



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

নং ২৯ দিশপুৰ, বৃহস্পতিবাৰ, ১৯ জানুৱাৰী, ২০২৩, ২৯ পুহ, ১৯৪৪ (শক)
No. 29 Dispur, Thursday, 19th January, 2023, 29th Pausa, 1944 (S. E.)

GOVERNMENT OF ASSAM
ORDERS BY THE GOVERNOR
DEPARTMENT OF HOUSING AND URBAN AFFAIRS

NOTIFICATION

The 22nd December, 2022

ECF No. 260512/2022/94.- In exercise of the powers conferred by the Section 9 and Sub-section (1) of Section 10 of the Assam Town & Country Planning Act, 1959 (as amended) and (Assam Act II of 1960) read with Sub-rule (1) of Rules 3 of the Assam Town & Country Planning (Publication of Master Plan and Zoning Regulations) Rules 1962, the Governor of Assam is pleased to publish the following notice regarding the publication of the Draft Master Plan for Maibang.

Notice for publication of the Draft Master Plan for Maibang

1. It is notified that the Draft Master Plan for Maibang prepared by the Directorate of Town & Country Planning, Government of Assam, under Section 9 of Town & Country Planning Act, 1959(as amended) read with Sub-section 1 of Section 10 of Assam Town & Country Planning Act, 1959 (as amended) for the area described in the schedule below is here by 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, Government of Assam, Dispur, Guwahati-6 within two months from the date of publication.
3. The Draft Master Plan for Maibang with all relevant papers and maps may be inspected free of cost during the office hours at the office of Director, Town & Country Planning, Assam, Dispur, Guwahati-6, the Deputy Director, Town & Country Planning, Dist. Office –Diphu, Office of the Assistant Director, Town &

Country Planning, Haflong, Office of the Chairman, Maibang Municipal Board, Maibang. Copies of the Draft Master Plan for Maibang are available at the office of the Deputy Director, Town & Country Planning, Dist. Office – Diphu for sale on payment.

SCHEDULE

A. SITUATION AND AREA: -

District: Dima Hasao

Master Plan area: 24.56 sq. km.

Revenue Area included in the Final Master Plan of Maibang

Plan Period – 2042

1. Maibang Town Area

2. Other villages included in the proposed Master Plan for Maibang:

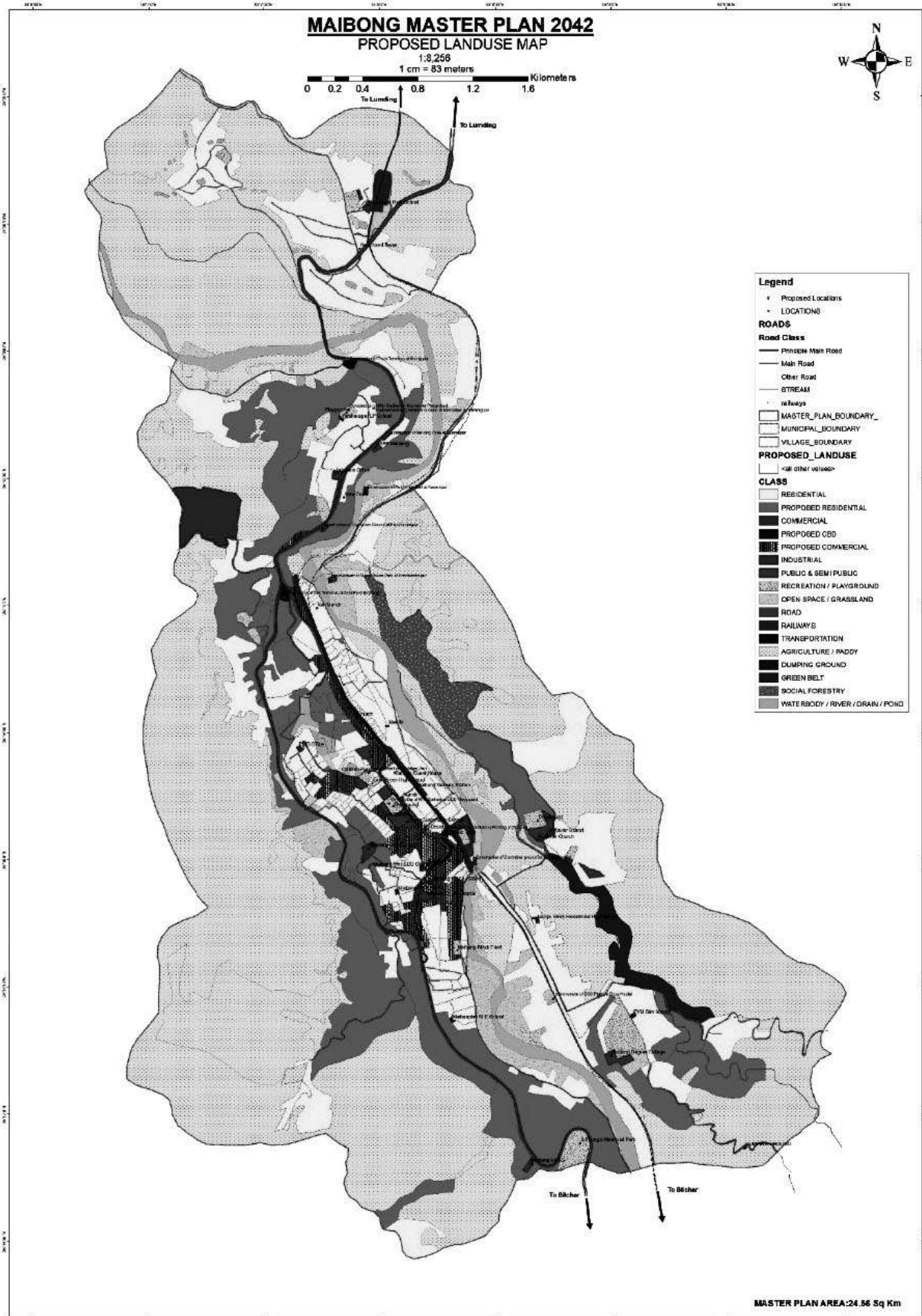
Maibang TC	Mygrengdisa	Dihurphonglo
Khejurbond	N/Kalachand	Mahurwapu
Kasmaipur	Manigipur	Harichandpur
N/Lampu	Sambudhanpur	Sengyungpur
Dima Haplai	Kalachand Bazar	Chandrapur Nagar

3. Description of boundaries within the Master Plan area

- East- N Simplangdisa
- West- Mahurapura
- North- Didaoka
- South- Kunapara

KAVITHA PADMANABHAN,
Commissioner & Secretary to the Government of Assam,
Department of Housing and Urban Affairs,
Dispur, Guwahati-6

PROPOSED LANDUSE MAP



Chapter 1: INTRODUCTION TO MASTER PLAN AREA

1.1 Location, regional setting, brief history of the town and surrounding

Maibang is derived from the Dimasa word MAI means Rice and BANG means Plenty, defining “Plenty of Rice”. Maibang is a small town located in DimaHasao (erstwhile N. C. Hills) district in the Indian State of Assam. Maibang was declared town in the year 1985. Maibang is also one of the Sub-Division of DimaHasao district. Its coordinates are 25.3° N, 93.17° E. It has an average elevation of 355 m (1164 Ft). Maibang is known for its ancient relics and scenic beauty. It was once the capital of DimasaKachari Kingdom. Therefore, many historical monuments can be glared. The stone house situated in the northern bank of Mahurriver is one among them. The population of Maibang town is 20664 as per 2011 census. It has a total of 10 (ten) wards. Maibang town has 1 (One) Degree College established in 1988, 4 Higher Secondary Schools including Government and Private, 2 ME Schools and more than 12 LP Schools. The main inhabitants of Maibang are Dimasa, Assamese, Bengali, Bihari, Nepali etc. The language spoken in Maibang town are Hindi, Dimasa, Assamese, Bengali etc.

The main communication of Maibang town are BG railway line and the National Highway (NH) which pass through the heart of the town (the most convenient way to travel). Therefore, tourist from different parts of the country often visit Maibang Town.



Figure 1.1 Location Map of Maibang Town

1.2 Climate

The area experiences sub-tropical and humid climate. The weather out here in the wet season is warm and mostly cloudy and the dry season is comfortable and mostly clear. Over the course of the year, the temperature typically varies from 41°F to 85°F and is rarely below 37°F or above 91°F. The best times of year to visit DimaHasao is in winter. For warm-weather activities best time are from late February to mid-April and from mid-October to mid-November. Total annual rainfall in DimaHasao is 1,145 mm.

Topography

The districts plateau are an extension of the Indian Plate (The Peninsular Block) in the Northeast India. This area receives maximum rainfall from the Southwest summer Monsoon from June through September. Numerous rivers and tributaries flow in these districts such as the Mahur, Kopili, etc. The district is bounded by DimaHasaodistrict on the east and Nagaon District on the north, West DimaHasao district on the west, Silchar district on the south. The district is located between 25.3⁰ North, 93.17⁰East.

Flora and fauna

Currently, DimaHasao has three reserve forests —

- Langtingmupa Reserve Forest (491.78 sq km),
- Khrungming Reserve Forest (122.88 sq km) and
- Borail Reserve Forest (48.50 sq km).

The important forest types found in the District are: Moist semi-evergreen forests, Moist Mixed Deciduous forests, Riverain Type and Miscellaneous type with scattered pure or mixed patches of bamboos. These forest areas are natural museums of living giant trees, a treasure house of rare, endemic and endangered species, a dispensary of medicinal plants, a garden for Botanists, a gene bank for economically important organisms, a paradise for nature lovers and a laboratory for environmentalists. Threatened species in the area include Asian elephant, Bengal tiger, Clouded leopard and Leopard, Hoolock gibbon, Pangolin, Porcupine Slow loris etc.

1.3 Geography

The district headquarters are located at Haflong. DimaHasao district occupies an area of 4,888 square kilometres (1,887 sq mi). It is the second largest district of Assam after DimaHasao. DimaHasao District is surrounded by DimaHasao district and Nagaland on North-East, Manipur on East, Nagaon (Hojai) District on North, West DimaHasao district on North-West, Meghalaya on West and Cachar district on South.

NATURAL RESOURCES:

AGRICULTURE:

The district is basically an agricultural district. Different types of agricultural crops are cultivated among which paddy is the main crop. Except for the valleys, the people follow the settled system of cultivation.

ROADS AND COMMUNICATION:

The district is well connected with other districts through various routes. On the north it is covered by NH-36 and on the east by NH-39. The internal routes are covered by the P.W.D.

- Road distance from Guwahati to Haflong (via NH37) : 308 KM

G) RAILWAYS:

There are 12 weekly trains and 1 daily trains that run from Guwahati to New Haflong , covering the shortest distance of about 172 km by ANVT AGTL RAJ(20502)

The average time taken to connect these cities is 7:1 hours.

H) AIRPORTS:

There is no airport in the district. The nearest airport is in Silchar which is around 95 km away from Haflong.

INDUSTRIES:

The district is scantily industrialized since it has only a few agro based industries. But the district is rich in mineral resources such as lime stone, coal, carbonaceous shale, magnesite etc.

TOURISM:

Dima Hasao is one of the three hill districts of Assam with the Borail Range and Shillong Plateau being prominent features of the topography. This renders the district a rugged and hilly terrain which may present logistical challenges but more than recompensates for that with beautiful mountains, a pleasant climate unlike the steamy plains, a multitude of scenic waterfalls, pretty valleys, tranquil lakes, and a bewildering mosaic of tribal cultures that define its cultural landscape which makes it ideal for tourism, adventure, and leisure.

The proposed Master plan would incorporate the revenue limits of the MAIBANG Town Committee areas as well the neighbouring villages. The town located on the major Asian Highway No.1 passing through the town, making it potential development centre for the services. The towns Maibang and region together can serve the population of over 1 lakh in next 50 years. The support for the railway infrastructure in future would be needed to improve the economic potential.

The region is prone to floods, flash floods in the plains and terrain regions though managed by the irrigation departments needs to have all weather road connectivity. Improvement in public transport, regional commercial linkages and tourist flow would boost the economic activities. The promotion and protection of the tribal culture and ethnicity of the communities are important components of the DimaHasaodistrict. The regional growth would need socio-economic as well as cultural assimilation of the locals to the opportunity.

Regional improvement in the regional infrastructure, social amenities and industrial investment would be key to development of the towns important for the district. The advantage posed by the Asian Highway is immense and sustainable economic and environmental ways must be provided to the region to harness the development potentials.

1.4 Proposed Master Plan Area

The master plan for the town has been proposed to include the town and neighbouring villages. The specific plan can be made inclusive of town and continuent villages in order to achieve organic development. The projects and proposals would include total planning areas. The following locations are now part of the planning area;

MASTER PLAN AREA LIMIT - MAIBANG		
Name	Household	Population
Maibong (TC)	1322	6236
Mygrengdisa (Miyungrengdisa)	40	201
Dihurphonglo	121	688
Khejurbond	102	580
N/Kalachand	59	323
Mahurwapu	18	85
Kasmaipur	58	274
Manigipur	35	184
Harichandpur	319	1529
N/Lampu	100	506

Sambudhanpur	127	582
Sengyungpur	38	156
DimaHaplai	56	273
Kalachand Bazar	79	355
Chandrapur Nagar	49	231
TOTAL	2523	12203

The habitations having continuity, geographical proximity and economically integrated has been made now part of the Urban Area henceforth to be termed as '**MAIBANG MASTER PLAN AREA**'. This is proposed limit of the planning area not interfering in the functioning of the urban local bodies and respective panchayats.

1.5 Need for Master Plan

The needs for the development for the smaller towns and villages have been felt by all given the improvement and aspiration of the people. The town committee as per the policy directions by the Government of Assam and Government of India wishes to participate in the development of DimaHasao. The Autonomous Council have wished and directed the towns committee and municipal board to prepare the Master Plan to fulfil the aspiration and vision of leaders and people. The inspiration of the current chairmen, Autonomous Council, MLA and MPs of the region is important for the achievement of the mile stones.

The demographic growth of the region, the need for infrastructure and sustained development of the DimaHasaodistrict the proposed Master Plan Area would be ideal and sufficient for the development of town. The region would be required to have developed economy, infrastructure and cultural ethos led by the clusters important for the development of villages and its people.

1.6 Autonomous Hill District Council

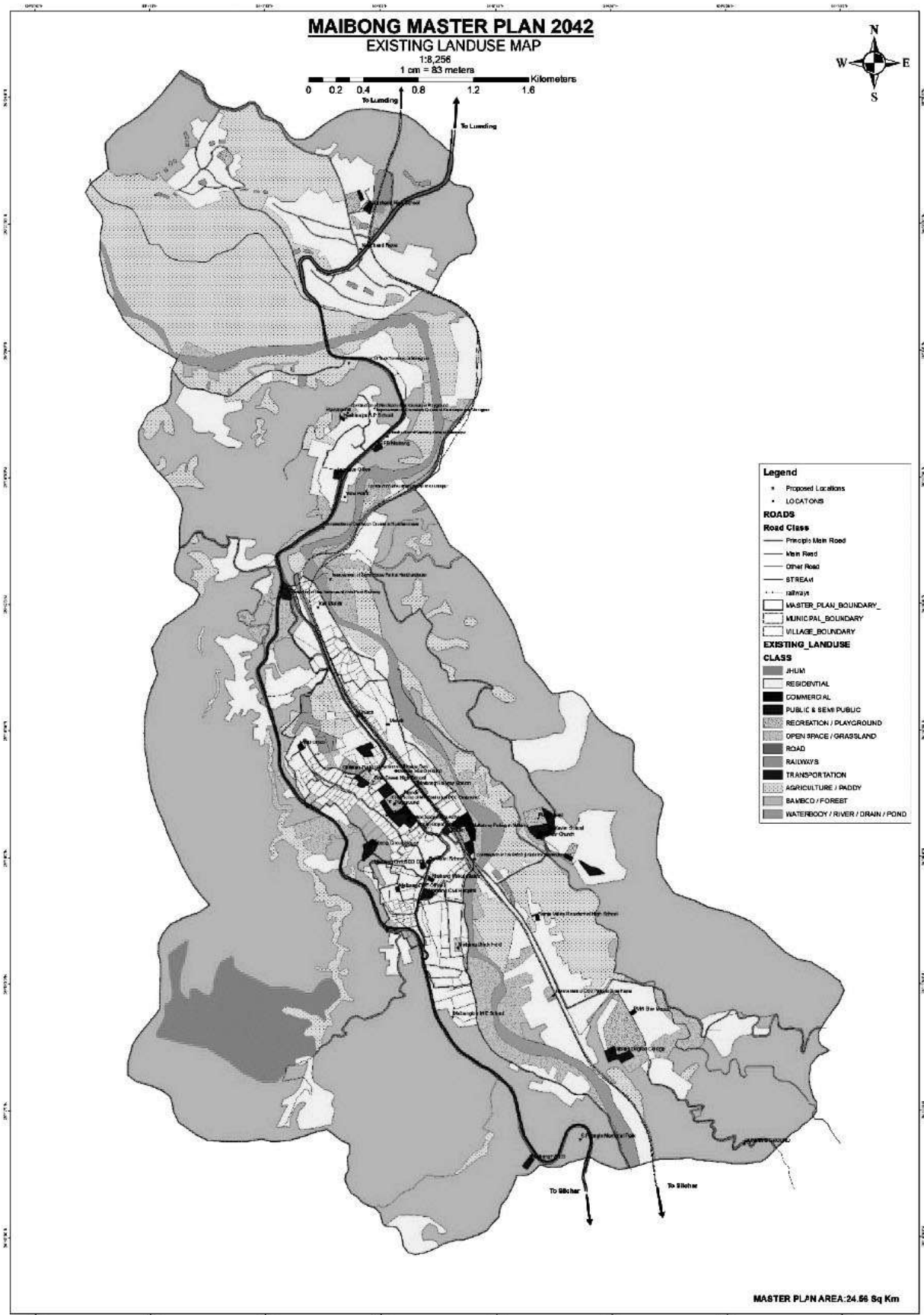
Under the 6th Scheduled of Constitution of India, the Mikir Hills now DimaHasao district aspires the status of an autonomous hills district under para-1 having independent district council under para-2 with the headquarters at Haflong. And under para-20 of the same scheduled, DimaHasao is declared as a tribal area which came into being on 23rd June 1952 while Late Bishnu Ram Medhi was the Chief Minister of Assam at that time.

The Mikir Hills District Council consists of 26 members. The District Council has both executive and legislative power. Thus two autonomous Hills district formed for United Mikir

and Cachar Hills have been brought under one single administration for the purpose of general administration till bifurcation on 1970. And after that Mikir Hills district renamed as DimaHasao on 1976.

