



অসম ৰাজপত্ৰ
THE ASSAM GAZETTE

অসাধাৰণ
EXTRAORDINARY
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No. 279 Dispur, Tuesday, 16th December, 2014, 25th Agrahayan, 1936 (S.E.)

GOVERNMENT OF ASSAM
ORDERS BY THE GOVERNOR
URBAN DEVELOPMENT (T) DEPARTMENT

NOTIFICATION

The 2nd August, 2013

No. UDD(T)173/2013/6.- In exercise of the powers conferred by Section 9 of the Assam Town and Country Planning Act, 1959 (as amended) and the sub-section (1) of Section 10 of the Assam Town & Country Planning Act, 1994 (Assam Act. No. XXIII of 1994) read with Sub Rule (1) and (2) of Rule 3 of the Assam Town & Country Planning publication of Master Plan and zoning Regulations (amendment) Rules, 1995, the Governor Of Assam is pleased to publish the following notification regarding the publication of the Draft Master Plan for Bilasipara Master Plan Area.

**NOTIFICATION FOR PUBLICATION OF THE DRAFT MASTER PLAN FOR
BILASIPARA:**

1. It is notified that the Draft Master Plan for Bilasipara prepared by the Director, Town and Country Planning, Government of Assam under Section 9 of the Assam Town & Country Planning Act, 1959, for the area described in the schedule below is hereby published.
2. Any person or persons affected by the Draft Master Plan may submit their objection or opinion in writing to the Director, Town & Country Planning, Government of Assam, Dispur, Guwahati-6 within two months from the date of publication of this notification.
3. The Draft Master Plan and the Zoning Regulation together with all relevant papers and maps may be inspected free of cost during office hours at the office of the Director, Town & Country Planning, Government of Assam, Dispur, Guwahati-6, the Deputy Director, Town & Country Planning, Dist. Office-Dhubri, the Sub-Divisional Officer, Bilasipara Sub-Division, and Office of the Chairman, Bilasipara Town Committee, Copies of the Draft Master Plan are also available at the office of the Director, Town & Country Planning, Dispur, Guwahati-6 and Deputy Director, Town & Country Planning, Dist. Office-Dhubri on payment.

SCHEDULE**A. Situation and Areas :**

- | | | |
|----|--------------------------|-----------------|
| 1. | District | : Dhubri |
| 2. | Sub-Division | : Bilasipar |
| 3. | Thana | : Bilasipara |
| 4. | State | : Assam |
| 5. | Approx. Master Plan Area | : 45.40 Sq. Km. |
| 6. | Town Committee Area | : 11.11 Sq. Km. |

B. Revenue Areas included in Draft Master Plan for Bilasipara :

1. BILASIPARA TOWN COMMITTEE AREA
2. VILLAGES

Andhurjhar Pt. I, Bandhadpara, Bangalipara Pt. I, Bangalipara Pt. II, Chirakuta Pt. I, Gobardhonpara, Gopigaon Pt. I, Gopigaon Pt. II, Gopigaon Pt. III, Hakma Pt. V, Hatipota Pt. II, Jamduar Pt. I, Jamduar Pt. II, Kathaldi Pt. III, Kurshakati, Mirakuti, Mazpara, Siber Alga, Suryakhata Pt. I, Suryakhata Pt. II Udmari Pt. V

C. DESCRIPTION OF BOUNDARIES :

NORTH : Kachugaon, Hawdartari, Udmari Part I, II and IV and Andorjhar Part I

SOUTH : Sagunmari Part I, Kadamtola Part III, Kathaldi Part I, Kazikata Part II and III Hatipota part I and Tokrabandha

EAST : Bamun Gaon River Block, Bamungaon Part I, Malgaon and Chirakuti part. II

WEST : Purana Lowepara, Natun Lowepara, Bhabanipur, Palashkandi and Pachuar Khal Part II.

K. C. SAMRIA,

Commissioner & Secretary to the Govt. of Assam
Urban Development Department,

1. INTRODUCTION

Urbanization is a continuous process. So far industrialization has been treated as a necessary factor for Urbanization, but the recent trend reveals that growth and modernization in agricultural activities can also lead to Urbanization by means of rural development strategy.

The process of urbanization in Assam is very slow and this is mainly due to industrial backwardness and dependence of agriculture on primitive methods to a great extent.

Bilasipara Town belongs to Class I category of Towns as per classification of 2001 census. Bilasipara Town Committee was constituted in 1959 with four wards. These wards were further revised to fourteen wards in 1997 with an area of 11.11 Sq kms approximately.

A "Master" Plan is very systematic arrangement of land, building, people, utilities and transportation and communication facilities, drainage, markets etc in a co-ordinate manner to achieve healthy growth avoiding haphazard development.

1.1. LOCATION

Bilasipara is the District Sub-Divisional Head Quarter Town of Bilasipara Sub-Division under Bilasipara District. Bilasipara was declared a sub-division in 1989. Bilasipara is situated on the western bank of the Gauranga that meets river Brahmaputra at 9 kms downstream and at a distance of about 46 kms towards east from the District Head-Quarter Office. Bilasipara Town is located at 26.10 latitude and 90.40 longitude and is situated at a distance of 246 Km North West of Guwahati.

1.2. HISTORICAL BACKGROUND

As per the popular belief, Bilasipara is named after Bilasa, an influential man for whose efforts the Chapar Zamidari estate office was sifted to the town some year after British Governor General Lord Cornwallis established Chapar Zamidari in 1873. British took note of the trade potential of Bilasipara especially with Bhutan and recognized it as a Bazar and port. Great Britain River Steam Navigation Company and India General Navigation and Railway Company used to ply Steamers from East Bengal to Dibrugarh in upper Assam via Bilasipara port then known as "J Port". Between 1930, the then Zamidar settled people in the char areas of the river which has since contributed immensely towards development in trades related to agricultural products. Bilasipara has contributed immensely towards development of Goalparia culture.

1.3. PHYSICAL FEATURES

The Master Plan Area is situated on a flat land and the soil is mostly of alluvial origin consisting of sand and clay. The presence of good soil with a heavy rainfall has been conducive to a rich growth of vegetation in this region.

1.4. TEMPERATURE, HUMIDITY AND RAINFALL

The climate of Bilasipara is almost similar to that of the other Towns of Assam. It experiences fairly a moderate climate throughout the year. The maximum relative humidity is 75%. The annual minimum and maximum temperature varies between 8-C to 32-C. The mean monthly temperature is lowest in December-January and highest in July-August. The maximum rainfall is 1726.9 mm with 53 rainy days.

1.5. POPULATION :

The study of growth of population its composition together with its other characteristic is vital in planning a town or a region in order to evolve out planning programs in respect of physical, economic and social development in a rational manner. The objective of Master Plan for Bilasipara is to cater to the various needs emerging from there studies in order to meet the aspirations of its residents from whom the plan is prepares.

1.6. LIST OF VILLAGES INCLUDED IN THE BILASIPARA MASTER PLAN AREA

Total 21 (twenty one) numbers of villages along with the area consisting 4(four) numbers of wards have

been included in the Bilasipara Master Plan. The names of the villages are adjacent to the main town having homogenous characteristics. List of the villages are given below:

Table 1.1 : Villages under BMA

Sl. No.	Villages	Sl. No.	Villages
1	Andurjhar part-2	11	Hatipota Part-2
2	Bandhabpara	12	Jamduar Part-1
3	Bangalipara Part-1	13	Jamduar Part-2
4	Bangalipara Part-2	14	Kathaldi Part-3
5	Chirakuti Part-1	15	Kurushakati
6	Gobardhan para	16	Mirarkuti
7	Gopigaon Part-1	17	Mazpara
8	Gopigaon Part-2	18	Siberdabri
9	Gopigaon Part-3	19	Suryakhata Part-1
10	Hakama Part-5	20	Suryakhata Part-2
		21	Udmari Part-5

Source : Survey Conducted By Town & Country Planning Assam, Dist Office Dhubri

2. POPULATION

2.1. GROWTH OF POPULATION

The population of Bilasipara Master Plan area has been categorized into urban, rural and total master plan area population for study. The decadal growth of population of Bilasipara Master Plan Area from 1961 to 2001 is shown in the table No. 1. The population of the Master Plan Area has increased from 18,810 in 1961 to 53,312 in 2001.

Table 2.1 : Population Growth of Bilasipara Master Plan Area From 1961 to 2001.

Year	Bilasipara Town	AAGR	Village Area	AAGR	Master Plan Area	AAGR
1961	10025	--	8785	--	18810	---
1971	12553	2.3	12358	3.5	24911	2.8
1981	15718	2.3	17384	3.5	32991	2.8
1991	18006	1.4	19524	1.2	37530	1.3
2001	31171	5.6	22141	1.3	53312	3.6

Source : 1961, 1971, 1991, 2001, Population Census of India, Assam.

1.No Census could be conducted in 1981. The 1981 population have been extrapolated on the basis of 1971-91 CAGR and component method.

The growth of population in BMA has been more or less consistent till 1991. The 1991 - 2001 decade has witnessed a lopsided increase of population growth especially in the town area. The unprecedented growth of Bilasipara Town from 1.4% in 1991 to 5.6 % in 2001 attributes to the reason of inclusion of Ananda Nagar as extended area of Bilasipara Town Committee in 2001 census which was not reflected in 1991 census. The town has witnessed a steady growth rate of population except in the year 2001 due to inclusion of new town.

2.2 DENSITY OF POPULATION

The density of population for Bilasipara in 2001 and master plan area is 6.8 per acre 2001.

2.3. SEX-RATIO

The sex-ratio for the Bilasipara Master Plan area in 2001 was 958 female per 1000 male. The sex ratio in the rural part of the BMA (Bilasipaa Master Plan Area) is comparatively higher than the town area which may be attributed to the out flux of male worker for better opportunity. The sex-ratio of BMA has been incrementing at the pace of the incrementing population from 1961 to 2001 which exhibits an equitable socio-economic profile of the area.

Table : 2.3: Population Growth of Bilasipara Master Plan From 1971 To 2001.

Year	Urban Area			Rural Area			BMA		
	Male	Female	Female/000, Male	Male	Female	Female/000, Male	Male	Female	Female/000, Male
1961	5349	4676	874	4529	4256	940	9878	8932	904
1971	6715	5838	869	6363	5995	942	13078	11833	905
1981	8430	7289	865	8940	8445	945	17315	15676	905
1991	9305	8701	935	9063	8748	965	18368	17449	950
2001	15973	15198	951	11261	10880	966	27234	26078	958

Source : 1961, 1971, 1991, 2001, Population Census of India , Assam.

2.4. OCCUPATIONAL STRUCTURE

In 2001, the total workers in the Bilasipara Master Plan Area are 39,021. It accounts 73.2% of the total Master Plan area. The occupational structure of Bilasipara Master Plan Area is shown in Table No.2.4

Table 2.4: Occupational Structures

Workers Type	1991	PC of total	2001	PC of total	%age of Growth (91-01)
Main Worker	14351	26.6	14583	26.2	1.6
Marginal Worker	2717	5.0	2014	3.6
Non Worker	36796	68.3	39021	70.2
Total	53864	100.0	55618	100.0

Source : Population Census of India, Assam, 1991,2001

The main worker of Bilasipara Master Plan area accounts 27.4%. The growth of working population is almost stagnant in 1991-2001 decade which has witnessed a meager 1.6 percent of increment. Fig 2-3 & 2-4 gives a temporal variation of occupational structure of the Bilasipara Master Plan Area.

