



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

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No.259 Dispur, Wednesday, 26 November, 2014, 5th Agrahayan, 1936 (S.E.)

GOVERNMENT OF ASSAM

URBAN DEVELOPMENT (T) DEPARTMENT

DISPUR :: GUWAHATI-6

ORDERS BY THE GOVERNOR

NOTIFICATION

Dated, Dispur the 4th September, 2010.

No.UDD(T)120/2010/10.—In exercise of the powers conferred by the Sub-Section (1) & (2) of Section 10 of the Assam Town and Country planning Act, 1959 (Assam Act.II of 1960) read with Rule 4 (2) of the Assam Town and Country planning (publication of Master plan and Zoning Regulations) Rules,1962 along with Rule 2 of the Assam Town and Country Planning (Publication of Master Plan and Zoning Regulations) Amendment Rules 1964, the Governor of Assam is pleased to publish the following Notice regarding the publication of the Final Master plan for Palasbari-Mirza-Bijoy nagar.

NOTICE FOR THE PUBLICATION OF THE MASTER PLAN FOR PALASBARI-MIRZA-BIJOYNAGAR.

1. It is notified that the Final Master plan for Palasbari-Mirza-Bijoy nagar prepared by the Director, Town and Country Planning, Government of Assam and adopted by State Government under Section 10(2) of the Assam Town & Country planning Act, 1959 read with sub-section 1 of section 3 (2) of the Assam Town & Country Planning Act 1962 for the area described in the schedule below is hereby published.
2. The Final Master Plan for Palasbari-Mirza-Bijoy nagar with all relevant papers and maps may be inspected free of cost during office hours at the office of the Director, Town & Country Planning, Dispur, Guwahati-6, the Deputy Director Town & Country Planning, Dist. Office-Guwahati, the office of the Palasbari Municipal Board, Palasbari and the Circle Office, Palasbari. Copies of the Final Master Plan for Palasbari-Mirza-Bijoy nagar are available at the office of the Director, Town & Country Planning, Dispur, Guwahati-6 and Deputy Director, Town & Country Planning, Guwahati-6 for sale.

SCHEDULE
SITUATION AND AREA

- A. District : Kamrup
 Subdivision : Guwahati (Sadar)
 Final Master Plan Area : 83.97 sq. km.
 Municipal Area : 2.67 Sq. Km.
- B. Description of the boundary :
 NORTH : The Brahmaputra River
 SOUTH : Harpara, Sikarhati, Majgaon Villages.
 EAST : Borjhar Village and Borjhar Airport
 WEST : Jalnamdani Village

Revenue Area included in the final Master Plan Area for Palasbari-Mirza-Bijoy nagar are

1. Palasbari Municipal Area
2. Mouza and revenue village s included in the final Master plan for Palasbari-Mirza-Bijoy nagar area.

<u>Mouza</u>	<u>Villages</u>
Rampur	Nahira, Rajapukhuri, Dakhala, Uparhali, Dahali, Baranti rangamati.
Chayani	Chayani Maniari, Sarpara, Kochpara, Kokjhar, Chayani Rangamati, Baranti, Maniari, Rampur-1, Dhontola Rangamati, Parakachi, Urput, Sadilapur, Santola, Bangara, Parli, Rampur-2, Rampur-3, Hudumpur, Maliata, Magurpara Palasbari Town.
Ramcharani	Majirgaon, Agasia.

SARASWATI PRASAD,
 Principal Secretary to the Govt. of Assam
 Urban Development Department
 Dispur, Guwahati-6.

NOTIFICATION

In exercise of the powers conferred by the Sub-Section (2) of Section 10 of the Assam Town and Country Planning Act, 1959 (Assam Act II of 1960) read with the rule 4 (2) of the Assam Town and Country Planning (Publication of Master Plan and Zoning Regulations) Rules, 1962 along with Rule 2 of the Assam Town and Country Planning (Publication of Master Plan and Zoning Regulations) Amendment Rules 1964, the Governor of Assam is pleased to publish the following notice regarding the publication of the Final Master Plan for Palasbari-Mirza-Bijaynagar area.

**NOTICE FOR THE PUBLICATION OF THE FINAL MASTER PLAN
FOR PALASBARI-MIRZA-BIJAYNAGAR AREA :**

1. It is notified that the Final Master Plan for Palasbari-Mirza-Bijaynagar area prepared by the Director, Town and Country Planning, Government of Assam and adopted by Government under Section 10 (2) of the Assam Town and Country Planning Act, 1959 read with Sub-Section I of Section 3 (2) of the Assam Town and Country Planning Act 1962 (as amended) for the area described in the Schedule below is hereby published.
2. The Final Master Plan for Palasbari-Mirza-Bijaynagar area with all relevant papers and maps and Zoning Regulations may be inspected free of cost during office hours at the office of the Director, Town and Country Planning, Government of Assam, Dispur, Guwahati-6, the Deputy Director, Town and Country Planning, District Office, Guwahati-6, the office of the Palasbari Municipal Board, Palasbari and the Circle Office, Palasbari. Copies of the Final Master Plan and Zoning Regulations for Palasbari-Mirza-Bijaynagar are also available at the offices of the Director, Town and Country Planning, Government of Assam, Guwahati and Deputy Director, Town and Country Planning, District Office, Guwahati-6 on payment.

SCHEDULE**SITUATION AND AREA**

- A. District - Kamrup
 Sub Division - Guwahati (Sadar)
 Draft Master Plan Area - 83.97 sq. km.
 Municipal Area - 2.67 sq.km.
- B. Description of the Boundary
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| North | - | The Brahmaputra River |
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| East | - | Borjhar Village and Borjhar Airport |
| West | - | Jalnamdani Village. |

Revenue Areas included in the Final Master Plan Area for Palasbri-Mirza-Bijaynagar are

1. Palasbari Municipal Area.
2. Mouza and revenue villages included in the final Master Plan for Palasbari - Mirza-Bijaynagar area.

Mouza**Villages**

Rampur	Nahira, Rajapukhuri, Dakhala, Uparhali, Dahali, Baranti Rangamati.
Chayani	Chayani Maniari, Sarpara, Kochpara, Kokjhar, Chayni Rangamati, Baranti Maniari, Rampur-1, Dhontola Rangamati, Parakachi, Urput, Sadilapur, Santola, Bangara, Parli, Rampur-2, Rampur-3, Hudumpur, Maliata, Magurpara, Palasbari Town.
Ramcharani	Majirgaon, Agasia.

SARASWATI PRASAD

Principal Secretary to the Govt. of Assam
 Urban Development Department
 Dispur, Guwahati-6.

CHAPTER - 1

INTRODUCTION :

Palasbari is one of the oldest urban centres with population 5554 covering an area of 2.67 sq. km. in the State of Assam and is located at a distance of 23 km west of Guwahati in the south bank of river Brahmaputra in the cardinal points $26^{\circ}15'$ North latitude and $91^{\circ}54'$ East longitude. The first town committee for Palasbari was formed in the year 1924 and eventually it was upgraded to a Municipal Board in the year 1954. Palasbari with a very rich historical background played the role of a very busy urban centre for its activities/role as an administration educational and trade and commercial centre of the region till the 1950s. The great earthquake of the 1950s and subsequent, flood and erosion of river Brahmaputra wreaked havoc to this urban centre, and a sizeable portion of the town shifted to the reserve forest in Kochpara village and settled there. This settlement due to various favourable conditions is developed into a new urban centre. Mirza and it has already outgrown old Palasbari in terms of economic base and urban activities. At the same time most of the traders shifted their trade centres to Fancy bazar in Guwahati and a few to Uparhali, where a new urban centre namely Bijaynagar has come up. Palasbari, Mirza, Bijaynagar are the 3 growth poles around which the development of the region are taking place in an unplanned, haphazard manner. The future development of the region is also dependent on the spillover urban activities of Guwahati Metropolitan region due to strategic favourable location in comparison to other directions of Guwahati. The main aim of the preparation of the Master Plan is to assess the shortcoming of the existing situation and to lay certain broad guidelines and proposal to meet the further requirements of its inhabitants for orderly development in a balanced manner within the jurisdiction of the planning area.

CHAPTER - II

2.1 : HISTORY :

The name Palasbari is composed of two words, Palas and Bari meaning garden of Palas trees. Some claim that it has been derived from Palas meaning manure and silt deposits at the locality when the mighty river Brahmaputra reaches in its high spate.

The villages and towns of Palasbari circle were components of the Koch and Moghul territories prior to 1682 AD, when the latter was finally defeated by the Ahom at Itakhuli in Guwahati.

During the declining period of the Ahoms the chieftains who belonged to Khasi and Garo communities of the surrounding principalities like Rani, Luki, Barduar, Bholagaon, Mairapara, Ghoramara and Pantar, who stood all along in favour of the Ahom, stood against the Ahom in their fight against the British. Anglo Assamese relation records that number of engagements between the two foreign powers viz. British and Burmese took place in the area and the Burmese were defeated in 1821 AD, and finally had to retreat to Kaliabor. The port of Palasbari therefore once was known as Haraghat to commemorate this incident. At the dawn of British rule the entire area was tagged with Guwahati Revenue Circle and the responsibilities to maintain law order was with the Chamaria police station.

During 15th-16th century AD Neo-Vaisnavite movement under the leadership of Srimanta Sankar Deva and Srimanta Madhabdeva got fertile growth in this area and established a satra named Palasarguri (also known as Garoimari Satra), which was located 15 km west to the present Palasbari township, Samaria Satra and Malancha Satra (Now washed away by the Brahmaputra).

The inhabitants of the region contributed a lot in the war of independence by taking part in disobedience movements led by Chandra prava Saikiani and congress volunteers. Leaders in the rank of Gopinath Bordoloi, Tarun Ram Phukan, Bishnu Prasad Rabha and other leaders came to the region frequently to hide themselves from the wrath of the administration of the whites.

2.2 PHYSICAL CHARACTERISTICS :

The Master plan area is by and large a fairly level plain topography, with the average elevation below the H.F.L. of Brahmaputra for major portion of the plan area. The river Brahmaputra forms the northern boundary of the plan area. The Kalbhog river channel runs through Palasbari town from South to North with the outfall at Brahmaputra, forms the major drainage channel of the region. This channel is connected to Batahi and Panikheti Jan. Dora beel is a vast tract of low lying area towards the western part of the plan area which is connected to a channel starting from Dakhala through Rajapukhuri. Dakhala towards the northern part of the plan area and Maliata (near Mirza Chowk) are the two prominent hillocks of the plan area. The eastern and southern parts of the plan area are vast tracts of low lying areas and flood plains. An embankment starting from Dharapur to Dakhala just besides the Brahmaputra and another dyke cum road starting from Dakhala protects the plan area from the havoc of erosion and flood of Brahmaputra.

2.3 GEOLOGY :

There are distinctly two geological formations of the plan area. The alluvial plains of the Brahmaputra which are interrupted by the inselbergs formed by the gneisses and schists of Dakhala and Maliata hillocks. The alluvial plain also includes the low marshy tracts and flood plains of the plain area including the Dora Beel. The valley areas consist of clay, silt and sandyclay, sands and gravels.

2.4 CLIMATE :

The climatic condition of the plan area is characterised by slightly cold and foggy winter, a moderately cool spring and a fairly hot and humid summer. The mean maximum and minimum temperature of the area varies from 38°C to 7°C. The annual average rainfall of the region is 1335 mm and about 90% this rain occurs between April and September. The prevailing wind direction of the region is from North East to South West during winter months, while during summer it is from South West to North East. Humidity varies from 72% to 89%.

