পঞ্জীভুক্ত নম্বৰ -৭৬৮/৯৭ Registered No. - 768/97

অসম ৰাজপত্ৰ

সত্যমেব জয়তে

THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্ত্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

নং 230 দিশপুৰ, শনিবাৰ, 31 জুলাই, 2010, 9 শাওণ, 1932 (শক)

No.230 Dispur, Saturday, 31st July, 2010, 9th Sravana,1932 (S.E.)

GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY

NOTIFICATION

The 30th July, 2010

No.GMDA/GEN/13/2009/67.-- In exercise of the powers conferred by sub-section (4) of Section 22 of the GMDA Act 1985 (Amended) the Guwahati Metropolitan Development Authority is pleased to publish the following Notice regarding the publication of proposal for certain modifications proposed to be made as per Section 22 (1) of the GMDA Act in the New Master Plan and the Zoning Regulation for greater Guwahati 2025 notified vide the Assam Gazette Extraordinary Notification No. 198 Dispur, Thursday, 9th July, 2009, Corrigendum No.199 Dispur, Friday, 10th July 2009 and Corrigendum No.62 Dispur, Tuesday, 16th March, 2010.

NOTICE FOR THE PUBLICATION OF THE PROPOSED MODIFICATIONS OF FINAL MASTER PLAN AND THE ZONING REGULATION 2025 OF GUWAHATI FOR ENTIRE AREA NORTH OF BRAHMAPUTRA COVERING NORTH GUWAHATI AREA, SCHEME AREAS-I & II

1. It is notified that the final modifications proposed for the entire areas north of Brahmaputra River covering North Guwahati area, Scheme Areas - I & II as described in the Schedule-I is hereby published for operation with effect from 30th July, 2010 and subsequently for preparing a comprehensive development plan for this area.

2. The final modifications with all relevant papers and maps may be inspected free of cost during office hours at the offices of The Chief Executive Officer, Guwahati Metropolital Development Authority, Bhangagarh, Guwahati-5, The Deputy Commissioner, Kamrup (Metro) and Kamrup, The North Guwahati Revenue Circle Offices, Guwahati Municipal Corporation and North Guwahati Town Committee. Copy of the same and soft copy of report and maps will be available at the office of the Chief Executive Officer, Guwahati Metropolitan Development Authority, Bhangagarh, Guwahati-5 for sale and also in GMDA's website http://www.gmda.co.in.

SCHEDULE- I

1. SITUATION AND AREA:

(i) District : Kamrup

(ii) Approximate area : 65.49 Sqkm.

2. Mouzas and Villages included in the modified plan:

Mouzas	Villages	Area	Modifications
Silasindurighopa	Nort-Guwahati T.C., Rudreswar, Gouripur, Abhoypur, Tilinggaon, Sila Grant, Ghorajan, Nomalijalah, Amingaon.	27.55 Sqkm.	Modification of land use and zoning regulation

Detail of other areas:

	Villages	Area	Modifications
New Town-I (Special Scheme Area). Nort-East of GMA (Sila-Matiya-Najirakhat-Fulung area)	1. Sila Gaon Part, 2. Jalah Gaon, 3. Balai Beel, 4. Bamuni Gaon, 5. Fulung, 6. Rang Mahal, 7. Barchandra, 8. Barchandra Grant, 9. Chang Chari Part	14.52 Sqkm.	Proposed land use and zoning regulation
New Town-II (Special Scheme Area) Nort-West of GMA (Charmajulipam-Gandhmau-Ambari-Bamun Soalkuchi area)	1. Char Majuli Pam, 2. Charmajuli Gaon, 3. Dali Bari, 4. Singimari, 5. Rawmari, 6. Gondh Mou, 7. Kismat Bangsor, 8. Ambari, 9. Nij Bangsor, 10. Rakhakhinir Char, 11. Bamun Bari.	23.42 Sqkm.	

Introduction

The Master Plan and Zoning Regulation for Guwahati was published vide The Assam Gazette Extraordinary Notification No. 198 Dispur, Thursday, 9th July, 2009 and the Corrigendum No.199 Dispur, Friday, 10th July, 2009. The Master Plan has envisaged for separate proposed development plan for new Town I & II. This has assumed importance because recently D.C. and S.P. office of Kamrup District has been shifted to North Guwahati and Govt. has also taken decision to shift other head of Govt. offices of Kamrup District to North Guwahati thereby establishing an administrative centre in North Guwahati. Also as per the recommendation of Master Plan 2025 the proposal for shifting wholesale market has been taken up and land has already been identified in village Jalah and Gauripur. The major industrial pockets have also been identified in North Guwahati in the final Master Plan. In the light of these development of North Guwahati a comprehensive development plan for the whole area north of river Brahmaputra covering North Guwahati Revenue Circle Scheme Area-I and Scheme Area-II falling with Guwahati Metropolitan Area considering this as a separate satellite township of Guwahati is proposed to be made. This development plan for this satellite township is now proposed to be made with modification of certain land use and addition to Zoning Regulation earlier recommended in the final Master Plan 2025.

However these modifications have been made without affecting important alterations in the character of the approved plan and proposed development of this area envisages in the Master Plan 2025 and overall land use allocation and population of this area. The proposed administrative boundary of this new township is shown in map No. 1 and the schedule. The draft modifications were notified on 2nd March, 2010 and objections/ suggestions were called for. All together 21 nos. of objections/ suggestions were received within the stipulated time given in the notification. After carefully considering all these the plan has been finalized.

Major highlight of this modified plan with modifications proposed for the new township

1) **Population distribution**

Out of the total projected population of 21.73 lakhs proposed to be accommodated within the GMA the projected population proposed to be accommodated in this area north of river Brahmaputra is given in Table-II.

Table-II

Population distribution 2025			
Sl	Proposed area	Population 2001	Population 2025
1	North Guwahati Town Committee & other area	30,951	1,56,124
2	New Town-I		80,000
3	New Town-II		160,000
	Total=		3,96,124
(Reference: Master Plan for GMA 2025 Table 3.3, 3.4)			

No change in this population is proposed in the modified plan for this area.

2) Employment Distribution 2025

The economic sector is the main anchor behind the progress and growth of the city region. Guwahati has become one of the major hubs of economic activity of the North East India. The Master Plan 2025 for GMDA has also proposed important linkage between southern and northern part of Guwahati city by proposed two additional bridges. 4 lanning of existing bridge, a ropeway between North and South and streamlining the ferry service. Hence the importance of North Guwahati has assumed importance.

3) Integrated Freight Complex and Wholesale Market

The Master Plan proposed to develop a new Integrated Freight Complex including wholesale market in the Karaibari Bhetmukh new town in the north of GMA. However, in view of the fact that actual land could be identified only in village Jalah and Gauripur the modification of the land use has become necessary. This location is adjacent to the earlier proposed area and also provides appropriate linkages for the incoming goods, outgoing goods and distribution of wholesale goods in the city.

It is proposed to develop new wholesale markets as counter markets to cater to the demands of the growing population of Guwahati proper rail and road entry points to the complex proposed for more efficiency and better environment. The break up of land requirement for different commodities at various locations should be decided at the time of preparation of schemes for the complex by the implementing agency. The new wholesale market shall provide facilities for:

(i) Intra-urban freight movement and interchange of mode.

(ii) Warehousing and storage facilities.

(iii) Servicing, lodging and boarding, idle parking and other required facilities.

4) Distribution of employment

The total employment as estimated for GMA 2025 is 8,60,866. The employment assessment in this area as recommended in the Master Plan 2025 has been given below in Table-III. No change is proposed.

