



# THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

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No. 490 Dispur, Wednesday, 4th November, 2020, 13th Kartika, 1942 (S. E.)

GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

OFFICE OF THE GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY

## NOTIFICATION

The 16th October, 2020

**No. GMDA/GEN/13/2009(Pt)/2011/124.-** In exercise of the powers conferred by Section 39 (2) & (3) of GMDA Act 1985 (Amended) GMDA is pleased to approve and adopt the final development scheme for the Pamohi/Dhalbama special scheme area of the Master Plan 2025 as described in Schedule-I below :

Final development scheme for the Pamohi/Dhalbama scheme area approved by this Authority in its meeting held on 06.10.2020 with such modifications as the Authority deemed necessary together with all relevant maps and reports as enclosed herewith for information of all concerned.

This final development scheme for Pamohi-Dhalbama area approved by the Govt. vide no. GDD.240/2020/22 dated Dispur, the 15th October, 2020, comes into force with immediate effect.

## SCHEDULE- I

### 1. SITUATION AND AREA :

- (i) District : Kamrup Metropolitan  
(ii) Approximate area : 3.962 km.

### 2. Mouzas and Villages included in this special scheme area of Guwahati Master Plan 2025 :

Mouzas	Villages	Area
Beltola	Dhalbama	0.848 Sqkm.
Ramcharani	Pamohi	3.114 Sqkm.
Total area of Development Scheme		3.962 Sqkm.

## **INTRODUCTION**

The Master Plan and Zoning Regulation for Guwahati was published vide the Assam Gazette Extraordinary Notification No. 198 Dispur, Thursday, 9<sup>th</sup> July 2009 and Corrigendum No. 199 Dispur, Friday, 10<sup>th</sup> July 2009 and Corrigendum No. 62 Dispur, Tuesday, 16<sup>th</sup> March, 2010. Certain modification has also been made in the Master Plan from time to time considering the requirement of such modifications due to needs of plan development.

As per the Master Plan 2025 land use classification of the Special Scheme Area covering Pamohi and Dhalbama village were indicative only with the final land use to be notified at the time of finalization of Development Scheme. Accordingly, no specific land use was earmarked in the Special Scheme Area covering Pamohi and Dhalbama village except in some portion of Pamohi village which have been earmarked as Eco-Sensitive Zone to keep conformity with the adjoining Eco-Sensitive Zone. The total area of this Development Scheme is about 3.965 sq.km.

As per the Master Plan the Pamohi village of this Special Scheme Area falls in sub planning unit 13 of planning unit 5 while village Dhalbama falls in sub planning unit 17 of planning unit 2. The estimated population by 2025 in sub planning unit 13 is 34,997 while in sub planning unit 17 is 67,191. But actual population of these two villages is accounts for only 08 to 01 percent. The estimated population of this Development Scheme by 2035 is estimated at 11,492.

In Chapter-14 of Master Plan implementation the city has been divided into IV parts for the purpose of development/re-development and this area falls in Part-II where large undeveloped areas are available for new development and as such detail land use is now required to be finalized with development control regulation considering this area as a development area under GMDA Act as has been emphasized in the Master Plan.

Accordingly, under Section 35 (i) this area of Pamohi and Dhalbama was declared as development area vide Notification No. GMDA/GEN/13/2009/13 dated: Guwahati the 3<sup>rd</sup> March 2010 and also issued a notice vide GMDA/GEN/13/2009/17 dated 3<sup>rd</sup> March 2010 inviting names of all the claimants of any interest in the land within the area under this scheme area. Petition received to a examined and a notification for Development Scheme for Pamohi-Dhalbama special scheme area was published on 19<sup>th</sup> January 2011. Subsequently it was felt that the existing development and the area being located on the edge of some most sensitive areas of city, further survey of existing land use was required and carried out by the Authority. And based on the field survey a new Development Scheme was finalized for this area and published again inviting suggestion and obligation for finalizing. To make the plan more user friendly and transparent the whole plan was also converted into GIS platform. Some provisions of land use zoning and new provision of development control regulation were also incorporated to accommodate the requirement of new policies of Government with respect to urban development.

The draft development scheme so prepared was published vide notification no. GMDA/GEN/13/2009(Pt)/2011/70 dated 19<sup>th</sup> August, 2019 under Section 39(1) inviting objection

and suggestion. After expiry of period for submitting objection and suggestion, Authority has examined the objections and suggestions and petitioners who filed objections were given opportunity for hearing. Considering the objections and suggestions and hearing of the petitioners, the development scheme was modified to the extent required to accommodate the views of the petitioners and accordingly the development scheme is finalized and put up before the Authority for approval. The Authority in its meeting held on 06.10.2020 approved the scheme for adoption with certain modification of the draft plan and accordingly, the development scheme is finalized herewith.

