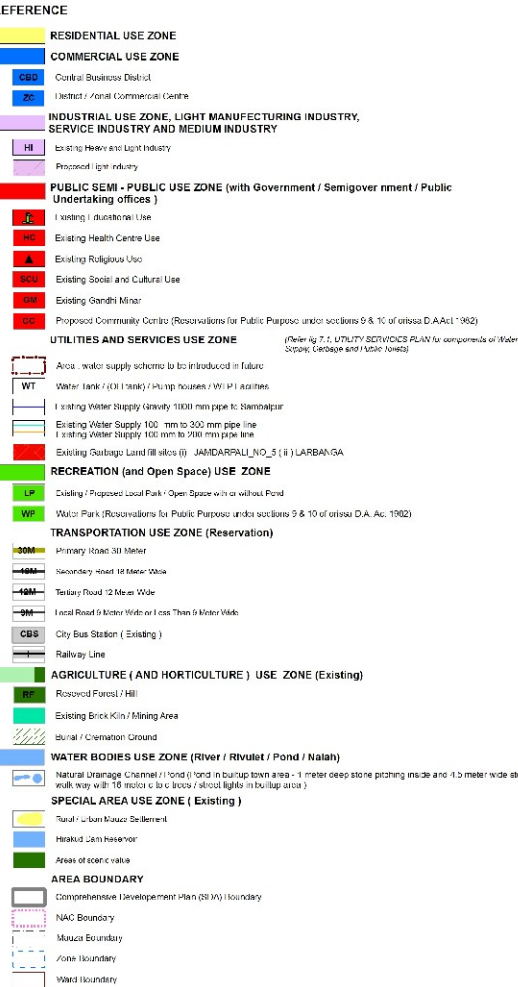


FIG 6.4

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



PROPOSED LAND USE AND ZONING PLAN, HIRAKUD



SAMBALPUR DEVELOPMENT AUTHORITY
SAMBALPUR, ORISSA

DRAFT COMPREHENSIVE DEVELOPEMENT PLAN 2030

DEEPIYOT CONSULTANTS

ambalpur@deepiyot.com

COMPLIANCE INFORMATION

www.deepest.com

GUJARAT INDUSTRIAL AND TECHNICAL CONSULTANCY ORGANISATION

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

REFERENCE

- RESIDENTIAL USE ZONE**
- COMMERCIAL USE ZONE**
- INDUSTRIAL USE ZONE, LIGHT MANUFACTURING INDUSTRY, SERVICE INDUSTRY AND MEDIUM INDUSTRY**
- PUBLIC SEMI - PUBLIC USE ZONE (with Government / Semigover nment / Public Undertaking offices)**
- Eu (Educational Use) / Ru (Religious Use) / Hc (Health Center)
- Proposed Hospital
- UTILITIES AND SERVICES USE ZONE**
- Natural Drainage Channel
- TRANSPORTATION USE ZONE**
- Existing National Highway 80 Meter Wide
- Existing State Highway 45 Meter Wide
- Primary Road 30 M Wide
- Primary Road 24 M Wide
- Secondary Road (18 Meter Wide)
- Tertiary Road (12 Meter Wide)
- Existing Rural Road
- Proposed Bus Station
- Existing Railway Line / Railway Station (RS)
- Proposed Air Port
- AGRICULTURE (AND HORTICULTURE) USE ZONE / RF (Existing)**
- Reserved Forest / Hill
- Brick Kiln / Mining Area
- Existing Burial / Cremation Ground
- WATER BODIES USE ZONE (River / Revulet / Pond / Nalah)**
- Natural Drainage Channel / Pond
- SPECIAL AREA USE ZONE**
- Rural Mauza Settlement
- Areas of scenic value
- AREA BOUNDARY**
- Comprehensive Developement Plan (SDA) Boundary
- Zone Boundary
- Mauza Boundary
- IDENTITY**
- Central Village
- MJCST - Madhupur - Jogiipali Community Satalite Town
- LMMN - Lapanga Industrial Manufacturing / Marketing Node
- RSEN - Rengali Socio - Economic Node