Table-III

Sl	Area	Employment 2004	Employment 2025
1	North Guwahati area	4703	71,196
2	New Town-I		39,600
3	New Town-II		59,400
	Total=		1,70,196

5) Housing for the Poor

a) In order to prevent growth of slum mandatory provision of EWS (Slum Ratio) in all group housing to the extent of 15% of permissible FAR or 20% of dwelling units on the plot which is higher.

b) Recategorization of housing types, development control norms and different densities to make EWS/LIG housing viable ad economical.

6) Transport

No modification is proposed in the transport sector. It is important to establish the interface between the intra GMA and intra region road system and also define the path for regional traffic. Accordingly the proposed road network as proposed in final Master Plan 2025 for this area has been retained as shown in map No. 2.

7) Industries

In the modified final Master Plan for Guwahati 2001 out of 1375 hector area referred for industrial use only 520 hector has been developed. It is now proposed that 605.28 hector of area is proposed to be developed for industry in this modified plan of this area with modification of certain uses to cater to the industrial policy of Assam and reallocation of certain areas. This modification without altering the character of the plan is being proposed in view of the circumstances explained earlier as shown in map No. 3.

Other features proposed are:

(a) Environment is taken as a major concern and as such prohibited industries have been listed.

(b) Modernization/up-gradation of existing industries including nonconforming industries.

(c) Inclusion of new activities like I.T. Industries etc.

8) Land use

All areas of GMA 2025 have been designated in different zones. No change is proposed in the character of predominant land use as proposed in the Master Plan for GMA 2025. Following is the proposed land use break up as proposed in the Master Plan 2025 for this area as given in Table-IV.

Table-IV

(As per Master Plan 2025 for Guwahati-2025)

(In Hectares)

Area	Residential	Retail Commercial	Wholesale Commercial	Industrial	Public and Semi-Public	Composite Use I	Composite Use II	Green belt (Recreation & Open Space)	Transportation (incl roads)	Eco-Sensitive / Eco -Friendly Zone	Total
Silasindurighopa	793.1	12	0	200.28	548.38	100	0	623.65	194	283.4	2755
New Town-I (Special Scheme Area). North-East of GMA (Sila-Matiya-Najirakhat-Fulung area)	307	7	336	0	84	0	0	270	154	294	1452
New Town-II (Special Scheme Area) North-West of GMA (Charmajulipam-Gandhmau-Ambari-Bamun Soalkuchi area)	707.32	40	0	400	130	0	0	474.68	208	382	2342
Total	1807.42	59	336	600.28	762.38	100	0	1368.33	556	959.4	6549
	28%	1%	5%	9%	12%	1.5%		21%	8.4%	15%	100%

However on the basis of the new development as envisages and proposes to take place in this area north of river Brahmaputra certain reallocation and modification of land use have become necessary without altering the overall land use allocation as envisages in the Master Plan for GMA 2025. The proposed land use break up in this modified plan is given in Table-V.

Table-V

(As per new modified Plan) (In Hectares)

Area	Residential	Retail Commercial	Wholesale Commercial	Industrial	Public and Semi-Public	Composite Use I	Composite Use II	Green belt (Recreation & Open Space)	Transportation (incl roads)	Eco-Sensitive / Eco -Friendly Zone	Total
Silasindurighopa	793.1	12	25	261.28	548.38	100	0	537.65	194	283.4	2755
New Town-I (Special Scheme Area). North-East of GMA (Sila-Matiya-Najirakhat-Fulung area)	307	7	292	44	84	0	0	270	154	294	1452
New Town-II (Special Scheme Area) North-West of GMA (Charmajulipam-Gandhmau-Ambari-Bamun Soalkuchi area)	707.32	40	0	300	130	0	0	574.68	208	382	2342
Total	1807.42	59	317	605.28	762.38	100	0	1295.33	556	959.4	6549
	28%	1%	4.5%	9%	12%	1.5%	0%	21%	8%	15%	100%

The modified land use plan may be seen in map No.5.

9) Recreation and open space

In addition to earmarking 20% of area for recreational and open space one city level park is proposed covering an area of ....hector on the western edge of this proposed satellite township.

10) Disaster Management

(a) Disaster Management Centre is proposed in the area of District Head quarter.

(b) Building regulations for safety of structure as per microzonation and as per seismic zone's requirement.

11) Land Use Zoning and Development Control Regulation

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

However following modifications and additions (As marked '*' in Table-VI) to these provisions have been incorporated in this land use permissibility of different zones.

Table-VI

S. No.	Land Uses [1,13]	Use Zones in which permitted							
		R	C	I	P	T	G	E	CI
1	Airport, Helipad, Flying Club					●	●		
2	Art gallery, museum, exhibition centre	●	●		●				●
3	Auto Supply store and		●	●					●
	Show room for motor vehicle and machinery								
4	Automobile service and repairing station			●					●
5	Bank and Safe deposit	●	●	●	●	●			●

S. No.	Land Uses [1,11]	Use Zones in which permitted							
		R	C	I	P	T	G	E	Cl
	vault								
6	Bird Sanctuary						●	●	
7	Boarding or lodging house	●	●		●				●
8	Botanical garden						●	●	
9	Bus Depot		●	●		●			●
10	Bus Terminal	●		●	●	●			●
11	Canteen and eating house serving the industries		●	●					●
12	Cemetery, crematorium, burial ground, electric crematorium				●		●	●	
13	Children Traffic Park	●			●		●		
14	Cinema	●	●	●					●
15	Clinic for pets	●	●		●				●
16	Clinical Laboratory	●	●		●				●
17	Club house not conducted primarily as business	●	●		●		●		●
18	Club house or other recreational activities conducted as business		●	●					●
19	Cold storage and ice factory			●					●
20	College	●			●				●
21	Commercial/ business Offices [2]		●	●					●
22	Community hall & welfare centre	●	●	●	●				●
23	Contractor plant and storage for building material			●					●
24	Convenience Shopping Centre	●	●	●	●	●			●
25	Convention Centre				●				●
26	Cottage, Handloom and Household Industries [3]	●	●	●					●
27	Court				●				●
28	Crèche & Day Care Centre	●	●	●	●				●
29	Cultural and Information Centre		●		●				●
30	Customary home occupation	●	●	●					●
31	Defence	●	●	●	●	●			●
32	Diary and poultry			●					●

S. No.	Land Uses [1,13]	Use Zones in which permitted							
		R	C	I	P	T	G	E	CI
	industry								
33	Dispensary	●	●	●	●				●
34	Dry Cleaners-cleaning and dyeing	●	●	●					●
35	Educational and research institution	●	●		●				●
36	Electric Sub-station	●	●	●	●	●	●		●
37	Existing Village [4]	●	●	●	●	●	●	●	●
38	Fair Ground				●				●
38-A	Farm House [n1]	●					●	●	
39	Film studio [5]				●		●		●
40	Fish curing [6]						●	●	
41	Flatted Group Industry		●	●					●
42	Flood control work	●	●	●	●	●	●	●	●
43	Forensic Science Laboratory		●		●				●
44	Forest						●	●	
45	Gas Godown	●	●	●	●				●
46	General Industries			●					● [7]
47	Golf course						●	●	
48	Green house	●	●		●		●		●
49	Gymnasium	●	●		●		●		●
50	Health Centre	●	●	●	●				●
51	Hospital	●	●	●	●				●
52	Hostels for educational institution	●	●		●				●
53	Hotel		●		●			●	●
54	Indoor Games Hall	●	●	●	●		●		●
54-A	Integrated Township [14]	●		●	●			●	●
55	Jail				●				
56	Junk yard [8]			●					
57	Local, Municipal, State or Central Government office	●	●	●	●	●			●
58	Mechanical workshop with lathes, drills, grinders, spot welding set		●	●					●
59	Medical, eye and dental practitioners' clinic	●	●	●	●				●
60	Monument [9]	●	●	●	●	●	●	●	●
61	Motor Driving Training Centre	●	●		●				●