### **SCOPE AND CONTENT OF DEVELOPMENT SCHEMES :**

The scope and content of Development Scheme has been framed in accordance with clause 36(1) of GMDA Act by making provision for following matters. The area being bordering Rani and Garbhanga reserve forest and in the vicinity of Deepor Beel special measures has to be taken in a Development Scheme.

- (i) Layout of new streets or roads with provision for proposed right of way of different category of road.
- (ii) The allotment or reservation of land for different uses
- (iii) The preservation and protection of the sensitive uses like hills and waterbodies and water channels.
- (iv) Imposition of condition and restrictions in regard to open space buildings allowed in different areas, discontinuance of objectionable uses etc.
- (v) The requirement for housing of different income group, commercial uses schools and hospitals community facilities and other uses allowed.
- (vi) Identification of major drainage channels and space required to protect and preserve these water channels.
- (vii) Other matters not inconsistent with the objective of the Act.

#### **(1) Population and Density :**

Population density of the scheme area is only about 873 persons per sq.km.as against the density of 3745 persons per sq.km. of GMA in 2011.This area has a potential of future development because of its well accessibility with other areas of the city, though some areas of Pamohi required to be put in restricted use because of its proximity to Deepor Beel. The decadal growth from 2001-2011 is 66.7% which is also very high compared to the 37% decadal growth of Guwahati city for this period. Accordingly the total population in 2025 is about 11492.

<b>POPULATION ESTIMATE OF SCHEME AREA</b>		
<b>Year</b>	<b>Population</b>	<b>Source</b>
2001	2311	Census of India
2011	3461	Census of India
2025	7692	Estimated
2035	11492	Estimated

- (2) Environment is taken as a major concern and as such considering the proximity of major portion of this area to the Deepor Beel, no industrial area has not been proposed in this developmental scheme.
- (3) Special provision has been made for development in existing villages.
- (4) Provision has been made for retaining traditional weekly market.
- (5) **Transport :**

No modification is proposed in the transport sector. It is important to establish the interface between the intra GMA and intra region road system and also to define the path for regional traffic. Accordingly the proposed road network as proposed in final Master Plan 2025 for this area has been retained. However some adjustment of Right of Way (RoW) of various category of road has been proposed as given below with minimum right of way :( Annexure V).

Most of the existing road network do not have sufficient width and required widening. Only 5.5% of total land is under roads. As such minimum width of access roads are proposed as 6m and other Master Plan roads have been proposed 9m-24m, so that land under road is kept at 10-12%.

- |     |     |                         |   |          |
|-----|-----|-------------------------|---|----------|
| (l) | (1) | Peripheral Ring Road    | : | 24 m     |
|     | (2) | Radial Master Plan Road | : | 18 m     |
|     | (3) | Local Distributors      | : | (a) 12 m |
|     |     |                         |   | (b) 9 m  |

All other access roads will have a minimum right of way of 6m

The Master Plan roads are shown in maps at Annexure No. III

(6) **Land Use of Scheme Area :**

The details of existing and final land use of scheme area are given in maps at Annexure II & IV. The proposed land uses proposed in various zone are given below :

<b>AREA DISTRIBUTION UNDER PAMOHI &amp; DHALBAMA REVENUE VILLAGES</b>			
<b>Sl. No.</b>	<b>Landuse Zones</b>	<b>Area (In ha.)</b>	<b>Area (%)</b>
1	Commercial	6.16	1.55
2	Composite-1	10.30	2.60
3	Drain/Channel/River	20.26	5.11
4	Eco-Sensitive	206.67	52.16
5	Green Belt (Recreational & Open Space)	17.99	4.54
6	Public & Semi-public	6.22	1.57
7	Residential High	58.09	14.66
8	Residential Low	49.62	12.52
9	Road (Existing Width)	20.91	5.28
	<b>Total</b>	<b>396.22</b>	<b>100</b>

The Pamohi Dhalbama area is on the border of Rani-Garbhanga reserve forest on its south and Deepor Beel on west and Pamohi reserve on north. Considering these sensitive nature of location about 52.16% of land has been kept under eco-sensitive zone to check undesired development near these areas. 12.52% of land has also been kept in the residential low density zone considering the rural nature of development. No area has been proposed as industrial zone but cottage handloom and household industries primarily rural based shall be allowed in some zones as per the provisions of the Master Plan 2025.

