

SAMBALPUR MASTER PLAN

(1981 - 2001 A. D.)

Approved by Government
in
Housing & Urban Development Department
Orissa, Bhubaneswar (Under Section 32 of the
Orissa Town Planning & Improvement Trust
Act 1956) Vide their L. No. TP-MP-12/83-
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SAMBALPUR

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STATUTORY NOTE

Sambalpur Draft Master Plan was published on July 14, 1972 in the Orissa Gazette Part VII in Notification No. 207-C. A. D. under the provisions of Sub-section (1) of Section 31 of the Orissa Town Planning & Improvement Trust Act, 1956 (Orissa Act 10 of 1957) inviting Objections & Suggestions by the Sambalpur Special Planning Authority, Town Planning Unit, Sambalpur. An exhibition of the Plans & Study of Maps was held in the Office of the Sambalpur Special Planning Authority, Town Planning Unit, Sambalpur for a period of 60 (Sixty) days from July 14th 1972 to 11th September, 1972 and proposals were fully explained to public. In all 70 Objections & Suggestions were received by the the Sambalpur Special Planning Authority within the said period of 60 days. The Special Planning Authority, Sambalpur and the Director of Town Planning, Orissa, Bhubaneswar considered the Ob-

jections from the public, institutions and Departments of Government and other organisations.

After giving due consideration to all objections & suggestions the Government in Housing & Urban Development Department, Orissa, Bhubaneswar has approved the modified Master Plan of Sambalpur in their letter No. TPMP-12/83-48168 dt. 10 - 11 - 1983.

The Sambalpur Master Plan (Final) after approval of the Government under Section 32 of the Orissa Town Planning & Improvement Trust Act 1956 (Orissa Act 10 of 1957) has also been published at Page 815 & 816 in Part VII of the Orissa Gazette, 20 - 7 - 1984 as well as in the news paper of even date in Sambalpur Regional Improvement Trust's Notification No. 2440/VII-6/84 SRIT Dt. 18 - 6 - 1984.

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The Master Plan has come into operation from the date of publication of the Notification in the Orissa Gazette i. e. 20-7-1984 and is binding on all including Departments of Government & Local

Bodies functioning within the Master Plan limits of Sambalpur under the provisions of Section 32 of the said Act.

SAMBALPUR
The 13-6-1984

Sd/- **N. R. Hota**
Chairman
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PREFACE

In a developing economy urbanisation is a welcoming phenomenon if it is regulated and channelised in proper direction, neither it will lead to chaos nor socio-economic disorder. Construction of Hirakud Dam at Burla establishment of industries at Hirakud and development of roads, railways, transportation system has increased the economic activities of Sambalpur Town in the post independence era, which has resulted in further increase of its population. Thus the process of urbanisation and rapid increase in population has shown serious short fall in housing, public utilities, water supply and community facilities in the town.

To promote the harmonious growth of the town it was initially contemplated to prepare a Master Plan for Sambalpur Municipal area. Keeping this objective in view, the Orissa Town Planning and Improvement Trust Act, 1956 (Orissa Ct 10 of 1957) was extended over the Municipal limit of Sambalpur in Notification No. 6956-456/dt. 5-7-1962. Thereafter the Town Planning Unit, Sambalpur was entrusted with the work of preparation of the Master Plan of Sambalpur. As a prerequisite of

the Master Plan the physical survey of the area was conducted. In the process of physical survey it was noticed that the defacto growth of urban Sambalpur has spilled over the de jure statutory limit of the Municipality, which consisted of a few revenue mouzas in full and part areas of Remed, Dhanupali, Ainthapali, Baraipali, Sambalpur Mahal and Sakhi-gopinath villages.

Urban characteristics have crept into the periphery of the Municipal limit with juvenescence of industrial, commercial & transport activities, where land for such use is independent of the Municipal Rules. In the process of this urban spread it was visualised that a day would come when the sand line of urban-rural symptoms will disappear and they will co-agulate into one homogeneous urban unit. Hence in Notification No. 12260-TP-VI-P/16/69 UD, dt. 5-7-1969 the Orissa Town Planning & Improvement Trust Act, 1956 was once again extended over 36 revenue mouzas and annexed with Sambalpur Municipality to make Sambalpur Master Plan Area broad based.

Draft Master Plan of Sambalpur was prepared and published in Notification No. 207/CAD/dt. 14-7-1972 in the Orissa Gazette for information of the general public and for inviting objections and suggestions on the Draft Plan. Objections and suggestions were considered and it was agreed to incorporate changes in the land use map at appropriate places. The suggestions and guidelines given by Sambalpur Town Committee of Sambalpur Regional Improvement Trust have been followed finalising the Master Plan.

While finalisation of the Master Plan was taken up it was felt that the existing land use plan of 1968 had undergone rapid changes. It necessitated to resurvey the physical growth of the town as the town is rapidly developing towards Burla, Sason, Rairakhol, on either sides of N. H. No. 6, N.H.No. 42 and State-Highway No. 10. Another land use survey was taken up in 1978 for preparation of the proposed land use plan taking 2001 A.D. as the targeted year.

The projected population of the Master Plan area will be 2,47,000 by the end of twentieth cen-

tury. It has been suggested to diversify the growth in an optimum manner by avoiding heterogeneous admixture of residential, commercial, industrial functions. Developed land as existed in 1978 was 2810.09 acres and the same has increased to 7030.40 acres. Priority has been given in allocating land for residential use which is 4643.36 acres and comprised 51.70 percent of the developed land (Proposed). The developed land holds provision of sanitary water, good roads, drains, street light, open space, school, college, hospital, Town Centre, District Centre, shopping Centre, parks and play ground. Improvement and widening of existing roads have been suggested. Certain new roads have been proposed to have better communication system in the town. Ribbonated development of the town will be restrained. Space for establishment of industries has been segregated from other uses and allocated on either sides of N. H. No. 6, in between Ainthapali Chowk and Remed Chowk. Slum Pockets have been indentified for their improvement and rehabilitation. Execution of improvement schemes will ameliorate the slum dwellers and urban poor.

Implementation of Sambalpur Master Plan has two aspects; one is execution of the plan and the other is enforcement of the plan. Execution of plan means carrying out various improvement schemes. Enforcement of plan stipulates development activities undertaken by private and public bodies, should conform with the recommendations of the Master Plan. In this aspect we express that

the report by no means is intended to be exhaustive; but we regret our inability to assist, in case any resentment a person may feel by enforcement of the plan, will be his personal only.

Lastly, it is hoped that by implementing the imaginative land use plan (Proposed) the process of urbanisation of the town will be accelerated.

CHAIRMAN
Sambalpur Regional Improvement Trust
SAMBALPUR.

CHAPTER - I INTRODUCTION

Historic Back Ground of the Town:

1. Sambalpur is the principal town and administrative Headquarters of Sambalpur District. "The town, it self derives its name from Goddess Samlai, who was installed there as its tutelar deity by Balram Dev when he founded the city. The story goes that Balram was one day out on hunting and his hounds put up a hare which they pursued. Balaram came up with his hounds at the place where Sambalpur now stands and was astonished to find that the hare had turned on the hounds and was pursuing them, struck by this extraordinary exhibition of courage on the part of the most timid animals, he concluded that there must be some special virtue in the locality and resolved to found his capital there".

Early History :

2. In the 15th Century A.D Narasingh Deva, the Twelfth Raja of Patna ceded to his brother Balaram Deva all the jungle country bounded on the North by river Mahanadi, on the East by the Tel, on the South by the Ang, and on the West by the Jonk.

3. Prior to the establishment of Sambalpur as the capital "Balaram Deva who is regarded as the founder of the Sambalpur Raj first established himself at a place in Bargarh Tahsil which he called Nuagarh i.e. the new fort. Next as his power grew, he made a new capital at a larger place called Bargarh or the big fort, the modern Bargarh. Then he moved to Chaupur, a village lying opposite to

Sambalpur on the Southern bank of River Mahanadi." But subsequently he built a fort (on the Northern bank) and installed Samlai, the tutelary goddess of his family. The town thus established is the modern Sambalpur. Balaram Deva was the first Chauhan King of Sambalpur Raj and ruled in the middle of 16th Century A.D. (1550 to 1560). He was succeeded by his son Hridaya Narayan Deva and the later, by his son Balabhadra Sai. After Balabhadra Sai his son Madhukar Sai became the King whose son and successor Baliar Singh is considered to be the greatest among the Chauhan rulers of Sambalpur. Baliar Singh was succeeded by his son Ratna Singh and the latter by his son Chhatra-Sai, who considerably enlarged the fortification of Sambalpur Town.

4. It was during the time of Jayanta - Singh that Sambalpur was occupied by Marahattas on the 5th April, 1800. Jayanta Singh and his son were imprisoned by the Marahattas. In 1803, the British occupied Orissa, but in 1806 they recognised all claims of the Bhonsala over Sambalpur and Patna. Sambalpur finally came under the British in 1817 after 3rd Marhatta war and Jayanta Singh and his

son were set free, and Jayant Singh became the King of Sambalpur but died in 1818. After the death of Narayan Singh in 1849 Sambalpur lapsed to the British Empire. Thus From 1550 to 1849 Sambalpur dynasty prevailed with temporary breaks. The region of administration were in the hands of 12 Kings and one Queen.

