



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

নং 385 দিশপুৰ, সোমবাৰ, 21 আগষ্ট 2023, 30 শাওণ, 1945 (শক)
No. 385 Dispur, Monday, 21st August, 2023, 30th Sravana, 1945 (S. E.)

GOVERNMENT OF ASSAM
ORDERS BY THE GOVERNOR
DEPARTMENT OF HOUSING AND URBAN AFFAIRS

NOTIFICATION

The 4th March, 2023

ECF No. 282077/2023/94.- In exercise of the powers conferred by the section 9 and Sub-Section (1) of Section 10 of the Assam Town & Country Planning Act. 1959 (as amended) and (Assam Act. II of 1960) read with sub-rule (1) of Rule 3 of the Assam Town and Country Planning (Publication of Master Plan and Zoning Regulations) Rules 1962, the Governor of Assam is pleased to publish the following notice regarding the publication of Draft Master plan for Haflong-2042.

NOTICE FOR THE PUBLICATION OF DRAFT MASTER PLAN FOR HAFLONG- 2042

1. It is notified that the Draft Master plan for Haflong prepared by the Directorate of Town & Country Planning, Assam, under section 9 of the Assam Town & Country Planning Act. 1959 (As amended), as described in the schedule below is hereby published.
2. Any person or persons affected by the Draft Master plan may submit their objection or opinion in writing to the Director, Town & Country Planning, Dispur, Guwahati-6 within two months from the date of publication.
3. The Draft Master plan for Haflong with all relevant papers and maps may be inspected free of Cost during office hours at the Office the Director, Town & Country Planning, Assam, Dispur, Guwahati-6, the Deputy Director, Town & Country Planning, District Office- Diphu, Karbi Anglong, office of the Assistant Director, Town and Country Planning, Haflong, the Circle office, Haflong Revenue Circle, Haflong, Office of the Chairman, Haflong Municipal Board, Haflong, Copies of the Draft Master plan for Haflong are available at the office of the Deputy Director, Town & Country Planning, Diphu, Karbi Anglong for sale on payment.

SCHEDULE - I**A. SITUATION AND AREA:**

District : Dima Hasao

Master Plan area : 47.23 sq. km.

Revenue Area included in the Final Master Plan of Haflong

Plan Period -2042

1. HAFLONG Town Area

2. Other villages included in the proposed Master Plan for HAFLONG :

Haflong TC	Jatinga Khasia	Choto Haflong
Choto Mulkoi	Changpijang	Loskor (Buljoul)
Boro Robi	Bethel	T. Muolkoi
Hagjer (N. Hagjer)	Zion	

3. Description of boundaries within the Master area

East - Moti Lampu

West- N. Kubing, P. Kubing

North- Sampradisa

South- Jatinga Khasia, Retzol

KAVITHA PADMANABHAN,

Commissioner & Secretary to the Government of Assam,
Department of Housing and Urban Affairs,
Dispur, Guwahati-6.

Chapter 1: INTRODUCTION TO MASTER PLAN AREA

1.1 Location, regional setting, brief history of the town and surrounding

Haflong is a town and headquarters of Dima Hasao district (formerly North Cachar Hills district) in the state of Assam in India. It is the only hill station in Assam.

Haflong is a Dimasa word meaning *ant hill*

Haflong has a subtropical highland climate, falling just short of a tropical savanna climate. In May 2022, Haflong witnessed torrential rain fall and recorded the highest up to 451 mm on May 14, 2022 as compared to the maximum 190 mm to 200 mm reported annually.

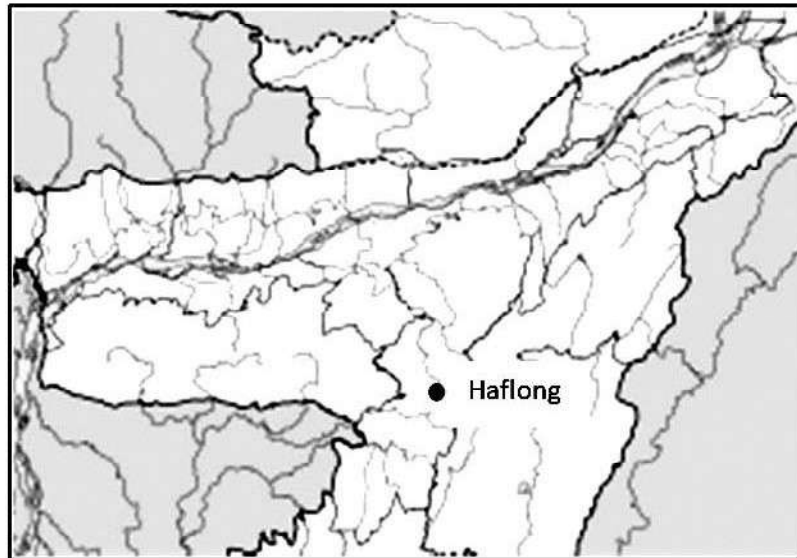


Figure 1.1 Location Map of HaflongTown

1.2 Climate

The area experiences sub-tropical and humid climate. The weather out here in the wet season is warm and mostly cloudy and the dry season is comfortable and mostly clear. Over the course of the year, the temperature typically varies from 41°F to 85°F and is rarely below 37°F or above 91°F. The best times of year to visit Dima Hasao is in winter. For warm-weather activities best time are from late February to mid-April and from mid-October to mid-November. Total annual rainfall in Dima Hasao is 1,145 mm.

Topography

The districts plateau are an extension of the Indian Plate (The Peninsular Block) in the Northeast India. This area receives maximum rainfall from the Southwest summer Monsoon from June through September. Numerous rivers and tributaries flow in these districts such as the Umrong, Longkru, Kopili, etc. The district is bounded by Karbi Anglong on the east and Nagaon District on the north, Meghalaya district on the west, Cachar district on the south. The district is located between 25.169°N 93.016°E.

Flora and fauna

Currently, Dima Hasao has three reserve forests —

- Langtingmupa Reserve Forest (491.78 sq km),
- Khrunming Reserve Forest (122.88 sq km) and
- Borail Reserve Forest (48.50 sq km).

The important forest types found in the District are: Moist semi-evergreen forests, Moist Mixed Deciduous forests, Riverine Type and Miscellaneous type with scattered pure or mixed patches of bamboos. These forest areas are natural museums of living giant trees, a treasure house of rare, endemic and endangered species, a dispensary of medicinal plants, a garden for Botanists, a gene bank for economically important organisms, a paradise for nature lovers and a laboratory for environmentalists. Threatened species in the area include Asian elephant, Bengal tiger, Clouded leopard and Leopard, Hoolock gibbon, Pangolin, Porcupine Slow loris etc.

1.3 Geography

Haflong is the district headquarters of Dima Hasao district and occupies an area of 4,888 square kilometres (1,887 sq mi). Dima Hasao district is surrounded by Karbi Anglong district and Nagaland on North-East, Manipur on East, Nagaon (Hojai) District on North, West Karbi Anglong district on North-West, Meghalaya on West and Cachar district on South.

NATURAL RESOURCES:

AGRICULTURE:

The district is basically an agricultural district. Different types of agricultural crops are cultivated among which paddy is the main crop. Except for the valleys, the people follow the settled system of cultivation.

ROADS AND COMMUNICATION:

Dima Hasao is well-connected to the state capital as well as other districts of Assam. By virtue of its geographical location, it is considered as the fulcrum between the Brahmaputra and Barak valleys. Haflong, also considered as the only proper hill station of Assam, is located southeast of Guwahati approximately 333 km away and can be reached through various modes of transport. They are – (1) Haflong – Garampani, - Jowai - Shillong-Guwahati, (2) Haflong – Silchar, (3) Haflong - Luming, (4) Garampani – Lanka - Nagaon roads.

G) RAILWAYS:

There are direct train connecting Haflong. Major trains passes through Haflong connecting Luming, Guwahati and with the rest of the country.

H) AIRPORTS:

There is no airport in the district. The nearest airport is in Silchar which is around 95 km away from Haflong.

INDUSTRIES:**NEEPCO - Kopili Hydro Electric Project**

A government of India enterprise, located in the Dima Hasao district (formerly known as North Cachar Hills district) near the Assam-Meghalaya border, the hot spring of Garampani is now lost in the dammed water of Kopili river after completion of Kopili Hydro Electric Project.[2] The Kopili Hydro Electric Project was the maiden venture of NEEPCO when it came into existence in 1976.

Vinay Cement

Vinay Cements was set up in 1989 at a capital cost of ₹270 million. At the time of commissioning, it was one of the largest private sector investments in the North-East region. The plant uses rotary technology with a four stage pre-heater and fourth generation grate cooler with current installed capacity of 0.24 million tons per annum. In its category, it has consistently been among the top three manufacturers of cement since its inception. In 2004 it became a 100% debt-free company. In 2006–2007 it has reported revenues of ₹488 million and an earnings before interest, taxes, depreciation and amortization (EBIDTA) of ₹117 million. With a view to consolidate the group companies and provide greater shareholder value, it has recently initiated the process of acquiring RCL Cement in an all-stock deal.

- NECEM Cements Limited (1989)
- RCL (1999),
- Calcom (2007)
- Dalmia cement factory (2011).

TOURISM:

Dima Hasao is one of the three hill districts of Assam with the Borail Range and Shillong Plateau being prominent features of the topography. This renders the district a rugged and hilly terrain which may present logistical challenges but more than recompensates for that with beautiful mountains, a pleasant climate unlike the steamy plains, a multitude of scenic waterfalls, pretty valleys, tranquil lakes, and a bewildering mosaic of tribal cultures that define its cultural landscape which makes it ideal for tourism, adventure, and leisure.

The proposed Master plan would incorporate the revenue limits of the Haflong Town Committee areas as well the neighbouring villages. The town located on the major Asian Highway passing through the town, making it potential development centre for the services. The towns Haflong and region together can serve the population of over 1 lakh in next 50 years. The support for the railway infrastructure in future would be needed to improve the economic potential.

The region is prone to floods, flash floods in the plains and terrain regions though managed by the irrigation departments needs to have all weather road connectivity. Improvement in public transport, regional commercial linkages and tourist flow would boost the economic activities. The promotion and protection of the tribal culture and ethnicity of the communities are important components of the Dima Hasao district. The regional growth would need socio-economic as well as cultural assimilation of the locals to the opportunity.

Regional improvement in the regional infrastructure, social amenities and industrial investment would be key to development of the towns important for the district. The advantage posed by the Asian Highway is immense and sustainable economic and environmental ways must be provided to the region to harness the development potentials.

1.4 Proposed Master Plan Area

The master plan for the town has been proposed to include the town and neighbouring villages. The specific plan can be made inclusive of town and continuant villages in order to achieve organic development. The projects and proposals would include total planning areas. The following locations are now part of the planning area;

Name	No. of Household	Total Population
Haflong (TC)	8739	43756
Jatinga Khasia	363	2027
Choto Haflong	22	123
Choto Mulkoi	22	110
Changpijang	83	533
Loskor (Buljoul)	16	109
Boro Robi	34	171
Bethel	63	356
T. Muolkoi	22	116
Hagjer (N. Hagjer)	35	155
Zion	85	421
TOTAL	9484	47877

The habitations having continuity, geographical proximity and economically integrated has been made now part of the Urban Area henceforth to be termed as '**HAFLONG MASTER PLAN AREA**'. This is proposed limit of the planning area not interfering in the functioning of the urban local bodies and respective panchayats.

1.5 Need for Master Plan

The needs for the development for the smaller towns and villages have been felt by all given the improvement and aspiration of the people. The town committee as per the policy directions by the Government of Assam and Government of India wishes to participate in the development of Dima Hasao. The Autonomous Council have wished and directed the towns committee and municipal board to prepare the Master Plan to fulfil the aspiration and vision of leaders and people. The inspiration of the current chairmen, Autonomous Council, MLA and MPs of the region is important for the achievement of the mile stones.

The demographic growth of the region, the need for infrastructure and sustained development of the Dima Hasao district the proposed Master Plan Area would be ideal and sufficient for the development of town. The region would be required to have developed economy, infrastructure and cultural ethos led by the clusters important for the development of villages and its people.

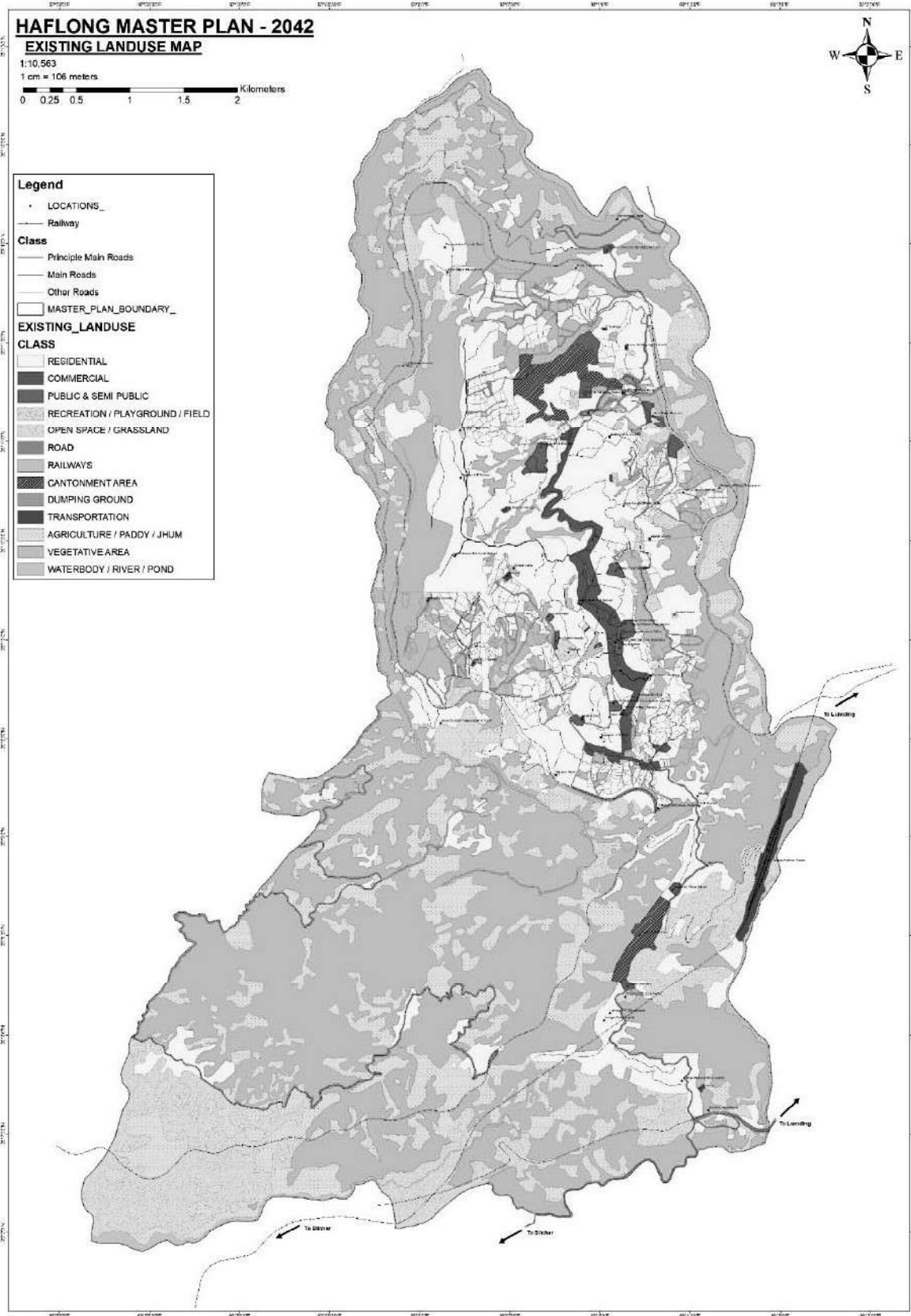
1.6 Autonomous Hill District Council

Under the 6th Scheduled of Constitution of India, the North Cachar Hills now Dima Hasao district aspires the status of an autonomous hills district under para-1 having independent district council under para-2 with the headquarters at Haflong. And under para-20 of the same scheduled, Dima Hasao is declared as a tribal area which came into being on 23rd June 1952 while Late Bishnu Ram Medhi was the Chief Minister of Assam at that time.

The North Cachar Hills District Council consists of 28 members. The District Council has both executive and legislative power. Thus two autonomous Hills district formed for United Mikir and Cachar Hills have been brought under one single administration for the purpose of general administration till bifurcation on 1970. And after that North Cachar Hills district renamed as Dima Hasao on 30th March'2010.

1.7 Haflong Town Committee

The HaflongTown Committee is the local self-government for the town dealing with the social, infrastructure and economic development of the town. The Autonomous Council sanctions the annual budget for the town and the board has been planning to use the master plan in order to improve suggest and provide infrastructure facilities in the town. The Chairmen of the municipal board and members have taken efforts in the interaction with the planning team, including external experts in order to suggest the plans. The vision for the year 2042 is shared by the board with the planning team, wherein *the town needs to provide for tremendous economic opportunity, investment destination by improvement in the amenities.*



CHAPTER 2 DEMOGRAPHY

2.1 Introduction

Haflong is a town located in Dima Hasao district, Assam with total 8739 families residing. The Haflong town has population of 43756 of which 22838 are males while 20918 are females as per Population Census 2011. The Haflong master plan area has estimated population of 47877 persons of which 24940 males (52.09%) and 22937 female (47.91%).

Haflong town is administrated by Town Committee who are the elected representative of town.

Name	No. House Hold	Total Population	Total Male	Total Female
Haflong (TC)	8739	43756	22838	20918
Jatinga Khasia	363	2027	1016	1011
Choto Haflong	22	123	57	66
Choto Mulko	22	110	55	55
Changpijang	83	533	277	256
Loskor (Buljoul)	16	109	61	48
Boro Robi	34	171	89	82
Bethel	63	356	190	166
T. Muolkoi	22	116	57	59
Hagjer (N. Hagjer)	35	155	79	76
Zion	85	421	221	200
TOTAL	9484	47877	24940	22937

2.2 Density Pattern

In Haflong Master Plan Area based on the existing trend of development, availability of building land, projected population etc. three density zone have been proposed. Residential use area of the proposed Master Plan is marked as 25% under high density, 25% under medium density and 55% under low density zone. The gross residential density of three different type have been identify for Haflong Area are as follows-

- Low Density: <50 persons per hectare
- Medium Density: 50- 99 person per hectare
- High Density: >99 person per hectare

2.3 Population Distribution

Haflong is a Town Committee city in district of Dima Hasao, Assam. The Haflong city is divided into 13 wards for which elections are held every 5 years. The Haflong Town Committee has population of 43756 of which 22838 are males while 20918 are females as per report released by Census India 2011. The ST population today constitute 53.36 percent while Schedule Caste 2.45 percent of the total population in Haflong town. The town needs careful planning for the benefit for the local population and maintain the regional balances. The majority of the population are the scheduled tribe where majority are from the general category and may be migrants from outside town. There are 745 households in the rural area and about 8739 households in the town area.

