

## Contents

<b>1</b>	<b>BACKGROUND AND EMERGING ISSUES TO INITIATE DRAFT COMPREHENSIVE DEVELOPMENT PLAN (CDP) PROPOSALS</b>	
1.1	Background.....	1
1.2	Main Objective of the CDP.....	2
1.3	Project Initiation.....	2
1.4	Sambalpur Development Authority (SDA) Area.....	2
1.5	Conceptualization of CDP.....	5
1.6	Inception Report.....	5
1.7	Scope of Work.....	5
1.8	Methodology.....	5
1.9	Significance of Study Area.....	7
1.10	Past Planning Efforts.....	7
1.11	Existing Conditions and Regional Resource Potential.....	8
1.12	Geography and Climate.....	9
1.13	Heritage Sites and Buildings.....	9
1.14	Household Characteristics.....	10
1.15	Employment Status and Work Participation Rate.....	10
1.16	Housing Scenario.....	11
1.17	Status Survey Reports.....	11
1.17.1	Status Survey Report PART-I.....	11
1.17.2	Status Survey Report PART-II.....	12
1.17.3	Status Survey Report PART-III.....	21
1.18	GIS Database.....	22
1.19	Broad Existing Landuse of SDA Area.....	25
1.20	Development Potentially of the SDA Area.....	27
1.21	Planning Issues.....	28
1.21.1	At a Regional Level.....	29
1.21.2	At the City Level.....	30
1.21.3	Satellite Township.....	30
<b>2</b>	<b>POPULATION PROJECTIONS</b>	
2.1	Population Projections.....	32
2.2	Zonal Projections.....	48

## Contents

<b>3</b>	<b>COMMUNITY FACILITIES AND TOURISM DEVELOPMENT</b>	
3.1	Introduction.....	63
3.2	Educational Facilities.....	64
3.3	Health Facilities.....	66
3.4	Parks, Gardens and Grounds.....	68
3.5	Regional Level Park.....	68
3.6	Mela / Festival Ground.....	68
3.7	Stadium.....	68
3.8	A Huge Environment Complex.....	69
3.9	A Water Park.....	69
3.10	Shopping Centers.....	69
3.11	Public Toilets.....	70
3.12	Cultural Center.....	71
3.13	Miscellaneous.....	73
3.14	Tourism Development.....	73
<b>4</b>	<b>ENVIRONMENT IMPROVEMENTS</b>	
4.1	Land Formation and Drainage.....	77
4.2	Water Bodies.....	79
4.3	Water Channels.....	79
4.4	Primary Treatment Plant.....	80
4.5	Preservation of Forests and Hills.....	80
4.6	Tree Plantations.....	80
4.7	Water Pollution.....	81
4.8	Air and Noise pollution.....	81
4.9	Solid Waste Management.....	81
4.10	Environmentally Sensitive Areas.....	84
4.11	Disaster Management Plan.....	84
4.12	Environment Complex.....	85
4.13	Slums Rehabilitation.....	85
4.14	Pedestrian Path.....	85
4.15	Underground Parking Space.....	85
4.16	Satellite Town.....	86
4.17	Mahanadi River Front Development.....	86

## Contents

<b>5</b>	<b>TRAFFIC AND TRANSPORTATION</b>	
5.1	Background.....	87
5.2	Existing Scenario.....	87
5.3	Emerging Issues.....	89
5.4	Traffic Survey.....	89
5.5	Inference from Traffic and Transportation Survey.....	92
5.6	Proposals.....	93
5.7	Transportation Proposals in Sambalpur.....	97
5.8	Transportation Proposals in Burla.....	98
5.9	Transportation Proposals in Hirakud .....	99
5.10	Transportation Proposals in 67 Villages.....	99
<b>6</b>	<b>PROPOSED LANDUSE AND ZONING PLAN</b>	
6.1	Background.....	101
6.2	Existing Landuse.....	101
6.3	Proposed Landuse.....	112
6.4	Proposals in Sambalpur Development Area .....	118
6.5	Proposals in Burla Development Area.....	131
6.6	Proposals in Hirakud Development Area.....	136
6.7	Proposals in the 67 Villages.....	142
6.8	Planning Strategy in 67 Villages.....	147
6.9	Zonal Plans.....	155
6.10	Reservations Proposed.....	161
<b>7</b>	<b>UTILITIES AND SERVICES</b>	
7.1	Water Supply.....	165
7.2	Sewerage and Sanitation System.....	170
7.3	Drainage System.....	172
7.4	Storm Water Drainage.....	172
7.5	Power Supply.....	173
7.6	Street Lights.....	173
7.7	Fire Services.....	173
7.8	Public Toilets.....	173