### (7) Land Use Zoning

There is no change in land use zoning and classification of land use zones, land use permissibility (Refer Chapter 13 of final Master Plan 2025 for Guwahati) in different zones as notified in the final Master Plan 2025.

However, following modifications and additions (As marked ‘\*’ in Table-I) to these provisions have been incorporated in this land use permissibility of different zones of this development area.

**TABLE-I**

SI.No.	Land Uses <sup>1,13</sup>	Use Zones in which permitted							
		R (L)	R (H)	C	P	T	G	E	CI
1	Airport, Helipad, Flying Club					●	●		
2	Art gallery, museum, exhibition centre	●	●	●	●				●
3	Auto Supply store and Show room for motor vehicle and machinery			●					●
4	Automobile service and repairing station			●					●
5	Bank and Safe deposit vault	●	●	●	●	●			●
6	Bird Sanctuary						●	●	
7	Boarding or lodging house		●	●	●				●
8	Botanical garden						●	●	
9	Bus Depot			●		●			●
10	Bus Terminal	●	●		●	●			●
11	Canteen and eating house serving the industries			●					●

Sl.No.	Land Uses <sup>1,13</sup>	Use Zones in which permitted							
		R (L)	R (H)	C	P	T	G	E	CI
12	Cemetery, crematorium,  burial ground, electric crematorium				●		●	●	
13	Children Traffic Park	●	●		●		●		
14	Cinema		●	●					●
15	Clinic for pets	●	●	●	●				●
16	Clinical Laboratory	●	●	●	●				●
17	Club house not conducted primarily as business	●	●	●	●		●		●
18	Club house or other recreational activities conducted as business			●					●
19	Cold storage and ice factory			●					●
20	College	●	●		●				●
21	Commercial/ business Offices <sup>2</sup>		●	●					●
22	Community hall & welfare centre	●	●	●	●				●
23	Contractor plant and storage for building material								●
24	Convenience Shopping Centre		●	●	●	●			●
25	Convention Centre				●				●
26	Cottage, Handloom and Household Industries <sup>3</sup>	●	●	●					●
27	Court				●				●
28	Crèche & Day Care Centre	●	●	●	●				●
29	Cultural and Information Centre			●	●				●

Sl.No.	Land Uses <sup>1,13</sup>	Use Zones in which permitted								
		R (L)	R (H)	C	P	T	G	E	CI	
30	Customary home occupation	●	●	●						●
31	Defence	●	●	●	●	●				●
32	Diary and poultry	●								●
33	Dispensary	●	●	●	●					●
34	Dry Cleaners- cleaning and dyeing	●	●	●						●
35	Educational and research institution	●	●	●	●					●
36	Electric Sub-station	●	●	●	●	●	●			●
37	Existing Village <sup>4</sup>	●	●	●	●	●	●	●	●	●
38	Fair Ground				●					●
38-A	Farm House <sup>n1</sup>	●	●				●	●		
39	Film studio <sup>5</sup>				●		●			●
40	Fish curing <sup>6</sup>						●	●		
41	Flatted Group Industry			●						●
42	Flood control work	●	●	●	●	●	●	●	●	●
43	Forensic Science Laboratory			●	●					●
44	Forest						●	●		
45	Gas Godown	●	●	●	●					●
46	General Industries									● <sup>7</sup>
47	Golf course						●	●		
48	Green house	●	●	●	●		●			●
49	Gymnasium	●	●	●	●		●			●
50	Health Centre	●	●	●	●					●
51	Hospital	●	●	●	●					●
52	Hostels for educational institution	●	●	●	●					●
53	Hotel			●	●			●		●
54	Indoor Games Hall	●	●	●	●		●			●