1.7 MaibangTown Committee

The MaibangTown Committee is the local self-government for the town dealing with the social, infrastructure and economic development of the town. The Autonomous Council sanctions the annual budget for the town and the board has been planning to use the master plan in order to improve suggest and provide infrastructure facilities in the town. The Chairmen of the municipal board and members have taken efforts in the interaction with the planning team, including external experts in order to suggest the plans. The vision for the year 2042 is shared by the board with the planning team, wherein *the town needs to provide for tremendous economic opportunity, investment destination by improvement in the amenities.*



CHAPTER 2 : DEMOGRAPHY

2.1 Introduction

Maibang (referred in census of India as 'Northern Range Maibang') is a town located in Diphu Circle of Dima Hasao district, Assam with total 448 families residing. The Maibangtown has population of 2202 of which 1135 are males while 1067 are females as per Population Census 2011. The Maibang master plan area has estimated population of 6507 persons of which 3289 males (50.55%) and 3218 (49.45%).

Maibangtown is administrated by Town Committee whoare the elected representative of town.

Name	No_HH	TOT_P	TOT_M	TOT_F	P_06	M_06	F_06	P_SC	M_SC	F_SC	P_ST	M_ST	F_ST
Maibong (TC)	1322	6236	3369	2867	727	351	376	667	329	338	1733	828	905
Mygrengdisa (Miyungrengdisa)	40	201	99	102	34	19	15	2	1	1	198	98	100
Dihurphonglo	121	688	350	338	109	62	47	0	0	0	652	334	318
Khejurbond	102	580	301	279	65	40	25	0	0	0	567	293	274
N/Kalachand	59	323	163	160	43	17	26	0	0	0	319	161	158
Mahurwapu	18	85	41	44	5	2	3	1	1	0	84	40	44
Kasmaipur	58	274	142	132	39	18	21	0	0	0	229	115	114
Manigipur	35	184	88	96	25	11	14	0	0	0	174	83	91
Harichandpur	319	1529	766	763	237	119	118	19	13	6	940	466	474
N/Lampu	100	506	254	252	73	31	42	2	1	1	472	235	237
Sambudhanpur	127	582	281	301	86	43	43	8	4	4	431	202	229
Sengyungpur	38	156	75	81	17	10	7	1	1	0	130	64	66
DimaHaplai	56	273	145	128	36	18	18	8	3	5	199	104	95
Kalachand Bazar	79	355	182	173	47	20	27	7	6	1	204	100	104
Chandrapur Nagar	49	231	98	133	32	13	19	0	0	0	228	97	131

2.2 Density Pattern

In Maibang Master Plan Area based on the existing trend of development, availability of building land, projected population etc. three density zone have been proposed. Residential use area of the proposed Master Plan is marked as 25% under high density, 25% under medium density and 55% under low density zone. The gross residential density of three different type have been identify for Maibang Area are as follows-

- Low Density: <50 persons per hectare..

- Medium Density: 50- 99 person per hectare
- High Density: >99 person per hectare

2.3 Population Distribution

Maibang is a Town Committee city in district of DimaHasao, Assam. The Maibang city is divided into 6 wards for which elections are held every 5 years. The Maibang Town Committee has population of 6236 of which 3369 are males while 2867 are females as per report released by Census India 2011. The ST population today constitute 16 percent of the total population. The town needs careful planning for the benefit for the local population and maintain the regional balances. The majority of the population are the scheduled tribe where majority are from the general category and may be migrants from outside town. There are 1201 households in the rural area and about 1322 households in the town area.

2.4 Population Density

Population density refers to the number of people living in an area per square kilometre. Maibang Master Plan area covers 20.45 sq.km of area with a total population of 9110, as per estimate, 2022. The density of the Master Plan area is 451 persons per sq.km, which is more than the district average of 97 persons per sq.km as per 2011 census. It can be inferred that the area is highly congested and there is need of housing. The future population density is expected to rise at 577 and 738 person per sq.km by the year 2032 and 2042 respectively.

2.5 Sex Ratio

In Maibangtown population of children with age 0-6 is 1575 which makes up 12.00 % of total population of village. The master plan area has children (0-6 age) is 13.01%. Average Sex Ratio of master plan area is 861.

2.6 Working/Non-Working Population

As per estimate, 54.80 % of the Maibang master plan area are literate. However, Only 37% of the population is working. This share of unemployment indicates that there is lack of opportunities in the area. The master plan proposal highly demands infrastructure to boost the employment generation of the region.

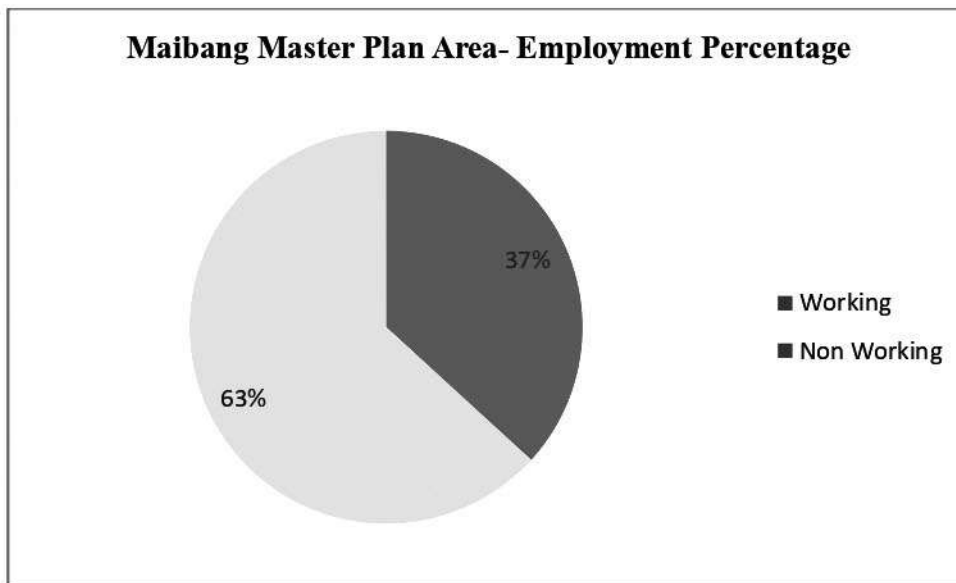


Figure 2.1: Employment Share in Maibang

2.7 Dependent Population

Out of the total population of Maibang master plan area, 30% of the population ranges between 0-6 years and 65years and above, as estimate. 15.6% of this 30% share is by 0-14years of population. This indicates that in the near future there is more youth percentage share to contribute to the employment of this area.

2.8 Household Size and Density

Household size refers to the number of persons (irrespective of age) living as an economic unit. This does not require that they be in a physically separate housing unit. It is expressed as person per household. There are 1255 households with 6507 persons in the urban area and about 448 households with 2202 persons in the town area. The average household size of Maibang Master Plan area is 5.18, which is 4.45 for Nation's average in 2011 census. It is to note that high household size refers to congested living in a household. It can also be inferred that high household size means low per capita income.

2.9 Projected Population

Population projection refers to the forecasting of population in future based on present and past population data. It helps to understand the plan-policy need of an area in terms of physical, social, economic, environmental factors etc. It is done by Arithmetic method and

Geometric Mean method>(*sufficient data is not available for projection with Incremental Increase method).

Population Estimate and Projection for Maibang Master Plan Area				
Name	2011	2021	2031	2041
Maibong (TC)	6236	9104.56	13201.61	19406.37
Mygrengdisa (Miyungrengdisa)	201	293.46	425.517	625.51
Dihurphonglo	688	1004.48	1456.496	2141.049
Khejurbond	580	846.8	1227.86	1804.954
N/Kalachand	323	471.58	683.791	1005.173
Mahurwapu	85	124.1	179.945	264.5192
Kasmaipur	274	400.04	580.058	852.6853
Manigipur	184	268.64	389.528	572.6062
Harichandpur	1529	2232.34	3236.893	4758.233
N/Lampu	506	738.76	1071.202	1574.667
Sambudhanpur	582	849.72	1232.094	1811.178
Sengyungpur	156	227.76	330.252	485.4704
DimaHaplai	273	398.58	577.941	849.5733
Kalachand Bazar	355	518.3	751.535	1104.756
Chandrapur Nagar	231	337.26	489.027	718.8697
TOTAL	14214	19837	27865	40017

It shows that by 2022 the population of Maibang Master Plan area will be 19837persons and in the next decade, 2031, it will be 27867persons. and in the last projected decade 2041, the population of Maibang master Plan area will be approximately 40017persons. Maibang being one of the important towns of the DimaHasao district with good educational facilities and commercial centres has been major factor for estimation of the population. Another factor is the topography, it being the only town in the district with plain geographic profile for which the development of infrastructure in this area as business centre is convenient.

2.10 Literary Level in Master Plan Area

MaibangMaster Plan Area has higher literacy rate compared to Assam. In 2011, literacy rate Maibangtown was 74 % compared to 72.19 % of Assam. In Maibang Male literacy stands at 78 % while female literacy rate was 69 %.The master plan area has improved literacy in 2011 with 74% where in the male literacy is 78 and female literacy is 69 %. The literacy rate is expected to have improved between the last decades due to sustained program. However, the concern for the town must be suitably be addressed by the concerned authorities.

Name	P_LIT	M_LIT	F_LIT	P_ILL	M_ILL	F_ILL
Maibong (TC)	4940	2795	2145	1296	574	722
Mygrengdisa (Miyungrengdisa)	108	61	47	93	38	55
Dihurphonglo	517	272	245	171	78	93
Khejurbond	414	227	187	166	74	92
N/Kalachand	209	118	91	114	45	69
Mahurwapu	63	36	27	22	5	17
Kasmaipur	207	119	88	67	23	44
Manigipur	123	69	54	61	19	42
Harichandpur	930	492	438	599	274	325
N/Lampu	400	212	188	106	42	64
Sambudhanpur	389	191	198	193	90	103
Sengyungpur	95	53	42	61	22	39
DimaHaplai	210	119	91	63	26	37
Kalachand Bazar	273	156	117	82	26	56
Chandrapur Nagar	120	61	59	111	37	74
TOTAL	8998	4981	4017	3205	1373	1832

The town has majority of the population illiterate compared with rest of the district, the literacy in the town area is very poor. The literacy is better in the non-tribal settlements particularly UdaliGaon. The presence of high illiterate population needs to be seriously studied and mainstreaming of the population must be look carefully. Between census year 2011 to 2021 it's expected to reduce the illiteracy level to half. Almost 60 percent of the adult population today might be educated.

More focus on the local languages, primary education and adult literacy must be focused during the next two decade of planning the urban area.

The progress of the private education in the town must be encouraged and infrastructure must be improved to retain the school going population up to primary level and later at secondary.

Chapter 3: ECONOMIC BASE AND EMPLOYMENT

The economy of a region can be determined by analysing the Work Force Participation Rate (WFPR), Occupation structure, Employment status (regular employed, self-employed, casual labour, unemployed), Formal/ Informal sector etc.

3.1 Occupation

As per Census 2011, Maibang master plan area comprises of 4515 nos. of working population and 7688 nos. of non-working population. 76.86% of the working population are main workers and 23.14% are marginal workers. 22.22% is involved in cultivation, 13% in business, 12% in agriculture and 41.98% of the working population is involved in other like labour, household workers etc. This indicates that there is lack of opportunities in the area. The Master Plan proposal highly demands infrastructure to boost the employment generation of the region.

Table 3.1: Working Population

Sl. No.	Occupation	Total No. of Working Persons
1	Cultivators	1005
2	Agricultural	516
3	Business	32
4	Service	1857
5	Other	1105
	Total	4515

In Maibangtown out of total population in 2011, 1176 were engaged in work activities. 61.48 % of workers describe their work as Main Work (Employment or Earning more than 6 Months) while 38.52 % were involved in Marginal activity providing livelihood for less than 6 months. Of 1176 workers engaged in Main Work, 688 were cultivators (owner or co-owner) while 21 were Agricultural labourer.

The varied relief features of the region must first be evaluated in order to find out stable and non-useable areas, which can provide infrastructural base to planners. The region has potentiality for developing hydel power, agro based industries and tourist industry.

3.1 Economic Base of Town

Economic activities can be anything that makes money. Across the whole economy, we usually separate it into primary, secondary, tertiary and quaternary:

Primary: retrieving raw materials from the environment including, fishing, forestry, mining and farming.

Secondary: manufacturing and processing these materials into products that can be used. This includes the transport and storage of materials.

Tertiary: the provision of services to customers. This includes shops, entertainment and intellectual services such as legal and financial.

Quaternary: innovation, research and development of new products and services.

In the urban economy, there is usually no primary industry. Therefore, for this page, economic activity is split into retail, commercial and industrial.

Retail: the sale of individual products to individual customers. This most commonly takes place in the city centre, or 'Central Business District', but can occur anywhere in the city and increasingly online

Commercial: the provision of services to the public and businesses, usually taking place in offices. It includes legal services, banking, logistics and technology support (e.g. website design). Note: this is a narrow definition of commercial activity for the purposes of this page only. Most sources include retail as a part of commercial activity.

Industrial: the manufacturing, processing, transport and storage of goods.

For detailed information about where these activities are found in urban areas, check the page on this site 'Urban land use patterns'. The rest of this page focuses on the reasons why economic activity is found in different parts of urban areas.

3.2 Factors Affecting the Location

The following factors are never used in isolation by businesses to decide where to locate. Location is always a compromise between these different issues. This is why all urban areas are different;

- a) Physical factors
- b) Physical factors include (among others):
- c) Terrain: whether the land is hilly or flat
- d) Water supplies
- e) Proximity to coastlines and rivers
- f) Physical hazards e.g. flooding, landslides

In general, the requirements for each type of economic activity are as follows:

- I. Industry: most industrial processes require a large area of land. They also require the land to be relatively flat, so that production lines can operate easily.
- II. Retail: Retail usually requires relatively little land in the CBD, but the land needs to be stable and non-hazardous. Increasingly, out-of-town shopping centres require large areas of land for both the shops and the car parks. They also require the land to be flat so that building is cheaper.
- III. Commercial: As retail.

3.3 Workers Profile of Maibang

Total working population of Maibang master plan area is 2587 which are either main or marginal workers. Total workers in the town/city are 1176 out of which 599 are male and 577 are female. Total main workers are 1578 out of which male main workers are 1157 and female main workers are 421. Total marginal workers of Maibang are 1009 persons.

Table 3.1 Maibang Master Plan Area Working Population --Census 2011			
Name	Total	Male	Female
Total Workers	4515	3318	1197
Main Workers	3994	3091	903
Cultivators	1126	683	443
Agricultural Labour	83	58	25
Household Workers	78	53	25
Other	2707	2297	410
Non Worker	7688	3036	4652

3.4 Formal Sector

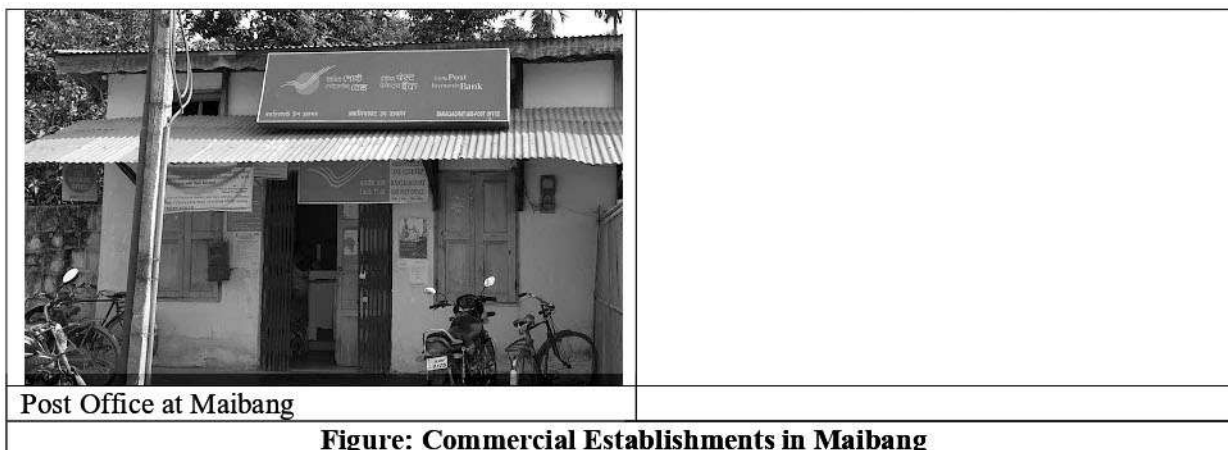
The town has organized service sector like education (primary, secondary and college), health (Public and Private clinic), Banks (commercial and Gramin) and Restaurants and Petrol Pumps. These are the only formal sector jobs available in the urban area, Maibang is recognised by the Government of Assam as one of the Industrial Growth Centre in the DimaHasao district.



Shopping Area at Maibang



Cloth Merchant at Maibang Market



3.5 Informal Sector

The town is extensively dependent on the shops and establishments in the market areas in the main areas as well as the villages adjacent to the town. The shops now regarded as MSME employ the majority of the youth who wish to practice non-agricultural occupation. The town has informal selling of vegetables and daily consumptions items in the markets held daily at the town and weekly at different locations of the urban areas mainly villages.



Daily Market, Town Committee, Maibang

3.6 Occupational Pattern

The Town Area has more people engaged in non-agricultural activities, but in the town we have about 65 percent of the working population also engaged in the agriculture as main occupation. Majority of the female workers are engaged in the service sector in the city.

About 20 percent of the workforce are working as marginal workers in the city, the farming population in the villages of the urban areas are engaged also in the non-agricultural activities. The

daily commuters from the neighbouring villages have increased and town market activities have improved during last five years.

