



# THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

নং 339 দিশপুৰ, বুধবাৰ, 11 মে', 2022, 21 ব'হাগ, 1944 (শক)  
No. 339 Dispur, Wednesday, 11th May, 2022, 21st Vaisakha, 1944 (S. E.)

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

## NOTIFICATION

The 19th April, 2022

**No. UDD(T)161/2022/6.**— 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 Rules 3 of the Assam Town & 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 the Draft Master Plan for Narayanpur.

### **Notice for publication of the Draft Master Plan for Narayanpur**

1. It is notified that the Draft Master Plan for Narayanpur prepared under section 9 of the Assam Town & Country Planning Act, 1959 (as amended) as described in the schedule below is here by published.
2. Any person or persons affected by the Draft Master Plan may submit their objections or opinions in writing to the Director of Town & Country Planning within two months from the date of publication.
3. The Draft Master Plan with all relevant papers and maps may be inspected free of cost during the office hours at the office of Director, Town & Country Planning, Dispur, Guwahati-6. Deputy Director, Town & Country Planning, Dist Office – North Lakhimpur, office of the Chairman, Narayanpur Municipal Board & Narayanpur Circle Office. Copy of the Draft Master Plan is available in the office of the Deputy Director, Town & Country Planning, Dist Office – North Lakhimpur for sale on payment.

**SCHEDULE****Schedule of Master Plan Area :-**

- (A) District :- Lakhimpur  
 Sub – Division :- North Lakhimpur  
 Draft Master Plan Area :- 28.43 Sq.km / 2843 hectares  
 Municipal Area :- 7.38Sq.km  
 Population :- 8,855 (as per census 2011)
- (B) Revenue area included in the Narayanpur Master Plan Area is as follows :-  
 1. Narayanpur Municipal Area ( 7.38 Sq.km )  
 2. Revenue Villages :-

**Revenue Areas Included In The Master Plan For Narayanpur**

<b>Mouza</b>	<b>Villages</b>
<b>Narayanpur</b>	<b>Panbariya</b>
	<b>Mazgaon</b>
	<b>SakrahiGaon Part – I</b>
	<b>SakrahiGaon Part – II</b>
	<b>BegenaatiKhat</b>
	<b>SaukuchiGaon</b>
	<b>NarayanpurGaon</b>
	<b>DongiaGaon</b>
<b>Nang Kherajkhat</b>	<b>1 No Harmoti Part – I</b>
	<b>1 No Harmoti Part – II</b>
	<b>BorkhamtiGaon</b>
	<b>MakuwariGaon</b>
	<b>No 1 Notgaon</b>
	<b>Jalbharigaon</b>

**Description of the Boundaries :-**

**North :- 3 No Tati Bahar Gaon, Jorabari Gaon, Kina Pather Gaon, Bor Chapori Gaon, Soudhya Puniya Gaon.**

**South :- 2 No Harmoti Gaon, Duliya Gaon, Jalukkota Gaoin, Samuguri Gaon. Na Pamua Gaon.**

**East :- Bar Deuri Gaon, 2 No Tenga Pather Gaon.**

**West :-Bhitar Doloni Gaon, Chorai Doloni Gaon, 2 No Nat Gaon , 2No. Tatibahar Gaon,**

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

## Chapter – 1

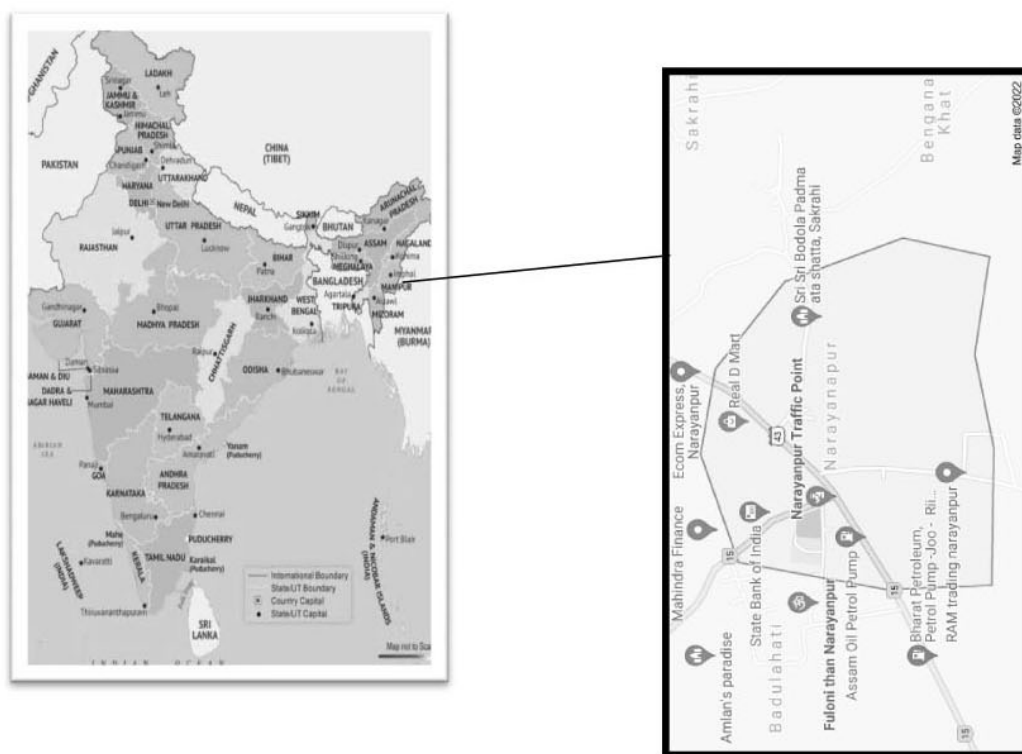
### INTRODUCTION TO MASTER PLAN AREA

#### Location:-

Narayanpur is a town located in Lakhimpur district of the northeastern Indian state Assam. It falls under Bihpuria constituency of Assam Legislative Assembly and under Narayanpur Police Station. Narayanpur is also the name of the development block. It is located between Dholpur and Bihpuria. Narayanpur is famous as birthplace of Madhavdev, the Great Baishnav Scholar.

#### Geographic Location :-

Narayanpur is a small town, situated at the coordinates  $26^{\circ}59'47''N$  and  $93^{\circ}53'49''E$ . It is about 54 km to the west of the district headquarters North Lakhimpur. Nearby towns are- Bihpuria to the east, Bandardewa to the north and Gohpur to the west.



#### History of the Town:-

Narayanpur was earlier known as Bor-Narayanpur. It was extended up to the Kolabari region of Sonitpur district. Various history writers had different views regarding the origin of the place as well as the origin of its name. It was once the capital of the Chutiya King Satyanarayan. According to John Peter Wade, "Narayanpur is thirty miles in length and fifteen miles in breadth. This district is situated on the bank of Pichalariver and Colabari of Zokai chook." Some others have the view that Koch King Naranarayan used this place as a garrison, from where the name became Narayanpur.



**Soil Condition:-**

The soils of the Town can broadly be classified into the following groups:

1. **Red Loamy soils:** This soil type develops in the hill slopes under high rainfall condition. This soil is characterized by low nitrogen, low phosphate and medium to high potash. PH is acidic.
2. **New Alluvial Soils:** The new alluvial soils are found in the flood plain area and are subjected to occasional floods and consequently receive considerable silt deposit after the flood recedes. These are yellow to yellowish grey in colour and are admixtures of sand, silt and clay in varying proportions. Mineral 5 weathering and geo-chemical changes are nominal. But incipient changes in the top layer have been noticed due to biological activity. Soil PH is feebly alkaline and moderately rich in plant nutrient.
3. **Older Alluvial Soil:** It develops at higher levels and practically unaltered alluvium representing a broad spectrum of sand, silt and humus rich clay depending on landform. The soils are comparatively more acidic than the newer alluvial soil and hence more crop sensitive.

The soils of the North Lakhimpur district is classified by NBSS and ICAR Nagpur are:

UdalfsOrchapt-Acquents, Fluvent-Aquepts, Aquepts-Aqualfs-Fluvent. 4.0 Ground Water Scenario 4.1 Hydrogeology The district can be divided into two distinct hydro geological units, viz., semi consolidated and unconsolidated.

**Settlement Pattern:-**

The rural settlements are comparatively small and simple agglomeration at favourable and convenient site, primarily influenced by environmental factors and later on by socio-economic development of human groups. There are two factors, physical and cultural, responsible for various settlement types in rural areas. They are also known as agglomerating factors or degglomerating factors. In physical factors relief, fertility of soil, amount of rainfall, dry land and defense are included, while in cultural factors landuse, land tenure, cropping pattern, clan and caste system, social relationships and means of transportation are included. The compact farm villages are common features of great fertile river valley plains. Similarly in flood affected area, few elevated sites are also having compact settlements. As Narayanpur is Class IV town and rural based and flood affected area, mostly linear settlement is found. In some places compact settlement is also found.

**Rural – Urban Scenario:-**

Settlements in India are very old and ongoing process of cultural expression and linked to civilization. With advent of industrialisation and modern amenities, growth of settlements have become faster and steadily kept its pace though different phases of economic development. However inflow of population for search of economic avenues and better life style has gone up.

Narayanpur Master Plan covers an area of 28.43 sq.km. As per 2011 census total master plan area population are 8855 persons. The percentage of rural population is generally high in comparison to urban population within Master Plan area.

**TABLE NO :- 1**  
**Urban& Rural Area Population**

<b>Name of the Master Plan Area</b>	<b>Category of Area</b>	<b>Area In sq. Km</b>	<b>Population In 2011</b>
<b>Narayanpur Master Plan</b>	<b>Urban</b>	<b>7.38sq.km</b>	<b>6001</b>
	<b>Rural</b>	<b>21.05 sq.km</b>	<b>2854</b>
<b>Total</b>		<b>28.43 sq. km</b>	<b>8855</b>

Source: Census2011

### **Physical growth and expansion of town:-**

Physical growth and expansion of Narayanpur town is mainly slow. The evils of unplanned growth of our towns have caused enormous problems such as shortage of living accommodation, traffic congestion, lack of sanitation and other community facilities and amenities. The growth of population and the potentiality of Narayanpur town is slow due to lack of big industries and commercially weak.

