorium , Art gallery, clubs and Library etc. Besides these the existing Bunglow (of Laljit) at Matiabag (Gauripur) is proposed to convert it to a Museum for preservation of the valuable Archeological materials collected from different parts of the district.

### 10.5. PUBLIC UTILITIES AND FACILITY :

#### 10.5.1. WATER SUPPLY :

The provision of sufficient safe and potable water, Proper drainage and sewerage system and power are essential for healthy urbanization, which are really lacking in the Dhubri Master Plan area.

The piped water supplied by Dhubri Municipality in the Municipal Area is purified by two nos. or water treatment plant. The quantity of water supplied per day is not sufficient to meet the demand of people. Only 15 gallons of water per capita per day is supplied to the half of the Municipal area. The existing capacity of the installed pump is only 70,000 gallons per day which is grossly inadequate even to the Dhubri town population .

Considering as average consumption , 40 gallons per capita per day the Municipality requires to have the installed capacity of 2.64 M.G.S.D. Which can't be served by the existing ones. Additional installation of pump and necessary overhead reservoirs will be required to have the balance capacity of 2.00 M.G.D. for safe drinking water treatment plant is essential. River water can also be used with proper treatment for distribution. Standard treatment procedures like sedimentation, coagulation, filtration and chlorination should be adopted.

To setup treatment plan, the Master Plan Area has been divided into two major zones consisting 15 sub-ones with one over head reservoir of 50,000 gallons capacity in each of a stage height 50 ft. above the found level. The total requirement of water during the plan

period will be 7.08M.G.D. The water treatment plant with a capacity of 5 M.G.D. should be set up for Dhubri Zones at the site near Subashanagar/ Santinagar which covers an area of 5 acres. Another one with a capacity of 2.80 M.G.D. should be setup at Gauripur Zone at the site near Thana which covers an of 5 acres land.

The sites for overhead reservoirs should be conveniently located for distribution of water throughout Master Plan Area. Until this project come into picture, the ground water can however be used for supply of drinking water with proper filtration system as it done by state public Health Department in some other towns.

#### **10.5.2. DRAINAGE AND SEWERAGE :**

In absence of underground sewerage system the sewerage disposal is still carried on conservancy system. It is proposed to remove the conservancy system and scientific sewerage system should be adopted for which very comprehensive schemes shall have to be carried out in long run process.

The existing drainage system is mostly through open channels and surface drain. The rain water is carried away to out fall points by complex and regular net work of the open drains.

Water generally flows in slops in slope towards river Brahmaputra and there is also a natural drain passing by the said of Dhubri on South which can be used as main channel connecting the channels at their outfalls. The Master Plan Area, as a whole, has no proper drainage system or which a detailed scheme for working as project should be taken up to solve this problem.

#### **10.5.3. POWER :**

The expansion of urban growth has increased the demand of electricity. Power must be available for domestic, industrial and other activities.

The major power transmission lines has passed through the Master Plan Area to supply electricity at Dhubri , Gauripur. This is a high tension line of 33 K.V. directly stretched from Gossaigaon and has been maintained by the Assam State Electricity Board.

As a distribution system, there are 11 K.V. lines which supply power domestic, commercial and other consumption. At present, the power consumption for various uses in the Master Plan Area is approximately 60,600 K.W.H. per day. But as more industrial activities are being proposed power shall have to be increased to meet the shortage during the plan period and power requirement by the end of the plan period and power requirement by the end of plan period will be about 1,20,000 K.W.H. The existing power station of installed capacity of 1 M.G.D. is however used to meet emergency of power shortage.

#### **10.5.3.1. WASTE DISPOSAL :**

The present system of waste disposal is inadequate and unhygienic. The refuse carrying lorries are insufficient to collect the house refuse from the roadside dustbins. The refuse is carried to dumping yard near Sashan Ghat and other low lying areas.

As a part of sanitation programme, the waste disposal must be done very efficiently and for this purpose, the requisite number of modern refuse collection vehicles with closed body of 10 cubic yard capacity should be provided . It can be suggested that composting and sanitary filling system can be followed. It can be also proposed for necessary reclamation of

existing unused low lying areas. A plot of land measuring 3 Bighas have been earmarked for solid waste disposal near at Mora Gadhadhar (by the side of D.K.Road) .

The existing cremation and burial grounds are proposed to be retained and in addition, new burial and cremation grounds are proposed at convenient location to cater the need of the projected population.

#### **10.6. PARKS AND OPEN SPACE :**

Parks and open spaces are important component of land use which is directly related to a healthy environment of the place. Existing public open space covering an area of about 7 Hectares is totally inadequate for existing population of the Master Plan Area. Parks located on the bank of the river Brahmaputra at Dhubri and parks located on the bank of Gauripur tank at Gauripur are the only recreation facility so far available in the Master Plan Area.

Considering the space planning standard, parks and open spaces are proposed in each the neighborhood units for recreational facilities. Two (2) Nos. of indoor stadium are proposed one at Dhubri (H.S.field near Idgah) and other at Gauripur (P.C. Barua H.S. Field or in Super Market complex). Jhogra Bill is proposed to be developed recreational propose by providing water sports etc. A Tourist complex is also proposed on the bank of Jhogra Bill. A portion of present District Jail area is also proposed for parks by shifting the jail to Chotabasjani .

On the basis of total projected population by 2021, the requirement of area for parks and open space has been worked out to be about 169.00 Hectares i.e. 2.93 percent of the total Master Plan Area.

#### **10.7. WATER BODIES :**

The Jhogra Bill and Lowkhowa Beel are the two major water bodies in the Master Plan Area. This two water bodies can be used for major recreation like boating, water sports etc. and also should be developed for necessary beautification .

#### **10.8. GREEN BELT :**

Dhubri being a flood prone area. The basin of Mora - Gadadhar located in the Eastern part of Dhubri Master Plan Area acts as a reservoir of flood water there by reducing the intensity of flood considerably . Therefore, this basin should be preserved and further development should be curved . Hence, this area is brought under Green Belt Zone. Other remaining water bodies and out- skirt areas are also to be preserved as Green Belt Zone to maintain ecological balance.

#### **10.9. LAND USE DISTRIBUTION :**

After calculating the land under different Urban components in the Dhubri Master Plan Area , the rate of Urban spread is found to be 10.55 hectares per 1000 population. However, the proposed rate is adopted as 12 hectares per 100 population just meet the future requirement of different activities for development of Master Plan Area. The table below shows the details of proposed land of the greater Dhubri by 2021.

## PROPOSED LAND USE AND ALLOCATION (2021)

Sl. No.	Land Use	Area in Hectare	P.C. to developed area	P.C. to Total Area	Land in Hectare Allocation per 100 Population
1	2	3	4	5	6
1.	Residential	1492.18	53.62	25.89	6.44
2	Commercial	148.88	5.35	2.58	0.64
3	Industrial	72.91	2.62	1.27	0.31
4	Public and Semi – Public	317.53	11.41	5.52	1.37
5	Parks, Playground and Open	169.00	6.07	2.93	0.72
6	Spaces	15.23	0.55	0.27	0.06
7	Public Utilities and Facilities Transport and Communication	567.15	20.38	9.84	2.45
8	Water Bodies	178.64	--	3.10	--
9	Agriculture	2801.39	--	48.60	--
		5762.91	100.00	100.00	12.00

N.B. : A portion of Dhubri Town and adjoining villages covering an area of 5.36Sq. Km. are eaten up by the river Brahmaputra. Hence, this area of 5.36 Sq. km. is not reflected in the land use table .

Source : Based on Survey conducted by Town and Country Planning, Dhubri

### 10.10. DENSITY PATTERN :

Density pattern in the residential area both at Gauripur and Dhubri Planning Unit is proposed to have the following range as given below .

High Density	--	--	--	100 to 140 p.p.h.
Medium Density	--	--	--	60 to 100 p.p.h.
Low Density	--	--	--	20 to 60 p.p.h.

Considering the Maximum range under each category of the density proposed, land requirement can however be estimated as 40% , 28% and 32% of the total residential area under the high , medium and low density respectively. Thus a area under high density will cover about 27% of the total population . Only 19% of the total population can be accommodated in the area under low density as proposed . However, the overall residential density in Master Plan Area is proposed to be 102 persons per hectare. The density proposed is however important to assess the requirement of land for provision of services and facilities .

### 11.0. PROPOSED CIRCULATION PLAN :

Transportation is the basic infrastructure for promoting and guiding future development of a town . Efficient functioning of the greater Dhubri can be achieved by devolving functionally interrelated land use pattern connected by efficient circulation system with minimum travel distance. The road system is not to give access to adjoining areas and to collect and distribute traffic but also to provide for public utilities such as drains, water mains, electric and telephone line etc. The existing streets where it is possible is proposed to be modified for extension, widening had new connection.

Thus the circulation pattern for efficient functioning have been designed with the following basic considerations. :-

1. Effective Linkage in the region with the Master Plan Area.
2. Direct Linkage between the different traffic generating points for easy accessibility .
3. Formulation of efficient traffic operation for maximum utilization of road not work and the transportation system .

### **11.1. REGIONAL LINKAGE :**

- A. ROAD LINKAGE :** The greater Dhubri has been linked with the other part of the State as well as the country by N.H. 31 which passes through the Master Plan Area . The D.K.Road connected by N.H.31 is the main through access to Dhubri which needs widening to serve as one of the most important road in the Master Plan Area. Another alternative road along the West side of the railway line (almost paralld to the existing D.K.Road) connecting R.K.Mission road should be developed.
- B. RAIL LINKAGE :** A Meter Gauge Railway line bifurcating from Fakiragram Railway junction connects the greater Dhubri with the rest of the Country. Proposed Rail linkage from New Coochbehar to Jogighopa via Gauripur should be developed.
- C. AIR LINKAGE :** There is already an aerodrome at Rupshi which can provide air linkage with other important places of the State. As Dhubri is the only important urban center in the Western part of the State air linkage is vital for regional transportation facility.
- D. FERRY LINKAGE :** The Master Plan Area has direct linkage with South Bank of Dhubri District by Ferry service. The Ferry linkage provides connection with the region covering parts of Assam, Meghalaya etc. Regular quick comfortable and rare Ferry service is very important for day to day activities of the people coming from the South of the District. As there is no proposal for construction of bridge at Brahmaputra for connecting the greater Dhubri with South Ferry linkages is vital for transportation facility. Improved Ferry service is proposed to facilitate the communication for both sides.
- E. N.H. BYE PASS :** A bey pass of NH-31 is proposed along the Northern part of Master Plan Area meeting the original Highway beyond Targhat.

**11.2. CIRCULATION PATTERN :**

The proposed road system together with new linkages is designed to have a proper road circulation through out the Master Plan Area. Road hierarchy is proposed to provide free movement within the Master Plan Area and to relieve the congestion that now exists.

The road system has the following categories of road:-

- |                |     |                |
|----------------|-----|----------------|
| 1. Primary     | ... | : 65 to 80 ft. |
| 2. Secondary   | ... | : 50 to 60 ft. |
| 3. Tertiary    | ... | : 30 to 45 ft. |
| 4. Access road | ... | : 20 to 30 ft. |

The existing road-cum-embankment near Lowkhowa Bill passing through the Master Plan Area should be converted into major road connecting the P. W. D. road which leads to Rupshi, the only aerodrome in the Dhubri District.

The improvement and widening of the following roads is essential to improve the efficiency of the net work:-

1. D.K. Road connecting National Highway 31, (P)
2. R.K. Mission road connecting National Highway 31, (P).
3. Dr. Jakir Hussain road connecting N.B. Road, (P)
4. Dhubri Patamari and College road connecting R.K. Mission Road, (P)
5. Nabin Bordoloi road connecting with College Road, (S)

**11.3. LEVEL CROSSING**

Through the Railway line has passed through the Master Plan Area, where grade crossings as such are not necessary in immediate future. So, in some important crossing points suitable arrangement for level crossing is needed.

**11.4. TERMINAL FACILITES:**

**A Truck Terminal:** A number of truck terminals have been proposed in fringe area of the Master Plan Area. Trucks can be parked for loading and unloading in the nearest site located adjacent to the commercial and industrial area. The open yard should be kept open for all the trucks to get loaded and unloaded. The loading and unloading site should provide the space for storage of goods coming into or out of the centers.

Sites for truck terminals are proposed one at Jhagarpar and another near Matiabag which covers total area of 20 acres.

5. **Bus Terminals:** The existing public Bus-stand near District Jail and Assam state Transport Bus-Station at Dhubri don't have adequate space for passing. These two bus complex for future expansion of existing public bus stand by shifting the jail to Chota Basjani.

The present bus-stand of Gauripur will be adequate for the plan period.

### **11.5 TRAFFICE PARKING:**

Dhubri and Gauripur being already develop town provision of parking in the commercial and official areas should be made phase –wise at the time of renovation of these areas.

