



অসম ৰাজপত্ৰ

# THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

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No. 307 Dispur, Tuesday, 30th December, 2014, 9th Pausa, 1936 (S.E.)

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

## NOTIFICATION

The 24th May, 2010

No.UDD(T)89/2010/7.- In exercise of the power conferred by Section 9 of the Assam Town & Country Planning Act, 1959 (as amended) and the Sub Section (1) of Section 2 of the Assam Town & Country Planning, 1994 (Assam Act. No. XXIII of 1994) read with sub-rule (1) and (2) of Rule 3 of the Assam Town & Country Planning (Publication of Master Plan (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 Dhekiajuli.

### NOTICE FOR THE PUBLICATION OF THE DRAFT MASTER PLAN AND ZONING REGULATION FOR DHEKIAJULI:

1. It is notified that the Draft Master Plan and Zoning Regulations for Dhekiajuli 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 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, Deputy Director, Town & Country Planning, District Office Tezpur, Office of the Chairman, Municipal Board, Dhekiajuli. Copies of Draft Master Plan also available at office of the Director, Town & Country Planning, and the Deputy Director, Town & Country Planning, District office Tezpur for sale on payment.



**SCHEDULE :-****A. SITUATION AND AREA**

|                              |                |
|------------------------------|----------------|
| DISTRICT                     | : SONITPUR     |
| SUB-DIVISION                 | : TEZPUR       |
| POLICE STATION               | : DHEKIAJULI   |
| STATE                        | : ASSAM        |
| APPROXIMATE MASTER PLAN AREA | : 14.27 Sq.KM. |
| APPROXIMATE MUNICIPAL AREA   | : 5.18 Sq.KM.  |

**B. REVENUE AREAS INCLUDED IN THE DHEKIAJULI MASTER PLAN**

1. Dhekiajuli Municipal Board
2. Other Revenue area

| <u>Mouza</u> | <u>Villages</u>   |
|--------------|---|
| Dhekiajuli   | 1. Dhekiajuli Town (Part), 2. Dhekiajuli Gaon, 3. Dhekiajuli T.E.<br>4. Mainajuli, 5. Monujuli, 6. Mitha Aam Bengali Gaon |
| Borchola     | 1. Dhekiajuli Town (Part), 2. Balisitha Gaon, 3. Bhalukdhara,<br>4. Medhichuburi Gaon                                     |

**C. DESCRIPTION OF BOUNDARIES**

|       |   |
|-------|---|
| NORTH | : Namchuburi Panbari Gaon, Ghagra Kachari Gaon,<br>Borchola Bagan Gaon. |
| SOUTH | : Dhekiajuli Bagan Gaon, Ratanjuli, Chirajuli Pathar Gaon               |
| EAST  | : Keherukhanda Gaon, Keherukhanda Pathar.                               |
| WEST  | : Dhekiajuli T.E. No.2, Dhekiajuli T.E. No.3.                           |

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



**CHAPTER - I****INTRODUCTION**

Urbanization is a continuous process. So, far industrialization has been treated as a necessary factor for urbanization but the recent trend reveals that growth and modernization in agricultural activities can also lead to urbanization by means of rural development strategy. So, far the process of urbanization in Assam is very slow and this is mainly due to industrial backwardness and dependence of agriculture on primitive methods to a great extent. According to 2001 census, the percentage of urban population in Assam was 12.9 against all India figures of 27.8. For Sonitpur district the figure is 10.5 which is little bit below the state average, Dhekiajuli Town came into being as urban centre in the year 1959 when the first Town Committee was set up. Later, in the year 1974, the Dhekiajuli Municipal Board has been formed. It is a Class III town according to 2001 Census with a population of 25349.

The town first sprawled along the N.T. Road (N.H.52) with gradual Ribbon type development along the arteries. This town is situated at a distance of 35 K. M. from Tezpur on the eastern direction and also 75 K. M. away from Mangaldoi town at the western direction. Batashipur forest and railway station is situated at about 8.00 K. M. away from the town at north direction and river Brahmaputra flows at about 9.00 K. M. away at the eastern direction. The average length of the town is 2.658 K. M. from east to west direction and the average breath is 1.60 K. M. from north to south direction. There are three rivers named Gadhajuli, Ghagra and Dhirai. Out of this river Gadhajuli flows at the eastern of Dhekiajuli Town and river Dhirai flows at the western side of Dhekiajuli Town.



The main aim of the infrastructural development of Dhekiajuli town is to provide better facilities to the public. At the same time, it is expected that this will provide convenience to all section of people, discipline and cleanliness and pollution control.

### 1.1 HISTORY :

Dhekiajuli town has got significant role in the Quit India Movement of 1942. Eleven nos. of Martyrs died in persons taid down their lives freedom movement at Dhekiajuli. The "Singri Gupteswar Mandir" (during the reign of great Ahom Monarch Shiva Sinha) has got much importance in the history of Assam lies on the south direction about 8 K.M. away from the town. In the Medieval Period, the "Sirajuli Satra" was established by a pioneer of the great saint of Assam) Sankardeva, a historical important place which is situated at about 3 K.M. away from the eastern side of the town. During the British Period, the British set up 2 Railway Station i.e. one was "Dhekiajuli Road Station" and another was "Singri Panchnoi Railway Station" (SPRT). It runs from Singri to Panchnoi via Dhekiajuli town to carry tea chests from the adjoining tea estates for export purpose. It was functioning during British period and continued up to 1957-58.

Considering its past, present and importance in the future, it seems Dhekiajuli town is likely to grow more in the coming years ahead. Already, there is less possibility of expansion in side the municipal area, hence expansion will be mainly in the sub-urban areas, located immediately under the direct influence of the town. In this context **"Draft Mater Plan for Dhekiajuli - 2031"**, is prepared to guide the physical development of the town and its sub urban areas, in future. **Dhekiajuli town and its neighboring 8 (eight) villages namely Dhekiajuli Gaon, Dekiajuli T E, Mainajuli, Monujuli, Mitha Aam Bengali Gaon, Balisiha Gaon, Bhalukdhara, Medhichuburi Gaon have been curved out to get the master plan area for Dhekiajuli -2031.** Plan is prepared, considering different aspects (within the constrains) basically a Land Use Plan, including transportation aspect, and others those likely to affect activities and land use in



the planning area in future. By and large, this plan is prepared as per provision of the URBAN DEVELOPMENT PLANS FORMULATION & IMPLEMENTAION GUIDELINES 1996, prepared by the INSTITUTE OF TOWN PLANNERS, INDIA, NEW DELHI under the assistance of the Ministry of Urban Affairs and Employment, Govt. of India, New Delhi and circular issued from time to time by the TCP Deptt., Govt. of Assam, Uniform Zoning Regulations are considered as it is already approved for all the towns of Assam including Dhekiajuli by the Government of Assam.

Table No. 1. Rainfall (mm) Dhekiajuli town in rain (from March to October)

| Year | March | April | May   | June  | July  | Aug.  | Sept. | Oct.  |
|------|-------|-------|-------|-------|-------|-------|-------|-------|
| 1996 | 66.8  | 66.2  | 69.2  | 201.7 | 421.4 | 612.1 | 140.1 | 104.4 |
| 1997 | 81.6  | 12.7  | 208.2 | 202.4 | 129.1 | 3.74  | 111.4 | 61.0  |
| 1998 | 132.2 | 112.2 | 197.0 | 619.2 | 350.7 | 322.0 | 75.0  | 22.0  |

Source: Agricultural Deptt. Guwahati  
 Dhekiajuli and its immediate neighbouring areas enjoy a climate suitable for cultivation of paddy and for the oil and silty and comparatively less prone to annual floods which is a recurring feature in some parts of the area.



## CHAPTER - II

## PHYSIOGRAPHY, CLIMATE AND GEOLOGY

Dhekiajuli occupies its position on the strip of flat land lying between the both banks of N. H. -52.

The climatic condition of Dhekiajuli town is same as the average climate condition of the state. The maximum and minimum temperatures are  $36.4^{\circ}\text{C}$  and  $19.5^{\circ}\text{C}$  respectively.