### **Need for the Master Plan:-**

Master Plan is the first step towards setting up a long-term Vision for realising the true social, economic and environmental potential of any development. Once the Vision is in place one could narrow down the feasibility, the phasing, the style and aesthetic of the project etc. A Master Plan in India typically covers a time horizon of about 20 years, presenting a road map from the present state of the city to its ideal end-state with spatial details in the terminal year.

The prime function of Master Plan for Urban Areas under The Assam Town & Country Planning Act, 1959 (as amended). Master Plan is a legal document for the development of urban area prepared to a specific time period. The validity of a Master Plan is for a specific period and after expiry of the period it needs revision and modifications.

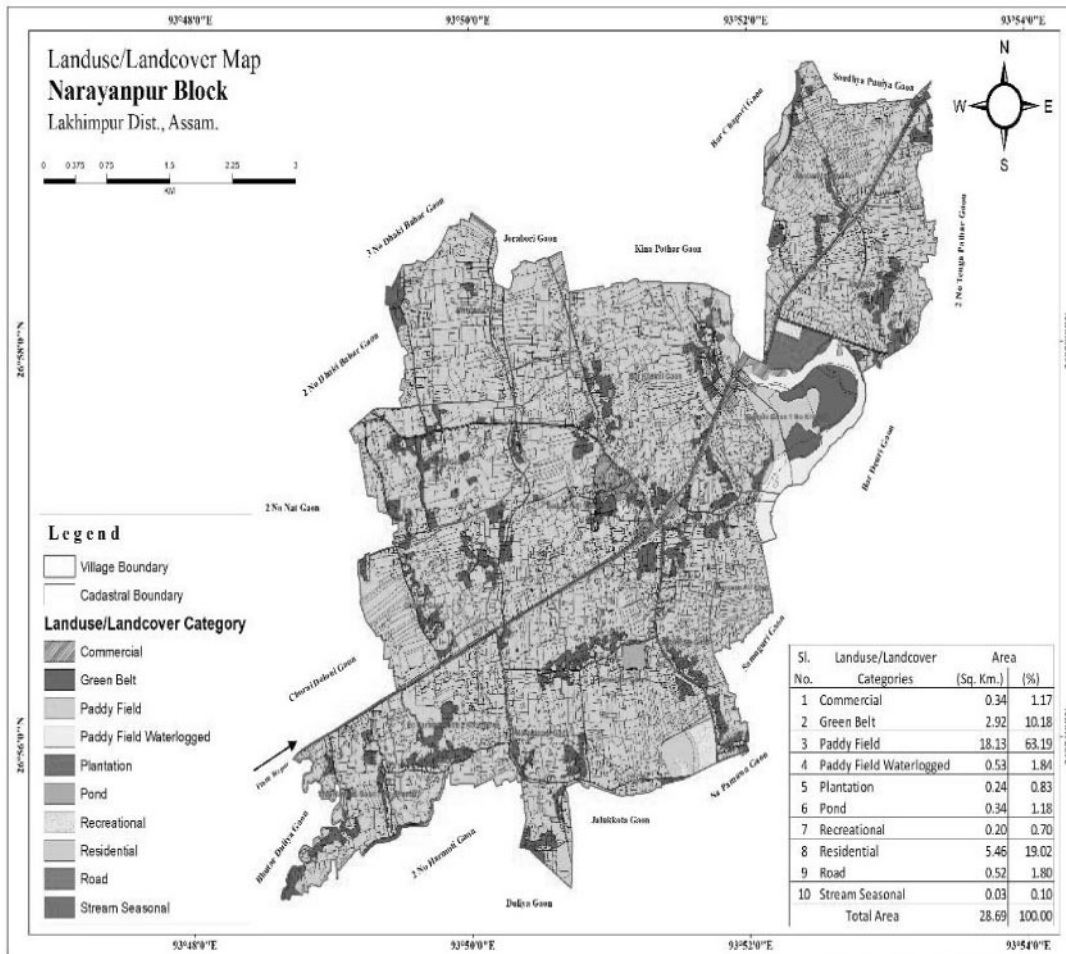
**Masterplan has innumerable benefits to both the investors and the users. It provides a road map for all future development decisions on a project. The success rate of master planned projects is much higher than unplanned ones.**

**It is highly desirable at this point that the citizens of Narayanpur should clearly understand the need for the Master Plan because a Master Plan is the city/town's long range plan and is important as it affects things we do every day and how we will do then in the future. Master Plan guide city/towns decisions about important issues like what economic development strategy the city town should take; where certain types of business should the town try to attract; how much parking should be provided in neighbourhood; what improvements should be made to parks and recreations centres; How to protect our natural resources; why certain areas are designed as historic places. So when we wonder why a building is allowed to be located somewhere, why certain streets are one-way streets, why a park has been built in our neighbourhood; a good place to start looking is the Master plan. As such the most desired results could be positive civic interest and greater confidence which will create a conducive environment and our descendants will profit by our forethought or suffer from our negligence. What better work can we achieve than make their path easier, their homes more intimate, their public buildings more attractive and accommodating.**

**The evils of unplanned growth of our towns have caused enormous problems such as shortage of living accommodation, traffic congestion, lack of sanitation and other community facilities and amenities. The growth of population and the potentiality of Narayanpur town is industrially and commercially slow, in the near future the state Government to realize the importance of proper planned growth of the town and the preparation of the Master Plan for this purpose.**

**In order to translate the suggested developments for Narayanpur into action, it would be necessary to follow this Master plan which is designed to regulate the future growth and to affect a uniform community. In preparing the Master Plan for Narayanpur, various surveys such as land-use, socio-economic etc. were carried out to understand the existing scenario of the town and to suggest the line of actions to be adapted.**

**Base Map of Narayanpur**



Prepared By:- Bhu Paryawaran



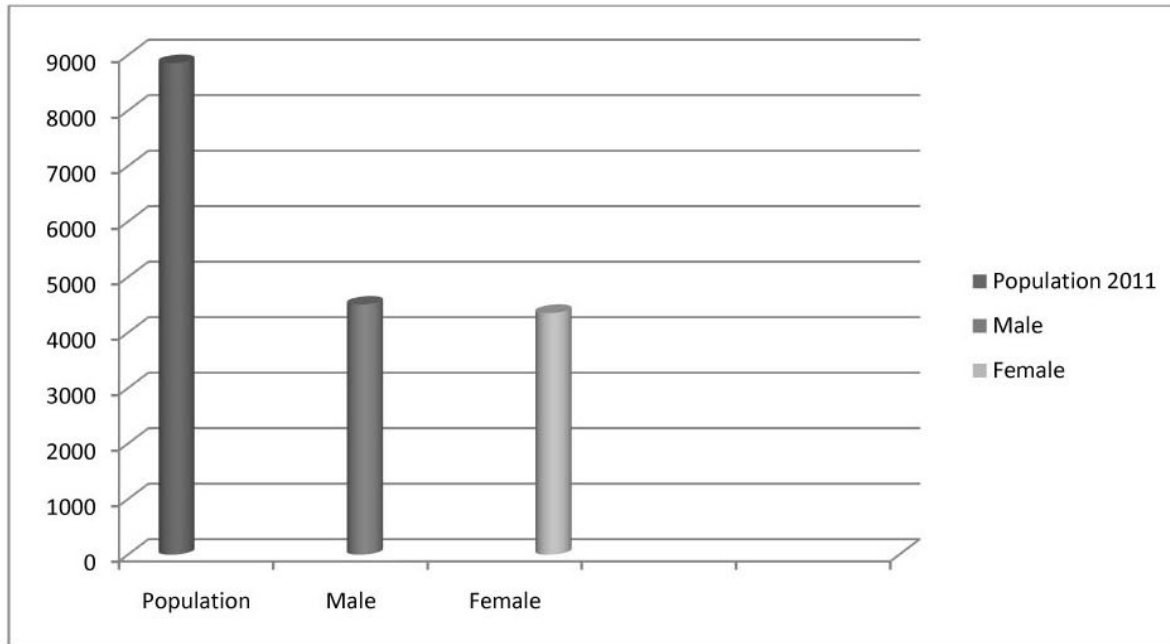
**Chapter - 2****DEMOGRAPHY****Total population:-**

According to the 2011 census Narayanpur population figure has reached to 8855 Nos., among them 4503 are male and 4352 are female. The following table shows the population distribution within Narayanpur Master Plan Area.

**TABLE NO – 2****Population Distribution in Narayanpur Master Plan Area**

Narayanpur Villages	Population 2011	Male	Female
MakuwariGaon	814	431	383
BarkhamtiGaon	303	151	152
1No Notgaon	608	301	307
Dongiapar	507	259	248
BadulhatiGaon	316	173	143
SakrahiGaon 2No Khanda	126	60	66
BengenaAtiKhat	179	84	95
Jalbharigaon	387	190	197
SakuchiGaon	1399	692	707
NarayanpurGaon	418	229	189
1No HarmotiGaon 2No Khanda	704	375	329
1No HarmotiGaon 1No Khanda	758	390	368
SakrahiGaon 1No Khanda	189	91	98
PanbariyaGaon	1388	693	695
Majgaon	759	384	375
<b>Total Population</b>	<b>8855</b>	<b>4503</b>	<b>4352</b>

Source : Census of India 2011

**Figure:-1****Male and Female population of Narayanpur Master Plan Area in 2011****Population Growth rate:-**

The purpose to provide facilities and services in community is to meet the physical, economic and social needs of the people. It is a study and understanding of the growth, distribution, composition and other characteristics of the population and trend are therefore the basic requirements for the wider range planning programmes. The objective of the Master Plan for Narayanpur is to cater to the various needs emerging from these studies in order to meet the aspirations of its residents for whom the plan is prepared.