### **11.6 TRAFFIC REGULATION:**

Traffic regulations are important where roads are not sufficiently wide t carry the maximum traffic volume. In that case, one-way road system, segregation of traffic and regulatory measures should be followed. A properly designed one-way road system could increase the roadway capacity significantly and reduce accidents. It is suggested that one –way road system can be efficiently applied in the existing roads in the busiest centers of the Master Plan Area.

The regulatory measures may include the control of improper driving, the prohibition of double parking, better control of pedestrian movement, restrictions on parking on street and control of the loading and unloading buses.

## **CHAPTER -12**

### **12. IMPLEMENTATION AND ENFORCEMENT**

#### **8.3. PLAN IMPLEMENTATION :**

The main objective of preparation of Master Plan is to provide a physical frame of land use and communication for a projected period of 20 years with major objective of regulation and enforcement. It is fact the plan has been prepared as per minimum standard for providing to the community the satisfactory level of civic amenities, services and facilities and therefore, implementation of the plan should be taken up in systematic manner to achieve the objective of plan development.

The effort for preparation of Master Plan and its more adoption by Govt. will not improve the quality of urban life unless sustain efforts are made to implement the plan with the enforcement of zoning Regulation. A Zoning plan has been prepared earmarking the broad used area with definable boundaries. And this zoning plan should be read in conjunction with proposed land use and prescribed zoning Regulation.

#### **12.1.1. MAJOR PROPOSED SCHEMES:**

- 1 Residential Uses: Construction of residential complexes for different Govt. employees at Jhagrapara Pt. IV and Tiamari Pt. II.
- 2 Commercial Uses :
  - (A) Improvement of Government marketing center at Gauripur.



- (B) Construction of Super market by the side of public bus terminus at Dhubri.  
 (C) Development of wholesale market complex near Matiabag at Gauripur (By the side of proposed truck terminus).

### 3 Industrial Uses :

- (A) Development of Industrial estate for setting up medium industries by the side of N.H.31 (Madhusoulmari Part II) and Chagalchara Part III.  
 (B) Small scale and cottage industries are proposed to grow in the planning area.

### 4 Public & Semi Public Uses :

- (i) Education :  
 (A) Scheme for establishing one College in the proposed land earmarked for purpose:  
 (B) One Polytechnic is proposed at Madhusoulmari Part II.  
 (ii) Health :  
 8. Expansion of present Civil Hospital at Dhubri.  
 9. Conversion of existing health unit at Gauripur to a maternity hospital.  
 10. Provision for 2(two) Nos. of health unit the plan area.  
 (iii) Govt. Offices :  
 3.0. Development of office complexes at Jhograrpara (Part IV) and Tiamari (Part II).  
 4.0. Shifting of existing Jail to Sotabasjani .  
 (iv) Cultural institutions :  
 (4) Construction of cultural complex at jhograpara (Part II )  
 (5) Preservation of Lalji's residence at Matiabag.

### 5. Public Utility & Facility :

- (i) Water Supply: - Implementation of two major water treatment plants one at Dhubri (Subash Nagar/Santinagar and one at Gauripur (Near Thana).  
 (ii) Drainage & Sewerage :- Preparation of Master Plan for drainage and sewerage and phase-wise implementation.  
 (iii) Waste Disposal :- Proposed solid waste disposal treatment plant by scientific method at.  
 (iv) Parks and Open Spaces: (A) Construction of 2 (two) Nos. of indoor stadium at Dhubri (H.S. Field near Idgah) and other at Gauripur (Near Super market).  
 (B) Improvement and preservation of Jhogra and Lowkhwa beel as major recreational facilities.  
 (C) Construction of Tourist Complex by the side of Jhograrpar (Part-III) Beel.

### (C) Road:

- (i) (A) Improvement of the road along the west side of the railways line connecting R.K. Mission Road (as an alternative to D.K. Road)  
 (B) Improvement of the road (along the bank Lowkhwa beel) leads to Rupshi.  
 (C) Construction of N.H.-31 bye pass is proposed along the northern part of master plan  
 (D) Improvement and widening of following roads are required :-  
 (i) D.K. Road connecting National Highway -31.  
 (ii) R.K. Mission Road connecting National Highway -31.  
 (iii) Dr. Jakir Hussain Road connecting N.B. Road.  
 (iv) Dhubri Patamari & College Road connecting R.K. Mission Road.  
 (v) Nabin Bordoloi Road connecting with college road.

### (E) Truck Terminal :

Development of Truck terminals one at Jhograrpar and another at Matiabag.

(F) Bus Terminal :-

- (i) Expansion of existing public bus stand at Dhubri by shifting of the jail.
- (ii) Improvement of newly constructed bus stand at Gauripur.

7. Protection of Water Bodies :

- (i) The Mora Godadhar basin is proposed to be protected as flood water basin.
- (ii) All water bodies in the entire Master Plan area are proposed to be protected in their natural form.

**8.4. PLAN ADMINISTRATION :**

The Master Plan and Zoning Regulation for Dhubri as presented here contains the broad policies and programmes for improvement and development of greater Dhubri area up to the year 2021. The administration of this plan from its initiation to the realization will be carried out within the frame work of the Assam Town & Country Planning Act, of 1956 as amended from time to time.

The Town & Country Planning Organization of the State Government besides preparation of the Master Plan and zoning Regulation for Dhubri will provide necessary guidance by rendering technical advice and by arranging proper scrutiny of the development schemes so as to ensure that the proposed development of Dhubri conform to the proposals contained in the Master Plan and Zoning Regulations.

Section 8 of Assam Town & Country Planning Act, 1959 empowers the Government to constitute a development Authority for the Dhubri Master Plan area for enforcement control and implementation of development proposals as envisages in the Dhubri Master Plan. As per Section 13 of the same act all development to be undertaken within the Dhubri Master Plan Area will be subjected to technical scrutiny and approval from the development authority so as to conform with the Master Plan .

**8.5. FISCAL PLAN:**

There may be some changes of this Draft Master Plan for Dhubri and therefore, no fiscal plan has been worked out at this stage. The final Master Plan when completed would provide a basis for preparation of five yearly development programmes and yearly fiscal plans for implementation.

**8.6. CONCLUSION:**

Planning is a continuous process and the preparation of plan implies its actual translation into reality. The Master Plan for Greater Dhubri is not merely a blue Print but an expression of the sustained desire of its people to make Dhubri a worthwhile 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 them together in per suit of this common goal.

**CHAPTER -13****ZONING REGULATION:**

Zoning regulation play a very important role in controlling and promoting urban development on rational lines. They are also useful in limiting urban growth and in a broader sense can also be useful for laying down board directions of growth in a regional plan. Zoning Regulations form an integral part of any Master Plan. These have been used extensively to control development of urban areas.

Zoning Regulations also help in controlling density of development and land use in ensuring light and ventilation standards and in providing scope for future in each zone in an orderly manner.

**ZONING REGULATIONS DHUBRI MASTER PLAN AREA.****1. SCOPE:**

- 1.1 The Schedule lays down regulations for the use of land and building built thereon, consistent with maintaining minimum standards of density of building, protection of open spaces, sanitation and environmental hygiene.
- 8.4. The zoning regulations should be read in conjunction with the zones proposed in the Master Plan.

**2. DEFINITIONS:**

For the purpose of these regulations, the following definitions shall apply.

- 2.1 Words used in the present tense shall include the future, the singular number also include the plural and the plural also the singular.
- 2.2 "Agriculture" includes horticulture, farming, growing of crops, fruits, vegetables, flowers, grass, fodder, trees of any kind of cultivation of soil breeding and keeping of livestock including cattle, donkeys, mules, pigs, fish poultry and bees, the use of land which is ancillary to the farming of land or any other "agricultural" purpose, but shall not include the use of any land attached to the building of the purpose of a garden to be used along with such building and "Agriculture" shall be construed accordingly.
- 2.3 "Authority" shall mean local, regional or any other authority appointed by the State Government, the Authority in case of Municipal Areas shall be taken to mean the Municipal Board for the area constituted under the Assam Municipal Act, 1956 (Assam Act, XV of 1957)
- 2.4 "Basement" shall mean the lowest floor of a building with maximum ceiling height of 2.50 with a minimum height of 1.50 mtr. from ground level. Basement can be used for can parking and such other uses of the building for installation of electrical equipments, pump house etc. but not for habitation or any commercial / industrial use.

- 2.5 “Boarding House” means a building or part of a building in which, carried on, wholly or Principally the business of supply of meals to the public or a class of the public for consumption on the premises.
- 2.6 “Building” means any construction for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and include foundation, plinth walls, chimneys, drainage work, fixed platforms, verandah, balcony or projection part of a building or anything affixed thereof or any wall enclosing or intended to enclose any land or space.
- 2.7 “Building of Accessory Use” means a subordinate building use of which is incidental to that of a principal building on the same plot such as garage, coal or woodshed, guard room, power installation, pump house etc.
- 2.8 “Building Height of” means the vertical distance measured in the case of flat rooms from the average level of the center line of the adjoining street to the highest point of the building adjacent to the street wall and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of sloping roof in the case of gates facing the road, the mid point between the eaves level and the ridges Architectural features serving no other function except that of decoration shall be excluded for the taking heights. If the building does not abut on a street the height shall be measured above the level of the ground and contiguous to the building.
- 2.9 “Building Set Back” means the distance by which any building or structure shall be separated from the boundary lines of the plot.
- 2.10 “Commerce” means carrying on any trade, business or profession, sale, exchange of goods of any type whatsoever and includes the running of, with a view to make profit, nursing homes, vocational educational institutions and also includes hotels, restaurants, boarding house not attached to any educational institution and “Commercial” Shall be constructed accordingly.
- 2.11 “Commercial Use” includes the use of any land or building or part thereof, for purposes of commerce as defined or for storage of goods, or as an office, whether attached to industry or otherwise.
- 2.12 “Coverage” is the percentage ration of the plinth area of the main and necessary building to the total area of plot.
- 2.13 “Customary Home Occupation” means occupation other than that of an eating or drinking place offering services to the general public carried on by a member of the family residing on the premises and in accordance with which there is no display that will indicate from the exterior that the building utilized in whole or in part of any purpose other than that as a dwelling and in connection with which no article or service is sold or held up for sale except that produced by a member of the family residing on the premises and no mechanical equipment is used except as is customary for purely domestic or household purpose.

2.14 “Development” means the carrying out of building engineering, mining or other operation in, on or over the level, of making material change in the use of any building or of land :

Provided that the following operations or uses of land shall not be deemed for the purposes of this regulation to mean development of the land that is to say:

- a. The carrying out of works for maintenance, improvement or other alternative of any building which effect only the interior of the building or which do not materially effect the use and the external appearance of the building;
- b. The carrying out by a local authority of any works required for maintenance or improvement of road, works carried out on land within the boundaries of the road;
- c. The carrying out by a local authority any woks for the purposes of inspecting repairing or renewing any sewers, main pipes, cables or other apparatus, including the breaking open of any street or other land for that purpose ;
- d. The use of any building or other land within the cartilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house as such.

6.5. “Development Scheme” means a development scheme and includes a plan together with the descriptive matter if any relating to such a scheme.

6.6. “Dwelling” means a building or a portion thereof, which is designed or used wholly or principally for residential purposes. This shall not include boarding or rooming houses, tents, tourist camps, hotels or other structures designed or used primarily for transit residents.

6.7. “Floor Area Ratio (FAR)” means the quotient obtained by dividing the total covered area (plinth area) of all floors and 100 by the area of the plot.  
$$\text{FAR} = \frac{\text{Total covered area of all floors} \times 100}{\text{Total plot Area}}$$

6.8. “Green Belt Zone” means the area in the periphery of the Master Plan Area to restrict normal urban expansion.

7.2. “Ground Level” means the height of the central line of the adjoining developed road.

7.3. “Hotel” means a building or part of a building used for boarding and lodging purposes.

7.4. “Industry” includes the carrying of any manufacturing process as defined in factories Act. 1948 and “Includes “ shall be construed accordingly.

(i) “Industrial Use” includes the use of any land or building or part thereof for Industry as defined.

(ii) Industry, Clean” means industries which do not throw out any smoke, noise, offensive odor or harmful industrial wastes and employing not more than 10 workers with or without power.