Climatically the whole year can be divided into three periods. From February to May, the weather is dry and moisture less and heat is not oppressive. In the month of March, the North East wind carries the dry sand from river and makes the whole atmosphere dusty. In April and May, rains along with thunderstorms are a common feature. The mean maximum and minimum temperature varies from 31°C to 12°C during this period. From June to October there is sufficient rainfall but the heat is oppressive due to excessive humidity. The mean maximum and minimum temperature varies from 36°C to 23°C. From November to January the weather is cool and foggy, the mean minimum and maximum temperature varies from 24°C to 9°C, during this period with very little or no rainfall at all.

Year	Urban area	Plan area	Total
1971	1700	1700	3400
1981	2500	2500	5000
1991	3500	3500	7000
2001	4500	4500	9000

Urban population has increased during 1971-2001 due to massive inflow of population and migration of population out of Assam. The population of the plan area has also increased during 1971-2001 due to migration of population from other parts of Assam and also due to overall population growth of Assam. The population growth of the plan area is also due to inflow of population from other parts of Assam and also due to overall population growth of Assam.

TABLE 1
Population

Year	Urban area	Plan area	Total
1971	1700	1700	3400
1981	2500	2500	5000
1991	3500	3500	7000
2001	4500	4500	9000

CHAPTER - 3**DEMOGRAPHIC FEATURES**

3.1 **Growth of Population** : The growth of population in the planning area is restricted due to the following reasons :

- a) Threat from erosion & flood from river Brahmaputra.
- b) Unfavourable Physiographic condition.
- c) Underdeveloped transport and communication system.
- d) Lack of infrastructure and low level of other services & utilities.

TABLE - 1
Population Growth of the Palasbari-Bijaynagar-Mirza Master Plan Area

Sl. No.	Year	Urban area	% increase in Urban area	Planning area excluding Urban area	% increase in planning area excluding Urban area	Total master plan area	% increase in master Plan area
1	1921	2733	-	-	-	-	-
2	1931	3454	26.38	-	-	-	-
3	1941	3692	6.89	-	-	-	-
4	1951	4706	27.46	35159	-	39865	-
5	1961	3939	(-)16.30	45316	28.29	49255	23.55
6	1971	4162	5.66	58042	28.08	62204	26.29
7	1991	4684	12.54	82310	41.81	86994	39.85
8	2001	11635	148.40	87993	6.9	99628	14.52

Urban population declined during 1951-61 due to massive threat of erosion of Brahmaputra and immigration of population out of Palasbari Town. It has experienced sudden rise of urban population during 1991-2001 due to inclusion of Kochpara as a census town in 2001 census. The overall population growth of Master plan area is below the national and state average growth of population, which reflects that there is outflow of population from the area, in search of better quality of life and opportunities.

TABLE - 2
Sex composition

Year	Urban area	Plan are Excluding urban area	Master Plan
1971	798	912	904
1991	886	931	928
2001	918	950	946

One of the basic demographic characteristics of population is its sex composition. The sex ratio in India has been generally adverse to woman, is the number of woman per 1000 men. In the state of Assam, the sex ratio was 923 in 1991 and this has been increased to 935 in the year 2001. In regards to sex ratio the planning area shows progressive favourable trend.

Age composition of population of urban and rural area of the planning area indicates that percentages of young and aged population are less than the working age group as per the following table.

TABLE : 3
Age Composition

Sl. No	Age group	Percentage of population	
		Rural	Urban
1	0 - 5	4.80	3.23
2	6 - 20	34.20	26.30
3	21- 60	55.70	64.80
4	60- above	5.30	5.65

Source : Household Survey, T & CP, District Office, Guwahati in 2006.

3.2 DENSITY VARIATIONS :

The density of population of the planning area was 740 persons per sq. km. in the year 1971 which has increased to 1035 persons per sq. km. in the year 1991 and 1186 person per sq. km. in the year 2001. Similarly, the density of population of urban area was 1558 persons per sq. km. in the year 1971 which has been increased to 1754 persons per sq. km. in the year 1991 and 2016 persons per sq. km. in the year 2001.

3.3 LITERACY :

The literacy rate of urban population of planning area was 42.10% in th year 1991, which has been increased to 80.28% in the year 2001. In the year 2001, the urban male literacy rate and urban female literaacy rate are 84.22% and 76.08% respectively. In the state of Assam, in the year 2001 the literacy rate is 63.3%, the male and female literacy rates being 71.3% and 54.6% respectively.

TABLE : 4
Year wise status of Literacy in the Master Plan area.

Year	Person			Literates			% of Literacy		
	M	F	Total	M	F	Total	M	F	Total
1971	32662	29542	62204	15395	6511	21906	55.5	26.0	41.4
1991	45106	41888	86994	29688	20728	50416	78.28	59.47	69.3
2001	51181	48447	99628	40514	31739	72253	89.2	74.0	81.8

Source : Census of India 1971, 1991 2001

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

* An average of 15% of total population is adopted in the age group of 0-6 years for 1971.

* For 1991, 2001 the population in the age group 0-6 years has not been considered as per 1991, 2001 Census respectively.

CHAPTER - 4**ECONOMIC DEVELOPMENT & OCCUPATIONAL PATTERN****4.1 ECONOMIC DEVELOPMENT :**

Creation of a sound economic base with optimum utilisation of local and regional resources is the basic requirement for all-round development of the planning area. Palasbari, Mirza and Bijaynagar act as a powerful links and transfer points between rural settlement and more urbanised centre with regards to collection and distribution of economic inputs of the region, and thereby influencing the physical development of the region. Economically the planning area occupies a fairly good position being rich in agriculture, forest products, sericulture sector etc. and acts as a major transportation node, administrative, educational, trade centres of the region.

4.2 OCCUPATION PATTERN IN THE PLANNING AREA :

TABLE : 5
Occupation structure of the planning area

Year		Primary	Secondary	Tertiary	Total
1971	U	273 (23.51)	250 (21.53)	638 (54.95)	1161
	R	8018 (62.54)	1269 (9.89)	3533 (27.55)	12820
	T	8291 (59.30)	1519 (10.86)	4171 (29.83)	13981
1991	U	149 (12.00)	311 (25.06)	781 (62.93)	1241
	R	7794 (40.45)	2101(16.09)	8370 (43.45)	19265
	T	7943 (38.73)	3412 (16.63)	9151 (44.62)	20506
2001	U	80(12.00)	912 (27.85)	2282 (69.70)	3274
	R	4853 (21.36)	3533 (15.55)	15240 (67.09)	22714
	T	4902 (18.86)	3564 (13.71)	17522 (67.42)	25988

Source : Census of India , 1971, 1991 , 2001

N.B.: Bracketed figures indicates the percentage of work force engaged in that particular sectors. Participation in the tertiary sector recorded a growth from 29.83% in the year 1971 to 67.42% in the year 2001. No significant growth is recorded in the secondary sector. However, participation in the primary sector decreased from 59.30% in 1971 to 18.86% in 2001.

TABLE : 6
Work participation rate in planning Area

Year	Work participation rate
1971	22.47%
1991	23.57%
2001	26.08%

Work participation of the State of Assam was 36.08% in the year 1991 which is reduced to 35.8% in the year 2001.

TABLE : 7**Activity pattern of planning area.**

Sl No.	Planning Area	Student (In %)	Service (In %)	Self employed (in%)	Unemployed/unengaged (in %)
1	Rural	39.0	8.4	20.30	32.0
2	Urban	23.75	11.95	35.1	28.6

Source : Socio Economic Survey, T & CP District Office, Guwahati in 2006.

TABLE : 8**Income Pattern of Planning Area**

Planning area	0-Rs. 1000 (% of HH)	Rs.1000- Rs. 3000 (%of HH)	Rs.3000- 5000(%of HH)	Rs.5000- Rs.10,000 (% of HH)	Rs.10,000- & above (% of HH)
Rural	5.3	30.70	44.67	12.53	6.8
Urban	5.55	13.60	41.95	23.40	15.50

Source : Socio-Economic Survey, T & CP District Office, Guwahati in 2006.

CHAPTER - 5

5.1 HOUSING

Housing is one of the vital sectors of human settlement quality and quantity of housing reveals the overall economic profile of the settlement. A household survey was conducted in the year 2006, which reveals that around 42% of the households still use Katcha latrines, around 87% of households still use individual tubewells as the source of water supply, and 23% of urban households and 35% of rural households do not have electricity connection.

TABLE : 9

Households and Household size of planning area

Sl.No.	Type of area	No of households			Household size		
		1971	1991	2001	1971	1991	2001
1	Rural	9439	13807	16176	6.1	6.0	5.4
2	Urban	620	810	2145	6.7	5.8	5.4

Source : Census of India 1971, 1991, 2001

TABLE : 10

Sl.No.	Planning Area	Housing tenure ship (in % Households)		Type of structure (in% Households)			
		Inherited	Purchased	R.C.C.	A/Type	Semi Permanent	Katcha
1	Rural	97.0	3.0	1.0	51.4	9.30	38.3
2	Urban	86.5	13.5	6.95	70.50	14.30	8.25

Source : Socio Economic Survey by T & CP, District, Guwahati in 2006.

The percentage of R.C.C. housing is very nominal and around 51% of houses in rural areas and 70% of houses in urban areas are A.T. houses, the semi permanent and Kutch houses constitute 46% in rural areas, 22% in urban areas of existing housing stock.

Lack of facilities as well as poor housing conditions is detrimental to the physical and mental health of people of the area. Around 20% of the existing housing stock are in dilapidated condition and are not fit for human habitation from safety and security points of view.

There are no shelter less people or pavement dwellers in the planning area. However, due to non availability of the Government quarter or suitable rented house, major portion of the outstation employees are daily commuters by bus and other means from their native places, resulting in a sizeable floating population for the area.

5.2 Slum : There are 4 (four) Nos. of identified slum pockets recognized by Palasbari Municipal Board with a population of 3210 in the Palasbari Municipal Area. Efforts are being made for improvement of the identified slum pockets with the help of socio-economic development and infrastructure development schemes like NSDP, SJSRY and IHSDP etc.

CHAPTER - 6**6.1 EXISTING LAND USE :**

Detailed land use survey was conducted in the year 2006 and later updated in the year 2008 to understand and analyze systematically the prevalent functional relationship among various uses like the living place, working places, trade & commerce, recreational and public establishment etc. in the planning area.

TABLE : 11
Existing land use classification of planning area

Sl.No.	Land Use	Are in Hect.	% of total Developed Area	% of total Planning Area
1	Residential	2205.88	72.66	26.27
2	Commercial	85.21	2.81	1.01
3	Public & Semi Public	157.41	5.18	1.87
4	Industrial	38.48	1.26	0.46
5	Transportation & Communication	436.15	14.37	5.19
6.	Recreational/open space	112.67	3.72	1.35
	Total Developed area	3035.82	100	36.15
7.	Agricultural	4352.14		51.81
8.	Hillocks	340.42		4.06
9.	Water bodies/low lying area/vacant land	669.32		7.97
	Total Planning Area	8397.70		100

Source : Land Use Survey, T & CP District Office, Guwahati in 2006 (Updated in the year 2008).

Out of the total master plan area of 83.97 sq.km. only 36.15% area is developed and 51.81% of planning area is under agricultural use. Out of the developed area of 30.35 sq.km. residential area constitutes as high as 72.66%, and public & semi public, Industrial and recreational/open space constitute 5.18%, 1.26% and 3.72% respectively. The areas under industrial, public & semi public and recreational/open space use are very low as per norms of a balanced human settlement. Area under hillocks, water bodies, low lying area, vacant land constitute 12% of the total planning area, which indicates that further growth and development of the settlement shall take place at the cost of agricultural land.