Narayanpur is revenue/notified Class VI town under Lakhimpur District. Narayanpur Town Committee was notified in the year 2004 comprising of 6 wards. Existing 6 wards were bifurcated into 10 wards in the year 2021.

**Sex Ratio:-**

The Sex Ratio of Narayanpur is 981. Thus for every 1000 men there were 981 females in Narayanpur. Also as per Census 2011, the Child Sex Ratio was 956 which is less than Average Sex Ratio (981) of Narayanpur.

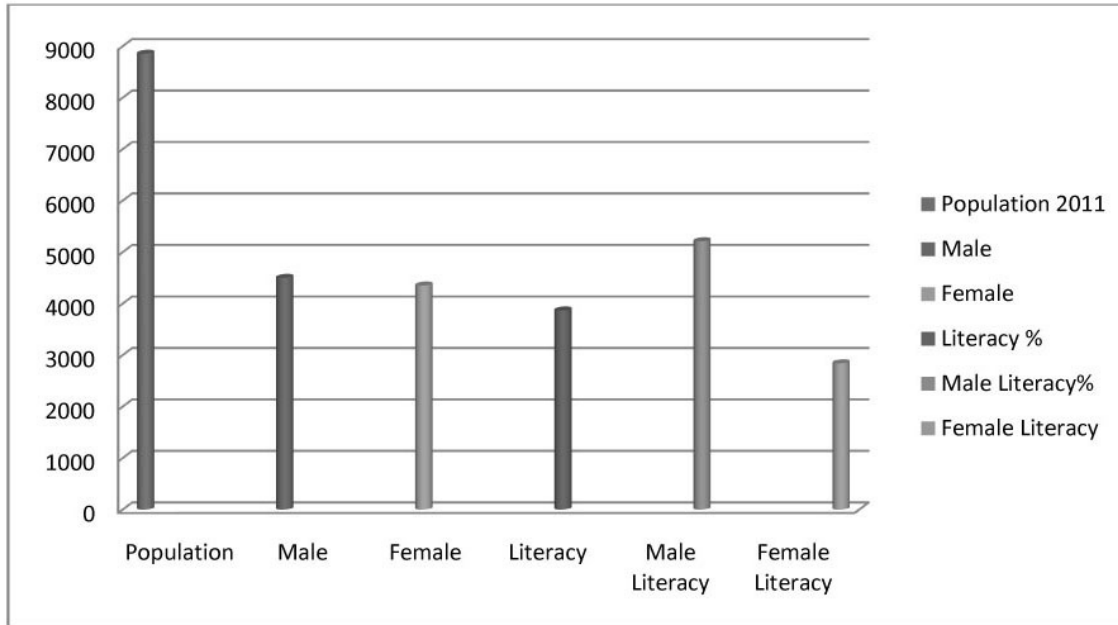
**LITERACY:-**

Average literacy rate of Narayanpur in 2011 were 84.58% in which, male and female literacy were 90.14% and 78.93% respectively.

**TABLE NO – 3****Village wise Population and Literacy data in Narayanpur Master Plan Area**

Narayanpur Villages	Population 2011	Male	Female	Literacy%	Male Literacy%	Female Literacy%
MakuwariGaon	814	431	383	88.84%	91.14%	86.25%
BarkhamtiGaon	303	151	152	93.12	97.84	88.32
1 No Notgaon	608	301	307	95.54%	97.49%	93.59%
Dongiapar	507	259	248	89.35%	91.25%	87.45%
BadulahatiGaon	316	173	143	73.18%	79.26%	66.67%
SakrahiGaon 2No Khanda	126	60	66	79.72%	81.80%	77.64%
BengenaAtiKhat	179	84	95	79.22%	85.29%	74.42%
Jalbharigaon	387	190	197	70.28%	71.05%	69.54%
Saukuchigaon	1399	692	707	84.36%	88.76%	80.00%
NarayanpurGaon	418	229	189	93.21%	97.57%	88.85%
1No. HarmotiGaon 2 No Khanda	704	375	329	79.77%	81.30%	78.24%
1 No. HarmotiGaon 1 No Khanda	758	390	368	75.49%	77.11%	73.87%
SakrahiGaon 1 No Khanda	189	91	98	85.27%	87.30%	83.24%
PanbariyaGaon	1388	693	695	83.80%	85.20%	82.40%
Majgaon	759	384	375	67.52%	78.38%	56.51%
Total Population	8,855	4,503	4,352			

Source: Lakhimpur Census Handbook 2011

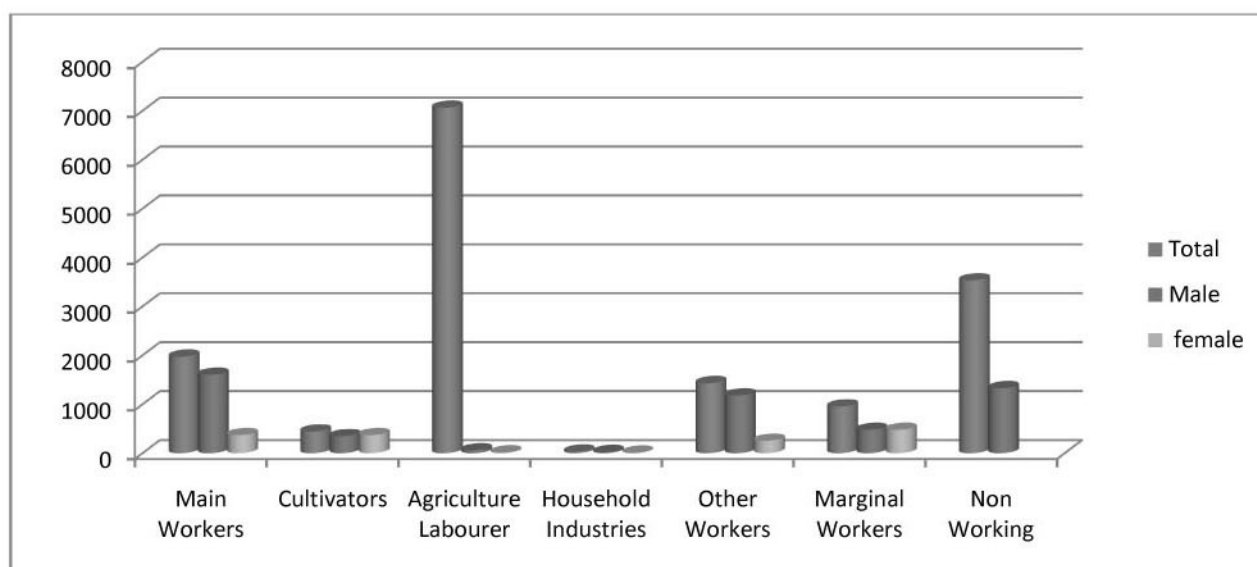
**Figure:-2****Village wise population and Literacy data in Narayanpur Master Plan Area****Working Population and Non –Working Population:-**

In Narayanpur Town Committee out of total population, 2,470 were engaged in work activities. 79.8% of workers describe their work as Main Work (Employment or Earning more than 6 Months) while 20.2% were involved in Marginal activity providing livelihood for less than 6 months. Of 2,470 workers engaged in Main Work, 440 were cultivators (owner or co-owner) while 70 were Agricultural labourer.

**TABLE NO – 4****Workers And Non-Workers In Narayanpur Master Plan Area**

	Total	Male	Female
<b>Main Workers</b>	<b>1970</b>	<b>1602</b>	<b>368</b>
<b>Cultivators</b>	<b>440</b>	<b>345</b>	<b>95</b>
<b>Agriculture Labourer</b>	<b>70</b>	<b>57</b>	<b>13</b>
<b>Household Industries</b>	<b>29</b>	<b>21</b>	<b>8</b>
<b>Other Workers</b>	<b>1431</b>	<b>1179</b>	<b>252</b>
<b>Marginal Workers</b>	<b>500</b>	<b>157</b>	<b>343</b>
<b>Non Working</b>	<b>3531</b>	<b>1327</b>	<b>2204</b>

Source: Lakhimpur Census Handbook 2011

**Figure:-3**  
**Workers And Non – Workers In Narayanpur Master Plan Area**

**SC – ST Population:-**

<b>Area</b>	<b>SC</b>	<b>ST</b>
<b>MakuwariGaon</b>	<b>192</b>	<b>0</b>
<b>BarkhamtiGaon</b>	<b>14</b>	<b>111</b>
<b>1 No Notgaon</b>	<b>12</b>	<b>2</b>
<b>Dongiapar</b>	<b>0</b>	<b>0</b>
<b>BadulahatiGaon</b>	<b>6</b>	<b>4</b>
<b>SakrahiGaon 2No Khanda</b>	<b>2</b>	<b>0</b>
<b>BengenaAtiKhat</b>	<b>130</b>	<b>0</b>
<b>Jalbharigaon</b>	<b>368</b>	<b>0</b>

**TABLE NO - 4**  
**SC-ST Population of Narayanpur Master plan Area**

<b>Saukuchigaon</b>	<b>451</b>	<b>5</b>
<b>NarayanpurGaon</b>	<b>0</b>	<b>0</b>
<b>1No. HarmotiGaon 2 No Khanda</b>	<b>0</b>	<b>3</b>
<b>1 No. HarmotiGaon 1 No Khanda</b>	<b>0</b>	<b>4</b>
<b>SakrahiGaon 1 No Khanda</b>	<b>5</b>	<b>3</b>
<b>PanbariyaGaon</b>	<b>91</b>	<b>483</b>
<b>Majgaon</b>	<b>2</b>	<b>29</b>

**Household density and size :-**

According to 2011 census report, there are 1394 number of household in Narayanpur Masterplanarea. The number of household in 2011 for Narayanpur Master Plan Area is given below.

