



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

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No. 41 Dispur, Monday, 30th January, 2023, 10th Magha, 1944 (S. E.)

GOVERNMENT OF ASSAM
ORDERS BY THE GOVERNOR
DEPARTMENT OF HOUSING & URBAN AFFAIRS.

NOTIFICATION

The 19th November, 2022

ECF No. 249600/2022/31.- In exercise of the powers conferred by the Sub-Section (2) and (3) of Section 10 of the Assam Town and Country Planning Act, 1959 (as amended) read with Rule 6 of the Assam Town & Country Planning (Publication of Master Plan and Zoning Regulation) Rules, 1962, the Governor of Assam is pleased to publish the following notice regarding the publication of the Final Master Plan for Hamren.

Notice for publication of the Final Master Plan for Hamren

1. It is notified that the Final Master Plan for Hamren is prepared by the Directorate of Town & Country Planning, Government of Assam and adopted by the State Government under sub section (2) and (3) of Section 10 of the Assam Town & Country Planning Act, 1959 (as amended) read with Section 6 of the Assam Town and Country Planning (Amendment) Rule, 1962 for the area described in the schedule below, is hereby published.
2. The Final Master Plan with all relevant papers and maps may be inspected free of cost during the office hours at the Office of Director, Town & Country Planning, Dispur, Guwahati-6, Deputy Director, Town & Country Planning, Dist Office – Diphu, Office of the

Chairman, Hamren Municipal Board & Donkamokam Circle Office. Copies of the Final Master Plan is also available in the Office of the Director, Town & Country Planning, Dispur, Guwahati-6 and Deputy Director, Town & Country Planning, Dist Office – Diphu for sale on payment.

SCHEDULE

A. SITUATION AND AREA: -

District:	West Karbi Anglong
Master Plan area:	27.87 sq. km.
Revenue Circle:	Donkamukan
Master Plan Period:	2041

1. Hamren Town Area
2. Towns and villages included in Master Plan

Mouza	Town	Villages
West Karbi Anglong & Hamren	Hamren Town	1. Umteli 2. Habegaon 3. Ujon Donka 4. Ambinong 5. Chongkup 6. Chandra Phura Gaon 7. Rongkangtui 8. Rongchingdon 9. Harlongjove 10. Langsomepi 11. Rongkimi (Habe Gaon)

3. Description of boundaries within the Master Plan Area

- East - Somupong Village
- West - Rongchek
- North - Baithalangso
- South - Khanduli

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

FINAL MASTER PLAN AND ZONING REGULATION OF HAMREN- 2041**CHAPTER -1****1.1 INTRODUCTION:-**

The Karbi Anglong District which was formerly known as the Mikir Hills. The United Mikir Hills and North Cachar Hills District was form on 17th Nov/ 1951. The Mikir Hills district was separated from North Cachar Hills district by carving out some portion of Sibsagar, Nagaon and United Khasi and Jaintia Hills. The Mikir Hills district was again nomenclature into Karbi Anglong on 14th Oct' 1976.

The Karbi Anglong district with a Geographical Area of 10,434 sq.k.m. and total population of 8,12,320 as per census'2001. The total literacy rate of the district male- 68.11% and female-48.65% as per census'2001. The Karbi Anglong District is situated in the central part of Assam between 25°32' N to 26°36'N latitudes and 92°10' E to 93°50' E longitude. The district can be broadly divided in two Physiographic units viz Hills and Plans. About 85% of the areas consist of Valleys of the Jamuna, Kapili and Dhonsiri rivers lying in its eastern part. Besides these three major rivers of the district other minor streams include Kaliani, Borapani, Patradisha and Digaru. Total urban area of the district is 49.19 sq. km. namely Diphu, Bokajan, Hamren, Dongkamukam, Dokmoka, Howraghat and Bokalia Town. The District has three sub-divisions viz. Diphu, Hamren and the Bokajan Sub-Division earlier but now Hamren is the Head Quarter of newly created West Karbi Anglong District. As per census 2001 total urban population of the district was 11.42% and 6.61% of the Hamren Sub-division. Literacy rate of the Urban areas of the Hamren Sub-Division was 60.72% . The district can be broadly divide into two physiographic units viz. Hills and Plains. The Hamren Town is between latitude and longitude 92° 55' N and 25° 20' E respectively and the distance 166 k.m. away from the Diphu Town and Nagaon is 43 k.m. The Town is situated at 491 meter above sea level. Hamren sub-division was formed in January'1971, since then the place of Hamren became the sub-divisional headquarter

Now, the Hamren Town has haphazardly growth day by day due to many several establishment both central, state Govt. and semi-Govt. and allied organizations started their offices in the Hamren Town.

1.2 HISTORICAL GROWTH:

No specific History is available in relation to the origin of the Hamren. However, Hamren is the Sub-Divisional headquarter of one of three Sub-Division similar name in the districts of Karbi Anglong located at an elevation of 491m above mean sea level is about 166 km away from Diphu.

In the past, the name of the place was known as "UMTELI" after the name of the hill-stream flowing through. But the new name of Hamren is derived from two Karbi words- "Hem" and "Ren". Hem means house and Ren implies row or line. The word Hem in course of time owing to verbal transformation became "Hem". The combined word "Hamren" therefore denotes an arrangement of house in rows or line.

According to the Karbi's historical stories, the present Nij- Rongkhang once upon a time was the capital of the Karbi Kings. Frequent battles occurred between the kings of the Karbis and Khasi Kings. Once the Khasi soldiers attacked the areas of the Karbi Kings Ronghang Rongbong and Lindok Po. The Karbi soldiers were defeated and pushed back towards the east upto the places of Amseleng, Tirkim, Borpu etc. nearby the hills of present Hamren village. The Karbi Royal families, leaders, soldiers and the common people took shelter constructing temporary houses line by line beside the high hills. In course of time, these settlements turned into permanent villages.

It was on first January, 1971, a new Sub-Division named as Hamren sub-division was form taking the western part of the then Mikir Hills district. Since then the place Hamren became the divisional headquarters. At present Hamren is the Head Quarter of newly created West Karbi Anglong district.

At that time Hamren was mainly for cultivation area and forest products. The Hamren did not have any other noteworthy activities. Now the Hamren is haphazardly growing day by day in many several Govt. both in central and state, and semi-Govt. organization started their offices in the Hamren with more and more numbers of offices and the resultant increase in population and activities like trade and commerce and

transportation, which is purely based on local needs and Hamren became an Urban area in the year 1985. Hamren as it images to day has a very good prospect of development. Abundant availability of sources there are however certain constraints. The all-weather road link between Hamren and Hojai 56 km and Hamren to Guwahati 162 km do not cater for all communication needs. Absence of this facilities aggravates the problem to a very large extend and are serious development constraints for Hamren.

1.3 TREND OF URBANISATION:

The trend of urbanization in Karbi Anglong District is rather slow. The total Urban areas of the district was 49.19 sq.k.m. namely Diphu, Bokajan, Howraghat , Donkamukam , Dokmoka, Hamren and Bokulia as urban centers. The urban population of the district was 70286 as per 1991 census and 92751 as per census 2001. As per census 1991 the urban population of the Hamren Town was 3761 and 8445 as per census 2001. As per Town & Country Planning field Surveyed 2011 the total population of Hamren Town was 10434 out of Master Plan area which male 5359 Female 5075.

The total population of the Hamren sub-division was 248263 as per census 2001, male -128823 and female -119440 person. The urban population of the sub-division was 16422, male-8630 and female 7792 as per 2001 and the total number population of the sub-division was 231841, male-120193 and female-111648 as per census 2001.

The total Rural literacy of the Hamren sub-division was 90744, male-55931 and female-34813 as per census 2001 and the total urban literacy of the sub-division was 9971, male-5817 and female-4154. Hamren Town -literacy as per census 2001 was 5268, male-3103 and female-2165.

Hamren is the district head quarter of West Karbi Anglong as per Govt. Notification on 15th Aug' 2016 with a population of 295358 as per 2011 census.

CHAPTER –2

2.1 SOIL CONDITION:

More than 80% of the Geographical area is steep to moderately shape hilly land surfaces and undulating plains. The core of the hills of the district is composed gneissic belonging to the Precambrian age; on a foundation process is generally slow. Over the hill slopes soil are shallow with thin surface layer of useful soil and prone to erosion, usually these soil are re-loam over the lower slopes with tertiary formations, the cover is comparatively thicker and rich in organic matters.

2.2 FLORA AND FAUNA:

West Karbi Anglong district with its Head Quarter at Hamren is known for its forest resources. The climatic condition here is very congenial for growth of luxuriant vegetation. It contains tropical desirous and semi-evergreen type of vegetation. The district can be broadly divided into two physiographic unit's viz. hill and plains about 85% of the district are covered by the hills.

The forest contains rich timber species like Teak, Gomari, Poma, Sal, Khoir, Tita Sopa etc. Hamren is also covered by green vegetation. The adjoining forest contain timber species, wild animals like elephants, tigers, deer's, bears, wild-buffaloes, wild-boar and large species of birds are found in the forest.

2.3 CLIMATE:

The climate conditions of West Karbi Anglong district are controlled by three dominant factors.

- i. Its position on the lee side of the Meghalaya Plateau.
- ii. Variables altitudes.
- iii. Vegetation cover.

From the period April to August is the wettest season. The monsoon begins with intermittent to torrential showers. During the months of September and October there are few occasional showers due to the retreating monsoon which reduce the temperature almost abruptly. Rest of the winter season i.e. from November to January is almost dry.

The prevailing climate conditions are highly suitable for growing almost all types of crops ranging from filed crops to horticulture crops including plantation crops and some important medicinal plants.

The total annually rainfall ranges at Hamren are 254 mm as per census 2001 and the rainiest month are June, July, August and September. The winter season is dry i.e. from November to January is almost dry. In the period the monthly average rainfall is below 22.93 mm.

