

FIG. 3.1

**DRAFT COMPREHENSIVE DEVELOPEMENT PLAN 2030
SAMBALPUR, BURLA, HIRAKUD AND 67 VILLAGES
SAMBALPUR DEVELOPEMENT AUTHORITY (SDA)**

REFERENCE (EXISTING)

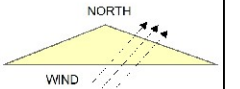
- ◆ CINEMA HALL / THEATER HALL
- RAIL STATION / P.HALT / R. YARD / STORAGE
- BUS STOP / DWPO. / TERMINUS
- ROUNDABOUT / PARKING AREAS / TRAFFIC ISLAND
- 🏞️ PARK / GARDEN / ZOO
- 🏟️ PLAYGROUND / STADIUM
- 🏛️ MONUMENT / ARCHEOLOGICAL SITES
- 🏢 GOVT. / SEMI GOVT. / OTHER OFFICES / INSTITUTIONS
- 🏥 MEDICAL / HEALTH CENTERS
- 🎓 EDUCATIONAL CENTERS
- 📖 LIBRARY
- 🏠 SOCIAL / CULTURAL CENTERS / CLUBS / PUJA MANDAP ETC.
- 🗑️ WASTE DUMP / DUMPING GROUND
- 💧 WATER TANK / OH TANK / PUMP HOUSE / WTP / PIPELINE
- ⚡ ELECTRIC STATION / GRID STATION / DISTRIBUTION UNIT
- 🚰 SEWERAGE DRAIN / STP / PUBLIC TOILET
- 🚒 FIRE STATION
- 📬 POST OFFICE / TELEGRAPH OFFICES / TE / BANK / TRANS. TOWER
- 📺 BROADCASTING CENTER / TV CENTER / STUDIO
- 👮 POLICE STATION / HELP CENTER / OUTPOST / JAIL
- 🕯️ CREMATION GROUND / BURIAL GROUND
- 🕌 TEMPLE
- 🕌 MOSQUE
- 🏰 CHURCH
- 🏠 ASHRAM / MARATHA
- 🏠 GURUDWARA

