

GENERAL GUIDELINES FOR THE DEVELOPMENT OF TOURIST INFRASTRUCTURE

The infrastructure facilities created does not follow any procedure for its development. Hence most of the existing structures do not follow any strong identity or links amongst themselves. **Assam falls under the high seismic zone and it is pertinent to take structural and architectural precautions in order to make the structures earthquake resistant.**

The guidelines / procedures for development of the various facilities provided by the department are categorized as under:

1. Definition.
2. Role of various tourist facilities.
3. Feasibility study guidelines.
4. Site selection criteria.
5. Brief for design.
6. Guidelines for architectural design.
7. Guidelines for construction methods.
8. Guidelines for Interior design and execution.
9. Guidelines for Landscaping and signage.
10. Guidelines for Environmental design

A. WAYSIDE AMENITIES:

1. **Definition:** Amenities with minimal facility located en-route to any major tours or tourist destination, providing basic toilet facilities, eating, information counter/ kiosk providing important destinations, Phone booth.

2. **Role:** Most of the destination of Assam is done through road due to its improved connectivity. Wayside amenities have become an important facility today, especially when road transport has become much faster. They have replaced motels which are preferred in undeveloped terrains, where various services are not generally available.

3. **Feasibility study Guidelines:** Before developing infrastructural facilities in any destination, a detailed project feasibility report should be under taken with the following factors:

- An indepth study of the inflow of tourist traffic for the past 3 years in order to justify the development of infrastructure to be provided.
- Study of accommodation facilities available in the vicinity and their quality of service.
- A study of the frequent travelers to determine their income group so that the infrastructural facilities are not over - priced.
- A study to determine the communication systems available
- A study to determine the number of bed capacity required in order to avoid overcrowding.
- A preparation of the design of the infrastructure.
- An estimate of construction budget and running costs for first 5 years.
- An estimate of staff requirements and their remuneration.
- Revenue generation and breaking even points
- Strategy for privatization.

- Incentives for private investment if development is not feasible.
4. **Site selection criteria:** For selection of sites for wayside amenities of tourist destinations.
- The site should be located in a state highway connecting two or more destinations.
 - It should preferably be on the major road and easily accessible.
 - There should no other resting facility available at nearby distance.
 - Basic facilities such as water and electricity should be available.
 - The site should be aesthetically pleasing.
 - The site could be at an undeveloped village.
5. **Design:** The wayside amenities should be designed with the following brief:
- Toilet facilities for both men and women catering for a 40 persons busload. The toilets should have urinals, western bathrooms, washbasin with mirrors and dry areas for changing.
 - Provision for Solar water heating systems for toilets as well as kitchens.
 - Drinking water fountains fitted with purifiers. The water fountains should be designed in such a manner so that the use of cups and glasses could be avoided.
 - There should be adequate numbers of dustbins/ garbage cans near the toilets and the drinking water fountains.
 - A fast food counter serving snacks and beverages & dining.
 - A counter for selling dry / packaged foods products, packaged water bottles, cold drinks etc.
 - Two twin bedded non A.C rooms with attached toilets having minimal furniture and clean linen.
 - One 6 bedded non A.C dormitory without an attached toilet with minimal furniture.
 - Pay phone booth having PCO, STD & ISD facility.
 - First aid facilities.
 - Small residential quarters for Manager and accommodation for the staff.
6. **Guidelines for architectural design:**
- The architectural character should be in harmony with the local architectural style.
 - Layout design should provide for enough parking space, separate wheel chair access, service entry etc.
 - The planning should be climate specific and designed accordingly for best human comfort without mechanical means.
 - The structure should be maximum G+1 storey high.

- The use of terraced roof should be done away with and if necessary utmost care should be taken for its waterproofing.
- Location of overhead tanks should be considered while planning the design layout and should be incorporated accordingly.
- Various ancillary designs such as solar water heater, their functional requirements should be planned in its inception.
- There should be sufficient doors and windows for cross ventilation. The doors and windows should be planned in such a manner so as to get protection from the rain.
- Layout and design of toilets should be of international standard and special attention should be paid about its durability and low maintenance.
- Waterproofing and drainage should be planned in a proper manner depending upon the existing land gradient.
- The septic tank and the soak pit should be located away from the bore well.
- The use of local material should be planned and designed at the onset.
- The painting should be in harmony with the character of the building and the site.

7. General Guidelines for construction technology / methods

- If the site conditions demand a stilted structure an RCC framed structure should be planned accordingly.
- All foundation pits and plinths to be given neem anti-termite treatment.
- The external walls should be one brick thick masonry upto 1.0m height above plinth or alternatively totally in brick. In case of parapet walls, the above space should be in bamboo mat partitions.
- Internal toilet walls should be in half brick thick masonry .
- All masonry work to have 18mm thick external sand faced plaster and 12mm thick neroo plaster.
- The unit should be painted in waterproof cement paint.

8. Guidelines for Interior design

- Plan the interiors of the structure during architectural stage.
- The furniture for rooms and dormitories to be of preferably built in types.
- Furniture for reception area and dining could be moveable type. The furniture could be in bamboo or cane reflecting local craftsmanship of the state.
- The materials used should be durable and low maintenance cost.
- Conceptually the interiors could be based on local materials, textiles and handicrafts showcasing the rich culture of Assam.

9. Guidelines for Landscaping and signage

- The tourist facility development should be undertaken as an integrated work of built and non – built area.
- Screening plantation to be provided along road and parking areas.

- Preference to be given to indigenous plantation
- Landscaping should be as per existing land gradient. Major land works and shifting of soil should be avoided
- Plantation should be carried out to make optimum use of sunlight etc.

10. **Guidelines for Environmental design**

- Orientation of the layout should optimize use of sunlight and wind direction.
- Solar passive features should be planned to allow maximum sunlight while minimizing adverse thermal effects.
- Windows / ventilators and shading devices should be planned in order to minimize mechanic ventilation.
- Rain water harvesting method could be adopted.
- The waste water from kitchen and toilets should be utilized for the purpose of gardening.
- Eco friendly building materials should be preferred.

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Principal Secretary to the Govt. of Assam

Tourism Department

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Dated Dispur the 26th May, 2014

Copy to:

1. The Principal Secretary to Hon'ble Chief Minister, Assam, Dispur
2. P.S. to Hon'ble Minister, Tourism, Assam
3. P.S. to Principal Secretary, Tourism, Dispur, Guwahati-06
4. The Secretary, Tourism, Assam, Dispur, Guwahati-06
- ✓ 5. The Director, Directorate of Tourism, Assam. He is requested to issue the same to all concerned.
6. The Managing Director, ATDC Ltd., Paltan Bazar, Guwahati-08
7. The Director, Directorate of Printing & Stationery, Bamunimaidam, Guwahati-21 with a request to publish in the next issue of Assam Gazette.

By order etc.

Deputy Secretary to the Govt. of Assam

Tourism Department