



অসম ৰাজপত্ৰ
THE ASSAM GAZETTE

অসাধাৰণ
EXTRAORDINARY
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No. 282 Dispur, Tuesday, 16th December, 2014, 25th Agrahayana, 1936 (S.E.)

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

NOTIFICATION

The 25th June, 2009

No. UDD(T) 89/2009/2.- In exercise of the powers conferred by section 9 of the Assam Town and Country Planning Act, 1959 (Assam Act II of 1960) read with sub-section I of section 10 of the Assam Town and Country Planning Act, 1959 (as amended), the Governor of Assam is pleased to publish the following notice regarding the publication of the Draft Master Plan for Lakhipur (Cachar)

**Notice for Publication of Draft Master Plan and Zoning regulations for
Lakhipur (Cachar District)**

1. It is notified that the Draft Master Plan and the Zoning Regulations for Lakhipur prepared under section 9 of the Assam, Town and Country Planning Act, 1959 (as amended) for the area described in the schedule below is hereby published.
2. Any person or persons affected by the Draft Master Plan and Zoning Regulations may submit their objection or opinion in writing to the Director, Town & Country Planning, Governor of Assam, Dispur, Guwahati-6 within two months from the date of publication.
3. The Draft Master Plan and the Zoning Regulations together with all relevant papers and maps may be inspected free of cost during the office hours at the office of the Director, Town and Country Planning, Govt. of Assam, Dispur, Ghy-6, the Deputy Director, Town & Country Planning, District Office Silchar and Lakhipur Municipal Board, Lakhipur. Copies of the Draft Master Plan and Zoning Regulations are also available at the office of the Director, Town and Country Planning, Govt. of Assam, Dispur, Guwahati-6 on payment.

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

Name of the Master Plan Area	:	LAKHIPUR
DISTRICT	:	CACHER
SUB-DIVISION	:	LAKHIPUR
AREA	:	20.49 SQ. KMs.

B. Parganas and villages included in the Draft Master Plan for Lakhipur :**PARGANAS****VILLAGE**

Lakhipur

Lakhipur Town

Chiripar Pt.I

Chiripar Pt.II

Nij Lakhipur Pt.I (partly included town area)

Nij Lakhipur Pt.II (partly includes town area)

Nij Lakhipur Pt.III

Nayagram (partly includes town area)

Fulertal (partly includes town area)

Digar Fulertal Pt.I

Digar Fulertal Pt.II

Digar Fulertal Pt.III

Lalang Kitta Labakpar Pt.V

S. PRASAD,

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

CHAPTER - I*Introduction, History of the regions, Physical aspect, Climate*

1. Introduction: Lakhipur is the head quarters town of Lakhipur Sub division under Cachar district in the state of Assam. Lakhipur town is 33KM from District headquarters, Silchar and it is flanked by river Barak on the south and river Chiri on the north. Lakhipur Town Committee was constituted in 1960 with four wards. These wards were further revised to ten wards in 1994 and further upgraded to twelve wards in 1999. Total area of the town is approximately 7.5 square Kilometers.
2. Historical background: An ancient town of the erstwhile Kosari Kingdom, Lakhipur since long was a Business centre of Cachar, Manipur, Lusai hills(Mizoram) and Burma(myanmar) in the pre-independence era. Reputation of Lakhipur had stretched up to West Bengal and Orissa in the Indian mainland and even to China. During the 1st Burmese war (1824-1826), Captain Pamberton established a border outpost around which the present town area is situated. Lakhipur as the name suggests (Lakhi or Lakhsmi - the Goddess of wealth and pur - town) was once a thriving centre for business and commerce and the biggest Pargana of Cachar with an area of 105 square miles consisting of 92 Talukas. Revenue generated by this Pargana was around Rs. 30200 during 1826. Lakhipur's lifeline was its hilly road, which links Silchar, the present district headquarters of Cachar District with the kingdom of Manipur. During Huensang's visit to India this was a major route for India's business with Burma and China. Chaitanya Mahaprabhu's disciple Santidev Goswami came from Nabadweep in West Bengal and went to Manipur via this route for spreading the Vaisnavite movement. During 1871-1872, the Commissioner of Cachar District John Edgar had suggested to the Government of India to construct a road linking Lakhipur with Chattagram in Bengal (Now Bangladesh) and Rangoon in Burma. According to his report the distance from Lakhipur to the Burmese border was only 192 Kilometer. This proposal is presently being raised by the state government and is under consideration for incorporation. Indian Steamer Company used to operate steamer services from Kolkata to Lakhipur way back in 1835. Although the town has lost much of its vibrancy and trade and commerce at present is only a shadow of its glorious past but the town and its suburbs still are an important place for commerce in the district.
3. Location Aspects: Lakhipur town is located at 24 deg.48 min. latitude and 93 deg.2 min. longitude. The town is situated at a distance of 383 kilometers south east of Dispur, Guwahati, the state capital of Assam.
4. Physical Characteristics: Various physical characteristics of Lakhipur town are described below in a tabular form.

Table 1-1 :Physical Characteristics of Lakhipur Town

Parameter	Description
Topography	Mostly flat with a few small hillocks on the eastern side
Temperature	32d C (max.) 10 d C (min.)
Extreme Months	August (hottest), December (coldest)

Humidity	80% (maximum)
Rainfall	2634.4MM with 144 rainy days (average)
Monsoon period	May to September

5. Communication and Linkages: Lakhipur town is connected by NH- 53 from Silchar and Manipur. The nearest railway station is Sribar which is 5 Kilometers from the town. Distance to Kumbhirgram Airport is 40 Kilometers via Silchar and shorter route through Dewan Tea Estate is 16 Kilometers to the Airport from Lakhipur town.

6. Proposed Master Plan Area: The proposed master plan area consists of 11 (eleven) number of revenue villages which also include Lakhipur town having an area of 7.5 sq. km. The total master plan area is 20.49 sq.km including both urban and rural areas.

CHAPTER-II

Regional population study. Projected future population

1. Population: As per the year 2001 census report, the population of Lakhipur town is 9708. The percentage decadal growth for 1991-2001 was 159.50%. This higher figure of percentage decadal growth seems to be due to the enlargement of the town boundary during 1991 to 2001. On graphical plotting of population of past decades since 1951, the population of Lakhipur town may be projected at 13226 in the year 2011 and 18019 in the year 2021. The master plan area population as on 2001 was 19543 persons. The population of master plan area in 1991 was 18163. The decadal variation of population from 1991 to 2001 is 7.60%. The projected population of master plan area is found more rational as derived by graphical method. The projected population of master plan area is shown in table 2(b).

The three districts viz. Cachar, Karimganj and Hailakandi of southern Assam comprises Barak valley region. The region shows a rural dominance character in population distribution as well as physical and economic infrastructures. Cachar district has two towns viz Silchar and Lakhipur. Silchar is the largest town in the region and Lakhipur is the smallest town in the region in respect of population.

