



# THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

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GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

DEPARTMENT OF HOUSING & URBAN AFFAIRS

## NOTIFICATION

The 29th March, 2022

**No. UDD(T)153/2022/6.**— 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 Revised Master Plan for Jagiroad.

### Notice for publication of the Draft Revised Master Plan for Jagiroad

1. It is notified that the Draft Revised Master Plan for Jagiroad 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 Revised 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 Revised Master Plan with all relevant papers and maps may be inspected free of cost during the Office hours at the Office of the Director, Town & Country Planning, Dispur, Guwahati-6, Deputy Director, Town & Country Planning, Dist Office—Guwahati, Office of the Deputy Commissioner, Morigaon, Office of the Chairman, Jagiroad Development Authority, Mayang Circle Office. Copy of the Draft Master Plan is available in the Office of the Deputy Director, Town & Country Planning, Dist Office—Guwahati for sale on payment.

**SCHEDULE****A. Situation and Area :**

District	:	Morigaon
Circle	:	Mayong
State	:	Assam.
Master Plan Area	:	24.77 Sq. Km.

Jagiroad Master Plan area covers 11 villages. The villages included in the Revised Draft Master Plan for Jagiroad with Mouza are as follows:-

**Villages Mouza**

1. Kuyadal
2. Ghunusagaon
3. Paliguri Gobha (All the villages are in the same mouza)
4. Jagiroad Town
5. Nakhula Grant
6. Tegheria
7. Deosal
8. Roumari
9. Bamungaon
10. PachimNagaon
11. NakhulaGaon

**B. Description of boundaries :**

North : Chakumaku Pahar, Senimari Village, Udmari Village & Sindisar Village

South : Sonaikuchi Reserve Forest

East : Sarumati Parbat & Uttarkhola

West : Kahikuchi & Guripathar

**RAJESH PRASAD,**  
Principal Secretary to the Government of Assam,  
Department of Housing & Urban Affairs.

## **CHAPTER-1**

### **INTRODUCTIONS TO MASTER PLAN AREA**

#### **1.1.1. LOCATION**

Jagiroad Town is the administrative Head Quarter of Morigaon District. Morigaon District was created in 1989 and till then it had been a sub division of Nagaon District.

Morigaon District is the smallest and most backward District of Assam. Morigaon District is encircled by the Brahmaputra on the North, Karbi-Anglong District on the South, Nagaon District on the East and Kamrup District in the West.

Jagiroad town was declared as a town in 1973. Till the creation of Morigaon District, the town was sub-divisional head quarter town. Apart from administrative activities, the town is a centre of education, trade and commerce of the entire District.

The tourist attraction places of the district viz. Jagiroad, SitaJokhola, Mahadeo Sal are well connected with Morigaon Town. Apart from these, the Pobitora wildlife century is situated at a distance of 31.5 km away from Jagiroad Town which is also a tourist attraction place.

#### **1.1.2 REGIONAL SETTING**

The town is surrounded by Nagaon District on the east, on the North is its headquarter Morigaon district, on the south is the Sonaikuchi Reserve Forest which is on undulating hills merging with the range of the Meghalaya hills and on the west is the Kamrup District.

#### **1.1.3. LOCATIONAL ASPECT**

Jagiroad town is the Town of Economic importance of the Morigaon District. The district is situated on the south bank of the Brahmaputra River in Assam Valley. Jagiroad town lies between 26' 31 " and 26 33" North Latitude and 91 59" and 92 35" East Longitudes.

The district is surrounded by Nagaon District on the east, the Brahmaputra on the North, Karbi-Anglong District on the south and Kamrup District on the West. The District Head Quarter, Morigaon town is situated at a distance of 75 kms from the Guwahati City and 45 kms away from Nagaon town.

#### **1.1.4. BRIEF HISTORY OF THE TOWN AND THE SURROUNDING**

Jagiroad is a place located in Mayong Sub-Division, in Morigaon district of Assam state, India. It includes a paper mill (NPM) and World's biggest dry fish market. It was earlier known as Nakhula, but in British rule of India, due to frequent confusion with the name Noakhali of Bangladesh, it was changed to Jagiroad because the road to Jagi, a place in Morigaon, passes through this place.

The Tiwa(Lalung), Assamese and Bengali community form the majority in this area. Jagiroad is Centre of fish culture hatching and production of fish in Assam.



### 1.2.1 CLIMATE

The climate of the district as well as Morigaon is characterized by a highly humid atmosphere all through the year. Summer heat is released to a great extent by the cool breeze of the river Brahmaputra. The monsoon starts from the month of May and continues up to August. The winter is cool and starts from November and continues up to February. Generally weather is dry. The maximum and minimum temperature varies from 29.9 C to 18.9 C. The maximum rain occurs between June to September and average annual rainfall of the District is 421.71 cm.

Annual Rainfall	Ranges from 1500mm to 2600mm
Average Humidity	75%
Max.Temp.	37-39 degree C
Min. Temp.	6-7 degree C

### 1.2.2. TOPOGRAPHY AND SOIL CONDITION

Jagiroad town is situated on the flat alluvial plain. Many beels, ponds and marches surrounded the town as well as the Master Plan Area.

The land is alluvial and loamy and consist of clay and sand. The cultivable land is scattered either side of the beels as well as the surrounding villages nearest to the town.

### 1.3.1 CITY INFLUENCE AND ITS CHARACTERISTICS INCLUDING SETTLEMENT PATTERN

The physical expansion of Jagiroad is taking place along both sides of the national highway 37, thus providing a linear pattern in development of the town. Presence of hilly area restricts its expansion towards the south. Expansion towards north is also restricted by the presence of the railway line and the lowlying areas.

The Master Plan envisages a scientific co-ordinated approach which guides the future development and to achieve a balanced growth are the main objectives of a Master Plan for an urban area.

The demarcation of the planning area of Jagiroad has been made considering the present growth of the town, the physical feature of the surrounding areas, communication network, different type of developmental works already come up in nearby villages and potential for future development of the region. The town has been growing towards west and east. Some major developments also come along the major roads connecting NH-37.

Before finalization of the planning area, discussions were held with District level officers dealing with developmental works headed by Deputy Commissioner, Jagiroad and the elected representative of Jagiroad Town Committee as well.

Jagiroad Master Plan area covers 11 villages with an area of 24.77 Sq. km accommodating a total population of 42289 as per Census of India, 2011.



#### **1.4. NEED FOR MASTERPLAN**

The Jagiroad town area has been growing haphazardly as the other towns of Assam. This has created enormous problems to the habitant of town. in this context, "Draft Master Plan for Jagiroad 2041 " is prepared to guide the physical development of the town with surrounding villages in future. This plan is prepared, basically a land use plan considering all the urban development aspects. (within the constrain) with forecasting all the services (including deficiencies) up to 2031. By and large, this Master plan has been proposed as per the provision of URBAN DEVELOPMENT PLANS, FORMULATION AND IMPLEMENTATION, GUIDELTNES, 1996 prepared by the INSTITUTE OF TOWN PLANNERS, INDIA NEW DELHI under the assistance of the Ministry of Urban Affairs and Employment, Govt. of India, New Delhi and Circulars issued by U.D.D (T & CP Wing), Govt. of Assam time to time. Uniform Zoning Regulations are considered as it is already approved for all the town of Assam including MORIGAON TOWN by the Govt. of Assam.

**CHAPTER-2****DEMOGRAPHY****2.1. INTRODUCTION**

An analysis of demographic features like growth of population, its distribution & composition etc. is absolutely necessary to assess the various civic needs like housing facilities, urban infrastructure and other basic services and the amenities. These important aspects of demography both present and future have been thoroughly studied at the time of preparation of Jagiroad Master Plan.

As per 1971 census of India, Morigaon District had a population of 4,23,911 (though Morigaon District was created in 1986, the figure is it taken from the population of then Morigaon Subdivision of Nagaon District). The district population increased to 6,39,682 as per 1991 census with a growth rate of 50.90% out of which 3,29,613 were male population and 3, 10,069 were female population. Again in 1991, the district was predominantly rural with only 5.16% of the total population living in urban areas. But as per census of India, 2001 the level of urbanization in the district decreased to 4.91 % against the national level of 27.8% and the state level of 12.7% shows the clear dominance of the rural sector in the district. Morigaon District ranks 22<sup>nd</sup> among 23 Districts of Assam in 2001, whereas Kamrup District 1st with 36.01% in case of level of urbanization.

**2.2. GROWTH OF POPULATION**

The population of Jagiroad Master Plan area, as per 2011 census is 42,289. The following table shows the population growth of Jagiroad Master Plan Area:

**Table – 1 : Population growth of Jagiroad Master Plan Area**

*Source: Census of India, 1971, 1991, 2001 & 2011*

Year	Population	Annual Growth	Remarks
1971	9989	-	
1991	27654	79.50	1981 Census was not held.
2001	29652	7.22	
2011	42289	42.62	

Jagiroad town experienced a comparatively higher growth rate during 1973 to 1991. It may be because of creation of the town and then establishment of headquarter of Morigaon District in 1986 and establishment of Nagaon Paper Mill which lead to migration of people from nearby villages for better jobs as well as other opportunities.

**2.3. DENSITY OF POPULATION**

The size and growth of population determine the density of population for a particular area. The density of population of Morigaon District as per 2001 census was found 456 persons/km, which has increased to 617 persons km in 2011 census.

The density of population of Jagiroad town area as per 2001 census it was 6870 persons per km and it has increased to 7153 persons per km. in 2011 census and it implies the rapid growth of population during the period. Regarding the Jagiroad Master Plan area, the density of population increased to 1452 persons per km. in the year 2011 which was 983 persons per km. in 2001.

**Table – 3 : Density of population of Morigaon District and Master Plan Area.**

Year	District (Person/Km)	Town Area (Person/ Km)	Master Plan Area (Person / Sq. Km)
2001	456	6870	1452
2011	617	7153	983

*Source: Census of India, 2001 & 2011*

#### 2.4. SEX RATIO

The number of females per 1000 male in the Morigaon District shows an improvement from 946 in 2001 to 967 in 2011. The sex ratio i.e., the number of females per 1000 males in the Jagiroad town area was 856 as per 2001 census and it has increased to 920 in 2011 Census.

**Table 4 : Sex Ratio of Morigaon District & Master Plan Area**

Year	District (female/ 1000)	Town Area (female/1000)	Master Plan Area (female/ 1000)
2001	946	856	952
2011	967	920	969

*Source: Census of India 2001, 2011 & statistical hand book of Assam, 2003*

The above table also depicts that the number of female populations per 1000 male has increased from 952 in 2001 census to 969 in 2011



### **CHAPTER-3**

## **ECONOMIC BASE AND EMPLOYMENT**

### **3.1. INTRODUCTION**

The district had not received due attention in regard to the development during the British period. The lower level of development of the initial stages of the start of the planning process has been one of the reasons for accentuation of the difference in the level of development. The role and share of different sector of the economy of Morigaon district show that agriculture plays an important role in terms of contribution to the total GDP of the district and the percentage share of total population engaged in agriculture.

The economy of Morigaon is rural agrarian with low rate of urbanization. As already pointed out, the district has only three urban locations, of which Morigaon is a class IV urban township. The industrial scenario of the district is also poor having one paper mill at Jagiroad and some fibre production units.

### **3.2. OCCUPATIONAL PATTERN**

Out of 14952 Nos. of employed persons in 2011 in the Jagiroad Master Plan Area, 12774 are main workers, 2178 are marginal workers. The following tables show the occupational pattern in the Jagiroad Master Plan Area.

*Table 5 : Occupational pattern in 2011*

Category	Total	Male	Female
Main Worker	30%	27%	3%
Marginal Worker	5%	2.9%	2.1%
Total Worker	35%	29%	6%
Non-Worker	65%	22%	43%

*Table -6 : Industrial Category of Workers*

Category	Main Worker	Marginal Worker
Cultivator	1540	218
Agricultural Labour	372	422
Household Industry Worker	246	182
Other Worker	10709	1356

*Source : Census of India, 2011*

### 3.3 COMMERCIAL ACTIVITIES

Though the Jagiroad Town is the small industrial town of Morigaon District, the urban activities of the town have not been growing like the other industrial towns of Assam.

There are 1 (two) daily market in the town and also Asia's Biggest dry fish market at ward No. 1 in the Jagiroad town. Total no of wholesale shops in the area is more 500. A few shopping malls have been coming up in Jagiroad town recently.

The village of the Jagiroad Master Plan area; a heritage site is situated in Deosal village beside NH-37.

The three most important commodities imported from Jagiroad Master Plan area are wheat, pulses and sugar and the three most important commodities exported from Jagiroad Master Plan areas are rice, jute & vegetables, fishes, milk.

*Table 7 : Agricultural products in the planning area*

Sl. No.	Name of crops	Production (Qntl.)
1	Paddy	17900
2	Oil seed Pulse	10308
3	Summer Vegetables	994
4	Jute	976
5	Winter Vegetables	15085
6	Potato	1792

*Source: Dept. of Agriculture (Morigaon).*

The wholesale trade in the town is fixed with retail trade and no specific area is found where wholesale trade is being done.

### 3.4 INDUSTRIES

Jagiroad town is one of the small industrial towns of Assam in terms of Industrial activity. As per DIC, Jagiroad record, there are 20 nos. of small-scale Registered Industry. Out of the small-scale industries steel fabrication units, steel furniture marking, ice factory, frunk making units and bakeries are found. Again, saw mills and rice mills are found in Jagiroad town. This is Asia's second-largest dry fish market. It is the only major industry alive in the town right now and about 25-30 percent of the local population is earning a livelihood from here.

### 3.5 OFFICES

Almost of the District level offices are situated in Jagiroad town as it is the industrial head quarter of Morigaon District. Most of the offices has been established newly, they have been running in rented houses. A few number of offices have their own building.

In the planning area, there are 11 (three) No of banks. In Jagiroad Master Plan Area.

## **CHAPTER-4**

# **HOUSING**

### **4.1 HOUSING ENVIRONMENT**

The social and cultural life in an urban centre is greatly influenced by the living conditions and total environment of its residential area which is generally the largest land use in an urban settlement. Housing contributes to the overall urban form and makes significant impact on its functioning. Housing environment which includes living condition within and outside dwelling units is to be taken care of at the time preparing a master plan for an urban centre. The site condition, provision of water supply, drainage, road network, other amenities like education, health, recreation are significant aspects of external housing environment and dwelling unit space per person, nature of utilities within the house, tenure status, occupancy, age and structural condition are vital aspects of internal housing environment.

The census of India 2011 and primary survey conducted by Town & Country Planning, Kamrup 2016 reflects the total housing scenario in the Jagiroad Master Plan Area.

### **4.2 RESIDENTIAL DENSITY**

Residential density is required for assessment of land requirement for living i.e., residential land use including the provision of other amenities and services. From residential density, the distribution of housing over the specified area can be known.

In 2011, 9310 No. of housing units were found in Jagiroad Master Plan area out of which 4059 Nos. is in the Jagiroad town area. The residential density in Jagiroad town area is 1636.70 per km. Which is quite large in comparison to Jagiroad Master Plan area excluding the town area i.e., 302.64 per km.