S. No.	Land Uses [1,13]	Use Zones in which permitted							
		R	C	I	P	T	G	E	CI
61- A	Motel [n2]	●	●		●		●		●
62	Municipal facility (as listed in Annex VII)	●	●	●	●	●	●	●	●
63	Music, dance, drama training centre	●	●		●				●
64	Neighbourhood Shopping Centre-convenience & local shopping with vegetables, fruits, flowers, fish and meat.	●	●	●					●
65	Night Shelter	●	●	●	●	●			●
66	Nursery, Horticulture and Orchards	●	●	●	●	●		●	●
67	Nursing Home	●	●	●	●				●
68	Oil Depot [10]			●					
69	Open Air Theatre	●	●	●	●		●		●
70	Orphanage	●	●		●				●
71	Park, play ground, playfield and recreational area	●	●	●	●		●		●
72	Personal Service Shop	●	●	●	●	●			●
73	Petrol filling station	●	●	●	●	●	● [n3]		●
74	Photograph studio and laboratory	●	●	●	●				●

S. No.	Land Uses [1,13]	Use Zones in which permitted							
		R	C	I	P	T	G	E	CI
75	Piggery			●			●		
76	Planetarium		●		●		●		●
77	Police Headquarter and Police Lines			●	●				●
78	Police Station, Out Post and Fire Station	●	●	●	●	●			●
79	Post office, Telephone Exchange, Telegraph Offices	●	●	●	●	●			●
80	Professional office of a resident of the premise	● [1]	●						●
81	Public library	●	●		●	●			●
82	Radio broadcasting studio		●		●				●
83	Railway Station					●			
84	Reformatory (Juvenile Home)				●				●
85	Refinery [11]			●					
86	Religious Place like temple, namghar, mosque, church etc	●	●		●				●
87	Research and Development Centre		●	●	●				
88	Residence cum Work	●	●						●

S. No.	Land Uses [1,13]	Use Zones in which permitted							
		R	C	I	P	T	G	E	CI
	Plot								
89	Residential Dwelling	●	●		●				●
89-A	Residential Dwelling Low Income Group [14, n4]	●	●		●			●	●
90	Residential Plot- Plotted Housing	●			●				●
91	Restaurant, cafeteria, milk bar	●	●	●	●	●	●		●
92	Retail Shop [12]	●	●	●	●	●			●
93	Satellite and Telecommunication Center		●	●	●				●
94	Schools	●	●		●				●
95	Service Centre	●	●	●		●	●		●
96	Sewerage treatment plant			●	●		●	●	
97	Social, cultural and religious institution	●	●		●				●
98	Specialised Park		●		●		●		●
99	Sports Training Center				●		●		●
100	Stadium				●		●		

S. No.	Land Uses [1,13]	Use Zones in which permitted							
		R	C	I	P	T	G	E	CI
101	Storage of petroleum and other inflammable materials			●					●
102	Storage, Warehouses and Godown		●	●					●
102-A	Storage of Processed Food & Diary Product Consumer and stationery article		●	●	● [n5]			●	●
103	Swimming Pool	●	●		●		●		●
104	Taxi stand and bus stand, cycle and rickshaw stand	●	●	●	●	●	●		●
105	Theatre, assembly or concert hall, dance and music hall and such other place of entertainment;	●	●		●				●
106	Truck terminal		●	●		●			
107	Vending Booth	●	●	●	●	●	●		●
108	Vocational Training/Technical Training Institute	●	●	●	●				●
109	Watchmen or caretaker's lodges	●	●	●	●	●	●		●
110	Water Treatment Plant	●	●	●		●	●	●	●
111	Weekly Market/ Informal	●	●		●		●		●

S. No.	Land Uses [1,13]	Use Zones in which permitted							
		R	C	I	P	T	G	E	CI
	Sector Unit								
112	Wholesale Trade		●	●					●
113	Wireless transmitting and weather station, Transmission Tower		●	●	●		● [n6]	● [n6]	●
114	Zoological park						●	●	

Index of Use Zones:

R – Residential

C – Commercial

I – Industrial

P – Public & Semi Public

T – Transportation

G - Green Belt (Recreational and Open Space)

E – Eco-sensitive / Eco Friendly

C I – Composite Use I

C II – Composite Use II

Note:

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

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

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

- Recreational, Commercial, Public/ Semi Public & Green Belt
- Eco-sensitive/ Eco-Friendly.
- All notified forest, water bodies, rivers etc. are classified as Eco-Sensitive Zone.

[2] To be permitted in commercial areas to be indicated in Industrial Use Zones in Local Area Plans/ Layout Plans

[3] In Residential use zone, existing uses to continue and new ones to come on special permission from the authority Also refer Annex I

[4] No further expansion of residential area

[5] In the New Town proposed Recreational Area

[6] Only Existing uses to continue

[7] Only those industries as listed in Annex I

[8] Permitted only in Heavy Industrial Zone

[9] Existing locations to continue

[10] Permitted only in Heavy Industrial Zone

[11] Permitted only in Heavy Industrial Zone

[12]* In commercial centres in industrial areas

[13] Parks, parking, circulation and utilities can be located in any of the use zones. In recreation and eco-sensitive zone, these would be permissible with special permission from the Authority.

[14] The following activities shall be permitted only in Eco-Friendly Zone and not in Eco-Sensitive Zone

- Tourism
- Socio-cultural activities
- Bungalow type construction
- Integrated Township
- Residential Dwelling Low Income Group

Development of land would be permitted in Eco-Friendly Zone, if an integrated land development proposal is submitted. Such proposal should cover an area of more than 20 ha and should have obtained prior Environmental Impact Assessment (EIA) clearance from competent authority with maximum coverage of 33% and maximum FAR of 150.

[15] To the maximum of 30 percent of the FAR is allowed

[n1] Maximum coverage of 25% and maximum FAR of 50 provided the area is not notified as water bodies forest etc

[n2] A roadside hotel designed primarily for motorists, typically having the rooms arranged in low blocks with parking directly outside with 25% coverage & 50 FAR. Provided area is not notified as water bodies, forest etc. & only on plots along NH & peripheral ring roads

[n3] In Green Belt it is allowed on N.H by pass and peripheral ring road as a high way amenity.

[n4] Maximum coverage of 25% and maximum FAR of 50 with Assam Type structure in areas not notified water bodied forest etc.

[n5] Maximum coverage of 40% and maximum FAR of 100 on the plot along National Highway and peripheral ring roads

[n6] Only ground basement

Note: For interpretation of land use zoning and development control regulation Authority may constitute a committee of experts if such situation arises. The committee may also be given the task of elaborate and add on the above land use permissibility considering the circumstances that may come from time to time in the process of implementation of the plan for subsequent approval of Government.

Following additions to the provision above have been proposed:

(1) Housing

New Housing for Urban Poor

New housing should be in the form of one or two room units, which would be developed through public and private agencies and through Cooperative Societies or in PPP mode. As this category constitutes bulk of the housing stock that has to be catered at an affordable price to the lowest income bracket as housing for Economically Weaker Sections (EWS), this is often done by cross-subsidization.