The annual mean maximum temperature is 29.19 C. The recorded maximum temperature is 37.00 C in Julys '2007 and recorder minimum temperature is 8.20 C in January 2007.

CHAPTER-3

3.1 POPULATION:

The West Karbi Anglong District is formed from Karbi Anglong District, the biggest District of Assam that covers an area of 13% of the total area of the state. It comprises of 2 Statutory Census Towns, 317 Revenue villages and 855 Census villages. The Geographical area of the District is 3035 Sq.Km. The total population of 295358 (as per 2011 census) with a density of population of 97 per Sq.Km and literacy rate of 85.19 %, Male 90.19% and Female 80.19% .

There are some certain constraints, to growth of human settlements in the hill regions of Assam due to the following factors:-

- i. Limitation of habitable areas.
- ii. Under developed transport and communication.
- iii. Lack of resources development.

In 1971 only 8.87 p.c. of total population of Assam lived in the urban areas, 1991 urban population was 11.10 % and in 2001 is 12.90 p.c. In 1991 the total population of the Hamren Town was 3761, 2001 was 8445 and 2011 was 8747. The table No.1 below the show the variation of population during the last decades.

TABLE NO. 1
DECENNIAL VARIATION OF POPULATION

Year	T.C. Population	P.C of Growth	Master Plan Area	P.C of Growth
1	2	3	4	5
1991	3761	N/A	N.A	N.A
2001	8445	124.54%	10434	N/A
2011	8747	3.58%	16347	56.67%

SOURCES: - (i) Census of India 2011
(ii) Town & Country Planning Field Survey (2011)

TABLE NO. 2
COMPOSITION OF URBAN POPULATION IN VARIATION DISTRICT OF ASSAM IN 2011

District	Total Population	Urban Population	P.C of Urban Population
Kamrup	2522324	908217	36.00
Dibrugarh	1185072	228438	19.28
Nagaon	2314629	278287	12.12
Cachar	1243534	201387	16.19
Sibsagar	1051736	97079	9.24
Kokrajhar	905764	63941	7.06
Karbi Anglong	669922	117068	17.47
West Karbi Anglong	295358	27387	9.30
N.C Hills	188079	59435	31.60
Jorhat	999221	171320	17.15

SOURCES: - (i) Census of India 2011
(ii) Town & Country Planning Field Survey 2011

3.2 SEX RATIO:

According to the 1991 census report, the sex ratio of the Hamren Town was 785 female per 1000 males, in the year 2001 it became 887 and in the year 2011 it became 922. However from the population survey conducted by the Town & Country Planning, Diphu it is observed that the sex ratio has been increase to 952

female per 1000 males by 2001 in the Master Plan Area and 991 in 2011 Table No.3 below indicated the variation for the last decade

TABLE NO. 3
SEX RATIO VARIATION PER THOUSAND MALE

Year	Town Committee		Master Plan Area	
	Male	Female	Female	Male
1991	1000	785	-	-
2001	1000	887	952	1000
2011	1000	922	991	1000

SOURCES: - (i) Census of India, 2011
(ii) Town & Country Planning Field Survey (2011)

3.3 DENSITY:

The density of population of the Hamren Town area was 148.95 persons per sq. km according 1991 census. In 2001 it was raised up to 334.46. As and in 2011 it is raised up to 346.42 persons per Square kilometer in municipal area. The population density of the Master Plan Area was 374.38 persons per Sq.km. in 2001 and 586.54 person per Sq.km. in 2011.

TABLE NO. 4
VARIATION OF DENSITY
Overall density (person per sq. km)

Year	Town Committee area Population	Master plan area Population	Town Committee Area	Master Plan Area
1991	148.95	N/A	25.25	27.87
2001	334.46	374.38	25.25	27.87
2011	346.42	586.54	25.25	27.87

SOURCES: - (i) Census of India-2011
(ii) Town & Country Planning Field Survey (2011)

TABLE NO. 5 BELOW OF DIFFERENT WARDS

The density pattern in the different wards of the Town Committee area has also been studied and is observed that ward No. 6, 3 & 2 area having the highest concentration with density of 707 persons per sq. km (7.1 persons per Hectare), 491 persons per sq. km (4.9 per persons per Hectare) & 408 persons per Sq. km. (4.1 per persons Hectare) respectively. Density pattern is quite low in the rest of the wards. Detail density patterns of different Wards are given below in the table No. 5.

TABLE NO. 5
DENSITY PATTERN OF TOWN COMMITTEE AREA

Ward No.	Population	Area in Sq. km	Density per Sq. km	Density per Hectare
Ward No. I	669	3.80	176	1.8
Ward No. II	1530	3.75	408	4.1
Ward No. III	1474	3.00	491	4.9
Ward No. IV	501	2.25	223	2.2
Ward No. V	618	3.90	158	1.6
Ward No. VI	2652	3.75	707	7.1
Ward No. VII	1001	4.80	209	2.1
Total	8445	25.25	2372	23.8

SOURCES: - Census of India, 2011

3.4 MIGRATION:

The high rate of growth of population 12.10% during the last decade indicated heavy influx of population into Hamren from outside. These are due to the setting up of many new administrative offices in this sub-division headquarter which has also given rise to activities like commerce and industries and business Centre etc.

3.5 POPULATION PROJECTION:

Master Plan being a long terms guide line for future infrastructure development, including all kinds of amenities for the people. The population Projection of Hamren Master Plan has been made. Projection of Population is based upon various factors like (i) Economic condition (ii) Existing Growth rate (iii) Migration (iv) Communication facilities etc.

The Hamren town has neither been developed industrially, nor does it have a sound commercial base. It is growing up administrative Town. All these points are made the following Population Projection given.

POPULATION PROJECTION

Sl. No	Year	Population
1	2001	10434
2	2011	16347
3	2021	22270
4	2031	30338
5	2041	41329

SOURCES: - Town & Country Planning Field Survey (2011)

Out of total population of 3761 as per census 1991, 1993 persons are employed in different sectors. The participation rates give an idea of the occupied persons against the dependent and non-working population. As per census 1991 the total labour force were employed in the primary sector-41.19% , Secondary -16.61 p.c out of which about 5.10 % engaged in the manufacturing.

This indicated that the town is slow in industrial development. The tertiary sector 42.20% out of which trade & commerce and storage communication components more than 11.86% of total participation. The table no. 6 shows the occupational structure of Hamren town as per census 1991.

TABLE NO. 6
OCCUPATIONAL STRUCTURE -1991 TOWN COMMITTEE AREA

Category	Workers	Total workers	P.C. to total
Primary Sector :-		615	41.19
Cultivators	279		
Agri. Labours Livestock, Forest etc.	259		
Mining & Quarrying	77		
Secondary Sector:-		248	16.61
Manufacturing & Processing	88		
Construction	160		
Tertiary Sector:-		630	42.20
Trade & Commerce	171		
Transport, Storage & Communication	6		
Others service	453		
Total	1493	1493	100%

SOURCES: - (i) Census of India-2011
(ii) Town & Country Planning Field Survey (2008)

CHAPTER –4

4.1 Land Use:

Quality of urban life and its functional efficiencies are governed by its land-use pattern. In order to understand and analysis systematically the functional relationship between various uses particularly the places of working, living and recreational a land use survey of the Master Plan area conducted. This land use survey also help in identifying incongruous activities influencing, urban life and its efficient functioning. The increasing demand for land and resultant of increasing population, leads to emergence of settlements at random and thus making a very scattered type of land use distribution pattern. This is generally associated with bulldozing the natural beauty of hills.

The pattern of distribution of land for various uses in the Hamren Town Committee area as well as the Hamren Master Plan area as shown below.