5. Administration of Sambalpur was transferred from the Commissioner of Central Provinces to that of Orissa Division in 1905. When the province of Orissa was created on 1st April, 1936, the Khariar & Padampur tracts of the Central Provinces were merged in the District of Sambalpur and Khariar was made a Sub-division called Nuapara. After the merger of Princely States on 1st January, 1948, the Ex-State of Bamra was made a part of Sambalpur, subsequently on 1st November, 1949.

Stages of growth of Sambalpur (Physical-Development) :

6. A study of growth of the town from 18th Century and before to the present stage has been conducted.

Before 18th Century :

7. The nucleus of the town, Sambalpur can be traced in the village, Sambalpur whose history is in oblivion. However, it is in the year 1556 Raja Balaram Singh established his capital in this village and established tutelary deity Samleswari and a temple. Between 1556 to 1800, the town development was in a bow form. The town was surrounded by a semicircular water channel which ultimately negotiated river Mahanadi towards South. The main activity of the town was limited to the land - mass coming within the water channel and the river. Royal and religious activities trade & commerce, etc. were concentrated within this land-mass. Since maritime activity was also one of the traditional occupation, the fishermen and the Jhara community also flourished, who probably settled outside this water channel which is presently known as Kunjelpara.

(Between 1800 - 1850) :

8. The rulers of Sambalpur encouraged the Brahmins to come and settle in Sambalpur. As a result of which some Brahmins came along with the rulers and settled in places which are presently known as Jharuapara & Nandapara. Side by side Sahansiapada

& Kansariapada also developed parallel to Jharuapada & Nandapara.

Between 1850 - 1900 :

9. This period is very important because Sambalpur was already under external influence like that of the Maharastrians and the English. It is towards the late part of 19th century English people could come to full prominence and took all the law and order situation into their hand. Towards the late part of 19th Century Railway connection was extended to Sambalpur from Jharsuguda. With the establishment of British rule in Sambalpur some important institutions came up, which gave rise to the opening of new roads, and new settlement. The court, the Jail, the Military Barrack, the Police Guard House, are the important buildings and institutions which came up between 1850 to 1900. The Police Guard House was located in the present Police Reserve Line complex and the old building is still under some use. The court complex helped for the linear development of the town along the river bed. The Jail, the Military barracks open up a new road which added to the dimension of Sambalpur. Though Railway came to Sambalpur in 1893, its impact within seven years was not conspicuous.

Between 1900 - 1947 :

10. With the coming up of the Railway to Sambalpur trade & commerce flourished. The Railway helped in organising the market on a sound footing and encouraged outsiders to come and settle in Sambalpur. Areas like Khetraipur, Modipara, Marwaripara, Sansarak etc. developed, which mainly housed the business community. During this period some local institutions also had its growth like that of the post office, the district board office, the Hospital, the Town Hall, the Club House etc. Another important feature was noticed that the growth which had already manifested due to the establishment of the Police Line, had a tendency to move North ward because of the Sambalpur Road Station. The Zilla School was established in the year 1920 which is presently housing the Gangadhar Meher College. It was for sometimes, during 1946 the Orissa Secretariate was shifted to Sambalpur, and the Zilla School premises was used as the Secretariate. The workers of the Secretariate were given residential accommodation at the foot of Budharaja Hills. The District Hospital was established in the year 1939 adjacent to the college. Thus it can be stated that Sambalpur had its full fledged

growth from the temple Samaleswari, to the Collectorate complex, which formed the east-west axis of development and the complex like Collectorate, Police Line, Sambalpur Road Station & Secretariate, accelerated the development along North-South axis.

Between 1947 - 1968 :

11. Due to the operation of the multi-purpose Hirakud Dam Project the importance of Sambalpur increased manifold between 1948 to 1961. After 1961 the town is gaining importance as an administrative-cum-institutional, and commercial unit. As a result of which the demand for more shops more offices, more educational institutions, more residential areas are increasing day by day. Between 1947 to 1968 the town had added new shopping areas, with specialised shops. The impetus to commercial development has resulted in growth of the town irrespective of any planned developments. With the increase of offices & institutions new residential colonies built by Government & Semi-Government bodies have come up which are located towards the North East of the town, viz the L. I. C. Colonies, and P. W. D. colonies etc. A good

number of offices & institutions have also come up during this period. The women's College, the Training College, and a number of other institutions have developed during this period.

Location, Physiography & Climate :

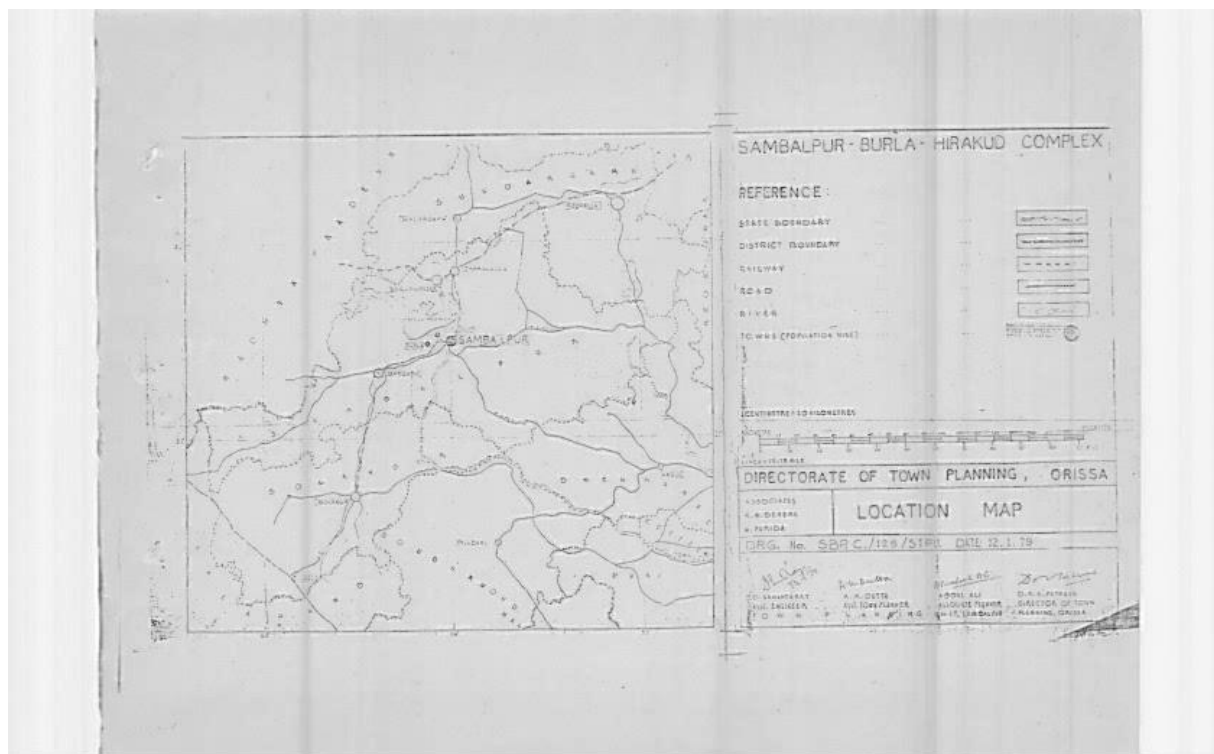
12. Sambalpur, the Headquarter and the principal urban centre of the district is situated at the latitude of $21^{\circ} 28' N$ and longitude $83^{\circ} 58' E$ and has a mean elevation of 148.1 M (486 Ft.) to 156.3 M (513 Ft.) above sea level. It lies on the North bank of the river Mahanadi. It falls on the Calcutta-Bombay National Highway No. 6. Also it is connected by Railway on Calcutta-Bombay route and Raipur-Waltair route and Jharsuguda-Titlagarh line. The distance from Calcutta to Sambalpur is 515 K. M. (322 miles) and Bhubaneswar the State Capital is 321 K. M. (200 miles) away from Sambalpur.

13. The Physiography of the Master Plan area of Sambalpur is undulating. The ground slopes from North to South with a few rock out-crops protruding here & there. The ground slopes to a height of 460 Ft. from a height of 796 Ft. R.L.

14. The area under the Municipality is 9235.90 acres, of which water bodies come to 318 acres which is 3.44 % of Municipal area.

15. The total Master Plan area is 23641.16 acres or 95.68 Sq. Kms. out of which Motijharan, Lamdungri & Budharaja R.F. cover 156.60 acres, 830.30 acres, 127.10 acres respectively. The total area under the three Reserved Forests is 1,114.00 acres. The climate of Sambalpur is hot and humid. The summer & winter are extreme ones. There are three distinct seasons during the year viz. Summer from March to May, Monsoon from June-October and Winter from November to February. The rainfall is mainly due to South-West monsoon. The average annual rainfall is 153.82 Cm. (604"). The heaviest rainfall occurs during the month of July and the lowest rainfall during winter, is due to North-East monsoon.

