



# THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

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No. 396 Dispur, Friday, 31st December, 2010, 10th Pausa, 1932 (S.E.)

GOVERNMENT OF ASSAM  
ORDERS BY THE GOVERNOR  
URBAN DEVELOPMENT DEPARTMENT

## NOTIFICATION

The 24th August, 2010

**No. UDD(T)125/06/102.**— In exercise of the powers conferred by the sub-section (1) & (2) of Section 10 of the Assam Town & Country Planning Act, 1959 (Assam Act. II of 1960) read with rule 4(2) of the Assam Town & Country Planning (Publication of Master Plan and Zoning Regulations) Rules, 1962 along with Rule 2 of the Assam Town & 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 Revised Final Master Plan for Tezpur.

### NOTICE FOR THE PUBLICATION OF THE REVISED FINAL MASTER PLAN FOR TEZPUR

1. It is notified that the Revised Final Master Plan for Tezpur prepared by the Director, Town & 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 Town & Country Planning Act, 1962 for the area described in the schedule below is hereby published.
2. The Revised Final Master Plan for Tezpur 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, District Office-Tezpur, the Office of the Tezpur Municipal Board, Tezpur and the Office of the Deputy Commissioner, Sonitpur. Copies of the Revised Final Master Plan for Tezpur are available at the offices of the Director, Town & Country Planning, Dispur, Guwahati-6 and Deputy Director, Town & Country Tezpur for sale.

o/c

SCHEDULE

a) Situation of the Area :

District: **Sonitpur**  
 Sub Division: **Tezpur**  
 Area: **12,752 Hect. or 127.52 Sq Km.**

TOWN & VILLAGES INCLUDED IN THE REVISED MASTER  
 PLAN AREA FOR GREATER TEZPUR - 2031

MOUZA	TOWN & VILLAGES
Mahabhairab	Tezpur Town & 1. Kalibarichuk & Kalibari Rajah Chahar 2. Balichapari, 3. Barikachuburi, 4. Hazarapar Dekargaon, 5. Batamari, 6. Bhojkhowa Chapari, 7. Bhojkhowa Gaon, 8. Rajbharal, 9. Bhomoraguri Pahar, 10. Jorgarh, 11. Karaiyani Bengali, 12. Morisuti, 13. Chatai Chapari, 14. Kacharipam, 15. Bhomoraguri Gaon, 16. Purani Alimur, 17. Uriamguri, 18. Alichinga 19. Alisinga Uriamguri.
Bhairabpad	20. Mazgaon, 21. Dekargaon, 22. Da-parbatia, 23. Parbatia, 24. Deurigaon, 25. Da-ati gaon, 26. Da-gaon pukhuria, 27. Bamun Chuburi, 28. Vitarisuti, 29. Khanamukh, 30. No.1 Dolabari, 31. No.2 Dolabari, 32. Gotlong, 33. Jahajduba, 34. Katakhi chuburi, 35. Sopora Chuburi, 36. Bebejia, 37. Kumar Gaon.
Halleswar	38. Saikiachuburi Dekargaon, 39. Harigaon, 40. Puthikhathi, 41. Dekachuburi Kundarbari, 42. Parowa gaon, 43. Parowa TE, 44. Saikia Chuburi Teleria, 45. Saikia Chuburi Borjhar, 46. Dipota Hatkhola, 47. Udmari Barjhar, 48. Nij Halleswar, 49. Halleswar Devalaya, 50. Betonijhar (Goroimari RF), 51. Goroimari Borpukhuri, 52. Na-pam, 53. Amolapam, 54. Borguri, 55. Gatonga Kahdol, 56. Dihingia Gaon, 57. Bhitari Parowa, 58. Paramaighuli, 59. Solmara, 60. Rupkuria, 61. Baghchung, 62. Kasakani, 63. Ahatguri, 64. Puniani Gaon, 65. Salanigaon, 66. Joglowani, 67. Bhaluk Jharani

## CHAPTER - I

## INTRODUCTION

Tezpur town is the administrative H/Q of Sonitpur Dist. Over the years this town has emerged as one of the few major important urban centers of Assam & the North Eastern Region of India. Tezpur town has the following functional importance.

- 1) **Administrative Head Quarter** of Sonitpur District and North Assam Division (CIVIL) Head Quarter of 4-Core Army Division, Air Force Station, SSB, North Assam Division.
- 2) **Important Center of Transport & Communication** in Assam & in the North East, having road, rail, water, air transport link with rest of the country.
- 3) **Prime Trade and commercial center** in the North Assam and have direct trade link with Arunachal Pradesh; location of a large number of tea gardens in the District.
- 4) **Prime center of education, culture and other socio-economic facilities** and location of institutes like: Tezpur Central University, Defense Research Laboratory, LGB institute of Mental Health, NER Institute of Land and Water Management, in and around Tezpur.
- 5) **Center of tourist attraction**- presence many archaeological and cultural heritage site in and around Tezpur, Scenic beauty, nearness to many National Park/ State Park, Game sanctuaries including Internationally famous Kaziranga and other important tourist places in Arunachal Pradesh.

Considering its **past, present and importance in the future**, it seems Tezpur town is likely to grow more in the coming years ahead. Already, there is less possibility of expansion in side the municipal area, hence expansion will be mainly in the sub-urban areas, located immediately under the direct influence of the town. In this context "**Revised Mater Plan for Greater Tezpur - 2031**", is prepared to guide the physical development of the town and its sub urban areas, in future. Plan is prepared, basically a **Land Use Plan**, and it is prepared, considering different aspects (within the constrain), including transportation aspect, and others those likely to affect activities and land use in the planning area in future. By and large, this plan is prepared as per provision of the **URBAN DEVELOPMENT PLANS FORMULATION & IMPLEMENTAION GUIDELINES 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 circular issued from to time by the **TCP Dept., Govt. of Assam, Uniform Zoning Regulations** are considered as it is already approved for all the towns of Assam including Tezpur by the **Govt. of Assam.**

## CHAPTER - II

## HISTORICAL DEVELOPMENT, PHYSICAL SETTING AND CLIMATE

2.1 HISTORICAL DEVELOPMENT

Tezpur is a pre-historic town in the North Assam. In mythology, Tezpur with its surrounding territories was known as 'Sonitpur', which was reigned by king Bana of Mahabharata era. He established his capital at Bhalukpong about 60 kms north of Tezpur. It is believed that the present Tezpur town has the site of the great battle fought between Lord Krishna and Lord Shiva; Lord Krishna fought for his grand son 'Anirudha' who wanted to marry 'Usha' the daughter of king Bana who was a great devotee of Lord Shiva and Lord Shiva fought for him. The battle resulted in great loss of blood and it is said that the place become known as Sonitpur and Tezpur (Sonit and Tez in Assamese means blood). At present the town and its surrounding area have plenty of evidences of mighty kingdom of Bana, Bamuni Hill, Agnigarh, Mahabhoirab Mandir, Bhairabi Mandir are some of them. Tezpur had its new life and shape during the reign of King Hazara Barman who ruled the kingdom in 829 A.D. A big tank now known as Hazara Pukhuri situated in the north-west of the town, was his achievement. The British came to this town in 1835 and established Head Quarter of Darrang District. Many existing roads and public buildings were constructed by them. Tezpur Town is well connected by rail, road, air and water.

Tezpur Town is situated on the north bank of the River Brahmaputra, 181 kms away from Guwahati and its location coordinate is  $26^{\circ}37'$  latitude and  $92^{\circ}47'$  E longitude and altitude is about 79 meters high above means sea level. Previously it was the head quarter of Darrang District and since Darrang District was divided into two districts on 3<sup>rd</sup> August 1983, Tezpur has been as the Head Quarter of Sonitpur District.

Tezpur town is a transport & commercial cum service town. Tezpur town serves entire district of Sonitpur as well as part of neighbouring district Darrang, Nagaon & Lakhimpur. Moreover people of Arunachal Pradesh depend on Tezpur town, as it is the gateway to Arunachal Pradesh.

2.2 CLIMATE

Climate of Tezpur belong to "Sub-Tropical-Monsoon Type" of Climate. It is characterized by hot-humid-rainy summer and dry & cold winter. The rainy season starts from the month of May and is continued up to October, generally June & July are the hottest months. The winter is cold, starts from November and continued up to first half of March, generally December and January are the coldest month. Maximum temperature in Tezpur is  $39^{\circ}$  C (during May) and the minimum temperature is  $12^{\circ}$  C (during January) as recorded by the Meteorological Deptt. Solmara, Tezpur. The mean annual rainfall is 1797.67 mm.

**2.3 PHYSICAL SETTING**

Tezpur Town is located in a slightly undulating topography. There is a range of low hills, with height varies from 300 to 400 ft. running parallel to the Brahmaputra River on the sought. To the west of the town are Auguri Hill and Tiger Hill, on which the state T.B. Hospital is located. On the Eastern side is the Bamuni Hill. Proposed Revised Draft Master Plan-2031 area is flat land, expect some low lying areas located in a geometric shape. These low-lying areas are abandoned channel of the River Bharali, as this river course is shifted, towards east. These lowly lying areas are locally known as Holla. Presence of these Hollas and undulating nature of topography, facilitate, flow of natural drainage and also, create natural barrier to expansion of the town. However, in Course of time, many of these low lying areas are being converted to build up activities due to the increase in population. These high lands and low-lying areas are sensitive from "Ecological Point" and need to conserve carefully.

**CHAPTER - III**

**POPULATION GROWTH**

**3.1 POPULATION GROWTH**

With a population of 80,575 in 2001, which lived within an area of 7.10 Sq. Km., Tezpur is one of class II towns in Assam. In 2001, the population of Revised Master Plan Area for Greater Tezpur, including rural area is 2,13,372 comprised an area of 127.52 Sq. Km.