Occupation Pattern in the Maibang Urban Area																
NAME	Maibong (TC)	Mygrengdisa (Miyungrengdisa)	Dihurphonglo	Khejurbond	N/Kalachand	Mahurwapu	Kasmaipur	Manigipur	Harichandpur	N/Lampu	Sambudhanpur	Sengyungpur	DimaHapilai	Kalachand Bazar	Chandrapur Nagar	Total UA
TOT_WORK_P	2229	44	178	303	171	74	131	60	602	123	273	45	95	87	100	4515
TOT_WORK_M	1944	36	142	152	90	38	70	44	333	106	143	34	66	72	48	3318
TOT_WORK_F	285	8	36	151	81	36	61	16	269	17	130	11	29	15	52	1197
MAINWORK_P	2177	44	172	302	171	34	129	53	371	119	145	43	95	69	70	3994
MAINWORK_M	1906	36	140	151	90	17	69	43	234	102	108	32	66	59	38	3091
MAINWORK_F	271	8	32	151	81	17	60	10	137	17	37	11	29	10	32	903
MAIN_CL_P	10	43	60	248	157	28	88	31	161	84	56	32	42	24	62	1126
MAIN_CL_M	9	35	49	117	79	15	37	23	94	74	49	23	25	22	32	683
MAIN_CL_F	1	8	11	131	78	13	51	8	67	10	7	9	17	2	30	443
MAIN_AL_P	9	0	1	3	0	0	2	0	58	0	1	1	0	2	6	83
MAIN_AL_M	7	0	0	1	0	0	2	0	42	0	0	1	0	1	4	58
MAIN_AL_F	2	0	1	2	0	0	0	0	16	0	1	0	0	1	2	25
MAIN_HH_P	16	0	0	0	1	4	5	0	44	3	1	1	1	2	0	78
MAIN_HH_M	14	0	0	0	1	0	4	0	28	2	0	1	1	2	0	53
MAIN_HH_F	2	0	0	0	0	4	1	0	16	1	1	0	0	0	0	25
MAIN_OT_P	2142	1	111	51	13	2	34	22	108	32	87	9	52	41	2	2707
MAIN_OT_M	1876	1	91	33	10	2	26	20	70	26	59	7	40	34	2	2297
MAIN_OT_F	266	0	20	18	3	0	8	2	38	6	28	2	12	7	0	410
NON_WORK_P	4007	157	510	277	152	11	143	124	927	383	309	111	178	268	131	7688
NON_WORK_M	1425	63	208	149	73	3	72	44	433	148	138	41	79	110	50	3036
NON_WORK_F	2582	94	302	128	79	8	71	80	494	235	171	70	99	158	81	4652

The majority of the other workers than agriculture are engaged in the UdaliGaon. The Maibang town also have large number of the people engaged in the non-working population category.

MARG_HH_0_3_F	2	0	0	0	0	0	0	0	1	0	0	0	0	0	3
MARG_OT_0_3_P	10	0	0	0	0	11	0	0	0	0	0	0	1	0	22
MARG_OT_0_3_M	9	0	0	0	0	4	0	0	0	0	0	0	1	0	14
MARG_OT_0_3_F	1	0	0	0	0	7	0	0	0	0	0	0	0	0	8

3.7 Economic Activity

Rice Mill

The town has traditional and modern rice processing areas. The rice mill located on the main road services the region during the season. The rice mill processes the paddy during the season the provides employment to at least 20 different people.



Figure: Rice Mill, Main Road (AH), Maibang

Pradhan MantriKaushal Kendra Maibang

The town has recently supported by the Pradhan MantriKaushal Kendra. The training provided under the central government program includes skilling the people. The training on the solar products, stitching and other items are underway to improve the skills of the people.



PadhanMantriKaushal Kendra (PMKK) centers are state-of-the-art, visible, and aspirational model training centers that have been created in every district of India, ensuring coverage of all parliamentary seats. PMKK is a Ministry of Skill Development and Entrepreneurship initiative to ensure the creation of a standardized infrastructure for the delivery of skill development training that is equipped to run high-quality industry-driven courses with a focus on employability and create an aspirational value for skill training. The goal of PMKK is to turn the short-term training ecology into a long-term institutional model.

3.8 Impact of Master Plan on Economic Activities of town.

The proposal of the proposed master plan would invariably create a number of direct employment opportunities. However, indirect employment opportunities would also be generated which would provide great impetus to the economy of the local area. Various types of businesses, such as shops, food-stalls, tea stalls, restaurants, workshops, etc. would invariably come-up, which would be run by the more entrepreneurial local residents. Besides, a variety of suppliers, traders, transporters, service providers, etc., are also likely to concentrate here and likely to benefit immensely, as demand for almost all types of goods and services will increase significantly.

The business community as a whole would be benefited. The locals would also avail these opportunities arising from the master plan and increase their income levels. The proposal of the master plan will provide an impetus to the industrialization and urbanization in the area. Many of the agricultural lands or barren lands in the vicinity of the master plan area are likely to be put to non-agricultural uses. The master plan would require lot of ancillary developments like shops, restaurant, workshops, etc. which will have a significant impact on the existing land use of the area. Job opportunities will drastically improve in this area. At present most of the population sustains on agriculture and allied activities. There are no major industries or other avenues of occupation in the area. The master plan will open a large number of jobs to the local population during master plan proposal phase.

Business opportunities

Apart from direct employment, opportunities for indirect employment will also be generated which would provide great impetus to the economy of the local area. Various types of business like shops, food-stall, tea stalls, etc. besides a variety of suppliers, traders, transporters will concentrate here and benefit immensely as demand will increase significantly for almost all types of goods and services. The business community as a whole will be benefited. The locals will avail these opportunities arising from the master plan and increase their income levels. With the increase in the income levels, there will be an improvement in the infrastructure facilities in the area.

Chapter 4: HOUSING AND SHELTER

Food, cloth and shelter are the basic needs of a human being. The Master plan should show the location of various types of uses, densities, yields, and lot sizes. When developing housing, a variety of housing types, sizes, and tenures must be considered. In this context, the Master plan should also ensure appropriate housing density and diversity. The Master Plan should also be flexible enough to allow for change over time in housing diversity as communities mature.

4.1 Housing Scenario

As per estimate, Maibang Master Plan area includes 2523 houses. Based on current population, there is a lack of 550 numbers of houses in Maibang Master Plan area. The town has 95 percent households living their owned houses. About 3.5 percent of the households are living in the rented houses. Their own self or hereditary except in the some of the habitations constructs the houses where there has been large influx of the migrants during last two decades.

Sr. No.	Type of house	Housing stock
1	Pucca	355
2	Semi Pucca	675
3	Kutchha	1493
	Total	2523

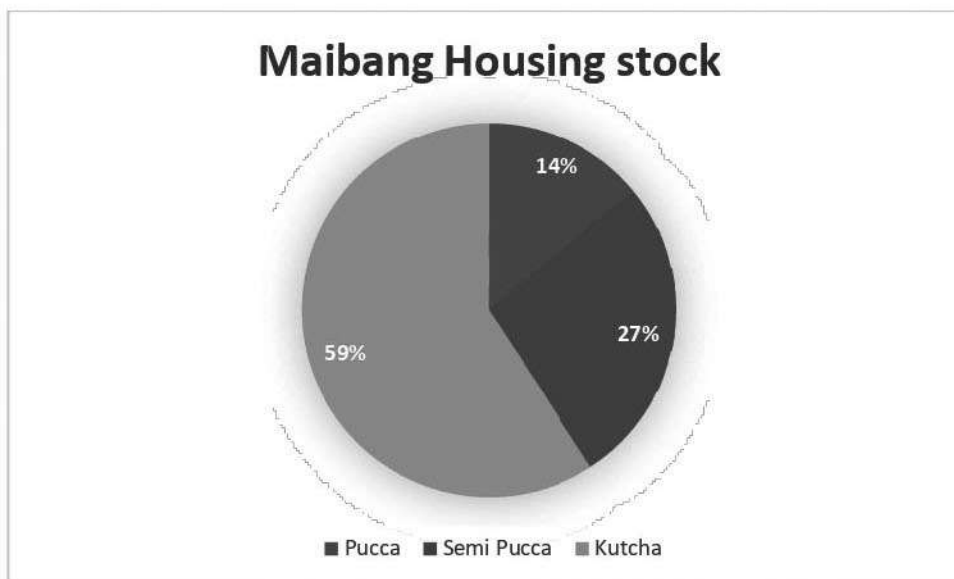


Figure 4.1: Housing Scenario in Maibang

The Maibang have traditional houses with semi-pucca structure of semi-public and public buildings, thatched houses with basic W/c area in the vicinity. Type of Houses Type of house is one of the major indicators of the quality of life of a community. Figure-2.5 shows that close to about one-fourth of the households are staying in a Pucca house. The definition of a Pucca house is the one that has permanent (RC) structure for all the three portions, namely, floor, walls and roof. Semi-pucca are those houses with two of the three portions made of permanent structure and the survey recorded that about one-third of such houses (semi-pucca). Obviously those house with only one of the three portions or mostly none are the Kuccha houses and it constituted the majority of the houses (59%). About 76% of the households have separate space for kitchen and 87% houses have toilets indicating a progressive sanitation behavior.

4.2 Housing supply mechanism

The census tables can be summarised that the town has more semi-pucca houses constructed by the households themselves. A typical houses would have two rooms, indoor/outdoor cooking area and sitting for the outsiders.

Table 4.2 Housing Scenario Master Plan Area (estimated)		
Sl. No.	Type of house	Housing stock (2022)
1	Pucca	521
2	Semi Pucca	965
3	Kutchha	1587
	Total	3073

4.3 Housing condition

The house structure is made of thatched materials, roof and walls uses more wood and thatched materials. The floor is mud or cement concrete in some of the places. The light houses are easy to dismantle and can have easy construction post disaster (as the region is mostly flood prone)

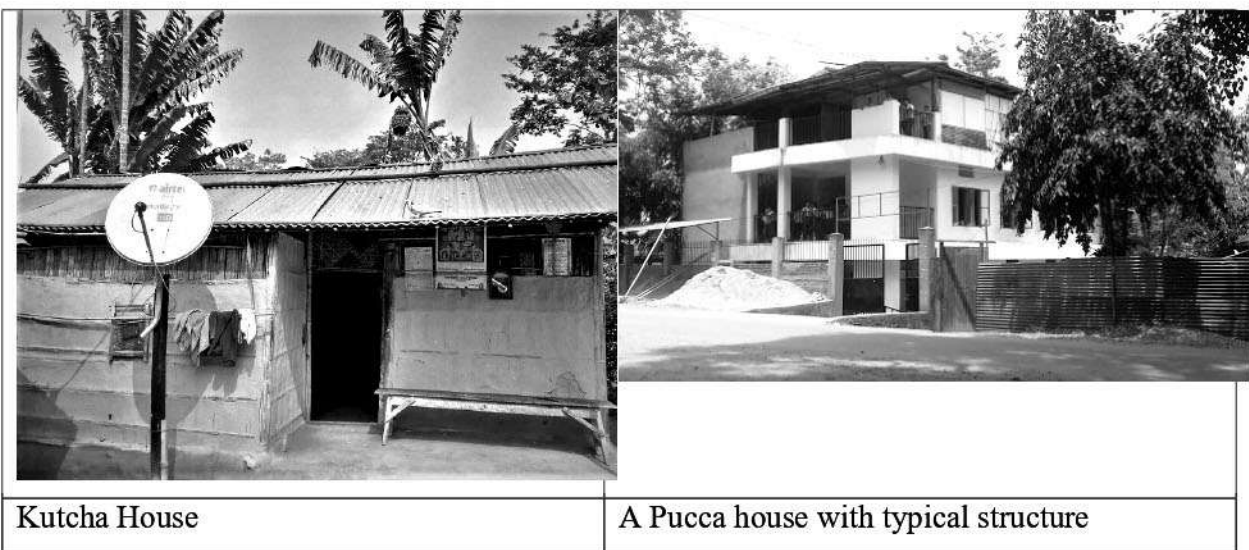
The open areas are found in the front and back of the houses. The typical small towns would have characteristics of the village wherein the houses also have kitchen garden, small ponds for rearing fish and hatcheries for hens and eggs.

The town does not have any slum, but there are poor households and income of the households varies in the town. The rich households own large plot of the land and are organised along the main access routes of the town. The outsiders like merchants, financiers and governments officials have housed themselves near to the town centre.

The tribal population are also residing on the fringe of the town and villages surrounding the town, They supply the weekly and daily needs of the town with vegetables and other consumables. The education facilities in the town attracts the students from the villages.

The new construction in the towns uses modern materials but its only limited to 10 percent of the households. The areas require more improvement in the sanitation and drainage conditions. About 80 percent of the households have water connection in the town centre however many also have the hand pump and wells in the vicinity for drawing drinking and portable water.

The homelessness in the town is very less and all the people have respectable housing units. The needs for the dormitories for the new migrants or travellers is required in the town to maintain the safety of the travellers.



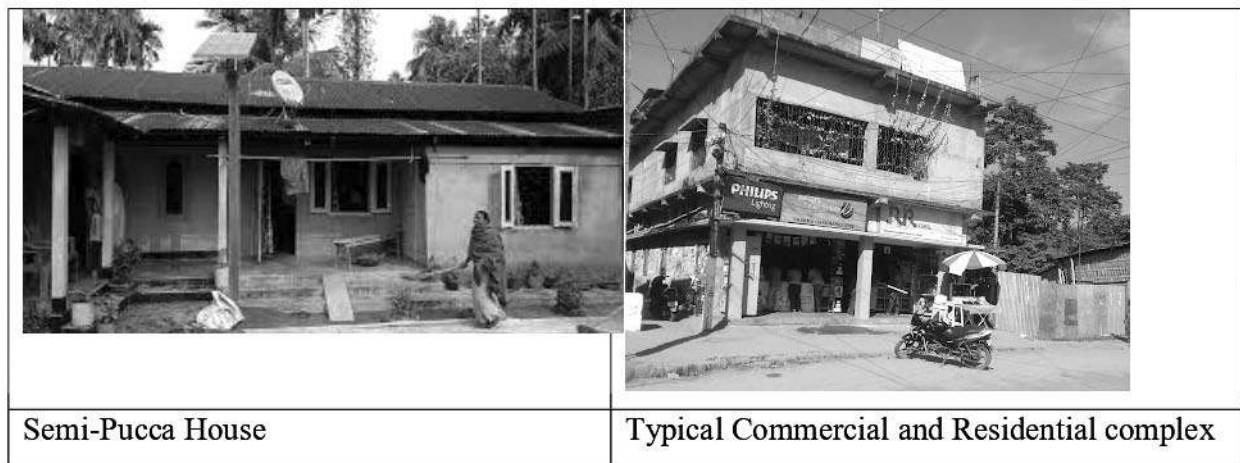


Figure4.1 : Housing Typologies in the town areas

While taking building permission it is necessary for the residents to make arrangement for water harvesting system.

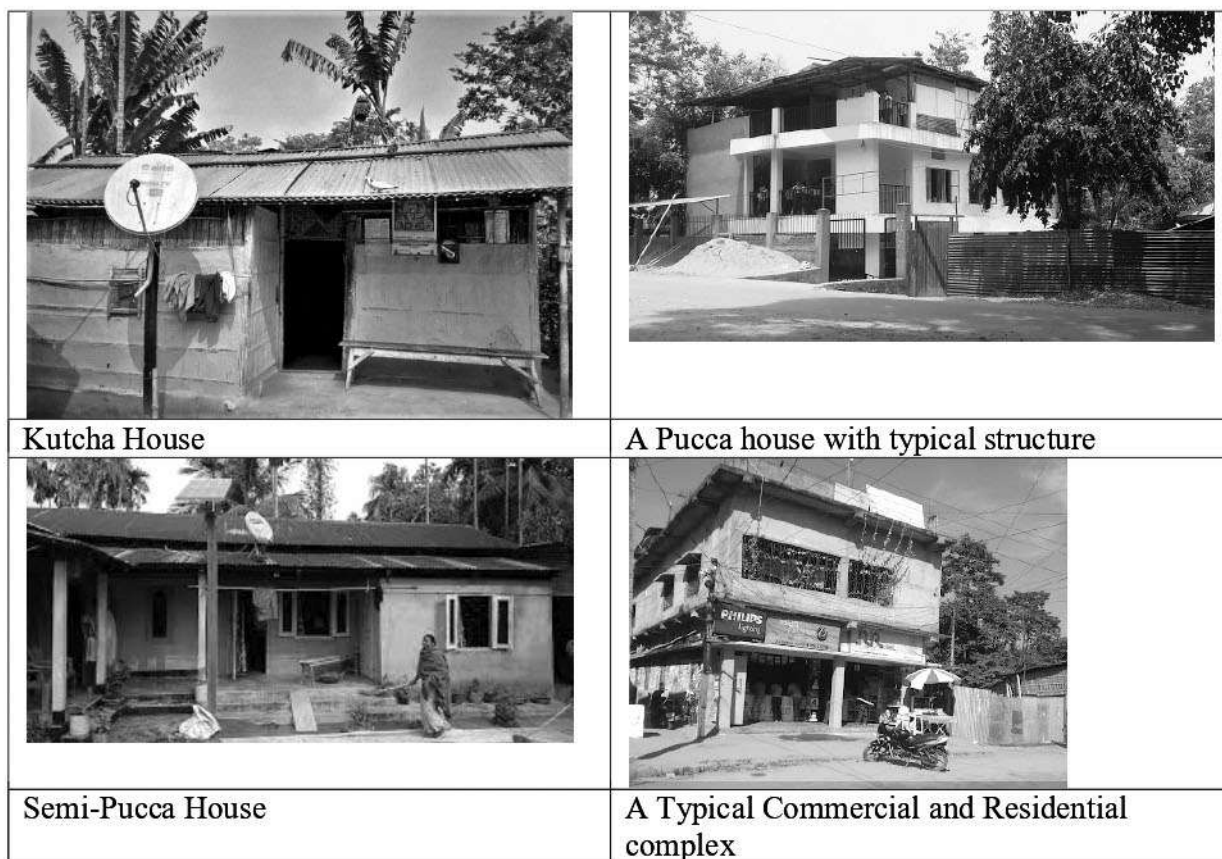


Figure 4.2: Housing Typologies in the town areas

4.3 Improvement in the housing situation

The housing units in the urban and rural fringes of the town has been expecting improvement. The success of the Pradhan Mantri Awaas Yojna for urban and rural areas have helped households to get respectable housing units.



Figure 4.3: A Typical PMAY Unit

The housing unit typically to be under the single or joint ownership with the women head of households is the bold step in the right directions. The town has been constructing the houses, and block development office in the town has been listing beneficiaries for the projects.

4.4 PAMY Progress

The town has been approved for 700 houses under the Pradhan Mantri Awaas Yojna, which mainly covers the poor family. The standard approved designs have been adopted for the houses in town.

The master plan has proposed some of the areas for the rehabilitation and relocation of the houses which are in the flood prone regions, homeless and destitutes for providing shelter. A project for providing hundred houses for such group would be initiated in the five different localities in the town.



Figure 4.4: Typical Housing Typologies for the MIG/HIG housing.