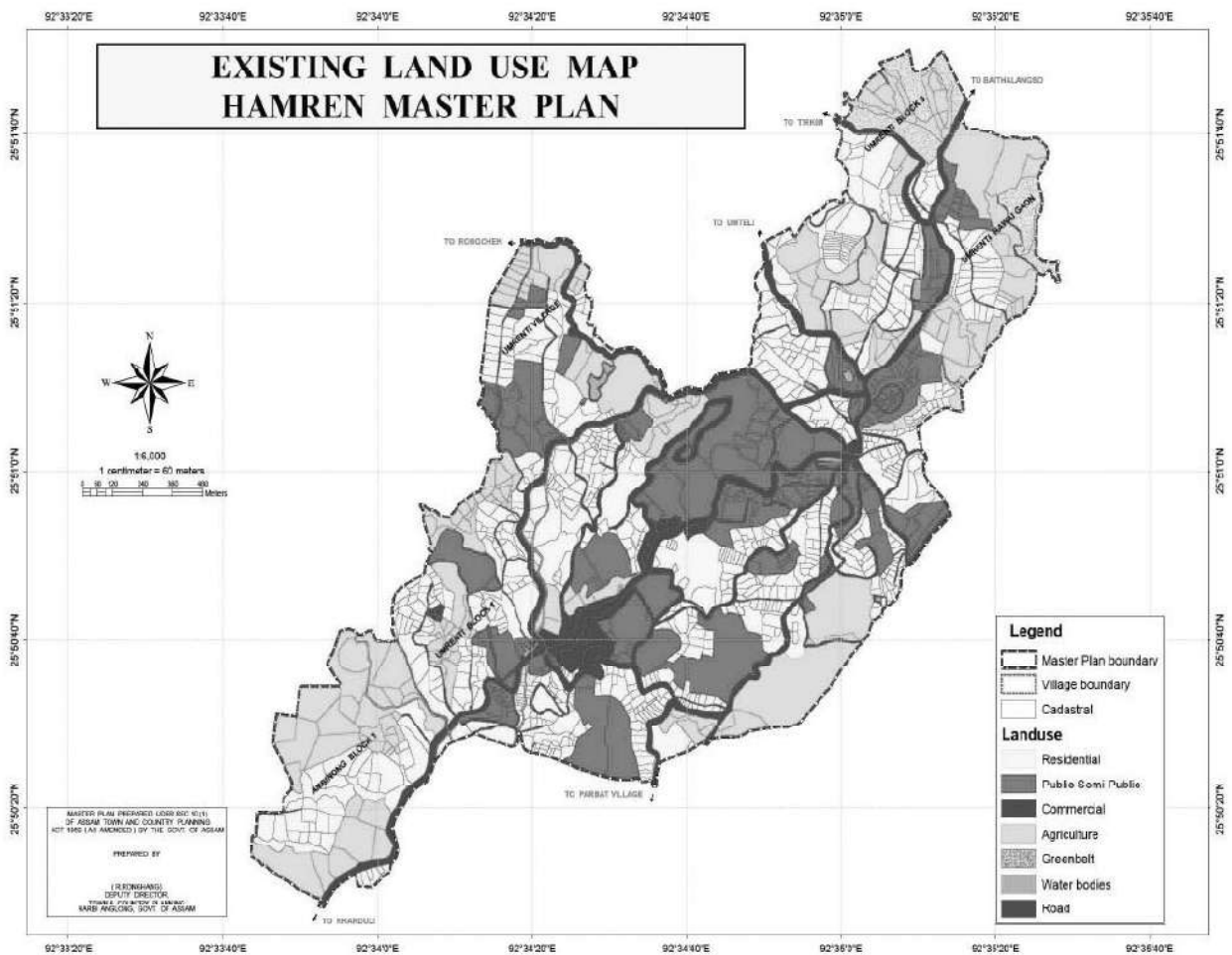


TABLE NO. 7
EXISTING LAND USE OF HAMREN MASTER PLAN AREA

Sl. No.	Land Use	Town Committee Areas			Master Plan Area (Including T.C. Area)		
		Area in Hectares	% to total area	% to developed area	Area in Hectares	% to total area	% to developed area
1	Residential	727.75	28.83	49.10	775.23	27.82	47.65
2	Commercial	40.78	1.62	2.74	90.10	3.23	5.53
3	Industries	6.53	0.26	0.44	12.34	0.44	0.75
4	Public & Semi Public	609.82	24.15	41.10	622.40	22.33	38.27
5	Roads	70.87	2.80	4.77	91.56	3.29	5.63
6	Public Utility	27.78	1.10	1.85	35.23	1.27	2.17
	A) Total Development Area	1483.53	58.76	100.00	1626.86	58.38	100.00
7	Water Bodies	150.43	5.95	--	154.81	5.55	--
8	Agriculture	890.89	35.29	--	920.23	33.02	--
9	Green Belt	0.00		--	85.10	3.05	--
	B) Total of Undeveloped Area	1041.32	41.24		1160.14	36.07	
	TOTAL: A+B	2524.85	100.00		2787.00	100.00	

	Town Committee area	Percentage %	Master Plan area	Percentage%
Developed	1483.53	58.76	1626.86	58.38
Undeveloped	1041.32	41.24	1160.14	41.62

SOURCES: - Town & Country Planning Field Survey (2008)

Hamren Master Plan covers an area of 27.87 sq. km (2787 Hectares) out of which the area under Hamren Town 25.25 sq. km . (Hectares). It is seen from the above table reveal that about 49.10% developed areas have been utilized for residential use and it occupies 47.65% of the whole Master Plan area. But land utilized for Commercial purposes are exceptionally low. Out of total developed area 41.10% of land is under public and semi-public use, the percentage being 38.27 % of the whole Master Plan Area are concentrated in different pockets. Green Belt covered an area of about 3.05% of the total Master Plan Area.

Land Use distribution pattern of the Master Plan area for Hamren residential area covers only 47.68% of the total area 58.38% p.c of the developed area. Land under Commercial use covers only 5.53% of the total area 58.38% of the developed area. Industrial area covers only 0.44% of the total developed area. Roads cover an area of about 5.63% of the total develop area. Land use pattern is such due to the topography of the hilly area.

4.2 LAND USE INTERACTIONS:

The Town and Country Planning, Diphu field survey reveals that the distribution of land for various uses is not proportionate and adequate. Naturally the residentially use covers the maximum of the developed area. But the commercial activities cover only 5.53% of the total area of the Master Plan area.

Agricultural land covers 79.34% of the total undeveloped area. Existing Land utilization pattern for Town Committee Area and Master Plan Area is given in Table No. 8.

**TABLE NO. 8
EXISTING LAND UTILISATION RATE:**

Sl. No.	Classification	Town Committee Area		Master Plan Area	
		Area in hectares	P.C.to Dev. Area	Area in hectares	P.C.to Dev. Area
1	Residential	727.75	49.10	775.23	47.65
2	Commercial	40.78	2.74	90.10	5.53
3	Industries	6.53	0.44	12.34	0.75
4	Public & Semi Public	609.82	41.10	622.40	38.27
5	Roads	70.87	4.77	91.56	5.63
6	Public Utility	27.78	1.85	35.23	2.17
Total of Developed Area		1483.53	100.00	1626.86	100.00

Sl. No.	Classification	Town Committee Area		Master Plan Area	
		Area in hectares	P.C.to Un Dev. Area	Area in hectares	P.C.to Un dev. Area
1	Water Bodies	150.43	14.40	154.81	13.34
2	Agriculture	890.89	85.60	920.23	79.32
3	Green Belt	0.00	0.00	85.10	7.34
Total of Undeveloped area		1041.32	100	1160.14	100

Sources: - Town and Country Planning Field Survey-2011

4.3 HOUSING:

Housing accommodation is one of the largest elements of Urban areas. It is because of the fact that construction of new dwelling units lag for behind the increasing demand for houses arising out of large scale migration of population to Urban areas. There are 1627 Nos. of residential houses in the Hamren Town Area . As per survey conducted by the Town and Country Planning, Diphu Field survey reveal that condition of Housing in Hamren Master Plan area is fair and satisfactory. Table No. 9(A) & 9(B) below shows the different aspect in housing stock of the Hamren Town Committee Area.

TABLE NO. 9(A) TOTAL STOCK WITH CONDITION

Sl. No	Particulars	Good	Fair	Bad
1	R.C.C	3	2	1
2	S.R.C.C.	35	6	3
3	Assam Type	838	126	49
4	Kutchha	751	196	74
	Total :-	1627	330	127

TABLE NO. 9(B) ACCORDING TO USE WITH BUILT UP AREA IN SQ. METRE

Sl. No	Particulars	Good	Fair	Bad	Area
1	Residential	1226	235	82	61720 sq. m
2	Public & semi-public	96	39	11	7104 sq. m
3	Others	27	18	9	3240 sq. m
4	Industries	-	2	-	120 sq. m
5	Commercial	278	36	25	4068 sq. m
	Total :-	1627	330	127	76252 sq. m

Sources: - Town and Country Planning Field Survey (2008)

4.4 HOUSING NEED:

A sample survey conducted by the Town and Country Planning, Diphu field survey that about 48 p.c. houses are Assam type, 49 p.c. are Kutcha and rest of the R.C.C and S.R.C.C. There is no shortage of housing in the Hamren Town, yet the problem is different nature.

A survey conducted by the Town and Country Planning field survey reveal that out of the total 2747 Nos. of employees 15% are staying in rented house 56% in their own house and the rest in the Government quarter. Out of the total 2084 household 112 have no water supply, 110 households are without separate latrine and 60 households without electricity.

TABLE NO. 10 PRESENT STOCK (Master Plan Area)

Sl. No			Future need	
1	Total population	16347	Population Projection	22270
2	Total household	2084	Total Household	4949
3	Total Dwelling Units	1226	Increase in Total	2865
4	Quantitative need	62		
5	Quantitative need due to obsolesce	368		
6	Immediate need	411		

4.5 TRAFFIC AND TRANSPORTATION:

Road network of an urban are functions as arteries of a human body. Road network helps in integrating the various activities of the urban area. The P.W.D main road through the town and carries most of the incoming and outgoing vehicular traffic. Most of the other roads are connected to the main road. Hamren is not connected by Rail and Air. Hamren is well connected with inter district road from Nagaon Kampur via Baithalongso & another connectivity from Hojai via Donkamukan Road. The **ZERO POINT** of Hamren is the Deputy Commissioner Office , Hamren.

For better human and freight transport there is need of a Circular (Ring) road in Hamren connecting all the important places of the area .This type of road would help better passage for heavy vehicles.

A survey conducted by the Town and Country Planning, Diphu that some of the major roads length are given in Table No. 11(A) & 11 (B) below.