PROPOSED LANDUSE AND ZONING PLAN, 67 VILLAGES



**SAMBALPUR DEVELOPEMENT AUTHORITY
SAMBALPUR, ORISSA**



SDA Logo

SDA Logo

SDA Logo

SDA Logo

SDA Logo

SDA Logo

SDA Logo

SDA Logo

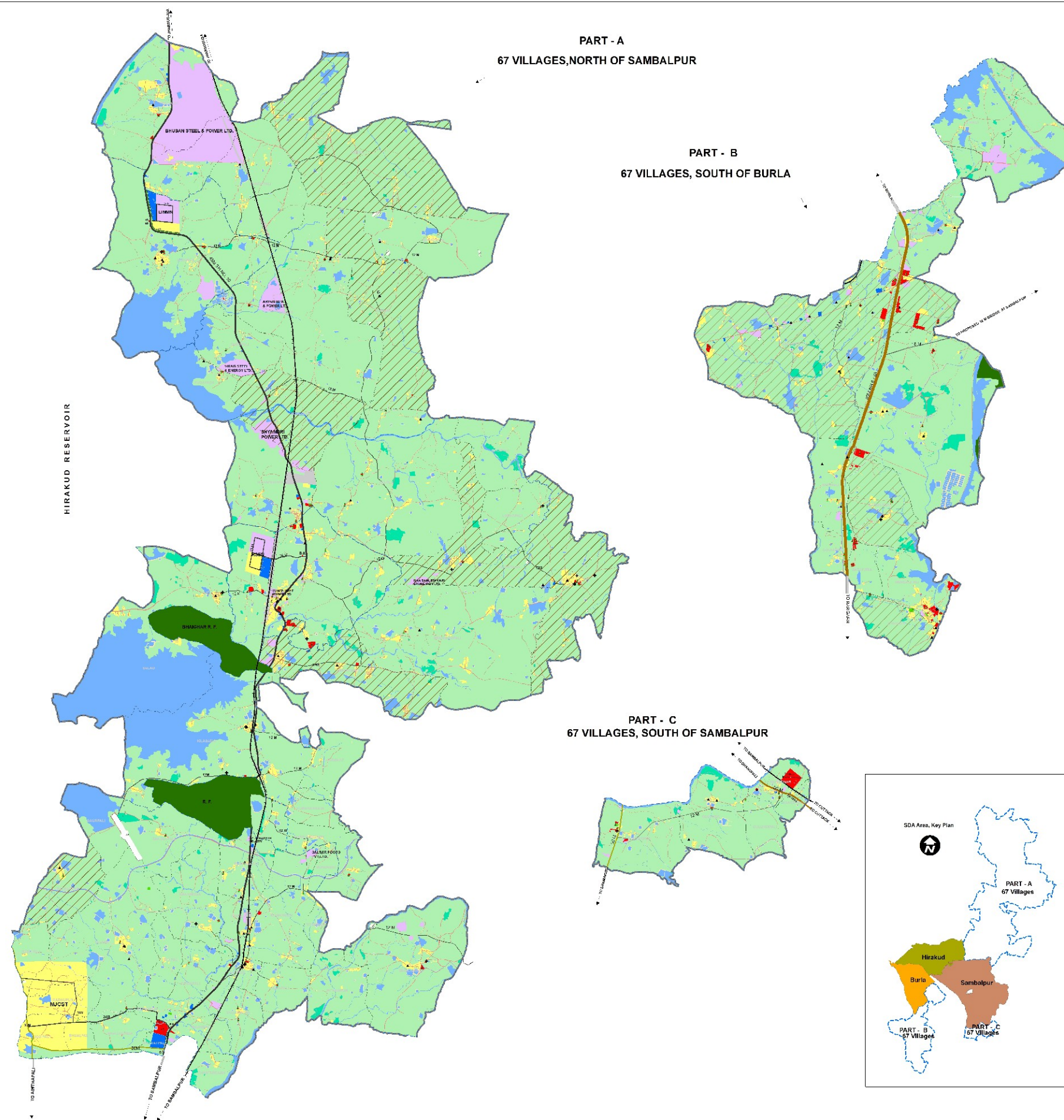
SDA Logo

SDA Logo

SDA Logo

SDA Logo

SDA Logo



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

R E F E R E N C E

- ★ Important Places
- Statue
- ⓧ Traffic Signal
- 💡 Street Light
- Divider
- +— Railway Line
- Centerline
- Lane
- ▨ Slum Area
- Residential Zone / Existing Residential
- Commercial Zone / Existing Commercial - ZC (Zonal Commercial Centre) / WS (Whole sale and retail business)
- Industrial Zone
- Public Zone- AQ (Aquarium) / TH (Townhall) / PT (Public Toilet) / IT (Institute) / BS (Bus station) / PS (Police station)
- Recreation Zone - ZOO / LP (Local Park)
- Proposed Plantation Area
- Proposed 9 Mt. Road
- Proposed 12 Mt. Road
- Proposed 18 Mt. Road
- Proposed 24 Mt. Road
- Proposed 30 Mt. Road
- Proposed 80 Mt. Road
- Existing Road
- Zebra Crossing
- Traffic Island
- Proposed Parking
- Proposed Walkway
- Proposed Flyover
- Existing Flyover
- Railway
- Agricultural Zone
- Waterbody
- Embankment