2.4 Population Density

Population density refers to the number of people living in an area per square kilometre. Haflong Master Plan area covers 41.80 sq.km of area with a total population of 47877, as per estimate, 2011. The density of the Haflong TC area is 3421 persons per sq.km, which is first in the district as per 2011 census. It can be inferred that the area is highly congested and there is need of housing. The future population density is expected to rise at 875 and 1022 person per sq.km by the year 2032 and 2042 respectively.

2.5 Sex Ratio

In Haflong town population of children with age 0-6 is 5666 which makes up 11.6 % of total population of village. The master plan area has children (0-6 age) is 11.8%. Average Sex Ratio of master plan area is 916.

2.6 Working/Non-Working Population

As per estimate, 81.54% of the Haflong master plan area are literate. However, only 36.32% of the population is working. This share of unemployment indicates that there is lack of opportunities in the area. The master plan proposal highly demands infrastructure to boost the employment generation of the region.

2.7 Dependent Population

Out of the total population of Haflong master plan area, 30% of the population ranges between 0-6 years and 65 years and above, as estimate. 15.6% of this 30% share is by 0-14

years of population. This indicates that in the near future there is more youth percentage share to contribute to the employment of this area.

2.8 Household Size and Density

Household size refers to the number of persons (irrespective of age) living as an economic unit. This does not require that they be in a physically separate housing unit. It is expressed as person per household. There are 9484 households with 47877 persons in the Master Plan area. The average household size of Haflong Master Plan area is 5.18, which is 4.45 for Nation's average in 2011 census. It is to note that high household size refers to congested living in a household. It can also be inferred that high household size means low per capita income.

2.9 Projected Population

Population projection refers to the forecasting of population in future based on present and past population data. It helps to understand the plan-policy need of an area in terms of physical, social, economic, environmental factors etc. It is done by Arithmetic method and Geometric Mean method. (*sufficient data is not available for projection with Incremental Increase method).

Name	2011	2021	2031	2041
Haflong (TC)	43756	56008	73930	100545
Jatinga Khasia	2027	2595	3425	4658
Choto Haflong	123	157	208	283
Choto Mulkoi	110	141	186	253
Changpijang	533	682	901	1225
Loskor (Buljoul)	109	140	184	250
Boro Robi	171	219	289	393
Bethel	356	456	601	818
T. Muolkoi	116	148	196	267
Hagjer (N. Hagjer)	155	198	262	356
Zion	421	539	711	967
TOTAL	47877	61283	80893	110014

It shows that by 2021 the population of Haflong Master Plan area will be 61283 persons and in the next decade, 2031, it will be 80893 persons. and in the last projected decade 2041, the population of Haflong Master Plan area will be approximately 110014 persons. HAFLONG being one of the important towns of the Dima Hasao district with good educational facilities

and commercial centres has been major factor for estimation of the population. Another factor is the topography, it being the only town in the district with plain geographic profile for which the development of infrastructure in this area as business centre is convenient.

2.10 Literary Level in Master Plan Area

Haflong Master Plan Area has higher literacy rate compared to Assam. In 2011, literacy rate Haflong town was 82 % compared to 72.19 % of Assam. In Haflong Male literacy stands at 44 % while female literacy rate was 38 %. The master plan area has improved literacy in 2011 with 82% where in the male literacy is 44 and female literacy is 38 %. The literacy rate is expected to have improved between the last decades due to sustained program. However, the concern for the town must be suitably be addressed by the concerned authorities.

LITERACY RATE						
Name	P_LIT	M_LIT	F_LIT	P_ILL	M_ILL	F_ILL
Haflong (TC)	36016	19452	16564	7740	3386	4354
Jatinga Khasia	1471	739	732	556	277	279
Choto Haflong	49	34	15	74	23	51
Choto Mulkoi	59	32	27	51	23	28
Changpijang	431	226	205	102	51	51
Loskor (Buljoul)	86	51	35	23	10	13
Boro Robi	134	75	59	37	14	23
Bethel	308	171	137	48	19	29
T. Muolkoi	81	46	35	35	11	24
Hagjer (N. Hagjer)	68	43	25	87	36	51
Zion	334	188	146	87	33	54
TOTAL	39037	21057	17980	8840	3883	4957

The town has majority of the population literate compared with rest of the district, the literacy in the town area is very good. The literacy rate in Haflong stands at 82% out of which 44% are male literate while 38% are female literate.

More focus on the local languages, primary education and adult literacy must be focused during the next two decade of planning the urban area.

The progress of the private education in the town must be encouraged and infrastructure must be improved to retain the school going population up to primary level and later at secondary.

Chapter 3: ECONOMIC BASE AND EMPLOYMENT

The economy of a region can be determined by analysing the Work Force Participation Rate (WFPR), Occupation structure, Employment status (regular employed, self-employed, casual labour, unemployed), Formal/ Informal sector etc.

3.1 Occupation

As per Census 2011, Haflong Master Plan area comprises of 17391 nos. of working population and 30486 nos. of non-working population. The main working population are 88.64% and 11.35% are marginal workers. 21.42% is involved in cultivation, 1.05% in business, 5.24% in agriculture and 8.61% of the working population is involved in other like labour, household workers etc. This indicates that there is lack of opportunities in the area. The Master Plan proposal highly demands infrastructure to boost the employment generation of the region.

Table 3.1: Working Population

Sr. No	Occupation	Total No. of Working Persons
1	Cultivators	10256
2	Agricultural	2511
3	Business	501
4	Service	1126
5	Other	2997
	Total	17391

In Haflong town out of total population in 2011, 1126 were engaged in work activities. 61.48 % of workers describe their work as Main Work (Employment or Earning more than 6 Months) while 38.52 % were involved in Marginal activity providing livelihood for less than 6 months. Of 945 workers engaged in Main Work, 10256 were cultivators (owner or co-owner) while 2511 were Agricultural labourer.

The varied relief features of the region must first be evaluated in order to find out stable and non-useable areas, which can provide infrastructural base to planners. The region has potentiality for developing hydel power, agro based industries and tourist industry.

3.1 Economic Base of Town

Economic activities can be anything that makes money. Across the whole economy, we usually separate it into primary, secondary, tertiary and quaternary:

Primary: retrieving raw materials from the environment including, fishing, forestry, mining and farming.

Secondary: manufacturing and processing these materials into products that can be used. This includes the transport and storage of materials.

Tertiary: the provision of services to customers. This includes shops, entertainment and intellectual services such as legal and financial.

Quaternary: innovation, research and development of new products and services.

In the urban economy, there is usually no primary industry. Therefore, for this page, economic activity is split into retail, commercial and industrial.

Retail: the sale of individual products to individual customers. This most commonly takes place in the city centre, or 'Central Business District', but can occur anywhere in the city and increasingly online.

Commercial: the provision of services to the public and businesses, usually taking place in offices. It includes legal services, banking, logistics and technology support (e.g. website design). Note: this is a narrow definition of commercial activity for the purposes of this page only. Most sources include retail as a part of commercial activity.

Industrial: the manufacturing, processing, transport and storage of goods.

For detailed information about where these activities are found in urban areas, check the page on this site 'Urban land use patterns'. The rest of this page focuses on the reasons why economic activity is found in different parts of urban areas.

3.2 Factors Affecting the Location

The following factors are never used in isolation by businesses to decide where to locate. Location is always a compromise between these different issues. This is why all urban areas are different;

- a) Physical factors

- b) Physical factors include (among others):
- c) Terrain: whether the land is hilly or flat
- d) Water supplies
- e) Proximity to coastlines and rivers
- f) Physical hazards e.g. Flash flooding, landslides

In general, the requirements for each type of economic activity are as follows:

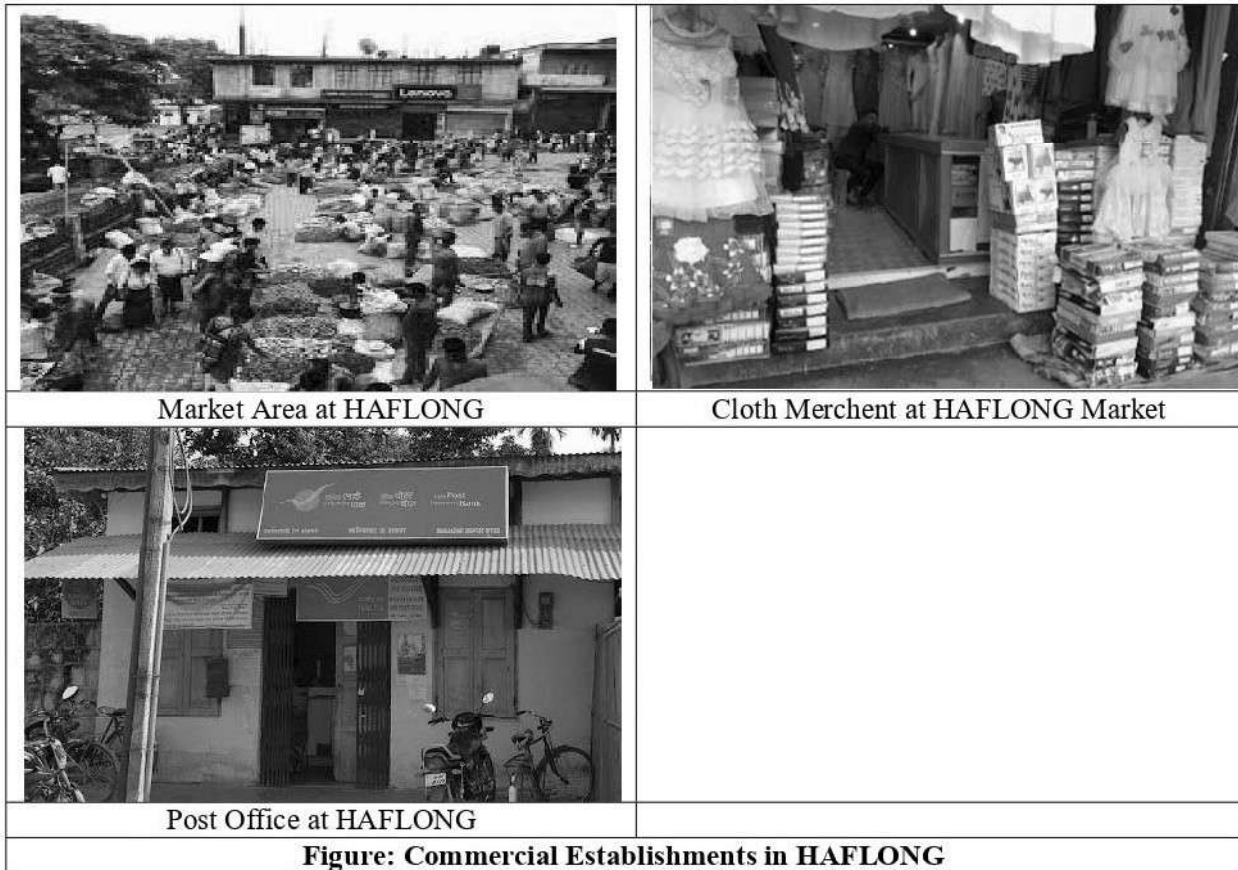
- I. Industry: most industrial processes require a large area of land. They also require the land to be relatively flat, so that production lines can operate easily.
- II. Retail: Retail usually requires relatively little land in the CBD, but the land needs to be stable and non-hazardous. Increasingly, out-of-town shopping centres require large areas of land for both the shops and the car parks. They also require the land to be flat so that building is cheaper.
- III. Commercial: As retail.

3.3 Workers Profile of HAFLONG

Out of total population, 15,754 were engaged in work or business activity. Of this 11,539 were males while 4,215 were females. In census survey, worker is defined as person who does business, job, service, and cultivator and labour activity. Of total 15754 working population, 88.71 % were engaged in Main Work while 11.29 % of total workers were engaged in Marginal Work.

3.4 Formal Sector

The town has organized service sector like education (primary, secondary and college), health (Public and Private clinic), Banks (commercial and Gramin) and Restaurants and Petrol Pumps. These are the only formal sector jobs available in the urban area, HAFLONG is recognised by the Government of Assam as one of the Industrial Growth Centre in the Dima Hasao district.



3.5 Informal Sector

The town is extensively dependent on the shops and establishments in the market areas in the main areas as well as the villages adjacent to the town. The shops now regarded as MSME employ the majority of the youth who wish to practice non-agricultural occupation. The town has informal selling of vegetables and daily consumptions items in the markets held daily at the town and weekly at different locations of the urban areas mainly villages.



Daily Market, Town Committee, HAFLONG

MARG_AL_F	88	3	2	0	0	0	0	2	1	0	0	96
MARG_HH_P	90	0	29	0	0	0	0	0	0	1	0	120
MARG_HH_M	26	0	0	0	0	0	0	0	0	0	0	26
MARG_HH_F	64	0	29	0	0	0	0	0	0	1	0	94
MARG_OT_P	1328	15	0	0	0	0	0	47	1	0	1	1392
MARG_OT_M	635	10	0	0	0	0	0	2	0	0	0	647
MARG_OT_F	693	5	0	0	0	0	0	45	1	0	1	745
MARGWORK_3_6_P	1619	44	54	0	0	6	0	2	9	20	1	1755
MARGWORK_3_6_M	722	35	22	0	0	3	0	0	6	1	0	789
MARGWORK_3_6_F	897	9	32	0	0	3	0	2	3	19	1	966
MARG_CL_3_6_P	216	1	1	0	0	6	0	1	7	20	0	252
MARG_CL_3_6_M	92	0	0	0	0	3	0	0	6	1	0	102
MARG_CL_3_6_F	124	1	1	0	0	3	0	1	1	19	0	150
MARG_AL_3_6_P	110	28	24	0	0	0	0	1	1	0	0	164
MARG_AL_3_6_M	33	25	22	0	0	0	0	0	0	0	0	80
MARG_AL_3_6_F	77	3	2	0	0	0	0	1	1	0	0	84
MARG_HH_3_6_P	75	0	29	0	0	0	0	0	0	0	0	104
MARG_HH_3_6_M	19	0	0	0	0	0	0	0	0	0	0	19
MARG_HH_3_6_F	56	0	29	0	0	0	0	0	0	0	0	85
MARG_OT_3_6_P	1218	15	0	0	0	0	0	0	1	0	1	1235
MARG_OT_3_6_M	578	10	0	0	0	0	0	0	0	0	0	588
MARG_OT_3_6_F	640	5	0	0	0	0	0	0	1	0	1	647
MARGWORK_0_3_P	160	0	0	0	0	0	0	50	0	9	0	219
MARGWORK_0_3_M	68	0	0	0	0	0	0	2	0	0	0	70
MARGWORK_0_3_F	92	0	0	0	0	0	0	48	0	9	0	149
MARG_CL_0_3_P	23	0	0	0	0	0	0	2	0	8	0	33
MARG_CL_0_3_M	3	0	0	0	0	0	0	0	0	0	0	3
MARG_CL_0_3_F	20	0	0	0	0	0	0	2	0	8	0	30
MARG_AL_0_3_P	12	0	0	0	0	0	0	1	0	0	0	13
MARG_AL_0_3_M	1	0	0	0	0	0	0	0	0	0	0	1
MARG_AL_0_3_F	11	0	0	0	0	0	0	1	0	0	0	12
MARG_HH_0_3_P	15	0	0	0	0	0	0	0	0	1	0	16
MARG_HH_0_3_M	7	0	0	0	0	0	0	0	0	0	0	7
MARG_HH_0_3_F	8	0	0	0	0	0	0	0	0	1	0	9
MARG_OT_0_3_P	110	0	0	0	0	0	0	47	0	0	0	157
MARG_OT_0_3_M	57	0	0	0	0	0	0	2	0	0	0	59
MARG_OT_0_3_F	53	0	0	0	0	0	0	45	0	0	0	98

The majority of the other workers than agriculture are engaged in the outside of the town. The Haflong town also have large number of the people engaged in the non-working population category.

Name	Haflong (TC)	Jatinga Khasia	Choto Haflong	Choto Mulkoi	Changpijang	Loskor (Buljoul)	Boro Robi	Bethel	T. Muolkoi	Hagjer (N. Hagjer)	Zion	TOTAL
NON_WORK_P	28002	1290	64	72	288	75	77	195	61	68	294	30486
NON_WORK_M	11299	508	31	29	137	42	40	98	29	30	121	12364
NON_WORK_F	16703	782	33	43	151	33	37	97	32	38	173	18122

3.7 Economic Activity

Rice Mill

The town has traditional and modern rice processing areas. The rice mill located on the main road services the region during the season. The rice mill processes the paddy during the season the provides employment to at least 20 different people.



Figure: Rice Mill, Main Road (AH), HAFLONG

Pradhan Mantri Kaushal Kendra HAFLONG

The town has recently supported by the Pradhan Mantri Kaushal Kendra. The training provided under the central government program includes skilling the people. The training on the solar products, stitching and other items are underway to improve the skills of the people.



Pradhan Mantri Kaushal Kendra (PMKK) centers are state-of-the-art, visible, and aspirational model training centers that have been created in every district of India, ensuring coverage of all parliamentary seats. PMKK is a Ministry of Skill Development and Entrepreneurship initiative to ensure the creation of a standardized infrastructure for the delivery of skill development training that is equipped to run high-quality industry-driven courses with a focus on employability and create an aspirational value for skill training. The goal of PMKK is to turn the short-term training ecology into a long-term institutional model.

3.8 Impact of Master Plan on Economic Activities of town.

The proposal of the proposed master plan would invariably create a number of direct employment opportunities. However, indirect employment opportunities would also be generated which would provide great impetus to the economy of the local area. Various types of businesses, such as shops, food-stalls, tea stalls, restaurants, workshops, etc. would invariably come-up, which would be run by the more entrepreneurial local residents. Besides, a variety of suppliers, traders, transporters, service providers, etc., are also likely to concentrate here and likely to benefit immensely, as demand for almost all types of goods and services will increase significantly.