16. The mean daily maximum temperature during the month of May is of the order of $42.9^{\circ}C$ ($109.2^{\circ}F$) and the mean daily minimum temperature is $11.0^{\circ}C$ ($51.8^{\circ}F$) during the month of December.



17. The prevailing wind is from South, South-West from April to August and it is from North, North-West from September to March. The weather at Sambalpur is comparatively calm from January to

March. The velocity of wind is maximum during rainy season, especially in the month of August.

18. The mean relative humidity varies from 38% to 86% at 08.30 hrs and from 19% to 84% at 17.30hrs.

CHAPTER — II

PLANNING PROBLEMS

19. The growth of Sambalpur before the construction of Hirakud Dam was slow & steady, due to mainly lack of adequate regional importance of the town. The development of Hirakud Dam has enlarged the regional sphere of influence of the area resulting in inflow of people and goods not only from Orissa, but from different parts of India. This increased the demand for urban space, which was met out by piecemeal, un-co-ordinated and irrational development of land without any relation to the existing town. Such appendage development, besides aggravating the existing problems, created new problems.

20. The Master Plan identifies the following predominant problems prevailing in the town of Sambalpur :

I. The Sambalpur is characterised by cramped & congested development where as the new extensions are scattered without any relation to old development.

II. New development (except few colonies) is mainly restricted to road side, thereby tending towards ribbonated growth of the town.

III. Intermixed land use is conspicuous in the town.

IV. Inadequate housing stock and substandard houses dominate the skyline of Sambalpur.

V. Lack of organised open space for recreational & cultural activities.

VI. Lack of good accessibility to different parts of the town.

VII. The environmental standard of the town as a whole is unsatisfactory.

VIII. Slum & Rural pockets exists in the heart of the town.

IX. Undeveloped land right in the central area of the town provides scope for land speculation.

X. The supply of water is intermittent in nature and the distribution system does not cover the entire town. There is a wide variation of rate water supply to different areas of the town.

XI. The methods of disposal of sanitary sewage & storm water drainage are not satisfactory.

XII. Garbage is dumped on road side and collected by open trucks.

XIII. Scattered development of different Government, Semi-Government & Private Offices.

XIV. Irrational distribution of commercial space and absence of clear hierarchy of shopping facilities.

XV. Most of the educational institutions of the town are not suitably located. They do not fulfill some of the minimum requirements of the design of study space, play space, and total space.

XVI. There are few service and processing industries located by the side of National Highway No. 6. Some of the service industries located along the town roads and in close vicinity to place of residence affect the environmental standard of the town.

21. With a view to solve the above problems the Master Plan evolves the following imperatives :

I. The Service & Commercial functions of the town should be strengthened and developed in order to achieve a bifunctional growth of the town.

II. Development of medium & Small Scale Industry in the periphery of Sambalpur town should be encouraged.

III. The existing regional relationship in terms of functional hierarchy with other urban centres of Orissa and outside should be maintained.

IV. To build up a socially satisfying, economically feasible and aesthetically stimulating physical environment for the community.

22. Guide Lines :

I. Co-ordination & integration of expansion programme of present developed area with the total development programme is to be ensured.

II. Retaining & strengthening of important growth centres (Commercial & Service) forms one of the major guide lines for the formulation of the plan.

CHAPTER — III

POPULATION

23. Every planning exercise is aimed to develop the human potential. The science of human settlement, thus, views demographic aspect of any planning area with utmost care and studies. Urbanisation is an evolution of human society which connotes to a demographer as a phenomena of population shift from rural to urban areas involving spatial expansion of such urban centres. Population and land cannot be visualised in isolation and in the light of that this chapter touches the impact of man power in Sambalpur town.

24. Sambalpur town with Industrial estates, Railway Colony, Trade Centres, Human Associations & Administrative Headquarters of Sambalpur District, has predominant land use. It has intensive interaction with Burla & Hirakud town is respect of higher education in university, specialised medical facilities, extension of town bus services, sale of commodities such as : Milk, Milk products, Vegetables, Textile goods, Food grains & general provi-

sions. Residents of the fringe areas of the town with urban characteristics are also found engaged in non-agricultural & industrial pursuit.

25. It is observed that the locus of the dynamic urbanisations is the teeming population. The present population growth provides technocrats, entrepreneurs and labourers; generates increasing demand for goods & services in the economy. Thus there exists a co-relation between longrun increase in population and consumption of durable goods and provisions by them. With the growth of population their demand on transport, housing, clothing and public utilities increases. It is natural for corporations, companies, Statutory bodies and proprietors who plan for housing, transport and public utilities to estimate what is the present rate of population growth and what will be the perspective rate of population growth. Basing on such estimates they will chalkout their investment programmes.

26. In the macro-measures the entrepreneur considers, what is the present level of effective demand, what will be the level of effective demand for goods and services at a future date; accordingly he will implement his autonomous investment plan. Here the Planning Authority shall see to regulate the growth of their investment projects as per the discipline envisaged in the Town Planning & Improvement Trust Act. There fore the existing and anticipated role of population in Sambalpur Town needs consideration in the formation of plan proposals.

AREA AND POPULATION

27. The Sambalpur Master Plan is comprised of the Sambalpur Municipal area and 21 Revenue

Villages surrounding the Municipal area and has a total area of 23641.16 acres or 95.68 Sq. Kms. Durgapali village was earlier a part of Hirakud N. A. C. vide Notification No. 3582/LSG, dated 31st March, 1962 over which the Orissa Town Planning & Improvement Trust Act has been extended. Subsequently this village formed a part of the Sambalpur Municipal area and deleted from Hirakud N. A. C. vide Notification No. 35812/UD, dt. 27-12-1972. Hence Durgapali village has been shown as a part of the Sambalpur Master Plan. The population of 21 villages comprised 17,803 persons as per the census of 1971. The Table 3.1 gives a clear picture of the constituent villages with their area and distribution of villagewise population.

**SAMBALPUR MASTER PLAN RURAL SECTOR,
VILLAGEWISE POPULATION, 1971**

Table 3-1

Sl. No.	Name of the Villages	Area in Acres	Population			1	2	3	4	5	6
			M	F	Total						
1	2	3	4	5	6	1	2	3	4	5	6
1.	Badafaskuda	82.00	58	45	103	12.	Puti Band	477.07	364	345	709
2.	Kainsir	729.77	659	674	1333	13.	Naksa Pali	1033.68	493	501	994
3.	Singpali	493.63	277	233	510	14.	Themra	2607.58	1347	1298	2645
4.	Denga Saragi	556.05	36	362	688	15.	Sindur Pank	683.90	656	625	1281
5.	Sankarma	637.66	326	307	633	16.	Tumba Singha	273.39	114	123	237
6.	Malipali	250.77	286	305	591	17.	Dandipali	303.24	178	152	330
7.	Pardhiapali	1067.75	315	334	649	18.	Kudopali	449.69	336	340	676
8.	Dhankauda	593.63	754	708	1462	19.	Takaba	664.88	574	580	1154
9.	Khairapali	764.48	325	310	635	20.	Gambharkata	834.02	358	350	708
10.	Mathpali	209.98	311	330	641	21.	Baidarnupali	502.69	312	325	637
11.	Khandual	1271.40	573	614	1187	Total		14487.26	8942	8861	17803

Source : Based on Census of India, 1971

NOTE : Villagewise population (Rural Sector) of 1981 is not available.

DENSITY OF POPULATION

28. Standard identification of a town states that it should have a density of 300 persons per square Kilometer. Table 3.2 indicates, density pattern is indexing in commensurate with the growth of population in the Master Plan area during 1951-71. The density of town i.e. Municipality and out growth area with 2016 persons per square-Kilometer in 1971 has run down to 964 persons in relation to the Master Plan area due to existence of green belt, hills & water bodies which cannot be dispensed with as

they are part and parcel of the said area. Since Rural components will be urbanised in two to three decades ahead its density of 328 persons shall surpass the standard limit. Land is an essential element in urban planning. A big minimum area has been taken although its excess capacity may seem superfluous at present but it will bring external economies which will have impact on industrial commercial & residential expansion of the town in the near future. Further details of density can be seen from Table 3.2 and 3.3.

POPULATION AND DENSITY

Table 3.2

Sl. No.	Zone	Gross Density of Population per Sq. Km.			
		1961	1971	1981	
1	2	3	4	5	6
1.	Sambalpur (M)	370	1054	2016	3050
2.	Rural Component	211	268	328	N.A.
3.	Master Plan Area	365	558	964	N.A.