6.2 STATUS OF GOVT. LAND :

As per record availed from the Office of Circle Office Palasbari, there are 1766 hect. of Govt. land within the planning area. The details of existing Govt. land in the master plan area is shown in the following table.

TABLE : 12
Status of Govt. land.

SL.No.	Category of Land	Area Land
1.	Educational Institutes	33 Hect
2.	Govt. Land	
	(i) Ceiling	568 Hect.
	(ii) Elaan	53 Hect.
3.	Drain	14 Hect.
4.	Govt. Institutes	10.4 Hect
5.	Sobha Samittee	4.5 Hect.
6.	Reserve (V. G. R.)	236 Hect.
7.	Unreserved (P. G. R.)	15 Hect
8.	Water bodies	58 Hect
9.	Railway line	56 Hect
10.	Panital	25 Hect
11.	Cremation Ground	4 Hect
12.	Embankment	17 Hect
13.	Temple/Namghar/Masjid	15 Hect
14.	Agricultural land	47 Hect
15.	Aahjugya	4.5 Hect
16.	Roads	185 Hect
17.	N. H.	27 Hect
18.	P. W. D.	11 hECT
19.	Dakhala Pahar	8 Hect
20.	Industry (L.P.G.)	1.4 Hect
21.	Salani	35.2 Hect
22.	Playground	0.7 Hect
23.	Enterprise	0.08 Hect
24.	Vacant Land	1 Hect
25.	Residential	0.5 Hect
26.	Encroachment	2 Hect
27.	Gorabad	9.7 Hect
28.	Land under Town Committee	8 Hect
	Total	1766 Hect

Source : Circle Office, Palasbari.

CHAPTER - 7

TRADE AND COMMERCE :

Bijaynagar and Mirza are the two most prominent emerging trade & commercial centres of the planning area due to their strategic locations. Palasbari once the acommercial hub of the region, is not growing as a commercial centre any more due threat from erosion and flood of river Brahmaputra. The poor linkage and public transport facility to, from and through Palasbari act as major deterrent to the growth of Palasbari as a commercial centre.

Bijaynagar act as a major retail trade centre of clothes, stationeries, readymade garments, groceries, vegetables, live-stock etc. The whole sale trade of Bijaynagar are confined to all live-stocks, clothes, fruits like banana, oranges etc. In addition to the daily market, special weekly markets are held on Saturdays and Tuesdays at Bijaynagar.

Mirza acts as primary retail and wholesale trade centre of consumer durables, clothes, vegetables, fruits, live-stocks etc. Number of internet cafe, videoparlours, I.T. outlets, junk food outlets, two wheelers dealers have come up at Mirza. In addition to daily markets, special weekly markets are held on Sundays at Mirza.

The weekly market held on Sundays at Kochpara mainly has cow bazaar, bamboo bazaar in addition to other commodities of human consumption and wooden furniture.

Palasbari, presently has a daily market in addition to weekly market on Mondays and Fridays. Retail and whole sale trading take place mainly on fresh vegetables, live-stocks, wooden furniture and other timber products.

In additions to the above market places, there are various other market places of lower order at different chowks like Parli, Bhagawatipara, Rampur, Maliata, Maniara where daily as well as weekly markets are held regularly to fulfill the daily needs of local people. Grocery shops. Stationery shops, ready-made garments shops, repairing shops of two wheelers, cycles, radio, T.V., electrical goods and fittings shops, tailoring and embroidery units, vegetables & live-stock markets are available in all these chowk bazaars.

Number of repairing shops of four wheelers, trucks and buses etc. are located at Bijaynagar and Mirza.

In most of these markets, it is observed that the trading activities are taking place on the street side of nearby roads due to inadequate organised market spaces and markets. In this respect, the markets at Kochapara, Palasbari, Rampur, Bijayanagar scores higher as far as reserved spaces are concerned. Retail market and whole sale markets are not separated, resulting in problems in the areas of parking, transportation, loading and unloading etc. Related infrastructures such as parking lots, drainage, sanitation, solid waste disposal system etc. are not available in the market spaces resulting in unhygienic and chaotic conditions. Road side markets contributed to road accidents in a great way. The available markets and market buildings are mostly developed at the initiative of private sector individuals, except the Kochpara and Papisbari market where market buildings are contributed by the public sector. Most of the vegetables/Live-stock markets are open market.

CHAPTER - 8**8.1 Industry :**

The planning area may not be looked upon as a potential growth area for industries as no major industry except the LPG bottling plant near Mirza with a monthly bottling capacity of 1.5 lacs cylinder, having 24 Nos of regular employees and 70 Nos of contractual workers, is located within the planning area. Transportation bottleneck, locational and physiographic disadvantages, shortage of local raw materials, marketing facilities, technical training institutes, Capital shortage, power shortage etc are responsible factors for poor growth of industries in the planning area. Due to this low level of industrial growth, it has ultimately resulted in unemployment, low income level and poor standard of living. However, a slow start has been initiated by the DICC, Assam to develop this area through small scale industries.

There are number of small scale industries in the planning area, which are unevenly and arbitrarily located, resulting in chaos, parking, loading & unloading problem, pollution and unhygienic condition, environmental degradation etc.

TABLE : 13**Details of on going Industrials Unit in the planning area.**

Sl. No.	Category of Industries	No.of Units.	No.of Employment	Power requirement (in KW)
1	Wire netting Unit	6	24	6
2	Conventional forest bases units (wooden furniture, handloom & accessories making, stone crusher, cane and bamboo works)	44	232	165
3	Brick making units	8	240	24
4	Common food based and agri based units (Bakery, Rice/Chira Dal, mills, & Ata Chaki, Spice grinding, Supari making)	26	136	201
5	Muga spring units	5	15	10
6	Demand based units/service units.(concrete well ring, R.C.C. Post making unit, steel furniture & fabrication unit, readymade garments making, elecrical/electronic repairing units, at the workshop,automobile repairing , jewellery, tailoring, knitting , embroidery, printing press/DTP studio, bicycle repairing etc.	127	370	359
7	Misc Industries (1 chalk pencil making, 1 citronella processing unit, 1 LPG oven cleaning unit, 1 Soya nugget making unit, 1 Agarbatti making units, 3 nos. laundry soap making unit).	9	75	76
	Total	225	1092	847 KW

Source : DICC , Kamrup

There is no Industrial Estate to localise suitable groups of industrial units in one place and all the small scale industries are located unevenly within the planning area. Most of the household repairing and servicing industries are located either in their own premises or rented houses along the main thoroughfares of the planning area. Of late, number of wood, ply wood, asbestos and glass based industries are coming up around Palasbari creating much needed employment avenues and developmental injects.

In future existing Industrial estate at Rani, located at a distance of 8 Km from Mirza having nearly 100 number of industrial units, engaging on an average 5-10 workers/unit, (Out of which 15-20 numbers of units are medium scale industries) and the software technology park of India located near Borjhar Airport may have a direct influence and impact in the industrial development of the Master plan area.

This master plan will make an attempt to spell out more effective physical growth and control measures to guide the setting up of industries in the Master Plan area in future.

Sl. No.	Category	Length (km)	Structure	Remarks
1	WB	1.5	WB	
2	WB	1.5	WB	
3	WB	1.5	WB	
4	WB	1.5	WB	
5	WB	1.5	WB	
6	WB	1.5	WB	
7	WB	1.5	WB	
8	WB	1.5	WB	
9	WB	1.5	WB	
10	WB	1.5	WB	

CHAPTER- 9

Traffic and Transportation

Circulation pattern and connectivity plays a significant role on the functional efficiency of a human settlement. It is therefore very important to evolve an efficient circulation system in terms of road and traffic inventory for movement of both regional and local passengers and goods movement, so that suitable remedies can be found out in terms of both short as well as long term measures.

9.1 Road ways :

NH- 37 (existing R.O.W.- av. 21.00 mt) passes through Mirza and Bijaynagar of the planning area, connecting the region with the rest of India and North Eastern region. Other main trunk road is the old A.T. Road (SH, existing R.O.W- 11.20 mt to 14.20 mt) which goes through Palasbari to Uparhali, connecting Palasbari to Guwahati at Dharapur. Loharghat Kulsu Owguri road (existing R.O.W - 11.20 m) is the only Major District road of the region, which connects Mirza with Loharghat. P.L. Rajapara Road and 24 nos of Mirza Township roads of length (45.80 km) are categorised as other District Roads. The remaining roads are categorised as village roads.

Table : 14

**Classification of roads under Mirza Rural Road Sub-Division
(as on 31-3-2005)**

Sl.No.	Category	Length of(Km)	Surface type		Earthenroad(Km)
			BT (Km)	WBM(Km)	
1.	SH (2 nos)	5.37	5.37	---	---
2.	MDR (1 no.)	12.60	--	7.60	5.00
3.	ODR (25 nos.)	45.80	21.42	12.38	12.00
4.	Rural Roads	165.23	24.05	1.45	139.73
	(80 nos.)	229.00	50.84	21.43	156.73
			(22.20%)	(9.36%)	(68.44%)

Bracketed figures indicate % of surface type out of total road surface.

Source : SDO, PWD, Mirza

There are regular private and public bus service along NH-37 carrying regional and local passergers and goods to & from and through the planning area, and private bus services along MDR Loharghat Kulsu Owguri Road, transforming Mirza to a junction point. Along the SH, trekkers operate from Mirza to Guwahati via Palasbari to carry passergers. Presently city bus services have been extended to Bijyanagar from Guwahati. Other roads are unserved by public transportation except trekkers in some selected routes, making communication a difficult and costly proposition for common people. Regarding regional traffic, daily around 140 nos of goods

carrying trucks and 80m nos of long distance buses pass through Mirza, along NH 37 from other parts of India towards Guwahati and other North Eastern States.

9.2 Vehicle Ownership :

Household Survey conducted by T & CP, District Office, in Aug 2006, indicates the status of vehicle ownership of Households in the planning area.

Table : 15
Status of vehicular ownership

Sl. No.	Vehicular ownership	% of households
1.	Cycle	66.2%
2.	Motor cycle/Scooter	16.8%
3.	Car personal	1.8%
4.	No. means of conveyance	15.2%

9.3 Modes of Transportation :

As there is no city bus service in the planning area, people move on foot, bicycle, Rickshaw, Auto rickshaw, Scooter/M.Cycle, trekkers etc. and for movement of goods, hand carts and mini trucks are used. Predominant modes used for movement of people are cycles and rickshaws while hand cart (Thella) are used for movement of goods.

9.4 Parking and Terminal facilities :

There is no proper earmarked Bus Terminal/stand, Truck Terminus within the planning area. From Bijaynagar, private buses operate to Guwahati, Chaygaon, Boko etc. and from Mirza, minibus and trekkers operate to Guwahati via Palasbari, and towards Loharghat along Loharghat Kushi Owguri Road. There is no earmarked parking space in the entire planning area, and having adequate R.O.W. in most of the roads, people and transport operators resort to roadside/onstreet parking. There are on-street Taxi stand, Auto stand, Riskshaw stand at Mirza, Palasbari and Bijaynagar.

9.5 Traffic volume :

To study the traffic volume on some selected points of the major roads of the planning area a survey was carried out by District Office, T & CP, Guwahati in Aug 2006 to know the traffic characteristics, traffic capacity of the roads, road geometrics etc., which are illustrated in details in the table 16(A) enclosed. The table indicates that major portion of traffic volume is confined to the NH and the State highway and large percentage of the traffic volume is slow moving vehicles. It is found most of roads are unutilised having capacity for more than the existing traffic volume.