The business community as a whole would be benefited. The locals would also avail these opportunities arising from the master plan and increase their income levels. The proposal of the master plan will provide an impetus to the industrialization and urbanization in the area. Many of the agricultural lands or barren lands in the vicinity of the master plan area are likely to be put to non-agricultural uses. The master plan would require lot of ancillary developments like shops, restaurant, workshops, etc. which will have a significant impact on the existing land use of the area. Job opportunities will drastically improve in this area. At present most of the population sustains on agriculture and allied activities. There are no major industries or other avenues of occupation in the area. The master plan will open a large number of jobs to the local population during master plan proposal phase.

Business opportunities

Apart from direct employment, opportunities for indirect employment will also be generated which would provide great impetus to the economy of the local area. Various types of business like shops, food-stall, tea stalls, etc. besides a variety of suppliers, traders, transporters will concentrate here and benefit immensely as demand will increase significantly for almost all types of goods and services. The business community as a whole will be benefited. The locals will avail these opportunities arising from the master plan and increase their income levels. With the increase in the income levels, there will be an improvement in the infrastructure facilities in the area.

Chapter 4: HOUSING AND SHELTER

Food, cloth and shelter are the basic needs of a human being. The Master plan should show the location of various types of uses, densities, yields, and lot sizes. When developing housing, a variety of housing types, sizes, and tenures must be considered. In this context, the Master plan should also ensure appropriate housing density and diversity. The Master Plan should also be flexible enough to allow for change over time in housing diversity as communities mature.

4.1 Housing Scenario

As per estimate, Haflong Master Plan area includes 1479 houses. Based on current population, there is a lack of 530 numbers of houses in Haflong Master Plan area. The town has 95 percent households living their owned houses. About 3.5 percent of the households are living in the rented houses. Their own self or hereditary except in the some of the habitations constructs the houses where there has been large influx of the migrants during last two decades.

Sr. No.	Type of house	Housing stock
1	Pucca	5499
2	Semi Pucca	2147
3	Kutchha	1838
	Total	9484

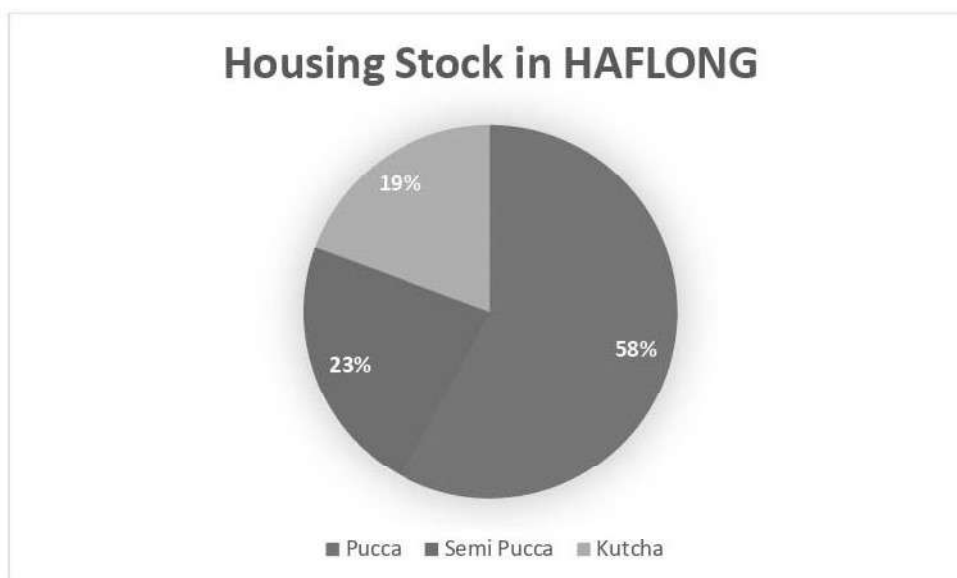


Figure 4.1: Housing Scenario in HAFLONG

The HAFLONG have traditional houses with semi-pucca structure of semi-public and public buildings, thatched houses with basic W/c area in the vicinity. Type of Houses Type of house is one of the major indicators of the quality of life of a community. Figure-2.5 shows that close to about one-fourth of the households are staying in a Pucca house. The definition of a Pucca house is the one that has permanent (RC) structure for all the three portions, namely, floor, walls and roof. Semi-pucca are those houses with two of the three portions made of permanent structure and the survey recorded that about one-third of such houses (semi-pucca). Obviously those house with only one of the three portions or mostly none are the Kutchha houses and it constituted the majority of the houses (19%). About 76% of the households have separate space for kitchen and 87% houses have toilets indicating a progressive sanitation behavior.

4.2 Housing supply mechanism

The census tables can be summarised that the town has more semi-pucca houses constructed by the households themselves. A typical houses would have two rooms, indoor/outdoor cooking area and sitting for the outsiders.

Sr. No.	Type of house	Housing stock
1	Pucca	5499
2	Semi Pucca	2147
3	Kutchha	1838
	Total	9484

4.3 Housing condition

The house structure is made of thatched materials, roof and walls uses more wood and thatched materials. The floor is mud or cement concrete in some of the places. The light houses are easy to dismantle and can have easy construction post disaster (as the region is mostly flood prone).

The open areas are found in the front and back of the houses. The typical small towns would have characteristics of the village wherein the houses also have kitchen garden, small ponds for rearing fish and hatcheries for hens and eggs.

The town does not have any slum, but there are poor households and income of the households varies in the town. The rich households own large plot of the land and are organised along the main access routes of the town. The outsiders like merchants, financiers and governments officials have housed themselves near to the town centre.

The tribal population are also residing on the fringe of the town and villages surrounding the town, They supply the weekly and daily needs of the town with vegetables and other consumables. The education facilities in the town attracts the students from the villages.

The new construction in the towns uses modern materials but its only limited to 10 percent of the households. The areas require more improvement in the sanitation and drainage conditions. About 80 percent of the households have water connection in the town centre however many also have the hand pump and wells in the vicinity for drawing drinking and portable water.

The homelessness in the town is very less and all the people have respectable housing units. The needs for the dormitories for the new migrants or travellers is required in the town to maintain the safety of the travellers.



Kutcha House



A Pucca house with typical structure

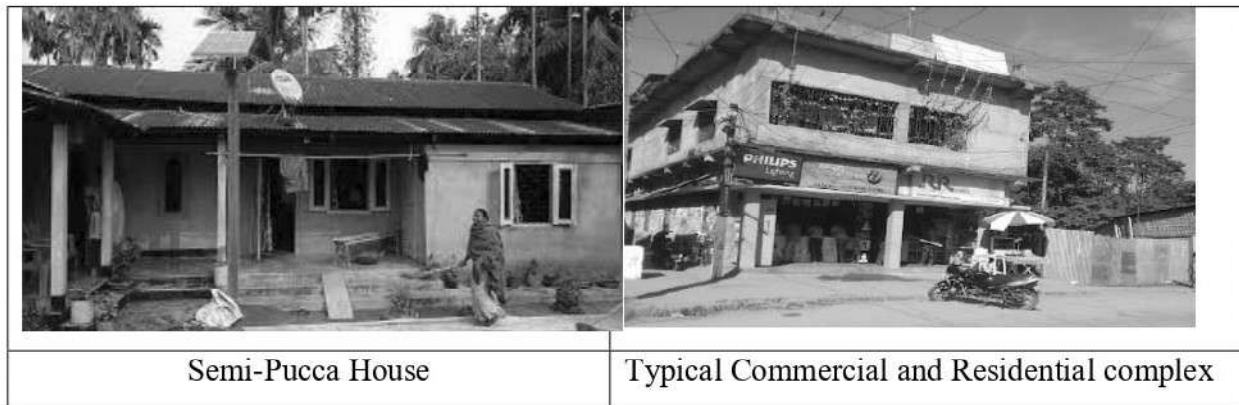


Figure 4.1 : Housing Typologies in the town areas

While taking building permission it is necessary for the residents to make arrangement for water harvesting system.

4.4 Improvement in the housing situation

The housing units in the urban and rural fringes of the town has been expecting improvement. The success of the Pradhan Mantri Awaas Yojna for urban and rural areas have helped households to get respectable housing units.



Figure 4.3: A Typical PMAY Unit

The housing unit typically to be under the single or joint ownership with the women head of households is the bold step in the right directions. The town has been constructing the houses, and block development office in the town has been listing beneficiaries for the projects.

4.5 PAMY Progress

The town has been approved for 700 houses under the Pradhan Mantri Awaas Yojna, which mainly covers the poor family. The standard approved designs have been adopted for the houses in town.

The master plan has proposed some of the areas for the rehabilitation and relocation of the houses which are in the flood prone regions, homeless and destitutes for providing shelter. A project for providing hundred houses for such group would be initiated in the five different localities in the town.



Figure 4.4: Typical Housing Typologies for the MIG/HIG housing.



Figure 4.5: A typical cluster for the town area for the high density low rise development

Chapter 5: TRANSPORTATION

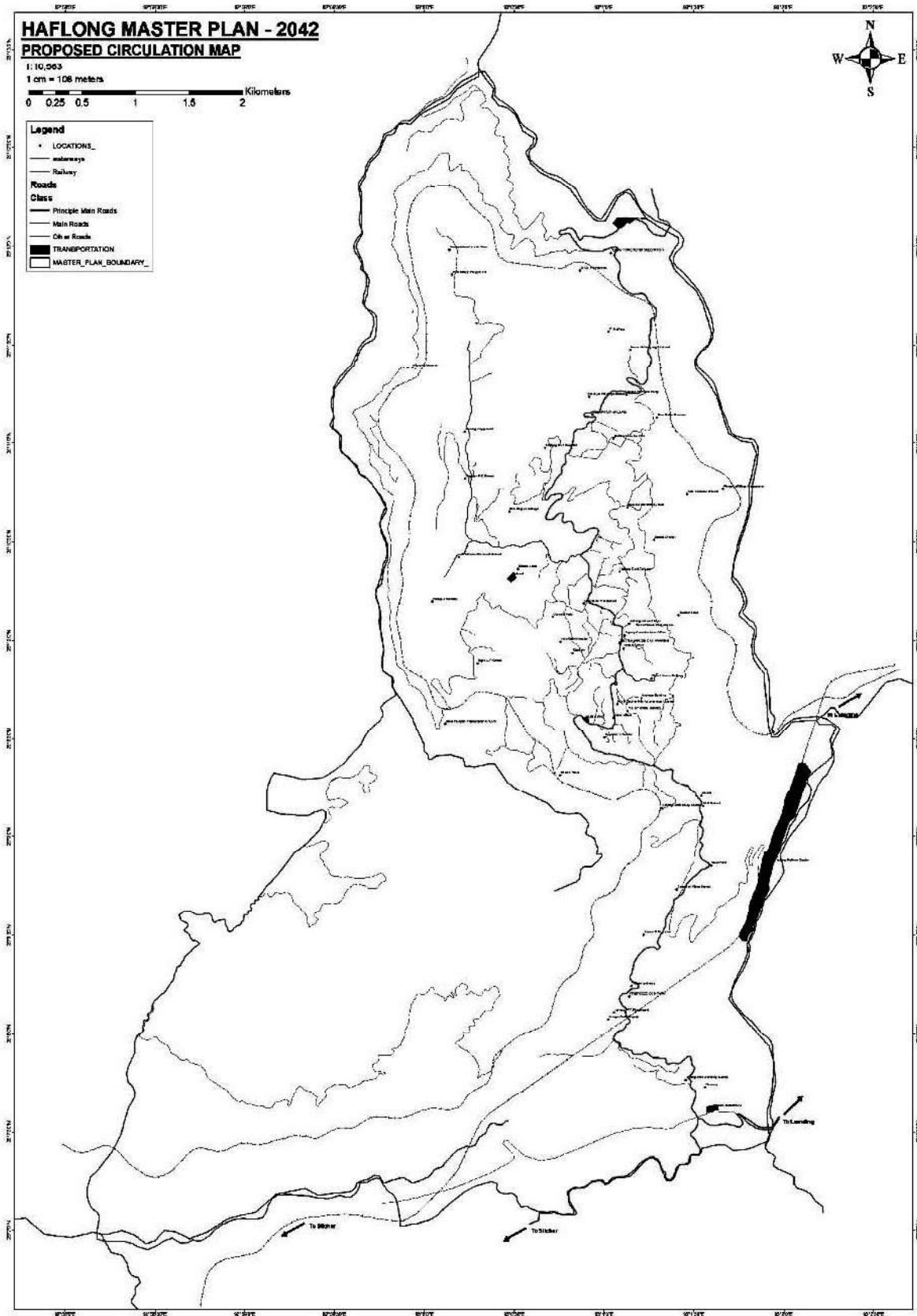
5.1 Network of Roads

Roads are divided into three segments viz. primary road, secondary road & tertiary road. HAFLONG is well connected with National Highway-54, which passes through the Master Plan area. The width of the primary roads is 10m-15m. Now-a-days different bus services link the area with the other places within the state and country. Tertiary roads are the local roads/ streets within the residential areas/ semi-public areas etc. where width of roads is 4m-6m. These internal roads are covered by PWD. HAFLONG has a railway station and it makes the area easily accessible from various parts of the region. However, the transport and communication are yet to develop in the district including the Master Plan area of HAFLONG.

5.1.1 Existing Road Network

The master plan area had approximately 54 (48 km in TC Area) km length comprising of Nation Highway/Asian Highway no 2(AH2), District road and the local roads. The region has developed all the roads for the accessibility however there is need to improve the carrying capacity of the roads.

Sr.No.	Type	Width	Length in km
1	National Highway	36	6.78
2	State Highway	36	0
3	District Roads	20	33.7
4	Local Roads	10	23.72
	Total		54



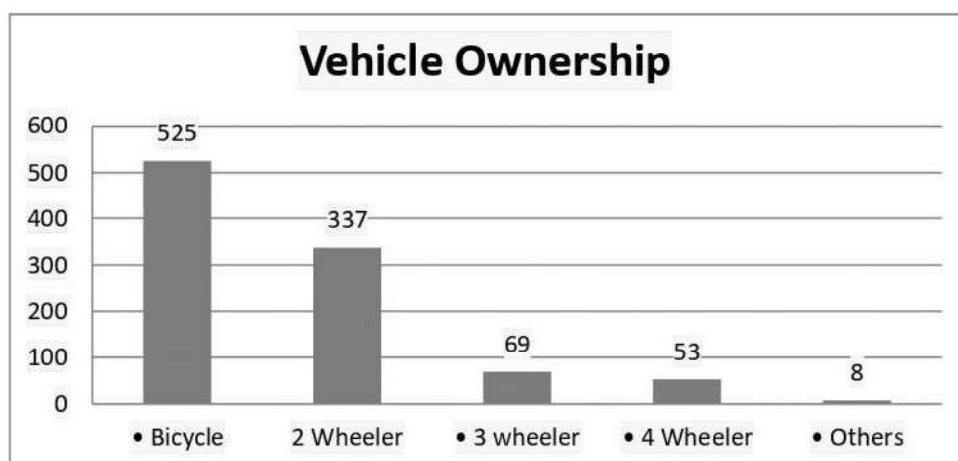
5.2 Modes of Transportation

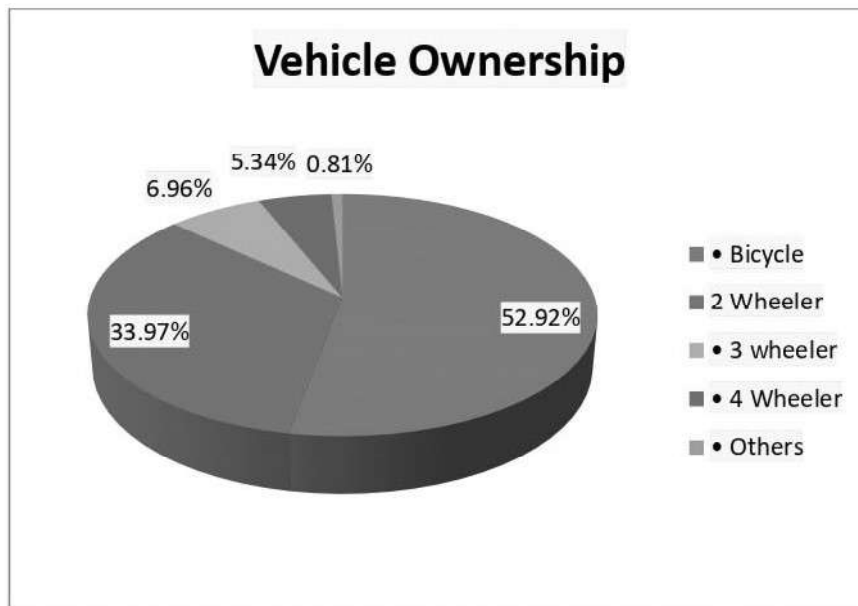
Roads and Railways are the primary means of transportation in this region. Dima Hasao Autonomous Council Transport buses ply at regular interval to other important cities of the state. Private Taxi, Auto-rickshaw, Rickshaw, E-rickshaw are used as Intermediate modes of transportation.

5.3 Vehicle Ownership

Vehicle ownership details help to plan and fund improvements to road and highway infrastructure, develop transportation plans and services, understand the preferable mode of transportation, evaluate pollution and access to transportation in emergencies. The availability of the following modes of transport - Bicycle, Scooter/Motorcycle/Moped, Auto-rickshaw/rickshaw and Car/Jeep/Van was ascertained. As per estimates, only 40% of household in HAFLONG Master Plan area have access to vehicle ownership. Out of the 40%, 52.8% is bicycle/tricycle for disabled person, 33.2% is two wheeler i.e. motor cycle/scooter/moped, 8% is three wheeler, i.e., Auto- rickshaw/ van/rickshaw, 6% is four-wheeler, 1% is others including bus/truck etc.

Sl. No.	Type of Vehicle	Nos. of Vehicle	P.C
1	Bicycle	525	52.92%
2	2 Wheeler	337	33.97%
3	3 wheeler	69	6.96%
4	4 Wheeler	53	5.34%
5	Others	8	0.81%
	TOTAL	992	100.00%





5.4 Road Typology

Black top, Sand gravel, Earthen, Pavers block type of roads are seen within the Master plan area of HAFLONG. The Road generally divided into 3(three) types -Primary road [roads linked with National Highways and are maintained by Central Public Works Department(CPWD)], Secondary (Feeder Road), and Tertiary [Rural Roads consisting of District Roads(ODR) and Village roads].The Town is served by one National Highway (NH-36) and one State Highway (SH-19).

5.5 Transportation Amenities

At present, there is no bus terminal within the HaflongMaster Plan Area. One bus terminal is proposed near SH -19. Roadside parking is seen all around the master plan area. This reduces the capacity of the roads and creates congestion within the town. There is lack of street signage and should be incorporated in the proposed master plan for better navigation.