DENSITY PATTERN**Table 3.3**

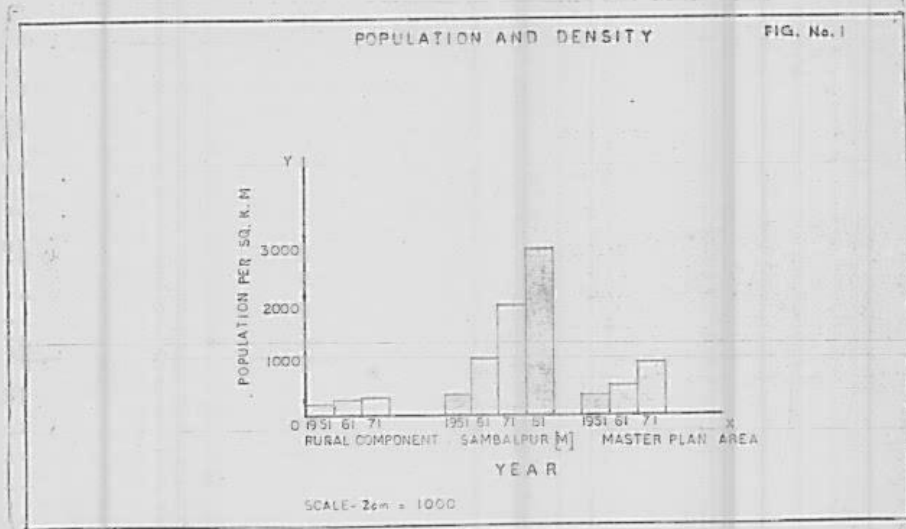
Sl. No.	Zone	Area in Sq. Km.	P O P U L A T I O N				Gross density of Population per Sq. Km.			
			1951	1961	1971	1981	1951	1961	1971	1981
1	2	3	4	5	6	7	8	9	10	11
1.	Sambalpur (M) and Out growth	36.93	23525	38915	74458	112645	370	1054	2016	3050
2.	Rural Component.	54.24	11439	14514	17803	—	211	268	328	—
3.	Reserve Forest	4.51	—	—	—	—	—	—	—	—
4.	Master Plan Area	95.68	34964	53429	92261	—	365	558	964	—

Source : Based on Census of India 1951, 61, 71 & 81.

GROWTH OF POPULATION

29. The decennial census trend indicates variation of population, guides demographic projection without which it will be well nigh impossible to formu-

late policy & predict changes. Since early twentieth century, population of the town has increased more than proportionately from + 0.86 to 91.33 percent till 1971 and can be perused from Table 3.4



GROWTH OF POPULATION, 1901-1981
(SAMBALPUR (M) + OUT GROWTH) Table 3.4

Sl. No.	Year	Total Population	Decennial variation	Percentage of growth per decade	Remarks
1	2	3	4	5	6
1.	1901	12870	—	—	
2.	1911	12981	111	+0.86	
3.	1921	13594	613	+4.72	
4.	1931	15017	1423	+10.47	
5.	1941	17079	2062	+13.73	
6.	1951	23525	6446	+37.74	
7.	1961	38915	15390	+65.42	
8.	1971	74458	35543	+91.33	
9.	1981	112645	38187	+51.29	
10.	1991	164200	51555	+45.77 ^{Projected}	
11.	2001	21900	54800	+33.37 ^{-do-}	

Source : Based on Census of India.

GROWTH OF POPULATION BETWEEN 1901 & 1981

30. The growth of population between 1901 & 1911 is quite negligible, only 111 persons were added to the existing figure within a period of ten years.

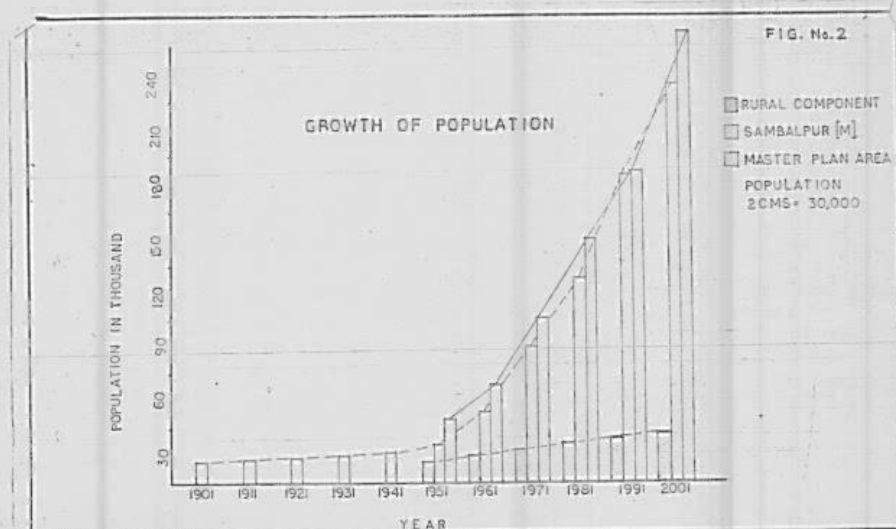
31. The low increase of population may be attributed to high mortality rate as no evidence of outmigration of population during the period was in record. From 1911 and onwards and till 1941 the growth of population manifested is steady.

32. During forties growth of population in the town has registered a sudden spurt as revealed from 1971 census enumeration. It occurred due to execution of Hirakud Dam Project. Hirakud & Burla two newly developed statutory towns have come into existence. There was large scale flight of men, materials capital & technicians; their requirement for housing brought impact upon rural component to attain urbanisation & population growth during 1951-71.

33. During fifties as investment on construction and work programme of the Dam project become cumulative, employment of labourers, technicians and mechanics increased, who derived an assured income; such income by way of consumption came to secondary sector of the economy, and that showed a resultant multiplier effect in commercial sector. The town has evinced population explosion both on account of in-migration of workers and job seekers and addition of new members in the process of natural birth. Besides, the villages submerged due to the construction of Hirakud Reservoir had its impact on the town. Many of the affected villagers preferred to settle in the town than going to elsewhere to seek their fortune. Towards end of sixties construction of Hirakud Dam neared completion with a decline in investment to normal level of maintaining Dam, power plant and canal. In consonance with the recession of investment population growth has declined to 51.29 percent by 1981,

though it is identified as a class I town in 1981 Census.

34. Completion of the Dam project has clothed Sambalpur town with external economics for industrial expansion, green revolution in the form of electricity, canal irrigation, National High-way, State High-way, Railway, Telephone, Telegraph communication, Industrial Estate, Hospital, Town Bus, Sanitary Water etc. These potentialities have fascinated entrepreneurs to localise industry. Consequently rice mill, saw mill, & fabrication industry have come up as production centres to perpetuate investment. Further, operation of industries has facilitated flight of capital, raw material, technical know-how to the town. Existing industries have acted as accelerators of out-put and commercial establishments operate as multipliers of income & employment in the Master Plan area. Additional details of growth of population can be traced out from Table 3.5



**PERCENTAGE GROWTH OF POPULATION
SAMBALPUR**

Table 3-5

Sl. No.	Year	Sambalpur (M) & Out Growth.	Rural component.	Master Plan Area.	Sambalpur Dist. Urban.	Orissa Urban	All India Urban
1	2	3	4	5	6	7	8
1.	1901	—	—	—	—	—	—
2.	1911	+ 0.86	—	—	+ 37.30	+ 8.00	—
3.	1921	+ 4.72	—	—	+ 35.30	+ 2.30	—
4.	1931	+10.47	—	—	+ 22.10	+12.70	—
5.	1941	+13.73	—	—	+ 36.70	+30.00	—
6.	1951	+37.74	—	—	+ 30.00	+44.00	—
7.	1961	+65.42	+26.88	52.88	+122.60	+86.80	+21.50
8.	1971	+91.33	+22.66	+72.68	+ 92.20	+66.30	+24.80
9.	1981	+51.29	—	—	—	—	—

Source : Based on Census of India, 1901 to 1981.

35. Analysis of the Table 3.5 reveals, that Master Plan area has evinced growth of population from 52.81 to 72.68 percent during 1951-71. Actually there is absolute increase of population of Sambalpur District Urban & Orissa Urban during 1951-71;

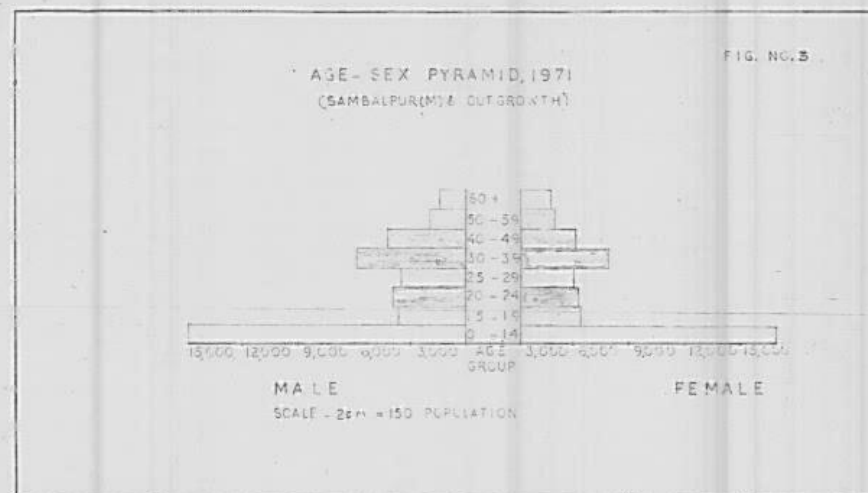
but in terms of percentage their growth has slowed down from 122.60 to 92.20% in respect of Sambalpur District Urban and from 86.80 to 66.30% of Orissa Urban during the same period.