9.6 Road accidents :

Table : 16
Status of Road accidents under Palasbari Police Stations:

Year	Total accidents	Fatal	Person Killed	Non Fatal	Person Injured
2003	36	7	7	29	39
2004	37	12	12	25	45
2005 (Upto July/05)	19	9	9	10	20

Source : Palasbari Police Station

It is reported most of fatal road accidents occurred on NH involving fast moving buses, and non fatal accidents occurred primarily involving fast moving two wheelers.

9.7 Railways :

Mirza is a newly created and established Railway station of the master plan area and located in the Chayani Maniari village. Presently around 20 nos good train, 4 nos of passenger train runs through the station daily, and 6 nos of mail express train runs through the station weekly. As reported at the station, only 100 nos of office goer passengers use railways as the mode of travel from Mirza daily and no commodity is transported through railways from Mirza. However with passing of time railways will play more active role in the development of the region. Moreover the inconvenience of connectivity of the station with the nearby areas is affecting the flow of goods as well as passengers to the station.

9.8 Waterways :

Although river Brahmaputra is flowing along the north boundary of the master plan area, the waterways are not utilised properly, and no public water vessel is running from and to Palasbari presently, to carry passenger or any kind of good. However there are number of privately operated mechanized boats, which are being operated to transport passenger and goods from and to Sualkuchi and adjoining char area. As per report received from Inland Water Transport, in the month of Feb 2005, around 329 nos of passengers and 103 bicycle crossed from Sualkuchi to Palasbari and 357 nos of passengers crossed from Palasbari to Sualkuchi by means of mechanized boats. Moreover vegetables, cycles, jute, sugarcane are transported through these privately operated mechanized boats, to and from Palasbari.

9.9 Critical appraisal :

With the increase of population and development in the outlying areas, the people in these areas will depend on public means of transportation, and there will be increase in number of vehicles both in private and public. The present dominance of slow moving vehicles will most probably be replaced by some kind of fast moving vehicles in course of coming plan period of 20 years. The existing road condition and pattern needs to be revamped to meet the requirement of future development and change in traffic characteristics.

Table 16(A) : Traffic Volume and Characteristics of Master Plan Area

Sl. No.	From 9.00 AM 12.00 Noon name of Road/Survey Point	Bus/Mini Bus	Truck	Car/LMV	Scooter/Motor Cycle/Bicycle	Auto	Rickshaw	Thela	Total PCU	Peak traffic volume in PCU/hour	Carriage way/Right of Way	Capacity PCU/Hour
1	2	3	4	5	6	7	8	9	10	11	12	13
1	NH-37 at Mirza To Guwahati From Guwahati	125 138	63 85	140 294	227 388	53 90	10 22	6 14	922 1364	762	7.1m/14.2m	1500
2	NH-37 at Mirza To Bijaynagar From Bijaynagar	137 206	110 91	192 298	245 384	96 72	3 5	1 3	1162 1479	880	7.1m/14.2m	1500
3	At Mirza To Chandubi From Chandubi	12 17	14 14	103 156	295 499	55 86	19 37	12 25	484 790	425	3.3m/10.30m	1000
4	At Mirza To Palasbari From Palasbari	14 12	10 12	72 62	214 274	43 46	5 5	3 3	320 343	221	7.1m/15.5m	1500
5	At Uparhali To Palasbari From Palasbari	0 0	25 5	28 5	23 20	5 4	186 24	124 17	1143 172	438	7.0m/20.00m	1500
6	At Uparhali To Bijaynagar From Bijaynagar	49 65	26 47	88 107	143 149	19 17	119 83	79 55	1056 992	683	7.1m/14.2m	1500
7	NH-37-at Uparhali To Mirza From Mirza	112 83	68 40	160 168	256 262	26 37	85 104	56 68	1318 1269	862	7.1m/14.2m	1500
8	At Palasbari MB To Mirza From Mirza	3 5	3 2	7 3	43 64	12 12	86 138	57 92	530 827	452	7.1m/15.5m	1500

Table 16(A) : Traffic Volume and Characteristics of Master Plan Area

Sl. No.	From 9.00 AM 12.00 Noon name of Road/Survey Point	Bus/Mini Bus	Truck	Car/LMV	Scooter/Motor Cycle/Bicycle	Auto	Rickshaw	Thela	Total PCU	Peak traffic volume in PCU/hour	Carriage way/Right of Way	Capacity PCU/Hour
1	2	3	4	5	6	7	8	9	10	11	12	13
9	Old A/T Road Guwahati side At Palasbari Chowk To Palasbari MB From Palasbari	32 16	20 23	6 19	175 192	38 34	178 168	118 112	1262 1190	817	7.0m/20.0m	1500
10	Old A/T Road, Uparhali side Palasbari Chowk To Hudumpara From Hudumpara	0 0	5 0	6 3	96 36	20 16	55 118	36 77	388 676	355	7.00m/20.00m	1500
11	For one hour (9.00-10.00) At Bijaynagar (By lane) To Loharhat	-	-	24	96	-	60	-	162	162	6.30m/8.50m	1000
12	NH-37-at Rampur Chariali To Mirza From Mirza	142 127	91 91	204 144	250 161	49 34	165 115	110 77	1985 1547	1117	7.10m/14.20m	1500
13	At Batarhat To Jharabari From Jharabari	10 11	14 22	50 18	130 216	7 4	281 251	187 167	1738 1608	1115	4.00m/9.20m	1000
14	At Batarhat To Chimna From Chimna	0 0	43 29	36 43	137 130	29 7	380 277	253 184	2351 1722	1358	3.80m/8.80.m	1000
15	At Maniari Tiniali To Mirza From Mirza	18 14	19 15	59 42	208 144	73 53	167 133	110 89	1258 988	749	7.10m/15.50m	1500

CHAPTER - 10**Urban Infrastructure : services & utilities****10.1 Water Supply :**

There is no centralised water supply system for the master plan area as a whole. The Palasbari Municipal Area is served by a water supply system developed by Assam Urban Water Supply and Sewerage Board, for a design capacity of 0.5 MLD for 2006 and MLD by 2021 to serve 5600 and 6500 souls, respectively at the rate of 70 LPCD for 70% population and 40 LPCD for rest 30% population. However, the scheme is yet to be made fully operational due to lack of interest shown by the consumers to take water connection on payment basis; which is due to poor economic condition of the consumers and more convenient to tap water from shallow tube wells. This scheme has a provision to extend to Mirza to make it more viable in financial terms.

The rest of the planning area is served by 8 nos of Public Health Engineering dept. operated water supply schemes at Miliata, Kochpara, Parakuchi, Hudumpur, Baranti Rangamati, Rajapukhuri and Bijaynagar out of which only 5 schemes at Kochpara, Parakuchi, Rajapukhuri, Hudumpur and Bijaynagar are functioning with a capacity of 10,84,900 litres/per day and population served is 26,428. From these schemes, water is served primarily through community water taps due to lack of interest of consumers to take water connection on payment. PHED also provides shallow tube-wells at areas which are not served by above Water Supply schemes.

The following table shows % of households having various sources of drinking water in the planning area.

Table - 17
Status of water supply sources in the planning area.

Sl.No.	Source of drinking water	P.C. of households served
1.	Ring Wells	7.8
2.	Shallow Tube Well	87.3
3.	Piped	1.4
4.	Community tap	1.2
5.	Others (like pond etc.)	2.3
	Total	100.00

Source : Survey by T & CP, District Office, Guwahati in 2006.

10.2 Drainage :

There is no drainage system in the planning area. Storm water flows as per slope of the land and finally discharges to River Brahmaputra through Kalbhog river and a drainage channel from Dakhala to Dorabeel, which finally discharges to Brahmaputra via Kulsi river. Kalbhog river is connected to natural streams viz Batahi Jan, Panikhati Jan which play important roles in the drainage of south eastern part of the planning area.

During rainy season there is back flow of river Brahmaputra through Kalbhog and other natural channels which inundates vast area of the region.

A survey conducted by TCP District Office, Guwahati reveals that only 3% of developed area has pucca drains, 46% has Kutcha drains and remaining 51% do not have any drains. These drains carry the storm water and waste water to near by low lying areas and agricultural fields.

10.3 Sewerage :

There is no sewerage system in the planning area. Existing drains usually carries all types of waste water to the nearby low lying areas and agricultural fields.

Table : 18
Existing sanitation facility of the planning area.

Sl.No.	Type of sanitation	% of households
1.	Kutchha	40%
2.	Septic tank	52%
3.	Others	8%

Source : Survey by T & CP, District Office, Guwahati in 2006.

10.4 Electricity :

At present entire planning area is electrified by ASEB with its source at Kahilipara with the help of a 33/11 KV substation, the present peak demand of the planning area is 14 megawatt against which the supply is 9 megawatt, thereby 5 megawatt remaining as short fall.

Table : 19
Number of connections under various categories in the planning area.

Sl.No.	Category	No. of connections
1.	Domestic	14710
2.	Commercial	1063
3.	General purpose	198
4.	Public lighting	3
5.	Public water works	15
6.	Small industries (rural)	139
7.	Small industries (urban)	1
8.	Rural (unmetered)	347
9.	Kutirjyoti	294

Source : ASEB, Mirza

As per survey conducted by T & CP District Office Guwahati in 2006, 65% of the rural households and 77% of urban households have electricity connection. Out of the total electricity connections, 88% are domestic and 0.9% is industrial and 6.3% are commercial.

10.5 Garbage Disposal :

The average garbage generated daily under Palasbari Municipal Board is about 2 tons which is removed by safai karmacharies to nearby low lying areas. Other market areas are served by local traders engaging safai karmacharies locally. However, there is no earmarked garbage disposal site in the planning area.

10.6 Educational Facilities :

Details of educational institutes of different levels of the planning area are given in the following table :

Table : 20
Details of Educational institutes :

Sl.No.	Level of Educational Institute	No.	Students Male	Female	Total	No.of teachers
1.	Primary	84	3646	3746	7392	264
2.	Middle School	25	1948	1827	3775	178
3.	High School	20	4637	4463	9100	310
4.	Higher Secondary School	2	597	399	996	82
5.	College	2	1519	2120	3639	73
			12347	12555	24902	807

- Source :** (i) O/O the Inspector of Schools, Kamrup.
(ii) O/O the District Elementary Education Officer, Kamrup.
(iii) O/O the Director of Higher Education, Kamrup.

In addition to the above, the DIET is located at Mirza and a private commerce college is established at Bijaynagar. Besides these, a private high school and about 5 nos of private primary schools are established recently in the planning area.

10.7 Health :

There is one 30 bedded Hospital located at Mirza. Also there are 2 PHCs (6 bedded) located at Rampur and Uparhali. Besides, there are 4 nos of state Dispensaries and 1 nos of private nursing home. Complicated cases are to be referred to Guwahati and other distant places for want of specialised medical staff and modern machineries in these hospitals. Most of the building of PHCs and state dispensaries are in bad conditions, which require immediate upliftment. Scarcity of safe water is the major concern of all these medical facilities.

Table No. 21
Status of Health services in the proposed
Palasbari-Mirza-Bijaynagar Master Plan Area

Sl.No.	Name of Health Centre	Capacity	No.of Doctors	No.of Paramedical Staff ANM,BHW,FA, Pharmacist etc.	Registered patients per annum
1.	Mirza C.H.C.	30 bedded	4	9	19632
2.	Rampur P.H.C.	6 bedded	3	8	22089
3.	Uparhali P.H.C.	6 bedded	2	35	84575
4.	Nahira State Dispensary	-	1	4	10000
5.	Jharobari Mini P.H.C.	-	1	4	15000
6.	Palasbari State Dispensary	-	1	4	12000
7.	Maniary State Dispensary	-	1	7	15000
			13		178296

Source : Joint Director of Health Services, Kamrup.