2.5. POPULATION PROJECTION

Population projection exercise is one of the pre-requisite tasks in any city planning. Population of the BMA has been projected based on an assumed growth rate up to the horizon period. In most cases, the growth rates are arrived at by analyzing trends of natural growth rate of population. Having arrived at the growth rates and understanding the driving forces of such a growth rate, several statistical techniques such as arithmetic increase, geometric mean method, and component method, were applied project population for BMA. Table 2.5 gives the population projections based on each of these methods. Table 2.6 gives the growth rates according to each method for BMA.

Table 2.5 : Population Projection for Bilasipara Master Area

Year	Arithmetic Method	Geometric Method	Component Method
2001	53312	53312	53312
2011	61938	54632	75731
2021	70563	55985	107577
2031	79189	57372	152814

Table 2.6 : Projected Growth Rate for Bilasipara Master Plan Area

Year	Arithmetic Method	Geometric Method	Component Method
2001	-	-	-
2011	1.5	0.24	3.6
2021	1.3	0.24	3.6
2031	1.2	0.24	3.6

Table 2.7 : Population Projection for Bilasipara Town Area

Year	Arithmetic Method	Geometric Method	Component Method
2001	31171	31171	31171
2011	36458	31955	41444
2021	41744	32758	53962
2031	47031	33581	93415

Table 2.8 : Projected Growth Rate for Bilasipara Town Area

Year	Arithmetic Method	Geometric Method	Component Method
2001	-		
2011	6.1	0.25	5.6
2021	1.4	0.25	5.6
2031	1.2	0.25	5.6

Table 2.9 : Population Project for Bilasipara Village Area

Year	Arithmetic Method	Geometric Method	Component Method
2001	22141	22141	22141
2011	25480	22596	25109
2021	28819	23060	28474
2031	32158	23534	32291

*² Average value of Growth Rate has been taken (from 1961-2001) in Component Method for Town Area due to sudden influx of population (1991-2001) for inclusion of new area.

Table 2.7 : Project Growthed Bilasipara Village Area

Year	Arithmetic Method	Geometric Method	Component Method
2001	-		
2011	1.4	0.20	1.3
2021	1.2	0.20	1.3
2031	1.1	0.20	1.3

Source : Calculated By Town & Country Planning Assam, Dist. Office Dhubri

Keeping in view of different method of population projection, the component method of estimation has been taken in to consideration for a rational growth of population which has been projected till 2013. The estimated population of Bilasipara Master Plan Area by 2013 is 152814.

3. LANDUSE

Land use Distribution is defined as the spatial distribution of activities and functions in setting. The study of land use distribution is of prime importance for the understanding of a city structure and its growth pattern.

The land use patterns of a town also reflect the social, economic and other aspects of the city. Landuse is on e important planning tool related to the allocation of land for any landuse for the control of physical development. Landuse should be properly emphasized for the balanced development of the city and minimum friction. For the planned physical development of the city, zoning is done through which, we divide the city in to various landuse on the basis of area required by them. Landuse plan means the plan indicating all the zones for any of the specific dominant uses of urban functions.

This study aims to investigate into the present land use patterns and the emerging issues and opportunities related to such distribution.

3.1. EXISTING LANDUSE ANALYSIS

Table 3.1 : Existing landuse

Sl. No.	Land Use	Urban Area		Master Plan Area Excluding Urban Area		Bilasipara Master Plan Area		
		Area in Hectare	P.C.	Area in Hectare	P.C.	Area in Hectare	P.C.to Develop Area	P.C. to Total Area
1	Residential	405.8	30.0	481.5	15.1	887.3	43.8	19.6
2	Commercial	14.0	1.0	7.0	0.2	21.0	1.0	0.5
3	Industrial	0.8	0.1	7.0	0.2	7.8	0.4	0.2
4	Public & Semi Public	22.7	1.7	11.7	0.4	24.4	1.7	0.8
5	Parks & Play ground	4.2	0.3	2.0	0.1	6.2	0.3	0.1
6	Open Space	3.7	0.3	4.4	0.1	8.1	0.4	0.2
7	Public Utilities & Facilities	1.2	0.1	3.7	0.1	4.9	0.2	0.1
8	Transport & Communication	349.7	25.9	705.6	22.1	1055.3	52.1	23.3
Total Developed Area 2024.0 Ha								
9	Water Bodies	34.2	2.5	222.9	7.0	257.1	0.0	5.7
10.	Agriculture	512.8	38.1	1744.8	54.7	2257.5	0.0	49.7
	Total	1348.9	100.0	3190.6	100.0	4539.5	100.0	100.0

Source : Survey Conducted By Town & Country Planning Assam, Dist. Office Dhubri

13.48 sq. km

31.91 sq. km

45.4 sq. km.

The Bilasipara Master Plan area admeasures 4539.5 ha out of which 2024.0 ha falls within the developed area of the Master Plan. The rest of the Bilasipara Master Plan area is more or less agricultural with pockets of marginal marshy lands, and scrub lands.

3.2. MAJOR LAND USE PATTERN

3.2.1. RESIDENTIAL

Residential land use covers 887.3 ha which is 43.8% of the total developed area and 19.6% of the total landuse. The major residential areas are along Bilasipara Main road, to Beltoli Point, Puranibazar Rokakhata Road, Hanumanmandir NH Link Road, Surykhata N.H. link Road, Bandhadpara NH link Road. The Central Buisiness District of the Master Plan can be traced as Bilasipara Bus Stand area where the existence of mix landuse has been seen coupled with Offices and commercial activities. The residential density has followed normal trend of urbanization which diminishes to the periphery from the core. The average building heights are maximum in the CBD depicting greater density and higher concentration of urban activities. Residential area lack recreational area. The structures are mainly of bricks and cement and RCC roof. Building height have been reduced most of the undeveloped are depicting lesser population.

3.2.2. COMMERCIAL

The Commercial land use accounts for 21.0 ha, which is 1.0% of th developed area and 0.5% of the total landuse. The intensity of commercial activities is high in the central area. The major commercial activities spread in a linear fashion and stretch for about 5 to 8 kms along the Bilasipara Main Road from main market towards Beltoli.

3.2.3. PUBLIC SEMIPUBLIC

The land use on public and semi-public is 34.4ha. Accounting for 1.7% of total developed area and 0.8% of the total landuse, it is higher than the commercial, because Bilasipara acts as a subdivision of the District which is equipped with several Government offices along with social amenities. There are educational institutions both Government and private. A full-fledged hospital is required for the town. Banks and post office and exchange office are also there.

3.2.4. RECREATION

Bilasipara has a very few recreational facilities. There is no organized recreational facility. The Master Plan area has total 14.3 Ha of land under open space and perks and play ground segment of the landuse classification. The Hakama beel (Wetland) has a strong possibility of becoming recreational facility to cater to the Master Plan area.

3.3 ISSUES AND POTENTIALS

The issue and potentials of the existing landuse pattern of Bilasipara Master Plan area has been analyzed as follows :

3.3.1. ISSUE

- * Uneven spatial growth
- * Inadequate commercial facilities
- * Developing mixed land use
- * Inadequate recreational facilities
- * Uneven distribution of land uses.

3.3.2. POTENTIALS

- * Connectivity to other areas of the District.
- * Growth as intermediate node for Bilasipara and Bongaigaon Town.
- * Potential commercial growth center.

4. TRAFFIC AND TRANSPORTATION

4.1 INTRODUCTION

Transportation network of a city plays an important role and affects intimately the city's economic and Socio-cultural life. The efficiency of the road network needs to be examined both in terms of intercity and intra city movement.

4.2. TRANSPORTATION SYSTEM

Bilasipara town is presently connected by road only. National Highway-31 was earlier passing through the town itself that has since been diverted towards the northern boundary of the town. The road network links the town with the District head-quarter of Bilasipara and other towns of the District as well as the District head-quarter of Kokrajhar, Bongaigaon and Goalpara respectively. Besides, long distance bus services are also available Guwahati, Barpeta, and Coochbehar etc. Nearest railway station is Fakiragram, which is about 14 kilometer north of Bilasipara. However, the North-East frontier Railways have recently completed survey works of an alternate railway line that is proposed to run along the northern fringe of the town connecting Moinaguri in west Bengal with Jogighopa Railway station leading to Guwahati. In Bilasipara town the passenger traffic has been increasing gradually and the bus traffic has been rising steadily. At present six bus associations are operating from Bilasipara besides Assam State Transport Corporation.

1. Natun Besarkari Bus Asthan.
2. Haat Bazar Bus Association.
3. Canter Bus Stand Association.
4. Kokrajhar Bus Association.
5. Sapatgram Bus Association.
6. Mini Bus Association.

Bus from various towns of Assam and West Bengal enter to the Bilasipara Town besides local buses serving surrounding towns and other rural areas.

4.3. CIRCULATION PATTERN

The road system is very much irregular in Bilasipara M.P. Area. The concept of road hierarchy is almost missing. There is complete lacking of road hierarchy. The category of roads can be defined only as P.W.D., local body and village road etc.

4.4. TRAFFIC VOLUME

4.4.1. CLASSIFIED TRAFFIC VOLUME SURVEY

Traffic volume surveys are to be conducted along the major transport routes and at the major intersection. This would be carried out in order to generate idea about the traffic volume along the major routes and at the major intersections, the peak hour timing and the peak hour traffic and also the total day and the peak hour traffic composition.

Table 4.1: Traffic Volume Survey 2010(Aug), Bilasipara Town, Morning Peak Hours(9.30 A.M.to 11A.M.)

Name of the Road and Section	Fast Moving				Slow Moving				Total
	Car/Jeep	Bus	Truck	Scooter/Motor Cycle	Rickshaw	Cycle	Thella	Cart	
Maniram Dewan Road(Shani Mandir)	145	44	7	445	365	472	120	7	1605
J.P. Road (State Bank of India Point)	319	36	2	483	310	685	89	8	1932
J.P. Road (Aokhata More Point)	184	49	15	320	93	320	39	0	1020
J.P. Road (Hakama Road Point)	165	112	20	252	72	135	57	0	813
Bilasipara Baburhaat Road (New Police Station Point)	23	0	5	220	249	416	72	44	1026

Source : Survey Conducted By Town & Country Planning Assam , Dist. Office Dhubri .

Table 4.2: Traffic Volume Survey 2010(Aug), Bilasipara Town, After Noon Peak Hours(9.30 A.M.to 4A.M)

Name of the Road and Section	Fast Moving				Slow Moving				
	Car/Jeep	Bus	Truck	Scooter/Motor Cycle	Rickshaw	Cycle	Thella	Cart	Total
Maniram Dewan Road(Shani Mandir)	120	33	5	240	300	300	64	16	1078
J.P. Road (State Bank of India Point)	229	31	1	457	259	423	53	9	1462
J.P. Road (Aokhata More Point)	210	37	7	296	102	383	64	0	1099
J.P. Road (Hakama Road Point)	123	59	10	237	42	189	33	0	693
Bilasipara Baburhaat Road (New Police Station Point)	19	0	3	205	197	343	36	18	821

Source : Survey Conducted By Town & Country Planning Assam , Dist. Office Dhubri .

The fig 4-1 and Fig 4-2 shows that scooter and motor cycle accounts highest percentage in the fast moving vehicle and cycle in the slow moving category in the composition, in both morning and evening.

In the Fast Moving Vehicle category the SBI Point on the JP Road has witnessed the highest number of vehicular movement both in the morning and the evening peak hour followed by Shani Mandir Point in the morning and Aokhata Point in the evening peak hour. On the other hand in the slow moving vehicle category The SBI Point on JP Road has topped the chart in both the peak hours followed but the Shani Mandir Point in both the peak hours.

The main reason of this high vehicular movement in these two points is their proximity to the city's core area. As the points taken for survey purpose has been far away from the core area the intensity of vehicular movement is diminishing gradually.