**AGE & SEXWISE DISTRIBUTION OF POPULATION
SAMBALPUR (M) AND OUT GROWTH, 1971**

Table-3-6

Sl. No.	Age Group	Male No.	P. C. of Total Population.	Female No.	P. C. of total Population.
1	2	3	4	5	6
1.	0-14	14806	19.88	13747	18.46
2.	15-19	3796	5.10	3211	4.31
3.	20-24	4008	5.38	3112	4.18
4.	25-29	3686	4.95	2880	3.87
5.	30-39	5902	7.93	4877	6.55
6.	40-49	4369	5.79	2950	3.96
7.	50-59	2189	2.94	1762	2.37
8.	60 +	1614	2.17	1609	2.16
9.	All ages Total	40310	54.14	34148	45.86

Source : Based on Census of India, 1971.



SEX RATIO

36. It is a common feature, that in the rural areas of Orissa people do not get work during off season to support their family; as a result the male folk mostly migrate to towns in search of work opportunity and on that count female strength happens to be less than males in urban centres. Thus the sex ratio continues to be less than one thousand in towns due to non-availability of residential houses for all workers to remain with their kith & kin.

37. It may be noticed from Table 3.7 & 3.8 that the sex ratio of Sambalpur (M) has fluctuated during 1901-81 which is less than 1000 during 1951-81, and happens to be 893 in 1981 because of various operations in Trade, Industry, Service, Transport etc. both in private & public sector have been active to provide employment opportunity to youths & adults. The sex ration of the rural component has fallen down to 991 in 1971. It indicates that fringe areas of the Sambalpur (M) is advancing towards urbanisation.

SEX RATIO Table 3-7

Sl. No.	Year	Number of Females per 100 males		
		Sambalpur (M) + Out growth.	Rural Component	Master Plan Area
1	2	3	4	5
1.	1901	971	—	—
2.	1911	1033	—	—
3.	1921	1008	—	—
4.	1931	946	—	—
5.	1941	1005	—	—
6.	1951	836	1043	899
7.	1961	843	1027	890
8.	1971	847	991	873
9.	1981	893	—	—

Source : Based on Census of India 1901 to 1981.

SEX RATIO

Table 3.8

Sl. No.	Year	Sambalpur (M) & Out growth.			Rural Component			Master Plan Area		
		Male	Female	Female per 1000 males.	Male	Female	Female per 1000 males.	Male	Female	Female per 1000 males.
1	2	3	4	5	6	7	8	9	10	11
1.	1901	6331	6339	971	—	—	—	—	—	—
2.	1911	6384	6597	1033	—	—	—	—	—	—
3.	1921	6770	6824	1008	—	—	—	—	—	—
4.	1931	7716	7301	946	—	—	—	—	—	—
5.	1941	8520	8559	1005	—	—	—	—	—	—
6.	1951	12813	10712	836	5600	5839	1043	18413	16551	899
7.	1961	21112	17803	843	7159	7355	1027	28271	25158	890
8.	1971	40310	34148	847	8942	8861	991	49252	43009	873
9.	1981	59820	53125	893	—	—	—	—	—	—

Source : Based on Census of India 1901 to 1981.

LITERACY

Table 3.9

Sl. No.	Year	Percentage of Literates to total population								
		Sambalpur (M) & Out growth			Rural Component			Master Plan Area		
		Male	Female	Total	Male	Female	Total	Male	Female	Total
1	2	3	4	5	6	7	8	9	10	11
1.	1951	22.73	8.25	30.98	5.75	0.93	6.68	28.48	9.18	37.66
2.	1961	24.58	7.44	32.02	5.48	1.26	6.74	30.06	8.70	38.76
3.	1971	26.12	14.17	40.28	4.53	1.49	6.03	30.65	15.66	46.31
4.	1981	33.51	19.76	53.21	—	—	—	—	—	—

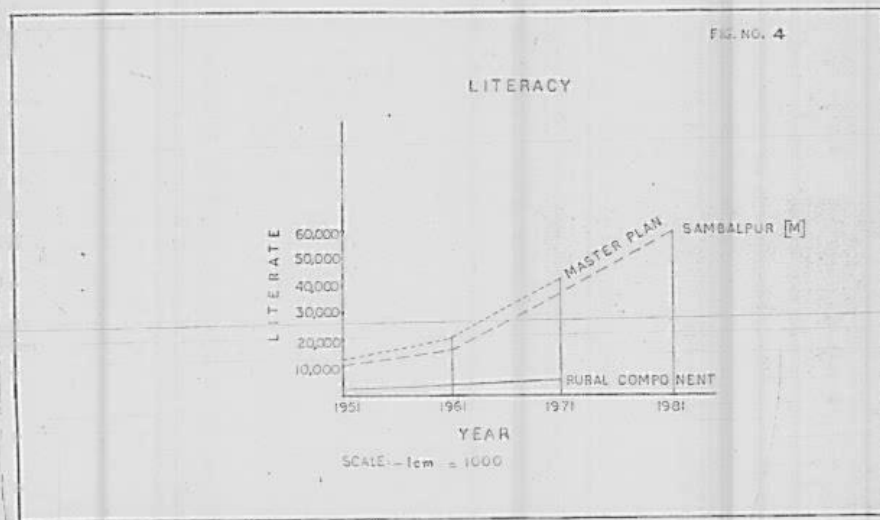
Source : Based on Census of India.

LITERACY

Table 3.10

Sl. No.	Year	No. % Literates.	Sambalpur (M) & Out growth Literates				Rural Component Literates				Master Plan Area Literates			
			P	M	F	Total	P	M	F	Total	P	M	F	Total
			4	5	6	7	8	9	10	11	12	13	14	15
1.	1951	No	23525	7946	2886	10532	11439	2019	325	2337	34964	9955	3211	13169
		Percent of literate to total population	67.25	22.73	8.25	30.95	32.72	5.75	0.93	6.65	100.00	28.48	9.15	37.66
2.	1961	No	38915	13133	3997	17110	14514	2928	672	3600	53429	16061	4649	20710
		Percent of literate to total population	72.83	24.58	7.44	32.02	27.17	5.45	1.26	6.74	100.00	30.06	8.70	38.76
3.	1971	No	74458	24098	13070	37165	47803	4183	1378	5561	92261	28281	14448	42726
		Percent of Literate to total population	80.70	26.12	14.17	40.25	14.30	4.53	1.49	6.03	100.00	30.65	15.66	46.31
4.	1981	No	112645	2775	22259	60011	—	—	—	—	—	—	—	—
		Percent of Literate to total population	100.00	33.51	19.76	53.27	—	—	—	—	—	—	—	—

Source : Based on Census of India, 1951, 61, 71 and 1981.



LITERACY

38. Illiterates are black moles in our urban culture and civilisation and their removal will wipe out ignorance of people. Besides School & College education, intensive drive to provide adult education has been taken up to increase literates in our society. The analysis reveals that literacy of both males & females has increased in Rural Component, Sambalpur (M) and Master-Plan Area during 1951-81 and it is 46.31 percent in 1971 as per column 11 of Table 3.9 but female literates lag behind male literates. In fact the children of 0-4 age group have no chance of being literate, on excluding their strength from total population, percent of literacy will be more than 46.31 as mentioned above.

PROJECTED POPULATION

39. In a city, announcement of its prospective population by Planning Authority, is a good confidence for innovators, entrepreneurs to forecast future requirement of a town in terms of infrastructure, utilities, general provisions & necessities; and

to produce such goods & services for the economy. But accurate computation of population is a delicate matter, although people talk of it loosely.

40. Natural calamity, man-made disaster and very large investment on virgin land bring in violent fluctuation in the trend of population growth; in the absence of them the growth rate will proceed at definite limit. Taking into account all intricacies, endeavour have been made to forecast prospective population to near accuracy on the basis of realistic assumptions derived from the vital statistics of Public Health Department and migration statements of the Census of India. There are three methods of projecting population, namely (i) Arithmetical Progression (ii) Geometric Progression & (iii) Natural Increase & Migration Methods. Out of them the acceptable method of forecasting population is Natural Increase & Migration Method, which conforms to the reality; as assumption of its realities is based on empirical study of census data & statistical publication of Government; whereas the other two methods are gross simplifications, and are independent of actual tendencies, which stress

merely on the common difference & common ratio derived from the population data of the preceding census and antecedents.

41. Survival ratio has been derived from the vital statistics of the urban population of Sambalpur District taking into account birth rate, death rate and awareness of urbanites for family planning drive to delimit family to One's income level. Hence survival ratio has been taken to be 1.013 or 1.3 percent per year for Sambalpur Master Plan Area.

42. In a case where raw resources are to be exploited in the new frontier, there will occur large scale migration of men, materials & capital. Urban land policy envisages to discourage establishment of large industries in the town, their location is preferred at new frontiers, where planned town will be developed with a conscious choice. Medium sized industries may be located in the Master Plan area as technocrats, utilities, infrastructure and open land are available for their installation and large scale immigration will not reoccur, as had happened during the period of construction of Hirakud Dam Project. Immigration of skilled & unskilled labourers

will have mild influence. Taking in to consideration of the growth of industries as stated above the rate of migration ratio will stagnate at a ratio of 1.027 or 2.70 percent per annum till 1991 A.D. In Sambalpur the population of the rural part has increased, not of the fact that its immigration rate is at par with that of Sambalpur (M); but the fact is that, while various developments on land attain saturation stage, the urbanities are repelled to reside in fringe areas of the town encircled by villages. On this account immigration to the rural component has been taken to be at a ratio of 1.002 or 0.20 percent per annum based on 1971 census.

