

13. 7.2.9. E. Transient visitors camp shall face on a driveway of at least 30 Ft. or 9 metre wide and shall have unobstructed, well drained, plainly marked, and adequately lighted access to a public street. Adequate sanitary and water supply facilities shall be provided for males and females.

13. 8. EXCEPTIONS AND MODIFICATIONS:

13. 8. 1. Exceptions to height, yard and set back limits;

13. 8.1.1. The height limitations of these regulations shall not apply to churches, schools, hospitals and other public and semi-public buildings, provided that the minimum depth of front and rear yards and the minimum widths of the side yard required in the zone are increased by 1 Ft. or 304.8 mm per foot or metre by which the height of such public or semi-public structure exceeds the height limits in feet or metre prescribed for other structure in the zone.

13. 8.1.2. Chimneys, elevators, poles, spires, overhead water tanks and other such projections not used for human occupation, on appeal to the Authority.

13. 8.1.3. Steps, gallery or balcony, weather frame, sum breaker, cornice, caves, window sills, or other ornamental projections may project into any yard provided this will not reduce the required open spaces in the front, sides and rear as prescribed in these regulations, on appeal to the Authority.

13. 8.1.4. In any zone, on plots less than 60 Ft. or 18 metre deep, the rear yard may be reduced by one percent for each foot or 304.8 mm if the plot depth is less than 60 Ft. or 18 metre.

13. 8.1.5. Notwithstanding anything contained in these regulations, the front set back in any zone can be prescribed by the authority in pursuance of any street scheme.

13. 8.1.6. Height of compound walls in all zones specified in these regulations shall not exceed 5.6 Ft. or 1.65 metre from the ground level.

13. 8.2. GROUP PROJECTS

13. 8.2.1. In case of Group Housing Projects containing of a group of twenty or more buildings, notwithstanding anything contained in the regulations, the Authority may prescribe special requirements in harmony with the character of zone.

13. 9. SUB-COMMITTEE ON ZONING APPEALS:

13. 9.1. Sub-committee shall be constituted from out of the members of the Authority by the Chairman and if no Authority is constituted, in such cases by the Director of Town and Country Planning, which shall be called the "Sub-committee on Zoning Appeals".

The estimated numbers of fast moving vehicles as calculated is shown below:—

ESTIMATED FAST MOVING VEHICLES

Category	Existing 1979	percent decennial increase	Projected 1991	Estimated 2001
1. Motor cycle/Scooter	7406	250%	90,723	90,000
2. Light vehicle/cars	7856	100%	31,428	30,000
3. Total of all vehicles	36071	125%	1,82,607	1,80,000
		Total—		3,00,000

13.9.2. The Sub-committee shall consists of at least Five members. The Chairman of the Authority and the Director of Town and Country Planning or his nominee, the Town Planning Officer of the Authority and two other members of whom one representing the Local Authority and the other member representing Commerce and Industry (private sector) shall be the members subject to the approval of the Authority. When the Authority is superseded the Administrator, or when no Authority is constituted the D.C/S.D.O. or his nominee, the Director Town and Country Planning or his nominee, the Town Planning Officer of the Authority and two other members one of

whom representing the local Authority and the other representing Commerce and Industry (Private Sector) to be nominated by State Government shall be the members.

13.9.3. The Chairman, Administrator, D.C./S.D.O. or his nominee or in his absence Director of Town Planning or his nominee shall preside over such meetings and the quorum shall consists of at least three members.

13.9.4. The Chairman, or the Administrator or when no Authority is constituted the Director of Town and Country Planning or his nominee shall convene such meeting of the Sub-committee of Zoning which will meet once in a month to consider any case of Zoning appeal.

13.9.5. This Sub-committee shall have the power to grant variance, with respect to front, rear and side yard or building height and area requirements. If at the time of adoption of these regulations a plot of land is smaller than the minimum size specified for the land in which it is located and compliance with front, rear side yard and height and area regulations is not feasible because of topography or other special considerations the case may be brought before the Sub-committee on Zoning Appeals. This Sub-committee can grant variance and permission given with such modifications as are necessary but should conform as closely as possible to the requirements specified for the zone in which the plot is located. In all cases, the particular reasons for the variance should be recorded by the Sub-committee.