For this purpose, adequate land would be earmarked for EWS housing. The developers of group housing shall ensure that minimum 20% of the dwelling units, are constructed for Community-Service Personnel/EWS and lower income category. In old built up areas, this may be as redevelopment schemes or industrial housing, etc.,

whereas, in urban extensions, the acquisition and development cost of this land should be borne by rest of the project. Such reserved lands should be handed over to a designated agency for promoting housing for low income and weaker sections.

The pattern of EWS housing shall be such as to ensure optional utilization of land in a sustainable manner. For that purpose, multi-storied housing will be the preferred option. Apart from mandatory provision for EWS housing in all group housing projects/schemes, the primary responsibility for creating adequate stock of housing for urban poor shall be borne by public agencies, which can be considered in PPP mode.

The following guidelines with site-specific relaxations may be adopted as required. Regular monitoring of executed schemes and revision of these guidelines at the time of preparation of new schemes is essential. Group housing norms shall be applicable with the following conditions:

(i) Minimum plot size 2000 sq.m. (facing a minimum road of 9 m)

(ii) Maximum density-500 units per ha + 10% variation, on residential component of the land.

(iii) The scheme should be designed in a composite manner with an overall maximum FAR of 230 on the residential component of the land and FAR on the remunerative component of the land shall be as applicable for the relevant land use.

(iv) Mixed land use/commercial component up to 10% of permissible FAR in the residential component of the land.

(v) The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.

(vi) Area of dwelling unit for rehabilitation shall be around 31 to 34 sq.m. for EWS and 42 sq.m. to 48 sq.m. for LIG.

(vii) Common parking is to be provided which can be relaxed wherever required, except for the parking for remunerative purpose.

(viii) No restriction on ground coverage (except set backs).

(ix) Schemes shall be approved by concerned local body.

(x) Schemes/designs should be compatible for disabled.

(2) Villages

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

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

The Authority should identify these areas where maximum coverage of 60% and FAR 125 with maximum Ground + 2nd floor be allowed even if these villages fall within Recreational and Open area and Eco-friendly Zone.

(3) Weekly Markets

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

(4) Industry

The classification of industries is proposed to be simplified with prohibited category and non-prohibited category subject to proposals regarding specific category of industries permitted in different use zones.

However, industries listed under prohibited category shall not be permitted to be set up within this area.

(a) Permissibility of industrial units in different use zones and use premises

For the industrial classification, the limits of aforesaid parameters shall be fixed according to the nature of industries, area and the nature of industrial development. The threshold

parameters for industrial units are given in Table-VII.

Table-VII

Parameters for Industrial Units in different use zones and use premises

Use Zone/Use Premises	Group Permitted (Refer Annexure)	Conditions	
		Max. no. of workers	Max. Industrial Power Load
Residential Use			
(a) Residential	Annexure-1(A) + Specific Green Industry of Annexure-II	5	5
(b) Village	Annexure-1(A) + Specific Green Industry of Annexure-II	5	5
Commercial Use			
(a) Convenience Shopping Ceter, Local Shopping Center	Service/repair/packaging/assembly (without manufacturing) of permissible industries	5	11
(b) Community Center		10	11
(c) District Center		20	11
Industrial Use			
(a) Plotted development	All industries except those prohibited and of Non-polluting and non-hazardous nature.	As per need	As per need
(b) Flatted Industries	All industries except those prohibited and of Non-polluting and non-	As per need	As per need

	hazardous nature, excluding industries producing noise/water/vibration/odour pollution.		

Notes:

(i) Maximum no. of workers shall be as per notification issued by the competent authority from time to time.

(ii) The power requirement for operating pollution control devised and non-manufacturing use shall be over and above the aforesaid permissible load.

(iii) Existing Industrial Estates in the Growth Centers shall be considered as industrial use.

(b) Household/Service Industries

(i) Household industrial unit with maximum 5 workers and 5 kilowatt power may be allowed to continue in residential areas and new industrial units of this type could be permitted in residential areas subject to the condition that no polluting industrial unit shall be permitted as household industry.

(ii) The industrial units could be permitted only after provisional registration by the Govt.

(iii) Household industrial units shall be allowed on any floor to the extent of 50% of permissible floor area of the dwelling unit.

(iv) Further additions/alterations to the list of Household Industries could be made, if considered appropriate and in public interest by the Competent Authority meant to do so.

(v) No inflammable or hazardous substance is permitted to be stored.

(vi) Separate industrial electric connection (single phase) and Municipal License, would be necessary to set up a household industry.

(c) New Industrial Areas:

Development of new industrial areas in Scheme Area-II should be largely planned for the purpose of relocation of existing industries and for the

development of a limited type of new industries for the following purposes:

(a) Relocation of permissible industries from the non-conforming clusters that are not eligible for regularization development; and

(b) Hi-tech industries.

New industrial activity in Scheme Area-II should be restricted to hi-tech areas as give below:

(i) Computer hardware and software industry and industries doing system integration using computer hardware and software.

(ii) Packaging.

(iii) Industries integrating and manipulating the interfaces of the computers and telecom facilities.

(iv) Industries catering to the information needs of uses by providing databases or access to databases spread throughout the globe.

(v) Industries providing the facilities for sophisticated testing of different or all components of the information technology.

(vi) Electronic goods.

(vii) Service and repair of TV and other electronic items.

(viii) Photo composing and desktop publication.

(ix) TV and video programme production.

(x) Textile designing and fabric testing etc.

(xi) Biotechnology.

(xii) Telecommunications and enabling services.

(xiii) Germs and jewellery.

(d) Industry Use Zone-Guidelines

The sub-division of industrial use zone into use premises and subsequent approval of layout plans for industrial estates shall be governed by the following norms:

(i) Individual industrial plots facing main peripheral roads shall have access from dedicated service road after leaving green buffer.

(ii) The listed water bodies and/or any water body above 1 Ha. size are mandatory to

be systematically included in the landscape plan.

(iii) Minimum 6 m wide green buffer shall be provided along peripheral/access roads in the industrial areas.

(iv) The provision of Rainwater harvesting as an integral part of the landscape and storm water drainage plan at the time of sanction of layout plan shall be prepared.

(v) The provision of minimum 30% of semi-permeable surface in all parking and loading/unloading areas.

(vi) Grease traps should be provided near automobile washing area.

(vii) Optimum utilization of industrial areas should be made by way of development of flatted factories complexes.

(viii) All industries should have provision for separating the solid waste before disposal. No untreated effluent shall be allowed to be discharged in the water bodies, open areas etc., outside the industrial area. Primary treatment of the effluent shall be done at the plot level as per requirement.

(ix) The provision of solid waste separation/treatment plants shall be made at the industrial cluster level.

(x) Proper disaster management arrangement shall be made by the concerned agency for meeting any emergency situation arising due to the fire, explosion, sudden leakage of gas or other natural calamities like earthquake, flood etc.

(xi) Industries in future may be grouped on the basis of common requirements such as effluent treatment, interdependence and nuisance value (fire hazard, noise etc.).

(xii) Selection of trees and plants shall be made keeping in view aspects such as distinctive avenue development, round the year flowering in park areas (either mixed or in cluster form) and shade requirements in specific areas.

Note: All other recommendations made for Scheme Area- I & II and North Guwahati in the final Master Plan for Guwahati 2025 not specified here will also be applicable for this area as per this modified plan.

