



**THE ASSAM GAZETTE**  
**EXTRAORDINARY**  
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GOVERNMENT OF ASSAM  
ORDERS BY THE GOVERNOR  
URBAN DEVELOPMENT DEPARTMENT  
**NOTIFICATION**

The 15<sup>th</sup> December, 2004

No. UDD(T) 280/2004/5.- - In exercise of the power conferred by section of Assam Town and country Planning (amended) Act, 1954 (Assam Act XXIII of 1994) read with sub-rule (1) and (2) of Rule 3 of the Assam Town and Country Planning (publication of Master Plan (amendment) Rules, 1995), the Governor of Assam is pleased to publish the following Notification regarding the publication of the Final Master Plan of Nazira-Simaluguri.

**Notification for publication of the Master Plan.**

1.It is notified that the Final Master Plan and Zoning Regulation for Nazira-Simaluguri is prepared by the Director, Town and Country planning, Govt. of Assam and adopted by the State Government under section 10(2) of the Assam Town and Country Planning (Amending) Act,1959 read with 3(2) of the Assam Town & Country Planning (Amending) Act, 1962 for the Areas described in the schedule below is hereby published.

2. The Final Master Plan and Zoning Regulation for Nazira- Simaluguri together with all relevant papers and maps may be inspected free of cost during the office hours at the office of Director, Town & Country Planning, Government of Assam ,Dispur, Guwahati-6, Deputy Director, Town & country Planning, District Office, Sivasagar, Sub-Divisional Officer (Sadar), Charaideo Sub-Division and the Sub-Divisional Officer(Sadar), Nazira Sub-Division and office of the chairman, Nazira Municipal

Board, Nazira and office of the Chairman Simaluguri Town Committee, Simaluguri. Copies of Final Master Plan also available at the office of the Director, Town & Country Planning, Govt. of Assam, Dispur, Guwahati-6 and the deputy Director, Town & Country Planning, District Office, Sivasagar for sale on payment.

## **SCHEDULE**

### A. Situation and area

Sub-Division :- Nazira- Charaideo

Thana :- Nazira and Simaluguri

State :- Assam

Area :- 39.08 Sq. Km. (3908 Hectares)

Circle, Mouza and Village included in the Master Plan area of Nazira-Simaluguri are :

<b><u>Circle</u></b>	<b><u>Mouza</u></b>	<b><u>Village</u></b>
<b>Nazira</b>	<b>Nazira</b>	1. Nazira Town 2. Niz Nazira 3. Sundbacha Handique 4. Hulung Katani 5. Lickson
<b>Nazira</b>	<b>Dhupabar</b>	6. Simaluguri 7. Bordwarmukh 8. Pahuchungi Deodhai 9. Luthurigaon
<b>Nazira</b>	<b>Joktali</b>	10. Naohaliagaon 11. Namati 12. Dihinga 13. Joykhamdang 14. Kapahua 15. Reboti Gaon
<b>Sonari</b>	<b>Silakuti</b>	16. Borkala Gorgaon 17. Ramu Gaon

## **B. DESCRIPTION OF BOUNDARIES**

**North** :- Maduri Tea Garden, Maduri Gohain Gaon, Mola Gaon.

**South** :- Gohain Handique, Bhebarchuk, Maut Gaon, Bailung Gaon, Holadhara Gaon.

**East** :- Khonikar Gaon, Ramu Gaon Part II, Tipamia Gaon.

**West** :- Satsai Grant, Banhghar, Ketekibari, Bhakat Gaon

## **CHAPTER : 1**

### **1. INTRODUCTION**

#### **1.1GENERAL**

Nazira-Simaluguri is situated in the eastern part of the savasagar district on Dhodar Ali, a state Highway at a distance of 17 Km. from the District Headquarter town Sivasagar. During the year 1992 the erstwhile Sivasagar District had been reorganized and a new Sub Division by name of Nazira Sub Division was declared with Nazira Town as its Headquarter. Though not declared as a town in 1971 census, Nazira and Simaluguri attained its urban status from 1971 and 2003 respectively with the constitution of Nazira Municipal Board and Simaluguri Town Committee. With the infusion of administrative functions, Nazira and Simaluguri town with its enlarged urban potential is growing presently at a very fast rate to be reckoned with.

The word ‘Nazira’ is in Tai language and its meaning is ‘Granary of crops and also a living place for workers’. Nazira and Simaluguri have mainly developed as a market centre and transportation node. Nazira-simaluguri also attain its important being in the easternmost gateway for the state of Ngaland. With the establishment of Sub division head quarter at the Nazira town, it is expected that further development of Nazira and Simaluguri towns will take place in near future. It is also anticipated that the growth in administrative activities will also bring in addition impetus for further growth and development in other sectors of economy of Nazira-Simaluguri towns. As a result Nazira-Simaluguri is most likely to experience a higher rate of urban growth, and if not guided by sound planning

principles, haphazard development will be the consequential result. In order to prevent such haphazard growth of the town and to ensure the welfare of the growing population it is necessary the development of the entire urban area is planned and guided with.

## **1.2. NAZIRA – SIMALUGURI MASTER PLAN AREA :**

Considering the present trend of growth of Nazira-Simaluguri town, the future urban activities and needs, availability of urbanizable land and other environmental aspects, the Master plan area has been delineated with the inclusion of seventeen nos. of villages in addition to the notified municipal and town committee areas.

The Master Plan area of Nazira-Simaluguri covers an area of 39.08 Sq. Km, having population of 39,581 as per 2001 census and field survey conducted by Town and Country Planning, Sivasagar. Table 1 shows the area and population of villages covered by the proposed plan.

**TABLE NO :1****AREA AND POPULATION OF NAZIRA- SIMALUGURI  
MASTER PLAN AREA.**

Sl No	Village	Area In hecets	TOTAL POPULATION								
			1971			1991			2001		
			M	F	Total	M	F	Total	M	F	Total
1	Nazira Town	800	3071	2479	5550	4550	3842	8395	6633	5891	12524
2	Niz Nazira		309	251	560	1011	854	1865	778	753	1531
3	Sunbacha Handique	208	318	273	591	367	352	719	449	431	881
4	Hulong Katani	49	1109	970	2079	1147	1154	2301	1409	1380	2789
5	Lickson	118	69	58	127	96	93	189	199	101	300
6	Simaluguri	32	581	377	958	1676	1002	2678	2395	1990	4385
7	Borduar Mukh	348	335	222	557	623	589	1212	1002	977	1979
8	Pohusungi Deodhai	249	1414	1089	2503	1286	1147	2433	1115	1032	2147
9	Luthuri Gaon	20	1049	782	1831	511	486	997	643	623	1266
10	Naohalia Gaon	170	389	345	734	466	443	909	528	503	1031
11	Namati	182	792	762	1554	1031	968	1999	1184	1104	2288
12	Dihingia Gaon	185	194	170	364	215	204	419	263	250	513
13	Joykhamdang	370	201	208	409	328	325	653	400	409	809
14	Kapahua Gaon	262	451	440	891	448	461	909	563	539	1102
15	Rebati Gaon	290	494	469	963	551	570	1121	620	565	1185
16	Borkaola Gargaon	341	881	746	1627	1842	1334	3176	1727	1673	3400
17	Ramu Gaon	311	471	385	856	690	568	1258	706	746	1452
<b>TOTAL:</b>		<b>3908</b>	<b>12128</b>	<b>10026</b>	<b>22154</b>	<b>16841</b>	<b>14392</b>	<b>31233</b>	<b>2112</b>	<b>10614</b>	<b>39,581</b>

Source: Census of India 1961, 1971, 1991, and Field survey by Town and Country Planning, Sivasagar.

## **CHAPTER : 2**

### **2.1 PHYSICAL FEATURES :**

Surrounded by the green paddy fields, Nazira – Simaluguri area is situated mostly on an alluvial flat land at a distance of 25 Km. from Sivasagar town and 36 Km. from mighty river Brahmaputra. The river Dikhow flows in its zigzag path almost bisecting the Plan Area of Nazira-Simaluguri segregating the towns. Two big tanks namely Mithapukhuri and Barbaruahpukhuri tank are prominent water bodies, which were excavated during the Ahom reign.