The traffic junctions, rotary are neither adequate nor functioning well, because of which traffic congestion happens and needs a proper planning. rotary development in proposed at four (4) locations within the master plan area and the rotary at the junction of Primary (SH-19) and Secondary Road near is proposed to improvement. No designated parking is available within the area.

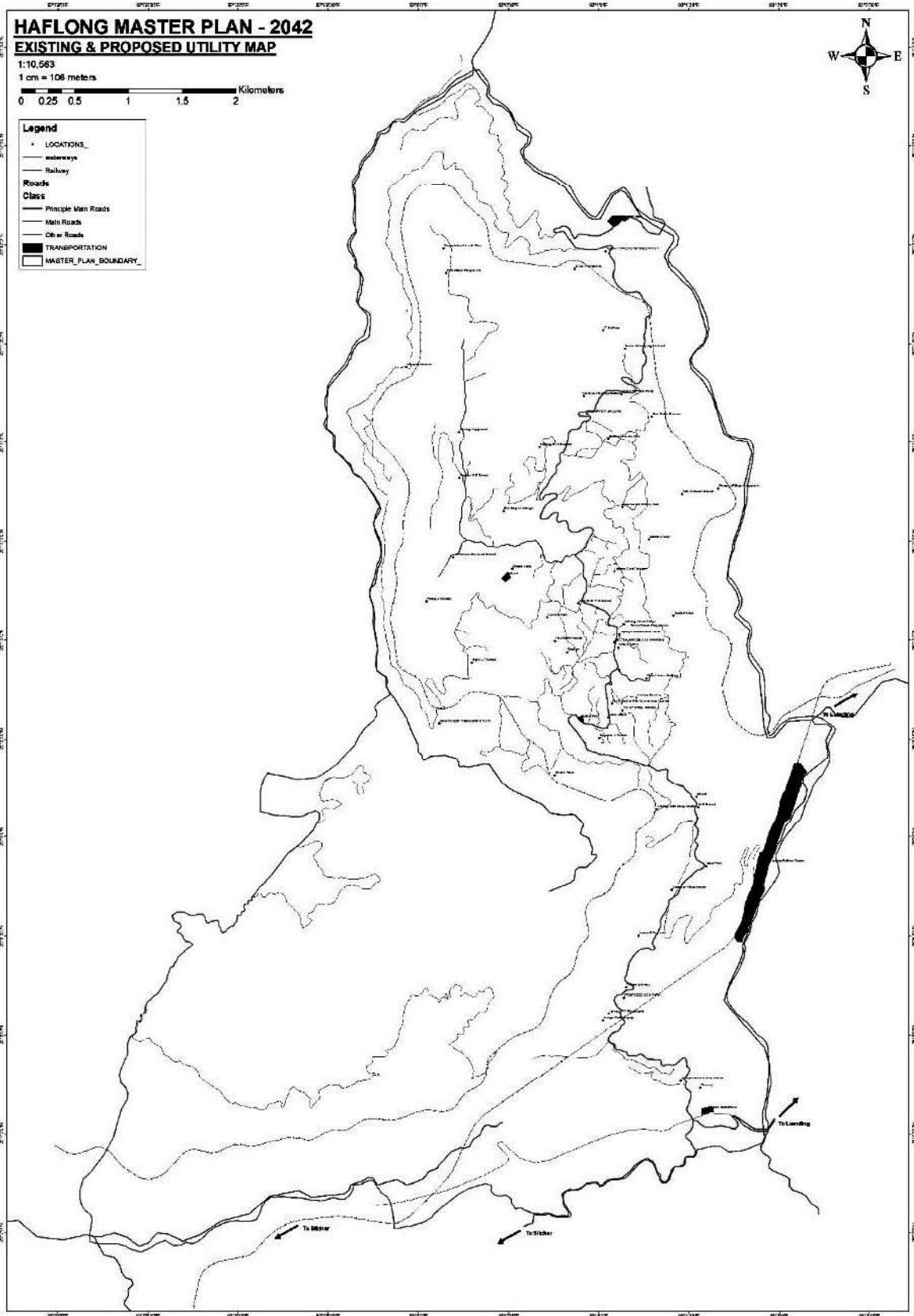
The on-street parking making the roads narrower. Only parallel parking to be permitted for on-street parking on the carriage way with parking spaces clearly defined by lane markings. Parking on public space anywhere in the city at any time, by any mode, needs to be charged a

price. The objectives of pricing are to (i) generate revenues, (ii) provide employment, especially poor, (iii) restrain demand, (iv) promote PMT, (v) encourage private sector investment, and (vi) rationalize parking duration.

5.7 Proposed Road Network

The region has developed all the roads for the accessibility however there is need to improve the carrying capacity of the roads. The master plan area has been proposed to improve the road condition by undertaking widening of the road Right of Way (RoW) for approximately 68.1 km length comprising of State Highway, District road of proposed 30 m and 24 m RoW for about 15.94 kms and 7.82 kilometres respectively. The number of the local roads needs strengthening which can be carried out for 37.56 kms length after detailed feasibility report.

Sr.No.	Type	Width	Length in km
1	National Highway	45	6.78
2	State Highway	45	0
3	Proposed Road 30m	30	15.94
4	Proposed Road 24m	24	7.82
5	No Change		37.56
	Total		68.1



Chapter : 6 INFRASTRUCTURE, PUBLIC UTILITIES & SERVICES

This is the bottom level category of all towns' hierarchy of the region. There were only six towns in this category in 2001 and in 1991 no town falls in this category. Most of the towns belonging to this category poorly accessible and have a very low level of socio-economic infrastructural facility.

The development in infrastructural facilities (civic, educational, medical, and cultural facilities) between 1991 and 2001 has been more in small and medium towns, probably due to the increasing demand of growing population. The future development of Assam depends primarily on this category for the location of policy and non- policy central functions for rapid urban transformation of this region.

6.1 Local Employment Opportunities

The operation of the master plan will provide an impetus to the industrialization and urbanization in the area. Many of the agricultural lands or barren lands in the vicinity of the master plan area are likely to be put to non-agricultural uses. The master plan would require lot of ancillary developments like shops, restaurant, workshops, etc. which will have a significant impact on the existing land use of the area. Job opportunities will drastically improve in this area. At present most of the population sustains on agriculture and allied activities. There are no major industries or other avenues of occupation in the area. The master plan will open a large number of jobs to the local population during master plan operation phase.

Governmental service enhancement opportunities

After completion of construction phase, there will be upgradation of local services like education, drinking water, health post and other social governmental services like security, bank, finance etc will increase at and around the master plan sites. Government will provide different services to the master plan, which will automatically help locals.

6.2 Physical Infrastructure

Physical infrastructure planning and management for sustainable development of the small town in the region having urban agglomeration attracts the migrants. The development of infrastructure would regulate the current development in the town and help in boosting the economic and social well being of the people.

6.2.1 Water supply

Water Supply Status (Jal Jeevan Mission)

Jal Jeevan Mission, the most ambitious project of Prime Minister Shri Narendra Modi will benefit around two million people of Assam. This mission will ensure pure and safe water in households. The Department of Drinking Water and Sanitation under the Ministry of Jal Shakti, will implement the project within 2024.

GW resource dynamic (MCM)	Utilizable GW resource for irrigation (MCM)	Utilizable GW resource for drinking and allied (MCM)
584	496	88
Total Habitations	SC Habitations	ST Habitation
3530	149	3155
WS Percent Access	65	72

In Dima Hasao, the existing schemes will be renovated and made functional under the new initiative. New schemes will cover villages where no water supply schemes existed and within December 2024, the entire population of Dima Hasao will be covered.

About two-third of surveyed households draw water from the springs near the village. About one-fourth of the households have access to public tap water from 52 Bore Well Pumping System and 19 Over Head Tank (OHT) at home.

6.2.2 Drainage system

There are very few formal drainage systems in non-classified towns. Most of the drains are natural and primarily used for irrigation of the paddy fields in the town and its vicinity. The current drainage system in the town is open and prone to blockage due to dumping of the waste near the town centre.

The town has open drains in the market and institutional areas, most of the drainage is sufficient for the current population load in the system. However, a total plan and feasibility report for the drainage system would be required for making the drainage system underground.

As per the PHE standards the housing areas with more densities are required to have better coverage currently this coverage varies from 40 to 60 percent of the residential areas and 70 percent in the commercial areas.

6.2.3 Sanitation

About 80 percent household were having access to the sanitation facility in the Maibong town. The SBM efforts in the block has resulted in improvement in the sanitary conditions.

The public urinals and W/C is lacking the market areas and general sanitary conditions have depleted over the years. As per the discussion with the Maibong town committee members its desirable to upgrade the sanitary condition in the public areas.

Lack of the sanitary condition has also led to increase in the water and air borne diseases reflecting the need for improvement in the sanitary services in the town and rest of the proposed urban area.

6.2.4 Sewerage network

The class VI town has very low probability of Sewerage network, however the high density area can start laying the lines along the major road to facilitate the movement of sewerage.

A detailed feasibility report and survey would be needed to cover initial 80 percent of household in the town areas. Regular de-siltation of existing soak pit and services of the municipal services can be improved for the town.

6.2.5 Solid waste management:

Current Practice

The old practice is continued i.e. MSW collected from road side bins provided at different locations by Practically no proper segregation of waste is practiced in the State of Assam Truck, Tractor, Thellas and taken into the dumping ground. Towns are now provided with vehicles and bins for enhancing the practice.

Future Action

- The town shall be free to choose the technology for SWM projects, toilets and street sweeping. The NCHAC shall, from time to time, bring to the notice of the

towns, through advisories and manuals, and other consultative mechanisms, various options available in these fields.

- Towns must contribute a minimum of 25% funds for SWM projects to match 75% NCHAC Share (75 % of fund can also be sourced from state and central government).
- ULBs are advised to use system for formally procuring all waste management equipment, Additionally, ULBs are advised to procure decentralised composting machines directly from the National Seeds Corporation of India, a Government of India PSU.
- ULBs are advised to distribute color coded bins (2 bins per household), such that waste is segregated at source itself. The recommended colors are Green Bin for Wet Waste (ex: biodegradables), Blue Bin for non-biodegradable and other kinds of waste. Extra care must be taken for disposal of hazardous waste such as batteries, medical waste, etc.

Site Identification

The town committee has identified the site for the SWM disposal and processing, however the development of the site, compliance of the people for the waste segregation would be required. The financial and technical capacities of the town and local body must be enhanced to encourage compliance of SWM standards.

6.2.6 Electric sub-station and major transformers

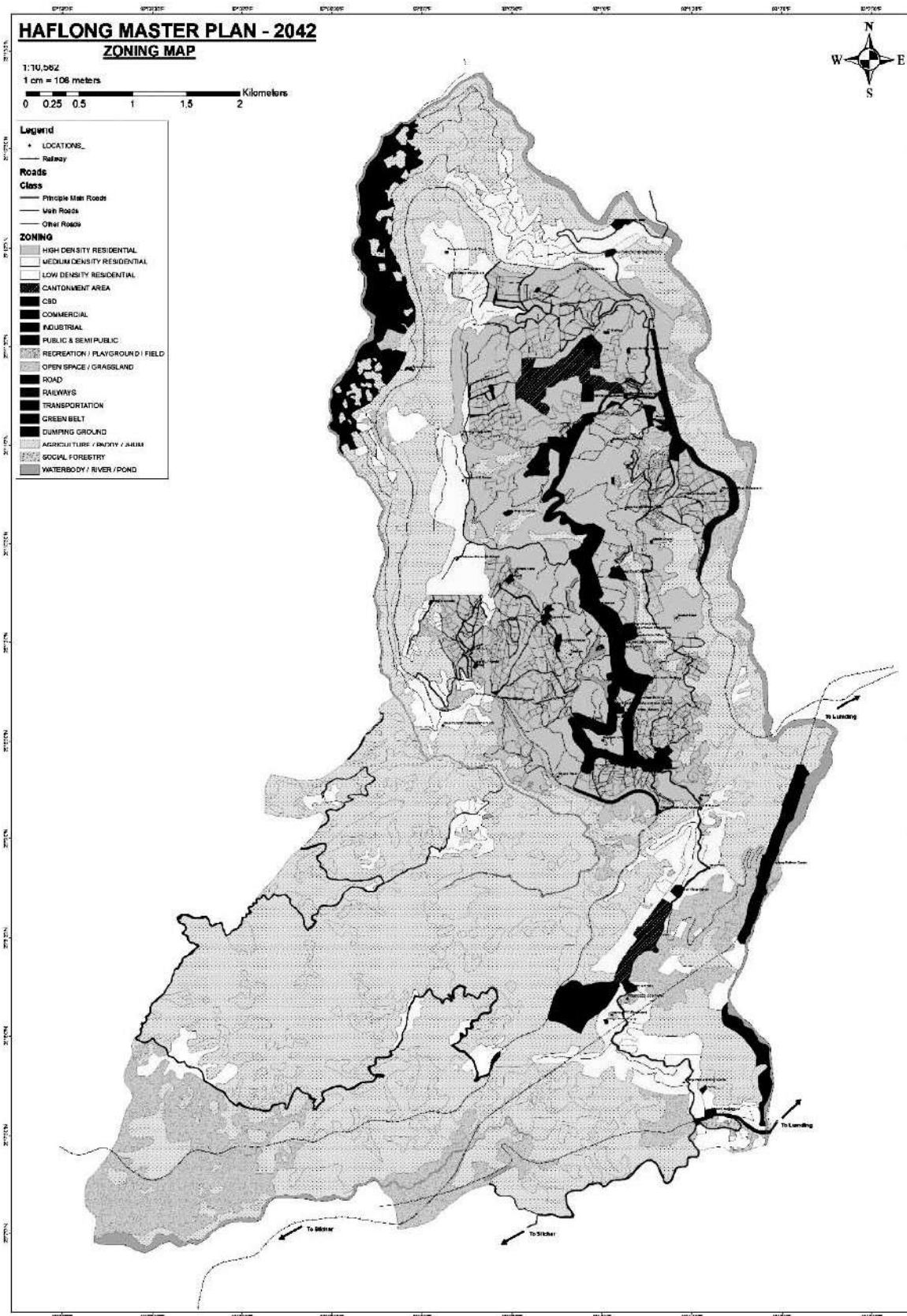
Electricity consumption per capita in Assam is one of the lowest in the country. There are 419 Domestic connections and 160 commercial connections. There are 35 Street light points in the town. The town with minimal power requirement would be met by the ASEB. Sufficient land is available for enhancement of electric substation.

6.3 Social Infrastructure

Based on the Population of Haflong Master Plan area, as per URDPFI guidelines, it needs to have the basic social amenities like Senior Secondary School(VI to XII) of 1-2 nos. (1.8 ha), one number each of Dispensary (0.08-0.12ha), Community hall, mangal karyalaya, baaraat ghar/ library (2000 sqm), Neighbourhood park (1ha), Neighbourhood playground (1.5ha),

Local shopping including service centre (4600sqm), Post office counter without delivery (85sqm), Bank with extension counters with ATM facility (81sqm). Accordingly, few community clubs are seen which is used as a community centre, although it is in dilapidated condition.

There is a requirement of community welfare centre of 0.1-0.15 ha serving a distance of 5-7km (as per UDPFI guidelines). A marriage hall of 2000 sqm (as per URDPFI guidelines) as community centre is proposed in the Master Plan. 4 Shopping Complexes (4600 sqm as per URDPFI guidelines) are proposed in Master Plan to cater to the commercial needs of the growing population. As per URDPFI guidelines, there is a need of 1 neighbourhood park of 1 ha and it is proposed in the Master Plan.



Chapter 7: ENVIRONMENT AND CITY BEAUTIFICATION PLAN

7.1 Development of Existing River Banks

The town is now faced with deterioration of the river banks near the bridge area which is commercial and institutional areas. The flood protection structure has been damaged over the years and needs urgent repair or reconstruction in the town. The detailed feasibility report is suggested before undertaking the project. The state could take up this project, without having financial burden on the Municipal Board. The town side development project incorporating the protection, children park and informal shopping areas can be developed with basic amenities.

7.2 Protection of Forest or Social Plantation

The plan proposes to protect the forest and social plantation area from the development and restricts the movement of the people except for the educational and research purposes. The town committee along with the village leaders would identify the forest groves sacred for the community for protection. The traditional method of planting special trees, medicinal plants and other species would be encouraged.

Need to Improve the School and Community Playground

The town would be provided with some community based improvement projects along the major public areas. The land use proposed in the plan seeks to improve the access to the public areas, plantation of local varieties of flowers and vegetations along the current facilities. Community based partnership program would be developed to fund and allocate trained manpower to design the implement such projects.

Tentative cost for improvement for each playground and community places Rs. 65 Lakhs where town have more than three major and 10 minor areas. The community spaces along the junctions and major cross roads can be improved with more calming spaces using the local artisans and their works for display.

7.3 Market Area Redevelopment

The town centre would have amenities for not only daily commuters and market visitors but also for the children seeking recreation spaces. The part of the market area (15 percent) to be developed as the recreation or open gym spaces for the youth and children. The public utilities and rest rooms would be added in the main market under the supervision of the local town committee.



Figure 7.2: A Typical Improvement suggestions in Town



CHAPTER 8 : LANDUSE

Land use survey is to ascertain the existing land use pattern as well as to estimate the present and future need of the planning area. The planning concept and proposals that has been work out in the Final Master Plan for HAFLONG are based on survey conducted. The preparation of the Master Plan is done based on estimation made for multifarious requirements upto 2041. The land use determines the inter relationship of functional activities. Various proposals have been proposed on the basis of the population projection. As per HAFLONG Master Plan Data 2022, total Master Plan Area is 40.80 sq.km.

8.1 Existing Landuse

Based on survey in 2022, the existing landuse analysis shows that the primary landuse of the master plan area are 56.24 % agriculture and 8.45 % residential whereas the least is as 0.14% public and semi-public, 0.83% river and waterbody, and a 0.37% amount of commercial and park/playground. Therefore, to accommodate the physical and social infrastructure of the area the landuse distribution of the proposed master plan needs to be carefully handled.