### **4.3 STRUCTURAL CONDITIONS**

The survey carried out by Town and Country Planning, Kamrup in 2016 and as per Census of India, 2011, it is found that the overall housing condition in the Jagiroad Master Plan area is quite satisfactory in Town area compared to the rural areas.

Though the percentage of R.C.C. structure is less in the planning area, the semi pucca structure occupies more than 50% of the total houses. The following table shows the condition of existing housing stocks of Jagiroad Master Plan Area.



**Table – 8 : Structural condition of Housing**

Sl. No.	Type of Structure	Jagiroad Town Area		Jagiroad Master Plan Area excluding Town Area		Jagiroad Master Plan Area	
		No.	%	No.	%	No.	%
1	Kutchha	90	2.2	551	10.5	4227	6.8
2	Semi pucca	1640	40.4	2799	53.3	5719	47.8
3	R.C.C.	2329	57.4	1901	36.2	4230	45.4

**4.4 SLUM**

There is 1 No. of identified slum pocket with a population of 15000 (Approx.) in Jagiroad Master Plan Area. The details of slum pockets are given in table below:

**Table 9 : Details of slum population.**

Slum pocket	Location	Area (Km.)	Population
1	Nakhula Grant	0.29	15000 (Approx.)

*Source: Primary Survey*

## **CHAPTER-5**

### **TRANSPORTATION**

#### **5.1 TRANSPORTATION AND TRAFFIC**

Transportation network of a town increases its efficiency. The study of traffic volume in different roads, condition of roads etc. are necessary to evolve a suitable circulation plan of the planning area and also provide with short term as well as long term measures for an efficient system.

##### **5.1.1 ROAD**

There is no proper road network in Jagiroad excepting the National Highway 37 and the Morigaon-Jagiroad Road, which carry vehicular traffic. Other roads are narrow and possess very little scope for future expansion. As the movement of goods and people mostly take place through various slow moving vehicles, the volume of fast moving vehicles is very insignificant on these roads. Currently a new Fly-over is being constructed on the Morigaon-Jagiroad Road which will take out all the traffic congestion problem within the Jagiroad town.

Jagiroad is well connected by parking State Transport Service. National Highway 37 passing through the area acts as the main artery of movement between Upper Assam and Lower Assam.

##### **5.1.2 PARKING AND TERMINAL FACILITIES**

There is no adequate parking facilities for the Assam State Transport Corporation and private buses plying through Jagiroad most of which are parked on the road. Due to lack of parking space for trucks road space is used for parking which create problems for free circulation of traffic.

##### **5.1.3 RAILWAYS**

The metregauge railway line connecting Upper Assam with Guwahati and the rest of the country passes through Jagiroad. In the near future, Jagiroad is expected to assume further importance in terms of Railway Traffic.

The position of the Railway line on the northern part of the town acts as a barrier for physical expansion of the town towards north. Except the Jagiropad-Morigaon road, the other roads running northwards are blocked by the presence of the railway line. Therefore, in the proposed circulation due consideration should be given to open up the areas north of the railway line.

The town is well connected with State Capital Dispur (Guwahati) Via NH by all-weather surface road, which is about 56.5 kms away from the town. The nearest District Head Quarter town Morigaon is situated at a distance of 21.4 kms away from Jagiroad town which is also well connected by no. of roads to Morigaon Town.

## 5.2 CIRCULATION PATTERN

The road from Jagiroad to Morigaon passes through Jagiroad town which acts as a main road of the town. The other roads are connected to this road.

The road condition of Jagiroad Town and Jagiroad Master Plan Area is almost good. The following table shows the different type of road with length in Jagiroad town & Jagiroad Master Plan Area.

*Table 10 : Different types of Roads with length in Jagiroad M.P. Area*

TYPE OF ROAD	ROAD LENGTH IN KM
Primary (National Highway)	13.08 km
Secondary (State Highway)	5.06 km
Tertiary (Internal roads)	120.4 km

These figures are taken from Primary survey conducted on Assam 2021 using GIS as a tool, and as per the findings from GIS, Primary roads are 13.08 Kms, Secondary roads 5.06 Kms and Tertiary roads 120.4 Kms

In planning area, the most of the roads are traversable with few in dilapidated condition.

## 5.3. MAJOR TRAFFIC NODES

Primary survey has been conducted to find out the different traffic generating nodes and their characteristics have been noted as follows:

*Table 11 : Traffic generating nodes in Jagiroad M.P Area.*

Area	Location	Description
Town Area	(i) Police point	Connecting Jagiroad - Morigaon road & NH-37
	(ii) Station Chariali	Connecting Main Market and Jagiroad station.

*Source: Primary survey by T & CP Jagiroad.*

The No. of fast-moving vehicles given in the table below pertain to whole jurisdiction of D.T.O. Jagiroad. It is seen that moving vehicle have been increase 102.54% during the year 2016-2021.



**Table 12 : Growth of fast-moving vehicle.**

Year	Vehicle Regs. (Nos)		TOTAL
	Transport	Non transport	Nos
2016-17	708	5404	6112
2017-18	989	4379	5368
2018-19	1865	9791	11618
2019-20	1523	9095	10618
2020-21	1105	8007	9112

Source : DTO : Morigaon

#### 5.4 TRANSPORT TERMINALS

**Table 13 : Incoming & Outgoing No. of Buses from different Bus Terminals**

Name of Bus Terminals	In	Out
1. ASTC Bus stand	2	2
2. ASTC Bus from Jagiroad to Guwahati	6	6
3. ASTC Bus from Nagaon, Morigaon to Guwahati via Jagiroad	5	5

Source Primary survey, & CP Jagiroad.

#### 5.4 TRAFFIC VOLUME

The following are the transport terminals in Jagiroad Town.

Terminal Centre	Location	Observation
A. Intercity	Bus Station ASTC Bus Station - Paliguri Bus Stand - Jagiroad Bus Town - Auto Rickshaw Station	Waiting Shed/Toilet available but quality should be improved. More or less planned. Run by ASTC. Less bus parking areas. Unplanned. No waiting Shed/Toilet. Gravel surface. waiting Shed / No Toilet Near ASTC Bus Station - Road side parking. Infront of Police station - Road side parking, Unplanned. Near Main Market - Road side parking Near station Chariali - Roadside parking

Terminal Centre	Location	Observation
○ A. Intercity	Truck Terminus	○ Near Fish Market - Road side parking/ Unorganized ○ Near railway Station - Unorganized/ No loading unloading sheds

The following table shows the Traffic volume at different points of different roads within Jagiroad during peak hours i.e., from 9.00 AM to 9.30 AM.

*Table 14 : Traffic volume survey data*

Sl. No.	Name of the Road	Name of the Point	Incoming		Outgoing	
			Fast moving	Slow moving	Fast moving	Slow moving
1	NH 37 Road Jagiroad Town to Guwahati	Infront Jagiroad Police station	270	120	300	150
2	Jagiroad Town to Morigaon Town Road	In front of Gaon Panchayat office	180	240	150	210

*Source. - T & CP Jagiroad*



## CHAPTER-6

### PUBLIC UTILITIES AND SERVICES

#### 6.1 WATER SUPPLY

Jagiroad town is covered by pipe water supply which was commissioned. during Feb./94. There are two water supply schemes in the town which were implemented by Public Health Engineering Department, Government of Assam. The operation and maintenance of these schemes has been done by a committee viz. Urban Water Supply Committee, Jagiroad. The Schemes are as follows :

Supply Schemes with capacity & source in Jagiroad T.C

Name of Schemes	Existing Capacity	Source of Water
JJM	0.75 MLD	Pipe water

*Source :- Jagiroad Town Committee & PHE Jagiroad.*

A total of 7.8kms length of pipe network has been already laid from Kapili River to PHE Natungaon Tank.

But only 1209 No. of Households have got home connection which is only 15% of total Household. Presently water has been supplied @ 125lpcd for 16 hours per day.

In the planning area, Jagiroad Town, Nakhula Gaon, Pachim Nagaon, Nakhula grant, Ghunusa Gaon, Paliguri, Kuyadal, Tegheria, and Deosal villages have water supply schemes implemented by PHE, Govt of Assam. Only in Jagiroad town, home connections are found, no home connections are found in other the villages, butno. of stand pipes have been witnessed at about 25m distance.

#### 6.2 SEWERAGE

There is no sewerage network in the planning area. Sanitary latrines with septic tanks and soak pit have been found in all newly constructed houses in the planning area, but a quote No. of old houses have kutchra latrines.

*Table 15 : % Of different Type of Latrines in Jagiroad Master Plan Area*

Type of Latrine	Jagiroad Town Area	Jagiroad Master plan Area excluding Town area	Total
Sanitary	74.3%	22.14%	30.38%
Kutchra	25.7%	77.86%	79.62%

*Source:- census 2011.*

### 6.3 DRAINAGE :

There is no planned drainage network for Jagiroad town. Water logging is a common phenomenon in rainy seasons in Jagiroad town, Ghunusagaon, Kuyadal village. In town, some drains are constructed along some selected roads on a piece-meal basis to solve the water logging problem in the town area without constructing the ultimate outlet points. The Town Committee has been constructing a pucca drain along most of the roads and pucca drains have been constructed along a few roads in Jagiroad town.

In the villages of Jagiroad Master Plan area, only in a few villages like Nakhula Gaon, Pachim Nagaon, Nakhula grant, Ghunusa Gaon, Paliguri, Kuyadal, Tegheria, and Deosal pucca drains along roads are found here and there.

*Table 16 : Different type of Drains with length in Jagiroad Master Plan Area*

Type of Drain	Jagiroad Town Area	Jagiroad Master plan Area
Kutchra	N/A	N/A
Pucca	N/A	N/A

Source :- Primary Survey by T & CP Jagiroad

The Jagiroad Town Committee has already prepared a detailed Drainage Master Plan for Jagiroad Town for an amount of Rs.27.91 Crores-only which was sent to the Govt. for approval and arrangement of fund from DONER.

### 6.4 SOLID WASTE DISPOSAL

Jagiroad town does not have the scientific approach of garbage disposal. Jagiroad Town with the help of 4 (three) small trucks, and 30 Nos. of labours collect 70 quintals of solid waste daily from different unorganized points, which is dumped in to a low-lying area at Nakhula Grant village near the HPC Mill.

### 6.5 POWER

Jagiroad Town and the whole planning area are electrified from 132/33 kv. Grid Sub-Station at Baghchap under the control of ASEB. One local Sub-Station 33/11 kv with 2.5x2MVA is in Nakhula Grant. The detail status of various categories of consumers within the Master Plan Area are given below. There is no proper street light in Jagiroad Master plan area.

*Table 17 : Different categories of consumers of Electricity in Jagiroad M.P Area*

Sl. No.	Category	Number	
1	Domestic		
2.	Commercial		
3.	Industrial		
4.	Others		
	Total		100%

Source : Primary Survey by T & CP Jagiroad.

## 6.6 HEALTH :

Jagiroad Paper Mill Hospital has only 100 beds at present with 20 no. Doctors and 35 no. Nurses.

Name	Bed capacity
Jagiroad Paper Mill Hospital	100
Jagiroad M.G Hospital	10

Besides the Civil Hospital, there are only 1 (one) no. dispensary, 3(Three) nos. of Sub-centres within Jagiroad Master Plan Area.

As per the population in the planning area in 2011, there is I(one) bed for 318 persons. Though this hospital serves the entire population of the district except Jagiroad thus 1 (one) bed of the hospital has to serve more persons. There is only 1 (one) no. private nursing home namely Wellman's Hospital & Research centre in the planning area that too within the Town limit. The no. of registered retail drug outlets (Pharmacy) in the planning area is 37 nos. while the register wholesale drug distribution in the planning area is 8 nos. which are found within the town limit only.

## 6.7 EDUCATION :

According to 2001 Census of India, the literacy rate of Jagiroad Town is 71.80% while in. Planning area excluding Town area is 78.26%. As per primary survey conducted by Town & Country Planning, Jagiroad, and information collected from different offices of Education Dept. Morigaon. The following table is prepared to show the number of educational institutions available in the planning area along with No. of student and teachers,



**Table 18 : Educational Institutions with Enrolment & Teachers in Jagiroad M.P**

Category of Institution	Total No. of Institutions	Enrolment	Teacher
1. Lower Primary School	14	3 946	90
2. Middle School	3	1113	56
3. Higher Secondary School	5	1405	200
4. High School	5	1 808	60
5. College i. General ii. Jagiroad College	4	2458	110
6. Others, ITI	1	Not available	Not available

Source : Education Dept. Offices, Morigaon.

There are no professional colleges like Engineering College, Medical college, Law College, etc. in planning area Jagiroad College imparts education up to graduate level in science & Arts Streams, while Jagiroad College provides only Arts, science, Commerce & Vocational course up to graduate level.

Kendriya Vidyalaya of Morigaon District is situated at village Tegheria within the Jagiroad Master Plan Area.

No technical institution 'Industrial Training Institute '(ITI) Jagiroad is situated within Master Plan area.

There are few private English as well as Assamese medium schools in Jagiroad town viz Shankardev Vidya Niketan, Jagiroad Jatia Vidyalay, Indus Academy etc. Nursing College and Computer Training Institutions are found in Master Plan Area.

## 6.8 RECREATIONAL FACILITIES

There is 1 (one) stadium in Jagiroad town for public use by Jagiroad Sports Association. The other playgrounds found in Jagiroad town and within the planning area belongs to educational institute, 8 (Eight) Nos. of such type of playgrounds are found in the Jagiroad Master Plan Area.

There are 5(five) Nos. of parks in Jagiroad town. There is I (one) Cinema Hall and I (one) Auditorium in Jagiroad town.

Library (Jagiroad college) is the only public library in Jagiroad town.

## 6.9 CREMATION AND BURIAL GROUND

There is 1 (one) burial grounds in Jagiroad town. The villages in Jagiroad Master Plan area have 1(one) cremation grounds or burial grounds.

### **6.10 COMMUNICATION**

Jagiroad town and the villages of Jagiroad Master Plan areas are well connected by Telecommunication. FAX and Internet facilities are also available in the Master Plan area. There is one Head Post Office in Jagiroad town. Moreover, there is a sub post office in Tegheria village.

### **6. POLICE STATION AND FIRE FIGHTING SERVICES**

The entire Jagiroad Master Plan Area comes under the Jurisdiction of Jagiroad Police Station. Jagiroad town hasn't any fire fighting unit.

## CHAPTER-7

### ENVIRONMENT AND CITY BEAUTIFICATION PLAN

#### 7.1. INTRODUCTION

Urbanization is now a global megatrend and, around 64% of the developing and 86% of the developed world is expected to be urbanized by 2050. The beautification Plan envisions the creation of a network of richly landscaped parkways and public parks which will help preserve the cities bucolic past through a comprehensive greening of the city's public realm.

Beautification is the process of making visual improvements to a person, place, or thing, however, in the case of City beautification of Morigaon Master Plan area, a more comprehensive and detailed effort is required. The improvement of Morigaon requires a massive effort not only by the governmental agencies and authorities but also civic sense awareness is needed. Simply by adding purely visual elements, such as landscaping, planting trees, flowers, shrubbery or functional elements such as urban design, streetscape, street furniture, lighting, signage, bus shelters and fountains will not beautify the city. Morigaon requires an out of the box thinking which will encompass the entire city and will mitigate the effects of over population, lack of forward thinking and major projects which in the long term will enhance the beauty of the town and to attract people.

