



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

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No. 709 Dispur, Monday, 31st October, 2022, 9th Asvina, 1944 (S. E.)

GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

DEPARTMENT OF HOUSING & URBAN AFFAIRS

NOTIFICATION

The 1st October, 2022

No. UDD(T)284/2022/6.- In exercise of the powers conferred by the Section 9 (nine) of the Assam Town & Country Planning Act.1959 (Assam Act II of 1960) read with Sub-section I of Section 10 (Ten) of Assam Town & Country Planning Act (As amended), the Governor of Assam is pleased to publish the following notice regarding the publication of Draft Master plan for Jamugurihat-2041.

Notice for the Publication of Draft Master Plan for Jamugurihat :

1. It is notified that the Draft Master plan for Jamugurihat prepared by the Directorate of Town & Country Planning, Government of Assam, Town & Country Planning Act.1959 read with Sub-section I of Section 10 (Ten) of Assam Town & Country Planning Act (As amended), for the area described in the schedule below is hereby published.
2. Any person or persons affected by the Draft Master plan may submit their objection or opinion in writing to the Director, Town & Country Planning, Government of Assam, Dispur, Guwahati-6 within two months from the date of publication.
3. The Draft Master plan for Jamugurihat with all relevant papers and maps may be inspected free of Cost during office hours at the Office of the Director, Town & Country Planning, Government of Assam, Dispur, Guwahati-6, the Deputy Director, Town & Country Planning, District Office-Tezpur, the Circle Office, Jamugurihat Revenue Circle, Jamugurihat, Office of the Chairman, Jamugurihat Municipal Board, Jamugurihat. Copies of the Draft Master plan for Jamugurihat are available at the office of the Deputy Director, Town & Country Planning, Tezpur on payment.

SCHEDULE**A. SITUATION AND AREA**

DISTRICT	:	SONITPUR
SUB-DIVISION	:	TEZPUR
POLICE STATION	:	JAMUGURIHAT
STATE	:	ASSAM
APPROXIMATE MASTER PLAN AREA	:	60.72 Sq. KM.
APPROXIMATE MUNICIPAL AREA	:	9.71 Sq. KM.

B. REVENUE AREA INCLUDED IN THE JAMUGURIHAT MASTER PLAN

1. Jamugurihat Municipality
2. Other Revenue area

Mouza

Chillabandha

Villages

Jamugurihat Town part (1. Sangia Major Chuk, 2. Nandikeswar, 3. Niz Chillabandha, 4. Major Chuk), & 5. Morona Kuri, 6. Garikuri 7. Solaguri 8. Ghahibaz, 9. Chillabandha Sonari 10. Hatbar, 11. Goal Gaon, 12. Chutium, 13. Pachi Gaon, 14. Chaki Ghat.

Barbhagia

Jamugurihat Town part (15. Madhab Barhampur, 16. Deka Sundar, 17. Niz Borbhogia) & 18. Uparkuri 19. Bori Gaon, 20. Sarubhogia, 21. Talakabari Bengali, 22. Talakabari, 23. Hukai Gaon, 24. Mohmara, 25. Karchan Tola

C. DESCRIPTION OF BOUNDARIES

NORTH	:	Murhadol Gaon
SOUTH	:	Panpur.
EAST	:	Dikarai River.
WEST	:	Jiya Bharali River.

KAVITHA PADMANABHAN,
Commissioner & Secretary to the Govt. of Assam,
Department of Housing & Urban Affairs.

CHAPTER – I

INTRODUCTION TO THE MASTER PLAN AREA

1.1 LOCATION, REGIONAL SETTING AND HISTORY OF THE TOWN

An unplanned growth of a town or city has caused enormous problems in our social, cultural and economic life. It is now quite urgent to apply new principals of urban planning in order to achieve good living and working environment, where needs of housing, employment, transportation, recreational activities etc. of the whole community are best provided with optimum utilization of available resources.

The latitude and longitude of Jamugurihat are 26° 43' 53.04" N & 92° 55' 39.36" E and Elevation is 71.00 meters (232.94 feet) above Mean Sea Level.

In Preparing of the Draft Master Plan for Jamugurihat, various surveys has been carried out such as Land use survey, Socio-economic survey, Traffic survey etc. to understand the existing condition of the town as well as the selected villages which covered under Master Plan area in order to suggest the types of action to be taken to guide future development of the area. The Master Plan area of Jamugurihat has been demarcated after studying the present trend of growth of the town, the physical feature of the surrounding areas, future development of commercial and industrial network in the region etc. The present trend of growth of the town is towards the west for the overall development at Tezpur, development of trade and commerce etc. along NH-15. The construction of 4-lanes Bridge over River Jiya Bharali will directly link with Tezpur via Tezpur Central University will be educational important point in near future. On the other hand the present trend of growth of the town is towards the south-eastern side (way to Tezpur road) due to well transport communication linked with district headquarter, Tezpur etc.

The name “Jamuguri” originated from a tree along with a weekly market. The popular assumption is that there was a big Jamun (Berry) Tree at the foot of which there was a weekly

market. This market was the Centre of Commerce for the people of the locality. At that time essential commodities were bought and sold there. In fact, the day to day life style of that area was influenced by the market established at the foot of Jambul tree. With the passage of time, this commercial place came to be known as “Jamuguri”-Jamun (Berry) tree; guri- the foot of the tree; hat- the weekly market, i.e. the market at the foot of that jamun (berry) tree was known as Jamuguri and since then the whole area came to be known as “Jamuguri”.

Jamuguri is a historical place with its own heritage. The existing temples, satras, huge ponds, the monuments etc. scattered there and bears the historical evidence of Jamuguri. The famous “Chamdharā Garh”, “Gohain Kamal Ali” also bears evidence of the Ahom and Kuch rules respectively in that area. These historical as well as legendary past have influenced the people in their socio-cultural aspect in a constructive manner.

Some culturally important festivals and sights within Jamugurihat area :

Barechahariya Bhaona:

The word ‘Barechahar’ signifies several villages and in this several teams stage Barechahariya Bhaona unlike other Bhaona simultaneously at different stages under a single roof made in the form of a fully blossomed lotus with locally abundant bamboo & thatch. It is a matter of wonderful feat of human dexterity and craftsmanship to build such great structure manually with community help irrespective of race, religion or tribal affiliations thus it become an ideal meeting ground for diverse races, as Assam gave shelter to streams of human waves carrying distinct cultures and trends of civilization from the time immemorial. The festival is held on the full moon night of Assamese ‘Chat’ month after the harvesting season after every 5 (five) year. History has it that Barechahariya Bhaona (Assamese : বাৰেচহৰীয়াভাওনা) has traversed a long way of 213 years since its inception in 1797 AD at Jamugurihat. The convergence of religion and culture has given this festival the strong fabric to survive the forces of time while retaining its enduring and mesmerizing quality of storytelling. Normally the Bhaona is a dramatization of stories from Ramayana, Mahabharata, Puranas etc. in a different style created by the Mahapurush Sankardev, the great vaishnavite saint, philosopher, reformer, poet, writer, dramatist etc. depicted with Bhakti Rasa in the form of different Raga & Tala. The main target of the saint was to unite

the then diverse society with the spirit of entertainment and also to attract towards the vaishnavism preached by Him. The traditional Bhaona is held in a Namghar, the traditional prayer house of a village unit called Khel and also in Sattras, a monastery like institution to promote the Sankari culture, founded by Sankardev. In the traditional Bhaona there is always a group of musicians comprising Gayan & Bayan that is singer and drummer who begins the orchestra (Jora) in Sankari style followed by the entry of Sutradhar who recites slokas and narrates the entire story of the drama to be performed. The Director here is known as Gayanbora commands other performers to make entry into their own stage. Nam prasanga means kirtana also is an integral part of the Bhaona. Brajawali is used to script the dialogues. The concept of Barechaharia Bhaona is derived from the traditional Bhaona and in this festival, unlike other Bhaona it is performed by several teams. The Bhaona is performed simultaneously by teams from the different villages of the region on several stages by the holy altar in the center. It is of great pride to say that only materials used is like as the locally abundant bamboo, thatch, cane etc. with help from community workers from the locality. The unique design, the rudimentary materials used and the organization of labour may at first seems unfit for such a beautiful creation; however, it is something to sense and all of a sudden standing under the pandal which can fit 30,000 makes one think about the magnanimity of human motivation and dedication. It can be said without doubt that people who pours in from various corners of the region reaches several lakhs over the span of the Barechaharia Bhaona. The sea of population that surrounds the Bhaona pandal every day are of different caste, creed & community and the palpable sense of culture all around binds each and every one of them into one single thread of human kind. We hope the modern technology applied to print and audio-visual media can do a lot for appraisal of this rare cultural show across the globe. The main 'mandap' or the enclosure erected is lotus-shaped and is decorated with straw, bamboo, coconut and betel nut leaves and the Bhagwad Gita is placed right at the centre on a raised platform.

Baghbheta of Jamugurihat

Baghbheta is an extinct tradition of Jamugurihat, a place of immense historical importance in the Sonitpur district of Assam. The tradition of Baghbheta has disappeared gradually, so the forest and also the number of tiger population have declined incredibly. Killing a tiger has become illegal. But there used to be terror of tiger and other wild animals in Jamugurihat and the other

places to the east of river Jia Bharali. Folks out there started facing this challenge very strongly and started coming out voluntarily to kill and drive away tigers from their habitat places. This purpose helped the citizens of the eastern parts of the river Jia Bharali to come united and it soon embodied to be a festival in those places. In those days it was not a crime to kill a tiger. To catch tigers, people from those villages used to prepare jute rope. In case a tiger is traced the village messenger would spread the news to all the villages in the locality. People were swift enough to come out spontaneously with nets and other instruments to catch a tiger.

There were two methods of catching tigers. In the first method, nets used to be placed in three sides of the tiger, people advancing from the fourth one, simultaneously hosting nets in that front. Thus very soon the tiger would be surrounded by nets from all the sides. In this process, if the tiger tears through the net, or dies in attempt to do so, the village who had prepared that particular net used to be penalized. Usually tigers had no chance to tear a net as people across it were ready with javelins and axes. If a tiger tries to tear a net, the poachers would hurt it with the javelins or make noise with the instruments driving him into his confinement.

In the second method, a prey (a dead goat or any other dead animal) is used to trap the tiger. A cage like trap (Jaap) is set and the prey is placed on the threshold of the trap. A liver is placed between the prey and the door of the trap in such a way that any touch in the prey would instantly shut the door of the trap, thus trapping the tiger. This method of catching tiger is called 'Baghjaap' The traditional 'Baghbheta' festival kept on rolling in the culture of Assam, very much colloquially of course. The festival of 'Baghbheta', once epitomizing unity and courage of the Jamugurihatian natives, has become a legend in the present times.

Borpukhuripar Mukoli Bihu

Jamugurihat is also famous for its Bihu. The famous bihu of Jamugurihat is Borpukhuripar Mukoli bihu. Peoples of Jamugurihat celebrate the Borpukhuripar Mukholi Bihu very responsively. This festival is held every year in the month of April. This festival is arranged by a bihu committee in an open field. This field is situated at 3 km. South east from Jamuguri center. More than 30 Bihu groups participate in this festival at a time from different places of Assam.

Kaliadomon Bhaona

Jamugurihat is famous for Bhaona. All villagers of this area celebrated the bhaona in memories of Mahapurush Shankardeva and Mahapurush Madhabdeva. Another most popular Bhaona in jamugurihat is Kochgaon's Kaliadomon bhaona which is held on every year of Shankardeva Tithi at Kochgaon Namghar. It is situated north side of Jamugurihat and distance 2.5 km. from Jamugurihat Centre. The Bhaona is very faithfully observed by villagers. Almost all of the people of Jamugurihat and outside devotees are faithfully observed this Bhaona.

Buka Khesa Bhowna

Another popular cultural event in Jamugurihat is Buka Khesa Bhaona which is held in every year on the west side and it is 3 kms. from Jamugurihat Centre in the village of Patalarchuk. In this year, the Bhaona is successfully completed 256 years. This Bhaona is different from another types of Bhaonas. In this Bhaona, the people of the Patalarchuk village make a pond and mix water and soil and make into mud, the villagers then go inside the pond and play the Bhaona, where they throw the mud to each other.

Sights of Jamugurihat :

Pithaguri Dol

It is situated in Karchantola Area. As per historical observation in the age of king Arimatta, this dol was built with Pithaguri (Rice Powder).

Sukan Pukhuri

The term Sukan means dry and Pukhuri means pond in Assamese language. Thus, it means Dry Pond and as the name suggest the pond has no water in it. It was dug by king Arimatta.

Hukai Pukhuri

This is another historical pond of Jamugurihat which is situated in Gamiripal, Sonitpur. This pond was dug by Hukai Bhuyan for his daughters for bathing.

Shukleswar Dewalaya

It was built by King Rudrasingha situated in Kochgaon.

Bura Gosain Dewalaya

It was also built by King Rudrasingha at Ahom Era. It is situated in Nandikeswar gaon.

Norowa Than

Located at Dhekerigaon, near Karchantola. Years ago the Mahapurush Shankardeva trained baishnav Culture to bhaktas. There is an oldest well in the area, which was used by Shankardeva for drinking water.