Table (1) shows the growth of population in Tezpur Municipal Area (TMA) and Greater Tezpur Revised Master Plan Area (GTRMPA).

**TABLE (1) : POPULATION GROWTH**

Year	Tezpur Municipal Area	Growth Rate per decade	Master Plan Area (including TMB, Area)	Growth Rate per decade
1961	24,159	--	76,100	--
1971	39,870	65.03	103,393	35.86
1991	55,084	38.16*	1,60,863	55.58*
2001	80,575	46.28	2,13,372	32.64

\* Twenty Years growth Rate

Source: Census of India

It is seen that the growth of population, was very high in the Tezpur Municipal Area during the decade, 1961-71. In the Master Plan Area, population growth during 1971-91 was also too high, (i.e. 55.58%). Growth of population during the decade, 1961-71, in Greater Tezpur Master Plan area was also high (i.e. 35.86%). During the 1999-2001, population growth in the municipal area was high, growth in the suburban area was also

remarkable. Population growth is mainly due to, i) addition in municipal area ; ii) natural growth ; iii) addition of new activities and migration in search of/as a part of employment ; iv) Migration under special circumstances : like unrest in some interior areas and migration due to marriage and, upward mobility in income etc.

**TABLE (2): TOTAL HOUSEHOLD, POPULATION, MALE & FEMALE POPULATION AND AREA OF THE TOWN/ VILLAGES WITHIN GREATER TEZPUR REVISED MASTER PLAN AREA (GTRMPA).**

Sl. No.	Village/Town	Total HH	Total Pop	Total Male	Total Female	Area in Ha
1.	Tezpur (MB)	15345	80575	47129	33446	710
2.	Kalibari Chuk & Kalibari Rajah Chahar	317 597	1621 2873	863 1460	758 1413	169 62
3.	Bali Chapari	238	1315	678	637	122
4.	Barika Chuburi	1328	6283	3250	3033	110
5.	Hazarpar Dekar Gaon	217	941	492	449	65
6.	Batamari	452	2477	1256	1221	202
7.	Bhojkhowa Chapari	492	2676	1317	1359	162
8.	BhojKhowa Gaon	402	2670	1362	1308	173
9.	Raj Bharal	287	1719	883	836	191
10.	Bhomoraguri Pahar	111	613	326	287	19
11.	Jorgarh	329	2047	1051	996	184
12.	Karaiani Bangali	316	2052	1033	1019	182
13.	Morisuti	28	175	92	83	96
14.	Chatai Chapari	590	3128	1562	1566	175
15.	Kachari Pam	145	790	422	368	103
16.	Bhomoraguri Gaon	321	1930	999	931	221
17.	Purani Alimur	181	1012	520	492	83
18.	Uriumguri	402	2230	1175	1055	188
19.	Alisinga	75	400	209	191	22
20.	Alisinga Uriumguri	328	1784	940	844	127
21.	Majgaon	1550	6827	3569	3258	200
22.	Dekar Gaon	391	1665	850	815	80
23.	Da-Parbatia	280	1391	720	671	246
24.	Parbatia	649	3427	1746	1681	221
25.	Deuri Gaon	334	1685	839	846	190
26.	Da-Ati Gaon	570	2946	1520	1426	238
27.	Da-Gaon Pukhuria	544	2946	1488	1458	272
28.	Bamun Chuburi	867	3974	1994	1980	122
29.	Bhitor Suti	358	2100	1091	1009	196
30.	Khanamukh	240	1344	676	668	137
31.	No.1 Dolabari	786	3995	2063	1932	173
32.	No.2 Dolabari	252	1287	679	608	113
33.	Gutlong	1337	7240	3697	3543	314
34.	Jahajduba	171	936	466	470	88

35.	Kataki Chuburi	87	453	238	215	75
36.	Sopora Chuburi	623	3143	1609	1534	357
37.	Bebezia	262	1304	646	658	180
38.	Kumar Gaon	169	848	453	395	176
39.	Saikia Chuburi Dekargaon	755	3600	1824	1776	261
40.	Hari Gaon	770	3491	1792	1699	298
41.	Puthikati	267	1319	703	616	278
42.	Deka Chuburi Kudarbari	465	2232	1193	1039	270
43.	Parowa	396	2176	1086	1090	206
44.	Parowa T. E.	187	926	439	487	77
45.	Saikia Chuburi Teleria	256	1338	685	653	193
46.	Saikia Chuburi Barjhar	232	1095	560	535	115
47.	Dipota Hatkhola	508	2593	1328	1265	252
48.	Udmari Barjhar	266	1242	666	576	239
49.	Niz-Haleswar	255	1225	596	629	233
50.	Holeswar Devalaya	52	246	141	105	244
51.	Betanijhar & Goroimari R. F.	466 0	2378 0	1285 0	1093 0	234 15
52.	Goroimari Borpukhuri	501	2521	1288	1233	245
53.	Na-Pam	440	2494	1357	1137	329
54.	Amola Pam	313	1730	895	835	198
55.	Borguri	544	3073	1548	1525	204
56.	Gatanga Kahdol	605	2675	1435	1240	192
57.	Dihingia Gaon	287	1372	736	636	120
58.	Bhitor Parowa	101	603	305	298	153
59.	Parmaighuli	207	1286	653	633	287
60.	Solmara	61	351	178	173	230
61.	Rupkuria	275	1580	824	756	157
62.	Baghchong	87	463	242	221	128
63.	Kashakani	117	610	314	296	89
64.	Ahatguri	132	724	380	344	56
65.	Puniani	393	2052	1030	1022	183
66.	Salanigaon	0	0	0	0	79
67.	Jaglowani	135	755	398	357	156
68.	Bhaluk Jharani	298	1682	862	820	265
	TOTAL	41119	213372	115453	97919	12752

Source : Census of India, 2001

## CHAPTER-IV

## LAND RESOURCE AND LAND USE

4.1 EXISTING LAND USE

Revised Master Plan Area is extended to a land area of 127.52 Sq. Km. out of the total land area, low lying and Hill areas cover 435.50 Hect. or 3.42% , Water bodies cover 693.34 Hect. or 5.45% and rest are usable land. Land-use survey was conducted in the Revised Master Plan Area, during 2004-05. The land use area have been classified into 9 board categories; approximate area covered under each category of activities is shown in the Table (2) given below. Tezpur Municipal Area has been almost fully developed. Out of the Total planning area, the predominant use is agricultural land, which occupies 6341.63 Hect. or 49.73 per cent of total area. Next predominant category is the residential area, which accounts 19.85 percentages, of the total area.

TABLE (3) : EXISTING LAND USE, 2003 : REVISED MASTER PLAN AREA FOR GREATER TEZPUR

Sl. No.	Land Use Category	Area (Hect.)	Percentage to Developed land	Percentages to Total Area
1	Residential Use	2531.08	47.92	19.85
2	Commercial Use	217.24	4.11	1.70
3	Industrial Use	155.93	2.95	1.22
4	Public & Semi Public Use	1358.25	25.72	10.65
5	Parks & Play Ground	40.64	0.77	0.32
6	Transport & Communication	978.39	18.53	7.67
	<b>Total Developed Land</b>	<b>5281.53</b>	<b>100.00</b>	<b>41.41</b>
7	Agriculture & Forest	6341.63		49.73
8	Water Bodies	693.34		5.44
9	Low lying & Hilly Areas	435.50		3.42
	<b>TOTAL AREA</b>	<b>12752.00</b>		<b>100.00</b>

Source: Field Survey & Compiled by T & C P, Tezpur

## CHAPTER - V

## EXISTING INFRASTRUCTURE FACILITIES

5.1 EDUCATION

According to 2001 census, literacy rate in the Tezpur Municipal Area is 90.63, while its neighboring villages, (included in the Tezpur Urban Agglomeration, 2001), Bamunchuburi, Barikachuburi, Dekargaon, Parbatia gaon, Hazarapar Dekargaon, Deurigaon & Majgaon have a literacy rate of more than 91.00%. As per the primary survey conducted by the Town & Country Planning, Tezpur and information compiled from Education Department etc., following Table (3) is prepared to show the number of students and Teachers. In total, 130 number of educational intuitions. Out of the three general colleges, namely Darrang College, Tezpur College and Tezpur Kanya Mahabidyalaya, located in the planning area, Darrang



College imparts education mainly upto graduate level in Arts, Science and Commerce stream. Tezpur College and Kanya Mahavidyalaya, at present have facilities to impart education in Arts stream only up to graduate level. In Darrang College, Post-Graduate course are also available in few subjects. There is no technical institution of higher level in Tezpur except one Industrial Training Institute (ITI) Tezpur, which provide short term courses under fourteen different trades viz. Electricians, Fitter, Turner, Machinist, Steno, Electronic, M.M.V., Wireman, Cutting Tailoring, Mechanical Agricultural Firm, Carpenter etc. Tezpur University was established during 1992 as per Accord, 1985 it is located at Napam village about 10 Kms from the heart of the town.

There are number of English medium Private Schools in the planning area. Many of these are residential too. Recently, few Private owned as well as under registered society, Computer training Institutions have opened up in the town. Two new colleges: Immanuel Christian College along Bhairabi Temple Road and Sonitpur College at Panchmile are established with the initiative of local public.

**TABLE (4) : NO. OF EDUCATIONAL INSTITUTIONS WOTH NO. OF STUDENTS & TEACHERS IN THE REVISED DRAFT MASTER PLAN AREA, TEZPUR**

CATEGORY OF INSTITUTIONS	TOTAL NO. OF INSTITIOS	ENROLMENT	TEACHER
1. Lower Primary School	71	10,531	376
2. Middle School	16	2,298	139
3. High/Higher Secondary	32	14,693	595
4. Colleges			
(i) General College	5	5923	172
(ii) B. T. College	2		
(iii) Law College	1	156	10
(iv) Junior College	3	NA	NA
5. University	1	695	96
6. Others			
i) ITI	1	359	NA

SOURCE: D.I. OFFICE, TEZPUR & PRIMARY SURVEY.