AREA BOUNDARY

- 📏 COMPREHENSIVE DEVELOPEMENT (SDA) BOUNDARY
- 📏 MUNICIPAL BOUNDARY / NAC BOUNDARY

**COMMUNITY / RECREATIONAL FACILITIES
SAMBALPUR, BURLA, HIRAKUD, SDA AREA**

SCALE 1 : 32000
Kilometers
0 0.6 0.9 1.2



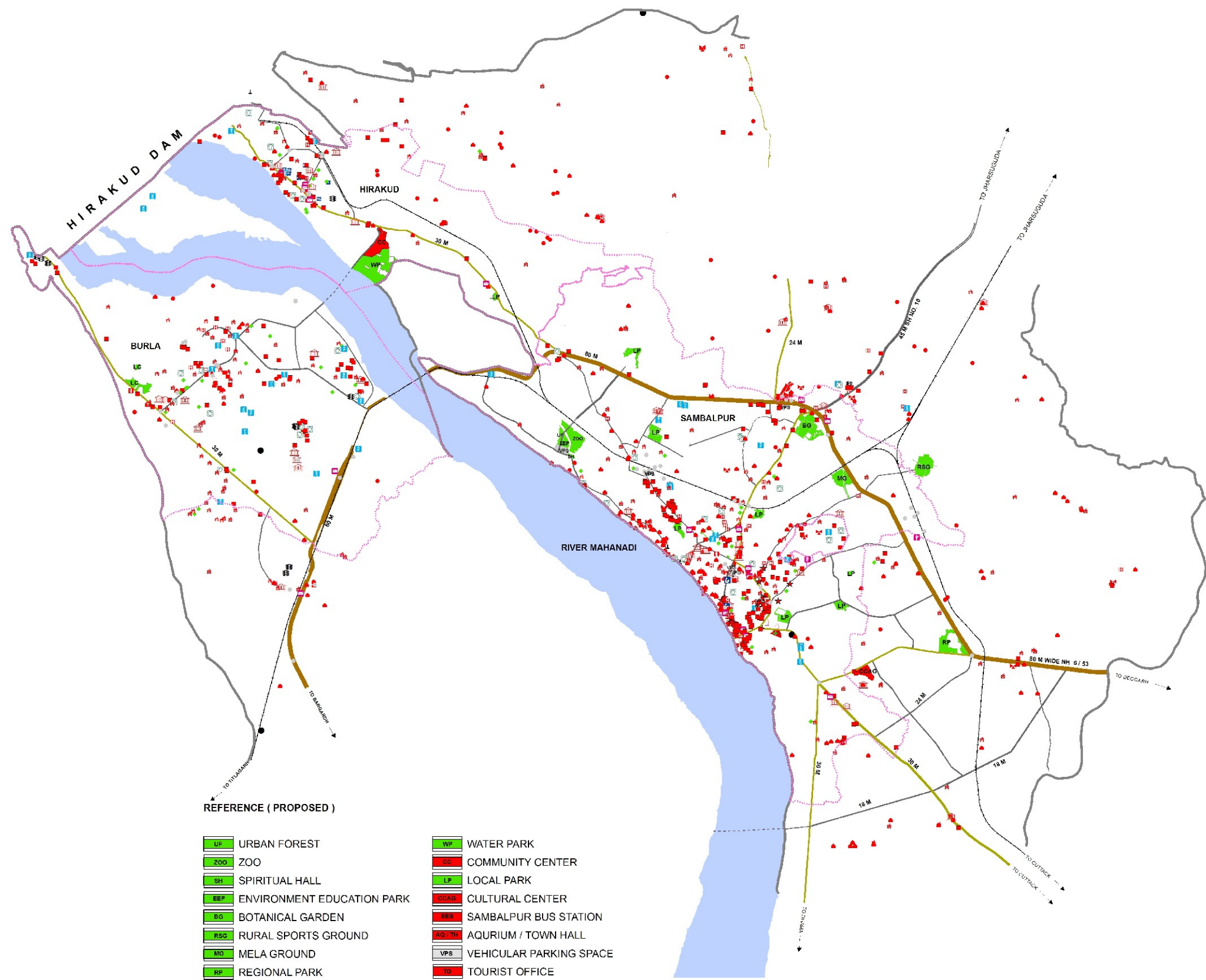
**SAMBALPUR DEVELOPEMENT AUTHORITY
SAMBALPUR ORISSA**

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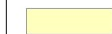
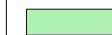
REFERENCE (PROPOSED)

- | | | | |
|-------|------------------------------|--------|---------------------------|
| 🌳 URF | 🌳 URBAN FOREST | 💧 WP | 💧 WATER PARK |
| 🦒 ZOO | 🦒 ZOO | 🏠 CC | 🏠 COMMUNITY CENTER |
| 🏠 SH | 🏠 SPIRITUAL HALL | 🌳 LP | 🌳 LOCAL PARK |
| 🌳 EEP | 🌳 ENVIRONMENT EDUCATION PARK | 🏠 CCA | 🏠 CULTURAL CENTER |
| 🌳 BG | 🌳 BOTANICAL GARDEN | 🏠 SBS | 🏠 SAMBALPUR BUS STATION |
| 🌳 RSG | 🌳 RURAL SPORTS GROUND | 🏠 AQTH | 🏠 AQUARIUM / TOWN HALL |
| 🌳 MG | 🌳 MELA GROUND | 🚗 VPS | 🚗 VEHICULAR PARKING SPACE |
| 🌳 RP | 🌳 REGIONAL PARK | 🏠 TO | 🏠 TOURIST OFFICE |

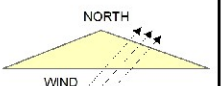
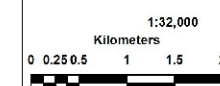
FIG. 4.1

