

CHAPTER 10 PLANNING AND BUILDING REGULATIONS

Draft Sambalpur Development Authority (Planning and Building Standard) Regulations 2011 have been prepared by SDA under sub-Section(I) of Section 124 of the Orissa Development Authorities Act 1982 (Orissa Act. 14 of 1982) and is submitted to the State Government for sanction.

The development activities in the SDA shall be regulated as per the proposals of CDP and the said planning and building including zoning regulations. Development control regulations for overall planning of the SDA area and individual building has been prescribed in the Sambalpur Development Authority (Planning And Building) Regulations 2011 submitted to the State Government for sanction by the SDA in 2011. Once these regulations are sanctioned, this will become part of the CDP and will be in force for the whole SDA area. Procedure for taking building permission, limits of various parameters for well coordinated planning of the SDA area, the bye laws for various types of individual buildings and group housing, parking requirements and controlling the development in each zone prescribed in the CDP are highlights of this regulations. SDA will have a strong statutory planning tool specifically for its area in the form of this Regulation. As of now, the SDA is controlling the development considering the development control regulations of the Bhubaneshwar Development Authority area.

Zoning Regulations as prescribed under Part-V Zoning Regulations under Draft Sambalpur Development Authority (Planning and Building Standard) Regulations 2011 prepared under sub-section (1) of Section 124 of the Orissa Development Authority Act (Orissa Act 14 of 1982) shall be applicable in the Comprehensive Development Plan in force. Final regulations will be adopted by SDA on final publication of Planning and Building Standard Regulations, 2011.