Jagadhatri Temple is at Bamunbari which was established more than 120 years ago

The Master Plan presented here is a broad guideline for orderly development of Jamugurihat as a growing urban center in near future. The study made for this purpose is elaborate in the subsequent chapters along with the recommendations based on modern planning techniques and principals etc. The population of the Master Plan Area has been estimated up to the year 2041 and all the recommendations are made accordingly. And in this connection, all these plan and projects will be effectuated by way of taking up detailed schemes in Phased manner. In other to control the land use of the area and to achieve the desired growth of the town “The Assam Notified Urban Areas (Other than Guwahati) Building Rules, 2014 and the Uniform Zoning Regulations, 2000” as notified by Government have been adopted.

For the implementation of Master Plan in broader sense, the participation of Public/Community is a vital aspect. No plan can success and reach its desired goals until and unless it is supported by citizen. As such, it is desirable that the people of Jamugurihat will extend their hearty co-operation to the measure taken up for the successful implementation of the Master Plan.

1.2 CLIMATE, TOPOGRAPHY AND SOIL CONDITION

Jamugurihat occupies its position on the strip of flat land lying in the foothills of Arunachal and Bhutan.

The climatic condition of Jamugurihat town is same as the average climate condition of the state. The monthly maximum and minimum temperatures of Jamugurihat during the last few years are-

Table No. 1: Climate Jamugurihat: Weather by month in recent years

Parameters	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Day temp. (°C)	21	25	32	38	42	42	37	35	35	34	29	23
Night temp. (°C)	9	11	17	23	29	31	29	28	26	23	18	12
Precipitation (mm)	7	13	7	6	5	20	66	66	53	2	1	2
Days with rain	2	4	4	4	3	6	14	15	9	1	1	1
Dry days	29	24	27	26	28	24	17	16	21	30	29	30
Sun hours per day	7	10	10	11	12	12	11	11	9	8	7	7
Wind force (Bft)	2	2	2	2	2	2	2	2	2	2	2	2
UV-index	5	5	7	8	9	8	8	7	8	6	6	5

Source: www.google.com

From the above table it is summarized that Jamugurihat has a very pleasant weather i.e. not too hot in summer and not too cold in winter like other areas of Assam and NE, Jamugurihat has been enjoying a very heavy rainfall during monsoon seasons.

From the above table it can be derived that Jamugurihat has been experiencing the major rainfall in a year in the months of June, July and August during the last five years.

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

1.3 URBAN MORPHOLOGY AND PHYSICAL SETTING

Urban Morphology refers to the study of internal structure, the arrangement of residential houses, layout plan of roads and streets, internal physical structure of the city consisting entertainment space, community land, marketing area etc.

The Dikarai, otherwise called Dikrai is a well known river. The Kalika Puranam (80.31,32) says it Dikkarika as emanated from the western part of the Natak Saila and was created by the blows of the diggaja (elephant) several fierce battle between the Ahoms and the Muslims, and between the Ahoms and the Koches took place on its bank. The Purani Asamar Rajonoitik Bhugal mentions two Dikarai rivers viz. Bor Dikarai and the Mori Dikarai, of them former was 33 beo (120.78 m) in breadth and 12 cubits in depth and the latter was 14 beo (49.14m.) in breadth and 1 cubit in depth. Wade's Account (pp.358-59) says, it falls into the Brahmaputra on the opposite side to Kaliabar and is larger than Ghiladhari but not navigable in dry season. At present Bor Dikarai empties itself to the Bharali north of the Bharali bridge at Rangachakua, and Dikarai, which is much smaller than the former is flowing between Nagsankar and Jamugurihat in Sonitpur District.

The Deodhai Asam Buranji (p. 200) refers to Kabirar Ali as the northern boundary of the estate given by suhumung to chutiya Prince sadhaknarayan. The Gohain kamal Ali is known as Kabirar Ali in Darrang as well as in Jamugurihat of sonitpur District.

Consideration its past, present and importance in the future, it seems Jamugurihat town is likely to grow more in the coming years ahead. Already, there is less possibility of expansion inside the municipal area; hence expansion will be mainly in the sub-urban areas, located immediately under the direct influence of the town.

1.4 NEED FOR THE MASTER PLAN

Draft Mater Plan for Jamugurihat - 2041", has been prepared to guide the physical development of the town and its sub urban areas, in future. Jamugurihat with its neighbouring 25 (Twenty five) villages -Jamugurihat Town (1. Sangia Major Chuk, 2. Nandikeswar, 3. Niz Chillabandha, 4. Major Chuk, 5. Madhab Barhampur, 6. Deka Sundar, 7. Niz Borbhogia), 8. Morona Kuri,

9. Garikuri, 10. Solaguri, 11. Ghahibaz, 12. Chillabandha Sonari, 13. Hatbar, 14. Goal Gaon, 15. Chutium, 16. Pachi Gaon, 17. ChakiGhat, 18. Uparkuri, 19. Bori Gaon, 20. Sarubhogia, 21. Talakabari Bengali, 22. Talakabari, 23. Hukai Gaon, 24. Mohmara, 25. KarchanTola are included in the Draft Mater Plan for Jamugurihat– 2041.

The Draft Master Plan for Jamugurihat, 2041 has been prepared considering different aspects (within the constrains), including transportation aspect, and others those likely to affect activities and land use in the planning area in future. By and large, this plan is prepared as per provision of the URBAN AND REGIONAL DEVELOPMENT PLANS FORMULATION & IMPLEMENTATION (URDPFI) GUIDELINES 2015, prepared by the MINISTRY OF URBAN DEVELOPMENT, GOVT. OF INDIA under the guidance of the Town & Country Planning Organization and circular issued from time to time by the T & CP Deptt., Govt. of Assam, Uniform Zoning Regulations, The Assam Notified Urban Areas (Other than Guwahati) Building Rules, 2014 are considered as it is already approved for all the towns of Assam including **Jamugurihat by the Government of Assam.**

The main aim of the infrastructural development of Jamugurihat town is to provide better facilities to the public. At the same time it is expected that this will provide convenience of discipline, cleanliness and pollution control to all sections of society. Moreover the master plan for Jamugurihat will take care of the overall development of the entire planning area and it is planning to create a tourist route from Tezpur to Nameri via Jamugurihat Town.

CHAPTER – II

DEMOGRAPHY

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

2.1 TOTAL POPULATION, MALE/ FEMALE POPULATION

Jamugurihat has grown into a multifunctional town with trade and commerce, as its main activity. Jamugurihat Master Plan Area had a population of 30,246 as per 2011 census and it had a gradual decadal increase. The table shows the population growth of Jamugurihat planning area.

Table No. 2 : Population Growth of Jamugurihat Planning Area, 1951 - 2011

Year	Jamugurihat Municipal Area	Growth Rate (%)	Planning area minus Municipal area	Growth Rate (%)	Jamugurihat Master Plan Area	Growth Rate (%)
1951	7635	---	7018	---	14653	---
1961	8328	9.08	7549	7.57	15877	8.35
1971	10114	21.45	9841	30.36	19955	25.68
1991	10155	0.41	14743	49.81	24898	24.77
2001	11500	13.24	15847	7.49	27347	9.84
2011	11814	2.73	18432	16.31	30246	10.60

*20 years growth rate.

Sources : Census of India.

Town population has been calculated from the population of the villages, those included in Jamugurihat town which was created vide govt. notification no. **UDD(M)210/2014/107** dated **31-07-2017**.

The above Table reveals that the rate of growth of population during 1961-71 and 1971-81 were considerably high and almost equal being 25.68 and 24.77% respectively. Migration takes place from its hinterlands to the planning areas for employment opportunities. Due to the establishment of Govt. offices and growing up household industries attracts people to migrate to the town area. The growth of population in town area during 1961-1971 was high i.e. 21.45%, the growth of population during 1971-1991 was very low compared to other decades i.e. 0.41% as well as during the decade 2001-2011 was 2.73%. But the rate of growth of population in the planning area excluding the municipal area was 30.36.41% during the decade 1961-71 and 49.81% during the decade 1971-1991 which were considerably high.

As per 2011 Census, the Schedule Cast and Schedule Tribe Population in Jamugurihat Municipality was 9.78% and 6.65% of total population respectively and that in entire planning was 2.05% and 5.27% respectively.

Table No. 3 : Male & Female Population in Jamugurihat Master Plan Area 1951– 2011

Year	Jamugurihat Municipal Area		Sex Ratio	Planning area minus Municipal area		Sex Ratio	Jamugurihat Master Plan Area		Sex Ratio
	Male	Female		Male	Female		Male	Female	
1951	4073	3562	875	3687	3331	903	7760	6893	888
1961	4403	3925	891	3918	3631	927	8321	7556	908
1971	5456	4658	854	5057	4784	946	10513	9442	898
1991	5369	4786	891	7690	7053	917	13059	11839	907
2001	6007	5493	914	8257	7590	919	14264	13083	917
2011	5976	5838	977	9368	9064	968	15344	14902	971

(Sources: Census of India)

According to 2011 Census, the sex ratio i.e. number of female per 1000 males of Jamugurihat town was 977 while the district urban ratio was 955. During the same year ratio for the planning area stood at 971 against that of the district was 956.

The 0-6 age group population of in Jamugurihat Municipality and Jamugurihat Planning Area in 2011 were 1855 (10.09%) and 3513 (11.54%) respectively.

2.2 MIGRATION OF POPULATION

As a result of urbanization i.e. creation of Jamugurihat town, rural urban migration of the individuals are taking place at a fast pace, holds the dominant role in terms of the number of migrants in case of intra-district migration. Rural to urban migration in intra-district migration showed an upward increase in respect of the number of migrants in Assam as per 1991, 2001, 2011 census. In 1991, rural-urban migration held 1.83 percent of the total migrants in Assam. However it increased to 2.18 percent in 2001 and to 2.9 percent in 2011. For Jamugurihat too, migration from rural areas have been taking place during 1991-2001, 2001-2011 for different reasons like work and business for men and marriage for women, also education for both men and women.

2.3 HOUSEHOLD DENSITY AND SIZE

According to 2011 census, the gross density of Jamugurihat town was 1217 persons per Sq. KM. (considering the Jamugurihat Municipal area as per the prepared map is 9.71 Sq. Km.) while it was 498 persons per Sq. Km for the entire planning area. The town registered population density of 1184 persons per Sq. Km in 2001 while it was 450 persons per Sq. Km in Jamugurihat Master Plan Area. The density of population gradually falls as we go away from the town, where population is sparsely distributed with pockets of settlements amidst agricultural land. The household size in Jamugurihat Municipal area during as per 2011 census was 4.29 and that in the entire planning area was 4.43 which were in 2001 census 4.82 and 4.89 respectively, which indicates the household sizes had been decreasing during the last decade both in Jamugurihat Municipal Area as well as Jamugurihat Master Plan area.

2.4 POPULATION PROJECTION UP TO 2041

Considering the past and present growth and development factors, population upto 2041 are projected for Master Plan area and it is given in the table below:

The average decadal growth rates of population in Jamugurihat Municipal area and the Planning area excluding municipal area for the last 4 (four) decades i.e. 1961-1971, 1971-1991, 1991-2001, 2001-2011 have been calculated. The decadal growth rates of population for the next 3 (three) decades have been assumed the average decadal growth rate of past five decades for the different two areas. However, the decadal growth rate of population for the decade 2021-2031 is assumed 22.18% higher than the calculated average for municipal area and 11.41% higher than the calculated average for planning area excluding municipal area as there will be scope of physical development as most of the areas within the master plan area including municipal area are yet to be developed.

Table No. 4 : Population Projection: Jamugurihat Master Plan Area– 2041

Year	Jamugurihat Municipal Area	Growth Rate (%)	Planning area minus Municipal area	Growth Rate (%)	Jamugurihat Master Plan Area	Growth Rate (%)
1951	7635	---	7018	---	14653	---
1961	8328	9.08	7549	7.57	15877	8.35
1971	10114	21.45	9841	30.36	19955	25.68
1991*	10155	0.41	14743	49.81	24898	24.77
2001	11500	13.24	15847	7.49	27347	9.84
2011	11814	2.73	18432	16.31	30246	10.60
2021**	15358	30	23962	30	39320	46.09
2031**	21502	40	35942	50	57444	46.26
2041**	30102	40	53914	50	84016	46.26

* Twenty Year Growth Rate;

** Projected

CHAPTER – III

ECONOMIC BASE AND EMPLOYMENT

A sound economic base with the optimum use of local and regional resource is a basic requirement for all round development. A small town like Jamugurihat acts as a powerful link between rural settlement and more urbanized centers with regards to collection and distribution of economic inputs of the region and these influence the physical development of the region.

Economically, there are many tea gardens near to Jamugurihat Town for which many small and medium scale industries based on tea garden machineries has been set up in the town. Some other food grain industries viz. Rice & Oil mills are also setup based on everyday needs of the public. Thus, it occupies a fairly good position being rich in agriculture especially jute, rice, tea cultivation and forest resources.

Situated in the midst of jute and rice growing areas, service of NH 15 passing through the town, over the years the Jamugurihat town has been emerged as important trade and commercial center in the north bank of Assam. Tertiary sector dominates the economy of the town.

As per 2011 census only 61.05% of the total working population were non worker in Jamugurihat Municipal Area and that in the planning area, excluding municipal area, it was 63.41% which shows Jamugurihat needs setting up of industrial and economic activities.