The total population, urban population of cachar district vis a vis Assam in the year 1991 and 2001 are as follows:

State/ District	Total area in sq.km.	Year	Total population	Total urban population	% urban population to total population
Assam	78438	1991	22414322	2487795	11.1%
Cachar	3786	1991	1215385	119224	9.81 %
Assam	78438	2001	2,66,38,407	3,389,413	12.72%
Cachar	3786	2001	14,42,000	1,52,101	10.55%

2. Literacy: As per the year 2001 census report, male literacy rate of the town is 94.56% and the female rate of literacy of the town is 80.70% corresponding to the district urban figures of 91.09% and 82.23% for male and female respectively. The total literacy rate of the town is 87.8% compared to state urban figure of 85.76%.

3. Economic Base: The surrounding area of Lakhipur is fertile and the town along with its suburbs produces large quantities of pineapples besides rice and other vegetables. The town itself is a thriving market for horticultural products. There is ample scope for setting up fruit and vegetable processing units in the area.

4. Projected population: The projected population of Lakhipur town and Master plan area are shown below:

Table 2(b)

Year	Lakhipur Town	Lakhipur Master Plan area
2011	13226	22000
2021	18019	25430

CHAPTER-III

Physical growth trend. Existing Land use

1. Physical Growth Trend: Present growth trend calls for an immediate preparation of the Master Plan which will largely help in guiding development of the plan area. The population growth and increase of various activities lead to physical expansion of urban area and sometimes it leads to urban sprawl in absence of a development plan. Moreover the type of topography, physical barriers guide the pattern of population distribution and physical development.

The land use survey in combination with socio economic survey and traffic survey reveal the semi urban growth trend of proposed master plan area. The river Barak, river Chiri and hilly stretch in the eastern part of the master plan area act as natural barriers in guiding physical development of the town.

The Reconnaissance survey indicates the river bank along Barak in southern boundary approx. 9 km stretch is susceptible to soil erosion due to river's meandering wave and scour effect. This land area needs special measure of erosion control and bank protection measure.

2. Land Use: Following table illustrates the existing land use pattern. of Lakhipur Master Plan area.

Table 3: Existing Land Use Pattern of Lakhipur Master an area:

Activity/ Uses	Area (Sq.KM)	Percentage of Area
Residential	4.30	21%
Commercial	0.23	1.1%
Industrial	0.08	0.4%
Public	0.41	2.0%
Roads & Transport	0.45	2.2%
Agricultural/Plantation	5.45	30.6%
Water bodies	2.36	11.5%
Vacant Land	7.66	31.4%
Total	20.49	100%

Early settlements within the town took place adjacent to river bank where Ferry ghats were situated to transport goods and people. Gradually the development started rolling towards stretches along National Highway towards Silchar in the northern part and towards Jiribum (Manipur) in the eastern part.

In existing land use, the hilly areas contribute to large share of vacant land. In these hills, at times jhum cultivation is done. The barren vacant land and few unproductive agriculture land would meet the requirement of land for residential use in coming years.

CHAPTER IV

Housing and Socio-Economic Infrastructure

Residential use is the major land use occupying about 21% of planning area. The residential areas are scattered in patches all over the master plan area except extreme northern part of the planning area. The narrow road, inadequate drainage, improper setback within the plot boundary form the scenario of infrastructure in residential areas.

Shelter is one of the basic human needs and its conditions greatly effect the character of human life. It is one of the burning problems of the present days urban areas. Though in Lakhipur planning area shortage of housing is not the major problem but the type of house, housing condition, basic need related to housing like drinking water, sanitation, garbage disposal etc.do not conform to norms. There is total absence of neighbourhood structure in the planning area.

With the growth of population the activity of housing construction is also getting increased. As per the records available with the Lakhipur Municipal Board, there are 1823 numbers of households in Lakhipur. A primary survey reveals that 50% of total houses are of Assam

type building, 20% are RCC building and 30% are of kutchha houses within master plan area.

Existing Socio-Economic Infrastructure: The Existing socio- economic infrastructure of Lakhipur is summarized below:

Educational Institutions: Lakhipur has 2 numbers of degree level colleges, 1 number of higher secondary school, 5 numbers of high school, 5 numbers of Middle English Schools and 12 numbers of Lower Primary school. There are 3 numbers private English Medium high schools and 3 numbers private English Medium primary schools in Lakhipur. All together these Educational institutions are sufficient for the present population. The number of private colleges will be increased in near future. Few private educational institute alongwith technical institute like ITI will be set up at Lakhipur.

Health facilities: There is at present one number of 10- bedded government hospital and one mobile dispensary in the town. There is also a block level health centre rendering service to the people.

Government offices and major establishments: Being sub divisional headquarters various government offices situated in Lakhipur. There are Sub Divisional Officer (Civil), Circle Office, Sub-divisional Police office, Sub Divisional Information and Public Relation Officer, Sub Divisional Agriculture office, Assistant Executive Engineer - Assam State Electricity Board, Sub Divisional Fishery Office, Block Development Office, Election Office, Superintendent of Food and Civil Supply, Range Forest Office, Inspector of Labour, Inspector of Handloom and Textiles, Sub Registrar, Sub Divisional Engineer- Bharat Sansar Nigam Limited, Sub Post Offices in Lakhipur & Fulertal, Central Water Commission- Investigation Centre, Khadi & Village Production Centre, Integrated Child Development Scheme Project, Barak Valley Hill Tribes Development Council, Veterinary Dispensary, Superintendent Customs and Central Excise and Fire station.

Financial Institutions: The town of Lakhipur as well as the surrounding area is served by two numbers of nationalised banks namely United Bank of India- Lakhipur and Central Bank of India- Fulertal. Apart from these few private financing institutes have also started function from Lakhipur.

Trend in Industry: The planning area has no major base in Industry, only few household industries mainly forest based and agriculture (Fruits) based industries are in existence. This sector till now do not have major contribution in employment generation in the locality.

Markets: Lakhipur town has two numbers of daily markets. One of which is operated by the Municipal Board. The same markets serve as the venues for bi- weekly markets where the business occurs at larger volume and vendors from the surrounding areas of the town and also from Manipur state participate.

There are 200 nos of commercial units, 3 nos industrial units, 2 nos of nationalized banks are there.

Play ground: Lakhipur town has one major playground.

Police Station: Lakhipur town has one police station.

Recreational Facility: There is one cinema hall of 450 sitting capacity. There is need for developing recreational facilities, both active and passive within the Master plan area.

Cremation and Burial Grounds: There is three number each of cremation and burial grounds in Lakhipur.

CHAPTER - V*Regional Transportation system, circulation pattem, other physical Infrastructure*

Economic and socio cultural life of a geographical area is immensely influenced by regional transport linkage and inner traffic management system (though Lakhipur being a small town, the inner traffic management does not have much implication at present). The growing demand for transportation facilities calls for assessment of the existing problems of traffic movement, circulation pattern, road geometrics. The assessment helps to evolve remedies in terms of short term and long term measure.

Lakhipur is connected with the other part of the district and the state via road, rail and airway though nearest railway station and airport are few kilometres away from the town. The national highway 53 passes through the town connecting Silchar on one side and Manipur on the other side. This NH causes the increase in regional traffic at Fulertal point of the Master Plan area. Due to this some parallel roads entering into major residential areas of the town has been suggested.

