



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

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No. 388 Dispur, Wednesday, 1st June, 2022, 11th Jaistha, 1944 (S. E.)

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

NOTIFICATION

The 19th April, 2022

No. UDD(T)163/2022/6 :- 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 Bihpuria.

Notice for publication of the Draft Master Plan for Bihpuria

1. It is notified that the Draft Master Plan for Bihpuria 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, Bihpuria Municipal Board & Bihpuria 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**A. Schedule of Master Plan Area :-**

District	: Lakhimpur
Sub Division	: Lakhimpur
Draft Master Plan Area	: 21.25 Sq. km.
Municipal Area	: 6.40 Sq. km.
Population	: 20,434 (as per census 2011)

B. Revenue area included in the Bihpuria Master Plan Area :-**Revenue area included in the Master Plan for Bihpuria**

Mouza	Villages
Bihpuria	Rajbari
	Mornoi Part-I
	Mornoi Part-II
	1 No. Gosai Pather
	2 No. Gosai Pather Part-I
	2 No. Gosai Pather Part-II
	Kawoimari Gaon
	Morisha Pather
	Bihpuria Gaon
Laluk	Bamun Gaon
	Keyamora

C. Description of the Boundaries :-

North	: No. 1 Jokai Palwa, No. 2 Jokai Palwa, Sonari Gaon, Baango Gaon.
South	: Chalkhori Pather, Hengulia Pathar, Bangali Gaon.
East	: Bangalmora Grazing, Kolabil Mornoi, Nepali Gaon, Sisha Pather Gaon.
West	: Chandha Puria Gaon, 2 No. Sarjan Gaon, 2 No. Rajabari.

KAVITHA PADAMANABHAN,
Commissioner & Secretary to the Government of Assam,
Department of Housing & Urban Affairs.

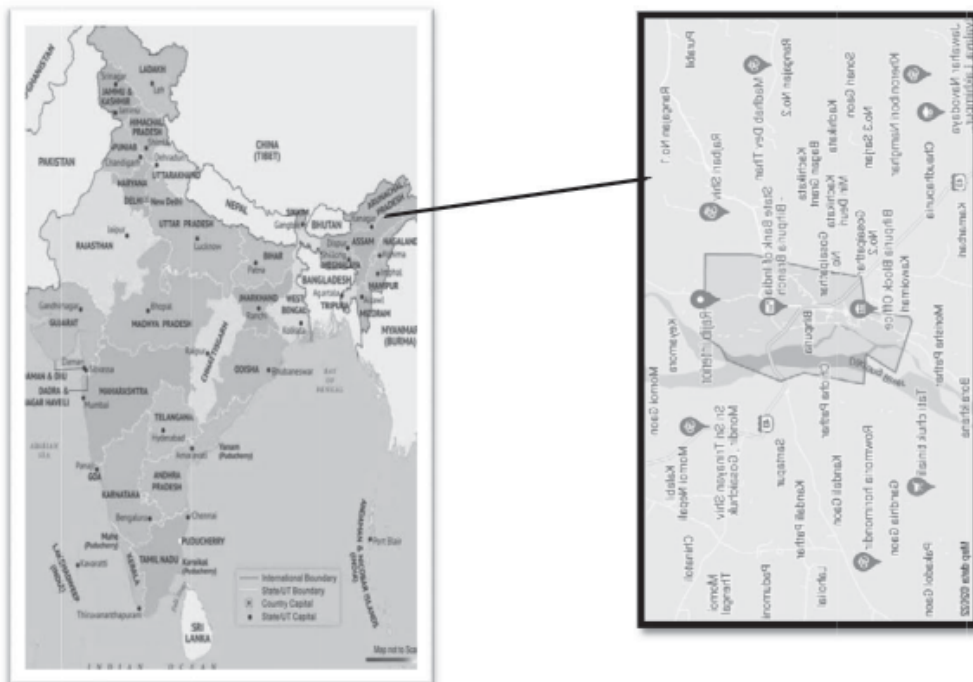
RAJESH PRASAD,

Chapter - 1

INTRODUCTION TO MASTER PLAN AREA

Location:-

Bihpuria is a small town in Lakhimpur district in the state of Assam, India. Bihpuria Town is located at 27.030 N and 93.90 E of Assam (North Eastern part of Assam on the Upper bank of Brahmaputra river) having an area of 6.40 Sq Km. It has an average elevation of 102 m (335 ft).

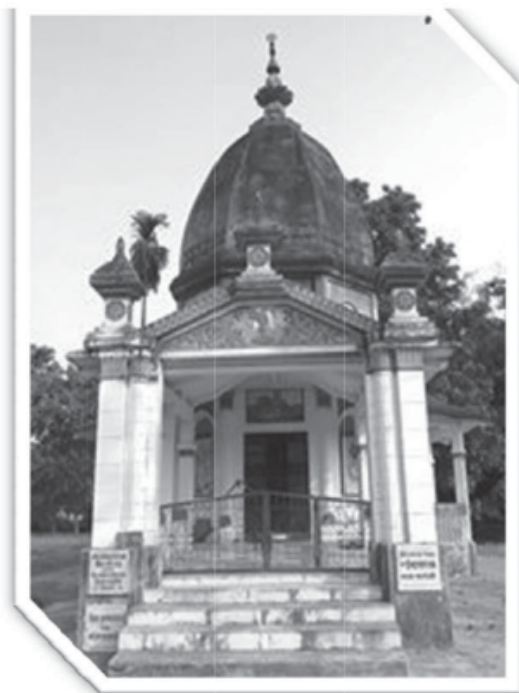


History of the Town:-

It is difficult to ascertain how the name Bihpuria originated. According to legend Dafalas (presently known as Nishis) an ethnic group of the nearby hills and Moamorias, the inhabitants of Bihpuria were allies in their fight against the Ahom rulers. The Dafalas supplied Bih (Vish or poison) to the Moamorias in Puria (Packets) for making poison arrows.

Another legend is that due to cultivation of Bih (poison) in ancient days the town came to be known as Bihpuria ('Bih' means poison and 'Pur' meaning town). River Subansiri near Bihpuria is famed for having gold particles in its sand and till recent times it was an occupation for the people to collect gold particles from the sands of river Subansiri (Subarn meaning gold). River Dikrong finds mention in the "Kalika Puraan" as "Koma". In the

'Tantric' treatise of "Yoginitantra" it is mentioned as "Dikkar" and its residing deity as "Dikkar Vasini". During Plantation of Harmoti Tea Estate near Bihpuria ruins of an ancient fort and stone statue were unearthed which vindicated the history of Bihpuria as the land mentioned in "Kalika Puraan" as the abode of "Dikkarvasini". Bihpuria also is well ensconced in the history of India's Bhakti movement as Letekupukhuri near Bihpuria is the birth place of Shrimanta Madhav Dev, one of the greatest Vaishnavite saints and the leading disciple of Shrimanta Sankar Dev. Twelve Kilometers away from Bihpuria is the "Satra" (religious and educational centre) of Shrimanta Anirudhadev which was set up in 1602. Shrimanta Anirudhadev is credited with spreading the gospel of peace and tolerance among the ferocious ethnic groups who in large numbers converted to devout Vaisnavites. Bihpuria is a melting pot of different religious and ethnic groups. Originally inhabited by Moamorias and Misings and later on adopted by Kacharis from Jorhat, Golaghat and other places, Bihpuria has a sizeable population of Muslim population also who migrated during pre-independence period from Mymensing district of East Pakistan and an equally large number of Bengali Hindus who came during and after partition. All these groups have given Bihpuria a distinct character and edge in business and commercial activities besides its culture.