ANNEXURE- I

Classification of industries

A. Cottage, Handloom and Household Industries

1. Cosmetic Products
2. Agarbatti
3. Writing Ink
4. Sealing Wax
5. Watch, pen and spectacles repairing
6. Acrylic Sheet Button
7. Plastic Covers (Diary and Files etc.)
8. Knitted Plastic Bags
9. Shoe repairing and manufacturing
10. Rubber stamps
11. Rubber moulded goods
12. Food Products – bakeries etc.
13. Creamery and dairy products
14. Atta Chakki and Masala Grinding
15. Repacking of Medicines etc.
16. Paper Products
17. Card Board Boxes, paper Bag making
18. Book binding
19. Printing Press
20. Ready Made Garments
21. Batik Printing
22. Embroidery
23. Watch Straps (Nylon)
24. Canvas Bags and Products
25. Hosiery Items
26. Surgical Bandages
27. Shoe Laces etc.
28. Thread Reels
29. Tailor labels
30. Mirror and frame making
31. Decorative Glass articles
32. Chalk Sticks
33. Tailor's Shop
34. Cycle repairing
35. Basket Masking
36. Wire Brushes
37. Umbrella Assembly
38. Wooden Toys
39. Paper pins, Gem clips
40. Hair Pins
41. Wire Staples
42. Wire stands for kitchens
43. Wire for Curtains
44. Wire loops
45. Decorative Key Rings
46. Link Clips
47. File Clips
48. Shoe and Tent Eyelets
49. Brass Jewellary
50. File cover accessories
51. Garment hooks and eyes
52. Link chain
53. Heating element (for domestic electrical appliances)
54. Decoration lighting series
55. Transistor radio Covers
56. Decorative Leather Goods
57. Industrial Leather Hand Gloves

58. Manufacture of Bidi
59. Processing of Supari
60. Laundry, dry cleaning and dyeing
61. Cotton cloth weaving in handlooms
62. Ivory Carving
63. Metal Polishing
64. Gold and silver thread, Zari work, Jewellary, Gold Ornaments
65. Manufacturing, repairing and Tuning of musical instruments
66. Making of lac bangles
67. Repairing of Electronic Instruments
68. Assembly of Furniture Units

B. General Industries

1. Manufacture of mirror from sheet glass and photo framing
2. Cotton spinning and weaving
3. Automobile servicing and repairs stations
4. Flour mills (excluding Domestic Atta Chakki)
5. Malted food
6. Food including fruits and vegetable processing
7. Pulping and fermenting of coffee beans
8. Instant tea/coffee, coffee processing
9. Non-alcoholic beverages (soft drinks)
10. Fragrances and industrial perfumes
11. Food additives, nutrients and flavors
12. Fish processing
13. Organic nutrients
14. Surgical and medical products not involving effluent/emission generating processes
15. Laboratory-wares
16. Wire drawing (cold process) and bailing straps
17. Laboratory chemicals involving distillation, purification process
18. Tyres and tubes vulcanisation, vulcanisation, retreading moulding
19. Pesticides/Insecticides/Fungicides/Herbicides/Agrochemical formulation
20. NPK Fertilizers/Granulation
21. Pharmaceuticals formulations
22. Khandsari sugar
23. Pulverizing units
24. Washing of used sand by hydraulic discharge
25. Aatta-chakkies
26. Rice mullors
27. Steeping and processing of grains
28. Mineralised water
29. Dal mills
30. Bakery products, biscuits, confectionery
31. Groundnut decorticating (dry)
32. Supari (Betel nut) and masala grinding
33. Chilling plants and cold storages
34. Ice cream or Ice-making
35. Tailoring and garment making
36. Cotton and woolen hosiery
37. Apparel making
38. Handloom weaving
39. Shoelace manufacturing
40. Gold and silver thread zari work
41. Gold and sliver smithy
42. Leather footwear and leather products excluding tanning and hide processing
43. Musical instruments manufacturing
44. Sports goods
45. Bamboo and cane products (only dry operations)

46. Cardboard or corrugated box and paper products (Paper or pulp manufacturing excluded)
47. Insulation and other coated papers (Paper or pulp manufacturing excluded)
48. Scientific and mathematical instruments
49. Furniture (wooden and steel)
50. Assembly of domestic electrical appliances
51. Radio assembling
52. Fountain pens
53. Polythene, plastic and PVC goods through extrusion/moulding
54. Rope (cotton and plastic)
55. Carpet weaving
56. Assembly of air coolers, conditioners
57. Assembly of bicycles, baby carriages and other small non-motorized vehicles
58. Electronics equipment (Assembly)
59. Toys
60. Water softening and de-mineralised plants
61. Paint (by mixing process only)
62. Candles
63. Carpentry (excluding saw mill)
64. Oil ginning/expelling (no hydrogenation/refining)
65. Jobbing and machining
66. Manufacture of steel trunks and suitcases
67. Paper pins and U-clips
68. Block making for printing
69. Optical frames
70. Power looms/handlooms (without dyeing & bleaching)
71. Printing press
72. Garments stitching, tailoring
73. Thermometer making
74. Footwear (rubber)
75. Plastic processed goods
76. Medical and surgical instruments
77. Electronic and electrical goods
78. Rubber goods industry

C. Prohibited Industries

1. Distillery including Fermentation industry
2. Sugar (excluding Khandsari)
3. Fertilizer
4. Chloro alkali
5. Pharmaceuticals (Basic) (excluding formulation)
6. Dyes and Dye-intermediates
7. Pesticides (Technical) (excluding formulation)
8. Tanneries
9. Petrochemicals (Manufacture of and not merely use of as raw material)
10. Cement
11. Thermal power plants
12. Iron and Steel (Involving processing from ore/scrap/Integrated steel plants)
13. Zinc /copper/aluminium smelter
14. Tyres and tubes (excluding Vulcanisation /Retreating/moulding)
15. Synthetic rubber
16. Glass and fiberglass production and processing
17. Industrial carbon including electrodes and graphite blocks, activated carbon, carbon black etc
18. Paints and varnishes (excluding blending/mixing)
19. Pigments and intermediates
20. Synthetic resins
21. Petroleum products involving storage, transfer or processing
22. Lubricating oils, greases or petroleum-based products

23. Synthetic fibers including rayon, tyre cord, polyester filament yarn
24. Surgical and medical products involving prophylactics and latex
25. Synthetic detergent and soap
26. Photographic films and chemicals
27. Chemical, petrochemical and electrochemical including manufacture of acids such as Sulphuric Acid, Nitric Acid, Phosphoric Acid etc
28. Industrial or inorganic gases
29. Chlorates, per chlorates and peroxides
30. Glue and gelatin
31. Yarn and textile processing involving scouring, bleaching, dyeing, printing or any effluent/emission generating process
32. Industry or process involving metal treatment or processes such as pickling, surface coating, paint baking, paint stripping, heat treatment, phosphate or finishing etc
33. Industry or process involving electroplating operations
34. Asbestos and asbestos-based industries
35. Fermentation industry including manufacture of yeast, beer etc
36. Steel and steel products including coke plants involving use of any of the equipments such as blast furnaces, open hearth Furnace, induction furnace or arc furnace etc or any of the operations or processes such as heat treatment, acid pickling, rolling or galvanizing etc
37. Incineration plant
38. Power generating plants (excluding DG Sets)
39. Lime manufacturing
40. Dry coal processing/Mineral processing industries like ore sintering, palletization etc
41. Phosphate rock processing plants
42. Coke making, coal liquefaction, coal tar distillation or fuel gas making
43. Phosphate and detonators, fuses etc.
44. Explosive including detonators, etc
45. Fire crackers
46. Processes involving chlorinated hydrocarbon
47. Chlorine, fluorine, bromine, iodine and their compounds
48. Hydro cyanic acid and its derivatives
49. Milk processing and dairy products (Integrated project)
50. Industry or process involving foundry operations
51. Potable alcohol (IMFL) by blending or distillation of alcohol
52. Anodizing
53. Ceramic/refractoriness
54. Lead processing and battery reconditioning & manufacturing including lead smelting
55. Hot mix plants
56. Mining and ore-beneficiation

For the industries allowable in Industrial Zone, which do not fall in any of the above-mentioned categories, decision with regard to these to be taken by the Authority based on the list of industry given in Annexure-II where industries are categorized as green, orange and red as per the new North East Industrial and Investment Policy of Assam and they do not likely to cause excessive pollution and undue disturbance to the environment.