Circulation pattern: Within the master plan are there is only few main road those runs through the center of the town. Other roads in the residential areas are not yet developed. The category of road as revealed from road and traffic survey of Lakhipur master plan area is illustrated in the following table:

Table 5: Road category of Lakhipur

Road Type	Length	Percentage
Bituminous	5.2 KM	18.44 %
Gravel/bricksolling	14.0KM	49.64 %
Kutchha	9.0KM	31.92 %
Total	28.2KM	100%

The traffic volume as counted in different road section in Lakhipur does not indicate any major increase in traffic volume. At present the traffic volume is very nominal in all road junctions. More over at Fulertal point NH junction traffic regulatory measure like traffic rotary is suggested.

There are entry and exit of 150 number of taxi, 50 number Bus, 100 nos Max / Sumo and 50 nos Auto Rickshaw. There are 200 nos of cycle Rickshaw and 200 nos wheel cart within town area. A linear road pattern is exhibited in the master plan area.

Water Supply: Lakhipur town has two water supply plants whose intake is from Barak on the south of the town. Jointly monitored by Public Health Engineering Department, Assam and Lakhipur Municipal Board, it presently has 400 house connections and hydrants at various public areas. Remaining population of approximately 4000 people of the town and extended suburban area do not have any piped water supply facility. There are three number of PHE treatment plant in the master plan area.

Recently a piped water supply Project has been sanctioned by Govt of India for Lakhipur town under centrally sponsored scheme UIDSSMT. The work will be started soon under monitoring of District Town and Country Planning office, Silchar. This scheme will take

care of additional requirement of potable water requirement for both town area and surrounding villages.

Drainage & Sewerage: The existing drainage network of Lakhipur town is mostly earthen in nature and need proper improvement in near future because of the growing demands. The town does not have a sewerage system. Households have their own septic tank. Recently a Storm Water Drainage Project has been sanctioned by Govt of India for Lakhipur town under centrally sponsored scheme UIDSSMT. The work will be started soon under monitoring of District Town and Country Planning office, Silchar. This scheme will take care of proper drainage system in the town.

Electricity: Lakhipur town has electric power supply being drawn from nearby Banskandi power plant and from Manipur state. All the rural areas in the master plan area are connected with electric supply.

Solid Waste Disposal: Lakhipur Municipal Board is maintaining a solid waste disposal wing. The present site of waste dumping yard need to be shifted to periphery of master plan area.

Chapter -VI

Physical plan- Proposal, proposed land use, environmental aspects, plan implementation and plan administration

The future population and trend of infrastructure development determine the nature of land uses and their proportion in future land use. It has been assumed that there will not be any abrupt changes in any aspect affecting the future population figure in an unprecedented manner. Rather there will be moderate increase in present growth rate and it will continue for some years in future. The projected population of 2011 and 2021 have been shown in table 2(b) of earlier chapter.

PHYSICAL PLANNING AND PLAN PERIOD:

Physical Planning is a continuous process. The Master plan or Outline Development plan is prepared to evolve a scientific and rational policy for urban development. The plan guides the future course of development for providing better environment of the people living in a geographical area.

The Master plan is being envisaged as outline Development plan and thus the plan period has been kept moderate like 10 to 12 years maintaining the characteristics of an outline development plan. The plan period of this Master plan is considered upto 2021. In normal course it should be revised after 2021 and if necessary it may be revised even earlier.

The possibility of expansion of the town is towards northern direction in first phase and towards east in the subsequent phases.

PHYSICAL PLAN PROPOSAL:

Studies in respect of land use pattern, transportation network, circulation pattern, housing and other activities indicate lack of urban amenities and infrastructure hindering the growth in the other sector. However opportunities in its location in regional set up vis a vis scope for promotion of trade & commerce are to be explored and exploited in positive manner.

Following guiding factors have been considered as proposal to be included in the Draft Master Plan of Lakhipur.

(a) Provision of keeping well defined areas for Government and public offices, institute etc in public semi public land use in three different locations viz two no. at Digar Fulertal pt-I, one no. at Lakhipur pt-I.

(b) Encouragement for establishment of small industrial units based on Agricultural product and

- Forest product in the earmarked industrial zone in proposed land use.
- (c) A terminal facility for road transport has been proposed one at Nayagram and one at Niz Lakhipur. The circulation pattern to be improved with proper road geometry.
- (d) The missing link in road network within master plan area has been rectified by proposing various new road and extension of existing road as shown in proposed road network plan (map).
- (e) Provision of mixed land use has been proposed in zones like Residential, Commercial etc to counter the soaring land price in urban area and speculation.
- (f) Protection measure is proposed along river Barak on the northern bank for a stretch of 9 km. This measure need to be taken to protect soil erosion in the river bank and to protect the town as well as Master plan area. A Detailed Project Report may be prepared and submitted to the government by the Water Resource Deptt or Soil Conservation Deptt.
- (g) Some basic utilities like organized commercial area, town level parks/ recreational area, cremation ghat etc has been provided in a decentralized manner in the master plan area.
- (h) A town level library for reading and lending books to the members for periodical interval may be developed in adjacent to office building of Lakhipur Municipal board.
- (i) Industrial area has been proposed in Digar Fulertal pt-I, agriculture based like pineapple industry may be given priority.
- j) An Industrial Training Institute (ITI) is proposed in chiripar pt-I. This may be either completely government institute or run by public sector.

All physical development plan should give due importance to the environmental aspect of the locality. Thus it is necessary to plan for scientific and environmentally safe system of solid waste management and to locate a garbage dumping yard. A site at Niz- Lakhipur pt-II has been selected under public and semi public zone. The existing dumping place to be abandoned as it is in the central area of the town and near residential area. On going scheme like SJSRY and Basti Sudhar programme to be utilised by local authority to maintain safe environment in the town as well as surrounding areas.

In the draft Master Plan, a total land area of 20.49 sq.km. has been provided for a projected population of 25430 in the year 2021 in Lakhipur Master Plan area (LMPA). Maps show the proposed land use and zoning plan for LMPA. The proposed land use of Lakhipur Master Plan 2021 is show in table below.

Table:6 Proposed Land use of Lakhipur Master Plan -2021

SI No	Use	Area in sq.km.	%age of total area
1	Residential	8.28	40.4 %
2	Commercial	1.07	5.2 %
3	Industrial	0.59	2.9 %
4	Public & Semi Public	1.34	6.5 %
5	Road & Transport	1.91	9.3 %
6	Recreation & open space	0.49	2.4 %
7	Agriculture & Plantation	4.46	21.8 %
8	Water bodies	2.35	11.5 %
		20.49	100%

Brief notes on principal land uses as proposed in the Master Plan are given below.

Residential use : A total area of 828 hc has been proposed for residential use. The residential areas are distributed all over the Master Plan area to have smooth home and place of work relationship. The concentration of population in different areas would vary and accordingly there would be sub categories as follows.

Low density use----- 50 to 100 PPH

Medium density use----- 100 to 150 PPH

High density use ----- 150 to 200 PPH

These zones on the zoning map would be marked and notified by the concerned Authority implementin the zoning regulation as per Annexure-II.

Commercial use : The dispensing of commercial activities in different nodal centres of the town as well as along the major road is proposed in this plan. It is proposed to relocate wholesale and godowns in the commercial areas in Fulertal locality.