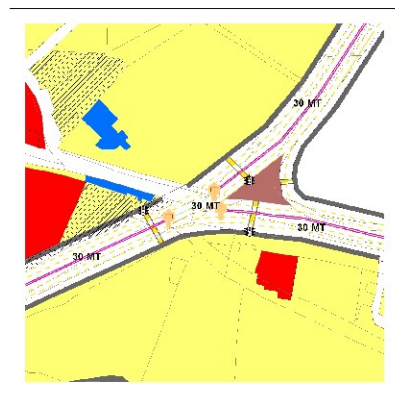
PROPOSED LAND USE AND ZONING PLAN, ZONE I OF SAMBALPUR



SAMBALPUR DEVELOPMENT AUTHORITY
SAMBALPUR, ORISSA



YOUNG & RUBICAM
CONSULTANTS
PVT. LTD.
CONSULTANTS
FOR
URBAN PLANNING
(2018-2019)



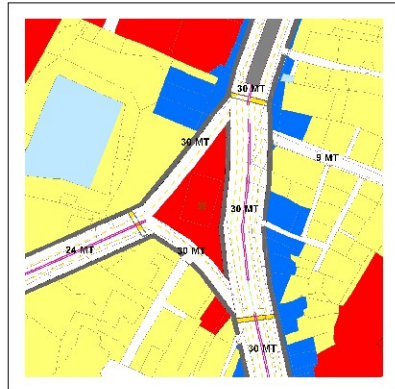
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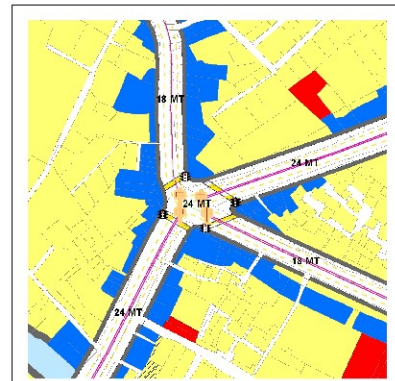
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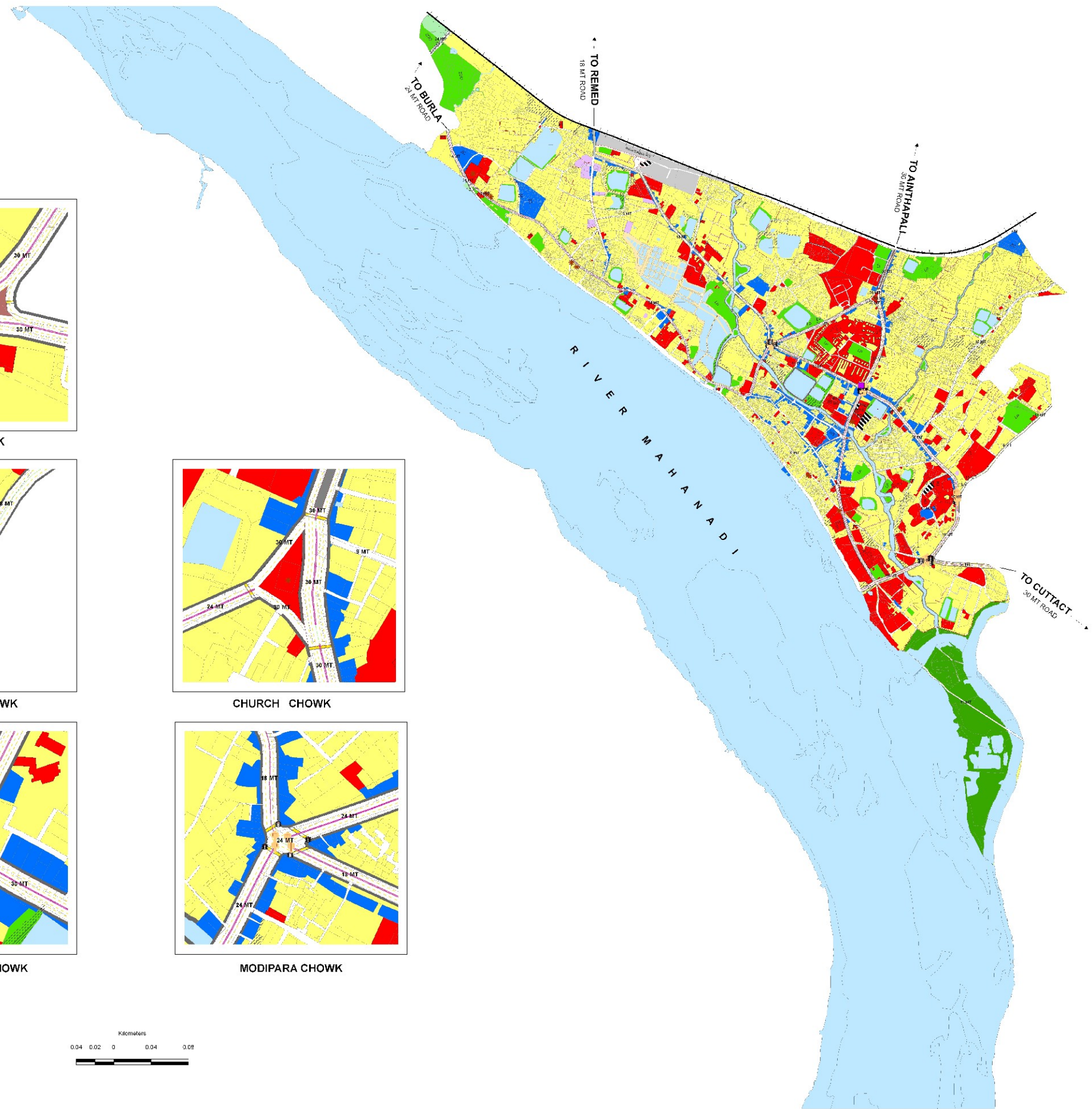
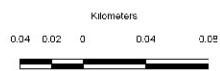
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CHURCH CHOWK