10.8 Parks & Play Ground :

There is no well organised park within the master plan area. As regards to playgrounds, apart from the Gramin mini stadium at Mirza, (covering an area of 2 hectares) there is no playground exclusively reserved for the purpose. However there are some playgrounds associated with educational institutes of the planning area viz. High School Playground/field- 2 nos., in Chayani Maniari village, 1 no High school playground in Rampur, 2 nos of playground within Palasbari Municipal area. The area available with these playground/fields is inadequate and devoid of infrastructure.

10.9 Post Office :

There is one post office located at Kochpara and one sub post office located at Baranti Rangamati which serves the planning area.

10.10 Fire Station:

There is one fire service station, with 3 nos of the tenders, located at Kochpara, which take care of fire hazards of the planning area.

10.11 Police Station :

There entire planning area is looked after by Palasbari police station located at Kochpara. There is also one Traffic Outpost at Bijaynagar, and Police Outpost at Palasbari.

10.12 Financial Institution :

The planning area is served by 6 nos of banks, out of which 2 nos are located at Bijaynagar, and 1 each at Palasbari, Mirza, Maniari Tiniali and Rampur respectively.

10.13 Cremation/burial ground :

There are altogether 24 nos of cremation/burial grounds within the planning area.

10.14 Library :

There are 4 nos. of libraries located within the planning area, out of which 2 nos are located at Bangara and 1 each at Dakhala and Magurpara respectively.

10.15 Community halls/Centres:

There are 3 nos of community hall, one each at Mirza (Swahid Bhawan), and Palasbari and Uparhali. There is also one Sabhaghar in Parli. In addition to these there is one child and family Health Centre at Baranti Maniari. There are 4 nos of Mahila Samittees out of which 2 nos are located at Kochpara and one each at Agasia and Baranti Maiari to take care of the socio economical upliftment of women folk and children.

10.16 Tele Communications :

The planning area is served by BSNL with the help of 3 nos of telephone exchanges located at Mirza, Bijaynagar and Rampur with a capacity of land line connections-3304 nos and WLL connections-750 lines: Numbers of telephone user are 2447 lines and WLL equipment = 321 lines. There are 249 nos of PCOs. There is a proposal to cover all remote villages by WLL connections. Moreover the planning area is fully covered by mobile networks of other service providers making communication a simple proposition.

10.17 Recreational/Religious facilities :

There are 15 nos. at Temples, Masjids, Namghar etc. located within the planning area. Temples of Baidyagiri (Dakhala), Doodh Kuwari Than, Rajapukhuri, Bagheswari attracts huge nos. of devotees to offer prayer and nowadays these places are becoming popular tourist and picnic spots. Bank of River Brahmaputra Dakhala Pahar, Bagheswari Temple etc. as major picnic spots of the region. Rash is the most significant festival of the region which is held for days together at earmarked Rashtholis of Palasbari, Mirza, Bijaynagar during winter. During Rash, thousands of people throng to the Rashtholis to enjoy the festive and cultural flavour of the occasion whole heartedly. There are 2 nos. of Cinema hall, one each at Mirza and Bijaynagar respectively.

CHAPTER - 11

CITY FUNCTIONS AND FUTURE CITY NEEDS

Master Plan Palasbari- Mirza-Bijoy nagar at the fringe of greater Guwahati area has been prepared considering major functions and effort has been made to evolve scientific and rational policies, which will meet functional need of the area, and satisfy the aesthetic and emotional aspiration of the citizens. Hence based on the critical appraisal of the problems and inadequacies of greater Palasbari, the future need during a plan period is assessed for an estimated population.

11.1 Major functions of the planning area :

Based on the studies conducted, the greater Palasbari can be inferred to have the following major functions in order of importance to decide the future growth -

- i) To function as a trade and commerce centre.
- ii) To continue as an educational centre.
- iii) To function and grow as growth centre for small scale and household industries.

Also, Mirza will act as administrative centre of lower order and transportation mode in the regional perspective . The region having lot of temples, shrines all around may act as an area worth for an outing for recreational and pilgrimage purpose in the just outskirts of greater Guwahati.

11.2 Plan Period :

The growth of an urban centre being a continuous process, for the purpose of preparation of development plan, a time bound programme is needed to evolve various requirements for it's future needs, and as such the time span for the plan period adopted is upto 2026 AD. However, it is a fact that the proposal cannot be entirely based on the requirements of the plan period alone, the town has to function with efficiency even beyond the plan period.

11.3 Future population and it's characteristics :

An assessment of future population and its future characteristics is the basic requirement for preparations of a development plan of an urban settlement. It is however difficult to work out exact estimates of future populations of an urban area because of the factors, on which the growth depends cannot be foreseen with accuracy.

While arriving at the projected figure, the following factors were taken into account.

- a) Natural growth of population of the area.
- b) Trend of migration of population from vast rural hinterland to urban area, considering the expansion and saturation of adjoining greater Guwahati area.
- c) Impact of newly constructed Nara Narayan Setu on river Brahmaputra connecting the south bank of river Brahmaputra to north bank at Jogighopa.
- d) Impact of various development project taken up in the adjoining Azara, Borjhar, Rani area and also at Mirza & Bijaynagar.
- e) Availability of vacant land.

Table : 22**Projected population of Palasbari-Mirza-Bijaynagar Master Plan.**

Year	Projected Population
2006	118059
2016	163960 (38.8%)
2026	223806 (36.5%)

N.B. : Bracketed figures indicate anticipated decadal growth rate.

11.4 Future Occupational Structure - Estimates.

Occupational structure indirectly reflects the composition of various activities thriving in the city. The populations of working population to the total population of urban are 22.47%, 23.57% and 26.08% in 1971, 1991, 2001 respectively. The future proportion of workers in the planning area is anticipated to be 28% and 30% in the year 2016 and 2026 respectively.

Table : 23**Estimated occupational structure of the master plan area in 2016 and 2026**

Category	Year 2016		Year 2026	
	% of workers	No. of workers	% of workers	No. of workers
Primary Sector	7	3214	3	2014
Secondary Sector	19	8723	21	14099
Tertiary Sector	74	33972	76	51099
Total		45909		67142

CHAPTER - 12 **Proposed land use plan**

12.1 Aim and objectives :

The main aim and objectives which are attempted to be achieved in preparation of Master plan for the Palasbari-Mirza-Bijaynagar area for the plan period upto 2026 AD are as follows.

- a) To improve the existing condition of the planning area and to develop an urban structure for a projected population of 2,33,806 by 2026 AD.
- b) To integrate the various areas of the planning area with adjoining areas in a regional setting.
- c) Functional distribution of work centers and living areas, minimise travel distances and increase in efficiency of functioning of activities
- d) Assuring efficient transport network and circulation system with related infrastructure for safe, easy and speedy movement.
- e) To increase the economic growth by increasing economic activities like industries, service sector and trade and commerce.

12.2 Basic Considerations :

From the study of demographic profile, land use pattern, traffic and transportation, housing, services, utilities of the planning area, it is observed that the area is associated with significant obstacles in its growth and development.

The following basic points are considered as guiding factors in preparation of the land use plan for the planning area.

- i) Rational distribution of residential densities so as to minimise disparities.
- ii) Provision of circulation system and infrastructure, transportation to provide direct link between different areas.
- iii) Encourage and make provision for setting up small and household industries.
- iv) Development of new shopping areas, as well as improvement of the existing shopping areas both for retail and whole sale trades.
- v) Efficient use of Government land by putting them to most proper use.
- vi) Development of the area as an administrative centre of lower order, a recreational and pilgrims destination in the fringe area of greater Guwahati.
- vii) Provision of utility and services in an integrated manner for the whole master plan area.
- viii) Least disturbance to natural resources and existing man made assets.
- ix) Protection of the planning area from the fury of flood and erosion of river Brahmaputra.

12.3 Plan Concept :

Urban growth of Palasbari-Mirza-Bijaynagar area is restricted due to treat from erosion and flood of river Brahmaputra and physiographic condition of the area and weak economic base of the region. Most of the development is taking place along the NH 37 corridor and towards the southern part of Mirza, Bijoynagar area, mostly along Loharghat Kushi Owguri Road. A large part of planning area is vacant, but low lying and under agricultural use wherever possible.

There is no organised park/open space and suitable sporting facilities in the area. Shopping area available is inadequate and without the presence of relevant infrastructure. The whole of the master plan area has been conceptualized to function as one entity in the proposed land use plan.

12.4 Land use Pattern :

The proposed land use pattern of the master plan has been evolved taking into consideration the minimum dislocation of existing land use pattern, maximum utilisation of available Govt. vacant land.

12.5 Residential uses :

The residential areas within the master plan area to be developed as self contained unit with provision of all community facilities, services and work places within reasonable distances duly served with efficient circulation system, undisturbed by through traffic.

The existing residential land use area of 2203.34 Hectares is developed mostly haphazardly, and is inequitable. It is proposed an area of 317.5.60 Hectares for a projected population of 223806 by 2026 AD, with an average land utilisation rate of 14.19 hect/ 1000 population and gross residential density of 71 persons/hectare

12.6 Commercial uses :

Most of the commercial activities are at present concentrated in the Mirza, Bijaynagar area and to some extent at Palasbari area. Both the retail and wholesale activities are functioning in the same area leading to extreme congestion and chaos. Further other market places have come up throughout the Master plan area along the major roads in addition to the Commercial areas mentioned above without any consideration of parking plot and loading and unloading facilities.

The plan proposes hierarchical set up for commercial requirement of master plan area. Besides the three major market places at Bijaynagar, Mirza and Palasbari which are to be developed, other market places of lower order are proposed at various strategic locations to reduce pressure on existing market and make available shopping facility at a nearby place for any neighborhood. Two specific location near the railway station is earmarked for wholesale trade, freight complexes etc. An area of 165.40 Hect. is proposed under commercial use, which is 3.18% of the developed area in the master plan.

12.7 Industrial use :

Although the planning area has been industrially backward due to lack of raw materials, marketing facility, power shortage, direct connectivity with other parts of the country the situation is much more improved with the linkage of the planning area with rest of India through **Nara Narayan Setu** at Jogighopa and transforming NH-37 as a major transport corridor. Direct railway linkage with other parts of the country after setting up of Mirza Railway station, added a new dimension in the communication sector. Industrial Estate at Rani, Industrial growth centre at Chaygaon, I.T. park at Borjhar shall give added inputs to the growth of industrial activity in the planning area.

An area of 283.70 hectare has been earmarked in Rampur, Maliata and Majirgaon villages for industrial use.

12.8 Public and semi public uses :

The category of land use consists of multiple uses like Government and semi Government

offices of various levels, education and health facilities, socio cultural and religious institutions etc.

An area of 465.60 hectares is earmarked for public & semi public uses under the master plan to make adequate provisions of spaces for offices, educational, health facilities, civic centre etc. Specific provisions of land earmarked for public/semi public use are made in Rampur, Chayani Rangamati, Maliata, Kochpara and Sadilapur villages.

12.9 Recreational/open space :

Although there is ample scope for development of parks, playground etc. in the planning area, it is devoid of any such open spaces. The town needs ornamental parks for giving it a decent appearance, larger parks for passive areas for elders, play grounds for children, stadium, sports complex for fulfillment of regional requirement etc.

An area of 305.74 hectares, which is 5.88% of the development area, is proposed in the master plan for recreation/open spaces in a hierarchical order, scattered uniformly in all direction of the planning area.