**TABLE NO – 5****No. of Household in Narayanpur Master plan Area**

<b>Area</b>	<b>No. of Household</b>
<b>Makuwari Gaon</b>	<b>187</b>
<b>Barkhamti Gaon</b>	<b>69</b>
<b>1 No Notgaon</b>	<b>144</b>
<b>Dongiapar</b>	<b>111</b>
<b>Badulahati Gaon</b>	<b>28</b>
<b>Sakrahi Gaon 2No Khanda</b>	<b>35</b>
<b>Bengena Ati Khat</b>	<b>62</b>
<b>Jalbharla Gaon</b>	<b>106</b>
<b>Saukuchigaon</b>	<b>301</b>
<b>Narayanpur Gaon</b>	<b>94</b>
<b>1No. Harmoti Gaon 2 No Khanda</b>	<b>38</b>
<b>1 No. Harmoti Gaon 1 No Khanda</b>	<b>32</b>
<b>Sakrahi Gaon 1 No Khanda</b>	<b>28</b>
<b>PanbariyaGaon</b>	<b>285</b>
<b>Majgaon</b>	<b>160</b>

Source: Lakhimpur Census Handbook 2011



**Population projection:-**

Population projection is a forecasting tool that helps to estimate the changes in population size and demographic structure. It is mandatory for the Govt. Policy makers and planners of Assam, in order to determine the future demand for basic human needs such as food, water, education, energy and services and to forecast future demographic characteristics.

The main objective is to provide or undertake activities aimed at achieving population stabilization, sustainable economic growth, social development and environmental protection by 2041.

Population projection is a scientific attempt to keep into the future population scenario, conditioned by making certain assumptions, using data to the past available at that point of time. Assumption's used and their probability of adhering in future forms a critical input in this mathematical effort. Predicting the future course of human fertility and mortality is not easy, especially when looking beyond much further in time. Medical and health intervention strategies, food production and its equitable availability, climatic variability, socio-cultural setting, economic condition and a host of other factors influence population dynamics, making it a somewhat unpredictable exercise. Therefore much caution must be exercised when either making or using the population projection and the context of various conditions imposed, should not be lost sight of on the basis of past behaviour and the likely future scenario assumed.

The final population projections of Narayanpur Master Plan Area have thus been arrived at with the entire base population of 2011 accounted for as the natural population, by adding to the natural population the increase due to the natural growth plus the increase due to emigrational flow. The following table shows the population projection up to 2041 for Narayanpur Master Plan Area. Projected population of Narayanpur Master Plan Area for 2041 AD will be 14681

**TABLE NO - 11**  
**POPULATION PROJECTION OF NARAYANPUR MASTER PLAN AREA 2021-2041**

Year	Projected Population
2011	8855
2021	10480
2031	12404
2041	14681

Source:- T&CP,Lakhimpur

### Chapter - 3

#### ECONOMIC BASE AND EMPLOYMENT

##### Formal Sector:-

Sector which encompasses all jobs with normal hours and regular wages and are recognized as income sources on which taxes must be paid are known as formal sector. In local terms, organised sector or formal sector in India refers to licensed organisations, that is, those who are registered. Only 6 (six) per cent of India's working population is part of the formal sector. The productivity in formal sector is high in comparison to informal sector and also offers higher wages to its employees.

##### Informal Sector :-

The informal sector is that part of an economy which is neither taxed nor monitored by any form of government. Activities of the informal economy are not included in the GNP. Although the informal sector makes up a significant portion of the economies in poor state like Assam. The informal sector of Narayanpur provides critical economic opportunities for the poor and has been expanding rapidly since the 1990s. The informal sector is largely characterised by several qualities such as Easy Entry, meaning anyone who wishes to join the sector can find some sort of work which will result in cash earnings, a small scale of operations and skills gained outside of a formal education. Most workers in the informal sector, even those are self-employed or wage workers, do not have access to secure work, benefits, welfare protection or representation. The most prevalent types of work in the informal economy are home based workers and street-vendors which are most common in Narayanpur. In Narayanpur town there are also vegetable markets at the junction point which not only fulfil the demand for Narayanpur and its suburbs but also supply the essential commodities to the people of border areas of Arunachal Pradesh.

##### Occupational Pattern :-

Occupational structure depicts the characteristics of employment for livelihood of the people living in a particular planning area. The engagement of people in agriculture, trade, commerce, industry and white-collar jobs etc. is known as the occupation and employment character. Expansion of micro, cottage and service industry in the town and as well as in the out skirts of the town also creates employment opportunities to many people. In view of the above, the question of livelihood can be separated on the following heads as mentioned below:-

- (a) Engagement in agricultural activities.
- (b) Engagement in micro and household industries
- (c) Serving as Govt. employee & private employee.

**Table**  
**Showing People Engaged in Different Services**

Area Name	Permanent	Semi – Permanent	Temporary		
			Total	Serviceable	Non - Serviceable
Lakhimpur	10,658	10,162	624	28	596
Narayanpur ( Urban )	3524	3502	154	11	146

Source:- Census 2011

## Chapter – 4

### Housing Scenario:-

Housing is the basic need of the civilized living. Despite various efforts to solve the housing problem with various policies, there is a huge gap between the supply and the demand for the housing in Assam in general and Narayanpur town in particular. A section of population in Narayanpur either have no place to live in or living under highly unhygienic, inhuman condition and deprivations. Lack of privacy, absence of minimum basic amenities, use of substandard building materials and unhygienic surroundings dominates the scene of settlements. In Narayanpur while the housing problem in the rural areas, by and large is qualitative in nature and the problem in the urban areas is largely quantitative. The uncontrolled growth of population in urban areas due to migration and other factors have created a high magnitude of housing and infrastructure problem. Due to migration of rural population to the town, available vacant spaces in the urban areas are slowly being converted to unplanned, unhygienic built up area. Moreover, cost of land in the urban area is also increasing. People in the low and middle income group even find it difficult to acquire the land at the present prevailing cost.

### Housing Requirement:-

Housing needs will increase as per increase of population size of the area and occupancy rate or household size. Assuming average household size is 4.7 and acceptable housing stock is likely to shrink by 1% annually, projected housing requirement of Master Plan Area is estimated as below -

Sl No.	Items	Requirement of Housing Unit	
		2021	2041
1	Population	12,404	14,681
2	Increase in population	1,904	2,277
3	As. Household Size	4.7	4.6
4	Requirement of Housing Unit Including Backlog	410	495
5	Replacement Requirement	4	5
6	Total Requirement of Housing Unit	414	500

There housing needs may be fulfilled through different govt. Schemes like PMAY (HFA) and housing schemas of different financial institution office to the general public.

Narayanpur master plan area has no slum settlement.

## Chapter 5

### Transportation

In adequacy of transportation facilities is also one of the major hindrances for planned development . Though Narayanpur town is well connect with roads with surrounding major towns & villages, hence, there is scope for its development .

Early accessibility and rapid movement of goods & people are the main criteria for proposed development of transportation system of master plan area ,

N.H – 15 passes through the master plan area connect it to all , other parts of Assam , Arunachal Pradesh , & other parts of India. Further, Narayanpur is connected with its nearest town Bihpuria by State Highway.

A Bye – Pass from Dongia Pichola through Dongia Gaon, 1 No Nat Gaon & Makowari Gaon crossing through Tatibahar road upto FCI godown besides N.H-15 towards Banderdewa is also proposed for ease of movement of traffic and free the town from traffic congestion in future.

### Rail Linkages :-

Tatibahar Station is the nearest Rly Station from Narayanpur town which is about 4km from centre of the town and Harmoti is the railway junction nearer to master plan area. Road connecting to the station has proposed to improve by widening of roads.

### Circulation Plan:-

The proposed circulation network system within the planning area is divided into following categories :-

Table

Proposed Road System of Narayanpur

Sl No.	Proposed Road System	Over all Width (R.O.W)	Remarks
1	National Highway	30 m – 60 m	
2	Primary Distributors	20m – 30m	
3	Secondary Distributors	18m – 20m	
4	Local Distributors	10m- 15m	

Source: Survey TnCp NLP

### Bus Station :-

Present ASTC site at Borkhamti along the N.H -15 is proposed to developed as modern bus terminus. It also gives facilities to accommodate Auto & other commercial vehicles.

**Truck Terminus :-**

Two nos. of truckterminus near the junction point of Bye – Pass & N.H-15 at Dongiapichola and near FCI towards Banderdewaare also proposed.

**Proposals :-**

- (1) Widening of all road within master plan area.
- (2) All earthen& gravel Road are to be converted to Paver – block road in a phase manner.
- (3) Foot path along Narayanpur – Bihpuria State Highway from Narayanpur Traffic Junction upto Mori – Dikrong River.
- (4) A rotary to be provided at Narayanpur main junction with provisionof road widening, foot path , railing, street lighting etc.

**Parking: -**

Considering future growth of vehicles, parking facilities with adequate R.O.W. in main road &nearer to major junction has been proposed.

At Narayanpur Town traffic point & area near Madhabpur University, parking for small vehicles like Auto/Tracker/Mini Bus etc. are proposed with basic infrastructure facilities.

## Chapter 6

### Physical Infrastructure:

#### Water Supply :-

Narayanpur Town still not served by potable drinking water supply to the household. Existing water treatment plant & overhead tank near Narayanpur Post Office operated by P.H.E Deptt, needs renovation and upliftment to cover entire population under planning area. For proper design & layout of distribution net work for water supply to the people is newly proposed .PHED , Assam may take necessary arrangement for this. Water requirement for the master plan area for the projected population would be 1.09 MLD in 2031 AD and 1.28 MLD in 2041 AD respectively assuming 70 LPCD for domestic consumption and additional 25% for commercial , industrial & other uses.

#### Electricity :-

Requirement of electricity for uninterrupted power service in the planning area based on the report of APDCL ,Bihpuria Electrical Sub-Division would be 18 MW in 2041 AD for the projected population. 5 Nos of 11kv . Sub-station would be required including existing ones for plan period. These sub-station are proposed at different locations to facilitated whole planning area populations,

At present three Electrical Sub-Station of Narayanpur for entire planning area , Total present installed capacity is 25 MVA & average consumption of electric power is 5 MU. Nos of street light to be increased from present 136 Nos.