MODIPARA CHOWK

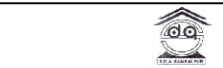
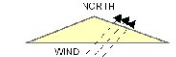


**DRAFT COMPREHENSIVE DEVELOPEMENT PLAN 2030
SAMBALPUR, BURLA, HIRAKUD AND 67 VILLAGES
SAMBALPUR DEVELOPMENT AUTHORITY (SDA)**

R E F E R E N C E

- Traffic Signal
- Street Light
- Divider
- Railway Line
- Centerline
- Lane
- Slum Area
- Residential Zone / Existing Residential
- Commercial Zone / Existing Commercial - ZC (Zonal Commercial Centre)
- Industrial Zone
- Public Zone - PT(Public Toilet) / IT(Institute) / BS(Bus Station)
- Recreation Zone - LP (Local Park) / MG(Mela Ground) / BG(Botanical Garden)
- Proposed 9 Mt. Road
- Proposed 12 Mt. Road
- Proposed 18 Mt. Road
- Proposed 30 Mt. Road
- Proposed 45 Mt. Road
- Proposed 80 Mt. Road
- Existing Road
- Zebra Crossing
- Traffic Island
- Proposed Parking
- Proposed Walkway
- Proposed Flyover
- Existing Flyover
- Railway
- Agricultural Zone
- Forest
- Waterbody