12.10 Green belt zone :

An area of 710.64 hectare is earmarked as green belt zone, primarily along the southern bank of river Brahmaputra to freeze and control the development and as a measure of protection, and towards the eastern part of the planning area, to freeze and control of development along the air traffic corridor of Borjhar Airport. All the existing hillocks are classified as green belt in order to preserve and protect these natural features from the ill effect of developmental activities.

Table : 24

Proposed land use classification for Palasbari-Mirza-Bijaynagar Master Plan area for 2026 AD

Sl.No.	Land use	Area in hectare	% age of total developed area	% age of total planing area
1.	Residential	3175.60	61.05	37.81
2.	Commercial	165.40	3.18	1.97
3.	Industrial	283.70	5.45	3.37
4.	Public/Semi public	465.60	8.96	5.54
5.	Transport and Communication	805.22	15.48	9.59
6.	Recreational & open space	305.74	5.88	3.64
Total developed area		5201.26	100	61.92
7.	Agricultural	1888.15		22.49
8.	Green belt	710.64		8.47
9.	Water bodies/low lying areas	597.65		7.12
Total Planning area		8397.70		100

CHAPTER - 13

Proposed Circulation Plan

Planning for transportation system is a vital part of the physical plan. The following basic goals are expected to be achieved through the proposed road concept of the planning area.

- i) Quicker movement of goods and people within the planning area.
- ii) Direct linkage between the different traffic generating points for easy accessibility.

13.1 Regional linkages :

13.1.1 Road linkages: The master plan area is linked with other part of the state as well as country by NH - 37, which passes through Bijaynagar and Mirza of the master plan area. P.W.D. SH connects the region at Uparhali with Guwahati through Palasbari. Loharghat, Kulsi and Owguri are the major district road, connecting the region with the southern part of the state.

13.1.2. Rail linkage : Mirza has been linked with other parts of the state and the rest of country by means of B.G. Railway line.

13.1.3 Circulation plan concept : The proposed road system together with new linkage is designed to have a proper road circulation throughout the Master plan area. Road hierarchy is proposed to provide free movement within the master plan area and relieve the existing congestion.

The road system proposed for the master plan area is categorised as follows : -

1. National Highway : It will primarily cater for inter city movements of regional traffic. Overall width (R.O.W.) will be 30.00 to 50.00 mts.
2. Primary Distributor : It will cater for major movement between sectors . Overall width will be 18.00 to 25.00 mts.
3. Secondary Distributor: Local roads are primarily meant to serve the traffic needs of residential sectors and will be connected to sector roads. Overall width 9.00 to 13.50 mt.
4. Local Distributor : These are meant for circulation within the residential sectors and provide access to the building sites. Overall width 7.00 to 9.00 mts.

In order to remove the present transportation bottlenecks within the town, some scheme of road improvement, widening, reconstruction of road junctions, enforcement of traffic rules etc. should immediately be taken up.

The following road scheme proposals are recommended in order of priority.

1. Improvement of the old A.T. road towards Uparhali and towards Guwahati should be taken up immediately.
2. Improvement of Loharghat, Kulsi and Owguri should be taken up.
3. The road connecting to the railway station should be developed and extended towards North, West and South for better connectivity of the station, with all parts of the region.
4. The N.H. - 37 should be converted into a four lane avenue for smooth flow of traffic.

5. The existing embankment from Dakhala towards Nahira should be improved to function as part of secondary distributor.
6. A primary distributor is proposed towards the southern part of planning area, originating on NH - 37 at Rampur, through Dhantala Rangamati, Baranti Maniari, Parakuchi, Maniari Tiniali, Maliata and ending on NH - 37 at Santola. This distributor together with network of lower order roads shall dictate balanced growth in this part of planning area.
7. Another link primary distributor is proposed originating at old A.T. Road at Agasia and ending on NH - 37 at Bangara.
8. Steps should taken for converting the WBM and earthen road into blacktopped roads in phased manner in order of priority. Similarly, high percentage of wooden bridges in the planning area to be converted into R.C.C. bridges.
9. The riverside embankment from Dakhala towards Dharapur may be improved to make it motorable and the riverside may be developed as river front development project with all infrastructures to attract more visitors to enjoy the nature's beauty.
10. Traffic junctions at Mirza, Uparhali, Palashbari, at the junctions NH-37 with the proposed primary distributor towards the Southern part of planning area, Urput, Banagara etc. are required to be improved with provisions of traffic islands, pedestrian paths, rotary etc. to avoid conflict and accidents.
11. Road leading to Baidyagiri of Dakhala Hillock, Doodhkuwari Than on the top of hillock adjacent to Rangamati village, Bagheswari (about 2 km from Mirza), Mocam (8km from Mirza, Rajapukhuri area should be improved, so as make these spots with historical name and tourist importance easily accessible.

13.2 Terminal facilities :

A. Truck Terminus : A truck terminus is proposed towards the extreme western part of the master plan area abutting to proposed primary distributor in Rampur village and an area of 3.90 Hect. is earmarked for the purpose. The truck terminus shall be connected to the Road connecting Satpakhuli from NH-37 at a distance of 1.2 Km.

B. Bus Terminus : Two new bus terminals are proposed for the master plan area. One at the Maliata village abutting to the Loharghat- Kushi-Owguri Road at a distance of 2.70 KM from the Maliata Mirza chowk and an area of 3.2 hect. is earmarked for the purpose. The other bus terminus is proposed at Rampur village near Batarhat chowk, on a plot abutting NH 37, at a distance of 2.3 km from Bijaynagar chowk and an area of 2.90 Hect. is earmarked for the purpose. These two bus terminus shall relieve the congestion of Mirza and Bijaynagar chowk to a great extent.

13.3 Parking facilities :

Though the problem of parking is not acute at present, it is expected that with the growth of numbers of vehicle, in the coming days the necessity will be felt gradually. Since the problem can be tackled locally by providing on - street parking space in the advantageous locations due to adequate available Right of Way in most of the roads, provisions are to be made accordingly while designing and planning the road sections. In this process, adequate steps must be taken to keep the available on - street space free from encroachment.

However the present Mini Bus / Trekker stand at Mirza chowk, should be converted to a parking space after establishment of the bus terminus at Maniari. The on - street parking of trucks of L.P. G. Botling plant on NH-37 must be avoided, and a truck bay may be constructed in front of the LPG botting plant by the authority concerned. Spaces should be earmarked specifically for auto, taxi, rickshaw, and other commercial vehicles, near to the traffic nodes to relieve congestion.

13.4 Traffic Regulation :

It is observed that in most of the roads, the peak traffic volume is far too less in comparison to the capacity of the roads. Therefore making provisions of one way road etc. is not required at present. However high percentage of slow moving vehicles in the composition of traffic volume specially during office/school hours, may require segregation of slow and fast moving vehicles in selected hours.

The regulatory measures may include the control of improper driving. The prohibition of double parking, better control of pedestrian movement, restriction of unauthorized on-street parking and control of loading and unloading of passengers of buses. Regular, strict enforcement of traffic regulations suited to the local conditions shall ease the traffic chaos to a great extent.

CHAPTER - 14**Plan Proposal****14.1 Residential :**

(a) Proposal for additional residential area of 969.72 Hect. with an average utilisation rate of 1409 H/1000 population with an overall density of 71 persons/hectare.

The density ranges adopted for planning is given below :

- Low - less than 50 pph
- Medium - 50 to 100 pph
- High - 100 to 150 pph

The projected housing requirement for the master plan area is 9045 dwelling units in 2016 and 12284 dwelling units in 2026 respectively.

TABLE : 25**Projected Housing requirement for planning area in 2016 & 2026**

Sl.No.	Particulars	Requirements of Dwelling Units		
		2006	2016	2026
1.	Population	118059	163960	223806
2.	Additional Population		45901	59846
3.	Average Occupancy rate	5.4	5.2	5.0
4.	Requirement units including 2001 backlog	6558	8827	11969
5.	Units requiring replacement 1% per habitable Dwelling unit		218	315
6.	Total requirement of dwelling units including backlog	6558	9405	12284

N.B. - Assumption

- (i) 30% of existing housing stock needs immediate replacement.
- (ii) Housing stock likely to shrink by 1% per decade.
- (iii) Occupancy rate assumed is 5.2 for the year 2016 and 5.0 for the year 2026.

14.2 Commercial Use ::

(i) An area of 165.40 Hectares is earmarked for commercial uses, out of which, 17 hectares of land is earmarked for wholesale commercial use, freight complexes, ware houses, godown etc. at two specific locations near the railway station and the proposed truck terminus at Rampur village.

(ii) Mirza is proposed to be developed as a District Centre, to serve the entire populations of planning area by 2026 AD. Palasbari and Bijaynagar shall be developed as community centre to serve about 125000 population of the planning area by 2026 AD.

(iii) There will be 22 nos of sector centre serving 10,000 population each and 115 nos of cluster centres each serving 2000 population.

TABLE : 26**Hierarchy of commercial Centers**

Sl. No.	Hierarchy of commercials centres	No.	Area earmarked (Hectares)
1	District Centre	1	58.86
2	Community Centre	2	33.45
3	Sector Centre	22	20.07
4	Cluster Centre	115	14.70
	Total		127

14.3 Industrial use :

An area of 283.70 hect. is earmarked for industrial use in the master plan area for setting up industrial Estate in Maliata, Rampur, Dhontola Rangamati and Mirzagaon villages with low air and water polluting small and medium industries. Food product, Bamboo/Wooden products, Eri-Muga weaving industry, Electrical/Electronic machines tools, transport equipments etc. are recommended for the area.

14.4 Public & Semi Public :

Under public & Semi Public 465.60 Hect. of land is earmarked. A special consideration is given for office space requirement. The total area required for office space based on the norm 1.06 Hect. per 1000 population is 236.38 Hect. Spaces reserved for future public/semi public use in chunks in Maliata, Rampur, Dhontola Rangamati, Kochpara and Sadilapur villages.

14.5 Education :

In addition to the existing educational institutes, following additional educational institutes are required for the plan period of 2026, and an area of 55.92 H is earmarked for the same. These institutes may be accommodated judiciously in spaces earmarked for public/semi public uses in the proposed land use plan.

TABLE : 27

Sl.No.	Type of Educational Institute	Required Number	Total area Required
1.	Nursery School	89	7.12H
2.	Primary Schools (I-V)	30	12H
3.	Senior Secondary Schools	10	16H
4.	Integrated School without hostel facility (I-XII)	2	7H
5.	Integrated School with hostel facility (I-XII)	2	7.8 H
6.	School for handicapped	4	2H
7.	General College	1	4H
	Total		55.92H

14.6 Health :

Existing Health facilities must be up graded, to meet the demand of growing population of the region. The details of health institutions required in plan period of 2026 AD are given in the table below:

TABLE : 28**Requirement of Health institution for the plan period for 2026 AD**

Sl.No.	Category Health Institution	Required Number	Total area required
1.	General Hospital (500 bed)	1	6 H
2.	Intermediate Hospital (200 bed)	2	7.4 H
3.	Intermediate Hospital (80 bed)	2	2.0 H
4.	Nursing Home, child Welfare/ Maternity Centre	3	0.9 H
5.	Polyclinic/with some observation Centry	2	0.6 H
6.	Dispensary	15	1.5 H
TOTAL			49.4 H

14.7 Socio-Cultural facilities :

The details of socio cultural facilities required for the planning area for the plan period is given in the following table.