4.5. BUS STATION AND TRUCK TERMINUS

There is a temporary public Bus-Stand is in the road side opposite Dhanhati Mayapara Road which is causing congestion and obstructing the smooth flow of traffic. There is no truck terminus at Bilasipara Town and the trucks do their loading and unloading of their goods on the road side itself.

There is no any on-street, off-street provision of parking in the city. The city has highly inadequacy of organized parking space for the motorized vehicle. The cars are parked in the main road of the town creating congestion. The roads are already over burden with traffic and encroachment.

5. PHYSICAL INFRASTRUCTURE

5.1. WATER SUPPLY

At present there is no organized drinking water supply arrangement at Bilasipara Town. A part of the population of Bilasipara Town in ward No. 7, 8 & 9 is served by P.H.E water supply scheme. Most of the Households depend on their own hand tube wells & shallow tube wells. However Bilasipara Town committee has provided 40 numbers of wells and 60 numbers of tube wells for community use at various locations.

5.1.1. NORMS OF WATER SUPPLY :

Per capita water supply for designing of various schemes as suggested in "Manual on Water Supply and Treatment" of the central Public Health Engineering Organization, Government of India is as follows :

1. 70 lpcd for Towns provided with piped water supply but without sewerage system :
2. 135 lpcd for Cities provided with piped water supply where sewerage system is existing/contemplated ;
3. 150 lpcd for Metropolitan and Mega Cities provided with piped water supply where sewerage system is existing/contemplated.

For Bilasipara 135 lpcd is assumed for water demand estimation keeping in view of partial existence of sewerage system or laying of complete sewerage system in future.

Table 5.1: Project Water Demand in different Units BMA for 2031

Unit	Places	Projected Population 2031	Gross Water Demand (in MLD) 2031
Bilasipara Town	Ward No 1, Ward No. 2, Ward No 3, Ward No 4, Ward No. 5 Ward No.6, Ward No.7, Ward No. 8, Ward No.9, Ward No. 10, Ward No. 11 Ward No.12, Ward No. 13, Ward No.14	93415	12.61
Bilasipara Village Area	Andhurjhar Pt. I, Bandhabpara, Bangalipara Pt.I, Bangalipara Pt. II, Chirakuta Pt. I, Gobardhonpara, Gopigaon Pt.I, Gopigaon Pt. II, Gopigaon Pt.III Hakama Pt. V, Hatipota Pt. II, Jamduar Pt. I, Jamduar Pt. II, Kathaldi Pt.III, Kurshakati, Mirarkuti, Mazpara, Siber Alga, Suryakhata Pt.I, Suryakhata Pt.II, Udmari Pt. V	32291	4.36
Bilasipara Master plan Area		152814	20.63

Source : Survey Conducted By Town & Country Planning Assam, Dist. Office Dhubri

5.2. DRAINAGE & SEWERAGE

Bilasipara town has practically no drainage systems. The existing drainage network of Bilasipara town is mostly kutchra in nature and shall need proper improvement in near future because of the growing demand. The town does not have a sewerage system. Households have their own septic tank with the tank effluent discharged directly into the roadside kutchra drain.

5.2.1. PROJECTED WASTEWATER GENERATION

As per CPHEO guide line the entire water of a community should normally contribute to the total flow in a sanitary sewer. However, the observed Dry Weather Flow quantities usually are slightly less than the per capita water consumption, since some water is lost in evaporation, seepage in to ground, leakage etc. In arid regions, mean sewage flows may be as little as 40 percent of water consumption. In well developed areas, flows may be as high as 90% due to industrial wastes, changed water use habits etc. Generally 80% of the water supply may be expected to reach the sewer unless there is data available to the contrary.

Considering the various aspects of the guide line, the per capita wastewater generation for Bilasipara Master Plan Area is estimated as 80% of the projected water supply. Unit wise discharge of the wastewater is given in the Table 5.2

Table 5.2: Projected Waste Water Generation in different Units BMA for 2031

Units	Places	Projected Population 2031	Generated Waste Water Demand (in MLD) 2031
Bilasipara Town	Ward No 1, Ward No 2, Ward No 3, Ward No 4, Ward No 5, Ward No 6, Ward No 7, Ward No 8, Ward No 9, Ward No 10, Ward No 11, Ward No 12, Ward No 13, Ward No 14 .	93415	10.08
Bilasipara Village Area	Andhurjhar Pt. I, Bandhabpara, Bangalipara Pt.I, Bangalipara Pt. II, Chirakuta Pt. I, Gobardhonpara, Gopigaon Pt.I, Gopigaon Pt.II, Gopigaon Pt.III, Hakama Pt. V, Hatipota Pt. II, Jamduar Pt. I, Jamduar Pt. II, Kathaldi Pt. III, Kurshakati, Mirakuti, Mazpara, Siber Alga, Suryakhata Pt. I, Suryakhata Pt. II, Udmari Pt. V	32291	3.48
Bilasipara Masterplan Area		152814	16.5

Source : Survey Conducted By Town & Country Planning Assam, Dist Office Dhubri.

6. SOLID WASTE MANAGEMENT

There is no solid waste disposal management system at Bilasipara town. At present garbage of the town area are dumping at locality in various sites.

Bilasipara Town Committee is responsible for the collection, transportation and segregation of solid waste generated in the city. The village area of the Master Plan has to be incorporated in the subsequent stage for waste management. Presently the town committee collects garbage by one mini truck, one tractor and by Thella. The details are given below.

Table 6.1: Solid Waste Management System Bilasipara

Garbage Collection	Trip generation per day for collection	Capacity
Mini Truck	5 times	5 cubic meter
Tractor	3 times	7.5 cubic meter
Thella	8 times	4 cubic meter

Source : Bilasipara Town Committee

The collection of garbage is presently 60 to 70 percent of the total generation per day. The garbage is disposed at undersignated disposal site near Bilasipara Maha Sasmshan on temporary basis which is about to be filled up. A new dumping site is very necessary to cater to the increased population of the Master Plan area.

It has been observed that most of the households dump the solid waste on the road only instead of dumping it at the official municipal point. There may be some reasons for that like disposal point may be far from their place or they may not want to travel any distance for solid waste disposal.

Forecasting waste quantities in the future is as difficult as it is in predicting changes of waste composition. The factors promoting change in waste composition are equally relevant to changes in waste generation.

For purpose of project identification, where an indication of service level must be estimated and data from the project preparation stage have not yet been developed, the following municipal refuse generation rates are suggested by the CPHEO manual on municipal solid waste management.

Residential refuse :	0.3 to 0.6 kg/cap/day
Commercial refuse :	0.1 to 0.2 kg/cap/day
Street sweepings :	0.05 to 0.2 kg/cap/day
Institutional refuse:	0.05 to 0.2 kg/cap/day

As per the manual on SWM, by NEERI, 1996 mentioned in the Manual on CPHEO, the Average per capita value (kg/capita/day) of solid waste generation by a city having population range of 1 lakh to 5 lakh is 0.21. On the basis of this the solid waste of Bilasipara Master Plan area has calculated in the following table.

Table: 6.2: BMA, Estimated Solid Waste Generation

Year	Actual/Projected Population of BMA	Estimated Generation	
		Kg/Day/Person	MT/Day
2001	53312	0.21	11.2
2011	75731	0.21	15.9
2021	107577	0.21	22.6
2031	152814	0.21	32.1

Source : Survey Conducted By Town & Country Planning Assam, Dist. Office Dhubri.

7. COMMUNITY FACILITIES

7.1. EDUCATION

Table 7.1: BMA, Educational Institution (School Level)

Category of School	Total No. Institution	Total Enrolment	Total No. of Teacher	Ratio Students Teacher(Rounded)
L.P. School	49	6352	140	45:1
M.E. M.V. School	15	2999	97	31:1
High and Higher	6	3190	131	24:1
Secondary School				

Source : (A) L.P./M.E. - District Elementary Education Office, Bilasipara
(B) High/Higher Secondary - Insector of School, Dhubri.

Most of the educational institutions are located within Bilasipara Town. At present there are 49 L.P. Schools, 15 M.E., M.V. Schools, 6 High and H.S. Schools and one General College in the Bilasipara Master Plan Area. However, most of educational institutes are concentrated only in the Bilasipara Town. At present, a few private institutions have been set-up to provide educational facilities to primary and High School level in the Mster Plan Area.

7.2. NORMS FOR PROVISION OF SCHOOL LEVEL EDUCATIONAL FACILITIES

The Urban Development and Plan Formulation and Implementation guide lines provide the following norms for setting educational facility according to requirement of the population and level of enrollment.

Table 7.2: Norms for School Level Educational Facility

No.	Educational Facility	Pop/Unit (approx)	Strength
1	Pre-primary School	2500	250
2.	Primary School (I-V)	3,000 - 5,000	500
3	Senior Secondary School (VI-XII)	7,500	1000
4	College	1,25	1000-1500

Source : UDPFI Guide Line .

On the basis of the norm provided in the Table 7.2 the requirement of educational facilities for the Bilasipara Master Plan area has been chalked out for the projected population year of 2031.

Table 7.3: BMA, Estimated School Level Educational Facility

No.	Educational Facility	Existing Number	Estimated Requirement year 2031
1	Pre-primary School		61
2.	Primary School (I-V)	49	51
3	Senior Secondary School (VI-XII)	21	21
4	College	1	2

Source : UDPFI Guide Line .

As per the Table 7.1 the prediction has been made for required educational facility for the Greater Bilasipara Master Plan. It is seen that some of the estimated number are almost in the tune of existing scenario. But the existing strength is not only confined to the Bilasipara Master Plan area. These also serve outside the Master Plan boundary limit. On the other hand the estimation has been made exclusively for Bilasipara Master Plan boundary limit. Beyond that separate educational requirement will be needed in future.

7.3. HEALTH

Table 7.4 : BMA, Health Facility

Sl. No	Area	Name of Hospital	No. of Hospital	Total No. of Doctor	Total No. of Bed	Patient Treated outdoor(per day avg).	Patient Treated in door (per day avg.)
1	Bilasipara Town	1. Bilasi Civil hospital	1	4	10	151	-
		2. Mat Centre(FW) Bilasipara	1	-	-	-	-
2	Village	1. Mazpara	Sub Centre I(FW)	Vacant	-	34	-
		2. Gobordhan Para	Do I(FW)		-	24	-
		3. Andhurjhar Pt-2	Do I(FW)		-	18	-
		4. Hatipota Pt. 2	Do I(FW)		-	22	-
		5. Chirakuti Pt. 2	Do I(FW)		-	32	-
		6. Kurshakati	PHC-I		-	88	-

Source : Joint Director of Health Service : Dhubri, 2006

Presently a Government community Health Center serves the Bilasipara Town. Besides there is one Maternity Center (F.W.), 100 bed Government Civil Hospital has been constructed at Gaurang Nagar near the S.D.O. (C) Office, Bilasipara. This Hospital once started functioning is expected to serve the surrounding population besides the town itself. The table given above indicates the details of health institution in the Master Plan Area.

The health facility is not adequate for the Bilasipara Master Plan Area. As per UDPFI norm the total requirement of health infrastructure for the year of 2031 for an estimated population of 1,52,814, there will be requirement of one Intermediate hospital (200 Beeds) per one lakh population, one Intermediate Hospital (80 Beeds) per one lakh population, one nursing home per one lakh population and 10 numbers of dispensaries for an estimated population of 1,52,814 for the Greater Bilasipara area.

7.4. PARKS AND PLAY GROUND

The whole planning area is lacking in organized parks and play grounds. At present, there are only three major play grounds besides the office of the District spots Association and an indoor table tennis facility.

There is one number each of cinema halls and a mini cinema hall. A 600 seater Auditorium has been constructed at Bilasipara Town.