Industries covered by Environmental Impact Assessment notification of 2006 and categorized as Red Industry in Annexure-II will require prior clearance of E.I.A. from competent Authority.

excluding tanning and hide processing

27 Light engineering

28 Manufacture of formulated synthetic detergent products

29 Manufacture of soaps involving process without generation of trade effluent (saponifaction of flats and fatty acids only)

30 Medical and surgical instruments

31 Mineralized water

32 Musical instruments manufacturing

33 Oil ginning/expelling (no hydrogenation/refining)

34 Optical frames

35 Paint (by mixing process only)

36 Paper & pins and U-clips

37 Plastic & PVC processed goods

38 Polythene, plastic and PVC goods through injection/extrusion moulding

39 Powerlooms/handlooms (without dyeing & bleaching)

40 Printing press

41 Radio assembling

42 Rice mullors

43 Robe (cotton and plastic)

44 Rubber goods industry

45 Scientific and mathematical instruments

46 Shoelace manufacturing

47 Sports goods

48 Steeping and processing of grains

49 Supari (Betelnut) and masala grinding

50 Thermometer making

51 Toys

52 Washing of used sand by hydraulic discharge

53 Water softening and demineralized plants

ANNEXURE- II

A. List of industries under "GREEN" category

1. Appeal making
2. Assembly of air coolers, conditioners
3. Assembly of bicycles, baby carriage and other small non-motorized vehicles
4. Atta-chakkies
5. Bakery products, biscuits confectionery
6. Bamboo and cane products (only dry operations)
7. Block making for printing
8. Bulk Cement Terminal
9. Cardboard or corrugated box and paper products (Paper or pilp manufacturing excluded)
10. Carpet weaving
11. Chilling plants and cold storage
12. Cotton and woolen hosiery
13. Dal mills
14. Electronic and electrical goods
15. Electronics equipment (Assembly)
16. Footwear (Rubber and PVC)
17. Fountain pens
18. Garments stitching, tailoring
19. Gold and silver-smithy
20. Gold and silver thread zari work
21. Groundnut decorticating (dry)
22. Ice-cream or ice-making
23. Industrial Gases, namely: Air, Oxygen, Nitrogen, Argon, Helium, Carbon Dioxide, Nitrous Oxide
24. Insulation and other coated papers (Paper or pulp manufacturing excluded)
25. Jobbing and machining
26. Leather footwear and leather products

B. List of industries under "ORANGE" category

1. Automobile serving and repair stations
2. Brick manufacturing
3. Cashew nut processing plants (dry process)
4. Cement clinker grinding units
5. Cotton ginning, spinning and weaving
6. Fish processing
7. Flour mills (excluding Domestic Atta Chakki)
8. Food additives, nutrients and falvours
9. Food including fruits and vegetable processing
10. Fragrances and industrial perfumes
11. Hotels and restaurants
12. Instant tea/coffee, coffee processing
13. Khandsari sugar
14. Laboratory chemicals involving distillation, purification process
15. Laboratory-wares
16. Lead-acid battery reconditioning/assembling
17. Malted food
18. Manufacture of mirror from sheet glass and photo framing
19. Manufacture of synthetic detergent intermediates (other than formulated synthetic detergent products)
20. Manufacture of soaps (process generating trade effluent)
21. Metal treatment or process involving surface coating ad paint baking
22. Non-alcoholic beverages (soft drinks)
23. NPK Fertilizers/Granulation
24. Organic nutrients
25. Pesticides/Insecticides/Fungicides/Herbicides /Agrochemicals formulation
26. Petroleum products/crude oil storage and

transfer excluding cross-country pipeline

27 Pharmaceuticals formulation

28 Plywood and Board manufacturing

29 Pre-boiled rice mills

30 Pulping and fermenting of coffee beans

31 Pulverizing units

32 Surgical and medical products not involving effluent/emission generating processes

33 Tyres and tubes vulcanization, vulcanization, retreating and moulding

34 Wire drawing (cold process) and bailing straps.

C. List of industries under "RED" category

1 Aluminum Smelter

2 Cement

3 Chlor alkali

4 Copper smelter

5 Distillery including Fermentation industry

6 Dyes and Dye-intermediates

7 Fertilizer

8 Iron and Steel (Involving processing from ore/scrap/integrated steel plats)

9 Oil refinery (Mineral oil or Petro refineries)

10 Pesticides (Technical) (excluding formulation)

11 Petrochemicals (Manufacturing with or without pulping)

12 Pharmaceuticals (Basic) (excluding formulation)

13 Pulp & paper (Paper manufacturing with or without pulping)

14 Sugar (excluding Khandsari)

15 Tanneries

16 Thermal power plants

17 Zinc smelter

18 Anodizing

19 Asbestos and asbestos-based industries

20 Automobile manufacturing/assembling

21 Ceramic/refractories

22 Chemical, petrochemical and eletrochemicals including manufacture of acids such as Sulphuric Acid, Nitric Acid, Phosphoric Acid etc.

23 Chlorates, perchlorates and peroxides

24 Chlorine, Fluorine, bromine, iodine and their compounds

25 Cole making, coal liquefaction, coal tar distillation or fuel gas making

26 Common Effluent Treatment Plant

27 Dry coat processing/Mineral processing industries like ore sintering, palletization etc.

28 Explosives including detonators, fuses etc.

29 Fermentation industry including manufacture of yeast, beer etc.

30 Fire crackers

31 Foundries

32 Glass and fiber glass production and processing

33 Glue ad gelatin

34 Heavy Engineering

35 Hospitals

36 Hot Mix plants

37 Hydrocyanic acid and its derivatives

38 Incineration plants

39 Industrial carbon including electrodes and graphite blocks, activated carbon, carbon black etc.

40 Industrial or inorganic gases namely (a) Chemical Gases: Acetylene, Hydrogen, Chlorine, Fluorine, Ammonia, Sulphur Dioxide, Ethylene, Hydrogen Sulphide, Phosphine, (b) Hydrocarbon Gases: Methane, Butane, Ethane, Propane

41 Industry or process involving electroplating operations

42 Industry or process involving foundry operations

43 Industry or process involving metal treatment or process such as picking, surface coating, paint baking, paint stripping, heat treatment, phosphating or finishing etc.