Sl.No.	Land Uses <sup>1,13</sup>	Use Zones in which permitted								
		R (L)	R (H)	C	P	T	G	E	CI	
54-A	Integrated Township <sup>14</sup>	●	●		●			●	●	
55	Jail				●					
56	Junk yard <sup>8</sup>									
57	Local, Municipal, State or Central Government office	●	●	●	●	●			●	
	Lodge	●	●	●	●				●	
58	Mechanical workshop with lathes, drills, grinders, spot welding set			●					●	
59	Medical, eye and dental practitioners' clinic	●	●	●	●				●	
60	Monument <sup>9</sup>	●	●	●	●	●	●	●	●	
61	Motor Driving Training Centre		●	●	●				●	
61- A	Motel <sup>n2</sup>	●	●	●	●		●		●	
62	Municipal facility	●	●	●	●	●	●	●	●	
63	Music, dance, drama training centre	●	●	●	●				●	
64	Neighbourhood Shopping Centre-convenience & local shopping with vegetables, fruits, flowers, fish and meat.	●	●	●					●	
65	Night Shelter	●	●	●	●	●			●	
66	Nursery, Horticulture and Orchards	●	●	●	●	●		●	●	
67	Nursing Home		●	●	●				●	
68	Oil Depot <sup>10</sup>								●	
69	Open Air Theatre	●	●	●	●		●		●	
70	Orphanage	●	●	●	●				●	



Sl.No.	Land Uses <sup>1,13</sup>	Use Zones in which permitted							
		R (L)	R (H)	C	P	T	G	E	CI
71	Park, play ground, playfield and recreational area	●	●	●	●		●		●
72	Personal Service Shop	●	●	●	●	●			●
73	Petrol filling station	●	●	●	●	●	● <sup>n3</sup>		●
74	Photograph studio and laboratory		●	●	●				●
75	Piggery	●					●		
76	Planetarium			●	●		●		●
77	Police Headquarter and Police Lines				●				●
78	Police Station, Out Post and Fire Station	●	●	●	●	●			●
79	Post office, Telephone Exchange, Telegraph Offices	●	●	●	●	●			●
80	Professional office of a resident of the premise		● <sup>15</sup>	●					●
81	Public library	●	●	●	●	●			●
	PMAY Group Housing	●	●	●	●		●		●
	PMAY EW Individual Housing	●	●	●	●		●		●
82	Radio broadcasting studio			●	●				●
83	Railway Station					●			
84	Reformatory (Juvenile Home)	●			●				●
85	- - - - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -
86	Religious Place like temple, namghar, mosque, church etc	●	●	●	●				●
87	Research and Development Centre			●	●				
88	Residence cum Work Plot	●	●	●					●
89	Residential Dwelling	●	●	●	●				●



Sl.No.	Land Uses <sup>1,13</sup>	Use Zones in which permitted							
		R (L)	R (H)	C	P	T	G	E	CI
105	Theatre, assembly or concert hall, dance and music hall and such other place of entertainment;		●	●	●				●
106	Truck terminal			●		●			
107	Vending Booth	●	●	●	●	●	●		●
108	Vocational Training/Technical Training Institute	●	●	●	●				●
109	Watchmen or caretaker's lodges	●	●	●	●	●	●		●
110	Water Treatment Plant	●	●				●	●	●
111	Weekly Market/ Informal Sector Unit	●	●	●	●		●		●
112	Wholesale Trade			●					●
113	Wireless transmitting and weather station, Transmission Tower	●	●	●	●		n6 ●	n6 ●	●
114	Zoological park	●					●	●	

Index of Use Zones :

R (H) – Residential High

R (L) – Residential Low

C – Commercial

P – Public & Semi Public

T – Transportation

G – Green Belt (Recreational and Open Space)

E – Eco Sensitive

C I – Composite Use I

**Note :**

1. All Existing non nuisance, non-polluting uses to continue in the following use zones :

- Residential
- Commercial
- Public/Semi-public
- Transportation and Communication
- Composite Use I

All existing non nuisance, non-polluting uses may be allowed to continue/discontinue after an application for special permission to the Authority in the following use zones :

- Recreational, Commercial, Public/ Semi Public & Green Belt
  - Eco-Friendly.
  - All notified forest, water bodies, rivers and upto a distance of 100m from their boundaries etc. are also classified as Eco-Sensitive Zone with other Eco-sensitive areas. No construction be allowed in this area.
2. To be permitted in commercial areas to be indicated in Residential(H) Zones in Local Area Plans/ Layout Plans.
  3. In Residential use zone, existing uses to continue and new ones to come on special permission from the Authority Also refer Annex-I.
  4. No further expansion of residential area
  5. In the New Town proposed Recreational Area
  6. Only Existing uses to continue
  7. Only those industries as listed in Annex-I
  13. Parks, parking, circulation and utilities can be located in any of the use zones. In recreation and eco-sensitive zone, these would be permissible with special permission from the Authority.
  14. The following activities shall be permitted only in Eco-Friendly Zone and not in Eco-Sensitive Zone
    - Tourism
    - Socio-cultural activities
    - Bungalow type construction
    - Integrated PMAY
    - Residential Dwelling Low Income Group, PMAY Scheme

Development of land would be permitted in Eco-Friendly Zone, if an integrated land development proposal is submitted. Such proposal should primarily be a PMAY Scheme upto 70% PMAY housing with 35% coverage and 125 FAR in a plot more than 0.5 Ha.