TABLE NO. 11 (A) TOWN COMMITTEE ROADS

Sl. No	Name of Road	Black top in km	Gravel in km	Brick paving in km	Earthen in km
1	N.E.C. road to PWD Tirkim Road via Habe Gaon	---	---	0.34	---
2	N.E.C. road to Rongkarbi LP School	---	---	2.101	---
3	PWD Tirkim road to Habe Gaon	---	0.188		---
4	PWD road to Rongkarbi	---	---	0.655	---
5	PWD road to Phangcho Gaon via Pator Gaon	---	0.867	---	---
6	D.O Soil office to Pator Gaon	---	0.5	---	---
7	PWD road to Waisong College	---	0.98	---	---
8	PWD Medical road to PWD Dengjirso Aklam road via Rongchindon	---	---	---	0.455
9	PWD road to Dengjirso Aklam road to Sericulture Office	---	0.58	---	---
10	PWD road to Residential School	---	0.267	---	---

11	PWD Rongchek road to Don Bosco via Phura Gaon	---	0.796	---	---
12	Ambinong LP School to Don Bosco Tiniali	---	---	---	1.0215
13	NEC road to PWD road to Umrinti	---	---	---	0.545
14	NEC road to Chongkup via Ambinong	---	1.54	---	---
15	Ambinong Chongkup road to NEC road.	---	0.15	---	---
16	Grand total		5.87	3.096	2.02

TABLE NO. 11 (B) TOWN COMMITTEE ROADS

Sl. No	Name of Road	Black top in km	Gravel in km	Brick paving in km	Earthen in km
1	Town road at Hamren connecting Court complex and civil hospital	1.725	---	---	---
2	Town road at Hamren N.E.C road to Circuit House	2.40	---	---	---
3	2 km of UH road to 27 km of B.R. Road	2.175	---	---	---
4	Rongphar Gaon to Civil Hospital Road	1.705	---	---	---
5	Tisso Anglong to Hamren Bazar via Dag Bungalow	1.175	---	---	---
6	Approach road to Hamren court	0.32	---	---	---
7	Approach road to Dag Bungalow	0.35	---	---	---
8	Approach road to PWD Rest House	0.15	---	---	---
9	Approach road to PWD IB	0.24	---	---	---
10	Approach road to PWD Go-down	0.28	---	---	---
11	Approach road to PWD Colony	0.745	---	---	---
12	Approach road to 50 bedded Civil Hospital	1.50	---	---	---
13	Approach road to SDO Residence at Hamren New	0.50	---	---	---
14	Approach road to SDO Residence at Hamren Old	0.30	---	---	---
15	Approach road to SES office at Hamren	0.20	---	---	---
16	Approach road to Sub-Engineer quarter at Hamren	0.40	---	---	---
17	Approach road to GAD Colony with SBI at Hamren	0.90	---	---	---
18	Approach road to Hamren Police Thana	0.80	---	---	---
19	Approach road to SC's Residence at Hamren	0.80	---	---	---
20	Approach road to SDPO's Residence at Hamren	0.30	---	---	---
21	Approach road to Residential School	0.38	---	---	---
	Grand total	17.345 km	---	---	---

4.6 TRAFFIC VOLUME:

The filed survey conducted by the Town and Country Planning to find out the Traffic volume in some elected road junctions reveals that an average total 27 numbers of vehicles run per hours. Table no. 12 shows the movement of vehicles per hours.

4.7 VEHICLE SURVEY:**TABLE NO. 12****PEAK HOURS VEHICLES MOVEMENT IN DIFFERENT POINT**

Category of Vehicle	1				2				3				4			
	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
Slow Moving	5	8	10	12	4	6	3	8	2	3	7	4	15	18	11	9
Light Moving	9	6	14	5	10	16	9	7	11	8	13	7	5	7	4	9
Heavy Moving	2	1	3	1	2	4	1	4	3	3	5	7	2	4	5	7

Sources: - Town and Country Planning Field Survey (2008)

A, B, C & D Denote the survey points.

4.8 PARKING FACILITIES:

At present in Hamren Town there are mainly two traffic terminals, ASTC bus stations and the private bus line terminals. The private bus lines terminals is not adequate compared to the present volume of traffic. There is no specified parking space in Hamren Town market place. The lack of proper parking space leads to traffic congestion during peak hours due to on road parking. So a proper parking space with modern facility is in great need.

CHAPTER-5**TRADE AND COMMERCE****5.1 DEVELOPMENT:**

Hamren is being the Divisional Headquarter of the West Karbi Anglong, commercial activities are limited. It is only to fulfill the minimum needs of the peoples; no particular trade is developed in Hamren Town. There are other small commercial activities in the Hamren Old Market.

5.2 WHOLE SALE TRADE:

There is only one whole sale trade; it is mixed with the trade.

5.3 RETAIL TRADE:

As per Town and Country Planning, Diphu Field survey reveals that there are 131 numbers of retail trade Centre. The retail trade activities are concentrated in and out daily market area. Out of the total retail sale trade grocery 32, Stationery 12, Cloth 7, Tea Stall 15 and others 65.

5.4 MARKETS AND SHOPPING CENTRE:

At present the town has only one daily market. The market area uses for selling commodities. This market supplies the essential commodities to the people of the town and adjoining village of the Hamren area.

5.5 COMMERCIAL INSTITUTION:

There are only one cinema hall in the Hamren Town near the daily market, there is no Theatre Hall and Dramas Hall, Auditorium Hall under Construction. There is only one District Museum and the Museum is not maintaining properly.

CHAPTER –6**INDUSTRIES****6.1 EXISTING INDUSTRIES:**

Karbi Anglong is industrially most backward district. In Hamren Town there is no specific industry. The P.C. of land under the whole Master Plan Area use 0.44% only. There are two biscuit factories namely Old Market biscuit factory and New Market biscuit factory. These two factories engaged 26 employees male-24 and female-2.

6.2 POTENTIALS AND CONSTRAINTS:

Industrial infrastructures such as availability of suitable land, human resources, power water supply, market etc. provide the industrial growth of a Town. In Karbi Anglong district forest resources is rich. About 1011.26 sq.km District Council Reserved Forest and 1317.01 sq.km proposed reserved forest. These forests are rich in species which can be used for manufacturing, plywood, hard board, matches etc. there is scope for setting up large scale saw mills and Bamboo product industries.

CHAPTER -7**COMMUNITY FACILITIES AND SERVICE INFRASTRUCTURE****7.1 EDUCATION:**

The survey conducted by the Town and Country Planning, Diphu there are 166 numbers enrollment of primary students, 1211 numbers enrollment in High School, 332 numbers enrollment of colleges students' in Hamren Town. It may be noted that the numbers are adequate and the distribution of the educational center are not satisfactory. Most of the primary schools are without adequate facilities of play-ground, toilets etc.

7.2 HEALTH:

The medical facilities in Hamren Civil Hospital are not well equipped to serve it. The 50 beds of Hamren Civil Hospital including the beds for like maternity-10 beds, Surgical-10 beds, Medicine-15 beds Children-10 beds, isolation -2 beds and optical -3 beds.

Source:- The Joint Director, Health Service, Diphu

7.3 RECREATION AND OPEN SPACE:

Recreational facilities are not adequate. There is only one public play-ground and one small Children park which are not adequate. There is one cinema hall in the town and it is also low standard. Out of 622.40 Hectares Public and Semi-Public space 25.70 Hectares is utilized for Open Space/Recreational purpose and 4.15 hectares is utilized for as Cremation Ground & Burial Ground.

7.4 SERVICE AND UTILIZATION**7.4.1 WATER SUPPLY:**

The piped water supply facilities have been provided, but it did not cover the whole town. The source of the water supply is the Amlong River, its distance of 13.735 km from the reservoir and the capacity of the reservoir is 219967 lakhs gallon. There will be a short fall of water if it is not augmented at proper time.

7.4.2 DRAINAGE AND SEWERAGE:

Drainage and Sewerage problem cannot be solved effectively unless a proper drainage and sewerage is chalked out through physical survey of Hamren due to hilly terrain. During the rainy time water flow from hilly area toward down land and erosion the market places.

7.4.3 SOLID WASTE MANAGEMENT:

The Dumping Ground in Hamren is situated out of Master Plan Area beyond Ambinong .

CHAPTER –8**8.1 FUTURE URBAN FUNCTION AND NEED:**

Preparation of development plan for city is an effort to evolve scientific and rational policies which will meet the functional need of the area and to satisfy the aesthetic and emotional aspiration of its citizens. Hence, based on a critical appraisal of the problems and from the inferences of different surveys conducted in respect of the development perspective of Hamren Master Plan area, it is found that Hamren requires a special care for development as follows.

8.1.1 MAJOR FUNCTION:

It is clear understanding of the major functions and their impacts on the future growth of a Town. Based on present trend following major functions can be inferred to decide the future growth of Hamren.

1. To function as a City
2. To function as trade and commercial centre. Development of forest base industries in the entire hill region.
3. To function as main educational from the Sub-Division.
4. To function as a transportation gate way of the N.E Region.

8.1.2 PLAN PERIOD:

Though growth of an Urban settlement is continuous process. Preparation of a development plan “Time Span” for the plan is adopted to facilitate the estimation of various requirement of the Town. The plan period for the Hamren Town is 20 year. It is true that the proposals incorporated in the plan cannot be entirely base on the requirements of the plan period alone. The town has to function with efficiency even beyond the plan period.

8.2 FUTURE POPULATION AND CHARACTERISTICS:

Master Plan or development plan of an area is prepared mainly based on the future and its characteristics. And accurate assessment of future population for an Urban area is not possible as the factors on which the growth depends and cannot be foreseen exactly.

8.3 REQUIREMENT AREA:

The existing developed area under residential use is about 354.86 hectare in the Master Plan area. Existing residential area are mostly developed in scattered ways and in the other hand some areas with inadequate facilities and in unhygienic way.

Trade and commerce:- The commercial cover an area about 19.42 hectare in the Master Plan area. In respect of population distribution more space for commercial activities efficiently is need. As such provision is made for 22.33 hectare of land in the plan for trade and commerce to meet the future demand.

8.4 INDUSTRY:

Hamren is being a divisional headquarter Town. The industrial activities seen to play a very significant role at the present stage of its development. For the development of industries of Hamren Town the existing land utilization is 12.34 hectares and in the proposed land-use plan 83.11 hectares is reserved for the Industrial Development.

8.5 PUBLIC AND SEMI PUBLIC:

The administrative function of the Hamren Town is still in the formative stage and most of the offices are being accommodated in residential building in scattered manner. The total area under this cover about 622.40 hectare.

8.6 TRAFFIC AND TRANSPORTATION:

The Town and Country Planning, Diphu field survey reveal that the increase of population, services, commercials and other activities, traffic and transportation, which will create inconvenience in smooth running of vehicles, parking etc. at present there are total 500 vehicles (fast moving) on the road. The increase of area there will be a need for mass transportation which needed parking space, terminus etc. The requirement of land under this is about 203.90 hectare for traffic and transportation.