The vision for a city beautification plan should be:

*“To Protect and enhance the quality of life through beautification of the built and natural environment and provision of outstanding public amenities”.*

#### 7.1.1. NEED FOR A BEAUTIFICATION PLAN

Beautiful Towns are a source of civic pride for the people who live there. As the Morigaon town is growing haphazardly, so the town requires an uplift and revitalization of its resources which would enhance maximally the quality of life for its residents and provide them a desirable environment in which to live. A strategic plan has to be conceived with long term goals; the elements of the master plan will then be implemented progressively towards achieving the final goal.

The main benefits of having a strategic plan for beautification of Morigaon are:

- **Ability to make informed and consistent decisions** – the Beautification Plan provides facts on existing conditions and trends, enabling decision makers to better understand the impact of their decisions. In doing so, it gives decision makers a consistent reference point for directing beautification efforts and selecting beautification projects.
- **Wise use of resources** – The information in the Beautification Plan can be used in deciding and prioritizing which projects to undertake at what particular time.
- **Preserving natural beauty** – The Beautification Plan describes the town's beautification efforts in preserving the natural beauty.



### **7.1.2. CITY BEAUTIFICATION ISSUES**

Morigaon's high population growth, combined with difficulties in governance and inadequate investment in urban development, has resulted in uncontrolled and unplanned development in most areas of the city, deterioration in the existing urban environment and deficiencies in all forms of urban services. These include water supply, sewerage, roads, drainage, recreational spaces and solid waste management.

The city's major beautification issues can be summarized as follows:

- Lack of effective urban planning, land use control, and building regulations, coupled with limited financial capacities and inappropriate human skill resources.
- Absence of identification of strengths and promotion of opportunities which are unique to Morigaon.
- The lack of the context of arrival and welcome to its entry points.
- The absence of appreciation of the role played by the town's existing parks and public spaces.
- Excessive and indiscriminate littering throughout the town, especially along its roads and canals.
- Indiscriminate encroachment upon public areas and utilities such as roads, canals and parks.
- Poor management and lack of maintenance for physical urban features such as fountains, street lights, curbs and landscaped areas.
- Virtual non-existence and lack of maintenance of public amenity buildings such as public toilets and bus shelters.
- Need to improve traffic flow through introduction of a traffic management plan.

### **7.1.3. CONSTRAINTS IN BEAUTIFICATION OF CITY**

In addition to the issues pointed out, there are certain inherent constraints which indirectly adversely affect the planning, designing, development, implementation and management of projects related to beautification of the city – including, but not limited to:

- Existing physical conditions and a deteriorating urban environment.
- Ownership issues
- Lack of urban management and coordination among various agencies and authorities
- Lack of institutional capacity
- Absence of GIS based Information System and absence of a continuous feedback system
- Lack of any conservation, preservation and restoration activities
- Lack of financial resources.

## 7.2. DESCRIPTION OF ECO-FRIENDLY AREAS

- An area is considered as water tank for HPC in the Ghunusa and Nakhula Grant Village which can be used as a fishery along with some beautification in and around the area of the water tank.
- There is a wetland area in the Tegheria village.
- An area of approx. 0.055 sqkms has been proposed as a waterfront development area along with a cycle track in the Alenga beel in the Paliguri village.

## 7.3. PLAN/MEASURES FOR PROTECTION AND CONSERVATION OF ENVIRONMENTALLY-FRIENDLY ZONES

Environmental conservation is the practice of us humans saving the environment from the loss of species, and the destruction of the ecosystem, primarily due to pollution and human activities. Conservation is vital in saving and helping both animals and trees as we are all dependent on one another for survival.

Environmental conservation and preservation are two terms that are often used interchangeably, although they are quite different. Conservation refers to the responsible management of the environment and its resources for present and future use. Preservation, on the other hand, is a much stricter approach where the environment, lands and natural resources are put away, not to be consumed by humans, but are instead maintained in their pristine form. If the land is to be used by humans, it should only be utilized for its natural beauty and inspiration.

### Methods of Environmental Conservation

#### 1. Forest conservation

Afforestation and reforestation help in conserving the forests, which are responsible for trapping and absorbing a huge amount of carbon dioxide from reaching the atmosphere. We should make it our life mission to plant trees as much as possible, both on public and private lands, and take care of them. Additionally, legislation that protects the forests should be highlighted, so that we help in environmental conservation.

#### 2. Soil conservation

Soil conservation helps control erosions and improves the soil for agricultural purposes. We should plant more trees, protect pasture lands, and grow cover crops which regulate the blowing away of soils. We should also minimize the use of chemicals, use compost fertilizers and terrace farms on slopy lands.

#### 3. Managing waste

Solid waste is produced by market areas, industries, homes, settlement areas and many other locations. We should therefore manage our solid wastes and help keep the environment healthy. Municipalities should also conduct programs that manage solid wastes, designating litter bins all over the towns and collecting the waste regularly.



#### 4. Recycling

Glass, paper, plastic and even metal are reusable, and should not be thrown away after its original use. Reusing these bottles, containers, bags and more will help in environmental conservation.

#### 5. Reducing our water consumption

Clean, fresh and safe water is precious and not easily available. It is therefore very crucial to save as much water as possible, and prevent water pollution, otherwise, it will be scarce in years to come.

#### 6. Control pollution

Composting also avoids littering, and not only does it protect the environment, but is also a reliable source of natural manure. Avoid chemical fertilizers, herbicides, pesticides and insecticides that pollute the environment. We should control pollution in as much as it is possible, to conserve the environment.

#### 7. Create public awareness

Make people aware of the consequences of our activities through the various means available such as social media, seminars and the traditional media. Also, discuss environmental protection with your friends and family members so that everyone is made aware of environmental conservation, ways to conserve the environment and potential consequences if we do not take care of the environment.

Besides these methods of Environment Conservation, Measure to be taken for protection of the wetland are mentioned below:

- Demarcation of wetlands using the latest technology, proper enforcement of laws and stringent punishments for violators.
- Preventing unsustainable aquaculture and cultivation of shellfish.
- Treating industrial effluents and water from farmlands before discharging into wetlands.
- Utilizing wetlands on a sustainable basis by giving enough time for natural regeneration.
- Afforestation, weed control, preventing invasive species is the key to wetland conservation.
- Preventive measures to stop the introduction of exotic invasive species like **water hyacinth**.
- Soil conservation measures & afforestation.
- Preventing grazing in peripherals of wetlands.
- Wildlife conservation, sustainable tourism, eco-tourism and sensitizing local populace.
- Involving the local population in the conservation of wetlands



#### **7.4. EXISTING RECREATIONAL FACILITIES :**

Jagiroad is extremely deficient in parks and playground with negligible percentage of land being covered by it. There is only an open playground in front of Jagiroad College where an area is taken for construction of an auditorium, a proposal has also been made for an indoor stadium in the same playground. Therefore provisions may be made for providing open spaces for public use in the future. There is only one temporary cinema hall in the whole area. Provisions for good library and a theatre hall are to be considered for public use.

As the Jagiroad town along with the nearby villages are growing, so more provision for open spaces along with good recreational areas are to be considered for future.

#### **7.5. CITY BEAUTIFICATION PLAN/PROPOSAL :**

No single action or project can beautify a city or a town. It is a combination of several integrated projects related to beautification which jointly can enhance the aesthetic beauty of city or a town.

The main components could be summarized as follows:

- ✓ Open spaces and parks
- ✓ Urban design
- ✓ Landscaping and vegetation
- ✓ Streetscape and street furniture
- ✓ Beautification of roads
- ✓ Water front / canals
- ✓ Heritage
- ✓ Outdoor advertisements
- ✓ Traffic and transportation
- ✓ Other components
  - Maintenance & management
  - Up-gradation and regeneration
  - Tourism aspects
  - Environmental improvement
  - Creation of a central area or “downtown”
  - Entry and exit Points
  - Public amenity buildings
  - Landmarks
  - Decorative walls
  - Bridges and under passes & check posts
  - “Food streets”
  - Removal of encroachments, etc

Keeping in mind all the above mentioned components the City beautification proposals for the Proposed Jagiroad Master Plan are described below:

1. **Roadside plantation** : Trees play tremendous role in conditioning our environment, they cut off sun's heat from the ground, reduce dust pollution, noise pollution, wind velocity, and more important, produce oxygen and consume carbon dioxide free of cost. Planting trees is the most effective and economical method to improve physical environment. The goal of beautifying cities and protecting trees can be carried out simultaneously in the Jagiroad Master Plan Area.
2. **Development of Parks and Recreational spaces** :
  - As the condition of the no. of parks and playgrounds within Jagiroad town and villages within Jagiroad Master Plan is not adequate. These areas are to be upgraded and modified in a more sustainable and modern way.
  - A new playground is proposed in the Jagiroad town .
  - Two parks have been proposed one in the town area beside the Shiv Mandir along the highway and another park along with water front development project is proposed on both sides of the Alanga beel in the Paliguri village .
3. **Identification and demarcation of multi-purpose open spaces for sports, cultural functions, fairs, circus. Etc. :**
  - There is construction going on for a new auditorium in the town area in the playground oppo. to Jagiroad College.
  - A new playground is proposed in the town which can be further used for cultural functions, fairs, circus etc.
4. **Beautification of major transit zones (Major Junctions, Bus Depot, Raiway Station, Market Zones, etc.) :**
  - There are three major junctions in the town area and also the divider on the roads which can be beautified with more plants, trees.
  - A proper area should be demarcated and designated only to the weekly market area providing all the basic facilities such as toilet facility, shades for the vendor including green beautification.

**CHAPTER-8****EXISTING LANDUSE AND ITS ANALYSIS****8.1 INTRODUCTION**

Urban sprawl is often a combination of different natural landscape like hills, water bodies, forest and man-made impedance like Railway line, road cannel etc. Jagiroad Master plan area have quite a no of beels (Small lakes). Jagiroad Town has been witnessing a slow pace of development due to lack of any economic base. Functional relationship amongst various land use gives a clear picture of the functional efficiency of urban area.

**8.2 EXISTING LAND USE OF JAGIROAD MASTER PLAN AREA**

The study of the existing land use pattern of the Master plan area was carried out in order to formulate future policies so that a balanced approach can be made in allocating the future land uses. The existing land use in Jagiroad Master plan area has been grouped into the following 9 (nine) categories.

*Table 19: Existing Land use of Jagiroad Master Plan Area*

Sl. No	Land Use	Area (Sq. Km)	% Of Total Developed Area	% Of Total Area
1.	Residential	5.95	54.39	24.02
2.	Commercial	0.22	2.01	0.89
3.	Industrial	2.06	18.83	8.32
4.	Public & Semi public	0.69	6.3	2.79
5.	Transportation	1.89	17.28	7.63
6.	Parks & Play ground	0.13	1.19	0.52
	Total development land	10.94	100	44.17
	Water Bodies	1.65		6.67
	Open Space	0.19		0.77
	Agriculture	11.51		46.47
	Hill	0.48		1.92
	Total Master Plan area	24.77		100

**8.3 LAND USE ANALYSIS**

The detailed land use analysis of the Jagiroad Master Plan area gives the picture of the status of the urban land for various activities highlighting the inadequance of land use for various uses as per norms.



Jagiroad Master Plan covers an area of 24.77Sq. Km. 1.65 Sq.km. occupies by water bodies and an area of 0.19Sq.-km. of open space and 11.51Sq.km of agricultural land may be used for different urban uses for the plan period.

Out of the developed land 9.38 sq.km of Jagiroad Master Plan the predominant use is residential which covers as 24.02% and of total area from the Master Plan area; the predominant use is agriculture which comes at 46.47%.

## CHAPTER-9

### PROJECTIONS AND PROPOSALS

In preparing the Master Plan for Jagiroad efforts have been made to evolve scientific and rational policies which will meet functional needs of Jagiroad Master Plan Area and also satisfy the aesthetic emotional aspirations of its citizen.

The existing deficits of all facilities and services have been calculated and the future needs have been projected which are incorporated in the Master Plan.

#### 9.1 PLAN PERIOD

Any development plan requires a time frame for its implementation, though the growth of an urban area is a continuous process. The plan period adopted for Jagiroad Master Plan is up to 2041. All the projection and future requirements are calculated for 2041 but the urban dynamism will carry over beyond this plan period. The Master Plan for Jagiroad, 2041 is in fact expected to lay the foundation for well-planned Greater Jagiroad contributing to the economy of the State.

#### 9.2 POPULATION PROJECTION

The decadal growth rates have been carefully studied and growth rates for coming decades have been fixed and the future populations are projected for 2041. The following table shows the projected population of the Jagiroad Master Plan Area till 2041.

*Table 20 : Projected Population of Jagiroad Master Plan Area*

Year	Population	Projected Population		
		Arithmetic Growth	Geometric Growth	Exponential Growth
1991	27636	--	--	--
2001	35652	--	--	--
2011	42289	--	--	--
2021	--	49616	51677	52801
2031	--	56942	63149	65926
2041	--	64269	77169	82313

### 9.3 EXISTING DEFICITS AND FUTURE NEEDS

#### Housing Need Assessment 2041

- Total no. of housing units in 2011: 9310
- Housing shortage in 2011: 1248 (No. of Dilapidated Houses)
- Houses in good or livable condition: 8062
- Projected population for 2041: 77169
- For 2041, a household size of 5 has been adopted to work out the housing requirement.
- Need for total dwellings for 2041:  $77169/5 = 15434$
- Need for additional dwellings for 2041:  $15434 - 8062 = 7372$

### 9.4 INFRASTRUCTURE REQUIREMENT :

#### WATER SUPPLY :

Minimum domestic water supply per capita per day will be 135 litres Water requirements for 2041 :  $77169 \times 135 = 10.41$  MLD

Considering supply will be done in two times per day storage capacity will be required: 5.21 MLD Existing water supply capacity : NA

Thus, additional water supply schemes or up gradation of existing water supply schemes will be required for Jagiroad Master Plan-2041

#### SEWERAGE :

A scientific sewerage disposal system will be required for Jagiroad Master Plan-2041. The Drainage & Sewerage Division, Town & Country Planning, Guwahati will prepare a scientific sewerage plan for Jagiroad Master Plan Area within the plan period.

#### DRAINAGE :

If the drainage Master plan for Jagiroad submitted to Govt. under DONER will be implemented, it will solve the problem of drainage problem of Jagiroad Town. However, drainage plan for the rural areas of Jagiroad Master Plan Area is to be prepared and implement during the plan period to solve the drainage problem of whole Master Plan Area.

#### ELECTRICITY :

The provision of one electric substation of 11 KV for a population of 15,000 is taken as a general standard, thus so 5 (Five) nos. of substation of 11 KV capacity will be required for Jagiroad Master Plan-2041.

#### SOLID WASTE DISPOSAL :

A site has been already earmarked in village Nakhula grant, for scientific management of solid waste of Jagiroad Master Plan Area.



