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THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

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No. 581 Dispur, Monday 30th December, 2013, 9th Pausa, 1935(S.E.)

GOVERNMENT OF ASSAM
URBAN DEVELOPMENT (T) DEPARTMENT
DISPUR :: :: GUWAHATI

NOTIFICATION

Dated Dispur, the 30th July, 07

No.UDD(T) 165/2007/2. : In exercise of the power conferred by Section 9 of the Assam Town and Country planning Act, 1959 (as amended and sub section (1) of section 2 of the Assam Town & Country planning 9 amended) Act, 1994 (Assam Act No. XXIII of 1994) read with sub-rule (1) and (2) of Rule 3 of the Assam Town and Country planning (publication of Master plan (amendment Rules 1995), the Governor of Assam is pleased to publish the following Notification regarding the publication of the Draft Master plan and Zoning Regulation for Morigaon.

NOTIFICATION FOR PUBLICATION OF THE DRAFT MASTER PLAN AND ZONING REGULATION FOR MARIGAON.

1. It is notified that the Draft Master plan and Zoning Regulations for Morigaon is prepared under Section 9 of the Assam Town & Country planning Act, 1959 (as amended) for the areas described in the schedule below is hereby published.
2. Any person or persons affected by the Draft Master plan may submit their objections or opinions in writing to the Director, Town & Country planning, Dispur, Guwahati-6 within two months from the date of publication of this Notification.
3. The Draft Master plan and Zoning Regulation for Marigaon together with all relevant papers and maps may be inspected free of cost during the Office hours at the Offices of the Director, Town & Country planning, Govt. of Assam, Dispur, Guwahati-6, Deputy Director, Town & Country planning District Office-Nagaon, Office of the Chairman, Marigaon Municipal Board. Copies of Draft Master plan also available at the Office of the Director, Town & Country planning Govt. of Assam, Dispur, Guwahati-6 and the Deputy Director, Town & Country planning, Dist. Office Nagaon for sale on payment.

SCHEDULE

A. Situation and area :

District	: Morigaon
Subdivision	: Morigaon
State	: Assam
Master plan Area	: 36.11 Sq. Km.
Town Committee Area	: 4.00 Sq. Km.

Apart from the Morigaon Town Committee area, Morigaon Master plan area covers 14 nearby villages. The villages included in the Draft Master plan for Morigaon with Mouzas as follows :

<u>Sl.No.</u>	<u>Mouza</u>	<u>Villages</u>
1.	Morigaon	i) Rajagaon ii) Basanaghat
2.	Dandua	i) Niz Dandua ii) Doloi Chuba iii) Naokata iv) Sidabari v) Banparali vi) Banpara -II
3.	Tetelia	i) Burha gaon ii) Borigaon iii) Raina pathar iv) Maidhali pathar v) Mori pachatia

B. Description of boundaries

NORTH :- Satarguri, Oguri, Kachamari pathar

SOUTH :- Tengaguri, Hakanamara, Dandua Bilartup, Salmara Mikirgaon, Niz Tetelia

EAST :- Barapujia, Nabhanga beel

WEST :- Kuwar Gaon Ghoramara, Ojari Gaon

CHAPTER-1

INTRODUCTION

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

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

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

The tourist attraction places of the District viz. Jagiroad, Sita Jokhola, Mahadeo Sal are well connected with Morigaon Town. Apart from these, the Pobitora wildlife century is situated at a distance of 45 km away from Morigaon Town which is also a tourist attraction place.

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

CHAPTER - II

PLANNING AREA

Urbanization has been witnessing a faster pace Almost 50% of world population live in urban areas today as per UN-HABITAT journal. It is a natural process. Apart from the natural growth, rural people migrate to urban area seeking better jobs and higher wages. Contribution to nation's income from urban sector is much much higher than that of rural sector. Due to poor financial management of urban local bodies and insufficient budgetary provision of central, State and local Government urban infrastructure is taking. Thus planning of an urban area is utmost important for overall development of not only the particular town but also the Nation as a whole.

The evils of unplanned growth have caused enormous problems is our towns and cities. As population grows, the towns expands naturally to the surrounding villages. The Master Plan envisages a scientific co-ordinated approach which guides the future development and to achieve a balanced growth are the main objectives of a Master Plan for an urban area.

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

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

Morigaon Master Plan covers Morigaon Town Commitee area along with 14 (fourteen) nearby villages with an area of 36.11Sq km accommodating a total population of 41,753 as per Census of India, 2001.

CHAPTER-III

HISTORY & PHYSICAL CHARACTERISTICS

3.1 HISTORY

According to some historians in the 17th century, during the reign of Ahom King Chandra of Darrang (Darrangi Konwar) fled from Darrang due to some internal feud with the King. The two princes along with 72 families (Ryots) crossed the mighty Brahmaputra river at chaulkuwa ghat, came towards Borbari. The place Borbari was then under sixth subordinate Kings of Ahom. They allowed the two princes along with 72 families to settle at Borbari which is under Sukhangog. Sopradhawas Singh was the King of Sukhangog. He has sons named Ram Singha and Bhim Singha.

Due to insufficient land, the two princes left in Sukhangog (Borbari) in search of new fertile land. After few days they came a long distance and took rest by the side of a big tank (Beel). There they made some Bhur (a kind of boat) and with help of these Bhur they went further in search of new land. Thus, from that time this place was known as Bhurbandha. They settled in Bhurbandha for a short period. Later, due to some internal conflict between them. Prince Ram Singh along with his followers returned to his father's Kingdom, but Bhim Singh stayed there after finding a suitable place nearby a Beel. The Beel was the dead stream of the Kolong, they named the place as Morikolong. To the east of Morikolong Prince Bhim Singh established a small village and named it as Morigaon.

3.2 LOCATIONAL ASPECT

Morigaon town is the Head Quarter town of the Morigaon District. The District is situated on the south bank of the Brahmaputra river in Assam Valley.

The District of Morigaon lies between 26 31" and 26 33" North Latitude and 91 59" and 92 35" East Longitudes.

The District is surrounded by Nagaon District on the east, the Brahmaputra on the North, Karbi-Anglong District on the south and Kamrup District on the West.

The District Head Quarter, Morigaon town is situated at a distance of 75 kms from the Guwahati City and 45 kms away from Nagaon town.

3.3 CLIMATE

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

3.4 TOPOGRAPHY

Morigaon town is situated on the flat alluvial plain. Many beels, ponds and marches surrounded the town as well as the Master Plan Area. The Charan beel lies in the west and Navanga beel lies in the east of the town. The beels and marches are teemed with varieties of fishes and birds.

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

3.5 TRANSPORTATION LINKAGES

The Morigaon town is connected with NH - 37 by all weather surface roads such as 1) Raha Barapujia Morigaon Road 2) Nagaon Via Barapujia Sidha Morigaon Road 3) Morigaon Pachatia Darial Motiparbat Road 4) Jagiroad-Morigaon Via Bhakargaon Road 5) Dharamtol Dandua Road. Two more surface roads- Morigaon Lowbhuruga Kutibali Road and Baruaghat Bhuragaon Road are connecting the town with the surrounding villages. Means of transport generally used for travel too and fro from the town are as follows-Bus, Truck, Light Vehicle etc.

Morigaon District Headquarter is not connected with railway. The nearest railway station to the town is Dharamtul, which is situated at a distance of 8 kms from the town. So the people of the Morigaon town do not enjoy the benefit of railway connection directly.

The town is well connected with State Capital Dispur (Guwahati) Via Jagiroad by all weather surface road, which is about 80 kms away from the town. The nearest District Head Quarter town Nagaon is situated at a distance of 45 kms away from Morigaon town which is also well connected by no. of roads to Morigaon Town.

CHAPTER - IV

DEMOGRAPHY

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

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

4.1 GROWTH OF POPULATION

The population of Morigaon town, as per 2001 census is 20811. It is 54.67% of urban population of the District as the rest of urban population reside in the only other urban centre of the District i.e. Jagiroad. The following table shows the population growth of Morigaon Town Committee since its creation 1973.

Table - 1 : Population growth of Morigaon Town

Year	Population	Annual Growth Rate	Remarks
1971	8371		Though the town was created 1973 the population had been calculated from 1971 Census of India
1991	15,587	4.31	1981 census was not held in Assam
2001	20,811	3.35	--

Source : - Census of India. 1991 & 2001

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

The population of Morigaon Master Plan Area shows a steady growth as given in the following table.

Table - 2 : Population growth of Morigaon Master Plan Area excluding Town Area

Year	Population	Annual Growth Rate	Remarks
1971	11,552	--	--
1991	17,227	2.46	1981 Census was not held in Assam
2001	20,942	2.16	--

From the table it is seen that growth of population in rural area of Morigaon Master Plan area is at a lower rate than in town area, as the population at the town area is growing both naturally as well as through immigration.

4.2 DENSITY OF POPULATION

The size and growth of population determine the density of population for a particular area. The density of population of Morigaon District as per 1991 census was found 375 persons/sq.km, which has increased to 456 persons/sq.km in 2001 census.

The density of population of Morigaon town area as per 1991 census it was 3897 persons per sq.km and it has increased to 5203 persons per sq.km. in 2001 census and it implies the rapid growth of population during the period. Regarding the Morigaon Master Plan area, the density of population increased to 1156 persons per sq. km. in the year 2001 which was 909 persons per sq. km. in 1991.

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

Year	District (Person/Sq Km)	Town Area (Person/Sq Km)	Master Plan Area (Person/Sq Km)
1991	375	3897	909
2001	456	5203	1156

Source : - Census of India 1991 & 2001 .

4.3 SEX RATIO

The number of female per 1000 male in the Morigaon District shows an improvement from 941 in 1991 to 945 in 2001.

The sex ratio i.e. the number of female per 1000 males in the Morigaon town area was 874 as per 1991 census and it has increased only to 875 in 2001 Census.

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

Year	District (female/1000)	Town Area (female/1000)	Master Plan Area (female/1000)
1991	941	874	952
2001	945	875	956

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

The above table also depicts that the number of female population per 1000 male has increased from 952 in 1991 census to 956 in 2001.

