

**CONCEPT NOTE**  
**ON**  
**LONG TERM MASTER PLAN**  
**FOR DEVELOPMENT ACTIVITIES**

**IN**

**FAZL ALI COLLEGE**

**Approved by**  
**College Development Committee**  
**on**

**24<sup>th</sup> Oct 2017**

## **CONCEPT NOTE**

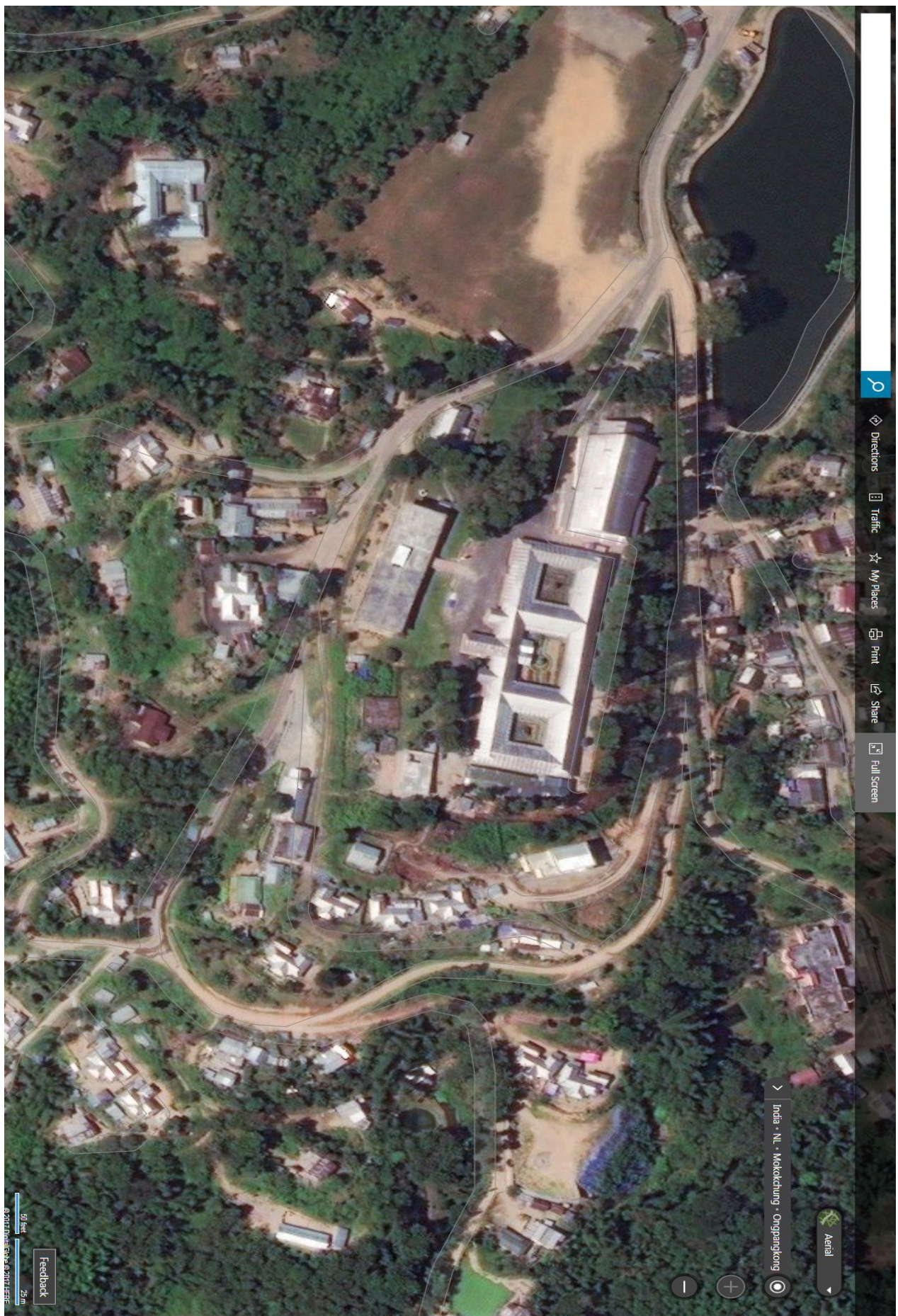
Fazl Ali College was established in 1959 as an evening college in the premises of the then Mokokchung Government High School, presently the Mayangnokcha Government Higher Secondary School. It then shifted to the vacated Civil Hospital Building in 1962 (presently the Old Town Hall) and finally shifted to the present campus in 1971.

The present campus has an area of 84 acres and except for the hostels, most of the constructions including a number of residential quarters, are centred around the academic complex. This may have been acceptable 40 years ago but as the academic blocks have expanded with the construction of the Science Block and the Commerce Blocks, these buildings have now come too close to some residential quarters and there is lack of privacy for these affected quarters. For example, the Commerce Block is separated from the Principal's quarter by just the approach road to the quarter. This is not a desirable arrangement as residential quarters need privacy and space.