7.5. WATER BODIES

Hakama beel is famous for Migratory Florican birds. The Beel is located along the Highway on the northern fringe of the town. This water body along with the Florican Botanical garden near S.D.O. office on the bank of river Gaurang attracts thousands of visitors throughout the year, especially during winter rare birds are sighted.

8. HOUSING

Housing forms the largest land use component in any city. It makes significant visual impact on the overall appearance of the city and its urban form. Housing configuration can make or mar the total image of the town and its social and cultural life.

The cities have problems of unauthorized colonies. Lack of development particularly to suit the requirement and economic means of squatters has created conditions, which motivate unauthorized slums. Housing does not mean provision of housing sites or dwelling units alone, but much larger significance. Every housing area apart from meeting the shelter needs, it is a means to serve various others needs incidental to housing, which would include.

- * Provision of affordable housing space with scope for incremental growth for changing needs of the family and its allocation on easy terms.
- * Provision of essential utilities such as water, electricity, waste disposal etc.
- * Provisions of social facilities such as Education, Health, Recreation etc.
- * Availability of Public Transport Modes.

8.1. HOUSING CONDITION : ANALYSIS OF EXISTING HOUSING STOCK B.M.A.

Table 8.1 : BMA, Building Permission of Different Types of House

House Type	2011	PC of Total
RCC	48	36.4
Semi RCC	31	23.5
Assam Type	22	16.7
Kutchha	31	23.5
Total	132	100.0

Source : Bilasipara Town Committee

As per the data collected from Bilasipara Town Committee the total building permission for the year 2011 is 132. It is witnesses that the trend of number of construction of houses has been increasing from last two to three years. The trend of increment of housing construction clearly suggests the increment of number of population and its pressure over land and housing requirement.

Table 8.1 : BMA, Household and PC of Growth

	1991			2001			
	Population	Number of Household	Persons per Household	Population	Number of Household	Persons Household	PC of H.H Growth(91-2001)
BMA	55536	6440	8.62	84483	16114	5.24	150.2
Urban Area	18006	3077	5.85	31171	6013	5.18	95.4
Village Area	37530	3363	11.16	53312	10101	5.28	200.4

Source : Census of India 1991, 2001

The Greater Bilasipara Master Plan area has 16114 numbers of households as per 2001 census against the total population of 84,483. The average household size if the Bilasipara Master Plan area is 5.24.

The growth of number of household is tremendous with 150.2% in the Bilasipara Master Plan area from the year 1991 to 2001. The significant growth is seen in the village areas included in the Master Plan boundary i.e..200.4% which may be attributed to the large influx of population along with high natural growth.

8.2. HOUSEHOLD ESTIMATION

The household for the projected year 2031 has been estimated with an average size of 5.24 which is 29,163 against the population of 15,2814.

Table 8.2: BMA, Estimated Households for 2021, 2031

Year	Estimated House Hold Population		
	BMA	Town Area	Village
2011	14452	7909	4792
2021	20530	10298	5434
2031	29163	17827	6162

Source : Calculated By Town & Country Planning Assam, Dist Office Dhubri.

9. PROPOSED LANDUSE PLAN

The Land Use Plan- 2031 for BMA has been prepared considering :

- i) The vision and goals as enunciated
- ii) Improvement of existing condition of BMA and to develop the urban structure with a population of 152814 by 2031.
- iii) Restructuring of land uses based on sectoral studies
- iv) Setting up of zoning regulation on the proposed landuse basis for controlled growth and development of economic activity and maintaining and upgrading quality of life.
- v) Accommodating existing and future development.
- vi) Ensuring orderly transport network for easy accessibility of people and smooth movement of goods and services.

The proposed land use plan has been prepared taking into consideration the minimum dislocation of existing land uses interrelating the highest order of activities with planning areas and establishing home work place relationship. The plan prepared will determinate a physical base for massive new growth through a major programme of land acquisition and Installation of infrastructures.

9.1. RESIDENTIAL USE

Total proposed residential area is 972.0 Ha which includes the existing 887.3 Ha of residential landuse. Thus additional 10% land has been proposed under residential category. Thus residential landuse accounts 21.41% of the total Master Plan area.

Both plotted development and group housing is emphasized for residential development.

9.2. COMMERCIAL USE

The Bilasipara town and the Master Plan area have only a few portion of commercial land. The commercial activity is scattered in nature throughout the BMA except only a few major concentration of commercial activity is seen in the core town area. Total 101.2 Ha of land has been allocated under commercial landuse which include the existing 21.0 Ha of commercial landuse. The area earmarked for commercial zone is in between the Bilasipara main Road and N.H.31 in the vicinity of proposed new railway track to Gauripur. The planned development of commercial Zone is emphasized to promote retail, wholesale and cottage trade of the area.

Shopping center and market complex is proposed in this zone which is at walking distance from the residential area. The provision of accommodating the vendors is proposed in the commercial zone with adequate space distribution and perking facility.

9.3. INDUSTRIAL USE

Bilasipara is an industrially potential area with an advantageous locational position between Bilasipara and Bongaigaon Town. 202.5 Ha has been earmarked for industrial landuse which accounts 5% of the landuse of BMA. A comprehensive industrial zone has been proposed in the outskirts of the main town partially covering Jamduar Part I, Jamduar Part II and Chirakuti Part I. The N.H. has passed through this place along with the proposed railway track which will put an impetus in growth of transportation of goods and services. This zone is proposed for both heavy and light industry together.

9.4. PUBLIC SEMI-PUBLIC

The Public Semi Public landuse is given 162.0 Ha of the total landuse of BMA including 34.4 Ha of existing landuse. It accounts 3.57% of the total proposed landuse. Keeping in view of proposed railway track near N.H. 31, the public and semi public landuse zone is proposed mainly around Purani Bazar Rokahata Road, Subhpalli Nathpara Road and Ghoshpara N.H. Link Road.

Under this category of landuse the earmarking intends to propose the Government's Offices, Quarters, Educational facility in the form of primary and secondary schools, health and community hall.

A cultural center is intended to propose in this category of landuse to act as training and promoting rich folk culture of this region including Goalparia folk culture.

9.5. SPECIFIC PROPOSAL UNDER DIFFERENT LANDUSE CATEGORY

I. Drainage Master Plan : A Comprehensive drainage Master Plan is proposed to meet the high rate of projected waste water generation which is 16.5 MLD by 2031. The proposal is emphasized to cover the proposed area of high population density, medium density and low density subsequently on phased manner.

II. Bus Terminus : Construction of bus terminus in the existing bus stand is proposed to facilitate the smooth transport system. The existing non formal bus stand is already performing as an intermediary point of the transport circuit of Bilasipara, Goalpara and Bongaigaon town with inadequate capacity. Hence the proposed bus terminus is of utmost priority.

III. Ecological restoration and tourism promotion of Hakama beel (wetland). The proposal for Hakama beel is to maintain environmental balance of the BMA. The Hakama beel attracting huge numbers of migratory birds has potential tourism perspective. An ecological restoration and development proposal of the beel will help maintaining environmental condition along with boosting local economy.

IV. Dumping Site : Keeping in view of the present dumping ground which is on the verge of getting filled up new site is proposed towards Kathaldi Part III in the vicinity of Char area.

9.6. LANDUSE DISTRIBUTION

The table below shows the details of proposed land of the greater Bilasipara by 2031.

Table 9.6 BMA, Landuse Distribution, 2031

Landuse	UDPFI Norms	Norms for BMA	Area in Hectare	PC to Develop Area	PC to Total Area	Land in Hectare Allocation per 1000 Population
Residential	45-50	48	972.0	48.0	21.4	6.4
Commercial	2 to 3	5	101.2	5.0	2.2	0.7
Industrial	8 to 10	10	202.5	10.0	4.5	1.3
Public & Semi Public	6 to 8	8	162.0	8.0	3.6	1.1
Parks & Play ground and open space	12 to 14	14	283.5	14.0	6.2	1.9
Transport & Communication and utilities	10 to 12	15	303.7	15.0	6.7	2.0
		Total	2024.9			
Water Bodies	-	-	257.1	-	5.7	-
Agriculture	-	-	2257.5	-	49.7	-
Total		100	4539.5	100.0	100.0	13.3

Source : Calculated By Town & Country Planning Assam, Dist Office Dhubri

After calculating the land under different urban components in the Bilasipara Master Plan Area, the rate of urban spread is projected as 13.

9.7 PROPOSED CIRCULATION PLAN

National Highway 31 is passing through the Bilasipara Master Plan Area. The Bilasipara main road is central corridor connecting the N.H. from two points and is acting like a ring road for the town. It is recommended to develop this road as complete ring road. The road touching the CBD of the town will need to be classified as 'All Purpose' roads. Traffic volumes on them will be high. Access needs predominate. Provision of parking space is required. However it should be in accordance with the parking Policy. Pedestrian movement will be high. The provision of wide footpaths, safe crossing with exclusive phase period where signalized, refuge islands, clear markings, good lighting, guard rails, good signage are recommended.

The existing corridors of the BMA have been classified on the basis of its location as there is no road hierarchy exists. Accordingly development of the road network by construction, repairing and widening of ROW have been recommended.

The road networks recommended for development are given below.

Sub Arterial Road (24-45 m ROW) :

1. Hanuman Mandir N.H. link Road.
2. Purani Bazar Rokakhata Road.
3. Subhapalli Nathpara Road.
4. Ghoshpara N.H. link Road.
5. Suryakhata N.H. link Road.
6. Bandhabpara N.H. link Road.
7. Raniganj Bangalipara Road.
8. Hakama Baniapara Road and
9. Anand Nagar to Bilasipara Collage Road.

Collector Road (24-45 m ROW) :

- * Masjid Road
- * Chak Bazar Road.
- * Dhanhati Nayapara Road.
- * Thana Road.
- * Jubak Samiti Road.

9.8 PLANNING OF PARKING AREAS

Planning or provision of parking areas needs to be through multi pronged strategies providing parking areas at three levels (or types) :

- * On-street :
- * Public off-street spaces
- * Private off-street spaces

On-street parking spaces are provided on the right-of-way, on or off the carriageway, provided by the road agency and controlled by the police or municipal enforcement officers. Only parallel parking to be permitted for on-street parking on the Carriageway. Anguara parking on the right-of-way of the road only if the access to parking is through service roads. Strictly organized and effectively enforced on-street parking can meet a reasonable but only a part of the demand. The supply needs to be supplemented by provision of off-street public parking facilities. The investment on, and development and management of these off-street facilities may be by public agencies or by private sector by promoting off-street parking facilities.

Recommendation for off-street parking provision may be taken in to consideration on the proposed Bus terminus at Bilasipara. The Bilasipara Mail Road has to be maintained string parking norms near CBD area which acts as a major corridor for BMA in general and for the town in particular.

9.9 PLAN IMPLEMENTATION

The main objective of preparation of Master Plan is to provide a physical frame of land use and communication for a projected period of 20 years with major objective of regulation and enforcement. It is fact the plan has been prepared as per minimum standard for providing to the community the satisfactory level of civic amenities, services and facilities and therefore, implementation of the plan should be taken up in systematic manner to achieve the objective of plan development.

The effort for preparation of Master Plan and its more adoption by Govt. will not improve the quality of urban life unless sustain efforts are made to implement the plan with the enforcement of zoning Regulation. A Zoning plan has been prepared earmarking the broad used area with definable boundaries. And this zoning plan should be read in conjunction with proposed land use and prescribed zoning Regulation.

9.10. PLAN ADMINISTRATION

The Master Plan and Zoning Regulation for Bilasipara as presented here contains the broad policies and programmes for improvement and development of greater Bilasipara area up to the year 2031. The administration of this plan from its initiation to the realization will be carried out within the frame work of the Assam Town & Country Planning Act, of 1956 as amended from time to time.