Planners are concerned with the likely demands of land development for various economic activities, the possible location of these activities within a city or city regions; the broad relationship between these activities and the scale and timing of migration into and out of the area; Formal sector trading is to be promoted in the planning areas by providing necessary financial assistance from bank and training; Industrial activities and trading and services will provide income and employment; For weaker section cares to be taken to provide employment and basic services under poverty alleviation scheme; Labour localities that have come up in the

sub urban villages, in the planning area deserve special attention; Horticulture, Fisheries Diary and Poultry activities to be promoted in the planning area to provide local needs and export to other urban centers where there are sufficient demand.

Table No. 5 : Percentage of households having each of the specified assets in 2011

Name of MPA	Radio/Transistor	Television	Computer/Laptop with Internet	Computer/Laptop without Internet	Landline Telephone	Mobile Telephone	Both land line and mobile telephone	Bicycle	Scooter/Motor cycle/Moped	Car/jeep/van	None of the specified asset
Jamugurihat MPA	16.37	22.80	0.97	4.83	1.21	39.5	1.70	74.32	9.22	2.56	16.34

Source : Census of India, 2011.

From the above table it can be summarized only a few populations with JMPA have four wheelers (2.56%) and computer/ laptop with internet connection (0.97%).

3.1 FORMAL SECTOR

AGRICULTURE : As per 2011 census, only 35.17% of the total main workers were engaged in cultivation in Jamugurihat Municipal Area; but in the planning area, excluding municipal area, it was 45.69%. Again only 6.40% of the total main workers were agricultural labourers in Jamugurihat Municipal Area; but in the planning area, excluding municipal area, it was 7.18%. Similarly, 53.07% of the total marginal workers were engaged in cultivation in Jamugurihat Municipal Area; but in the planning area, excluding municipal area, it was 20.83% and 11.51% of the total marginal workers were agricultural labourers in Jamugurihat Municipal Area; but in the planning area, excluding municipal area, it was 27.65%.

The three major agricultural commodities produced in some of the villages within Jamugurihat Master Plan area are –

Table No. 6 : Major Agricultural Commodities in some of the villages within JMPA

Sl. No.	Name of Villages	Agricultural Commodities		
		First	Second	Third
1	Moronakuri	PADDY	VEGETABLES	
2	Garikuri	PADDY	VEGETABLES	SUGARCANE
3	Solaguri	PADDY	VEGETABLES	
4	Uparkuri	SALI PADDY	VEGETABLES	POTATO
5	KarchanTola	PADDY	VEGETABLES	SUGARCANE
6	BoriGaon	SALI PADDY	SUGARCANE	VEGATABLE
7	Sarubhogia	PADDY	VEGETABLES	
8	Madhav Barhampur	PADDY	VEGETABLES	
9	Sangia Major Chuk	PADDY		
10	Nandikeswar	PADDY		
11	Ghahibaz	PADDY	SUGARCANE	JUTE
12	Chilabandha Sonari	PADDY	SUGARCANE	
13	Niz-Chilabandha	PADDY	SUGARCANE	
14	Major Chuk	PADDY		
15	Deka Sundar	PADDY	VEGETABLES	
16	Niz-Borbhagia	PADDY	VEGETABLES	
17	Talaka Bari	PADDY	VEGETABLES	SUGARCANE
18	Talakabari Bangali	PADDY	VEGETABLES	SUGARCANE
19	Hukai Gaon	PADDY	VEGETABLES	SUGARCANE
20	Mohmara	PADDY	VEGETABLES	SUGARCANE
21	Pachi Gaon	SUGARCANE		
22	Hatbor	VEGETABLE	PADDY	SUGARCANE
23	Goal Gaon	PADDY	VEGETABLES	SUGARCANE
24	Chaki Ghat	SALI PADDY	AHU	JUTE
25	Chutiuam	SALI PADDY	MUSTARD SEED	JUTE

Source : Census of India, 2011

It is observed that villages like Garikuri, Uparkuri, Karchontola, Talakabari, Talakabari Bengali, Hukaigaon, Mohmara, Hatbor, Goal Gaon, Chakighat, Chutiuam within the Master Plan area have been cultivating multiple crops more than two crops.

TRADE AND COMMERCE : Jamugurihat is a very good place for business people. Jamugurihat have a business union established in 1975, its name was Jamuguri Merchant Association and now it is known as Jamuguri Business Union. In Jamuguriat centre have more than 200 nos. of shop in different types. A weekly market is going on every Thursday, where different types of businessman comes from different places like Tezpur, Balipara, Biswanath Chariali etc. The villagers of backward side of Jamugurihat like Kathpura, Laletapu, Gamiripal, depends on this market which main income source is agriculture. They are coming to this market for sales of their agricultural yields.

As per 2011 Census most of the workers were engaged in other category in Jamugurihat Municipal area as well as in Master Plan area, The Household industries found in the planning areas are viz; weaving, embroidery, cutting & tailoring, pickle & juice making, etc. Manufacturing units found in the planning areas are-Rice Mill, Mustard oil Mill, Dairy Products (KANYAKA), handloom product units, steel fabrication units. The construction units found in the planning areas are civil construction units only.

It has already been indicated that Jamugurihat town is a trade and commerce oriented town. The main trade and commercial activities of both retail and wholesale have sprung up in and around the town centre (Panch Ali Point). With the improvement of regional transportation system and increase in population, the field of trade and commerce of Jamugurihat town is expected to increase fast. There is only one big market which occupies its position in the entire Jamugurihat area.

Three most important commodities exports from the town are tea, jute, timber and most important commodities imported to the town are sugar, pulses and wheat. About 29.38% of the

total work forces in the town area were directly engaged in the trade and commerce which was revealed from primary survey conducted by T & CP office, Tezpur.

The following table shows the villages having weekly / bi-weekly / Daily markets in the planning Area of Jamugurihat Master Plan.

Table No. 7 : Daily / Weekly Market in the planning area

Sl. No.	Town/ Village	Daily / Weekly
1.	Moronakuri	Weekly Market
2.	Garikuri	Weekly Market
3.	Solaguri	Weekly Market
4.	KarchanTola	Weekly Market
5.	Sarubhogia	Weekly Market
6.	Madhav Barhampur	Weekly Market
7.	Sangia Major Chuk	Weekly Market
8.	Nandikeswar	Weekly Market
9.	Ghahibaz	Daily & Wcckly Market
10.	Chilabandha Sonari	Daily & Weekly Market
11.	Niz-Chilabandha	Weekly Market
12.	Major Chuk	Weekly Market
13.	Deka Sundar	Daily & Weekly Market
14.	Niz-Borbhagia	Daily & Weekly Market
15.	Hukai Gaon	Weekly Market
16.	Chutiuaam	Weekly Market

Source : Census of India, 2011

The wholesale trading is mostly concentrated in and around the centre of Jamugurihat Town. Wholesale cloth Market, Hardware market, food and food staff market are located on the both sides of all five roads at Panch Ali Point that passes through the centre of the town. The wholesale vegetable markets are found in the daily market of Jamugurihat town.

The both sides of all five roads at Panch Ali Point passes through the main centers are for retail trade and commercial activity for Jamugurihat town and for the whole planning area. It also serves as wholesale market for the nearby rural centers. The other shopping areas presently functions within Jamugurihat Master Plan Area are Niz Borbhogia, Deka Sundar, Chilabandha Sonari, Ghahibaz etc.

INDUSTRY : Except a few saw mills, Rice Mills, Oil Mills, Chira Mill, engineering workshops and Bakery etc. ; food and beverage industries, 1 no. Dairy products (Kanyaka) are found in Jamugurihat. As per 2011 Census, only a few workers of Jamugurihat M.B. areas are engaged in the industrial activity.

SERVICES : As per 2011 census, 48.39% of the total workers were engaged in others category in the whole planning area out of which a major portion of workers engaged in service sector.

As Jamugurihat has to function as trade & administrative centre, there is no. of government offices established in the town. Besides the offices a quite no. of educational institutions are found in the planning area and because of all these workers engaged in service sector in the planning areas are quite high.

3.2 INFORMAL SECTOR

Informal sector trade and commercial activities are generally seen in all the urban centers of the state. Jamugurihat Town is also not exception in this respect. Roadside retail shops are found here and there in the municipal area as well as in the planning area especially in the villages near the town. Informal transport has been seen in the form of slow moving vehicles only. Numbers of battery rickshaws are running in the entire planning area without license/ any registration in JMB. Few household industries are running in the planning area without registration. Weaving, cutting and tailoring, embroidering, doll-making, food related items etc. are some of these kind of industries found in the planning area. This informal sector business has been increasing because of urban poverty. Urban poor mainly depends on this type of informal business to day to day earnings.

3.3 OCCUPATIONAL PATTERN

The following tables have been prepared from Census of India, 2011 which reflects clearly the occupational pattern within Jamugurihat Municipal Area, Jamugurihat Master Plan Area excluding Municipal Area and total Master Plan Area.

Table No. 8 : Occupational Pattern of Jamugurihat Master Plan Area (2011)

Sl. No.	Category	No. of workers		
		Outside Municipal Area	Jamugurihat Municipal Area	Total JMPA
I	Main workers	5097	3281	8378
		27.65%	27.77%	27.70%
II	Marginal Workers	1368	1321	2689
		7.42%	11.18%	8.89%
III	Non workers	11967	7212	19179
		64.93%	61.05%	63.41%

Sl. No.	Category	No. of Industrial category of Main workers		
		Outside Municipal Area	Jamugurihat Municipal Area	Total JMPA
I	Cultivators	2329	1154	3483
		45.69%	35.17%	41.57%
II	Agricultural labourers	366	210	576
		7.18%	6.40%	6.88%
III	Household Industry workers	177	88	265
		3.47%	2.68%	3.16%
IV	Others	2225	1829	4054
		43.65%	55.75%	48.39%

Sl. No.	Category	No. of Industrial category of Marginal workers		
		Outside Municipal Area	Jamugurihat Municipal Area	Total JMPA
I	Cultivators	285	701	986
		20.83%	53.07%	36.67%
II	Agricultural labourers	589	152	741
		43.06%	11.51%	27.56%
III	Household Industry workers	75	93	168
		5.48%	7.04%	6.25%
IV	Others	419	375	794
		30.63%	28.39%	29.53%

Source : Census of India, 2011

CHAPTER – IV

HOUSING AND SHELTER

4.1 HOUSING SCENARIO

Access to housing facilities, is a basic human need, next only to food and clothing. Effectively, society as a whole and poor in particular, must have access to livelihoods, finance and technology as well as relevant capacities, knowledge and skills for habitat development in order to enjoy the “right to shelter” (Assam Urban Affordable Housing and Habitat Policy, November 2015).

Table No. 9 : Households by ownership in Jamugurihat Master Plan Area (2011)

Ownership status	No. of dwelling rooms	Jamugurihat Master Plan Area (% of Total Dwelling Units)
Owned	No exclusive room	1.13
	One rooms	23.54
	Two rooms	40.12
	Three rooms	19.45
	3+rooms	15.76
Rented	No exclusive room	1.18
	One room	32.63
	Two rooms	36.01
	Three rooms	16.96
	3+ rooms	13.22
Others	No exclusive room	1.02
	One room	15.46
	Two room	32.7
	Three rooms	27.93
	3+ rooms	22.89

Source: Census of India, 2011.

For both owned and rented dwelling units two rooms houses were found more in JMPA in 2011 i.e. 40.12% and 36.01% respectively.

The following table shows the percentage of households by availability of kitchen facility in the Jamugurihat MPA-

Table No. 10 : Availability of Kitchen facility in Households of JMPA, 2011

Name of MPA	Cooking inside house		Cooking outside house		No cooking
	Has Kitchen	Does not have Kitchen	Has Kitchen	Does not have Kitchen	
Jamugurihat MPA	76.52	6.06	15.04	2.11	0.25

Source : Census of India, 2011.

From the above it can be summarized that most of the households within JMPA have kitchen inside the house.

The following table shows the percentage of households by type of fuel used for cooking of Jamugurihat MPA-

Table No. 11 : Percentage of Households by type of fuel used for cooking in JMPA, 2011

Name of MPA	Firewood	Crop residue	Cowdung cake	Coal/lignite /charcoal	Kerosene	LPG/PNG	Electricity	Bio-gas	Any other	No Cooking
Jamugurihat MPA	81.11	1.79	0.45	0.06	0.11	15.77	0.05	0.20	0.08	0.27

Source : Census off India, 2011.

It is observed that most of the households within JMPA used firewood (81.11%) for cooking and only a few i.e. 15.77% used LPG/PNG in 2011 but at present the situation is just reversed. There is no codified policy for “Affordable Housing” but initiative has been taken by the government to produce the stock through various Housing Schemes which are implemented in the Jamugurihat MPA like-PMAY (G) and other rural housing programmes.

4.2 HOUSING SUPPLY MECHANISM

The steady influx of population has reflected a new dimension to the socio-economic aspect of housing problem. The slow building construction activities due to high cost of building materials have further aggravated the problem. About 3.38% of the total residential houses are rented, the average size of house-hold being 4.76 persons as per primary survey. According to 2011 Census, the average size of household in Jamugurihat Municipality and in the entire planning area was 4.29 and 4.53 respectively. The Pradhan Mantri Awas Yojana (Urban) has not yet been started in Jamugurihat town as it is a new town and PMAY (Grameen) has been implementing in the entire villages within Jamugurihat master plan area till the creation of the town.