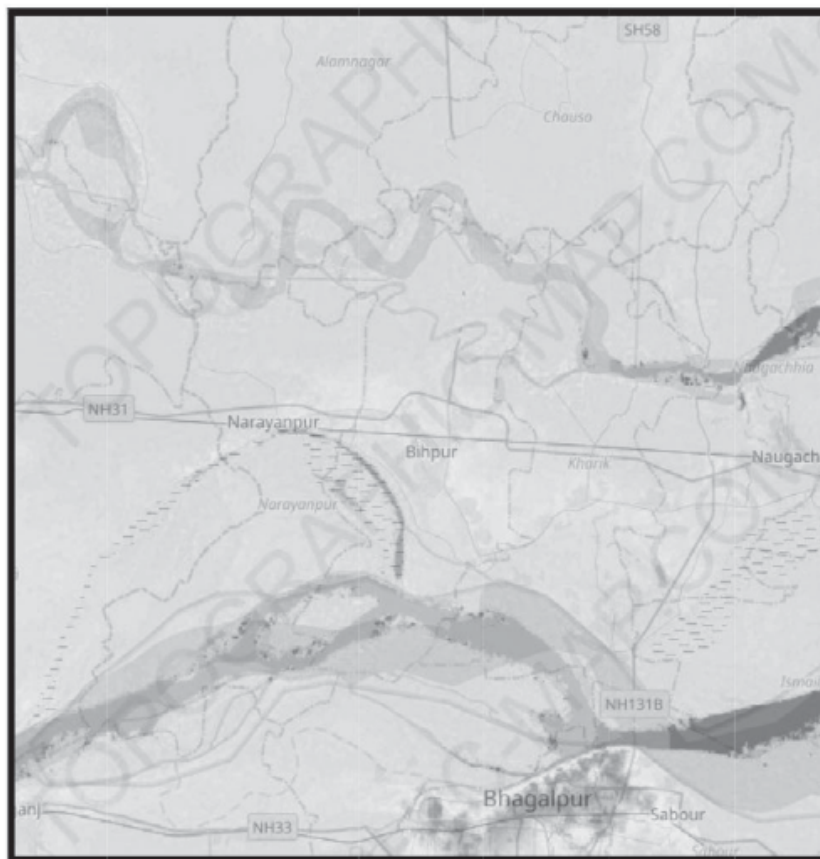


Climate :-

The absence of dry hot summer is the characteristic feature of the climate of Bihpuria. The prevalence of cold water, cold and pleasant spring is enjoyable. High humid temperature and exorbitant rains during summer, like the other districts of Assam, are experienced. The temperature rises high during South-West monsoon season which generally starts in the month of June and last till the beginning of the month of October every year. The cold season starts from the early part of November till late February. The winters are generally Cold and foggy. The climatic feature of February March is usually dry and windy. April to May is a period of thunderstorm and heavy cyclonic rainfall. Rainfall occurs almost throughout the year. The South-West monsoon arrives and blows over the district by about the beginning of June every year.

Topography:-

Topography of Bihpuria Town is flat with certain low laying areas and climatic conditions are such as not too hot or not too cold. The maximum temperature is 320 c (Max) and 100 c (Min) in the month of August and December respectively.

**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 :

Udalfs Orchapts-Acquents, Fluvent-Aquepts, Aquepts-Aqualfs-Fluvent. 4.0 Ground Water Scenario
4.1 Hydrogeology The district can be divided into two distinct hydrogeological 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. In physical factors relief, fertility of soil, amount of rainfall, dry land etc. are included, while in cultural factors land use, 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 Bihpuria 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 :-

As per Census 2011, there are total population under Bihpuria Master Plan area is 20434. Urban population in Master Plan area is 12016 and 8418 in rural areas. Thus around 58.80% of total population of Bihpuria Master Plan area lives in urban areas while 41.20% lives under rural areas.

TABLE NO :- 1
Urban & Rural Area Population Figure

Name of the Master plan Area	Category of Area	Area in sq.km	Population in 2011
Bihpuria Master plan	Urban	6.40 Sq.km.	12016
	Rural	14.85Sq.km	8418
Total		21.25 Sq. km	20434

Source : Lakhimpur Census Handbook 2011

Physical growth and expansion of town:-

Initially Bihpuria Town Committee was constituted in 21/01/1961 with 4 Nos. of wards and it was converted to Municipal Board in 2011 enhancing 10 Nos. wards. The present Bihpuria Municipal Board spread over an area of 6.40 sq. km, is divided into 10 wards. Bihpuria is located at 27.030 N latitude and 93.90 E longitudes.

Bihpuria Town is a rapid growing business centre of Lakhimpur District of Assam. The Town is 38 KM from the district headquarter of Lakhimpur and 380 KM from the state capital Dispur. The river Dikrong flowing along the north-east boarder of Bihpuria Town and 1.50 KM away from the town, which finds mention in the ancient text of “ Kalika Puran”.

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.

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.

Master plan 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 Bihpuria 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 centers; 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 neighbour hood; 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 Bihpuria 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 Bihpuria 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 Bihpuria, 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.

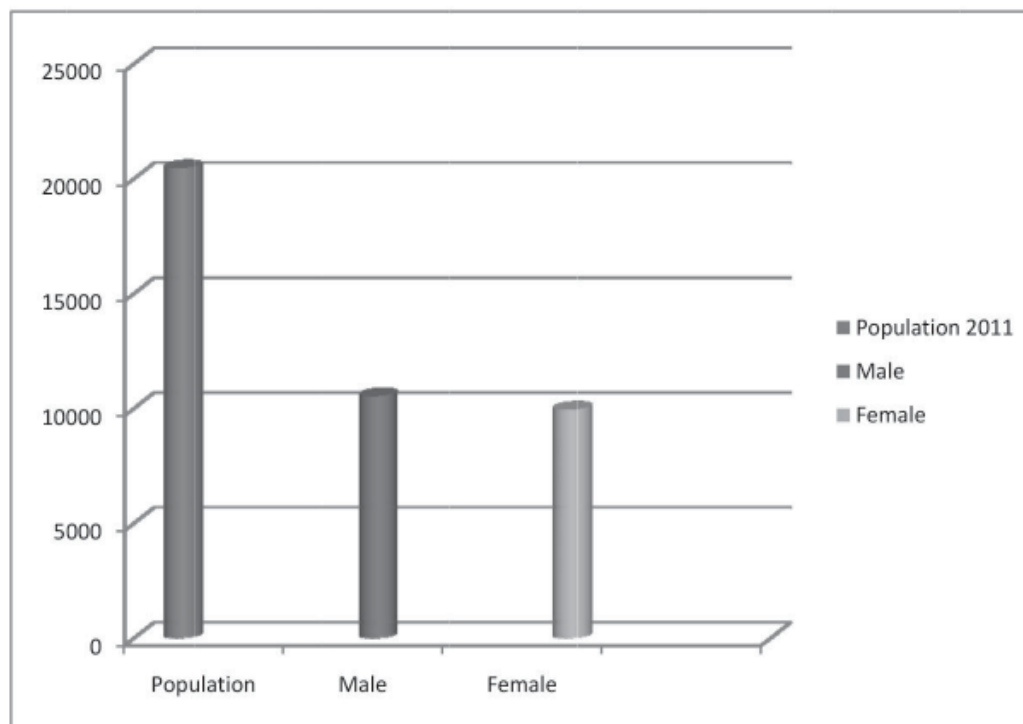
Chapter - 2**DEMOGRAPHY****Total population:-**

According to the 2011 census Bihpuria population figure has reached to 20434 Nos., among them 10510 are male and 9924 are female. The following table shows the population distribution within Bihpuria Master Plan Area.

TABLE NO. - 2**Population Distribution in Bihpuria Master Plan Area**

Bihpuria Villages	Population 2011	Male	Female
Bamun Gaon	18	12	6
Mornoi Gaon	2773	1404	1369
Rajbari Gaon	1493	784	709
Gosaipathar No. 1	226	117	109
Gosaipathar No. 2	545	275	270
Kawolmari	289	139	150
Bihpuria Gaon	316	173	143
Kewamora	1493	752	741
Marisha Pathar Gaon	1265	635	630
Ward no. 1	1667	841	826
Ward no. 2	1336	706	630
Ward no. 3	1186	601	585
Ward no. 4	1325	697	628
Ward no. 5	998	511	487
Ward no. 6	1866	988	878
Ward no. 7	1409	729	680
Ward no. 8	1269	657	612
Ward no. 9	551	295	256
Ward no. 10	409	194	215
Total Population	20,434	10,510	9,924

Source : Lakhimpur Census Handbook 2011

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

Population of Bihpuria has increased by 10.6% in last 10 years. In 2001 census total population here were about 11 thousand. Female population growth rate of Bihpuria is 13.4% which is 5.4% higher than male population growth rate of 8%. General caste population has increased by 12.5%; Schedule caste population has increased by 13.1%; Schedule Tribe population has decreased by -19% and child population has decreased by -1.5% in Bihpuria city since last census.