Haflong Existing Landuse			
Sl. No.	Land Use	Area	Percentages to
	Category	(Sq. Km.)	Total Area
1	Residential Use	9.61	22.99
2	Commercial Use	0.42	1.02
3	Industrial Use	0.00	0.00
4	Public & Semi Public Use	0.14	0.34
5	Recreational Use	3.76	9.00
6	Transport & Communication	1.08	2.59
	Total Developed Land	15.02	35.93
7	Agriculture & Bamboo Plants	25.81	61.74
8	Water Bodies	0.97	2.33
	TOTAL AREA	41.80	100

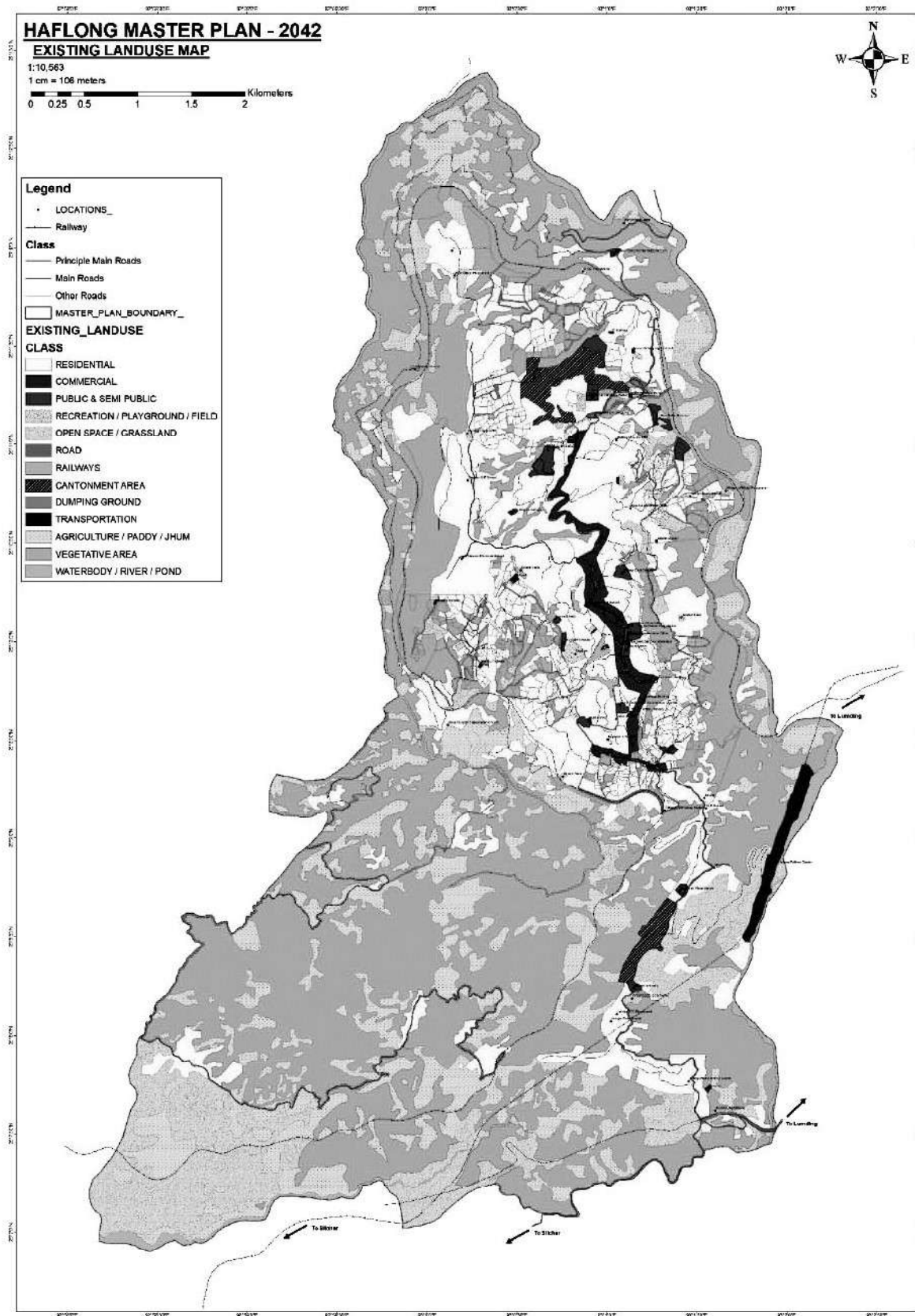


Figure 8.2: Existing Land Use Map of HAFLONG Master Plan Area (2022)

8.2 Proposed Landuse

In the proposed master plan, the residential area is increased to 16.98%, vacant land is decreased by 11.56%, 14.79% of agricultural landuse is converted to other landuse, Open space, Industrial are increased by 6.2%, and Public and Semi- public is increased by 1.1%.

Hence based on these guidelines the following projects is proposed to develop socio cultural and commercial facilities viz- Bus Terminus, shopping complex Auditorium hall, Eco-friendly park, daily and weekly market, Truck Terminal, Harijan Colony and Housing for poor.

Haflong Proposed Landuse			
Sl. No.	Land Use	Area	Percentages to
	Category	(Sq. Km.)	Total Area
1	Residential Use	12.33	29.50
2	Commercial Use	0.64	1.53
3	Industrial Use	0.20	0.47
4	Public & Semi Public Use	0.64	1.52
5	Recreational Use	3.76	8.99
6	Transport & Communication	1.10	2.63
	Total Developed Land	18.67	44.65
7	Agriculture & Bamboo Plants	21.23	50.78
8	Water Bodies	0.97	2.33
	Green Belt	0.93	2.23
	TOTAL AREA	41.80	100

As per UDPFI guidelines, it is suggested to provide 1.0 to 1.2 ha per 1000 persons for town level open spaces (excluding the open spaces in residential pockets), which can be distributed for different residential pockets uniformly for a population of 8000 to 10,000. (Calculation based on the 10-12 mts / person for the entire planned areas). The open spaces are to be developed with other socio cultural and commercial facilities so that they can serve multiple purposes.

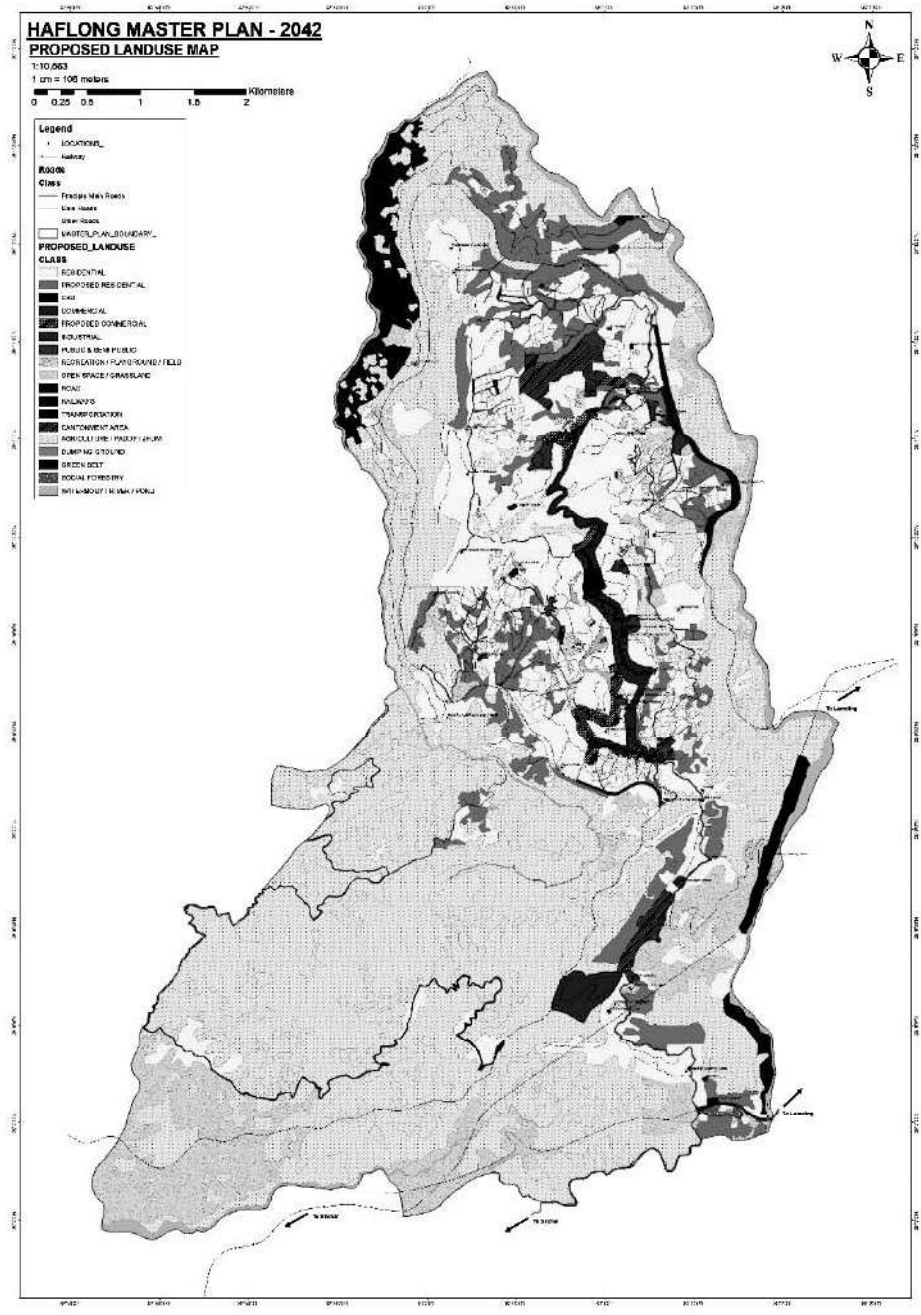


Figure 8.5 : Proposed Master Plan of HAFLONG**8.3 Land Use Plan**

Existing land use and proposed land use of HAFLONG Master Plan area shows that there is increase in Residential (8.53 sq.km), Commercial (0.85 sq.km), Public and semi-public (0.57sq.km), Park and Playground (2.35 sq.km), Transport and Communication (0.78 sq.km), whereas there is decrease in Agriculture (14.79 sq.km). The percentage of the Landuse change is shown in Figure 8.5.

LANDUSE COMPARISION					
		Existing Landuse		Proposed Landuse	
Sl. No.	Land Use	Area	Percentages to	Area	Percentages to
	Category	(Sq. Km.)	Total Area	(Sq. Km.)	Total Area
1	Residential Use	9.61	22.99	12.33	29.50
2	Commercial Use	0.42	1.02	0.64	1.53
3	Industrial Use	0.00	0.00	0.20	0.47
4	Public & Semi Public Use	0.14	0.34	0.64	1.52
5	Recreational Use	3.76	9.00	3.76	8.99
6	Transport & Communication	1.08	2.59	1.10	2.63
	Total Developed Land	15.02	35.93	18.67	44.65
7	Agriculture & Bamboo Plants	25.81	61.74	21.23	50.78
8	Water Bodies	0.97	2.33	0.97	2.33
				0.93	2.23
	TOTAL AREA	41.80	100	41.80	100

Table 8.6 : Existing and proposed land use of HAFLONG Master Plan area**8.3.1 Issues and potential****8.3.1.1 Residential**

The density of the Master Plan area is 451 persons per sq.km, i.e, 23 persons per sq. km more than the state average. It can be inferred that the area is highly congested and there is need of housing. There will be a need to 1118 housing. Single storied buildings within the Master Plan area can be restructured upto 1-2 more storied to avoid horizontal expansion. 0.39 sq.km of fallow land within the Master Plan area, as per Survey, can be identified as suitable land for housing.

8.3.1.2 Commercial

Commercial area covers approximately 1.89% of the existing HAFLONG Master Plan area. HAFLONG Chariali is the main commercial hub of HAFLONG. Other local markets, weekly and daily markets are also seen within the master plan area. However, the commercial area is very congested and need to immediate improvement. Moreover, as per data, only 37% of the population is working which indicates that there is lack of opportunities in the area. The master plan proposal highly demands infrastructure to boost the employment generation of the region. Hence additional four commercial centres with proper infrastructure is proposed for the master plan.

8.3.1.4 Public and Semi-Public

The Public and Semi-Public landuse includes educational institution, Government offices, Hospital, Temples and Mosques, Museum, Gallery etc. It occupied about 0.21 sq.km of HAFLONG Master Plan area covering 1.03% of the whole area. There are 6 Nos.of educational institutions and 8 Nos. of Govt. offices. within the HAFLONG Master Plan Area. Few Public and Semi-Public landuse area is proposed to convert into mix-use type of landuse to boost the social infrastructure of the Master plan area.

8.3.1.5 Transport and Communication

Out of total Master Plan Area, 20.21 sq.km is occupied for Transport and Communication facilities covering 2.71% of the whole area. The primary and major roads connect the regional and important places and with neighbouring important towns and other part of the state. The NH-627 and SH-19 runs through the town. All the major towns of Assam regularly bus services operate from the HAFLONG town. All necessity commodities are brought to the area by the Roadways. Now-a-days bus service link the area with the other places within the state and country. These internal roads are covered by PWD. The North Frontier Railway line connects HAFLONG Town. The nearest railway station is at Hojai, 21 km away from HAFLONG. N. F. rail communication also makes the area easily accessible from various parts of the region. However, the transport and communication is yet to develop in the district including the Master Plan area of HAFLONG.

8.3.1.6 Agriculture

Agriculture is the major source of income for the people of the Master Plan area. It covers 69.74% of the existing landuse. As per data, in the proposed Master Plan area 5.81sq.km of it has been converted to other landuse as per the need of the population projected and the infrastructure

of the area. The main crop is Paddy and apart from this Maize, Cauliflower, Chilli, Tomatoes, and Lettuce are also cultivated. These crops are mainly grown at HAFLONG according to the climatic condition and season. People use the labour-intensive technique in farming, as there is no technological advancement. The main reason for people to practice agriculture is the Donka River, which is the main source of harvesting the crops.

8.3.1.7 Green Belt

Green Belt includes the Hills and water bodies of the Master Plan area. It covers 0.89% of the existing landuse. As per proposed Master Plan area 0.1 sq.km of it has been converted to other landuse as per the need of the population projected and the infrastructure of the area.

CHAPTER 9 : PROPOSED PROJECTS' BRIEF AND TENTATIVE FUNDING SOURCE

9.1 Priority Sectors and Projects

The consultation and site visit the need for various infrastructure projects was assessed. The suggestive projects for the Master Plan area of HAFLONG Thirteen (18) main projects can be identified which are:

Retaining Wall & Stone Stepping		
Sl. No.	Name of Schemes	Ward No.
1	Const. RCC retaining wall & drain sainza Raji	4
2	Const. Retaining Wall at Sarkari Bagan	9
3	Const. of retaining wall at Topodisa Village, madaikho	9
4	Const. of retaining wall at Topodisa Village	9
5	Const. of Stone stepping at upper colony Longmang Village	8
6	Const. of Stone Stepping & Retaining wall from Devi Mandir via Devi Nagar Village	7
7	Const. of R.C.C retaining wall near Lower Songpijung to Tularam	12
8	Const. of retaining wall at Natun Basti	13
9	Const, of protection wall at moulhoi High School present residential Plot of Shri. Sickkohen Tamhrang	11
10	Const. of retaining wall at upper Bagater	7
11	Const. of Retaining Wall at Natun Basti to Khoinuoi Path	13
12	Const of retaining wall at Ramnagar below Ram Krishna Mission Road	5
13	Const. Retaining Wall at Haflong Town South area	4
14	Renovation of Repairing wall and Drain at Kalibari Thana, Haflong	1
15	Const of retaining wall and Stone Steeping at Central Dibarai	13
16	Const. of Retaining Wall and Stone Stapping from Surat Nagar to Upper Bagater	7 & 8
17	Const. of stone stepping from topodisa village to Lodi village	9
18	Const. of stone stepping from upper topodisa to upper Bagater	9
19	Const. of stone stepping at Topodisa from vehicle servicing center to lower Topodisa L.P school	9
20	Const. of stone stepping at Natun Kunjung	6
21	Const. of R/Wall at Dimalik Area	4

Road & Footpath		
Sl. No.	Name of Schemes	Ward No.
1	Const. of Footpath Hagjer Nagar near Govt. College	1
2	Const. of Concrete footpath at Shivaraipur near upper Bagater	7
3	Const of Concrete Road at Lower Digrik	13
4	Reparing of Footpath Sainza Raji to Songpijang	4
5	Const. of Road at Fire Brigede to Vengnom	1
6	Const. of footpath Boildura near Kali Mandir	8
7	Const of footpath at Lower Dibrari to Digrik boundary	13
8	Const. of Footpath at near joyoshree Hotel Haflong	1
9	Improvement of Approach road at Shibaraipur including Const. of Side Drain	7
10	Const. of C.C Road and Stone Steeping at Moulhoi Kanaam Veng	11
11	Const. of Footpath Stone Steeping 200 mtrs and retaining wall at DihamRaji to Water Tank	9
12	Const of C.C Footpath and C.C Drain at Sainza Raji Haflong	4
13	Const. of Tranching Ground road approach road along with C C drain	out of Town
14	Const. of Foothpath at Central Dibrari	13
15	Const. of Foothpath from Upper Bagater to Surat Nagar	7
16	Const of Road from Old Mount cermal School to Surat Nagar Road	8
17	Const. of approach road in between Zila Sainik Welfare Office to multi storied building	3
18	Const. of approach road at Gravyad near Hindu Parisad	5
19	Const. of approach road at upper Moulhoi	11
20	Const. of approach road at Surat Nagar	8
21	Const. of approach road at Tularam Raji	12
22	Const. of road at Lower Dibrari	13
23	Const. of road at Topodisa area	9
24	Const. of road near Dibrari lake	13
25	Const. of approach road at Longmang near Longmang High School	8
26	Const. of approach road near Holy Sprit Hospital	3
27	Improvement of footpath with side Railing at Upper Digrik.	13
28	Const. of footpath from Bagater road to Devi Mandir	7
29	Const. of footpath near Medical Sub-center at Digrik	13
30	Const. of footpath from Upper Bagater road to north Bagater road	7

31	Const. of footpath from North Bagater road to lower Haflong road.	6
32	Const. of footpath from lower Haflong Rly. Gate to ITI at Arikidima Raji.	10
33	Const. of footpath at Hagjer Nagar	1
34	Const. of Road at Lower Dibrarai to South Bagater	13
35	Const. of road at Topodisa near T/Club	9
36	Const. of road at Longmang area	8
37	Const. road at Lodi	7
38	Const of Road atDimalik Raji	4
39	Const. of approach road at Tularam Raji	12
40	Const. of C.C Road from Media Center, Dibrarai to South Bagater	13
41	Const. of Road connecting Topodisa road and upper Bagater Road	9 & 7
42	Const of C.C Road from remaining portion of Approach Road at Natun Basti area	13
43	Const. of Road at Raja Gobin Raji	10
44	Const of Footpath at Deham Raji	9
45	Improvement of existing road and Footpath of Haflong Town areas	All ward
46	Const. of RCC approach road from Haflong main road to AGCIL at Lower Haflong	10