The altitude of Nazira-Simaluguri is 97.50 meters above the mean sea level, its latitude and longitude area 26' 59'' N & 94' 38'' E respectively. The general slope of the land is towards North and Northwest.

### **2.2 CLIMATE :**

Climatically Nazira-Simaluguri experiences similar condition with rest of the state with hot humid summer and cool winter. The monsoon rain starts from the month of May and continues up to September. The highest maximum temperature during summer is 36.5'' and minimum temperature is 7.2''C . The average annual rainfall is about 3607.15 mm. The prevailing wind direction of the town is from northeast to southwest.

**TABLE NO : 2*****TEMPERATURE, HUMADITY AND RAINFALL***

Month	Temperature		Humidity % age	Rainfall [mm]	Number of Rainy Days
	Mini	Max			
JAN	7.2	22.3	74.5	35.9	3.16
FEB	11.9	24.0	68.5	46.7	4.26
MAR	15.6	27.5	67.5	146.4	10.33
APR	19.1	28.6	77.0	376.3	14.16
MAY	21.9	29.9	74.5	407.0	15.88
JUN	24.2	31.6	80.5	525.7	17.00
JUL	24.7	36.2	81.5	809.7	21.66
AUG	24.7	34.1	81.5	494.6	16.35
SEP	24.0	31.7	83.5	535.9	17.83
OCT	21.1	29.4	83.5	149.2	9.16
NOV	15.3	26.4	80.0	58.0	2.20
DEC	10.7	23.4	77.5	19.5	2.25
<b>TOTAL:</b>				<b>3607.15</b>	<b>136.34</b>

Source: Soil and Water management, Tocklai.

**CHAPTER : 3****3.1 DEMOGRAPHIC FEATURES**

The population of sivasagar District as per 1971 census of India is 6,54,336 out of which the urban content is 40,434[6.18]. Sivasagar town is the only class II town out of five urban centers of the district . Nazira town belongs to class VI category town as per 2001 census having an urban population of 12,466 persons. The decennial growth rate of urban population of the district is +15.95% compared to 18.85% of the state. However, rate of growth urban population of Nazira & Simaluguri is +26.56%. The rate of urbanization as such is quite significant compared to

other district of Assam. During g 1981 it is estimated that the decennial growth rate is 68.42 in case of urban population of the district.

As reflected by the 2001 population figures, Nazira-Simaluguri like other urban centers of the district is also experiencing a faster rate of growth calling for immediate attention. With the infusion of administrative functions of higher order as well as other economic activities it is expected that Nazira-Simaluguri town will soon emerge as important urban centers of the district.

### **3.2. POPULATION GROWTH:**

Nazira-Simaluguri Master Plan area is experiencing increase of population since 1961. The Master Plan area has a population of 39,581 persons compared to 22,154 persons in 1971. Thus showing an average growth rate of 26.22%. Consequent upon the reorganization of the district and elevation of Nazira town to Sub-Division head quarter of Nazira Sub-division in April 1992, the population increased in manifold. Shifting of higher order of administrative function and the rapid growth of trade and commerce sectors has also contributed to this growth of population. As per the current estimation based on the field survey conducted by Town and Country Planning, Sivasagar and census figures the urban population of Nazira-Simaluguri was 40,500 in 2002, recording a growth rate of 82.8% over last three decades. Table No.3 shows the population growth Nazira-Simaluguri Master Plan area from 1971 to 2001. In 2001 Nazira-Simaluguri Master Plan area recorded a growth of 26.72% with a total population of 39,581 persons over 1991.



**TABLE NO 3.**

***POPULATION GROWTH: NAZIRA - SIMALUGURI  
MASTER PLAN AREA.***

Year	Population	Percentage Increase
1971	22,154	-----
1981	26,600 (Projected)	20.06%
1991	31,233	17.42%
2001	39,581	26.72%

Source : Census of India 1971,1991, 2001 & Field by T & CP, Sivasagar.

**3.3 SEX RATIO :**

In 1971 the sex ratio in Nazira-Simaluguri Master Plan area stood at 827, which increased to 920 in 2001 as per census of India. The district figure for 2001 is 926 and for the state are 932. This figure is lower compared to the state average. Comparison of sex ratio figures reveals that social life of the area is changing and phenomenon of migration seems to be factor in the growth of population scenario. However its impact is still insignificant. Table No. 4. Shows the details of sex ratio of Nazira-Simaluguri Master Plan area.

**TABLE NO 4.**

***SEX RATIO : NAZIRA – SIMALUGURI  
MASTER PLAN AREA***

Year	Nazira – Simaluguri MP area			District			State
	Male	Female	Female /1000 M	Male	Female	Female /1000 M	Female /1000 M
1961	-	-	-	293282	254434	867	869
1971	12128	10026	827	386711	307625	795	896
1991	16841	14392	855	476132	43185	907	923
2001	20614	18767	970	546565	506237	926	932

Source : Census of India 1961, 1971, 1991 & 2001

**3.4. LITERACY :**

The literacy in Nazira-Simaluguri Master Plan area as per 2001 census is 88.29% as against the state average of 56.03% which is significant. The literacy percentage has risen during the decade 1971 & 2001 by approximately 26.12% revealing the fact that migration of literate persons to Nazira-Simaluguri and improvement of the education scenario of the area urban area. This is also an indicator of development.

**TABLE NO. 5.**

***LITERACY: NAZIRA- SIMALUGURI  
MASTER PLAN AREA***

YEAR	Persons			Literate Persons			% Of Literacy		
	M	F	Total	M	F	Total	M	F	Total
1971	12128	10026	22154	7206	4503	11709	69.90	52.64	62.17
1991	16841	14392	31233	12288	9419	21707	85.84	76.99	81.76
2001	20614	18967	39581	15594	14112	29706	88.99	89.53	88.29

Source : Census of India 1961, 1971, 1991 . Field survey by T & CP Sivasagar & Sub Divisional Census Office, Nazira.

Literacy excludes children in age group of 0-6 years who were treated as illiterate in the Census of India, 2001.

Literacy rate is the percentage of literates to population aged 7 years and above.

An average of 15% of total population is adopted in the age group of 0 to 6 years.

### **3.5. OCCUPATIONAL STRUCTURE :**

In Nazira- Simaluguri Master Plan area, out of total population of 31,233 of 1991 census, 10,075 persons were employed in various occupations, percentage of workers being 32.25 %. Out of the total workers 46.87% is engaged in primary sector. Engagement of 53.13% in the tertiary and secondary sector reveals the importance of Nazira – Simaluguri town as a trade

and commerce, service and small scale industrial center . The higher percentage of workers tertiary sector is due to employment ONGC Ltd in and around Nazira town. A comparative study of occupational structure of 1971-2001 reflects growth in tertiary sector of employment in the Nazira-Simaluguri Master Plan area, which in turn is attributed to the growth in trade in commerce and service sectors in the area. Table No. 6 gives the details of occupational structures within the Nazira-Simaluguri Master Plan area.

**TABLE NO.6**  
**OCCUPATIONAL STRUCTURE**  
**[ Worker ]**

Name of village	1971				1991			
	Pry	Sec	Ter	Total	Pry	Sec	Ter	Total
Nazira Town	305	790	427	1522	722	191	1382	2295
Niz Nazira	169	2	9	180	570	-	51	621
Sundbacha	75	15	16	106	142	1	41	184
Hulung Katoni	291	96	67	382	455	25	258	738
Lickson	26	3	2	31	51	2	20	73
Simaluguri	-	312	63	375	45	121	970	1136
Borduar	78	48	20	146	209	20	90	319
Pohusungi	285	288	129	702	321	49	334	704
Luthuri	151	349	69	569	156	7	98	261
Naoholia	135	11	48	194	298	7	68	373
Namati	215	28	66	309	359	17	195	571

Dihingia	52	2	20	74	67	4	38	109
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Joykhamdang	64	5	8	77	142	3	21	166
Kapahua	143	5	24	172	231	7	46	284
Rebatigaon	135	9	73	217	220	18	73	311
Borkola Gargaon	171	54	174	399	571	92	812	1475
Ramugaon	90	66	70	226	164	61	230	455
<b>Total</b>	<b>2,313</b>	<b>2083</b>	<b>1,285</b>	<b>5,681</b>	<b>4,723</b>	<b>625</b>	<b>4,727</b>	<b>10,075</b>

Source: Census of India 1961, 1971, 1991 & field survey by T & CP Sivasagar.