43. The population of the Master Plan area has been calculated to be 170175 & 247000 persons respectively in 1991 & 2001 A. D. by Natural increase & Migration Method. All other requirements of Planning in this report have been calculated on the basis of this forecast. Computation of population by these three methods has been given in Table 3.11 for the academic interest. The forecast in respect of Sambalpur (M) and rural component has also been given in the Table 3.11 for reference and guidance.

POPULATION PROJECTION

Table 3.11

Sl. No.	Year	Town Village etc.	Computed population as per different method			
			Existing Population	Arithmetical Progression	Geometric Progression	Natural Increase & Migration (Accepted Method)
1	2	3	4	5	6	7
1.	1951	Sambalpur (M) & Out Growth.	23525	—	—	—
		Rural Component	11439	—	—	—
		Master Plan Area.	34964	—	—	—
2.	1961	Sambalpur (M) & Out Growth.	38915	—	—	—
		Rural Component	14514	—	—	—
		Master Plan Area.	53429	—	—	—
3.	1971	Sambalpur (M) & Out Growth.	74458	—	—	—
		Rural Component	17803	—	—	—
		Master Plan Area.	92261	—	—	—

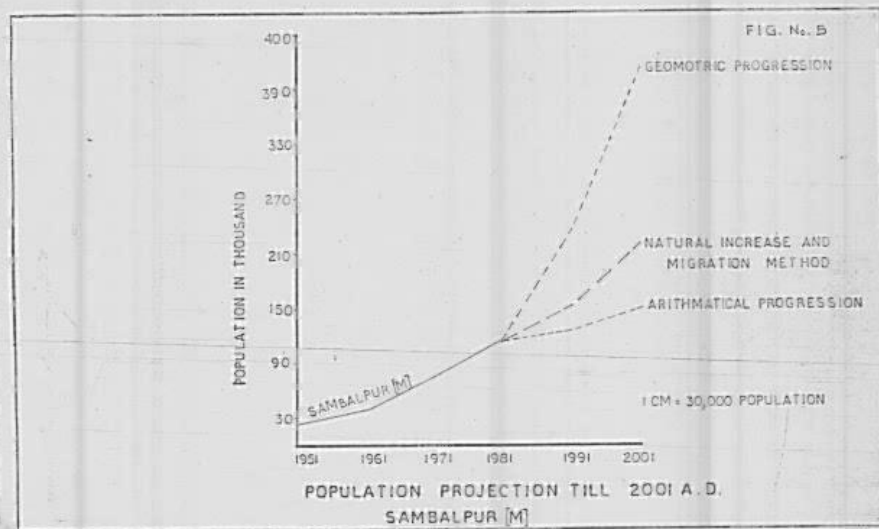
1	2	3	4	5	6	7
4.	1981	Sambalpur (M) & Out Growth.	112645	—	—	—
		Rural Component	—	19864	20298	20655
		Master Plan Area.	—	—	—	—
5.	1991	Sambalpur (M) & Out Growth.	—	125391	234000	164200
		Rural Component	—	21925	23143	23975
		Master Plan Area.	—	147316	257143	170175
6.	2001	Sambalpur (M) & Out Growth.	—	150857	414818	219000
		Rural Component.	—	23986	26386	27540
		Master Plan Area.	—	174843	441204	246540 or 247000

Migration ratio is 1.027 per annum for Sambalpur (M) and out growth

Migration ratio is 1.002 per annum for Rural Component

Survival ratio is 1.013 per annum for Sambalpur Master Plan Area.

Source : Town Planning Unit, Sambalpur.





CHAPTER—IV

ECONOMY

44. A study of the economic base of Sambalpur town will reveal the characteristics and nature of the town, which will indicate further growth of the town. Complementarity of economic institutions with a well planned infrastructure shall be conducive to its expansion, whereas piece-meal investment and development will ultimately bring about haphazard growth and will affect other sectors of the economy. Economic institutions of a town should be diversified and broad based for its survival and dynamic growth. Cities endowed with natural set up are usually developed in trade, commerce, industry, education, administration and transport and Sambalpur town has all these activities because of its location and importance in the Northern part of Orissa.

45. Usually urban centres encompass three dimensional growth and mostly towards its surrounding regions. Locational advantages of Sambalpur have shaped it to be a collection and distribution centre and has generated a flow of sustained demand in the economy of its hinterland.

46. It is a service-cum-transport-cum-industrial town. Its principal manufactured commodities are Bidi, Wooden Furniture, Wheat products and Oil. Principal imported commodities are Wheat, Food-grains, building materials, Petrol, Petroleum products, Oil seeds, metallic plates, Iron & Steel ingots, Coal and Lime stone. Its main exported goods are Paddy, Bidi, Cast Iron pipes and fittings Sawn timber, wheat products and rice.

47. Thus tobacco timber, paddy and Kendu leaves are local inputs used to manufacture furniture, Bidi and to process paddy into rice. They are exported, besides meeting local requirement. Coal, Lime stone, Iron & Steel are brought and used in manufacturing of castiron pipes and fittings and are exported to other towns of Orissa and India as well.

48. Initially Sambalpur was the seat of administration of Sambalpur District. On implementation of five year plans in past decades, development of National Highway No. 6 and linkage of the Jharsuguda-Titilagarh Railway line greatly enhanced the commercial importance of the city. Free flow of lorry and vehicles on such roads has played a vital role for the development of the town, generating income and employment.

Employment

49. Employment is understood to include working population who earn a net utility by exertion of their body and mind. The analysis reveals that working population of the Master Plan area and Sambalpur Municipality area has increased absolutely during 1961-81; while employment in rural component has decreased during 1961-71. But by relating employment trend with the growth of

population it is observed that employment strength in Master Plan area has shown a downward trend from 40.00 to 31.63 percent of the population by the combined waning action of low trend of engagement both in rural and urban sector. It is spectacular that employment in rural section has shown a steep fall from 14.45 to 6.95 percent during 1961-72.

50. The fact is not that the per capita income and standard of living of people have shown a downward trend; but decline in participation may be attributed partly due to change in the conception of worker adopted in 1971 census as compared to that in 1961 census. Definition adopted in 1961 was somewhat elastic, which allowed for inclusion of students, house wives and other members of the family as workers; who rendered only casual assistance in productive work like cultivation, house hold industry etc. But according to the definition in 1971 students, other persons involved in household duties, even if they help in the family economy as part time worker are not treated as worker of the main activity. Application of this test has resulted in non-inclusion of students, housewives of a substantial size as workers in 1971; although they have been included as such in 1961 census. Further details may be perused in Table 4.1.

WORKING POPULATION

Table 4.1

Sl. No.	Year	Place	Population			Workers			Percentage of workers to total population		
			P	M	F	P	M	F	P	M	F
1	2	3	4	5	6	7	8	9	10	11	12
1.	1961	Sambalpur (M) & Out growth.	38915	21112	17803	13651	11570	2141	25.55	21.54	4.01
		Rural Component	14517	7159	7355	7720	4572	3148	14.45	8.56	5.89
		Master Plan Area.	53429	20271	25158	21371	16082	5289	40.00	30.10	9.90
2.	1971	Sambalpur (M) & Out growth.	74458	40310	34148	22768	20523	2245	24.68	22.24	2.44
		Rural Component	17803	8942	8861	6912	5344	1068	6.95	5.80	1.15
		Master Plan Area.	92261	49252	93009	29180	25867	3313	31.63	28.04	3.59
3.	1981	Sambalpur (M) & Out growth.	112645	59520	53125	36804	31033	5771	31.67	27.55	5.12
		*Rural Component	—	—	—	—	—	—	—	—	—
		Master Plan Area.	—	—	—	—	—	—	—	—	—

* excludes marginal workers of 1981

Source : Based on Census of India, 1961, 71, & 81.

51. Entrepreneurs, labourers, professionals & technocrats are independent earners and on their income children & old people depend for their support. Economic assumption of dependency ratio is 2.50. In other words in an economy 40 percent of the people should be workers and for lay man's understanding in a family of five two are to be workers to support the family. In 1961 dependency ratio of the Master Plan area was 2.50 and was satisfactory. Census of 1971 reveals, employment strength has shrunk to 31.63 percent of the population in the Master Plan area. In the event of mounting population growth number of bread earners has increased but at a slower pace; as a result of which dependency per worker has increased to 3.06 person per worker in 1981. Such tendency indicates that employment opportunities are to be created to provide work to idle hands and to reduce dependency again to 2.50.