**Table No. 1: Rainfall data in Dhekiajuli town in mm**

(From March to October)

| Year | March | April | May   | June  | July  | Aug   | Sept  | Oct   |
|------|-------|-------|-------|-------|-------|-------|-------|-------|
| 1996 | 66.8  | 66.2  | 390.2 | 301.7 | 453.4 | 645.4 | 80.0  | 130.4 |
| 1997 | 87.6  | 42.0  | 208.8 | 505.4 | 179.1 | 377.4 | 271.4 | 61.0  |
| 1998 | 139.4 | 115.6 | 197.0 | 649.2 | 339.8 | 325.0 | 76.0  | 225.0 |

Source: Meteorological Deptt, Guwahati

Dhekiajuli and its immediate neighbouring areas enjoy a climate suitable for cultivation of paddy and tea. The soil being alluvial and comparatively less prone to annual floods which is a recurring feature in any parts of the state.



## CHAPTER - III

## POPULATION GROWTH

The study of growth of population its composition together with its characteristic is vital in planning a town or a region in order to evolve out planning programme in respect of physical economic and social development in a rational manner.

## 3.1 GROWTH OF POPULATION

Dhekiajuli has grown into a multifunctional town with trade and commerce, as its main activity. Dhekiajuli Master Plan Area had a population of 37,825 as per 2001 census and it had a gradual increase. The table shows the population growth of Dhekiajuli planning area.

**Table No. 2: Population Growth of Dhekiajuli Planning Area, 1961 - 2001**

| Year | Dhekiajuli Municipal Area | Growth Rate (%) | Planning area minus Municipal area | Growth Rate (%) | Dhekiajuli Master Plan Area | Growth Rate (%) |
|------|---------------------------|-----------------|------------------------------------|-----------------|-----------------------------|-----------------|
| 1961 | 6,363                     | ---             | 2,275                              | ---             | 8,638                       | ----            |
| 1971 | 10,428                    | 63.89           | 4,568                              | 100.79          | 14,996                      | 73.61           |
| 1991 | 15,729                    | 50.89*          | 8,049                              | 76.20*          | 23,778                      | 58.56*          |
| 2001 | 25,349                    | 61.16           | 12,476                             | 55.00           | 37,825                      | 59.08           |

\* 20 years growth rate.

Sources: Census of India.



The above Table reveals that the rate of growth of population during 1961-71 was considerably high being 73.6%. This is due to migration to the town from its hinterlands obviously for employment opportunities created due to establishment of many Government Offices and coming up no. of household furniture making units. The growth of population during 1991-2001 was also high i.e. 59.1%, the growth of population during 1971-1991 was low compared to other decades i.e. 58.6% i.e. 29.8% per decade.

As per 2001, the Schedule Cast and Schedule Tribe Population in Dhekiajuli Municipality was 6.4% and 1.4% of total population respectively and that in entire planning was 6.1% and 1.9% respectively.

### 3.2 POPULATION DENSITY

According to 1971 census, the gross density of Dhekiajuli town was 2013 persons per Sq. KM. The town registered population density of 3036 persons per Sq. Km by 1991 while it was 1666 persons per Sq. Km for the entire planning area. The density of population gradually falls as we go away from the town, where population is sparsely distributed with pockets of settlements amidst agricultural land.

As per 2001 census, gross population density in Master Plan Area was 2651 per Sq. Km and in the Municipality area was 4894 per Sq. Km.

### 3.3 AGE SEX COMPOSITION

According to 1971 Census, the sex ratio i.e. number of female per 1000 males of Dhekiajuli town was 897 while the district urban ratio was 709. During the same year ratio for the planning area stood at 678.



The age group distribution of population of Dhekiajuli Planning Area in 2001 is given in the Table No.3. From the table it is clear that only 52.69 P.C. of total population are in the age group of 19-60 years.

**Table No. 3: Age Group Distribution**

| Age      | Town Area<br>Population | % Total<br>population |
|----------|-------------------------|-----------------------|
| 0- 5     | 195                     | 10.19                 |
| 6-18     | 616                     | 32.20                 |
| 19-60    | 1008                    | 52.69                 |
| 60-above | 94                      | 4.01                  |
| Total    | 1913                    | 100.00                |

Source: Sample Survey conducted by T & C P, Tezpur, 2005.



## CHAPTER - IV

### ECONOMIC BASE

A sound economic base with the optimum use of local and regional resource is a basic requirement for all round development. A small town like Dhekiajuli acts as a powerful link between rural settlement and more urbanized centers with regards to collection and distribution of economic inputs of the region and these influence the physical development of the region. Economically, Dhekiajuli Town is surrounded by many tea gardens for which many small and medium scale industries based on tea garden machineries has been set up in the town. Another popular industry is furniture industry. Some other industries (Rice & Oil) are also setup based on everyday needs of the public. Thus, it occupies a fairly good position being rich in agriculture especially jute, rice, tea cultivation and forest resources. The town is situated in the close proximity furniture producing area.

Situated in the midst of tea, jute and rice growing areas, service of NH - 52 passing through the town, over the years the Dhekiajuli town has been emerged as important trade and commercial center in the North bank of Assam. Tertiary sector dominates the economy of the town. As per 2001 Census functional category of the town belongs to Class III town.



**Table No. 4: Occupational Pattern of Dhekiajuli Master Plan Area (2001)**

| Sl. No. | Category         | No. of Workers         |                           |                  |
|---------|------------------|------------------------|---------------------------|------------------|
|         |                  | Outside Municipal Area | Dhekiajuli Municipal Area | Total DMPA       |
| I.      | Primary Sector   | 576<br>(15.6%)         | 73<br>(0.8%)              | 649<br>(5.0%)    |
| II.     | Secondary Sector | 138<br>(3.7%)          | 231<br>(2.5%)             | 369<br>(2.8%)    |
| III.    | Tertiary Sector  | 2986<br>(80.7%)        | 8966<br>(96.7%)           | 11952<br>(92.2%) |

Source: Census of India, 2001

As per 2001 census only 0.8% of the total workers were engaged in primary sector, in Dhekiajuli Municipal Area ; but in the planning area , excluding municipal area, it was 15.6%.

#### 4.1 TRADE AND COMMERCE

As per 2001 Census, only 2.5% of the total workers were engaged in secondary Sector in Dhekiajuli Municipal Area, but in the planning area, excluding municipal area, it was 3.7%. The Household industries found in the planning area are, mainly weaving, embroidery, cutting & tailoring, pickle & juice making, etc. Manufacturing units found in the planning area are furniture making units, steel fabrication units. The construction units found in the planning are civil construction units.

It has already been indicated that Dhekiajuli town is a trade and commerce oriented town. The main trade and commercial activities both retails and wholesale have Sprung up above the National Highway - 52. With the improvement of regional transportation system and increase in population, the field of trade and commerce of



Dhekiajuli town is expected to increase fast. There is only one big regulatory market which occupies its position in the district of Sonitpur as a whole.

Three most important commodities exports from the town are tea, jute, timber and most important commodities imported to the town are sugar, pulses and wheat. About 30.50% of the total work forces in the town area were directly engaged in the trade and commerce which was revealed from primary survey conducted by T & C P office, Tezpur.

**Table No. 5: Dhekiajuli Municipal Board Licensed Registered Shop**

| Year | Retail Trade | Wholesale Trade |
|------|--------------|-----------------|
| 2000 | 1142         | 46              |
| 2001 | 1198         | 53              |
| 2002 | 1202         | 62              |
| 2003 | 1224         | 66              |

Sources: Dhekiajuli MB, 2005

The following table shows the villages having weekly / bi-weekly / Daily markets in the planning Area outside Tezpur Municipal Plan Area.

**Table No. 6: Daily / Weekly / Market in the planning area**

| Sl. No. | Town/Village      | Daily/Biweekly/Weekly |
|---------|-------------------|-----------------------|
| 1.      | Dhekiajuli Town   | Daily                 |
| 2.      | Dhekiajuli Town   | Weekly on Sunday      |
| 3.      | Medhichuburi Gaon | Daily                 |

Source: Census of India & Field Survey, 2005.



The wholesale trading is mostly concentrated in and around the weekly market of Dhekiajuli Town. Wholesale cloth Market, Hardware market, food and food staff market are located on the both sides of NH-52 that passes through the town. The wholesale vegetable markets is found in the daily market of Dhekiajuli town and Medhichuburi Gaon.

The both sides of NH-52 that passes through the town are the main centers for retail trade and commercial activity for Dhekiajuli town and for the whole planning area. It also serves as wholesale market for the nearby rural centers. The other shopping areas presently functions within Dhekiajuli Master Plan Area are Mainajuli Centre, Danga Basti in Medhichuburi Gaon etc.