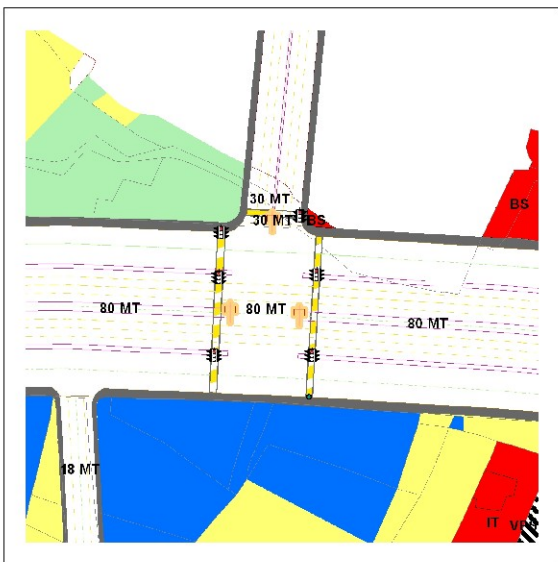
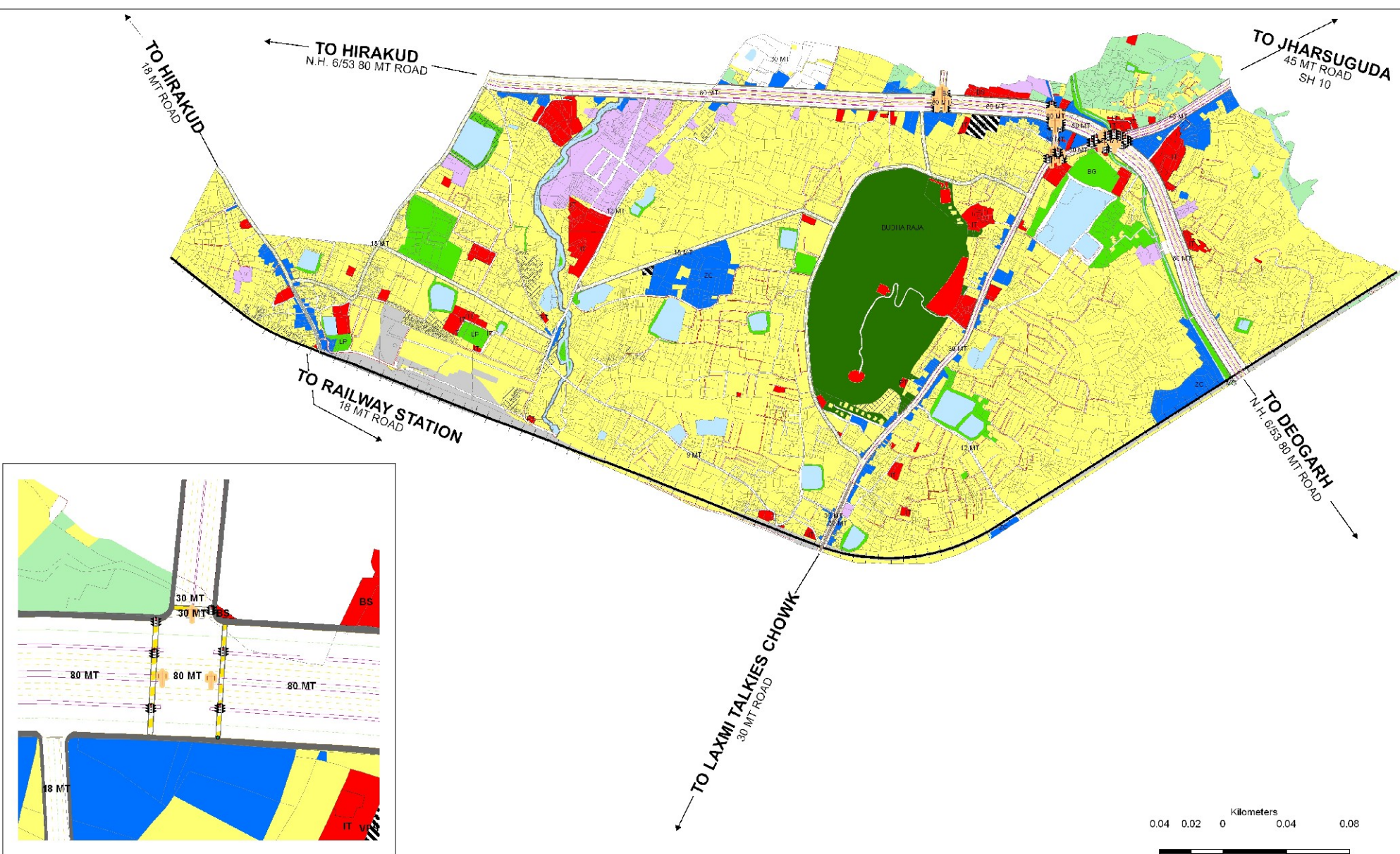
PROPOSED LAND USE AND ZONING PLAN, ZONE II OF SAMBALPUR



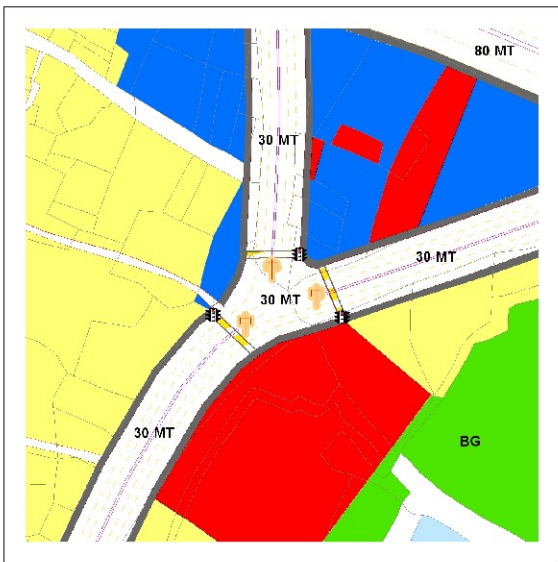
**SAMBALPUR DEVELOPMENT AUTHORITY
SAMBALPUR, ORISSA**



DESIGN: SDA CONSULTANTS
19/05/2010
COMPUTERISED AUTOMATION
19/05/2010
GUJARATI INDUSTRIAL AND TECHNICAL CONSULTANCY ORGANISATION
gic@rediffmail.com