4.3 HOUSING CONDITIONS

About 22.13% of the existing houses are temporary in Jamugurihat MB area and 29.78% in the planning area excluding municipal area. Again the semi-permanent and permanent houses in Jamugurihat MB area and in the planning area excluding municipal area are about 48.36% and 29.51% of the total houses respectively.

Table No. 12 : Type of Dwelling Units, 2022 in J.M.P.A.

Sl. No.	House Type	JMB		JMPA excluding JMB	
		No.	%	No.	%
1.	Permanent	36	29.51	45	25.28
2.	Semi Permanent	59	48.36	80	44.94
3.	Temporary	27	22.13	53	29.78
	Total	122	100	178	100

Source : Primary Survey, T&CP, Tezpur, 2022

4.4 SLUMS-SQUATTERS AND INFORMAL HOUSING SHARE

There are no any slum pockets in the Jamugurihat Master Plan area.

4.5 HOUSING STOCK, SHORTAGE AND NEED ASSESSMENT

As per projected population and existing deficit, housing requirement in the planning area estimated for the year 2041 is about 12687 (i.e. future need for 2041 = $(84016-30246) / 4.41 = 12193$) + (existing Deficit 26% x 6859 = 1783) = 13976. Housing for the needy ones are to be promoted with assistance from the Bank/ HUDCO/ Budgetary assistance and local mobilization of resources in cash or in kind; Upper poverty alleviation scheme, training to be provided to weaker section, they may construct the building, once materials, (locally available) are provided under Govt. sponsored / partly shared scheme; Land Development-Building construction linked scheme is proposed to initiate under HUDCO/ FIs for better off section.

CHAPTER – V

TRANSPORTATION

5.1 OVERVIEW OF CRITICAL ROADS AND THEIR IMPROVEMENTS

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

Table No. 13 : Slow Moving Vehicle in Jamugurihat MPA (Nos.)

Type of vehicle	No.
1. Rickshaw	26
2. Thela	35
3. Cycle	2224
4. Battery Rickshaw	23

Sources : Primary Survey, T&CP, Tezpur, 2022

Registration of the vehicles purchased within the Jamugurihat Master Plan Area have been registered in Sonitpur District Transport Office, thus it is impossible to find the yearly registration figure of 3/ 4 and above wheeler vehicles for Jamugurihat Master Plan area, but registration of Slow Moving Vehicle in Jamugurihat MB(Nos.) is given above.

It is seen that a large number of battery rickshaws (Tumtum) are running in the planning area.

For Jamugurihat Master Plan area Panpur ghat Road and the Panchmile junction have become overcrowded and congested. The different types of roads within Jamugurihat Master Plan area are as given below-

Table No. 14 : Village wise Roads availability within Jamugurihat Master Plan

Type of Roads Village	National Highway	State Highway	Major District Road	Other District Road	Black Topped (pucca) Road	Gravel (kuchha) Roads	Water Bounded Macadam	All Weather Road
Moronakuri	No	No	No	Yes	No	Yes	No	Yes
Garikuri	No	No	No	Yes	No	Yes	No	Yes
Solaguri	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Uparkuri	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Karchan Tola	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
BoriGaon	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Sarubhogia	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MadhavBarhampur	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Sangia Major Chuk	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Nandikeswar	No	No	No	Yes	No	Yes	Yes	Yes
Ghahibaz	No	No	No	Yes	No	Yes	No	No
Chilabandha Sonari	No	No	No	Yes	No	Yes	No	Yes
Niz-Chilabandha	No	No	No	Yes	No	Yes	No	Yes
Major Chuk	No	No	Yes	Yes	Yes	Yes	Yes	Yes
DekaSundar	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Niz-Borbhagia	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Talaka Bari	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Talakabari Bangali	No	No	No	Yes	No	Yes	Yes	Yes
Hukai Gaon	No	No	No	Yes	No	Yes	No	Yes
Mohmara	No	No	No	Yes	No	Yes	No	Yes
Pachi Gaon	No	No	No	Yes	No	Yes	No	No
Hatbor	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Goal Gaon	No	No	No	Yes	No	Yes	No	Yes
Chaki Ghat	No	No	No	Yes	No	Yes	No	Yes
Chutiuaam	No	No	No	Yes	No	Yes	No	Yes

Source: Census of India, 2011

Table No. 15 : Condition of Municipal Road in Jamugurihat Municipality, 2022

Sl. No.	Types of Road	Road Length in Km	%
1	WBM/ WMM road	11.90	11.90
2	BT/ CC Road	17.80	17.80
3	Un-surfaced Road	18.65	18.65
Total		48.35	100.00

Source : Jamugurihat Municipal Board, 2022

5.2 BUS TRANSPORT TERMINALS, BUS TERMINUS, BUS PARKING BAYS, MAJOR BUS STOPS

There is no any Bus Transport terminal within Jamugurihat Master Plan area. The ASTC Bus Stand under Tezpur ASTC Station, located at the Jamugurihat core town area, has been lying functionless since long.

The private buses viz. 709 Mini Buses, Ultra Buses, Passenger Magic 4 wheelers etc. even the ASTC buses passing through Jamugurihat stop at heart of the town by the NH 15 where passengers where passengers board and alight from buses take place which is a serious concern for Jamugurihat Town.

Table No. 16 : Analysis of Existing Conditions of the Bus Stands

Terminal Center	Location	Observation

A. Inter-City/hinterland		

1. Passenger	i) ASTC Bus Station	- Located at the core of the town - Functionless
	ii) Public Bus-Stands	- No Organized stand - Road side parking - Prone to accident. - Located at heart of the town.

5.3 NETWORK OF ROADS (NH, SH, DISTRICT ROADS ETC.)

National Highway 15 is passing through Jamugurihat; passing through the centre line of the Master Plan Area. A new 4-laning NH is being constructed connecting Kaliabhomorah Bridge at Tezpur and Gohpur that passes through Jamugurihat Town. There is no any State Highway and District Roads connecting Jamugurihat rather a good nos. of PWD roads have connected Jamugurihat with its hinterlands.

5.4 TRUCK TERMINUS, FREIGHT ZONES, LOGISTICS

There is no any Truck Terminus within Jamugurihat Master Plan area. The observation of truck parking within Jamugurihat Master Plan area is as follows-

Table No. 17 : Analysis of Existing Conditions of the Truck Parking

Terminal Center	Location	Observation
A. Inter-City/hinterland		
1. Goods	Truck Stand	- No Organized stand - Roadside truck parking

Dhalaibil railway station is the main railway station in Sonitpur district, Assam serve Jamugurihat town and entire Master Plan Area. Dhalaibil is a small railway station, no long distance trains stop here.

4 express trains stop at Dhalaibil railway station Assam viz. Dekargaon Murkongselek Express, Rangiya - Murkongselek Express, Murkongselek - Rangiya Express, and Murkongselek Dekargaon Express.

For the entire planning area of Jamugurihat, this railway station acts as freight zone and logistics as all the goods imported to Jamugurihat & exported from Jamugurihat are loaded and unloaded at the Railway Stations.

The unorganized freight zones and logistics present within the Jamugurihat Town are to be shifted to the proposed Transport Terminal to be constructed in future.

5.5 FOOTPATHS

Only at Panch Ali junction there are covered drains along the side of the roads which act as footpaths for Jamugurihat Town. Even those footpaths are found during land use survey either occupied by the informal businessmen and/or the adjacent shopkeepers by placing the goods on footpaths.

Footpaths in the CBD area are to be reconstructed with floor tiling and road side railing and Jamugurihat Municipality to pass order not to occupy the footpaths by any shopkeepers/informal businessmen and to keep free for pedestrian movement.

5.6 PARKING

There is no organized parking area within the Jamugurihat Town and entire planning area. On-road parking has been found without any planning which leads to traffic congestion now and then.

An organized parking area is to be constructed at the outskirts of the town, to get rid of the traffic congestion of the town.

5.7 AREAS WITH MAJOR TRAFFIC CONGESTION

The following tables shows the major traffic congestion in Jamugurihat Town and the entire planning area -

Table No. 18 : Areas with Major Traffic Congestion in the Planning Area

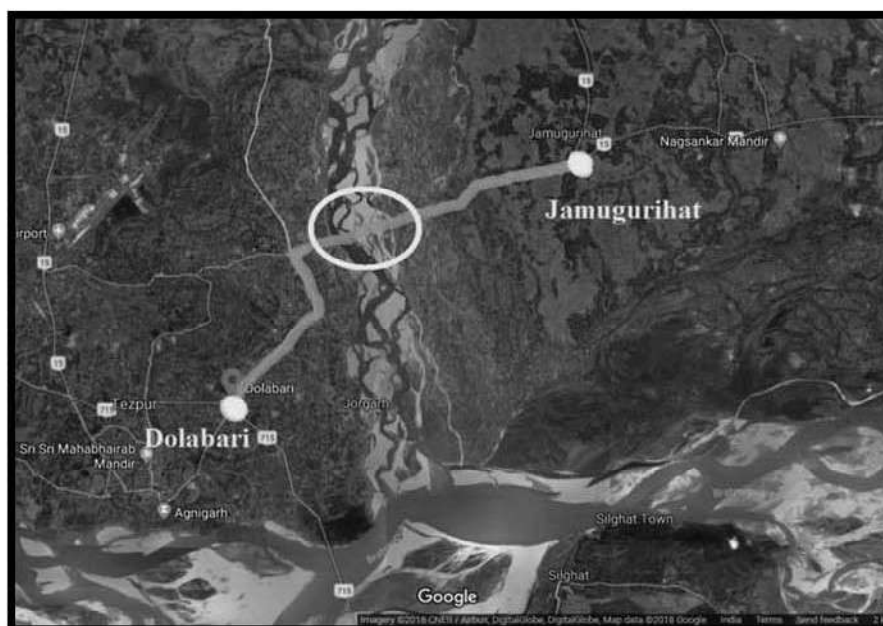
<u>Area</u>	<u>Location</u>	<u>Description</u>
A. Town Area		
(i) Madhav (Left side of NH-15)		Kusumtola, Sorubhogia, Barhampur, THB College Link Road to NH-15, 12 AP BN
(ii) Madhav. (Right Side of NH-15)		Koliadomon, Nandikeswar, Komarchuk, Mornaguri, Kanyaka Farm, Sangia Major chuk
(iii) Higher Secondary (Right Side of NH-15)		Baresohoria Bhawna Stholi, Gorkhachuk, Patalarchuk, Fire Station, Indoor Stadium, Link Road to New NH-4Lane, Borbhogia Co-operative, Cremation Ground
(iv) Dhekial Mazgaon (Right Side of NH-15)		Patalar Chuk, Indoor stadium, Mazgaon
(v) Deka Sundar (Left Side of NH-15)		Khamokhachuk, Dekasundar, Link Rd to NH-15 & Police Station
(vi) Jamuguri Main Centre (Near ASTC Bus station) (Right Side of NH-15)		Straight- SBI, JMB, PO, BSNL, Basudev Than, Pasi Gaon, Borbhogia Right- Hospita, Daily Market, Weekly Market, Bapuji Bhaban, Patalar Chuk, Block Dev. Office, Veterinary Hospital, KhadaiChuk, Link Road to Dhalaibil Left- Newar Basti, Gamiri Pal, Borpukhuri Bihumela, Toloka Bari, Sitalmari, Khalihamari

(vii) Near Police Station (Right Side of NH-15)	Photabari, Dawka Chapori, Bahboria Chuk, Borpukhuri Bihumela
(viii) Bahbari Satra Near Jatiya Vidyalaya (Right Side of NH-15)	Bahbari Satra, Photabari, Dowka Chapori, Bahboria Chuk
(ix) New Highway Junction (Near Petrol Pump) (Right Side of NH-15)	Filling Station, Bahboria Chuk, Dowka Chapori, New 4 Lane NH Connecting Chawkighat
(x) Kanyaka Dairy Farm (Left Side of NH-15)	Road side Truck Parking

B. Karchan Tola

NH-15 Karchan Tola Rail Gate	Centre - Busy Commercial Area - Railway crossing - Entry & exist from Karchon Tola Centre
---------------------------------	--

The four lane road from Kaliabhomora Bridge to Jamugurihat is presently under construction by the Simplex Company in Jamugurihat area. The road starting from Chowkighat underneath the Jia Bharali River to Madhab Chariali measures nearly 10 KMs which connects NH 15 at Jamugurihat. The new bridge being constructed over the river Jia Bharali reduces the distance between Tezpur and Jamugurihat considerably.



5.8 IMPROVEMENT OF ROTARY AND JUNCTIONS

No any traffic junctions are found within the entire planning area of Jamugurihat either developed or maintained properly.

The traffic junctions at Madhab Chariali, Jamuguri Main Centre (Near ASTC Bus station) (Right Side of NH-15) including Panch Ali, near Police Station point and Karchan Tola centre within Jamugurihat Master Plan area are to be developed immediately.

5.9 STREET LIGHTING AND PROPOSED IMPROVEMENT PLAN

A few of the roads within CBD area of Jamugurihat Town have only Street lights and those were found mostly off round the year creating havocs among public, indulging theft and difficulties in pedestrian movements.

Recently, a good no. of High Mast lights i.e. 10 nos. had installed in major points within Jamugurihat Town which illuminates the town to some extent.

A project for scientific Street Lighting should be taken up for the entire planning area of Jamugurihat.