Water Supply & Toilet Block		
Sl. No.	Name of Schemes	Ward No.
1	Const. of Ringwell at upper Digrik	13
2	Const. of Ringwell at Gadain Raji	4
3	Const. of Ringwell at Central Dibrarai & Lower Dibrarai	13
4	Const. of Ringwell at ITI Lower Haflong	10
5	Const. of Ringwell Lower Dibrarai Area	13
6	Const. of Ringwell at Natun Basti Area	13
7	Const. of Ringwell at Agricultural Workshop	8
8	Const. of Ringwell at Digrik near Puja Place	13
9	Const. of Ringwell at North Bagater	6
10	Const. of Ringwell at Mahadevtilla	12
11	Installation of Ground Water Pumping Boaring machine at Moulhoi Village	11
12	Const. of Ringwell Lower Digrik	13
13	Const. of deep boring Water pump at Town Raji Haflong	2

14	Const. of boaring drinking water at Dibarai near residence of Koben Bathari	13
15	Construction of water harvesting structure and storage system around Haflong Town	All ward
16	Improvement of Lake of Haflong (Dibarai Lake, Lower Lake, Bazar Lake and pond near J.K Servicing)	02,03,04 & 13
17	Const. of Toilet Block at Haflong Town areas	All ward

DRAIN		
Sl. No.	Name of Schemes	Ward No.
1	Const. of drain at Sambhudhan Raji near Sambhudhan College	9
2	Const. of drain at Fiangpui	6
3	Const. of drain from Civil Hospital road to Sarakri Bagan main road	8
4	Improvement of drainage system behind Rly field near resident of Jaymonto Phonglo.	3
5	Const. of roadside drain at Prapso Raji	10
6	Const. of R.C.C drain from Sambhudhan Statue to main road culvert (Ph-II)	1
7	Const. of side drain R.C.C dalai at Sengya Sambhudhan Rajee near Sambhudhan High School	9
8	Const of R.C.C drain with CC protection at Kalibari Road	1
9	Const. of drain at Mouklpong village	6
10	Const. of Drain with R/Wall at Natun Basti from remaining portion to Shiv Mandir	13
11	Const. of Drain at Fiangpui Greenwood School along with Footpath	6
12	Const. of Drain at Central Dibarai	13
13	Const of Drain at Topodisa Jharna	9
14	Const of Drain at Surat Nagar near Maihla Samity	8
15	Const. of drain at Sengya Sambhudhan Raji	9
16	Const. of drain at Dimalik Raji	4
17	Const. of drain at Sainza Raji	11
18	Const. of drain from Sarkari Bagan to Sarkari Bagan L.P School	9
19	Const. of drain from S.S Raji School to residence of Sri. D. Nunisa	9
20	Const. of drain at S.S Raji from Sericulture quarter to S.S Raji Club	9
21	Const. of drain at Digrik from Digrik tiniali to Digrik field	13

22	Const. of drain at kalibari from the residence of Lt. K Lohar to Haflong Kalibari road	1
23	Improvement of existing drain of Haflong Town area	All ward
24	Const. of drain near Nazareth Model H.S	11
25	Const. of drain at Upper Bagater to lodi road	7
26	Const. of drain at Moulpong area	6
27	Const. of Drain at Natun Basti area	13
28	Const. of box culvert near Digrik Cremation ground	13

Street Light, Town Hall, Horizan Colony etc.		
Sl. No.	Name of Schemes	Ward No.
1	Purchase of Solar street Light etc around Haflong Town	All Wards
2	Const. of Town Hall at Cultural Institute Hall	1
3	Improvement of Cremation/Burial Ground of Haflong Town areas	05, 11
4	conversion of over-head naked LT line to AB cable at Haflong Bazar Area	1,2,3,4
5	Const. and improvement of Bus Stand at Haflong Town area	9
6	Const. and Improvement of Harizan Colony	1

These projects could up lift the development and growth of HAFLONG creating a smooth and hassle free socio-economic life for the residents of HAFLONG Town along with infrastructure development. The proposed land use maps incorporate the land area into the zoning requirements. The projects can be completed during the plan period i.e. year 2022 to 2042.

9.2 Fund Requirement

For the identified Twelve (18) main projects of Master Plan area of HAFLONG the tentative fund requirement are as follows:

Table 9.2 Proposed Projects Estimates for Master Plan Area						
Sl. No.	Project	Location	Land availability	Area of Land	Nos.	Amount (in Rs. Crores)
1	Construction of Retaining Wall and Stone Stepping	As per List Above	Yes	1.5 high	1	0.25
2	Construction of Roads and Footpaths	As per List Above	Yes	3 katha	1	0.30

3	Construction of Water Supply and Toilet Blocks	As per List Above	Yes	1.5 bigha	1	0.25
4	Construction of Drains	As per List Above	Yes	2 bigha	1	0.08
5	Construction of Town Hall	As per List Above	Yes	3 bigha	1	0.40
6	Improvement of Bus Stand & Cremation Grounds	As per List Above	Yes	1 Bigha	1	1.80
Total Project Expenses in Town					Rs.	235.58

The above project is based on the town committee **Reference No.** BMB/Administrative/26/2021-22/3640 Dated 4/4/2022.

The net fund requirement is estimated to be **Rupees Two Hundred Thirty Five Crores Fifty Eight Lakh Only (Rs. 235.58 Crores)** for the coming plan period (2022-2042).

The basic infrastructure projects must be given with priority along with the flood control projects. The project listed may be altered or modified or rejected based on the site condition, administrative capacity and technical feasibility of the individual project components.

The capacity both technical and administrative must be enhanced before initiation of the projects. The town committee along with the constituents villages and community must have consent and ability to complete the projects. The proposed projects would have capacity to make the town competitive and infrastructure ready for future generation.

9.3 Indicative Sources of Fund:

The tentative source of funding for the above mentioned projects are:- AMRUT, Infrastructure Development Fund, Entry Tax, SOPD, Grant-in-aids both Central & State Govt. and State Finance Commission.

CHAPTER 10 : DISASTER MANAGEMENT PLAN

HAF LONG Master Plan area is served with 1 fire and emergency service station at present. The whole district is vulnerable to draught and as no such natural water reservoir is there in the district from where the water can be irrigated. Few villages of the HAF LONG master plan area are vulnerable to flood because of the Donka River and man made flood. The region is very much vulnerable to earthquake due to its weak geography and fragile geomorphology being in the most dangerous Seismic Zone i.e. Zone (V). The whole region is sitting on the bed of limestone and hence very fragile. As per UDPFI guidelines there is requirement of a Disaster Management Centre of 1ha area to serve the people of the Master Plan area.

10.1 Pre-Disaster Preparedness

The Fire Services department being the nodal agency for disaster management, should identify vulnerable areas e.g. areas with high density and poor accessibility in the city and propose suitable measures. The department should make people aware about after effects of disaster particularly school children through mock drills in school, media campaigns and advertisements about emergency procedures and location of emergency shelters etc. Mock drills need to be done also in government and public offices from time to time.

10.2 Post Disaster Preparedness

It has been observed that any disaster is generally followed by break down of communication lines and disruption of essential services. Also the district is vulnerable to various terrorist groups. HAF LONG being the bordering area of Assam and Meghalaya is also vulnerable to clashes between borders. Therefore, the key communication centres should be safely located to be free from natural disasters e.g. flood, fire, landslide, earthquake or any other emergency situation.

10.3 Plan Implementation

The Master Plan implementation requires (i) development of new areas (ii) redevelopment of existing developed areas and (iii) conservation of eco sensitive areas. 'Office of the Deputy Director, Town and Country Planning, Karbi Anglong, Diphu, Assam' shall be the nodal agency for the HAF LONG Master Plan implementation. Landuse plan, land use zoning, sub-division and development control regulations including local building byelaws would in general be the base for all development, and redevelopment in the Master Plan area.

ZONING REGULATION

XI. CHAPTER 11 : ZONING REGULATION

11.1 SCOPE:

11.1.1. The Schedule lays down regulations for the use of land and buildings built thereon consistence with maintaining minimum standards of density of buildings, protection of open spaces, sanitation and environmental hygiene.

11.1.2. The Zoning Regulations should be read in conjunction with the zones proposed in the Master Plan.

11.2 DEFINITION:

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

11.2.1. Words used in the present tense shall include the future; the singular number also includes the plural and the plural also the singular.

11.2.2. "Agriculture" includes horticulture , farming , growing of crops , fruits vegetable , flowers grass , fodder , tress of any kind of cultivation of soil , breeding and keeping of livestock including cattle , horse ,donkeys mules , pigs , fish , poultry and beast the use of land which is ancillary to the farming of land or any other agriculture purpose ,but shall not include the use of any land attached to the building for the propose of a garden to be used along with such buildings and "Agriculture " shall be construed accordingly .

11.2.3. "Authority" shall mean the local , regional or any other "Authority" appointed by the State Government for the purpose of administering the Act. Unless appointed by the State Government the Authority in the 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) .

11.2.4. "Boarding House "means a building or part of a building in which is carried on wholly or partially the business of the supply of meals to the public or a class of the public for consumption in the premises.

11.2.5. "Building" ant construction for whatsoever purpose and of whatsoever materials construction and every part thereof whether used as human habitation or not and includes foundation , plinth wall , chimneys , drainage works , fixed platforms , verandah , balcony , cornice of projection , par of building or anything affixed thereto or any wall enclosing or intended to enclose any land or space .

11.2.6. "Building of Accessory Use "- a subordinate building , use of which is incidental to that of a principal building on the same plot such as garage , coal or woodshed , peon's quarter, etc .

11.2.7. “Building Height of “ – the vertical distance measured , in the case of flat roofs from the average level of the centre line of the adjoining street to the highest point of the building adjacent to the street wall, and in the case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof and in the case of gables facing the road , the mid-point between the eaves level and level the ridge , Architectural features serving no other function except that of decoration shall be excluded for the purpose of taking heights . If the building does not abut on a street, the height shall be measured above the average level of the ground and contiguous to the building.

11.2.8 “Building Set Back”- the distance by which any building or structure shall be separated from the boundary lines of the plot.

11.2.9 “Clean Industry”- industries which do not throw out any smoke, fume, noise, offensive odour harmful industrial wastes and employing not more than 10 workers with or without power.

11.2.10 “Commerce”- means carrying on any trade , business of professional sale or exchange of goods of any type whatsoever, and includes the running of with a view to make profit , Hospitals, Nursing Homes, infirmaries, education institutions and also includes hostel, clubs, theatres, restaurants, boarding house not attached to any educational institution , series and “Commercial” shall be construed accordingly .

11.2.11 “Commercial Use”- includes the use of any land or building or part thereof for purpose of commerce as defined or for storage of goods, or as an office, whether attached to industry or otherwise.

11.2.12 “Coverage”- is the percentage ratio of the plinth area of the main and accessory buildings to the total area of the plot.

11.2.13 “Customary Home occupation”- means occupation other than that of operating an eating or drinking place offering services to the general public carried on by a member of the family residing on the premise and in accordance with which there is on display that will indicate from the exterior that the building is being utilized in whole or in part for any purpose other than that as a dwelling and in connection with which an 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 .

11.2.14 “Development” – means the carrying out of building, engineering, mining or other operations in on over or under the land, or making of any 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 these Regulations to mean Development of the land, that is to say-

- (a) The carrying out of works for the maintenance , Improvement or other alteration of any building being works which affect only the interior of the building or which do not materially affect the use and the external appearance of the building ;

(b) The carrying out by a local or statutory authorities of any works required for the maintenance or improvement of road, being works carried out on land within the boundaries of the road :

(c) The carrying out by local authority any works 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.

11.2.15 “Development Schemes”- means the scheme for the development or redevelopment or improvement of the HAFLONG master plan Area or any part thereof.

11.2.16 “Dwelling”- a building or a portion thereof which is designed or used wholly or principally for residential purpose. This shall not include boarding or rooming house, tents, tourist camps, hostel or other structures designed or used primarily for transient residents.

11.2.17 “Family”- a group of individuals normally related in blood or connected by marriage living together as a single house- keeping unit and having a common kitchen. Customary domestic servants shall be considered adjunct to the term ‘Family’.

11.2.18 “Floor Area”- shall mean useable covered area of a building at any floor level.

11.2.19 “Floor Area Ratio (FAR)”- means quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot. Multiplied by 100.

$$\text{FAR--- means covered area of all floors X 100} \\ \text{Plot area}$$

11.2.20 “Hotel”- means a building or a part of a building used as a lodging and boarding house.

11.2.21 “Industry”- includes the carrying of any manufacturing process as defined in Factories Act. 1984; and “industry” shall be constructed accordingly.

11.2.22 “Industry use”- includes the use of any land or building or part thereof for industry as defined.

11.2.23 “Light Industry”- industries which do not throw out excessive smoke noise , offensive odour or harmful industrial wastes , employing not more than 100 workers and using power of not more than 100 H.P. such industries ,except in the case of foundries and smithies do not consume any solid fuel .

11.2.24 “Lodging House”- means a building or a part of building used for the reception of guests and travellers desirous of staying or sleeping therein.

11.2.25 Medium industry “- medium industries are those which employ more than 100 workers and may use any kind of motive power of fuel, subject of course to toxious features. Factories which are classified as heavy industries under the Factories Act do not come under this category.

11.2.26 “Non-Conforming building or use”- a building structure or use of land existing at the time of commencement of these regulations and which do not conform to the regulations pertaining to the zone in which it is situated .

11.2.27 “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) any person who is liable to pay to the owner damage for the use and occupation of any land ;

11.2.28 “Open Space” – means any land whether enclosed or not on which not more than one twentieth part is covered with building and whole of the remainder has been laid out as a public garden or used for purpose of recreation or lies waste and unoccupied .

11.2.29 “ Owner”- includes a mortgagee in possession , a person who for the time being is receiving or is entitled to receive , or has received , the rent or premium for any land whether on his own account of or on behalf or for benefit of any other person or as an agent , trustee , guardian or for any other person or for any religious or charitable institution , or who would so receive the rent or premium or he entitled to received the rent or premium if the land were let to a tenant ; and includes the Head of a Government of. General Manager of a Railway , the Secretary or other Principal officer of a Local Authority , Statutory Authority or company , in respect of properties under their respective control .

11.2.30 “Parking Space”- means an area enclosed or unenclosed sufficient in size to store one or more automobiles or any other conveyance together with a driver way connecting the parking space with a street , or alley and permitting ingress or egress of all such conveyances .

11.2.31 “Plinth”- means the portion of a structure between the surface of the surrounding ground and surface of the floor, first above the ground.

11.2.32 “Plinth Area”- means the built up covered area measuring at the floor level of the basement or of any story.

11.2.33 “Plot” – a piece of land occupied or intended for occupancy by a main building or use together with its accessory building and uses customary and incidental to it , including the open spaces required by these regulations and having frontage upon a street or upon a private way that has officially being approved by the competent authority .

11.2.34 “Plot Width”- the shorter distance from one side of the plot line to the other measured through that part of the plot to be occupied by the building.

11.2.35 “Prescribed” - means prescribed by rules and regulations under the Assam Town and Country Planning Act 1959 (as amended).

11.2.36 “Public and Semi-Public Place”- means any place or building which is open to the 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 .

11.2.37 “Repairs”- means any renovation applied to any structure, which does not in any way changed the specification of the structure but saves the structure from further deterioration.

11.2.38 “Residence”- includes the use for human habitation of any land or building or part thereof including gardens, grounds, garages, stables and out houses, if any appertaining to such building and ‘residential’ shall be construed accordingly .

11.2.39 “Required Open Space”- the space between the plot lines and the minimum building set back lines.

11.2.40 “Roads or Street”- any highway , street , lane path way , alley , stairway , passage way , carriage-way ,footway , square place or bridge , whether a thoroughfare or not over which the public have a right of 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 , sidewall , traffic island , roadside trees and hedges , retaining walls , fences , barriers and railway within the road lines .

11.2.41 “Service Industry” industries which are not engaged in the manufacture of goods or articles, but are mainly concerned with repairs, maintenance, servicing and or other jobbing work.

11.2.42 “Set back line” means a line usually parallel to the plot boundary and laid down in each case by the authority beyond which nothing can be constructed towards the plot boundary.

11.2.43 “Site”- of a building includes not only the land actually covered by the building but also the open spaces around the building required under these rules.

11.2.44 “Storey” the portion of a building included between the surface of any floor and the surface of the floor next above it or if there be no floor above it, then the space between any floor and the 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.

11.2.45 “Street line”- means the line defining the site limits of a street.

11.2.46 “Structure” any combination of material including building constructed or erected the use of which requires location on the ground including among other things, signs, signboards, fences and wall that are more than three feet height.

11.2.47 “To Abut”- means to abut on a road such that any portion of the building is facing the road boundary.

11.2.48 “To construct” means to erect, re-erect, and make material alterations.

11.2.49 “to Erect” to construct a building for the first time or to re-construct existing building after demolishing it according to some fresh or revised plans.

11.2.50 “Total floor area” – the area of all floors of a building including habitable attics and basements.

11.2.51 “ To make Material alteration”- to make any modification in any existing building by ways of an addition or alteration, or any other change in the roof window, door, compound, sanitary and drainage system in any respect whatsoever, Opening of a window and providing inter communication doors shall not be considered as material alterations. Similarly modification in respect of gardening, wheel washing, painting, retailing and other decorative works shall not be deemed to be deemed to be material alterations, it further includes:-

- (a) Conversion of a building or any part thereof for human habitation as one dwelling house into more than one dwelling house and vice-versa;
- (b) Conversion of a building or a part thereof suitable for human habitation into a dwelling house or vice-versa;
- (c) Conversion of a dwelling house or a party thereof into a shop, warehouse or factory or vice-versa.
- (d) Conversion of a building used intended to be used for one purpose such as shop, warehouse or factory, etc. Into one or another purpose.

11.2.52 “To Re-erect” – to construct for a second time or subsequent time a building or part of a building after demolishing it on the same plan as has been previously sanctioned.

11.2.53 “Water Course:- means a natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm water either from a single property or several properties draining thereof in combination .

11.2.54 “Warehouse”- means a building the whole or substantial par of which is used or intended to be used for the storage of goods whether for keeping or for sale or for any similar purpose but does not include a store room attach to , and use for the proper functioning of a shop .