- (iii) "Industry , Light" means industry which do not throw out excessive smoke, noise offensive odor of harmful wastes, employing not more than 100 workers and using power of not more than 100 HF, such industries except in the case of foundries and smithies do not consume and solid fuel.
- (v) "Industries, Medium" includes industries which employ more than 100 workers and any use any kind of motive power or fuel, subject of course to noxious features. Factories which are classified as heavy industries under the Factories act, 1948, do not come under this category.
- (vi) "Industry obnoxious " are those industries which are associated with such as excessive smoke, noise, vibration stench, unpleasant or injurious fumes, effluents, explosive, inflammable industries etc. and not such other which are hazardous to health and safety of the community.
- (vi) "Industry obnoxious" are those industries which are associated with such as excessive smoke, noise, vibration stench , unpleasant or injurious fumes, effluents, explosive, inflammable industries etc. and not such other which are hazardous to health and safety of the community.
- 2.22 "Mezzanine" means an intermediate floor in between two main floors having maximum height of 2.20 Mtr. and minimum height of 1.80 Mtr. from the floor and having proper access to it. A mezzanine floor must not cover more than third floor area of the Ground floor.
- 2.23 "Non conforming building or use" includes a building, structure or use of any land existing at the time of commencement of those regulations and which do not conform to the regulations pertaining to the zone in which it is situated.
- 2.24 "Occupier" Includes:
- a. A tenant;
  - b. An owner in occupation of , or otherwise using his land ;
  - c. A rent free tenant of any land;
  - d. A licensee in occupation of any land, and
  - e. Ay person who is liable to pay to the owner damages for the use and occupation of any land.
- 2.25 "Open Space" means any land whether enclosed or not of which not more than one twentieth part is covered with building and whole of the remainder has been laid out as a public or used for purpose of recreation or lies waste and unoccupied.
- 7.1. "Owner" includes a mortgage in possession, a person who for the time being is receiving or is entitled to receive, the rent or premium for any land whether on his own account of or on behalf or for the benefit to any other person or as an agent, guardian or for any other person or for religious or charitable institution, or who would so receive the rent or premium if the land were let to a tenant, and includes the head of a Government Department, General Manager of a Railway, the Secretary or other Principal Officer of a local Authority, Statutory Authority or Company, in respect of properties under respective control.

- 7.2. "Parking Space" means an area enclosed or unenclosed sufficient in size to store an automobile or any other conveyance together with a drive way connecting the parking space with a street or alley and permitting ingress or egress to all such conveyances.
- 7.3. "Plinth" means the portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground.
- 7.4. "Plot" means a piece of land occupied or intended to occupy by a main building or use together with its accessory building and uses customary and incidental to it, including the open space required by those regulation and having frontage upon a private way that has officially being approved by competent Authority.
- 7.5. "Prescribed" means prescribed by rules and regulations under the Assam Town & Country Planning Act, 1959 (as amended).
- 7.6. "Prescribed street Line" means the line on one or both sides of any road or street prescribed in the master plan or by the authority showing the proposed site limits of the road or street.
- 7.7. "Public and Semi Public Place" means any place or building which is opened to use and enjoyment of the public, whether it is actually used or enjoyed by the public or not , and whether the entry is regulated by any charge or not.
- 7.8. "Repairs" means any renovation applied to any structure which does not in any way change the specification of the structure but saves the structure from further deterioration.
- 7.9. "Residence" includes the use for habitation of any land or building or part thereof, includes garden, grounds, garage, stables and out houses, if any appertaining to such building and residential shall be constructed accordingly.
- 7.10. "Road and Street" means any Highway, street, Pathway, Alley, Stairway, Passageway, Carriageway, foot way, Square place or bridge, whether a thoroughfare or not over which the public have a right or passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme and includes all bunds, channels, ditches, storm water drains, culverts , sidewalk, traffic island, roadside trees and hedges, retaining walls, trench barriers and railway, within the road line.
- 7.11. "Shop Line" means shops when allowed irrespective of any zone in between the space of the prescribe street line and line drawn parallel to the street which is demarcated as shop line. The maximum depth of shop line should not be more than 6 meter.
- 7.12. "Site" the portion of a building included between the surface of the floor and surface of the floor next above it or if there is no floor above it , then the space between any floor and ceiling next above, it when measured, the height of a habitable basement extending at least 5 feet above ground level or a habitable attic shall be counted as storey.

- 2.39 “Structure” means any combination of material including building constructed or erected the use of which requires location the ground including among other things signboards, fences and wall that are more than three feet height.
- 2.40 “To Abut’ means to abut on a road such that any portion of the building is on the road boundary.
- 4.2. “To construct” means to create, re-create, make material alteration.
- 4.3. “To create” means construct a building for the first time or to reconstruct existing building after demolishing it according to some fresh or revised plans.
- 4.4. “Total Floor Area” means the area of all floors a building including habitable attics.
- 4.5. “To make material alteration” means to make any modification in any existing building by way of an addition or alteration or any other change in the roof, window and door , compound , sanitary and drainage system in any respect whatsoever. Opening of a window and providing inter communication door shall not be considered as materials alteration. Similarly modification in respect of gardening and white washing, painting. retailing and other decorative works shall not be deemed to be material. It further includes.
- (a) Conversion of building or a part thereof for human habitation as one dwelling house into more than one dwelling house and vice versa.
- (b) Conversation of a building or a part thereof suitable for human habitation into dwelling house or vice versa.
- (c) Conversion of a dwelling house or a part thereof into a shop warehouse or factory or vice versa; and
- (d) Conversion of building used or intended to be used for one purpose such as shop, warehouse, or factory etc. into one or another purpose.
- 4.6. “To re-erect” means to construct for a second time or subsequent times a building or a part of building after demolishing it one the same plan as has been previously mentioned.
- 4.7. “Water course” means a natural channel or an artificial one formed by draining or diversion or a natural channel means for carrying storm water either from a single property or several properties draining thereto in combination.
- 4.8. “Warehouse” means a building, the whole or substantial part or which is used or intended to use for storage of goods whether for keeping or for sale for any similar purpose but does not include storeroom matched to, and used for the proper functioning of a shop.
- 4.9. “Yard” means an open space on ground level between a building and the adjoining boundary line of the plot unoccupied and unobstructed except by encroachments or structures specifically permitted by those bylaws on the same plot with a building . All



Yards measurements shall be the minimum distance between the front, rear and side yard and plot boundaries, as the case may be and the nearest point of the building including enclosed and covered porches. Every part of the every yard shall be accessible from every other part of the same yard.

- 4.10. "Yard Front" means a yard extending across a front of a plot between the side lines and being the minimum horizontal distance between the street line and the main building and any projection thereof other than steps, unenclosed balconies and unenclosed porches.
- 4.11. "yard rear" means a yard extending across the rear a plot boundaries and being the minimum horizontal distance between the rear plot boundaries and the rear of the building or any other projection, other than steps, unenclosed balconies and unenclosed porches. In a corner plot rear yard shall be considered as parallel to the street upon which the plot faces and the rear yard shall be at the opposite end of the plot from the front yard.
- 4.12. "Yard side" means a yard between the building and the side line of the plot and extending from the front line to the rear line of the plot and being the minimum horizontal distance between the said boundary line and the side of a building or any other projection other than steps.
- 4.13. The definition of the term which are not covered by this regulation shall be covered by the definition prescribed by the Assam Town and Country Planning Act and the rules framed thereunder.

### 3. GENERAL REGULATIONS :

- B. The requirements of these Regulation within each zone shall be the minimum requirement and shall apply uniformly to each class and each kind or structure or land except as herein and after provided.
- C. No building, structure and land shall hereinafter be used or occupied and no building or structure or part of the building or structure or part of the building shall hereinafter be erected, re-erected or materially altered unless in conformity with all of the regulations herein specified for the zone in which it is located.
- D. No building or any other structure shall hereafter be erected or materially altered :
- (a) to exceed the height ;
- (b) to accommodate or a house a greater number of families ;
- (c) to occupy a greater percentage of plot area ;
- (d) to have narrower or smaller rear yard, front yards, other open space than herein required or in any other manner contrary to provision of this regulations.
- E. Non conforming plots, non conforming use of land, non conforming structure and non conforming use of structure and premises.
- F. Within the zones established by these regulations or amendments that may later be adopted therein , existing plot structure and use of land and

structure which were lawful before regulations came in force or were, amended, but which would be

Prohibited, regulated, or restricted, under the terms of these regulations or future amendments, shall be permitted to continue until they are removed. Such uses are declared by these regulations to be incompatible with permitted uses in the zone.

- 10.5.4. A non conforming use of a structure, non conforming use of land, or a non conforming use of a structure and land shall not be extended or enlarged after coming in to force of this regulations by attachment on a building premises of additional sign intended to be seen from the premises, or by the addition of the other uses of a nature which would be prohibited generally in the zone involved.
- 10.5.5. Nothing in these regulations shall be deemed to require a change in the plan, construction, or designated use of any building on which actual construction was lawfully begun prior to the coming into the force of this regulation has been differently carried on. Actual construction hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner ; except that where demolition or removal shall be deemed to be actual construction provided that work shall be diligently carried on until completion of the building involved.
- 10.5.6. Non conforming uses of land where, on the date of coming into force of these regulation or amendments thereto lawful use of land exists that is made no longer permissible under the terms of this regulations as enacted or amended, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions :
- (a) No such conforming use shall be enlarged, or extended to occupy a greater area of land than was occupied on the date of coming into force of those regulation or amendments thereto .
  - (b) No such conforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use on the date of coming into force of these regulations or amendments thereto .
  - (c) If any non conforming use of land ceases for any reason for a period of more than 30days, any subsequent use of such land shall conform to the requirements specified by these regulations for the zone in which such land is located.
- 10.5.7. Non conforming structure where a lawful structure exists on the date of coming into force of these regulations or amendments thereto, that could not be built under the terms of these regulations by reasons of restrictions on area, plot coverage, height , yards or other characteristics of structure of its location on the plot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions.
- (a) No such structure may be enlarged or altered in a way in which it is non conforming.
  - (b) Should such structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conforming with the provisions of these regulations.
  - (c) Should such a structure be moved for any reason any distance whatsoever, it shall thereafter conform to the requirements for the zones in which it is located after it is moved.

- 10.5.8. Non conforming uses of structure if a lawful use of a structure, or of structure and premises in combination, exist on the date thereto, of coming into force of these

Regulations or amendments that would not be allowed in the zone under the terms of these regulations, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions .

- (a) No existing structure devoted to a use not permitted by these regulations to the zone in which it is located shall be enlarged, extended , constructed, reconstructed moved or structurally altered except in changing the use of the structure to the use permitted in the zone in which it is located ;
- (b) No such non conforming use shall be enlarged or increased or extended to occupy a greater area of the building than occupied by use such at the time of the coming in the force of those regulations or amendments to.
- (c) Any structure, or structure and land in combination, in which a non- conforming use in superseded by a permitted use, shall thereafter conforms to the requirements of these regulations for the zone in which such structure is located, and the non conforming use may not thereafter be resumed ; when a conforming use of a structure, or structure and premises in combination, is discontinued or abandoned for a six consecutive months or for a 18 months during any three year period, the structure and premises in combination, shall not thereafter be used except in conformance with the regulations of the zone in which it is located.
- (d) Where non conforming use status applies to a structure and premises in combination, removal and destruction of the structure shall eliminate the non conforming status of the land .

3.4.7. Repairs and maintenance of any building devoted in whole or in part to any non-conforming use, work may be done in any period of 12 consecutive months for ordinary repairs, or on repairs or replacement of on load bearing walls, fixtures , wiring or plumbing, to an extent for exceeding 10 percent or current replacement value of the building, provided that the cubic contents of the building as it existed at the time of coming into force of these regulations or amendments thereto shall not be increased. Nothing in these shall be deemed or prevent or strengthening or recurring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety upon order as such official.

3.4.8. Uses under exception provisions not non conforming uses, any use for which a special exception is permitted as provided in the regulations shall not be deemed a non – conforming use, but shall without further action be deemed a conforming use, in the zones which it is permitted.

3.5. “Accessory Use” the term accessory use shall not include :

- (a) Any use on the same plot, with the use to which it is accessory , unless authorized by the Authority .
- (b) Any use not customarily incident to a permitted use :
- (c) Any use detrimental to the neighborhood by reason of emission of smoke, noise, odor, vibration, dust or fume.
- (d) Storage of more than two automobiles except on an agricultural piece of land ;

- (e) A secondary dwelling on the same plot with a main dwelling, unless each building shall have at least open space and plot size as required under these regulations ;
- (f) Advertising sign excepting signs not more than 10 sq. ft. or 0.9 sq. mtr., in total area pertaining to the lease, sale or use of a plot or building on which they are placed. On the plot occupied by a dwelling there shall not be more than two signs with a total area of 2 sq. ft. or 0.18 meter per sign for each family house.

3.6. Years and open spaces :

- (a) Each structure hereafter erected, re-erected or materially altered shall be provided with the front side or rear yard as specified with zoning regulation;
- (b) No open space of plot required for building of structure shall, during its life be occupied or counted as open space for another building of structure ;
- (c) On plot occupied by building only not exceeding 30 per cent of the rear yard may be occupied by one storied building as accessory use.
- (d) Special type of building : Subject to the requirement of the setback from prescribed street lines and side and rear yards under the respective rules no building used for theaters, cinema hall, concert or assembly halls, stadium, building intended for religious worship, Hospital , Dispensary building, Market, Exhibition halls or Museum and other such buildings shall have an open space of not less than 25 ft. or (7.5.M) from the front boundary and 15 ft. (4.5 mtr) from the side and rear boundaries of the plot on which such the constructed.

3.7. Visibility at Intersection in residential Zones :

On a corner plot in any residential zone, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height two and half feet and 10 feet (0.7 M and 3 M) above the center lines of such plot and the joining points along the said lines 20 ft. or 6.0 meter minimum from the point of the intersection .