Figure 4.5: A typical cluster for the town area for the high density low rise development

Chapter 5: TRANSPORTATION

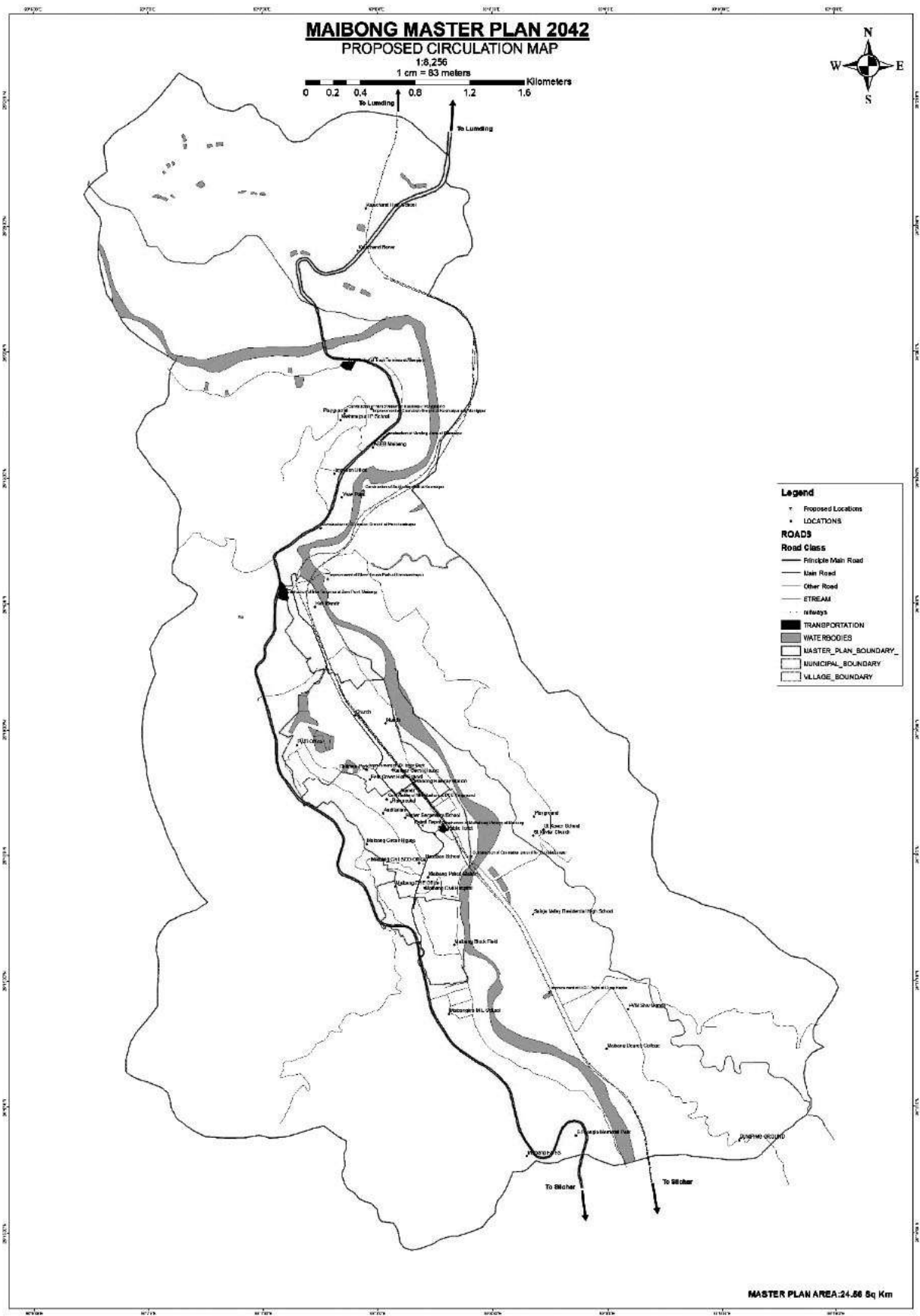
5.1 Network of Roads

Roads are divided into three segments viz. primary road, secondary road & tertiary road. Maibang is well connected with National Highway-36, which passes through the Master Plan area. The width of the primary roads is 10m-15m. Now-a-days different bus services link the area with the other places within the state and country. Tertiary roads are the local roads/streets within the residential areas/ semi-public areas etc. where width of roads is 4m-6m. These internal roads are covered by PWD. Maibang has a railway station and it makes the area easily accessible from various parts of the region. However, the transport and communication are yet to develop in the district including the Master Plan area of Maibang.

5.1.1 Existing Road Network

The master plan area had approximately 34 km length comprising of Nation Highway/Asian Highway no 2(AH2) -6.78 km, District road about 33.7 kms and 23.72 kilometers of the local roads. The region has developed all the roads for the accessibility however there is need to improve the carrying capacity of the roads.

Sr.No	Type	Width	Length in km
1	National Highway	36	6.78
2	State Highway	36	0
3	District Roads	20	33.7
4	Local Roads	10	23.72
	Total		34



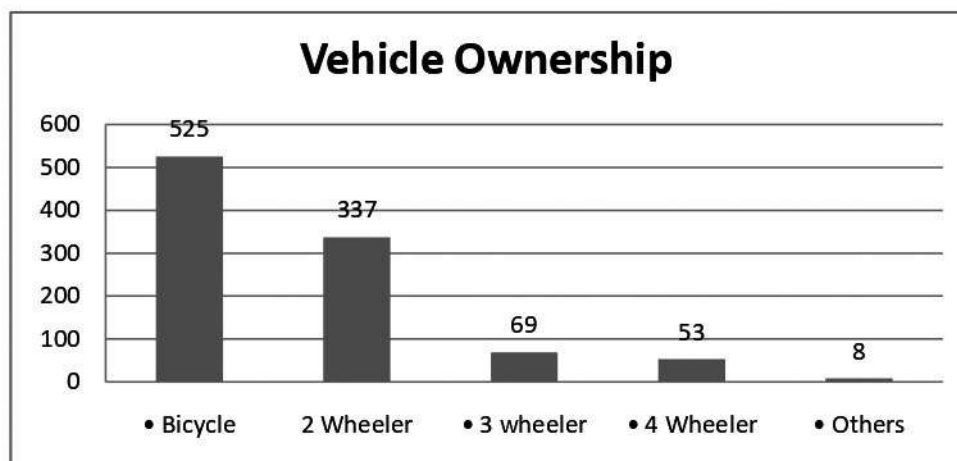
5.2 Modes of Transportation

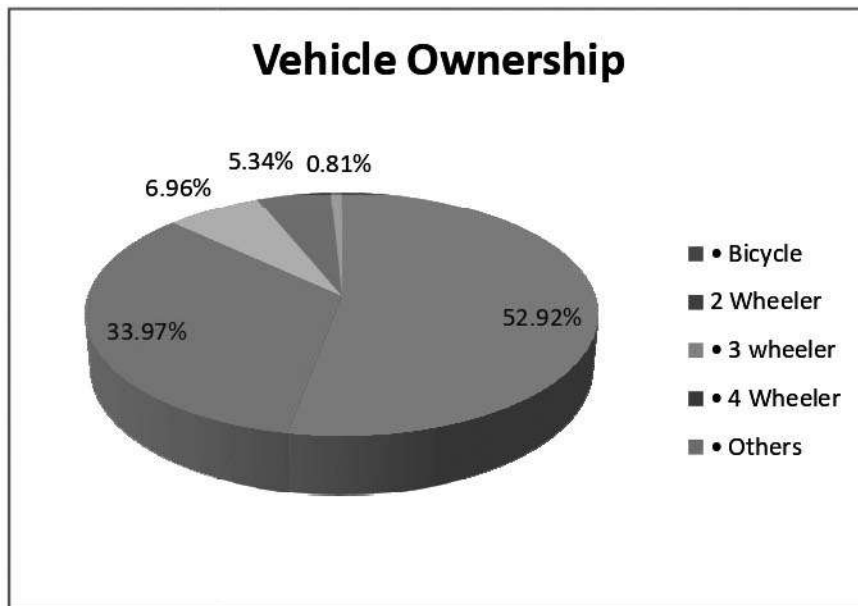
Roads and Railways are the primary means of transportation in this region. DimaHasao Autonomous Council Transport buses ply at regular interval to other important cities of the state. Private Taxi, Auto-rickshaw, Rickshaw, E-rickshaw are used as Intermediate modes of transportation.

5.3 Vehicle Ownership

Vehicle ownership details help to plan and fund improvements to road and highway infrastructure, develop transportation plans and services, understand the preferable mode of transportation, evaluate pollution and access to transportation in emergencies. The availability of the following modes of transport - Bicycle, Scooter/Motorcycle/Moped, Auto-rickshaw/rickshaw and Car/Jeep/Van was ascertained. As per estimates, only 40% of household in Maibang Master Plan area have access to vehicle ownership. Out of the 40%, 52.8% is bicycle/tricycle for disabled person, 33.2% is two wheeler i.e. motor cycle/scooter/moped, 8% is three wheeler, i.e., Auto- rickshaw/ van/rickshaw, 6% is four-wheeler, 1% is others including bus/truck etc.

Sl. No.	Type of Vehicle	Nos. of Vehicle	P.C
1	• Bicycle	525	52.92%
2	2 Wheeler	337	33.97%
3	• 3 wheeler	69	6.96%
4	• 4 Wheeler	53	5.34%
5	• Others	8	0.81%
	TOTAL	992	100.00%





5.4 Road Typology

Black top, Sand gravel, Earthen, Pavers block type of roads are seen within the Master plan area of Maibang. The Road generally divided into 3(three) types -Primary road [roads linked with National Highways and are maintained by Central Public Works Department(CPWD)], Secondary (Feeder Road), and Tertiary [Rural Roads consisting of District Roads(ODR) and Village roads].The Town is served by one National Highway (NH-36) and one State Highway (SH-19).

5.5 Transportation Amenities

At present, there is no bus terminal within the Maibang Master Plan Area. One bus terminal is proposed near SH -19. Roadside parking is seen all around the master plan area. This reduces the capacity of the roads and creates congestion within the town. There is lack of street signage and should be incorporated in the proposed master plan for better navigation.

The traffic junctions, rotary are neither adequate nor functioning well, because of which traffic congestion happens and needs a proper planning. rotary development in proposed at four (4) locations within the master plan area and the rotary at the junction of Primary (SH-19) and Secondary Road near is proposed to improvement. No designated parking is available within the area.

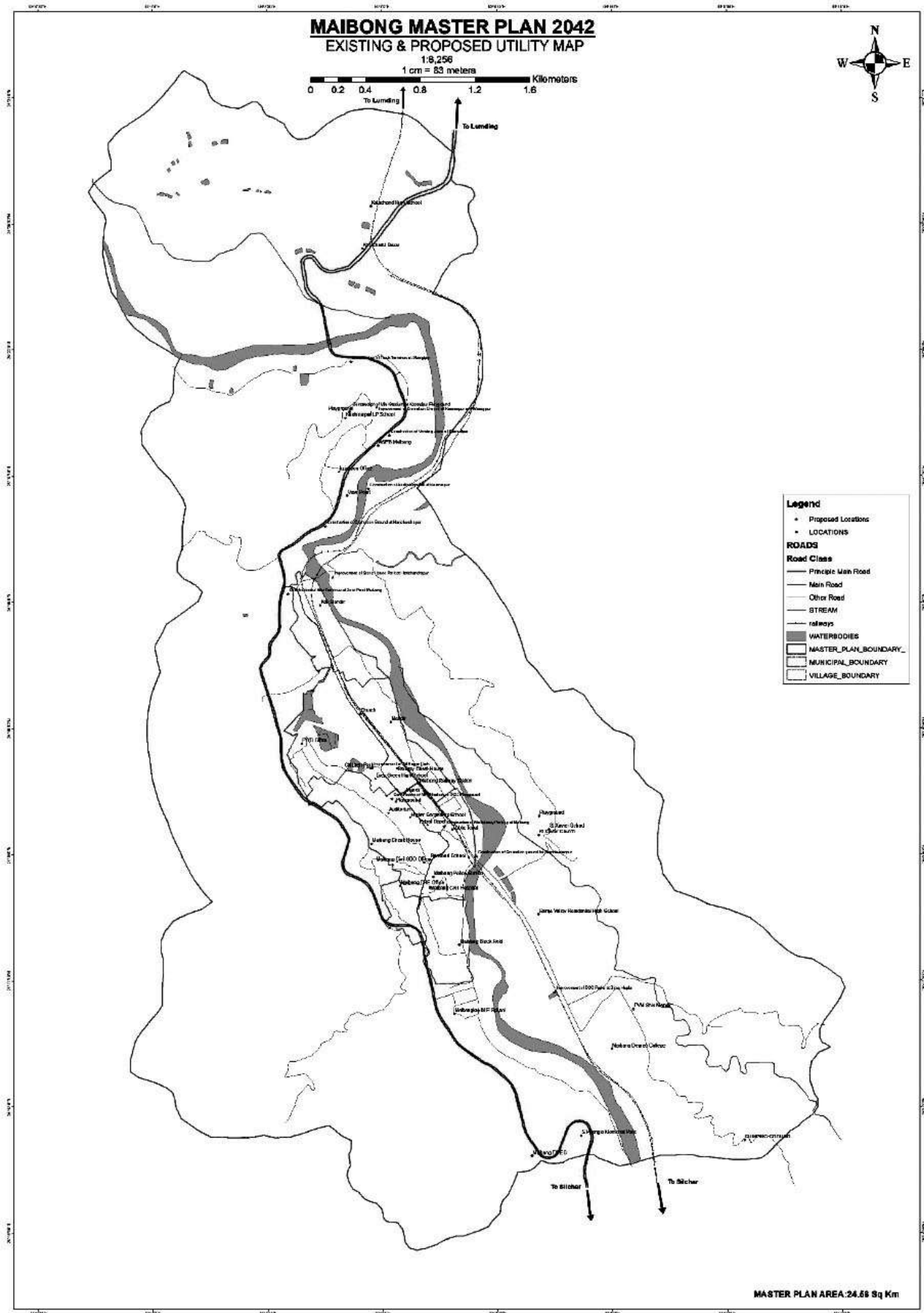
The on-street parking making the roads narrower. Only parallel parking to be permitted for on-street parking on the carriage way with parking spaces clearly defined by lane markings. Parking on public space anywhere in the city at any time, by any mode, needs to be charged a

price. The objectives of pricing are to (i) generate revenues, (ii) provide employment, especially poor, (iii) restrain demand, (iv) promote PMT, (v) encourage private sector investment, and (vi) rationalize parking duration.

5.7 Proposed Road Network

The region has developed all the roads for the accessibility however there is need to improve the carrying capacity of the roads. The master plan area has been proposed to improve the road condition by undertaking widening of the road Right of Way (RoW) for approximately 68.1 km length comprising of State Highway, District road of proposed 30 m and 24 m RoW for about 15.94 kms and 7.82 kilometres respectively. The number of the local roads needs strengthening which can be carried out for 37.56 kms length after detailed feasibility report.

Sr.No	Type	Width	Length in km
1	National Highway	45	6.78
2	State Highway	45	0
3	Proposed Road 30m	30	15.94
4	Proposed Road 24m	24	7.82
5	No Change		37.56
	Total		68.1



Chapter 6: INFRASTRUCTURE, PUBLIC UTILITIES & SERVICES

This is the bottom level category of all towns' hierarchy of the region. There were only six towns in this category in 2001 and in 1991 no town falls in this category. Most of the towns belonging to this category poorly accessible and have a very low level of socio-economic infrastructural facility.

The development in infrastructural facilities (civic, educational, medical, and cultural facilities) between 1991 and 2001 has been more in small and medium towns, probably due to the increasing demand of growing population. The future development of Assam depends primarily on this category for the location of policy and non- policy central functions for rapid urban transformation of this region.

6.1 Local Employment Opportunities

The operation of the master plan will provide an impetus to the industrialization and urbanization in the area. Many of the agricultural lands or barren lands in the vicinity of the master plan area are likely to be put to non-agricultural uses. The master plan would require lot of ancillary developments like shops, restaurant, workshops, etc. which will have a significant impact on the existing land use of the area. Job opportunities will drastically improve in this area. At present most of the population sustains on agriculture and allied activities. There are no major industries or other avenues of occupation in the area. The master plan will open a large number of jobs to the local population during master plan operation phase.

Governmental service enhancement opportunities

After completion of construction phase, there will be upgradation of local services like education, drinking water, health post and other social governmental services like security, bank, finance etc will increase at and around the master plan sites. Government will provide different services to the master plan, which will automatically help locals.

6.2 Physical Infrastructure

Physical infrastructure planning and management for sustainable development of the small town in the region having urban agglomeration attracts the migrants. The development of infrastructure would regulate the current development in the town and help in boosting the economic and social well being of the people.

6.2.1 Water supply

Water Supply Status (JalJeevan Mission)

JalJeevan Mission, the most ambitious project of Prime Minister Shri Narendra Modi will benefit around two million people of Assam. This mission will ensure pure and safe water in households. The Department of Drinking Water and Sanitation under the Ministry of Jal Shakti, will implement the project within 2024.

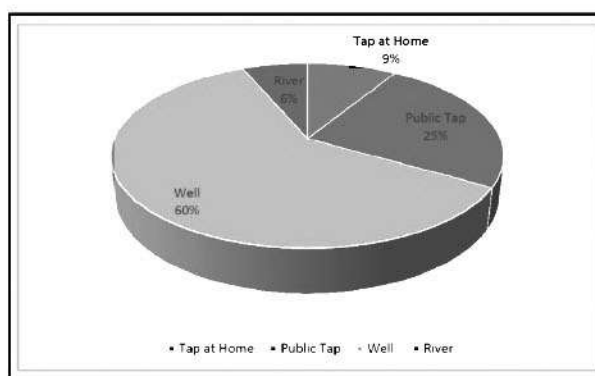
GW resource dynamic (MCM)	Utilizable GW resource for irrigation (MCM)	Utilizable GW resource for drinking and allied (MCM)
584	496	88
Total Habitations	SC Habitations	ST Habitation
3530	149	3155
WS Percent Access	65	72

In DimaHasao, the existing schemes will be renovated and made functional under the new initiative. Around 82 existing schemes will be revived in two stages under JalJeevan Mission (JJM). New schemes will cover villages where no water supply schemes existed and within December 2024, the entire population of DimaHasao will be covered.

S.No.	Block	No. of Villages with PWS				
		Nos. of Villages with (100% FHTC)	Nos. of Villages with ≥ 90 to < 100 % FHTC	Nos. of Villages with ≥ 80 to < 90 % FHTC	Nos. of Villages with ≥ 70 to < 80 % FHTC	Nos. of Villages with < 70 % FHTC
1.	MAIBANG	90	12	11	6	109
2.	SAMELANGSO	50	10	3	1	122
3.	LUMBAJONG	33	0	1	5	82
4.	NILIP	24	1	3	0	55
5.	RONGMONGWAY	22	0	0	2	35
6.	LANGSOMEPI	21	2	2	1	76
7.	BOKAJAN	21	4	3	7	102
	Total	261	29	23	22	581

Source: Reports (ejalshakti.gov.in) , 2022

About two-third of surveyed households draw water from the well within the village. About one-fourth of the households and having access to public tap water, while another 9% have water tap at home. The remaining 6% of the households have said that they access the river for their need for water. The details are given in Figure



6.2.2 Drainage system

There are very few formal drainage system in non-classified towns. Most of the drains are natural and primarily use for irrigation of the paddy fields in the town and its vicinity. The current drainage system in the town is open and prone to blockage due to dumping of the waste near the town centre

The town has open drains in the market and institutional areas, most of the drainage is sufficient for the current population load in the system. However, a total plan and feasibility report for the drainage system would be required for making the drainage system underground.