## 5.2 HEATH

Tezpur Civil Hospital now a days known as Kanaklata Civil Hospital, has 212 beds at present. The Lokapriya Gopinath Bordoloi Mental Health Institute at Tezpur has 1000 no beds. The following table (4) shows the number of Medical facilities (with beds) available in the Revised Master Plan-Area, Tezpur. As per the population in the planning area in 2001, there is one bed for every 92 person. But, Tezpur Civil Hospital serves the entire population of Sonitpur District and some patients of other district and 'Arunachal Pradesh come to Tezpur for better treatment. However 'beds' in the Mental Hospital and in the Defence Hospital and Nursing Homes may be viewed as special category only. It seems health facility is inadequate in terms of demand and availability of facilities. Tezpur Civil Hospital is the main center for treatment of general public that needs immediate expansion and up gradation with addition of modern facilities like ICU etc.

TABLE (5): HEALTH FACILITIES IN THE REVISED MASTER PLAN AREA FOR GREATER TEZPUR

Sl. No.	Type of facilities	Bed
1.	Govt. Hospital	
	(i) Kanaklata Civil Hospital	212
	(ii) L.G.B. Mental Health Institute	1000
	(iii) C.L.M. Chest Hospital	50
	(iv) Jail Hospital	80
	(v) Police Hospital	49
2.	Mission Hospital (Baptish Christian)	130
3.	Private Nursing Home	
	(i) Gogoi Nursing Home	15
	(ii) Sukhada Nursing Home	21
	(iii) B. K. Memorial	22
	(iv) Poly Clinic	10
	(v) Goswami Nursing Home	10
	(vi) ENT Hospital	6
	(vii) EMM Hospital	21
	(viii) Skylark Hospital	10
4.	Govt. Dispensary	
	(i) Borpukhuri	
	(ii) Da-parbatia	
	(iii) Bhojkhowa Chapari	
	(iv) E.S.I. Dispensary	
5.	Govt. Health Centre (HC)	
	(i) Betanijhar	
	ii) Deurigaon	
	iii) Parowa Gaon	
	iv) Parowa Bagisha	
	v) Harigaon	
	vi) Saikia Chuburi Dekargaon	
	vii) Deka chuburi Kundarbari	
	viii) Gotlong	
	ix) Da-gaon Pukhuria	
	x) Da-Ati Gaon	
	xi) Alichinga Uriumguri	

Source: Health Deptt. Assam,

**5.3 RECREATION**

There are numbers of parks and play grounds in Tezpur Municipal area as well as in the Planning area (out side TMB area). Important parks are Cole Park (Chitralkha Uddyan), Padum Pukhuri Park, Agnigarh Park, Trimurty Uddyan, Kanaklata Uddyan etc. The main play ground in Tezpur is POLO FIELD. Construction of a Stadium has been started at Hazara Pukhuri. There are number of public fields in Tezpur viz. Nehru Maidan, Joimati Pathar, Iddgar field, Shwahid Bakari etc. some educational institutions in Tezpur town, have own play grounds viz. Collegiate School field, Panchmaile field, Darrang College field etc. The Ganeshghat at Tezpur & Agnigarh Hill, attracts people to see the sunset at the Brahmaputra, Bamuni Hill temple ruins is also one of the recreation point. However, considering population growth and areal extent new parks & play grounds are to be created in future. Hilly areas and tract along the River Brahmaputra, has vast potential for Development as Natural Park.

**5.4 RELIGIOUS & ARCHAEOLOGICAL SITES**

Tezpur is a pre-historic town and there are number of religious SITES are located at Tezpur, belong to different community. Some of those are-

(i) Mahabhairab Temple, (ii) Bhairabi Mandir, (iii) Da-parbatia stone gate, (iv) Stone inscription and Rudrapad Temple, (v) Halleswar Devalaya, (vi) Kailaspati Mandir, (vii) Ketekeswar Devalaya, (viii) Bhairab pada Temple. Also there are numerous Hindu Mandir locally known as "Namghar" located almost all villages and localities. There are four important "Maszids" in Tezpur town and another four are in the planning area. Two churches and two Jain temples are located in Tezpur town.

Archaeological sites are the places of tourist attraction and these sites are to be connected with improve road and other related infrastructure facilities are to be provided in and around the site so that people can visit these sites without any difficulty.

**5.5 WATER SUPPLY**

In Tezpur Town, 4 (Four) water supply scheme. These are under the control of Tezpur Tezpur Municipal Board. These schemes were constructed by State Public Health Engineering Department, Govt. of Assam and after completion, handed over to Tezpur Municipal Board for operation and maintenance.

**TABLE (6): WATER SUPPLY SCHEMES: TEZPUR MUNICIPAL AREA**

Name of the Schemes	Existing Capacity	Source of Water
1. 9.0 MLD WSS	0.9 MLD	Surface water Brahmaputra river
2. Mahabhairab WSS	20,000 lit/Day	Ground Water
3. Mahajati WSS	Not functioning	Ground Water
4. Jaimati Pathar WSS	Not functioning	Ground Water

Source : Tezpur Municipal Board.

At present only 1161 number of households have their home connection in Tezpur town. Only 11.12 per cent of total households of Tezpur Municipal area have water supply connection. There are 68 govt. offices/institutions have water supply connection in Tezpur Municipal area ; 10 connections are found outside municipal area ; only 20 number of street taps are available for community service in, in the planning area, 20 number of villages have water supply schemes installed by the PHED Govt. of Assam. These are : Kalibari WSS, Barikachuburi WSS, Majgaon WSS (Serves Majgaon and Bamunchburi), Saikia chuburi Dekargaon WSS, Dekargaon WSS, Da-ati WSS (serves Da-ati and Da-parbatia gaon) Deurigaon WSS, (serves Deurigaon and Kumargaon), Bamparbatia WSS (serves Parbatia Gaon), Bedejia WSS (Katakichuburi Da-gaon Pukhuria and Bebejia), Sopora chuburi WSS, Harigaon WSS, Gatanga Kahdol WSS, Jorgarh WSS, Karaiani WSS, Dolabari WSS etc. other villages depend mainly on ring well.

#### 5.6 MUNICIPAL SOLID WASTE (MSW) MANAGEMENT

In the Tezpur Municipal Area, on an average, 400 tons of solid waste are produced, including waste generated from hospitals & nursing home, industrial units, slaughter house markets etc. Daily 60 to 70 sweepers are employed to clean the streets, mainly in the market area. Two tractors are engaged to lift the MSW daily and dump in open site located at Bali Chapari. Two tractors collect 3 trips per day by each; thus daily, about 18 tons of wastes, (41.2%) are left in the street and in drain uncollected; that create a difficult environment problem. Only '10' bins are provided to store waste, which are not at all sufficient MSW are Dumped/ collected on wayside in 66 places. During ground at Balichapari village, has '35' (about) bighas of land , reserved. Open dumping has created lot of environmental problem like foul smelling, source of generations of disease, land-air-and water pollution and attract bird activities that disturb air traffic. On an average Rs. 1.80 lacs are spent per month (2003) by the Tezpur Municipal Board, on Municipal Solid Waste Management. Existing system of municipal solid waste management is highly inadequate.

To manage Municipal Solid Waste scientifically in all around Tezpur town, Centrally Sponsored Project "Mitigation of bird hit Menace for IAF Aircrafts Through Appropriate Solid waste Management & Drainage in the sensitive Zone at Tezpur, with a project out lay of Rs. 583.57 lakhs, is awaiting for approval and implementation. This project included house to house collection, storage, transportation, vermin compost plant of 20 TPD capacity, samitary land filling, Treatment of Bio-Medical waste with incinerator, Auroclave & shredder. A new site with an area of 45 bighas of land are reserved for processing of waste and Sanitary land filling at Raj bhoral village, inside the Master Plan Area.

#### 5.7 ENERGY

Tezpur Town and the Rural Areas in the Draft Revised Master Plan area for Tezpur have been electrified by the A.S.E.B. present capacity of power supply in the planning area during peak hours is 8.15 MW. The power supplied to the planning area is from the 132 KV Dipota Grid Sub-station. The number of households has electrical connection in municipal area, is 8540 and in rural area is 3450. (Source: ASEB, Tezpur 2002). Shortage of power during peak hour and in peak season is serious.

**5.8 DRAINAGE & SANITATION**

**5.8.1 DRAINAGE:** Over the years, new residential areas have grown without having proper drainage facilities and many of the 'Hollas', (the low-lying areas), here and there, in the planning area are, being built up. Because of these, as well as the high seasonal rainfall during June to October, high water level in the Brahmaputra River, cause to water logging problem in the residential areas in the Tezpur town, mainly in low lying areas. Due to encroachment and/or obstruction on the 'Hollas', the surface run-off of the planning area can not be drained in to the River Brahmaputra. At present, though few number of pucca and kutcha drains are constructed in the town area over the years, those are sufficient. An integrated drainage network is to developed in the Master Plan Area on priority basis, especially in the Municipal area and in the recently grown, urban suburbs, like : Ushanagar, Bamun Chuburi, Majgaon, Parbatia, Mission Chariali, etc. during rainy season, water logging is a serious problem in the Holla Areas.

**5.8.2 SANITATION:** As per 1991 census, 89.96 pc of the total households in the Tezpur Municipal area had toilet facilities. Sanitary latrines are provided in almost all the newly constructed houses (AT & pucca), in the planning area. The discharge water of sanitary latrine has no alternative but to percolate underground, that pollutes the ground water. There is no sewerage network in the planning area.