In Dhekiajuli town 2 (two) nos. of commercial complexes are being constructed on the weekly market site under Government of India's 10% Pool Fund program, which after completion will provide employment to the people of DMPA as well as give a new dimension in the field of trade and commerce of the area.

#### 4.2 INDUSTRY

Except a few saw mills, 11 Nos. of Rice Mills, Oil Mill, 3 Nos. of Chira Mill, a few engineering workshops and Bakery has no such industrial establishment. Since, the Master plan area occupies massive pockets of Govt. land and the region is rich in agriculture and forest, the scope for establishment of agro based and forest based industries is wide if those resources are intensively tapped.

As per 2001 Census, only 3.7% workers of Dhekiajuli M.B. area were engaged in the industrial activity.



### 4.3 SERVICES

As per 2001 census, 96.7% of the total workers were engaged in Territory Sector in Dhekiajuli Municipal Area but in the planning area excluding municipal area it was 80.7%.

As Dhekiajuli has to function as circle head-quarter, there are no. of government offices established in the town. Besides the offices, a quite no. of educational institutions are found in the planning area and because of all these workers engaged in service sector in the planning area are quite high.

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

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



## CHAPTER-V

# INFRASTRUCTURE

### 5.1 WATER SUPPLY

Potable pipe water supply has been provided to the residents of Dhekiajuli town with the help of 2 (two) water supply schemes of the Municipal Board since 1979 and 1983. About 78% of the municipal area is covered by these water supply schemes but only 500 home connections are taken so far and Dhekiajuli Municipal Board supplied drinking water to urban poor through 48 stand pipes. A water supply scheme is being implemented by Assam Urban Water Supply & Sewerage Board in Dhekiajuli town; the distribution network laying is in progress.

### 5.2 DRAINAGE & SEWERAGE

Dhekiajuli Town has practically no drainage and sewerage system. Like many other towns in Assam, during rainy season low lying areas are water lodged whenever there is a heavy shower. The most of the drainage system of this town are kutchra drain. In residential areas, the roadside drains are often blocked which aggravates the situation. In order to keep the town free from water logging, a drainage system should be planned and the stream flowing through the area should be utilized for this purpose. The irrigation canal that enters to the town should be diverted to near LOKD College.

A scientific drainage plan is being implemented by Dhekiajuli Municipal Board under the program "Urban Infrastructure Development Scheme for Small & Medium Towns (UIDSSMT)" for an amount of Rs. 722.88 Lacs (90% Central Government grant & 10% State Government grant).



As in other towns of Assam, Dhekiajuli town and its neighbouring villages do not have sewerage network. People in the planning area depend on septic tank with soak pit and/ or pit latrine.

### 5.3 POWER AND ENERGY

Assam State Electricity Board (ASEB) is the only source of power supply to the Planning Area. 132 EHV Grid Sub- Station Depota and 132 KV Grid Sub-Station, Rowta are the sources of power supply in Dhekiajuli. Thus, its transformer capacity is 3.16 MVA-1Nos and 2.5 MVA-2 No respectively. About 56 nos. of industrial consumers, 508 nos. of commercial consumers and 2766 Nos. of domestic consumer were facilitate in the planning Area.

### 5.4 TRAFFIC AND TRANSPORTATION

The existence of a well knitted transportation system is, the prime factor for the socio- economic development of a region. The availability of good serviceable roads is as important as the availability of the other service like water, electricity, drainage etc. Any shortfall in the serviceability of roads immediately results in great dissatisfaction amongst the citizens. It is, therefore, necessary that the roads in the City Area are designed, constructed and maintained properly. The roads in the city area are constructed by contracting system. Maintenance, operation can be broadly divided into two types- preventive maintenance and corrective maintenance.

The N.H.-52 which connects Guwahati on the West and Tezpur on the east, plays a vital role throughout the region, passing through Dhekiajuli on the North bank. There are two nos. railway stations within 8.00 Kms distance from the town.



There are 2 bus stand i.e. (1) A.S.T.C. Bus Stand and (2) Public Bus Stand located in nearby N.H.-52. Revenue income derives from this is Rs.1,000/- (approx) and outside Rs.8,000/- (approx) per day only.

**Table No. 7: Registration of Slow Moving Vehicle in Dhekiajuli MB(Nos.)**

| Year<br>Type of vehicle | 2000 | 2001 | 2002 | 2003 |
|-------------------------|------|------|------|------|
| 1. Rickshaw             | 571  | 478  | 488  | 517  |
| 2. Thela                | 400  | 313  | 262  | 289  |
| 3. Cycle                | 496  | 364  | 170  | 241  |

Sources: Dhekiajuli M.B, 2005

The route position of A.S.T.C. is given below:

| Origin                | In | Out | Passengers   |
|-----------------------|----|-----|--------------|
| Other than Dhekiajuli | 51 | 51  | 1000 persons |
| Dhekiajuli            | 3  | 3   | Per day      |

Sources: A.S.T.C., Tezpur, 2005

(The A.S.T.C. station at Dhekiajuli is under Tezpur A.S.T.C. Station)

|  |             |
|--|-------------|
| Barchala-Singri-Hugrajuli to Shillong Via Tezpur | = 1         |
| Dhekiajuli to Jorhat Via Tezpur                  | = 1         |
| Dhekiajuli to Shillong Via Tezpur                | = 2         |
| Dhekiajuli to Guwahati Via Tezpur                | = 7         |
| Dhekiajuli to Dhemaji via Tezpur                 | = 2         |
| Dhekiajuli to Guwahati (Direct)                  | = 7         |
| Dhekiajuli to Guwahati via Mazbat                | = 1         |
| Dhekiajuli to Guwahati via Garubandha            | = 1         |
| <b>Total</b>                                     | <b>= 22</b> |



**Table No. 8: Major Traffic Nodes (passenger) in the Planning Area**

| <u>Area</u>          | <u>Location</u>                  | <u>Description</u>   |
|----------------------|----------------------------------|--|
| A. Town Area         | (i) ASTC Point                   | Entry to the town and to link Circle Office and bus stand/ rickshaw stand. |
|                      | (ii) Bikener Hotel Point         | Entry to Bataashipur area.   |
|                      | (iii) Paramount Hotel Point      | Entry to educational institutions, residential areas.                      |
|                      | (iv) Benu Saha (LOKD Road) Point | connecting point of NH-52 and NH-37 (A).                                   |
|                      | (v) Thana Point                  | Entry to Daily market  |
| B. Dhekiajuli Gaon   | (i) Block Office Point           | Entry to office, hospital and residential area.                            |
| C. Manojuli Gaon     | (i) Radha Bagan Centre Point     | Entry to residential/ market area.   |
| D. Medhichuburi Gaon | (i) Danga basti Point            | Entry to Rangagara/ Market Area/ Belsiri Bagan.                            |

The 'Dhekiajuli Stage Carriage Association' an organization of bus proprietors, has a private BUS STAND at W.No.10. The private buses are plying from this stand. There are approximately 51 nos. of buses are plying wherein 42 nos. of big bus, and others are mini buses like 709, 609 and 407.

**Table No. 9: Condition of PWD Road in Dhekiajuli Master Plan Area, 2005**

| Sl. No. | Type of Road  | Road Length (in KMs) | %      |
|---------|---------------|----------------------|--------|
| 1.      | Surface Road  | 14.012               | 43.43  |
| 2.      | Graveled Road | 12.803               | 39.68  |
| 3.      | Kutchha Road  | 5.450                | 16.89  |
| Total   |               | 32.265               | 100.00 |

Source: PWD State Roads Sub Division, Dhekiajuli



**Table No. 10: Condition of Municipal Road in Dhekiajuli Municipality, 2005**

| Sl. No. | Type of Road  | Road Length (in KMs) | %      |
|---------|---------------|----------------------|--------|
| 1.      | Surface Road  | 8.12                 | 31.36  |
| 2.      | Graveled Road | 9.57                 | 36.96  |
| 3.      | Kutchra Road  | 8.20                 | 31.67  |
| Total   |               | 25.89                | 100.00 |

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

**Table No. 11: Transport Terminals**

| Terminal Center           | Location             | Observation   |
|---------------------------|----------------------|---|
| <hr/>                     |                      |   |
| A. Inter-City/hinterland  | Bus-Station          |   |
| <hr/>                     |                      |   |
| 1. Passenger              | i) ASTC Bus Station  | - Located at western end<br>- More or less planned<br>- Waiting shed / Toilet Available but quality to be Improved. |
|                           | ii) Public Bus-Stand | - Over crowded<br>- Bitumen surfacing immediately required.<br>- Located at western end                             |
| 2. Goods                  | i) Truck Stand       | - No Organised stand<br>- Roadside truck parking  |
| <hr/>                     |                      |   |
| A. Intra-City/ hinterland | Vehicle Stand        |   |
| <hr/>                     |                      |   |
| 1. Passenger              | i) Auto/Tempo Stand  | - on private land.<br>- Unplanned without any waiting shed/ toilet facilities.<br>Source                            |



### 5.5 PARKS AND PLAY GROUND

The whole planning area is lacking in organized parks and play grounds inspite of the extensive pockets of Government land. Two organized parks are developed within town area i.e. Shahid Park at Ward No.-7 and another is Children Park situated at Ward No.-5. There is a big play ground in the village Balisiha under Dhekiajuli Sports Association.