For better human and freight transport there is need of a Circular (Ring) road in Hamren connecting all the important places of the area. This type of road would help better passage for heavy vehicles.

CHAPTER-9

9.1 PROPOSED LAND USE PLAN

9.1.1 Aims and objectives:-

The following aims and objectives have been taken by preparing the Master Plan for Hamren.

- (i) Efficient and judicious utilization of land.
- (ii) Harmonious and coherent inter-relationship between various uses and activities.
- (iii) To achieve compact development.
- (iv) Integration of various areas with present town area for expansion of urban activities.

The Town and Country Planning, Diphu field surveyed the whole Master Plan area reveals that this hill town physical barriers often minimize the availability and usability. Different activities are also separated by such barriers.

The most of the major activities are concentrated on the northern part of the town citizens of other parts are facing inconvenience due to the distance as cheaper public transportation system is not available

9.1.2 Proposed land use plan:-

The land requirement for various urban activities has also been proposed on the basis of the projected population by 2041. It has been estimated that an area of about 1978.87 hectares of developed land is enough to meet the various needs of the town. Out of an area 2787 hectares about 538.35 hectares used for Agricultural purposes. 96.41 hectares is covered by Water Bodies. 173.37 hectares is reserved as Green Belt. Land use determines the inter-relationship of functional activities. The proposed land use pattern has evolved. The following classification has been taken into consideration for the minimum dislocation of existing land pattern, decentralization of work centers, decentralization of commercial activities relationship of various land use classification etc.

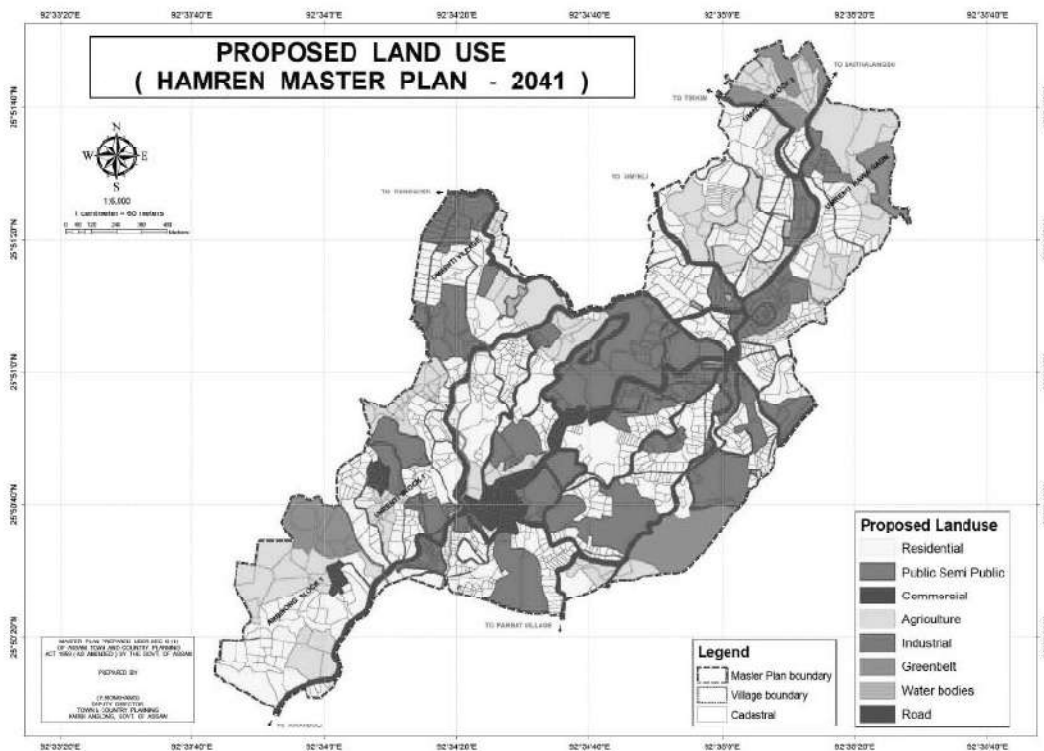


Table No. 13

PROPOSED LAND USE OF HAMREN MASTER PLAN AREA (area in Hectare)

Sl. No.	Classification	Master Plan Area	P.C. to total Master Plan Area
1	Residential	825.31	29.65
2	Commercial	95.10	3.41
3	Industries	95.45	3.42
4	Public & Semi-public	642.45	23.05
5	Roads	295.46	10.60
6	Public Utility	25.10	0.90
	A) Total Developed Area	1978.87	71.03
7	Water bodies	96.41	3.46
8	Agriculture	538.35	19.31
9	Green Belt	173.37	6.20
	B) Total of Undeveloped Area	808.13	28.97
	Total:-A+B	2787.00	100.00

Sources: - Town and Country Planning Field Survey 2011

9.1.3 Residential uses:

In order to accommodate further population of about 41329 by the year 2041, an additional area of 77.08 Hectares have been proposed for residential purposes in the Draft Master Plan of Hamren. This comprises about 4.73% of the total developed area of the Master Plan area.

9.1.4 Commercial uses:-

The existing central business Centre should be developed into a major shopping Centre of the town and this area can be acquired all modern facilities can be established. These Shopping Centres will comprise of retail shops, service shops and community Hall etc.

9.1.5 Industrial use:-

Disposition of industrial area intimately inter-related with commercial area in Hamren. For the development of industries of Hamren Town 95.45 hectares is proposed for industrial development.

9.1.6 Public and Semi-Public:-

Land proposed to be developed for public and semi-public use is 642.45 Hectares which constitute about 23.05 % of the total developed area. This includes land required for educational institutions, Government and semi-government offices, religious institution, Burial ground and cremation ground etc. As per Karbi's Culture the cremation ground are situated in every village and localities.

9.1.7 Recreation:-

It is proposed to develop the existing children park near the Town Committee office. The existing several burial ground of the Town should be upgraded with beautification along with park.

9.1.8 Roads:-

Besides remodeling and improving some of the major existing road new roads will have to be laid with increase in length and width to cater to the growing traffic and other needs of the city. This will also help development of new areas and to shorten the travel distance. Construction of footpath along both the sides of the road will help pedestrian to commute with safety.

9.2 SURVEY:-

- i. Secondary Survey: - Collected Chitha books, Cadastral maps etc. from the A.R.O, Donkamukam Circle, Karbi Anglong.
- ii. Primary Survey:- Survey conducted by the Town & Country Planning Department, Diphu to collected data from the official, commercial, Industrial Socio-Economic, Land Use, Traffic Survey

9.3 INFORMATION AT A GLANCE:-

1. Hamren is the Divisional headquarter of the Hamren of the newly constructed West Karbi Anglong district.
2. Hamren Town is located 491 meter height above sea level.
3. Hamren Town with its latitudes and longitudes 92° 55 N and 25° 20 E respectively.
4. Urban population of Hamren Town was 3761 as per census 1991 and 8278 as per census 2001.
5. As per Town & Country Planning field survey conducted,2008-2009 total population of Hamren Town was 10,434 out of which male- 5359,female 5075.
6. Total literacy rate of the Hamren Town was 63.57% , male- 59%,female –41% as per census'2001.
7. The total Annual rainfall ranges at Hamren area was 254 m.m.as per census;2001.
8. The Annual minimum temperature is 8.20 C and maximum temperature 37.00 C in 2007.
9. Hamren Master Plan covered an area of 27.87 sq.k.m. out of which 25.25sq.k.m. under Hamren Town.
10. Population Growth of Hamren Town was 83.48 as per 1991census. and 120.10 as per 2001 Census.
11. Density per sq.k.m. 376 persons as per 1991 census and 845 persons as per 2001 Census in Hamren Town.
12. Highest density pattern in Ward No.6 with density of 768 persons per sq.k.m. and low density pattern in Ward No.5 with density of 147 persons per sq.k.m.

CHAPTER 10**PROPOSED PROJECTS “BRIEF AND TENTATIVE FUNDING SOURCE.****10.1. Priority Sector and Projects:**

For the Master Plan area of Hamren Town, there are 11(Eleven) main projects can be identified which are:-

- 1) Bus Terminus and Truck Terminal at Ummam under Ward No5
- 2) Shopping Complex at New market and old market at Hamren
- 3) Eco Friendly Park at Veku Alangsun in Ummam Village, Ward No5
- 4) Drainage & Sewerage projects for Hamren Master Plan area.
- 5) Housing for EWS for 200 Nos. in Ward No 1 to 7
- 6) Water Supply Scheme in Ward No 1 to 7
- 7) Construction of Road in Ward No 1 to 7
- 8) Solar Street Light in Ward No 1 to 7
- 9) Guest House in HMB Office Campus in Ward No 7
- 10) Open Market Shed in Hamren New Market & Old Market
- 11) Renovation of Market Shed in New Market & Old Market.
- 12) Construction of multi utility parking space.

These Twelve projects could up lift the development and growth of Hamren Town creating a smooth and hassle free socio-economic life for the residents of Hamren Town along with infrastructure development.