#### Existing status of Electrification of Narayanpur Master Plan area:

1. Number of street light :- 136Nos
2. No. of sub – stations :- 3 Nos
3. Sources of power :- APDCL Grid
4. Total installed capacity :-25 MVA
5. Total capacity of power required for uninterrupted service :- 18 MW
6. Average consumption of electric power :- 5 MU

#### Dumping Ground :-

Present dumping ground of Panbari with an area of 0.27 hecters proposed for expansion to accomodate and their treatment with modern methods of ISWM. Further , a buffer zone to be created to protect the surrounding residential & market Area.Daily Waste Generation of Narayanpur Town is about 3.2 t .

#### LPG Godown :-

One LPG goodwn near MadhabpurChariali serves the entire area, which is sufficient for projected population.

### Social Infrastructures:

#### Educational Uses:-

Educational institutes must be scattered to give maximum services to the projected population of Master Plan Area. Nursery , Primary & Pre – Primary School would be nearer to residential area and Higher Level Institution like College , Higher Secondary etc, should be in a location where communication facilities from surrounding area are easily available as well as infrastructure can be provided for future growth. The requirement of education facilities for projected population for the plan period is estimated as per norms as below:-

Table

Requirement of Educational Facilities

Sl No.	Type	R No.	Area R
1	Pre Primary / Nursery	15 No	1.2 Hectors
2	Primary School /	4 No	3.2 Hectors
3	Sr. Secondary School	2 No	3.2 Hectors
4	C College	1 No	4.0 Hectors
5	School of handicapped	1 No	0.3 Hectors
6	Integrated School without Hostel Facility	1 No	3.9 Hectors
7	Integrated School with Hostel Facility	1 No	3.9 Hectors
8	ITI	1 No	1.40 Hectors
9	Polytechnic	1 No	2.40 Hectors
10	New University	1 No	60.00 Hectors

At present Narayanpur has two Higher Secondary School namely Narayanpur H.S.S & Narayanpur Adarsha H.S with 679 students & 37 teaching & after staff . These schools may improve to accommodate new courses as per new educational policy and also skill development courses as per local & regional needs.

#### Health :-

Table

Required Health Facilities

Sl No	Category	R No	Area Regd in Hectors
1	Dispensary	2	0.16 Hectors
2	Nursing Home, Child Welfare & Maternity Centre ( 25 – 30 beds )	2	0.50 Hectors
3	Intermediate Hospitals (80 beds)	1	1.00 Hectors
<b>Total</b>			<b>1.66 Hectors</b>



**Socio – Cultural Facilities :-**

Areas of 0.80 hectares are earmarked for the plan period for Master Plan Area. Proposed requirement for socio – cultural facility are as below:-

**Table****Requirement / Proposed Scio – Cultural Activities**

SI No.	Scio –Cultural Facility	No	Area Requirement
1	Community Hall & Library	1	0.2 Hectors
2	Music , Dance & Drama Centre	1	0.1 Hectors
3	Meditation & Spiritual Centre	1	0.50 Hectors

**Office :-**

Master Plan Area included mainly offices of Narayanpur M.B., C.O. , ASTC, Post Office, BDO Office, Police Station , Fire Station etc . Keeping into mind future growth, an area of 114.81 hectares of land has been earmarked under P & SP Zones. Offices are scattered in different location of the master plan area .

**Police Station :-**

Existing Police Station of Sakrahi ward No.- 5 having an area of 0.54 hectors . One Police Out Post also recommended for the plan period with 0.16 hectors of level area for future needs.

**Fire Station :-**

One fire station existing at ward No. -5 with an area of 0.54 hectares.

## Chapter 7

### Environment and City Beautification plan

#### Recreational & Open Space:-

Existing recreational facilities of the master plan area are mainly

- I) Children Park ( Gandhi maidan ) of Borkhamti ward no -3
- II) 2 Nos playground ( Narayanpur Playground & Barkhamti Playgrounds )
- III) Madhabdev Kalakhetra ( Project is in progress )

Considering future needs along with improvement of existing parks, following proposals are taken for the Master Plan area during plan period .

- (i) Mori - Dikrong River front development project for a span of 2 – 3 km along the river with walking zone, Cycle track, boating facilities along with park . This will also protect the town from excess water of the river Mori-Dikrong during rainy season as well as protect the river from future pollution.
- (ii) Khulsha Pukhuri of BadulaHati along N.H – 15 also proposed to develop as recreational centre with boating facilities ,walking zone , children park & gardening may also proposed at the site with 0.39 hectors of existing area .
- (iii) Radha Pukhuri :- Radha Pukhuri of Saukuchi village with as area of about 6.09 hectors has tremendous potentiability for creating recreational facilities & to develop as a tourist destination. Recreational facilities such as boating, walking zone, cycle track children parks, gardening , cafeteria etc are proposed at this site during plan period .



Panbari Narayanpur Temple  
Tea Estate



at Narayanpur

Madhabdev University

**Chapter 8****LAND USE PLAN****Proposed Land Use Plan Aims & Objective :-**

Narayanpur Master Plan is prepared with the following objective to achieve estimated needs for the plan period up to 2041 AD .

- I) To improve the overall conditions of the planning area for future growth & development.
- II) To improve the transport network with surrounding growth centre.
- III) To improve the urban living standard by improving basic infrastructure & recreational facilities.
- IV) To function as a economic growth centre for increasing economic activities, trade and commerce, small industries related with local produces.
- V) To maintain environment friendly atmosphere in the entire planning area and outskirts.

**Allocation of Land :-**

Narayanpur Master Plan Area Proposed for the projected population of 14,681 for the year 2041 AD . Total developed area for the projected population is with land utilization Rate of 193.65 hectare per 1000 population.

**Table :-Landuse Area of Narayanpur Master Plan**

Sl No.	Land Use	Area in Hectares	% of Total Developed Area	% of Total Planning Area
1	Residential	1264.24	76.90	44.47
2	Commercial	127.22	7.74	4.47
3	Industrial	1.21	0.07	0.04
4	Public – Semi Public	114.81	6.98	4.04
5	Transportation	71.59	4.35	2.52
6	Recreational	64.91	3.96	2.28
<b>Total Developed</b>		<b>1643.98</b>	<b>100</b>	<b>57.83</b>
7	Agriculture	908.57		31.96
8	Green Belt	198.44		6.98
9	Water Bodies & others	92.01		3.24
<b>Total</b>		<b>2843 Hectare</b>		<b>100</b>

Source- Survey

Proposed land use structure for the Master Plan Area has been decided taking into consideration of existing land use pattern with minimum dislocation and growth of favourable relationship

between residential area & working areas. Sum mixed land uses are also proposed for making the area more functional for future development.

#### Land Use Pattern:-

#### Residential Use :-

Existing land uses of the master plan area reflected low density settlement with scattered resources, under – utilization of land will minimize the available land resources for potential uses. So for optimum utilisation of available land , residential area are divided in 3 ( three) zones on the basis of density. These three zones are high density, medium density & low density.

#### Table

#### Residential Density

Density	Population Per Hectors	% of Residential Area
Low	Less than 50 Person	
Medium	50 – 100 Person	
High	500 – 150 & More Person	

#### Commercial Use :-

Narayanpur area is mainly dominated by agricultural activities, petty businesses etc. But , the town has sufficient potentiality to improve its commercial activities . It is one of the major junction for traffic towards Arunachal Pradesh , Bihpuria , North Lakhimpur , Gahpuretc . Considering above, Commercial use of Master Plan Area are to be increases. There are 2 (two) daily markets and 1 (one) weekly market, retail shops , service shops , whole sale market etc , are running in the master plan area .

Total land area earmarked for commercial use is 127.22 hectares which is about 4.47% of total proposed developed area .

Provision for Vendors Market is identified at the opposite side of NMB ~~and Radha-pukhuri~~ initiali.

#### Industrial Uses :-

There is no major industries presently exist in Narayanpur area . But the area is mainly dominated by agricultural activities, Small & household industries, handloom & textile , bamboo crafting , rice mill etc. has greater potentiality. At present , 4 small scale industries running in Narayanpur Master plan area.

An area of 1.21 hectors is earmarked for industrial uses . Uses permissible in industrial zones are as in Annexure –A. Industries not included in Annexure-A, are allowed in Medium Industrial Zone subjected to clearance from Industries Department and Pollution Control Board.

Annexure – AGeneral Industries :-

1. Manufacturing of mirror from sheet glass and photo framing.
2. Cotton spinning and weaving.
3. Automobile servicing and repairs station.
4. Flour mills ( excluding Domestic Atta Chakki ).
5. Malted food.
6. Food including fruits and vegetables processing.
7. Pulping and fermenting of coffee beans.
8. Instant tea / coffee processing.
9. Non – alcoholic beverages ( soft drinks ).
10. Fragrances and industrial perfumes .
11. Food additives , nutrients and flavors.
12. Fish processing.
13. Organic nutrients.
14. Surgical and medical product not involving effluent / emission generating processes .
15. Laboratory – wares.
16. Wire drawing ( cold process ) and bailing straps .
17. Laboratory chemicals involving distillation, purification process.
18. Tyres and tubes vulcanization , rethreading , moulding .
19. Pesticides / Insecticides / Fungicides / Herbicides / Agrochemical formulation .
20. NPK Fertilizers / Granulation.
21. Pharmaceuticals formulations .
22. Khandarisugar .
23. Pulverizing units.
24. Washing of used sand by hydraulic discharge .
25. Atta chakkies .
26. Rice mullors .
27. Steeping and processing of grains .
28. Mineralisedwater .
29. Dal mills .
30. Bakery products , biscuits , confectionery .
31. Groundnut decorticating ( dry ).
32. Supari( Betel nut )and masala grinding .
33. Chilling plants and cold storages .
34. Ice cream or Ice making .
35. Tailoring and garment making .
36. Cotton and woolen hosiery .
37. Apparel making .
38. Handloom weaving .
39. Shoelace manufacturing .
40. Gold and silver thread zariwork .
41. Gold and silver smithy .
42. Leather footwear and leather products excluding tanning .
43. Musical instruments manufacturing .
44. Sporthgoods .
45. Bamboo and cane products ( only dry operations ).
46. Cardboard or corrugated box and paper products ( Paper or pulp manufacturing excluded ) .
47. Insulation and other coated papers ( Paper or pulp manufacturing excluded ) .
48. Scientific and mathematical instruments .