Sex Ratio :-

As of 2011 census there are 932 females per 1000 male in the city. Sex ratio in general caste is 930, in schedule caste is 975 and in schedule tribe is 913. There are 974 girls under 6 years of age per 1000 boys of the same age in Bihpuria. Overall sex ratio in Bihpuria increased by 45 females per 1000 male during the years from 2001 to 2011. Child sex ratio here has increased by 28 girls per 1000 boys during the same time.

LITERACY :-

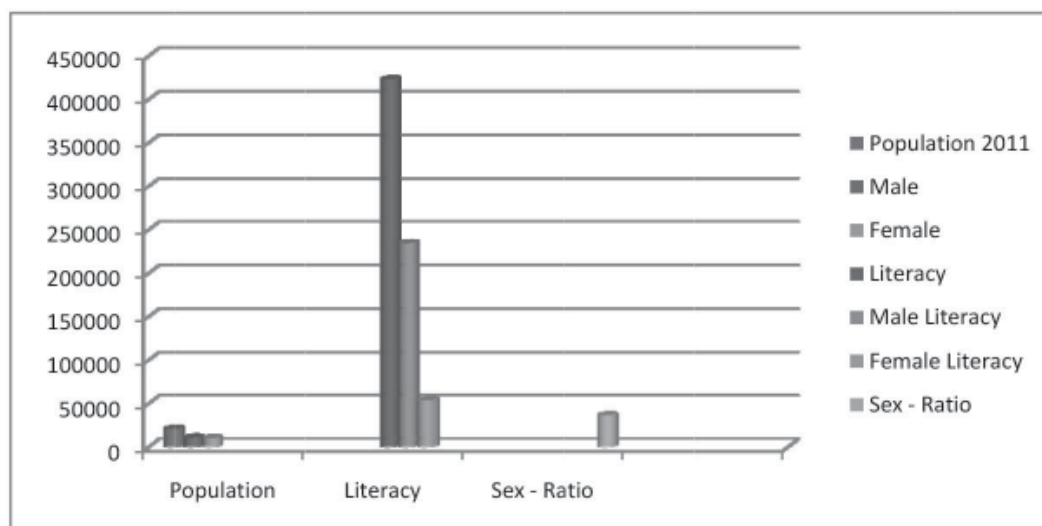
Total 9661 (90%) people in Bihpuria are literate, among them 5203 (93%) are male and 4458 (86%) are female. Overall literacy rate in the city has increased by 5%. Male literacy has gone up by 3% and female literacy rate has gone up by 6%.

TABLE NO. - 3
Village-wise Population and Literacy data in Bihpuria Master Plan Area

Bihpuria Villages	Population 2011	Male	Female	Literacy%	Male Literacy%	Female Literacy%	Sex-ratio
Bamun Gaon	18	12	6	100.00%	100.00%	100%	500
Mornoi Gaon	2773	1404	1369	77.98%	84.21%	71.59%	963
Rajbari Gaon	1493	784	709	93.10%	96.20%	89.66%	870
Gosaipathar No. 1	226	117	109	93.10%	97.09%	89.00%	932
Gosaipathar No. 2	545	275	270	72.11%	76.08%	67.54%	870
Kawoimari	289	139	150	223%	125%	98%	1173
Bihpuria Gaon	316	173	143	73.18%	79.26%	66.67%	827
Keyamora	1493	752	741	84.01%	88.66%	79.27%	985
Marisha Pathar Gaon	1255	635	630	888%	468%	420%	992
Ward no. 1	1667	841	826	75.52%	80.98%	69.98%	982
Ward no. 2	1336	706	630	69.61%	74.08%	64.60%	892
Ward no. 3	1186	601	585	76.81%	80.70%	72.82%	973
Ward no. 4	1325	697	628	83.40%	85.51%	81.01%	901
Ward no. 5	998	511	487	86.17%	86.11%	86.24%	953
Ward no. 6	1866	988	878	87.35%	90.08%	84.28%	889
Ward no. 7	1409	729	680	78.71%	82.17%	75%	933
Ward no. 8	1269	657	612	85.03%	88.43%	81.37%	932
Ward no. 9	551	295	256	82.21%	83.05%	81.25%	868
Ward no. 10	409	194	215	79.46%	84.02%	75.35%	1108

Source : Lakhimpur Census Handbook 2011

Figure :- 2
Village-wise population and Literacy data in Bihpuria Master Plan Area



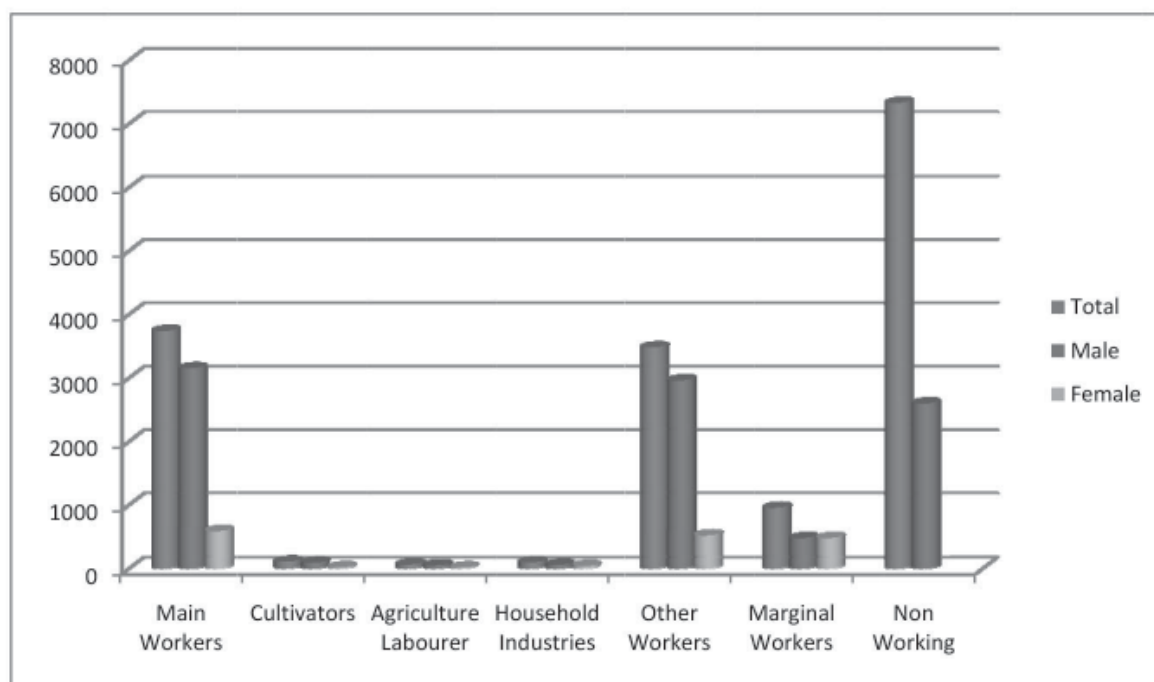
Working Population and Non –Working Population :-

In Bihpuria Town Committee out of total population, 4,689 were engaged in work activities. 79.7% of workers describe their work as Main Work (Employment or Earning more than 6 Months) while 20.3% were involved in Marginal activity providing livelihood for less than 6 months. Of 4,689 workers engaged in Main Work, 105 were cultivators (owner or co-owner) while 61 were Agricultural labourers.