5.10 SIGNAGE, AVAILABILITY AND REQUIREMENTS

A very few PWD roads within the Jamugurihat Draft Master Plan area have road signage.

The signage for the other major Roads needs to be done immediately.

5.11 MAJOR ROAD PROPOSALS

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

- a) Major roads i.e. Primary Road that will cater major movements between areas- **9.0m**
- b) Minor roads i.e. Secondary Road will distribute traffic within each area-**7.5m**
- c) Local access i.e. Tertiary Road will carry traffic to each locality and lead to individual-**6.0m**

All major roads within the planning area are to be widened; and improved; missing link, if any is proposed for development to bring the road network efficiency.

CHAPTER – VI

INFRASTRUCTURE PUBLIC UTILITIES & SERVICES

6.1 PHYSICAL INFRASTRUCTURE

6.1.1 WATER SUPPLY

As per census, 2011 households of Moronkuri, Solaguri, Uparkuri, Karchantola, Chakighat, Hatbor, Mohmara, Talaka Bari, Deka Sundar etc. found having treated tap water. Households of the other villages within the Jamugurihat Master Plan area mainly use tap water/ Hand pumps/ tube wells and Bore holes. All the villages within Jamugurihat Master Plan area is going to cover under Jal Jeevan Mission which will cater all houses with tap water connections.

Table No. 19 : Percentage of Households by main source of drinking water, JMPA,2011

Name of MPA	Tap water from treated source	Tap water from untreated source	Covered well	Uncovered well	Handpump	Tubewell/borehole	Spring	River/Canal	Tank/Pond/lake	Other Sources
Jamugurihat MPA	7.45	1.85	1.30	57.7	21.8	1.51	0.55	4.33	0.16	1.54

Source: Census of India 2011.

In 2011, only 7.45% of households of JMPA had tap water from treated source, hence a potable water supply scheme for JMPA is badly needed.

6.1.2 DRAINAGE SYSTEM

Jamugurihat Town has practically no storm water drainage system and like many other towns in Assam, during rainy season low lying areas are water lodged whenever there is a heavy shower. The most of the drainage system of this town are both open and no drains. Karchan Tola has only close drain facilities. In residential areas the roadside drains are found often blocked which aggravates the situation worse. In order to keep the town free from water logging a drainage system should be planned and the stream flowing through the area should be utilized for this purpose.

Among the villages within the Jamugurihat Master Plan Area except Solaguri and Karchon Tola the rests have open kuttcha drains. (Source: Census of India, 2011).

Table 20 : Percentage of households by type of Drainage connectivity for waste water outlet, 2011

Name of MPA	Closed Drainage	Open Drainage	No Drainage
Jamugurihat MPA	1.31	10.14	88.55

Source : Census of India, 2011.

6.1.3 SANITATION

Except Moronakuri, Solaguri and Karchon tola, no villages within Jamugurihat Master Plan area were under community toilet with bathroom. No community toilet (CT)/ Public Toilet (PT) without bathrooms were found in any village within Jamugurihat Master Plan area except Deka Sundar village. Only Solaguri, Karchan tola and Madhab Barhampur were under Total Sanitation Campaign. (TSC) (Source: Census of India, 2011)

Table 21 : Percentage of households by type of latrine facility, Jamugurihat MPA, 2011

Name of MPA	Flush/Pour Latrine			Pit Latrine		Night soil disposed into open drain	Service latrine		No latrine within premises	
	Piped Sewer System	Septic Tank	Other system	With slab/ Ventilated Improved pit	Without Slab/open Pit		Night Soil Removed By human	Night soil Serviced By animals	Public Latrine	Open
Jamugurihat MPA	2.98	14.13	10.86	6.67	26.07	0.55	0.43	0.33	2.30	35.68

Source: Census of India, 2011.

Only 14.13% households were having septic tank within JMPA in 2011 and the piped sewer system was found within 12th Assam Police Battalion residential area. Households having septic tank has been increased to a considerable percentage i.e. above 60%.

6.1.4 SEWERAGE NETWORK

As in other towns of Assam, Jamugurihat town and its neighbouring villages do not have sewerage network except the residential area within 12th Assam Police Battalion campus. People in the planning area depend on septic tank with soak pit and/ or pit latrine.

6.1.5 SOLID WASTE MANAGEMENT

There is no door to door collection of wastes in Jamugurihat MB areas. There have no community bio-gas or recycle of waste for production use. Except Moronakuri and Solaguri village the rest have used garbage on roads/streets.

6.1.6 ELECTRIC SUB-STATION AND MAJOR TRANSFORMERS

Assam Power Distribution Company Ltd. (APDCL) is the only source of power supply to the Planning Area.

Table 22 : Percentage of households by source of lighting, Jamugurihat MPA, 2011

Name of MPA	Electricity	Kerosene	Solar	Other oil	Any other	No lighting
Jamugurihat MPA	30.93	68.3	0.27	0.05	0.03	0.4

Source : Census of India, 2011.

In 2011, there were 30.93% households in JMPA only who had electricity as main source of lighting, but at present the percentage is more than 75%.

Table 23 : Power Supply, Jamugurihat MPA

Village name	Power supply for domestic use (Summer)	Power supply for domestic use (Winter)	Power supply for commercial use (Summer)	Power supply for commercial use (winter)
Moronakuri	18	15	0	0
Garikuri	18	17	0	0
Solaguri	20	19	18	16

Uparkuri	14	10	0	0
BoriGaon	15	12	10	8
Karchontola	20	18	0	0
Sarubhogia	13	12	0	0
Madhav Barhampur	18	14	0	0
Sangia Major Chuk	10	12	10	12
Nandikeswar	12	16	12	16
Ghahibaz	12	16	99	99
Chilabandha Sonari	0	0	0	0
Niz Chilabandha	10	8	0	0
Major chuk	10	12	10	12
Deka Sundar	20	18	18	16
Niz Borbhogia	18	14	0	0
Talaka Bari	13	11	0	0
Talakabari Bangali	14	10	0	0
Hukai Gaon	17	14	0	0
Mohmara	13	12	0	0
Pachigaon	15	12	0	0
Hatbor	10	8	0	0
Goalgaon	99	99	0	0
Chakighat	99	99	0	0
Chutiuam	12	10	0	0
TOTAL	520	488	177	179

Source : Census of India, 2011.

6.2 SOCIAL INFRASTRUCTURE SCHOOLS, COLLEGES, UNIVERSITIES

The total literacy rate of Jamugurihat Town was 93.94% in 2011 which is greater than average literacy rate 72.19% of Assam. Population-wise, out of total 10,184 literates, males were 5,255 while females were 4,929. Also the male literacy rate was 95.93% and the female literacy rate was 91.91% in Jamugurihat town and those percentages within Master Plan Area excluding

municipal area were 98.90% and 89.43% respectively, the female literacy rate was below than the national average of 64.6% and state average of 66.3% which is a concern for the area.

Table No. 24 : Literary Rate in JMB, JMPA with comparison to State and National

	Jamugurihat Town	Jamugurihat MP excluding JMB	Jamugurihat MP	Assam	India
Male	95.93%	98.90%	90.56%	77.9%	80.9%
Female	91.91%	89.43%	84.07%	66.3%	64.6%
Total	93.94%	94.24%	87.37%	72.2%	73.0%

Source : Census of India, 2011

The distribution of educational institution within the Jamugurihat Planning areas are given in the following table-

Table No. 25 : Educational Institution in the Jamugurihat Master Plan Area, 2022

Sl. No.	Category	No. of Institutions					
		Within Jamugurihat MB		Within JMP excluding JMB		Total	
		Govt.	Pvt.	Govt.	Pvt.	Govt.	Pvt.
1.	Primary School	10	2	25	2	37	4
2.	M. E./ M.V. School	13	2	18	2	33	4
3.	High School	4	1	0	1	4	3
4.	Higher Secondary School	1	0	0	0	1	0
5.	Junior College	0	1	0	0	0	1
6.	College	0	0	1	0	1	0
Total		28	6	44	5	76	12

Source : Census of India, 2011 & Primary Survey, 2022

Tyagbir Hem Baruah College is an institution for higher education located at Bori Gaon within the Naduar area and is about 4.5 km away from the heart of Jamugurihat towards east. This College was established in the year 1963, was affiliated to Gauhati University. The college which was once started with a few students is presently offering various courses to about 2500 students. The college is also imparting Under Graduate in Arts and Science stream and Post Graduate courses in different subjects through the recognized study centres of Krishna Kanta Handique State Open University and the Institute of Open and Distance Learning (IDOL). Efforts are also being made by the college to obtain recognition and necessary permission to introduce subjects like Computer Science and B.C.A. The college is well connected with roads and is situated alongside of the N.H-15. The campus has a nice looking surrounding endowed with different kinds of valuable plants, wetlands, ponds and a small tea garden.

HEALTH

Within Jamugurihat Municipality, there are all together 1(One) no. of allopathic hospital with 30 (thirty) beds and 2 nos. doctor and 10 para-medical staff. Primary health care centres are located at Moronakuri, Salaguri, Chilabandha, Nandikesswar, Talakabari etc.

The establishment of Tezpur Medical College at Tumuki, near to the master plan area and at a distance of 49.1 KM from Jamugurihat which has been presently fulfilling the need of health issues of the citizens of Jamugurihat Master Plan area.

PARKS AND PLAY GROUND

The whole planning area is lack of organized parks and play grounds. Sports fields are located at Solaguri, Uparkuri, Karchan Tola, Sarubhogia, Sangia Major Chuk, Nandikeswar, Major Chuk, Deka Sundar, Niz-Borbhagia, Talaka Bari, Talakabari Bangali, Pachi Gaon, Hatbor, Chaki Ghat etc.

SOCIAL AND CULTURAL INSTITUTIONS

Dekasundar of Jamugurihat MP area has 1 no. of Cinema Hall. There are two public library at Major Chuk & Deka Sundar within JMPA. Other socio-cultural institutions are-Bapuji Bhawan Natya Samaj, Abhijatri Kala Kendra, Shankari Kala Kristi vikash Kendra, Abhilash Kala Kendra.

Bapuji Bhawan Natya Samaj is a Society of Jamugurihat which is situated at Near Evening daily Market and in front of Jamuguri Govt. Hospital. This bhawan has a Committee, who cares the bhawan. They have arranged some drama and other programmes in this Bhawan.

Abhijatri Kala Kendra is the main Cultural institute of Jamugurihat. It is situated at the main centre of Jamugurihat, side of National Highway 15 and in front of P.W.D. Bungalow Jamugurihat. Abhijatri Kala Kendra trained the students of Jamugurihat in various cultures like Satriya Nitya, Vocal, Drama, Art etc. which always helps to develop their innate potentialities.

Shankari Kala Kristi Vikash Kendra is an institute relates with Shankari Sanskriti established by Srimanta Sankardev Sangha (Jamuguri Branch) is situated nearby Jamuguri Higher Secondary school.

Abhilash Kala Kendra is a branch of Abhiyatri Kala Kendra and presently the branch is temporarily doing its activities in Fine Arts, Vocal in North Jamuguri M.E girls high school. Till now, the branch has not got any Govt. aid to establish a permanent training center for about hundred students/children.

POLICE PROTECTION AND FIRE PROTECTION

At Jamugurihat Town, there is one Police Station namely JAMUGURIHAT POLICE STATION. The whole planning area covers under the control of the Jamugurihat Police Station. There is a fire fighting unit office at Jamugurihat Town under the Directorate of Fire Services, Assam, which serves the entire planning area.

CREMATION GROUNDS AND GRAVE-YARDS

There are 10 nos. of cremation grounds found within Jamugurihat Master Plan area, in the villages viz. i. Sangia Major Chuk, ii. Madhav Barhampur, iii. Gari Kuri, iv. Moran Kuri, v. Solaguri, vi. Ghahibez, vii. Chowkighat, viii. Niz Chilabandha, ix. Talakabari & x. Mohmara. These all are to be improved in a scientific manner as early as possible.

ON-GOING MAJOR INFRASTRUCTURE PROJECTS WITHIN JAMUGURIHAT MASTER PLAN AREA

1. A PWD (Bldg) work viz. “Development of Barechaharia Bhaona at Jamugurihat, Sonitpur” District is going on in Jamugurihat town with an estimated cost of Rs. 2624.13 Lakhs and 70% of this work has already been completed.





2. Government Law College at Chaki Ghat: Buildings of Government Law College under Govt. of Assam “Establishment of Govt. Law Colleges in 10 places of Assam” has been constructed at Chakighat village within JMPA for an estimated cost of Rs. 15.7325 Crores and the physical progress at present is about 33%.



3. 4- lane conversion of NH-15 from Jamugurihat to Biswanath Chariali from KM 182 to KM 208, is an another project which has been carried out by National Highways and Infrastructure Development Corporation Ltd. (NHIDCL) with project cost of Rs. 520.01 Crores. The physical progress of the project upto June, 2022 is 73.18% (Source: www.google.com)



CHAPTER – VII

ENVIRONMENT AND CITY BEAUTIFICATION PLAN

With increasing awareness of the role that a healthy and clean environment plays in the wellbeing of the societies, governments are adopting environment friendly approaches in conduct of development activities. The Draft Master Plan for Jamugurihat, 2041 proposes many ideas to improve prevailing conditions those fails to adequately address the wide range of issues that have hobbled development in the Jamugurihat town.