The Town & Country Planning Organization of the State Government besides preparation of the Master Plan and Zoning Regulation for Bilasipara will provide necessary guidance by rendering technical advice and by arranging proper scrutiny of the development schemes so as to ensure that the proposed development of Bilasipara conform to the proposals contained in the master Plan and Zoning Regulations. Section 8 of Assam Town & Country Planning Act, 1959 empowers the Government to constitute a development Authority for the Bilasipara Master Plan area for enforcement control and implementation of development proposals as envisages in the Bilasipara Master Plan. As per Section 13 of the same act all development to be undertaken within the Bilasipara Master Plan Area will be subjected to technical scrutiny and approval from the development authority so as to conform with the Master Plan.

9.11. FISCAL PLAN

There may be some changes of this Draft Master Plan for Bilasipara and therefore, no fiscal plan has been worked out at this stage. The final Master Plan when completed would provide a basis for preparation of five yearly development programmes and yearly fiscal plans for implementation.

9.12 COCLUSION

Planning is a continuous process and the preparation of plan implies its actual translation into reality. The Master Plan for Greater Bilasipara is not just a landuse classification elaboration but a vision document to make Bilasipara a more sustainable city. Community participation in decision making process in the implementation of the Master Plan will make it a success.

ZONING REGULATIONS

Zoning Regulations play a very important role in controlling and promoting urban development on national lines. They are also useful in limiting urban growth and in a broader sense can also be useful for laying down broad directions of growth in a regional plan. Zoning Regulations form an integral Part of any Master Plan, These have been used extensively to control development of urban areas.

Zoning Regulations also help in controlling density of development and land use in ensuring light and ventilation standards and in providing scope for future in each zone in an orderly manner.

10. ZONING REGULATIONS FOR BILASIPARA MASTER PLAN AREA

10.1.1. SCOPE :

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

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

10.1.2. DEFINITIONS :

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

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

ii. "Agriculture" includes horticulture, farming growing of crops fruits vegetable, flowers, grass, fodder, trees of any kind of cultivation of soil breeding and keeping of livestock including cattle, 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 alongwith such building and "Agriculture" shall be construed accordingly.

iii. "Authority" shall mean local, regional or any other Authority 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).

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

v. "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.

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

vii. "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.

viii. "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 street wall and in the case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of slopping roof and in the case of gates facing the road, the mid point between the eaves level and the ridges. Architectural features serving no other function except that of decoration shall be excluded for the taking heights. If the building does not abut on a street the height shall be measured above the level of the ground and contiguous to the building.

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

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

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

xii. "Coverage" is the percentage ration of the plinth area of the main and necessary building to the total area of plot.

xiii. "Customery 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 utilized 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.

xiv. "Development" means the carrying out or 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 :

xv. Provided that the following operations or used 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 maintenance, improvement or other alternative of any building which effect only the interior of the building or which do not meterially effect the use and the external appearance of the building ;
- (b) The carrying out by a local Authority of any works required for maintenance or improvement of road, 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 purpose ;
- (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.

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

xvii. "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.

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

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

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

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

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

xxii. "Industry" includes the carrying of any manufacturing process as defined in Factories Acts, 1948 and "Includes" shall be construed accordingly.---

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

(b) "Industry, clean" means industries which do not throw out any smoke, noise offensive odor or harmful industrial wastes and employing not more than 10 workers with or without power.

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

(d) "Industries Medium" includes industries which employ more than 100 workers and any 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.

(e) "Industry obnoxious" are those industries which are associated with such 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.

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

xxiii. "Mezzanine" means an intermediate floor in between two main floors having maximum height of 2.20 mtr. and minimum height of 1.80 mtr. from the floor and having proper access to it. A mezzanine floor must not cover more than third floor area of the Ground Floor.

xxiv. "Non Comforming 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.

xxv. "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 licence 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.

xxvi. "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 public or used for purpose of recreation or lies waste and unoccupied.

xxvii. "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 or on behalf of for the benefit to any other person or as an agent, guardian or for any other person or for 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 a Government Department, General Manager of a Railway, the Secretary or other Principal Officer of a Local Authority, Statutory Authority or Company, in respect of properties under respective control.

xxviii. "Parking Space" means an area enclosed or unenclosed 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.

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

xxx. "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.

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

xxxii. "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.

xxxiii. "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.

xxxiv. "Repairs" means 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.

xxxv. "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 residence shall be construed accordingly.

xxxvi. "Road and Street" means any Highway, Street, pathway, Alley, Stairway, Passageway, Carriageway, footway, Square place or bridge, whether a throughfare 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, trench, barriers and railway, within the road line.

xxxvii. "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.

xxxviii. "Site" the portion of a building included between the surface of the floor and 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..

xxxix. "Structure" means any combination of material including 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 height.

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

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

xlii. "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.

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

xliv. "To make material 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 whatsoever. 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 dwelling house or a part thereof into a 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.

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

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

xlvii. "Warehouse" means a building, the whole or substantial part or 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 mattached to, and used for the proper functioning of a shop.

xlviii. "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 by laws on the same plot with a building: All Yards measurements shall be the minimum distance between the fornt, rear and side yard and plot boundaries, as the case may be and the nearest point of the building including enclosed and covered purches. Every part of the every yard shall be accessible from every other part of the same yard.

xlix. "Yard Front" means a yard extending across a front of a plot between the side 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.

l. "Yard rear" means a yard extending across the rear a plot boundaries and being the minimum horizontal distance between the rear plot boundaries and the near of the building or any other projection, other than stops, unclosed balconies and unenclosed 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.

li. "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 other than steps.

iii. The definition of the term which is 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.

10.1.3. GENERAL REGULATIONS :

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

ii. 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.

iii. 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, other open space than herein required or in any other manner contrary to provision of this regulations ;

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

v. Within the zones established by these regulations or amendments that may latter be adopted therein, existing plot structure and use of land and structure which were lawful before regulations came in force or were, amended, but which would be

vi. 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.

(a) A non conforming use of a structure, non conforming use of land, or a non conforming use of a structure and land shall not be extended or enlarged after coming in to 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.

(b) Nothing in these regulations shall be deemed to require a change in the plan, construction, or designation use of any building on which actual construction was lawfully begun prior to the 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 deligently carried on until completion of the building involved.

(c) 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 Provision ;

(d) No such 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.

- (e) No such conforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use on the date of coming into force of these regulations or amendments thereto.
- (f) If any non conforming use of land ceases for any reason for a period of more than 30 days, any sub-sequent use of such land shall conform to the requirements specified by these regulations for the zone in which such land is located.
- (g) 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, subjects to the following provisions.
- (o) No such structure may be enlarged or altered in a way in which it is non conforming.
- (o) 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.
- (o) Should such a 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.
- (h) Non conforming uses of structure if a lawful use of a structure, or of structure and premises in combination, exist on the date thereto, of coming into force of these Regulations or amendments that would not be allowed in the zone under the terms of these regulations, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions.
- (o) 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, reconstructed moved or structurally altered except in changing the use of the structure to the use permitted in the zone in which it is located.
- (o) No such non conforming use shall be enlarged or increased or extended to occupy a greater area of the building then occupied by use such at the time of the coming in the force of these regulations of amendments to.
- (o) Any structure, or structure and land in combination, in which a non conforming use in 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 a structure, or structure and premises in combination, is discontinued or abandoned for a six consecutive months or for a 18 months during any three years 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.
- (o) 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.
- (o) 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 on repairs or replacement of on load bearing walls, fixtures wiring or plumbing, to an extent for exceeding 10 percent or 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 recurring 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 as such official.

- (o) Uses under exception provisions not non conforming uses, any use for which a special exception is permitted as provided in the 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.

(o) **“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 authorized by the Authority.
- (b) Any use not customarily incident to a permitted use ;
- (c) Any use detrimental to the neighborhood by reason of emission of smoke, noise, odor, 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 that 10sq. ft. or 0.9 sq. mtr., 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 that two signs with a total area of 2 sq.ft. or 0.18 meter per sign for each family house.

(o) **Yards and open spaces :**

- (a) Each structure hereafter erected, re-erected or materialiy altered shall be provided with the front side or rear yard as specified with zoning regulation ;
- (b) No open space of plot required for building of structure shall, during its life be occupied or counted as open space for another building of structure ;
- (c) On plot occupied by building only not exceeding 30 percent of the rear yard may be occupied by one storied building as accessory use.
- (d) Special type of building : 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 buildings shall have an open space of not less than 25ft. or (7.5m) from the front boundary and 15ft. (4.5mtr.) from the side and rear boundaries of the plot on which such are constructed.

(o) **Visibility at Intersection in Residential Zone :**

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 (0.7m and 3m) above the centre lines of such plot and the joining points along the said lines 20ft. or 6.0 metre minimum from the point of the intersection.

(o) **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.

(o) **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.

(c) 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.

(d) 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 or the street, the authority may require such building or structure to be a setback beyond such prescribed line to a distance as prescribed in these regulations whenever it is proposed.

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

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

(g) When any building or structure or any part thereof within such prescribed line of the street fall down or is burnt or is take 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).

(h) 3.13 Land sub-division 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.

(i) **Fences, walls and hedges :**

(a) Notwithstanding and other provisions in this regulations, Fences, Walls and Hedges may be permitted in any required yard or long the edge of any yard provided that no fence, walls or hedge 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, wall, hedges along the front boundary and upto 3 metre along the side boundary from the edge of the road or from the prescribed street line shall not exceed 3'.0" or 0.9m.

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

(l) **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.), (2.5m X 1.0m) and (2m X 0.5m) 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 that 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 can not 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 metres 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.

10.1.4. PERMISSION

1. i. 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).

ii. Manner of obtaining permission :

(a) 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.

(b) (i) 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.

(c) A site plan of 1 inch, to 16ft. [1cm to 2mtr.] 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 year, projection dimensions.

(d) 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.

(e) The detail floor plans for each floor on 1 inch to 8ft. or 1cm to 1mt. 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.

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

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

iii. 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 approval to 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.

iv. 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 the locality showing location of the land, boundaries of the proposed land, shown on the map and 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 sub-divided, including topography, the location and width of any water course and location of any areas subject to inundation or flood and North line.

(b) A plan of such land which shall be drawn to suitable scale showing the complete layout of the proposed sub-division 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.

v. In case of plans pertaining to sub-division 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.

2. **Classifications and Establishment of Zones.**

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

- (i) Residential Zone
 - (a) Low density
 - (b) Medium density
 - (c) High density
- (ii) Commercial Zone
 - (a) Retail Commercial
 - (b) Wholesale Commercial
- (iii) Industrial Zone
 - (a) Light Industry
 - (b) Medium Industry
 - (c) Obnoxious Industry
- (iv) Public and Semi-Public Zone.
- (v) Recreational and Open space Zone.
- (vi) Green Belt Zone
- (vii) Agriculture Zone.
- (viii) Circulation.
- (ix) Government Land.

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

2. The zone designed under 6.1 above may be further divided into sub-zones by the Authority where it deems it expedient, the designations of such sub-zones being dependent on the special use to which each such sub-zones is being utilized.

3. **Boundaries of zones :** The boundaries of each zone shall be as established in the Master Plan and a copy of the plan shall be kept on record at the official premises of the Authority. Unless other-wise 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 enactments of the regulations.

4. All the disputes and differences with respected 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.

3. **REGULATION FOR DIFERENT ZONES.**

1. Regulations for different zones regarding size of plots. minimum setback of the building or structure from the prescribed street line, minimum yard width, maximum coverage's shall be according to the Table-II.