4.4 OCCUPATIONAL PATTERN

Out of 11,337 Nos of employed persons in 2001 in the Morigaon Master Plan Area, 32.51% employed in the primary sector, 2.62% in the secondary sector and tertiary sector accounts for the rest 64.87% of the employment of Morigaon Master Plan Area excluding the Town, where as in Morigaon town area, out of 5998 Nos of employed person in 2001, 11.70% employed in the primary sector, 2.39% in the secondary sector and 85.91% employed in tertiary sector. The following tables shows the occupational pattern in Morigaon town as well as Morigaon Master Plan Area.

Table - 5 : Occupational Pattern in 2001

Sectors	M.T.A.		M.M.P.A(Rural)		Total	
	No.	%	No.	%	No.	%
Primary Sector	702	11.70	2984	55.89	3686	32.51
Secondary Sector	143	2.39	154	2.88	297	2.62
Tertiary Sector	5153	85.91	2201	41.23	7354	64.87

Source : Census of India, 2001

Table - 6 : Different category workers

Workers	M.T.A.		M.M.P.A(Rural)		Total	
	1991	2001	1991	2001	1991	2001
Main Worker	4758	5998	5253	5339	10.011	11.337
Marginal Worker	223	558	481	2335	704	2.893
Non Worker	10606	14255	1137	13268	21.943	27.523

Source : Census of India, 1991 & 2001

CHAPTER-V

HOUSING

5.1 HOUSING ENVIRONMENT

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

The census of India 2001 and primary survey conducted by Town & Country Planning, Nagaon 2004 reflects the total housing scenario in the Morigaon Master Plan Area.

5.2 RESIDENTIAL DENSITY

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

In 2001, 10,073. No. of housing units were found in Morigaon Master Plan area out of which 5885 No. is in the town committee area. The residential density in Morigaon T.C area is 1471.25 per sqkm which is quite large in compare to Morigaon Master Plan area excluding the town area i.e. 130.43 sqkm.

5.3 STRUCTURAL CONDITIONS

The survey carried out by Town and Country Planning, Nagaon in 2004 and as per Census of India, 2001, it is found that the overall housing condition in the Morigaon Master Plan area is quite satisfactory in Town area compared to the rural areas.

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

Table - 7 : Structural condition of Housing

Sl. No.	Type of Structure	Morigaon Town Area		Morigaon Master Plan Area excluding Town Area		Morigaon Master Plan Area	
		No.	%	No.	%	No.	%
1	Kutcha	1415	24.04	2812	67.14	4227	41.96
2	Semipuccs	4355	74.00	1364	32.57	5719	56.18
3	R.C.C.	115	1.96	12	0.29	127	1.26

Source : Census of India, 2001.

5.4 SLUM

There are 8(Eight) Nos of identified slum pockets with a population of 6762 in Morigaon Town Committee area. The details of slum pockets are given in table bellow :-

Table 8 : Details of slum population.

Slum pocket	Ward No.	Area (Sq. Km.)	Population
1	Ward no.5	0.31	1012
2	Ward no.1	0.25	742
3	Ward no.2	0.17	918
4	Ward no.4	0.16	714
5	Ward no 3	0.15	889
6	Ward no 7	0.18	1085
7	Ward no 3	0.14	1085
8	Ward no 3 & 7	0.12	317

Source : Morigaon Town Committee.

CHAPTER - VI

PUBLIC UTILITIES AND SERVICES

6.1 WATER SUPPLY

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

Table 9 : Water Supply schemes with capacity & source in Morigaon T.C.

Name of Schemes	Existing Capacity	Source of Water
Zone I WSS	0.80 MLD	Ground Water
Zone II WSS	1.05 MLD	Ground Water

Source : - Morigaon Town Committee & PHE Morigaon.

A total of 3.90 kms length of pipe network has been already laid and another 15.0 kms length is yet to be laid.

But only 51 No. of Households have got home connection which is only 1.20% of total Household. Presently water has been supplied @ 125 lpcd for 16 hours per day.

In the planning area, Sidhabari, Banpara-I and Banpara -II villages have water supply schemes implemented by PHE, Govt. of Assam. No home connections is found in the villages, but ! No. of stand pipes have been witnessed at about 25m distance.

6.2 SEWERAGE

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

Table 10 : % Of different Type of Latrines in Morigaon Master Plan Area

Type of Latrine	Morigaon Town Area	Morigaon Master plan Area excluding Town area	Total
Sanitary	54.52%	28.43%	41.48%
Kutcha	45.48%	71.57%	58.52%

Source :- MTC & Primary Survey by T & CP Nagaon.

As per Morigaon Town Committee records, there are 1713 Nos. Sanitary latrines, 463 Nos. low cost latrines and 2920 kutcha latrines in Morigaon town in 2006-07.

6.3 DRAINAGE

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

In the villages of Morigaon Master Plan area, only in few villages like Borigaon, kutcha drains along roads are found here and there.

Table 11: Different type of Drains with length in Morigaon Master Plan Area

Type of Drain	Morigaon Town Area	Morigaon Master plan Area
Kutcha	72.00 Kms	6.20Kms
Pucca	2.00 Kms	--

Source :- MTC & Primary Survey by T & CP Nagaon.

The Morigaon Town Committee has already prepared a detailed Drainage Master Plan for Morigaon Town for an amount of Rs.26.05 Crores only which was sent to the Govt. for approval and arrangement of fund from DONER.

6.4 SOLID WASTE DISPOSAL

Morigaon town does not have the scientific approach of garbage disposal. Morigaon Town with the help of 1 (one) tractor, 4 (four) thelas and 15 Nos. of labours collect 12 quintals of solid waste daily from different unorganized points and 25 Nos. dustbins which is dumped in to a low lying area at Morakolong village near the burial ground.

6.5 POWER

Morigaon Town and the whole planning area are electrified from 132/33 kv. Grid Sub-Station at Baghchap under the control of ASEB. One local Sub-Station 33/11 kv. With 2.5x2MVA is in Morigaon Town. The detail status of various categories of consumers within the Master Plan Area are given below.

Table 12 : Different categories of consumers of Electricity in Morigaon M.P Area

Sl. No.	Category	Number	%
1	Domestic	4219	96.39
2.	Commercial	100	2.97
3.	Industrial	23	0.53
4.	Others	5	0.11
	Total	4377	100%

Source : MTC & Primary Survey by T & CP Nagaon.

6.6 HEALTH

Morigaon Civil Hospital has only 100 beds at present with 23 no. Doctors and 20 no. Nurses. Besides the Civil Hospital, there are only 1 (one) no. Dispensary, 1(one) no. Maternity & Child welfare centre, 4 (four) no. Sub-centres within Morigaon Master Plan Area.

As per the population in the planning area in 2001, there is 1(one) bed for 418 persons. Though this hospital serves the entire population of the District except Jagiroad thus 1(one) bed of the hospital has to serve more persons. There is only 1(one) no. private nursing home namely Wellman's Hospital & Research centre in the planning area that too within the Town limit. The no. of registered retail drug outlets (Pharmacy) in the planning area is 37 nos. while the register wholesale drug distribution in the planning area is 8 nos. which are found within the town limit only.

6.7 EDUCATION

According to 2001 Census of India, the literacy rate of Morigaon Town is 74.48% while in Planning area excluding Town area is 62.48%. As per primary survey conducted by Town & Country Planning, Nagaon, and information collected from different offices of Education Deptt. Morigaon. The following table is prepared to show the number of educational institutions available in the planning area along with No. of student and teachers.

Table 13 : Educational Institutions with Enrollment & Teachers in Morigaon M.P.

Category of Institution	Total No.of Institutions	Enrollment	Teacher
1 Lower Primary School	29	3946	133
2. Middle School	10	1113	96
3. Higher Secondary School	2	1405	70
4. High School	8	1808	108
5. College			
i) General	2	2458	88
ii)B.T. College	1	Not available	Not available
6. Others, ITI	1	Not available	Not available

Source : Education Deptt. Offices, Morigaon.

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

Novodaya Vidyalaya of Morigaon District is situated at village Doloichuba within the Morigaon Master Plan Area.

The only technical institution 'Industrial Training Institute'(ITI) Morigaon is situated at village Banpara I within Master Plan area which offers short term courses in few trades.

There are few private English as well as Assamese medium schools in Morigaon town viz. St. Theresa School, Mahila Home School, Model School, Sankardev Vidya Niketan etc. Type Writing, Shorthand Training Institutions are found in Morigaon Town. Computer Training Institutions for both software and hardware are found in the town.

6.8 RECREATIONAL FACILITIES

There is 1(one) stadium in Morigaon town for public use by Morigaon District Sports Association. The other playgrounds found in Morigaon town and within the planning area belongs to educational institute, 4(four) Nos. of such type of playgrounds are found in the Morigaon Master Plan Area.

There are 5(five) Nos. of parks in Morigaon town. There is 1(one) Cinema Hall and 1(one) Auditorium in Morigaon town.

District Library is the only public library in Morigaon town.

6.9 CREMATION AND BURIAL GROUND

There are 5(five) cremation grounds and 2(two) burial grounds in Morigaon town. The villages in Morigaon Master Plan area have cremation grounds or burial grounds.

6.10 COMMUNICATION

Morigaon town and the villages of Morigaon Master Plan area are well connected by Telecommunication through Optical Fibre Cable. FAX and INTERNET facilities are also available in the Master Plan area.

There is one Head Post Office and one Telegraph Office in Morigaon Town. Moreover, there are sub post offices in Morigaon town, Raja Goan, Doloï Chuba, Niz-Dandua and Banpara village.

6. 11 POLICE STATION AND FIRE FIGHTING SERVICES

The entire Morigaon Master Plan Area comes under the Jurisdiction of Morigaon Police Station. The town has a police reserve and District police head quarter, Morigaon town has a District level fire fighting unit.

CHAPTER VII

TRADE AND COMMERCE, INDUSTRIES & OFFICES

7.1 COMMERCIAL ACTIVITIES

Though the Morigaon Town is the District head quarter town of Morigaon District, the urban activities of the town has not been growing like the other head-quarter towns of Assam.

There are 2 (two) daily markets in the town and 1(one) weekly market on Saturday at ward No. 3 in the town Total No of retail shops in town area is 730, for all kinds of goods. A few shopping complexes have been coming up in Morigaon town recently.

The villages of the Morigaon Master Plan is have a few retail shops, fair priced shops etc. Again a weekly market is held on Saturday at village Pachatia Morigaon in the Master Plan Area.

The three most important commodities imported from Morigaon town are wheat, pulses and sugar and the three most important commodities exported from Morigaon town are rice, jute & vegetables.