TABLE NO. - 4**Workers and Non-Workers in Bihpuria Master Plan Area**

	Total	Male	Female
Main Workers	3736	3149	587
Cultivators	105	88	17
Agriculture Labourer	61	47	14
Household Industries	93	55	38
Other Workers	3477	2959	518
Marginal Workers	953	476	477
Non Working	7327	2594	4733

Source : Lakhimpur Census Handbook 2011

Figure :- 3**Workers And Non – Workers in Bihpuria Master Plan Area****SC-ST Population :-**

Schedule Caste (SC) people living in Bihpuria, according to 2011 census, is 15321 from which 7754 are male population and 7567 are female population and total number of Schedule Tribe (ST) is 26656 from which 13594 are male, and 13062 are female.

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

Area	SC %	ST %
Bamun Gaon	0.00%	0.00%
Mornoi Gaon	8.22%	0.92%
Rajbari Gaon	2.62%	0.00%
Gosaipathar No. 1	0.00%	0.00%
Gosaipathar No. 2	0.00%	6.20%
Kawoimari	0.00%	89.20%
Bihpuria Gaon	0.00%	2.20%
Kewamora	52.11%	0.80%
Marisha Pathar Gaon	0.14%	85.51%
Ward no. 1	7.98%	2.10%
Ward no. 2	1.42%	2.02%
Ward no. 3	14%	2.53%
Ward no. 4	0.91%	26.49%
Ward no. 5	3.61%	1.90%
Ward no. 6	4.23%	1.55%
Ward no. 7	9.37%	2.77%
Ward no. 8	7.64%	0.95%
Ward no. 9	12.89%	0.91%
Ward no. 10	12.47%	1.47%

Source : Lakhimpur Census Handbook 2011

Household density and size :-

According to 2011 census report, there are 1721 number of household in Bihpuria village area, 2618 number of household in Bihpuria ward area of Master plan. In Master Plan Area of Bihpuria the total number of household is 4339. The number of household in 2011 for Bihpuria Master Plan Area is given below.

TABLE NO. - 5**No. of Household in Bihpuria Master plan Area**

Area	No. of Household
Bamun Gaon	5
Mornoi Gaon	526
Rajbari Gaon	325
Gosaipathar No. 1	45
Gosaipathar No. 2	120
Kawoimari	78
Bihpuria Gaon	68

Kewamora	289
Marisha Pathar Gaon	265
Ward no. 1	360
Ward no. 2	256
Ward no. 3	254
Ward no. 4	294
Ward no. 5	216
Ward no. 6	409
Ward no. 7	315
Ward no. 8	294
Ward no. 9	132
Ward no. 10	88

Source : Lakhimpur Census Handbook 2011

Projected Population Of Bihpuria Master Plan Area :-

Projected population of the Bihpuria Master Plan Area is estimated as given below based on average population or growth of the Area.

Table :- 6 Projected Population of Bihpuria Master Plan

Year	Projected Population
2011	20,434 (as per census 2011)
2021	24,112
2031	28,452
2041	33,573

Source:- TnCP 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 Bihpuria 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 Bihpuria. In Bihpuria town there are also vegetable markets at the junction point which not only fulfil the demand for Bihpuria 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 are also creates employment opportunities too 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 :- 7 Showing People Engaged in Different Services

Area Name	Permanent	Semi-Permanent	Temporary		
			Total	Serviceable	Non - Serviceable
Lakhimpur	10,658	10,162	624	28	596
Bihpuria (Urban)	3728	3706	178	12	168

Source :- Census 2011

Chapter - 4**HOUSING AND SHELTER****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 Bihpuria town in particular. A section of population in Bihpuria 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 Bihpuria, 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 Condition, Type of structure etc.

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 :-

Table :- 8 Housing Requirement

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

Source : Census 2011

There is no any identified/notified slum settlement in Bihpuria Master plan area.

Chapter - 5**TRANSPORTATION**

Urban road network is considered as engines of economic growth. The road within oil town is sufficient width and well equipped. However, the roads in Bihpuria Town committee area are very narrow and shoulder width is insufficient to accommodate the present traffic volume for easy movement except N.H.-52 and there is also little scope for the widening. In adequacy of transportation facilities is also one of the major hindrances for planned development.

Early accessibility and rapid movement of goods & peoples is the main criteria for proposed development of transportation system of master plan area.

TABLE NO. - 14**EXISTING ROADS**

Source : - BMB Survey

Sl. No.	Sl. No. of Road According to the Map	Name of Road	Ward No	Length (In Mtr.)	Breadth	Under Maintained	
A. Principal Main Road							
1	1	Bihpuria Tezpur Road (police Point to No. 1 Gosalpothor entrance Road)	5,6,8	1500.00M	12.16M	P.W.D	
2	1(a)	Bihpuria Lakhimpur Road (From Police Point to E&D Embankment	1	300M	12.16M	P.W.D	
B. Main Road							
3	2	Bihpuria Dongibil PWD Road (From Police Point to Keyamora)	8 10	1000.00M	12.16 M	P.W.D	
4	3	Bihpuria Bodoti Road	2,4	1700.00M	12.16 M	P.W.D	
5	4	Marketing Society Road	4	200.00M	4.26 M	Bihpuria M.B	
6	5	Bihpuria Borballi Road	10	1000.00M	4.26 M	P.W.D	
7	6	Inspection Bungalow Road	10	800.00M	4.26 M	Bihpuria M.B	
8	7	Brahmin Gaon L.P School Road	9	450.00M	4.26 M	Bihpuria M.B	
9	8	Loknath Goswami Road	8,9	1600.00M	5.47 M	Bihpuria M.B	
10	9	Adharsatra Path	7	450.00M	4.26 M	Bihpuria M.B	
11	10	Bd Lane	6	230.00M	4.26 M	Bihpuria M.B	
12	11	Tripling Road – Adharsatra Link Road	6	500.00M	4.26 M	Bihpuria M.B	
13	12	Bihpuria Tripling Road	6, 7	2000.00M	5.47 M	P.W.D	
14	13	Smasan Road	1	1000.00M	5.47 M	P.W.D	
15	14	Amolapatty Road	1	270.00M	4.26 M	Bihpuria M.B	
16	14 (a)	Tezpur Road – Bodoti Road Connecting Road	4	80.00M	5.47 M	Bihpuria M.B	

Circulation Plan :-

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

Table**Proposed Road System of Naravanpur**

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 Ward no. 1 along the old N. T. Road is proposed to be developed as modern bus terminus. It also gives facilities to accommodate Auto & other commercial vehicles.

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 the Bihpuria State Highway from main Traffic Junction to connecting roads up to feasible distance.

Parking :-

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

Feasible location near Bihpuria Town main traffic point & area opposite to SBI near traffic junction with Lakhimpur Road, parking for small vehicles like Auto/Tracker/Mini Bus etc. are proposed with basic infrastructure facilities.

Rail Linkages :-

Harmoti is the railway junction nearer to Bihpuria Master Plan area. Road connecting to the Tipling station has been proposed to be improved by widening of roads.

Chapter - 6

INFRASTRUCTURE, PUBLIC UTILITIES & SERVICES:

Physical Infrastructure :

Water Supply :-

Adequate potable water supply is not reached in the planning area. The Water requirement for the planning area for the projected population would be 2.94 MLD in the year 2041 AD, assuming 70 LPCD for domestic consumption and additional 25% for public purposes, industrial, fire – fighting use etc.

At present laying of water pipe & construction of an overhead tank near Block Office, Ward No.- 4 is going on.

Electricity:-

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

At present Bihpuria has 3 Nos. of Electrical Sub-Station with total installed capacity of 25 MVA. Average consumption of electric power is 5 MU and total capacity of power required for un- interrupted power service is 18 MW. Total numbers of Street light is 235 Nos. at present. For the projected population in 2041 AD 5 Nos. of Sub-Stations is proposed including existing ones.

Existing infrastructure within Master Plan area of Bihpuria

1. Number of Street Light :- 135 Nos.
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 Garbage Disposal Site of Bihpuria along the State highway is not in proper location considering future expansion & development of town. Though at present only about 2 MT waste generated in the town, which will increase during plan period as development activities & life – style of people changes rapidly. As such it is suggested that disposal site should be shifted to suitable location near Grazing land nearby Dikrong River with treatment facilities.