**5.9 COMMUNICATION**

Tezpur Town and the villages of the planning area are well connected by Telecommunication and by the optical Fiber Label (OFC). FAX and INTERENT facilities are also available in the planning area. There is one Head Post Office and one Telegraph office in Tezpur town. Moreover there are three sub-post offices within the town. In the planning area there are eleven number of sub-post offices located : at Napamgaon, Niz Haleswar, Dipota Hatkhola, Puthikhati, Borgurigaon, Dekachuburi Kundarbari, Majgaon, Dagaon Pukhuria, Bhojkhowa Chapari, Bhomoraguri and Alichinga Uriamguri.

**5.10 POLICE PROTECTION FIRE PROTECTION**

At Tezpur Town, there is one Police Station namely TEZPUR SADAR POLICE STATION. The whole planning area covers under the control of the Tezpur Police Station. Moreover there are number of police outpost in the planning area : viz-Lalmati Police Outpost at Chandmari, Bebejia police outpost at Kacharigaon Police Outpost, Mahabhairab Police Outpost at Majgaon, Panchmile Police outpost at Alichinga Uriumguri, Salanibari Police outpost etc.

Moreover, in and around Tezpur, defence establishments: viz. Head Quarter of 4 core Army Division. 11<sup>th</sup> Wing Air Force Station, Head Quarter of S.S.B. of North Assam Division are located. There is a district level fire fighting unit office at Tezpur under the Directorate of Fire Services, Assam, which serves the entire planning area. A fire-fighting unit is also available at the Air Force Station, for defence purpose.

### 5.11 CREMATION GROUNDS AND GRAVE-YARDS

There are two major cremation grounds, just outside the municipal limit, near Marabharali. There are three grave yards at Tezpur Town, one for Muslims known as KABARSTHAN and other two for Christians – one is at near Kabarsthan and another is at Lalmati. In the planning area there are – number of cremation grounds serving 3-4 villages and need up gradation with minimum basic facilities like road, waiting shed, water source, electricity, drainage etc. Two cremation grounds; one at Bamun Chuburi and other at Porrowa Chariali are recently upgraded.

### 5.12 TRANSPORTATION

**5.12.1 MODE OF TRANSPORT:** The planning area is well connected by Road, Railways, air and water transport. The NH-52 passes through the planning area ; NH-52 and NH-37, are connected by the NH-37 (A), passes through the Kaliabhomora Bridge, is also inside the planning area. A branch railway line connects Tezpur with Rangapara from which it has connection, to other part the state/ country. Tezpur Town is connected by Air too. An Airport is situated at Salonibari, about 9 kms away from Tezpur Town, is inside the planning area. It is connected with direct flight to Kolkata, Dimapur, North Lakhimpur, Tezpur Town, is also connected by water transport, through the Brahmaputra River to other parts of the state under State Inland Water Transport Dept. and Central Inland Water Transport. Before construction of the Koliabhomora Bridge over the river Brahmaputra there was regular ferry service between Tezpur and Silghat, thus connecting north and southern part of Assam. Now, it is dropped. However, powered steamer boat locally known as BHOT BHOTI, regularly serving People living in the Char area and brings milk and other perishable items like vegetables, fish etc to the town.

**5.12.2 NETWORK OF ROADS, RAILWAYS, WATERWAYS AND THEIR INTERRELATIONSHIP WITH THE MAJOR ACTIVITY NODES:** Roads play an important role in Tezpur Town and the planning area. The NH-52 links Tezpur with upper and lower part of Assam in the north bank and Arunachal Pradesh. After crossing Kolia-Bhomora bridge by NH-37(A), one reach NH-37 which links with upper lower part of Assam on the South bank. Primary network of road-rail-navigation in/near Tezpur Town was developed during the British period, mainly to carry forest and agricultural products and tea. As the Tezpur town is located near the Brahmaputra River, it served as major transport node. Later after the construction of bridge over the river, Tezpur has emerged as major node for surface transport. Importance from railway and navigation point, reduced over the years, Road network inside the municipal and rural area is not up the requirement expects the major roads. Residential localities have their own-separate road pattern unrelated to each other. The total Road length on the planning area is about 400 kms out of which about 42% of the road are kucha. Road network inside the planning area needs be strengthened by constructing missing links and improvement of existing roads and junctions. In the CBD area of Tezpur Town, gridiron pattern of road network exists. In other parts of the planning area, there is complete lack of any pattern of existing road network.

Though, only a meter gauge line connects Tezpur, income of Railway from Tezpur station is quite high; Daily / Monthly 6 passenger trains and 3 goods trains run to and from Tezpur Station. The following table shows the movement by railways and income generated at Tezpur railway station has the computerized reservation facility.

TABLE (7) : MOVEMENT OF RAILWAYS AND INCOME GENERATION AT TEZPUR STATION

Sl. No.	Description	Nos. / Amount
1.	Daily / Monthly Passenger train	6 nos.
	Goods train	2 nos.
2.	Yearly Average Passenger	6528 nos.
	Goods train	3600 wagon.
3.	Yearly Income from movement of goods	Rs. 5.00 cr.
	Yearly Income from movement of Passenger	Rs. 3.40 cr.

Source: Tezpur Railway Station.

Inland water transportation at Tezpur becomes useless after construction of Kaliabhomora Bridge over river Brahmaputra. Now State Inland Water Transport runs boat lunched between Tezpur and Burachapari, (a 'char' the southern bank of the Brahmaputra).

TABLE (8): MAJOR TRAFFIC NODES (PASSENGER) IN THE PLANNING AREA

Area	Location	Description
A. Town Area	(i) Civil Hospital Point	Entry to the market area and to link administrative HQ.
	(ii) Tribeni Point	Entry to main town and to the bus-stand.
	(iii) Mahabhairab Point	Entry to educational Institutions, residential areas.
B. Majgaon	(i) Mission Chariali Point	connecting point of NH-52 and NH-37 (A).
	(ii) Parowa Point	Entry to town from NH-37(A) through VIP Road.
C. Dekargaon	(i) Murhateteli Point	Entry to town and residential/ Commercial area.
D. Betarijhar gaon	(i) Goroimari Point	Entry to airforce station/ market area.
E. Bebejia	(i) B.P. Tiniali	Entry to Rangapara/ Market Area.
F. Dolabari No. 2	(i) Dolabari Point	Entry to Tezpur University, Industrial, residential area.

The number of fast moving vehicles given in the Table below pertain to the whole jurisdiction of D.T.O., Sonitpur, it is seen that fast moving vehicles have been increased by 10.50% from 2001-02 to 2002-03. Majority of the vehicles put pressure in the planning area.

TABLE (9): GROWTH OF FAST MOVING VEHICLES:

Year	Tucks	Light vehicle			Bus	Taxi			Non Transportable		
		Four Wheeler	Three Wheeler	Total		Four Wheeler	Three Wheeler	Total	Four Wheeler	Three Wheeler	Total
2001-02	1170	245	118	363	282	107	130	237	21,077	6663	30029
2002-03	1255	285	113	418	288	114	144	258	23569	6731	33195

Source – D. T. O., Sonitpur, 2003.

As other towns, of Sonitpur District is not as large as Tezpur, the figure reflect the trend of fast moving vehicles in Tezpur. The growth of two wheeler at Tezpur is quite high during last few years. The slow moving Rickshaws is still a part of transportation in the planning area. A large number of unlicensed rickshaws are seen playing in this town, those come from the nearby villages. There is also increase of number of bicycles in the planning area. The hand thellas and Bullock/ pony carts are still means of transportation of goods for short distance and this trend is likely to continue.

### 5.13 TRANSPORT TERMINALS :

The following are the traffic terminals in the Revised Master Plan for Greater Tezpur.

TABLE (10) : TRANSPORT TERMINALS

Terminal Center	Location	Observation
<b>A. Inter-City Bus-Station</b>		
1. Passenger	i) ASTC Bus Station	- Centrally located - More or less planned - Waiting shed / Toilet Available but quality should be Improved.
	ii) Kekorapool Public Bus-Stand	- Over crowded. - Bitumen surfacing immediately required. - Located centrally but unsafe from the traffic circulation point of view.
	iii) Jahajghat 407 Mini Bus Stand	- No Toilet - Unplanned without any waiting shed/ toilet facilities
	(iv) Delux Omni Bus	- Unplanned parking near ASTC - Road side parking - No waiting shed and toilet facility.
	(v) City Bus stand	- Unplanned way side near Nehru Maidan parking.
<b>Railway Station</b>		
	(i) Tezpur Rly Station	- Building to be renovated
	(ii) Dekargaon Rly Station	- Building are old and seriously in bad condition.



2. Goods	(i) Truck Stand	- No Organised stand - Roadside truck parking - Near parowa Chariali - Mission Chariali and at ex-police line.
	(ii) Tezpur Rly Station	- Loading/Unloading area insufficient and needs improvement.

The following table shows the no. of Passenger buses getting in and but from different Bus Terminals of Tezpur Town.