49. Furniture ( Wooden and steel ).
50. Assembly of domestic electrical appliances .
51. Electronic Goods assembling .
52. Fountain pens .
53. Polythene , plastic and PVC goods through extrusion / mouldings .
54. Rope ( cotton and plastic ) .
55. Carpet weaving .
56. Assembly of air coolers conditioners .
57. Assembly of bicycles , baby carriage and other small non motorized vehicles .
58. Electronic equipments ( Assembly ) .
59. Toys .
60. Water softening and de - mineralized plants .
61. Paints ( by mixing process only ) .
62. Candles .
63. Carpentry ( excluding saw mill ) .
64. Oil ginning / expelling ( no hydrogenation / refining ) .
65. Jobbing and machining .
66. Manufacture of steel trunks and suitcases .
67. Paper pins and U - clips .
68. Block making for printing .
69. Optical frames .
70. Power looms / handlooms ( without dyeing & bleaching ) .
71. Printing press.
72. Garments stitching , tailoring .
73. Thermometer making .
74. Footwear ( rubber ) .
75. Plastic processed goods .
76. Medical and surgical instruments .
77. Electronic and electrical goods.
78. Rubber goods industry.

### Transportation

In adequacy of transportation facilities is also one of the major hindrances for planned development . Though Narayanpur town is well connect with roads with surrounding major towns & villages, hence, there is scope for its development .

Early accessibility and rapid movement of goods & people are the main criteria for proposed development of transportation system of master plan area ,

N.H – 15 passes through the master plan area connect it to all , other parts of Assam , Arunachal Pradesh, & other parts of India. Further, Narayanpur is connected with its nearest town Bihpuria by State Highway.

A Bye – Pass from Dongia Pichola through Dongia Gaon, 1 No Nat Gaon & Makowari Gaon crossing through Tatibahar road upto FCI godown besides N.H-15 towards Banderdewa is also proposed for ease of movement of traffic and free the town from traffic congestion in future.

**Proposals :-**

- (1) Widening of all road within master plan area.
- (2) All earthen & gravel Road are to be converted to Paver – block road in a phase manner.
- (3) Foot path along Narayanpur – Bihpuria State Highway from Narayanpur Traffic Junction upto Mori – Dikrong River.
- (4) A rotary to be provided at Narayanpur main junction with provision of road widening, foot path , railing, street lighting etc.

**Parking: -**

Considering future growth of vehicles, parking facilities with adequate R.O.W. in main road & nearer to major junction has been proposed.

At Narayanpur Town traffic point & area near Madhabpur University, parking for small vehicles like Auto/Tracker/Mini Bus etc. are proposed with basic infrastructure facilities.

**Public & Semi – Public Use :-**

This use zone mainly consists of various services, government as well as semi government office, educational institutes, health centre, religious & socio – cultural institution etc . An area 114.81 hectares of land are earmarked for these Public & Semi – Public uses, which is about 6.98 % of developed area .

**Green Belt Zone :-**

For protection and preservation of natural environment an area of 198.44 hectors, consisting 6.98 % of total planning area are earmarked for green belt zone. Most of this area are earmarked to villages. Permissible uses within this zone are existing villages, bird sanctuary, farm houses, sericulture, fisheries etc. Within green belt zone development of land is permitted with the approval of govt. as per Zoning Regulations applicable for green belt zone.

**Water Bodies :-**

One of the major problems of development is wet land. Shrinking of wet lands by encroachment , siltation of wet lands & drains , water logging , flash floods, depletion of flora / fauna also effects the environment, health and livelihoods of the nearly people, To overcome these , preservation of wet lands is very much essential. Within Narayanpur Master Plan Area Mori-Dikrong river & its surroundings to be developed with proper planning for preservation of the wet lands as well as beautification of town.

**Agriculture:-**

Since Narayanpur areas are predominant in agriculture activities, an area of 908.57 hectore of land area earmarked for agriculture , which is about 31.96 % of total planning area.

## **CHAPTER-9**

### **PROPOSED PROJECT, BRIEF AND TENTATIVE FUNDING SOURCE :-**

#### **Functions and Needs of the Planning Area:**

The master plan of Narayanpur has been proposed considering future needs of the population of the area and expected future activities. Further, increasing activities along the corridor of N.H – 15 Narayanpur plays a major Communication junction with Arunachal Pradesh and the Town has tremendous potential for growth. Since the area is mainly dominated by agricultural activities, so the livelihood patterns of the indigenous community are also given due consideration in formulation of the proposed land use plan to accommodate the increasing future activities, which will be expected to meet the future functional need of the area.

#### **Major Functions of the Planning Area :-**

Following major functions are expected from Narayanpur Master Plan Area based on the studies on existing situations and future need :-

- (1) To function as growth centers for trade and commerce.
- (2) To function as centre for small scale and household industries.
- (3) To function as a recreational area for nearby town and regions.
- (4) To function as a transportation hub.
- (5) To function as a tourist destination in an attractive manner

#### **Plan Concept :-**

Smaller planning units are expected to be self-sufficient to meet local needs of its citizen, however for special purposes they have to move nearest higher order town for their requirement. So, the plan takes the neighborhood concept with development approach.

#### **Plan Period:-**

Plan Period for the master plan is taken for a span of twenty years upto 2041 A.D. Since the growth of population is a continuous process, hence the Master Plan tries to accommodate future needs for the projected population. But for effectiveness of Master Plan, future modification, alterations, additions to the proposed plan is required as per specific requirement of the area.



**Identify Priority Sectors And Project :-**

The plan proposals for Narayanpur Master Plan Area spread up to 2041. It is quite obvious that the natural development will continue and the private developers will play an important role in this respect. As such, the private development is encouraged in conformity with the Master Plan. It is strongly recommended to stop unplanned and sporadic developments but to encourage balance planned and sustainable development where the provision for necessary physical infrastructure and socio-economic amenities are economically made possible. There are some immediate necessities as pointed out by the various stake holders, which are to be taken up as priority schemes for the Master Plan Area which is listed below:

1. Widening and improvement of roads, with street lights and demarcation of notified parking area.
2. Improvement of existing market into a well-planned, people friendly business hub.
3. Construction of a Tourist lodge and a Marriage hall.
4. Construction of a Town Hall & old age home.
5. Development of Housing Colony for all sections of the Society considering the scenic beauty of the town.
6. Construction of Slaughter house.
7. Improvement of existing traffic signal points and setting up new ones.
8. Setting up of Organic farming industry.
9. Setting up of Micro Small and Medium Enterprises.(MSME)
10. Improvement of existing Bus station.
11. Construction of Vendor and Hawker market.
12. Construction of public bus stand and truck stand.
13. Construction of Auditorium and library.
14. Improvement of existing hospital and dispensaries.
15. Construction of cold storage, ware house etc.
16. Development and Construction of playground and Indoor stadium.
17. System of regular collection and disposal of garbage in the master plan area by the concerned authority.
18. Scheme for Solid waste Management system as per waste management Rule, 2016.
19. Preparation and execution of a comprehensive drainage scheme.
20. Execution of independent Residential Land Development.
21. Water supply scheme
22. Proposal for fuel filling station and LPG go down.

In the first phase, the schemes like widening and improvement of roads, construction of new roads, provision for required spaces for parks, playgrounds and parking places and improvement of commercial and market areas including existing market, daily bazaar etc. can be taken up. The Municipal Board has to play an important role visioning with other Govt. agencies in formulation and execution of such schemes in the Master Plan Area. All the above schemes need to be carried out to make the plan area in to healthy place of living.

In addition to the above, the plan also recommends for the establishment of Health centre, construction of Administrative block for all Govt. offices under one roof. Feasible location for all the proposals cannot be given due to non-availability of suitable govt. land in the master plan area. Specific location for proposals to be ascertain at the time of implementation through detail discussion with different stakeholders.

**Housing Requirement:-**

Housing needs with increase as per increase of population size of the area and occupancy rate or household size . Assuring average household size is 4.7 and acceptable housing stock is likely to be shrink 1% annually , projected housing requirement of Master Plan Area is estimated as below :-

Sl No.	Items	Requirement of Housing Unit	
		2021	2041
1	Population	12,404	14,681
2	Increase in population	1,904	2,277
3	As. Household Size	4.7	4.6
4	Requirement of Housing Unit Including Backlog	410	495
5	Replacement Requirement	4	5
6	Total Requirement of Housing Unit	414	500

Nraayanpur town has no identified / notified slum settlements. As per 2011 census ,Narayanpur M.B. has 1255 Nos of H.H.

**Identify Land Site For Proposal :-**

The plan proposes the following at suitable location for taking up the proposals in accordance with the existing trends of growth as well as for balanced development. Feasible location for all the proposals cannot be given due to non-availability of suitable govt. land in the master plan area. Specific location for proposals to be ascertain at the time of implementation through detail discussion with different stakeholders.

- (1) Market Complex :-
- (2) Development of Parking area :-
- (3) Auditorium and Marriage Hall :-
- (4) Library :-
- (5) Indoor Stadium :-
- (6) Truck Stand :-
- (7) Water Supply Scheme :-
- (8) Solid Waste Management System :-
- (9) Oil filling station –
- (10) Tourist lodge :-
- (11) Cycle track:- etc.

**Fund Requirement For Each Sector/ Project:-**

Fund requirement for each sector project will be finalized by the ULB & concerned line department after preparation of detailed project report as per Govt. instruction.