3.8. Building abutting two or more streets : When a building abuts two or more street the setback from the street shall be such as if the building was fronting each such street .

3.9. Means of access :

- (a) No building shall be constructed on any plot for any use where there is no means of access to such plot.
- (b) Notwithstanding anything prescribed in the Master Plan, the width or such access or lanes, road etc. to one individual plot or plots whether private or public shall be prescribed by the Authority .

3.10. The Authority may prescribe a line on one or both sides of any public or private road or street and no person shall construct, re-construct or materially alter any portion or any portion of any building or any structure on land within such prescribed street line.

3.11. If any building or structure or part of a building or structure abutting on a public or private road or street is within such line or the street , the authority may require such building or structure to be a set back beyond such prescribed line to a distance as prescribe in these regulation whenever it is proposed.

- (a) To build such building or structure or to take down such building or structure :
- (b) To remove, re-construct or to make any addition to or structural alteration in any portion or such building or structure which is within such regular prescribed line of the street.

- 3.12. When any building or structure or any part thereof within such prescribed line of the street fall down or is burnt or is take down, the authority may at once take possession of portion of land within the prescribe line of the street previously occupied by the said

building or structure and if necessary clear the same under the provision of the Assam Town and Country Planning Act, 1959 (as amended).

- 3.13. Land subdivision and layout except as otherwise provided, no land will be developed or subdivided and no layout of the land shall be prepared, altered and executed unless in conformity with this regulation therein specified for the zones in which the land is located.

- 3.14. Fences , walls and hedges :

- (a) Notwithstanding and other provisions in this regulations, Fences, Walls and Hedges may be permitted in any required yard or long the edge of any yard provided that no fence, walls or hedge along side or front edge of any front yard shall not be over 1.5m in height from the central line of the nearest developed road.
- (b) Provided in Commercial zone the height of the fences, wall, hedges along the front boundary and up to 3 meter along the said boundary from the edge of the road or from the prescribed street line shall not exceed 3.0” or 0.9m.
- (c) Provided in Industrial building or any other public building requiring special security protection, 2.7 mtr. 9’-0” grille or wire fencing .

- 3.15. Off-street parking space for motor vehicles, scooter, cycle etc.

- (a) Off street parking shall be provided on any plot on which any structure s proposed as specified in the table-I and hereafter established and such parking space shall be provided with the adequate vehicular access to a street .
- (b) Each off street parking space provided shall not be less than (2.7m x 5.4m.), (2.5m X 1m) and (2m x 0.5m) for car, scooter and cycle respectively. The area of drives, aisles and such other provisions required for adequate access shall not be counted as part of the parking space.
- (c) Off street parking space provided shall be not less that requirement specified in the Table –I for each type of use.
- (d) If a vehicle parking space required by these regulations is provided in parking areas by a group of property owners by their mutual benefit, the Board of Zoning Appeal my construe such use of this space as meeting the off street parking requirements of these regulations.
- (e) If off street vehicle parking space cannot be reasonably provided in the same plot on which the principal use is conducted, the Authority may permit such space to be provided on their off street property, provided such space lies within 400 ft or 120 meters of the main entrance to such principal use. Such vehicle parking space shall be deemed to be required open space associated with the permitted use and shall not, therefore be reduced or encroached upon in any manner.

#### 4. PERMISSIN .

- 4.1. Written permission for development works and Sub-division of land . No person shall use any land, Sub-divide any land, or develop any land or set up any new structure on any land, or create, re-create, or materially alter or change the existing structure of any building or land within the limit of the Master Plan Area without the written permission of the Authority, as defined in the section 13 of the Assam Town and Country Planning Act, 1959 (as amended).

4.2 Manner of obtaining permission .

- 4.2.1. For the purpose of obtaining permission for the erection , re-erection, renovation and material alteration of any building or structure the applicant shall submit the following plans, in triplicate and documents together with a application as prescribed by the Authority .
- (a) A block plan of such building or structure and site, which shall be drawn to the scale of largest revenue survey maps at the time in existence for the locality and shall be shown the position and appurtenances of properties, if any, immediate adjoining streets and the means of access, Dag No, Patta No, Name of village.
- (b)(i) A site plan of 1 inch to 16 ft. (1 cm to 2 mtr.) scale indicating the plot boundaries, and position of the existing structure if any, line plan of the proposed structure with its location, set back, side yard, projection dimensions.
- (ii) For special type of building such as Cinema Hall, Apartment Buildings, Nursing Home Market, Commercial Building etc. parking layout plan and service plan and service plan in detail must be submitted.
- (c) The detail floor plans for each floor on 1 inch to 8 ft. or 1 cm to 1 mtr. scale with projection if any, showing the use of every room or portion of the building or structure and full and detail dimensions of the structure, height, plinth above and below the ground level and each floor and of roof over the staircase.
- (d) All the plans and sections shall be signed by the applicant.
- (e) Any other information, documents, required by the Authority .
- 4.2.2. In case of plans pertaining erection, re-erection, renovation and material alteration of any building or structure, the Authority may either grant or refuse the approval to the plans if it is not in conformity with the Master Plan or Zoning Regulations and shall communicate its decision to the applicant giving the notice within a period of one month from the receipt of the application of such other information as may be called for by the Authority.
- 4.2.3. For the purpose of obtaining permission for Sub-Division of any plot of land the applicant shall submit the following plans in triplicate together with necessary statement to the authority .
- (a) A block plan of such land which shall be drawn to the scale of largest revenue survey map at the time of existence for the locality showing location of the land, boundaries of the proposed land, shown on the map and sufficient description to define the same location, name and present width of the adjacent road and lanes and major physical characteristics of the land

proposed to be subdivided, including topography, the location and width of any water course and location of any areas subject to inundation or flood and North line.

- (b) A plan of such land which shall be drawn to suitable scale showing the complete layout of the proposed subdivision including location and width of all the proposed streets, dimensions, uses of all plot, location of all drains sewers and other utilities, building line permissible , and north line.
- (c) A key plan drawn on a suitable scale including north line.
- (d) Any other items of information which may be required by the authority from time to time.
- (e) All the plans shall be signed by the applicant (the seller) and the buyer.

4.2.4. In case of plans pertaining to subdivision of land, the Authority may either grant or refuse the approval of plans or may approve them with such modifications as it may deem fit and thereupon, shall communicate its decision to the applicant giving the notice within two months from the date of submission of the plans to the Authority .

## 5. CLASSIFICATIONS AND ESTABLISHMENT OF ZONES :

5.1. The following land use zones have been prescribed for the Dhubri Master Plans Area.

- I. Residential Zone
  - (a) Low density
  - (b) Medium density
  - (c) High density
- II. Commercial Zone
  - (a) Retail Commercial
  - (b) Wholesale Commercial
- III. Industrial Zone
  - (a) Light Industry
  - (b) Medium Industry
  - (c) Obnoxious Industry

IV) Public and Semi – public Zone.

V) Recreational and open space Zone .

VI) Green Belt Zone.

4.1. Agriculture Zone .

4.2. Circulation .

4.3. Government Land } NOTE :- No regulation is required to be specified in these Zones, only in land use and zoning maps these zones be specified .

5.2. The zone designated under 6.1. above may be further divided into sub-zones by the Authority where it deems it expedient, the designations of such sub-zones being dependent on the special use to which each such sub-zones is being utilized.

5.3. Boundaries of zones : The boundaries of each zone shall be as established in the Master Plan and a copy of the plan shall be kept on record at the official premises of the Authority. Unless otherwise shown on the Master Plan, the boundary line of the zone shall be plot lines, the

center line of the streets or such line extended, the Railway right of way lines or corporate limit lines as it exists at the time of enactments of the regulations.

5.3.1. All the disputes and differences with respected to the exact boundaries lines of the zones shall be referred to the Director of Town and Country planning , whose decision shall be final and binding .

6. REGULATION FOR DIFFERENT ZONES :

(D) Regulations for different zones regarding size of plots, minimum set back of the building or structure from the prescribed street line, minimum yard width , maximum coverage's shall be according to the Table II.

(E) Regulations for different zones regarding use prohibited shall be s followings . All other use not specifically mentioned herein shall be permissible in respective zones.

(F) REGULATIONS FOR RESIDENTIAL ZONE :

Use prohibited :

- (a) Cinema Theater .
- (b) All industries not covered by Annexure I.
- (c) Hospitals, Nursing Homes And Sanatorium treating contagious disease or Rental patients.
- (d) Petrol filling station having a plot area less than 1340 sq. mtr. (1 bigha).
- (e) Show room for motor vehicles and machinery.
- (f) Coal , wood and timber depots.
- (g) Motor repairing garage .
- (h) Manufacturing unit using more than 5 HP and employing more than 5 persons.
- (i) Godowns and Warehouses.
- (j) Bus / Truck parking area.
- (k) Wholesale shops.
- (l) Mechanical workshop/ welding shop.
- (m) Industries creating noise, smoke, odor, vibration and pollution.
- (n) Saw mills.
- (o) Dairy farming and milk processing.
- (p) Printing press (however, modern offset printing press etc. using less than 5 HP may be allowed.)
- (q) Storage of Petroleum and other inflammable materials.
- (r) Bakeries and confectioneries using power other than electricity .
- (s) Stone crusher and quarrying .
- (t) Storage and drying of fertilizers and pesticides.
- (u) Burial ground and cemetery.
- (v) Junk yards.

6.2.2. REGULATIONS FOR GENERAL COMMERCIAL ZONE :

Use prohibited :

- (a) Hospitals, Nursing Homes and Sanatoria treating contagious disease or mental patient.
- (b) Coal, wood and timber depots.
- (c) Manufacturing unit using more that 5 HP and employing more than 5 persons.
- (d) Wholesale godowns and warehouses.
- (e) Bus and truck parking area.
- (f) Wholesale shops.
- (g) Mechanical workshop / welding shop with motive power more than 15 HP.



- (h) Industries creating noise, smoke, odour, vibration and pollution.
- (i) Saw mills .
- (j) Dairy farming and milk processing.
- (k) Printing press (however, modern offset printing press etc. using less than 5 HP may be allowed.)
- (l) Storage of petroleum and other inflammable materials.
- (m) Bakeries and confectioneries using power other than electricity .
- (n) Stone crusher and quarrying.
- (o) Storage and drying of fertilizers and pesticides.
- (p) Burial ground and cemetery .
- (q) Junk yards.

**(G) REGULATIONS FOR WHOLESALE COMMERCIAL ZONE :**

Uses prohibited :

- 11 Hospitals and sanatoria treating contagious disease or mental patients .
- 12 Manufacturing unit using more than 15 HP and employing more than 15 persons.
- 13 Bus parking area.
- 14 Mechanical workshop / welding shop with motive more than 15 HP.
- 15 Industries creating noise, smoke, odour, vibration and pollution.
- 16 Saw mills.
- 17 Dairy farming and milk processing.
- 18 Stone crusher and quarrying .
- 19 Burial ground and cemetery .
- 20 Junk yards.

**(H) REGULATIONS FOR LIGHT INDUSTRIAL ZONE**

Use prohibited.

- 4. Hospitals and Sanatoria treating contagious disease or mental patients.
- 5. Mechanical workshop/ welding shop wt motive power more than 75HP.
- 6. Industries creating pollution.
- 7. Burial ground and cemetery.

**6.2.5 REGULATIONS FOR MEDIUM INDUSTRIAL ZONE:**

Use prohibited.

- (a) Sanatoria treating contagious diseases or mental patient.
- (b) Industries creating noise, smoke, odour, vibration and pollution.
- (c) Burial ground and cemetery.

Note:- Industry Department norms may be followed.

**6.2.6. REGULATIONS FOR PUBLIC AND SEMI PUBLIC ZONE:**

Use prohibited:

- (a) Cinema Theater.
- (b) All industries not covered by Annexure-I.

- (c) Sanatoria treating contagious disease.
- (d) Petrol filling station having a plot area less than 1340Sq. Mtr. (1 Bigha)
- (e) Show room for motor vehicles and machinery.
- (f) Coal, Wood and timber depots.
- (g) Manufacturing unit using more than 5 HP and employing more than 5 persons.
- (h) Godowns and warehouses .
- (i) Wholesale shops.
- (j) Storage of building materials.
- (k) Mechanical workshop/ welding shop with motive power more than 5 HP.
- (l) Industries creating noise, smoke , odour, vibration and pollution.
- (m) Saw mills.

- (n) Dairy farming and milk processing
- (o) Printing press (However, modern offset printing press etc. using less than 5 HP may be allowed).
- (p) Storage of petroleum and other inflammable materials.
- (q) Bakeries and confectioneries using power other than electricity.
- (r) Stone crusher and quarrying.
- (s) Storage and drying of fertilizers and pesticides.
- (u) Junk yards.