Public and Semi public use: This category consists of multiple uses like Government and Semi Government offices of various education and health facilities, socio cultural and institutions, places of public uses etc. A total of 134 hc of land is proposed to be used under Public and Semi Public use.

Road and Transport: A total of 191 Hc of land has been proposed under the category of Road & Transport. Some new link roads and extension and widening of few roads has been proposed under this category of land use.

Plan Implementation and Plan Administration: The various proposals and policies as envisaged in the Master Plan can be implemented through various regulatory measures as outlined in the Zoning Regulations as well as through various development schemes by the Authorities. The details of the Development proposals are worked out at the time of preparation of development schemes.

Planning is a continuous process. The objectives set out in a plan do not get implemented themselves. Implementation is the central task of Planning Administration in connection with action programme in Zoning Regulations which form an integral part of any development plan. Zoning Regulations play a very important role in controlling and promoting urban development and in limiting urban growth. In fact a good part of the plan implementation task is dependent on proper enforcement of the zoning regulations.

Chapter VII

ZONING REGULATIONS

Zoning Regulations play a very important role in controlling and promoting urban development on rational lines. They are also useful in limiting urban growth and in a broader sense it can also be useful for laying down broad directions of growth in a regional plan. These have been used extensively to control development of urban areas.

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

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, 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, following definitions shall apply.

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

2.2 Agriculture includes horticulture, farming, growing of crops, fruits, vegetable, flowers, grass, fodder, trees of any kind of cultivation, soil breeding and keeping of livestock including cattle, horses, donkey, mules, 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 appointed 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 mtr. with a minimum height of 1.50 mtr. from ground level. Basement can be used for 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 whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and include foundation, plinth, walls, chimneys, drainage works, fixed platforms, verandah, balcony or projection, part of a building or anything affixed thereto 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, woodshed, guard room, power installation, pump house etc.

2.8 'Building Height' 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 slopping roof and in the case of gables facing the road, the point between the eaves level and the ridge. Architectural features serving other function except that of decoration shall be excluded for the purpose of taking heights. If the building does not abut on a street, the height shall be measured above the level of the ground and contiguous to the building.

2.9 'Building Set Back' means the distance by which the 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 or exchange of goods of any type whatsoever and includes the running of, with a view to make profit, nursing homes, vocational educational institutes and also includes hostels, restaurants, boarding house not attached to any educational institutes.

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

2.12 'Coverage' is the percentage ratio of the plinth area of the main and accessory building to the area of the 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 display that will indicate from the exterior that the building is being utilized in whole or in part of any purpose other than that as a dwelling and in connection with which no article or service is sold or held up for sale except that produced by a member of the family residing on the premises and no mechanical equipment is used as it is customary for purely domestic or household purpose.

2.14 'Development' means the carrying out or building engineering, mining or other operation in, on or over the ground level or 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 alteration of any building which effect only the interior of the building or which do not materially effect the use and the exterior 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 or open of any street or other land for that purposes;

d. the use of any building or other land within the corridor 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 or 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 residents.

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

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

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 industrial wastes and employing not more than 100 workers with or without power.

(iii) "Industry Light" means industries which do not throw out 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) "Industry Medium" includes industries which employ more than 100 workers and may use any kind of motive power or fuel. Subject 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 or other job.

(vi) "Industry Obnoxious" are those industries which are associated with such features as excessive smoke, noise, vibration stress, unpleasant or injurious fumes, effluents, explosives, inflammable etc and such other which are hazardous to health and safety of the community.

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

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

2.24 "Occupier" includes :

a) a tenant

b) an owner in occupation of or otherwise using his land

c) a rent free tenant of any land

d) a licensee in occupation of any land, and

e) any person who is liable to pay to the owner damages for the use and occupation of any land.

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

2.26 "Owner" includes a 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 or 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 deptt, a general manager of a 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 unenclosed sufficient in size to store an automobile or any other conveyance together with a drive way connecting the parking space with a street or alley and permitting ingress or egress to all such conveyances.

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 uses customary and incidental to it, including the open space required by

these 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 enjoyed by the public or not, and whether the entry is regulated by any charge or not.

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

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

2.35 "Road and Street" means any Highway, Street, Pathway, Alley, Stairway, Passageway, Carriageway, footway, Square place or bridge, whether a thoroughfare 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 tree 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 the 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 the 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 including building constructed or erected, the use of which requires location on 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, recreate, 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 material alteration" means to make any modification in any existing building by way of an addition or alteration or any other change in the roof, window and door, compound, sanitary and drainage system in any respect whatsoever, but 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 alteration. It further includes:

- a) conversion of a building or 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 a shop, warehouse or factory or vice-versa; and

d) conversion of a dwelling 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 a building after demolishing it on the same place as has been previously mentioned.

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

2.47 "Warehouse" means a building, the whole or substantial part of which is used or intended to use for storages 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 the 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 measurement 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 the 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, enclosed 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 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 other than steps.

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

3. GENERAL REGULATIONS:

3.1 The requirement of these Regulation within each zone shall be the minimum requirement and shall apply uniformly to each class and each kind or structure or land except as therein and therein 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 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 therein 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 a land or of a non conforming use of a structure and land shall not be extended or enlarged after coming into 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 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 lot 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.

3.4.4 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 reason 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 per cent 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 a structure be moved for any reason any distance whatsoever, it shall thereafter conform to the requirements for the zones in which it is located after it is moved.

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

- 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, reconstructed, moved or structurally altered except in changing the use of the structure to the use permitted in the zone in which it is located.
- 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 those regulations or amendments to.
- c) Any structure or, structure and land in combination, in which a non conforming use is superseded by a permitted use, shall thereafter conforms to the requirements of these regulations for the zone in which such structure is located, and the non conforming use may not thereafter be resumed; when a conforming use of a structure, or structure and premises in combination, is discontinued or abandoned for a six consecutive months or for a 18 months during any three 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.

3.4.6 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 such official.

3.4.7 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 non conforming use, in the zones in 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 necessary, unless authorized by the Authority;
- b) Any use not customarily incident to a permitted use;
- c) Any use detrimental to the neighborhood by reason of emission of smoke, noise, 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 place and plot size as required under these regulations;
- f) Advertising sign excepting signs not more than 10 sq. ft. or 0.9 sq.mt. 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 sq.ft. or 0.18 mt per sign for each family house.

3.6 Yards and open spaces:

- a) Each structure here after erected, re-erected or materially altered shall be provided with the front, side or rear yard as specified with zoning regulation.
- b) No open space of plot required for building of structure shall, during its life be occupied or counted as open space for another building of structure.
- c) On plot occupied by building only not exceeding 30 percent of the rear yard may be occupied by one storied building as accessory use.
- d) Special type of building: Subject to the requirement of the setback from prescribed street lines and side and rear yards under the respective rules no building used for theatres, cinema hall, concert or assembly hall, stadium, building intended for religious worship, hospital, dispensary building, market, exhibition halls or museum and other such buildings shall have an open space of not less than 25 ft. (or 7.5 mt) from the front boundary and 15 ft (4.5 mt) 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 & half feet and ten feet (0.7 m and 3 m) above the centre lines of such plot and the joining points along the said lines 20 ft. or 6.0 mt. minimum from the point of intersection.