**SOCIAL INFRASTRUCTURE :**

(1) Educational	Norms	Existing	Deficit	Future requirement including Deficit
(a) Primary	1 in 2500 population	14	16	30
(b) Middle School	1 in 5000 population	3	12	15
(c) High School	1 in 7500 population	5	3	10
(d) Higher Secondary School	1 in 90,000 population	5	nil	Nil
(e) College	1 in 1.25 lakh population	4	nil	Nil
(2) Health				
Primary Health Sub-Centre (PHS)	1 in 3000- 5000 Population	2	13	15
Intermediate Hospital	1 in 1,00,000 Population	2	nil	Nil
Clinic and dispensary	1 in 15,000 Population	2	3	5
Nursing Homes/Private hospitals	1 in 45000 to 1 lakh population	2	nil	nil
Veterinary Dispensary	1 in 100,000 population	1	nil	nil
(3) Social Cultural Facilities a Community Room	1 in 5000 Population	4	4	13
Community hall & Library	1 in 15,000 Population	3	3	5
Music Dance & Drama canter etc.	1 in 1,00,000 Population	1	nil	Nil
Religious Site	1 in 5000 Population	30	nil	Nil
(4) Communication				
Telephone Exchange		1		Capacity to be improved
Post Office	1 for 15,000 Population	2	3	5
Police Station	1 for 90000 Population	1	nil	Nil
Fire Station	1 in 2 lakhs / Within 3-4 km radius	1	nil	Nil

## 9.5 PROPOSED LAND USE FOR JAGIROAD MASTER PLAN AREA

Considering all the existing deficit and future requirement, the proposed land use plan for Jagiroad Master Plan Area has been prepared keeping in mind that Jagiroad can be inferred to have the following major functions to decide its future growth-(i) to function as a small town, (ii) to function as a trade and commerce centre in the district (iii) to continue as an educational centre and (iv) to grow as growth centre for small scale industry.

### 9.5.1 AIMS AND OBJECTIVES

The major aims and objectives which attempted to be achieved for Jagiroad greater through Jagiroad Master Plan are as follows.

- a) To improve the existing conditions of all facilities services of Jagiroad Master Plan area and to develop all the urban infrastructures for a population of 77169.
- b) To integrate the development of various activities of Jagiroad town with adjoining areas.
- c) To distribute functionally the work centres and residential areas so as to minimize the travel distance and increase efficient functioning of activities.
- d) To design a safe easy and speedy circulation system so as to achieve and efficient transportation network for movement of goods and passengers.
- e) To accelerate the economic growth by increasing economic activities like industries, services and trade and commerce.

### 9.5.2 PLAN CONCEPT AND DIRECTION OF GROWTH

Typical ribbon type development has been observed in Jagiroad Master Plan Area along the roads going from the town connecting NH-37. Major activities are all situated along the Jagiroad Road-Morigaon Road and Station Chariali. It has been conceptually envisaged that the functions and activities in the entire Master Plan Area will be knitted together and it will function as one entity.

The present directions of growth of Jagiroad Town are observed towards Ghunusa Gaon and Nakhula Gaon.

## 9.6 PROPOSED LAND USE IN JAGIROAD MASTER PLAN AREA

The proposed land use in Jagiroad Master Plan Area for 2041 considering all the above analysis can be summarized as below: -

Sl. No.	Category of land use	Area in Sq. km	% Of Total Master Area
1	Residential	9.35	37.74
2.	Commercial	0.27	1.09
3.	Industrial	1.12	4.52
4.	Public & semi-Public	2.05	8.28

5.	Transportation	1.89	7.63
6.	Parks & Play ground	0.78	3.14
	<b>Total developed area</b>	<b>15.46</b>	
7	Water Bodies	1.17	4.72
8.	Agriculture & Green Belt	8.14	32.88
	<b>Total area</b>	<b>24.77</b>	<b>100.00</b>

### 9.6.1 PROPOSED RESIDENTIAL LAND USE

An area of 9.35Sq. km. including the existing residential land area has been earmarked for residential land use in Jagiroad Master Plan Area.

High density Zone: Jagiroad Town Committee Area has been proposed as high-density residential zone.

Medium density zone: The residential areas of the villages just adjacent to the "Town Committee" boundary have been proposed as medium Density residential zone.

Low Density Zone: The residential areas of the other villages have been proposed as low-density residential zone.

### 9.6.2 PROPOSED COMMERCIAL LAND USE

An area of 0.27 Sq.km. including the existing one has been earmarked as commercial area in the Jagiroad Master Plan.

CBD: The existing market areas within the Jagiroad Town Committee area have been extended and proposed as a Central Business District (CBD) for Jagiroad Master Plan 2041. The wholesale commercial activities of the planning area proposed to be accommodated in the zone. The other land-use in this zone will be as per the proposed land use plan.

Retail Commercial: The other commercial areas of the Jagiroad Master Plan area have been proposed for retail commercial activities.

### 9.6.3 PROPOSED INDUSTRIAL LAND USE :

An area 1.12 Sq.km including the existing industrial has been earmarked as industrial area in the Jagiroad Master Plan Area.

Light industry: The industries within the CBD area and Town Committee area are proposed for light industry

Medium Industry: The industrial area proposed in the village Nathulagrant and Tegheria has been earmarked for medium industry.

Obnoxious industry: The industrial area proposed in the village Pachim Nagaon has been earmarked for obnoxious industry.



#### **9.6.4 PROPOSED PUBLIC AND SEMI-PUBLIC USE**

An area of 2.05 Sq.km. is proposed as public and semi-public use. The public and semi-public uses have been proposed on Govt. land for Jagiroad Master Plan Area.

#### **9.6.5 PROPOSED CIRCULATION PLAN**

The land use proposed under transportation will be 1.89Sq. km. for Jagiroad Master Plan 2041. The road from Jagiroad Town to Morigaon is to be widened and improved immediately.

All the major junction points should be developed in a planned manner. Modern traffic signalling system is to be proposed within the Jagiroad Master Plan Area.

A Inter District Bus Terminus (IDBT) has been proposed in Nakhula Goan and a truck terminus has been proposed at Nakula Grant. Bus Bays should be constructed with divider, differentiating from the main road.

Hierarchy of Road proposed width -

- |                     |     |               |
|---------------------|-----|---------------|
| 1. National highway | --- | 150 feet wide |
| 2. Primary road     | --- | 98 feet wide  |
| 3. Secondary road   | --- | 24 feet wide  |
| 4. Tertiary road    | --- | 13 feet wide  |

#### **9.6.6 PROPOSED PARKS AND PLAYGROUND**

Jagiroad town and villages within Jagiroad Master Plan have quite a number of parks and playgrounds, though the quality is not good. The Jagiroad stadium should be developed as a full-fledged stadium. A park has been proposed Cycle track in Paliguri village along the stream. Thus, an area of 0.89 Sq.km. including the existing one has been proposed for parks and playground for Jagiroad Master Plan 2041.

#### **9.6.7 PROPOSED AGRICULTURE USE**

An area of 8.14 Sq.km. has been proposed as Agriculture use for Jagiroad Master Plan 2041.

## **CHAPTER-10**

### **DISASTER PLAN**

#### **10.1. INTRODUCTION**

Disasters occur with unflinching regularity in India causing immense loss of life, assets and livelihood. In the present executive structure of the country, the district administration is bestowed with the nodal responsibility of implementing a major portion of all disaster management activities. The increasingly shifting paradigm from a reactive response orientation to a proactive prevention mechanism has put the pressure to build a fool-proof system, including, within its ambit, the components of prevention, mitigation, rescue, relief and rehabilitation. Pre-disaster planning is crucial for ensuring an efficient response at the time of a disaster. A well-planned and well-rehearsed response system can deal with the exigencies of calamities and also put up a resilient coping mechanism. Optimal utilization of scarce resources for rescue, relief and rehabilitation during times of crisis is possible only with detailed planning and preparation. Keeping in view the nodal role of the district administration in disaster management, preparation of District Disaster Management Plans (DDMP) is imperative. Each DDMP needs to be prepared on the basis of the vulnerability of the district to various disasters and the resources available.

The district of Morigaon in Assam is vulnerable to the natural disaster like floods, cyclones, earth-quakes, etc. This needs a District Disaster Management Plan (DDMP) for Morigaon District with a special stress on floods which mostly becomes a seasonal disaster. The DDMP is so planned that it can be pressed into action in case of any emergency, be it – natural or human induced.

The Disaster Management Act, 2005 has further clarified the role of the District Disaster Management Authority (DDMA) as an apex body for implementing for all disaster management related functions and activities. These functions include mitigation and preparedness measures alongside response, relief and rehabilitation. A key role has been assigned to the local authority for ensuring training of its officers and employees, maintenance of resources so that these are readily available for use in the event of a disaster. The local authority shall also carry out relief rehabilitation and reconstruction activities in the affected areas, conforming to the guidelines for mitigation activities. The present roadmap chalked out by Morigaon DDMA intends to strengthen the disaster management activities in this district.

**10.2 HAZARD, RISK, VULNERABILITY & CAPACITY ANALYSIS**

Sl. No.	Type of Hazards	Year of occurrence	Area affected	Consequences
1	Flood	2004, 2007, 2009	Morigaon, Lahorighat, Bhuragaon And Mayong Revenue Circle	Loss of human life, Damage and destruction of public and private property, Crop and livestock.
2	Cyclone	2008, 2009, 2010	Entire Morigaon district	Loss and Damage of crop, Public and private property.
3	Terrorist activities	2004	Morigaon Revenue Circle	Loss of human life
4	Riots	1985	Morigaon Revenue Circle	Loss of human life, Damage and destruction of public and private property,
5	Fire	2007	Entire Morigaon district	Damage and destruction of public and private property,
6	Earthquake	2009, 2010, 2011	Entire Morigaon district	NA
7	River Erosion	2006, 2007, 2008	Lahorighat, Bhuragaon And Mayong Revenue Circle	Displacement, Loss of Land and livelihood.

Morigaon district is highly prone to multihazards like earthquake, flood, storm, drought, river soil erosion etc.

The District Disaster Management Authority (DDMA) is the apex planning body at the district level and will play a major role in preparedness and mitigation. A DDMA has to be formed in the district to assist the Collector in

- Reviewing the threat of disasters
- Vulnerability of the district to different disasters
- Evacuation process to reduce risk and emergency response
- Considering suggestions for improvement of the response Document i.e. District Disaster Management Plan Responsibility of The Committee
- To educate the public on different flood and cyclone hazards and what Protective steps should be taken
- To make arrangements for emergency action
- To effect evacuation from the Villages when necessary
- Rescue and Rehabilitation
- Post- hazard like earthquake, flood action and review



**Structure of DDMA Members of the District Disaster Management Authority, Morigaon, Assam**

1. Deputy Commissioner, Morigaon Chairperson
2. President, Zilla Parishad, Morigaon Co-chairperson
3. Addl. Deputy Commissioner (Disaster Management) CEO
4. Superintendent of Police, Morigaon Member.
5. Project Director, D.R.D.A., Morigaon Member.
6. Joint Director of Health Services, Morigaon Member.
7. Exe Engr, PWD, Rural Roads Div, Morigaon Member.
8. Exe Engr, Water Resources, Morigaon Member.

**DISTRICT CONTROL ROOM :**

The District Control Room aims for an effective and realistic District Disaster Management Plan with fail proof communication, accurate databases in order to make optimal utilization of Men, Material and Resources to prevent the loss to lives as well as minimize the loss of property ensuring fastest restoration of the situations.

**Preparatory Actions for DDMIRC (District Disaster Management Information and Response Centre):**

Following preparatory steps will be taken up for keeping the Control Room functional during emergency.

- a) Shift one more phone line to Control Room.
- b) Keep the Radio with new batteries ready, Generators sets to be kept ready.
- c) Kerosene as well as petrol to be stocked for running the generators.
- d) Charge the VHF sets and testing to be done.
- e) Keep two four wheelers ready for emergency operations.
- f) Alert all field officers like BDOs/CO/MOs/VAS/ Telephone Operators/Agriculture/ R.W.S.S./R.D./ R.&B./ICDS/
- g) Irrigation/NH/NESCO/PH D/ Municipality / MLAs/MPs/Station Director, AIR/DDIPR who will inform the Media.

### 10.3 STANDARD OPERATING PROCEDURES AND CHECKLISTS

All the actions mentioned above are to be carried out by different departments / agencies participating in the DDMP. It is necessary that all the departments have well-defined standard operating procedures and preparedness checklists. The Deputy Commissioner must circulate the standard operating procedures among the departments / agencies, and ask for compliance of the preparedness measures in the District Disaster Preparedness Committee meetings. It is absolutely important that all the departments / agencies are very familiar with the overall plan and the procedures specifically applicable to them and report diligently upon their implementation.

Standard Operating Procedures should be modified/updated and improved upon in light of changing circumstances. The District Magistrate should encourage all the departments to suggest changes in these procedures with a view to enhance the effectiveness of the District Disaster Management Plan. The Standard Operating Procedures (SOPs) of various departments at district level are given as under:

#### *Standard Operating Procedures For District Administration In-charge Officer : DC*

##### **Preparedness**

- Convene the meetings of District Disaster Management Authority
- Update the District Disaster Management Plan.
- Maintain and activate the District and Sub-divisional Control Rooms
- Check upon inventory of resources.
- Check the supplies of food grains through the Public Distribution System.
- Prepare a list of relief items to be distributed.
- Prepare a transportation plan for supply of relief items.
- Prepare an evacuation plan for the villages which are marooned / devastated.
- Prepare a list of transit / temporary shelters, and check upon their suitability for accommodating people.
- Convene meetings of NGOs in the district, and assign them specific responsibilities for relief, recovery and rehabilitation.
- Constitute / activate Village-level Preparedness Committees with the help of local NGOs and District Administration.
- Coordinate with Police, CRPF, BRTF and NHPC for support towards rescue, evacuation and relief during disaster

#### *Standard Operating Procedures for the Police In-charge Officer: Superintendent of Police, Morigaon*

##### **Preparedness**

- Prepare a Deployment Plan for the Police force, based on the needs of the most vulnerable areas. Maintain a list of disaster prone areas in the district.
- Ensure that a sufficient number of police force is available for responding to the flood situation during monsoon.



- Constitute 'Search & Rescue' Teams from the Police force, and arrange training for these units.
- Establish coordination with the Fire Services,
- Check the wireless communication network, and secure additional wireless sets for deployment during a disaster.
- Check communication links with the District and Sub-divisional Control Rooms.
- Keep the police vehicles and boats in readiness for deployment of the police.
- Identify anti-social elements in the area and take appropriate preventive steps to ensure smooth response and relief operations.