## Contents

<b>8</b>	<b>PLANNING AND BUILDING REGULATIONS</b>	
50-A	Amendments/Additions to the Sambalpur Development Authority (Planning and Building Standard) Regulations 2012.....	174
50-B	Mahanadi Riverfront Development.....	177
50-C	Development of Low Cost Housing.....	177
50-C.1	Planning .....	177
50-C.2	General Building Requirements.....	178
50-C.3	Roads and Path Ways.....	179
50-C.4	Minimum Required: Accommodation.....	179
50-C.5	Structural Requirements.....	179
50-D	Regulation for Existing Slum Redevelopment and Rehabilitation of Schemes on Self Financing Basis.....	179
50-D.1	Definition of Slum.....	179
50-D.2	Redevelopment / Rehabilitation of Existing Slum.....	179
50-E	Ramps for Handicapped People.....	181
50-F	Refuse Area/Disposal of Solid Waste.....	181
50-G	Provision of Letter Box.....	181
<b>9</b>	<b>PHASING OF COMPREHENSIVE DEVELOPMENT PLAN PROPOSALS</b>	
<b>10</b>	<b>ADMINISTRATION, MANAGEMENT AND FINANCE</b>	
10.1	Introduction.....	185
10.2	Finance.....	196
10.3	Recommendation.....	198

## **List of Figures**

1.1	SDA Area Location.....	4
1.2	Digitization of Cadastral Map.....	23
1.3	Digitization of Mauza Sheets.....	23
1.4	Mosaicing of Mauza Sheets.....	24
1.5	Georeferencing of Mauza Map.....	24
1.6	Preparation of Cadastral Mosaic.....	24
1.7	Image Interpretation.....	25
3.1	Community / Recreational Facilities Sambalpur, Burla, Hirakud, SDA Area.....	65
3.2	Zonal Commercial Centre – Line Diagram.....	72
3.3	Commercial Centre – Line Diagram, Street Shops and Offices.....	72
3.4	Toilet Block – Line Diagram.....	72
4.1	Environmental Plan Sambalpur, Burla, Hirakud, SDA Area.....	78
5.1	Proposed Circulation: Traffic and Transportation Plan Sambalpur, Burla and Hirakud , SDA Area.....	94
5.2	80 M. Wide National Highway – Line Diagram.....	96
5.3	45 M. Wide State Highway – Line Diagram.....	96
5.4	Proposed Circulation: Traffic and Transportation Plan 67 Villages , SDA Area....	98
6.1(e)	Existing Landuse Map CDP Area.....	106
6.2(e)	Existing Landuse Map Sambalpur Development Area.....	107
6.3(e)	Existing Landuse Map Burla Development Area.....	108
6.4(e)	Existing Landuse Map Hirakud Development Area.....	109
6.5(e)	Existing Landuse Map 67 Villages Development Area.....	110
6.1	Proposed Land Use and Zoning Plan, SDA Area.....	117
6.1(a)	Proposed Zonal Sector Plan, SDA Area.....	119
6.2(a)	Slum Pockets by the Side of Dhobijor and Tangra Nalas, Sambalpur.....	122
6.2	Proposed Landuse and Zoning Plan, Sambalpur.....	125
6.3	Proposed Landuse and Zoning Plan, Burla.....	132
6.4	Proposed Landuse and Zoning Plan, Hirakud.....	137
6.5	Proposed Landuse and Zoning Plan, 67 Villages.....	143
6.5(a)	Madhupur - Jogipali Community Satellite Town.....	150
6.5(b)	Rengali Socio-Economic Node.....	150
6.5(c)	Lapanga Industrial Manufacturing / Marketing Node.....	150
6.2(z1)	Proposed Landuse and Zoning Plan, Zone I of Sambalpur.....	156
6.2(z2)	Proposed Landuse and Zoning Plan, Zone II of Sambalpur.....	158