**DRAFT COMPREHENSIVE DEVELOPMENT PLAN 2030
SAMBALPUR, BURLA, HIRAKUD AND 67 VILLAGES
SAMBALPUR DEVELOPMENT AUTHORITY (SDA)**

REFERENCE

-  NW TO SW GENTLE LAND GRADIENT
-  PROPOSED URBAN AREA 2030
-  AGRICULTURE LAND
-  HILL / FOREST / RESERVE FOREST
NOTE : PROPOSED 100 METER WIDE OPEN LAND STRIP ALONG HILL / FOREST / IF POSSIBLE 20 FEET WIDE MURBAN ROAD ALONG LAND STRIP AND TREES 50 FEET TO C
-  RIVER / POND / NALAHAS / WATER BODY
NOTE : SELECTED NALAHAS AND RESHAPED PONDS WITH 3 FEET INSIDE VERTICAL STONE PITCHING, 15 FEET WIDE STONE FRAMED FOOTPATH AND TREES 10 FEET TO C IN BUILT UP AREA
-  ENVIRONMENTALLY SENSITIVE AREA
NOTE : WHERE POSSIBLE PLANT TREES, CONTROL TRAFFIC MOVEMENT AND ACTIVATE POLLUTION CONTROL AGENCIES
-  MINING STONE CRUSHING, BRICK MAKING, RICE MILL AREA
NOTE : PLANT TREES AROUND AREAS
-  GARBAGE DEPOSITE SITES
NOTE : PLANT TREES AROUND AREAS
- CIRCULATION / TRFFIC AND TRANSPORTATION**
-  80 MT. 80 MT. WIDE NATIONAL HIGHWAY
-  45 MT. 45 MT. WIDE STATE HIGH WAY
-  30 MT. 30 MT. WIDE ROAD
-  VEHICULAR PARKING SPACE
- AREA BOUNDRIES**
-  COMPREHENSIVE DEVELOPEMENT (SDA) BOUNDARY
-  MUNICIPAL BOUNDARY / NAC BOUNDARY
-  MAUZA BOUNDARY