**CHAPTER-10****DISASTER PLAN****Hazards Specific Proneness in Narayanpur:**

- **Earthquake :-**  
As per the latest seismic zoning map of India, the Narayanpur region falls under High Risk Zone- V, where a maximum intensity of IX can be expected.
- **Flood :-**  
Even Narayanpur town is also facing urban flooding in many localities due to lack of proper drainage system.
- **Soil Erosion :-**  
The soil erosion is major threat to many areas due to the undulating terrain in some parts of the Master Plan Area.
- **Fires :-**  
The fire takes places in Narayanpur due to short circuit in commercial areas, thatched house. Mainly fire takes place from March to April when the climate remains very dry.

**Cyclone:-**In Narayanpur cases related to low density cyclone occurred in some places.

**Need For Disaster Management**

Data on disaster occurrence, its effect upon people and its cost to countries, are primary inputs to analyse the temporal and geographical trends in disaster impact. Disaster losses, provide the basis for identifying where, and to what extent, the potentially negative outcomes embedded in the concept of risk is realized. They help to understand where, and to whom, disaster risk becomes impact. They also provide the basis for risk assessment processes, a departing point for the application of disaster reduction measures.

Development cannot be sustainable unless disaster mitigation is built into development process. Investments in mitigation are more cost effective than expenditure on relief and rehabilitation.

Prevention and mitigation contribute to lasting improvement in safety and are essential to the integrated disaster management system. Disaster response alone is not sufficient as it yields only temporary results at a very high cost. So, emphasis must be on Disaster prevention, mitigation and preparedness, which help in achieving objectivity of vulnerability reduction.

**Disaster Management Cycle**

In multi-hazard response plan, the disaster management cycle has a significant role to play. The four stages of disaster cycle have their own importance in terms of their implementation during, after and before the occurrence of any disaster.

**Pre disaster activities**

1. Policy development and National, State, district, local level disaster organization formation
2. Vulnerability and capacity assessment.
3. Prevention and mitigation
4. Preparedness, planning and training



**During Emergency activities**

1. Warning (beginning before the actual event)
2. Evacuation, search and rescue
3. Emergency assistance (relief) – food, water, shelter, medical aid

**Post disaster activities**

1. Repair and restoration of life lines (power, telecommunications, water transportation)
2. Reconstruction and rehabilitation.





### **Implementation:-**

#### **1. Zoning plan :-**

Zoning is an essential part of overall planning which consists of proper use of available land resources per suitability. Zoning defines the use, height, size, density of any structure to be built on any particular land. Zoning regulations play a vital role in controlling and promoting urban development on deserved uses. It is an integral part of any Master plan, which has been used to control development of urban areas, on an orderly manner.

#### **2. Plan implementation: -**

Narayanpur Master Plan contains plans and policies for the improvement and development of specific areas with a plan period upto the year 2041. For proper implementation of the plan, preparation of development schemes in conformity with the Master Plan area is very essential.

The implementation of Master Plan will be carried out under the provisions of the Assam Town and Country Planning Act, 1959 as amended from time to time. Development schemes will be implemented in a phased manner in order of priority. Further, proposal will have to be revised from time to time as per changing needs and implementation should be done accordingly.

#### **3. Public Participation:-**

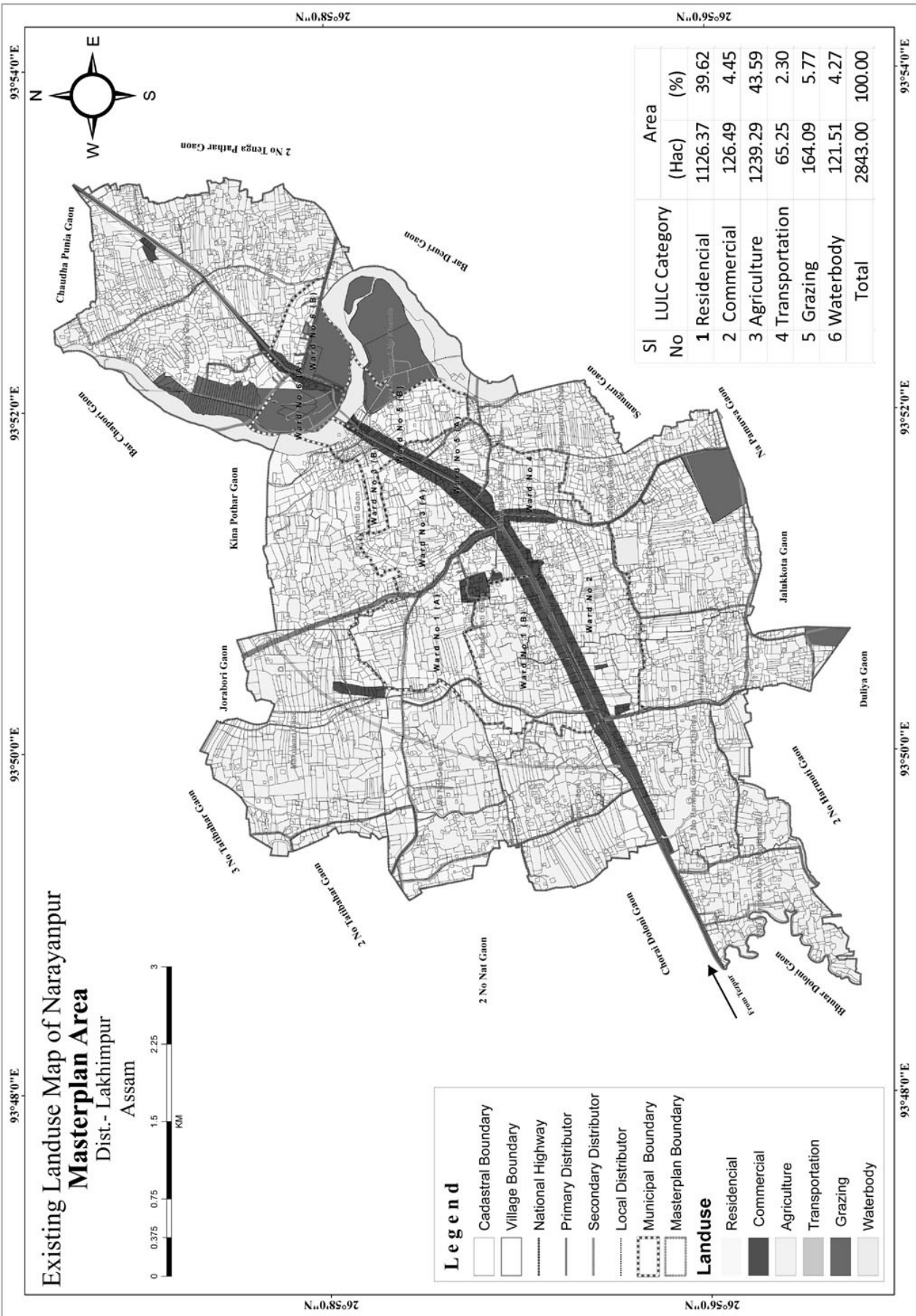
For successful implementation of the proposal of Master Plan, public participation is very much essential. No plan can achieve its deserved goal unless it is supported by public in general. Thus, public consciousness is necessary to ensure proper implementation of plan to achieve development with healthy environment. Citizens play a major role in the process of physical development of any area in the form of executing construction work, renovation of existing structure and development of land for various uses by their participation. It is expected that the people of Narayanpur area will extend full-co-operation and active-participation for successful implementation of the Master Plan.

#### **4. Conclusions:-**

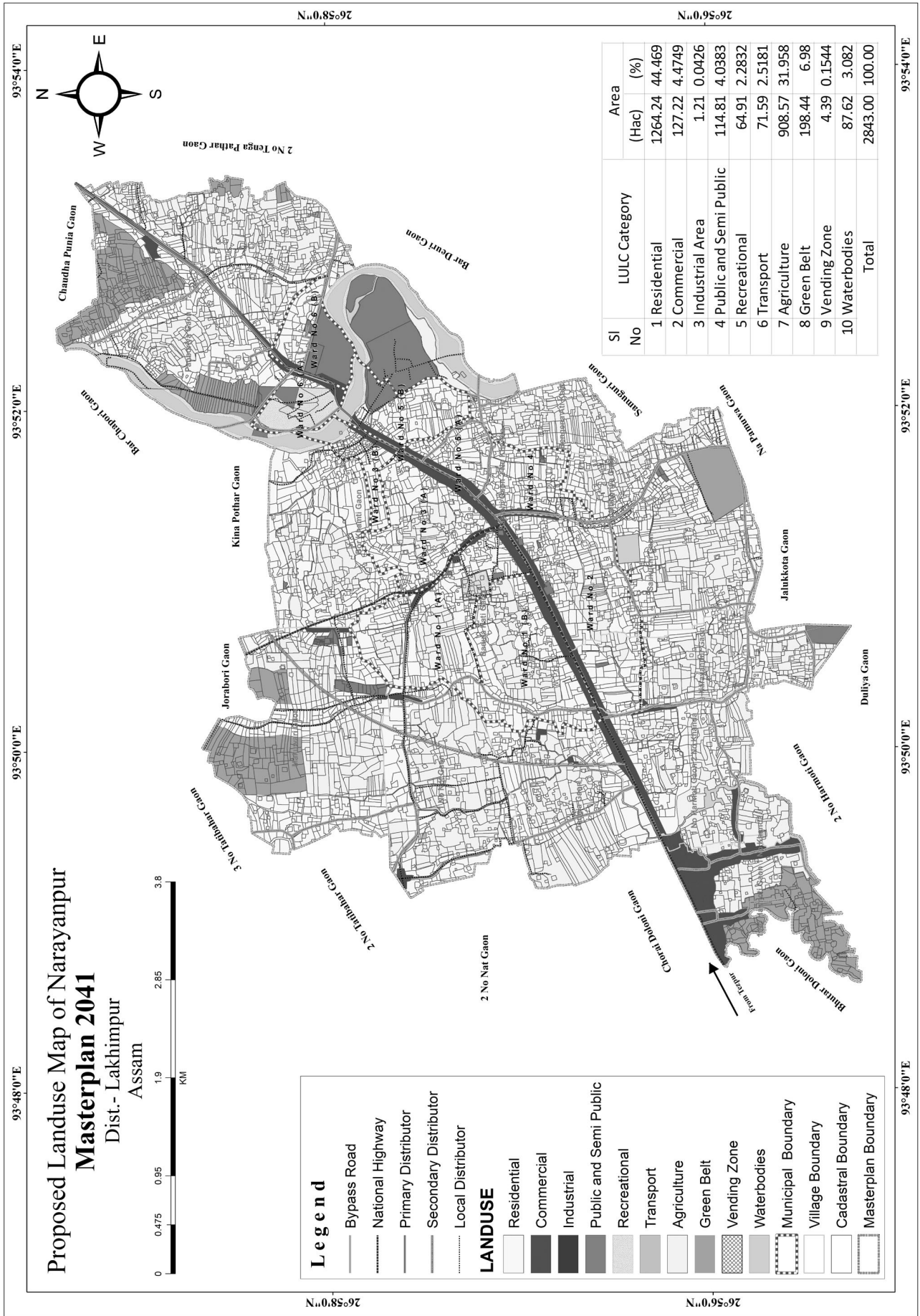
A healthy planned development always stimulates the generation of many activities by becoming a center of administration and containing many functions of economic, social, and cultural importance. Since, lack of planning in physical development and enforcement of development controls leads to various problems, hence each city/town requires a Master Plan.