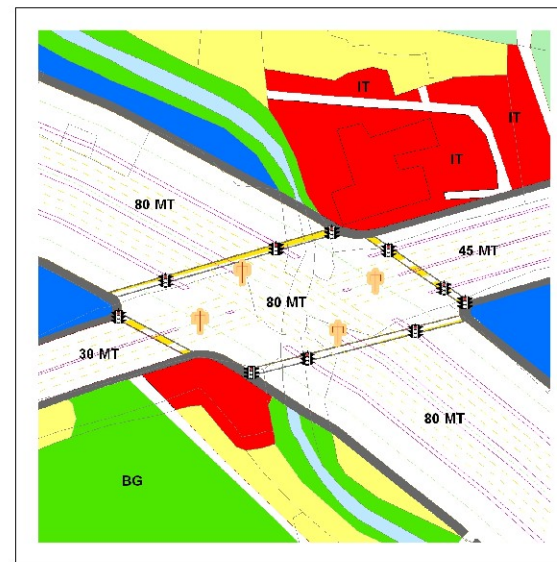
HOTEL BAGICHA JUNCTION



DHUKUPARA CHOWK



AINTHAPALI CHOWK



BIRSA MUNDA SQUARE

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

R E F E R E N C E

-  Traffic Signal
-  Street Light
-  Divider
-  Railway
-  Centerline
-  Lane
-  Slum Area
-  Residential Zone / Existing Residential
-  Commercial Zone / Existing Commercial / ZC (Zonal Commercial Centre)
-  Industrial Zone
-  Public Zone - PT (Public Toilet)
-  Recreation Zone - MG (Mela Ground) / RS (Rural Sports) / LP (Local Park)
-  Proposed 9 Mt. Road
-  Proposed 18 Mt. Road
-  Proposed 24 Mt. Road
-  Proposed 30 Mt. Road
-  Proposed 80 Mt. Road
-  Existing Road
-  Traffic Island
-  Zebra Crossing
-  Proposed Parking
-  Proposed Walkway
-  Railway
-  Agricultural Zone
-  Forest / Brook Hill
-  Waterbody
-  Embankment

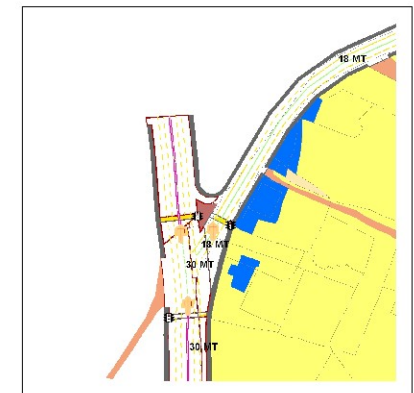
PROPOSED LAND USE AND ZONING PLAN, ZONE III OF SAMBALPUR



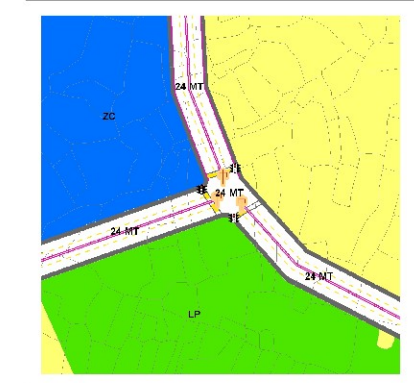
**SAMBALPUR DEVELOPMENT AUTHORITY
SAMBALPUR, ORISSA**

- ● ● ● ● ● ● ●

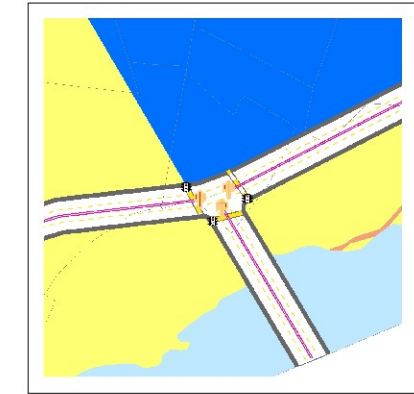
YOUNG & RUBICAM
CONSULTANTS
PVT. LTD.
CONSULTANTS
FOR THE
PREPARATION OF
THE DRAFT
COMPREHENSIVE
DEVELOPMENT
PLAN 2030
FOR SAMBALPUR
DISTRICT