Table 14 : Agricultural products in the planing area

Sl No.	Name of crops	Production (Qntl)
1	Paddy	17900
2	Oil seed	10308
3	Pulse	994
4	Wheat	976
5	Summer Vegetables	15085
6	Jute	1792
7	Winter Vegetables	15620
8	Potato	16655

Source : Deptt. of Agriculture (Morigaon) 2006.

The wholesale trade in the town is mixed with retail trade and no specific area is found where wholesale trade is being done. There are 7 (seven) Nos. grocery and 1(one) No. Hardware wholesale shops in Morigaon town area.

7.2 INDUSTRIES

Morigaon town is one of the most backward District head quarter town of Assam in terms of Industrial activity. In spite of the presence of District Industries Centre (DIC) and Government of Assam Industrial policies, nothing tangible has been seen in the field of Industrial infrastructures.

As per DIC, Morigaon record, there are 75 Nos of small scale Industry, 18 Nos Registered cottage Industry and 5 Nos retail outlet within Morigaon Master Plan Area. Out of the small scale industries steel fabrication units, steel furniture marking, ice factory, frunk making units and bakeries are found. Again 2 (two) Nos of saw mills and 6(six) Nos. of rice mills are found in Morigaon town.

7.3 OFFICES

Most of the District level offices are situated in Morigaon town as it is the District head quarter of Morigaon District. Most of the offices has been established newly, they have been running in rented houses. A few No of office have them own building.

In the planning area, there are 3 (three) No of banks. In Morigaon town, 226 No of non-agricultural credit societies and 28 No of agricultural rural credit societies as per census of India, 1991.

CHAPTER VIII

TRAFFIC AND TRANSPORTATION

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

Morigaon town is not connected by railway. The nearest railway station is at Dharamtul and 8(eight) kms. away from Morigaon town.

There is no navigable river or canal passing through Morigaon Master Plan Area, thus no water ways is found in the planning Area.

Morigaon town is not connected by Airways too. The nearest aerodrome is at Barjhar, Guwahati 78 kms. away from Morigaon town.

Thus Morigaon Master Plan Area is connected by surface transport only.

8.1 CIRCULATION PATTERN

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

The road condition of Morigaon Town and Morigaon Master Plan Area is not good. The following talbe shows the different type of road with length in Morigaon town & Morigaon Master Plan Area.

1) In front of APEX Bank - Road side parking
Truck Terminus

1) By the side of Weekly Market - Unorganized
 - No loading unloading sheds

The following tables shows the No. of passengers Buses getting in and out from different Bus Terminals of Morigaon Town.

Table : 18 Incoming & Outgoing No. of Buses from different Bus Terminals

Name of Bus Terminals	In	Out
1. ASTC Bus Stand	21	21
2. North West Public Bus Stand	17	17
3. Nagaon Dhing Buragaon Bus stand	21	21
4. Bhurbhandha Bus Stand	25	25

Source Primary survey, T & CP Nagaon.

8.4 TRAFFIC VOLUME

The Traffic volume survey was done by T & CP Office, Nagaon and the following table shows the Traffic volume at different points of different roads within Morigaon Town area during peak hours i.e from 9.00 AM to 10.00 AM.

Table 19 : Traffic volume survey data

Sl. No.	Name of the Road	Name of the Point	Incoming		Outgoing	
			Fast moving	Slow moving	Fast moving	Slow moving
1	Morigaon Town to Nagaon Road	In front of Morigaon College	137	281	130	236
2	Morigaon Town to Jagiroad Town Road	In front of GKB College	71	167	61	53
3	Morigaon Bhurbhandha Road	Near PWD office	203	321	130	167

Source :- T & CP Nagaon

CHAPTER-IX

EXISTING LANDUSE AND ITS ANALYSIS

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

9.1 EXISTING LAND USE OF MORIGAON MASTER PLAN AREA

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

Table 20 : Existing Land use of Morigaon Master Plan Area

Sl.No.	Land use	Area (Sq Km)	% of Total Developed Area	% of Total area
1.	Residential	7.98	67.63	22.10
2.	Commercial	0.60	5.08	1.66
3.	Industrial	0.10	0.85	0.28
4.	Public & Semi public	0.82	6.95	2.27
5.	Transportation	2.12	17.97	5.87
6.	Parks & Play ground	0.18	1.52	0.50
	Total Development land	11.80	100.00	--
7.	Water Bodies	1.71	--	4.73
8.	Open Space	2.95	--	8.17
9.	Agrilculture	19.65	--	54.42
	Total Master Plan area	36.11	--	100.00

9.2 LAND USE ANALYSIS

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

Morigaon Master Plan covers an area of 36.11 Sq Km out of which 11.80 Sq.km is already developed i.e.32.68% .Out of the undeveloped area 1.71 sq.km. occupies by water bodies and an area of 2.95 Sq.km. of open space and 19.65 sq.km of agricultural land may be used for different urban uses for the plan period.

Out of the developed land of Morigaon Master Plan the predominant use is residential which covers as 67.63% and of total area of area of the Master Plan the predominant use is agrilculture which comes as 54.42%.

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CHAPTER-X**PROJECTIONS AND PROPOSALS**

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

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

10.1 PLAN PERIOD

Any development plan requires a time frame for its implementation, though the growth of an urban area is a continuous process. The plan period adopted for Morigaon Master Plan is up to 2031. All the projection and future requirements are calculated for 2031 but the urban dynamism will carry over beyond this plan period. The Master Plan for Morigaon, 2031 is infact expected to lay the foundation for well planned Greater Morigaon contributing to the economy of the State.

10.2 POPULATION PROJECTION

The decadal growth rates have been carefully studied and growth rates for coming decades have been fixed and the future populations are projected for 2031.

Year	Morigaon T.C Area	Decadal Growth	Morigaon Master Plan Area (Rural)	Decadal Growth	Total Master Plan Area
1971	8371	-	11,552	-	19,923
1991	15,587	86.20	17,227	49.31	32,814
2001	20,811	33.52	20,942	21.56	41,753
2011(P)	28,095	35%	26,178	25%	54,273
2021(P)	36,524	30%	31,414	20%	67,938
2031(P)	45,655	25%	37,697	20%	83,352

* Twenty years Growth rate,(P)= projected.

10.3 EXISTING DEFICITS AND FUTURE NEEDS

The existing deficit of defferent facilities and services of the Morigaon Master Plan area has been calculated as per the norms and standards as stated in UDPFI Guidelines.

Housing requirements

Existing Kutchha houses to be renovated = 4227 Nos.

Housing requirement for future population of M.M.P.A till 2031. :
83352-41753=41,599 Nos.

Assuming family size of 5 persons, new houses will be required
41,599/5=8320 Nos.

Thus total No. of houses to be required during the plan period will be
4227+8320=12,547 Nos.

Infrastructure requirement Water Supply

Minimum domestic water supply per capita per day will be 135 liters Water requirement for 2031=83352x135=11.25 MLD

Considering supply will be done in two times per day storage capacity will be required : 5.625MLD

Existing water supply capacity : 1.13 MLD

Thus additional water supply schemes or up gradation of existing water supply schemes will be required for Morigaon Master Plan-2031

SEWERAGE

A scientific sewerage disposal system will be required for Morigaon Master Plan-2031. The Drainage & Sewerage Division, Town & Country Planning, Guwahati will prepare a scientific sewerage plan for Morigaon Master Plan Area within the plan period.

DRAINAGE

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

ELECTRICITY

The provision of one electric sub station of 11 KV for a population of 15,000 is taken as a general standard, thus so 3 (Three) Nos. of sub station of 11KV capacity will be required for Morigaon Master Plan-2031.

SOLID WASTE DISPOSAL

A site has been already earmarked in village Morakolong, for scientific management of solid waste of Morigaon Master Plan Area.

SOCIAL INFRASTRUCTURE

(i) Educational	Norms	Existing	Deficit	Future requirement including Deficit
(a) Primary	1 in 2500 Population	29	-	4
(b) Middle School	1 in 5000 population	10	-	6
(c) High School	1 in 7500 population	8	-	3
(d) Higher Secondary School	1 in 90,000 population	2	-	-
(e) College	1 in 1,25,000 population	2	-	-

(ii) Health				
(a) Intermediate Hospital	1 in 1,00,000 Population	1	-	-
(b) Nursing Home, Child welfare and Maternity Home	1 in 45,000 Population	2	-	-
(c) Dispensary	1 in 15,000 Population	1	2	5
(iii) Social Cultural Facilities				
(a) Community Room	1 in 5000 Population	4	4	13
(b) Community Hall & Library	1 in 15,000 Population	2	1	4
(c) Music Dance & Drama center etc.	1 in 1,00,000 Population	1	-	-
(d) Religious Site	1 in 5000 Population	24	-	-
(iv) Communication				
(a) Telephone Exchange		1	-	Capacity to be improved
(b) Post Office	1 for 15,000 Population	6	-	-
(c) Police Station	1 for 90,000 Population	1	-	-
(d) Fire Station	1 for 2,00,000 Population	1	-	-

10.4 Proposed Land use for Morigaon Master Plan Area

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

10.4.1 AIMS AND OBJECTIVES.

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

(a) To improve the existing conditions of all facilities services of Morigaon Master Plan area and to develop all the urban infrastructures for a population of 83,352.

(b) To integrate the development of various activities of Morigaon town with adjoining areas.

(c) To distribute functionally the work centres and residential areas so as to minimize the travel distance and increase efficient functioning of activities.

(d) To design a safe easy and speedy circulation system so as to achieve and efficient transportation network for movement of goods and passengers.

(e) To accelerate the economic growth by increasing economic activities like industries, services and trade and commerce.

10.4.2 PLAN CONCEPT AND DIRECTION OF GROWTH :

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

The present directions of growth of Morigaon Town is observed towards Jagi and Barapujia.

10.5 PROPOSED LAND USE IN MORIGAON MASTER PLAN AREA

The proposed land use in Morigaon Master Plan Area for 2031 considering all the above analysis can be summarized as below :-

Table

S.I No.	Category of land use	Area in Sqkm	% of Total
1.	Residential	11.49	31.82
2.	Commercial	1.50	4.15
3.	Industrial	0.39	1.08
4.	Public & Semi Public	3.17	8.78
5.	Transportation	4.85	13.43
6.	Parks & Play ground	0.55	1.52
7.	Water Bodies	1.56	4.32
8.	Agriculture & Green Belt	8.25 + 4.35 = 12.60	34.90
			100.00

10.5.1 PROPOSED RESIDENTIAL LAND USE

An area of 11.49 sq. km. including the existing residential land area has been earmarked for residential land use in Morigaon Master Plan Area.