### 5.6 HEALTH

There are all together 3(three) nos. of clinic and one Sevanivas hospital have been functioning within this town. A 30 (Thirty) bedded hospital under construction is not functioning with its full parameters. The planning area excluding the municipal area is completely lacking behind of health facilities. Among the villages of the DMP area there is 1 (one) heath sub-center with maternity facility in Mainajuli Gaon.

### 5.7 EDUCATION

According to 2001 census, the level of literacy within Dhekiajuli Municipality was 86.8% and that the percentage within Master Plan Area excluding municipal area was 74.2%. The distribution of educational institution within the Dhekiajuli Planning areas is given in Table no.8.



**Table No. 12: Educational Institution in the Dhekiajuli Master Plan Area, 2005**

| Sl. No. | Category                      | No. of Institutions |
|---------|-------------------------------|---------------------|
| 1.      | Primary School                | 15                  |
| 2.      | M. E./ M. V. School           | 4                   |
| 3.      | High/ Higher Secondary School | 5                   |
| 4.      | College                       | 1                   |
| Total   |                               | 25                  |

Source: Education Department Offices, Tezpur

Among the villages of the DMP area only Mainajuli Gaon and Manojuli Gaon has 1 (One) High Schools. All villages except Bhalukdhara Gaon has 1 (One) Lower Primary School each.

## 5.8 SOCIAL AND CULTURAL INSTITUTIONS

Dhekiajuli is well advance in social and cultural activities. Two Cinema Halls in the planning area are important entertaining centers. Dhekiajuli Town Hall of Dhekiajuli Municipality needs immediate renovation.

## 5.9 MUNICIPAL SOLID WASTE MANAGEMENT

Dhekiajuli Municipal Board has a own Dumping Ground at its western outskirt. With an area of approximately 4013.4 Sq. m (i.e. 3 bighas), the dumping ground is sufficient for the entire planning area. The approach road and the boundary wall need immediate attention for construction.



Presently Dhekiajuli Municipality collects daily the solid waste from the road side bins as well as unorganized dumping at road sides at different locations with the help of 2 (two) tractors and 10 sweeping staff. In the villages of Dhekiajuli Master Plan area, there is no any system of solid waste collection and dumping.

#### 5.10 HOUSING & SHELTER

The housing survey reveals that there is practically no shortage of dwelling units, however about 50% of the existing houses are either temporary or semi permanent in nature which have little basic amenities and service facilities. The following table gives a clear picture of housing condition.

**Table No. 13: Type of Dwelling Units, 2005 in D.M.P.A**

| Sl. No. | House Type | No. | %      |
|---------|------------|-----|--------|
| 1.      | R.C.C.     | 5   | 1.49   |
| 2.      | Assam Type | 208 | 61.90  |
| 3.      | Thatched   | 123 | 36.61  |
| Total   |            | 336 | 100.00 |

Source: Sample Survey conducted by T & C P, Tezpur, 2005.

The steady influx of population has reflected a new dimension to the socio-economic aspect of housing problem. The slow building construction activities due to high cost of building materials have further aggravated the problem. About 1.8% of the total residential houses are rented, the average size of house-hold being 5.8 persons as per primary survey. According to 2001 Census, the average size of household in Dhekiajuli Municipality and in the entire planning area was 4.92 and 5.05 respectively.



## 5.11 COMMUNICATION

Dhekiajuli Town and the villages of the planning area are well connected by Telecommunication and by the optical Fiber Label (OFC). FAX and INTERENT facilities are also available in the planning area. There is one Branch Post Office and one Telegraph office in Dhekiajuli town. In the planning area, there is only one number of sub-post offices located at Manojuli Gaon.

## 5.12 POLICE PROTECTION FIRE PROTECTION

At Dhekuiajuli Town, there is one Police Station namely DHEKIAJULI POLICE STATION. The whole planning area covers under the control of the Dhekiajuli Police Station.

Moreover, Central Reserved Police Force or Indian Army's Company are generally kept at the Industrial Estate to safeguard the people of the entire planning area from bad elements of the society.

There is a fire fighting unit office at Dhekiajuli at Ward No. 8 under the Directorate of Fire Services, Assam, which serves the entire planning area.

## 5.13 CREMATION GROUNDS AND GRAVE-YARDS

There is one cremation ground within Dhekiajuli Municipal limit. There are two grave yards at Dhekiajuli town, one for Muslims and other for Christians. In the planning area, there is no organized cremation ground or grave yard. Hindu people in the planning area generally use their own land for this purpose and Muslim/Christian people come to Dhekiajuli Municipality's grave yard.



## CHAPTER-VI

## PHYSICAL GROWTH AND LAND USE

## 6.1 EXISTING PHYSICAL CONDITION

One of the fundamentals of planning process is to know the existing uses of land. It has already been indicated that Dhekiajuli town is of recent origin where in ribbon type development along the major road have come up in a haphazard manner. Gradually, with the growth of commercial activities, urban expansion has been taking place. Therefore, to provide a co-herent land use pattern for future development it has been studied as follows.

Table No.14: Existing Land Use: Dhekiajuli Master Plan Area

| Land Use                      | Area in Ha     | % to Developed Area | % to Master Plan Area |
|-------------------------------|----------------|---------------------|-----------------------|
| 1. Residential                | 419.21         | 70.20               | 29.38                 |
| 2. Commercial                 | 31.31          | 5.24                | 2.19                  |
| 3. Industrial                 | 2.55           | 0.43                | 0.18                  |
| 4. Public & Semi Public       | 56.30          | 9.43                | 3.95                  |
| 5. Transportation             | 85.85          | 14.38               | 6.02                  |
| 6. Recreational & Open Space  | 1.97           | 0.33                | 0.14                  |
| <b>Total Developed Area</b>   | <b>597.19</b>  | <b>100.00</b>       |                       |
| 7. Water Bodies               | 31.10          |                     | 2.18                  |
| 8. Agricultural               |                |                     |                       |
| (i) Tea Garden                | 34.04          |                     | 2.39                  |
| (ii) Other Agricultural       | 764.67         |                     | 53.59                 |
| <b>Total Master Plan Area</b> | <b>1427.00</b> |                     | <b>100.00</b>         |

Source: Survey Conducted by Town & Country Planning, Tezpur, 2005



## 6.2 LAND USE PATTERN

The above table depicts the land use distribution in the Dhekiajuli Planning area and the percentage of area covered by each type of land use. The residential use continues the major land use within the town and its immediate outskirts, while the villages within the master plan area are predominantly covered by tea gardens, paddy fields.



## CHAPTER – VII

# POPULATION PROJECTION, SCOPE OF DEVELOPMENT AND PROPOSED PHYSICAL PLAN: CONCEPT & PROPOSAL

### 7.1 EXTENT OF THE LOCAL PLANNING AREA

**Dhekiajuli Municipal area** and its neighbouring **8 (Eight) villages** are included in the **Draft Master Plan Area for Dhekiajuli – 2031**. The ongoing construction of the Medical College near to the town has a direct impact on the fast development of the area. The 2<sup>nd</sup> bridge over river Brahmaputra has opened a new development corridor for the North Bank of Assam. All these factors are considered while submitting plan proposal for Dhekiajuli town.

### 7.2 POPULATION PROJECTION

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

The average decadal growth rates of population in Dhekiajuli Municipal area and the Planning area excluding municipal area for the last 4 (four) decades i.e. 1961-1971, 1971-1991, 1991-2001 have been calculated. The decadal growth rates of population for the next 2 (two) decades have been assumed the average decadal growth rate for the different two areas. However, the decadal growth rate of population for the decade 2021-2031 is assumed 5% less than the calculated average as there will be less scope of physical development during the decade compared to the first two decades.