15. To the maximum of 30 percent of the FAR is allowed
  - n1. Maximum coverage of 25% and maximum FAR of 50 provided the area is not notified as water bodies forest etc with minimum plot size of 2000sq.m. with maximum two due dual units.
  - n2. A roadside hotel designed primarily for motorists, typically having the rooms arranged in low blocks with parking directly outside with 25% coverage & 50 FAR. Provided area is not notified as water bodies, forest etc. & only on plots along NH & peripheral ring roads.
  - n3. In Green Belt/Eco friendly zone it is allowed on Peripheral road by pass and peripheral ring road as a high way amenity.
  - n4. Maximum coverage of 25% and maximum FAR of 50 with Assam Type structure in areas not notified water bodied forest etc.
  - n5. Maximum coverage of 40% and maximum FAR of 100 on the plot along National Highway and peripheral ring roads.
  - n6 Only ground basement.

**NOTE : For interpretation of land use zoning and development control regulation Authority may constitute a committee of experts if such situation arises. The committee may also be given the task of elaborate and add on the above land use permissibility considering the circumstances that may come from time to time in the process of implementation of the plan for subsequent approval of Authority however, any land use change recommended by this committee will require approval of government.**

### **(8) Villages**

The villages in this area have undergone significant physical and functional transformation related with their specific location. Villages are characterized by a mix of different land uses and have similarities in compact built form, narrow circulation space and low-rise high-density developments. These mainly accommodate residential, commercial and industrial uses and function as a mix. It is important that these areas, which are already established with identified uses, continue to play an active economic role.

Comprehensive schemes for the development of villages should be prepared by the concerned local bodies with the aim of provision of optimal facilities and services within the abadis and integration with the surrounding areas. Towards the latter objectives, development along the peripheries of the villages should be carefully planned, wherever necessary for the provision of services and green/open areas, circulation etc. this aspect should also be kept in view while preparing layout plans for urban extension areas.

### **(9) Weekly Markets**

Weekly market, which is the traditional style of retail shopping, is quite popular in Guwahati especially among the lower and middle-income groups. These markets are held in various areas. Further, parking and other open spaces within the service markets and commercial centers should be so planned that weekly markets can operate in these areas. The specific locations and timings of operation of such markets should be specified and regulated by the concerned local body.

**(10) Land Use Zoning and Development Control Regulation****10.1 Minimum Setbacks, Ground coverage, FAR, Height and other controls.**

The provision of minimum setbacks of the building or structure from the proposed street line for different sizes of plots for all categories of use shall be as per the existing building byelaw now in force in GMA.

**10.2 Parking Standards**

Parking as per existing byelaw of Guwahati Metropolitan Area now in force as per existing Building Byelaw.