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

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

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

10.5.2 PROPOSED COMMERCIAL LAND USE

An area of 1.50 sq.km. including the existing one has been earmarked as commercial area in the Morigaon Master Plan.

CBD : The existing market areas within the Morigaon Town Committee area have been extended and proposed as a Central Business District (CBD) for Morigaon Master Plan 2031. The wholesale commercial activities of the planning area proposed to be accommodated in the zone. The other land-use in this zone will be as per the proposed land use plan.

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

10.5.3 PROPOSED INDUSTRIAL LAND USE

An area of 0.39 sq.km. including the existing industrial has been earmarked as industrial area in the Morigaon Master Plan Area.

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

Medium Industry : The industrial area proposed in the village Banpara-I has been earmarked for medium industry.

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

10.5.4 PROPOSED PUBLIC AND SEMI-PUBLIC USE

An area of 3.17 sq.km. is proposed as public and semipublic use. The public and semipublic uses have been proposed on **Govt. land** for Morigaon Master Plan Area.

10.5.5 PROPOSED CIRCULATION PLAN :

The land use proposed under transportation will be 4.85 sq. km. for Morigaon Master Plan-2031. The road from Morigaon Town to Jagi Road and to Barapujia is to be widened and improved immediately.

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

A Inter District Bus Terminus (**IDBT**) has been proposed in Dalbari, in Borigaon Village and a **truck terminus** has been proposed at Rajagaon within the town. Bus Bays should be constructed with divider, differentiating from the main road.

Hierarchy of Road proposed with width-

- 1) Primary road----- 75 feet width
- 2) Secondary road----- 50 feet width
- 3) Tertiary road----- 18 feet width

10.5.6 PROPOSED PARKS AND PLAYGROUND :

Morigaon town and villages within Morigaon Master Plan have quite a number of parks and playgrounds, though the quality is not good. The Morigaon stadium should be developed as a full fledged stadium. A park has been proposed by the side of the Charan beel. Thus an area of 0.55 sq.km. including the existing one has been proposed for parks and playground for Morigaon Master Plan 2031. The Charan Beel will be developed as an eco-tourism cum water sports centre during the plan period.

10.5.7 PROPOSED AGRICULTURE USE

An area of 8.25 sq.km. has been proposed as Agriculture use for Morigaon Master Plan 2031.

10.5.8 PROPOSED GREEN BELT :

As area of 4.35 sq.km. has been proposed as green belt for Morigaon Master Plan - 2031. The green belt will act as buffer zone between residential use and other uses within the Master Plan area.

10.6 PLAN IMPLEMENTATION

The Master Plan for Morigaon - 2031 will be implemented as the Assam Town & Country Planning Act, 1959 (As amended) after finalization of the plan and approved by the Govt. of Assam. Government of Assam may create Morigaon Development Authority for implementation of the Master Plan. All the new constructions and land sub-divisions must be allowed as per the Master plan Guidelines with approval from Town & Country Planning officer of the Development Authority appointed by Government of Assam.

ZONING REGULATIONS FOR MORIGAON MASTER PLAN AREA

1. SCOPE

- 1.1 The schedule lays down regulations for the use of land and building built thereon, consistent with maintaining minimum standards of density of building, protection of open spaces, sanitation and environmental hygiene.
- 1.2 The Zoning Regulations should be read in conjunction with the zones proposed in the Master Plan.

2. DEFINITIONS

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

- 2.1 Words used in the present tense shall include the future, the singular number also include the plural also the singular.
- 2.2 "Agriculture" includes horticulture, farming, growing of crops, fruits, vegetables, flowers, grass, fodder, trees of any kind of cultivation of soil breeding and keeping of livestock including cattle, horse, donkey, mules, pigs, fish poultry and bees, the use of land which is ancillary to the farming of land or any other agricultural purposes, but shall not include the use of any land attached to the building or the purpose of a garden to be used along with such building and "Agriculture" shall be construed accordingly.
- 2.3 "Authority" shall mean local, regional or any other Authority by the State Government for the purpose of administering the Act. Unless otherwise appointed by the State Government, the Authority in case of Municipal Area shall be taken to mean the Municipal Board for the area constituted under the Assam Municipal Act, 1956 (Assam Act, XV of 1957).
- 2.4 "Basement" shall mean the lowest floor of a building with maximum ceiling height of 2.50 m with a minimum height of 1.50 m from ground level. Basement can be used for car parking and such other uses of the building for installation of electrical equipment, pump house etc. but not for habitation or any commercial/industrial use.
- 2.5 "Boarding House" means a building or part of a building in which, carried on, wholly or principally the business of supply of meals to the public or a class of the public for consumption on the premises.
- 2.6 "Building" means any construction for what so ever purpose and of what so ever materials constructed and every part thereof whether used as human habitation or not and include foundation, plinth walls, chimneys, drainage works, fixed platforms, verandah, balcony or projection, part of a building or anything affixed there to or any wall enclosing or intended to enclose any land or space.
- 2.7 "Building of Accessory use" means a subordinate building, use of which is incidental to that of a principal building on the same plot such as garage, coal or woodshed, guard room, power installation, pump house etc.
- 2.8 "Building Height" of means the vertical distance measured in the case of flat roofs from the average level of the centre line of the adjoining street to the highest point of the building adjacent to the wall and in the case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof and in the case of gables facing the road, the mid point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of taking heights. If the building does not abut on a street, the height shall be measured above the level of the ground and contiguous to the building.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(ii) "Industry, Clean" means industries which do not throw out any smoke, noise, offensive odour or harmful wastes and employing not more than 25 workers with or without power. However, sub-committee may consider such industries employees up to 40 workers considering the performance of the industry.

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

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

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

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

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

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

2.24. "Occupier" includes :

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

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

- 2.26. "Owner" includes a mortgagee in possession a person who for the time being is receiving or is entitled to receive, the rent or premium for any land whether on his own account of, or on behalf of for the benefit to any other person or as an agent, guardian or for any other person or for any religious or charitable institution, or who would so receive the rent or premium if the land were let to a tenant and includes the head of Government Department, General Manager of Railway, the Secretary or other Principal Officer of a Local Authority, Statutory Authority or Company, in respect of properties under their respective control.
- 2.27. "Parking Space" means an area enclosed or un enclosed sufficient in size to store an automobile or any other conveyance together with a drive way connecting the parking space with a street or alley and permitting ingress or egress to all such conveyances.
- 2.28. "Plinth" means the portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground.
- 2.29. "Plot" means a piece of land occupied or intended to occupy by a main building or use together with its accessory building and use customary and incidental to it, including the open space required by those regulation and having frontage upon a private way that has officially being approved by competent Authority.
- 2.30. "Prescribed" means prescribed by rules and regulations under the Assam Town and Country Planning Act. 1959 (as amended).
- 2.31. "Prescribed Street Line" means the line on one or both sides of any road or street prescribed in the master plan or by the Authority showing the proposed site limits of the road or street.
- 2.32. "Public and Semi Public Place" means any place or building which is opened to use and enjoyment of the public, whether it is actually used or enjoyed by the public or not, and whether the entry is regulated by any charge or not.
- 2.33. "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.
- 2.34. "Residence" includes the use for habitation of any land or building or part thereof, includes garden, grounds, garage, stables and out houses, if any appertaining to such building and residential shall be construed accordingly.
- 2.35. "Road and Street" means any Highway, Street, pathway, Alley, Stairway, passageway, carriageway, footway, square place or bridge, whether a through fare or not over which the public have a right or passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme and includes all bunds, channels, ditches, storm water drains, culverts sidewalk, traffic island, roadside trees and hedges, retaining walls, trenches, barriers and railway, within the road line.
- 2.36. "Shop Line" means shops when allowed irrespective of any zone in between the space of the prescribed street line and line drawn parallel to the street which is demarcated as shop line. The maximum depth of shop line should not be more than 6 metre.
- 2.37. "Site" of a building includes not only the land actually covered by building but also the open spaces around the building required under this rules.
- 2.38. "Storey" the portion of a building included between the surface of a floor and the surface of the floor next above it or if there is no floor above it, then the space between any floor and ceiling next above it, when measured, the height of a habitable basement extending at least 5 feet above ground level or a habitable attic shall be counted as storey.
- 2.39. "Structure" means any combination of material building constructed or erected the use of which requires location the ground including among other things signboards, fences and wall that are more than three feet high.

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

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

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

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

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

(a) Conversion of a building or a part thereof for human habitation as one dwelling house into more than one dwelling house and vice versa.

(b) Conversion of a building or a part thereof suitable for human habitation into dwelling house or vice versa.

(c) Conversion of a dwelling house or a part thereof into shop warehouse or factory or vice versa ; and

(d) Conversion of building used or intended to be used for one purpose such as shop, warehouse or factory etc. into one or another purpose.

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

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

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

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

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

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

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

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

3. GENERAL REGULATIONS. :

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

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

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

- (a) to exceed the height ;
- (b) to accommodate or a house a greater number of families ;
- (c) to occupy a greater percentage of plot area ;
- (d) to have narrower or smaller rear yard, front yards, side yards, other open space than herein use of structure and premises.

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

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

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

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

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

- (a) No such non-conforming use shall be enlarged, or extended to occupy a greater area of land than was occupied on the date of coming into force of those regulation or amendments thereto.
- (b) No such conforming use shall be moved in whole or in part to any other portion of the plot or parcel occupied by such use on the date of coming into force of these regulations or amendments thereto
- (c) If any non conforming use of land ceases for any reason for a period of more than 30

days, any subsequent use of such land shall conform to the requirements specified by these regulations for the zone in which such land is located.

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

- (a) No such structure may be enlarged or altered in a way in which it is non conforming.
- (b) Should such structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of these regulations.
- (c) Should such structure be moved for any reason any distance whatsoever, it shall thereafter conform to the requirements for the zones in which it is located after it is moved.

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

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

discontinued or abandoned for a six consecutive months or for a 18 months during any three year period, the structure and premises in combination, shall not thereafter be used except in conformance with the regulations of the zone in which it is located.