44 Lead re-processing & manufacturing including lead smelting

45 Lime manufacturing

46 Lubricating oils, greases or petroleum-based products

47 Milk processing and dairy products (integrated project)

48 Mining and ore-beneficiation

49 Organic Chemical manufacturing

50 Parboiled rice mills

51 Paints and varnished (excluding blending/mixing)

52 Petroleum products manufacturing & oil/crude oil/residues reprocessing

53 Phosphate rock processing plants

54 Phosphorous and its compounds

55 Photographic films and chemicals

56 Pigments and intermediates

57 Potable alcohol (IMFL) by blending or distillation of alcohol

58 Power generating plants (excluding DG sets)

59 Processes involving chlorinated hydrocarbons

60 Ship-breaking

61 Slaughter houses and meat processing units

62 Steel and steel products including coke plants involving use of any of the equipment's such as blast furnaces, open hearth furnace, induction furnace or arc finance etc. or any of the operations or processes such as heat treatment, acid pickling, rolling or galvanizing etc.

63 Stone Crushers

64 Surgical and medical products involving prophylactics and latex

65 Synthetic detergent and soap

66 Synthetic fiber including rayon, tyre cord, polyester filament yarn

67 Synthetic resins

68 Synthetic rubber excluding moulding

69 Tobacco products including cigarettes and tobacco processing

70 Vegetable oils including solvent extracted oil, hydro-generated oils

71 Yarn ad textile processing involving scouring, bleaching, dyeing, printing or any effluent/emission generating process.

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GUWAHATI- Printed & Published by the Dy. Director (P&S), Directorate of Ptg. & Sty., Assam, Guwahati-21,
(Ex-Gazette) No.459-500-50-31-7-2010.



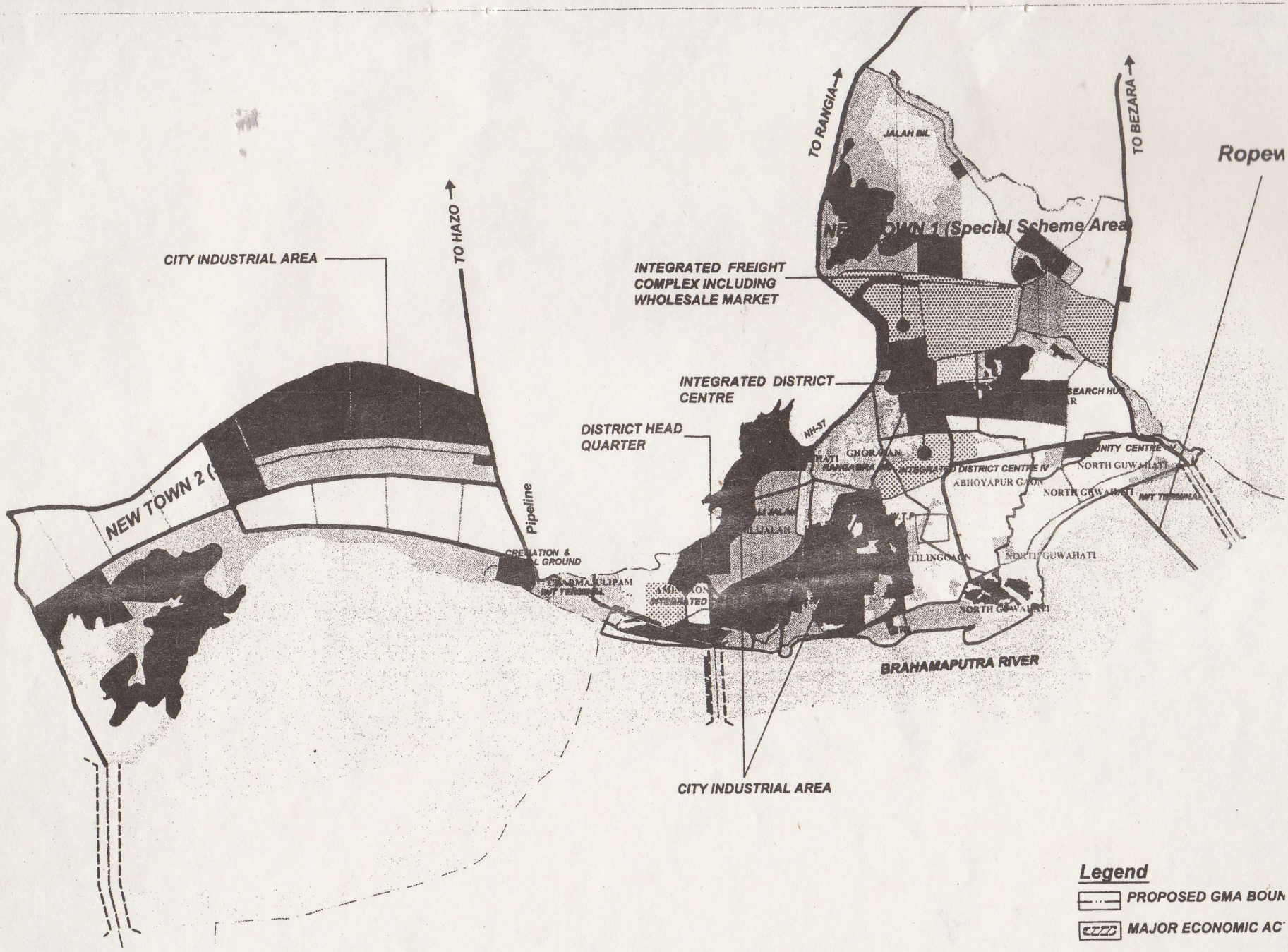
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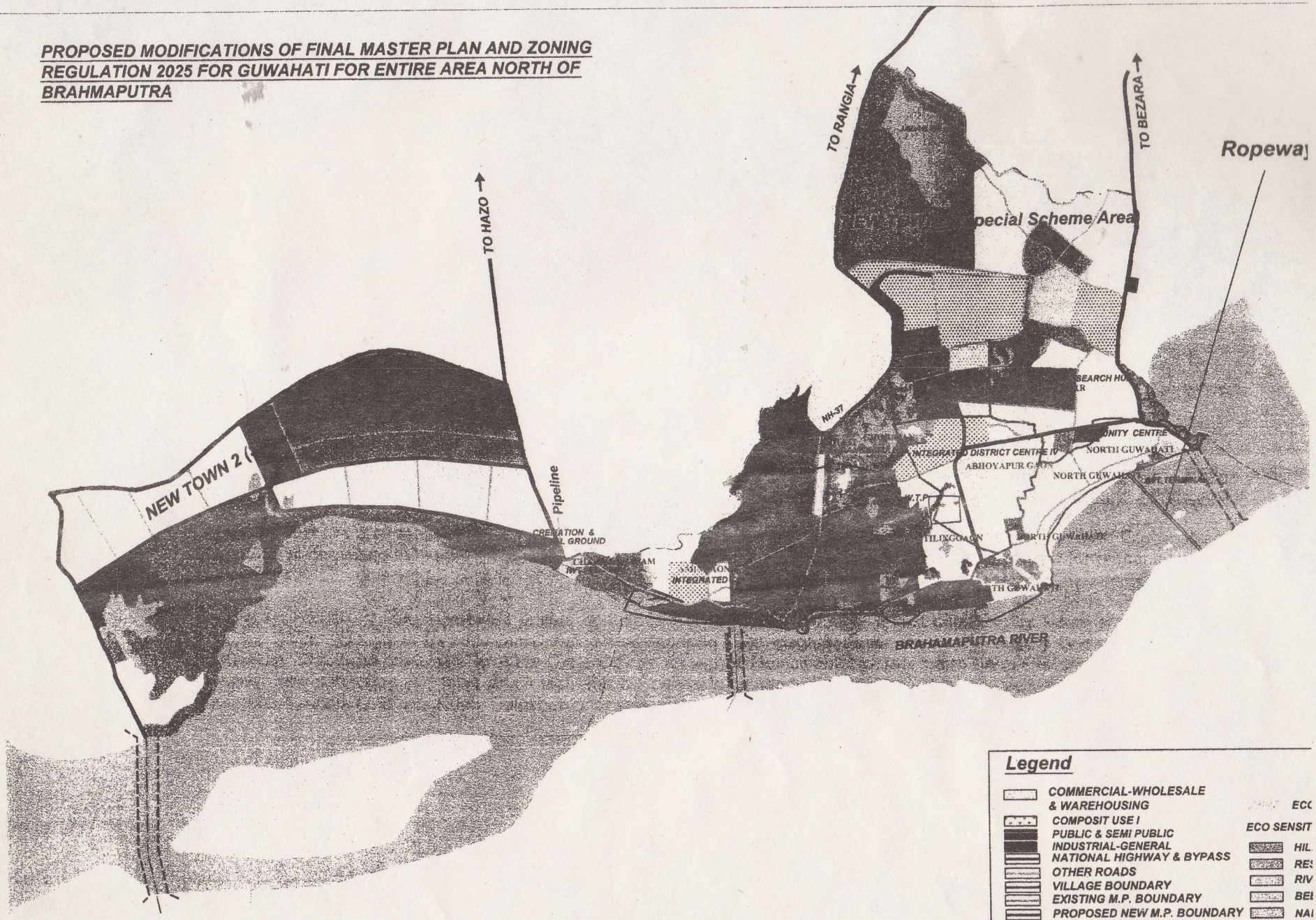
- PROPOSED GMA BOU
- EXISTING ROADS
- PROPOSED ROADS