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

3. Regulations for Residential Zone.

Use prohibited :

- (a) Cinema, Theatre.
- (b) All industries not covered by Annexure-I.
- (c) Hospitals, Nursing Homes and Sanatorium treating contagious disease or Rental patients.
- (d) Petrol filling station having a plot area less than 1340 sq.m (1 bigha).
- (e) Show room for motor vehicles and machinery.
- (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 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.

4. REGULATIONS FOR GENERAL COMMERCIAL ZONE.**Use Prohibited :**

- (a) Hospitals, Nursing Homes and Sanatoria treating contagious disease or mental patient.
- (b) Coal, wood and timber depots.
- (c) Manufacturing unit using 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 15HP.
- (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 5HP may be allowed.)

- (l) Storage of Petroleum and other inflammable materials.
- (m) Bakeries and confectioneries using power other than electricity.
- (n) Stone crusher and quarrying.
- (o) Storage and drying of fertilisers and pesticides.
- (p) Burial ground and cemetery.
- (q) Junk yards.

5. REGULATIONS FOR WHOLE SALE COMMERCIAL ZONE

Uses prohibited :

- (a) Hospitals and Sanatoria treating contagious disease or mental patients.
- (b) Manufacturing unit using more than 15HP and employing more than 15 persons.
- (c) Bus parking area.
- (d) Mechanical workshop/welding shop with motive power more than 15HP.
- (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. REGULATIONS FOR LIGHT INDUSTRIAL ZONE.

Use prohibited :

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

7. REGULATIONS FOR MEDIUM INDUSTRIAL ZONE.

Use Prohibited :

- (a) Sanatoria treating contagious diseases or mental patients.
- (b) Industries creating noise, smoke, odour, vibration and pollution.
- (c) Burial ground and cemetery.

Note : Industry Department norms may be followed.

8. REGULATION FOR PUBLIC & SEMI PUBLIC ZONE.

Use Prohibited :

- (a) Cinema Treatre.
- (b) All Industries not covered by Annexure-I
- (c) Sanatoria treating contagious diseases.
- (d) Petrol filling station having a plot area less than 1340sq 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 5HP and employing more than 5 persons.
- (i) Godowns and warehouses
- (j) Wholesale shops.
- (k) Storage of building materials.
- (l) Mechanical workshop/welding shop 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 5HP 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) Junk yards.

9. 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 5HP and employing more than 5 persons.
- (g) Godowns and warehouses.
- (h) Wholesale shops.
- (i) Storage of building materials.
- (j) Industries creating noise, smoke, odour, vibration and pollution.
- (k) Saw mills.
- (l) Stone crusher and quarrying.
- (m) Storage and drying on fertilisers and pesticides.

10. REGULATION FOR GREEN BELT ZONE.

Use Prohibited :

- (a) All the Industries other than cottage industries, Horticulture/Agriculture Industries and Dairy farming and milk processing industries.
- (b) Manufacturing unit using more than 5HP and employing more than 5 persons.
- (c) Godowns and warehouses.
- (d) Wholesale shops.
- (e) Mechanical workshop/welding shop with motive power more than 5HP.
- (f) Industries creating noise, smoke, odour, vibration and pollution.
- (g) Urban housing and residences, however, rural residence in existing villages with its normal extension is allowed with connection 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 4mtr. with minimum plot size of 2.5 katha (567 sq.m.).

11. 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 5HP and employing more than 5 persons.
- (f) Godowns and warehouses.
- (g) Wholesale shops.
- (h) Mechanical workshop/welding shop.
- (i) Industries creating noise, smoke, odour, vibration and pollution.
- (j) Printing Press
- (k) Storage of Petroleum and other inflammable materials.
- (l) Tank yard.

12. EXCEPTION :

1. Exception to height, yard and set back limits :

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

(b) Chimneys, elevators, poles, spires, overhead water tanks and other such projections not used for human occupations are allowed to a height not more than 1.5metre from the minimum permissible height of a building in a particular zone.

(c) Steps, gallery or balcony, weather frame, sun breaker cornice, caves, window sills, or other ornamental projection may project into any yard provided such projections are not more than 0.60 meter from plinth of a building.

(d) In any zone, on plots less than 60ft. or 18 meter deep, the rear yard may be reduced by 1% for each feet or 304.8mm if the plot depth is less than 60ft or 18 meter.

(e) Notwithstanding anything contained in this regulation, the front setback in any zone can be prescribed by the Authority in pursuance of any street schemes.

(f) Height of compound walls of any zone modified in these regulations shall not exceed 5.6ft. or 1.65 meter from the ground level.

2. Group Projects :

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

(b) Plinth Height end finished Ground level.

(c) The maximum and minimum height of plinth of any structure shall be 2'.6" or 0.75 mtr. and 1',6" or 0.45 mtd. Respectively. From the nearest developed road.

3. Boundary wall/compound wall :

(a) Except with the special permission of the Authority the maximum height of the compound wall shall be 1.5m above the centre 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 0.75m for a length of 10m on the front and side of the intersections and balance height of 0.75m if required in accordance with (a) may be made up of open type construction (through railing) and design to be approved by the Authority.

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

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

13. SUB COMMITTEE ON ZONING APPEALS :

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 the "Sub committee on Zoning Appeals".

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 (Privates 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 members one of whom representing the local Authority and the other presenting commerce and industry (Private sector) to be nominated by the State Government shall be the members.

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 all least members.

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 will normally meet once in a month to consider any cases of Zoning Appeals.

5. This Sub-Committee shall have the power to grant variance with respect to front, rear or side yard or building and area requirements if at the time of adoption of these regulation a plot of land is smaller than 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 particulars reasons for the variance should be recorded by the Sub-Committee.

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.

14. PENALTIES :

- i. Appellate Authority : Any person, firm, body or corporation aggrieved on the order of the authority may appeal to the appellate in the Assam Town and Country Planning Act. 1959 and as amended.
- ii. Penalties to be revised for violation of provision of Master Plan/Zoning Plan Regulations and Bye laws.
- iii. All provisions of Zoning Regulations 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 of 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

iv. Rate for building constructed prior to approval of this regulation.

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

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

vi. 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)

- | | |
|----------------------|------------------------------------|
| (i) Up to 0.15mtrs. | no penalty |
| (ii) Above 0.15mtrs | to 0.30mtrs. Rs. 10.00 per sq.mtr. |
| (iii) Above 0.30mtrs | to 0.75mtrs. Rs. 20.00 per sq.mtr. |

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

- vii. The minimum floor area ratio (FAR) for residential, commercial, institutional and other industrial building accordingly to plot size and abutting road width from 12m 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 regulations it is deemed required by local Authority.

TABLE-I
MINIMUM OF STREET PARKING SPACE

Sl.	Type of Use	One parking space shall be provided for ever		
		Car (sq.mtr./sq.ft.)	Scooter (sq.mtr./sq.ft.)	By cycle (sq.mtr./sq.ft.)
A	Residential Building	93sq mtr (1000sq ft) of floor area	--	--
B	Group Housing	Each dwelling unit of part thereof	--	--
C	Theatres and Auditoriums and Marriage Hall	40 seats of accommodation	25 seats of accommodation	25 seats of accommodation
D	Retail Business	93sq mtr (1000 sq ft) of floor area	46sq mtr (500 sq ft) of floor area	9sq mtr (100 sq ft) of floor area
E	Office Buildings	93sq mtr (1000 sq ft) of floor area	456sq mtr (500 sq ft) of floor area	9sq mtr (100 sq ft) of floor area
F	Hospital	30 beds of accommodation	20 beds of accommodation	10 beds of accommodation
G	Hotel	93sq mtr (1000 sq ft) of floor area	46sq mtr (500 sq ft) of floor area	9sq mtr (100 sq ft) of floor area
H	Restaurants	30 Seats of accommodation	10 seats of accommodation	--
I	Industrial Building	(Considering the type of Industry the parking space requirement will be determined by the Authority)	--	--
J	Wholesale & Warehouse	93sq mtr (1000 sq ft) of floor area	46sq mtr (500 sq ft) of floor area	9sq mtr (100 sq ft) of floor area
K	Nursing Homes	46sq mtr (500 sq ft) of Floor area	46sq mtr (500 sq ft) of floor area	46sq mtr (500 sq ft) of floor area
L	Any other special type of building to be determined by the Authority.			
Note : One car Parking space shall normally mean 3.0mc x 6.0m (10'.0" x 20'.0")				

The parking space to be provided in the Building shall be as per the details given in the Table - I. In providing the parking car has to be taken that 50% of the open space is left for landscaping and not counted for in 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 | 30sq. mtr. |
| (ii) Stilt | 25sq. mtr. |
| (iii) Open Parking | 20sq. mtr. |

TABLE - II**REGULATION FOR DIFFERENT ZONES**

Sl.	Requirement	Residential Zone (dimansions are indicated as m/s.)	Wholesale Commercial	Commercial Zone			
1.	Minimum set back of the building or Structure from the edge of the road/prescribed street line for plots with minimum size. Low density Medium density High density. No posts, walls or any other projection 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 1.50met [5'0"] from the edge of the road/prescribed street line. But no post, pillar or any supporting column of any type projection. But for all upper floors the minimum at back prescribed must be maintained.	3.70/12'0" 3.00/10'0" 3.00/10'0"	6.00/20'0" cantilever projection of the ground floor & upper floors may be allowed leaving 4.5m (15'0") clear over front open yard	3.00/10'0" for corner plots plainth set back on both roads cantilever projection of Ground floors may be allowed leaving 1.50mtr. (5'0") clear to sky over to sky front open yard. For construction of buildings meant for residential uses in the Commercial zone the requirements shall be same that of High Density Residential Zone.			
The range of density may be as follows : Low Density below 75 P.P.H. Medium Density 75/150 P.P.H. High Density Above 150 P.P.H.							
2.	Requirement	Residential Zone		Wholesale Commercial zone	Commercial Zone		
		(Dimensions are indicated as meter/feet)					
	FAR & Coverage	Max FAR	Max coverage	Max FAR	Max coverage	Max FAR	Max coverage
	Med. Density	125	55%	240	60%	320	80%
	Calculation for FAR	200	60%	A. Mazzanine to the extent of 33% of plinth area shall not be counted for			
High Density calculation	240	60%	B. Bassement not used for human habitation shall not be counted for FAR				
Green Belt	100	35%					

Note : Maximum Height of building

Building shall not exceed three story or a height of 10.70mtr. (35'0) without the following additional provisions for open spaces all round the building :

(a) The side and rear set back should be increased by 0.30 mtr. (1'0") for every 1.50 mtr. (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.

15. Special requirements of high building :

(a) When a building is erected or raised to a height greater than four storey (Maximum height of 16.0mtr. or 52'0") at least one lift should be made available.

(b) When a building is erected or raised to a height greater than four storey (Maximum height of 16.0mtr. or 52'0") the following requirement shall be complied with.

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

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

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

(i) Solid waster/waste water disposal system and internal drainage.

(ii) Source of water.

(iii) Location of Septic Tank, Soak pit etc.

16. 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 with the application.

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

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

(i) Solid waste/waste water disposal 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 10mtrs. And yard requirement shall be as per the requirement 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 regulations 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 effect 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 terroim and keeping of bare which is not allowed.

(ii) If terrance cutting is done for building constructed on hill the depth and slope of the cut should be restricted according to the soil characteristic of the area.

(iii) Adequate drainage provision should be kept to the satisfaction of Authority so that rain waste and waste water can drain out from the plot without causing soil erosion.