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

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

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

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

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

- (a) "Any use on the same plot, with the use to which it is accessory, unless 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 than 10 sq. ft or 0.9 sq. m, in total area pertaining to the lease, sale or use of a plot or building on which they are placed. On the plot occupied by a dwelling there shall not be more than two signs with a total area of 2 square feet or 0.18 metre per sign for each family house.
- (g) Electric transformer room and security/sentry room.
- (h) 30% of the front and rear open yard may be used for accessory use of single storey construction.

3.6. Yards and open spaces :

- (a) Each structure hereafter erected, re erected or materially altered shall be provided with the front, side or rear yard as specified with zoning regulation.
- (b) No open of plot required for building of structure shall, during its life be occupied or counted as open space for another building structure.
- (c) On plot occupied by building only not exceeding 30 percent of the rear yard may be occupied by one storied building as accessory use.
- (d) Special type of buildings, subject to the requirement of the setback from prescribed street lines and side and rear yards under the respective rules no building used for theatres, cinema hall, concert or assembly halls, stadium, building intended for religious worship, hospital, dispensary building, market, exhibition halls or museum and other such building shall have an open space of not less than 25ft. or (7.5m) from the boundary and 15ft. (4.5m) from the side and rear boundaries of the plot on which such are constructed.

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

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

3.9. Means of access :

- (a) No building shall be constructed on any plot for any use where there is no means of access to such plot.
- (b) Not withstanding anything prescribed in the Master Plan, the width of such access or lanes, road etc. to one individual plot or plots whether private or public shall be prescribed by the Authority.

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

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

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

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

3.12. When any building or structure or any part thereof within such prescribed line of the street fall down or is burnt or is taken down, the authority may at once take possession of portion of land within the prescribed line of the street previously occupied by the said building or structure and if necessary clear the same under the provision of the Assam Town and Country Planning Act. 1959 (as amended).

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

3.14. FENCES, WALLS AND HEDGES :

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

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

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

3.15. Off-street parking space for Motor vehicles, scooter, cycle etc.

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

(b) Each off street parking space provided shall not be less than of (2.7m x 5.4m), (2.5m x 1.0m) and (2.0m 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 than requirement specified in the Table-I for each type of use.

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

(e) If off street vehicle parking space cannot be reasonably provided in the same plot on which the principal use is conducted, the Authority may permit such space to be provided on their off street property, provided such space lies within 400 feet or 120 meters of the

main entrance to such principal use. Such vehicle parking space shall be deemed to be required open space associated with the permitted use and shall not, therefore be reduced or encroached upon in any manner.

4. PERMISSION.

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

4.2. Manner of obtaining permission :

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

- (a) A block plan of such building or structure and site, which shall be drawn to the scale of largest revenue survey maps at the time in existence for the locality and shall be shown the position and appurtenances of properties, if any, immediate adjoining street and the means of access. Dag No, Patta No. Name of village.
- (b) (i) A site plan of 1 inch to 16ft. [1cm to 2m] scale indicating the plot boundaries, and position of the existing structure if any, line plan of the proposed structure with its location, set back, side yard, projection dimensions.
(ii) For special type of building such as Cinema hall, Apartment Buildings, Nursing Home, Market, Commercial Building etc. parking layout plan and service plan in detail must be submitted.
- (c) The detail floor plans for each floor on 1 inch to 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.
- (d) All the plans and section shall be signed by the applicant.
- (e) Any other information, documents, required by the Authority.

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

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

- (a) A block plan of such land which shall be drawn to the scale of largest revenue survey map at the time of existence for locality showing location of the land, boundaries of the proposed land, shown on the map sufficient description to define the same location, name and present with of the adjacent road and lanes and major physical characteristics of the land proposed to be subdivided, including topography, the location and with of any water course and location of any area subject to inundation of flood and north line.
- (b) A plan of such land which shall be drawn to suitable scale showing the complete layout of the proposed sub-division including location and with of all the proposed streets, dimensions, uses of all plot, location of all drains, sewers and other utilities, building line permissible, and north line.

- (c) A key plan drawn on a suitable scale including north line.
- (d) Any other items or information which may be required by the Authority from time to time.
- (e) All the plans shall be signed by the applicant (the seller) and the buyer.

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

5. CLASSIFICATIONS AND ESTABLISHMENT OF ZONES.

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

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

Note : No regulation is required to be specified in these zones, only in land.

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

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

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

6. REGULATION FOR DIFFERENT ZONES.

6.1. Regulations for different zones regarding size of plots. minimum set back of the building

or structure from the prescribed street line, minimum yard width, maximum height and maximum coverage shall be according to the Table-II.

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

6.2.1. REGULATIONS FOR RESIDENTIAL ZONES :

Use prohibited :

- (a) Cinema, Theatre.
- (b) All industries not covered by Annexure-I.
- (c) Sanatoria treating contagious disease or mental patients.
- (d) Petrol filling station having a plot area less than 1340 sq.m (1 bigha).
- (e) Show room for motor vehicles and machineries.
- (f) Coal, wood and timber depots.
- (g) Motor repairing garage.
- (h) Manufacturing unit using more than 5 HP and employing more than 5 persons.
- (i) Godowns and warehouses.
- (j) Bus/Truck parking area.
- (k) Wholesale shops.
- (l) Mechanical workshop/welding shop.
- (m) Industries creating noise, smoke, odour, vibration and pollution.
- (n) Saw mills.
- (o) Dairy farming and milk processing.
- (p) Printing press (However, modern offset printing press etc.. using less 5 HP may be allowed.)
- (q) Storage of petroleum and other inflammable materials.
- (r) Bakeries and confectioneries using power other than electricity.
- (s) Stone crusher and quarrying.
- (t) Storage and drying of fertilizers and pesticides.
- (u) Burial ground and cemetery.
- (v) Junk yards.

6.2.2. REGULATIONS FOR GENERAL COMMERCIAL ZONE.

Use Prohibited :

- (a) Sanatoria treating contagious diseases or mental patients.
- (b) Coal, wood and timber depots.
- (c) Manufacturing unit more than 5 HP and employing more than 5 persons.
- (d) Wholesale godowns and warehouses.
- (e) Bus and truck parking area.
- (f) Wholesale shops.

- (g) Mechanical workshop/welding shop with motive power more than 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.

6.2.3. REGULATIONS FOR WHOLE SALE COMMERCIAL ZONE

Uses prohibited :

- (a) Hospitals and Sanatoria treating contagious disease or mental patients.
- (b) Manufacturing unit using more than 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.

6.2.4. REGULATIONS FOR LIGHT INDUSTRIAL ZONE.

Use prohibited :

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

6.2.5. REGULATIONS FOR MEDIUM INDUSTRIAL ZONE.

Use Prohibited :

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

Note : Industry Department norms may be followed.

6.2.6. REGULATION FOR PUBLIC & SEMI PUBLIC ZONE.Use Prohibited :

- (a) Cinema Treatre.
- (b) All Industries not covered by Annexure-I
- (c) Sanatoria treating contagious diseases.
- (d) Petrol filling station having a plot area less 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 person.
- (i) Godowns and warehouses
- (j) Wholesale shops.
- (k) Storage of building materials.
- (l) Mechanical workshop/welding with motive power more than 5 HP.
- (m) Industries creating noise, smoke, odour, vibration and pollution.
- (n) Saw mills.
- (o) Dairy farming and milk processing.
- (p) Printing Press (However, modern offset Printing Press etc. using less than 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 fertilisers and pesticides.
- (u) Burial ground and cemetery.
- (v) Junk yards.

6.2.7. REGULATION FOR RECREATIONAL AND OPEN SPACE ZONE.Use prohibited :

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

6.2.8. REGULATION FOR GREEN BELT ZONE.Use Prohibited :

- (a) All Industries other than cottage industries, Horticulture/Agriculture industries and Dairy farming and milk processing industries.
- (b) Manufacturing unit using 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 any other pollution.
- (g) Urban housing and residences, however, rural residence in existing villages with its normal extension is allowed with condition given in 6.2.8. [h]
- (h) When any development is allowed in this zone this should be limited to 35% coverage and 100 FAR with maximum height of 4m. with minimum plot size of 2.5 katha (567 sq.m.).

6.2.9. REGULATIONS FOR AGRICULTURE ZONE.Use Prohibited :

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

7. EXCEPTION :**7.1. Exception to height, yard and set back limits :**

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

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

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

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

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

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

7.2. GROUP PROJECTS :

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

7.3. Plinth Height and Finished Ground Level :

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

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

7.4. Boundary wall/compound wall

- (a) Except with special permission of the Authority the maximum height of compound wall shall be 1.5m above the 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 the design to be approved by the Authority.
- (c) The provision of (a) are not applicable to boundary walls of jails, in industrial building, electric sub-stations, transformer stations, institutional buildings like school, 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 on any access/pathways/roads/stree.

8. SUB COMMITTEE ON ZONING APPEALS :

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

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

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

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

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

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

9. PENALTIES :

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

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

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

Compoundable item :

1.	Coverage	Maximum of 15%
2.	FAR	Maximum of 10%
3.	Set back	up to 26"
4.	Open space	Maximum 10% reduction
5.	Total height of building	1.5%

Non compoundable item

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

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

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

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

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

Residential & Non Residential Buildings

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

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

10. The minimum floor area ratio (FAR) for residential, commercial, institutional and other industrial building according to plot size and abutting road width from 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 regulation it is deemed required by local Authority.