### **3.6. FUTURE EMPLOYMENT PATTERN:**

The future employment pattern of Nazira – Simaluguri town will largely be associated with the growth of economic activities within the area. With the increase in administrative functions as the new Sub-division head quarter of the district, Nazira is likely to have a considerable growth of activities in the service sector and trade and commerce as well. Nazira – Simaluguri being the eastern gateway for the state of Nagaland and as well as the recent discovery of Oil and Natural Gas in and around Nazira – Simaluguri, this sector will experience a rapid development. There is ample potentiality within the area for the growth of Secondary sector too.

## **CHAPTER : 4**

### **4.1. PHYSICAL GROWTH TREND:**

The growth of Nazira – Simaluguri town has primarily been dictated by the inter district transportation links and oil resources at present. However, the development took place initially on establishment of capital of Ahom Kingdom. Physiographically the planning area is a plain area and bisected by Dikhow river. The plain has central slope towards Dikhow river and towards the Dorika river on the east and Napukjan towards the west. The earliest settlement took place along the Dikhow river, near the ‘Garh’ area and spread along the Dhodar Ali. There is enough potential for absorbing further development within the Master Plan Area. The Development proposal thus has to be carefully worked out justifying the full utilization of the potential in achieving future urban landforms.

### **4.2. EXISTING LAND USE ANALYSIS :**

The quality of life and functional efficiencies of the town usually is governed by its land use pattern. In order to understand the various functional co-relationship among uses, a detail land use survey of the planning area was conducted. This land use survey also helped in identifying the incongruous activities influencing the efficiency and efficiency of the town.

### 4.3. LAND RESOURCES :

Nazira- Simaluguri master plan area covers about 39.08 Sq. Km. out of which 31.76% is the only usable land. Unusable land constitutes mainly water bodies, pockets of good agricultural areas. Table No. 7 shows the extent of the present urban spread and the urbanizable land within the planning area. It reveals that nearly 1,241 hectares of urbanizable land is available for future expansion of Nazira- Simaluguri town.

**TABLE NO :7.**

***LAND RESOURCES : NAZIRA – SIMALUGURI  
MASTER PLAN AREA***

Sl. No	Land Use	Area [In Hectares]	% Age Of Total Area
1.	Inhabited Land	875	22.39
2.	Unusable Land		
	I. Water bodies	69	1.76
	II. Paddy fields	1,723	44.09
3.	Usable Land	1,241	31.76
4	<b>TOTAL :</b>	<b>3,908</b>	<b>100.00</b>

Source : Survey conducted by T.& CP, Sivasagar

### 4.4 EXISTING LAND USE PATTERN :

A land use survey for Nazira – Simaluguri Master Plan area was conducted to determine the existing land use pattern. The exiting

land use of Nazira – Simaluguri Master Plan area has been grouped in to the following category as shown in the table No. 8.

**TABLE NO.8.**

***EXISTING LAND USE IN NAZIRA –***

Land Use	Area in Hectares	% of total Area	% of developed Area
1. Residential	550	14.07	62.85
2. Commercial	19	0.49	2.17
3. Industrial	3	0.08	0.34
4. Public & Semi public	73	1.87	8.34
5. Public utilities & services	5	0.13	0.57
6. Transportation & Communications	112	2.86	12.80
7. Open space	6	0.15	0.70
8. Specified Area	107	2.73	12.23
Total developed area	875	22.38	100.00
9. Agricultural land	2,873	73.52	
10. Vacant land	91	2.33	
11. Water bodies	69	1.77	
Total Master Plan Area	3,908	100.00	

Source: survey conducted by the T & CP, Sivasagar.

It is observed that about 62.85 % of developed area has been utilized for the residential purpose. The land under commercial and transport and communication use appears not to be reasonable considering the extent of townships. Further there is



significant deficiency of land under parks and open spaces as well as under public and semi public use. Following table gives the existing land utilization rate of Nazira – Simaluguri Master Plan area.

**TABLE NO. 9**  
**LAND USE AND AREA PER 1000 PERSONS**

Land Use	% Age of developed Area	Hectares Per 1000 persons
1. Residential	62.85	13.89
2. Commercial	2.17	0.48
3. Industrial	0.34	0.08
4. Public & Semipublic	8.34	1.84
5. Public utilities & Services	0.57	0.13
6. Transportation & Communication	12.80	2.83
7. Open Space	0.70	0.15
8. Specified Area (Railway and ONGC Ltd)	12.23	2.70
Total :	100.00	22.10

Source : Town & Country Planning, Sivasagar.

## **CHAPTER :5**

### **5.1. HOUSING ENVIRONMENT :**

The qualitative and quantitative aspects of housing have a profound effect upon the physical and socio economic structure of an urban centre. Housing environment consists of living conditions within and outside the dwelling units. Since data on housing are not readily available for the Master Plan area, a housing condition survey as conducted in 2003 during the land use survey of Nazira – Simaluguri. However it may be pointed out here that information collected has its own limitations and as such cannot be said as exhaustive for the purpose.

### **5.2. RESIDENTIAL DENSITY :**

As per survey conducted in 2003 the residential density within the developed area of Nazira – Simaluguri Master Plan is 72 persons per hectare and overall density is 10 persons per Hectare. The existing density pattern within the planning area reflects a type of development within the Master Plan area as well as potentialities for the future development. The low residential density of 10 persons per hectare within the planning area is primarily due to inclusion of large paddy field within the Master Plan.

### **5.3. TENURE STATUS, OCCUPANCY RATE AND STRUCTURAL CONDITION:**

The analysis of survey data reveals that only 11% of the people are living in rented houses, which indicates that the majority of

the people are living in their own houses built by them. This also reflects less impact of migration within the Nazira – Simaluguri Master Plan area in its existing development. A sample survey conducted in 2002 shows that the availability of per capita floor space is 60 sqft . per person approximately which is considered to be below the minimum standard of living in our condition.

The occupancy rate indicates approximately 3 persons per room. A detail study reveals that 30% of the housing stock with more than 5 rooms.

Out of total houses almost 30% of the total dwelling units are found to be in bad condition requiring replacement, as per the housing condition survey conducted in 2003. It is also revealed from the survey that the access to the Municipal water supply condition is very poor in Nazira – Simaluguri Master Area . The usual source of water being the street hydrants provided from the rural water supply scheme and individual tube wells and river. It is expected that condition of supply of water in the town will improve after development of an urban water supply scheme in the Master Plan Area.

## **CHAPETR : 6**

### **6.1. COMMERCE :**

The existing commercial areas within the Nazira – Simaluguri Master Plan area are mostly situated along the Dhodar Ali and Ramani Ali passing through the Nazira and Simaluguri towns. The development pattern reveals ribbon type of development on both sides of the street. There are altogether 1,350 of retail shops and commercial establishments within the Nazira Municipal area and Simaluguri Town Committee area. There are two daily markets located in the

core of the townships, which are catering for the day to day needs of the community. The commercial area are not fully utilized and developed . The overall land under commercial use within Nazira – Simaluguri Master Plan area is 19 hectares which constitute 2.17% of the total area. There is no specific wholesale trade area located in the central part of the town. Infact no market in the town have been planned to function as wholesale or retail market eventually creating problems related to traffic and transportation, haphazard growth of godowns, stock yards and spillover of commercial activities into the roads etc. There are sizable numbers of workshops and repair shops existing within the commercial area. These activities call for rationalized allocation of land to enhance the efficiency of urban life. A few numbers of transport agencies are also found to be located along the Dhodar Ali and Ramani Ali and other main roads. These activities are being carried out at present without adequate space and thus creating problems of congestion in the heart of the town itself.

The land under commercial use is virtually saturated in the central part of the towns leaving very little scope for its horizontal expansions such as spilling over of the shopping activities resulting in invasion of residential areas nearby is the general scenario observed at present.

The congestion created by the functioning of mixed trade activities, narrow roads, shortage of space are few of the most prominent problems to be dealt with for improving the town environment. Development of some categorized market should be considered as a whole for bringing in the improvement required.