Social Infrastructure:

Educational Uses:-

The progress and development of a place is closely related to expansion, development and modernization of education facilities. The educational atmosphere in Bihpuria is good in comparison to nearby towns. For school level education, high quality educational institution like Udbastu High School,

Bihpuria Academy High School, Kumud Sarmah HS, Luit Valley School, Pragma Academy, etc. provides educational facilities not only to the students Bihpuria but also the students to its adjoining areas as well as nearby towns. For higher education Bihpuria college, Dikrong National Junior College, Sarbeswar Baruah Women College, PGT College of Bihpuria, Lohit Dikrong Higher Secondary School, Bihpuria Collegiate Higher Secondary etc. and different private educational institution, providing the facilities of education to the students of the region. In Ward no.3, Bihpuria Blind School also serves as an important role for education of blind students.

The Requirement of education facilities for projected population for the plan period is estimated as per norms as below :-

Table 15

Requirement of Educational Facilities

Sl. No.	Type	R No.	Area R
1	Pre Primary / Nursery	14 No.	1.12 Hectors
2	Primary School /	7 No.	2.80 Hectors
3	Secondary School	5 No.	8.00 Hectors
4	General College	1 No.	4.0 Hectors
5	School of Handicapped	1 No.	0.50 Hectors
6	Integrated School without Hostel Facility	1 No.	3.50 Hectors
7	Integrated School with Hostel Facility	1 No.	3.90 Hectors
8	ITI	1 No.	1.60 Hectors

Source :- Survey

Health :-

Bihpuria have a 30(thirty) bedded civil hospital and PHCs, that serves the population of Bihpuria town as well as its adjoining areas. These hospital facilities along with the primary health care centers in the surrounding villages of Bihpuria mainly provides the services to the people of the region .Serious category patients generally rush to Assam Medical College, Dibrugarh or Tezpur for better treatment.

Bihpuria health facilities for projected populations in the year 2041 AD including existing ones are as follows.

Table :-16

Required Health Facilities

Sl. No.	Category	R No.	Area Regd. in Hectors
1	Dispensary	3	0.36 Hectors
2	Nursing Home, Child Welfare & Maternity Centre (25 – 30 beds)	2	0.50 Hectors
3	Intermediate Hospitals (80 beds)	1	1.00 Hectors
Total			1.86 Hectors

Source :- Survey

Scio-Cultural Facilities :-

Bihpuria area has different social groups, religions & cultures. For overall development of the society, socio-cultural facilities in & around Bihpuria is earmarked.

Requirement of Socio-cultural facilities at Bihpuria during the year 2041 AD are as follows :-

Table :- 17**Requirement of Scio-Cultural Facilities**

Sl. No.	Category	Required No.	Area Required
1	Community Hall	7 No.	0.46 Hectors
2	Recreational ...	1 No.	1.0 Hectors
3	Music, Dance & Drama Centre	1	0.10 Hectors
4	Maditation & Spritual Centre	1	0.50 Hectors

A town hall is already proposed besides Harizan Colony. Others should be proposed at feasible location in a scattered way to meet the demand of project population.

Police Station :-

Existing Police Station of Ward No 2 of Bihpuria Town has an area of 0.54 hectares. Another one police out post also recommended for the plan period unit 0.16 hectare of land area for future needs.

Fire Station :-

Existing Fire Station at Ward No 3 with an area of 0.40 hectares can serve the projected population upto the year 2041 AD.

Distribution Services :-

- I. Milk Distribution :- Considering one milk booth for 3000 population, master plan proposed for 7 Nos. of Milk Distribution booth for the plan period.
- II. LPG Godown :- Existing LPG Godown near Dikrong River Bridge is sufficient to serve the projected population of planning area.

Burial Ground and Cremation Grounds:

Existing cremation ground at Mornoi Grazing and kabarstan at ward no.1 & Mornoi Gaon are served the population of entire planning area.

Chapter - 7**ENVIRONMENT AND CITY BEAUTIFICATION PLAN**

Though Bihpuria town is densely populated, yet a vast area along the Dikrong river is still lying vacant. Environment of city can be improved by utilizing un-utilised land along the river with city beautification plan. Further, drainage system of the town may formulate considering Dikrong river as outlet for future development.

Recreational & Open Space :-

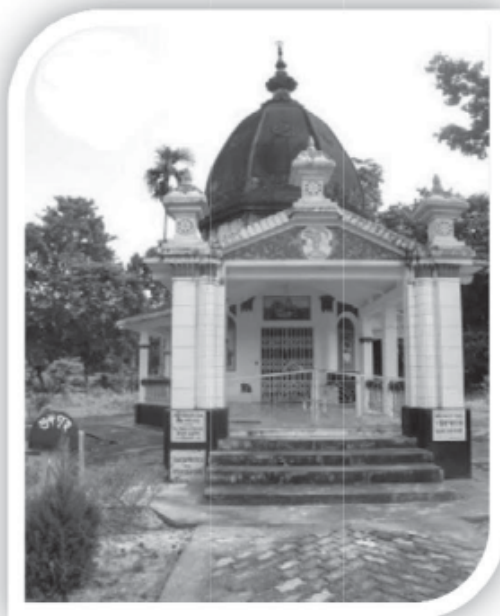
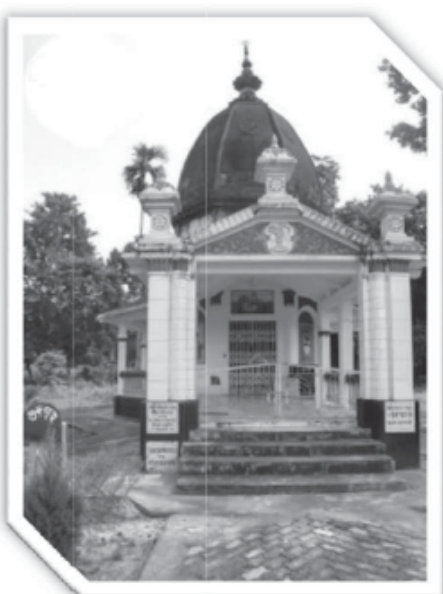
Bihpuria Town not provided adequate facilities for recreation.

Following Parks & Recreational places proposed for Master Plan Area:-

- I. Development of Sati Sadhan Park near Circle Office with adequate facilities for recreation.
- II. Botanical Garden & Park near CHC at Ward no. 3 with walking zone, sitting arrangement & children playing equipments, etc.



Bihpuria Post Graduate



Chapter - 8
LAND USE PLAN

Proposed Land Use Plan Area & objective :-

Bihpuria Master Plan is prepared with the following objective to achieve expected 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 and facilities.
- IV) To function as an 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.

Allocation of Land:-

Bihpuria Master Plan Area proposed for the projected population of 33,573 for the year 2014 AD. Total developed area for the projected population is with land utilization Rate of 63.29 hectare per 1000 population.

Table 18 :- Land use Zoning of Bihpuria Master Plan Area

Sl. No.	Land Use	Area in hectares	% of Total Developed Area	% of Total Planning Area
1	Residential			
2	Commercial			
3	Industrial			
4	Public – Semi Public			
5	Transportation			
6	Recreational & Open space			
7	Special Area			
8				
Total Developed				
9	Agriculture			
10	Green Belt			
11	Water Bodies			
12	Plantation			
Total				

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 favorable relationship between residential area & working areas. Some 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 manner. Under-utilisation 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 densities use. These three zones are high density, medium density & low density.

Table
Residential Density

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

Commercial Use :-

Bihpuria is envisaged to grow future due to its scope for expansion. There is scope for whole sale market, daily / weekly markets services shops, retail shops etc. for whole region surrounding it. Total land area earmarked in Master Plan Area for commercial use is hectares, which is % of the total planning area.

Hierarchy of commercial centers for the planning area during plan period is as follows :-

Table 20 Commercial Use

Sl. No.	Planning Unit	Population Served	Commercial Area per 1000 persons (Sq .m)	No. of Shops
1	Cluster Centre	1000 – 4000	220	1 for 110 person
2	Sector Centre	5000 – 20000	300	1 for 200 person
3	Community Centre	25000 – 1,25,000	500	1 for 200 person

Bihpuria may be developed as a community centre with the distribution of activities like wholesale & retails shopping, servicing centre, informal shopping, commercial office, hotel, auditorium, weekly markets, bus terminal, fire station, petrol pumps etc.