**Table No. 15: Population Projection: Dhekiajuli Master Plan Area- 2031**

| Year   | Dhekiajuli<br>Municipal<br>Area | Growth<br>Rate (%) | Planning area<br>minus<br>Municipal<br>area | Growth<br>Rate (%) | Dhekiajuli<br>Master Plan<br>Area | Growth<br>Rate (%) |
|--------|---------------------------------|--------------------|---|--------------------|-----------------------------------|--------------------|
| 1961   | 6,363                           | ---                | 2,275                                       | ---                | 8,638                             | ---                |
| 1971   | 10,428                          | 63.89              | 4,568                                       | 100.79             | 14,996                            | 73.61              |
| 1991   | 15,729                          | 50.89*             | 8,049                                       | 76.20*             | 23,778                            | 58.56*             |
| 2001   | 25,349                          | 61.16              | 12,476                                      | 55.00              | 37,825                            | 59.08              |
| 2011** | 36,756                          | 45.00              | 19,712                                      | 58.00              | 56,468                            | 49.29              |
| 2021** | 53,296                          | 45.00              | 31,145                                      | 58.00              | 84,441                            | 49.54              |
| 2031** | 74,615                          | 40.00              | 46,718                                      | 50.00              | 121,333                           | 43.69              |

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

### 7.3 PROPOSED PHYSICAL PLAN: CONCEPT AND PROPOSAL

#### 7.3.1 SCOPE OF DEVELOPMENT

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

- i) Development activities in the Dhekiajuli Town and trading and transport activities and others functions like administration, education and culture and industrial activities;
- ii) Establishment of Medical College near to the Master Plan Area;
- iii) Vast vacant land within the Master Plan Area.



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

### 7.3.2 PROPOSED LAND USE PLAN

The proposed land use plan is prepared based on the following consideration:

- i) Minimum dislocation of the present land use path
- ii) The trend of natural growth pattern of the village
- iii) Inter-relationship of various land use classification
- iv) Possible spill over of the various activities from Dhekiajuli Town

**Table No. 16: Proposed Land Use for Dhekiajuli Master Plan Area - 2031**

| Land use Category                  | Area in Ha    | % to developed area | % to total Master Plan Area |
|------------------------------------|---------------|---------------------|-----------------------------|
| <b>1. Residential</b>              | <b>520.00</b> | <b>54.02</b>        | <b>36.44</b>                |
| 1.1 Low density                    | 160.67        |                     |                             |
| 1.2 Medium density                 | 86.19         |                     |                             |
| 1.3 High density                   | 273.14        |                     |                             |
| <b>2. Commercial</b>               | <b>119.82</b> | <b>12.45</b>        | <b>8.40</b>                 |
| 2.1 CBD                            | 79.05         |                     |                             |
| 2.2 Wholesale                      | 18.15         |                     |                             |
| 2.3 Retail                         | 22.62         |                     |                             |
| <b>3. Industrial</b>               | <b>19.75</b>  | <b>2.05</b>         | <b>1.38</b>                 |
| 3.1 Light                          | 12.30         |                     |                             |
| 3.2 Medium                         | 4.55          |                     |                             |
| 3.3 Obnoxious                      | 2.90          |                     |                             |
| <b>4. Public &amp; Semi Public</b> | <b>102.15</b> | <b>10.61</b>        | <b>7.16</b>                 |



|                               |                |               |               |
|-------------------------------|----------------|---------------|---------------|
| 5. Recreational & Open Space  | 80.60          | 8.37          | 5.65          |
| 6. Transportation             | 120.34         | 12.50         | 8.43          |
| <i>Total Developed Area</i>   | <i>962.66</i>  | <i>100.00</i> |               |
| 7. Water Bodies               | 31.10          |               | 2.18          |
| 8. Tea Garden                 | 34.04          |               | 2.39          |
| 9. Agricultural               | 317.60         |               | 22.26         |
| 10. Green Belt                | 81.60          |               | 5.72          |
| <i>Total Master Plan Area</i> | <i>1427.00</i> |               | <i>100.00</i> |

**7.3.2.1 RESIDENTIAL USE:** An area of 520.00 hectares of land are proposed for Residential use and divided in to three zones- High, Medium & Low; However in course of time Residential Land Development are to be taken up for planned development along with basic infrastructure; main residential areas are proposed in the normal expansion of existing villages along with emerging development corridor.

**7.3.2.2 COMMERCIAL USE:** An area of 119.82 hectares is proposed under commercial use; it is divided in to Central Business District (CBD), whole sale and retail activities. Dhekiajuli town market will dominate the trading activities and the weekly market will dominate the wholesale trading. However secondary centers are proposed at Manojuli Gaon, Mitha Aam Bengali Gaon, Balishiha Gaon and Dhekiajuli Gaon.

**7.3.2.3 INDUSTRIAL USE:** An area of 19.75 hectares are proposed for industrial development under three categories; light, medium and obnoxious category; Industrial areas are proposed adjacent to the existing industrial estate at Dhekiajuli Gaon.

**7.3.2.4 PUBLIC & SEMIPUBLIC USE:** An area of 102.15 hectares of land is proposed under public and semipublic use. New office/ institution complexes are proposed to construct in the village Manojuli where large number of offices can be accommodated in one campus and supporting facilities may be provided where the available Govt. land can be used in future. Land for new office/ institution complex is



proposed to reserve at Mitha Aam Bengali Gaon. The existing dumping ground is to be scientifically developed.

**7.3.2.5 RECREATIONAL AND OPEN SPACE:** An area of 80.60 hectares of land is proposed under this category. Recreational area is proposed on the banks of the rivers flow through the planning area. New Recreational centers are proposed in the villages Balishih Gaon, Medhi Chuburi Gaon, Mith Aam Bengali Gaon and Manojuli Gaon.

**7.3.2.6 TRANSPORT & COMMUNICATION:** An area of 120.34 hectares of land is proposed under transport and communication. All major roads within the planning area are to be widened; and improved; missing link, if any is proposed for development to bring the road network efficiency. A **ring road** is proposed in the planning area to divert traffic from the core of Dhekiajuli town. A modern Inter District Bus Terminus is proposed in the village Mitha Aam Bengali Gaon with all facilities.

One truck terminus is proposed at Medhi Chuburi Gaon where loading and unloading of commodities has been proposed in a planned manner.

**7.3.2.7 AGRICULTURAL USE:** An area of 317.60 hectares of land is proposed for agriculture use. These areas may provide vegetables and perishable requirement to the planning area; economic program may be initiated in phases for urban cultivation in course.

**7.3.2.8 GREEN BELT:** An area of 81.60 is proposed under Green Belt Zone; It will work as buffer zones between two developed uses either of same use or of different uses.



#### 7.4 PROTECTION OF ECONOMIC BASE AND EMPLOYMENT

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

#### 7.5 HOUSING REQUIREMENT

As per projected population and existing deficit, housing requirement in the planning area estimated for the year 2031; is about 19443 (i.e. the existing deficit =  $7488 \times 0.3661 = 2741$  + future need for 2031 =  $83508 / 5 = 16702$ ). Housing for weaker section are to be promoted with assistance from the Bank/ HUDCO/ Budgetary assistance and local mobilization of resources in cash or in kind; Upper poverty alleviation scheme, training to be provided to weaker section, they may construct the building, once materials, (locally available) are provided under Govt. sponsored / partly shared scheme; Land Development-Building construction linked scheme is proposed to initiate under HUDCO/ FIs for better off section.



## 7.6 CIRCULATION

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

- a) NH- 52- width **60.0m**
- b) Major roads that will cater major movements between areas- **9.0m**
- c) Minor roads or secondary distributors will distribute traffic within each area- **7.5m**
- d) Local access road will carry traffic to each locality and lead to individual- **6.0m**

## 7.7 ENFORCEMENT OF MASTER PLAN

The proposed master plan once approved and adopted by the Govt. of Assam, will be enforced by a Development Authority to be created under Assam Town & Country Planning Act, 1959 (as amended) with the provisions of Uniform Zoning Regulations already approved by the Govt. of Assam.