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

3.9 Means of access:

- a) No building shall be constructed on any plot for any use where there is no means of access to such plot.
- b) Not withstanding anything prescribed in the master plan, the width of such access or lanes, road etc to one individual plot or plots whether private or public shall be prescribed by the Authority. In no case it shall be less than 15 feet.

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 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 prescribed in these regulations whenever it is proposed.

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

b) To remove, re-construct or to make any addition to or structural alteration 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 subdivided and no layout of the of the land shall be prepared, altered and executed unless in conformity with this regulation therein specified for the zones in which it is located.

3.14 Fences, walls and hedges:

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

b) Provided in commercial zone the height of the fences, walls, hedges along the front boundary and upto 3 mt. along the side boundary from the edge of the road or from the prescribed street line shall not exceed 3.0 feet or 0.9 m.

c) Provided in industrial building or any other public building requiring special security protection 2.7 m. or 9.0 feet grille or wire fencing.

3.15 Off street parking space for motor vehicles, scooters, 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 (2.7mX5.4m) (2.5mX1m) (2.5mX0.5) 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 committee on zoning appeal may construe such use of this space as meeting the off street parking requirements of these regulations.

e) If off street vehicle parking space can not be reasonably provided in the same plot on which the principal use is conducted, the authority may permit such space to be provided on their off street property, provided such space lies within 400 feet or 120 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, recreate 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 alternation 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 large 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 (1cm to 2 mtr) scale indicating the plot boundaries, position of the existing structure with its location, set back, side yard, projection dimensions.

(ii) For special type of building such as cinema hall, apartment building, nursing home, market, commercial building, private school, colleges etc, parking layout plan and service plan in detail must be submitted.

c) The detail floor plan 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.

e) Any other informations, 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 to the plans if it is not in conformity with the Master Plan or zoning regulations and shall communicate its decision to the applicant giving the notice within a period of one month from the receipt of the application or such other information as may be called for by the Authority.

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 time of existence for the locality showing location of the land, boundaries of the proposed land shown on the map and sufficient description to define the same location name and present width of the adjacent road and lanes and major physical characteristics of the land proposed to be subdivided, including topography, the location and width of any water course and location of any areas subject to inundation or flood and North line.

b) A plan of such land which shall be drawn to suitable scale showing the complete layout of the proposed 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 the 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 of 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. Classification and Establishment of Zones.

5.1 The following land use zones have been prescribed for the Silchar Master Plan area. It is to be noted that 'Agriculture' and 'Greenbelt' zone has been considered to have similar function and considered as single zone named 'Agriculture and Plantation zone.' Accordingly following zones are classified in Lakhimpur draft Master Plan area.

1. Residential Zone
 - (a) Low density
 - (b) Medium density
 - (c) High density
2. Commercial Zone
 - (a) Retail commercial
 - (b) Wholesale commercial
3. Industrial Zone
4. Public and Semi Public Zone
5. Recreational and open space Zone
6. Agriculture and Plantation Zone

7. Green belt zone (extension of agriculture/plantation zone in periphery of master plan boundary)

5.2 The zone designated under 5.1 above may be further divided into sub zones by the Authority where it deems it expedient, the designation of such sub zones being dependent on the special use to which each such zones is being utilized.

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

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

6. REGULATION FOR DIFFERENT ZONES:

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

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

6.2.1 Regulations for Residential zone:

Use prohibited:

- a) Cinema, Theatre.
- b) All industries not covered by Annexure-I.
- c) Hospitals, Nursing Homes and Sanatoria treating contagious disease or patients.
- d) Petrol filling station.
- e) Show room for motor vehicles and machineries.
- f) Coal, wood and timber depots.
- g) Motor repairing garages.
- h) Manufacturing unit using more than 5 HP and employing more than 5 persons.
- i) Godowns and warehouses.
- j) Bus/truck parking area.

- k) Wholesale shops.
- l) Mechanical workshop/ welding shop.
- m) Industries creating noise, smoke, odour, vibration and pollution.
- n) Saw mills.
- o) Dairy farming and milk processing.
- p) Printing press (however, modern offset printing press etc using less than 5 HP may be allowed).
- q) Storage of Petroleum and other inflammable materials.
- r) Bakeries and confectioneries using power other than electricity.
- s) Stone crusher and quarrying.
- t) Storage and drying of fertilizers and pesticides.
- u) Burial ground and cemetery.
- v) Junk yards.

6.2.2 Regulation for General Commercial Zone:

Use prohibited:

- a) Hospitals, Nursing Homes and Sanatoria treating contagious disease or mental patients.
- b) Cool, wood and timber depots.
- c) Manufacturing unit using more than 5 HP and employing more than 5 persons.
- d) Wholesale godowns and warehouses.
- e) Bus and truck parking area.
- f) Wholesale shops.
- g) Mechanical workshop / welding shop with motive power more than 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 Wholesale 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 Regulation for Light Industrial Zone.

Use prohibited:

- a) Hospitals and Sanatoria treating contagious disease or mental patients.

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

6.2.5. Regulation for Medium Industrial Zone.

Use prohibited:

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

6.2.6 Regulations for Public & Semi Public Zone:

Use prohibited:

- a) Cinema Theatre.
- b) All industries not covered by Annexure-I.
- c) Hospitals, Nursing Homes and Sanatoria treating contagious disease or mental patients.
- d) Petrol filling station having a plot area less than 1340 sq.mt. (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 shop with motive power more than 5 HP.
- m) Industries creating noise, smoke, odour, vibration and pollution.
- n) Saw mills
- o) Dairy farming and milk processing.
- p) Printing press (however modern offset printing press etc using less than 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. Regulations for Recreational and Open space Zone:

Use prohibited:

- a) All industries not covered by Annexure-1.
- b) Hospitals, Nursing Homes and Sanatoria treating contagious disease or mental patients.
- c) Show room 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) Godown 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 Regulations for Agriculture zone/ Plantation zone.

Use prohibited:

- a) All Industries except house-hold industries.
- b) Coal, wood and timber depots.
- c) Motor repairing garage.
- d) Manufacturing unit using more than 5 HP and employing more than 5 persons.
- e) Godowns and warehouses.
- f) Wholesale shops.
- g) Industries creating noise, smoke, odour, vibration and pollution.
- h) Stone crusher and quarrying.
- i) Cinema, theatre.

The function of this zone is similar to that of Green belt Zone. In addition to all prohibited use in Agriculture zone/ plantation zone, the use of multistoried structure in Green belt zone is also prohibited.

7. Exceptions:

7.1 Exception to height, yard and setback limits:

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

7.1.2 Chimneys, elevators, poles, spires, overhead water tanks and other such projections not used for human occupation are allowed to a height not more than 1.5 meter 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 meter from plinth of a building.

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

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

7.1.6 Height of compound walls of any zone modified in these regulations shall not exceed 5.6 ft or 1:65 meter from the ground level

7.2 Group projects:

7.2.1 In case of group housing project containing a group of more than ten or more buildings or for high rise residential buildings notwithstanding anything contained in the regulations, the Authority may prescribe special requirement of 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 mtr. and 1'6" or 0.45 mtr. respectively.