10.2 Fund Requirement:

The tentative source of funding for the above mentioned projects are:

1) Bus Terminus and Truck Terminal at Ummam under Ward No5.....	Rs.	9.00 Crore
2) Shopping Complex at New market and old market at Hamren.....	Rs.	20.00 Crore
3) Eco Friendly Park at Veku Alangsun in Ummam village , Ward No5.....	Rs.	5.00 Crore
4) Drainage & Sewerage.....	Rs.	16.00 Crore
5) Housing for EWS for 200 Nos. in Ward No 1 to 7.....	Rs.	8.00 Crore
6) Water Supply Scheme in Ward No 1 to 7.....	Rs.	6.00 Crore
7) Pavers Block Road in Ward No 1 to 7.....	Rs.	7.00 Crore
8) Solar Street Light in Ward No 1 to 7	Rs.	10.00 Crore
9) Guest House in HMB Office Campus in Ward No 7.....	Rs.	16.00 Crore
10) Open Market Shed in Hamren New Market & Old Market.....	Rs.	2.00 Crore
11) Renovation of Market Shed in New Market & Old Market.....	Rs.	1.00 Crore
12) Construction of multi utility parking space.....	Rs.	5.00 Crore

Total Rs. 105.00 Crore

CHAPTER-11

DISASTER PLAN:

11.1 Introduction:

A disaster is the output of a hazard such flood, earthquake, landslide or cyclone coinciding with a vulnerable situation, which may include communities, cities, towns or villages. Without vulnerability or hazard there is no disaster. A disaster happens when vulnerability and hazard meet.

Hamren Town is located in the hilly district of Karbi Anglong and is prone to many hazards like Flood, Earthquake, Landslide and Cyclone along with man-made disaster like -road accidents, terrorism, riots, ethnic clashes etc.

11.1.1 Flood: The major natural hazard in the town is flood. The town receives heavy rainfall during the monsoon and as a result the rivers get inundated and the nearby areas experiences flash flood due to rain in the nearby hills. The major rivers in the town which causing flood are:-1) Amlong River ,2) Ummam River 3) Ambinong River, 4) Untili River , 5) Umrinti River . The flood occur during summer season mainly due to the Ambinong River,

11.1.2 RAINFALL DATA

RAINFALL IN MILLIMETER (MM)													
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2010	0	6.2	34.4	93.4	162.2	236.2	294.6	205.2	305.7	129.5	0	8.4	1475.8
2011	23	13.2	39.5	67.4	164.4	297.4	101.8	141.2	201.6	19.8	0	0	1069.3
2012	24.4	2.2	2.2	65.7	53.8	435.3	202.5	148.4	195.1	150.9	15.6	0	1296.1
2013	0	6.2	51.9	24.5	203.4	226.8	199.9	213.8	214.6	66.8	0	0	1207.9
2014	0	19.2	24.9	15	91	151.3	284.5	105.4	144.5	41.1	0	0	876.9
2015	15.4	4.2	8.2	111.5	139.3	224.7	141.5	131	159.8	68	11	22	1036.6
2016	23	4.2	8.8	88.9	205.8	182.2	160.8	214.6	232.2	73.4	107.6	6.4	1307.9
2017	0	3.2	82.9	239.7	125.6	156.3	293.6	175.9	107.4	133	11	14	1342.6
2018	24.4	20.8	23.4	27	94	242.3	192	307.2	82.6	39.2	18.8	36.9	1108.6
2019	45.7	105.2	8.2	111.5	139.3	278	202	292.6	157.2	295.5	6.1	0.9	1642.2

Sources: - Regional Agriculture Research Station (2019)

11.1.3 Earthquake: Hamren Town has not experienced any major earthquake yet except few mild tremors occasionally. But the entire town 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 difficult terrain and arduous communication has made it hazardous to earthquake. The whole town is sitting on the bed of limestone and hence very fragile. The soil is very much unstable here and hence needs special attention to structures and construction. It is to mention here that most of the buildings are Assam Type and only few are RCC building in the Town.

11.1.4 Landslide: Though the Town is located in hilly terrain there has been no past history of major landslide. But it is vulnerable to landslide due to its weak soil structures. Road erosion and road dumping is a common phenomenon in the town and normal life is distorted due to communication. Further many road accidents takes place due to the road dumping cases.

11.1.5 Cyclone: Being a hilly place the town is vulnerable to seasonal cyclone between the months March-May. The entire Town may face destruction due to cyclone like uprooting of trees, devastation of houses, communication distortion, damage to the paddy fields etc.

11.1.6 Road Accidents: Hamren is well connected with inter district road from Nagaon Kampur via Baithalangso & connectivity from Hojai via Donkamukan Road. Due to the weak of soil structure the roads in the districts gets easily eroded or dumping occurs on the roads. Again the places are hilly and driving here is not easy, hence the district is vulnerable to road accidents and the road side population is more prone to accidents.

11.1.7: Other Manmade Disaster: The Town has already experienced a series of ethnic clashes, riots, terrorist attack, bomb blast in the past with heavy loss of life and property and more focus is needed to tackle any unwanted situation.

11.2 Standard Operational Procedure: The Town is vulnerable to hazards like Flood, earthquake, landslide, cyclone including manmade disaster like road accidents, terrorism, riots etc. The weak geology, difficult terrain and arduous communication have made the town more vulnerable to hazards. So the department plan has been designed as per the present need and the major strategies towards preparedness, mitigation, response, rehabilitation and development to any disaster. Standard Operating Procedures (SOP) is an important mechanism which will play an important role in multi hazard management plan. Standard Operating Procedures is designed to make the department alert. It highlights the role and responsibilities during, after and normal time of the disaster.

11.3 Objectives of the plan:

1. To mitigate impact during disasters through preparedness.
2. It will help to bring together the information related to equipment, skilled manpower and critical supplies availability from the department.
3. Role and responsibilities of the officers & staffs can be detected at the time of Flood/Storm disaster.
4. To disseminate factual information in a timely, accurate and tactful manner while maintaining necessary confidentiality.
5. To develop immediate and long-term support plans for vulnerable people in/during Flood/Storm disasters.

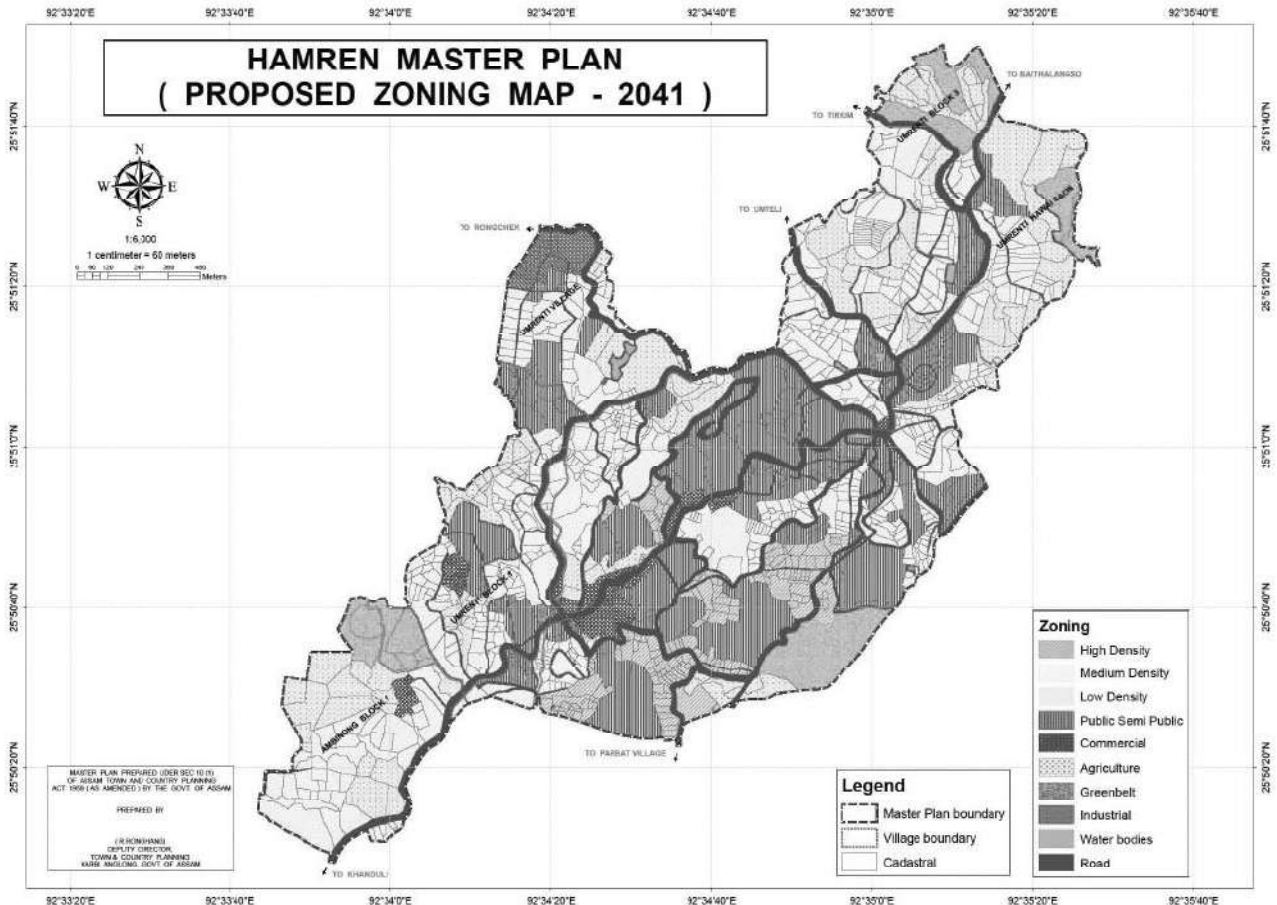
Hamren Master Plan area is served with 1 (One) fire and emergency service station at present. The whole Sub Division is vulnerable to draught and as no such natural water reservoir is there in the Sub Division from where the water can be irrigated. Few villages of the Hamren Master Plan area are vulnerable to flood because of the Ambinong River and manmade 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.

11.3.1 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.

11.3.2 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. Therefore, the key communication centres should be safely located to be free from natural disasters e.g. flood, fire, earthquake or any other emergency situation.