#### 6.2.6 REGULATIONS FOR RECREATIONAL AND OPEN SPACE ZONE:

Use prohibited:

- (a) All Industries not covered by Annexure-I
- (b) Hospital, Nursing homes and sanatoria treating contagious disease or mental patients.
- (c) Show room for motor vehicle and machineries.
- (d) Coal, wood and timber depots.
- (e) Motor repairing garage.
- (f) Manufacturing unit using more than 5 HP and employing more than 5 persons.
- (g) Godowns and warehouses.
- (h) Wholesale shops.
- (i) Storage of building materials.
- (k) Industries creating noise, smoke , odour, vibration and pollution.
- (l) Saw mills.
- (m) Stone crusher and quarrying.
- (n) Storage and drying of fertilizers and pesticides.

#### 6.2.8: REGULATIONS FOR GREEN BELT ZONE:

Use prohibited:

- (a) All the industries other than cottage industries, Horticulture / Agriculture Industries, Dairy farming and milk processing industries.
- (b) Manufacturing unit using more than 5 HP and employing more than 5 persons.
- (c) Godowns and warehouses.
- (d) Wholesale shops.
- (e) Mechanical workshop/ welding shop with motive power more than 5 HP.
- (f) Industries creating noise, smoke , odour, vibration and pollution.

- (g) Urban Housing and residences. However, rural residence in existing villages with its normal extension is allowed with connection given in 6.2.8 (h).
- (h) When any development is allowed in this zone this should be limited to 35% coverage and 100 FAR with maximum height of 4 mtr. with minimum plot size of 2.5 katha (567 Sq.m.)

#### 7.1.1. REGULATIONS FOR AGRICULTURE ZONE:

Use prohibited:

- (a) Cinema Theater.
- (b) All industries not covered by Annexure-I
- (c) Show room for motor vehicle and machineries.

- (d) Motor repairing garage.
- (e) Manufacturing unit using more than 5 HP and employing more than 5 persons.
- (f) Godowns and warehouses.
- (g) Wholesale shops.
- (h) Mechanical workshop/ welding shop.
- (i) Industries creating noise, smoke , odour, vibration and pollution.
- (k) Printing press.
- (l) Storage of Petroleum and other inflammable materials.
- (m) Tank yard.

#### 7. EXCEPTION :

##### 7.1: Exception to height yard and set back limits:

7.1.1 The height limitations of these regulations should not apply to churches, schools, hospitals and other public and semi-public buildings provided that the minimum depth of front and rear yards and minimum width of the side rear required in the zone are increased by one ft. or 304.8 mm per feet or meter by which the height of such public and semi –public structure exceeds the height limits in the feet or meter prescribed for the structure other structure in the zone.

- 4. Chimneys, elevator, poles, spires , overhead water tanks and other such projections not used for human occupations are allowed to a height not more than 1.5 meter from the minimum permissible height of a building in a particular zone.

7.1.3 Steps, gallery or balcony , weather frame, sun breaker cornice, caves, window sills or other ornamental projection may project into any yard provided such projections are not more than 0.60 meter from plinth of a building.

7.1.4 In any zone , on plots less than 60 ft. or 18 meter deep, the rear yard may be reduced by 1% for each feet or 304.8 mm if the plot depth is less than 60 ft or 18 meter.

7.1.5 Notwithstanding anything contained in this regulations, the front set back in any zone can be prescribed by the Authority in pursuance of any street schemes.

7.1.6 Height of compound walls of any zone modified in these regulations shall not exceed 5.6ft. or 1.65 meter from the ground level .

#### 7.2. **Group Projects :**

7.2.1. In case group housing projects containing of a group of twenty or more buildings, notwithstanding anything contained in the regulations, the Authority may prescribed special requirements in harmony with the character of zone.

7.3. Plinth Height end finished Ground level :

7.3.1. The maximum and minimum height of plinth of any structure shall be 2'6" or 0.75mtr. and 1'6" or 0.45 mtd. Respectively. From the nearest developed road.

7.3.2. The maximum height of finished ground level must not exceed 9" or 0.23 mtr. from the nearest development road.

7.4. Boundary wall / compound wall :

11. Except with the special permission of the Authority the maximum height of the compound wall shall be 1.5 cm above the center line of the front street. Compound wall up to 2.4m height may be permitted if the top 0.9m. is of open type construction of a design to be approved by the Authority .

12. In the case of corner plot the height of the boundary wall shall be restricted to 0.75 mm for a length of 10 m on the front and side of the intersections and balance height of 0.75 m if required in accordance with (a) may be made up of open type construction (though railing) and of design to be approved by the Authority .

13. The provisions of (a) are not applicable to boundary walls of jails, in industrial buildings, electric sub-stations transformer stations, institutional building like workshop , factories, and educational buildings like schools, colleges, including the hostels and other uses of public utility undertakings and height up to 2.4 m may be permitted by the Authority .

14. Compound gate should open entirely in side the property and shall not open any access / path ways/ roads/ street .

8. SUB COMMITTEE ON ZONING APPEALS :

8.1. Sub committee shall be constituted from out of the members or the Authority by the Chairman, and if no Authority is constituted, in such cases by the Director of Town & Country Planning, which shall be called the "Sub Committee on Zoning Appeals".

8.2. The Sub Committee shall consist of at least five members. The Chairman of the Authority, Director of Town and Country Planning or his nominee, the Town Planning Officer and two other members of whom one representing the local Authority and other member representing commerce and industry (private sector) shall be the members subject to the approval of the Government, when the Authority is superseded, the Administrator, or when no Authority is constituted the Deputy Commissioner / Sub-Divisional Officer or his nominee, and the Director of Town and Country Planning or his nominee. The Town Planning Officer of the Authority and two other members one of whom representing the local Authority and the other presenting commerce and industry ( private sector) to be nominated by the State Government shall be the members .

- 8.3. The Chairman, Administrator, Deputy Commissioner / Sub-Divisional Officer or his nominee or in his absence, Director of the Town and Country Planning or his nominee shall preside over such meeting and the quorum shall consist of all least members.
- 8.4. The Chairman or the Administrator or when no authority is constituted the Director of the Town and Country planning or his nominee shall convene such meetings of the sub-committee of zoning will normally meet once in a month to consider any cases of zoning Appeals.
- 8.5. The Sub-Committee shall have power to grant variance with respect to front, rear or side yard or building and area requirements if at the time of adoption of these regulation

a plot of land is smaller than minimum size specified for the land in which it is located and compliance with front, rear, side yard and height and area regulation is not feasible because of topography or other special consideration, the case may be brought before the sub-committee on Zoning Appeals. This sub-Committee can grant variance and permission given with such modifications as are necessary but should conform as closely as possible to the requirement specified for the zone in which the plot is located. In all cases the particulars reasons for the variance should be recorded by the Sub-Committee.

- 10.8. The Sub-Committee on zoning appeals shall not have the power, however to grant use variance , where a change of use other than that specified in the zone in which the plot located is permitted.

9. **PENALTIES:**

- Appellate Authority : Any person, firm body or corporation aggrieved on the order of the authority may appeal to the appellate in the Assam Town and Country Planning Act,1959 and as amended.
- Penalties to e revised for violation of provision of Master Plan/ Zoning Plan Regulations and Bye Laws.
- All provision of Zoning Regulations except items given below shall not be compounded / regularized and shall have to be rectified by alterations/ demolition at the risk and cost of owner.

Compoundable Item:

- |    |                          |   |                          |
|----|--------------------------|---|--------------------------|
| 1. | Coverage                 | - | Maximum of 15%           |
| 2. | FAR                      | - | Maximum of 10%           |
| 3. | Set back                 | - | Up to 2'.6"              |
| 4. | Open Space               | - | Maximum of 10% reduction |
| 5. | Total Height of building | - | 1.5%                     |

Non- Compoundable Item:

1. Use of Building.
2. Addition of extra floor.
3. Parking norms.
4. Projection / Encroachment of public land.

9.2.2 Rate of building constructed prior to approval of this regulation.

- (1) Rs. 25.00 per Sq.mtrs. area constructed unauthorisely for residential building upto 110Sq. mtrs. Also for all public and semi public and utility building, religious institution and educational building.
- (2) Rs. 100.00 per Sq. Mtr. of area constructed unauthorisely for residential building above 100 Sq. mtrs Group and apartment building etc.

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- (3) Rs. 500.00 per Sq. mtr of area constructed unauthorisely for commercial business (office, Hotel , Shop etc) Industrial, Cinema, petrol pump etc. The building not specially covered under above categories shall be compounded as decided by the Authority considering the merit of each case individually.

9.2.3. For building constructed after the approval date of this regulation the rates will be double the rates given in 9.2.2.

9.2.4. Additional penalties will be levied for infringe of set backs as per the rates in addition to the penalties proposed in CL (ii) & (iii).

- |       |                  |   |                                     |
|-------|------------------|---|-------------------------------------|
| (i)   | Upto 0.15 mtrs.  | - | no penalty                          |
| (ii)  | Above 0.15 mtrs. | - | to 0.30 Mtr. Rs. 10.00 per Sq. mtr. |
| (iii) | Above 0.30 mtr.  | - | to 0.75 mtr. Rs. 20.00 per Sq. mtr. |

Note- Considering the local condition of the towns the fines proposal in the zoning regulations may be adjusted and modify by the sub-committee on zoning appeals with approval of the authority concerned who will be implementing the Zoning Regulations.

10. The minimum floor area ratio (FAR) for residential, commercial, institutional and other industrial building accordingly to plot size and abutting road width from 12m and above and special norms for plotted development for minimum size of residential plots will be governed by the local condition of the town. And accordingly the Zoning Regulation for the particular town should incorporate their provision, over and above the requirement given in this regulations it is deemed required by local Authority.

**TABLE -I**  
**MINIMUM OF STREET PARKING SPACE**

Table of use	One parking space shall be provided for every.		
	Car (Sq. Mtr/ Sq. Ft.)	Scooter (Sq. Mtr/ Sq. Ft.)	Bicycle (Sq. Mtr/ Sq. Ft.)
(a) Residential Building	93Sq. mtr. (1000 Sq.ft.) of floor Area.	-	-
(b) Group Housing	Each dwelling unit or Part thereof.	-	-
(c) Theaters & Auditoriums & Marriage Hall	40 Seats of accommodation	25 seats of accommodation	25 seats of accommodation

(d) Retail Business	93Sq. mtr. (1000 Sq.ft.) of floor Area.	46 Sq, mtr. (500 sq.ft) of of floor Are	9 Sq. mtr(100 Sq.ft) of floor Area
(e) Office Building	93Sq. mtr. (1000 Sq.ft.) of floor Area.	456Sq, mtr. (500 sq.ft) of of floor Area	9 Sq. mtr(100 Sq.ft) of floor Area
(f) Hospital	30 beds of accommodation	20 beds of accommodation	10 beds of accommodation
(g) Hotel	93Sq. mtr. (1000 Sq.ft.) of floor Area.	46 Sq, mtr. (500 sq.ft) of of floor Area	9 Sq. mtr(100 Sq.ft) of floor Area

(g) Restaurants	30 seats of accommodation	10 Seats accommodation	--
(i) Industrial Building	(Considering the type of Industry the parking space requirement will be determined by the authority )		
(j) Wholesale & Warehouse	93Sq. mtr. (1000 Sq.ft.) of floor Area.	46 Sq, mtr. (500 sq.ft) of of floor Area	9 Sq. mtr(100 Sq.ft) of floor Area
(k) Nursing Homes	46 Sq, mtr. (500 sq.ft) of of floor Area	46 Sq, mtr. (500 sq.ft) of of floor Area	46 Sq, mtr (500 sq.ft) of of floor Area

(I) Any other special type of building of building to be determined by the authority.

Note : One Car Parking space.

Shall normally mean 3.0mc6.0m (10'-0"x20'0")

The parking space to be provided in the building shall be as per the details given in the Table-I. In providing the parking car has to be taken that 50% of the open space is left for landscaping and not counted for in the parking calculations . At least 25% of the open space reserved as organized open space which should be clearly shown in the service plan.

For calculation of car space the following shall be considered.

Area of each car space:

- i) Basement parking - 30 Sq. mtr.
- ii) Stilt - 25 Sq. mtr
- iii) Open parking - 20 Sq. mtr

**TABLE-II**  
REGULATIONS FOR DIFFERENT ZONES.

<b>Requirement</b>	<b>residential zone</b>	<b>wholesale commercial zone</b>	<b>commercial zone</b>
	(Dimensions are indicated as M/F)		
1. Minimum set back of the Building or structure from the edge of the road/ prescribed Street line for plots with minimum size			
Low density	3.70/12'-0"	6.00/20'-0"	3.00/10'-0"

Medium density	3.00/10'0"	Cantilever	for corner plots plinth
High density	3.00/10'0"	Projection of the	set back on both roads
		Ground floor &	Cantilever projection of
		Upper floors may	Ground floor may be
		be allowed leaving	allowed leaving 1.50mtr
		4.5m(15'-0") clear	(5'-0")clear to sky over to sky
		over front	front open yard.
		Open yard.	For construction of
No posts walls or any other			Building meant for
Projection of the building			residential uses in the
Or structure shall be allowed			commercial zone the
Within the set back line, for			requirement shall be
			same that of high

Ground floor of a building or Structure which is permitted for shops, any projection or canopy from it may however be allowed up to 1.50m. (5'-0") from the edga of the road/ Prescribed street line. But no post, pillar or any supporting Column of any type projection. But for all upper floors the minimum at back prescribed must be maintained.