nsive Master Plan for Guwahati Metropolitan Area npolitan Development Authority	Sheet Title Map No. 2 - Proposed Road Network	Scale 1 Km 0 1 2 Km



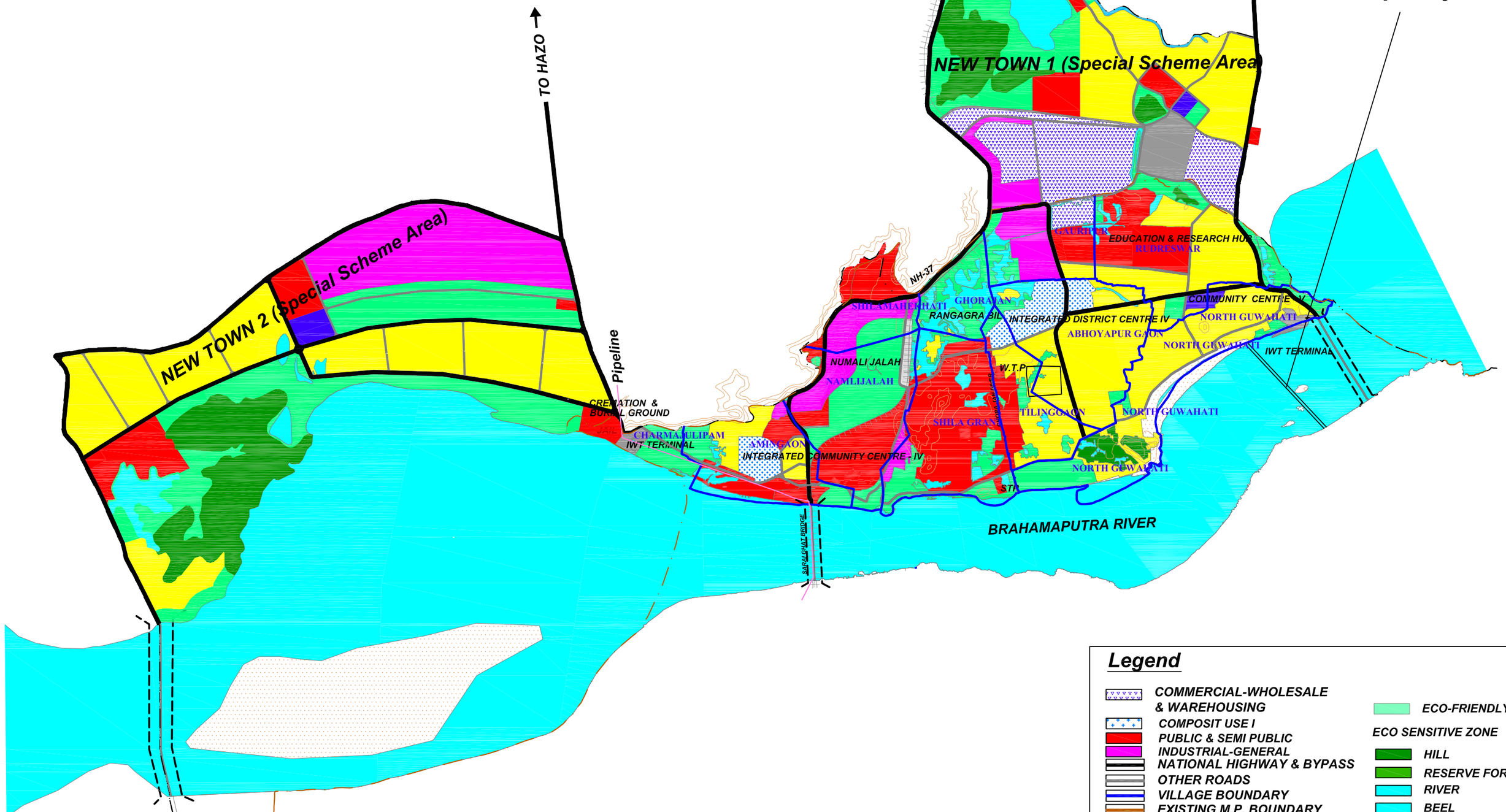
ensive Master Plan for Guwahati Metropolitan Area tropolitan Development Authority	Sheet Title Map No.- 3 Proposed Major Economic Activities	Scale 1 Km 0 1 2 Km

PROPOSED MODIFICATIONS OF FINAL MASTER PLAN AND ZONING REGULATION 2025 FOR GUWAHATI FOR ENTIRE AREA NORTH OF BRAHMAPUTRA



ive Master Plan for Guwahati Metropolitan Area olitan Development Authority	Sheet Title Map No.- 5 Proposed Modified Land Use Map	Scale 1 Km 0 1 2 Km	North

PROPOSED MODIFICATIONS OF FINAL MASTER PLAN AND ZONING REGULATION 2025 FOR GUWAHATI FOR ENTIRE AREA NORTH OF BRAHMAPUTRA



Legend

- COMMERCIAL-WHOLESALE & WAREHOUSING
- COMPOSIT USE I
- PUBLIC & SEMI PUBLIC
- INDUSTRIAL-GENERAL
- NATIONAL HIGHWAY & BYPASS
- OTHER ROADS
- VILLAGE BOUNDARY
- EXISTING M.P. BOUNDARY
- PROPOSED NEW M.P. BOUNDARY
- TRANSPORTATION - GENERAL
- ECO-FRIENDLY

ECO SENSITIVE ZONE

- HILL
- RESERVE FOREST
- RIVER
- BEEL
- NALLAH

Project	Sheet Title	Scale	North
Comprehensive Master Plan for Guwahati Metropolitan Area Guwahati Metropolitan Development Authority	Map No.- 5 Proposed Modified Land Use Map	1 Km 0 1 2 Km	