At present commercial activities are confined along the main roads at the heart of this town. But to serve entire planning area, new commercial / shopping centre as proposed at feasible location distributed in the entire planning area.

Public & Semi-Public Use :-

At present Bihpuria, have different office like Circle Office, BEEO Office, Sub-Treasury Office etc. But considering future expansion of the town & its activities, more office spaces are required to accommodate with existing ones. For this, an area of hectares under Public& Semi-Public Zones are earmarked .

Industrial Uses :-

Bihpuria area is industrially backward. There are few industrial areas are developed within Bihpuria Master Plan Area nearly because of Govt. initiative by DICC. But activities are not as per expectation. A huge area of industrial land available at Rajbari Gaon can be utilized fully by improving road network & other infrastructure facilities.

Total area of hectares of land earmarked for industrial uses which is about % of total developed area.

In the Master Plan Area there are scope for small scale industries based on agriculture and local products like rice & flour mills, oil mills, fruit processing industries, agro – based perfumed oil, bamboo& wooden furniture making & other handy-crafts items etc. General industries permitted in Industrial zone are as per Annexure-A given below. Other industries not included in Annexure-A are allowed in Medium Industrial zone subjected to clearance from Industries Department and Pollution Control Board.

Annexure-A**General 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. Khandsari sugar.
23. Pulverizing units.
24. Washing of used sand by hydraulic discharge.
25. Atta chakkies.
26. Rice mullors.
27. Steeping and processing of grains.

28. Mineralised water.
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 zari work.
41. Gold and silver smithy.
42. Leather footwear and leather products excluding tanning.
43. Musical instruments manufacturing.
44. Sports goods.
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.

Chapter - 9**PROPOSED PROJECTS' BRIEF AND TENTATIVE FUNDING SOURCE****Functions and Needs of the Planning Area:**

The master plan of Bihpuria has been proposed considering future needs of the population of the area and expected future activities. Further, increasing activities along the State Highway Bihpuria Town plays a major communication junction with nearby urban centre like, Narayanpur, Laluk, North Lakhimpur and also with the Arunachal Pradesh; the Town has tremendous potential for growth. Since the area is mainly dominated by agricultural activities, so the livelihood of the 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 Bihpuria 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 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/ communication junction.

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 need of the area.

Projected Population Of Bihpuria Master Plan Area :

Projected population of the Bihpuria Master Plan Area is estimated as given below based on average population or growth of the Area.

Year	Projected Population
2011	20,434 (as per census 2011)
2021	24,112
2031	28,452
2041	33,573

Housing Requirement :-

Housing needs with 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 be shrink 1% annually , projected housing requirement of Master Plan Area is estimated as below :-

Sl. No.	Items	Requirement of Housing Unit	
		2031	2041
1	Population	28452	33573
2	Increase in population	4340	5121
3	Av. Household Size	4.7	4.6
4	Requirement of Housing Unit Including Backlog	924	1114
5	Replacement Requirement	10	11
6	Total Requirement of Housing Unit	934	1125

Land area required for housing may be minimized by group housing, apartments etc. through govt. as well as private initiatives.

Bihpuria master plan area has no identified/ notified slum settlement. There are 2600 HH within Bihpuria Municipal Board area as per 2011 census.

Identification of Priority Sectors and Project :-

The plan proposals for Bihpuria 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 traffic signal points and setting up new ones.
3. Setting up of Organic farming industry.
4. Improvement of existing Bus station.
5. Construction of Vendor and Hawker market.
6. Construction of public bus stand and truck stand.
7. Construction of Auditorium and library.
8. Improvement of existing hospital and dispensaries.
9. Construction of cold storage, ware house etc.
10. System of regular collection and disposal of garbage in the master plan area by the concerned authority.
11. Scheme for Solid waste Management system as per Solid Waste management Rule, 2016.
12. Water supply scheme
13. Proposal for fuel filling station and relocation of LPG godown.

Specific location for different proposal cannot be made since as per report from Bihpuria Revenue Circle, there is no any govt. vacant land within the Bihpuria Master Plan area as all govt. land has been under encroachment by way of either cultivation or by constructing dwelling houses etc. by mostly indigenous people.

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 Municipality and local administration have 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.

Identify Land Site For Proposal :-

Specific location for different proposal cannot be made since as per report from Bihpuria Revenue Circle, there is no any govt. vacant land within the Bihpuria Master Plan area as all govt. land has been under encroachment by way of either cultivation or by constructing dwelling houses etc. by mostly indigenous people. The plan proposes the following such that suitable sites are to be selected for taking up the proposals in accordance with the existing trends of growth as well as for balanced development.

- (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) Residential Land Development Scheme :-
- (10) Oil filling station –
- (11) LPG godown :-
- (12) Cycle track:-

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 Bihpuria Master Plan Area:

- Earthquake :- As per the latest seismic zoning map of India, the Bihpuria region falls under High Risk Zone- V, where a maximum intensity of IX can be expected.
- Flood : - Even Bihpuria 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 Bihpuria 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 this area 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 analyze 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.

As per Section 40 of Disaster Management Act, 2005 that every department of the State Government shall prepare a Disaster Management Plan.

Importance of Putting Disaster Management Plans In Place :-

Disasters are events that have a huge impact on humans and/or the environment. Disasters require Government intervention. They are not always unpredictable. Floods take place in valleys and flood plains, droughts in areas with unstable and low rainfall, and oil spills happen in shipping lanes. This predictability provides opportunities to plan for, prevent and to lessen the impact of disasters.

Disasters arise from both natural and human causes, and the responses needed could stretch community and government capacity to the limit. Disasters are inevitable although we do not always know when and where they will happen. But their worst effects can be partially or completely prevented by preparation, early warning, and swift, decisive responses.

Disaster management aims to reduce the occurrence of disasters and to reduce the impact of those that cannot be prevented. The Government White paper and Act on Disaster Management define the roles of Local Authorities as well as Provincial and National government in disaster management.

North East Region has been vulnerable to many natural and manmade disasters in the past. We can notice that most of the disasters have occurred within the last two decades, and the frequency, intensity and magnitude of the disasters are ever increasing.

Plan Objectives :-

The objectives of the Disaster Management Plan are:

- Disaster management in the routine affairs of the office
- To provide technical and humanitarian assistance during disaster
- Prompt and effective discharge of office responsibilities during disaster situations
- Ensuring safety of office infrastructure, human resource and other assets
- Ensuring safety of the beneficiaries and others
- Speedy restoration after disaster impact
- To conduct trainings and capacity building for effective prevention, mitigation and response for disasters.
- To undertake information, education and communication activities to create awareness among the communities and the general public.

Likely geographical extent and magnitude / severity :-

1. The Master Plan area is situated on both flat land and hilly areas. The municipal area as well as outside rural area is mainly situated on flat land. Hence, Bihpuria is severely prone to flood. Moreover, some parts of Bihpuria is located in very low lying area with poor drainage system with unplanned development, so there are every chances of flash flood due to heavy rainfall. Such flash floods have been experienced during last five years.
2. Assam as a whole is within the Zone V of earthquake zone. Especially Bihpuria has witnessed a devastating earthquake in 1950. So, it can be said that geographically and geologically Bihpuria is situated in a very hazards prone zone.
3. Chances of Landslide are comparatively less in this region. But fire can broke out in the congested residential and commercial areas, market of the town anytime during lean season. So is the risk of epidemic in the slum/basti areas. The region has faced cyclones several times in the past. Road accident can occur at any time. Of course riot is not so common in this region.
- 4.

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.

Do's & Don'ts during :-**a) EARTHQUAKE**

b) FIRE



Plan Implementation:-

1. Zoning plan :-

Zoning is an essential part of overall planning which consists of proper use of available land resources as per suitability. Zoning define as the use, height, size, density of any structure to be build on any particular land. Zoning regulations play a vital a 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 :-

Bihpuria Master Plan contains plans and policies for the improvement and development of specific areas with a plan period up to 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.