**11.0 Drainage of the area**

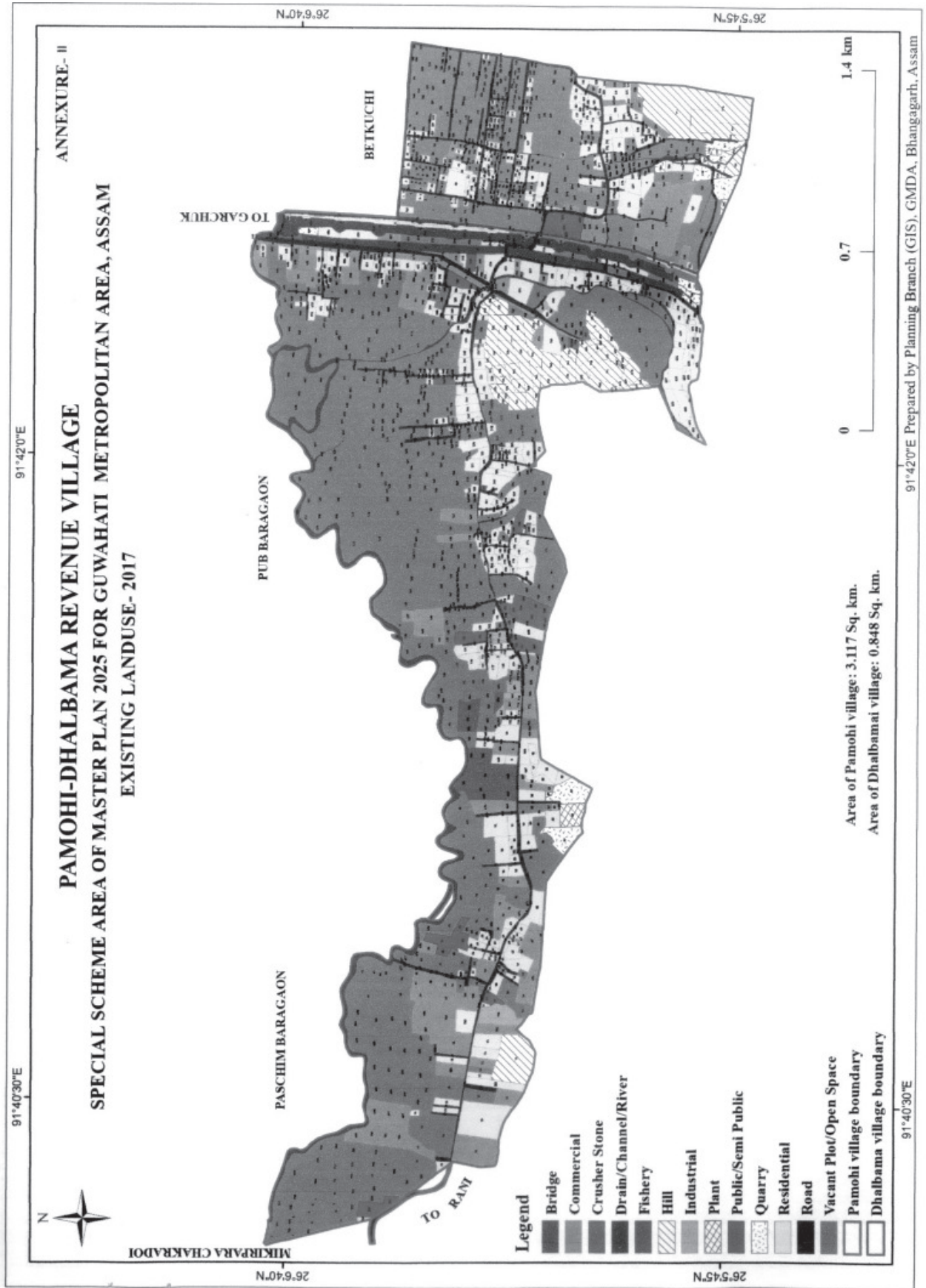
Considering the hilly topographical features of the adjoining areas from which a number of water channels flows through this area to discharge water to Deepor Beel directly or through other water channels there is need for a comprehensive drainage plan for this area and to make provisions to protect these water channels from encroachment. As such it is proposed that the minimum distance from any building from edge of any natural channel to be as provided in the building byelaw 2014 and proposed width of these channels should not be less than 6m. While preparing detail plan and comprehensive drainage plan these natural channels should be preserved with adequate width.