Set back line, yard width, coverage and other particulars will be according to the standards as below :

E. MINIMUM PLOT SIZE FOR RESIDENTIAL USE.

Sl.	Density	Plot	Size	Far	Coverage
(a)	High	15 Lessa i.e.	200sq.mt.	240	60%
(b)	Medium	01 Katha i.e.	268 sq.mt.	200	60%
(c)	Low	01 Katha 05L i.e.	335sq.mt..	125	55%

F. MINIMUM WIDTH OF PLOT

- (a) Up to 15 lessa i.e. 200 sq.mt. -- 7.5mtrs.
 (b) 15 lessa to 1K-10 L i.e. 400 sq.mt. -- 10mtrs.
 (c) 1K 11L to 2K-10 L i.e. 670 sq.mt. -- 11.5mtrs.
 (d) More than 2K-10 L i.e. 670 sq.mt. -- 12mtrs.

G. SETBACK REGULATIONS

- (a) Minimum setback of the building or the structure from the prescribed street line.

(i) Front Set Back.

Every building fronting a street shall have a front space from the prescribed street line forming and integral part of the size as below :

Width of street fornting the plot	Minimum front open space for building	
	Below height of	Above the height of
Up to 6.6metres	3.0mtrs.	3.0mtrs.
Up to 15metre	3.0mtrs.	4.5mtrs.
Up to 15metres	3.0mtrs.	6.0mtrs.

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

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

(ii) Side Set Back.

For high density zones side setback shall be 1.5metres.

For medium density zones side setback shall be 1.5metres.

(iii) Rear set back for all density zone shall be 3.0metres.**H. REGULATIONS FOR APARTMENT BUILDINGS**

- Minimum plot size -- 803sq.m. 3 katha in high and medium density zone and 1883 sq.metres. 1 Bigha for low density zone.
 Maximum coverage -- 35%
 Minimum front setback -- 4.5metres.
 Minimum rear setback -- 4.5metres.
 Minimum side setback -- 2.4metres.

A plot abutting a street with a width of above 15metres, the front setback shall be calculation according to the width of the abutting street as given in the clause No. 3.

I. REGULATIONS FOR COMMERCIAL USE IN COMMERCIAL ZONE

Minimum plot size --- 167.4sq.mtr.

(i) Setback up to the height of 11.5mtr.

Minimum width of plot - 5.0mtr. with 1.5mtr.

Minimum front setback - A minimum of 1.0mtr. 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 18metres 1.5metres.

Above plot depth of 18mtrs. - 3.0mtrs. with maximum 1.5mtrs. 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 15mtrs. the from 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 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 11.5metres.

Height	Rear Setback	Side setback
11.5 metres up to	----	1.5 metres
up to 15 metres	----	2.43metres
Above 15 metres	----	Side and rear setback should be increased by 0.3metres for every 1.5mtrs of additional height of the building in addition to the setback already prescribed for a building of 15mtrs. height up to a maximum of 1.5mtrs of additional setbacks on both rear and sides.

J. REGULATIONS FOR WHOLESALE COMMERCIAL ZONE AND FOR WHOLESALE USE :

Minimum plot size ---- 670 sq.mtrs.

Minimum plot width ---- 15metres

Minimum coverage ---- 55%

Minimum front setback --- 6 metres.

Minimum side setback ---- 1.8mtrs.on one side and the setback on the other side will be 3.6mtrs.

Rear setback ---- 3.0mtrs.

FAR ---- 175 for building of public and semi-public use.

K. REGULATIONS FOR PUBLIC AND SEMIPUBLIC ZONE AND PUBLIC AND SEMIPUBLIC USE :

Minimum plot size	--	400 sq.mtrs.
Minimum coverage	--	45%
Minimum front setback	--	---
Front setback	--	6.0 metres.
Side and rear	--	3.0 metres.
FAR	--	175 for building of public & semipublic use.

L. REGULATION FOR INDUSTRIAL ZONE.

Sl.	Requirements	Light	Industry	Medium	Industry
		Area in sq.m	Width in m	Area in sq.m.	Width in m.
1	Minimum size of plot	744.00	15.2	1800.00	27.5
2	Minimum set all back of the structure Building or the structure from the prescribed street line.	6.00 All Structures	9.0	6.00 All Structure	9.0
3	Minimum yard widths	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 residential zone.		If any structure or building is permitted for human habitation under the provisions of these rules the yard conditions shall be same as prescribed for medium density residential zone.	
4	Maximum height	15 mtrs.		15 mtrs.	
5	Maximum coverage	50 %		50 %	

M. REQUIREMENTS FOR SPECIAL TYPES OF BUILDINGS.

(To be applicable for all zones where the particulars use in permissible)

(A) NURSING HOMES/HOSPITALS

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

Minimum plot size	1000 sq.mtrs. i.e. 0.75 Bigha
Minimum coverage	45%
Minimum setback	---
Front setback	7.5metres.
(a) Side & Rear	4.5metres.
(b) FAR	200.

(B) PLACE OF WORSHIP

(Applicable for new proposals)

Minimum plot size	804 sq.mtrs. i.e. 3 k
Minimum coverage	50%
Minimum front setback	---
Front setback	7.5 metres.
(a) Side and Rear	5.0 metres.
(b) FAR	3.0 metres.

(C) CINEMA HALL AND AUDITORIUM

Minimum plot size	1860 sq.metres. i. e. 1 B-3K-9L
Minimum coverage	40 %
Minimum front setback---	
Front setback	9.0 metres.
(a) Side and Rear	4.5 metres.
(b) FAR	125

(D) FILLING STATION

(a) Minimum plot size	31metres. x 17 metres.
(b) Petrol filling station with servicing bed	
Minimum plot size	31 metres x 31 metres.

(E) SCHOOL BUILDING

Sl.	Type of Inst.	Minimum plot size	Maximum Coverage	Minimum front setback	Minimum side setback	Minimum rear setback
1.	Pre Nursery/ Nursery	535 sq mtrs./ 02 katha	50%	6.0 mtrs.	3.0 mtrs.	3.0 mtrs.
2.	Primary	804sq.mtrs/ 03 katha	50%	7.5 mtrs.	3.0 mtrs.	3.0 mtrs.
3.	High School	2677sq.mtrs.	50%	7.5 mtrs.	3.0 mtrs.	3.0 mtrs.
4.	College	4015 sq mtrs./ 03 Bigha	50%	7.5 mtrs.	3.0 mtrs.	3.0 mtrs.

Organized parking -- -- -- -- 20% of the total plot area

Organized recreation of open space -- 20% of total plot area

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

17. Mezzanine to the extent of 33% of plinth area shall not be counted for FAR calculation.

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

(a) Basement shall not be 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 garage
- (v) Stock rooms and libraries.

If the basement is used for office or commercial purpose it shall be counted in FAR.

- (b) Partial unenclosed balcony projections for a length 1/4th of the building length/breadth in upper floors upto a minimum setback line of 1.5mtr. from plot boundary will be allowed subject to a maximum width of 1.5mtr..
- (c) The projection of cantilever or cupboard or shelve up to 0.75 mtr. in depth shall be permitted and exempted from covered area calculation. This will be allowed only from the first floor and shall not exceed 20 mtr. per habitable room and cupboard under window.
- (d) A canopy not exceeding 4.5 mtr. in length and 2.5mtr. in width in the form of unenclosed cantilever over the main entrance with a clear height of 2.2mtr. below the canopy shall be allowed.
- (e) Light and Ventilation :-

When any habitable room excepting bath, W.C., Store Room, Kitchen and Dining are not abutting on either the front side rear open space it shall about in an interior open space where minimum width will be 3.mtr.

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

Sl		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.

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 take that 50% of the open space is left for landscaping and not counted for in the parking calculations. At least 25% of the open space reserved as organized open space which should be clearly shown in the service plan.

- (i) Basement parking 30sq. mtr.
- (ii) Stilt 25sq. mtr.
- (iii) Open Parking 20sq. mtr.

18. ADDITIONAL REQUIREMENTS FOR MULTISTORIED AND SPECIAL TYPE OF BUILDING

(A) Service plan showing the following details private water sewerage disposal system and details 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 soakpit 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 225. Details of building services include.
 - i. Air conditioning system, if any
 - ii. Details of exits including provisions of ramps, etc. for hospital and special risk building.

- iii. Location of generator, transformer and switch gear.
- iv. Smoke exhaustor system and fire alarm if any.
- v. Location of centralized control of fall fire alarm system if any.
- vi. Location and dimension of static water storage and pump house.
- vii. Location of fire protection installation sprinklers, watisers 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 hospital 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 Development Authority.
 - x. The height of the ground level and the plinth level from the nearest development road level.
- (B) NOC from the State Fire Service shall required for building above the height of 15.8m.
- (C) **Specifications :** General specifications of the proposed construction giving type and grade of materials of public use along with soil testing report and structural details should be as giving in appendix duly signed by architect/engineer/supervisor group may be should accompany the application for building above three story.
- (D) **Supervision :** Applications shall be further accompanied by a certificate of supervision by the licensed architect engineer groups as the case may be.
18. For the hazardous and industrial building Authority may ask for NOC from the State Population Control Board.
 19. All othet regulations not specifically mentioned here will be applicable as per the provision of BYE LAWS.
 20. Authority may ask for any other information considering special nature of building and location of the plot.
 21. Panel action for violation of Master Plan & its Zoning Regulations and Bye Laws.
The Authority under 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/alternation and in paying fine and by having penalties as given in the Act.
 22. The structural design, construction standard etc. of all multistoried building arc required to be supervised during construction at three stages at (1) foundation, (2) plinth/ground floor, (3) upper floor in the manner described below.
(i) The individual/promoter so required to get their construction mentioned three stages of construction through licensed technical firms of Authority before proceeding with next stage of construction failing which the Authority may revoke the permission.
 23. Any disputes arise about the interpretation of any definitions or provisions of these rules,, the decision of the Authority shall be fine, However, aggrieved persons may appeal to the Appellate Authority against such decisions and the decisions of the Appellate Authority shall be final and binding to all concerned checked at

K. C. SAMRIA,

Commissioner & Secretary to the Govt. of Assam,
Urban Development Department.

ANNEXURE - I

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

- | | |
|---|---|
| 01. Cosmetic Products. | 35. Tailors Shop. |
| 02. Agarbatti. | 36. Cycle repairing shop. |
| 03. Writing ink. | 37. Basket making. |
| 04. Sealing Wax. | 38. Wire brushes. |
| 05. Watch, pen and spectacles repairing | 39. Umbrella assembly. |
| 06. Acrylic sheet button. | 40. Wooden Toys. |
| 07. Plastic covers (Diary and Files etc.) | 41. Paper pins. Gem Clips. |
| 08. Knitted plastic bags. | 42. Hair Pins. |
| 09. Shoe repairing and manufacturing. | 43. Wire staples. |
| 10. Rubber stamps | 44. Wire stands for kitchen. |
| 11. Rubber moulded goods. | 45. Wire for curtains. |
| 12. Food products. | 46. Wire loops. |
| 13. Creamery & Dairy products. | 47. Decorative key nings. |
| 14. Atta chakki & Masala grinding. | 48. Link Clips. |
| 15. Repacking of Medicines. | 49. File Clips. |
| 16. Paper products. | 50. Shoe & Tent eyelets. |
| 17. Card Board boxes. | 51. Brass Jewellery. |
| 18. Book binding. | 52. File cover Accessories. |
| 19. Assembly of Furniture Units. | 53. Garments Looks & eyes. |
| 20. Ready made garments | 54. Link Chain. |
| 21. Making of Lac Bangles. | 55. Heating elements (for domestic appl.) |
| 22. Batik Printing. | 56. Decoration Lighting series. |
| 23. Ivory Carving. | 57. Transistor Radio Covers. |
| 24. Embroidary. | 58. Decorative Leather goods. |
| 25. Watch straps (Nylon) | 59. Industrial Leather hand gloves. |
| 26. Canvas bags & products. | 60. Manufacture of Bidis. |
| 27. Hosiery items. | 61. Processing of Suparis. |
| 28. Surgical bandages. | 62. Laundry, Dry cleaning & Cleaning. |
| 29. Shoe laces etc. | 63. Cotton Cloth weaving in Hand Looms. |
| 30. Thread rolls. | 64. Metal Polishing. |
| 31. Tailor labels. | 65. Repairing of Electronic Instruments. |
| 32. Mirror & Frame making. | 66. Gold. & Silver Thread, Zari work,
Jewellery, Gold ornaments. |
| 33. Decorative Glass articles. | 67. Manufacture, repairing & Tuning of
Musical instruments. |
| 34. Chalk sticks. | |