6.2(z3) Proposed Landuse and Zoning Plan, Zone III of Sambalpur.....	159
6.3(z1) Proposed Landuse and Zoning Plan, Zone I of Burla.....	160
6.3(z2) Proposed Landuse and Zoning Plan, Zone II of Burla.....	162
6.4(z2) Proposed Landuse and Zoning Plan, Zone II of Hirakud.....	163
7.1 Utility Services - Sambalpur, Burla and Hirakud , SDA Area.....	168

## **List of Tables**

1A	List of Task Accomplished for CDP.....	1
1B	Major Actions Accomplished.....	6
1C	Household Characteristics in the SDA Area – 2001.....	10
1D	Work Participation Rate (WPR) in the SDA Area – 2001.....	10
1E	Contents of the Status Survey Report PART-I.....	11
1F	Contents of the Status Survey Report PART-II.....	12
1G	List of Findings of Household Survey.....	14
1H	List of Findings of Slum Household Survey.....	16
1I	Contents of the Status Survey Report PART-III.....	21
1J	Broad Existing Urban Landuse Classification of Developed Land – SDA Area, 2010.....	26
2A	List of Rural Areas Included In the Sambalpur Development Authority Area.....	32
2B	Population of Sambalpur Urban Agglomeration – 2001 & 2011.....	34
2C	Trend of Population in the SDA Area (Urban), 1971-2001.....	34
2D	Trend of Population in the SDA Area (Rural), 1971-2001.....	36
2E	Population Projection of the Urban Area of SDA, 2011-2030.....	38
2F	Population Projection of the Rural Area of SDA, 2011-2030.....	41
2G	Population Projection of the SDA Area, 2011-2030.....	42
2H	Decadal Growth Rate of Population of SDA Area, 1971-2030.....	45
2I	Population Projection of the SDA Area at a Glance, 1971-2030.....	47
2J	Spatial Zones of Zones in SDA.....	48
2K	Population Projection of the Development Area of SDA, 2001-2030.....	52
2L	Population Projection of Zones of the SDA area, 2001-2030.....	53
2M	Projected Population of Each Component of Various Zones of the SDA Area, 2030.....	54
3A	Norms Adopted for Community Facilities as per UDPFI Guidelines.....	63
3B	Educational Facilities Required in the SDA Area by 2030.....	64
3C	Health Facilities Required in the SDA Area by 2030.....	67
3D	Shopping Centers Required in the SDA Area by 2030.....	69
3E	Public Toilet Blocks Required in the SDA Area by 2030.....	71
5A	Location of Traffic Survey.....	90
5B	Location of Parking Survey.....	91
6A	Broad Existing Landuse Classification of the Urbanized Land of the SDA Area	102

– 2010.....	
6B List of Transportation Facilities in the SDA Area – 2010.....	111
6C Composition of Land – Existing and Proposed.....	113
6D Proposed Landuse of SDA Area, 2030.....	114
6E Slum Population in Sambalpur Municipality – 2001.....	120
6F Slum Pockets by the Side of Dhobijor and Tangra Nalas in Sambalpur, 2011.....	121
6G Percentage of Proposed Landuse of Sambalpur to the Urbanisable Area – 2030....	130
6H Percentage of Proposed Landuse of Burla to the Urbanisable Area – 2030.....	135
6I Percentage of Proposed Landuse of Hirakud to the Urbanisable Area – 2030.....	141
6J Proposed Central Villages.....	142
6K Percentage of Proposed Landuse of 67 Villages to the Urbanisable Area – 2030..	146
6L Proposed Landuse of Community Satellite Town.....	151
6M Proposed Landuse in the Rengali Economic Node.....	153
6N Proposed Landuse in the Lapanga Industrial Manufacturing / Marketing Node....	154
6O List Of Reservations Proposed In The CDP Of SDA as per Provisions of Section 9 & 10 of The ODA Act, 1982.....	164
7A Salient Features of Water Supply System in Urban Centers of SDA Area, 2009...	165
7B Cost and Water Tariff per Annum, 2001- 2004.....	169
9A Phasing of CDP Proposals.....	183
10A Members of SDA.....	187
10B Organizational Chart of SDA.....	188
10C Existing Staff Position of Sambalpur Development Authority, Sambalpur.....	189
10D Additional Staff - Planning Branch and Enforcement Wing Sambalpur Development Authority (SDA).....	193
10E Proposed Additional Technical Staff in Sambalpur Municipality, Burla and Hirakud NACs.....	194
10F Financial Assessment of CDP.....	195
10G Sources of Revenue in SDA.....	195