## **6.2. INDUSTRIES :**

Within the Nazira – Simaluguri Master Plan Area industrial use covers only 3 hectares out of total plan area, which constitutes only 0.34%. There were only one flour mill and one saw mill located within the Master Plan Area which has become non functional at present. However, there are 3 stone crusher plants, 15 nos, of bench saw mills and 6 mini flour mills [chakki mill]. Although the industrial development in the Nazira – Simaluguri is very low yet there is ample scope for development of forest based industries within the area, provided necessary infrastructure can be made available. However considering physical limitations the locational aspects of the industries at Nazira – Simaluguri will have to be planned carefully to ascertain healthy growth.

## **6.3. FUTURE POTENTIALITIES OF INDUSTRIAL GROWTH :**

As per the studies carried out by the Town & Country Planning, Sivasagar, Nazira – Simaluguri, towns have a very good potential for small scale Industrial units, an exhaustive list of various types of industries that could be located in and around Nazira – Simaluguri is given in the following list as drawn out from the feasibility report of District Industries Centre, Sivasagar.

Type of Industries :

[A] Agro based :

1. Oil expeller unit.
2. Potato Chips making unit.
3. Khandsari sugar mill.

4. Rice huller mill.
5. Fruit preservation.
6. Pickle and Jam making unit.
7. Can & bamboo unit.
8. Rice extractor machine.

**B. Forest based :**

1. Semi mechanized carpentry.
2. Timber seasoning.
3. Wooden Electrical accessories.
4. Wooden component for handloom making.

**C. Mineral based :**

1. Stone Crusher unit.
2. Stone/ floor tile making.
3. Earthenware.

**D. Engineering and allied units.**

1. Paper bags and envelopes.
2. Washing soap.
3. Automobile repairing service.
4. Tire retreading and vulcanizing.
5. polythene bags.
6. wire ropes.
7. Cold storage.
8. Battery Charging.
9. Rope and tarpaulin.
10. Distilled water.
11. Electrical equipment

### **E. Textile based :**

1. Readymade garments.
2. Traditional local dresses for woman.
3. Muga spinning and weaving.

### **F. Miscellaneous :**

1. Printing press.
2. Bakery.
3. Hotel.
4. Tailoring.
5. Dry cleaning.
6. Computer assembly and repairing.

## **6.4. OFFICES :**

Nazira after being declared as Sub Divisional head quarter of Nazira Sub-Division, the town has started to receive many sub divisional level offices with effect from 1984. Therefore, there is a great demand for office accommodation in the town in addition to the existing facilities. Although some new office campuses are in the process of development, yet most of these areas if not well planned will prove to be inadequate to meet the future requirement. The present situation has revealed a scattered and unrelated distribution of offices throughout the townships.

## CHAPTER : 7

### 7. URBAN INFRASTRUCTURE :

#### 7.1. EDUCATIONS AND HEALTH.

The Nazira – Simaluguri towns are presently serving as a centre with educational facilities not only for the towns even for the hinterland beyond Nazira – Simaluguri Master Plan Area. As such the existing facilities including their distributions are found to be on higher side compared to its population requirement. A number of schools of various categories are indicated in the table 10. There are three nos. of college of Degree level presently located within the Master Plan Area.

There is one Civil Hospital at Ligeripukhuri which is about to function. In addition there is also a hospital for ONGCL employees providing limited health facilities. There is also subsidiary Health Centre at Nazira with a 10 [ten] bedded Maternity ward catering to the health requirement of the population.

#### *EDUCATIONAL INSTITUTIONS:*

Sl. No.	Institutions	No. Of Institutions
1	LP School	30
2	High School	6
3	Higher Secondary	3
4	College	3
5	MV School	4
6	ME School	2
	<b>Total</b>	<b>48</b>

Source: Survey conducted by the Town and Country Planning Sivasagar. 1988.



## **7.2. PLAY GROUND & SPORTS FACILITIES:**

Nazira – Simaluguri Master Plan Area is extremely deficient in parks and playground. The availability of land under open space is 0.15 hectares per thousand persons, which is quite inadequate. As such there is a necessity of providing open spaces for public use for future community facilities. Other recreational and community facilities such as library, community hall etc. is not sufficient at present.

## **7.3. OTHER UTILITIES AND SERVICES:**

Nazira – Simaluguri town at present has only two post offices and one Telephone Exchange operation in the area. The present town is served with two Police stations. The state Fire service maintains the fire protection service of the town with one fire station near the Police station. The Simaluguri Railway station is a major Junction in the railway network. There are two cremation grounds, one located in Nazira and the other located in Simaluguri area. There are two burial grounds for Muslim community.

There is a piped water supply system operating each at Nazira and Simaluguri. Another water supply scheme is likely to be commissioned soon under accelerated Urban water supply scheme. Wells and ponds are still major sources of water supply at present. There is practically no drainage and sewerage system is rarely serving the purpose creating the problem of flood in low-lying area during rainy season.

## CHAPTER :8

### 8.AFFIC AND TRANSPORTATION:

#### 8.1. ROAD:

Nazira – Simaluguri being the second gateway for the state of Nagaland, considerable amount of goods and passenger traffic by road passes through the town destined to various places of the region. There is an existing road network in Nazira – Simaluguri but it lacks in form and pattern. The Simaluguri road & the Dhodor Ali are the main transportation corridors and form an integral part of the existing circulation pattern of Nazira – Simaluguri town. Other local roads are narrow and posses very little scope for future expansion. The total length of major road within the master plan area 99.5 Km. Out of which about 66.79% of roads are earthen as shown in the table below.

**LENGTH OF ROADS IN NAZIRA – SIMALUGURI  
MASTER PLAN AREA**

TYPE OF ROADS	LENGTH IN KM <sub>s</sub>	PERCENTAGE
Black topped	21.05	21.16
Gravel	11.66	11.72
Earthen	66.79	67.12
<b>Total:</b>	<b>99.50</b>	<b>100.00</b>

Source : survey conducted by Town and Country Planning, Sivasagar.

## **8.2. PARKING AND TERMINAL FACILITIES :**

The Nazira – Simaluguri like all other lacks the facilities of parking places for Trucks & Buses plying through it. These have created congestion problem within the town to a great extent.

## **8.3 TRAFFIC PROBLEMS:**

A general survey of the movement of traffic & its characteristics was conducted in Nazira – Simaluguri towns along with the study of the road network. The Nazira – Simaluguri township area is presently beset with following traffic problems needing immediate attention.

- (i) Traffic congestion in the town center due to non availability of regulated parking spaces.
- (ii) Problem of congestion, inadequacies of road space & over utilization created by thorough traffic in the town center.
- (iii) Problems created due to lack of transport terminal for Trucks & buses.
- (iv) Traffic bottlenecks created by road intersections and narrow carriageway.
- (v) Problems of inaccessibility due to missing links.

## **CHAPTER : 9.**

### **9.0. URBAN FUNCTION AND FUTURE NEED OF THE MASTER PLAN AREA:**

Preparation of a Master Plan for a city or town is an effort to evolve a scientific and rational policy to meet the functional

needs of the town or city as well as to satisfy the aesthetics and emotional aspirations of its citizens. Hence, based on critical appraisal of the problems and inadequacies of the town the future needs during the plan period are assessed for an estimated population.

### **9.1. MAJOR URBAN FUNCTION :**

Based on studies conducted, the Nazira – Simaluguri town can be inferred to have the following major functions to decide its future growth.

- (i) To function as a sub divisional Head quarter town holding entities as Sub divisional level.
- (ii) To function as commercial center for the hinterland.
- (iii) To function as transportation node.
- (iv) To continue as an educational center.
- (v) To function and grow as a growth center for small scale Industries.
- (vi) To facilitate oil exploration programs in the hinterland.
- (vii) To function as a centre for tourist attraction.

### **9.2. PLAN PERIOD:**

The growth of urban center being a continuous process, for the purpose of preparation of a Master Plan, a time period for the Plan is adopted to facilitate the assessment of various needs of the town. The plan period for the Nazira – Simaluguri was therefore assumed up to 2025 in the draft Master Plan. However

it is a fact that the proposals cannot be entirely based on the needs of the plan period alone, the town has to function with efficiency even beyond that period.