**ENVIRONMENTAL PLAN
SAMBALPUR, BURLA, HIRAKUD, SDA AREA**



**SAMBALPUR DEVELOPEMENT AUTHORITY
SAMBALPUR ORISSA**

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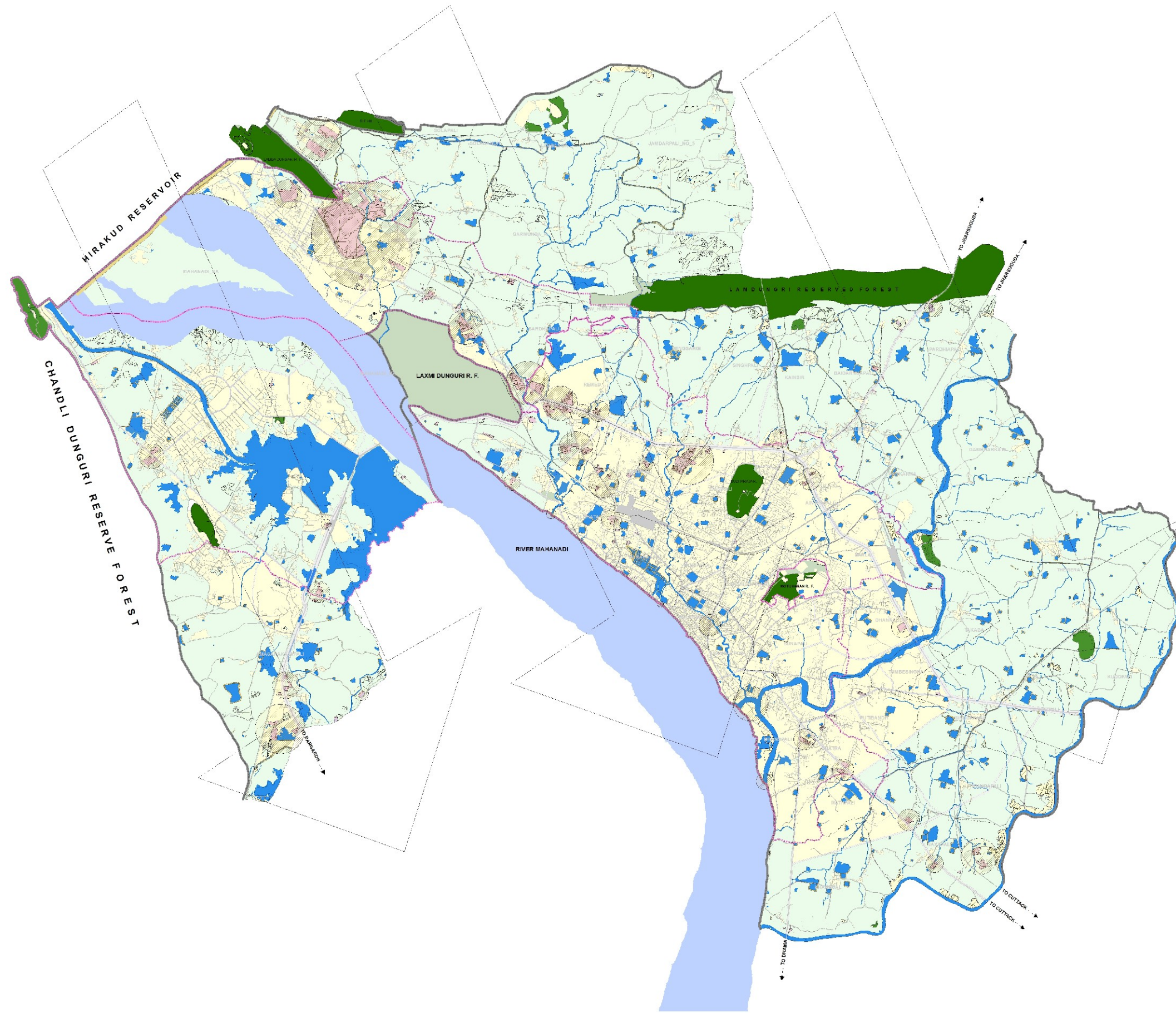


FIG. 5.1

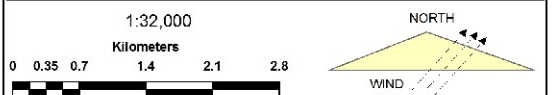
**DRAFT COMPREHENSIVE DEVELOPEMENT PLAN 2030
SAMBALPUR, BURLA, HIRAKUD AND 67 VILLAGES
SAMBALPUR DEVELOPMENT AUTHORITY (SDA)**

REFERENCE

CIRCULATION : TRAFFIC AND TRANSPORTATION

-  NATIONAL HIGHWAY (80 MT. WIDE)
-  STATE HIGH WAY (45 MT. WIDE)
-  PRIMARY ROAD (30 MT. WIDE)
-  PRIMARY ROAD (24 MT. WIDE)
-  SECONDARY ROAD (18 MT. WIDE)
-  TERTIARY ROAD (12 MT. WIDE)
-  CITY BUS STATION
-  SAMBALPUR BUS STATION
-  BRIDGE ON RIVER
-  FLY OVER BRIDGE
-  VEHICULAR PARKING SPACE
-  UNDERGROUND VEHICULAR PARKING SPACE
-  RAILWAY LINE / RAILWAY STATION (RS)
- AREA BOUNDARY**
-  COMPREHENSIVE DEVELOPEMENT PLAN (SDA) BOUNDARY
-  MUNICIPAL / NAC BOUNDARY