As per the PHE standards the housing areas with more densities are required to have better coverage currently this coverage varies from 40 to 60 percent of the residential areas and 70 percent in the commercial areas.

6.2.3 Sanitation

About 80 percent household were having access to the sanitation facility in the Maibong town. The SBM efforts in the block has resulted in improvement in the sanitary conditions.

The public urinals and W/C is lacking the market areas and general sanitary conditions have depleted over the years. As per the discussion with the Maibong town committee members its desirable to upgrade the sanitary condition in the public areas.

Lack of the sanitary condition has also led to increase in the water and air borne diseases reflecting the need for improvement in the sanitary services in the town and rest of the proposed urban area.

6.2.4 Sewerage network

The class VI town has very low probability of Sewerage network, however the high density area can start laying the lines along the major road to facilitate the movement of sewerage.

A detailed feasibility report and survey would be needed to cover initial 80 percent of household in the town areas. Regular de-siltation of existing soak pit and services of the municipal services can be improved for the town.

6.2.5 Solid waste management:

Current Practice

The old practice is continued i.e. MSW collected from road side bins provided at different locations by Practically no proper segregation of waste is practiced in the State of Assam Truck, Tractor, Thellas and taken into the dumping ground. Towns are now provided with vehicles and bins for enhancing the practice.

Future Action

- The town shall be free to choose the technology for SWM projects, toilets and street sweeping. The NCHAC shall, from time to time, bring to the notice of the

towns, through advisories and manuals, and other consultative mechanisms, various options available in these fields.

- Towns must contribute a minimum of 25% funds for SWM projects to match 75% NCHAC Share (75 % of fund can also be sourced from state and central government).
- ULBs are advised to use system for formally procuring all waste management equipment, Additionally, ULBs are advised to procure decentralised composting machines directly from the National Seeds Corporation of India, a Government of India PSU.
- ULBs are advised to distribute color coded bins (2 bins per household), such that waste is segregated at source itself. The recommended colors are Green Bin for Wet Waste (ex: biodegradables), Blue Bin for non-biodegradable and other kinds of waste. Extra care must be taken for disposal of hazardous waste such as batteries, medical waste, etc.

Site Identification

The town committee has identified the site for the SWM disposal and processing, however the development of the site, compliance of the people for the waste segregation would be required. The financial and technical capacities of the town and local body must be enhanced to encourage compliance of SWM standards.

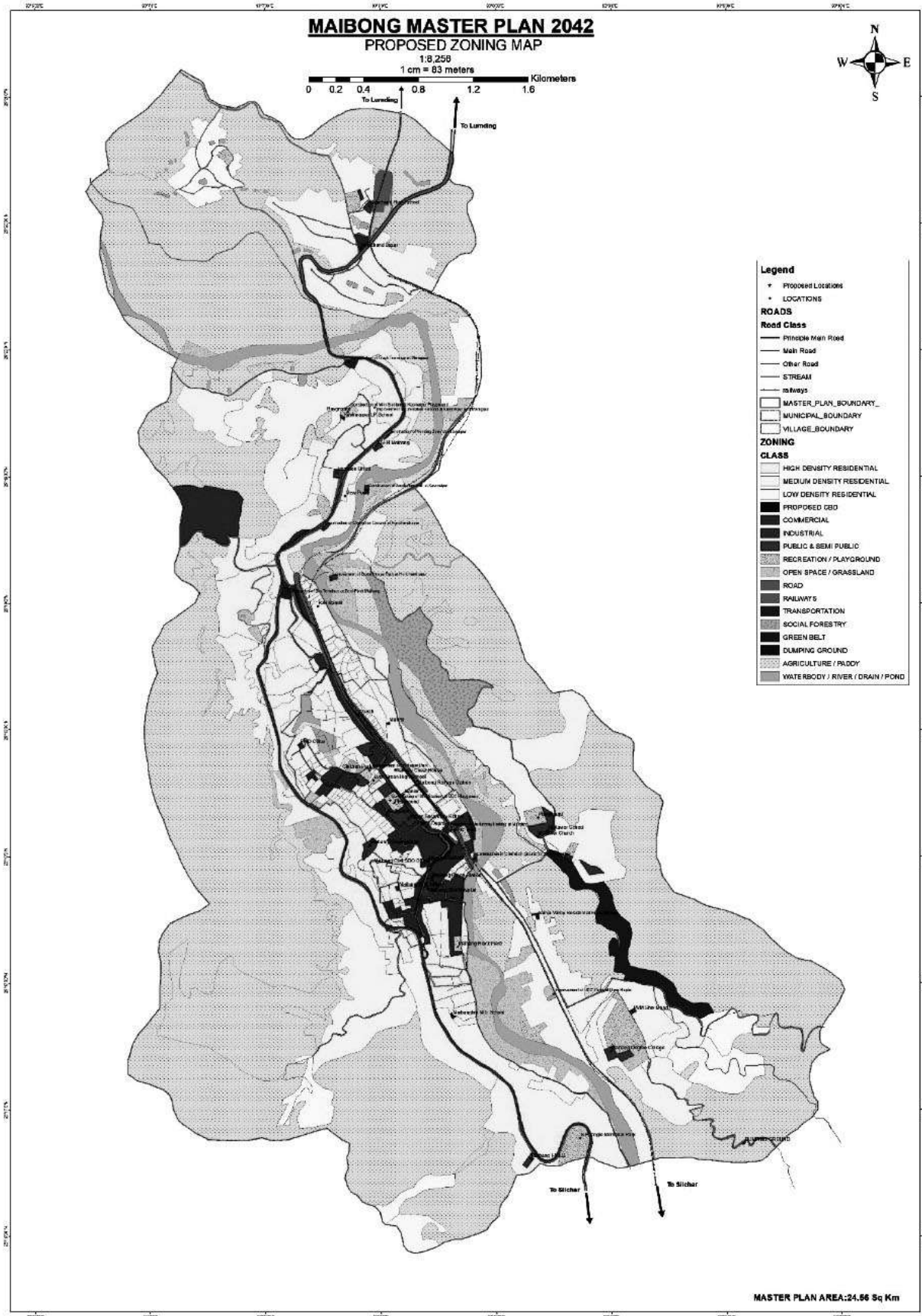
6.2.6 Electric sub-station and major transformers

Electricity consumption per capita in Assam is one of the lowest in the country. The growth of electricity supply and consumption in Assam has recently picked up after HEP project in the DimaHasao District. The town with minimal power requirement would be met by the ASEB. Sufficient land is available for enhancement of electric substation.

6.3 Social Infrastructure

Based on the Population of Maibong Master Plan area, as per URDPFI guidelines, it needs to have the basic social amenities like Senior Secondary School(VI to XII) of 1-2 nos. (1.8 ha), one number each of Dispensary (0.08-0.12ha), Community hall, mangalkaryalaya, baaraatghar/ library (2000 sqm), Neighbourhood park (1ha), Neighbourhood playground (1.5ha), Local shopping including service centre (4600sqm), Post office counter without delivery (85sqm), Bank with extension counters with ATM facility (81sqm). Accordingly, few community clubs are seen which is used as a community centre, although it is in dilapidated condition.

There is a requirement of community welfare centre of 0.1-0.15 ha serving a distance of 5-7km (as per UDPMFI guidelines). A marriage hall of 2000 sqm (as per URDPFI guidelines) as community centre is proposed in the Master Plan. 4 Shopping Complexes (4600 sqm as per URDPFI guidelines) are proposed in Master Plan to cater to the commercial needs of the growing population. As per URDPFI guidelines, there is a need of 1 neighbourhood park of 1 ha and it is proposed in the Master Plan.



Chapter 7: ENVIRONMENT AND CITY BEAUTIFICATION PLAN

7.1 Development of Existing River Banks

The town is now faced with deterioration of the river banks near the bridge area which is commercial and institutional areas. The flood protection structure has been damaged over the years and needs urgent repair or reconstruction in the town. The detailed feasibility report is suggested before undertaking the project. The state could take up this project, without having financial burden on the Municipal Board. The River and town side development project incorporating the protection, children park and informal shopping areas can be developed with basic amenities.

7.2 Protection of Forest or Social Plantation

The plan proposes to protect the forest and social plantation area from the development and restricts the movement of the people except for the educational and research purposes. The town committee along with the village leaders would identify the forest groves sacred for the community for protection. The traditional method of planting special trees, medicinal plants and other species would be encouraged.

Need to Improve the School and Community Playground

The town would be provided with some community based improvement projects along the major public areas. The land use proposed in the plan seeks to improve the access to the public areas, plantation of local varieties of flowers and vegetations along the current facilities. Community based partnership program would be developed to fund and allocate trained manpower to design the implement such projects.

Tentative cost for improvement for each playground and community places Rs. 65 Lakhs where town have more than three major and 10 minor areas. The community spaces along the junctions and major cross roads can be improved with more calming spaces using the local artisans and their works for display.

7.3 Market Area Redevelopment

The town centre would have amenities for not only daily commuters and market visitors but also for the children seeking recreation spaces. The part of the market area (15 percent) to be

developed as the recreation or open gym spaces for the youth and children. The public utilities and rest rooms would be added in the main market under the supervision of the local town committee.



Figure 7.2: A Typical Improvement suggestions in Town



CHAPTER 8: LANDUSE

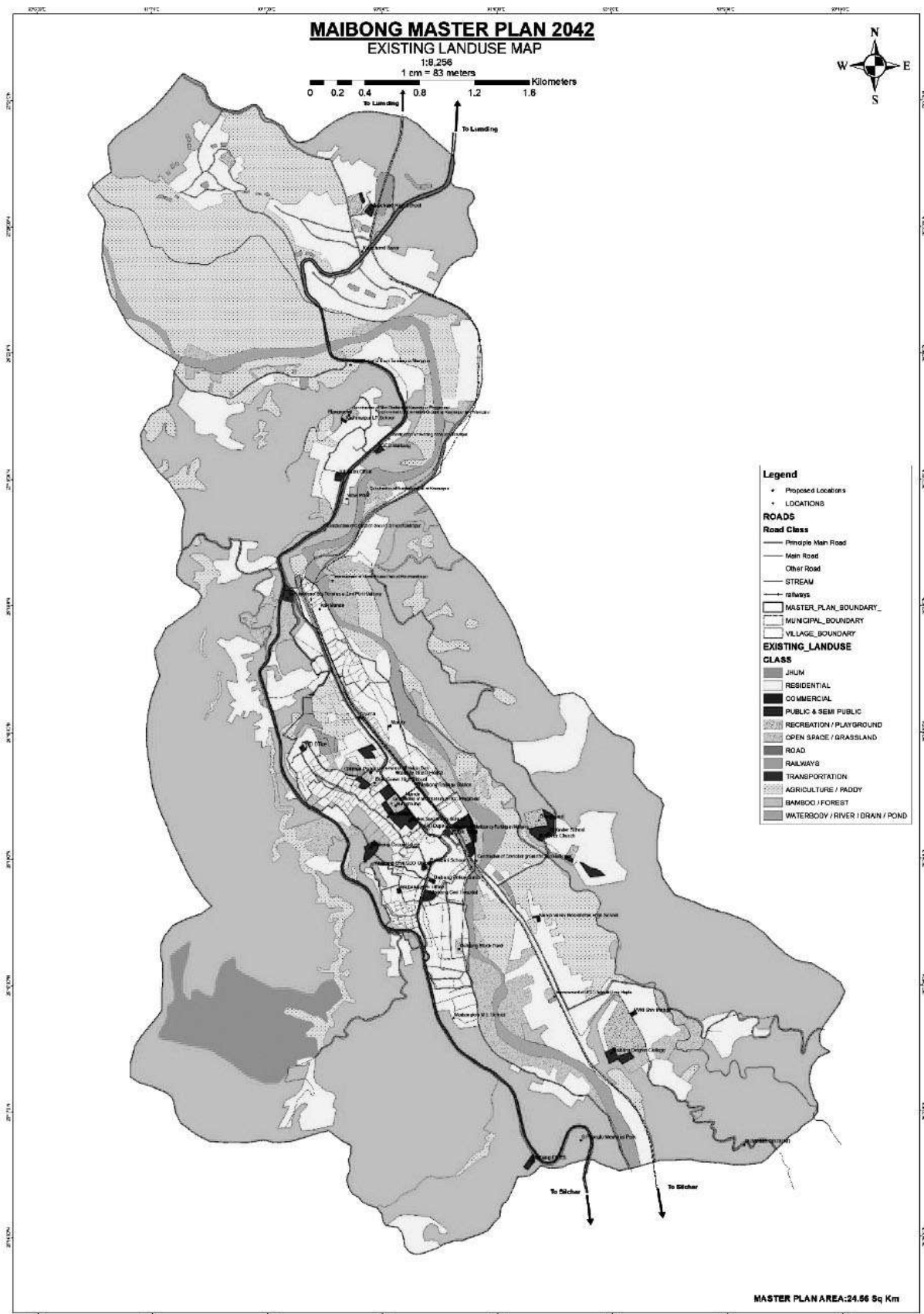
Land use survey is to ascertain the existing land use pattern as well as to estimate the present and future need of the planning area. The planning concept and proposals that has been work out in the Final Master Plan for Maibang are based on survey conducted. The preparation of the Master Plan is done based on estimation made for multifarious requirements upto 2041. The land use determines the inter relationship of functional activities. Various proposals have been proposed on the basis of the population projection. As per Maibang Master Plan Data 2022, total Master Plan Area is 20.21 sq.km.

8.1 Existing Landuse

Based on survey in 2022, the existing landuse analysis shows that the primary landuse of the master plan area are 66.02 % agriculture and 22.37 % residential whereas the least is as 1.91% public and semi-public, 4.04% river and waterbody, and a 2.63% amount of commercial and park/playground. Therefore, to accommodate the physical and social infrastructure of the area the landuse distribution of the proposed master plan needs to be carefully handled.

MAIBANG EXISTING LANDUSE AREA				
Sl. No.	Land Use		Area (Sq. Km.)	Percentages to Total Area
	Category			
1	Residential Use		3.77	18.43
2	Commercial Use		0.03	0.14
3	Industrial Use		0.01	0.05
4	Public & Semi Public Use		0.12	0.60
5	Recreational Use		0.97	4.74
6	Transport & Communication		0.55	2.70
	Roads			
	Transportation			
	Total Developed Land		5.46	26.66
7	Agriculture & Bamboo Plants		14.26	69.76
8	Water Bodies		0.73	3.57
	TOTAL AREA		20.45	100

Figure 8.2: Existing Land Use Map of Maibang Master Plan Area (2022)



8.2 Proposed Landuse

In the proposed master plan, the residential area is increased by 20%, vacant land is decreased by 12%, 46% of agricultural landuse is converted to other landuse, Open space, Tea garden, Industrial are increased by 121.2%, and Public and Semi- public is increased by 2.1%.

Hence based on these guidelines the following projects is proposed to develop socio cultural and commercial facilities viz- Bus Terminus, shopping complex Auditorium hall, Eco-friendly park, daily and weekly market, Truck Terminal, Harijan Colony and Housing for poor.

MAIBANG PROPOSED LANDUSE AREA				
Sl. No.	Landuse Category		Area (Sq. Km.)	Percentage to Total Area
1	Residential Use		6.67	32.61
	High Density	3.12		
	Medium Density	2.01		
	Low Density	1.54		
2	Commercial Use		0.39	1.89
	Retail	0.29		
	CBD	0.1		
3	Industrial Use		0.16	0.79
4	Public & Semi Public		0.21	1.03
5	Recreational Use		1.02	4.99
6	Transport & Communication		0.75	3.67
	Transportation	0.002		
	Railway	0.11		
	Roads	0.45		
	Total Developed Land		9.20	44.98
7	Agriculture		10.33	50.51
8	Green Belt		0.19	0.93
	Waterbodies		0.73	3.57
	TOTAL AREA		20.45	100.00

As per UDPFI guidelines, it is suggested to provide 1.0 to 1.2 ha per 1000 persons for town level open spaces (excluding the open spaces in residential pockets), which can be distributed for different residential pockets uniformly for a population of 8000 to 10,000. (Calculation based on the 10-12 mts / person for the entire planned areas). The open spaces are to be developed with other socio cultural and commercial facilities so that they can serve multiple purposes.

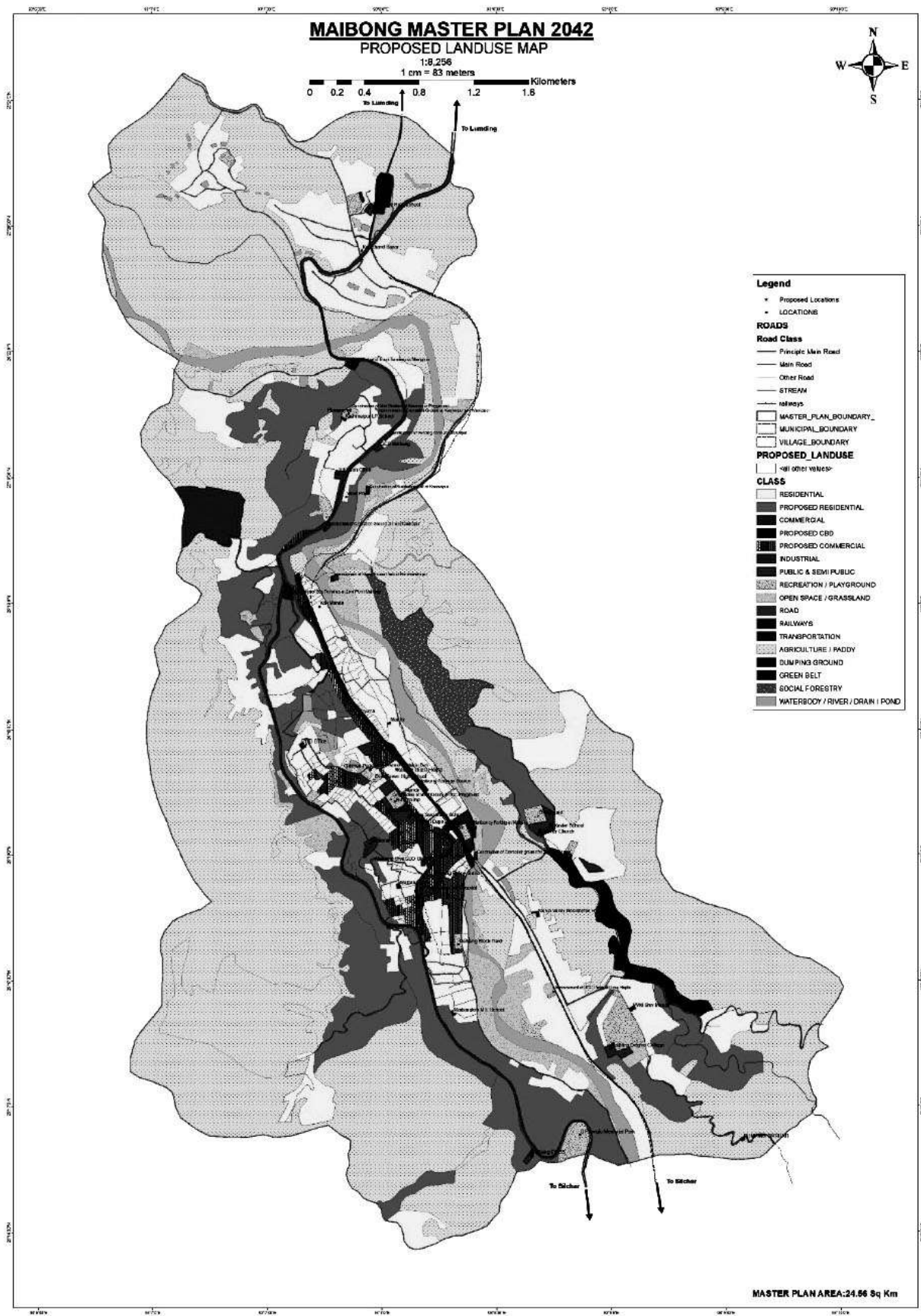


Figure 8.5: Proposed Master Plan of Maibang**8.3 Land Use Plan**

Existing land use and proposed land use of Maibang Master Plan area shows that there is increase in Commercial (0.0 sq.km), Public and semi-public (2.10sq.km), Park and Playground (0.0 sq.km), Transport and Communication (0.0sq.km), whereas there is decrease in Agriculture (5.81 sq.km), Water bodies (0.00 sq.km) and Residential (0.39 sq.km). The percentage of the Landuse change is shown in Figure 8.5.