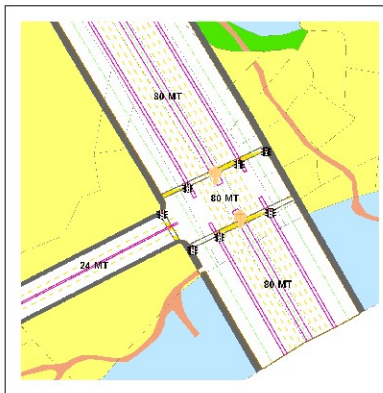
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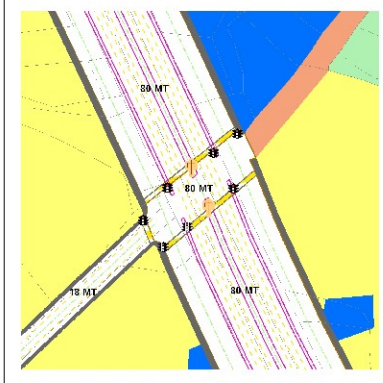
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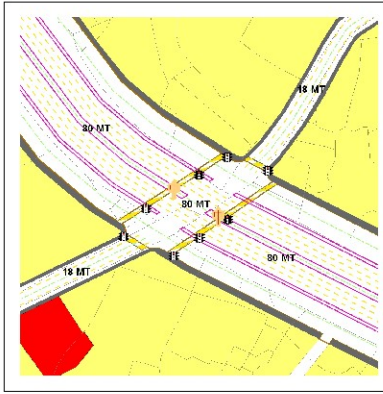
DHANKAUDA CHOWK