### 9.3. POPULATION PROJECTION:

A study on population projection of Nazira – Simaluguri up to the plan period is made according. The projected population for the Nazira – Simaluguri Master Plan Area is worked out and given in the table that follows.

**TABLE NO. 12**

***POPULATION PROJECTION OF  
NAZIRA – SIMALUGURI PLAN AREA***

Year	Census Figure	Estimated Population	% age increase	Remarks
1971	22,154	x	X	
1981	X	26,600	20.06	Estimated decadal
1991	31,233	X	17.42	Decadal
2001	39,581	X	26.72	Decadal
2011	X	50,500	27.58	Decadal
2021	X	61,500	21.78	Decadal
2025	X	66,000	7.32	_____

Source: Census of India 1971, 1991, 2001 and survey conducted by Town and Country Planning, Sivasagar.

### 9.4. HOUSING REQUIREMENT:

The housing shortages of Nazira – Simaluguri are both quantitative and qualitative. To improve the situation active housing facilities are to be provided for improving the present situation by way of construction of new housing units,

installation of basic infrastructure, supplying well serviced developed plots etc. On the basis of the projected population and number of household thereof is estimated and given below.

**PRESENT AND PROJECTED HOUSING STOCK**

Sl No.	Housing	1971	1991	2025
1	Total Number of Household	4,125	4,546	13,200
2	Total Number of Dwelling units	3,929	4,371	13,200
3	Need due to Dilapidation	xxx	xxx	751
4	Total need:			13,951

Source: Census of India 1971 and 1991

**9.5. RESIDENTIAL AREA REQUIREMENT:**

The existing development area under residential use is 550 hectares of the Master Plan area. The land utilization rate works out to be 13.89 hectares per 1000 persons.

It is proposed to provide 14 hectares per 1000 people minimum in future. This would give a total requirement of 924 hectares of land in 2025. The gross residential density will work out as 72 persons per hectare approximately of the developed area.

## **9.6. COMMERCE:**

Nazira – Simaluguri will continue to function as trade and commerce center for the hinterland. As such there is necessity to provide adequate space for commercial activity within the town. Considering the ever-increasing activities in the informal sector the rate of land utilization of 1 hectare per 1000 persons is adopted for assessing the commercial area requirement for future. On the above basis a total area of land of 102 hectares earmarked for the purpose in the Master Plan to meet the requirement of the town.

## **9.7. INDUSTRY**

Although it is difficult to forecast the number of industries that will be established in Nazira – Simaluguri during the plan period yet considering the employment need of the district it is expected that Nazira – Simaluguri will be included as a center of generator of economic momentum in the industrial policy of the state. As such it will be essential to earmark sufficient amount of land to be made available for industrial investment in small and service sector industries. Keeping this fact in view, it is envisaged that 1.5 hectares per 1000 persons be provided for Nazira – Simaluguri Master Plan area least for the future. The land area thus proposed works out to be 99 hectares by 2025. The two most important areas earmarked are at Dhodar Ali near Simaluguri town and another one at Nazira. Both these sites have efficient communication linkages.

## **9.8. PUBLIC & SEMI PUBLIC USES:**

The administrative function of the Nazira – Simaluguri town as Sub division head quarter of Nazira has contributed

substantially towards development of Nazira – Simaluguri townships. It is seen that most of the Public and semi public offices are still located in the rental residential houses. In order to facilitate relocated of these activities in planned manner and also to meet the existing inadequacies, sufficient land for development of office complexes is earmarked. Under this use the existing utilization rate of 1.84 hectares per 1000 persons has been increased to 2 hectares per 1000 persons to accommodate the future requirement. The worked out land requirement for 2025 is 132 hectares for the Master Plan area. The optimum locations are earmarked in the plan keeping in view the co-relation residential and places of work.

#### **9.9. TRAFFIC & TRANSPORTATION:**

The present land utilization rate under this use works out to 2.83 hectares per 1000 persons which proves the inadequacies of the situation. With the increase of activities and movement, a higher allocation of land for future will be required to accommodate the new infrastructure such as terminus facilities, major thoroughfare road for thorough traffic etc. As such allocation of land at the rate of 4 hectares per 1000 persons is provided under this use.

#### **9.10. OPEN SPACES AND PUBLIC UTILITIES:**

The existing rate of urbanization of land under open space accounts for only 0.15 hectares per 1000 persons which is far less. For planning purpose rate at 1.5 hectares for every 1000 persons is adopted. Thus for the year 2025 a total of 261 hectares of land have been provided under the open space and recreational area for the Master Plan for Nazira – Simaluguri.



As regard to the public utilities and facilities the existing rate of 0.50 hectare per 1000 persons has been adopted and the future requirement is assessed as 35 hectares in total for the Master Plan area.

## **CHAPTER : 10**

### **10.1. PROPOSED LAND USE PLAN:**

On the basis of the observations and the analysis of survey information collected, a land use plan for the Nazira – Simaluguri Master Plan area is prepared in spatial term for the year 2025 AD. This Plan will serve as guideline for ensuring optimum use of urban land uses. Some of the basic proposals are also re commended to achieve the desired objectives of the Master Plan. However detail scheme will have to be worked out to promote the development as per Master Plan. The zoning regulations should also be strictly enforced to secure the development as per the plan proposal simultaneously.

### **10.2. PLAN CONCEPT:**

Nazira – Simaluguri and its urban form is basically guided by the basic economic activity of a trade centre developed along a transportation corridor delimited by the physical features of the location. Since there will be no significant shift from the basic functions of the Nazira – Simaluguri town the activity will be complemented by a set of convenience shopping centers at lower levels. The hole of the Master Plan areas has been conceptually

envisaged to function as one entity taking the activity corridor as the activity corridor as the hub.

The entire area is planned to achieve:

1. Better and efficient work- home relationship.
2. Safe and free movement of man and material.
3. Better living environment.
4. Efficient system of infrastructure to infuse urbanism.

### **10.3. LAND USE PATTERN:**

The proposed land use pattern for Nazira – Simaluguri has been evolved on the following assumptions:

1. To maximize use and minimize movement. Mixed land use will continue in the town centre.
2. Maximize dislocation of existing land use pattern be effected for achieving quick implementation of and public participation.
3. Inter-relationship of different land uses will continue to exist.
4. Utilization of vacant land and reserved Govt. land will guide the future locations of Semi-Public and public uses.

### **10.4. RESIDENTIAL USE:**

It is proposed in the Master Plan that all the residential areas will continue to develop around the major work centers. The maximum of future residential development will take place towards south. To meet the deficiencies of the existing area

As well as to accommodate the future population by 2025 AD an additional area of 374 hectare is proposed.

### **10.5. COMMERCIAL USE:**

The Master Plan envisages commercial corridor development to continue as at present along the main circulation network. It is proposed that the wholesale activities likely to come up will be accommodated along the south of Nazira at the entrance of Simaluguri as well as on the part of the land earmarked for the commercial use in Nazira Dhodar Ali. In addition to the commercial development stated above two other sub-centres with market places are also proposed to be developed to cater to the needs of the future. In the Master Plan an additional area of 83 hectares is proposed under commercial use which will account for 5.81% of the Master Plan area taken together with the existing use.

Apart from the commercial activities that are shown in the Master Plan, the following places are found suitable for development of commercial complex in greater Nazira – Simaluguri Master Plan area.

1. Dhodar Ali road side land near Dikhow bridge at Dag No. 6 of Niz Nazira village measuring 0.22 hectares.
2. Dhodar Ali road side land near Railway Station at Nazira town.
3. Balighat Taniali at Nazira Dhodar Ali junction at Simaluguri.

All the above locations are indicated in the Master Plan.

## **10.6. PUBLIC & SEMI PUBLIC USES:**

This category consists of multiple uses like Govt. offices of various level, education and health facilities, socio cultural and religious institutions etc. Most of major offices are proposed in the South Nazira area shown in the plan. Land has also been earmarked in addition to the land for shifting of various Govt. offices presently located in different places in the Master Plan area in rented houses.

As regards the educational institution, no major new institutions are proposed. In the Master Plan however additional land are earmarked wherever possible to accommodate future expansions.