COMPARISION TABLE					
Sl. No.	Land Use	EXISTING LANDUSE		PROPOSED LANDUSE	
	Category	Area (Sq. Km.)	%	Area (Sq. Km.)	%
1	Residential Use	3.77	18.44	6.67	32.61
2	Commercial Use	0.03	0.14	0.39	1.89
3	Industrial Use	0.01	0.05	0.16	0.79
4	Public & Semi Public Use	0.12	0.60	0.21	1.03
5	Recreational Use	0.97	4.75	1.02	4.99
6	Transport & Communication	0.55	2.71	0.75	3.67
	Total Developed Land	5.46	26.68	9.20	44.98
7	Agriculture & Bamboo Plants	14.26	69.74	10.33	50.51
8	Water Bodies	0.73	3.57	0.73	3.57
	Green Belt			0.19	0.93
	TOTAL AREA	20.45	100	20.45	100.00

Table 8.6: Existing and proposed land use of Maibang Master Plan area**8.3.1 Issues and potential****8.3.1.1 Residential**

The density of the Master Plan area is 451 persons per sq.km, i.e, 23 persons per sq. km more than the state average. It can be inferred that the area is highly congested and there is need of housing. There will be a need to 1118 housing. Single storied buildings within the Master Plan area can be restructured upto 1-2 more storied to avoid horizontal expansion. 0.39 sq.km of fallow land within the Master Plan area, as per Survey, can be identified as suitable land for housing.

8.3.1.2 Commercial

Commercial area covers approximately 1.89% of the existing Maibang Master Plan area. MaibangChariali is the main commercial hub of Maibang. Other local markets, weekly and daily markets are also seen within the master plan area. However, the commercial area is very congested and need to immediate improvement. Moreover, as per data, only 37% of the population is working which indicates that there is lack of opportunities in the area. The master plan proposal highly demands infrastructure to boost the employment generation of the region. Hence additional four commercial centres with proper infrastructure is proposed for the master plan.

8.3.1.4 Public and Semi-Public

The Public and Semi-Public landuse includes educational institution, Government offices, Hospital, Temples and Mosques, Museum, Gallery etc. It occupied about 0.21 sq.km of Maibang Master Plan area covering 1.03% of the whole area. There are 6Nos.of educational institutions and 8 Nos. of Govt. offices. within the Maibang Master Plan Area. Few Public and Semi-Public landuse area is proposed to convert into mix-use type of landuse to boost the social infrastructure of the Master plan area.

8.3.1.5 Transport and Communication

Out of total Master Plan Area, 20.21 sq.km is occupied for Transport and Communication facilities covering 2.71% of the whole area. The primary and major roads connect the regional and important places and with neighbouring important towns and other part of the state. The NH-627 and SH-19 runs through the town. All the major towns of Assam regularly bus services operate from the Maibang town. All necessity commodities are brought to the area by the Roadways. Now-a-days bus service link the area with the other places within the state and country. These internal roads are covered by PWD. The North Frontier Railway line connects Maibang Town. The nearest railway station is at Hojai, 21 km away from Maibang. N. F. rail communication also makes the area easily accessible from various parts of the region. However, the transport and communication is yet to develop in the district including the Master Plan area of Maibang..

8.3.1.6 Agriculture

Agriculture is the major source of income for the people of the Master Plan area. It covers 69.74% of the existing landuse. As per data, in the proposed Master Plan area 5.81sq.km of it has

been converted to other landuse as per the need of the population projected and the infrastructure of the area. The main crop is Paddy and apart from this Maize, Cauliflower, Chilli, Tomatoes, and Lettuce are also cultivated. These crops are mainly grown at Maibang according to the climatic condition and season. People use the labour-intensive technique in farming, as there is no technological advancement. The main reason for people to practice agriculture is the Donka River, which is the main source of harvesting the crops.

8.3.1.7 Green Belt

Green Belt includes the Hills and water bodies of the Master Plan area. It covers 0.93% of the existing landuse. As per proposed Master Plan area 0.1 sq.km of it has been converted to other landuse as per the need of the population projected and the infrastructure of the area.

CHAPTER 9: PROPOSED PROJECTS' BRIEF AND TENTATIVE FUNDING SOURCE

9.1 Priority Sectors and Projects

The consultation and site visit the need for various infrastructure projects was assessed. The suggestive projects for the Master Plan area of Maibang Thirteen (18) main projects can be identified which are:

Table 9.1: Proposed Projects for Master Plan Area - Maibang
1. Eco Friendly Park
2. Dolmens Park
3. Park
4. Up gradation of Existing Children Park
5. Science Park
6. Open Gym Centre with Building
7. Market Building (Super Market)
8. Auditorium cum Conference Hall including interior items
9. Bus Terminus
10. Auto/Tempo/E-Rickshaw Parking Place with public toilets/water facility/ Fencing
11. RCC Drainage Facility for all wards
12. Sewerage with Treatment Plant under S.W.M
13. Cleaning Equipments/ Vehicles
14. Electric Cremation Ground
15. Town Library Building with interior Facilit
16. Solar Street Light
17. Renovation of Public Toilets
18. Pavers Block Road

These eighteen (18) projects could up lift the development and growth of Maibang creating a smooth and hassle free socio-economic life for the residents of Maibang Town along with infrastructure development. The proposed land use maps incorporate the land area into the zoning requirements. The projects can be completed during the plan period i.e. year 2022 to 2042.

9.2 Fund Requirement

For the identified Twelve (18) main projects of Master Plan area of Maibang the tentative fund requirement are as follows:

Table 9.2 Proposed Projects Estimates for Master Plan Area						
SL. No.	Project	Location	Land availability	Area of Land	Nos	Amount (in Rs. Crores)
1	Eco Friendly Park	Ward 1 at Irrigation Switch Gate	Yes	1.5 bigha	1	0.25
2	Dolmens Park	Ward 3 in front of Sarnihang	Yes	3 katha	1	0.30
3	Park	Ward 7 at Seed Firm	Yes	1.5 bigha	1	0.25
4	Up gradation of Existing Children Park	Ward 2	Yes	2 bigha	1	0.08
5	Science Park	Ward 2 Near Maibang Mini Stadium	Yes	3 bigha	1	0.40
6	Open Gym Centre with Building	Ward 2	Yes	1 Bigha	1	1.80
7	Market Building (Super Market)	Ward 3 Near SabjiMandi	Yes	3 bigha	3	1.50
8	Auditorium cum Conference Hall including interior items	Ward 2 at Maibang MB Office Campus	Yes	3 bigha	1	5.0
9	Bus Terminus	Ward 2 near Langsomepi Block	Yes	2.5 bigha	1	8.0
10	Auto/Tempo/E-Rickshaw Parking Place with public toilets/water facility/ Fancing	Ward 1 234 nearby N.H 36 50' X 100'	Yes	4		3.0
11	RCC Drainage Facility for all wards	Ward 1234567	Yes			60.0
12	Sewerage with Treatment Plant under S.W.M					60.00
13	Cleaning Equipments/ Vehicles					50.00
14	Electric Cremation Ground	Ward 1	Yes	4 bigha	1	80.0
15	Town Library Building with interior Facility	Ward 7 near club	Yes	1.5 bigha	1	5.0
16	Solar Street Light	All Ward	Yes		4000	34.0
17	Renovation of Public Toilets	Ward 37	Yes		3	0.20
18	Pavers Block Road	all Wards	Yes		40km	24.00
		Total Project Expenses in Town			Rs.	235.58

The above project is based on the town committee Reference No. BMB/Administrative/26/2021-22/3640 Dated 4/4/2022

The net fund requirement is estimated to be **Rupees Two Hundred Thirty Five Crores Fifty Eight Lakh Only (Rs. 235.58 Crores)** for the coming plan period (2022-2042).

The basic infrastructure projects must be given with priority along with the flood control projects. The project listed may be altered or modified or rejected based on the site condition, administrative capacity and technical feasibility of the individual project components.

The capacity both technical and administrative must be enhanced before initiation of the projects. The town committee along with the constituents villages and community must have consent and ability to complete the projects. The proposed projects would have capacity to make the town competitive and infrastructure ready for future generation.

9.3 Indicative Sources of Fund:

The tentative source of funding for the above mentioned projects are:- AMRUT, Infrastructure Development Fund, Entry Tax, SOPD, Grant-in-aids both Central & State Govt. and State Finance Commission.

CHAPTER 10: DISASTER MANAGEMENT PLAN

Maibang Master Plan area is served with 1 fire and emergency service station at present. The whole district is vulnerable to draught and as no such natural water reservoir is there in the district from where the water can be irrigated. Few villages of the Maibang master plan area are vulnerable to flood because of the Donka River and man made flood. The region is very much vulnerable to earthquake due to its weak geography and fragile geomorphology being in the most dangerous Seismic Zone i.e. Zone (V). The whole region is sitting on the bed of limestone and hence very fragile. As per UDPFI guidelines there is requirement of a Disaster Management Centre of 1ha area to serve the people of the Master Plan area.

10.1 Pre-Disaster Preparedness

The Fire Services department being the nodal agency for disaster management, should identify vulnerable areas e.g. areas with high density and poor accessibility in the city and propose suitable measures. The department should make people aware about after effects of disaster particularly school children through mock drills in school, media campaigns and advertisements about emergency procedures and location of emergency shelters etc. Mock drills need to be done also in government and public offices from time to time.

10.2 Post Disaster Preparedness

It has been observed that any disaster is generally followed by break down of communication lines and disruption of essential services. Also the district is vulnerable to various terrorist groups. Maibang being the bordering area of Assam and Meghalaya is also vulnerable to clashes between borders. Therefore, the key communication centres should be safely located to be free from natural disasters e.g. flood, fire, landslide, earthquake or any other emergency situation

10.3 Plan Implementation

The Master Plan implementation requires (i) development of new areas (ii) redevelopment of existing developed areas and (iii) conservation of eco sensitive areas. 'Office of the Deputy Director, Town and Country Planning, DimaHasao, Diphu, Assam' shall be the nodal agency for the Maibang Master Plan implementation. Landuse plan, land use zoning, sub-division and development control regulations including local building byelaws would in general be the base for all development, and redevelopment in the Master Plan area.

ZONING REGULATION:

XI. CHAPTER 11: ZONING REGULATION

11.1 SCOPE:

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

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

11.2 DEFINITION:

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

11.2.1. Words used in the present tense shall include the future; the singular number also includes the plural and the plural also the singular.

11.2.2. "Agriculture" includes horticulture , farming , growing of crops , fruits vegetable , flowers grass , fodder , tress of any kind of cultivation of soil , breeding and keeping of livestock including cattle , horse ,donkeys mules , pigs , fish , poultry and beast the use of land which is ancillary to the farming of land or any other agriculture purpose ,but shall not include the use of any land attached to the building for the propose of a garden to be used along with such buildings and "Agriculture " shall be construed accordingly .

11.2.3. "Authority" shall mean the local , regional or any other "Authority" appointed by the State Government for the purpose of administering the Act. Unless appointed by the State Government the Authority in the case of Municipal Areas shall be taken to mean the Municipal Board for the area constituted under the Assam Municipal Act. 1956 (Assam Act XV of 1957) .

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

11.2.5. "Building" ant construction for whatsoever purpose and of whatsoever materials construction and every part thereof whether used as human habitation or not and includes foundation , plinth wall , chimneys, drainage works, fixed platforms, verandah, balcony, cornice of projection , par of building or anything affixed thereto or any wall enclosing or intended to enclose any land or space .

11.2.6. "Building of Accessory Use "- a subordinate building, use of which is incidental to that of a principal building on the same plot such as garage, coal or woodshed, peon's quarter, etc .

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

11.2.8 “Building Set Back”- the distance by which any building or structure shall be separated from the boundary lines of the plot.

11.2.9 “Clean Industry”- industries which do not throw out any smoke, fume, noise, offensive odour harmful industrial wastes and employing not more than 10 workers with or without power.

11.2.10.“Commerce”- means carrying on any trade , business of professional sale or exchange of goods of any type whatsoever , and includes the running of with a view to make profit , Hospitals , Nursing Homes , infirmaries , education institutions and also includes hostel , clubs , theatres , restaurants , boarding house not attached to any educational institution , series and “Commercial” shall be construed accordingly .

11.2.11.“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, whether attached to industry or otherwise.

11.2.12.“Coverage”- is the percentage ratio of the plinth area of the main and accessory buildings to the total area of the plot.

11.2.13.“Customary Home occupation”- means occupation other than that of operating an eating or drinking place offering services to the general public carried on by a member of the family residing on the premise and in accordance with which there is on display that will indicate from the exterior that the building is being utilized in whole or in part for any purpose other than that as a dwelling and in connection with which on 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 .

11.2.14“Development” – means the carrying out of building, engineering, mining or other operations in on over or under the land, or making of 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 these Regulations 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 being works which affect only the interior of the building or which do not materially affect the use and the external appearance of the building ;

(b) The carrying out by a local or statutory authorities of any works required for the maintenance or improvement of road , being works carried out on land within the boundaries of the road :

(c) The carrying out by local authority any works for the purposes of inspecting , repairing or renewing any sewers , main pipes , cables or other apparatus including the breaking open of any street or other land for that purpose:

(d) The use of any building or other land within the cartilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house as such.

11.2.15.“Development Schemes”- means the scheme for the development or redevelopment or improvement of the Maibang master plan Area or any part thereof.

11.2.16.“Dwelling”- a building or a portion thereof which is designed or used wholly or principally for residential purpose. This shall not include boarding or rooming house, tents, tourist camps, hostel or other structures designed or used primarily for transient residents.

11.2.17.“Family”- a group of individuals normally related in blood or connected by marriage living together as a single house- keeping unit and having a common kitchen. Customary domestic servants shall be considered adjunct to the term ‘Family’.

11.2.18.“Floor Area”- shall mean useable covered area of a building at any floor level.

11.2.19.“Floor Area Ratio (FAR)”- means quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot. Multiplied by 100.

$$\text{FAR} = \frac{\text{means covered area of all floors} \times 100}{\text{Plot area}}$$

11.2.20.“Hotel”- means a building or a part of a building used as a lodging and boarding house.

11.2.21.“Industry”- includes the carrying of any manufacturing process as defined in Factories Act. 1984; and “industry” shall be constructed accordingly.

11.2.22.“Industry use”- includes the use of any land or building or part thereof for industry as defined.

11.2.23“Light Industry”- industries which do not throw out excessive smoke noise , offensive odour or harmful industrial wastes , employing not more than 100 workers and using power of not more than 100 H.P. such industries ,except in the case of foundries and smithies do not consume any solid fuel .

11.2.24“Lodging House”- means a building or a part of building used for the reception of guests and travellers desirous of staying or sleeping therein.

11.2.25Medium industry “- medium industries are those which employ more than 100 workers and may use any kind of motive power of fuel, subject of course to toxious features. Factories which are classified as heavy industries under the Factories Act do not come under this category.

11.2.26“Non-Conforming building or use”- a building structure or use of land existing at the time of commencement of these regulations and which do not conform to the regulations pertaining to the zone in which it is situated .

11.2.27“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 damage for the use and occupation of any land ;

11.2.28.“Open Space” – means any land whether enclosed or not on 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 .

11.2.29“ Owner”- includes a mortgagee in possession , a person who for the time being is receiving or is entitled to receive , or has received , the rent or premium for any land whether on his own account of or on behalf or for benefit of any other person or as an agent , trustee , guardian or for any other person or for any religious or charitable institution , or who would so receive the rent or premium or he entitled to received the rent or premium if the land were let to a tenant ; and includes the Head of a Government of. 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 .

11.2.30 “Parking Space”- means an area enclosed or unenclosed sufficient in size to store one or more automobiles or any other conveyance together with a driver way connecting the parking space with a street , or alley and permitting ingress or egress of all such conveyances .

11.2.31“Plinth”- means the portion of a structure between the surface of the surrounding ground and surface of the floor, first above the ground.

11.2.32 “Plinth Area”- means the built up covered area measuring at the floor level of the basement or of any story.

11.2.33 “Plot” – a piece of land occupied or intended for occupancy by a main building or use together with its accessory building and uses customary and incidental to it , including the open spaces required by these regulations and having frontage upon a street or upon a private way that has officially being approved by the competent authority .

11.2.34 “Plot Width”- the shorter distance from one side of the plot line to the other measured through that part of the plot to be occupied by the building.

11.2.35“Prescribed” - means prescribed by rules and regulations under the Assam Town and Country Planning Act 1959 (as amended).

11.2.36“Public and Semi-Public Place”- means any place or building which is open to the 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 .

11.2.37 “Repairs”- means any renovation applied to any structure, which does not in any way changed the specification of the structure but saves the structure from further deterioration.