TABLE (11): NOS. OF BUSES PLYING

Name of Bus Terminals	In	Out
1. A.S.T.C Bus Stand	120	120
2. Kekorapool Public Bus stand	160	160
3. DELUX Omni Bus stand near A.S.T.C. Bus stand	22	22
4. Mini Bus / 407 Bus	123	123
5. City Bus stand near Nehru	60	60
<b>TOTAL</b>	<b>485</b>	<b>485</b>

Source: Filed Survey by the T& CP, TEZPUR

**5.14 ECONOMIC BASE AND EMPLOYMENT**

**5.14.1 FORMAL SECTOR :**

**5.14.1.1 PRIMARY : URBAN AGRICULTURE, MINING AND QUARRYING :**

As per 1991 census only 4.76 per cent of the total workers were engaged in primary sector, in Tezpur Municipal Area ; but in the planning area , excluding municipal area, it was 47.85%. The agricultural products in the planning area are as follows:

TABLE (12): AGRICULTURAL PRODUCTION IN THE PLANNING AREA

Sl. No.	Name of Crops	Production (Qtl)
1.	Paddy	42,270
2.	Oil Seed	445
3.	Pulse	1,256
4.	Sugarcane	6,750
5.	Wheat	177
6.	Jute	8,064
7.	Summer Vegetable	8,064
8.	Winter Vegetable	13,500
9.	Potato	2,690

Source: Deptt. of Agriculture, (Tezpur), 2001

## 5.14.1.2 SECONDARY : INDUSTRIES, TRADE &amp; COMMERCE etc. :

As per 1991 Census only 19.97 per cent of the total workers were engaged in secondary Sector in Tezpur Municipal Area, but in the planning area excluding municipal area, it was 10.57%. the Household industries found in the planning area are, mainly doll making, pickle & juice making, weaving, embroidery, cutting & tailoring etc. Manufacturing units found in the planning area are steel fabrication units, furniture making units. The construction units found in the planning are civil construction units. The following table shows the industrial establishment by type in the Revised Master Plan area for greater Tezpur. It is seen Food and Allied sector industries are established in the Master Plan area.

TABLE (13): INDUSTRIAL ESTABLISHMENT BY TYPE

Sl. No.	Type	No. of Units	Production
1.	Food and allied sector	109	1,06,292 MT
2.	Hosiery and garments	93	----
3.	Engineering Items	55	9,716 MT
4.	Other Miscellaneous Items	145	----

Source: DICC, Sonitpur, 2002

Though there are no large industries in Tezpur, there are few medium and small industries in the planning area namely Nezone Biscuits Pvt. Ltd., Madhabi Biscuits Pvt. Ltd. Cold Storage at Dolabari, Krishna Rice Mills etc. District Industries Centre, Sonitpur has already earmarked an area at Dekachuburi Kundarbari for an industrial Estate. Already one industrial estate is constructed at Dolabari. Commercial establishment in the planning area may be divided into 4 board categories viz. wholesale, wholesale cum Retail Sale, Retail Sale, Service shops.

The wholesale trading is mostly concentrated in and around the CBD of Tezpur town. Wholesale cloth Market, Hardware market, food and food staff market are located in the CBD area of Tezpur Town. The wholesale vegetable markets is located along Kabarsthan Road. Also, weekly markets at neighboring, village like Majgaon, Dolabari etc. serve as wholesale market. The following table shows the villages having weekly / bi-weekly / Daily markets in the planning Area outside Tezpur Municipal Plan Area.

TABLE (14): DAILY / WEEKLY / BI-WEEKLY MARKET IN THE PLANNING AREA

Sl. No.	VILLAGE	Daily/Biweekly/Weekly
1.	Napam	Daily
2.	Harigaon	Daily
3.	Dekachuburi	Daily
4.	Dihingia Gaon	Daily
5.	Sapora Chuburi	Daily
6.	Bhojkhowa Chapari	Daily & weekly on Monday
7.	Porowa Gaon	Daily
8.	Alicfinga Uriumguri	Daily & weekly in Thursday
9.	Majgaon	Daily & Biweekly on Tuesday & Friday
10.	Dolabari No. 1	Daily & weekly

Source: Census of India &amp; Field Survey.

The CBD area is the main center for retail trade and commercial activity for Tezpur Town and for the whole planning area. It also serves as wholesale market for the nearby towns and rural centers and parts of Arunachal Pradesh. The other shopping areas presently functions within Greater Tezpur Master Plan Area are chandmari, Mahabhairab, Trebeni point, Ex-police line within municipal limit and Mission Chariali, B.P. Tiniali, Panchmile, Dolabari, Goroimari point, Dekargaon point out side the municipal area. A study of growth of shops and commercial establishment in Tezpur Town has shown that it has been increased by 50% from 2192 no in 1991 to 3197 no in 2001.

The CBD area of Tezpur Town is getting congested with the function of wholesale trade and ware housing along narrow roads, due to the shortage of space. It is necessary that these functions of trade and transport agencies be provided with more space at better location.

#### **5.14.1.3 TERTIARY: TRANSPORT AND OTHER SERVICES:**

As per 1991 census, 75.26 per centage of the total workers was engaged in Territory Sector in Tezpur Municipal Area but in the planning area excluding Municipal Rae it is 41.58%. There are altogether III nos. of auto spare shops, 89 nos. motor repairing units, 14 motor body construction units and 3 oil filling station are located in the planning area but out side the municipal area. Thus, the workers engaged in transport sector is quite high in the planning area.

Though Tezpur has to function as divisional and district head-quarter, there are all district level offices established at the town. Circle level offices are also located at Tezpur. The headquarter of North Assam Division (Civil) is also located at Tezpur. Institutions like Tezpur Central University, Defense Research Laboratory, North Eastern Regional Institute of Land and Water Management (NERIWALM), Defense establishments like Head Quarter of 4 Core Army Division, Air Force Station, Head Quarter of North Assam S.S.B. are also located at Tezpur. Besides these quite no. of educational institutions are found in the planning area. Because of these workers engaged in service sector in the planning area are quite high.

#### **5.14.2 INFORMAL SECTOR AND URBAN POVERTY ALLEVIATION, INFORMAL TRADE&COMMERCE, TRANSPORT, HOUSEHOLD INDUSTRIES:**

Informal sector trade and commercial activities are generally seen in all the urban centers of the state. Tezpur Town is also not exception in this respect. Roadside retail shops are found here and there in the municipal area as well as in the planning area specially in the villages near the town. Informal transport has been seen in the form of slow moving vehicles only. A large number of rickshaw, thellas, penycarts etc. are playing in the planning area without license. Few household industries are running in the planning area without registration. Weaving, cutting and tailing, embroidering, doll-making, agarbati making food related items etc. are some of these kind of industries found in the planning area. This informal sector business has been increasing because of urban poverty. Urban poor mainly depend on this type of informal business to day to day earnings.

**5.15 HOUSING AND SHELTER :**

Shelter is one of the basic human needs and its condition deeply effects the character of human life. As housing constitutes the largest land-use element in a town, it makes significant impact on its proper functioning and urban form.

The structural conditions of houses are classified on the basis of material used for wall and roof. Of the total houses 27,901 in the planning area per census of India, 1991 the different type of houses in Tezpur Municipal Area and Revised Master Plan Area for Greater Tezpur are shown in the table below :

**TABLE (15): STRUCTURAL CONDITION OF HOUSES – 1991**

Type	No. of Houses		% to the total no. of houses	
	TMA	GTMPA	TMA	GTMPA
Pucca	4883	2669	46.79	16.21
Semi Pucca	2910	6471	27.88	39.30
Kutcha	2643	7325	25.33	44.49
Total	10,436	16,465	100.00	100.00

TMA : Tezpur Municipal Area; GTMPA : Greater Tezpur Master Plan Area;

The housing conditions of the people living in the slum areas are in deplorable condition. There are altogether 19 number of Identified slum pockets in Tezpur Municipal Area. The housing condition of Horizon Colony and other slum areas need immediate attention.

**CHAPTER – VI****POPULATION PROJECTION, SCOPE OF DEVELOPMENT AND PROPOSED PHYSICAL PLAN: CONCEPT & PROPOSAL****6.1 EXTENT OF THE LOCAL PLANNING AREA**

Tezpur Municipal area and neighbouring '67' villages are included in the Revised Master Plan Area for Greater Tezpur – 2031. After the construction of the 2<sup>nd</sup> bridge over the Brahmaputra – KALIABHOMORA BRIDGE the villages along the approach road NH-37A have been developing very fast. The 2<sup>nd</sup> bridge has opened a new development corridor for the North Bank and for Tezpur in particular. Establishment of Central University at Napam village also opened another development corridor towards north of Tezpur Town. All these factors are considered while submitting plan proposal for Tezpur Town.

**6.2 POPULATION PROJECTION**

Considering the past and present growth and development factors, population upto 2031 are projected for Master Plan area and it is given in the table below:

**TABLE (16): POPULATION PROJECTION:  
GREATER TEZPUR MASTER PLAN AREA - 2031**

Year	Tezpur Municipal Area	Growth Rate (%)	Planning area minus Municipal area	Growth Rate (%)	Revised Master Plan Area	Growth Area (%)
1961	0.24	---	0.52	---	0.76	----
1971	0.398	65.03	0.63	19.66	1.03	34.48
1991	0.55	38.16*	1.06	68.10*	1.61	56.10*
2001	0.81	47.27	1.32	24.53	2.13	32.30
2011**	1.18	40.0	1.78	35.00	2.96	38.97
2021**	1.59	35.0	2.31	30.00	3.90	31.76
2031**	2.07	30.0	3.00	30.00	5.07	30.00

( Population in lakh )

\* Twenty Year Growth Rate; \*\* Projected

**6.3 PROPOSED PHYSICAL PLAN : CONCEPT AND PROPOSAL****6.3.1 SCOPE OF DEVELOPMENT :**

The scope of development of the Tezpur Master Plan area is expected to be guided by the following factors :

- i) Development activities in the Tezpur Town and interstate trading and transport activities and others functions like administration, education and culture and industrial activities ;
- ii) 2<sup>nd</sup> bridge over the Brahmaputra and NH-37(A);
- iii) Establishment of Tezpur Central University and Defence establishment and Central Govt. institutions ;
- iv) Expected bridge over the Jia Bharali via Chowkighat ;
- v) Civilian Airport
- vi) Vast low lying areas and Water body.
- vii) Tourist destination sites and tea producing activities.

On the basis estimated population and functional requirement future trend of growth, suitability of land for development a land use plan is prepared for the Master Plan Area to guide the future physical development.