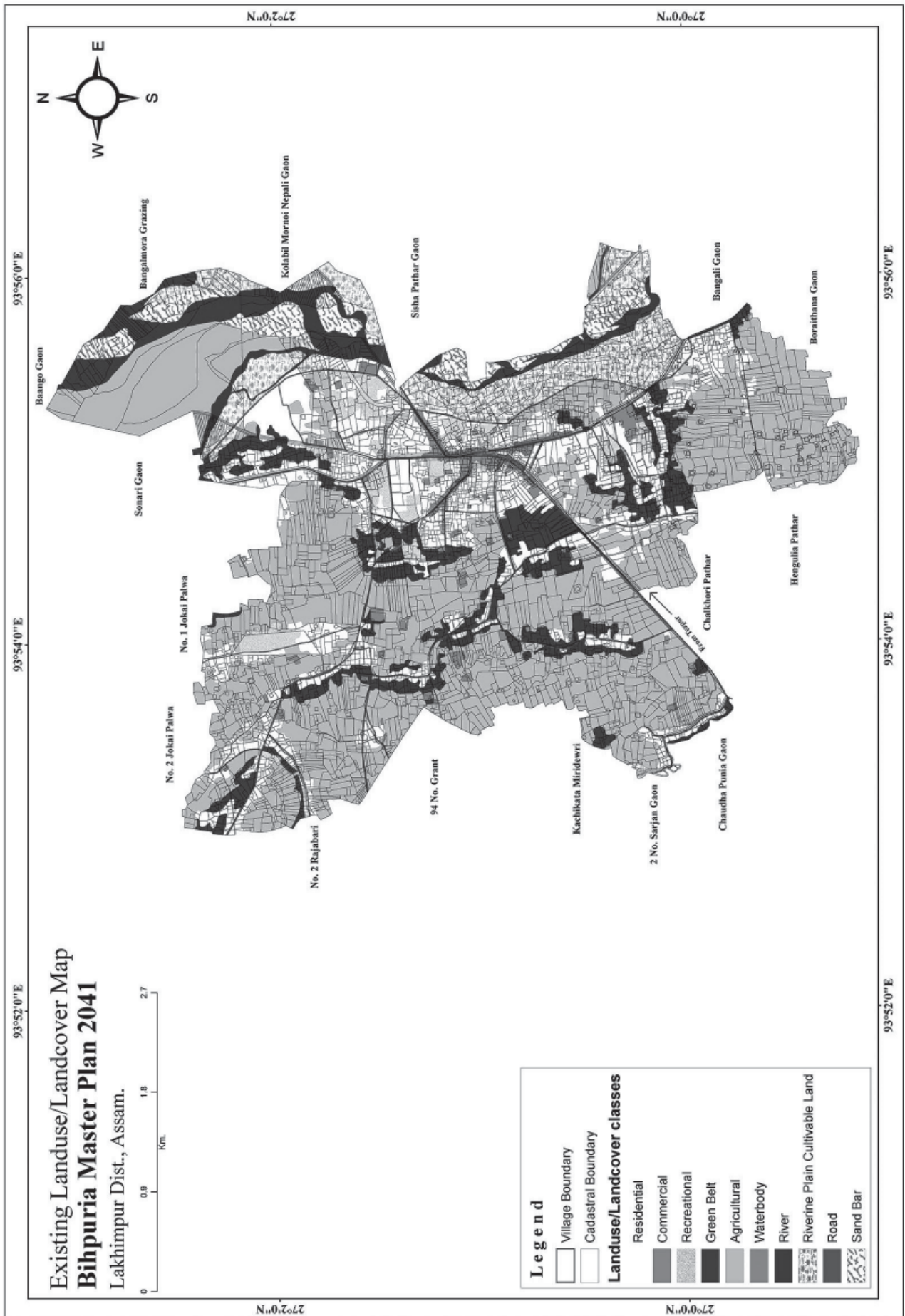
3. Public Participation :-

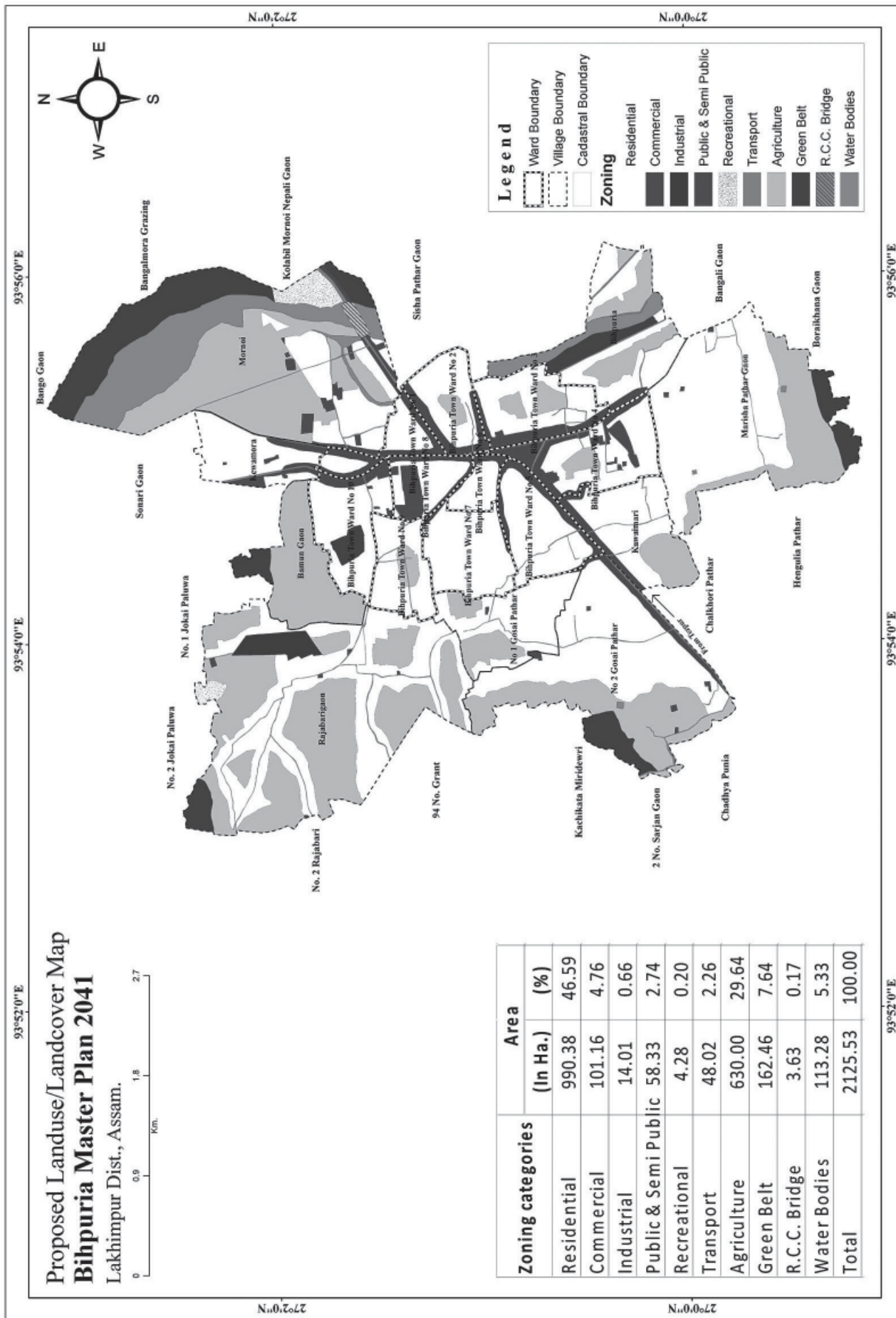
For successful implementation of the proposal of Master Plan, public participation is very much essential. No plan can achieve it desired goal unless it is supported by public in general. Thus, public consciousness is necessary to ensure proper implementation of plan to achieve development with healthy 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 Bihpuria area will extend full-co-operation and active- participation for successful implementation of the Master Plan.