**Standard Operating Procedures for Water Resource Department : In-charge Officer: Executive Engineer, WRD Morigaon**

**Preparedness**

- Prepare and update the flood risk map. The map should show the river system, nalas, embankments and irrigation structures. Distribute the copy of maps to all the control rooms.
- Prepare a contingency plan for the maintenance and repairs of Bundhs and embankments.
- Prepare a duty chart for In-charge Junior Engineer. Make available the list of In-charge Junior Engineers to District / Sub-divisional Magistrates, and all the control rooms.
- Make a physical inspection of all the embankments after the last floods for seepage, piping, rat holes and assess needs for repairs and reinforcement. Identify Bundhs, which are critical for flood protection and control.
- Prepare a list of critical Bundhs/embankments, which need repairs and reinforcement after the last floods. Submit a list of these Bundhs/embankments to the District Magistrate and the state government, and ask for necessary financial allocation.
- Commence repairs of Bundhs/embankments in the month of January every year after surveying the damages of floods last year, and ensure that all the repairs are completed in the month of March.
- Provide special attention to those places where the Bundhs/embankments were breached and repaired during the last floods. These are the Bundhs, which will be threatened first, when the floods approach.
- Undertake channel improvement for rivers and nalas. Undertake de-silting / cleaning of and canals to improve the flow of water.
- Check all the siphons and regulators on the Bundhs/embankments and canals. Clean siphons before the monsoon. Increase their capacity or replace them if the size of siphons and regulators is too small to prevent water from flowing in.
- Check all the rain-gauze stations and ensure that they are functioning properly. Check that the readings from these stations are available immediately to the Water Resource Department. Prescribe a register for recording of rainfall.
- Check the wireless network connecting flood stations and undertake necessary repairs.
- Set up the protocol for exchange of information with Flood Control Division of District and NHPC.



- Set up the protocol for reporting of flood situation to the District Magistrate / District Control Room.
- Keep in readiness essential tool kits and protection material at critical places for emergency deployment. These may include :
  - Empty cement bags
  - Boulders
  - Ropes
  - Sand
  - Wire mesh
  - Shovels
  - Baskets
  - Lights
- Inform the district administration of the places where these materials have been stored.

**Standard Operating Procedures For Health Department : In-charge Officer: Jt Director Health Services, Morigaon.**

**Preparedness**

- Prepare a health contingency plan for the district. It should include a list of civil hospitals, primary health centres and sub-centres, and medical personnel. The contingency plan should also include the details of hospitals and medical practitioners in the private sector.
- Constitute mobile health units consisting of a doctor, health workers and ANMs, ASHA Karmis and prepare a deployment plan. Each mobile health unit may cover a number of villages.
- Determine types of injuries / illnesses expected. In case of floods, it should mostly be cases of drowning, snake bites, and water-borne diseases.
- Undertake vaccination in the villages most vulnerable to floods.
- Secure medical supplies in adequate quantity for dealing with these situations, which may include :
  - Oral Rehydration Solutions
  - Chlorine Tablets
  - Bleaching Powder
  - Anti-snake Venom
  - Anti diarrheal and Anti emetic Medicines
  - Intravenous fluids
  - Suture Materials
  - Surgical Dressings
  - Splints
  - Plaster Rolls
  - Disposable Needles and Syringes
  - Local Antiseptics
- Ensure adequate supplies of blood in the district.

- Keeps one operating facility in each block in readiness. Maintain all the equipment necessary for operations.
- Prepare a maternity facility for pregnant women in every block.
- Seek mutual aid arrangement with civil and military hospitals in the district.
- Arrange provision of clean water in hospitals and Primary Health Centers.

**Standard Operating Procedures for Agriculture Department In-charge Officer: District Agriculture Officer, Morigaon**

**Preparedness**

- Ensure that certified seeds of required varieties are available in adequate quantities. The Agriculture Department should work with National Seeds Corporation and other suppliers and ensure availability at their depots or have agents appointed for the same.
- Print and widely distribute the list of points where certified seeds are available along with names of varieties and rates. Notices may be affixed at public places such as bus stands, on buses themselves, PHCs, Block headquarters, etc.
- Suggest variety of seeds and cropping pattern, which can cut losses and reduce the risks to farmers.
- Develop a pest and disease monitoring system so that timely steps can be taken to reduce damage to crops.
- To keep in readiness of their departmental boat/ferry.

**Standard Operating Procedures For Animal Husbandry : In-charge Officer: District Veterinary Officer, Morigaon**

**Preparedness**

- Prepare a list of flood-related diseases that are preventable by vaccination. Publicize the information about common diseases afflicting livestock and the precautions that need to be taken.
- Assist the District Administration in preparing plans for cattle camps and cattle feeding centers.
- Organize vaccination campaigns in flood-prone villages before, during and after the floods.
- Prepare kits for veterinary diseases, which could be provided to veterinary doctors at the block level and Extension Officers at the village level. Kits can also be provided to the private veterinary doctors.

**Standard Operating Principles for PHE In-charge Officer: Executive Engineer, PHE, Morigaon**

**Preparedness**

- Check all the pumps available with PHE for draining floodwater. All the pumps should be in working condition.
- Survey all the flood-affected villages, and find out where the people had taken shelter. Install hand pumps at all such locations. Check these pumps before the monsoon.

- Increase the height of pipe by adding a pipe of 3 to 10 feet. It helps extract clean drinking water during the floods.
- Keep hand pumps, pipes and sockets in readiness and install them as soon as flood situation arises.
- Protect pump stations from water logging.
- Rain water may be harvested during rainy season for alternative drinking water during flood.

**Standard Operating Procedures for Forest Department: In-charge Officer: Divisional Forest Officer**

**Preparedness**

- Open the forest land for free grazing when flood waters enter villages, and there is not enough fodder available.
- Allow the transportation of fodder from forest areas, when the fodder is not freely available.
- Provide wooden poles and bamboo for relief and reconstruction at subsidized rate. Provide these materials to all the technical departments, which need them.
- To keep in readiness of Departmental boat/ferry.

**Standard Operating Procedures for Public Works Department In-charge Officer: Executive Engineer, PWD.**

**Preparedness**

- Clean the area beneath bridges before the monsoon so that floodwaters can flow more freely.
- Maintain all the highways and access roads, which are critical from the point of view of supplying relief.
- Increase the size of bridges, if necessary, so as to prevent breach of roads and Bundhs. Smaller bridges prevent flow of water.
- Construct / reinforce the connecting roads from villages to roads, canals and Bundhs/embankments and raise their level so that people can access the high ground during the floods.
- All equipments ie Bulldozers, Crane, Truck etc. must be checked and keep in readiness for use during disaster.

**Standard Operating Procedures for the ASEB In-charge Officer: Executive Engineer**

**Preparedness**

- Protect Power Stations from water logging. Raise the height of compound walls. Arrange gunny bags. Install pump sets for draining water.



- Check the electrical lines on a continuous basis. Switch off the power supply, where the lines have tripped. There are many cases of electrocution.
- Provide information to the people about the state of electrical supply. It is one of the most important sources of information.
- Take special care to ensure that all the critical facilities like hospitals, Control Rooms, etc. continue to get power and they are functional.
- Alternative arrangements should be made for emergency services.

**Standard Operating Procedure for Department Of Transportation In-charge Officer: District Transport Officer.**

**Preparedness**

- Prepare a list of vehicles—trucks, buses, and jeeps—in the district and provide the list to the District Control Room.
- Provide jeeps and other vehicles for mobile health and animal husbandry teams.
- Provide trucks, buses and jeeps for evacuation and relief supplies.
- Issue standing instructions to the Suptd of ASTC for providing buses for evacuation and relief.

**10.4 LINKING WITH THE DEVELOPMENTAL PLAN**

Disaster management is no more confined to revenue department. It is a subject of all the departments. The following activities have been considered in mainstreaming it into development activities.

1. In construction work the civil engineers have to follow Bureau of Indian Standards (BIS) to construct resistant structures. Special budget at district, taluka and village level should be allocated for training of various teams against disaster, purchasing of equipments to save the life and property of the people, organising mock drills to create awareness among the people, updating the disaster management plans, etc.
2. Government officers, staff are also trained under disaster management, so that their skill will be helpful at the time of disaster.
3. Earthquake resistant principle may be followed in Indira Awas Yojana, lifeline Structures, all buildings may be insured by bank, private companies.
4. At district, taluka and Panchayat level the plan should be adopted to reduce the risk and vulnerability in various activities.
5. Fund allocation should be made by Zilla Parishad, Panchayat Samiti and Gram Panchayat to carry out the following DRM activities:-
  - a. To train Search and Rescue, First Aid groups.
  - b. To create awareness among the people.
  - c. To procure search and rescue materials.
  - d. To set up temporary shelter for disaster victims.

**SOURCE : DISTRICT DISASTER MANAGEMENT PLAN, DISTRICT : MORIGAON**

**ZONING REGULATIONS  
FOR  
MORIGAON FINAL MASTER PLAN AREA**

**1. SCOPE**

1.1 The schedule lays down regulations for the use of land and building built thereon, consistent with maintaining minimum standards of density of building, protection of open spaces, sanitation and environmental hygiene.

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

**2. DEFINITIONS**

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

2.1. Words used in the present tense shall include the future, the singular number also include the plural and plural also the singular.

2.2. "Agriculture" includes horticulture, farming, growing of crops, fruits, vegetables, flowers, grass, fodder, trees of any kind of cultivation of soil breeding and keeping of livestock including cattle, horse, donkey, mules, pigs, fish poultry and bees, the use of land which is ancillary to the farming of land or any other agricultural purposes, but shall not includes the use of any land attached to the building or the purpose of a garden to be used along with such building and "Agriculture" shall be construed accordingly.

2.3. "Authority" shall mean local, regional or any other Authority by the State Government for the purpose of administering the Act. Unless otherwise appointed by the State Government, the Authority in case of Municipal Area shall be taken to mean the Municipal Board for the area constituted under the Assam Municipal Act, 1956 [Assam Act, XV of 1957]

2.4. "Basement" shall mean the lowest floor of a building with maximum ceiling height of 2.50 m with a minimum height of 1.50 m from ground level. Basement can be used for car parking and such other uses of the building for installation of electrical equipment, pump house etc. but not for habitation or any commercial / industrial use.

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



2.6. "Building" means any construction for what so ever purpose and of what so ever materials constructed and every part thereof whether used as human habitation or not and include foundation, plinth walls, chimneys, drainage works, fixed platforms, verandah, balcony or projection, part of a building or anything affixed there to or any wall enclosing or intended to enclose any land or space.

2.7. "Building of Accessory use" means a subordinate building, use of which is incidental to that of a principal building on the same plot such as garage, coal or woodshed, guard room, power installation, pump house etc.

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

2.9. "Building Set Back" means the distance by which any building or structure shall be separated from the boundary lines of the plot.

2.10. "Commerce" means carrying on any trade, business or profession, sale exchange of goods of any type what so ever and includes the running of, with a view to make profit, nursing homes, vocational educational institutions and also includes hostels, restaurants, boarding house not attached to any educational institutions and "Commercial" shall be construed accordingly.

2.11. " Commercial use" includes the use of any land or building or part thereof, for purposes of commerce as defined or for storage of goods, or as an office, whether attached to industry or otherwise.

2.12. "Coverage" is the percentage ratio of the plinth area of the main and accessory building to the total area of plot.

2.13. "Customary home occupation" means occupation other than that of an eating or drinking place offering services to the general public carried on by a member of the family residing on the premises and in accordance with which there is no display that will indicate from the exterior that the building is being utilised in whole or in part of any purpose other than that as a dwelling and in connection with which no article or service is sold or held up for sale except that produced by a member of the family residing on the premises and no mechanical equipment is used except as is customary for purely domestic or household purpose.

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



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

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

2.15. "Development scheme" means a development scheme and includes a plan together with the descriptive matter if any relating to such a scheme.

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

2.17. "Floor Area Ratio (FAR)" means the quotient obtained by dividing the total covered area (plinth area) of all floors and 100 by the area of the plot.

$$\text{FAR} = \frac{\text{Total covered area of all floors} \times 100}{\text{Total plot area}}$$

2.18. "Green Belt Zone" means the area in the periphery of the Master Plan Area to restrict normal urban expansion.

2.19. "Ground Level" means the height of the central line of the adjoining developed road.

2.20. "Hotel" means a building or part of a building used for boarding and lodging purposes.

2.21. "Industry" includes the carrying of any manufacturing process as defined in Factories Act, 1948 and "Industrial" shall be construed accordingly.

(i) "Industrial Use" includes the use of any land or building or part thereof for industry as defined.

(ii) "Industry, Clean" means industries which do not throw out any smoke, noise, offensive odour or harmful wastes and employing not more than 25 workers with or without power. However,

sub- committee may consider such industries employees up to 40 workers considering the performance of the industry.

(iii) "Industry, Light" means industries which do not throw excessive smoke, noise, offensive odour or harmful wastes, employing not more than 100 workers and using power of not more than 100 HP, such industries except in the case of foundries and smithies do not consume any solid fuel.

(iv) "Industries, Medium" includes industries which employ more than 100 workers and may use any kind of motive power or fuel, subject of course to noxious features. Factories which are classified as heavy industries under the Factories Act, 1948, do not come under this category.

(v) "Industry, Service" means industries which are not engaged in the manufacture of goods or articles, but are mainly concerned with repairs, maintenance, servicing and or other jobbing work.

(vi) "Industry, Obnoxious" are those industries which are associated such features as excessive smoke, noise, vibration stench, unpleasant or injurious fumes, effluents, explosive, inflammable industries etc. and not such other which are hazardous to health and safety of the community.

2.22. "Mezzanine" means an intermediate floor above ground level having maximum height of 2.20 m and minimum height of 1.80 m from the floor and having proper access to it from the lower floor. A mezzanine floor must not cover more than one third floor area of the Ground Floor.

2.23. "Non Conforming Building or Use" includes a building, structure or use of any land existing at the time of commencement of those regulations and which do not conform to the regulations pertaining to the zone in which it is situated.

2.24. "Occupier" includes :

- a. a tenant ;
- b. an owner in occupation of , or otherwise using his land ;
- c. a rent free tenant of any land ;
- d. a license in occupation of any land; and
- e. any person who is liable to pay to the owner damages for the use and occupation of any land.

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

2.26. "Owner" includes a mortgage in possession a person who for the time being is receiving or is entitled to receive, the rent or premium for any land whether on his own account of, or on behalf of for the benefit to any other person or as an agent, guardian or for any other person or for any religious or



charitable institution , or who would so receive the rent or premium if the land were let to a tenant and includes the head of Government Department, General Manager of Railway, the Secretary or other Principal Officer of a Local Authority, Statutory Authority or Company, in respect of properties under their respective control.

2.27. "Parking Space" means an area enclosed or un enclosed sufficient in size to store an automobile or any other conveyance together with a drive way connecting the parking space with a street or alley and permitting ingress or egress to all such conveyances.

2.28. "Plinth" means the portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground .

2.29. "Plot" means a piece of land occupied or intended to occupy by a main building or use together with its accessory building and use customary and incidental to it, including the open space required by those regulation and having frontage upon a private way that has officially being approved by competent Authority.

2.30. "Prescribed" means prescribed by rules and regulations under the Assam Town and Country Planning Act, 1959 ( as amended ).

2.31. "Prescribed Street Line" means the line on one or both sides of any road or street prescribed in the master plan or by the Authority showing the proposed site limits of the road or street.

2.32. "Public and Semi Public Place " means any place or building which is opened to use and enjoyment of the public , whether it is actually used or enjoyed by the public or not , and whether the entry is regulated by any charge or not.

A 2.33. "Repairs" mean any renovation applied to any structure which does not in any way change the specification of the structure but saves the structure from further deterioration.