TABLE-I

MINIMUM OFF STREET PARKING SPACE

Sl.	Type of Use	One parking space shall be provided for every		
		Car (sq.m./sq.ft.)	Scooter (sq.m./sq.ft.)	By cycle (sq.m./sq.ft.)
	Residential Building	93sq m (1000sq ft) of floor area	--	--
	Group Housing	Each dwelling unit of part thereof	--	--
	Theatres and Auditoriums and Marriage Hall	40 seats of accommodation	25 seats of accommodation	25 seats of accommodation
	Retail Business	93sq m (1000 sq ft) of floor area	46sq m (500 sq ft) of floor area	9sq m (100 sq ft) of floor area
	Office Buildings	93sq m (1000 sq ft) of floor area	46sq m (500 sq ft) of floor area	9sq m (500 sq ft) of floor area
	Hospital	20 beds of accommodation	20 beds of accommodation	10 beds of accommodation
	Hotel	93sq m (1000 sq ft) of floor area	46sq m (500 sq ft) of floor area	9sq m (500 sq ft) of floor area
	Restaurants	30 Seats of accommodation	10 seats of accommodation	--
	Industrial Building	(Considering the type of Industry the parking space requirement will be determined by the Authority)	--	--
	Wholesale & Warehouse	93sq m (1000 sq ft) of floor area	46sq m (500 sq ft) of floor area	9sq m (500 sq ft) of floor area
Note : One car parking space shall normally mean 3.0mx6.0m (10.0' x 20.0')				
	Nursing Homes	46sq m (500 sq ft) of floor area	46sq m (500 sq ft) of floor area	9sq m (500 sq ft) of floor area
Any other special type of building to be determined by the Authority				

Note : One Car Parking Space shall normally mean 3.0M x 6.0m (10' 0")

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

For calculation of car space the following shall be considered

Area of each car space ---

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

TABLE - II

REGULATION FOR DIFFERENT ZONE
(Dimensions are indicated as m/ft)

Sl.	Requirement	Residential Zone	Wholesale Commercial	Commercial Zone
1.	<p>Minimum set back of the building or Structure from the edge of the road/prescribed street line for plot with minimum size Low density Medium density High density.</p> <p>No posts, walls or any other projections of the building or structure shall be allowed within the set back line. For Ground Floor of a building or structure which is permitted for shops, any projection or canopy from it may however be allowed up to 1.50met [5'0"] from the edge of the road/prescribed street line. But no post, pillar or any supporting column of any type will be allowed for such projection. But for all upper floors the minimum set back prescribed must be maintained.</p>	<p>3.70/12'0 3.00/10'0 3.00/10'0</p>	<p>6.00/20'0 cantilever projection of the ground floor & upper floor may be allowed leaving 4.5m (15'0) clear to sky over front open yard</p>	<p>3.00/10'0 for corner plots plainth set back on both roads cantilever projection of Ground floor may be allowed leaving 1.5m5'0 clear to sky over front open yard.</p> <p>For construction of building meant for residential uses in the Commercial zone, the requirements shall be same as that of High Density Residential Zone.</p>
	<p>The range of density may be as follows :</p> <p>Low Density below 75 PPH Medium density 75-150 PPH High Density Above 150 PPH</p>			
2.	<p>Minimum Yard Low Density.</p>	<p>Rear 3.0/10'0 Side 1.8/6'0</p>	<p>Rear 3.0/10'0 Side 2.4/8'0</p>	<p>Rear 3.0/10'0 Side 1.0/3'3"</p>

Sl.	Requirement	Residential Zone	Wholesale Commercial	Commercial Zone			
	Medium Density	Rear 3.0/10'.0" Side 1.5/5'0	If minimum side yard is 1.5m on one side then the side yard on the other side shall be 3.6m (12'0")				
	High Density	Rear 3.0/10'.0" Side 1.5/5'0		If any part of the upper floor is used for residential purpose or for human habitation the side yard shall be as per the high density residential zone.			
	In low density zone minimum yard on one side may be 1.5m (5'0') provided the yard width on other side shall be 2.1m (7'0') 3.70/12'0'						
3	FAR & Coverage	Max FAR	Max coverage	Max FAR	Max coverage	Max FAR	Max coverage
	Low Density	125	55%	240	60%	320	80%
	Medium Density	200	60%				
	High Density	200	60%				
	Green Belt	100	45%				

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

Note : Maximum Height of building

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

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

11. SPECIAL REQUIREMENT OF HIGH BUILDING :

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

- 11.(1) The requirement for the five prevention and fire fighting shall be carried out. A No Objection Certificate from Fire Services to be furnished with the application.
 11.(2) Water storage tanks and pump of approved size shall be provided and maintained in working condition.

- 11.3 A service plan indicating the following shall have to be furnished with application.
- (i) Solid waste/waste water disposal system and internal drainage.
 - (ii) Source of water.
 - (iii) Location of Septic Tank, Soak pit etc.

11.4. Requirement for special types of building :

(A) The following shall apply for special types of building viz. Cinema House, Nursing Homes etc.

- (1) The requirement for fire prevention and fire fighting shall be carried out. A No Objection Certificate from Fire Services to be furnished with the application.
- (2) Water storage tanks and pumps of approved size shall be provided and maintained in working condition.
- (3) A service plan indicating the following shall have to be furnished with the application.
 - (i) Solid waste/waste water system and internal drainage.
 - (ii) Source of water.
 - (iii) Location of Septic Tank, Soak pit etc.

(B) For Petrol Filling Stations :

- (1) The minimum area of plot shall be 2k 10L
- (2) The minimum distance between underground tank outlet point must not be less than 10m and yard requirements shall be as per the requirements for Light Industrial Zone.

(C) ELECTRIC HIGH TENSION LINE.

For areas over which electric high tension line pass the norms specified by ASEB from time to time to be followed.

(D) SPECIAL REGULATION FOR CONSTRUCTION IN HILLY AREAS.

- (i) The Authority may ask for detailed topographic survey map of the site, showing the proposed ground levels of the plot and the remedial conservation measures to check the undesired erosion that may affect the adjoining areas. The Authority may also give special direction for framing the proposal in such a way which involves least disturbance to the natural terrain and keeping of bare which is not allowed.
- (ii) If terrace cutting is done for building construction on hill the depth and slope of the cut should be restricted according to the soil characteristics of the area.
- (iii) Adequate drainage provision should be kept to the satisfaction of Authority so that rain water and waste water can drain out from the plot without causing soil erosion.

(E) Set back line, yard width, coverage and other particulars will be according to the standard as below :

E.1 MINIMUM PLOT SIZE FOR RESIDENTIAL USE.

Sl.	Density	Plot Size	FAR	Coverage
(a)	High	15 Lessa 200sq.m.	225	60%
(b)	Medium	01 Katha 268 sq.m.	175	60%
(c)	Low	01 Katha 05 Lessa 335sq.m.	125	55%

E.2 MINIMUM WIDTH OF PLOT

Up to 15 lessa i.e. 200 sq.m.	7.5m
15 lessa to 1K 10 L i.e. 400 sq.m.	10m
1K 11L to 2K10 L i.e. 670 sq.m.	11.5m
More than 2K 10 L i.e. 670 sq.m.	12m.

E.3 SETBACK REGULATION

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

(i) FRONT SETBACK

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

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

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 SETBACK.

For high density zones side setback shall be 1.5m

For medium density zones side setbacks shall be 1.5m

(iii) Rear set back for all density zones shall be 3.0m**E.4. REGULATION FOR APARTMENT BUILDINGS**

Minimum plot size	803sq.m. 3 katha in high and medium density zone and 1338 sq.m. 1 Bigha or low density zone.
Maximum coverage	35%
Minimum front setback	4.5m
Minimum rear setback	4.5m
Minimum side setback	2.4m

Q.1. A plot abutting a street with a width of above 15m, the front setback shall be calculated according to the width of the abutting street as given in the clause No. 03.

E.5. REGULATION FOR COMMERCIAL USE IN COMMERCIAL ZONE

Minimum plot size 167.4sq.m.

(i) Setback up to the height of 11.5m

Minimum width of plot - 5.0m with 3.0m Minimum front setback

A minimum of 1.0m has to be maintained in each side which can be relaxed to only one side, if the adjoining plot owner agrees to have a common wall with his buildings.

Minimum Rear setback -

Up to plot depth of 18m. 1.5m

Above plot depth 18m. 3.0m with maximum 1.5m 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 15m the front setback shall be calculated according to the width of the abutting street as given in the clause No. 03. For commercial zone the maximum FAR shall be 320 and maximum coverage shall be 80%. But for a building of mixed use in this zone the maximum FAR should be limited to 275 in this zone.

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

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

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

Minimum plot size 670 sq.m.

Minimum plot width 15m.

Maximum coverage 55%

Maximum height (a) 15.0m for building of wholesale use

(b) For other building the height will be as per table - II

Minimum side setback

1.8m. on one side and the setback on the other side will be 3.6m

Rear setback

3.0m.

FAR

175 for building of public and semipublic use.

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

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

E.8. REGULATION FOR INDUSTRIAL ZONE.

Sl.	Requirement	Light industry		Medium Industry	
		Areas sq.m.	Width in m	Areas sq.m.	Width in m.
1	Minimum size of plot	744.0	15.5	1800.00	27.5
2	Minimum set back of the building or the structure from the prescribed street line.	All Structures	6.00	All Structure	9.0
3	Minimum yard width	Rear	6.0	Rear	6.0
		Side	3.0	Side	6.0
		If any structure or building is permitted for human habitation under the provision of these rules the yard conditions shall be same as prescribed for medium density residential zone.		If any structure or building is permitted for human habitation under the provision of these rules the yard conditions shall be same as prescribed for medium density residential zone.	
4	Maximum height	15.0m		15.0m	
5	Maximum coverage	50%		50%	

E.9. REQUIREMENT FOR SPECIAL TYPES OF BUILDINGS.

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

(A) NURSING HOMES/HOSPITALS

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

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

(B) PLACE OF WORSHIP

(Applicable for new proposals)

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

(C) CINEMA HALL AND AUDITORIUM

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

(D) FILLING STATION

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

(E) SCHOOL BUILDING

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

Organised parking 20% of the total plot area

Organised recreation or open space 20% of the total plot area

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

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

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

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

- (i) Storage of house hold goods of non inflammable materials
- (ii) Dark rooms Strong rooms and bank cellars etc.
- (iii) Air conditioning and other machines used for services and utilities of the building

(iv) Parking places and garages

(v) Stock rooms and libraries. If the basement is used for office or commercial purpose it shall be counted in FAR.

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

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

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

(d) Light and Ventilation.

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

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

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

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

For calculation of car space the following shall be considered ;

Assessment of each car space -

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

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

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

(a) For outlet from the soak pit to municipal drain if provided an intermediate treatment chamber should be installed, details of which is to be shown in service plan subject to approval of authority.

(b) Garbage vet.

(c) Organised open space as specified by clause 2.25. Details of building services include.

- i. Air conditioning system, if any
- ii. Details of exits including provision of ramps etc. for hospital and special risk building.
- iii. Location of generator, transformer and switch gear..
- iv. Smoke exhaustor system and fire alarm if any..
- v. Location and dimension of the static water storage and pump house.
- vi. Location of centralized control of fire alarm system if any.
- vii. Location of fire protection installation, sprinklers, water risers etc. if any.