7.1 ECO-FRIENDLY AREAS

The agricultural areas, tea garden areas and water bodies within the whole planning areas are the eco-friendly for the Jamugurihat Master Plan. These area measures as 46.88 Sq. Km. which is about 76.94 % out of the total Jamugurihat Draft Master Plan area of 60.93 Sq. Km.

7.2 PLAN/ MEASURES FOR PROTECTION AND CONSERVATION OF ENVIRONMENTALLY- FRIENDLY ZONES

51.06% i.e. 31.11 Sq. Km. out of total Jamugurihat Draft Master Plan area of 60.93 Sq.Km. has been left undeveloped out of which 0.11 Sq. Km (0.18%) will be Tea Garden, 28.25 Sq. Km (46.39%) will be Agricultural use and 0.30 Sq. Km. (0.49%) will be Green belt. These all will be taken care of environment of the whole Master Plan area of Jamugurihat.

7.3 CITY BEAUTIFICATION PLAN

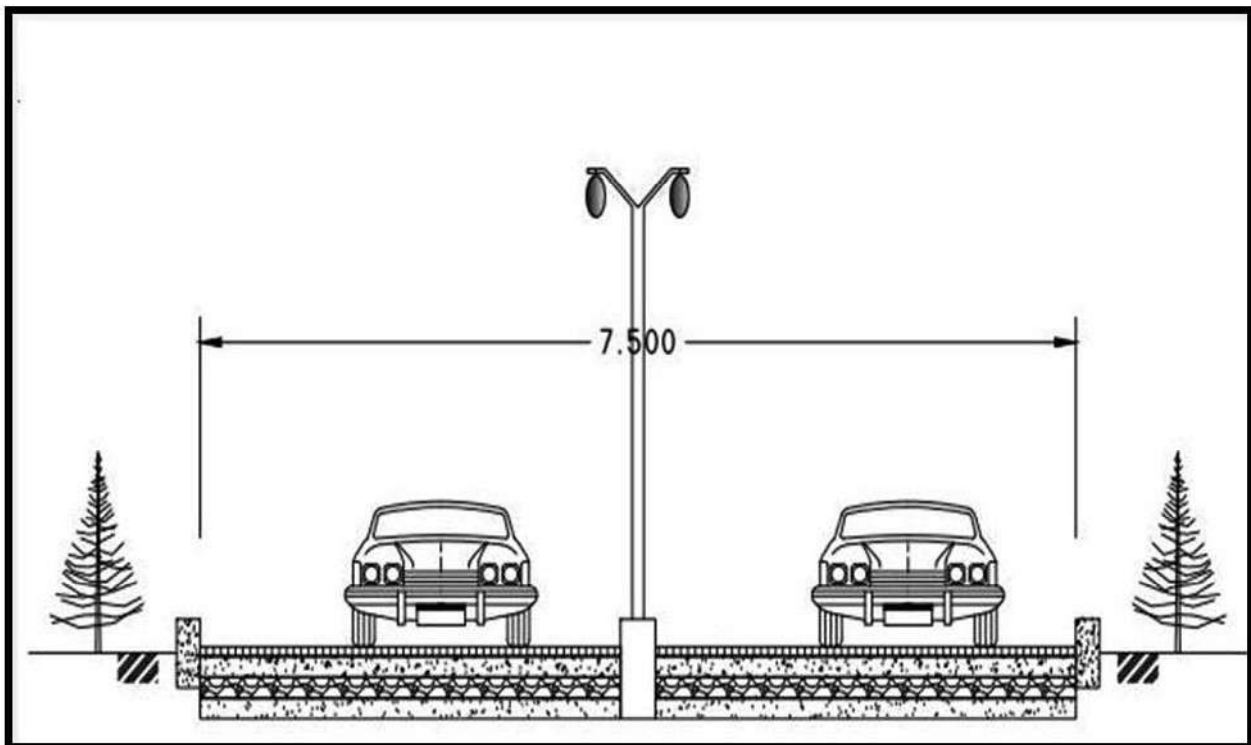
The whole planning area is lack of organized parks and play grounds. Sports fields are located at Solaguri, Uparkuri, Karchan Tola, Sarubhogia, Sangia Major Chuk, Nandikeswar, Major Chuk, Deka Sundar, Niz-Borbhagia, Talaka Bari, Talakabari Bangali, Pachi Gaon, Hatbor, Chaki Ghat etc.

A park has been proposed near Barechaharia Bhaona Prakalpa at Ward No. 5 of Jamugurihat town for an estimated cost of Rs. 100.00 Lakhs under 'Grants In Aid to ULBs' with construction of a bridge over the water body in that area, construction of sitting arrangement (RCC bench), decorative umbrella, installation of Garden Solar Light, Railing at pavement, Boundary fencing, Entrance gate, cleaning of the water body, installation of Transformer etc.



**LOCATION OF PROPOSED MODERN PARK ADJACENT TO BARECHAHARIA
BHAONA PRAKALPA**

The road connecting Madhab and Bari Gaon which act as by-pass now-a-days to avoid traffic congestion at core of the Jamugurihat town has been proposed to develop as a two lane road with divider which will add beauty of the town as a whole.



**CROSS-SECTIONAL DRAWING OF PROPOSED ROAD WIDENING IN
JAMUGURIHAT MASTER PLAN**

CHAPTER – VIII

LAND USE PLAN

As per 2011 Census of India, the total land area within the Jamugurihat Draft master Plan was 60.72 Sq. Km which is almost equal 60.93 Sq. Km. as derived from the map prepared from the cadastral maps those were collected from revenue department.

Table 26 : Town/ Village wise Geographical area within Jamugurihat draft MP as per 2011 Census

Town/ Village Name	Total Geographical Area (in Sq. Km.)
Moronakuri	396.94
Garikuri	204.05
Solaguri	206.92
Uparkuri	340.22
Karchan Tola	276.03
Bori Gaon	195.69
Sarubhogia	331.15
Madhav Barhampur	277.43
Sangia Major Chuk	154.56
Nandikeswar	202.86
Ghahibaz	155.71
Chilabandha Sonari	201.35
Niz-Chilabandha	136.84
Major Chuk	312.97
Deka Sundar	261.82
Niz-Borbhagia	315.04
Talaka Bari	305.6
Talakabari Bangali	451.2

Hukai Gaon	144.53
Mohmara	110.9
Pachi Gaon	255.83
Hatbor	243.98
Goal Gaon	376.08
Chaki Ghat	69.87
Chutiuaam	143.94
	6071.51

Source: Census of India, 2011

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

8.1 DEVELOPABLE AND NON DEVELOPMENT AREA OF THE MASTER PLAN

Jamugurihat Municipal area i.e. 7 (Seven) no. of villages and its neighbouring **18 (Eighteen) villages** are included in the **Draft Master Plan Area for Jamugurihat – 2041**. The new bridge being constructed over the river Jia Bharali reduces the distance between Tezpur and Jamugurihat considerably; which also connects the bridge over river Brahmaputra, has opened a new development corridor for the North Bank of Assam. All these factors are considered while submitting plan proposal for Jamugurihat town.

Only 14.05 Sq. Km which is about 23.06% of total Jamugurihat Draft Master Plan area is developed area as per the primary land use survey conducted by the Town & Country Planning Office, Tezpur in 2022. And an area of 46.88 Sq. Km. i.e. 76.94 % of total Master Plan area is found non developed. Moreover, the residential use continues the major land use within the town and its immediate outskirts, while the villages within the master plan areas are predominantly covered by paddy fields.

The table given below depicts the land use distribution in the Jamugurihat Planning area and the percentage of area covered by each type of land use.

8.2 EXISTING AND PROPOSED LAND USE

Table No. 27 : Existing Land Use, 2022 : Jamugurihat Master Plan Area

Land Use	Area in Sq. Km	% to Developed Area	% to Master Plan Area
1. Residential	10.98	78.15	18.02
2. Commercial	0.17	1.21	0.28
3. Industrial	0.18	1.28	0.30
4. Public & Semi Public	0.82	5.84	1.35
5. Transportation	1.62	11.53	2.66
6. Recreational & Open Space	0.28	1.99	0.46
Total Developed Area	14.05	100	23.06
7. Water Bodies	2.45		4.02
8. Agricultural			
(i) Tea Garden	0.11		0.18
(ii) Other Agricultural	44.32		72.74
Total Master Plan Area	60.93		100

Source : Survey Conducted by Town & Country Planning, Tezpur, 2022

Before going to propose the required land uses in the Jamugurihat master plan area, the availability of Government land had been searched at local land revenue office which has been tabulated below...

Table No. 28 : Availability of Govt. vacant land within Jamugurihat Master Plan Area

Mouza	Name of the Village	Area of land		
		Bigha	Katha	Lessa
Borbhogia	Karchan Tola	1211	0	5
	Sarubhogia	421	3	10
	Deka Sundar	249	2	14
	Niz Borbhagia	281	2	13
	Madhab Barhampur	199	3	17
	Uparkuri	284	1	0
	Mohmora	100	1	0
	Hukai Gaon	69	3	2
	Talakabari	247	0	15
	Bori Gaon	666	1	8
	Talakabari Bengali	260	2	15
	Chilabandha	Niz Chilabandha	307	3
Goal Gaon		1655	0	14
Hatbor		108	0	5
Chilabandha Sonar		1475	2	18
Chutium		711	3	0
Chaki Ghat		373	0	13
PachiGaon		200	4	1
Garikuri		114	2	18
Ghahibaz		387	4	2
Nandikeswar		197	0	18
Sangia Major Chuk		212	4	12
Major Chuk		245	1	11
Moronakuri		166	0	18
Sologuri		450	1	1
Total :		10587	42	242
i. e.		10597	4	2

Source: Circle Office, Naduar, 2022

Out of the above available government land in Jamugurihat Master Plan Area, most of which were allotted for different public & semi-public uses, encroached by habitants and only a few have been left for taking up any developmental projects in near future.

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

- i) Development activities in the Jamugurihat Town and trading and transport activities and others functions like administration, education and culture and industrial activities;
- ii) Connecting two nos. district headquarter towards east and west almost at a equal distance after completion of construction of bridge over Jia Bharali near Dolabari, Tezpur.
- iii) Abandon vacant land within the master plan area.

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

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

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

Table No. 29 : Proposed Land Use for Jamugurihat Master Plan Area - 2041

Land use Category	Area in Sq. Km.	% to developed area	% to Master Plan Area
1. Residential	24.61	82.53	40.39
2. Commercial	1.23	4.13	2.02
3. Industrial	0.40	1.34	0.66
4. Public & Semi Public	1.19	3.99	1.95
5. Composite Zones or Mixed Zones	0.32	1.07	0.53

6. Recreational & Open Space	0.39	1.31	0.64
7. Transportation	1.68	5.63	2.76
Total Developed Area	29.82	100	48.94
8. Water Bodies	2.45		4.02
9. Tea Garden	0.11		0.18
10. Agricultural	28.25		46.37
11. Green Belt	0.30		0.49
Total Master Plan Area	60.93		100

8.2.1 RESIDENTIAL USE: An area of 24.61 Sq. Km. of land is proposed for Residential use. However in course of time Residential Land Development Schemes are to be taken up for planned development along with basic infrastructure; main residential areas are proposed in the normal expansion of existing villages along with emerging development corridor. An affordable housing Scheme has been proposed within the area proposed for composite use in ward VI in Deka sundargaon.

8.2.2 COMMERCIAL USE : An area of 1.23 Sq. Km is proposed under commercial use. Jamugurihat town market will dominate the trading activities and the daily market of Jamugurihat town & Karchan Tola Centre will dominate the wholesale trading. However secondary centers are proposed at ward IX of Saru Bhagiya village along N.H-15 and Hatbor Village within Master Plan Boundary.

8.2.3 INDUSTRIAL USE : An area of 0.40 Sq. Km. is proposed for industrial development. Industrial areas are proposed to be developed at Gowal Gaon near New Highway side that connects with Tezpur.

8.2.4 PUBLIC & SEMIPUBLIC USE : An area of 1.19 Sq. Km. of land is proposed under public and semipublic use. An area has been earmarked for public and semi-public use in Borigaon Village, Deka sundar village for establishment of proposed educational institutions. A plot of land bearing Dag No. 46 at Goal Gaon under Chilabandha Mouza measuring 40 bigha 0

Katha 0 Lessa has been earmarked for dumping ground site which is to be scientifically developed as per Hon'ble NGT guidelines.

An area of 0.32 Sq. KM at Karchantola Village has been proposed for Composite/ Mixed use.

8.2.5 RECREATIONAL AND OPEN SPACE: An area of 0.39 Sq. Km. of land is proposed under this category. Recreational area is proposed at Madhab Barhampur, Garikuri village. One no. Modern Park with all facilities has been proposed at Ward No. 5 just adjacent to Baresaharia Bhaona Complex. A state level stadium will be developed with all facilities at Pachi Gaon village.

8.2.6 TRANSPORT & COMMUNICATION: An area of 1.68 Sq. Km. of land is proposed under transport and communication. All major roads within the planning area are to be widened; and improved; missing link, if any is proposed for development to bring the road network efficiency. All the five roads connecting at Panch Ali Point are proposed for widening with divider to give a good look to Jamugurihat town. Bus& Truck Terminus has been proposed one at Gowal Gaon at Dag No. 41.