13.9.6. The Sub-committee on Zoning Appeals shall not have the power, however to grant use variance, where a change of use other than that specified in the zone in which the plot located is permitted than that specified in the zone in which the plot is located is permitted.

13.9.7. PENALTIES :

Every person, Firm, Body or Corporation who commits or knowingly permits a breach of any specified provisions of the Master Plan and Schemes prepared thereunder and foregoing Zoning Regulations or who neglects or fails to comply with any such provisions, shall be punishable as provided in the Assam Town and Country Planning Act, 1959 (as amended).

T A B L E—II

Regulations for different Zones

Requirement	Residential Zone		Whole Sale Commercial Zone		Commercial Zone	
	Area in Sq. ft.	Minimum width Ft. Metre	Area in Sq. ft.	Minimum width Ft. Metre	Area in Sq. ft.	Minimum width Ft. Metre
Low Density	5760 <u>535.83</u>	50 <u>15.5</u>				
Medium Density	4320 <u>401.76</u>	45 <u>14.0</u>	7200 <u>668.88</u>	50 <u>15.5</u>	1800 <u>167.4</u>	25 <u>7.5</u>
High Density	2880 <u>262.84</u>	40 <u>12.04</u>				

T A B L E—II (contd.)
Regulations for different Zone

Requirement	Residential Zone		Wholesale Zone		Commercial Zone	
	Minimum set back Ft.	Metre	Minimum set back Ft.	Metre	Minimum set back Ft.	Metre
2. Minimum set back of the building or structure from the prescribed street line.						
Low Density	15		20		5	
Medium Density	4.5		6		1.5	
High Density	10					
	3.0					
	10					
	3.0					

For corner plots plinth set back on both roads.

Cantilever projection of the ground floor may be allowed upto 15' or 4.5 Mt. from the prescribed street line.

Cantilever projection of the ground floor may be allowed upto edge of the prescribed street line.

No post walls or any other projections of the building or structure shall be allowed within the set back line. Ground floor of a building or structure which is permitted for shops any projections or Canopy from it may however, be allowed upto 5' from the prescribed street line. But the 1st floor and the upper floors the set back must be 10' or 3 Mt. for High & Medium Density Zone and 15' or 4.5 mtr. for Low Density.

TABLE—II (contd.)

REGULATIONS FOR DIFFERENT ZONES

Requirement	Residential Zone		Wholesale Zone		Commercial Zone	
	Rear Ft.	Side Ft.	Rear Ft.	Side Ft.	Rear Ft.	Side Ft.
3. Minimum Yard width	Metre	Metre	Metre	Metre	Metre	Metre
Low Density	15	7				
	4.5	2.10				
Medium Density	10	6	10		10	
	3.0	2.8	3.0		3.0	
High Density	10	5				
	3.0	1.5				

If any part of the Ground floor or any other upper floor is used for residential purpose or for human habitation the side set back shall be as per the high density residential Zone for these and subsequent floors.

Minimum side set back is 5' or 1.5 Mt. on one side then set back on other side will be minimum 12' or 3.6 metre.

In low & medium density minimum set back on one side may be 5' or 1.5 M. provided the setback on other side is increased proportionally.

TABLE—II (contd.)
REGULATIONS FOR DIFFERENT ZONES

Requirement	Residential Zone		Wholesale Zone		Commercial Zone	
	F. A. R.	Maximum coverage	F. A. R.	Maximum coverage	F. A. R.	Maximum coverage
4. (a) F. A. R. and maximum coverage						
Low Density	125	55%				
Medium Density	175	60%	225	55%	300	80%
High Density	225	60%				

A. Mezzanine to the extent of 33% plinth area shall not be counted for F. A. R. Calculations.
 B. Basement not counted for F. A. R. Calculation.

4. (b) Maximum height of Building:

Building shall not exceed 3' story or a height of 35' without the following additional provisions for open spaces all around the building.

(i) The side and rear set backs should be increased by 1' for every 5' of additional height of the building in addition to the set backs already prescribed in these rules, subject to a maximum of 5' side set back and 10' rear set back.

(ii) Building shall not exceed 1.5 times the width of road plus front open space.
Special requirement of high buildings

(i) When a building is erected or raised to a height greater than 52', at least one lift should be made available.
(ii) When a building is erected or raised to height greater than 70', the following requirements shall be complied with.