11.2.38“Residence”- includes the use for human habitation of any land or building or part thereof including gardens , grounds , garages , stables and out houses , if any appertaining to such building and ‘residential’ shall be construed accordingly .

11.2.39“Required Open Space”- the space between the plot lines and the minimum building set back lines.

11.2.40“Roads or Street”- any highway , street , lane path way , alley , stairway , passage way , carriage-way ,footway , square place or bridge , whether a thoroughfare or not over which the public have a right of 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 , sidewall , traffic island , roadside trees and hedges , retaining walls , fences , barriers and railway within the road lines .

11.2.41“Service Industry” 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.

11.2.42“Set back line” means a line usually parallel to the plot boundary and laid down in each case by the authority beyond which nothing can be constructed towards the plot boundary.

11.2.43 “Site”- of a building includes not only the land actually covered by the building but also the open spaces around the building required under these rules.

11.2.44“Storey” the portion of a building included between the surface of any floor and the surface of the floor next above it or if there be no floor above it, then the space between any floor and the 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.

11.2.45 “Street line”- means the line defining the site limits of a street.

11.2.46“Structure” any combination of material including building constructed or erected the use of which requires location on the ground including among other things, signs, signboards, fences and wall that are more than three feet height.

11.2.47“To Abut”- means to abut on a road such that any portion of the building is facing the road boundary.

11.2.48“To construct” means to erect, re-erect, and make material alterations.

11.2.49 “to Erect” to construct a building for the first time or to re-construct existing building after demolishing it according to some fresh or revised plans.

11.2.50 “Total floor area” – the area of all floors of a building including habitable attics and basements.

11.2.51 “ To make Material alteration”- to make any modification in any existing building by ways of an addition or alteration, or any other change in the roof window, door, compound, sanitary and drainage system in any respect whatsoever, Opening of a window and providing inter communication doors shall not be considered as material alterations. Similarly modification in respect of gardening, wheel washing, painting, retailing and other decorative works shall not be deemed to be deemed to be material alterations, it further includes:-

- (a) Conversion of a building or any 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 a dwelling house or vice-versa;
- (c) Conversion of a dwelling house or a party thereof into a shop, warehouse or factory or vice-versa.
- (d) Conversion of a building used intended to be used for one purpose such as shop, warehouse or factory, etc. Into one or another purpose.

11.2.52“To Re-erect” – to construct for a second time or subsequent time a building or part of a building after demolishing it on the same plan as has been previously sanctioned.

11.2.53.“Water Course:- means a natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm water either from a single property or several properties draining thereof in combination .

11.2.54. “Warehouse”- means a building the whole or substantial par of which is used or intended to be used for the storage of goods whether for keeping or for sale or for any similar purpose but does not include a store room attach to , and use for the proper functioning of a shop .

11.2.55. “Yard”- means an open space at ground level between a building and the adjoining lines of the plot unoccupied and unobstructed except by encroachment or structures specifically permitted by these byelaws on the same plot with a building. All yard measurement shall be the minimum distance between the front, rear and side yard- plot boundaries, as the case may be, and

the nearest point of the building including enclosed or covered porches. Every part of every yard shall be accessible from every other part of the same yard.

11.2.56.“yard front” – means a yard extending across the front of a plot between the side yard lines and being the minimum horizontal distance between the street line and the main building or any projection thereof other than steps , unenclosed balconies and unenclosed porches .

11.2.57 “yard rear” – means a yard extending across the rear of a plot measured between a plot boundaries and being the minimum horizontal distance between the rear plot boundary and the rear of the building or any projection other than steps. Unenclosed balconies or unenclosed porches. In a corner plot the rear yard shall be considered as parallel to the street upon which the plot, has its least dimension. In both the corner and interior plots the rear yard shall be at the opposite end of the plot from the front yard .

11.2.58“Yard side “ – means a yard between the building and the side line of the plot and extending from the front line to the rear of the plot and being the minimum horizontal distance between the side boundary line and the sides of a building of any other projections other than stops unenclosed balconies or unenclosed porches .

The Maibang Master Plan area is hereby divided in to the following six zones shown on the accompanying Zoning Map which together with all explanatory matters thereon , is hereby declared to be a part of these regulations .

11.3 CLASSIFICATION OF ZONES AND ESTABLISHMENT OF ZONING MAP.

11.3.1. The zones designated under 3.1 may be further

Where non-conforming use status applied to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land.

- a) Low Density
- b) Medium Density
- c) High Density
2. Commercial Zones.
3. Industrial Zones –
 - (a) Light Industry
 - (b) Medium Industry
4. Public and Semi-public Zone
5. Recreational and Open Space Zone
6. Green Belt Zone.

11.3.2 The Zones designated under 3.1 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 sub-zones is being utilized.

11.3.3. Zone boundaries of each zone shall be as established in the zoning Map of the Maibang Master plan area and a copy of which shall be located in the office of the local authority in a

place easily accessible to the public which be the final authority as to the current zoning status of land and water area building and other structure in the Maibang Master Plan area.

11.3.4. Interpretation of zone boundaries – where uncertainly exists as to the boundaries of zones as shown on the zoning Map, the following result shall apply:-

- (a) Boundaries indicated as approximately following the centre lines of streets, highways or alleys shall be construed to follow such centreline.
- (b) Boundaries indicated as approximately following established plot boundaries shall be construed as following such plot boundaries.
- (c) Boundaries indicated as approximately following the centre lines of streams, river canals, lakes or other bodies of water shall be construed to follow such centre lines.
- (d) Boundaries indicated as parallel to or extension or features indicated in sub-sections (a) to (c) above shall be so construed distances not specially indicated on the zoning Map shall be determined by the scale of the map.
- (e) Where physical or cultural features existing on the ground are at variance with those shown on the zoning Map, or in other circumstances not covered by sub-section (a) through (d) alone, the Director of Town & country planning shall interpret the zone boundaries.

11.3.5. No changes of any nature shall be made in the zoning Map except in conformity which the procedures set forth in these Regulations. Any unauthorized change of whatever kind by any person shall be considered a violation these Regulations and punishable as provided under clause 16 of these Regulations.

11.3.6. Regardless of the existence of purported copies of the official zoning Map which may from time to time be made or published, the official zoning Map which shall be located in the office of the local authority in a place easily accessible to the public shall be the final authority to the current zoning status of land and water areas, building and other structures in the planning area.

11.4 APPLICATION OF ZONING REGULATION:

11.4.1. The requirement of this Regulation within each zone shall be the minimum requirement and shall apply uniformly to each class or kind of structures or land except as hereinafter.

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

11.4.3. No building or other structure shall hereafter be erected re-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 yards, front yards, side yards or other open spaces than herein required, or in any other manner contrary to provisions of these regulations.

11.4.4. No part of a yard or other space, or off street parking or loading space required about or in connection with any building for the purpose of complying with this regulation shall be included as part of a yard, open space, or off street parking or loading space similarly required for any other buildings.

11.4.5. No yard or plot existing at the time of coming into force of these regulation shall be reduced in dimension or are below the minimum requirements set forth herein ; yard or plots created after the effective date of these regulations shall meet at least the minimum requirement established by these Regulation .

11.4.6. Non-conforming plots, non-conforming uses of land, non-conforming structures and non-conforming use of structure and premises;

11.4.6.1. Within the zones established by these regulations or amendments that may later be, adopted therein existing plots, structures and uses of land and structures which were lawful before these regulations came into force or were amended, by 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 zones involved. Such non-conformities shall not be enlarged, upon, expanded or extended nor be used as grounds for adding other structures or uses prohibited elsewhere in the same zone.

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

11.4.6.3. Nothing in these regulations shall be deemed to require a change in the plans, constructions, or designated use of any building on which actual construction was lawfully begun prior to the coming into force of these regulations and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding as demolition or removal shall be deemed to be actual construction provided that work shall be diligently carried on until completion of the building involved.

11.4.6.4. If two or more plots or combinations of plots and portions of plots with continuous frontage in single ownership are of the record at the time of coming into force or amendment of the regulations and if all part of the plots do not meet the requirement for plot width and area as established by these regulations , the land involved shall be considered to be an undivided parcel for the purposes of these regulations and no portion of said parcel shall be used or sold which do not meet plot width and area requirements established by these regulations , nor shall any division of the parcel be made which leaves the remaining plot with width or area below the requirements stated in these regulations .

11.4.6.5.Non-conforming uses of land – Where on the date of coming into force of these regulations or amendments thereto lawful use of land exists that is made no longer permissible under the terms of these 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 increase, nor extended to occupy a greater area of land than was occupied on the date of coming into force of these regulations or amendments thereto.
- (b) No such non-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 such 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 is located.

11.4.6.6. 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 restriction on area, plot coverage, height yards or other characteristics of the 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 which increases its non-conformity.
- (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 re-constructed except in conformity with the provisions of these regulations,
- (c) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the requirements for the zone in which it is located after it is moved.

11.4.6.7.Non-conforming uses of structures- If a lawful use of a structure, or of structures and premises in combination, exists on the date thereto of coming 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 in 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 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 that is occupied by such use the time of coming into force of these regulations or amendments thereto;
- (c) Any structure, or structures and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the requirements of these regulations for the zones in which such structure is located, and the non-conforming use may not there-after be resumed; when a conforming use of a structure, or structures and premises in combination is discontinued or abandoned for six consecutive months or for

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

11.4.6.8. Repairs and Maintenance – One any building devoted in whole or in part to any non-conforming use, work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of non-load-bearing walls, fixtures, wiring or plumbing, to an extent not exceeding 10 percent of the 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 regulations shall be deemed to prevent the strengthening 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.

11.4.6.9. Uses under Exception Provision not non-conforming uses – Any use for which a special exception is permitted as provided in these regulations shall not be deemed a non-conforming use, but shall without further action be deemed a conforming use, in the zones in which it is permitted.

11.4.7. “Accessory Use”- the term Accessory use shall not include:-

- (a) Any use not on the same plot, with the use to which it is accessory, unless authorized by the authority;
- (b) Any use not customarily incident to a permitted use;
- (c) Any use detrimental to the neighbourhood by reason of emission of smoke, noise, odour, vibration, dust or fumes;
- (d) Storage of more than two commercial 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 the open space and equivalent plot size as required by Clause 4.8;
- (f) Advertising signs 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 a plot occupied by a dwelling there shall not be more than two signs with a total area of 2 square feet or 0.18 sq.m. per sign for each family house;

11.4.8. Yards and Open Spaces:-

- (a) Each structure hereafter erected, re-erected or materially altered shall be provided with specific front, side and rear yard;
- (b) On plots occupied by building only, not exceeding 30 percent of the rear yard may be occupied by one storied building of accessory use;
- (c) Special type of Building- Subject to the requirements of set-backs from prescribed street lines and side and rear yards under the representative Rules no building used for Theatres, Cinema Halls, Concerts or Assembly Halls, Stadium, buildings intended for Religious worships, Hospital or Dispensary buildings, Markets, Exhibition Halls or Museum and other such buildings shall have an open space of not less than 25 ft. or 7.5 m. from the front boundary and 15 ft. ,or 4.5.m. from the side and rear boundaries of the plot on which such building are construction.

11.4.9. Visibility at Intersections in Residential Zone- On corner plot in any residential zone nothing shall be erected, placed, planted or allowed to grow in such a manner as materially impede vision between a height of two and half and ten feet above the centre line levels of the intersecting streets in the area bounded by the street lines of such corner plot and a line joining points along said lines 50 ft. or 15.0 m. from the point of the intersection.

11.4.10. Building abutting two or more streets- When a building abuts two or more streets the setbacks from the streets shall be such as if the building was fronting each such street.

11.4.11. Means and 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 widths of such access or lanes, roads etc. to one individual plot or plots whether private or public shall be prescribed by the Authority;

11.4.12. 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 structure on land within such prescribed street line.

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

(a) To re-build such building or structure or to take down such building or structure;

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

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

11.4.14. Land Subdivision and Layouts- Except as otherwise provided, no land will be developed or sub-divided and no layouts on land shall be prepared, altered, done or executed unless in conformity with these regulations herein specified for the zones in which the land is located.

11.4.15. Fences, walls and hedges- Notwithstanding any other provision in these regulations, fences, walls and hedges may be permitted in any required yard, or along the edge of any yard provided that no fence, wall or hedge along the sides or front edge of any front year shall be over 3 ft. or 0.0 m. in height:

11.4.16. Off-street parking space for Motor Vehicles, Scooters and Cycles-

(a) Off-street parking space shall be provided on any plot on which the uses specified in the Table –I are hereafter established; such parking space shall be provided with adequate vehicular access to a street.

(b) Each off-street parking space provided shall not be less than 18 Sq.m. (200 Sq.ft.), 3 Sq.m. and 1 Sq.m. of area for car scooter and cycles respectively. The area of drives, aisles and such other provisions required for adequate access shall not be counted as the part of area specified for parking.

(c) Off-street parking space provided shall be not less than the minimum requirements 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 groups of property owners for their manual benefit, the Authority 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 on 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 12.0 m: 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 in any manner;

11.5 REGULATIONS FOR DIFFERENT ZONES

11.5.1. Regulations for different zones regarding minimum size of plots, minimum set-backs of the building or structure from the prescribed street line, maximum coverages etc. shall be as follows-

REGULATIONS FOR DENSITY, COVERAGE, FLOOR AREA RATIO AND SET BACK FOR DIFFERENT ZONES.

11.5.1.1. Residential Use Zone-

(i) Plot size_

Density	Area in Sq.ft.	Area in Sq.mt.
Low	5760	535.88
Medium	4320	401.76
High	2880	268.84

In case of low cost housing for low income group and slum re-housing the minimum plot size could be 1800 sq.ft.

(ii) Plot Coverage

Density	Maximum Coverage	Maximum F.A.R.
Low	40.p.c.	75
Medium	45.p.c.	100
High	50.p.c.	125

(iii) set-back line –

(a) Front set-back- minimum set-back for all types of buildings is 15 ft. unless it is specified for particular street;

(b) Side and Rear set-back- Minimum side set-back and rear set-back for all individual plot are 5ft and 10 ft. respectively

11.5.1.2. Government Offices_ In order to achieve architectural composition and intensive use the following provisions are stipulated.

Maximum FAR.	125 p.c
Maximum Coverage	50 p.c.
Maximum Covered parking	10 p.c.
Minimum Front set-back	20 ft.
Minimum side and rear set-back	10 ft.

11.5.1.3. Commercial Use Zone-

(a) Minimum individual plot size for commercial use....	1250 sq.ft. (116.25 sq.m.)
(b) Maximum F.A.R.	200
(c) Maximum Ground floor coverage including 5 p.c.for covered garage for cars and cycle	70 p.c.
(d) Coverage for second floor and above	50 p.c.
(e) Minimum front set-back unless it is specified for particular street.	10 ft.
(f) Side set-back	3 ft.
(g) Rear set-back	10 ft.
(h) Set-back for Market complex- Minimum front set-back from Major Road	30 ft.
(i) Side and rear set-back	10 ft.
(j) Maximum coverage including 5 p.c. coverage garages	50 p.c.
(k) Set-back for ware-housing, storage, etc.-	
i. F.A.R.	300
ii. Front	20 ft.
iii. Side	10 ft.
iv. Rear	15 ft.
v. Coverage	70 p.c.

11.5.1.4. Industrial Zone-

Sl.No.	Requirements	Light Industry	Medium Industry
1.	Minimum size of plot	8,000 sq.ft (744 sq.m.)	20,000 sq.ft. (1860 sq.m.)
2.	Minimum set-back		
	Front	20 ft (6 m.)	30 ft.(9 m.)
	Side	10ft.(3m.)	15 ft.(4.5m.)
	Rear	20 ft.(6 m.)	20 ft.(6 m.)
3.	Maximum Coverage	45 p.c.	55 p.c.
4.	Maximum F.A.R.	100	75

N.B. If any structure or building is permitted in the Industrial Zone for human habitation under the provision of these rules the yard condition shall be same as prescribed for high density residential zone.

11.5.2. Regulations for different zones regarding use permitted, uses permissible on appeal to the authority and uses prohibited shall be as follows-

11.5.2.1. Regulations for Residential Zone-

11.5.2.1. A Use permitted-

- (a) Dwellings;
- (b) Churches, temples, mosques and other places of worship;
- (c) Schools offering general educational courses, community halls, welfare centre, public libraries, art galleries, museums; hostels, for educational institution offering general courses gymnasiums;
- (d) Medical, eye and dental practitioner's clinics;
- (e) Professional offices and incidental to such use not occupying a floor area exceeding 200 sq.ft. for 18.0 sq.metre;
- (f) Club houses not conducted as business, public parks and private parks which are not utilized for business purposes;
- (g) Nurseries and general agriculture, horticulture;
- (h) Accessory uses customarily incidental to any principal use and meeting the requirements of clause 3:4.
- (i) Post offices, Police out-post and fire stations;
- (j) Taxi stands and bus stands, Cycle and Rickshaw stands

11.5.2.1. B: Use permissible on appeal to the authority-

- (a) Municipal state and Central Government uses but not offices;
- (b) Public utilities;
- (c) Dispensaries for human care except they are meant primarily for mental treatment, convalescent houses sanatoria;
- (d) Philanthropic uses, residential hostels restaurants, cafeteria milk barks, boarding or lodging house in independent buildings;
- (e) Clean industry considering the (performance characteristics) following indicators-(i) Noise (ii) Vibration (iii) Smoke (iv) Dust (v) Odour (vi) Effluent (viii) Employment (ix) Vehicular traffic (x) General nuisance.(and indicative list of industries which could be permitted in residential area subject to the condition it satisfies is given in Appendix).
- (f) Trade or other similar schools not involving any danger of fire explosion, noise, vibration, smoke; dust; odour; heat or other objectionable effluents;
- (g) Branch Offices of banks and local offices of any public authority and telegraph office;
- (h) Golf clubs and green house,
- (i) Market places with only vegetables, fruits, flowers; fish and meat and other connected day to day requirements;
- (j) Theatres, assembly or concert halls, dance and music halls and such other places of entertainment;
- (k) Electric sub-station;
- (l) Neighbourhood shopping centre with goods offered for sale for day to day requirements and the uses permissible under clauses 5 and 5.2.1.C;

11.5.2.1.C: A building or premises with a shop frontage along a street in residential Zones-Permission may be allowed only for the following purposes subject to the conditions that-

- (a) The additional uses permissible hereunder shall be restricted to a depth or 20 ft. or 6.0 metre and only the building in the front portion abutting the street on which the shop line is marked;
- (b) Where the building or premises abutted on two or more streets, no direct opening of such shops may be permissible on the street, on which the shopping line is marked;
- (c) When the ground floor of such building or premises is allowed for shops under this clause the following uses may be permitted.
 - (i) Any use permitted in Residential Zone;
 - (ii) Stores of shops for the conduct of retail business;
 - (iii) Branch offices of banks, professional offices, local offices of any public created by law;
 - (iv) Hair dressing saloon and beauty parlours;
 - (v) Shoe repairing and shining shops;
 - (vi) Laundry and tailoring shops not employing more than 5 persons;
 - (vii) Shops for goldsmith, watch and clock repairs and picture framing;
 - (viii) Radio and household appliances repair and umbrella repairs (not employing more than 5 person);
 - (ix) Tea stalls, restaurants and eating house;
 - (x) Uses permissible under (a),(b),(c),(d),(f),(g),(h), of clause 5.2.1.B