11.4 ZONING PLAN AND REGULATION:

Zoning Regulation plays a very important role in controlling and promoting urban development and development on national lines. They are also usefully in limiting urban growth and an integral part of Master Plan for using extensively to control development of urban areas. Zoning Regulation can do a great service within from the work of the Master Plan areas. For the purpose of plan development of Hamren Master Plan area Zoning Regulation and Proposal have been made.



11.4.1 ZONING REGULATION FOR HAMREN MASTER PLAN

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

11.5 DEFINITION:

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

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

11.5.1. "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.

11.5.2. “Authority” shall mean the local, regional or any other “Authority” appointed by the State Government for the purpose of administering the Act. Unless otherwise appointed by the State Government the Authority in 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).

11.5.3. “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.

11.5.4. “Building” any 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, part of building or anything affixed thereto or any wall enclosing or intended to enclose any land or space.

11.5.5. “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.

11.5.6. “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.

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

11.5.8 “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.

11.5.9 “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, theaters, restaurants, boarding house not attached to any educational institution, series and “Commercial” shall be construed accordingly.

11.5.10 “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.

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

11.5.12 “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 an 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.

11.5.13 “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.

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

11.5.15 “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.

11.5.16 “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’.

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

11.5.18 “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.

$$\text{FAR--- means } \frac{\text{covered area of all floors X 100}}{\text{Plot area}}$$

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

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

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

11.5.21 “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 .

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

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

11.5.24 “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 .

11.5.25 “Occupier” includes—

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

11.5.26. "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 .

11.5.27. "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 receive the rent or premium if the land where 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 .

11.5.28 "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 .

11.5.29. "Plinth"- means the portion of a structure between the surface of the surrounding ground and surface of the floor, first above the ground.

11.5.30. "Plinth Area"- means the built up covered area measuring at the floor level of the basement or of any story.

11.5.31. "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 .

11.5.32. "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.

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

11.5.34. "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 .

11.5.35. "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.

11.5.36 "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 .

11.5.37. "Required Open Space"- the space between the plot lines and the minimum building set back lines.

11.5.38 "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 .

11.5.39. "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.

11.5.40. "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.

11.5.41. “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.

11.5.42. “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.

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

11.5.44. “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.

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

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

11.5.47. “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.

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

11.5.49. “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.

11.5.50. “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.

11.5.51. “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.

11.5.52. “Warehouse”- means a building the whole or substantial part 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 .

11.5.53. “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.

11.5.54. “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.

11.5.55. “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.

11.5.56. “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 Hamren 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.

11.6. CLASSIFICATION OF ZONES AND ESTABLISHMENT OF ZONING MAP.

11.6.1. The zones designated may be further stated as

1. 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.

11.6.2. The Zones designated 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.

11.6.3. Zone boundaries of each zone shall be as established in the zoning Map of the Hamren 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 Hamren Master Plan area.

10.6.3. Interpretation of zone boundaries – where uncertainty 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 centre line.
- (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 of 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.

11.6.4. 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.

11.6.5. 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.

11.7. Application of zoning regulation:

11.7.1. 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.

11.7.2. 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 whit al of the regulations herein specified for zone in which it is located.

11.7.3. 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, slide yards of other open spaces than herein required, or in any other manner contrary to provisions of these regulations.

11.7.4. 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.

11.7.5. 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 .

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

11.7.7. 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.

11.7.8. 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.

11.7.9. 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 this regulation 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.

11.7.10. 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 .

11.7.11. 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.

11.7.12. 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) Such structure should be destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of demolition. 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.

11.7.13. 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 to 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 from 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.

11.7.14. 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.

11.7.15. 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.

11.7.16 “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 neighborhood by reason of emission of smoke, noise, odor, 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;

11.7.17. 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.

11.7.18. 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.

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

11.7.20. 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;

11.7.21. 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.

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

(a) To 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.

11.7.23. 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).

11.7.24. Land Subdivision and Layouts- Except as otherwise provided, no land will be developed or subdivided 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.

11.7.25. 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 yard shall be over 3 ft. or 0.0 m. in height:

11.7.26. 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;

11.8. REGULATIONS FOR DIFFERENT ZONES:

11.8.1. Regulations for different zones regarding minimum size of plots, minimum set-backs of the building or structure from the prescribed street line, maximum coverage etc. shall be as per the existing Building Rule or any other Building Rule / Building bylaw as specified by the Govt.

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

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.

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

11.9.2. Regulations for Residential Zone-

11.9.3. 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

11.9.3. 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 sanitarium;
- (d) Philanthropic uses, residential hostels restaurants, cafeteria milk bars, 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
 - (vii) Employment
 - (viii) Vehicular traffic
 - (ix) 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) Neighborhood shopping centre with goods offered for sale for day to day requirements and the uses permissible as per norms;

11.9.3.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 of 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 parlors;
- (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 as per norms

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

11.5.2.2: REGULATIONS FOR COMMERCIAL ZONES

10.5.2.2. 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 as per norms.
- (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**10.5.2.3. 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 spaces 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, jewelers and novelties.
- (k) Suphari and Masala 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.

10.5.2.3. 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 caretaker's;
- (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, odor; 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 MEDIUM 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 percent 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;
- (d) Public and private parks, play fields, summer camps or recreation of all types;
- (e) Farm house and their accessory buildings and their uses.
- (f) Churches, temples, mosques and other places of worship;
- (g) 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 defense 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.

10.5.2.7. D. Customary home occupation shall be conducted only by a person resident in the dwelling, the area for such uses shall not exceed 25 percent 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.

10.6.1.2. 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 neighborhood and ensure that the total open spaces shall not be less than four acres or 1.62 hectares per thousand populations.

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 Hamren 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 if 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 o f 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 Hamren 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)

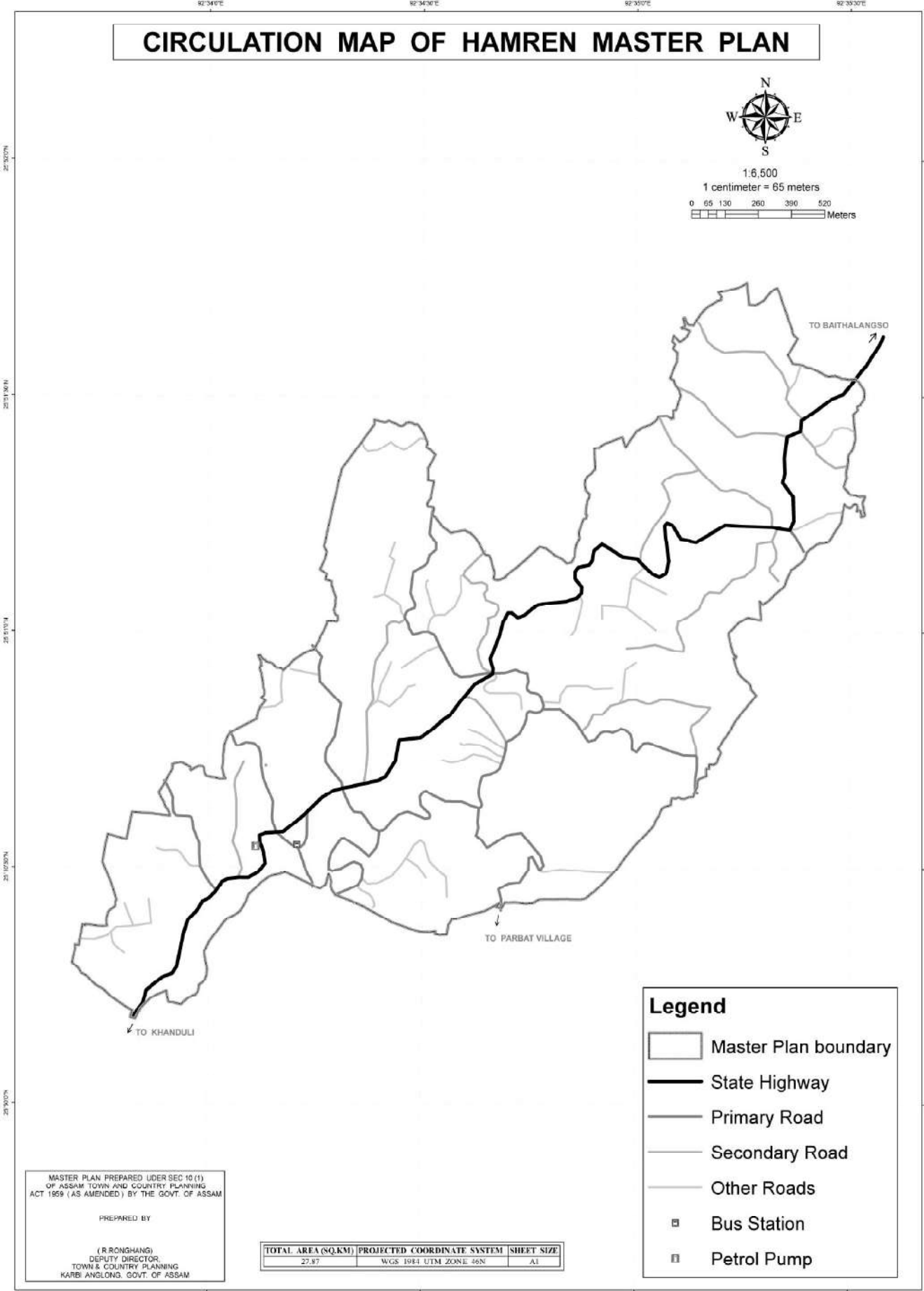
12. CONCLUSION:

Preparation of the Master Plan and Zoning Plan will not improve the Town unless proper implementation of the plan, preparation of development schemes in a phased and priority manner is absolutely necessary.