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

8. SUB COMMITTEE ON ZONING APPEAL:

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 and Country Planning, which shall be called the "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 members subject to the approval of the Government. When the Authority is superseded, the Administrator or when no Authority is constituted the D. C. / S.D.O. or his nominee, and the Director of Town and Country Planning or his nominee, the Town Planning Officer of the Authority and two other members one of whom representing the Local Authority and the other representing Commerce and Industry(Private Sector) to be nominated by the State Government shall be the members.

8.3 The Chairman, Administrator, D. C. /S.D.O. or his nominee or in his absence, Director of the Town and 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 meetings 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 and 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 requirements 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 Whenever there is confusion regarding setback, plot area, height of the building etc. the sub committee should be consulted to clarify the ambiguity and to take just decision considering public interest.

8.7 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 as amended.

TABLE-I
MINIMUM OFF STREET PARKING SPACE

Type of Use	One parking space shall be provided for every		
	Car (sq.mt./ sq.ft)	Scooter(sq.mt./ sq.ft)	Bicycle(sq.mt./ sq.ft)
a) Residential Building	93 sq.mt.(1000 sq.ft.) of floor area		
b) Group housing	Each dwelling unit or part thereof.		
c) Theatre & Auditorium	40 seats of accommodation	25 seats of accommodation	25seats of accommodation
d) Retail Business	93 sq.mt.(1000 sq.ft.) of floor area	46 sq.mt(500 sq.ft.) of floor area	9 sq.mt.(100 sq.ft.) of floor area
e) Office Building	93 sq.mt.(1000 sq.ft.) of floor area	46 sq.mt(500 sq.ft.) of floor area	9 sq.mt.(100 sq.ft.) of floor area
f) Hospital	30 beds of accommodation	20 beds of accommodation	10 beds of accommodation
g) Hotel	93 sq.mt.(1000 sq.ft.) of floor area	46 sq.mt(500 sq.ft.) of floor area	9 sq.mt.(100 sq.ft.) of floor area
h) Restaurant	30 seats of accommodation	10 seats of accommodation	
i) Industrial building	(considering the type of industry the parking space requirement will be determined by the Authority)		
j) Wholesale & Warehouses	93 sq.mt.(1000 sq.ft.) of floor area(one parking space 12"x 28")	46 sq.mt(500 sq.ft.) of floor area means 3.6 mx7.5m	9 sq.mt.(100 sq.ft.) of floor area
k) Nursing Homes	46 sq.mt(500 sq.ft.) of floor area	46 sq.mt(500 sq.ft.) of floor area	9 sq.mt.(100 sq.ft.) of floor area
l) Educational Institute	50 students	20 students	10 students
m) Any other special type of structure	To be determined by the Authority		

Note: One Car Parking space shall normally mean 3.0mx6.0m (10" x 20")

TABLE—II

REGULATIONS FOR DIFFERENT ZONES

Requirement	Residential Zone	Wholesale Commercial Zone	Commercial Zone
	(Dimensions are indicated as meter/ feet)		
1. Minimum setback of the Building or structure from the edge of the road / prescribed street line for plots with minimum size.	Low Density 3.00/10" Med. Density 3.00/10" High Density 3.00/10" No posts, walls or any other projections of the building or structure shall be allowed within the set back line. For ground floor of a building or structure which is permitted for shops, any projection or canopy from it may however be allowed upto 1.50 mtr(5") from the edge of the road/prescribed street line. But no post pillar or any supporting column of any type will be allowed for such projection. But for all upper floors the minimum setback prescribed must be maintained.	6.00/20" Cantilever projection of the ground floor & upper floors may be allowed leaving 4.5 m (15") clear to sky over front open yard.	3.00 / 10". For corner plots front setback on both roads. Cantilever projection of ground floor and upper floor may be allowed leaving 1.5 m clear to sky over front open yard. For construction of building meant for residential uses in the commercial zone, the requirement shall be the same as that of High density residential zone.
Minimum plot area Minimum width of plot	167.4 sq.m/1800 sq.ft 9 m/ 30 feet		
2. Minimum yard width	Low Density: Rear 3.0m(10") Side 1.8m(6") Med. Density: Rear 3.0m(10") Side 1.5m(5") High Density:	Rear 3.0m(10") Side 2.4m (8") If minimum side yard is 1.5m on one side than the side yard on the other side shall	If any part of the upper floor is used for residential purpose or for human habitation the

Rear 3.0m(10")
Side 1.5m(5")

be 3.6m(12")

side yard shall be as
per high density resi
dential zone.

In low density zone
minimum yard on
on one side may be
1.5m(5") provided
the yard width on
other side shall be
2.1m(7")

3.FAR & Coverage	FAR	Max Cover.	FAR	Max Cover.	FAR	Max Cover.
Low Density	125	55%	240	60%	320	80%
Med Density	200	60%	A. Mezzanine to the extent of 33% of plinth area shall not be counted for FAR calculation.			
High Dendity	240	65%	B. Basement not used for human habitation shall not be counted for FAR calculation.			
Green Belt (includes Agriculture & Plantation area)	100	45%				

4. Requirement for Industrial zone (both for light Industry zone and medium Industry zone)

Minimum setback (in feet and meter)

Front	20 ft	6.0 m
Rear	10 ft	3.0 m
Side	10 ft	3.0 m

Maximum height-----50 ft (15.00m)

Maximum coverage-----60 percent.

For construction of building meant for residential uses in the commercial zone, the requirements shall be same as that of High density Residential zone.

5. Requirement for Public and Semi public zone:

Minimum setback:

Front: 20 ft (6.0 m)

Maximum coverage: 55 percent

6. Requirement for Agriculture zone and Green belt zone:

For these two zones, whatever use will be permitted the requirement of the zone corresponding to that use will be applicable.

Note: Maximum Height of Building:

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

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

Special requirements of a high buildings:

- a) When a building is erected or raised to a height greater than four storey (maximum height of 16.0 m or 52'6") at least one lift should be made available.
- b) When a building is erected or raised to a height greater than four storey (maximum height of 16.0 m or 52'6") the following requirements shall be complied with.
 - 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 disposal system and internal drainage.
 - (ii) Source of water.
 - (iii) Location of septic tank, soak pit etc.

Requirement for special type of Building:

A) The following shall apply for special type of building. Viz: Cinema houses, 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 disposal system and internal drainage.
 - (ii) Source of water.
 - (iii) Location of septic tank, soak pit etc.

B) For Petrol filling station:

- 1) The minimum area of plot shall be 2k 10 L (7200 sq.ft)
- 2) The minimum distance between underground tank and outlet point must not be less than 10 mtrs. and yard requirements shall be as per the requirements for Light Industrial Zone.