(a) The requirement for fire prevention and fire fighting shall be carried out.
(b) Water storage tanks and pumps of approved size shall be provided and maintained in working order.

TABLE—II
REGULATIONS FOR DIFFERENT ZONES

Requirements	Public—Semi-public Zones			
1. Minimum size of plot	—	2880 sq. ft. or 263 sq. metre.		
2. Maximum Coverage	—	45 p. c.		
3. Minimum Setback				
(i) Front	—	23 Ft. or 6 metre		
(ii) Side and rear	—	10. Ft, or 3 metre		
(iii) In corner plot Setback from both the roads.	—	20 Ft or 6 metre		
		No post, walls or any other projection of the building or structures shall be allowed within setback line		
4. Additional area for Covered parking—		Maximum 10 p. c.		
Requirements	Light Industry Zone Area in sq ft. sq. metre	Zone width in ft. metre	Medium Industry Zone Area in sq. ft., sq. metre	Zone width in ft. metre
1. Minimum size of plot	8,000 (744.00)	50 (15.5)	2,0000 (18,000)	90 (27.5)
2. Minimum set-back of the building or structure from the prescribed street line.	All structures	20 6.00	All structures	30 (9.00)
3. Minimum yard widths.	Rear	20 (6.0)	Rear	20 (6.0)
	Side	10 (3.0)	Side	20 (6.0)
		If any structure or building is permitted for human habitation under the provision of these rules the yard conditions shall be same as prescribed for medium density residential zone.		If any structure or building is permitted for human habitation under the provision of these rules the yard conditions shall be same as prescribed for medium density residential zone.
4. Maximum Height		45 (13.5)		45 (13.5)
5. Maximum coverage		50 p. c.		50 p. c.

ANNEXURE—1

AN INDICATIVE LIST OF INDUSTRIES WHICH COULD
BE PERMITTED IN RESIDENTIAL AREA [AS
STATED IN ARTICLE 7.2.1. B (e)]

1. Cosmetic Products.
2. Agarabatti.
3. Writing Ink.
4. Sealing Wax.
5. Watch repairing, pen & spectacles repairing.
6. Acrylic Sheet Button.
7. Plastic Covers (Diary and Files etc.).
8. Knitted plastic Bags.
9. Shoe repairing & manufacturing.
10. Rubber stamps.
11. Rubber Moulded Goods.
12. Food Products-Bakeries etc.
13. Creamary and Diary Products.
14. Ata Chakki and Masala Grinding.
15. Repacking of Medicines etc.
16. Paper Products.
17. Card Board Boxes, Paper bag making etc.
18. Book Binding.
19. Printing press with aggregate motive power not exceeding 10 K.W. and not employing more than 10 persons.

20. Ready-made Garments.
21. Batic 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. Tailors Labels.
30. Mirror and Frame Making.
31. Decorative Class Articles.
32. Chalk Stricks.
33. Tailor's shop.
34. Cycle repairing shop.
35. Basket making.
36. Wire Brushes.
37. Umbrella Assembly.
38. Wooden Toys.
39. Paper pins, Gem clips.
40. Hair pins.
41. Wire staples.
42. Wire stands for kitchen.

43. Wire for Curtains.
44. Wire loops.
45. Decorative Key Bings.
46. Link clips.
47. File clips.
48. Shoe & Tent eyelets.
49. Brass Jewellery.
50. File Cover Accessories.
51. Garment Hooks and eyes.
52. Link chain.
53. Heating Element (for domestic electrical appliances).
54. Decoration lighting series.
55. Transister Radio Covers.
56. Decorative Leather Goods.
57. Industrial leather hand gloves.
58. Manufacture of Bidi.
59. Processing of suparis.
60. Loundry, dry cleaning and dyeing.
61. Cotton cloth weaving in Hand Looms.
62. Ivory carving.
63. Metal polishing.
64. Gold and Silver thread, Zari work, Jewellery, Gold ornaments.

65. Manufacture, repairing and tuning of musical instruments.
66. Making of lac Bangles.
67. Repairing of Electronic Instruments.
68. Assembly of furniture units.

LIST OF MAPS :

- (1) Administrative Boundaries.
- (2) Proposed Land Use.
- (3) Proposed Circulation pattern.
- (4) First Phase Improvement Programme.
- (5) Proposed Zoning Plan.

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