8.2.7 AGRICULTURAL USE: An area of 28.25 Sq. Km. of land is proposed for agriculture use. These areas may provide vegetables and perishable requirement to the planning area; economic program may be initiated in phases for urban cultivation in course.

8.2.8 GREEN BELT: An area of 0.30 Sq. Km. is proposed under Green Belt Zone. It will work as buffer zones between two developed uses either of same use or of different uses.

8.3 COMPOSITE ZONES OR MIXED ZONES

An area of 0.32 Sq. KM at Karchantola, Hatbor Village has been proposed for Composite/ Mixed use.

An affordable housing Scheme has been proposed within this composite area.

ENFORCEMENT OF MASTER PLAN

The proposed master plan once approved and adopted by the Govt. of Assam, will be enforced by a Development Authority to be created under Assam Town & Country Planning Act, 1959 (as amended) for the villages included in the Master Plan and Jamugurihat Municipality for the municipal area with the provisions of Uniform Zoning Regulations & The Assam Notified Urban Areas (Other than Guwahati) Building Rules, 2014 already approved by the Govt. of Assam.

CHAPTER – IX

PROPOSED PROJECT'S BRIEF AND TENTATIVE FUNDING SOURCE

Without proposing projects, a master plan prepared for a town cannot be completed one. The major infrastructure projects for the entire Jamugurihat Master Plan area will be Storm Water Drainage Network, Sewerage Treatment Plan, and Potable Water Supply to all the households of Jamugurihat Master Plan etc.

The Contour line of the entire master plan area have been shown on the utility map, with the help of which and other many required rainfall data etc, the Drainage Master Plan for Jamugurihat will be prepared by Drainage & Sewerage Division, Guwahati, Town& Country Planning Assam. The Sewerage Network Plan will be prepared by Drainage & Sewerage Division, Guwahati, Town & Country Planning Assam, STP site has been proposed within the area earmarked for solid waste management. All the households within entire Jamugurihat Master Plan area will have pipe water supply connection under Jal Jeevan Mission for Rural areas and AMRUT for JMB area.

9.1 BASED ON EXISTING CONDITION AND PROJECTED REQUIREMENTS OF THE PLANNING AREA

Based on the existing infrastructure analysis, some of projects have been proposed like-

1.

Name of the scheme	Sl. no.	Type of road	Length of the Roads in m.
Construction of Road within Jamugurihat Master Plan Area	1	Roads under Municipal area.	18650.00
	2	Roads under Master Plan area.	24830.00
		Total	43480.00

2.

Type of projects	Length of the existing drain in m.	Length of the drain to be constructed	Unit
Storm Water Drains for Jamugurihat Master Plan Area			
Type 1	-	4000.00	M
Type 2	-	9000.00	M
Type 3	-	12000.00	M
Sewerage Treatment Plant for whole Master Plan Area		1	no.
Total		250000.00	M

3. Street Lighting for the entire Jamugurihat Master Plan Area.

4. Solid Waste management Project.

5. One Modern Park.

6. Bus/ truck terminus with logistics.

9.2 FUND REQUIRED FOR EACH SECTOR/PROJECT IDENTIFIED UNDER THE SECTORS

Fund required for the above-mentioned projects have been calculated as per the latest Delhi Schedule of Rates.

1. Roads

Improvement of Road within Jamugurihat Master Plan Area	Sl. no.	Type of road	Length of the Roads in m.	Cost for construction in Rs. For 1.00m Road with Paver Block	Total estimated cost in Rs.
	1	Roads under Municipal area.	18650.00	6083.71	113461191.50
2	Roads under Master Plan area.	24830.00	6083.71	151058519.30	
Total			43480.00		264519710.80
Say, Rs.					264500000.00

2. Storm Water Drains & STP

Type of projects	Length of the existing drain in m.	Length of the drain to be constructed	Unit	Cost for construction in Rs. For 1.00 m drain with cover	Total estimated cost in Rs.
Storm Water Drains for Jamugurihat Master Plan Area					
Type 1	-	4000.00	M	14585.23	58340920.00
Type 2	-	9000.00	M	16274.72	146472480.00
Type 3	-	12000.00	M	20425.95	245111400.00
Sewerage Treatment Plant for whole Master Plan Area		1	nos.	125000000	125000000.00
Total drain length		25000.00			574924800.00
Say, Rs.					574900000.00

3. Street Lighting with LED Bulb for the entire Jamugurihat Master Plan Area....
Rs. 7.00 Crores
4. Solid Waste management Project..... Rs. 10.00 Crores
5. One Stadium with all modern facilities..... Rs. 30.00 Crores
6. Bus & Truck Terminus Rs. 40.00 Crores

9.3 IDENTIFICATION OF LAND SITE OF PROPOSALS

The sites for the above-mentioned projects are shown in Proposed Land Use Plan of Jamugurihat Draft Master Plan, 2041

9.4 INDICATIVE SOURCES OF FUND

The source of the fund for the above- mentioned projects will be sought from different Urban Development Schemes/ Programmes of Govt. of India and Govt. of Assam.

CHAPTER – X

DISASTER PLAN

Jamugurihat falls under Seismic Zone V and witnessed two major earthquakes in the region. The Assam-Tibet Earthquake of 1950 measuring 8.5 in the Richter scale was the worst felt earthquake in the district and nearly 4000 people lost their life in the state. With increased density of urban population over the period combined with haphazard growth the risk from earthquake has increased manifold. Data on disaster occurrence, its effect upon people and its cost to countries, are primary inputs to analyze the temporal and geographical trends in disaster impact. Disaster losses, provide the basis for identifying where, and to what extent, the potentially negative outcomes embedded in the concept of risk is realized. They help to understand where, and to whom, disaster risk becomes impact. They also provide the basis for risk assessment processes, a departing point for the application of disaster reduction measures. Development cannot be sustainable unless disaster mitigation is built into development process. Investments in mitigation are more cost effective than expenditure on relief and rehabilitation. Prevention and mitigation contribute to lasting improvement in safety and are essential to integrated disaster management. Disaster response alone is not sufficient as it yields only temporary results at very high cost. So emphasis must be on Disaster prevention, mitigation and preparedness, which help in achieving objectivity of vulnerability reduction. As per Section 40 of Disaster Management Act 2005 that every department of the State Government shall prepare a Disaster Management Plan.

IMPORTANCE OF PUTTING DISASTER MANAGEMENT PLANS IN PLACE :

Disasters are events that have a huge impact on humans and/or the environment. Disasters require government intervention. They are not always unpredictable. Floods take place in valleys and flood plains, droughts in areas with unstable and low rainfall, and oil spills happen in shipping lanes. This predictability provides opportunities to plan for, prevent and to lessen the impact of disasters.

Disasters arise from both natural and human causes, and the responses needed could stretch community and government capacity to the limit. Disasters are inevitable although we do not always know when and where they will happen. But their worst effects can be partially or completely prevented by preparation, early warning, and swift, decisive responses.

Disaster management aims to reduce the occurrence of disasters and to reduce the impact of those that cannot be prevented. The government White paper and Act on Disaster Management define the roles of Local Authorities as well as Provincial and National government in disaster management.

North East Region has been vulnerable to many disasters in the past both natural and manmade, we can notice that most of the disasters have occurred within the last two decades, and the frequency, intensity and magnitude of the disasters are ever increasing.

PLAN OBJECTIVES

The objectives of the District Disaster Management Plan are:

- Disaster management in the routine affairs of the department.
- To provide technical and humanitarian assistance during disaster.
- Prompt and effective discharge of departmental responsibilities during disaster situations
- Ensuring safety of departmental infrastructure, human resource and other assets
- Ensuring safety of the beneficiaries and others
- Speedy restoration after disaster impact
- To conduct trainings and capacity building for effective prevention, mitigation and response for disasters.
- To undertake information, education and communication activities to create awareness among the communities and the general public.

DISASTER MANAGEMENT CYCLE :

In multi-hazard response plan, the disaster management cycle has a significant role to play. The four stages of disaster cycle have their own importance in terms of their implementation during, after and before the occurrence of any disaster.

Pre disaster activities

1. Policy development and National, State, district, local level disaster organization formation
2. Vulnerability and capacity assessment.
3. Prevention and mitigation
4. Preparedness, planning and training

Emergency activities

1. Warning (beginning before the actual event)
2. Evacuation, search and rescue
3. Emergency assistance (relief) – food, water, shelter, medical aid

Post disaster activities

1. Repair and restoration of life lines (power, telecommunications, water transportation)
2. Reconstruction and rehabilitation.

PROFILE OF THE DEPARTMENT:-

This is a municipal office under the Director, Municipal Administration, Dispur, Guwahati-6 (Department of Housing & Urban Affairs).The office is situated at Jamugurihat town, Panpur Ghat Road, Panch Ali, Jamugurihat.

1) Departmental works :

- Implementation of schemes related to Central and State Govt. fund for infrastructure development.
- Cleaning and scientific dumping and management of waste generated in the town

2) Office Building :-

It is an Assam Type belongs to Jamugurihat Municipality.

3) Status of employees:-

Sl. No.	Staff strength & pattern	Total	Male	Female
1	Executive Officer	1	1	Nil
2.	Junior Engineer			
3.	Sub Junior Engineer			
4.	Head Assistant (in -charge)			
5.	UDA			
6.	LDA			
7.	Tax Daroga			
8.	Tax Collector			
10.	Asstt. Tax Collector			
11.	Supervisor			
12.	Driver including temporary & Tum tum			
13.	Grade IV			
14.	Labourer			
15.	Harijon			
16.	Water Supply Plumber/ Helper			
17.	Garbage collector			
Total				

There are --- employees in this office as of now, out of which only -- are female.

10.1 FLOOD/URBAN FLOOD

Water and Climate Related	<ul style="list-style-type: none"> • Floods and Drainage management • Cyclones • Tornadoes & Hurricanes • Hailstorm • Cloud burst • Snow Avalanches • Heat & cold Waves • Thunder & Lightning • Sea Erosion • Droughts
---------------------------	--

➤ Flood :-

The general reason of occurrence of flood in Sonitpur District is due to overflow of River Brahmaputra and its tributaries, viz- JiaBharali, Dikarai etc. **Jamugurihat** Town faces urban flooding due to artificial reduction in cross section of Tributaries.

10.2 EARTHQUAKE

Geological Related	<ul style="list-style-type: none"> • Earthquakes • Landslides & Mudflows • Dam Bursts & Dam Failures • Mine Fires
--------------------	---

➤ Earthquake :-

As per the latest seismic zoning map of India, the **Jamugurihat** falls under High Risk Zone-V, where a maximum intensity of IX can be expected.

10.3 OTHERS

Chemical Industrial and Nuclear Related	<ul style="list-style-type: none"> • Chemical and Industrial Disasters • Nuclear Disasters
Accident Related	<ul style="list-style-type: none"> • Road, Rail and other Transportation accidents including Waterways • Mine Flooding • Major Building Collapse • Serial Bomb Blasts • Festival Related Disasters • Urban Fires • Oil Spill • Village Fires • Boat Capsizing • Forest Fires • Electrical Disasters & Fires

➤ **Soil Erosion : -**

The soil erosion at the embankment of Brahmaputra is major threat to many places in Sonitpur District.

➤ **Fires : -**

The fire takes places in Sonitpur District due to short circuit in commercial areas. Mainly fire takes place from March to April when the climate remains very dry and probability is more instance of fire breakout. The towns in the district are also prone to industrial disaster due to having some manufacturing industrial plants in many parts.

➤ **Cyclone:-**

In Sonitpur District cases related to low density cyclone occurred in some places.

SEASONAL CALENDAR FOR DIFFERENT TYPES OF HAZARDS :

Sl. No.	Type	Hazard												Remarks
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
1	Flood						←————→							
2	Earthquake	←————→												
3	Fire	←————→												
4	Landslide						←————→							
5	Cyclone				←————→									
6	Erosion				←————→									
7	Epidemic				←————→									
8	Accident	←————→												
9	Riot	←————→												

Likely Geographical extent and magnitude / severity:

- 1) Assam as a whole is within the Zone V of earthquake zone. Especially Jamugurihat has witnessed a devastating earthquake in 1950. So, it can be said that geographically and geologically Jamugurihat is situated in a very hazards prone zone in the context of earthquake.
- 3) Chances of Landslide are comparatively less in this district. But fire can break out in the congested residential and commercial areas, markets of the town anytime during lean season, so is the risk of epidemic in the slum/basti areas. The district has faced cyclones several times in the past. Road accident, rail accident, collapse of multi-storied buildings etc. may occur at any time; of course communal/ other riot is not so common in this district.