Density residential zone.

The range of density may be as follows:  
 Low density - Below 75 P.P.H.  
 Medium density - 75/150 P.P.H.  
 High density - above 150 P.P.H.

2 minimum yard low density :	Rear 3.0Mtr. (10'-0")	Rear 3.0 Mtr.	Rear 3.0mtr. (10'-0")
	(10'-0")		
Side 1.8 m (6'-0")	Side : 2.4 mtr.	side : 1 mtr.	
Med. Density : Rear 3.0mtr. (10'-0")	(8'-0")		
	If minimum	if any part of the upper side 1.5mtr. (5'-0")	
	Side yard floor is used for residential	purposes of for human	
	os 1.47 mtr.	habitation the side yard	
High Density : Rear 3.0 Mtr.	on, one side	shall be as per the high	(10'-0")
Yard on the	than the side		
Side 1.5mtr. (5'-0")	density residential zone		
	other side		
	Shall be		
In low density zone minimum yard.	3.6 mtr.		
On one side may be 1.5 mtr. (5'-0")	(12'-0")		
Side shall be 2.1 mtr. (7'-0")			

Requirement	Residential Zone	Wholesale commercial Zone.	Commercial zone
	(Dimensions are indicated as meter/ feet)		
3. FAR & coverage	FAR Max. coverage	FAR Max. coverage	FAR Max. coverage
	125 55%	240 60%	320 80%
Med. Density :	200 60%	A. Mezzanine t the extent of 33% of plinth area shall not be counted for Calculation.	
FAR.			
High Density	240 60%	B. Basement not used for human habitation shall not be counted for FAR calculation	
Calculation			
Green belt :	100 35%		

Note: Maximum height of building :  
 Building shall not exceed three story or a height of 10.70 mtr. (35'0") without the following additional provisions for open spaces all round the building.



- (a) The side and rear set back should be increased by 0.30mtr. (1'-0") for every 1.50 mtr. (5'-0") of additional height of the building in addition to the set back already prescribed in these rules.
- (b) Building shall not exceed 1.5times the width of the road plus front open space.

Special requirements of high building.

- (a) When a building is created or raised to a height greater than four story (Maximum height of 16.0mtr. or 52'-0") at least one left should be made available.
- (b) When a building is created or raised to a height greater than four story (Maximum height of 16.0mtr. or 52'-0") the following requirement shall be complied with.

- (1) The requirement for the fire prevention and fire fighting shall be carried out . A no objection certificate from fire services to be furnished with the application.
- (2) Water storage tanks and pumps of approved size shall be provided and maintained in working condition.
- (3) A service plan indicating the following shall have to be furnished with the application.
  - (i) Solid waste/ waste water disposal system and internal drainage.
  - (ii) Source of water.
  - (iii) Location of septic tank, soak pit etc.

Requirement for special types of building :

- a) The following shall apply for special types of building viz : Cinema House, Nursing Homes etc.
  - (1) The requirement for fire prevention and fire fighting with the application
  - (2) Water storage tanks and pumps of approved size shall be provided and maintained in working condition.
  - (3) A service plan indicating the following shall have t be furnished with the application.
    - (i) Solid waste/ waste water disposal system and internal drainage.
    - (ii) Source of water.
    - (iii) Location of septic tank, soak pit etc.
- (B) For petrol filling stations:
  - (1) The minimum area of plot shall be 2k , 10L
  - (2) The minimum distance between underground tank and outlet point must not be less than 10mtrs. And yard requirement shall be as per requirement for light industrial Zone.

5.0. ELECTRIC HIGH TENSION LINE:

For areas over which electric high tension line passes the norms specified by ASEB from time to time to be followed.

6.0. Special regulations for construction in hilly areas.

- (i) The authority may ask for detailed topographic survey may of the site, showing he proposed ground levels of the plot and the remedial conservation measures to check the undesired erosion that may effect he adjoining areas. The authority may also give special direction for framing the proposal in such a way which involves least disturbance to the natural terroim and keeping for bare land which is not allowed.
- (ii) If terrance cutting is done for building constructed on hill the depth and slope of the cut should be restricted according to the soil characteristic of the area.

- (iii) Adequate drainage provision should be kept to the satisfaction of authority so that rain water and waste water can drain out from the plot without causing soil erosion .
- E. Set back line, yard width, coverage and other particulars will be according to the standards as below:-

E.1. MINIMUM PLOT SIZE FOR RESIDENTIAL USE:

Density	Plot	Size	Far	Coverage
(a) High	15 Lessa i.e.	200 Sq.mt.	240	60%
(b) Medium	01 Katha i.e.	268 Sq. mt.	200	60%
(c) Low	01K-05L. i.e.	335 sq. mt	125	55%

E.2. MINIMUM WIDTH OF PLOT:

- |    |                                   |   |            |
|----|-----------------------------------|---|------------|
| a) | Upto 15 Lessa i.e. 200 sq.mt.     | - | 75 mtrs.   |
| b) | 15 lessa to 1L-10L i.e. 400 sq.mt | - | 10 mtrs.   |
| c) | 1K-11L to 2K-10L i.e. 670 sq.mt.  | - | 11.5 mtrs. |
| d) | More than 2K -10 i.e. 670 sq.mt.  | - | 12 mtrs.   |

E.3: SET BACK REGULATIONS.

- (a) Minimum set back of the building or the structure from the prescribed street line.

i) FRONT SET BACK:

Every building fronting a street shall have a front space from the prescribed street line forming and integral part of the size as below:-

Width of street fronting the Plot.	Minimum front open space fro building	
	Below height of	above the height of
Upto 6.6 meters	3.0 mtrs.	3.0 mtrs.
Upto 15 meter.	3.0 mtrs.	4.5 mtrs.
Upto 15 meter	3.0 mtrs.	6.0 mtrs.

The proposed width of the street will be taken as street width for consideration of these set backs.

In case of building abutting two or more streets the wider street shall be considered for determining front set back.

(ii) SIDE SET BACK:

For high density zones side set back shall be 1.5 meters.  
For medium density zones side set back shall be 1.5 meters.

- (iii) Rear set back for all density zone shall be 3.0 mtrs.

E.4: REGULATIONS FRO APARTMENT BUILDING :

Minimum plot size	- 803 sq. mt.	-3 Katha in high & medium density zone and
	1883sq mt.	- 1 bigha for low density zone.
Maximum coverage	- 35%	
Minimum front set back	- 4.5 meters.	

Minimum rear set back - 4.5 meters.

Minimum side set back - 2.4 meters.

A plot abutting a street with a width of above 15 meters, the front set back shall be calculation according to the width of the abutting street as given in the clause No.3.

**F.5: REGULATIONS FOR COMMERCIAL USE IN COMMECIAL ZONE:**

Minimum plot size - 167.4 sq.mtr.

(iv) Set back up to the height of 11.5 mtrs.

Minimum width of plot - 5.0 mtr. with 1.5 mtr.

Minimum front set back - A minimum of 1.0 mtr has to be maintained in each side which can be relaxed to only one side if the adjoining plot owner agrees to have a common wall with his buildings.

Minimum Rear set back -

Upto plot depth of 18mtrs 1.5 mtrs.

Above plot depth of 18 mtrs. 3.0 mtrs, with maximum 1.5 mtrs.

Projection on the upper floors.

If any part of the ground floor or any other upper floor is used for residential purpose or for human habitation the side set back of the building shall be as per the high density residential zone.

A Plot abutting a street with a width of above 15 mtrs. the from set back shall be calculated according to the width of the abutting street as given in the clause No. 03 . For commercial zone the maximum FAR shall be 320 and maximum coverage shall be 80% . But for a bilding mixed use in this zone the maximum FAR should be limited to 275 in this zone.

(ii) Additional setback for a building with a Height of above 11.5 meters.

Height	rear set back	side set back
--------	---------------	---------------

11.5 meters upto	-----	1.5 meters.
------------------	-------	-------------

Upto 15 meters	-----	243 meters.
----------------	-------	-------------

Above 15 meters	-----	Side and rear setback should be increased by 0.3 meters
-----------------	-------	---

For every 1.5 meters of additional height of the building in addition to the set back already prescribed for a building of 15 meters height up to a maximum of 1.5 meters of additional set back on both rear and sides.

**E.6: REGULATIONS FOR WHOLESALE COMMERCIAL ZONE AND FOR WHOLE SALE USE.**

Minimum plot size - 670 sq. mtrs.

Minimum plot width - 15 meters.

Minimum coverage - 55%

Minimum front set back - 6 mtrs.

Maximum side set back -1.8 mtrs. on one side and the set back on the other side will be 3.6 mtrs.

Rear set back - 3.0 mtrs.

F.A.R. - 175 for building of public and semi public use.

**E.7: REGULATIONS FOR PUBLIC AND SEMI PUBLIC ZONE AND PUBLIC AND SEMI PUBLIC USE:**

Minimum plot size - 400 sq. mtrs.

Minimum coverage - 45%

Minimum front set back -

Front set back - 6.0 mtrs

Side & Rear - 3.0 mtrs.

F.A.R. - - 175 for building of public and semi public use.

E.8: REGULATIONS FOR INDUSTRIAL ZONE :

	Requirements		light Industry		Medium Industry.	
	Area in sq. mtrs.	Width in mtrs.	Area in Sq. mtrs.	Width in mtrs.	Area in Sq. mtrs.	Width in mtrs.
(1)	Minimum Size of Plot	744.00	15.2	1800.00	27.5	
(2)	Minimum set Back of the structure Building or.	All	6.00	All structure	9.0	

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	the structure				
	From the prescribed Street line				
(3)	Minimum yard Width	Rear side	6.0 3.0	Rear Side	6.0 6.0
		If any structure of building is permitted for human habitation under the provision of these rules the yard conditions shall be same as prescribed residential zone.		if any structure of building is permitted for human habitation under the provision of thses rules the yard conditions shall be same as prescribed for medium density residential zone.	
(4)	Maximum Height		15		15 mtrs
(5)	Maximum Coverage		50%		50%

E.9: REQUIRMENTS FOR SPECIAL TYPES OF BUILDINGS:

(To be applicable for all zones where the particulars use is permissible)

(A) NURSING HOME/ HOSPITALS:

(In all zones where, it is permitted / permissible on appeal)

Minimum plot size	1000 sq. mtrs. i.e. 0.75 Bigha
Minimum coverage	- 45%
Minimum front set back	-
Front set back	- 7.5 mtrs
(a) Side & Rear	- 4.5 mtrs.
(b) F.A.R.	- 200

(B) PLACE OF WORSHIP:

(Applicable for new proposals)

Minimum plot size	- 804sq. mtrs. i.e. 3 k
Minimum coverage	- 50%
Minimum front set back	-
Front set back	- 7.5 mtrs
(a) Side & Rear	- 5.0 mtrs.
(b) F.A.R.	- 3.0

(C) CINEMA HALL AND AUDITORIUM

Minimum plot size	- 1860 sq. mtrs. i.e. 1B-3K-9L
Minimum coverage	- 40%
Minimum front set back	-

- Front set back - 9.0 mtrs  
 (a) Side & Rear - 4.5 mtrs  
 (b) F.A.R. - 125

- (D) FILLING STATION :  
 (a) Minimum plot size - 31 mtrs. x 17 mtrs.  
 (b) Petrol filling station with servicing bed  
 Minimum plot size - 31 mtrs. x 31 mtrs.

(E) SCHOOL BUILDING :					
	Minimum Plot Size	Maximum Coverage	Minimum front set back	Minimum side set back	Minimum rear set back
(a)	Pre-535 sq.mt Nursery / Nursery 02 Katha	50%	6.0 Mtr	3.0 Mtr	3.0 Mtr
(b)	Primary 804 Sq.mt. 03 Katha	50%	7.5 Mtr	3.0 Mtr	3.0 Mtr
(c)	High School 2677 Sq.mt.	50%	7.5 Mtr	3.0 Mtr	3.0 Mtr
(d)	College 4015sq. mt. 03 Bigha	50%	7.5 Mtr	3.0 Mtr	3.0 Mtr
	Organized Parking	-	20% of the total Plot area.		
	Organized recreation Of open space.	-	20% of the total Plot area.		

\* For Govt institutions regulations adopted by Educational Department with be followed.

E.10.1: Mezzanine to he extent of 33% of plinth area shall not be counted for F.A.R. Calculation.

The height of the mezzanine shall not be less than 2.2 mtr. and not more than 2.7 mtr.

E1.2: Basement shall not be counted for F.A.R. calculation for following uses :-

- 10.4. Storage of house goods of mot inflammable materials.
- 10.5. Dark rooms, strong rooms and bank cellars etc.
- 10.6. Air conditioning and other machines used for services and utilities of the building.
- 10.7. Parking places and garage.
- 10.8. Stock rooms and libraries.