TABLE : 29**Socio cultural facilities for the planning area in 2026 AD**

Sl.No.	Socio Cultural facility	No. of Units	Total area required
1.	Community hall and library	15	3 H
2.	Recreational Club	2	2 H
3.	Music, Dance and drama Centre	2	0.2H
4.	Mediation and spiritual Centre	2	1 H
Total			6.2H

A multi utility socio-cultural centre is proposed near the proposed Bus terminus in Maliata Village over a plot of land measuring 3.3 Hect. Other socio-cultural facilities shall be provided in earmarked public/semi public use area equitably distributed over the region.

14.8 Public Utilities and services**14.8.1 Distribution facilities/services :**

a) **Petrol Pump** : In addition to the existing 3 nos of petrol pumps, 4 new petrol pumps are proposed, one each at Palasbari, Baranti Maniari, Maliata Chowk and Bangara respectively.

(b) **LPG Godown including booking office** : Altogether 5 numbers of LPG godowns are proposed for the projected population and plan period 2026 AD

14.9 Fire Services : In addition to the existing fire station at Mirza, 2 more fire stations are proposed to serve the projected population in the plan period. Area required to establish these additional 2 nos fire stations along with essential residential accommodation shall be 2.0 Hect.

14.10 Security measures : In addition to the existing police station at Mirza and police outpost at Bijoy nagar one more police station and 3 (three) more police outpost shall be required. Land required to establish these police station and police outpost shall be 1.98 Hect. The Police stations shall also accommodate essential residential facility and space for home guards and civil defence.

14.11 Postal and Telegraph Office : Around 15 nos of additional postal and Telegraph offices are required in addition to the existing post offices to serve the projected population in the designed period and for this 1.5 hect. of land is required.

14.12 Telephone Exchange : Two telephone exchanges with 10,000 lines capacity each are required to serve the master plan area for the plan period and for establishment of the same, 0.4 hect. of land is required. Existing telephone exchange needs to be upgraded.

14.13 Electricity : The provision of one electric sub station of 11 KV for a population of 15,000 is recommended as a general standard for all categories of Towns, and estimated requirements of power supply consumption works out to be 2 KW per household, which includes domestic, Commercial, Industrial and other requirements. Thus 3 Hect of land shall be required for installation of 15 nos substations at the end of plan period in 2026.

14.14 Water Supply : Although the planning area is served by many deep tube well schemes operated by PHE and AWSSB, for reliable potable water three separate water supply schemes are proposed, with surface water of Brahmaputra as the source. Entire planning area shall be divided into 3 (three) zones with Palasbari, Mirza and Bijaynagar as focal points. The water supply demand for the entire planning area shall be 17.70 MLD and 24.17 MLD assuming 108 LPCD as per capita water requirement (inclusive of fire fighting, industrial, institutional, commercial and gardening) in the year 2016 and 2026 respectively.

14.15 Drainage : A detailed drainage plan has to be worked out with Kalbhog river at Palasbari and the drainage channel from Dakhala to Dorabeel as the main outlets of storm water and waste water. There are proposals to connect Kalbhog river with the existing drainage channel at Dakhala and existing irrigation channel from Dharapur to Agasia is to be extended to Kalbhog, so that these drains may act as trunk drains. In the immediate phase the embankment of Kalbhog river must be strengthened to protect the Palasbari town from erosion from the back flow of river Brahmaputra. Further the areas towards Borjhar and Maliata may be connected to Kalbhog and the existing channel at Dakhala to relieve the areas from water logging by constructing trunk drains.

14.16 Sewerage : It is not anticipated that separate sewerage system shall be viable for the planning area in the plan period. However all efforts must be made to convert all Kutcha/dry latrines into water seal latrines with septic tank and soak pit. Manual scavenging/cleansing of septic tanks must be replaced by mechanised tools.

14.17 Garbage Disposal : A plot of land measuring 7.5 H in the western corner of the planning area, in Nahira village is earmarked as the garbage disposal site for the planning area. Anticipated solid waste to be generated from the planning area shall be 41 MT/day in the year 2016 and 67.14MT/day in the year 2026, assuming rate of garbage generation is 250gm/person/day in 2016 and 300 gm/person/day in 2026.

14.18 Recreational and open space : Total recreational and open space provided in Master plan is 305.74 Hect. Following are the major recreational and open space proposals--

(i) Rajapukhuri and Dorabeel along with the adjoining area may be converted to an ecopark/ tourist spot. A social forestry park may be attached to Rajapukhuri, which was dug by king

Arimatta. The adjacent Dorabeel is attached to Kukuramara river covers an area of about 693 Bighas of land. The area may be converted into a bird sanctuary and there is high potentiality of pisciculture activities including natural fishery activities. The location is identified as suitable for plantation and wet land development scheme. Around 85 hectares of land including the water bodies is earmarked for the proposal.

(ii) A divisional sport centre and a regional level park is proposed in Maliata village in the regional perspective and an area of 18 H is earmarked in the master plan towards the southern part of master plan area.

(iii) Towards the Eastern part, Dakhala Pahar land measuring 8 Hect. is earmarked for use as organised recreational purposes. This area together with the river front of Brahmaputra may be developed as a tourist spot.

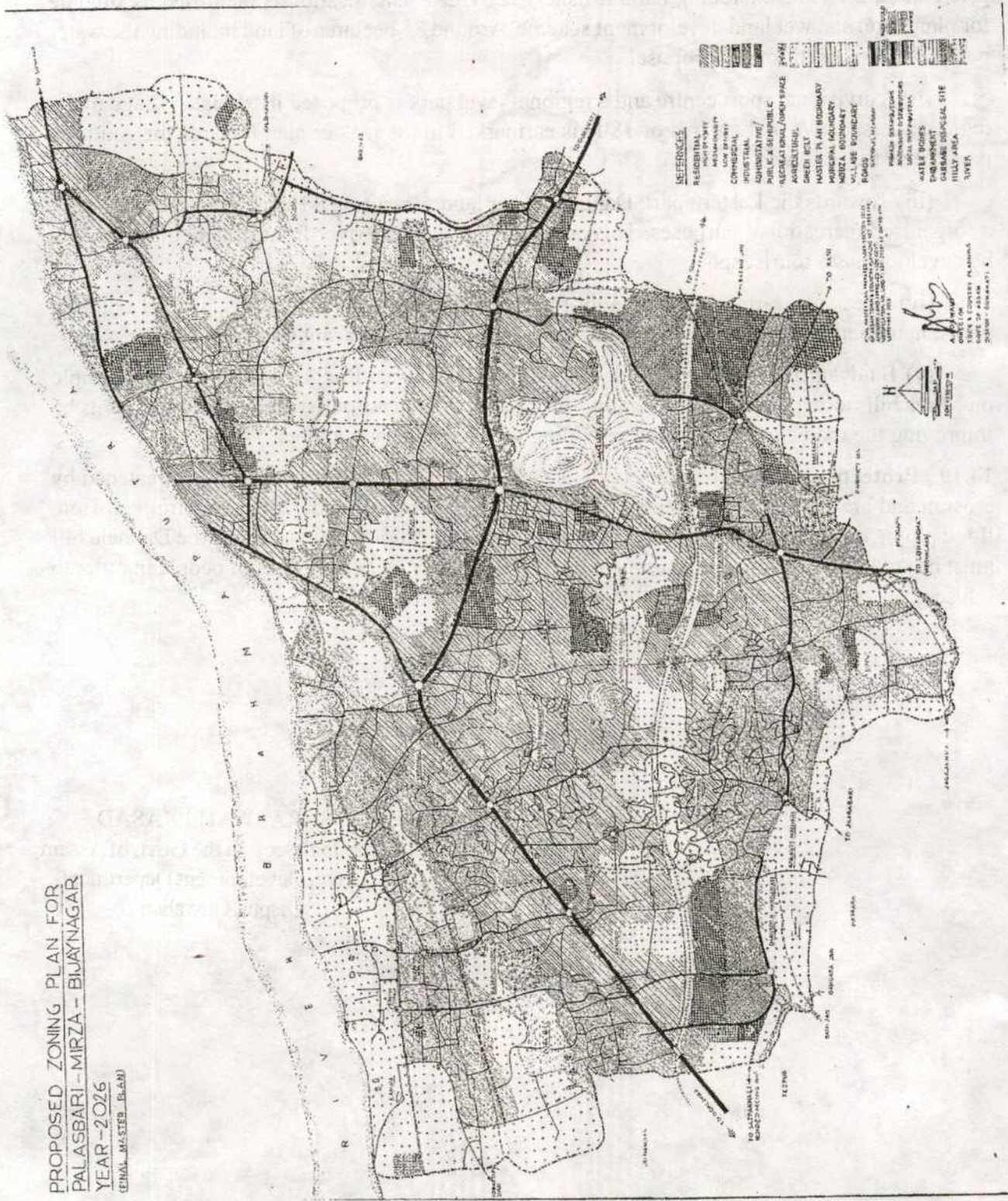
(iv) Areas are earmarked equitably for development of sports centres, special children parks, neighborhood parks etc. in the Master Plan on available vacant Govt. land.

(v) Baidyagiri of Dakhala hillock, Doodhkuwari then near Rangamati, Bagheswari Temple on Mirza hills along with the surroundings may be developed as tourist and recreational spots by improving the road connectivity and providing necessary infrastructures.

14.19 Protection to Palasbari area : The very existence of Palasbari region is threatened by erosion and breach of embankments by Brahmaputra. In order to protect the area from erosion, flood piping etc. of Brahmaputra, the existing embankment along with the toe of the Dakhala hill must be strengthen adequately to remove the fear psychosis from the minds of people in order to infuse growth and development in this region.

SARASWATI PRASAD,
Principal Secy. to the Govt. of Assam,
Urban Development Department,
Dispur, Guwahati-6

PROPOSED ZONING PLAN FOR
 PALASBARI - MIRZA - BIJAYNAGAR
 YEAR - 2026
 (FINAL MASTER PLAN)