## List of Charts

1(a)	Expectation of Service Priorities in (SDA Area).....	16
1(b)	Expectation of Service Priorities in Slums of SDA Area.....	18
1(c)	Morning - Evening Peak Hour Equivalent PCU at 8 Junctions in SDA Area.....	19
1(d)	Peak Hour Parking Demand in ECS from Aithapali Bus-stand to Court Chowk Area.....	20
1(e)	%age Breakup of ECS Parking Demand from Khetraj Petrol Pump to Dhanupali Chowk.....	20
1(j)	Broad Existing Landuse of Developed Land of SDA Area (2010).....	27
2(e1)	Population Projection of Sambalpur Municipality – 2030.....	39
2(e2)	Population Projection of Burla NAC – 2030.....	40
2(e3)	Population Projection of Hirakud NAC – 2030.....	40
2(f)	Population Projection of Newly Added 67 Villages – 2030.....	42
2(g1)	Population Projection of Urban Area of SDA – 2030.....	43
2(g2)	Population Projection of Rural Area of SDA – 2030.....	44
2(g3)	Population Projection of Total SDA Area – 2030.....	45
2(h)	Decadal Growth Rate of Population of SDA Area, 1971-2030.....	46
2(i)	Projected Urbanization in SDA Area – 2030.....	46
2(j)	Projected Population Composition of SDA Area – 2030.....	47
5(a)	Morning - Evening Peak Hour Equivalent PCU at 8 Junctions in SDA Area.....	90
6(a1)	%age Composition of Existing Landuse – 2010.....	102
6(a2)	Existing Landuse of Sambalpur Development Area – 2010.....	103
6(a3)	Existing Landuse of Burla Development Area – 2010.....	104
6(a4)	Existing Landuse of Hirakud Development Area – 2010.....	104
6(a5)	Existing Landuse of 67 Villages Area – 2010.....	105
6(a6)	Existing Landuse of SDA Area – 2010.....	105
6(c)	Comparative %age of Proposed & Existing Landuse – SDA.....	113
6(d1)	Proposed Landuse of SDA Area – 2030.....	115
6(d2)	Existing & Proposed Landuse of SDA (In Hectares) .....	116
6(d3)	Existing & Proposed Landuse of SDA (In %age of Urbanisable Area).....	116
6(g)	Proposed Landuse of Sambalpur Development Area – 2030.....	130
6(h)	Proposed Landuse of Burla Development Area – 2030.....	136
6(i)	Proposed Landuse of Hirakud Development Area – 2030.....	141
6(k)	Proposed Landuse of 67 Villages Area – 2030.....	147

**List of Annexures**

6G	Proposed Landuse of Sambalpur – 2030.....	201
6H	Proposed Landuse of Burla – 2030.....	203
6I	Proposed Landuse of Hirakud – 2030.....	204
6K	Proposed Landuse of 67 Villages – 2030.....	205
6L	Proposed Landuse of Zone I of Sambalpur – 2030.....	206
6M	Proposed Landuse of Zone II of Sambalpur – 2030.....	207
6N	Proposed Landuse of Zone III of Sambalpur – 2030.....	208
6O	Proposed Landuse of Zone I of Burla – 2030.....	209
6P	Proposed Landuse of Zone II of Burla – 2030.....	210
6Q	Proposed Landuse of Zone II of Hirakud – 2030.....	211