- LEGEND**
- RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - PUBLIC & SOCIAL PUBLIC
 - PUBLIC UTILITIES & FACILITIES
 - PARKS, PLAYGROUND & OPEN SPACES
 - AGRICULTURE
 - WATER BODIES
 - VACANT
 - NATIONAL HIGH WAY
 - MAIN ROAD
 - ARTERIAL ROAD
 - MASTER PLAN BOUNDARY
 - MUNICIPAL BOUNDARY
 - VILLAGE BOUNDARY

RECEIVED OFFICE OF THE ENGINEER, TOWN & COUNTRY PLANNING, ASSAM
 1888 AS NOTIFIED AND APPROVED
 BY THE GOVT. OF ASSAM UNDER
 NOTIFICATION NO. 102111-2013-14
 dt. 27.08.2013

[Signature]
 (S. BANERJEE)
 DIRECTOR
 TOWN & COUNTRY PLANNING, ASSAM
 100, R. G. ROAD, GUWAHATI-2

EXISTING LAND USE PLAN
 BILASIPARA MASTER PLAN AREA DRAFT



LEGEND

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC & SEMI-PUBLIC
- PARKS, UTILITIES & FACILITIES
- PARKS PLAYGROUND & OPEN SPACE
- AGRICULTURE
- WATER BODY
- VACANT
- NATIONAL HIGHWAY
- RAILWAY ROAD
- OTHER ROAD
- MASTER PLAN BOUNDARY
- INTEGRAL BOUNDARY
- VILLAGE BOUNDARY

PREPARED BY: M. S. DUTTA, I.A.S. (P) (Retd.)
 ASSISTANT COMMISSIONER, DISpur, ASSAM
 DATE: 15/12/2014

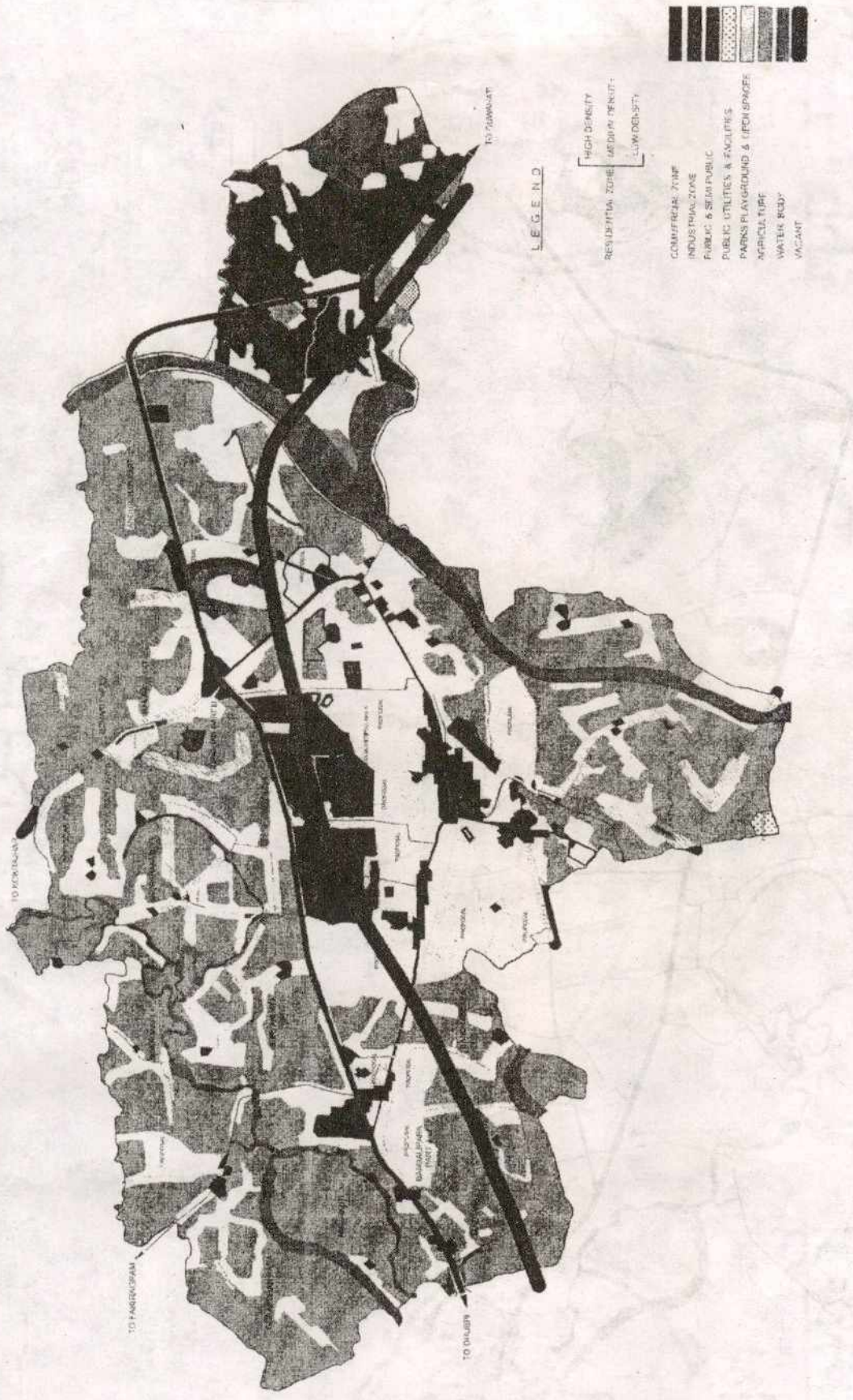
M. S. DUTTA

15/12/2014
 M. S. DUTTA, I.A.S. (P) (Retd.)
 ASSISTANT COMMISSIONER, DISpur, ASSAM



**PROPOSED LAND USE PLAN 2031
 BILASIPARA MASTER PLAN AREA DRAFT**

APPROVED BY: M. S. DUTTA, I.A.S. (P) (Retd.)
 ASSISTANT COMMISSIONER, DISpur, ASSAM



LEGEND

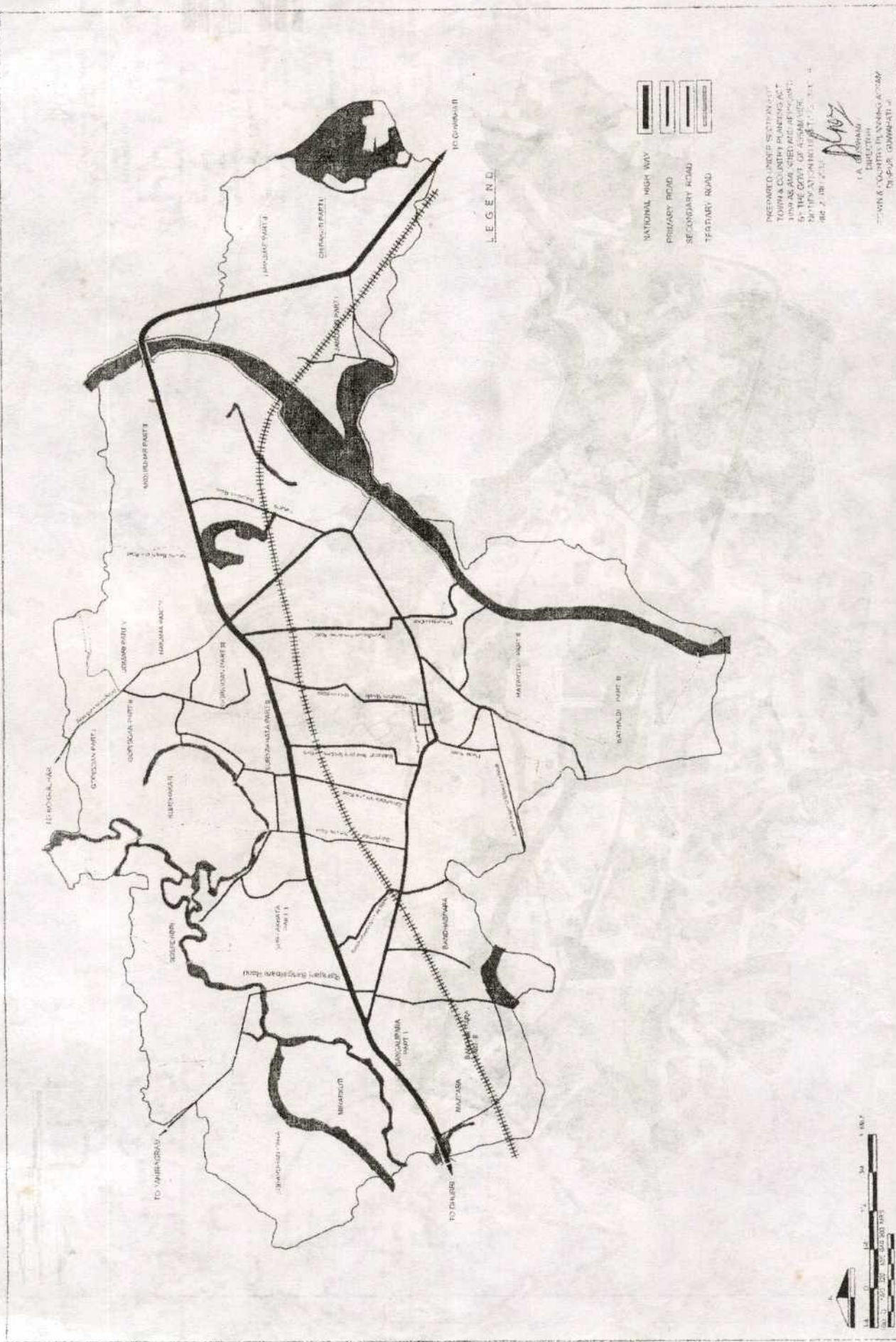
RESIDENTIAL ZONE
 HIGH DENSITY
 MEDIUM DENSITY
 LOW DENSITY

- COMMERCIAL ZONE
- INDUSTRIAL ZONE
- PUBLIC & SEMI PUBLIC
- PUBLIC UTILITIES & FACILITIES
- PARKS PLAYGROUND & OPEN SPACES
- AGRICULTURE
- WATER BODY
- VACANT

PREPARED BY: [Signature]
 DATE: 15/12/2014
 TOWN & COUNTRY PLANNING ASSOCIATION
 1/A, GANESHWAR, DIBRU GHATA, SILIGURI, WEST BENGAL

PROPOSED ZONING PLAN 2031
 BILASIPARA MASTER PLAN AREA DRAFT





LEGEND

- NATIONAL HIGHWAY
- PRIMARY ROAD
- SECONDARY ROAD
- TERTIARY ROAD

PREPARED UNDER SECTION 177
TOWN & COUNTRY PLANNING ACT
1974 AS AMENDED BY SECTION 177
OF THE GOVT. OF ASSAM ACT
1987 (NO. 21 OF 1987)

[Signature]
DIRECTOR, TOWN & COUNTRY PLANNING
ASSAM GOVT. COMPOUND

PROPOSED TRANSPORTATION PLAN 2031
BILASIPARA MASTER PLAN AREA DRAFT

PREPARED BY
TOWN & COUNTRY PLANNING ASSAM