52. In analysing the employment in general, the problem of under employment is not solved, a sharper view is necessary to be cast upon it. Norma-

tive aspect suggests, youngsters below 14 years are not required to be put into hazardous avocation, in the alternative they will be provided with education. Oldsters above 60 years are expected to retire from work opportunities and to contribute their experience & prudence for social welfare. Women in the life span of 15-50 years are inherently associated with duty of motherhood & child care; unless pressed by circumstances to serve under hardship. Moreover with the levelling up of per capita income ladies prefer to avail leisure, to take up higher education, house management etc instead of inclining to earn. Hence all people cannot join in the labour pool.

53. Excluding children and old people in the age group of 15-59 have been taken to be potential workers which constitutes 61.08 percent in 1961 & 57.32 percent in 1971 in Sambalpur (M). In the absence of the availability of population abstract in broad age group of Rural Sector of the Master Plan area, potential labour force of Sambalpur (M) has been taken to represent the Master Plan area for analysis. With reference to column 4 and 5 of Table

4.3 one can notice that potential workers are not fully employed; notwithstanding the fact that workers in the age group of 0-14 and 60+ years have their inclusion in the pool of total workers. Involvement of female workers has dropped down from 9.00 to 5.2 percent during 1961-71.

54. Female participation and male participation has been dealt separately. Female participation connotes female labourers among females. Male

participation connotes male labourers among males. Participation among females is seen to be less than males and has decreased proportionately during 1961-81; except the fact that female participation in work opportunities has been again revived from 6.57 to 10.86 percent in Sambalpur (M) during 1971-81. Other particulars may be seen in Table 4.2 & 4.3

WORKING FORCE, WORKERS

Year	Place	Population			Working force in the age group of 15-59.	P. C. of working force to total population
		P	M	F		
1	2	3	4	5	6	7
1. 1961	Sambalpur (M) & Out growth.	38915	21112	17803	23,770	61.08
	Rural Component	14514	7159	7355		
	Master Plan Area.	53429	20271	25158		
2. 1971	Sambalpur (M) & Out growth.	74458	40310	34148	42,682	57.32
	Rural Component	17803	8942	8861		
	Master Plan Area.	92261	49252	93009		
3. 1981	Sambalpur (M) & Out growth.	112645	59520	53125		
	Rural Component	—	—	—		
	Master Plan Area.	—	—	—		

Source : Based on Census of India, 1961, 71, & 81.

& DEPENDENCY

Table 4.2

Workers			P. C. of Workers to working force			Participation among Males	Participation among Females	Dependency per worker
P	M	F	P	M	F			
8	9	10	11	12	13	14	15	16
13650	11509	2141	5742	48.42	9.00	54.51	12.03	2.85
7720	4572	3148				63.86	42.80	1.88
21370	16082	5289				79.33	21.02	2.50
22768	20523	2245	53.34	48.08	5.26	50.91	6.87	3.27
6412	5344	1068				59.76	12.05	2.78
20180	25867	3313				52.52	7.70	3.16
36804	31033	5771				52.14	10.86	3.06
—	—	—				—	—	—
—	—	—				—	—	—

Table 4.3

WORKING FORCE, WORKERS & DEPENDENCY IN PERCENT

Sl No.	Year	Place	P. O. of working force to total population	P. O. of workers to working force			Participation among Males	Participation among Females	Dependency per worker
				P	M	F			
1	2	3	4	5	6	7	8	9	10
1.	1961	Sambalpur (M) & Out Growth.	61.08	57.42	48.42	9.00	54.51	12.03	2.85
		Rural Component	—	—	—	—	63.86	42.80	1.88
		Master Plan Area.	—	—	—	—	79.33	21.02	2.50
2.	1971	Sambalpur (M) & Out Growth.	57.32	53.34	48.08	5.26	50.91	6.57	3.27
		Rural Component	—	—	—	—	59.76	12.05	2.78
		Master Plan Area.	—	—	—	—	52.52	7.70	3.16
3.	1981	Sambalpur (M) & Out Growth.	—	—	—	—	52.14	10.86	3.06
		Rural Component.	—	—	—	—	—	—	—
		Master Plan Area.	—	—	—	—	—	—	—

Based on Census of India, 1961, 71 & 81

55. Table 4.5 reveals that child labour has increased from 0.79 to 0.95 percent of the population during 1961-71. Similarly employment of people above 60 years continues unabated from 1.10 to 1.45 percent. In the context of population explosion of Sambalpur (M), number of participants in work opportunities has decreased from 33.19 to 28.18 percent during 1961-71. From the above facts it is concluded that workers among youngsters & old are noticed partly because, compulsory primary educa-

tion has not been enforced for children below 14 years and social security measures have not been assured for all people above 60 years. As a corollary of insecurity of living, such people have been compelled by want & necessity to work and earn, to supplement the deficit of their family budget. Details of aggravating unemployment (Non-workers) and other details may be perused from Table 4.4 & 4.5

Table 4.4

**DISTRIBUTION OF POPULATION, WORKERS, NON-WORKERS IN BROAD AGE & SEX GROUP
(SAMBALPUR (M) & OUT GROWTH)**

Sl. No.	Year	Age Group	M A L E			F E M A L E			T O T A L		
			Popula- tion	Worker	Non- Workers	Popula- tion	Worker	Non- Workers	Popula- tion	Worker	Non- Workers
1	2	3	4	5	6	7	8	9	10	11	12
1.	1961	0-14	6608	141	6467	6890	167	6723	13498	308	13190
		15-59	13704	10988	2716	10066	1927	8139	23770	2915	10855
		60+	800	380	420	847	47	800	1647	467	1220
		Total	21112	11509	9603	17803	2141	15662	38915	13650	25265
2.	1971	0-14	14806	532	14274	13747	174	13573	28553	706	27842
		15-59	23890	19057	4833	18792	1924	16868	42682	20981	21701
		60+	1614	934	680	1609	147	1462	3223	1081	2142
		Total	40310	20523	19787	34148	2245	31903	74458	22768	51690

Source : Based on Census of India, 1961, & 71.

Table 4.5

**DISTRIBUTION OF POPULATION, WORKERS, NON-WORKERS IN BROAD AGE & SEX GROUP
(SAMBALPUR (M) & OUT GROWTH)**

Sl. No.	Year	Age Group	M A L E			F E M A L E			T O T A L		
			Popula- tion	Worker	Non- Workers	Popula- tion	Worker	Non- Workers	Popula- tion	Worker	Non- Workers
1	2	3	4	5	6	7	8	9	10	11	12
1.	1961	0-14	16.98	0.36	16.62	17.71	0.43	17.28	34.69	0.79	33.90
		15-59	35.21	28.24	6.98	25.87	4.15	20.91	61.08	33.19	27.89
		60+	2.06	0.98	1.08	2.18	0.12	2.06	4.23	1.10	3.13
		Total	54.25	29.57	24.68	45.75	5.50	40.25	100.00	35.08	64.92
2.	1971	0-14	19.88	0.71	19.17	18.46	0.23	18.23	38.35	0.95	37.40
		15-59	32.08	25.59	6.49	25.24	2.58	22.66	57.32	28.18	29.14
		60+	2.17	1.26	0.91	2.16	0.20	1.96	4.33	1.45	2.88
		Total	54.14	27.54	26.57	45.86	3.01	42.85	100.00	30.58	69.42

Source : Based on Census of India, 1961, & 71.

Occupational Pattern

56. A cultivator is a person engaged in cultivation as an owner or tenant by exertion or supervision; whereas agricultural labourer works for wages without any entrepreneurial risk. Both of them are at the grass root of our society to produce food for the entire economy and to provide input for agro-based industries; their position has increased from 18.40 to 20.78 percent during 1961-71 in the Master Plan area. An important criterion of urbanisation is that, at least 75 percent of the Male Workers

should pursue non-agricultural profession as means of their livelihood. The Master Plan area, besides satisfying the norms of a town shows an increase of agricultural workers in absolute and percentage term due to availability of perennial irrigation facility for intensive cultivation of cash crop. To-day plots are found laying fallow during Rabi season due to factors other than irrigation. Once induced push is given to remove the bottlenecks of finance etc agricultural sector is expected to absorb more workers in future. Additional information may be perused from Table 4.6.

AGRICULTURAL & NON-AGRICULTURAL WORKERS

Table 4.6

Sl. No.	Place	Occupational Pattern	No. & Percentage	1961	1971	1981 *
1	2	3	4	5	6	7
1.	Sambalpur (M) & Out growth.	Agricultural Workers.	No. %	342 1.60	1827 6.27	2958 8.04
		Non-Agricultural workers.	No. %	13308 62.28	20941 71.76	33846 91.96
		Total Workers	No. %	13650 63.88	22768 78.03	36804 100.00
2.	Rural Component.	Agricultural Workers	No. %	3590 16.80	4236 14.52	—
		Non-Agricultural Workers.	No. %	4130 19.32	2176 7.46	—
		Total Workers	No. %	7720 36.12	6412 21.97	—
3.	Master Plan area.	Agricultural Workers.	No. %	3932 18.42	6063 20.78	—
		Non-Agricultural Workers.	No. %	17438 81.60	23117 79.22	—
		Total Workers.	No. %	21373 100.00	29180 100.00	—

* Excludes marginal workers.

Source :—Based on Census of India Report, 1961, 71 & 81.