If the basement is used for office or commercial purpose it shall be counted in F.A. R.

E.103: (a) Partial unenclosed balcony projections for a length 1/ 4th of the building length / breadth in upper floors up to a minimum setback line of 1.5 mtr. from plot boundary will be allowed subject to a maximum width of 1.5 mtr.

10. The projection of cantilever or cupboard or shelve up to 0.75 mtr. in depth shall be permitted and exempted from covered area calculation. The will be allowed only from first floor and shall not exceed 20 mtr. per habitable room and cupboard under window.

11. A canopy not exceeding 4.5 mtr in length and 2.5 mtr. in width in the from of unenclosed cantilever over the main entrance with a clear height of 2.2 mtr below the canopy shall be allowed.

12. Light and Ventilation:-

When any habitable room excepting bath W.c. store room , kitchen and dining are not abutting on either the front side rear open space it shall about in an interior open space where minimum width will be 3mtr.

For ventilating the spaces for W.C. bath store, kitchen and dining if not opening or any open space shall open on the ventilation shaft the size of which is given below:

Height Building	Minimum area of shaft	Minimum width of shaft.
-----------------	-----------------------	-------------------------

(1) W.C. & Bath & Store	(a) Upto 18m. 4Sq. m	2m.
	(b) Above 18m. 6.25sq.m.	2.5m
(2) Kitchen & Dining	(a) Upto 18m. 6.25Sq. m	2.5 m.
	(b) Above 18m. 9 sq.m.	3m.

E. 10.4 . The parking space to be provided in the building shall be as per the details given in the appendix –I in providing the parking, care has to taken that 50% of the open space is left for landscaping and not counted for in the parking calculations. At least 25% of the open space reserved as organized open space which should be clearly shown in the service plan.

- (i) Basement parking - 30 Sq. mtr.
- (ii) Stilt - 25 Sq. mtr.
- (iii) Open parking - 20 Sq. mtr.

E.11: ADDITIONAL REQUIRMENTS FOR MULTISTOREYED AND SPEICAL TYPE OF BUILDING :

- (A) Service plan showing the following details private water sewerage disposal system and details of building services where required by the authority shall be made available on a scale not less than 1:100 and it should also include the following .
  - (a) For outlet from the soakpit to municipal drain if provided an intermediate treatment chamber should be installed, details of which is to be shown in service plan subject to approval of authority.
  - (b) Garbage Vet.
  - (c) Organised open space as specified by clause 2.25  
Details of building services include:-
    - (i) Air conditioning system, if any.
    - (ii) Details of exists including provisions of ramps, etc. for hospital and special risk building.
    - (iii) Location of generator, transformer and switch gear.
    - (iv) Smoke exhauster system and fire alarm, if any.
    - (v) Location of centralized control of fall firm alarm system if any.
    - (vi) Location and dimension of static water storage and pump house.
    - (vii) Location of fire protection installation sprinklers wattrisers, etc. if any.
- N.B: These should generally be as per specifications of national building code.
- (viii) Size (Width) of main and alternate staircase along with balcony approach, corridor and ventilated lobby approach.
- (ix) In case of nursing homes and hospital details of incinerator for treatment of hospital waste is to be submitted and clearance from appropriate authority under Assam Health Establishment Act, 1993 and 1995 will be required before its clearance by development Authority.
- (x) The height of the ground level and the plinth level from the nearest development road level.
- (B) NOC from the State Fire Service shall required for building above the height of 15.8 m
- (C) specifications :- General specifications of the proposed construction giving type and grade of materials of public use along with soil testing report and structural details should be as giving

in appendix duly signed by architect / engineer / supervisor / group may be should accompany the application for building above three story.

- (D) Supervision :- Applications shall be further accompanied by a certificate of supervision by the licensed architect engineer groups as the case may be.
- E.12: For the hazardous and industrial building Authority may ask for NOC from the state population control Board.

- E.13: All other regulations not specifically mentioned here will be applicable as per the provision of Bye laws.
- E.14: Authority may ask for any other information considering special nature of building and location of the plot.
- E.15: Panel action for violation of master Plan and its zoning Regulations and Bye Laws. The Authority under provision fo T& C.P. Act, 1959 shall panel action for violations of Master Plan/ Zoning Regulation or Bye Laws which may include stoppage of construction activity, demolition/ Alternation and in paying fine and by having penalties as given in the Act.
- E.16: The structural design, construction standard etc. of all multistoried building are required to be supervised during construction at three stage at (1) foundation (2) plinth/ Ground floor (3) upper floor in the manner described below.
- (i) The individual / promoter so required to get their construction mentioned three stages of construction through licensed technical firms of Authority before proceeding with next stage of construction failing which the authority may revoke the permission.
- E.17: Any dispute arises about the interpretation of any definitions or provisions of these rules, the decision of the authority shall be fine. However, aggrieved persons may appeal to the appellate authority against such decisions and the decisions of the appellate Authority shall be shall be final and binding to all concerned checked at

#### ANNEXURE-1

#### AN INDICATIVE LIST OF INDUSTRIES WHICH COULD BE PERMITTED IN RESIDENTIAL AREA AS STATED IN ARTICLE 7.2.1

- |   |                                   |
|---|-----------------------------------|
| 01. Cosmetic Products                     | 02. Agarbatti                     |
| 03. Writing Ink                           | 04. Sealing box                   |
| 05. Watch, pen and spectacles repairing . | 06. Acrylic sheet button.         |
| 07. Plastic covers (Dairy and Files etc.) | 08. Knitted plastic bags.         |
| 09. Shoe repairing and manufacturing      | 10. Rubber stamps.                |
| 11. Rubber molded goods                   | 12. Food products.                |
| 13. Creamery & Dairy products             | 14. Atta chakki & Masala grinding |
| 15. Repacking of Medicines                | 16. Paper products.               |
| 17. Card Board boxes.                     | 18. Book binding                  |
| 19. Assembly of Furniture units           | 20. Ready made garments.          |
| 21. Making of lac Bangles                 | 22. Batik Printing.               |
| 23. Ivory carving                         | 24. Embroidery                    |

- |                               |                              |
|-------------------------------|------------------------------|
| 25. Watch straps (Nylon)      | 26. Canvas bags & Products.  |
| 27. Hosiery items             | 28. Surgical bandages.       |
| 29. Shoe laces etc.           | 30. Thread rolls.            |
| 31. Tailor labels             | 32. Mirror & Frame making    |
| 33. Decorative Glass articles | 34. Chalk sticks.            |
| 35. Tailor shop               | 36. Cycle repairing shop.    |
| 37. Basket making             | 38. Wire brushes.            |
| 39. Umbrella assembly         | 40. Wooden toys              |
| 41. Paper pins, gem clips     | 42. Wire stands for kitchen. |
| 43. Wire staples              | 44. Wire stands for kitchen. |

- |   |   |
|---|---|
| 45. Wire for curtains                                       | 46. Wire loops  |
| 47. Decorative key rings                                    | 48. Like clips.   |
| 49. File clips  | 50. Shop & Tent eyelets.                                  |
| 51. Brass Jewellery   | 52. File cover Accessories                                |
| 53. Garments Hooks and Eyes                                 | 54. Link Chain.   |
| 55. Heating elements (For domestic appl)                    | 56. Decoration Lighting series                            |
| 57. Transistor Radio Covers.                                | 58. Decorative Leather goods.                             |
| 59. Industrial leather hand gloves.                         | 60. Manufacture of bidis.                                 |
| 61. Processing of suparis                                   | 62. Laundry, Dry Cleaning & Cleaning                      |
| 63. Cotton cloth weaving in Hand Looms                      | 64. Metal Polishing                                       |
| 65. Repairing of electric Instruments                       | 66. God, Silver, Thread, Zari Work, Jewellery, Ornaments. |
| 67. Manufacture, repairing & Tuning of Musical instruments. |   |

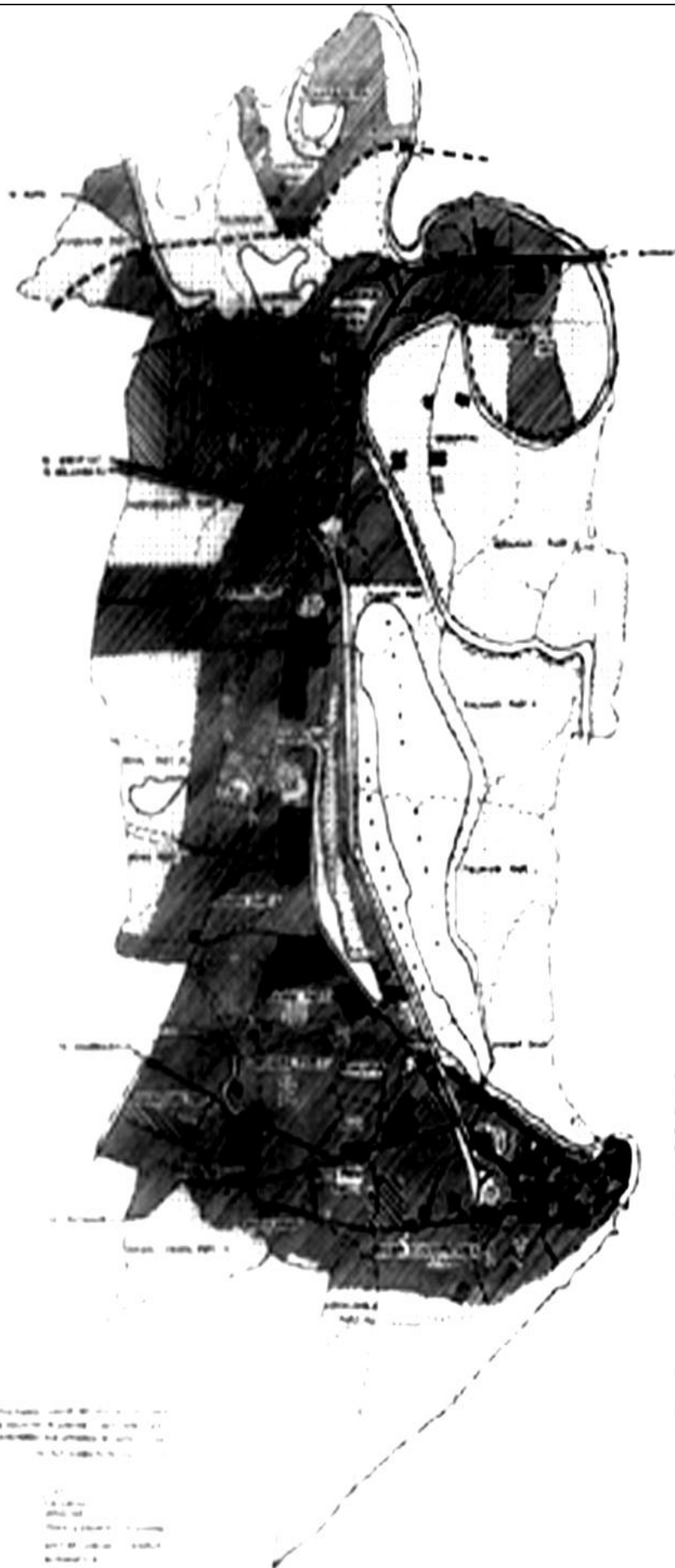
**P.K. CHOWDHURY**

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









- L L L L L  
 Residential  
 Commercial  
 Industrial  
 Public Use (School, etc.)  
 Public Use (Park, etc.)  
 Public Use (Cemetery, etc.)  
 Public Use (Other)  
 Other Use
- Road  
 National Highway  
 State Highway  
 District Road  
 Village Road  
 Other Road  
 Canal  
 Drain  
 Other Water Body  
 Public Use (Other)