## ZONING REGULATIONS FOR DHEKIAJULI MASTER PLAN AREA

### 1. SCOPE

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

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

### 2. DEFINITIONS

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

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

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

2.3. "Authority" shall mean local, regional or any other Authority by the State Government for the purpose of administering the Act. Unless otherwise appointed by the State Government, the Authority in case of Municipal Area shall be taken to mean the



Municipal Board for the area constituted under the Assam Municipal Act, 1956 [Assam Act, XV of 1957]

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

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

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

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

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



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

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

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

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

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

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

Provided that the following operations or uses of land shall not be deemed for the



purposes of this regulation to mean development of the land that is to say;

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

2.24. "Occupier" includes :

- a. a tenant;
- b. an owner in occupation of, or otherwise using his land ;
- c. a rent free tenant of any land;
- d. a 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 reminder has been laid out as a public garden or used for purpose of recreation or lies waste and unoccupied.

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



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

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

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

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

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

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

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



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

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

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

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

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

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



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

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

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

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

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

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

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



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

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

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

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

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

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



porches. In a corner plot rear yard shall be considered as parallel to the street upon which the plot faces and the rear yard shall be at the opposite end of the plot from the front yard.

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

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

### **3. GENERAL REGULATIONS. :**

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

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

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

- a) to exceed the height;
- b) to accommodate or a house a greater number of families;
- c) to occupy a greater percentage of plot area;



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

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

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

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

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

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

3.4.4 Non conforming uses of land where , on the date of coming into force of these regulation or amendments thereto lawful use of land exists that is made no longer



permissible under the terms of this regulations as enacted or amended, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions :

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

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

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

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

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

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

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



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

(a) No existing structure devoted to a use not permitted by these regulations to the zone in which it is located shall be enlarged, extended, constructed, re-constructed moved or structurally altered except in changing the use of the structure to the use permitted in the zone in which it is located;

(b) No such non conforming use shall be enlarged or increased or extended to occupy a greater area of the building than occupied by use such at the time of the coming in the force of these regulations of amendments to.

(c) Any structure, or structure and land in combination, in which a non conforming use is superseded by a permitted use , shall thereafter conforms to the requirements of these regulations for the zone in which such structure is located, and the non conforming use may not thereafter be resumed; when a conforming use of structure, or structure and premises in combination, is discontinued or abandoned for a six consecutive months or for a 18 months during any three year period, the structure and premises in combination, shall not thereafter be used except in conformance with the regulations of the zone in which it is located.

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

3.4.7. Repairs and maintenance of any building devoted in whole or in part to any non conforming use, work may be done in any period of 12 consecutive months for ordinary



repairs, or on repairs or replacement of on-load bearing walls, fixtures, wiring or plumbing, to an extent for exceeding 10 percent of current replacement value of the building, provided that the cubic contents of the building as it existed at the time of coming into force of these regulations or amendments thereto shall not be increased.

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

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

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

- a) "Any use on the same plot, with the use to which it is accessory, unless authorised by the Authority;
- b) Any use not customarily incident to a permitted use;
- c) Any use detrimental to the neighbourhood by reason of emission of smoke, noise, odour, vibration, dust or fume,
- d) Storage of more than two automobiles except on an agricultural piece of land,
- e) A secondary dwelling on the same plot with a main dwelling , unless each building shall have at least open space and plot size as required under these regulations ;
- f) Advertising sign excepting signs not more than 10 sq. ft or 0.9 sq.m, in total area pertaining to the lease, sale or use of a plot or building on which they are placed. On the plot occupied by a dwelling there shall not be



more than two signs with a total area of 2 square feet or 0.18 metre per sign for each family house.

- g) Electric transformer room and security/ sentry room.
- h) 30% of the front and rear open yard may be used for accessory use of single storey construction.

3.6. Yards and open spaces:

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

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

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

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

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



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

3.9 Means of access:

- (a) No building shall be constructed on any plot for any use where there is no means of access to such plot.
- (b) Notwithstanding anything prescribed in the Master Plan, the width of such access or lanes, road etc. to one individual plot or plots whether private or public shall be prescribed by the Authority.

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

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

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

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



by the said building or structure and if necessary clear the same under the provision of the Assam Town and Country Planning Act 1959 (as amended).

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

3.14. FENCES, WALLS AND HEDGES:

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

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

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

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

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

(b) Each off street parking space provided shall not be less than of (2.7m x 5.4m), (2.5 m x 1.0 m) and (2.0m x 0.5 m) for car, scooter and cycle respectively. The area of



drives, aisles and such other provisions required for adequate access shall not be counted as part of the parking space.

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

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

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

#### 4. PERMISSION.

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

#### 4.2. Manner of obtaining permission:

4.2.1. For the purpose of obtaining permission for the erection, re-erection, renovation and material alteration of any building or structure the applicant shall submit the



following plans, in triplicate and documents together with an application as prescribed by the Authority.

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

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

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

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

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

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

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



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

a) A block plan of such land which shall be drawn to the scale of largest revenue survey map at the time of existence for locality showing location of the land , boundaries of the proposed land , shown on the map sufficient description to define the same location , name and present width of the adjacent road and lanes and major physical characteristics of the land proposed to be subdivided , including topography , the location and width of any water course and location of any areas subject to inundation of flood and north line.

b) A plan of such land which shall be drawn to suitable scale showing the complete layout of the proposed subdivision including location and width of all the proposed streets , dimensions, uses of all plot, location of all drains , sewers and other utilities, building line permissible , and north line.

c) A key plan drawn on a suitable scale including north line.

d) Any other items or information which may be required by the Authority from time to time.

e) All the plans shall be signed by the applicant (the seller) and the buyer.

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



## 5. CLASSIFICATIONS AND ESTABLISHMENT OF ZONES.

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

### I. Residential Zone

a) Low density

b) Medium density

c) High density

### II. Commercial Zone

a) Retail Commercial

b) Wholesale Commercial

### III Industrial Zone

a) Light Industry

b) Medium Industry

c) Obnoxious Industry

### IV. Public and Semi-Public Zone.

### V. Recreational and Open space Zone.

### VI. Green Belt Zone.

### VII Agriculture Zone

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

5.2 The zones 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 dependent on the special use to which each such sub-zones being utilized.



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

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

## 6. REGULATION FOR DIFERENT ZONES.

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

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

### 6.2.1. REGULATIONS FOR RESIDENTIAL ZONES :

Use prohibited :

- [a] Cinema, Theatre.
- [b] All industries not covered by Annexure I.
- [c] Sanatoria treating contagious disease or mental patients.
- [d] Petrol filling station having a plot area less than 1340 sq m (1 bigha).
- [e] Show room for motor vehicles and machineries.
- [f] Coal, wood and timber depots.
- [g] Motor repairing garage.



- [h] Manufacturing unit using more than 5 HP and employing more than 5 persons.
- [i] Godowns and warehouses.
- [j] Bus / Truck parking area.
- [k] Wholesale shops.
- [l] Mechanical workshop /welding shop.
- [m] Industries creating noise, smoke, odour, vibration and pollution.
- [n] Saw mills.
- [o] Dairy farming and milk processing
- [p] Printing press (However, modern offset printing press etc. using less 5 HP may be allowed.)
- [q] Storage of petroleum and other inflammable materials.
- [r] Bakeries and confectioneries using power other than electricity.
- [s] Stone crusher and quarrying.
- [t] Storage and drying of fertilizers and pesticides.
- [u] Burial ground and cemetery.
- [v] Junk yards.

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

##### Use Prohibited:

- [a] Sanatoria treating contagious diseases or mental patients.
- [b] Coal, wood and timber depots.
- [c] Manufacturing unit more than 5 HP and employing more than 5 persons.
- [d] Wholesale godowns and warehouses.
- [e] Bus and truck parking area.
- [f] Wholesale shops.
- [g] Mechanical workshop/ welding shop with motive power more than 15 HP.
- [h] Industries creating noise, smoke, odour, vibration and pollution.
- [i] Saw mills.



- [j] Dairy farming and milk processing.
- [k] Printing press (However, modern offset printing press etc. using less than 5 HP may be allowed.)
- [l] Storage of Petroleum and other inflammable materials.
- [m] Bakeries and confectioneries using power other than electricity
- [n] Stone crusher and quarrying.
- [o] Storage and drying of fertilizers and pesticides.
- [p] Burial ground and cemetery.
- [q] Junk yards.