**12.0** All Development Control Regulations shall be as per the existing Building Byelaw for the GMA in force.

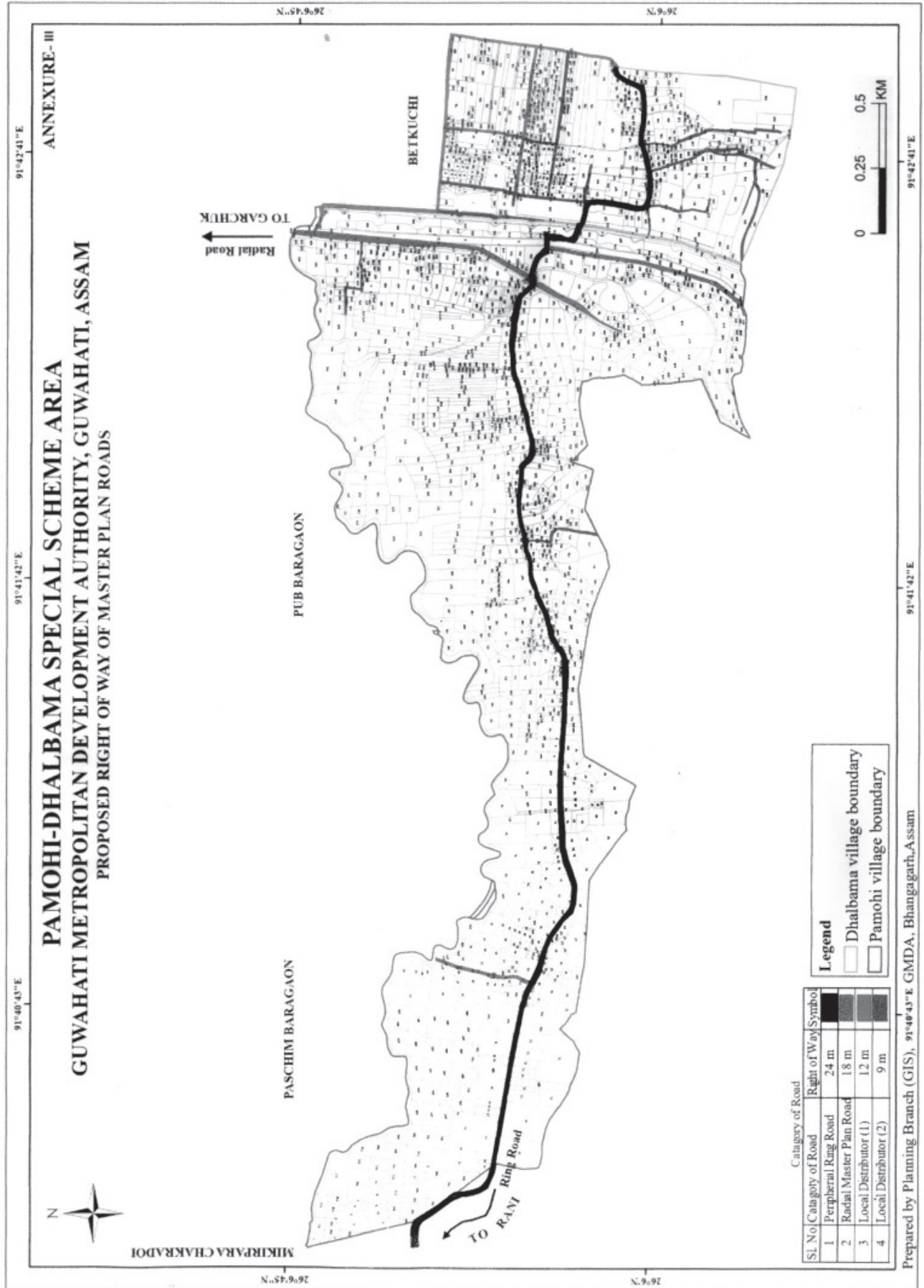
**13.0** This final development scheme has been approved by the Government vide No. GDD.240/2020/22 dated 15<sup>th</sup> October, 2020 and the development scheme comes into force immediately.