4. Conclusions :-

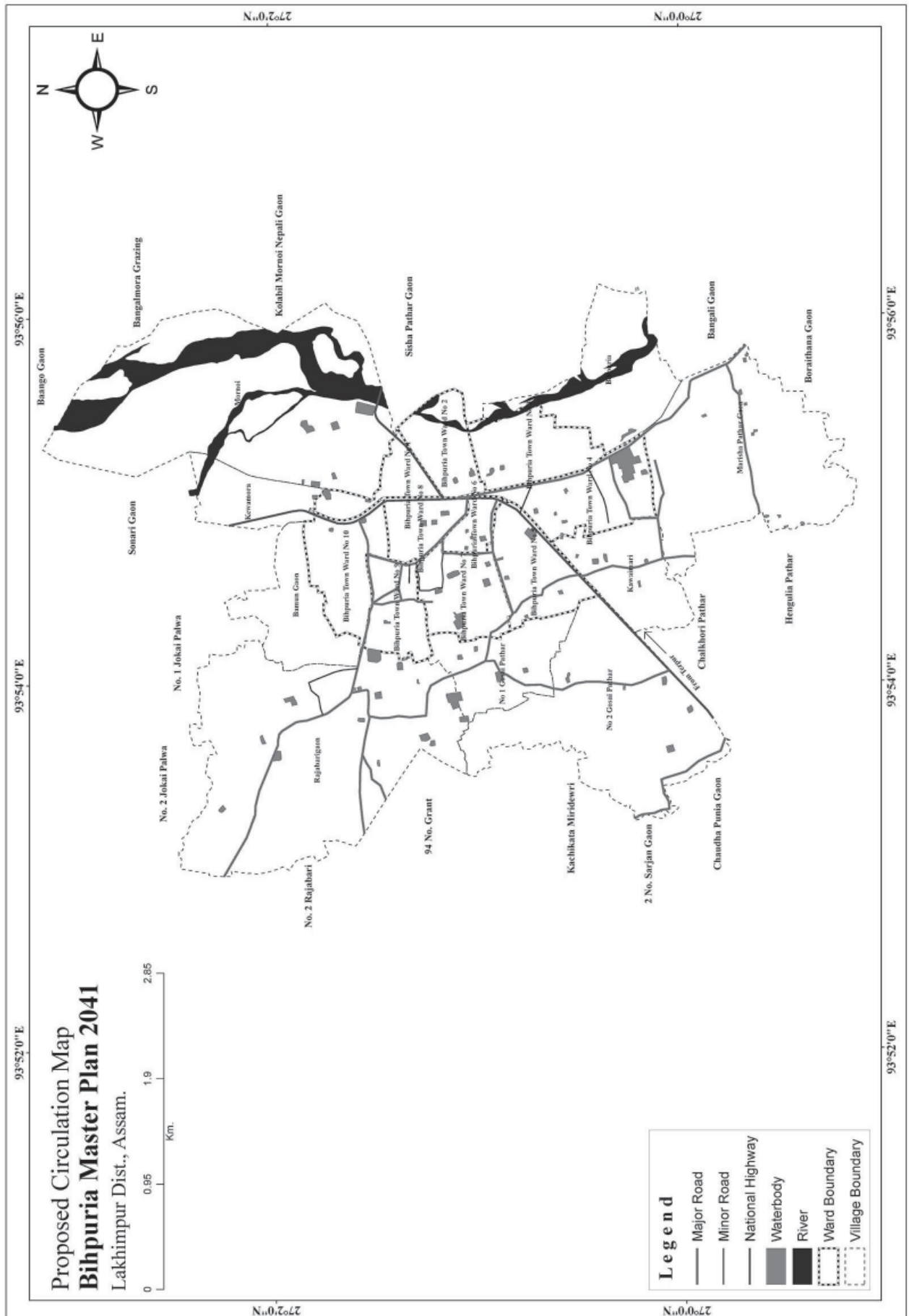
A healthy planned development always stimulates the generation of many activities by becoming a centre of administration and containing many function of economic, social, and cultural importance. Since, lack of planning in physical development and enforcement of development controls leads to various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

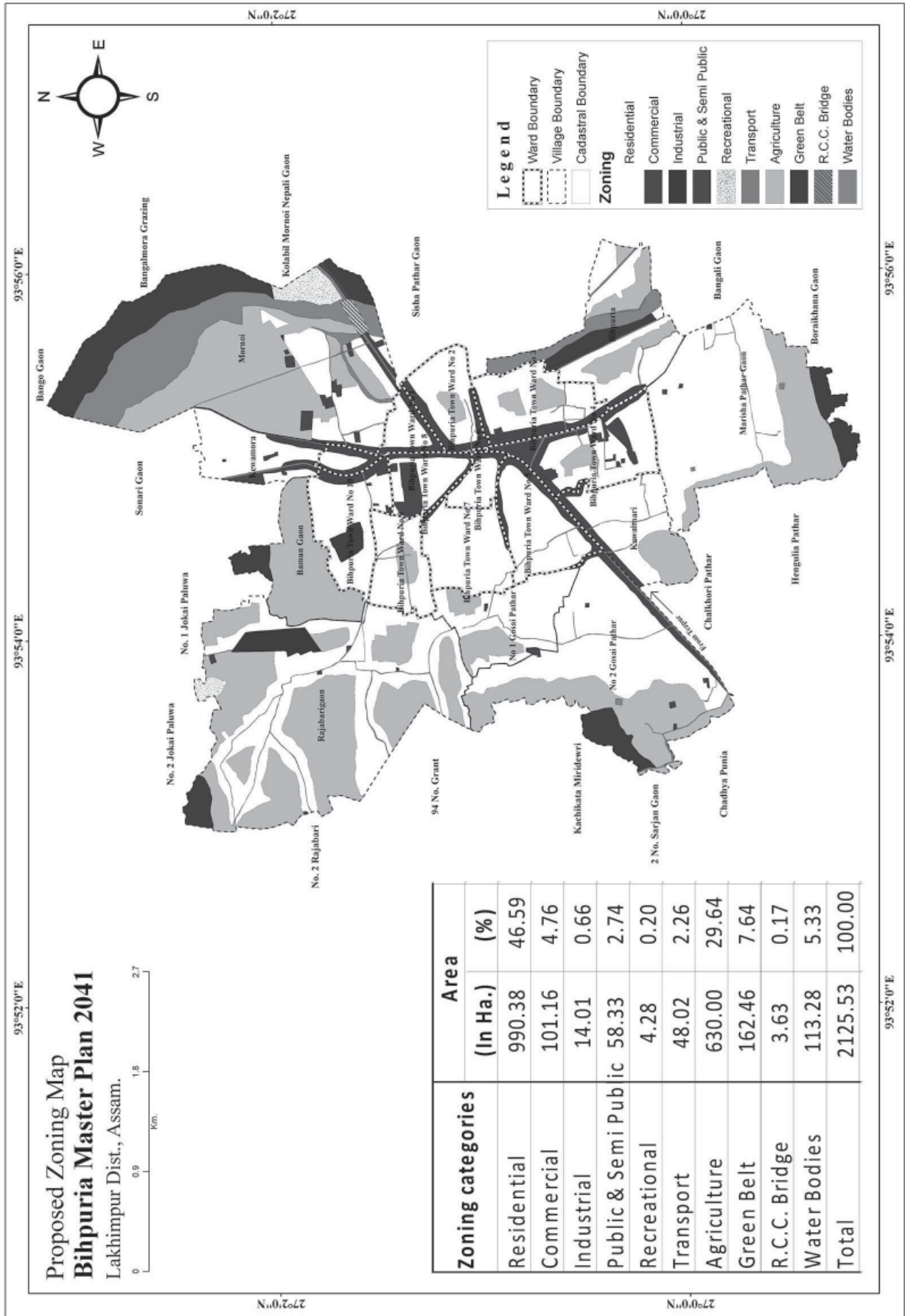
Further, final uniform zoning regulations approved by government of Assam, vide Govt. notification, No.TCP 31/200/54 dtd. the 12th June 2000, applicable for all towns except Guwahati will be applicable to Narayanpur Master Plan area also.





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