DHANKAUDA N.H. CHOWK



SATSANGA VIHAR CHOWK



N.H. 6 TO SAKHIPARA

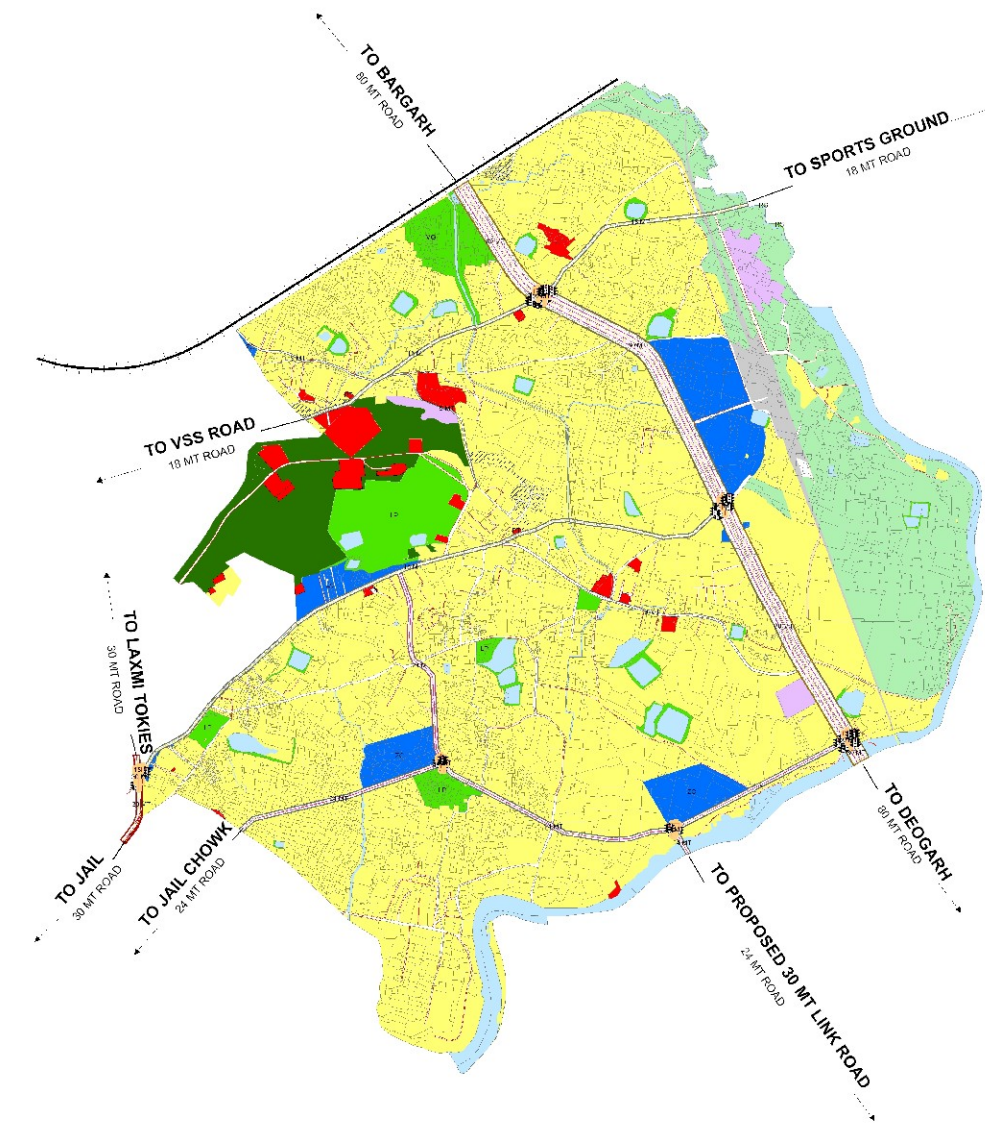




FIG 6.2 ZII

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

R E F E R E N C E

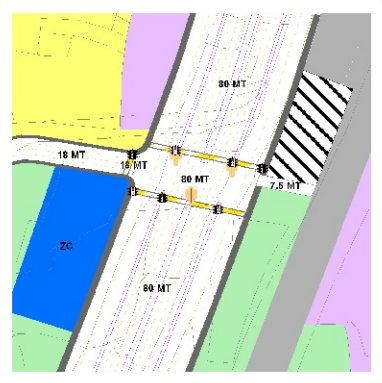
- Traffic Signal
- Street Light
- Divider
- Centerline
- Lane
- Residential Zone / Existing Residential
- Commercial Zone / Existing Commercial / ZC (Zonal Commercial Centre)
- Industrial Zone
- Public Zone - PT (Public Toilet) / WT (Water Tank) / PO (Post Office) / NM (Nehru Minar) / ES (Electric Substation) / SCU(Social / Cultural Center / Club / Puja Mandap)
- Recreation Zone - LP (Local Park/Open Space with or without Pond / Play Area (Reservation))
- Proposed 7.5 Mt. Road
- Proposed 18 Mt. Road
- Proposed 24 Mt. Road
- Proposed 30 Mt. Road
- Proposed 80 Mt. Road
- Existing Road
- Zebra Crossing
- Proposed Parking
- Proposed Walkway
- Railway / Railway Station
- Agricultural Zone- BCG (Burial / Cremation Ground)
- Forest
- Waterbody
- Embankment

PROPOSED LAND USE AND ZONING PLAN, ZONE II OF BURLA

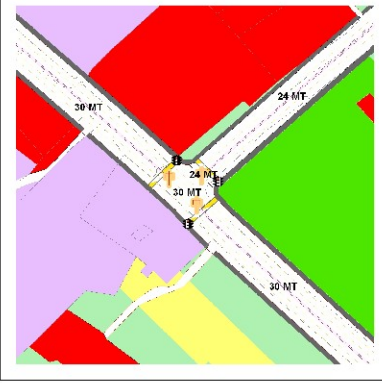


SAMBALPUR DEVELOPMENT AUTHORITY
SAMBALPUR, ORISSA

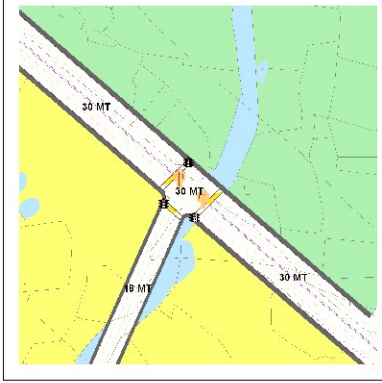
APPROVED BY THE BOARD OF DIRECTORS
ON 15/05/2024
DATE OF PREPARATION: 15/05/2024
DRAWN BY: [Signature]



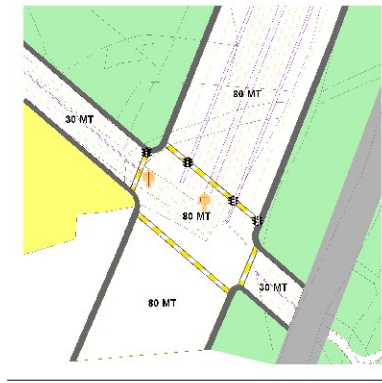
MCL CHOWK



JAGNNATH TEMPLE CHOWK



UNIVERSITY CHOWK



NH6 CHOWK