2.34. "Residence" includes the use for habitation of any land or building or part thereof , includes garden , grounds , garage , stables and out houses, if any appertaining to such building and residential shall be construed accordingly.

2.35. "Road and Street" means any Highway , Street , pathway , Alley , Stairway, passageway, carriageway , footway , square place or bridge, whether a through fare or not over which the public have a right or passage or access or have passed and had access uninterruptedly for a specified period , whether existing or proposed in any scheme and includes all bunds. channels , ditches , storm water drains, culverts , sidewalk , traffic island , roadside trees and hedges , retaining walls, trenches , barriers and railway , within the road line .

2.36. "Shop Line" means shops when allowed irrespective of any zone in between the space of the prescribed street line and line drawn parallel to the street which is demarcated as shop line. The maximum depth of shop line should not be more than 6 metre.



2.37. "Site" of a building includes not only the land actually covered by building but also the open spaces around the building required under this rules.

2.38. "Storey" the portion of a building included between the surface of a floor and the surface of the floor next above it or if there is no floor above it , then the space between any floor and ceiling next above it, when measured , the height of a habitable basement extending at least 5 feet above ground level or a habitable attic shall be counted as storey.

2.39. "Structure" means any combination of material building constructed or erected the use of which requires location the ground including among other things , signboards , fences and wall that are more than three feet high .

2.40. "To Abut" means to abut on a road such that any portion of the building is on the road boundary.

2.41. "To construct" means to create, re-create, make material alteration.

2.42. "To create" means to construct a building for the first time or to reconstruct existing building after demolishing it according to some fresh or revised plans.

2.43. "Total Floor Area" means the area of all floors of a building including habitable attics.

2.44. "To make materials alteration" means to make any modification in any exiting building by way of an addition or alteration or any other change in the roof , window and door , compound , sanitary and drainage system in any respect what so ever . Opening of a window and providing inter communication door shall not be considered as materials alteration. Similarly modification in respect of gardening and white washing, painting, retailing and other decorative works shall not be deemed to be material. It further includes :

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

2.45. "To re-erect" means to construct for a second time or subsequent times a building or a part of building after demolishing it on the same plan as has been previously mentioned.

2.46. "Water Course" means a natural channel or an artificial one formed by draining or diversion of natural channel means for carrying storm water either from a single property or several properties draining thereto in combination .

2.47. " Warehouse" means a building , the whole or substantial part of which is used or intended to use for storage of goods whether for keeping or for sale for any similar purpose but does not include storeroom attached to and used for the proper functioning of a shop .

2.48. "Yard" means an open space on ground level between a building and the adjoining boundary line of the plot unoccupied and unobstructed except by encroachments or structures specifically permitted by those bye laws on the same plot with a building. All yards measurements shall be the minimum distance between the front , rear and side yard and plot boundaries as the case may be and the nearest point of the building including enclosed and covered porches . Every part of every yard shall be accessible from every other part of the same yard.

2.49. "Yard Front" means a yard extending across a front of a plot between the side yards lines and being the minimum horizontal distance between the street line and the main building and any projection thereof other than steps, unenclosed balconies and unenclosed porches .

2.50. "Yard rear" means a yard extending across the rear of a plot boundaries and being the minimum horizontal distance between the rear plot boundaries and the rear of the building or any other projection, other than steps, unclosed balconies and unclosed porches. In a corner plot rear yard shall be considered as parallel to the street upon which the plot faces and the rear yard shall be at the opposite end of the plot from the front yard.

2.51. "Yard side" means a yard between the building and the side line of the plot and extending from the front line to the rear line of the plot and being the minimum horizontal distance between the said boundary line and the side of a building or any other projection than steps.

2.52. The definition of the term which are not covered by this regulation shall be covered by the definition prescribed by the Assam Town and Country Planning Act and the rules framed there under.

### **3. GENERAL REGULATIONS**

3.1. The requirements of these Regulation within each zone shall be the minimum requirement and shall apply uniformly to each class and each kind or structure or land except as herein and after provided.

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



3.3. No building or any other structure shall hereafter be erected or materially altered

a) to exceed the height ;

b) to accommodate or a house a greater number of families ;

c) to occupy a greater percentage of plot area ;

d) to have narrower or smaller rear yard, front yards, side yards, other open space than herein required or in any other manner contrary to provision of this regulations.

3.4. Non-conforming plots, non-conforming use of land, non-conforming structure and non - conforming use of structure and premises.

3.4.1. Within the zones established by these regulations or amendments that may later be adopted therein, existing plot structure and use of land and structure which were lawful before these regulations came in force or were amended, but which would be prohibited, regulated or restricted under the terms of these regulations or future amendments shall be permitted to continue until they are removed. Such uses are declared by these regulations to be incompatible with permitted uses in the zone.

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

3.4.3 Nothing in those regulations shall be deemed to require a change in the plan, construction, or designated use of any building on which actual construction was lawfully begun prior to coming into the force of this regulation has been differently carried on.

Actual construction hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except that where demolition or removal shall be deemed to be actual construction provided that work shall be diligently carried on until completion of the building involved.

3.4.4 Non-conforming uses of land where , on the date of coming into force of these regulation or amendments thereto lawful use of land exists that is made no longer permissible under the terms of this regulations as enacted or amended, such use may be continued , so long as it remains otherwise lawful , subject to the following provisions :

a) No such non-conforming use shall be enlarged, or extended to occupy a greater area of land than was occupied on the date of coming into force of those regulation or amendments thereto.

b) No such conforming use shall be moved in whole or in part to any other portion of the plot or parcel occupied by such use on the date of coming into force of these regulations or amendments thereto.



c) If any non-conforming use of land ceases for any reason for a period of more than 30 days, any subsequent use of such land shall conform to the requirements specified by these regulations for the zone in which such land is located.

3.4.5. Non-conforming structure where a lawful structure exists on the date of coming into force of these regulations or amendments thereto, that could not be built under the terms of these regulations by reasons of restrictions on area, plot coverage, height, yards or other characteristics of structure of its location on the plot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions.

a) No such structure may be enlarged or altered in a way in which it is non-conforming.

b) Should such structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of these regulations.

c) Should such structure be moved for any reason any distance whatsoever, it shall thereafter conform to the requirements for the zones in which it is located after it is moved.

3.4.6. Non-conforming uses of structure if a lawfulness of a structure, or of structure and premises in combination, exist on the date thereof coming into force of these regulations or amendments that would not be allowed in the zone under the terms of these regulation, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provision.

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

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

3.4.7. Repairs and maintenance of any building devoted in whole or in part to any non-conforming use, work may be done in any period of 12 consecutive months for ordinary repairs, or on repairs or replacement of on-load bearing walls, fixtures, wiring or plumbing, to an extent for exceeding 10 percent of current replacement value of the building, provided that the cubic contents of the building as it existed at the time of coming into force of these regulations or amendments thereto shall not be increased.

Nothing in these shall be deemed or prevent or strengthening or resecuring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety upon order of part thereof declared to be unsafe by any official charged with protecting the public safety upon order of such official.

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

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

- (a) "Any use on the same plot, with the use to which it is accessory, unless authorised by the Authority;
- (b) Any use not customarily incident to a permitted use;
- (c) Any use detrimental to the neighbourhood by reason of emission of smoke, noise, odour, vibration, dust or fume,
- (d) Storage of more than two automobiles except on an agricultural piece of land,
- (e) A secondary dwelling on the same plot with a main dwelling, unless each building shall have at least open space and plot size as required under these regulations ;
- (f) Advertising sign excepting signs not more than 10 sq. ft or 0.9 sq.m, in total area pertaining to the lease, sale or use of a plot or building on which they are placed. On the plot occupied by a dwelling there shall not be more than two signs with a total area of 2 square feet or 0.18 metre per sign for each family house.
- (g) Electric transformer room and security/ sentry room.
- (h) 30% of the front and rear open yard may be used for accessory use of single storey construction.

3.6. Yards and open spaces:

(a) Each structure hereafter erected, re-erected or materially altered shall be provided with the front, side or rear yard as specified with zoning regulation.

(b) No open of plot required for building of structure shall, during its life be occupied or counted as open space for another building structure .



(c) On plot occupied by building only not exceeding 30 percent of the rear yard may be occupied by one storeyed building as accessory use.

(d) Special type of buildings , subject to the requirement of the setback from prescribed street lines and side and rear yards under the respective rules no building used for theatres, cinema hall, concert or assembly halls, stadium, building intended for religious worship, hospital, dispensary building, market, exhibition halls or museum and other such building shall have an open space of not less than 25ft. or (7.5 m) from the boundary and 15ft. (4.5m) from the side and rear boundaries of the plot on which such are constructed.

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

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

3.9. Means of access :

(a) No building shall be constructed on any plot for any use where there is no means of access to such plot.

(b) Notwithstanding anything prescribed in the Master Plan, the width of such access or lanes, road etc. to one individual plot or plots whether private or public shall be prescribed by the Authority.

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

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

(a) To build such building or structure or to take down such building or structure.

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

3.12. When any building or structure or any part thereof within such prescribed line of the street fall down or is burnt or is taken down, the authority may at once take possession of portion



of land within the prescribed line of the street previously occupied by the said building or structure and if necessary clear the same under the provision of the Assam Town and Country Planning Act 1959 (as amended).

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

### **3.14. FENCES, WALLS AND HEDGES**

(a) Notwithstanding and other provisions in this regulations, Fences, Walls and Hedges may be permitted in any required yard or along the edge of any yard provided that no fence, walls or hedges alongside or front edge of any front yard shall not be over 1.5m in height from the central line of the nearest developed road.

(b) Provided in Commercial Zone the height of the fences, walls, hedges along the front boundary and up to 3 metre along the side boundary from the edge of the road or from the prescribed street line shall not exceed 3ft or 0.9 m.

(c) Provided in the Industrial building or any other public building requiring special security protection, 2.7 m or 9'-0" grill or wire fencing.

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

(a) Off street parking shall be provided on any plot on which any structure is proposed as specified in the table- I and hereafter established and such parking space shall be provided with the adequate vehicular access to a street.

(b) Each off street parking space provided shall not be less than of (2.7m x 5.4m), (2.5 m x 1.0 m) and (2.0m x 0.5 m) for car, scooter and cycle respectively. The area of drives, aisles and such other provisions required for adequate access shall not be counted as part of the parking space.

(c) Off street parking space provided shall be not less than requirement specified in the Table I for each type of use.

(d) If a vehicle parking space required by these regulations is provided in parking areas by a group of property owners by their mutual benefit, the Board of Zoning Appeal may construe such use of this space as meeting the off street parking requirements of these regulation.

(e) If off street vehicle parking space cannot be reasonably provided in the same plot on which the principal use is conducted, the Authority may permit such space to be provided on their off street property, provided such space lies within 400 feet or 120 meters of the main entrance to such principal use. Such vehicle parking space shall be deemed to be required open space associated with the permitted use and shall not, therefore be reduced or encroached upon in any manner.

#### 4. PERMISSION

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

4.2. Manner of obtaining permission :

4.2.1. For the purpose of obtaining permission for the erection, re-erection, renovation and material alteration of any building or structure the applicant shall submit the following plans, in triplicate and documents together with an application as prescribed by the Authority.

(a) A block plan of such building or structure and site, which shall be drawn to the scale of largest revenue survey maps at the time in existence for the locality and shall be shown the position and appurtenances of properties, if any, immediate adjoining streets and the means of access. Dag No, Patta No, Name of village.

(b) (i) A site plan of 1 inch to 16 ft. [1 cm to 2 m] scale indicating the plot boundaries, and position of the existing structure if any, line plan of the proposed structure with its location, set back, side yard, projection dimensions.

(ii) For special type of building such as Cinema hall, Apartment Buildings, Nursing Home, Market, Commercial Building etc. parking layout plan and service plan in detail must be submitted.

(c) The detail floor plans for each floor on 1 inch to 8 ft. or 1 cm to 1 mt. scale with projection if any, showing the use of every room or portion of the building or structure and full and detail dimensions of the structure, height plinth above and below the ground level and each floor and of roof over the staircase

(d) All the plans and sections shall be signed by the applicant.

(e) Any other information, documents, required by the Authority.

4.2.2. In case of plans pertaining erection, re-erection, renovation and material alteration of any building or structure, the Authority may either grant or refuse the approvals of the plans if it is not in conformity with the Master Plan or Zoning Regulations and shall communicate its decision to the applicant giving the notice within a period of one month from the receipt of the application or such other information as may be called for by the Authority .



4.2.3. For the purpose of obtaining permission for sub- division of any plot of land the applicant shall submit the following plans in triplicate together with necessary statement to the Authority.

- a) A block plan of such land which shall be drawn to the scale of largest revenue survey map at the time of existence for locality showing location of the land, boundaries of the proposed land , shown on the map sufficient description to define the same location , name and present width of the adjacent road and lanes and major physical characteristics of the land proposed to be subdivided, including topography, the location and width of any water course and location of any areas subject to inundation of flood and north line.
- b) A plan of such land which shall be drawn to suitable scale showing the complete layout of the proposed subdivision including location and width of all the proposed streets , dimensions, uses of all plot, location of all drains , sewers and other utilities, building line permissible , and north line.
- c) A key plan drawn on a suitable scale including north line.
- d) Any other items or information which may be required by the Authority from time to time.
- e) All the plans shall be signed by the applicant (the seller) and the buyer.

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

## 5. CLASSIFICATIONS AND ESTABLISHMENT OF ZONES.

1. The following land use zones have been prescribed for the Master Plans area.

- I. Residential Zone
  - (a) Low density
  - (b) Medium density
  - (c) High density
- II. Commercial Zone
  - (a) Retail Commercial
  - (b) Wholesale Commercial
- III Industrial Zone
  - (a) Light Industry
  - (b) Medium Industry
  - (c) Obnoxious Industry
- IV. Public and Semi-Public Zone.
- V. Recreational and Open space Zone
- VI. Green Belt Zone
- VII. Agriculture Zone
- VIII Circulation
- IX Government Land

Note : No regulation is required to be specified in these zones, only in land use and zoning maps these zones be specify.



5.2. The zone designed under 5.1 above may be further divided into sub-zones by the Authority where it deems it expedient, the designations of such sub-zones being dependant on the special use to which each such sub-zones is being utilise.

5.3. Boundaries of zones: The boundaries of each zone shall be as established in the Master Plan and a copy of the plan be kept on record at the official premises of the Authority, Unless otherwise shown on the master plan, the boundary line of the zone shall be plot lines, the centre line of the streets or such lines extended, the Railway right of way lines or corporate limit lines as it exists at the time of the enactments of the regulations.

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

## **6. REGULATION FOR DIFERENT ZONES.**

6.1. Regulations for different zones regarding size of plots, minimum set back of the building or structure from the prescribed street line, minimum yard width, maximum height and maximum coverage shall be according to the Table II.

6.2. Regulations for different zones regarding use prohibited shall be as following. All other use not specifically mentioned herein shall be permissible in respective zones.