Thus, there is a need to relocate some of the residential quarters. Moreover, some of the constructions have come up haphazardly as a general master plan for the overall development of the college has not been drawn up. Hence this concept note has been prepared so that in the long term, the elements that make up the college will be in harmony with each other.

### **Note:**

The various areas/location for possible constructions/developments are labelled as C1, C2 etc with the corresponding title and justifications in the appropriate paragraphs.



*SATTELITE IMAGERY OF COLLEGE CAMPUS*





SITES FOR CONSTRUCTION/DEVELOPMENT ACTIVITIES



## **PLAN DETAILS**

**C1**            **To demolish existing faculty quarter and build new academic complex.**

### **RATIONALE**

1. Old house, has exceeded its planned life and in need of extensive and expensive renovation
2. Too close to the Commerce Block and no privacy for occupants
3. Commerce Block needs space for students to relax as well as parking space for cars

### **PLAN**

1. To demolish and build a C-shaped block enclosing a yard facing the Commerce Block
2. Yard to be used as parking area and for students
3. One arm of the C Block near the road can be used as a flower garden; thus the building can be L shaped.



## **C2 To demolish old staff quarter and build open-air amphitheatre**

### **RATIONALE**

1. Old house, has exceeded its planned life and in need of extensive and expensive renovation
2. Too close to the Science Block and no privacy for occupants
3. Students need space to sit and relax in between classes

### **PLAN**

1. To demolish the existing building to make way for an open yard for students.
2. This yard will also serve as an open-air amphitheatre
3. The sloping area above the yard will be developed as a garden with seating facility looking into the yard/amphitheatre
4. The yard can also be used for outdoor games such as badminton, tennis etc



### **C3 To demolish Principal's quarter and develop a park for students to relax**

#### **RATIONALE**

1. Old building, has exceeded its planned life and in need of extensive and expensive renovation
2. Too close to the Commerce Block and no privacy for occupants

#### **PLAN**

1. The college does not have sufficient space for students to relax in between classes. This area can be developed as a park/garden, offering a beautiful view of the Dikhu Valley



### **C4 To widen the existing one-lane road into a two-lane road**

#### **RATIONALE**

1. It is envisaged that the area around the one-lane road will become the main academic area
2. Thus more traffic will flow along this road and there is a need to expand this road first before constructions come up that may impede widening of the road later on
3. The existing narrow road therefore will be widened into a two-lane road with provision for water drainage and footpath



**C5 To construct a shed for RUSA mushroom cultivation and growing room**

**RATIONALE**

1. The proposed site is an open site
2. So construction can come up here
3. However, provision must be kept for leaving enough space for the adjacent academic block that is planned



**C6 To demolish the existing abandoned block and come up with a new academic block/library complex**

**RATIONALE**

1. Old building, constructed without proper monitoring and engineering norms; hence quite unsafe
2. Badly constructed building, so roof leaks. Thus renovation is not feasible

**PLAN**

1. To demolish the building and come up with a new academic block
2. This site has been proposed for a library block. However, it would be more desirable to have an academic block here and plan the library in the C8 block





**C7 To construct a service road in front of the Science Block**

**RATIONALE**

1. There is no vehicular access to the construction sites C5 and C6
2. C5 (RUSA mushroom shed) will require transport of materials quite often
3. C6 Academic Block will also require vehicular access
4. Hence the plan



**C8 To construct an Academic Block/Library Complex**

**RATIONALE**

1. At present, undeveloped site
2. Coming up with an academic block here is ideal as it affords an excellent view of the Dikhu Valley from the rear of the site.
3. If a library complex comes up here, then the student park C3 would be ideal



**C9 To demolish existing faculty quarter and come up with an academic block**

**RATIONALE**

1. Old house, has exceeded its planned life and in need of extensive and expensive renovation
2. An academic block here provides an excellent view of the Dikhu valley



### **C10 To demolish present main academic block to create more space**

#### **RATIONALE**

1. This is an old building and there is no option of adding additional floors
2. Over the years, space for parking and for students to relax has become scarce.
3. This is sited on the top of the hillock leaving little flat area around

#### **PLAN**

1. To demolish this building, thereby creating more space
2. The space thus created may be used for parking, sports, garden/lawns etc



### **C11 To construct buildings around the slopes facing the village**

#### **RATIONALE**

1. The wooded area on the slopes facing the village acts as a buffer zone
2. Toilets are also constructed in this area
3. If the need arises, this area can be used for construction purpose with yard thus cleared by C10 above



### **C12 To construct more roads within the college campus and faculty quarters**

#### **RATIONALE**

1. The college has sufficient campus area for more constructions. However, the lack of roads means that all developments works are centred around the area where the roads are, ie near the academic complex.
2. Thus the college needs to relocate/construct new faculty quarters. At present, many faculty members stay in town in rented accomodation due to lack of sufficient quarters.
3. Also, the college needs more roads covering all areas of the campus for easily mobility of inhabitants.
4. Hence, more constructions can come up if roads to those areas could be constructed.