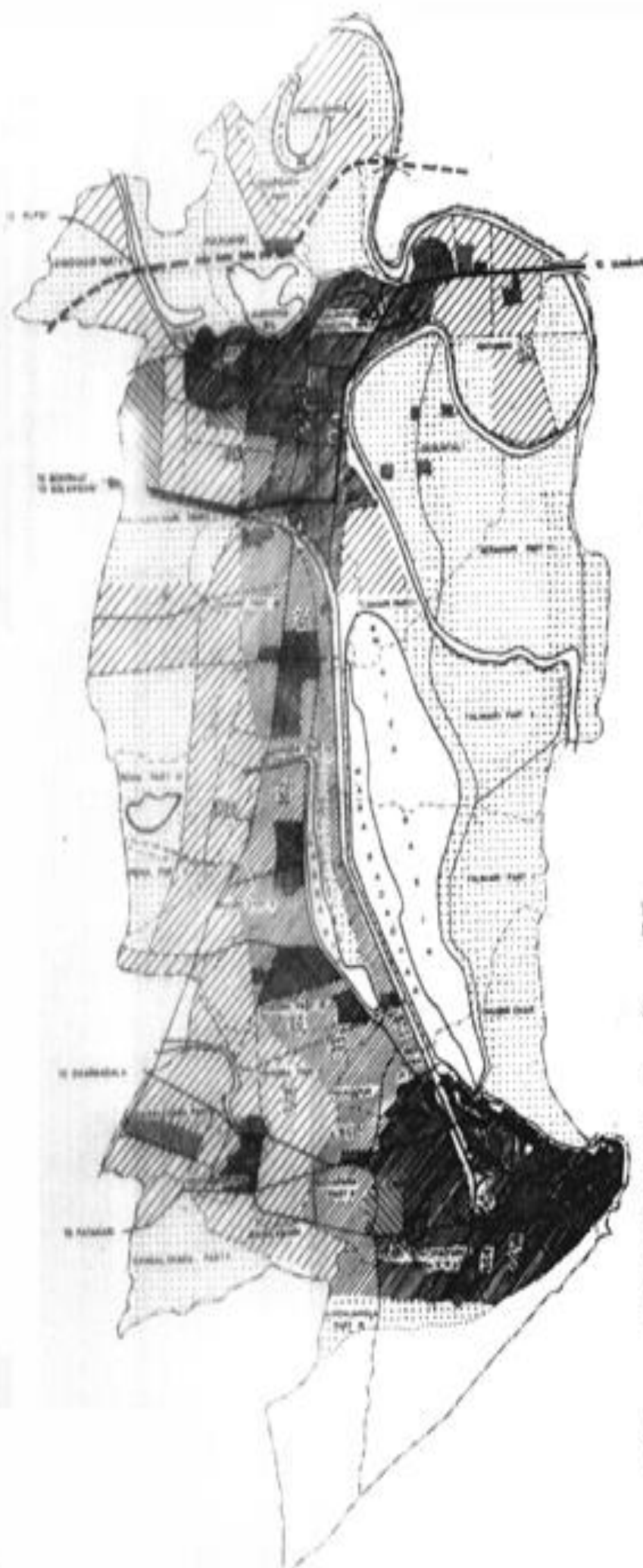
The map is prepared by the  
 Planning Commission, Government of India,  
 New Delhi, in accordance with the  
 provisions of the Land Use Act, 1986.

Date: 10/10/2021  
 Scale: 1:50,000  
 Author: [Name]  
 Designer: [Name]



PROPOSED LAND USE PLAN 2021  
 CHUBRI MASTER PLAN AREA  
 (FINAL)

Prepared by  
 [Name] & [Name]  
 [Address]  
 [City]



**LEGEND**

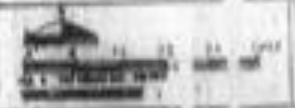
<b>RESIDENTIAL ZONE</b>	
LOW DENSITY	
MEDIUM DENSITY	
HIGH DENSITY	
<b>CENTRAL ZONE</b>	
RETAIL COMMERCIAL	
WHOLE SALES COMMERCIAL	
<b>INDUSTRIAL ZONE</b>	
LOW DENSITY	
HIGH DENSITY	
RECREATIONAL & OPEN SPACE ZONE	
PUBLIC & SEMI PUBLIC ZONE	
WATER WELLS ZONE	
AGRICULTURE	
WATER BODY	
WATER	
WATER PLAN BOUNDARY	
MUNICIPAL BOUNDARY	
VILLAGE BOUNDARY	
PRESENT RIVER BOUNDARY	
<b>ROADS</b>	
NATIONAL HIGHWAY	
PRIMARY ROAD	
SECONDARY ROAD	
TERTIARY ROAD	
RAILWAY	

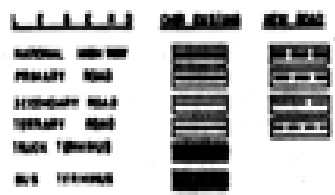
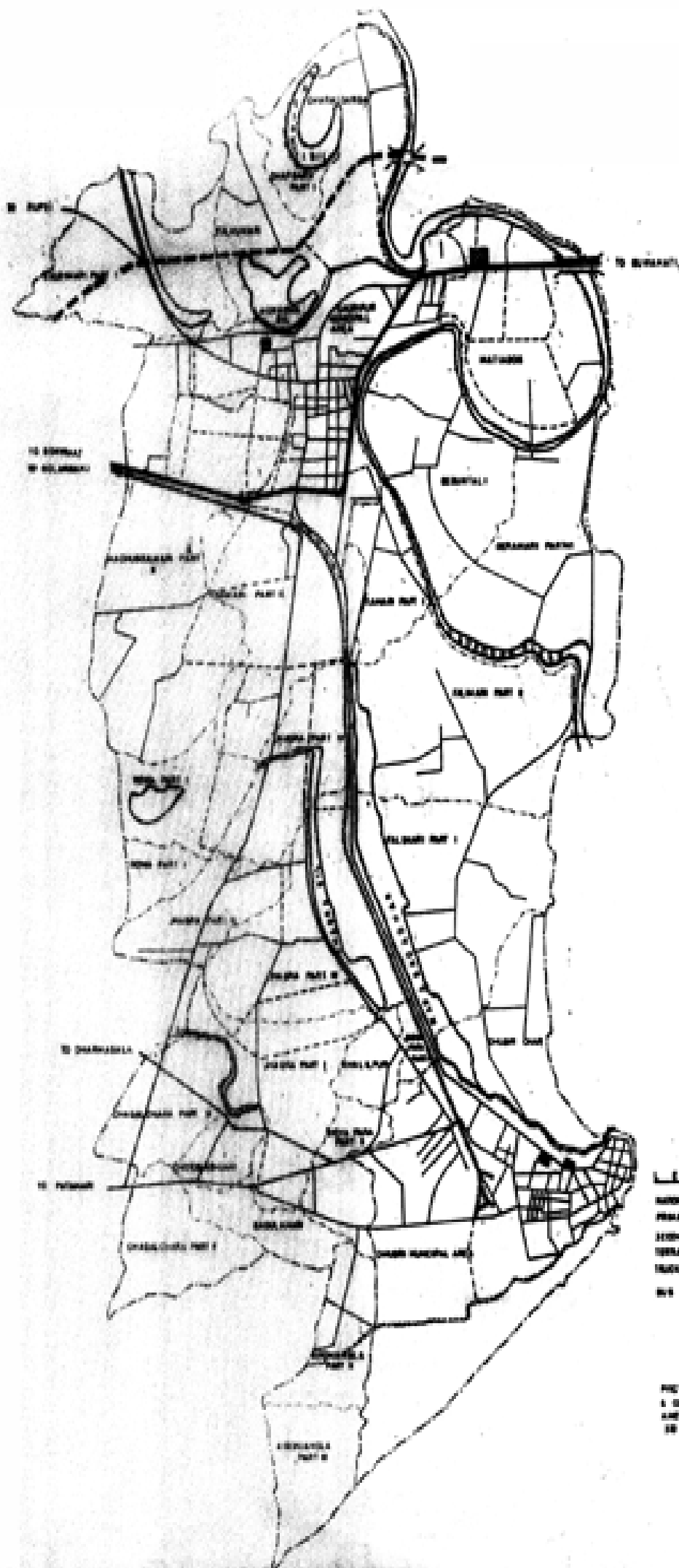
PREPARED UNDER SECTION 163 OF TOWN & COUNTRY PLANNING ACT 1966 AND AMENDED AND APPROVED BY NOTIFICATION NO. TUP (S) 103/17/14, DATED 14th APR 2019

*[Signature]*  
 TOWN & COUNTRY PLANNING  
 OFFICE  
 DISTRICT OFFICE, DUBUIGRA  
 DUBUIGRA

**PROPOSED ZONING PLAN 2021  
 DHUBRI MASTER PLAN AREA  
 FINAL**

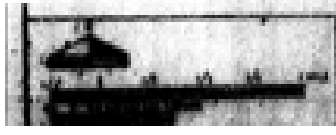
PREPARED BY  
 TOWN & COUNTRY PLANNING  
 OFFICE  
 DISTRICT OFFICE, DUBUIGRA  
 DUBUIGRA





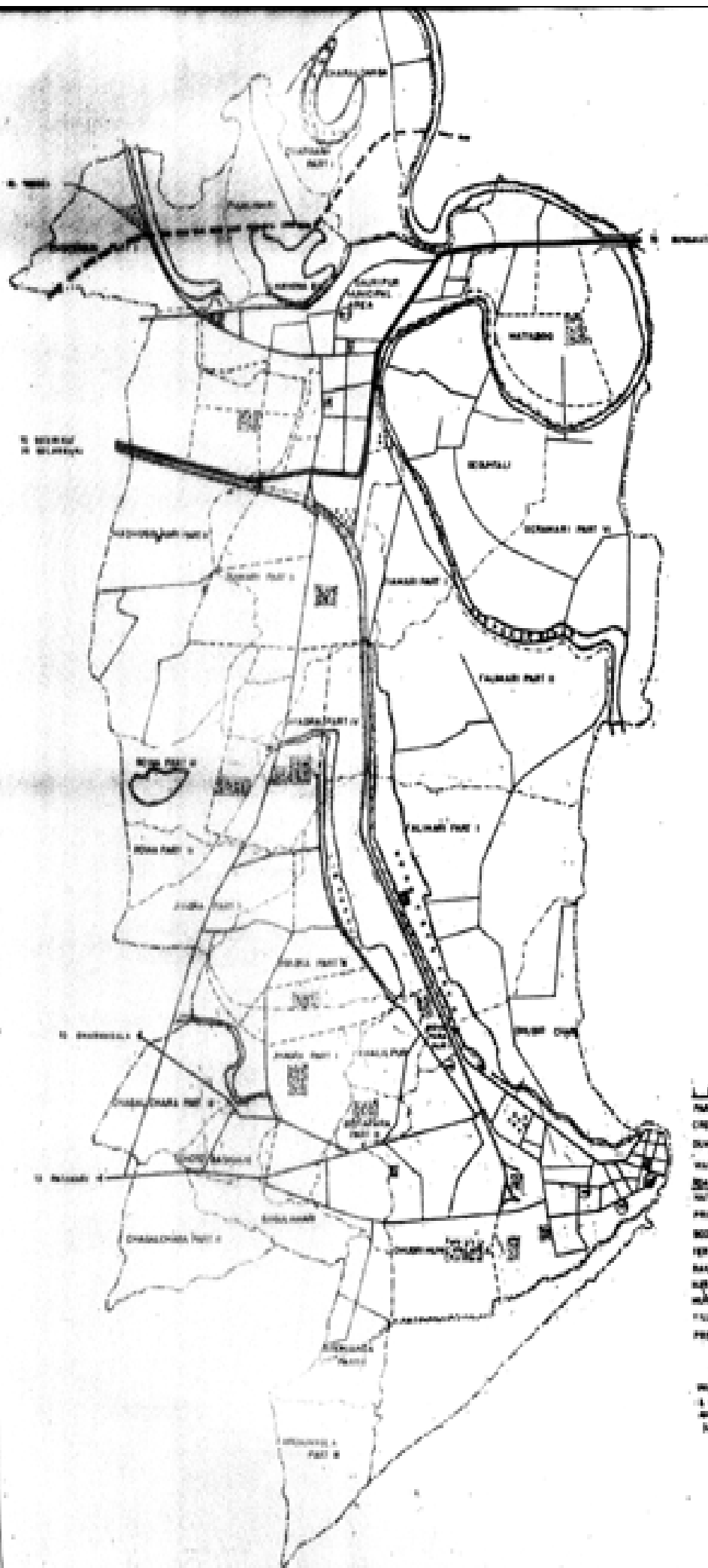
FIGURES GIVEN HEREIN REPRESENT  
 A QUANTITY PLANNED AS AT 2021 (AT  
 APPROXIMATE APPROX BY 2021)  
 OR THE 100% DEVELOPMENT OF THE AREA

*(Signature)*  
 Director  
 Town & Country Planning  
 Dept. of Urban Development  
 Government of West Bengal



**PROPOSED TRANSPORTATION PLAN 2021  
 DHUBRI MASTER PLAN AREA  
 (FINAL)**

Prepared by  
 Town & Country Planning  
 Dept. of Urban Development  
 Govt. of West Bengal



- Park & Playground
- Drainage & Sewerage
- Storm Water
- Water Supply
- National Highway
- State Highway
- District Road
- Primary Road
- Secondary Road
- Tertiary Road
- Railway
- Urban Planning Boundary
- Village Boundary
- Panchayat Area Boundary

PREPARED UNDER SECTION 17-C OF THE  
 URBAN AND COUNTRY PLANNING ACT 1971 AND  
 MODIFICATION THEREOF BY ACT 1984  
 OF THE GOVERNMENT OF PUNJAB

*[Signature]*  
 Mr. [Name]  
 Director  
 URBAN & COUNTRY PLANNING  
 DEPT. OF URBAN DEVELOPMENT  
 LUDHIANA - 141 001

PROPOSED PUBLIC UTILITIES PLAN 2021  
 DHURI MASTER PLAN AREA  
 (FINAL)

PREPARED BY  
 URBAN & COUNTRY PLANNING  
 DEPT. OF URBAN DEVELOPMENT  
 LUDHIANA - 141 001