11.5.2.1.D. Use prohibited- All other uses not specifically permitted herein

11.5.2.2: REGULATIONS FOR COMMERCIAL ZONES

11.5.2.2.A. Use permitted-

- (a) Shops of all kinds, business offices and exchanges;
- (b) Whole sale establishments and departmental stores;
- (c) Auto supply stores and showrooms for motor vehicles and machineries;
- (d) Storage of furniture and household goods;
- (e) Club houses or other recreational activities conducted as business;
- (f) Place of amusements of assembly;
- (g) Temples, churches, Mosques and other places of worship;
- (h) Schools and other institutions, libraries, museums and art galleries;
- (i) Dispensaries, Clinics and veterinary dispensaries and hospitals;
- (j) Police out-post and telegraph offices and fire stations.
- (k) Local offices of any public authority created by law and professional office
- (l) Banks and safe deposit vaults;
- (m) Municipal, State or Central Government uses but not offices;
- (n) Hostels, boarding and lodging houses, eating houses;
- (o) Printing press, book binding and block making aggregate motive power not exceeding 5 H.P. and not employing more than 5 persons;
- (p) Cleaning and dyeing establishment;
- (q) Carpentry and cane making and retailing of building materials;

- (r) All other uses permitted under clause 5.2.1. A and under (a),(b),(c),(d),(f),(h),(j),(k),(i) of clause 5.2.1. B and all uses under clause 5.2.1.C;
- (s) Accessory building or uses customarily incidental to any permitted principal use including storage space upto 50 percent of the total floor area use for the principal use;

11.5.2.2. B. Uses permissible on appeal to the Authority-

- (a) All types of industries that are permitted in Residential area;
- (b) Petrol filling stations and kerosene storage
- (c) Electric sub-stations;
- (d) Coal, wood and timber yards;
- (e) Motor repairing garages;
- (f) Repair, cleaning, printing or light manufacturing using not more than 10 H.P. motive power in total and employing not more than 5 persons;
- (g) Wholesale godown and warehouses;
- (h) Taxi, bus and truck parking area;

11.5.2.2. C. Use prohibited- All other uses not specifically permitted herein.

11.5.2.3. REGULATION FOR LIGHT INDUSTRY ZONE

11.5.2.3. A. Use permitted-

- (a) Warehouses and godowns;
- (b) Coal, wood and timber yards;
- (c) Contractors plant and storage for building materials;
- (d) Bakeries, confectioneries, ice-cream factories;
- (e) Automobile service and repairing stations with motive power not exceeding 20 H.P. provided the necessary parking Spence are available;
- (f) Power laundries;
- (g) Pasteurization of milk, cream and butter;
- (h) Mechanical workshop with lathes, drills, grinders, spot welding set with motive power not exceeding 20 H.P.
- (i) Printing, book binding, engraving and block making;
- (j) Photo process, embroidery and lace manufacturing cotton and silk printing, arts and crafts, toy making glass cutting etching and polishing, costumes, jewellers and novelties,
- (k) Suphari and Machola grinding, cold storage, metal polishing, travel goods, and canvas and water proof materials, steel slates, wowing machines(Assembly),writing ink employing not more than 10 persons;
- (l) Handloom weaving wooden packing cases and boxes, was products wooden industrial goods, bucket and metal container animal feed;
- (m) Iron rolling and wire setting with motive power not exceeding 20 H.P.;
- (n) Atta chakki, oil mills and flour mills with a motive power not exceeding 75 H.P.;
- (o) Bus and truck terminal and parking plots;
- (p) Any other use in commercial zone except those specially prohibited hereunder;
- (q) Accessory buildings or uses customarily incidental to any permitted principal use.

11.5.2.3.B. Use permissible on appeal to the authority-

- (a) Leather products;
- (b) Fruits and vegetable canning and preservation;
- (c) Saw milling;
- (d) Light manufacturing, railings and grills manufacturing;
- (e) Petrol Filling stations;
- (f) Watchmen or caretakers;
- (g) Canteen and eating house serving the industries;
- (h) All other light industries as defined by the Authority not involving any danger or fire, explosion, noise, vibration; smoke, dust, odour; heat or other objectionable effluents;

11.5.2.3.C. Use prohibited-

- (a) All uses not specially permitted herein;
- (b) The industries associated with undesirable features such as excessive smoke, stench, injurious fumes, effluents and other hazards to health and safety of the people.

11.5.2.4. REGULATION FOR MEDIMUM INDUSTRY ZONE-

11.5.2.4.A. Use permitted-All uses permitted or permissible on appeal to the Authority in light industry zone.

11.5.2.4.B. All other Medium Industries except those specially prohibited hereunder.

11.5.2.4.C. Use prohibited- the industries associated with undesirable features such as, excessive smoke stench, injurious fumes effluents and other hazard and safety of the people.

11.5.2.5. REGULATION FOR PUBLIC AND SEMI-PUBLIC ZONE-**11.5.2.5.A. Use permitted-**

- (a) State and Central offices and other public and semi-public buildings;
- (b) Educational and research institution;
- (c) Social, Culture and religious institutions;
- (d) Local and municipal offices;
- (e) Public utilities and municipal facilities;
- (f) Museums, monuments, art galleries, community halls, libraries;
- (g) Building and uses incidental to the above permitted uses.

11.5.2.5.B: Use permissible on appeal to the Authority-

- (a) Residences;
- (b) Restaurants, milk bars;
- (c) Any other uses incidental to main use and in no way causing any nuisance or hazard;
- (d) Radio and wireless stations.

11.5.2.5.C. Use prohibited- All other uses not specifically permitted herein.

11.5.2.5.D. The minimum size of the plot for the public and semi-public zone shall be 5760 sq.ft. or 537.68 sq.m. and the maximum coverage shall be 50% of the total plot area.

11.5.2.6 REGULATIONS FOR RECREATIONAL AND OPEN SPACE ZONE.**11.5.2.6 A: Use permitted-**

- (a) All public and semi-public recreational use including parks, play grounds, park ways and other special recreational uses;
- (b) Stadium;
- (c) Swimming pools and clubs;
- (d) Botanical and zoological parks;

11.5.2.6.B Use permissible on appeal to the Authority-

- (a) Restaurants and selling of eatables;
- (b) Public utilities and municipal facilities;
- (c) Use clearly incidental
- (d) Uses for temporary public entertainment purposes for a period not exceeding 30 days. Structure that may be erected for such entertainment purposes shall be removed at the end of the period and shall in no case be permanently erected.

11.5.2.6.C. Use prohibited –All uses not specifically permitted herein;

11.5.2. 6.D. The height limitations of any structure of building if permitted under this clause front space, side and rear yard within this zone shall be determined by the Authority.

11.5.2.7 REGULATIONS FOR GREEN BELT ZONE.**11.5.2.7. A. Use Permitted-**

- (a) All agricultural uses and horticulture;
- (b) Gardens and forestry;
- (c) Golf links and club houses;
- (e) Public and private parks, play fields, summer camps or recreation of all types;
- (f) Farm house and their accessory buildings and their uses.
- (g) Churches, temples, mosques and other places or worships;

- (h) Processing and sale of farm products on the property where produced, the servicing and repair of farm machineries and the sale of agricultural supplies.

11.5.2.7.B Use permissible on appeal to the Authority-

- (a) Milk chilling stations and pasteurizing plants;
- (b) Rural colleges, boarding houses and hostels, scientific and industrial research laboratories not to be operated for productions of good or other materials.
- (c) Cottage industries, brick making excavation of clay, gravel top soil and other earthen materials;
- (d) Landing fields for planes and helicopter and its necessary appurtenances;
- (e) Utilities and their building;
- (f) Area needed for defence purposes;

- (g) Wireless transmitting and weather stations;
- (h) Any irrigation or flood control works;
- (i) Cemeteries, crematorium and burial grounds;
- (j) In case of existing villages in this zone the normal expansion of the village including rural housing, community facilities and other service facilities would be allowed upto a physical boundary to be fixed by the authority.

11.5.2.7.C. Use prohibited –

- (a) All uses not specifically permitted herein.
- (b) The parceling out of land in this zone for the purposes of urban housing shall be absolutely prohibited.

11.5.2.7.D. Customary home occupation shall be conducted only by a person resident in the dwelling, the area for such uses shall not exceed 25% of the total floor area of the dwellings, and there shall be no public display of goods.

11.6 EXCEPTIONS AND MODIFICATIONS

11.6.1. Exceptions to height yard and set back limits.

11.6.1.1. The height limitations of these regulations shall not apply to temples, Churches and mosques provided that the minimum front and rear set back etc. are maintained.

11.6.1.2. Chimneys, elevators, poles, spires, overhead water tanks and other such projections not used for human occupation on appeal the authority.

11.6.1.3. Stops, gallery or balcony, weather frame; sun breaker; cornice, caves, window sills; or other ornamental projections may project onto any yard provided this will not reduce the required open spaces in the front sides and rear as prescribed in these regulations on appeal to the authority.

11.6.1.4. In any zone, on plots less than 60ft.or 18 metres deep the rear yard may be reduced by one percent of each foot or 30.48c.m. if the plot depth is less than 60 ft.or 18 metres.

11.6.1.5. Notwithstanding anything contained in these regulations the front set back in any zone can be prescribed by the authority in pursuance of any scheme. **10.6.1.6.** Height of compound wall in all zones specified in these regulations shall not exceed 6 or 1.8 m. above the ground level of the adjacent street.

11.6.2 GROUP PROJECTS

11.6.2.1. In case of group Housing Projects containing a group of twenty or more buildings, notwithstanding anything contained in the regulations, the Authority may prescribe special requirements in harmony with the character of the neighbourhood and ensure that the total open spaces shall not be less than four acres or 1.62 hectares per thousand population.

11.6.2.2. The minimum area for the development of group housing is one acre. Set back arrangement of blocks, garages etc. will have to be approved in each case so that a healthy development is ensured. The coverage and F.A.R. for various densities will be as per regulation of Residential use zone.

11.6.2.3. Group projects for commercial, light and medium industry zones can be undertaken and notwithstanding anything contained in these regulations, the Authority may prescribe special requirements in consistent with the character of the zone.

11.7 ADMINISTRATION AND ENFORCEMENT

11.7.1. Approved of plans for Zoning Conformity - After the adoption of the Master Plan and the Zoning Regulations by the State Government no person shall use, sub-divide or develop any land or erect, re-erect materially alter or change the existing structure of any building or use the building or land within the limit of Maibang Master Plan area without the plans being approved for Zoning conformity by the Authority as required under Section 13 of the Assam Town and Country Planning Act.1959(as amended).

11.7.2.1. Application for approval of Zoning conformity – All application for approval of zoning conformity and for erection re-erection renovation and material alteration of any building or structure shall be accompanied by the following plans in triplicate –

- (a) A block plan of such building site which shall be drawn to the scale of the largest revenue survey maps at the time in existence for the locality and shall show the position and appurtenances of the properties, if any, immediately adjoining streets and the means of access to the building;
- (b) A site plan on 16 ft. or 2 metre scale indicating the plot boundaries the north line position of the existing structures if any, line plan of the proposed structure with its location, set-backs, side and rear yard; projections if any distances from any structure if any, etc. on plot in figured dimensions;
- (c) The detailed floor plan for each floor on 8 ft. or 1 metre scale with projections if any, showing the use of every room or portions of the building or structure and full and detail dimensions of the structure;
- (d) One or two sections, as the case may be through the building showing the height of the plinth above and below the ground level and each floor and of the roof over the staircase;
- (e) Such other matters as may be necessary to determine conformance with and provide for the enforcement of these regulations;
- (f) All the plans and sections shall be signed by the applicant;

11.7.2.2. In case of plans pertaining to erection, re-erection or material alteration of any building or structure the Authority may either approve or refuse to approve the plans if it is not in conformity with the Master Plan or Zoning Regulation 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. One copy of the plans shall be returned to the application after the Authority have marked such copy either as approved or disapproved and attested to the same by the signature of the proper official as designated by the Authority. The other two copies of the plans similarly marked, shall be retained by the Authority.

11.7.2.3. 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 statements 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 in existence for the locality showing the location of the land, boundaries of the proposed land shown on the map and sufficient description to define the same, location, name and present widths of the adjacent roads and major physical characteristics of the land proposed to be sub-divided, including topography, the location and width of any water course and location of any area subject to inundation or flood and north line;
- (b) A plan of such land which shall be drawn to a suitable scale showing the complete layout of the proposed sub-division including location and widths of all the proposed streets dimension, and uses of all plots, location of all drains, Sewerage and other utilities, building lines permissible and northline;
- (c) Any other items of information which may be required by the Authority from time to time;
- (d) All the plans shall be signed by the applicant.

11.7.2.4. In case of plan pertaining to sub-division of land, the authority may either grant or refuse the approved of the 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 three months from the date of receipt of the application or such other information as may be called for by the Authority.

11.7.3. SUB-COMMITTEE ON ZONING APPEALS

11.7.3.1. 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”.

11.7.3.2. The Sub-committee shall consist of at least five members. The Chairman of the Authority and the Director of the Town and Country Planning or his nominee and three other members from the local Authorities representing private sector shall be the members subject to the approval of the Government. The Chairman presides over such meetings and the quorum consists of at least three members. The Sub-committee shall meet one a months to consider any case of Zoning Appeals.

Where no Authority is constituted, the Director, of Town and Country Planning or his nominee and Deputy Commission and three other members from the local Authorities or representing private sector or both shall be the members.

The Deputy Commission or in his absence the Director of Town and Country Planning or his nominee shall preside over such meeting.

11.7.3.3. The Chairman and where no Authority is constituted the Director of Town and Country Planning or his nominee shall convene the meeting of the sub-committee on Zoning Appeals.

11.7.3.4. This sub-Committee shall have the power to grant variance with respect to front, rear and 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 regulations 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 zone in which the plot is located. In all, the particulars reasons for the variance should be recorded by the sub-committee.

11.7.3.5. 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 is located is permitted.

11.7.3.6. Penalties-Every person, firm body or corporation the commits or knowingly permits a breach of any specified provisions of the Maibang Master Plan and schemes prepared there under and foregoing Zoning Regulations or who neglects or fails to comply with any such provisions, shall be punishable as provided in the Assam Town and Country Planning Act'1959(as amended).

ZONING PLAN AND REGULATION

For the purpose of Plan development of Maibang Master Plan area Zoning Plan and proposal have been made. The Zoning regulation of Maibang Master Plan contains the following classification of land uses.

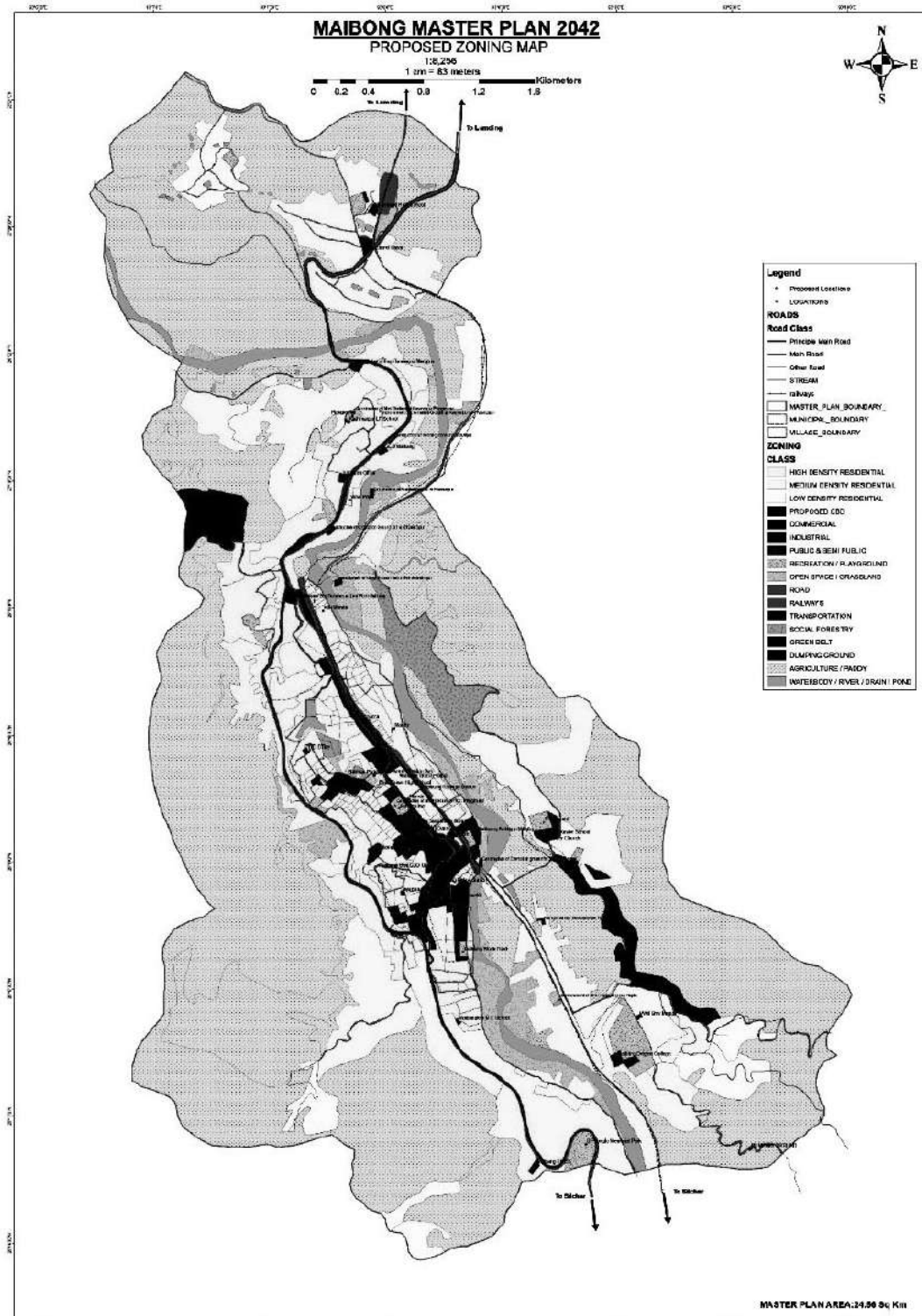


Figure 10.1: Zoning Map of Maibang Master Plan-2042