### **6.2.1. REGULATIONS FOR RESIDENTIAL ZONES :**

Use prohibited :

- [a] Cinema ,Theatre.
- [b] All industries not covered by Annexure I.
- [c] Sanatoria treating contagious disease or mental patients.
- [d] Petrol filling station having a plot area less than 1340 sq m (1 bigha ).
- [e] Show room for motor vehicles and machineries.
- [f] Coal, wood and timber depots.
- [g] Motor repairing garage.
- [h] Manufacturing unit using more than 5 HP and employing more than 5 persons.
- [i] Godowns and warehouses.
- [j] Bus / Truck parking area.
- [k] Wholesale shops.
- [l] Mechanical workshop /welding shop.
- [m] Industries creating noise, smoke, odour , vibration and pollution.
- [n] Saw mills.
- [o] Dairy farming and milk processing

- [p] Printing press (However, modern offset printing press etc. using less 5 HP may be allowed .)
- [q] Storage of petroleum and other inflammable materials.
- [r] Bakeries and confectioneries using power other than electricity.
- [s] Stone crusher and quarrying.
- [t] Storage and drying of fertilisers and pesticides.
- [u] Burial ground and cemetery.
- [v] Junk yards.

### **6.2.2. REGULATIONS FOR GENERAL COMMERCIAL ZONE.**

Use Prohibited :

- [a] Sanatoria treating contagious diseases or mental patients.
- [b] Coal , wood and timber depots.
- [c] Manufacturing unit more than 5 HP and employing more than 5 persons.
- [d] Wholesale godowns and warehouses.
- [e] Bus and truck parking area.
- [f] Wholesale shops.
- [g] Mechanical workshop/ welding shop with motive power more than 15 HP.
- [h] Industries creating noise, smoke , odour , vibration and pollution.
- [i] Saw mills.
- [j] Dairy farming and milk processing .
- [k] Printing press (However, modern offset printing press etc. using less than 5 HP may be allowed .)
- [l] Storage of Petroleum and other inflammable materials.
- [m] Bakeries and confectioneries using power other than electricity
- [n] Stone crusher and quarrying.
- [o] Storage and drying of fertilisers and pesticides.
- [p] Burial ground and cemetery.
- [q] Junk yards.

### **6.2.3. REGULATIONS FOR WHOLE SALE COMMERCIAL ZONE**

Uses prohibited :

- [a] Hospitals and Sanatoria treating contagious disease or mental patients.
- [b] Manufacturing unit using more than 15 HP and employing more than 15 persons.
- [c] Bus parking area.
- [d] Mechanical workshop/ welding shop with motive power more than 15 HP.

- [e] Industries creating noise, smoke, odour, vibration and pollution.
- [f] Saw mills.
- [g] Dairy farming and milk processing.
- [h] Stone crusher and quarrying.
- [i] Burial ground and cemetery.
- [j] Junk Yards.

#### **6.2.4. REGULATIONS FOR LIGHT INDUSTRIAL ZONE.**

Use prohibited :

- [a] Sanatoria treating contagious disease or mental patients.
- [b] Mechanical workshop/ welding shop with motive power more than 75 HP.
- [c] Industries creating pollution.
- [d] Burial ground and cemetery.

#### **6.2.5. REGULATIONS FOR MEDIUM INDUSTRIAL ZONE.**

Use Prohibited :

- [a] Sanatoria treating contagious disease or mental patients.
- [b] Industries creating noise, smoke, odour, vibration and pollution.
- [c] Burial ground and cemetery.

Note : Industry Department norms may be followed.

#### **6.2.6. REGULATION FOR PUBLIC & SEMI PUBLIC ZONE.**

Use Prohibited :

- [a] Cinema Theatre.
- [b] All industries not covered by Annexure I
- [c] Sanatoria treating contagious diseases.
- [d] Petrol filling station having a plot area less 1340 sq m [ 1 bigha ]
- [e] Show room for motor vehicles and machineries.
- [f] Coal, wood and timber depots.
- [g] Motor repairing garage.
- [h] Manufacturing unit using more than 5 Hp and employing more than 5 person.
- [i] Godowns and warehouses
- [j] Wholesale shops.
- [k] Storage of building materials.
- [l] Mechanical workshop/ welding with motive power more than 5 HP.
- [m] Industries creating noise , smoke , odour, vibration and pollution.
- [n] Saw mills.
- [o] Dairy farming and milk processing .



- [p] Printing Press (However, modern offset Printing Press etc. using less than 5 HP may be allowed.)
- [q] Storage of Petroleum and other inflammable materials.
- [r] Bakeries and confectioneries using power other than electricity.
- [s] Stone crusher and quarrying.
- [t] Storage and drying of fertilisers and pesticides.
- [u] Burial ground and cemetery.
- [v] Junk yards.

#### **6.2.7. REGULATION FOR RECREATIONAL AND OPEN SPACE ZONE.**

Use Prohibited :

- [a] All industries not covered by Annexure I.
- [b] Hospitals, Nursing Homes and Sanatoria treating contagious disease or mental patients.
- [c] Show rooms for motor vehicles and machineries.
- [d] Coal, wood and timber depots.
- [e] Motor repairing garage.
- [f] Manufacturing unit using more than 5 HP and employing more than 5 person.
- [g] Godowns and warehouses.
- [h] Wholesale shops.
- [i] Storage of building materials.
- [j] Mechanical workshop/ welding shop with motive power more than 5 HP.
- [k] Industries creating noise, smoke, odour, vibration and pollution.
- [l] Saw mills.
- [m] Stone crusher and quarrying.
- [n] Storage and drying of fertilisers and pesticides.

#### **6.2.8. REGULATION FOR GREEN BELT ZONE.**

Use Prohibited :

- (a) All industries other than cottage industries, Horticulture/ Agriculture industries and diary farming and milk processing industries.
- (b) Manufacturing unit using than 5 HP and employing more than 5 persons.
- (c) Godowns and warehouses.
- (d) Wholesale shops.
- (e) Mechanical workshop/welding shop with motive power more than 5 HP
- (f) Industries creating noise, smoke, odour, vibration and any other pollution.
- (g) Urban housing and residences, however, rural residence in existing villages with its normal extension is allowed with condition given in 6.2.8 [h]
- (h) When any development is allowed in this zone this should be limited to 35% coverage and 100 FAR with maximum height of 4 m. with minimum plot size of 2.5 katha (567 sq m).

**REGULATIONS FOR AGRICULTURE ZONE**

## Use Prohibited

- a) Cinema Theatre  
All industries not covered by Annexure I.
- b) Show rooms for motor vehicles and machineries
- c) Motor repairing garage.
- d) Manufacturing unit using more than 5 HP and employing more than 5 persons
- e) Godowns and warehouses.
- f) Wholesale shops.
- g) Mechanical workshop/welding shop with motive power more than 5 HP
- h) Industries creating noise, smoke, odour, vibration and any other pollution.
- i) Printing press
- j) Storage of Petroleum and other inflammable materials
- k) Stone crusher and quarrying.
- l) Tank yard

**7. EXCEPTION :**

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

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

7.1.2. Chimneys, elevators, poles, spires, overhead water tanks and other such projection not used for human occupation are allowed to a height not more than 1.5 m from the minimum permissible height of a building in a particular zone.

6.1.3 Steps, gallery or balcony, weather frame, sun breaker, cornice, eaves, window sills, or other ornamental projections may project into any yard provided such projections are not more than 0.6 m from plinth of a building.

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

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

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

## 7.2 Group Projects :

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

## 7.3 Plinth Height and Finished Ground Level :

7.3.1. The maximum and minimum height of plinth of any structure shall be 2.6" or 0.75 m and 1.6" or 0.45 m respectively.

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

## 7.4. Boundary wall/ compound wall

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

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

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

(d) Compound gate should open entirely inside the property and shall not open on any access/ pathways/ roads/ street.

## 8. SUB COMMITTEE ON ZONING APPEALS :

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

8.2. The Sub Committee shall consist of at least five members. The Chairman of the Authority, Director of Town and Country Planning or his nominee, the Town Planning Officer and two other members of whom one representing the local Authority and other member representing



commerce and industry ( Private Sector) shall be the member subject to the approval of the Government, when the Authority is superseded, the Administrator, or when no Authority is constituted the Deputy Commissioner/Sub Divisional Officer or his nominee, and the Director of Town and Country Planning or his nominee, the Town Planning Officer of the Authority and two other member one of whom representing the local Authority and the other representing Commerce and Industry (Private sector ) to be nominated by the State Government shall be the member.

8.3. The Chairman, Administrator, Deputy Commissioner/Sub-Divisional Officer or his nominee or in his absence, Director of the Town & Country Planning or his nominee shall preside over such meeting and the quorum shall consist of at least three members.

8.4. The Chairman or the Administrator or when no Authority is constituted the Director of the Town and Country Planning or his nominee shall convene such meeting of the sub-Committee of Zoning which will normally meet once in a month to consider any cases of Zoning Appeals.

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

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

## **9. PENALTIES :**

9.1. Appellate Authority : any person, firm, body or corporation aggrieved on the order of the Authority may appeal to the Appellate Authority as provided in the Assam Town and Country Planning Act. 1959 and as amended.

9.2. Penalties to be revised for violation of provision of Master Plan / Zoning Plan Regulations and Byelaws.

9.2.1 All provisions of Zoning regulations / Byelaws except items given below shall not be compounded / regularized and shall have to be rectified by alteration/ demolition at the risk and cost of the owner

## Compoundable item :

1. Coverage	Maximum of 15%
2. FAR	Maximum of 10%
3. Set back	up to 2'6"
4. Open space	Maximum 10% reduction
5. Total height of building	1.5%

## Non compoundable item

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

## 9.2.2 Rate for building constructed prior to approval of this regulation

1. Rs. 25.00 per sq m of area constructed unauthorisedly for residential building up to 110 sq m also for all public and semi-public and utility building, religious institutions and educational building.
2. Rs 100.00 per sq m of area constructed unauthorisedly for residential building above 100 sq m Group Housing and apartment building etc.
3. Rs. 500.00 per sq m of area constructed unauthorisedly for commercial business (office, hotel shop etc.) Industrial Cinema, Petrol Pumps etc. The building not specially covered under above categories shall be compounded as decided by the Authority considering the merit of each case individually.

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

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

*Residential & Non Residential Buildings*

- i) Up to 0.15 m no penalty
- ii) Above 0.15 m to 0.3 m Rs. 10.00 per sq m
- iii) Above 0.30 m to 0.75 m. Rs. 20.00 per sq m

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

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



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

Sl	Type of Use	One parking space shall be provided for every		
		Car (sq m/ sqft)	Scooter (sq m/ sqft)	By cycle (sq m/ sqft)
	Residential Building	93 sq m (1000 sqft) of floor area	-	
	Group Housing	Each dwelling unit or part thereof	-	
	Theatres and Auditoriums and Marriage Hall	40 seats of accommodation	25 seats of accommodation	25 seats of accommodation
	Retail Business	93 sq m (1000 sqft) of floor area	46 sq m (500 sqft) of floor area	9 sq m (100 sqft) of floor area
	Office Buildings	93 sq m (1000 sqft) of floor area	46 sq m (500 sqft) of floor area	9 sq m (500 sqft) of floor area
	Hospital	20 beds of accommodation	20 beds of accommodation	10 beds of accommodation
	Hotel	93 sq m (1000 sqft) of floor area	46 sq m (500 sqft) of floor area	9 sq m (500 sqft) of floor area
	Restaurants	30 Seats of accommodation	10 Seats of accommodation	
	Industrial Building	(Considering the type of Industry the parking space requirement will be determined by the Authority)		
	Wholesale & Warehouse	93 sq m (1000 sqft) of floor area	46 sq m (500 sqft) of floor area	9 sq m (500 sqft) of floor area
Note: One car parking space shall normally mean 3.0m x 6.0m (10.0' x 20.0')				
	Nursing Homes	46 sq m (500 sqft) of floor area	46 sq m (500 sqft) of floor area	9 sq m (500 sqft) of floor area
Any other special type of building to be determined by the Authority				



Note : One Car Parking Space shall normally mean 3.0 M x 6.0 M

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

For calculation of car space the following shall be considered

Area of each car space –

- i.) Basement Parking 30 sq m
- ii.) Stilt 25 sq m
- iii.) Open Parking 20 sq m

**TABLE - II**

**REGULATION FOR DIFFERENT ZONE**

(Dimensions are indicated as m/ft)

	<b>Requirement</b>	<b>Residential Zone</b>	<b>Wholesale Commercial</b>	<b>Commercial Zone</b>
	Minimum set back of the building or Structure from the edge of the road/ prescribed street line for plots with minimum size Low density Medium density High density  No posts, walls or any other projections of the building or structure shall be allowed within the set back line. For Ground Floor of a building or structure which is	3.70/12'0 3.00/10'0 3.00/10'0	6.00/20'0 cantilever projection of the ground floor & upper floors may be allowed leaving 4.5 m (15'0) clear to sky over front open yard	3.00/10'0 for corner plots plainth set back on both roads cantilever projection of Ground floor may be allowed leaving 1.5 m/5'0 clear to sky over front open yard. For  For construction of building meant for residential uses in the Commercial zone, the requirements shall be same as

permitted for shops, any projection or canopy from it may however be allowed up to 1.50 met [5'0"] from the edge of the road /prescribed street line. But no post, pillar or any supporting column of any type will be allowed for such projection. But for all upper floors the minimum set back prescribed must be maintained.			that of High Density Residential Zone.
The range of density may be as follows: Low Density                      below 75 PPH Medium density                      75-150 PPH High Density                      Above 150 PPH			
Minimum Yard Low Density	Rear 3.0/10'0 Side 1.8/ 6'0	Rear 3.0/10'0 Side 2.4/ 8'0	Rear 3.0/10'0 Side 1.0/ 3'3"

Requirement	Residential Zone	Wholesale Commercial	Commercial Zone
Medium Density	Rear 3.0/10'0 Side 1.5/ 5'0	If minimum side yard is 1.5m on one side then the side yard on the other side shall be 3.6m (12'0)	
High Density	Rear 3.0/10'0 Side 1.5/ 5'0		If any part of the upper floor is used for residential purpose or for human habitation the side yard shall be as per the high density residential zone.
In low density zone minimum yard on one side may be 1.5 m (5'0') provided the yard width on other side shall be 2.1 m (7'0')3.70/12'0'			

FAR & Coverage	Max FAR	Max coverage	Max FAR	Max coverage	Max FAR	Max coverage
Low Density	125	55%	240	60%	320	80%
Medium Density	200	60%				
High Density	200	60%				
Green Belt	100	45%				

- A. Mezzanine to the extent of 33% of plinth area shall not be counted for FAR calculation.  
 B. Basement not used for human habitation shall not be counted for FAR calculation.

Note : Maximum Height of building

Building shall not exceed three storey or a height of 10.70 m (35'0) without the following additional provisions for open spaces all around the building:

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

#### 10. SPECIAL REQUIREMENT OF HIGH BUILDINGS :

(a) When a building is erected or raised to a height greater than for storeys (Maximum height of 16.0m or 52'6") at least one lift should be made available.

(b) When a building is erected or raised to a height greater than for than for storeys (Maximum height of 16.0m or 52'6") the following requirement shall be complied with.

11. (1) The requirement for fire prevention and fire fighting shall be carried out. A No Objection Certificate from Fire Services to be furnished with the application.

11. (2) Water storage tanks and pump of approved size shall be provided and maintained in working condition.