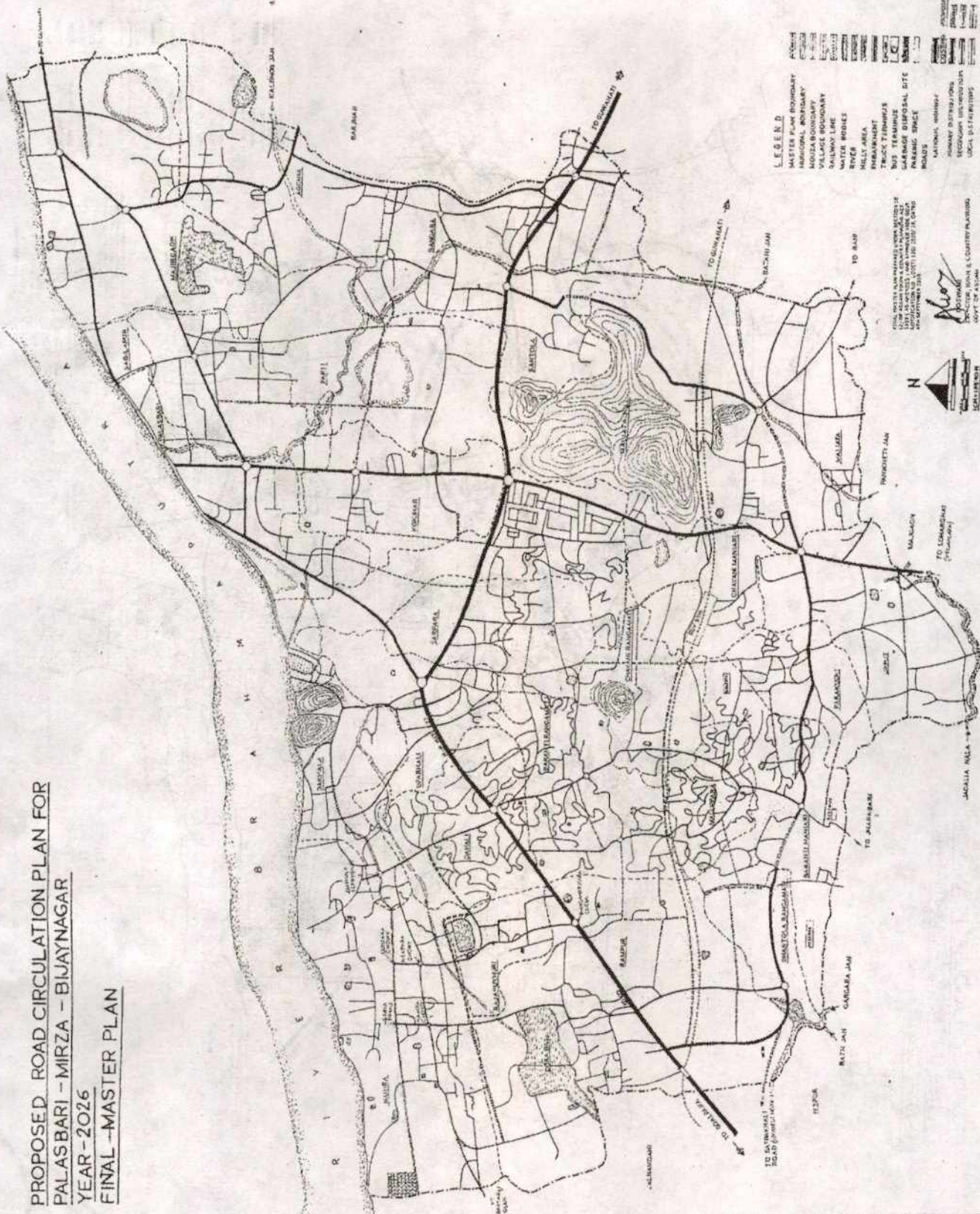


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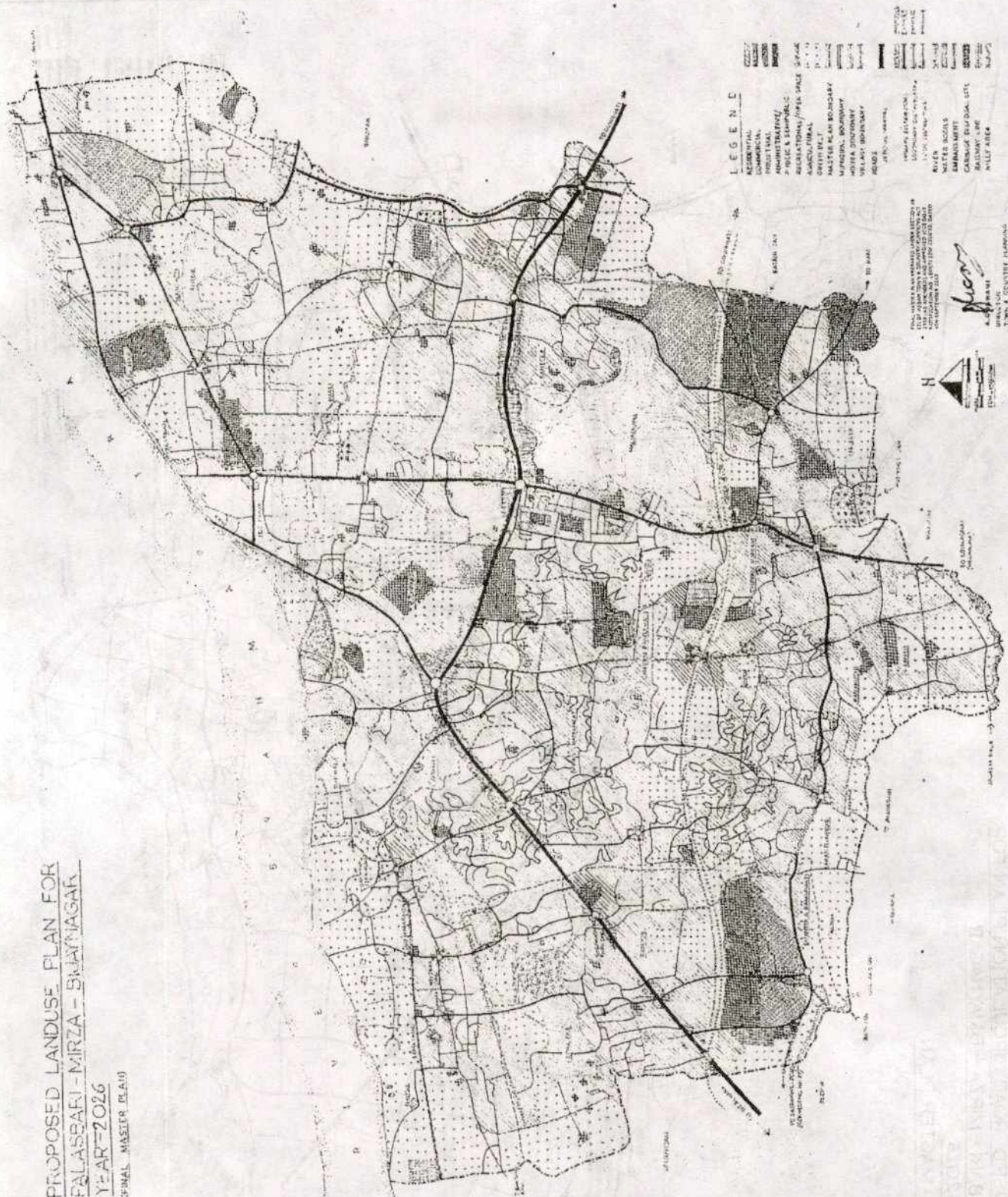
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[Symbol]	MASTERS PLAN BOUNDARY
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[Symbol]	PERSONAL INCHARGE
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[Symbol]	GARBAGE DISPOSAL SITE
[Symbol]	HILLY AREA
[Symbol]	SWEEP

SCALE: 1:50,000
 DATE: 2014
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 APPROVED BY: [Signature]

**PROPOSED ROAD CIRCULATION PLAN FOR
PALASBARI - MIRZA - BIJAYNAGAR
YEAR - 2026
FINAL - MASTER PLAN**



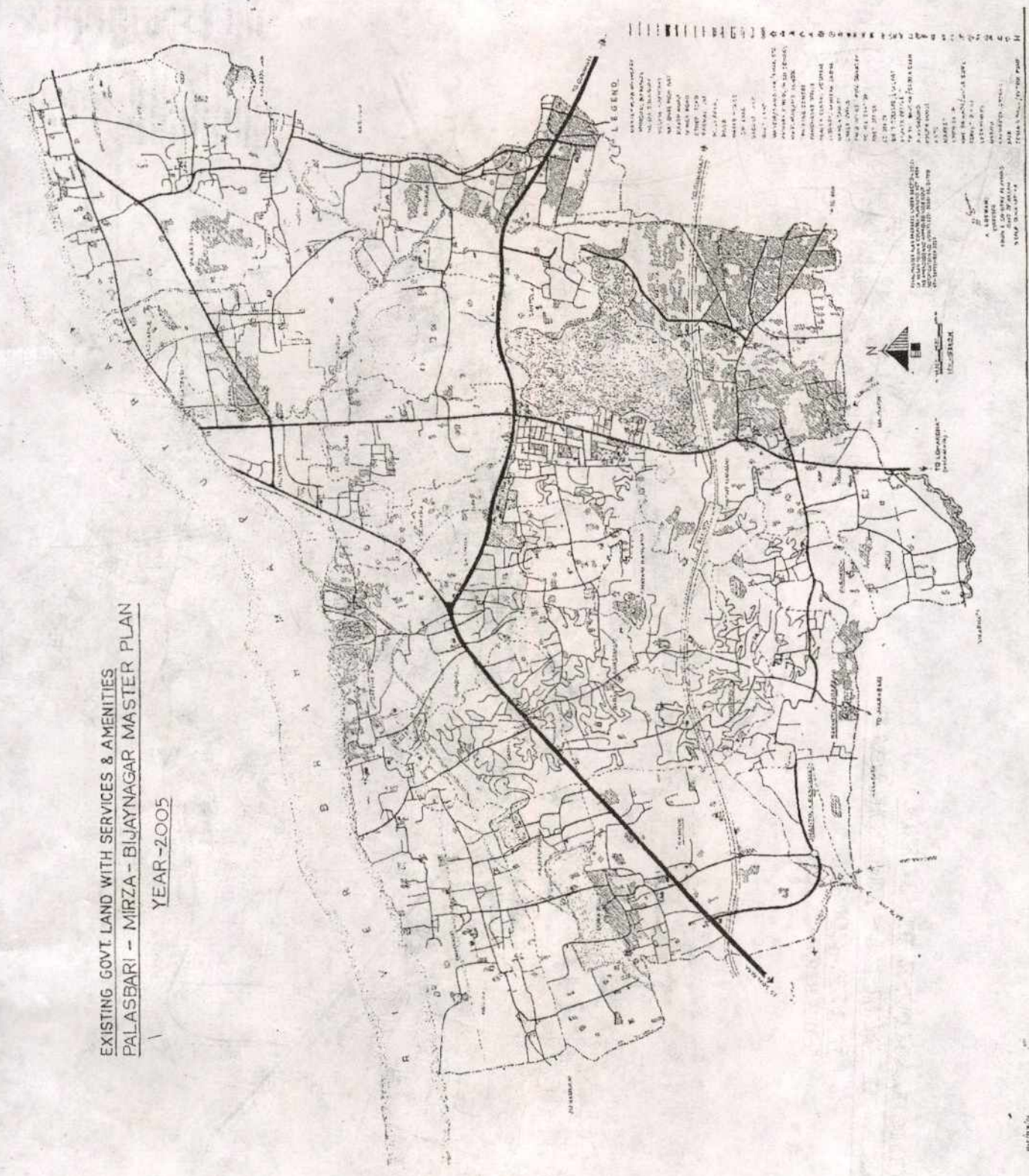
PROPOSED LANDUSE PLAN FOR
PALASBARI - MIRZA - BHAJNAGAR
YEAR - 2026
FINAL MASTER PLAN



LEGEND
ACREAGE
AGRICULTURE
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
ADMINISTRATIVE
PUBLIC & SEMI-PUBLIC
RECREATION / OPEN SPACE
EDUCATIONAL
MEDICAL
MULTI-USE / MIXED USE
MUNICIPAL BOUNDARY
VILLAGE BOUNDARY
ROADS
SPECIAL ZONE
INDUSTRIAL ZONE
COMMERCIAL ZONE
RESIDENTIAL ZONE
RIVER
WATER BODIES
AMBIENTMENT
GARDEN / BIODIVERSITY
WALLE AREA

REVISED MASTER PLAN
FOR PALASBARI - MIRZA - BHAJNAGAR
YEAR - 2026
FINAL MASTER PLAN
A. J. ...
TOWN & COUNTRY PLANNING
SOLINGHAR ROAD - DISPUR
1311085

EXISTING GOVT. LAND WITH SERVICES & AMENITIES
PALASBARI - MIRZA - BIJAYNAGAR MASTER PLAN
YEAR-2005



LEGEND

---	ROADS
---	RAILWAYS
---	WATER BODIES
---	PLANTATIONS
---	SETBACKS
---	BOUNDARIES
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DATE: 2005

BY: [Name]

FOR: [Name]

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**EXISTING LAHDUSE PLAN FOR
PALASBARI - MIRZA - BIJAY KAGAR
YEAR - 2006
(UPDATED IN 2008)**