The Master Plan caters to the growing social and cultural needs of the area. It is proposed that a civic centre will be provided in the Gargaon at Simaluguri and existing Town Hall at Nazira is proposed to developed with modern equipments.

The following major recreational facilities are envisaged in the Nazira – Simaluguri Master Plan area:

1. A sports stadium is conceived in the Master Plan to cater for the sports needs of the community in the Joikhamdang area. The site will cover an area of approximately 12 hectares. This will accommodate a field of size 175 mtr x 96.4 mtr which in turn will accommodate a 400 mtr track. The complex will also have space for a football field, various athletic events requirements, space for popular ball games, swimming pool, gymnasium etc. In addition to the above existing open playground near college and high school will continue to be preserved for recreational purpose.

2. All existing sites of burial and cremation grounds are proposed to be retained in the Master Plan to cater for the future community.
3. Existing park at Gandhi Maidan at Nazira town to be retained and developed further.
4. Two more new parks are proposed, one each in Nazira and Simaluguri town. Park at Nazira to be located near Dikhow bridge at Govt. land under Dag No. 164 measuring 0.1 hectare and at Simaluguri at Govt. land at Pohuchungi Deodhai village under Dag no. 86 measuring 0.24 hectare.
5. Apart from the above proposals, another park is proposed in the vacant wedge shaped plot of land just on the side of Dhodar Ali between Simaluguri – Tinsukia railway track and Simaluguri – Sivasagar railway track and Ramugaon road.

### **10.7. INDUSTRIAL USE:**

In consideration to the locations of the commercial areas, major circulation routes and offices etc. the disposition of industrial area are to be worked out. The location will also require special consideration from environmental point of view. Considering the above facts in order to accommodate the industrial growth Nazira – Simaluguri town additional area of 96 hectare of land is proposed as shown in the Master plan.

The two most important areas earmarked are at Dhodar Ali in Simaluguri beyond the railway track and another at Nazira at

Dhodar Ali as indicated in the plan. Both the places have efficient communication linkages. Site for obnoxious industries is located in a place away from the residential areas.

#### **10.8. PUBLIC UTILITIES AND SERVICES:**

- (a) **Water Supply:** It is estimated that the total requirement of water supply by 2025 will be around 8.91 mld for the Master Plan area. At present there are no domestic connections and problem of water supply is very acute. There only 74 nos. of street hydrants at Simaluguri and 293 street hydrants in Nazira. These are installed from rural water supply scheme. It is proposed that 8.91 mld of water to be spilt into two central locations with overhead reservoir and treatment plan to cater for 66,000 population in the Master Plan area with individual domestic outlets under Urban Water Supply scheme. It is also proposed that the scheme may be taken up under ‘Accelerated urban water supply programme’ of the central govt.
- (b) **Drainage:** Like any other town Nazira – Simaluguri will also require an efficient drainage system for the existing town area as well as for the area proposed to be developed as per this Master Plan. As such a drainage and sewerage Master Plan will require to be drawn up as supplementary and complementary to this land use plan

to meet the infrastructure requirement of the plan area. At present for immediate relief of the town excavation, resectioning and construction of few new drains as shown in the service plan is proposed.

They are:

1. Ramani Ali roadside drain to outfall at Dizoiyan initiating from Bazar Tiniali. Width 1.20 mtr.
2. Resectioning Dizoiyan to outfall at Dorika river. Width : 3.30 mtr.
3. Excavation and resectioning of Bor Ali roadside drain connecting ward no. 6 & 7 of Nazira and to outfall at Naphukjan. Width : 1.20 mtr.
4. Excavation and resectioning of Dhodar Ali roadside drain from Mezenga to Dikhow river. Width: 1.50 mtr.
5. Excavation and resectioning of Dhodar Ali roadside drain. Width: 1.00mtr.
6. Excavation and resectioning of Dhodar Ali roadside drain at Simaluguri from Balighat Tiniali to Dorika river. Width :1.50mtr
7. Excavation of station roadside drain from Bazaar Tiniali to Railway station. Width : 1.50 mtr.

(c) **POWER:** It is proposed that A.S.E.B. while designing the distribution system will consult the proposed land use pattern and the circulation network, for development of an efficient integrated power supply within the Master Plan area.

## 10.9. THE PROPOSED PATTERN OF LAND USE DISTRIBUTION:

The proposed pattern of land use distribution in the Master Plan area up to 2011 is shown in the Table 13.

Land Use	Area in Hectare	% age. to Developed area	% age. Of Total area	Land allocation 1000 persons in Hectares
1. Residential	924	52.62	23.64	14.00
Low Density	[120]			
Medium Density	[300]			
High Density	[504]			
2. Commercial	102	5.81	2.61	1.55
Retail	[92]			
Wholesale	[10]			
3. Industrial	99	5.64	2.53	1.50
Light	[69]			
Medium	[25]			
obnoxious	[5]			
4. Public & semi Public	132	7.52	3.38	2.00
5. Public Utilities & Facilities	35	2.00	0.90	0.50
6. Recreational & open Spaces	96	5.47	2.45	1.50
7. Traffic & Transportation	261	14.86	6.68	4.00
8. Specified Areas	107	6.08	2.74	1.60
<b>Total development Area</b>	<b>1756</b>	<b>100.00</b>	<b>44.93</b>	<b>26.65</b>



8. Green belt	95		2.43	
9. Paddy Field	1,988		50.87	
10. Water body	69		1.77	
<b>TOTAL MASTER PLAN AREA</b>	<b>3,908</b>		<b>100.00</b>	

#### 10.10. SLUM AREA:

There are all together 10nos. of Slum Pockets in Nazira – Simaluguri Master Plan area. The slum pockets with its population is indicated below. For improvement and development of basic infrastructure, these pockets are proposed to be included under National Slum Development Programme [NSDP], Valmiki Ambedkar Malin Basti Awas Yojana [VAMBAY] and various other centrally sponsored schemes.

Sl.No.	Name of Slum Pockets	Population	Remarks
1.	Nazira Slum Pocket # 1	564	Infrastructure proposed to be developed are : Drainage, Shelter Up gradation, Water Supply and Low Cost Individual and Community Toilets.
2.	Nazira Slum Pocket # 2	371	
3.	Nazira Slum Pocket # 3	623	
4.	Nazira Slum Pocket # 4	2,536	
5.	Nazira Slum Pocket # 5	1,729	
6.	Nazira Slum Pocket # 6	329	
7.	Nazira Slum Pocket # 7	345	
8.	Simaluguri Slum Pocket #1	325	
9.	Simaluguri Slum Pocket #2	392	
10.	Simaluguri Slum Pocket #3	227	

Source [Identified ]: Town & Country Planning, Sivasagar, Nazira Municipal Board And Simaluguri Town Committee

### **10.11. SOLID WASTE DISPOSAL:**

At present garbage are disposed in a plot of land near Railway Station at Nazira and in a plot near E & D Guest House by the side of Dikhow embankment. For scientific disposal of waste, new sites are proposed. They are :

1. Side of Ramani Ali towards Bihubor at Simaluguri Town, Luthuri Gaon.
2. Near Dikhow embankment in Niz Nazira.
3. Sundbacha Handique Dag No: 498(5B) Tanzi for Solid waste management project.

It is proposed that the hazardous waste of the Master Plan area be disposed away from the residential areas for the threat of health hazards.

### **10.12. DENSITY PATTERN:**

Based on existing studies of built up areas and overall residential density of 72 persons per hectares has been proposed for the Master Plan area. The gross residential density adopted for the plan area is given below.

High Density : 80 to 160 persons per hectare

Medium Density : 40 to 80 persons per hectare

Low Density : Below 40 persons per hectare

Nazira – Simaluguri town will contain approximately 54.50% of its total residential area under high-density residential zone leaving 45.50% under medium and low density. Detail distribution of density wise areas is shown in the Master Plan itself.

## **CHAPTER : 11**

### **11.1. PROPOSED CIRCULATION PLAN:**

The function and growth of a town is dependent upon a well integrated circulation layout. Efficiency of a circulation network, in other words, supports the growth and allows the town to function properly.