## 6.3.2 PROPOSED LAND USE PLAN:

The proposed land use plan is prepared based on 16<sup>th</sup> following consideration :

- i) Minimum dislocation of the present land use path
- ii) The trend of natural growth pattern of the village
- iii) Inter- relationship of various land use classification
- iv) Possible spill over of the various activities from Tezpur Town
- v) Development potential of Tezpur considering interstate functions and tourist potential

**TABLE (17): PROPOSED LAND USE FOR GREATER TEZPUR MASTER PLAN AREA - 2031**

Sl No.	Land Use Category	Area (Hect.)	% to developed land	% to total area
1	Residential Use	3143.83	46.49	24.65
	High	761.49		
	Medium	1025.38		
	Low	1366.96		
2	Commercial Use	276.92	4.09	2.17
	Whole sale (including CBD)	69.23		
	Retail	207.69		
3	Industrial	387.69	5.73	3.04
	Medium	271.39		
	Heavy	77.53		
	Obnoxious	38.77		
4	Public & Semi Public	1667.11	24.65	13.07
5	Parks & Play Ground	276.92	4.09	2.17
6	Transport & Communication	1010.00	14.94	7.92
	<b>Developed land</b>	<b>6762.47</b>	<b>100.00</b>	<b>53.02</b>
7	Agriculture	3204.41		25.13
8	Green Belt Zone	1656.28		12.99
9	Water Bodies	693.34		5.44
10	Low Lying & Hilly Areas	435.50		3.42
	<b>TOTAL PLANNING AREA</b>	<b>12752.00</b>		<b>100.00</b>

**6.3.2.1 RESIDENTIAL USE:** An area of 3143.83 hectares of land are proposed for Residential use and divided in to three zones- High, Medium & Low ; However in course of time Residential Land Development are to be taken up for planned development along with basic infrastructure ; main residential areas are proposed in the normal expansion of existing villages along with emerging development corridor.

**6.3.2.2 COMMERCIAL USE:** An area of 276.92 hectares are proposed under commercial use; it is divided in to whole sale and retail activities ; Tezpur central market will dominate the trading activities ; however secondary centers are proposed at Mission Chariali, Chandmari, Goroimari, Dolabari, Tinmile, Pachmaile, Parowa, BP Tiniali, Ex-police line, Whole sale market is proposed at Mission Chariali, Bhojkhowa, Dolabari No.2, Niz Halleswar, Main commercial area in the town is proposed as **Central Business District (CBD)**.

**6.3.2.3 INDUSTRIAL USE :** An area of 387.69 hectares are proposed for industrial development under three categories; medium, light and obnoxious category; Industrial areas are proposed adjacent to the Industrial estate Kundarbari Dekargaon and Dolabari No.2. In course of time basic infrastructure services are to be provided in a phase manner.

**6.3.2.4 PUBLIC & SEMIPUBLIC USE :** An area of 1667.11 hectares of land are proposed under public and semipublic use; New office complexes are proposed to construct in front of old court campus by rationalizing land, where large number of offices can be accommodated in one campus and supporting facilities may be provided; New office complex is proposed to reserve at Sapora Chuburi where the available Govt. land can be used in future. A new sports cum recreation complex is proposed at Niz Halleswar. A Tourism complex is proposed near Bhomoraguri, near the Kaliabhomora Bridge, where a group of hotels/ tourist resort, may be constructed along the river Brahmaputra as from this place, Kaziranga, Bomdila-Tawang, Orang Wild Life Sanctuary, Nameri is easily approachable.

**6.3.2.5 PARKS & PLAY GROUND:** An area of 276.92 hectares of land are proposed under this category; Parks and Play ground are proposed by the side of each village/ community Center; Historical sites located in the planning area is proposed for preservation by planting trees in the campus ; No new construction should be allowed near the historical monument at least within 100mts. All the hills are proposed for plantation; Water bodies to be preserved as wet land by planting trees on the bank; Bank of the river Brahmaputra to be developed as park under 'River Front Development' program from Bhomoraguri to Rudrapad via Ouguri ; plantation and side road by the side of the Brahmaputra river to be developed by providing necessary river protection measures, street light etc. One Eco-Tourism Complex is proposed at Batamari; One new Sports Complex is proposed at Niz Halleswar near the Civil Airport; All the open grounds near the schools in the planning to be improved as sports ground for local needs; Water front tourism with boating facilities, angling, watch tower, is proposed near the Bhomoraguri Hills and near the confluence of Bhoroli and the Brahmaputra.

**6.3.2.6 TRANSPORT & COMMUNICATION:** An area of 1010.00 hectares of land are proposed under transport and communication; All major roads especially, road from Mission Chariali to Tribeni and to Mahajati Press via Ganesh mill are to be widened; and improved ; missing link is proposed for development to bring the road network efficiency; Mission Chariali Point to be upgraded immediately; In course a fly over to be constructed at Mission Chariali; Foot bridges are proposed over the Hollas near the mrket at Ward No.6 by the side of ASEB, and one at Barholia, Bamungaon Holla etc. Foot bridge are also proposed in the main traffic point in the central market; Two alternate routes are to be widened to avoid congestion at Mission Chariali; One road is from the Besseria point at NH-52 to Jahajghat via Parbatia; other one is from BP Tinali to NH-52, Deka Chuburi Kundarbari. Traffic points are to be developed- at Tribeni point; Civil Hospital point, Parowa Chariali Pont, Murhateteli Pt., BP Tinali Pt., Goroimari Pt., Dolabari Point Solmara Pt., Tin Mile and Pachmile; Jahajghat, Ganesh Ghat, Kalibari Ghat, to be developed to run organized Ferry services to serve Char areas

and South Bank and to run Inland Water Transport activities; One Inter State Bus Terminus is proposed at Dolabari No.2, Inter District Bus Terminus is proposed at Parowa, Mission Chariali and at Dekargaon near Rupam Petroleum.

One truck terminus is proposed to be served by efficient City Bus network in phases; City buses to be operated from Kekorapool; Road within Tezpur Municipal area is proposed for widening and development on priority.

**6.3.2.6 AGRICULTURAL USE:** An area of 3204.41 hectares of land is proposed for agriculture use; These areas may provided vegetables and perishable requirement to the city; economic program may be initiated in phases for urban cultivation in course.

**6.3.2.7 GREEN BELT:** An area of 1656.28 are proposed under Green Belt Zone; The Hills Lowing areas, water bodied and other ecologically sensitive areas are proposed in the Green Belt Zone; Entire Hill tract may be covered with trees at the earliest;

#### **6.4 PROTECTION OF ECONOMIC BASE AND EMPLOYMENT**

Planners are concerned with the likely demands of land development for various economic activities, the possible location of these activities within a city or city regions; the broad relationship between these activities and the scale and timing of migration into and out of the area; Formal sector trading is to be promoted in the planning areas by providing necessary financial assistance from bank and training; Industrial activities and trading and services will provide income and employment; For weaker section care to be taken to provide employment and basic services under poverty alleviation scheme; Labor localities that have come up in the sub urban villages, in the planning area deserve special attention; Horticulture, Fisheries Diary and Poultry activities to be promoted in the planning area to provide local needs and export to other urban centers where there are sufficient demand.

#### **6.5 HOUSING REQUIREMENT**

As per projected population and local supply, housing requirement in the planning area is estimated upto the year 2031; It is about 75417. Housing for weaker section are to be promoted with assistance from the Bank/ HUDCO/ Budgetary assistance and local mobilization of resources in cash or in kind; Upper poverty alleviation scheme, training to be provided to weaker section, they may construct the building, once materials, (locally available) are provided under Govt. sponsored / partly shared scheme; Land Development-Building construction linked scheme is proposed to initiate under HUDCO/FIS for better off section.

#### **6.6 CIRCULATION**

Proposed growth and functioning of any area and its efficient management is very much dependent on the circulation pattern and it is vital part of the whole physical plan; The proposed circulation pattern envisages effective linkage within the region and direct linkages between different areas and functionally interrelated uses for easy accessibility. Following is the hierarchical classification of roads;

- a) NH and approach road to Kalibhomora bridge – width 30m
- b) Major roads that will cater major movements between areas- 9m
- c) Minor roads or secondary distributors will distribute traffic within each area-7.5m
- d) Local access road will carry traffic to each locality and lead to individual-6m



## 6.7 ENFORCEMENT OF MASTER PLAN

The proposed master plan once approved and adopted by the Govt. of Assam, will be enforced by the Tezpur Development Authority as per provision of Uniform Zoning Regulations already approved by the Govt. of Assam.

### **ZONING REGULATIONS FOR GREATER TEZPUR REVISED 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 include 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 abuts 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 of 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.

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

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 licensee 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 mortgagee 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, and 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 existing 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 terms 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 Regulations 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 there of 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) 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) 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 along side 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 regulations.

(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.

(g) 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

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 utilized

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 fertilizers 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 fertilizers 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 persons.
- [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 fertilizers 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 persons.
- [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 fertilizers 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).

6.2.9. REGULATIONS FOR AGRICULTURE ZONE

Use Prohibited

- [a] Cinema Theatre
- [b] All industries not covered by Annexure I.
- [c] Show rooms for motor vehicles and machineries
- [d] Motor repairing garage.
- [e] Manufacturing unit using more than 5 HP and employing more than 5 persons
- [f] Godowns and warehouses.