### 6.2.3. REGULATIONS FOR WHOLE SALE COMMERCIAL ZONE

Uses prohibited :

- [a] Hospitals and Sanatoria treating contagious disease or mental patients.
- [b] Manufacturing unit using more than 15 HP and employing more than 15 persons.
- [c] Bus parking area.
- [d] Mechanical workshop/ welding shop with motive power more than 15 HP.
- [e] Industries creating noise, smoke, odour, vibration and pollution.
- [f] Saw mills.
- [g] Dairy farming and milk processing.
- [h] Stone crusher and quarrying.
- [i] Burial ground and cemetery.
- [j] Junk Yards.

### 6.2.4. REGULATIONS FOR LIGHT INDUSTRIAL ZONE.

Use prohibited:

- [a] Sanatoria treating contagious disease or mental patients.



- [b] Mechanical workshop/ welding shop with motive power more than 75 HP.
- [c] Industries creating pollution.
- [d] Burial ground and cemetery.

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

Use Prohibited:

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

Note: Industry Department norms may be followed.

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

Use Prohibited:

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



- [m] Industries creating noise, smoke, odour, vibration and pollution.
- [n] Saw mills.
- [o] Dairy farming and milk processing.
- [p] Printing Press (However, modern offset Printing Press etc. using less than 5 HP may be allowed.)
- [q] Storage of Petroleum and other inflammable materials.
- [r] Bakeries and confectioneries using power other than electricity.
- [s] Stone crusher and quarrying.
- [t] Storage and drying of fertilizers and pesticides.
- [u] Burial ground and cemetery.
- [v] Junk yards.

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

##### Use Prohibited:

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



- [n] Storage and drying of fertilizers and pesticides.

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

##### Use Prohibited:

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

#### REGULATIONS FOR AGRICULTURE ZONE

##### Use Prohibited

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



- [g] Wholesale shops.
- [h] Mechanical workshop/welding shop with motive power more than 5 HP
- [i] Industries creating noise, smoke, odour, vibration and any other pollution.
- [j] Printing press
- [k] Storage of Petroleum and other inflammable materials
- [l] Stone crusher and quarrying.
- [m] Tank yard

## 7. EXCEPTION:

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

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

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

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 0.6 m from plinth of a building.



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

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

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

## 7.2 Group Projects:

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

## 7.3 Plinth Height and Finished Ground Level:

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

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

## 7.4. Boundary wall/ compound wall

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



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

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

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

#### 8. SUB COMMITTEE ON ZONING APPEALS:

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

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



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

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

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

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

## 9. PENALTIES:

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



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

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

Compoundable item:

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

Non compoundable item

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

9.2.2 Rate for building constructed prior to approval of this regulation

1. Rs. 25.00 per sq m of area constructed unauthorisedly for residential building up to 110 sq m also for all public and semi public and utility building, religious institutions and educational building.



2. Rs 100.00 per sq m of area constructed unauthorisedly for residential building above 100 sq m Group Housing and apartment building etc.
3. Rs. 500.00 per sq m of area constructed unauthorisedly for commercial business (office, hotel shop etc.) Industrial Cinema, Petrol Pumps etc. The building not specially covered under above categories shall be compounded as decided by the Authority considering the merit of each case individually.

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

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

#### Residential & Non Residential Buildings

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

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

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



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

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



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

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

For calculation of car space the following shall be considered

Area of each car space –

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

**TABLE - II**

**REGULATION FOR DIFFERENT ZONE**

(Dimensions are indicated as m/ ft)

| Sl | Requirement   | Residential Zone    | Wholesale Commercial  | Commercial Zone  |
|----|---|---------------------|---|--|
| 1. | Minimum set back of the building or Structure from the edge of the road/ prescribed street line for plots with minimum size | 3.70/12'0 3.00/10'0 | 6.00/20'0 cantilever projection of the ground floor & upper floors may be allowed leaving 4.5 | 3.00/10'0 for corner plots plainth set back on both roads cantilever projection of Ground floor my |
|    | Low density   | 3.00/10'0           |   |  |
|    | Medium density  |                     |   |  |
|    | High density  |                     |   |  |



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



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

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



B. Basement not used for human habitation shall not be counted for FAR calculation.

Note: Maximum Height of building

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

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

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

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

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

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

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

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

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



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

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

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

(B) For Petrol Filling Stations:

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

(C) ELECTRIC HIGH TENSION LINE

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



**(D) SPECIAL REGULATION FOR CONSTRUCTION IN HILLY AREAS**

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

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

**E.1 MINIMUM PLOT SIZE FOR RESIDENTIAL USE**

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

**E.2 MINIMUM WIDTH OF PLOT**

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



### E.3 SETBACK REGULATION

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

#### i) FRONT SETBACK

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

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

The proposed width of the street will be taken as street width for consideration of these 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 1.5 m

For medium density zones side setbacks shall be 1.5m

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



**E.4. REGULATION FOR APARTMENT BUILDINGS**

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

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

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

Minimum plot size 167.4 sq m

## i) Setback up to the height of 11.5m

Minimum width of plot – 5.0 m with 1.5m minimum front setback.

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

## Minimum Rear setback-

Up to plot depth of 18m 1.5m

Above pot depth 18m 3.0m with maximum 1.5 m projection on the upper floors.

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



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

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

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

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

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



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

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

### E.8. REGULATION FOR INDUSTRIAL ZONE

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



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

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

**(A) NURSING HOMES/ HOSPITALS**

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

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

**(B) PLACE OF WORSHIP**

(Applicable for new proposals)

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

**(C) CINEMA HALL AND AUDITORIUM**

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

**(D) FILLING STATION**



Minimum plot size 31 M X 7 M

Petrol filling station with servicing

Minimum plot size 37 M X 31 M

(E) \* SCHOOL BUILDING

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

Organised parking 20% of the total plot area

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

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

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

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

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

- i). Storage of house hold goods of non inflammable materials



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

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

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

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

(d) Light and Ventilation:

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

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



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

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

For calculation of car space the following shall be considered:

Assessment of each car space-

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

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

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

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



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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



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



## ANNEXURE -- I

AN INDICATIVE LIST OF INDUSTRIES WHICH COULD BE PERMITTED IN  
RESIDENTIAL AREA

01. Cosmetic Products.
02. Agarbatti.
03. Writing ink.
04. Sealing Wax.
05. Watch, pen and spectacles repairing
06. Acrylic sheet button.
07. Plastic covers ( Diary and Files etc.)
08. Knitted plastic bags.
09. Shoe repairing and manufacturing.
10. Rubber stamps.
11. Rubber moulded goods.
12. Food products.
13. Creamery & Dairy products.
14. Atta chakki & Masala grinding.
15. Repacking of Medicines.
16. Paper products.
17. Card Board boxes.
18. Book binding.
19. Assembly of Furniture Units.
20. Ready made garments.
21. Making of Lac Bangles.
22. Batik Printing.
23. Ivory Carving.
24. Embroidery.
25. Watch straps (Nylon)
26. Canvas bags & products.