### **11.2. PLAN CONCEPT:**

In order to achieve an efficient urban system an interrelationship between the land use pattern and the circulation network has to be evolved to minimize the travel distance. The following factors are basically considered while planning the circulation pattern for Nazira – Simaluguri for 2025:

1. To create an effective linkage between the region and the plan area.
2. To develop accessibility within the plan area.
3. To link and interrelate various traffic generating nodes.
4. Segregation of regional and intra town traffic.
5. To ensure safe and efficient management of movement of traffic.

### **11.3. REGIONAL LINKAGES:**

The Dhodor Ali [ State Highway] and Ramani Ali are main traffic corridors passing through the hub of the town area. In order to maintain the status of these roads in future alignment proposal is envisaged in the plan. A secondary road to relieve

the congestion in the central area in Nazira is proposed in the same alignment with the abandoned Irrigation Canal passing through the south of Nazira town to facilitate regional traffic movement. This will also act as an arterial road of the circulation system.

The entire road system of Nazira – Simaluguri has been proposed to be classified in the following categories:

1. Primary Distributor : It will cater for inter and intra town movements. Overall width will be 20 to 25 metres.
2. Secondary Distributor : It will be distribute traffic within each sector of the town. Overall width will be 12 to 15 metres.
3. Local distributor and access road : Local distributor will carry traffic to each locality and access road will lead to the individual plots. Overall width of the road will be 7.5 to 9 metres.
4. Town road : Town road will carry and bear the traffic load of the town. Overall width of the road will be 25 metres.

#### 11.4. BRIDGES:

It is proposed that a bridge over the river Dikhow be constructed at Borduarmukh connecting the south east Nazira to the main road connecting to sivasagar town. This proposed bridge will help in reducing the traffic load from Simaluguri and Nazira town centres.

### **11.5. GREEN BELT:**

The main Green Belt declared is the Gargaon Kareng Ghar area including the Garh and moat [water bodies] around. Other Green Belt areas are shown in the plan. Total Green Belt area proposed is 95 hectare.

### **11.6. TERMINAL FACILITIS:**

Keeping in view the lack of proper terminal facilities for Bus and Trucks within the town, new terminal sites are proposed to be located in Nazira – Simaluguri Master Plan area as shown in the plan. The ASTC Bus terminus is already located on the Dhodar Ali in Nazira and another bus flag station is proposed to be located at Dhodar Ali and E & D embankment.

### **11.7. PARKING and INTERSECTION IMPROVEMENT:**

Though the problem of parking which already existed will gradually be aggravated with the growth of number of vehicles. This problem can be solved by providing roadside parking in roadside reserved land wherever possible besides the following locations:

1. Taxi stand at Station Road at roadside reserve land in Simaluguri.
2. Auto stand at Station Road at roadside reserve land in Simaluguri.

3. Auto stand on roadside reserve land Bazaar Tiniali apart from the existing Auto stand at Dhodar Ali.
4. Taxi stand at Chunpura Tiniali.
5. Auto stand at Chunpura Tiniali.
6. Texi stand at near of cinema hall in Nazira.
7. Taxi stand at near Nazira Railway Station.

As regards the intersections, 6 [six] numbers of road junctions are indicated in the plan for immediate improvement with traffic management facilities. Besides all other major road junctions are also proposed to be improved suitably during the plan period.

## **CHAPTER 12**

### **12.0. PLAN ACCOMPLISHMENT and ENFORCEMENT:**

#### **12.1. ZONING PLAN:**

zoning means the method of accomplishing a suitable arrangement of different land use components of a town. Although it is an integral part of the overall plan yet it does not mean the only arrangement. Good zoning ensures right use of available land.

In order to achieve the goals and objectives of the plan a zoning plan is prepared earmarking different use areas with suitable boundaries. This zoning plan should be read in conjunction with the land use plan and zoning regulations appended herewith.

## **12.2. ZONING REGULATIONS:**

zoning Regulations play a very important role in controlling and promoting urban development and redevelopment in rational lines. They are also useful in limiting urban growth and in a broader sense can also be used for laying down broad directives in regional plan. Zoning regulations form an integral part of any Master plan and these have been used extensively to control development of urban areas.

Zoning Regulations have been widely accepted as legal instrument of control and promotion of development and in fact it is the zoning regulation that an ordinary developer comes into contact with while undertaking the development within the framework of any Master Plan. Thus these regulations can do a great service in portraying the intension of the Master Plan and promotion its objectives.

Zoning Regulation would help in controlling density of development and land use in each zone in appropriate manner. Zoning Regulations for Nazira – Simaluguri Master Plan Area will follow the uniform zoning regulations as approved and notified by the vide Govt, Notification No. 226 Dispur, dated the 12<sup>th</sup> June 2000, published in Assam Gazette Extra Ordinary on 16<sup>th</sup> December 2000.

## **12.3. PLAN IMPLEMENTATION:**

The Master Plan and Zoning Regulations for Nazira – Simaluguri and its mere adoption will not improve the quality of urban life without enforcement of zoning regulations and implementation of Town Planning schemes for the town. Further in the process of development and redevelopment of an urban centre the citizen of the town plays a major role by

undertaking construction, reconstruction and development of land in private sectors. Citizen's participation is therefore indispensable for the success of the plan.

#### **12.4. PLAN ADMINISTRATION:**

The Master Plan and Zoning Regulation for Nazira – Simaluguri contains broad policy programme for development of Nazira – Simaluguri Master Plan area up to 2025. The administration of this plan will be carried out within the framework of Assam Town & Country Planning Act, 1959 [as amended]. Besides preparation of this plan and zoning regulations for Nazira – Simaluguri the Directorate of Town & Country Planning will render technical guidance and assistances to the local bodies and other development departments for bringing in the required conformity of the various development schemes with the Master Plan proposed. As empowered by section 8 of the Assam Town Country Planning Act [as amended ] Government has already constituted a Development Authority to implement the Nazira – Simaluguri Master Plan after its adoption.

#### **12.5. FISCAL PLAN:**

The Master Plan proposed for Nazira – Simaluguri is to be gradually implemented over a period of 22 years from now. In order to avoid scattered growth and to minimize development cost, Phasing is necessary in implementation process. In the first phase, development should confine to the area within the existing townships. In the second phase new areas proposed for development should be bought under implementation of various schemes.