CIRCULATION MAP OF HAMREN MASTER PLAN



1:6,500
1 centimeter = 65 meters
0 65 130 260 390 520 Meters



Legend

-  Master Plan boundary
-  State Highway
-  Primary Road
-  Secondary Road
-  Other Roads
-  Bus Station
-  Petrol Pump

MASTER PLAN PREPARED UNDER SEC 10 (1) OF ASSAM TOWN AND COUNTRY PLANNING ACT 1959 (AS AMENDED) BY THE GOVT. OF ASSAM

PREPARED BY

(R. BONGHANG)
DEPUTY DIRECTOR,
TOWN & COUNTRY PLANNING
KARBI ANGLONG, GOVT. OF ASSAM

TOTAL AREA (SQ.KM)	PROJECTED COORDINATE SYSTEM	SHEET SIZE
27.87	WGS 1984 UTM ZONE 46N	A1

92°34'0"E

92°34'30"E

92°35'0"E

92°35'30"E

25°52'0"N

25°51'30"N

25°51'0"N

25°50'30"N

25°50'0"N

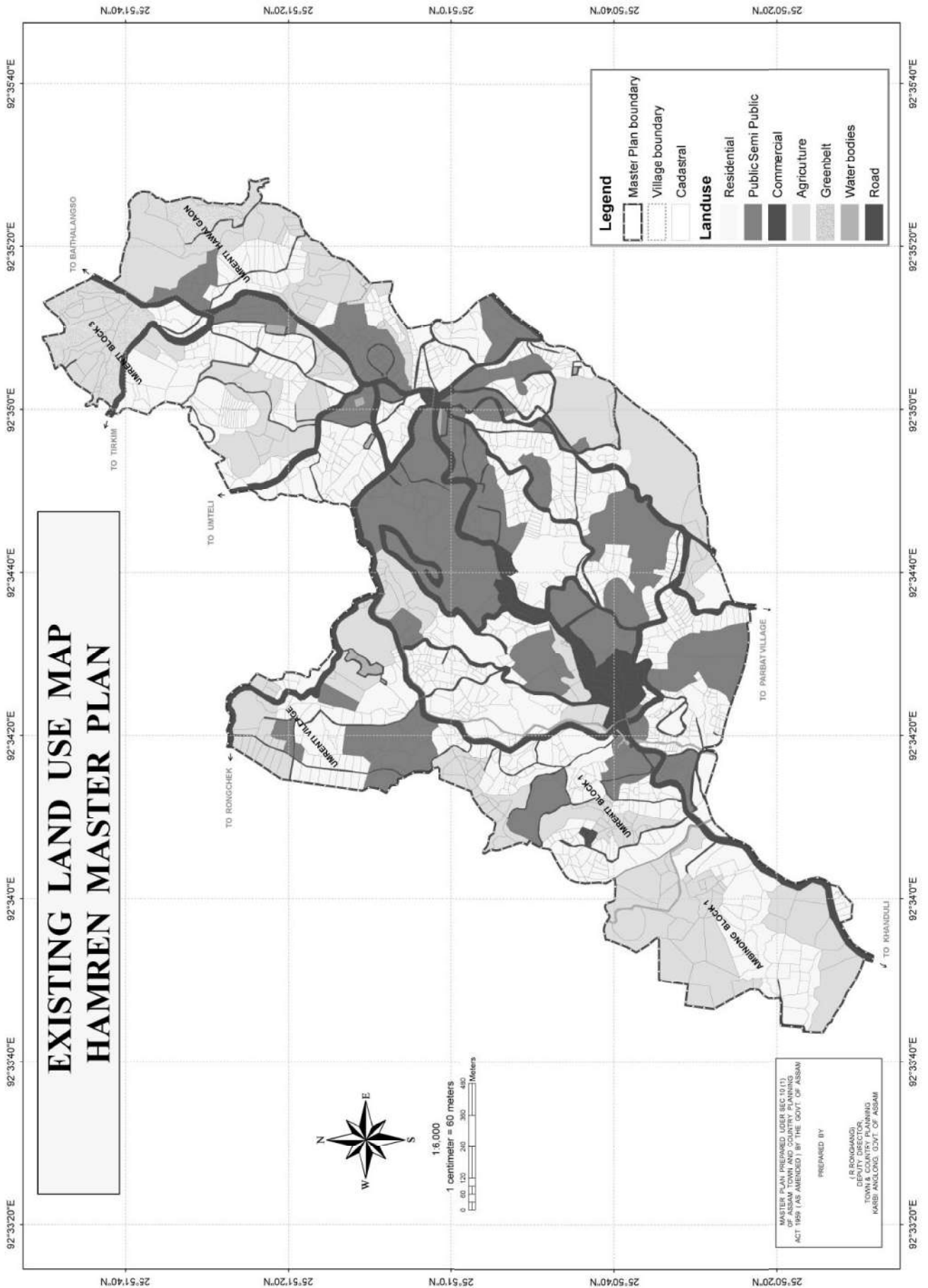
25°52'0"N

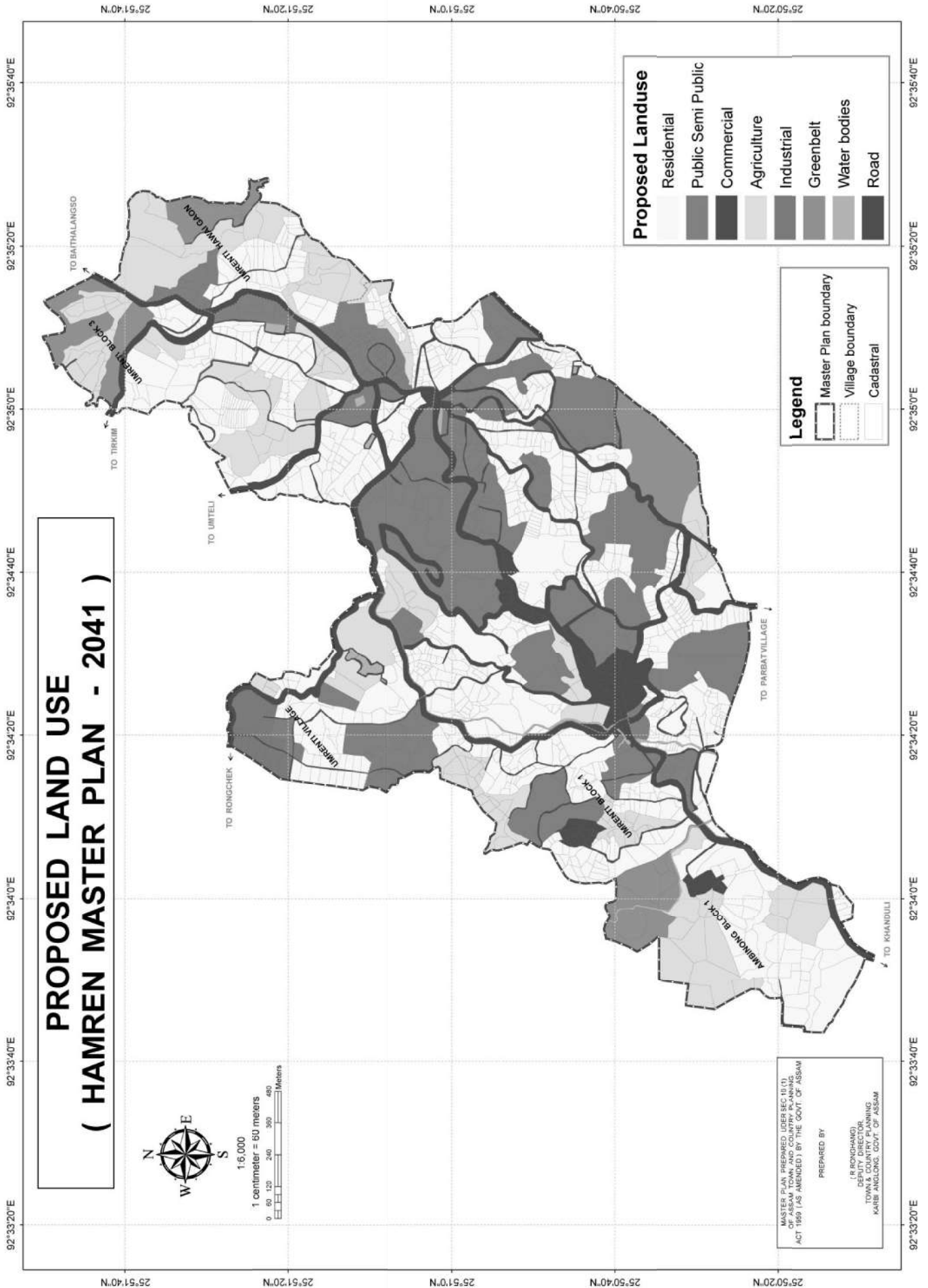
25°51'30"N

25°51'0"N

25°50'30"N

25°50'0"N





UTILITY MAP OF HAMREN MASTER PLAN



1:6,500
1 centimeter = 65 meters



Legend

	Petrol Pump		Office
	Police Station / Jail		Bus Station
	Veterinary		Master Plan boundary
	School		State Highway
	Bank		Primary Road
	Market		Secondary Road
	Medical facility		Other Roads

MASTER PLAN PREPARED UNDER SEC 10 (1) OF ASSAM TOWN AND COUNTRY PLANNING ACT 1958 (AS AMENDED) BY THE GOVT. OF ASSAM

PREPARED BY

(R. RONGHANG)
DEPUTY DIRECTOR,
TOWN & COUNTRY PLANNING
KARBI ANGLONG, GOVT. OF ASSAM

TOTAL AREA (SQKM)	PROJECTED COORDINATE SYSTEM	SHEET SIZE
77.87	WGS 1984 UTM ZONE 48N	A1

26°52'00"N
26°51'00"N
26°50'00"N
26°49'00"N

92°34'00"E
92°33'00"E
92°32'00"E
92°31'00"E

92°34'00"E 92°33'00"E 92°32'00"E 92°31'00"E