**PROPOSED CIRCULATION : TRAFFIC AND TRANSPORTATION PLAN
SAMBALPUR, BURLA AND HIRAKUD , SDA AREA**



**SAMBALPUR DEVELOPEMENT AUTHORITY
SAMBALPUR ORISSA**

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**Existing Landuse Map
Sambalpur Development Area**



Fig. 6.3(e)

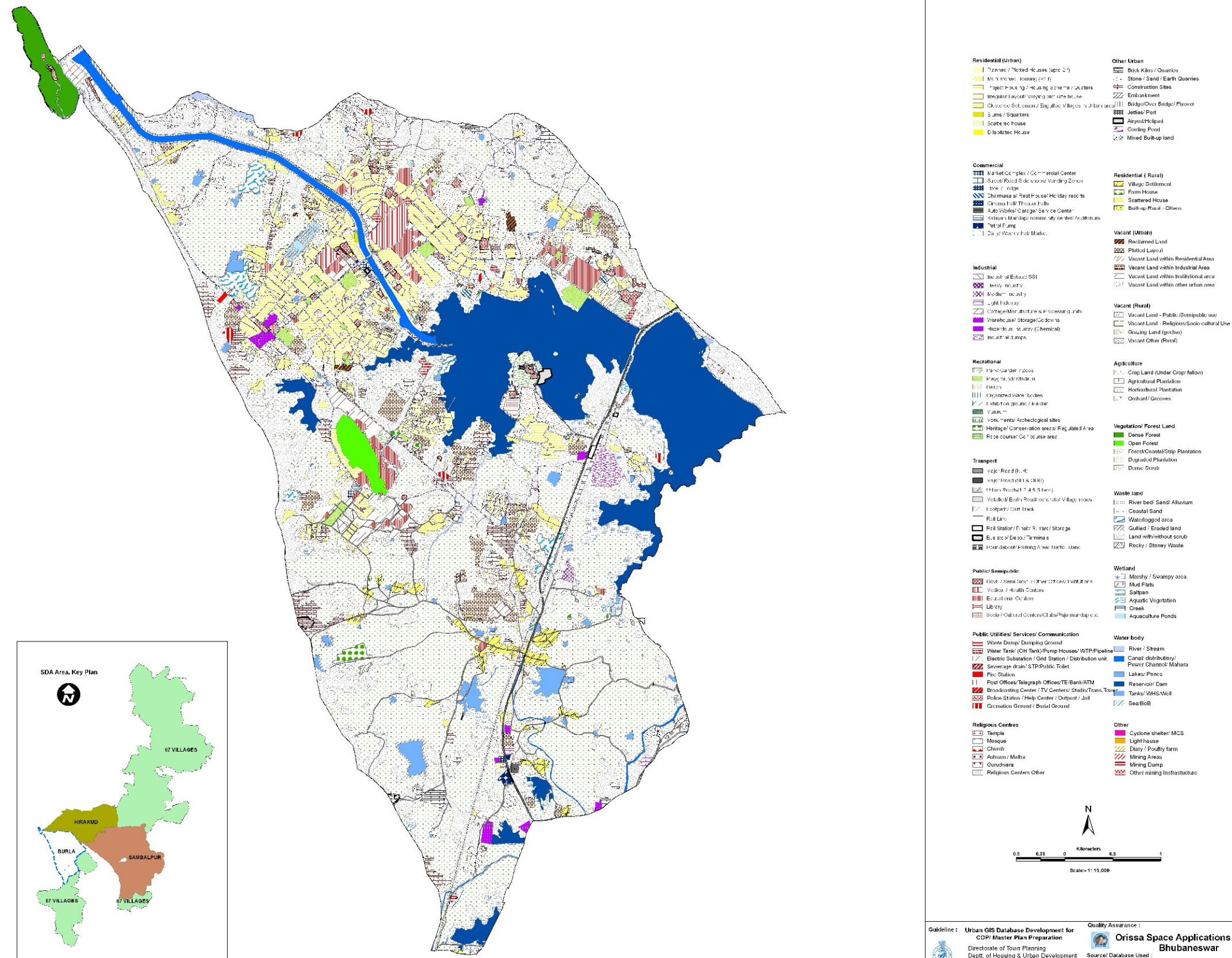


Fig. 6.4(e)