ANNEXURE-I

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

1. Agarbatti
2. Watch, Pen and spectacles repairing
3. Plastic covers (Diary and Files)
4. Shoe repairing and manufacturing
5. Rubber stamps
6. Creamery & Dairy products.
7. Repacking of Medicines
8. Paper products.
9. Book binding
10. Assembly of furniture units
11. Ready made garments
12. Making of Lac Bangles
13. Batic Printing
14. Ivory Carving
15. Embroidery
16. Watch straps (Nylon)
17. Canvas bags and products
18. Surgical bandages
19. Shoe laces etc
20. Thread rolls
21. Tailor labels
22. Mirror and Frame making
23. Chalk sticks
24. Tailor shops
25. Cycle repairing shop
26. Basket making
27. Wire brushes
28. Umbrella assembly
29. Paper pins, Gem clips
30. Hair pins
31. Wire staples
32. Wire for curtains
33. Decorative key rings
34. Fire clips
35. Shoe & tent eyelets.
36. Brass jewellery
37. File Cover Accessories
38. Garments hooks & eyes
39. Link chain
40. Heating elements(for domestic appl.)
41. Decoration lighting series
42. Transistor Radio Covers
43. Laundry and Dry cleaning
44. Cotton cloth weaving in hand looms
45. Repairing of electronic instruments
46. Gold & silver thread, zari work, jewellery, gold ornaments

ANNEXURE-II

In the category of Residential zone, following villages are grouped into three sub category as below.

HIGH DENSITY RESIDENTIAL ZONE

- 1.Niz Lakhipur pt.I
- 2.Niz Lakhipur pt.II
- 3.Nayagram
- 4.Digar Fulertal pt.I

MEDIUM DENSITY RESIDENTIAL ZONE

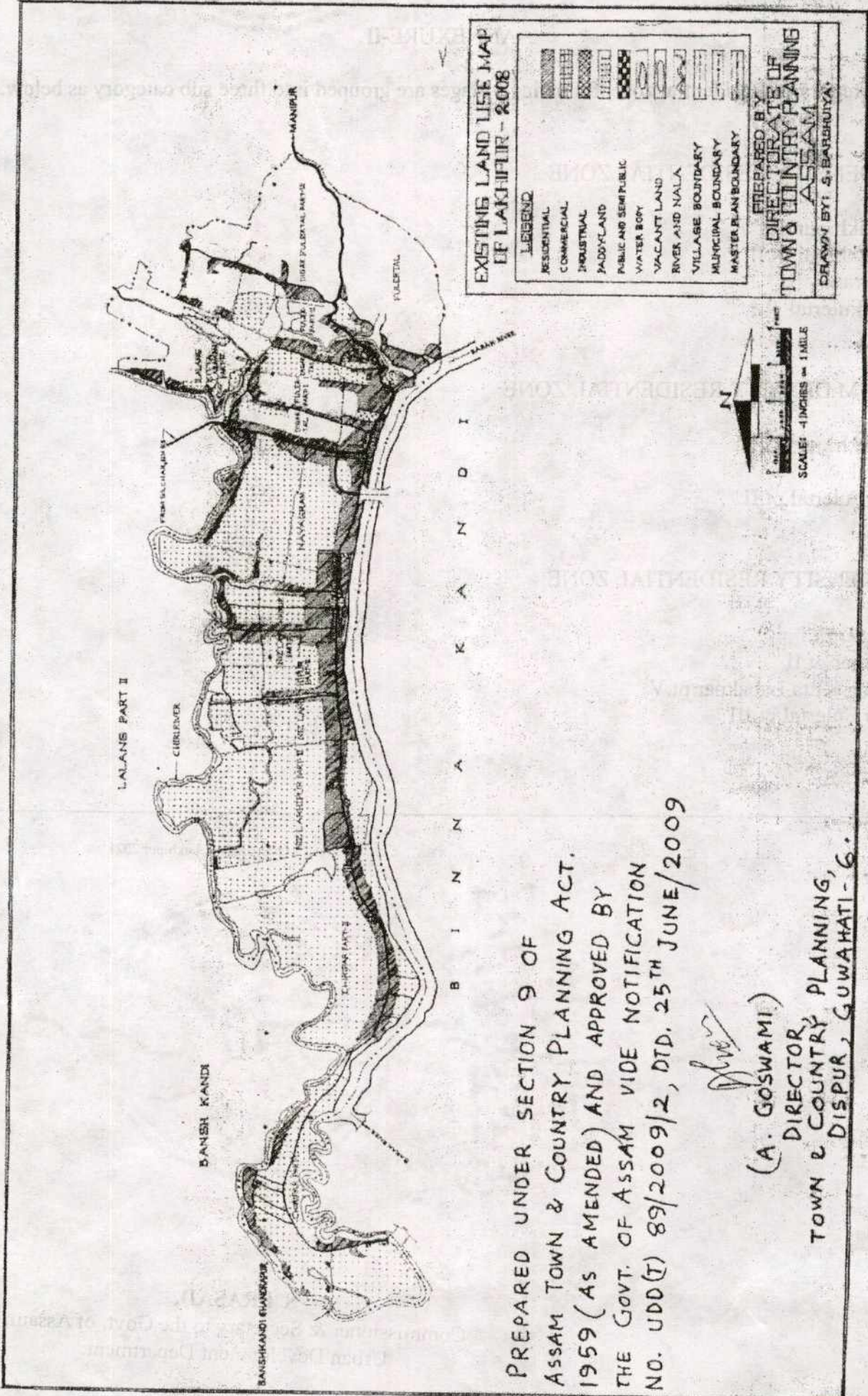
- 1.Niz Lakhipur pt.III
- 2.Fulertal
- 3.Digar Fulertal pt.II

LOW DENSITY RESIDENTIAL ZONE

- 1.Chiripar pt.I
2. Chiripar pt.II
3. Lalang Kitta Labakpar pt.V
- 4.Digar Fulertal pt.III