[g]	Wholesale shops.
[h]	Mechanical workshop/welding shop with motive power more than 5 HP
[i]	Industries creating noise, smoke, odour, vibration and any other pollution.
[j]	Printing press
[k]	Storage of Petroleum and other inflammable materials
[l]	Stone crusher and quarrying.
[m]	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 these 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 Cl (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/ sq ft)	Scooter (sq m/ sq ft)	By cycle (sq m/ sq ft)
	Residential Building	93 sq m (1000 sq ft) 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 sq ft) of floor area	46 sq m (500 sq ft) of floor area	9 sq m (100 sq ft) of floor area

Office Buildings	93 sq m (1000 sq ft) of floor area	46 sq m (500 sq ft) of floor area	9 sq m (500 sq ft) of floor area
Hospital	20 beds of accommodation	20 beds of accommodation	10 beds of accommodation
Hotel	93 sq m (1000 sq ft) of floor area	46 sq m (500 sq ft) of floor area	9 sq m (500 sq ft) 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 sq ft) of floor area	46 sq m (500 sq ft) of floor area	9 sq m (500 sq ft) 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 sq ft) of floor area	46 sq m (500 sq ft) of floor area	9 sq m (500 sq ft) 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 (10'0")

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)

Sl	Requirement	Residential Zone	Wholesale Commercial	Commercial Zone
1.	<p>Minimum set back of the building or Structure from the edge of the road/ prescribed street line for plots with minimum size</p> <p>Low density    Medium density    High density</p> <p>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 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.</p>	<p>3.70/12'0    3.00/10'0</p> <p>3.00/10'0</p>	<p>6.00/20'0 cantilever projection of the ground floor &amp; upper floors may be allowed leaving 4.5 m (15'0) clear to sky over front open yard</p>	<p>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.</p> <p>For construction of building meant for residential uses in the Commercial zone, the requirements shall be same as that of High Density Residential Zone.</p>
	<p>The range of density may be as follows:</p> <p>Low Density                      below 75 PPH</p> <p>Medium density                 75-150 PPH</p> <p>High Density                     Above 150 PPH</p>			
2.	<p>Minimum Yard</p> <p>Low Density</p>	<p>Rear 3.0/10'0</p> <p>Side 1.8/ 6'0</p>	<p>Rear 3.0/10'0</p> <p>Side 2.4/ 8'0</p>	<p>Rear 3.0/10'0</p> <p>Side 1.0/ 3'3"</p>



Sl	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'						
3	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 storeys 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 in these rules.
- b) Building shall not exceed 1.5 times the width of the road plus front open space.

**11. SPECIAL REQUIREMENT OF HIGH BUILDINGS:**

(a) When a building is erected or raised to a height greater than four 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 four 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 indication the following shall have 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 waster 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	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.

**i) 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 plot 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 the 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	2.4m	1.5m
11.5m to 15.0m		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.
Above 15m		

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.	Requirement	Light Industry		Medium Industry	
		Area sq m	Width in m	Area sq m	Width in m
1	Minimum size of plot	744.0	15.5	1800.00	27.5
2	Minimum set back of the building or the structure from the prescribed street line	All structures	6.00	All structures	9.0

3	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 provision of these rules the yard conditions shall be same as prescribed for medium density residential zone.		If any structure or building is permitted for human habitation under the provision of these rules the yard conditions shall be same as prescribed for medium density residential zone.	
4	Maximum height	15.0m		15.0m	
5	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	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

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.

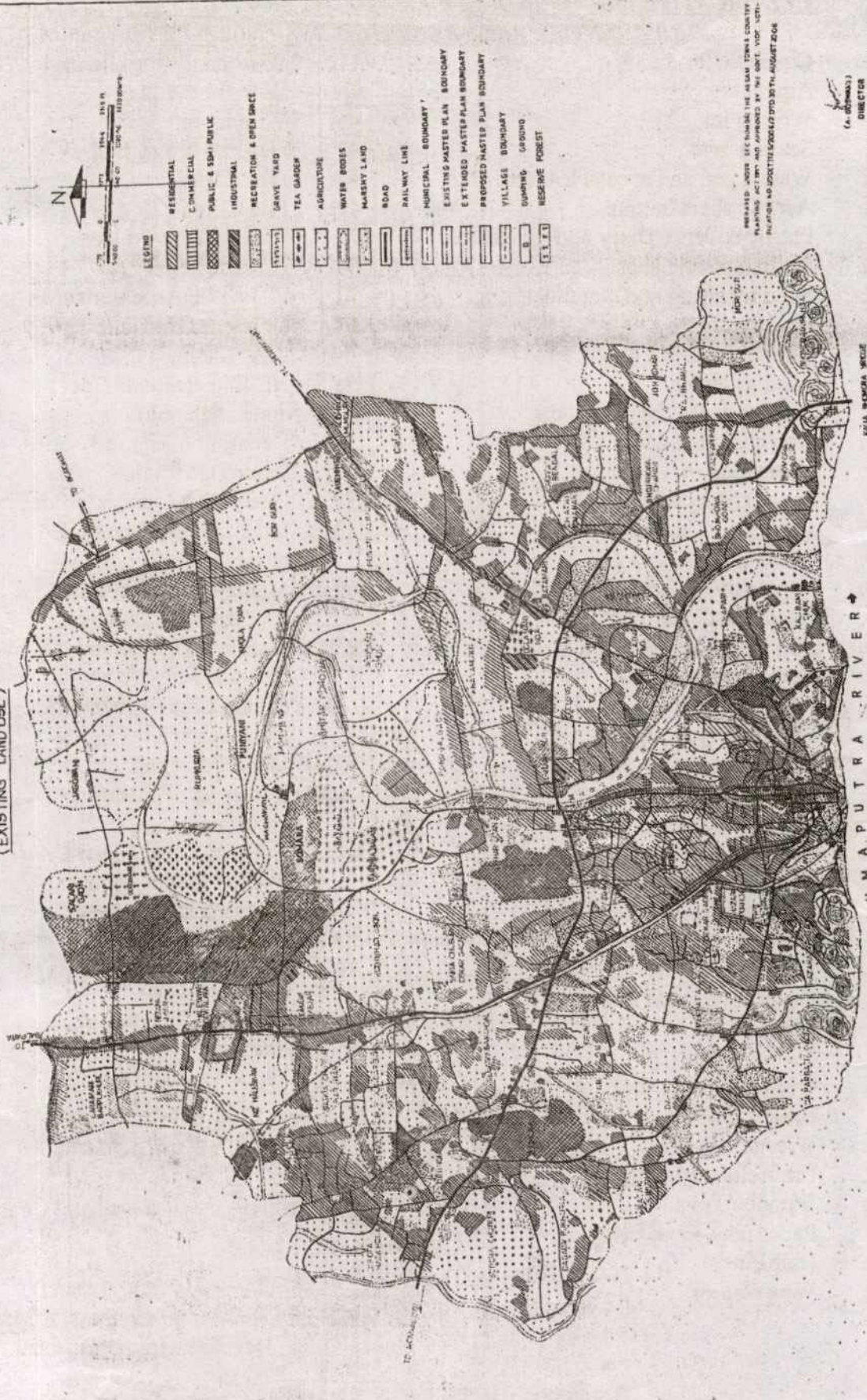
ANNEXURE - I

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

- |  |  |
|--|--|
| 01. Cosmetic Products.                     | 44. Wire stands for kitchen.   |
| 02. Agarbatti.                             | 45. Wire for curtains.   |
| 03. Writing ink.                           | 46. Wire loops   |
| 04. Sealing Wax.                           | 47. Decorative key rings.  |
| 05. Watch, pen and spectacles repairing    | 48. Link Cilps.  |
| 06. Acrylic sheet button.                  | 49. File Clips.  |
| 07. Plastic covers ( Diary and Files etc.) | 50. Shoe & Tent eyelets.   |
| 08. Knitted plastic bags.                  | 51. Brass Jewellery.   |
| 09. Shoe repairing and manufacturing.      | 52. File cover Accessories.  |
| 10. Rubber stamps.                         | 53. Garments Hooks & eyes.   |
| 11. Rubber moulded goods.                  | 54. Link Chain.  |
| 12. Food products.                         | 55. Heating elements (for<br>domestic appl.)                           |
| 13. Creamery & Dairy products.             | 56. Decoration Lighting series.  |
| 14. Atta chakki & Masala grinding.         | 57. Transistor Radio Covers.   |
| 15. Repacking of Medicines.                | 58. Decorative Leather goods.  |
| 16. Paper products.                        | 59. Industrial Leather hand<br>gloves.                                 |
| 17. Card Board boxes.                      | 60. Manufacture of Bidis.  |
| 18. Book binding.                          | 61. Processing of Suparis.   |
| 19. Assembly of Furniture Units.           | 62. Laundry, Dry cleaning &<br>Cleaning.                               |
| 20. Ready made garments.                   | 63. Cotton Cloth weaving in<br>Handlooms.                              |
| 21. Making of Lac Bangles.                 | 64. Metal Polishing.   |
| 22. Batik Printing.                        | 65. Repairing of Electronic<br>Instruments.                            |
| 23. Ivory Carving.                         | 66. Gold. & Silver Thread, Zari<br>work, Jewellery, Gold<br>ornaments. |
| 24. Embroidery.                            | 67. Manufacture, repairing &<br>Tuning of Musical<br>instruments       |
| 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.                          |  |