Existing Landuse Map Hirakud Development Area

Residential (Urban)

- Flattened/Flatbed House (upto 2f)
- Multistoreyed housing (3-5f)
- Project housing / housing scheme / colonies
- Irregular Layout/Varying plot size house
- Scattered Settlement/Engulged Villages in Urban area
- Slum/s Squatters
- Scattered house
- Unplanned house

Commercial

- Market Complex / Commercial Center
- Street / Road / Pedestrian Walking Zones
- Hotel / Lodge
- Dramatist Rest House / Holiday resorts
- Cinema / with Theater Parks
- Auto Stand / Change Station / Car Stand
- Kalyan / Landmark / commercial / Center / Auditorium
- Power Pump
- Daily/Weekly Wet Market

Industrial

- Industrial Estate/SSI
- Heavy Industry
- Mechan. Industry
- Light Industry
- Collaborative Land Use / Processing units
- Veterinarian/Storage/warehouses
- Hazardous Industry (Chemical)
- Industrial dumps

Recreational

- Park/Garden / Zoo
- Playground/Sports Ground
- Beach
- Organized Water Bodies
- Amusement / Recreation / Garden
- Museum
- Mechanical/Archaeological sites
- Archaeological Conservation and Regulatory Area
- State protected Cultural Area

Transport

- Major Road (Hwy)
- Major Road (SH & ORR)
- Urban Road (T & A & S lane)
- Metalled/Earth Road & concrete Village roads
- Footpath/Cart track
- Rail Line
- Inter State/Intra State Vehicle Stoppage
- Bus Stop/ Depot / Terminal
- Seaport/ Ferry Area / Raft / Raft Island

Public/Semi-public

- Court / Semi Govt / Other Offices / Institutions
- Medical / Health Centers
- Educational Centers
- Library
- State / Co-Operative / Public / Semi-public / Other

Public Utilities/ Services/ Communication

- Waste Dump/ Dumping Ground
- Water Tank/ (OH Tank/ Pump House/ WTP/ Pipeline)
- Electric Substation / Grid Station / Distribution unit
- Sewerage drain/ STP/ Public Toilet
- Fire Station
- Post Office/ Telegraph Offices/ TE/ Bank/ ATM
- Broadcasting Center / TV Centers/ Studio/ Tin in Tower
- Pulse Station / Help Center / Outpost / Jail
- Crematorium / Burial Ground

Religious Centres

- Temple
- Mosque
- Church
- Ashram / Matha
- Gumbhara
- Religious Centers Other

Other Urban

- Dick Kilns / Quarries
- Stone / Sand / Earth Quarries
- Construction Sites
- Embankment
- Bridge/Over Bridge/ Flyover
- Jetties/ Port
- Airport/Heliport
- Cooling Pond
- Mixed Built-up land

Residential (Rural)

- Village Settlement
- Farm House
- Scattered House
- Built-up Rural - Others

Vacant (Urban)

- Redeveloped Land
- Plotted Layout
- Vacant Land within Residential Area
- Vacant Land within Industrial Area
- Vacant Land within Institutional area
- Vacant Land within other urban area

Vacant (Rural)

- Vacant Land - Public/Semi-public use
- Vacant Land - Religious/Stock-cum-cultural Use
- Grazing Land (goat)
- Vacant Other (Rural)

Agriculture

- Crop Land (Under Crop-fallow)
- Agricultural Plantation
- Horticultural Plantation
- Orchard/ Groves

Vegetation/ Forest Land

- Dense Forest
- Open Forest
- Forest/Coastal Strip Plantation
- Degraded Plantation
- Dense Scrub