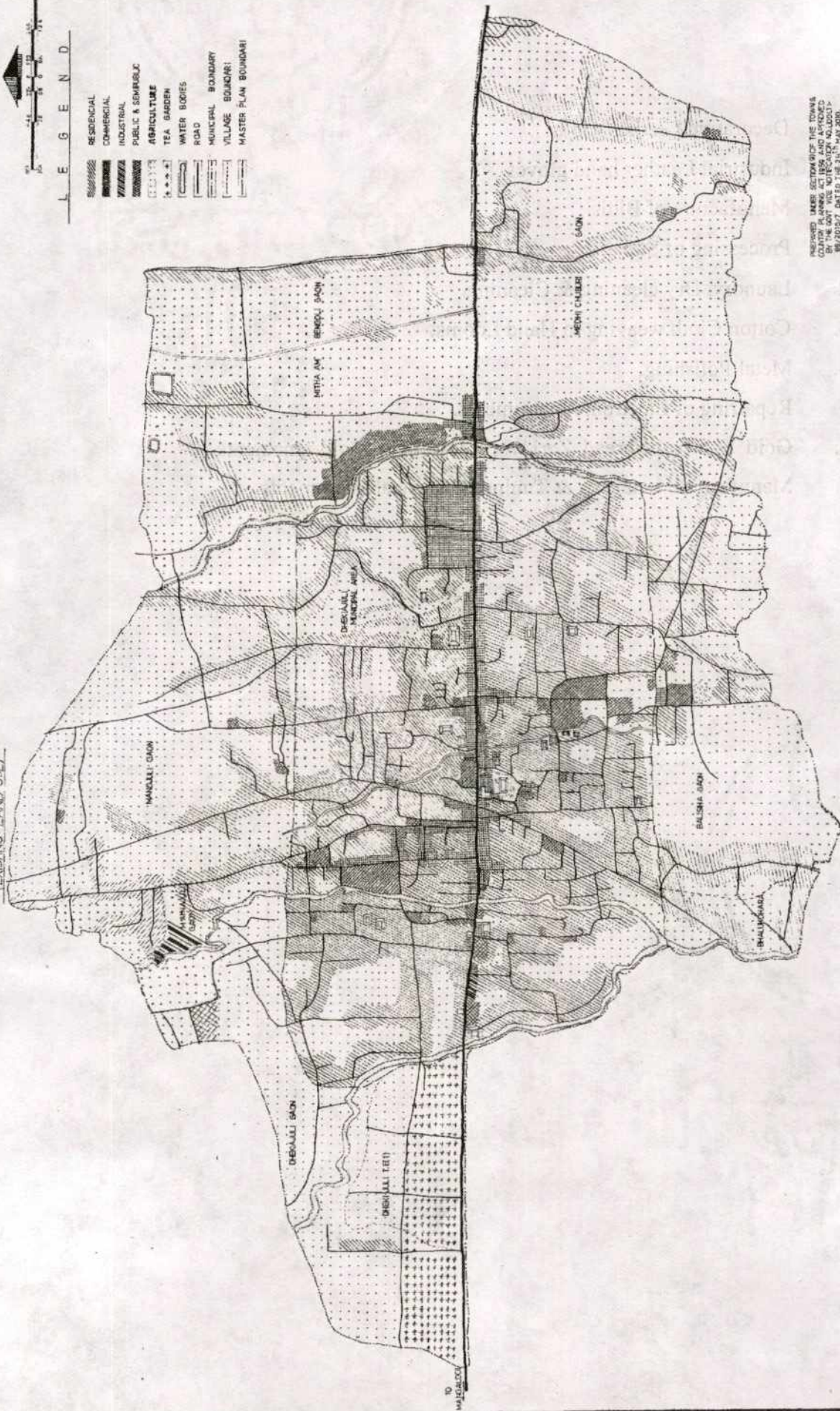
27. Hosiery items.
28. Surgical bandages.
29. Shoe laces etc.
30. Thread rolls.
31. Tailor labels.
32. Mirror & Frame making.
33. Decorative Glass articles.
34. Chalk sticks.
35. Tailors Shop.
36. Cycle repairing shop.
37. Basket making.
38. Wire brushes.
39. Umbrella assembly.
40. Wooden Toys.
41. Paper pins, Gem Clips.
42. Hair Pins.
43. Wire staples.
44. Wire stands for kitchen.
45. Wire for curtains.
46. Wire loops.
47. Decorative key rings.
48. Link Cilps.
49. File Clips.
50. Shoe & Tent eyelets.
51. Brass Jewellery.
52. File cover Accessories.
53. Garments Hooks & eyes.
54. Link Chain.
55. Heating elements ( for domestic appl. )
56. Decoration Lighting series.
57. Transistor Radio Covers.



58. Decorative Leather goods.
59. Industrial Leather hand gloves.
60. Manufacture of Bidis.
61. Processing of Suparis.
62. Laundry, Dry cleaning & Cleaning.
63. Cotton Cloth weaving in Hand Looms.
64. Metal Polishing.
65. Repairing of Electronic Instruments.
66. Gold. & Silver Thread, Zari work, Jewellery, Gold ornaments.
67. Manufacture, repairing & Tuning of Musical instruments



MASTER PLAN FOR DHEKIAJULI 2031 (DRAFT)  
(EXISTING LAND USE)



PREPARED UNDER SECTION 10 OF THE TOWNS  
COUNTRY PLANNING ACT 1956 AND APPROVED  
BY THE GOVT. (P&C) NOTIFICATION NO. 1000/1-  
89/2007, DATED THE 31<sup>ST</sup> MAY 2008.

( A. S. GOWDAR )  
TOWN & COUNTRY PLANNING  
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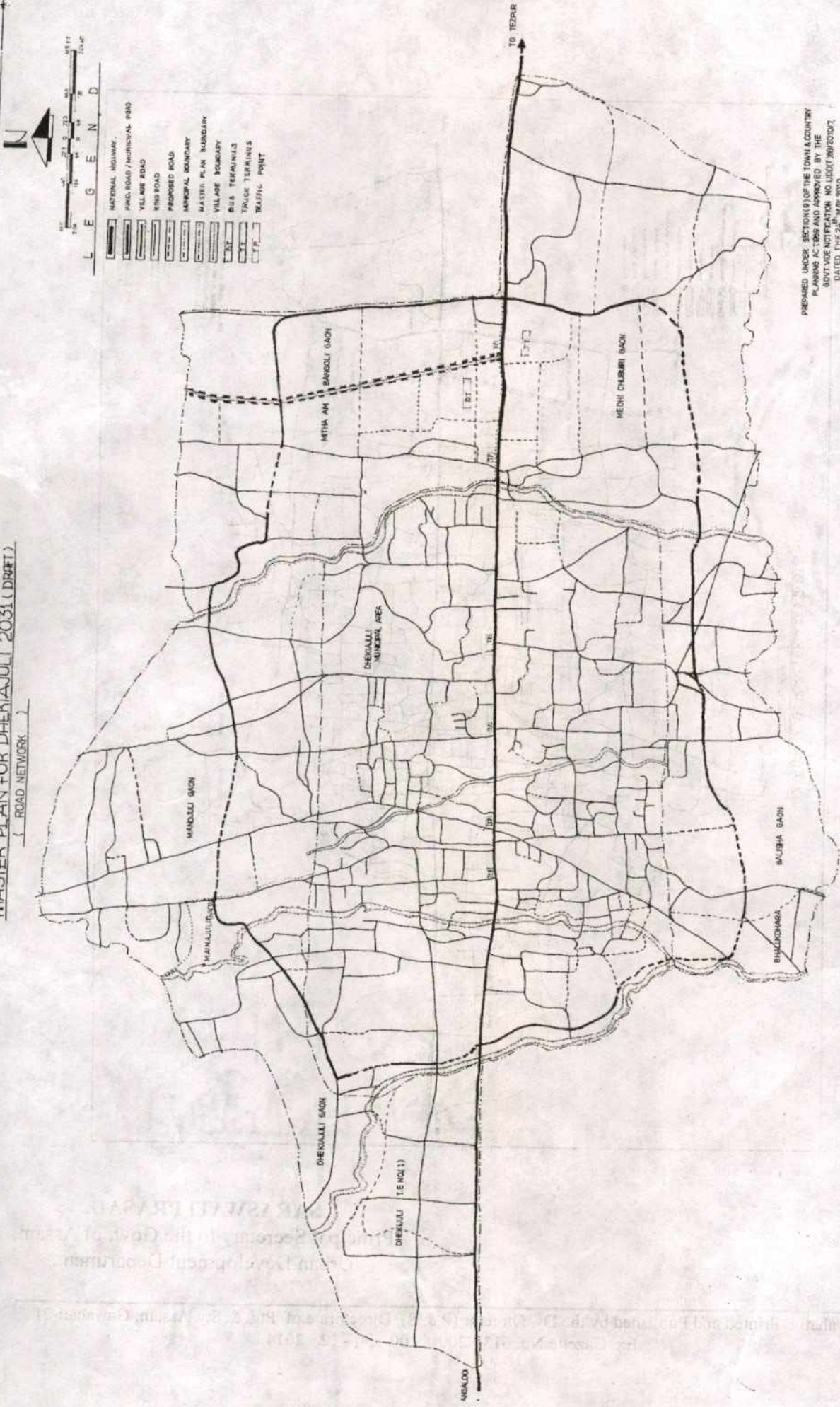








MASTER PLAN FOR DHEKIAJULI 2031 (DRAFT)  
 (ROAD NETWORK)



PREPARED UNDER SECTION (9) OF THE TOWN & COUNTRY PLANNING ACT, 1989 AND APPROVED BY THE GOVT. NOTIFICATION NO. 10007/2010/TZ, DATED THE 22<sup>ND</sup> MAY 2010.

(A. GOSWAMI)  
 DIRECTOR  
 TOWN & COUNTRY PLANNING  
 DISAR, SILCHAR

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 DISTRICT OFFICE, TEZPUR