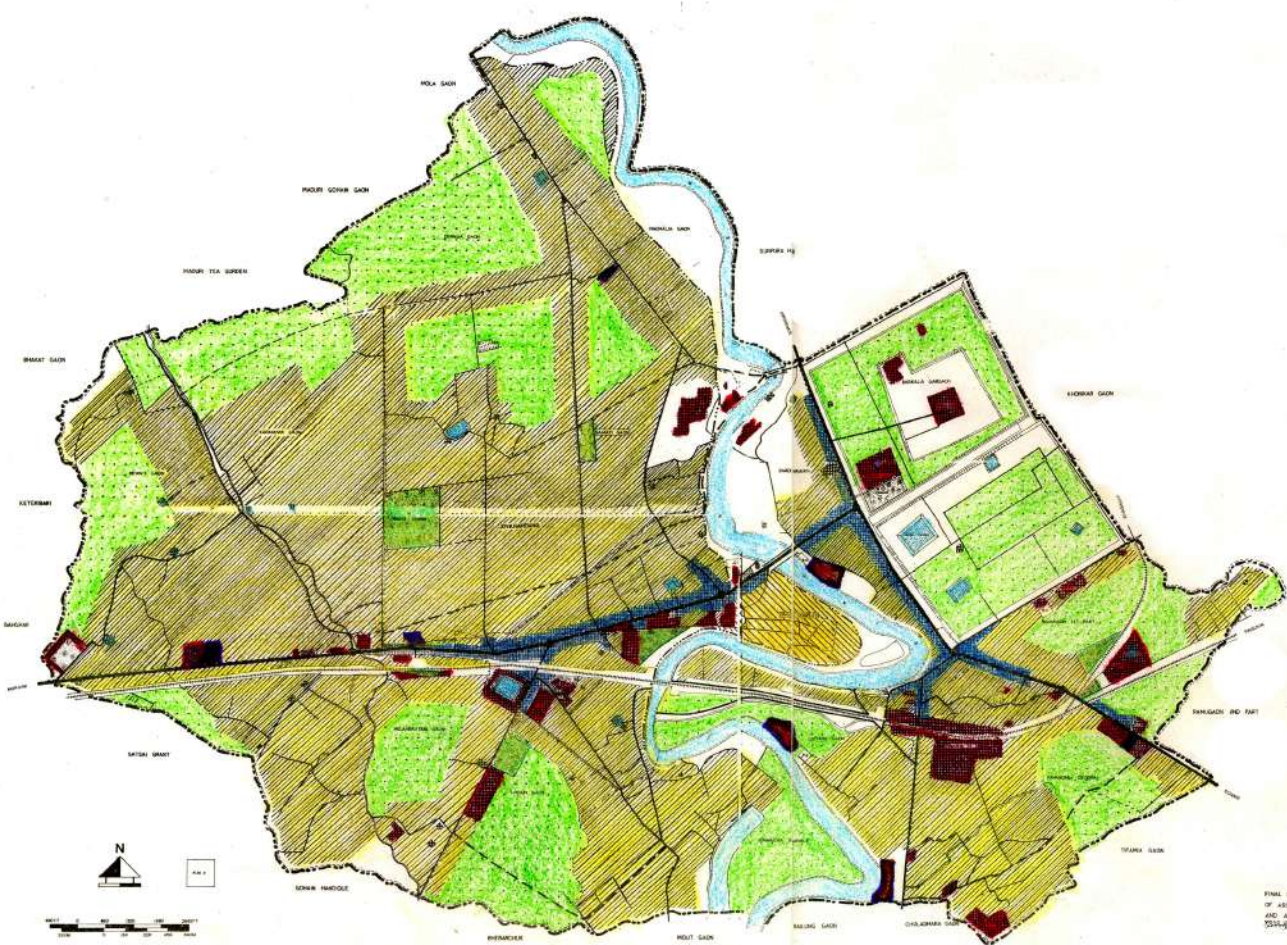


## **12.6 CONCLUSION:**

Planning is a continuous process and preparation of a plan implies its actual translation into reality. The Final Master Plan for Nazira – Simaluguri and Zoning Regulations prepared will require sustained efforts for its implementation. At this stage plan will require a correct appraisal to transform it to a desired blue print for future development of Nazira – Simaluguri. Thus the usefulness of citizen's participation in this planning activity is a bare necessity for the plan to make Nazira – Simaluguri a better place to live, work and play.

**C. K. SHARMA,**  
Commissioner & Secretary  
to the Govt. of Assam,  
Urban Development Department.





**INDEX**

RESIDENTIAL	[Yellow hatched box]
COMMERCIAL	[Blue hatched box]
INDUSTRIAL	[Red hatched box]
PUBLIC & OPEN PUBLIC	[Green hatched box]
RECREATIONAL AND OPEN SPACE	[Light green hatched box]
GREEN BELT ZONE	[Dark green hatched box]
AGRICULTURAL ZONE	[Light green dotted box]
GARBAGE DISPOSAL SITE	[Dark red hatched box]
ROADS	[Black line]
PRIMARY DISTRIBUTION	[Thick black line]
SECONDARY DISTRIBUTION	[Thin black line]
LOCAL DISTRIBUTION	[Dashed black line]
TRUNK	[Thick solid black line]
RIVERS	[Blue line]
TANKS	[Blue square]
MASTER PLAN BOUNDARY	[Dashed line]
MUNICIPAL BOUNDARY	[Dotted line]
VILLAGE BOUNDARY	[Thin solid line]
SPECIFIED AREA	[Yellow hatched box]

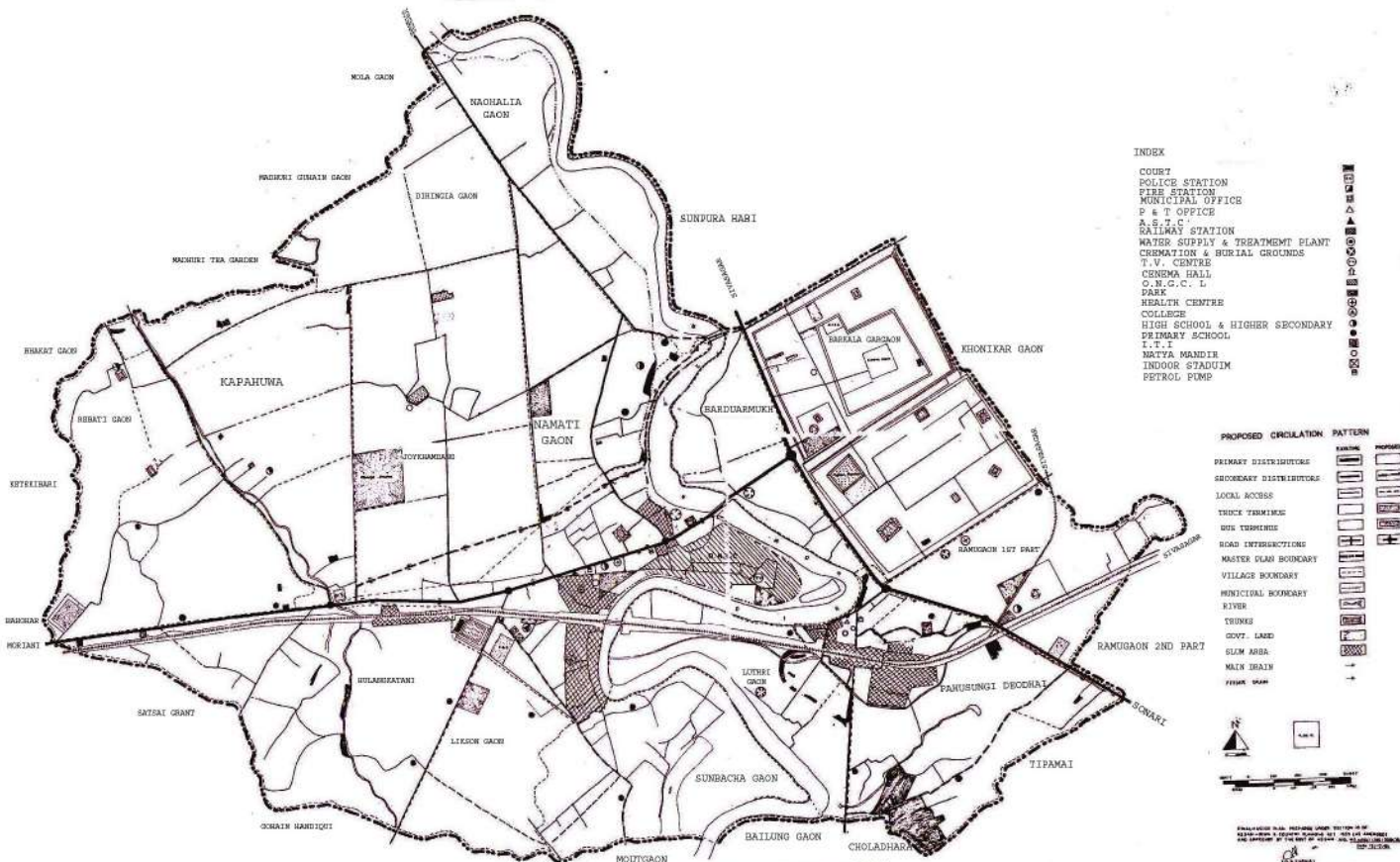
LANDUSE PLAN 2025  
**MASTER PLAN OF NAZIRA SIMALUGURI**

FINAL MASTER PLAN PREPARED UNDER SECTION 22 OF ASSAM TOWN & COUNTRY PLANNING ACT 1967 (AS AMENDED) AND APPROVED BY THE GOVT OF ASSAM THROUGH DEPT OF MUNICIPALITY.

**SCALE**  
 TOWN AND COUNTRY PLANNING  
 GOVT OF ASSAM, DISPUR  
 KAMARATI







**INSTITUTIONAL AND COMMUNITY FACILITIES AND PROPOSED CIRCULATION PATTERN.**  
**MASTER PLAN OF NAZIRA - SIMALUGURI**

SCALE: 1:50,000  
 DATE: 1980  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]