Waste Land

- River bed/ Sand / Alluvium
- Coastal Sand
- Waterlogged area
- Gullied / Eroded land
- Land with/without scrub
- Rocky / Stony Waste

Wetland

- Marshy / Swampy area
- Mud Flats
- Saltpan
- Aquatic Vegetation
- Creek
- Aquaculture Ponds

Water body

- River / Stream
- Canal/ distributary/
- Power Channel/ Mahara
- Lakes/ Ponds
- Reservoir/ Dam
- Tanks/ VHS/Well
- Sea/BoB

Other

- Cyclone shelter/ MCS
- Light house
- Dairy / Poultry farm
- Mining Areas
- Mining Dump
- Other mining Infrastructure

Scale: 1:15,000

Guideline: Urban GIS Database Development for CDPI Master Plan Preparation

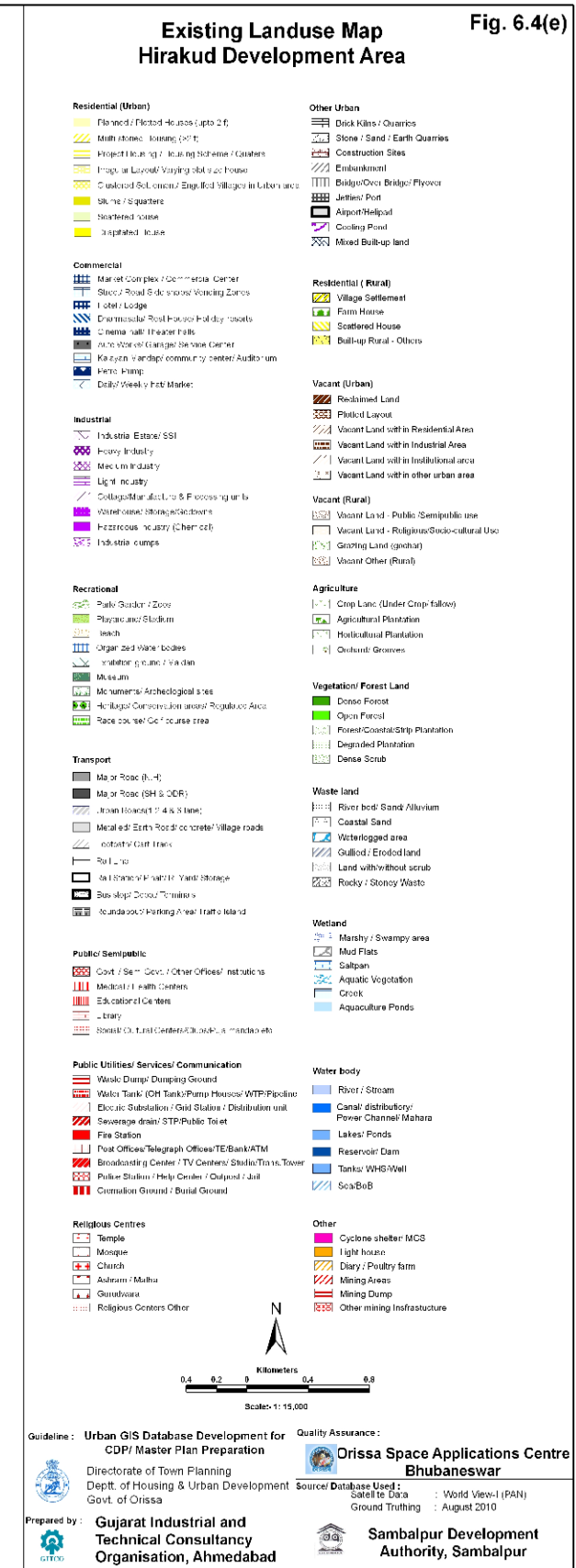
Quality Assurance:

Orissa Space Applications Centre Bhubaneswar

Source Database Used: Satellite Data : World View-1 (PAN)
Ground Truthing : August 2010