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

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

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

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

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

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

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

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

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

The Authority under the provision of T & CP Act 1959 shall take panel action for violation of Master Plan / Zoning Regulations or Bye Laws which may include stoppage of construction.

Activity demolition/alteration and in paying fine and by having penalties as given in the Act.

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

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

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

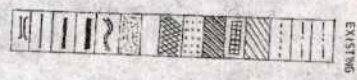
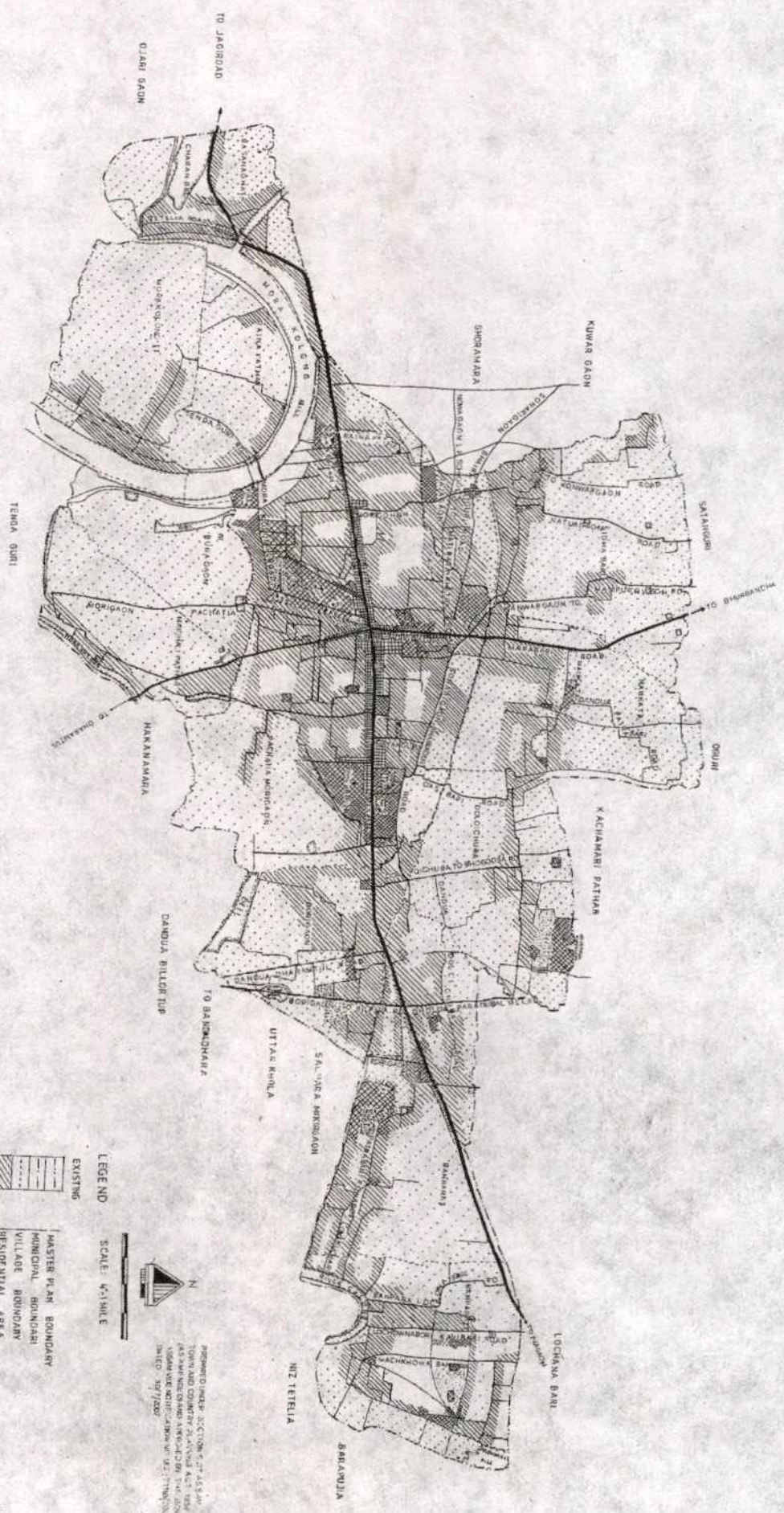
ANNEXURE - I

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

- | | |
|---|---|
| 01. Cosmetic Products. | 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 rings. |
| 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 Hooks & 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. | |

EXISTING LAND USE MAP : MORIGAON MASTER PLAN AREA.

PREPARED BY
TOWN AND COUNTRY PLANNING NAGAO
GOVT. OF ASSAM

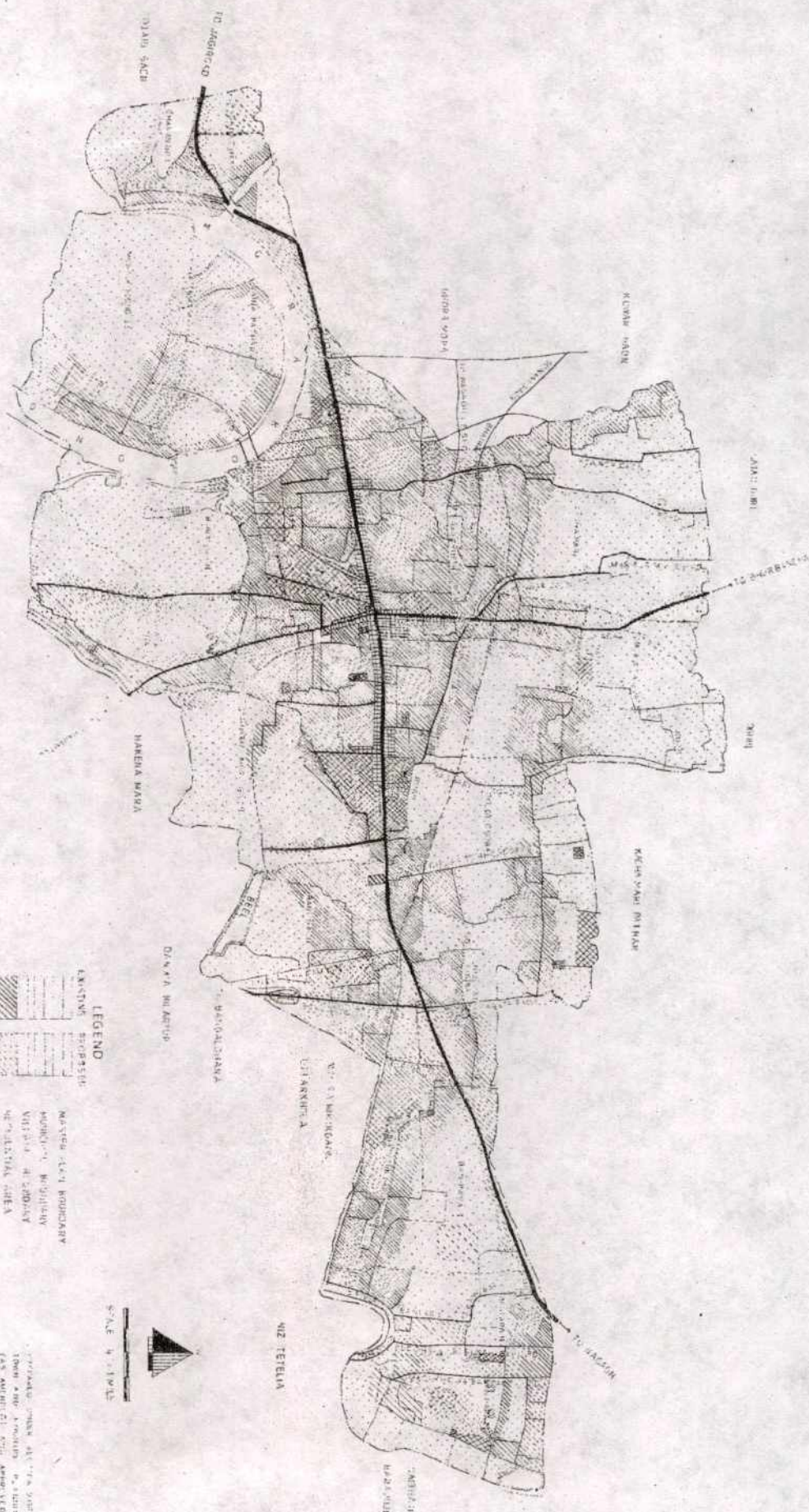


- LEGEND
- EXISTING
 - MASTER PLAN BOUNDARY
 - MUNICIPAL BOUNDARY
 - VILLAGE BOUNDARY
 - RESIDENTIAL AREA
 - COMMERCIAL AREA
 - INDUSTRIAL AREA
 - AGRICULTURAL LAND
 - PUBLIC AND SEMI PUBLIC AREA
 - OPEN SPACE
 - PARKS AND PLAY GROUND
 - WATER BODIES AND RIVER
 - ROAD
 - SECONDARY ROAD
 - TERTIARY ROAD
 - BRIDGE

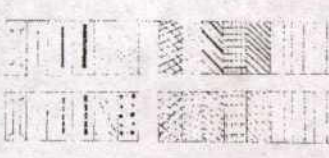
SCALE 4:1 MILE

PREPARED UNDER SECTION 57-A(5) OF THE TOWN AND COUNTRY PLANNING ACT, 1967 AND THE ASSAM TOWN AND COUNTRY PLANNING ACT, 1967. THE MAP IS A REPRODUCTION OF THE ORIGINAL MAP DATED 1970.