**SARASWATI PRASAD,**  
Principal Secretary to the Govt. of Assam,  
Urban Development Department.

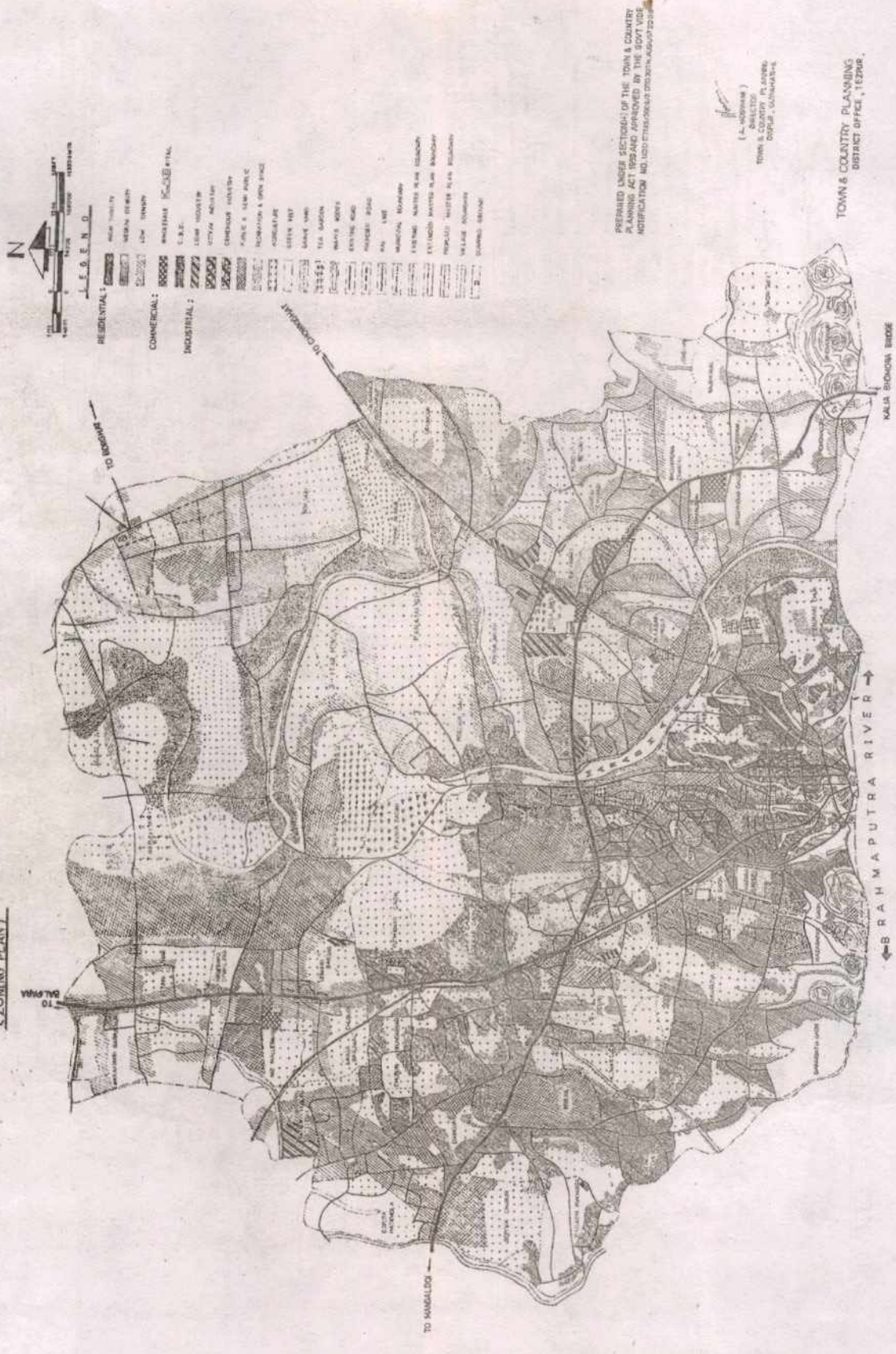
REVISED MASTER PLAN FOR GREATER TEZPUR 2031.  
(EXISTING LAND USE)



PREPARED UNDER THE GUIDANCE OF THE ASSAM TOWN & COUNTRY PLANNING ACT 1974 AND APPROVED BY THE GOVT. VICE CHANCELLOR ON 30/08/2010 DATED 30TH AUGUST 2010

(A. JAYARAJ)  
DIRECTOR  
TOWN & COUNTRY PLANNING  
DISPUR, GUWAHATI - 4  
  
PREPARED BY  
TOWN & COUNTRY PLANNING  
DISTRICT OFFICE, TEZPUR.

REVISED MASTER PLAN FOR GREATER TEZPUR 2031  
(ZONING PLAN)



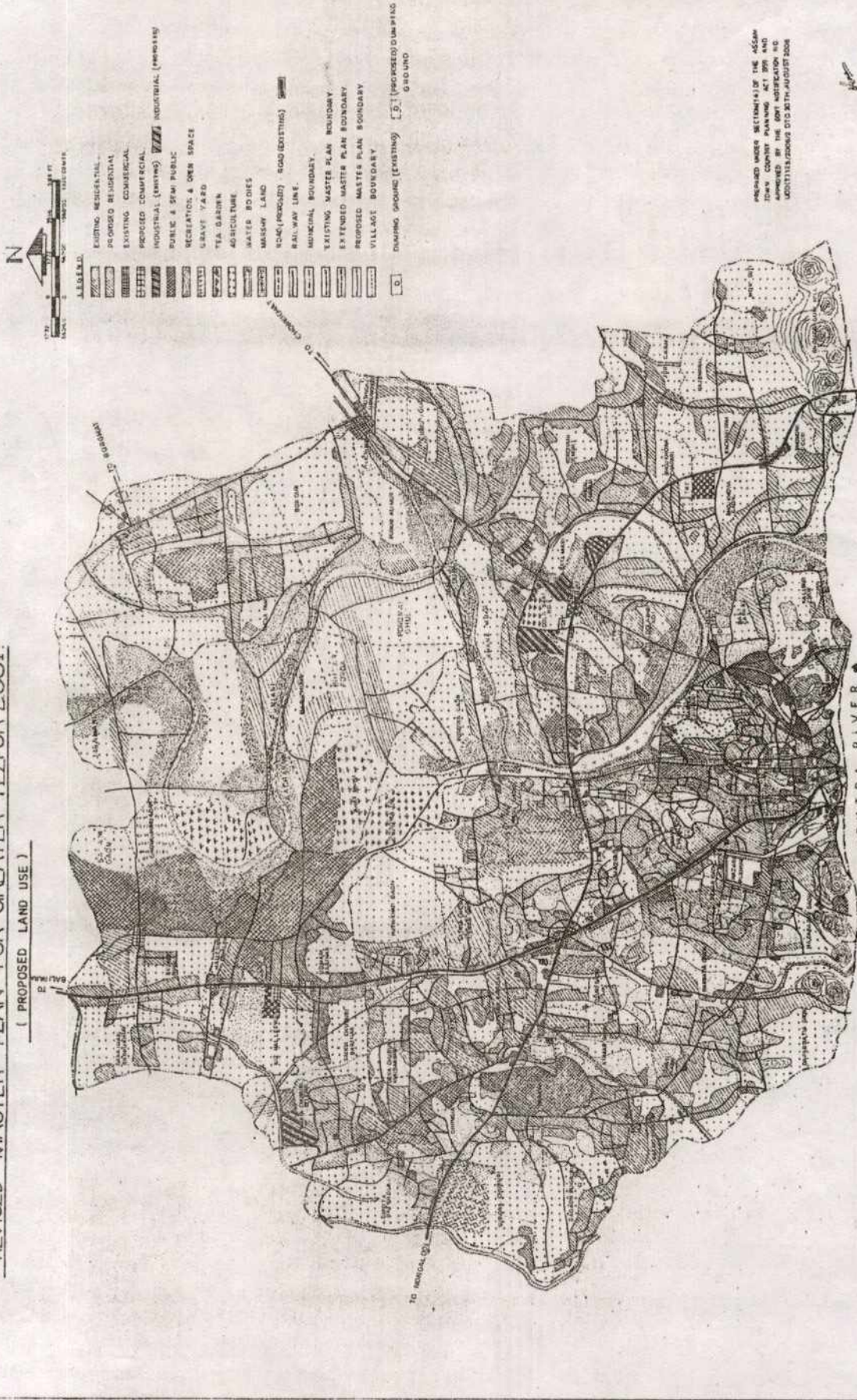
PREPARED UNDER SECTION 20 OF THE TOWN & COUNTRY PLANNING ACT 1956 AND APPROVED BY THE GOVT. IN APPLICATION NO. 1031/PT/2008 DATED 20/07/2010

(Signature)  
DIRECTOR  
TOWN & COUNTRY PLANNING  
DIBRUGA, ASSAM

TOWN & COUNTRY PLANNING  
DISTRICT OFFICE, TEZPUR.

REVISED MASTER PLAN FOR GREATER TEZPUR 2031.

( PROPOSED LAND USE )



- LEGEND.
- EXISTING RESIDENTIAL
  - PROPOSED RESIDENTIAL
  - EXISTING COMMERCIAL
  - PROPOSED COMMERCIAL
  - INDUSTRIAL (EXISTING)
  - INDUSTRIAL (PROPOSED)
  - PUBLIC & SEMI PUBLIC
  - RECREATION & OPEN SPACE
  - GRAVE YARD
  - TEA GARDEN
  - AGRICULTURE
  - WATER BODIES
  - WASHY LAND
  - WASHY (PROPOSED) SOIL (EXISTING)
  - RAIL WAY LINE
  - MUNICIPAL BOUNDARY
  - EXISTING MASTER PLAN BOUNDARY
  - EXTENDED MASTER PLAN BOUNDARY
  - PROPOSED MASTER PLAN BOUNDARY
  - VILLAGE BOUNDARY
  - DRAINAGE (EXISTING)
  - DRAINAGE (PROPOSED)
  - UNDEVELOPED GROUND

PREPARED UNDER THE SUPERVISION OF THE ASSAM TOWN & COUNTRY PLANNING ACT 1976 AND APPROVED BY THE GOVT. NOTIFICATION NO. 1001115A/20006 DTD 30TH AUGUST 2008

(Signature)  
 LA. KOTWAL  
 DIRECTOR  
 TOWN & COUNTRY PLANNING  
 DISPUR, ASSAM

TOWN & COUNTRY PLANNING  
 DISTRICT OFFICE, TEZPUR.