11.2.55 “Yard”- means an open space at ground level between a building and the adjoining lines of the plot unoccupied and unobstructed except by encroachment or structures specifically permitted by these byelaws on the same plot with a building. All yard measurement shall be the minimum distance between the front, rear and side yard- plot boundaries, as the case may be, and

the nearest point of the building including enclosed or covered porches. Every part of every yard shall be accessible from every other part of the same yard.

11.2.56 “yard front” – means a yard extending across the front of a plot between the side yard lines and being the minimum horizontal distance between the street line and the main building or any projection thereof other than steps , unenclosed balconies and unenclosed porches .

11.2.57 “yard rear” – means a yard extending across the rear of a plot measured between a plot boundaries and being the minimum horizontal distance between the rear plot boundary and the rear of the building or any projection other than steps. Unenclosed balconies or unenclosed porches. In a corner plot the rear yard shall be considered as parallel to the street upon which the plot, has its least dimension. In both the corner and interior plots the rear yard shall be at the opposite end of the plot from the front yard .

11.2.58 “Yard side “ – means a yard between the building and the side line of the plot and extending from the front line to the rear of the plot and being the minimum horizontal distance between the side boundary line and the sides of a building of any other projections other than stops unenclosed balconies or unenclosed porches .

The HAFLONG Master Plan area is hereby divided in to the following six zones shown on the accompanying Zoning Map which together with all explanatory matters thereon , is hereby declared to be a part of these regulations .

11.3 CLASSIFICATION OF ZONES AND ESTABLISHMENT OF ZONING MAP.

11.3.1 The zones designated under 3.1 may be further

Where non-conforming use status applied to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land.

- a) Low Density
- b) Medium Density
- c) High Density
2. Commercial Zones.
3. Industrial Zones –
 - (a) Light Industry
 - (b) Medium Industry
4. Public and Semi-public Zone
5. Recreational and Open Space Zone
6. Green Belt Zone.

11.3.2 The Zones designated under 3.1 may be further divided into sub-zones by the authority where it deems it expedient, the designation of such sub-zones being dependent on the special use to which each such sub-zones is being utilized.

11.3.3 Zone boundaries of each zone shall be as established in the zoning Map of the HAFLONG Master plan area and a copy of which shall be located in the office of the local authority in a

place easily accessible to the public which be the final authority as to the current zoning status of land and water area building and other structure in the HAFLONG Master Plan area.

11.3.4 Interpretation of zone boundaries – where uncertainly exists as to the boundaries of zones as shown on the zoning Map, the following result shall apply:-

- (a) Boundaries indicated as approximately following the centre lines of streets, highways or alleys shall be construed to follow such centre line.
- (b) Boundaries indicated as approximately following established plot boundaries shall be construed as following such plot boundaries.
- (c) Boundaries indicated as approximately following the centre lines of streams, river cannels , lakes or other bodies of water shall be construed to follow such centre lines.
- (d) Boundaries indicated as parallel to or extension or features indicated in sub- sections (a) to (c) above shall be so construed distances not specially indicated on the zoning Map shall be determined by the scale of the map.
- (e) Where physical or cultural features existing on the ground are at variance with those shown on the zoning Map , or in other circumstances not covered by sub-section (a) through (d) alone , the Director of Town & country planning shall interpret the zone boundaries.

11.3.5 No changes of any nature shall be made in the zoning Map except in conformity which the procedures set forth in these Regulations. Any unauthorized change of whatever kind by any person shall be considered a violation these Regulations and punishable as provided under clause 16 of these Regulations.

11.3.6 Regardless of the existence of purported copies of the official zoning Map which may from time to time be made or published, the official zoning Map which shall be located in the office of the local authority in a place easily accessible to the public shall be the final authority to the current zoning status of land and water areas, building and other structures in the planning area.

11.4 APPLICATION OF ZONING REGULATION:

11.4.1. The requirement of this Regulation within each zone shall be the minimum requirement and shall apply uniformly to each class or kind of structures or land except as hereinafter.

11.4.2. No building, structure, or land shall hereafter be used or occupied and no building or structure or part of the building shall hereafter be erected, re- erected or materially altered unless in conformity whit al of the regulations herein specified for zone in which it is located.

11.4.3. No building or other structure shall hereafter be erected re-erected or materially altered.

- (a) To exceed the height.
- (b) To accommodate or house a greater number of families.
- (c) To occupy a greater percentage of plot area.
- (d) To have narrower or smaller rear yards, front yards, slide yards of other open spaces than herein required, or in any other manner contrary to provisions of these regulations.

11.4.4. No part of a yard or other space, or off street parking or loading space required about or in connection with any building for the purpose of complying with this regulation shall be included as part of a yard, open space, or off street parking or loading space similarly required for any other buildings.

11.4.5. No yard or plot existing at the time of coming into force of these regulation shall be reduced in dimension or are below the minimum requirements set forth herein ; yard or plots created after the effective date of these regulations shall meet at least the minimum requirement established by these Regulation .

11.4.6. Non-conforming plots, non-conforming uses of land, non-conforming structures and non-conforming use of structure and premises;

11.4.6.1. Within the zones established by these regulations or amendments that may later be, adopted therein existing plots, structures and uses of land and structures which were lawful before these regulations came into force or were amended, by 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 zones involved. Such non-conformities shall not be enlarged, upon, expanded or extended nor be used as grounds for adding other structures or uses prohibited elsewhere in the same zone.

11.4.6.2. A non-conforming use of a structure, a non-conforming use of land or a non – conforming use of a structure and land shall not be extended or enlarged after coming into force of these regulations by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses of a nature which would be prohibited generally in the zone involved.

11.4.6.3. Nothing in these regulations shall be deemed to require a change in the plans, constructions, or designated use of any building on which actual construction was lawfully begun prior to the coming into force of these regulations and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding as demolition or removal shall be deemed to be actual construction provided that work shall be diligently carried on until completion of the building involved.

11.4.6.4. If two or more plots or combinations of plots and portions of plots with continuous frontage in single ownership are of the record at the time of coming into force or amendment of the regulations and if all part of the plots do not meet the requirement for plot width and area as established by these regulations , the land involved shall be considered to be an undivided parcel for the purposes of these regulations and no portion of said parcel shall be used or sold which do not meet plot width and area requirements established by these regulations , nor shall any division of the parcel be made which leaves the remaining plot with width or area below the requirements stated in these regulations .

11.4.6.5. Non-conforming uses of land – Where on the date of coming into force of these regulations or amendments thereto lawful use of land exists that is made no longer permissible under the terms of these 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 non-conforming use shall be enlarged or increase, nor extended to occupy a greater area of land than was occupied on the date of coming into force of these regulations or amendments thereto.
- (b) No such non-conforming use shall be moved in whole or in part to any other portion of the plot or parcel occupied by such use on the date of coming into force of these regulations or amendments thereto.
- (c) If any such non-conforming use of land ceases for any reason for a period of more than 30 days any subsequent use of such land shall conform to the requirements specified by these regulations for the zone in which such is located.

11.4.6.6. 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 reason of restriction on area, plot coverage, height yards or other characteristics of the 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 which increases its non-conformity.
- (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 re-constructed except in conformity with the provisions of these regulations,
- (c) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the requirements for the zone in which it is located after it is moved.

11.4.6.7. Non-conforming uses of structures- If a lawful use of a structure, or of structures and premises in combination, exists on the date thereto of coming 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 in the zone in which it is located shall be enlarged, extended, constructed, re-constructed, moved or structurally altered except in changing the use of the structure to 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 that is occupied by such use the time of coming into force of these regulations or amendments thereto;
- (c) Any structure, or structures and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the requirements of these regulations for the zones in which such structure is located, and the non-conforming use may not there-after be resumed; when a conforming use of a structure, or structures and premises in combination is discontinued or abandoned for six consecutive months or for

18 months during any three year period, the structure or structures and premises in combination, shall not thereafter be used except in conformance with the regulations of the zone in which it is located.

11.4.6.8. Repairs and Maintenance – One any building devoted in whole or in part to any non-conforming use, work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of non-load-bearing walls, fixtures, wiring or plumbing, to an extent not exceeding 10 percent of the 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 regulations shall be deemed to prevent the strengthening 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 of such official.

11.4.6.9. Uses under Exception Provision not non-conforming uses – Any use for which a special exception is permitted as provided in these regulations shall not be deemed a non-conforming use, but shall without further action be deemed a conforming use, in the zones in which it is permitted.

11.4.7. “Accessory Use”- the term Accessory use shall not include:-

- (a) Any use not 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 neighbourhood by reason of emission of smoke, noise, odour, vibration, dust or fumes;
- (d) Storage of more than two commercial 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 the open space and equivalent plot size as required by Clause 4.8;
- (f) Advertising signs excepting signs not more than 10 sq.ft. or 0.9 sq.m in total area pertaining to the lease, sale or use of a plot or building on which they are placed. On a plot occupied by a dwelling there shall not be more than two signs with a total area of 2 square feet or 0.18 sq.m. per sign for each family house;

11.4.8. Yards and Open Spaces:-

- (a) Each structure hereafter erected, re-erected or materially altered shall be provided with specific front, side and rear yard;
- (b) On plots occupied by building only, not exceeding 30 percent of the rear yard may be occupied by one storied building of accessory use;
- (c) Special type of Building- Subject to the requirements of set-backs from prescribed street lines and side and rear yards under the representative Rules no building used for Theatres, Cinema Halls, Concerts or Assembly Halls, Stadium, buildings intended for Religious worships, Hospital or Dispensary buildings, Markets, 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. or 4.5 m. from the side and rear boundaries of the plot on which such building are construction.

11.4.9. Visibility at Intersections in Residential Zone- On corner plot in any residential zone nothing shall be erected, placed, planted or allowed to grow in such a manner as materially impede vision between a height of two and half and ten feet above the centre line levels of the intersecting streets in the area bounded by the street lines of such corner plot and a line joining points along said lines 50 ft. or 15.0 m. from the point of the intersection.

11.4.10. Building abutting two or more streets- When a building abuts two or more streets the setbacks from the streets shall be such as if the building was fronting each such street.

11.4.11. Means and 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 widths of such access or lanes, roads etc. to one individual plot or plots whether private or public shall be prescribed by the Authority;

11.4.12. 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 of any building or structure on land within such prescribed street line.

11.4.13.1. 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 of the street, the Authority may require such building or structure to be set-back beyond such prescribed line to a distance as prescribed in these regulations, whenever it is proposed:-

(a) To re-build such building or structure or to take down such building or structure;

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

11.4.13.2. When any building or structure or any part thereof within the prescribed line of street falls down or is burnt down or is taken down the Authority may at one time take possession of the portion of land within the prescribed line of street previously occupied by the said building or structure and if necessary clear the same under the provisions of the Assam Town and Country Planning Act, 1959 (as amended).

11.4.14. Land Subdivision and Layouts- Except as otherwise provided, no land will be developed or sub-divided and no layouts on land shall be prepared, altered, done or executed unless in conformity with these regulations herein specified for the zones in which the land is located.

11.4.15. Fences, walls and hedges- Notwithstanding any other provision in these regulations, fences, walls and hedges may be permitted in any required yard, or along the edge of any yard provided that no fence, wall or hedge along the sides or front edge of any front yard shall be over 3 ft. or 0.9 m. in height:

11.4.16. Off-street parking space for Motor Vehicles, Scooters and Cycles-

(a) Off-street parking space shall be provided on any plot on which the uses specified in the Table –I are hereafter established; such parking space shall be provided with adequate vehicular access to a street.

(b) Each off-street parking space provided shall not be less than 18 Sq.m. (200 Sq.ft.), 3 Sq.m. and 1 Sq.m. of area for car scooter and cycles respectively. The area of drives, aisles and such other provisions required for adequate access shall not be counted as the part of area specified for parking.

(c) Off-street parking space provided shall be not less than the minimum requirements 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 groups of property owners for their manual benefit, the Authority may 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 on 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 feet or 12.0 m: 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 in any manner.

11.5 REGULATIONS FOR DIFFERENT ZONES

11.5.1. Regulations for different zones regarding minimum size of plots, minimum set-backs of the building or structure from the prescribed street line, maximum coverages etc. shall be as follows-

REGULATIONS FOR DENSITY, COVERAGE, FLOOR AREA RATIO AND SET BACK FOR DIFFERENT ZONES.

11.5.1.1. Residential Use Zone-

(i) Plot size_

Density	Area in Sq.ft.	Area in Sq.mt.
Low	5760	535.88
Medium	4320	401.76
High	2880	268.84

In case of low cost housing for low income group and slum re-housing the minimum plot size could be 1800 sq.ft.

(ii) Plot Coverage

Density	Maximum Coverage	Maximum F.A.R.
Low	40.p.c.	75
Medium	45.p.c.	100
High	50.p.c.	125

(iii) set-back line_

(a) Front set-back- minimum set-back for all types of buildings is 15 ft. unless it is specified for particular street;

(b) Side and Rear set-back- Minimum side set-back and rear set-back for all individual plot are 5ft and 10 ft. respectively.

11.5.1.2. Government Offices_ In order to achieve architectural composition and intensive use the following provisions are stipulated.

Maximum FAR.	125 p.c
Maximum Coverage	50 p.c.
Maximum Covered parking	10 p.c.
Minimum Front set-back	20 ft.
Minimum side and rear set-back	10 ft.

11.5.1.3. Commercial Use Zone-

(a) Minimum individual plot size for commercial use....	1250 sq.ft. (116.25 sq.m.)
(b) Maximum F.A.R.	200
(c) Maximum Ground floor coverage including 5 p.c.for covered garage for cars and cycle	70 p.c.
(d) Coverage for second floor and above	50 p.c.
(e) Minimum front set-back unless it is specified for particular street.	10 ft.
(f) Side set-back	3 ft.
(g) Rear set-back	10 ft.
(h) Set-back for Market complex- Minimum front set-back from Major Road	30 ft.
(i) Side and rear set-back	10 ft.
(j) Maximum coverage including 5 p.c. coverage garages	50 p.c.
(k) Set-back for ware-housing, storage, etc.-	
i. F.A.R.	300
ii. Front	20 ft.
iii. Side	10 ft.
iv. Rear	15 ft.
v. Coverage	70 p.c.

11.5.1.4. Industrial Zone-

Sl.No.	Requirements	Light Industry	Medium Industry
1.	Minimum size of plot	8,000 sq.ft (744 sq.m.)	20,000 sq.ft. (1860 sq.m.)
2.	Minimum set-back		
	Front	20 ft (6 m.)	30 ft.(9 m.)
	Side	10ft.(3m.)	15 ft.(4.5m.)
	Rear	20 ft.(6 m.)	20 ft.(6 m.)
3.	Maximum Coverage	45 p.c.	55 p.c.
4.	Maximum F.A.R.	100	75

N.B. If any structure or building is permitted in the Industrial Zone for human habitation under the provision of these rules the yard condition shall be same as prescribed for high density residential zone.

11.5.2. Regulations for different zones regarding use permitted, uses permissible on appeal to the authority and uses prohibited shall be as follows-

11.5.2.1. Regulations for Residential Zone-

11.5.2.1. A Use permitted-

- (a) Dwellings;
- (b) Churches, temples, mosques and other places of worship;
- (c) Schools offering general educational courses, community halls, welfare centre, public libraries, art galleries, museums; hostels, for educational institution offering general courses gymnasiums;
- (d) Medical, eye and dental practitioner's clinics;
- (e) Professional offices and incidental to such use not occupying a floor area exceeding 200 sq.ft. for 18.0 sq.metre;
- (f) Club houses not conducted as business, public parks and private parks which are not utilized for business purposes;
- (g) Nurseries and general agriculture, horticulture;
- (h) Accessory uses customarily incidental to any principal use and meeting the requirements of clause 3:4.
- (i) Post offices, Police out-post and fire stations;
- (j) Taxi stands and bus stands, Cycle and Rickshaw stands.

11.5.2.1. B: Use permissible on appeal to the authority-

- (a) Municipal state and Central Government uses but not offices;
- (b) Public utilities;
- (c) Dispensaries for human care except they are meant primarily for mental treatment, convalescent houses sanitararia;
- (d) Philanthropic uses, residential hostels restaurants, cafeteria milk barks, boarding or lodging house in independent buildings;
- (e) Clean industry considering the (performance characteristics) following indicators-(i) Noise (ii) Vibration (iii) Smoke (iv) Dust (v) Odour (vi) Effluent (viii) Employment (ix) Vehicular traffic (x) General nuisance.(and indicative list of industries which could be permitted in residential area subject to the condition it satisfies is given in Appendix).
- (f) Trade or other similar schools not involving any danger of fire explosion, noise, vibration, smoke; dust; odour; heat or other objectionable effluents;
- (g) Branch Offices of banks and local offices of any public authority and telegraph office;
- (h) Golf clubs and green house,
- (i) Market places with only vegetables, fruits, flowers; fish and meat and other connected day to day requirements;
- (j) Theatres, assembly or concert halls, dance and music halls and such other places of entertainment;
- (k) Electric sub-station;
- (l) Neighbourhood shopping centre with goods offered for sale for day to day requirements and the uses permissible under clauses 5 and 5.2.1.C.

11.5.2.1.C: A building or premises with a shop frontage along a street in residential Zones- Permission may be allowed only for the following purposes subject to the conditions that-

- (a) The additional uses permissible hereunder shall be restricted to a depth or 20 ft. or 6.0 metre and only the building in the front portion abutting the street on which the shop line is marked;
- (b) Where the building or premises abutted on two or more streets, no direct opening of such shops may be permissible on the street, on which the shopping line is marked;
- (c) When the ground floor of such building or premises is allowed for shops under this clause the following uses may be permitted.
 - (c) (i) Any use permitted in Residential Zone;
 - (ii) Stores of shops for the conduct of retail business;
 - (iii) Branch offices of banks, professional offices, local offices of any public created by law;
 - (iv) Hair dressing saloon and beauty parlours;
 - (v) Shoe repairing and shining shops;
 - (vi) Laundry and tailoring shops not employing more than 5 persons;
 - (vii) Shops for goldsmith, watch and clock repairs and picture framing;
 - (viii) Radio and household appliances repair and umbrella repairs (not employing more than 5 person);
 - (ix) Tea stalls, restaurants and eating house;
 - (x) Uses permissible under (a),(b),(c),(d),(f),(g),(h), of clause 5.2.1.B.