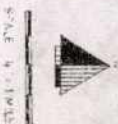
PREPARED BY
TOWN AND COUNTRY PLANNING NAGAO
GOVT. OF ASSAM



LEGEND



MASTER PLAN BOUNDARY
 EXISTING BOUNDARY
 VILLAGE BOUNDARY
 URBAN AREA
 INDUSTRIAL AREA
 AGRICULTURAL LAND
 PUBLIC AND SEMI PUBLIC AREA
 OPEN SPACE
 PARKS AND RECREATION
 WATER BODIES AND USES
 AIRPORTS
 NATIONAL HIGHWAY
 STATE ROAD
 BRIDGE

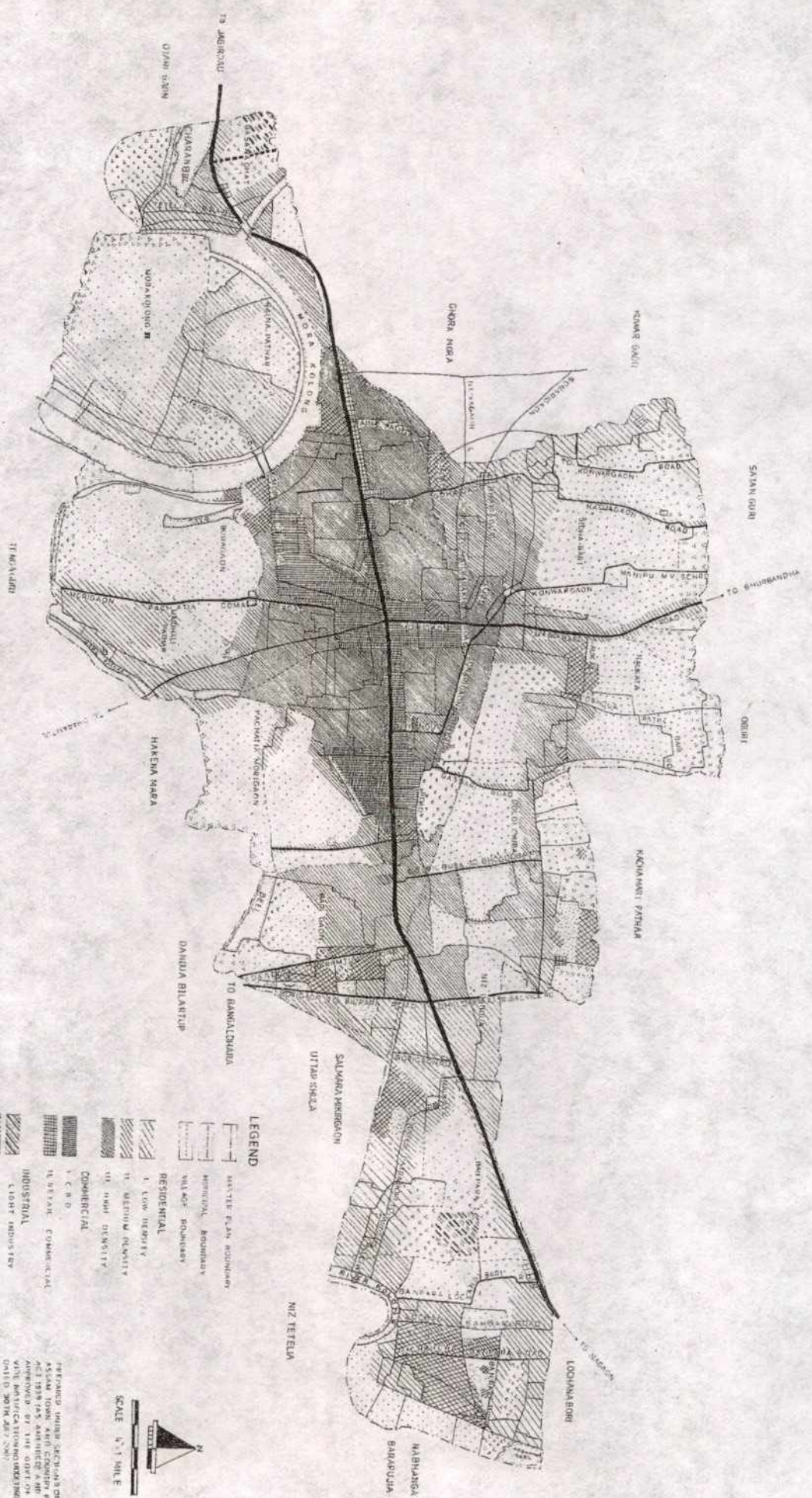


PREPARED UNDER THE SUPERVISION
 OF THE CHIEF ENGINEER, ALL INDIA
 RAILWAYS, AND APPROVED BY THE GOVT.
 OF ASSAM WITH THE ASSISTANCE OF THE
 STATE ENGINEER.

DRAWN BY
 S. K. SINGH
 SHANMUKH ASSAM

(Sheet 1) PROPOSED LAND USE MAP : MORIGAO MASTER PLAN AREA - 2031

(PART) ZONING PLAN: MORIGAON MASTER PLAN AREA-2031



LEGEND

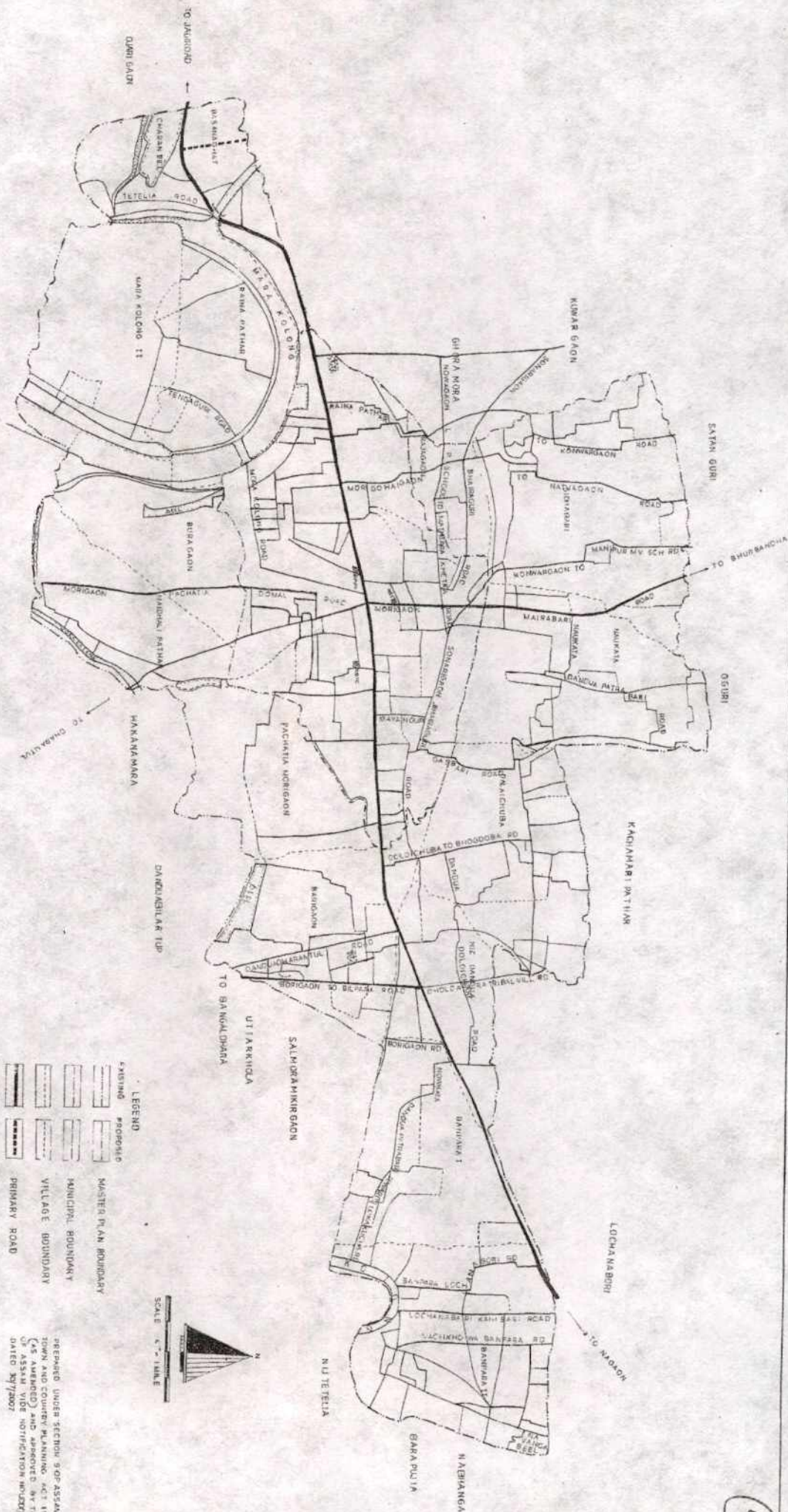
- MASTER PLAN BOUNDARY
- MUNICIPAL BOUNDARY
- VILLAGE BOUNDARY
- RESIDENTIAL
 - 1. LOW DENSITY
 - 2. MEDIUM DENSITY
 - 3. HIGH DENSITY
- COMMERCIAL
 - 1. C.R.D.
 - 2. B.V.C.
 - 3. B.V.C. COMMERCIAL
- INDUSTRIAL
 - 1. LIGHT INDUSTRIAL
 - 2. MEDIUM INDUSTRIAL
 - 3. HEAVY INDUSTRIAL
- ROADS
 - 1. PRIMARY ROAD
 - 2. SECONDARY ROAD
 - 3. TERTIARY ROAD
 - 4. PUBLIC AND SEMI PUBLIC
 - 5. FIELDS AND LEAVY CULTIVATION
 - 6. OPEN FIELD



PREPARED UNDER AUTHORITY OF
 ASSAM TOWN AND COUNTRY PLANNING
 ACT 1957 AND AMENDED AND
 APPROVED BY THE GOVT. OF ASSAM
 WITH MINISTERIAL ORDER DATED 20/01/2001
 (Signature)
 DIRECTOR
 TOWN AND COUNTRY
 PLANNING COMMISSION
 ASSAM

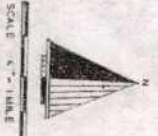
(DRAFT) PROPOSED CIRCULATION MAP : MORIGAON MASTER PLAN AREA-2031

10 pms 11 61 - 300 + 200 - 30 - 12 - 2013



LEGEND

	EXISTING ROAD		PROPOSED ROAD
	MASTER PLAN BOUNDARY		MUNICIPAL BOUNDARY
	VILLAGE BOUNDARY		PRIMARY ROAD
	SECONDARY ROAD		TERTIARY ROAD
	BRIDGE		BUS TERMINUS
	TRACT TERMINUS		



PREPARED UNDER SECTION 90P ASSAM
TOWN AND COUNTRY PLANNING ACT 1959
(AS AMENDED) AND APPROVED BY THE GOVT
DATED 29/12/2013

(Signature)
TOWN AND COUNTRY PLANNING
COMMISSIONER, ASSAM