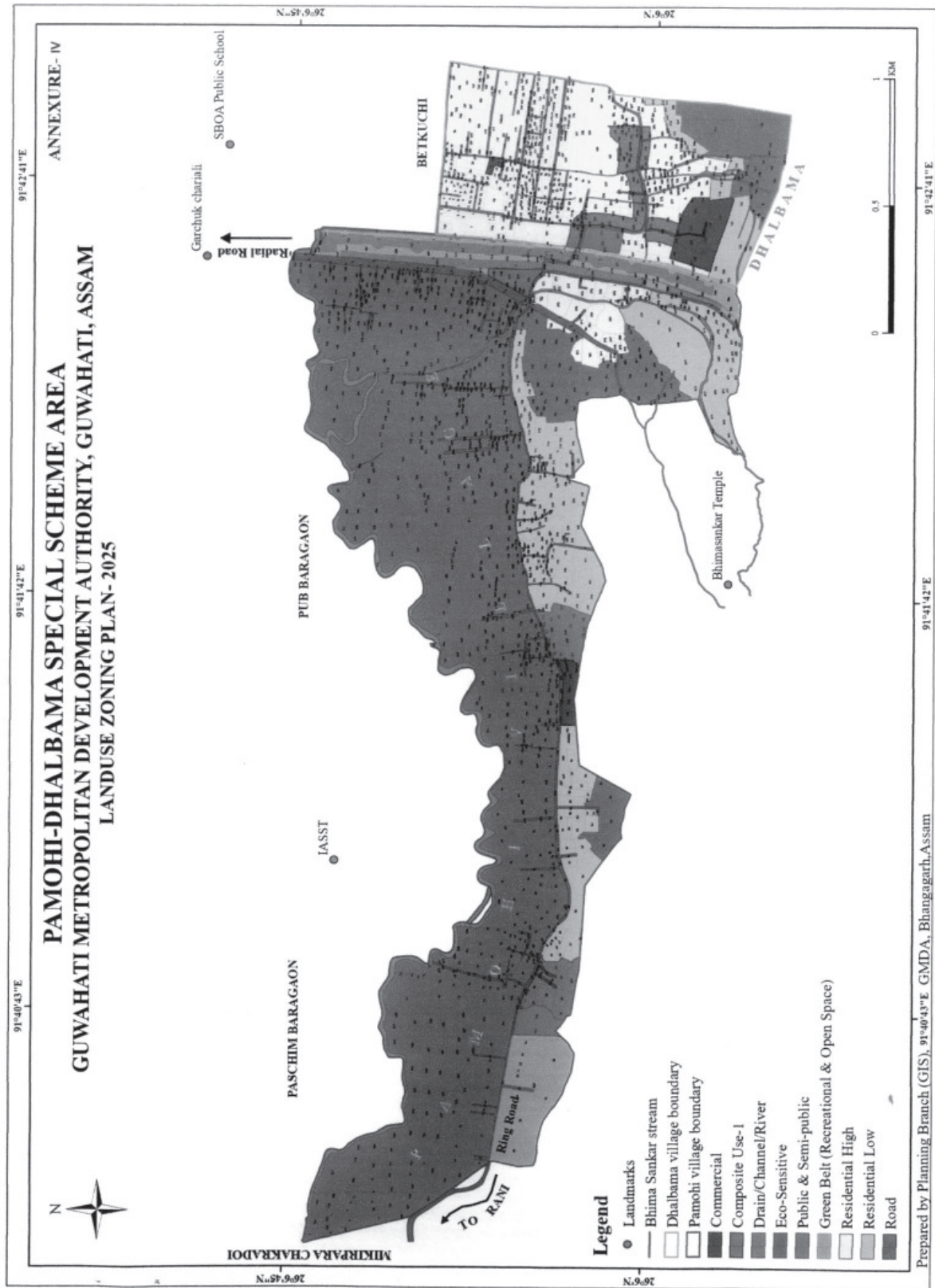
**ANNEXURE-I****Classification of industries****Cottage, Handloom and Household Industries**

1. Cosmetic Products
2. Agarbatti
3. Writing Ink
4. Sealing Wax
5. Watch, pen and spectacles repairing
6. Acrylic Sheet Button
7. Plastic Covers (Diary and Files etc.)
8. Knitted Plastic Bags
9. Shoe repairing and manufacturing
10. Rubber stamps
11. Rubber moulded goods
12. Food Products – bakeries etc.
13. Creamery and dairy products
14. Atta Chakki and Masala Grinding
15. Repacking of Medicines etc.
16. Paper Products
17. Card Board Boxes, paper Bag making
18. Book binding
19. Printing Press
20. Ready Made Garments
21. Batik Printing
22. Embroidery
23. Watch Straps (Nylon)
24. Canvas Bags and Products
25. Hosiery Items
26. Surgical Bandages
27. Shoe Laces etc.
28. Thread Reels
29. Tailor labels
30. Mirror and frame making
31. Decorative Glass articles
32. Chalk Sticks
33. Tailor's Shop
34. Cycle repairing
35. Basket Masking
36. Wire Brushes
37. Umbrella Assembly
38. Wooden Toys
39. Paper pins, Gem clips
40. Hair Pins
41. Wire Staples
42. Wire stands for kitchens
43. Wire for Curtains
44. Wire loops
45. Decorative Key Rings
46. Link Clips
47. File Clips
48. Shoe and Tent Eyelets
49. Brass Jewellery
50. File cover accessories
51. Garment hooks and eyes
52. Link chain
53. Heating element  
(for domestic electrical appliances)
54. Decoration lighting series
55. Transistor radio Covers
56. Decorative Leather Goods
57. Industrial Leather Hand Gloves
58. Manufacture of Bidi
59. Processing of Supari
60. Laundry, dry cleaning and dyeing
61. Cotton cloth weaving in handlooms
62. Ivory Carving
63. Metal Polishing
64. Gold and silver thread, Zari work, Jewellery, Gold Ornaments
65. Manufacturing, repairing and Tuning of musical instruments
66. Making of lac bangles
67. Repairing of Electronic Instruments
68. Assembly of Furniture Units









**UMANANDA DOLEY,**  
 Chief Executive Officer,  
 Guwahati Metropolitan Development Authority,  
 Bhangagarh, Guwahati-5.