11.5.2.1.D. Use prohibited- All other uses not specifically permitted herein

11.5.2.2: REGULATIONS FOR COMMERCIAL ZONES

11.5.2.2.A. Use permitted-

- (a) Shops of all kinds, business offices and exchanges;
- (b) Whole sale establishments and departmental stores;
- (c) Auto supply stores and showrooms for motor vehicles and machineries;
- (d) Storage of furniture and household goods;
- (e) Club houses or other recreational activities conducted as business;
- (f) Place of amusements of assembly;
- (g) Temples, churches, Mosques and other places of worship;
- (h) Schools and other institutions, libraries, museums and art galleries;
- (i) Dispensaries, Clinics and veterinary dispensaries and hospitals;
- (j) Police out-post and telegraph offices and fire stations.
- (k) Local offices of any public authority created by law and professional office
- (l) Banks and safe deposit vaults;
- (m) Municipal, State or Central Government uses but not offices;
- (n) Hostels, boarding and lodging houses, eating houses;
- (o) Printing press, book binding and block making aggregate motive power not exceeding 5 H.P. and not employing more than 5 persons;
- (p) Cleaning and dyeing establishment;
- (q) Carpentry and cane making and retailing of building materials;

- (r) All other uses permitted under clause 5.2.1. A and under (a),(b),(c),(d),(f),(h),(j),(k),(i) of clause 5.2.1. B and all uses under clause 5.2.1.C;
- (s) Accessory building or uses customarily incidental to any permitted principal use including storage space upto 50 percent of the total floor area use for the principal use.

11.5.2.2. B. Uses permissible on appeal to the Authority-

- (a) All types of industries that are permitted in Residential area;
- (b) Petrol filling stations and kerosene storage
- (c) Electric sub-stations;
- (d) Coal, wood and timber yards;
- (e) Motor repairing garages;
- (f) Repair, cleaning, printing or light manufacturing using not more than 10 H.P. motive power in total and employing not more than 5 persons;
- (g) Wholesale godown and warehouses;
- (h) Taxi, bus and truck parking area.

11.5.2.2. C. Use prohibited- All other uses not specifically permitted herein.

11.5.2.3. REGULATION FOR LIGHT INDUSTRY ZONE

11.5.2.3. A. Use permitted-

- (a) Warehouses and godowns;
- (b) Coal, wood and timber yards;
- (c) Contractors plant and storage for building materials;
- (d) Bakeries, confectioneries, ice-cream factories;
- (e) Automobile service and repairing stations with motive power not exceeding 20 H.P. provided the necessary parking Spence are available;
- (f) Power laundries;
- (g) Pasteurization of milk, cream and butter;
- (h) Mechanical workshop with lathes, drills, grinders, spot welding set with motive power not exceeding 20 H.P.
- (i) Printing, book binding, engraving and block making;
- (j) Photo process, embroidery and lace manufacturing cotton and silk printing, arts and crafts, toy making glass cutting etching and polishing, costumes, jewellers and novelties,
- (k) Suphari and Machola grinding, cold storage, metal polishing, travel goods, and canvas and water proof materials, steel slates, wowing machines(Assembly),writing ink employing not more than 10 persons;
- (l) Handloom weaving wooden packing cases and boxes, was products wooden industrial goods, bucket and metal container animal feed;
- (m) Iron rolling and wire setting with motive power not exceeding 20 H.P;
- (n) Atta chakki, oil mills and flour mills with a motive power not exceeding 75 H.P;
- (o) Bus and truck terminal and parking plots;
- (p) Any other use in commercial zone except those specially prohibited hereunder;
- (q) Accessory buildings or uses customarily incidental to any permitted principal use.

11.5.2.3.B. Use permissible on appeal to the authority-

- (a) Leather products;
- (b) Fruits and vegetable canning and preservation;
- (c) Saw milling;
- (d) Light manufacturing, railings and grills manufacturing;
- (e) Petrol Filling stations;
- (f) Watchmen or caretakers;
- (g) Canteen and eating house serving the industries;
- (h) All other light industries as defined by the Authority not involving any danger or fire, explosion, noise, vibration; smoke, dust, odour; heat or other objectionable effluents.

11.5.2.3.C. Use prohibited-

- (a) All uses not specially permitted herein;
- (b) The industries associated with undesirable features such as excessive smoke, stench, injurious fumes, effluents and other hazards to health and safety of the people.

11.5.2.4. REGULATION FOR MEDIMUM INDUSTRY ZONE-

11.5.2.4.A. Use permitted-All uses permitted or permissible on appeal to the Authority in light industry zone.

11.5.2.4.B. All other Medium Industries except those specially prohibited hereunder.

11.5.2.4.C. Use prohibited- the industries associated with undesirable features such as, excessive smoke stench, injurious fumes effluents and other hazard and safety of the people.

11.5.2.5. REGULATION FOR PUBLIC AND SEMI-PUBLIC ZONE-**11.5.2.5.A.** Use permitted-

- (a) State and Central offices and other public and semi-public buildings;
- (b) Educational and research institution;
- (c) Social, Culture and religious institutions;
- (d) Local and municipal offices;
- (e) Public utilities and municipal facilities;
- (f) Museums, monuments, art galleries, community halls, libraries;
- (g) Building and uses incidental to the above permitted uses.

11.5.2.5.B: Use permissible on appeal to the Authority-

- (a) Residences;
- (b) Restaurants, milk bars;
- (c) Any other uses incidental to main use and in no way causing any nuisance or hazard;
- (d) Radio and wireless stations.

11.5.2.5.C. Use prohibited- All other uses not specifically permitted herein.

11.5.2.5.D. The minimum size of the plot for the public and semi-public zone shall be 5760 sq.ft. or 537.68 sq.m. and the maximum coverage shall be 50% of the total plot area.

11.5.2.6 REGULATIONS FOR RECREATIONAL AND OPEN SPACE ZONE.**11.5.2.6 A: Use permitted-**

- (a) All public and semi-public recreational use including parks, play grounds, park ways and other special recreational uses;
- (b) Stadium;
- (c) Swimming pools and clubs;
- (d) Botanical and zoological parks.

11.5.2.6.B Use permissible on appeal to the Authority-

- (a) Restaurants and selling of eatables;
- (b) Public utilities and municipal facilities;
- (c) Use clearly incidental
- (d) Uses for temporary public entertainment purposes for a period not exceeding 30 days. Structure that may be erected for such entertainment purposes shall be removed at the end of the period and shall in no case be permanently erected.

11.5.2.6.C. Use prohibited –All uses not specifically permitted herein;

11.5.2. 6.D. The height limitations of any structure of building if permitted under this clause front space, side and rear yard within this zone shall be determined by the Authority.

11.5.2.7 REGULATIONS FOR GREEN BELT ZONE.**11.5.2.7. A. Use Permitted-**

- (a) All agricultural uses and horticulture;
- (b) Gardens and forestry;
- (c) Golf links and club houses;
- (e) Public and private parks, play fields, summer camps or recreation of all types;
- (f) Farm house and their accessory buildings and their uses.
- (g) Churches, temples, mosques and other places or worships;

- (h) Processing and sale of farm products on the property where produced, the servicing and repair of farm machineries and the sale of agricultural supplies.

11.5.2.7.B Use permissible on appeal to the Authority-

- (a) Milk chilling stations and pasteurizing plants;
- (b) Rural colleges, boarding houses and hostels, scientific and industrial research laboratories not to be operated for productions of good or other materials.
- (c) Cottage industries, brick making excavation of clay, gravel top soil and other earthen materials;
- (d) Landing fields for planes and helicopter and its necessary appurtenances;
- (e) Utilities and their building;
- (f) Area needed for defence purposes;

- (g) Wireless transmitting and weather stations;
- (h) Any irrigation or flood control works;
- (i) Cemeteries, crematorium and burial grounds;
- (j) In case of existing villages in this zone the normal expansion of the village including rural housing, community facilities and other service facilities would be allowed upto a physical boundary to be fixed by the authority.

11.5.2.7.C. Use prohibited –

- (a) All uses not specifically permitted herein.
- (b) The parceling out of land in this zone for the purposes of urban housing shall be absolutely prohibited.

11.5.2.7.D. Customary home occupation shall be conducted only by a person resident in the dwelling, the area for such uses shall not exceed 25% of the total floor area of the dwellings, and there shall be no public display of goods.

11.6 EXCEPTIONS AND MODIFICATIONS

11.6.1. Exceptions to height yard and set back limits.

11.6.1.1. The height limitations of these regulations shall not apply to temples, Churches and mosques provided that the minimum front and rear set back etc. are maintained.

11.6.1.2. Chimneys, elevators, poles, spires, overhead water tanks and other such projections not used for human occupation on appeal the authority.

11.6.1.3. Stops, gallery or balcony, weather frame; sun breaker; cornice, caves, window sills; or other ornamental projections may project onto any yard provided this will not reduce the required open spaces in the front sides and rear as prescribed in these regulations on appeal to the authority.

11.6.1.4. In any zone, on plots less than 60ft.or 18 metres deep the rear yard may be reduced by one percent of each foot or 30.48c.m. if the plot depth is less than 60 ft.or 18 metres.

11.6.1.5. Notwithstanding anything contained in these regulations the front set back in any zone can be prescribed by the authority in pursuance of any scheme. **10.6.1.6.** Height of compound wall in all zones specified in these regulations shall not exceed 6 or 1.8 m. above the ground level of the adjacent street.

11.6.2 GROUP PROJECTS

11.6.2.1. In case of group Housing Projects containing a group of twenty or more buildings, notwithstanding anything contained in the regulations, the Authority may prescribe special requirements in harmony with the character of the neighbourhood and ensure that the total open spaces shall not be less than four acres or 1.62 hectares per thousand population.

11.6.2.2. The minimum area for the development of group housing is one acre. Set back arrangement of blocks, garages etc. will have to be approved in each case so that a healthy development is ensured. The coverage and F.A.R. for various densities will be as per regulation of Residential use zone.

11.6.2.3. Group projects for commercial, light and medium industry zones can be undertaken and notwithstanding anything contained in these regulations, the Authority may prescribe special requirements in consistent with the character of the zone.

11.7 ADMINISTRATION AND ENFORCEMENT

11.7.1. Approved of plans for Zoning Conformity - After the adoption of the Master Plan and the Zoning Regulations by the State Government no person shall use, sub-divide or develop any land or erect, re-erect materially alter or change the existing structure of any building or use the building or land within the limit of HAFLONG Master Plan area without the plans being approved for Zoning conformity by the Authority as required under Section 13 of the Assam Town and Country Planning Act.1959(as amended).

11.7.2.1. Application for approval of Zoning conformity – All application for approval of zoning conformity and for erection re-erection renovation and material alteration of any building or structure shall be accompanied by the following plans in triplicate –

- (a) A block plan of such building site which shall be drawn to the scale of the largest revenue survey maps at the time in existence for the locality and shall show the position and appurtenances of the properties, if any, immediately adjoining streets and the means of access to the building;
- (b) A site plan on 16 ft. or 2 metre scale indicating the plot boundaries the north line position of the existing structures if any, line plan of the proposed structure with its location, set-backs, side and rear yard; projections if any distances from any structure if any, etc. on plot in figured dimensions;
- (c) The detailed floor plan for each floor on 8 ft. or 1 metre scale with projections if any, showing the use of every room or portions of the building or structure and full and detail dimensions of the structure;
- (d) One or two sections, as the case may be through the building showing the height of the plinth above and below the ground level and each floor and of the roof over the staircase;
- (e) Such other matters as may be necessary to determine conformance with and provide for the enforcement of these regulations;
- (f) All the plans and sections shall be signed by the applicant.

11.7.2.2. In case of plans pertaining to erection, re-erection or material alteration of any building or structure the Authority may either approve or refuse to approve the plans if it is not in conformity with the Master Plan or Zoning Regulation and shall communicate its decision to the applicant giving the notice within a period of one month from the receipt of the application or such other information as may be called for by the Authority. One copy of the plans shall be returned to the application after the Authority have marked such copy either as approved or disapproved and attested to the same by the signature of the proper official as designated by the Authority. The other two copies of the plans similarly marked, shall be retained by the Authority.

11.7.2.3. 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 statements 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 in existence for the locality showing the location of the land, boundaries of the proposed land shown on the map and sufficient description to define the same, location, name and present widths of the adjacent roads and major physical characteristics of the land proposed to be sub-divided, including topography, the location and width of any water course and location of any area subject to inundation or flood and north line;
- (b) A plan of such land which shall be drawn to a suitable scale showing the complete layout of the proposed sub-division including location and widths of all the proposed streets dimension, and uses of all plots, location of all drains, Sewerage and other utilities, building lines permissible and northline;
- (c) Any other items of information which may be required by the Authority from time to time;
- (d) All the plans shall be signed by the applicant.

11.7.2.4. In case of plan pertaining to sub-division of land, the authority may either grant or refuse the approved of the 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 three months from the date of receipt of the application or such other information as may be called for by the Authority.

11.7.3. SUB-COMMITTEE ON ZONING APPEALS

11.7.3.1. Sub-Committee shall be constituted from out of the members of the Authority by the Chairman and if no Authority is constituted in such cases by the Director of Town and Country Planning which shall be called the “Sub—committee on Zoning appeals”.

11.7.3.2. The Sub-committee shall consist of at least five members. The Chairman of the Authority and the Director of the Town and Country Planning or his nominee and three other members from the local Authorities representing private sector shall be the members subject to the approval of the Government. The Chairman presides over such meetings and the quorum consists of at least three members. The Sub-committee shall meet one a months to consider any case of Zoning Appeals.

Where no Authority is constituted, the Director, of Town and Country Planning or his nominee and Deputy Commission and three other members from the local Authorities or representing private sector or both shall be the members.

The Deputy Commission or in his absence the Director of Town and Country Planning or his nominee shall preside over such meeting.

11.7.3.3. The Chairman and where no Authority is constituted the Director of Town and Country Planning or his nominee shall convene the meeting of the sub-committee on Zoning Appeals.

11.7.3.4. This sub-Committee shall have the power to grant variance with respect to front, rear and side yard or building height and area requirements, if at the time of adoption of these Regulations a plot of land is smaller than the minimum size specified for the land in which it is located, and compliance with front, rear side yard and height and area regulations 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 requirements specified for zone in which the plot is located. In all, the particulars reasons for the variance should be recorded by the sub-committee.

11.7.3.5. 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 is located is permitted.

11.7.3.6. Penalties-Every person, firm body or corporation the commits or knowingly permits a breach of any specified provisions of the HAFLONG Master Plan and schemes prepared there under and foregoing Zoning Regulations or who neglects or fails to comply with any such provisions, shall be punishable as provided in the Assam Town and Country Planning Act'1959 (as amended).

ZONING PLAN AND REGULATION

For the purpose of Plan development of HAFLONG Master Plan area Zoning Plan and proposal have been made. The Zoning regulation of HAFLONG Master Plan contains the following classification of land uses.

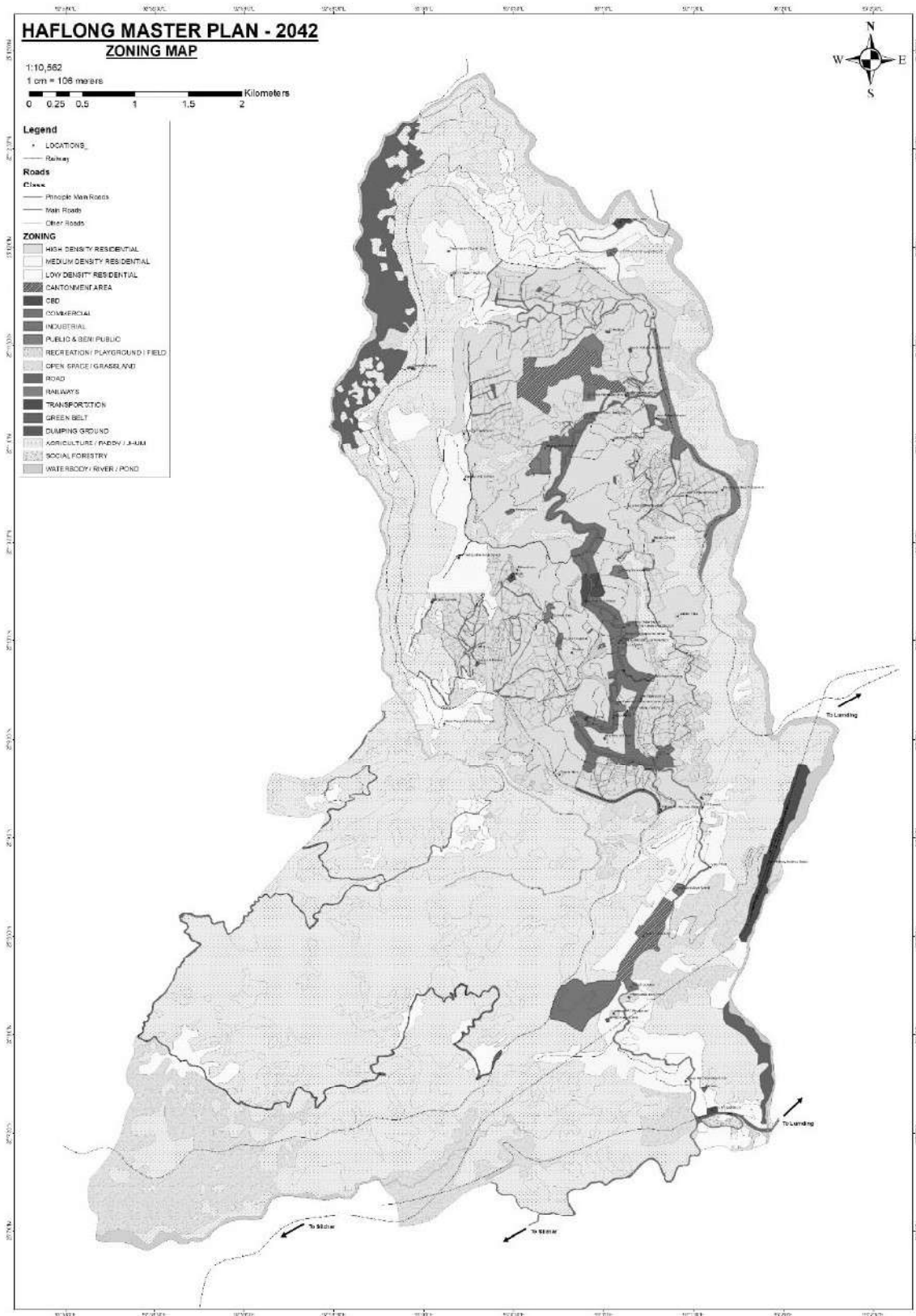


Figure 10.1: Zoning Map of HAFLONG Master Plan-2042