Prepared by: Gujarat Industrial and Technical Consultancy Organisation, Ahmedabad

Sambalpur Development Authority, Sambalpur



Existing Landuse Map
67Villages Development Area



FIG 6.3

**DRAFT COMPREHENSIVE DEVELOPEMENT PLAN 2030
SAMBALPUR, BURLA, HIRAKUD AND 67 VILLAGES
SAMBALPUR DEVELOPMENT AUTHORITY (SDA)**

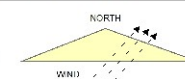
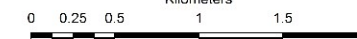
REFERENCE

- RESIDENTIAL USE ZONE**
- COMMERCIAL USE ZONE**
- CBS
Central Business District
- CC
District / Zonal Commercial Centre
- WHOLESALE WARE-HOUSING AND STORAGE**
- WS
Ware-house / Office
- INDUSTRIAL USE ZONE, LIGHT MANUFACTURING INDUSTRY,
SERVICE INDUSTRY AND MEDIUM INDUSTRY**
- PUBLIC SEMI - PUBLIC USE ZONE (with Government / Semigover nment / Public
Undertaking offices)**
- ES
Existing Educational Use
- HC
Existing Health Centre Use
- RS
Existing Religious Use
- NM
Existing Nohu Minor
- PO
Existing Post Office
- WT
Existing Water Tank
- ES
Existing Electric Substation
- SC
Existing Social / Cultural Centre / Club / Tuja Mandap
- UTILITIES AND SERVICES USE ZONE**
- /area - water supply scheme to be introduced in future
- Existing Water Supply Main distribution line 200 mm
- Existing Water Supply Main distribution line 150 mm
- Existing Garbage Land fill sites (i) Burla-NAC (ii) Amarsarkapali
- RECREATION (and Open Space) USE ZONE**
- LP
Local Park/Open Space with or without Pond / Play Area (reservation)
- TRANSPORTATION USE ZONE**
- NH
National High Way 6/53, 60 Meter Wide
- PM
Primary Road 30 Meter Wide
- PM
Primary Road 24 Meter Wide
- SR
Secondary Road 18 Meter Wide
- LR
Tertiary Road 12 Meter Wide
- LR
Local Road 9 Meter Wide or Less Than 9 Meter Wide
- ER
Existing Road
- CBS
City Bus Station (Existing)
- Proposed new Road Bridge over / over Mahanadi 16 Meter Wide
- VPS
Vehicular Parking Space
- RS
Railway Line / Railway Station (RS)
- AGRICULTURE (AND HORTICULTURE) USE ZONE / RF (Existing)**
- AG
Agriculture Zone
- FH
Forest and Hill
- EB
Existing Brick Kiln / Mining Area
- EH
Existing House / Crematorium Ground
- WATER BODIES USE ZONE (River / Rivulet / Pond / Nalah)**
- Natural Drainage Channel / Pond (Pond in builtup town area - 1 meter deep stone pitching inside and 4.5 meter wide stone walk way with 16 inch x 6 inch cross / school light in builtup area)
- SPECIAL AREA USE ZONE (Existing)**
- LA
Local / Urban Muzra Settlement
- AS
Area of scenic value
- AREA BOUNDARY**
- Comprehensive Development Plan (SDA) Boundary
- NAC Boundary
- Muzra Boundary
- Zone Boundary
- Ward Boundary

(Refer Fig 7.1: UTILITY SERVICES PLAN
for components of Water Supply, Sewerage,
Garbage and Public Toilets)

PROPOSED LAND USE AND ZONING PLAN, BURLA

Scale 1 : 15000
Kilometers



**SAMBALPUR DEVELOPMENT AUTHORITY
SAMBALPUR, ORISSA**

SDA Logo and SDA Name

SDA Logo and SDA Name

SDA Logo and SDA Name

CUARAT INDUSTRIAL AND TECHNICAL CONSULTANCY ORGANISATION