Preparedness & Response System

<i>Department</i>	<i>Response System</i>			
	<i>Preparedness</i>	<i>Pre (after Warning)</i>	<i>During Disaster</i>	<i>Post Disaster</i>
Jamugurihat MB	<ul style="list-style-type: none"> ▪ Capacity building (training) and sensitization among departmental official & staff ▪ Assessment of existing departmental building & other hazard's. ▪ Identification of vulnerable building (Safety Audit) in towns and necessary direction to Urban local Body's for necessary action ▪ Evacuation Plan in high rise and life line building 	<p>Pre preparedness in case of a disaster like flood. Earthquake etc., collection of some construction materials like bamboo, rope, wire, wood, sand, cement bags, First Aid kit etc., will be kept ready.</p> <p>Coordination with District Disaster Management Authority</p> <p>Dissemination of information for early warning to general public with the aegis of DDMA .</p>	<p>During disaster this department will provide technical manpower support to restore essential services and coordinate with DDMA</p>	<p>After the disaster this department will make assessment of destruction and report to District Admin. Identification of rehabilitation site</p> <p>Modification of Master Plan</p> <p>Preparation of any new Master Plan for affected areas.</p>

Prevention & Mitigation Plan –

Proper implementation and enforcement of Assam Notified Urban Area Building Rules – 2014 & Sensitization among stakeholders engaged for construction work / owners to use disaster resistant technologies

10.4 STANDARD OPERATIONAL PROCEDURES (SOP) ON DISASTER

- ❖ Written guideline that precisely defines how operations are to be carried out.
- ❖ An organizational directive that establishes a standard course of action.
- ❖ Written guidelines that explain what is expected and required of the personnel.
- ❖ Standardization of activities :-
 - Identify planned and agreed upon roles & actions.
 - Promotes coordination and communication amongst personnel.
 - Simplify decision making during potentially stressful conditions)

Emergency Support Function (ESF) :

1.	NAME OF HEAD	EXECUTIVE OFFICER, JAMUGURIHAT MB; MOBILE No:-	NODEL OFFICER (EXECUTION OF SOP)
2.		JUNIOR ENGINEER1, JAMUGURIHAT MB; MOBILE No:-	EXECUTION OF SOP & SUPERVISION OF ESF 1 & 2

Damage Assessment :

The team consist of technical person as mentioned in ESF 1 will do the rapid damage assessment in post disaster as per Annexure – 2.

ESF 1 :- Damage Assessment & Monitoring Team (DAMT) :

Sl. No.	Particulars	Contact No.	Ward Nos.	Remarks
1	JE 1		1,3,5,7,9	The officials will assess the ground situation in their respective areas and report to control room
2	JE 2		2,4,6,8,10	

Note :- Damage Assessment of Buildings through Rapid Visual Screening (RVS) as per Annexure – 3

ESF 2 :- Rapid Assessment Team (RAT) :

Sl. No.	Particulars	Contact No.	Area	Remarks
1	Head Assistant		Technical Supervisor will give necessary direction for field visit	The officials will assess the ground situation and assist / report to concern DAMT officials and report to control room
2	UDA			
3	LDA			
4	Tax Daroga			
5	Tax Collector			

ESF 3 :- Control Room Setup & Logistics :

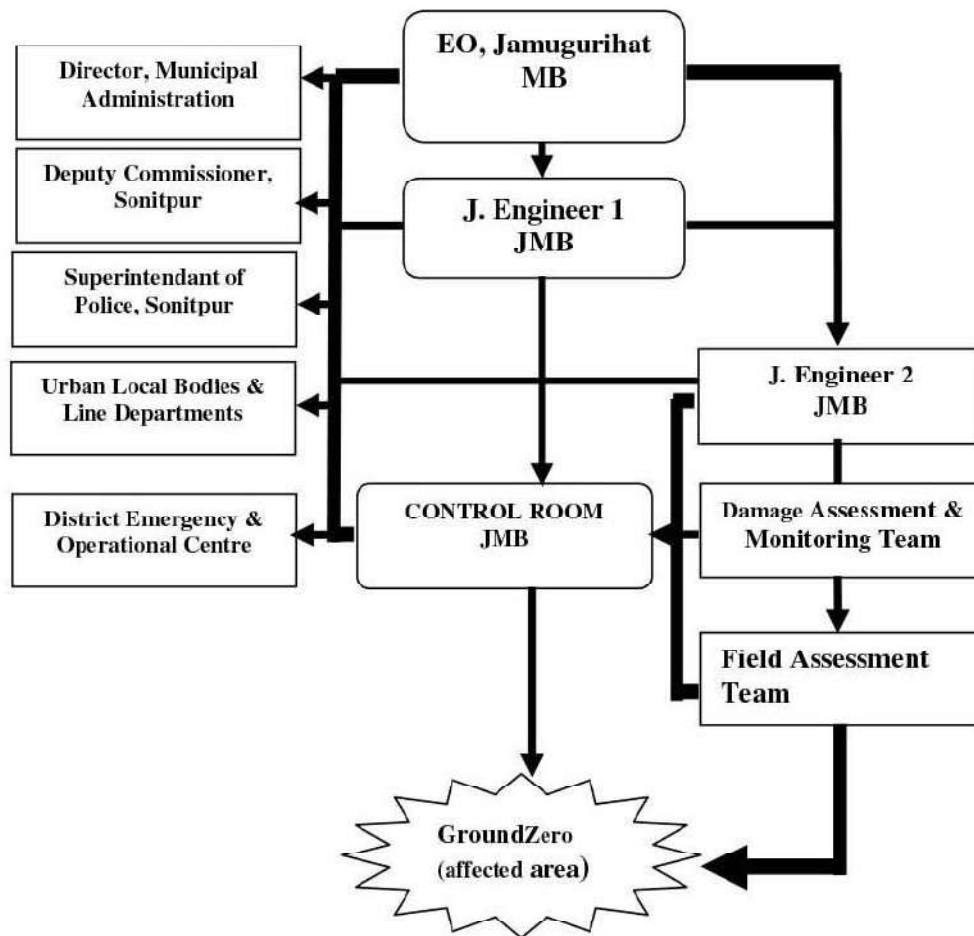
Head Asstt. (CONTROL ROOM IN-CHARGE) Mobile No:-	1. UDA 1 2. LDA 1
UD Asstt. (DATA COMPILATION & DAILY REPORT TO HEAD & CONCERN OFFICES) Mobile No:-	1. LDA 1

<p>Junior Engineer 1 (LOGESTIC & SAFETY / SECURITY OF OFFICIALS) Mobile No:-</p>	<p>1. Supervisor 1 2. Supervisor -2</p>
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EQUIPMENTS

Sl. No	Particulars	Contact No	Equipments
1.	J. Engineer 1 Jamugurihat Municipal Board		Mini Loader
			Auto Tipper (big)
			Auto Tipper (small)
			Tractor with trailer

Command and Control (SOP)



ANNEXURE – 1**1. Functional organization structure :**

- a) Department of Housing & Urban Affairs at State Govt.
- b) Director, Municipal Administration, Dispur, Guwahati-6.
- c) Revenue Circle Office, Jamugurihat under Sonitpur DDMA.

2. Inventory of departmental resources :

- a) Resource :- Department provides technical support.
- b) Capacity :- Officials to be trained for Earthquake engineering & Rapid Visual Screening etc
- c) Location :- Jamugurihat Municipality,
Panpur Ghat Road, Panch Ali,
PO - Jamugurihat,
Pin-784180

3. Details of officers at State & District level:

1. Director, Municipal Administration, Dispur, Guwahati.
Phone :
2. Revenue Circle Office, Naduar.
Phone :

4. Special decision making procedure : As per SOP.

- 5. Details of budget provision :** Budget provision is a must for successful implementation of SOP. Necessary direction to be received from Head office regarding such as provision related to Disaster.

6. Details of departmental officials :

SL. NO.	NAME	DESIGNATION	MOBILE NO.
1.		Executive Officer	
2.		Junior Engineer1	
3.		Junior Engineer2	
4.		Head Assistant	
5.		UDA	
6.		LDA	
7.		Tax Daroga	
8.		Tax Collector	
9.		Asstt. Tax Collector	
10.		Supervisor	
11.		Driver including temporary & Tum tum	
12.		Grade IV	
13.		Labourer	
14.		Harijon	
15.		Water Supply Plumber/ Helper	
16.		Garbage collector	

ANNEXURE - 2

Check list for damage assessment

- i) Geographical area impacted
- ii) Structural damage to buildings etc.
- iii) Damage to roads and bridges, public buildings shops, workshops, stalls etc.
- iv) Damage to water supply lines, electricity supply lines, public utilities etc.

Tools for rapid assessment

- i) Photographs, video graph/film of the affected area
- ii) Field Report

Sl.No	No. of Buildings / infrastructure affected	Location	Action Taken	Remarks/ Any SOS to Control Room
Name:- Sign :- Date :- Note:- SOS related to Life trap, Emergency Medical support, Rescue etc.				

- iii) Report from Administration/ ULBs/ Media etc.
- iv) Rapid Visual Screening (RVS) Survey
- v) Mapping of affected area / buildings / infrastructure
- vi) Safety Gear for officials.

OCCUPANCY		SITE	FALLING HAZARDS
Resi: Ord/Imp.	Max. Number of Person	High W.T. (within	Chimneys <input type="checkbox"/> Cladding <input type="checkbox"/>
School	0-10 10-50 51-100 >	8m) ____	
Health Assemble	100	Liquefiable (if	Parapets <input type="checkbox"/> Others <input type="checkbox"/>
Office	Residents _____	sandy soil)	
Commercial	Floating _____	Land Slide Prone	
Historic			
Emcr. Service			
Industrial			

Probable maximum Grade of Damage

Building Type	Masonry Building				RC or steel Frame Building				URM infill	Wood
	A, A+	B, B+	C, C+	D	C, C+	D	E, E+	F		
Damage Grade in Zone V	G 5	G 5	G 4	G3	G4	G3	G2	G1	G4	G4

Note : + sign indicate higher strength hence somewhat lower damage expected than that stated. Also Average damage in one building type in the area may be lower by one grade point than the probable maximum indicated. Surveyor will identify the Building Type, encircle it, also the corresponding damage grade and tick mark the recommendation.

Recommended Action :

- 1) A, A+ or B, B+ : Evaluate in detail for need reconstruction or possible retrofitting to achieve type C or D
- 2) C, C+ : Evaluate in detail for need of retrofitting to achieve type D
- 3) URM infill : evaluate for need of reconstruction or possible retrofitting to level D
- 4) Wood : evaluate in detail for retrofitting

Surveyor's Signature _____

Name _____

Date _____

The Draft Uniform Zoning Regulation, 2000 prepared by the Director, Town & Country Planning, Govt. of Assam, and adopted by Town & Country Planning Department of the State Government of Assam under Section 10(2) of the Assam Town & Country Planning Act 1959 (as amended) and the Assam Notified Urban Areas (Other than Guwahati) Building Rules, 2014 applicable to the municipalities under section 171 of the Municipal Act, 1956 (Assam Act no. 15 of 1957). The Development Authorities constituted under the provisions of the Assam Town and Country Planning Act, 1959, while taking any action under section 13 of the said Act **will be applicable for Jamugurihat Master Plan Area.**

ZONING REGULATIONS FOR JAMUGURIHAT MASTER PLAN AREA

THE ASSAM GAZETTE, EXTRA ORDINARY, DEC 16, 2000

NOTIFICATION

The 12th June, 2000

No. TCP.31/2000/54 :- In exercise of the powers conferred by sub-section (2) of Section 10 of the Assam Town & Country Planning Act, 1959 (as amended) and the Assam Town & Country Planning (Amendment) Act, 1994 (Assam Act No. XXIII of 1994) read with the Assam Town and Country Planning (Publication of Master Plan and Zoning Regulations) (Amendment) Rules, 1995, the Governor of Assam is pleased to publish the following Notice regarding the publication of the Draft Uniform Regulations.

NOTICE FOR PUBLICATION OF THE DRAFT UNIFORM ZONING REGULATIONS

1. It is notified that the Draft Uniform Regulation prepared by the Director, Town & Country Planning, Govt. of Assam, and adopted by the State Government of Assam under Section 10(2) of the Assam Town & Country Planning Act 1959 (as amended) is hereby published. The Uniform Zoning Regulations shall be applicable for all the Towns having approved Zoning Regulation except Guwahati.
2. The Draft Uniform Zoning Regulations may be inspected free of cost during office hours at the office of the Director, Town & Country Planning, Government of Assam, Dispur, Guwahati-6 all districts offices of Town & Country Planning, Development Authorities and Municipal Boards/Town Committees of Towns having approved Master Plan. Copies of the Draft Uniform Zoning Regulations are also available at the office of the Director, Town & country Planning, Govt. of Assam, Dispur, Guwahati-6 for sale on payment.

S. BARUAH,

Deputy Secretary to the Government of Assam,
Town & Country Planning Department, Assam.

**BUILDING RULES FOR
JAMUGURIHAT MASTER PLAN AREA**

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

NOTIFICATION

The 20th February, 2014

No. UDD(T)42/2008/vol-2/116.- In exercise of the power conferred by the sub-section (1) and clauses (xxii) to (xxvi) of sub-section (2) of section 301 of the Assam Municipal Act, 1956 (Assam Act No. 15 of 1957), read with section 22 of the Town and Country Planning Act, 1956 (Assam Act No. 20 of 1960), (As amended), the Governor of Assam is hereby pleased to make the following rules, namely:-

**CHAPTER I
INTRODUCTION AND DEFINITIONS**

1. Short title, extent, application and commencement.—

- (1) These rules may be called the Assam Notified Urban Areas (Other than Guwahati) Building Rules, 2014.
- (2) It extends to the whole of Assam except the areas covered under clause (2) of Article 244 of the Constitution of India.
- (3) These rules shall be applicable to the municipalities under section 171 of the Municipal Act, 1956 (Assam Act no. 15 of 1957). The Development Authorities constituted under the provisions of the Assam Town and Country Planning Act, 1959, while taking any action under section 13 of the said Act, shall follow the provisions of these rules
- (4) It shall come into force on the date of its publication in the Official Gazette.

MAPS