Draft Master Plan of Lakhipur 2021

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



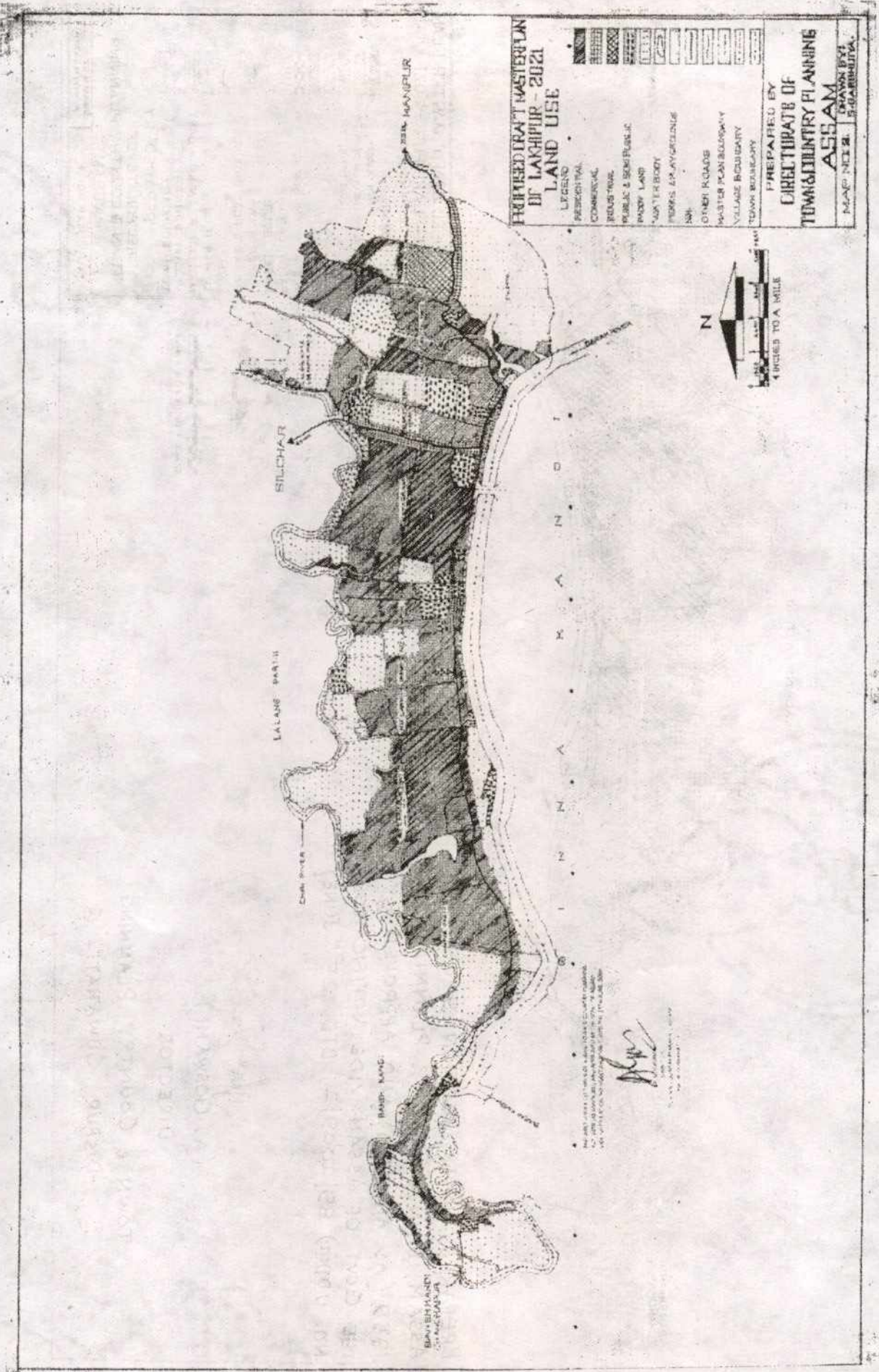
PREPARED UNDER SECTION 9 OF
 ASSAM TOWN & COUNTRY PLANNING ACT,
 1959 (AS AMENDED) AND APPROVED BY
 THE GOVT. OF ASSAM VIDE NOTIFICATION
 NO. UDD(T) 89/2009/2, DTD. 25TH JUNE/2009

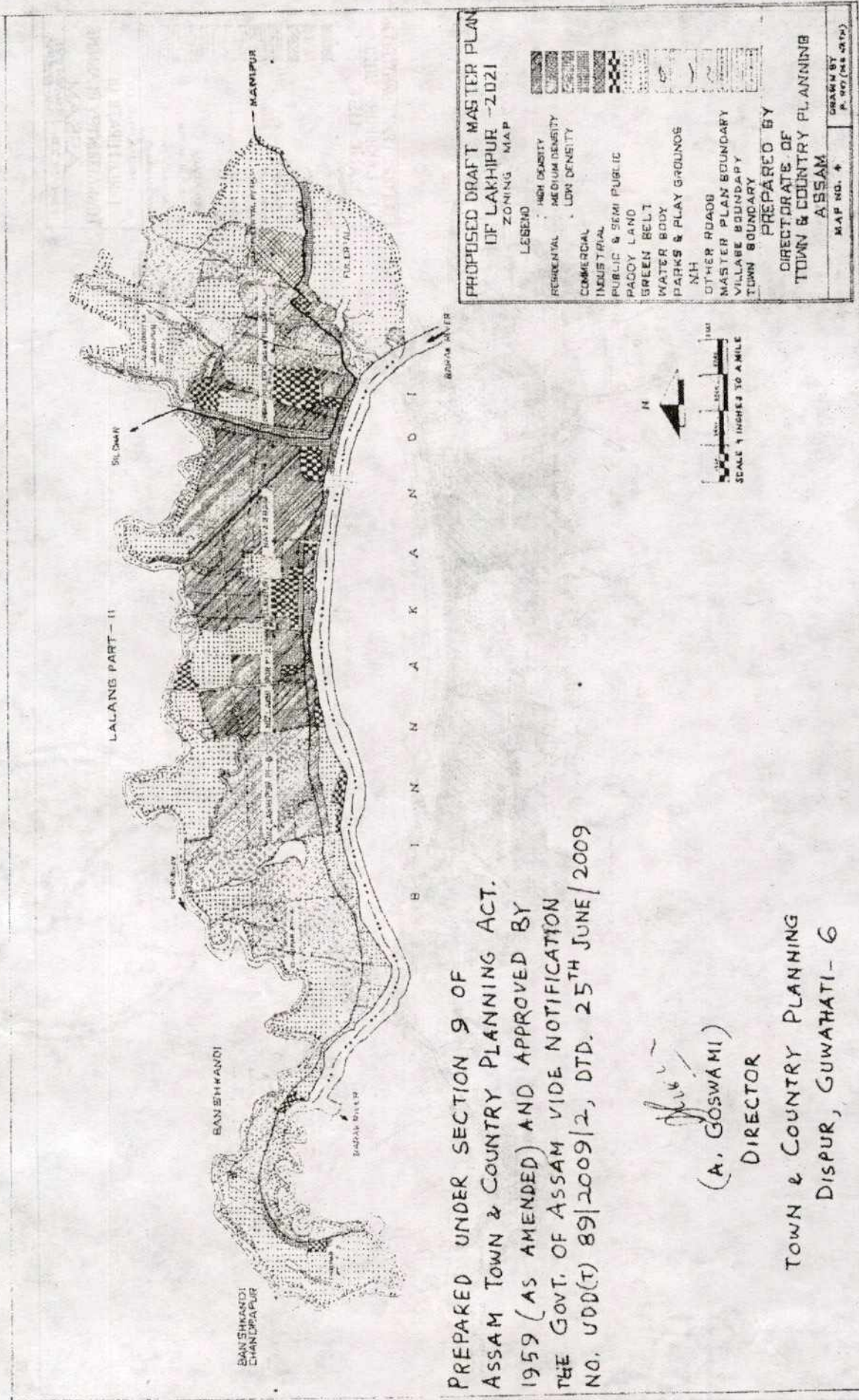
(Signature)
 (A. GOSWAMI)
 DIRECTOR
 TOWN & COUNTRY PLANNING,
 DISPUR, GUWAHATI - 6.

EXISTING LAND USE MAP OF LALANS - 2008

LEGEND	
[Symbol]	RESIDENTIAL
[Symbol]	COMMERCIAL
[Symbol]	INDUSTRIAL
[Symbol]	PADDYLAND
[Symbol]	PUBLIC AND SEMI PUBLIC
[Symbol]	WATER BODY
[Symbol]	VACANT LAND
[Symbol]	RIVER AND NALA
[Symbol]	VILLAGE BOUNDARY
[Symbol]	MUNICIPAL BOUNDARY
[Symbol]	MASTER PLAN BOUNDARY

PREPARED BY
 DIRECTORATE OF
 TOWN & COUNTRY PLANNING
 ASSAM
 DRAWN BY: S. BARBUDYA.





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 (A. GOSWAMI)
 DIRECTOR

TOWN & COUNTRY PLANNING
 DISPUR, GUWAHATI- 6