11. (3) A service plan indicating the following shall have to be furnished with application.

- (i) Solid waster/waste water disposal system and internal drainage.
- (ii) Source of water.
- (iii) Location of Septic Tank, Soak pit etc.



#### 11.4 Requirement for special types of building :

- (A) The following shall apply for special types of building viz. Cinema House, Nursing Homes etc.
- (1) The requirement for fire prevention and fire fighting shall be carried out. A No Objection Certificate from Fire Services to be furnished with the application.
  - (2) Water storage tanks and pumps of approved size shall be provided and maintained in working condition.
  - (3) A service plan indicating the following shall have to be furnished with the application.
    - i. Solid waste / waste water system and internal drainage.
    - ii. Source of water.
    - iii. Location of Septic Tank, Soak pit etc.
- (B) For Petrol Filling Stations :
- (1) The minimum area of plot shall be 2k 10L.
  - (2) The minimum distance between underground tank and outlet point must not be less than 10 m and yard requirements shall be as per the requirements for Light Industrial Zone.
- (C) ELECTRIC HIGH TENSION LINE
- For areas over which electric high tension line passes the norms specified by ASEB from time to time be followed.
- (D) SPECIAL REGULATION FOR CONSTRUCTION IN HILLY AREAS
- i) The authority may ask for detailed topographic survey map of the site, showing the proposed ground levels of the plot and the remedial conservation measures to check the undesired erosion that may affect the adjoining areas. The Authority may also give special direction for framing the proposal in such a way which involves least disturbance to the natural terrain and keeping of bare which is not allowed.
  - ii) If terrace cutting is done for building construction on hill the depth and slope of the cut should be restricted according to the soil characteristics of the area.
  - iii) Adequate drainage provision should be kept to the satisfaction of Authority so that rain water and waste water can drain out from the plot without causing soil erosion.
- (E) Set back line, yard width, coverage and other particulars will be according to the standard as below :

## E.1 MINIMUM PLOT SIZE FOR RESIDENTIAL USE

Sl. No.	Density	Plot Size	FAR	Coverage
(a)	High	15 Lessa 200 sq m	225	60%
(b)	Medium	01 Katha 268 sq m	175	60%
(c)	Low	01 Katha 05 Lessa 335 sq m	125	55%

## E.2 MINIMUM WIDTH OF PLOT

Up to 15 Lessa i.e. 200 sq m	7.5 m
15 lessa to 1K 10 L i.e. 400 sq m	10 m
1 K 11L to 2 K 10 L i.e. 670 sq m	11.5 m
More than 2 K 10 L i.e. 670 sq m	12 m

## E.3 SETBACK REGULATION

Minimum setback of the building or the structure from the prescribed streetline.

## g) FRONT SETBACK

Every building fronting a street shall have a front from the prescribed streetline forming an integral part of the site as below---

Width of street fronting the plot	Minimum front open space for building	
	Below height of 11.5m	Above the height of 11.5m or three storey
Up to 6.6 m	3.0 m	3.0m
Up to 15 m	3.0 m	4.5m
Above 15 m	3.0 m	6.0m

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

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

## ii) SIDE SETBACK

For high density zones side setback shall be 1.5 m

For medium density zones side setbacks shall be 1.5m

## iii) Rear set back for all density zones shall be 3.0m

## E.4. REGULATION FOR APARTMENT BUILDINGS

Minimum plot size	803 sq m-3 katha in high and medium density zone and 1338 sq m- I Bigha or low density zone.
Maximum coverage	35%
Minimum front setback	4.5 m
Minimum rear setback	4.5 m
Minimum side set back	2.4 m

A plot abutting a street with a width of above 15 m, the front setback shall be calculated according to the width of the abutting street as given in the clause no. 03.

## E.5. REGULATION FOR COMMERCIAL USE IN COMMERCIAL ZONE

Minimum plot size            167.4 sq m

- i) Setback up to the height of 11.5m  
 Minimum width of plot - 5.0 m with 1.5m  
 Minimum front setback - A minimum of 1.0 m has to be maintained in each side which can be relaxed to only one side, if the adjoining plot owner agrees to have a common wall with his buildings.  
 Minimum Rear setback -  
 Up to plot depth of 18m    1.5m  
 Above pot depth 18m    3.0m with maximum 1.5 m projection on the upper floors.

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

A plot abutting a street with width of above 15 m the front setback shall be calculated according to the width of the abutting street as given in the clause no. 03. For commercial zone he maximum FAR shall be 320 and maximum coverage shall be 80%. But for a building of mixed use in this zone the maximum FAR should be limited to 275 in this zone.

- (ii) Additional set back for a building with a height of above 11.5 m

Height Rear	Side setback
Up to 11.5m	1.5m
11.5m to 15.0m	2.4m
Above 15m	Side and rear setback should be increased by 0.3m for every 1.5m of additional height of the building in addition to the setback already prescribed for a building of 15m height up to a maximum of 1.5m of additional setback on both rear and sides.



E.6 REGULATION FOR WHOLESALE COMMERCIAL ZONE AND FOR WHOLESALE USE :

Minimum plot size	670 sq m
Minimum plot width	15 m
Maximum coverage	55%
Maximum height	(a) 15.0 m for building of wholesale use (b) For other building the height will be as per table II
Minimum side setback	1.8m on one side and the setback on the other side will be 3.6m.
Rear setback	3.0m
FAR	175 for building of public and semipublic use.

E.7. REGULATIONS FOR PUBLIC AND SEMIPUBLIC ZONE AND PUBLIC AND SEMIPUBLIC USE :

Minimum plot size	400 sq m
Minimum coverage	55%
Minimum setback	
Front setback	6.0m
Side and rear	3.0m
FAR	175 for building of public & semipublic use.

E.8. REGULATION FOR INDUSTRIAL ZONE

Sl. No.	Requirement	Light Industry		Medium Industry	
		Area sq m	Width in m	Area sq m	
	Minimum size of plot	744.0	15.5	1800.00	27.5
	Minimum set back of the building or the structure from the prescribed street line	All structures	6.00	All structures	9.0
	Minimum yard width	Rear	6.0	Rear	6.0
		Side	3.0	Side	6.0
		If any structure or building is permitted for human habitation under the		If any structure or building is permitted for human habitation under	

		provision of these rules the yard conditions shall be same as prescribed for medium density residential zone.	the provision of these rules the yard conditions shall be same as prescribed for medium density residential zone.
	Maximum height	15.0m	15.0m
	Maximum coverage	50%	50%

#### E.9. REQUIREMENT FOR SPECIAL TYPES OF BUILDINGS

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

##### (A) NURSING HOMES/ HOSPITALS

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

Minimum plot size	1000 sq m i.e. 0.75 bigha
Maximum coverage	45%
Minimum setback	
Front setback	7.5m
Rear and side	4.5m
FAR	200

##### (B) PLACE OF WORSHIP

(Applicable for new proposals)

Minimum plot size	804 sq m i.e. 3 k
Maximum coverage	50%
Minimum setback	
Front setback	7.5m
Rear and side	5.0m
FAR side	3.0m

##### (C) CINEMA HALL AND AUDITORIUM

Minimum plot size	1860 sq m 1 B 3k 9L
Maximum coverage	40%
Minimum setback	
Front setback	9.0m
Rear and side	4.5m
FAR side	125

##### (D) FILLING STATION

Minimum plot size	31 M x 7 M
Petrol filling station with servicing	
Minimum plot size	37 M x 31 M

## (E) \* SCHOOL BUILDING

Sl. No.	Type of Inst.	Minimum plot	Maximum Coverage	Minimum front setback	Minimum side setback	Minimum rear setback
1.	Pre Nursery/ Nursery	535 sq m/ 02 katha	50%	6.0m	3.0m	3.0m
2.	Primary	804 sq m/ 03 katha	50%	7.5m	3.0m	3.0m
3.	High School	2677 sq m/ 02 bigha	50%	7.5m	3.0m	3.0m
4.	College	4015 sq m	50%	7.5m	3.0m	3.0m

(F)

- (G) Organised parking 20% of the total plot area  
Organised recreation or open space 20% of the total plot area

\* For Govt. Institutions regulations adopted by Education Department will be followed

E.10.1 Mezzanine to the extent of 33% of plinth area shall be counted for FAR calculation.

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

E.10.2 Basement shall not counted for FAR calculation for following uses :

- i) Storage of house hold goods of non inflammable materials
- ii) Dark rooms. Strong rooms and bank cellars etc.
- iii) Air conditioning and other machines used for services and utilities of the building
- iv) Parking places and garages
- v) Stock rooms and libraries. If the basement is used for office or commercial purpose it shall be counted in FAR.

E.10.3. (a) Partial unenclosed balcony projections for a length  $1/4^{\text{th}}$  of the building length / breadth in upper floors up to a minimum setback line of 1.5m from plot boundary will be allowed subject to a maximum width of 1.5m.

(b) The projection of cantilever or cupboard or shelve up to 0.75 m in depth shall be permitted and exempted from covered area calculation. This will be allowed from the first floor and shall not exceed 20 m per habitable room and cupboard under window.

(c) A canopy not exceeding 4.5 m in length and 2.5m in width in the form of unenclosed cantilever over the main entrance with a clear height of 2.2m below the canopy shall be allowed.



## (d) Light and Ventilation :

When any habitable room excepting bath, W.C., Store room, kitchen and dining are not abutting on either the front side or rear open space it shall abut in an interior open space where minimum width will be 3.0m.

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

Sl.	Type of room	Height of building	Minimum area of shaft	Minimum width of shaft
1	W.C., Bath, & Store	a) Up to 18m	4 sq m	2 m
		b) Above 18m	6.25 sq m	2.5 m
2	Kitchen & Dining	a) Up to 18m	6.25 sq m	2.5 m
		b) Above 18m	9 sq m	3 m

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

For calculation of car space the following shall be considered :

Assessment of each car space-

- |                      |         |
|----------------------|---------|
| (i) Basement parking | 30 sq m |
| (ii) Stilt           | 25 sq m |
| (iii) Open Parking   | 20 sq m |

#### E.11 ADDITIONAL REQUIREMENT FOR MULTISTOREYED AND SPECIAL TYPE OF BUILDING

(A) Service plan showing the following details private water sewerage disposal system and detail of building services where required by the Authority shall be made available on a scale not less than 1:100 and it should also include the following:

- (a) For outlet from the soak pit to municipal drain if provided an intermediate treatment chamber should be installed, details of which is to be shown in service plan subject to approval of Authority.
- (b) Garbage vet.
- (c) Organised open space as specified by clause 2.25. Details of building services include.
  - i. Air conditioning system, if any
  - ii. Details of exits including provision of ramps etc. for hospital and special risk building.
  - iii. Location of generator, transformer and switch gear.
  - iv. Smoke exhauster system and fire alarm if any.
  - v. Location and dimension of the static water storage and pump house.

- vi. Location of centralized control of fire alarm system if any.
- vii. Location of fire protection installation, sprinklers, water risers etc. if any.

N.B. These should generally be as per specifications of National Building Code.

- viii. Size (width) of main and alternate staircase along with balcony approach, corridor and ventilated lobby approach.
- ix. In case of nursing homes and hospitals details of incinerator for treatment of hospital waste is to be submitted and clearance from appropriate Authority under Assam Health Establishment Act 1993 and 1995 will be required before its clearance by Dev Authority.
- x. The height of the ground level and the plinth level from the nearest developed road level.

(B) NOC from the State Fire Service shall be required for building above the height of 15.8m

(C) Specifications: General specifications of proposed construction giving type and grade of material of public use along with soil testing report and structural details should be duly signed by architect/ engineer/ supervisor group may be should accompany he application for building above three storey.

(D) Supervision : Application shall be further accompanied by a certificate of supervision by the licensed architect engineer groups as the case may be.

E.12 For the hazardous and industrial building Authority may ask for NOC from the State Pollution Control Board.

E.13 All other specifications not specifically mentioned here will be applicable as per the provision of bylaws.

E.14. Authority may ask for any other information considering special nature of building and location of the plot.

E.15. Panel action for violation of Master Plan & its Zoning Regulations and Bye Laws

The Authority under the provision of T&CP Act 1959 shall take panel action for violation of Master Plan/ Zoning Regulations or Bye Laws which may include stoppage of construction activity, demolition/ alteration and in paying fine and by having penalties as given in the Act.

E.16. The structural design, construction standard etc. of all multi storied buildings are required to be supervised during construction at three stages at (1) foundation (2) plinth Ground floor, (3) Upper floor in the manner described below.

The individual/ promoter so required to get their construction checked at mentioned three stage of construction through licensed technical firms of the Authority before proceeding with next stage of construction failing which the Authority may revoke the permission.

E.17 Any disputes arise about the interpretation of any definitions or provision of these rules, the decision of the Authority shall be final. However, aggrieved person may appeal to the Appellate Authority against such decisions and the decision of the Appellate Authority shall final and binding to all concerned.



**ANNEXURE -I****AN INDICATIVE LIST OF INDUSTRIES WHICH COULD BE PERMITTED IN  
RESIDENTIAL AREA AS STATED IN ARTICLE 7.2.1**

01. Cosmetic Products.
02. Agarbatti.
03. Writing ink.
04. Sealing Wax.
05. Watch, pen and spectacles repairing
06. Acrylic sheet button.
07. Plastic covers (Diary and Files etc.)
08. Knitted plastic bags.
09. Shoe repairing and manufacturing.
10. Rubber stamps.
11. Rubber moulded goods.
12. Food products.
13. Creamery & Dairy products.
14. Atta chakki & Masala grinding.
15. Repacking of Medicin
16. Paper products.
17. Card Board boxes.
18. Book binding.
19. Assembly of Furniture Units.
20. Ready made garments.
21. Making of Lac Bangles.
22. Batik Printing.
23. Ivory Carving.
24. Embroidery.
25. Watch straps (Nylon)
26. Canvas bags & products.
27. Hosiery items.
28. Surgical bandages.
29. Shoe laces etc.
30. Thread rolls.
31. Tailor labels.
32. Mirror & Frame making.
33. Decorative Glass articles.
34. Chalk sticks.
35. Tailors Shop.
36. Cycle repairing shop.
37. Basket making.
38. Wire brushes.

39. Umbrella assembly.
40. Wooden Toys.
41. Paper pins, Gem Clips
42. Hair Pins.
43. Wire staples.
44. Wire stands for kitchen.
45. Wire for curtains.
46. Wire loops.
47. Decorative key rings.
48. Link Clips.
49. File Clips.
50. Shoe & Tent eyelets.
51. Brass Jewellery.
52. File cover Accessories.
53. Garments Hooks & eyes.
54. Link Chain.
55. Heating elements (for domestic appl.)
56. Decoration Lighting series.
57. Transistor Radio Covers.
58. Decorative Leather goods.
59. Industrial Leather hand gloves.
60. Manufacture of Bidis.
61. Processing of Suparis.
62. Laundry, Dry cleaning & Cleaning.
63. Cotton Cloth weaving in Hand Looms
64. Metal Polishing.
65. Repairing of Electronic Instruments.
66. Gold. & Silver Thread, Zari work, Jewellery, Gold ornaments.
67. Manufacture, repairing & Tuning of Musical instruments