Narayanpur Master Plan is basic guidelines for orderly development of Narayanpur and surrounding areas as a growing urban centre. After analysing the deficiencies and needs of the plan areas, it is an effort to draw up a list of priorities and opportunities for future development needs of planning area. Only moderate level of facilities has been proposed in this plan due to non-availability of desired and feasible land resources.

Further, final Uniform Zoning Regulations approved by government of Assam, vide Govt. notification, No.TCP 31/200/54 dtd the 12<sup>th</sup> June 2000, applicable for all towns except Guwahati will be applicable to Narayanpur Master Plan area also.



Prepared By:- Bhu Paryawaran



Prepared By:- Bhu Paryawaran

93°54'0"E

93°52'0"E

93°50'0"E

93°48'0"E

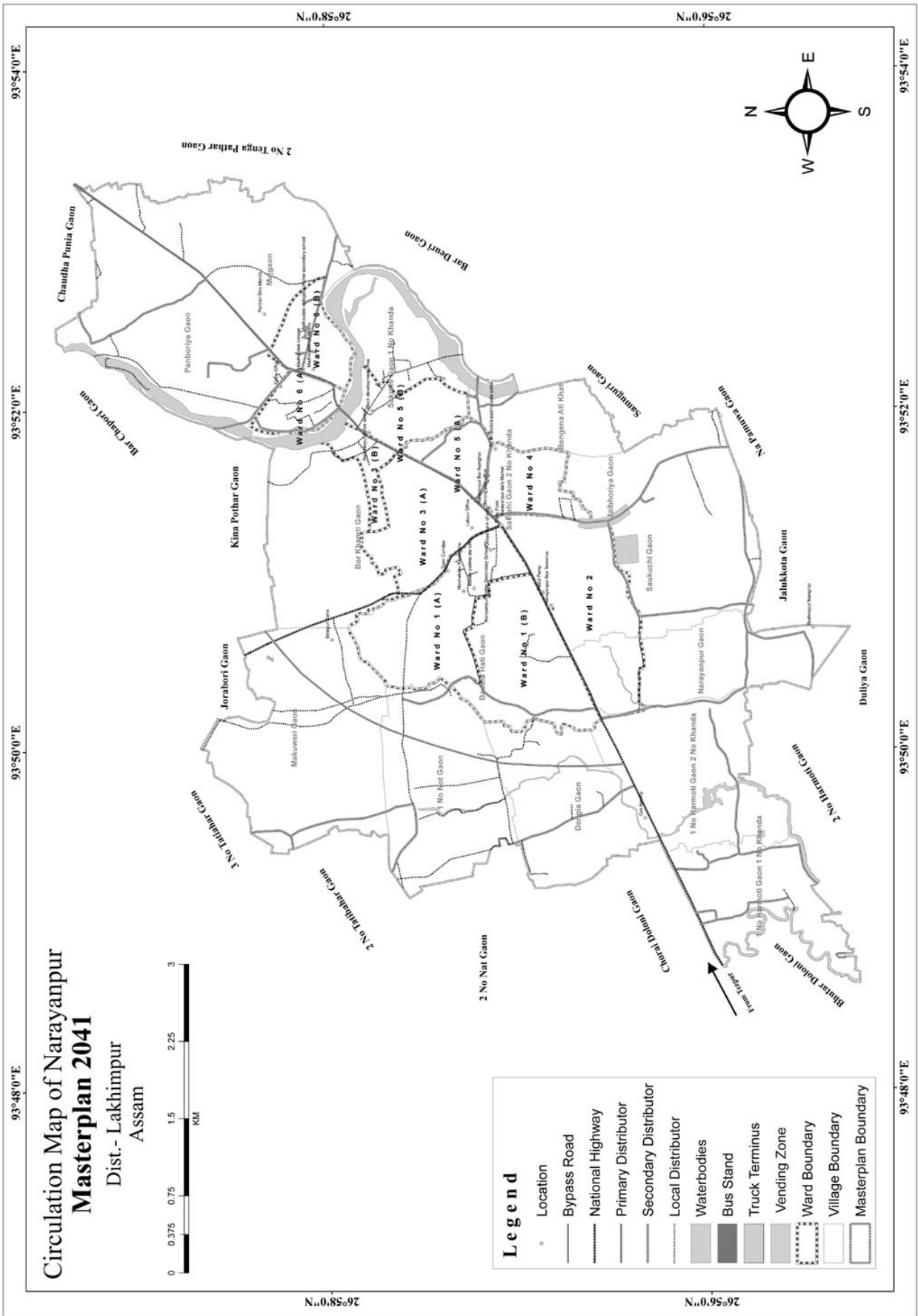
26°58'0"N

26°56'0"N

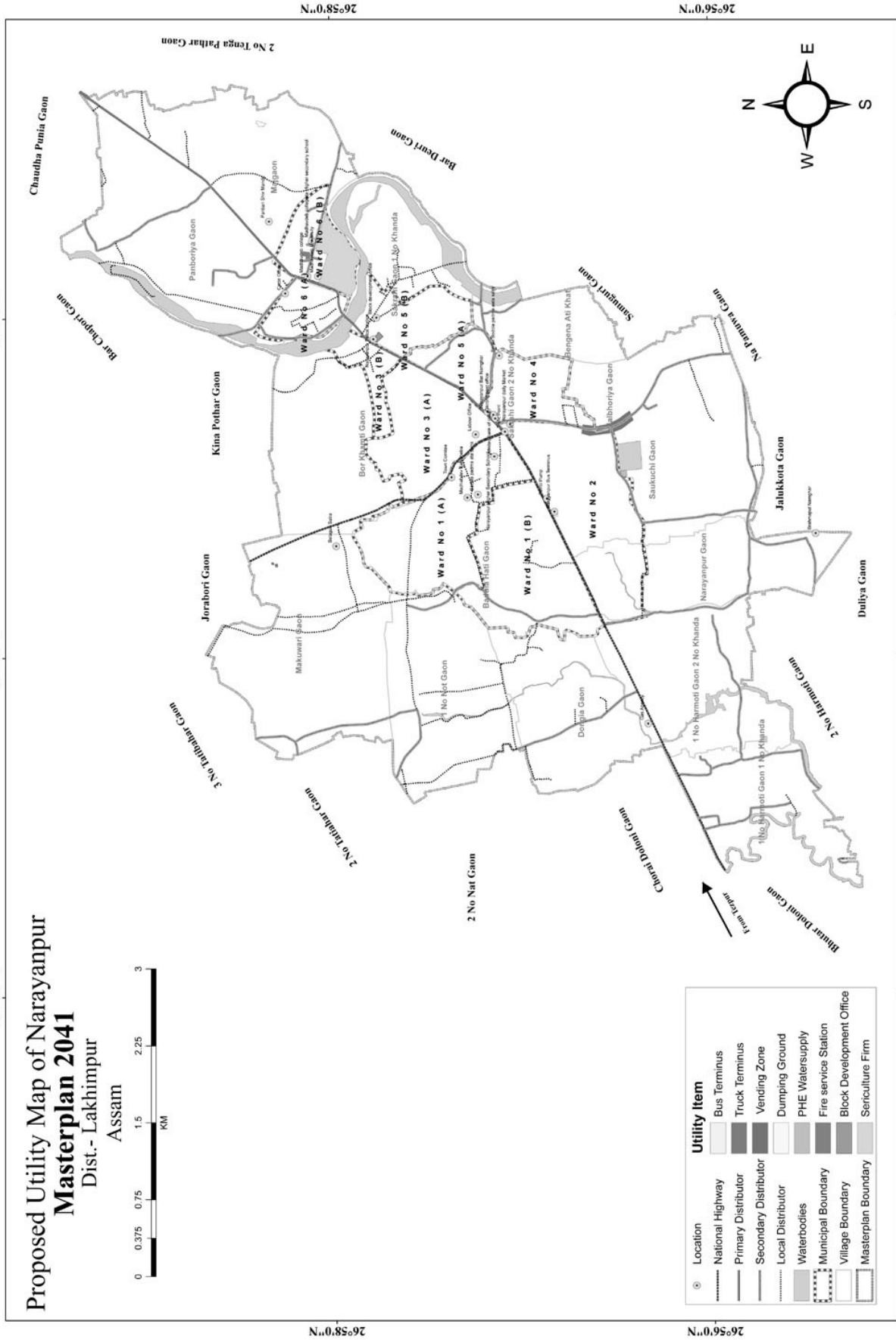
26°58'0"N

26°56'0"N





Prepared By:- Bhu Paryawaran



Prepared By:- Bhu Paryawaran