57. Cultivation is the main stay of people in the Rural Sector and agricultural workers presents to be more than in Sambalpur (M) during 1961-71.

58. Involvement of workers in household industry appears to have declined in the Master Plan area.

59. Comparative meagre return from cultivation has induced farmers in the periphery of Sambalpur (M) to convert their farm for purposes of residential, commercial & industrial uses; as a result of which number of agricultural entrepreneurs has been squeezed from 2573 to 2021 persons during 1961-71 in the Rural Sector.

60. People are generally inclined to involve in trade, industry, commerce, transport and storage occupations. The number of workers in urban component has jumped up from 64.32 to 72.52 percent during

1961-71 in the Master Plan area and is 84.79 percent for Sambalpur (M) in 1981.

61. The analysis in Table 4.7 shows, while number of workers per household has decreased its inmates have increased in the Municipality as well as in Rural Component.

62. The number of bread earners has decreased from 2 persons to 1.53 during 1961-71 in the Master Plan area. It concludes, while household size goes on increasing its bread earners continues to fall down admitting under employment and unemployment in the urban area. Falling rate of employment once again indicates a big push for industrial investment, as a result commercial enterprise will magnify many fold and both industry and commerce will give employment to idle hands. Other details may be perused in Table 4.7 and 4.8.

Table 4.7

SECTORIAL EMPLOYMENT

Sl. No.	Item	Y			M			A			R		
		1961	1961	1961	1971	1971	1971	1981	1981	1981	1981	1981	1981
		Sambalpur (M) & Out growth.	Rural Component.	Master Plan area.	Sambalpur (M) & Out growth.	Rural Component.	Master Plan area.	Sambalpur (M) & Out growth.	Rural Component.	Master Plan area.	Sambalpur (M) & Out growth.	Rural Component.	Master Plan area.
1	2	3	4	5	6	7	8	9	10	11			
1.	Cultivators (Agricultural entrepreneur)	271	2573	2844	1108	2021	3129	1245	—	—			
2.	Agricultural Labourers	71	1017	1088	719	2215	2934	1714	—	—			
3.	House hold Industry	1564	2128	3692	1287	670	1957	2684	—	—			
4.	Workers in agrarian economy Sl. No- 1+2+3	1906	5718	7624	3114	4906	8020	5643	—	—			
5.	Other workers (Live-stock, forestry, mining, quarrying, industry, trade, commerce, transport, storage, communication & other services)	11744	2002	13746	19654	1506	21160	31161	—	—			
6.	Workers in conversion of three marginal workers as one main worker	—	—	—	—	—	—	875 + 3 = 291	—	—			

Sl. No.	Item	Y E A R								
		1 9 6 1			1 9 7 1			1 9 8 1		
		Sambalpur (M) & Out growth.	Rural Component.	Master Plan area.	Sambalpur (M) & Out growth.	Rural Component.	Master Plan area.	Sambalpur (M) & Out growth.	Rural Component.	Master Plan area.
1	2	3	4	5	6	7	8	9	10	11
7.	Workers of urban economy Sl. No. 5+6.	11744	2002	13746	19654	1506	21160	31452	—	—
8.	Total Workers Sl. No. 4+7	13650	7720	21370	22768	6412	29180	37095	—	—
9.	No. of households	6846	3572	10418	15511	3982	19493	—	—	—
10.	Total Population	38915	14514	53429	74458	17803	92261	112645	—	—
11.	No. of workers per house	1.99	2.16	2.05	1.47	1.61	1.45	—	—	—
12.	No. of persons per house hold	5.68	4.06	5.13	4.80	4.53	4.73	—	—	—

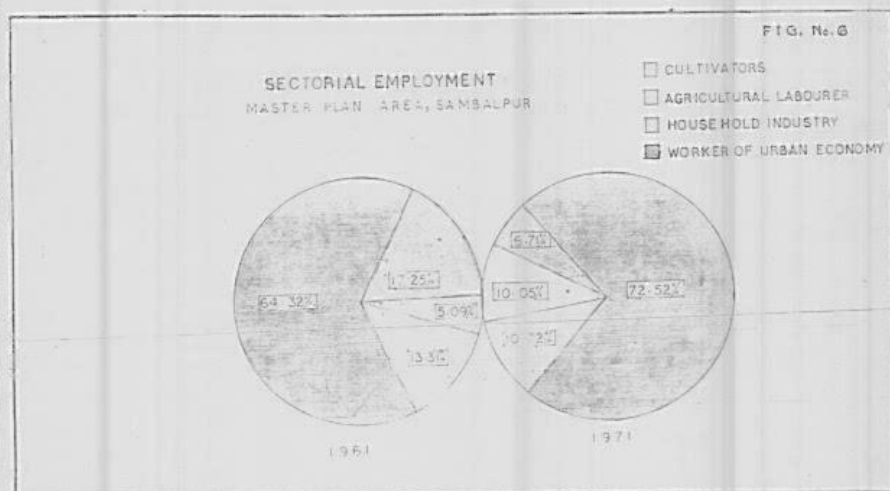


Table 4.3

SECTORIAL CATEGORY OF EMPLOYMENT
(IN PERCENTAGE)

Sl. No.	Item	Y			E			A			R		
		1961	1961	1961	1971	1971	1971	1981	1981	1981	1981	1981	1981
		Rural Compo- nent.	Master Plan area.	Rural Compo- nent.	Master Plan area.	Rural Compo- nent.	Master Plan area.	Rural Compo- nent.	Master Plan area.	Rural Compo- nent.	Master Plan area.	Rural Compo- nent.	Master Plan area.
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1.	Cultivators	1.27	12.04	13.31	3.80	6.92	10.72	3.36	—	—	—	—	—
2.	Agricultural Labourers	0.33	4.76	5.09	2.46	7.59	10.05	4.62	—	—	—	—	—
3.	House hold Industry	7.32	9.96	17.28	4.41	2.30	6.71	7.23	—	—	—	—	—
4.	Workers in agrarian economy Sl. No- 1+2+3	8.92	26.76	35.68	10.67	16.81	27.48	15.21	—	—	—	—	—
5.	Other workers (Live-stock, forestry, mining, quarrying, industry, trade, commerce, transport, storage, communication & other services)	54.95	9.37	64.32	67.36	5.16	72.52	84.00	—	—	—	—	—
6.	Workers in conversion of three marginal workers as one main worker	—	—	—	—	—	—	0.79	—	—	—	—	—
7.	Workers of urban economy Sl. No. 4+7.	63.87	36.13	100.00	78.03	21.97	100.00	100.00	—	—	—	—	—

Source : Based on Census of India, 1961, 71 & 81.

Projected workers & Occupational Pattern

63. The future working force and occupational pattern of a town depends upon the economic function and endowed resources of the town and its hinterland. In this respect Sambalpur town and its hinterland has the advantage of perennial irrigation facility and power supply. Sugar Mill, Rice Mill & Oil Mills are dependent on the bulk supplies of raw materials, which center in the area, they are produced. Rice & Flour Mills are located nearer to supply centre of raw materials. Large bakeries, confectionery, sugar, biscuit, fruit, jam & vegetable canning require agricultural raw materials; but for its distribution there should be good road and rail transport and the city should be well equipped with such infrastructure.

64. Above industries can be located in the Master Plan area of Sambalpur in an organised manner which with its population is large enough to provide suitable market and can feed large pool of female & male workers.

65. Another factor is that a large number of workers can gainfully be employed in such industries in

a town than with a more mechanised heavy industry bias. For establishment of the said industries bulk supply of raw materials, water, electricity can be made available from the hinterland and from the Hirakud Dam as well.

66. There is intensive agricultural development programme in Sambalpur to fully utilise the irrigation potentiality of Hirakud Dam and to cover all lands under commercial crops.

67. Many people have taken up dairy farming on small scale to supply milk & milk products to the town.

68. There is prospect of establishing following industries to manufacture chip board, straw board, varnish, pharmaceuticals, batteries, detergent, carbon paper, lactic acid, insecticides, washing soap, paints, ink, tooth paste, waxed paper, jelly, phenyle, electrical appliances, lime, china clay products. In implementing such projects through entrepreneurs industrial employment will increase which will consequently develop commercial enterprise.

69. Dependency ratio as per 1971 census is 3.16. Taking into account the analysis and feasibility of employment prospect as discussed above, it has been assumed that dependency ratio shall be 3.05 in 1981, 2.85 in 1991 and 2.50 in 2001 A.D.

In conversion of dependency ratio to percentage of workers (to total population) it presupposes that 32.80, 35.00 & 40.00 percent of the people in Master Plan area will be workers in 1981, 1991 & 2001 A.D. respectively. Further details may be seen in Table - 4.9

Table 4.9

ESTIMATED WORKING POPULATION (Sambalpur Master Plan Area)

Sl. No.	Item	Y E A B				
		1961	1971	* 1981	1991	2001
1	2	3	4	5	6	7
1.	Total Population.	53429	92261	133300	170175	247000
2.	Total Workers.	21370	29180	437212	59561	98800
3.	Percentage of workers to total Population.	40.00	31.63	32.80	35.00	40.00
4.	Dependency per worker.	2.50	3.16	3.05	2.85	2.50

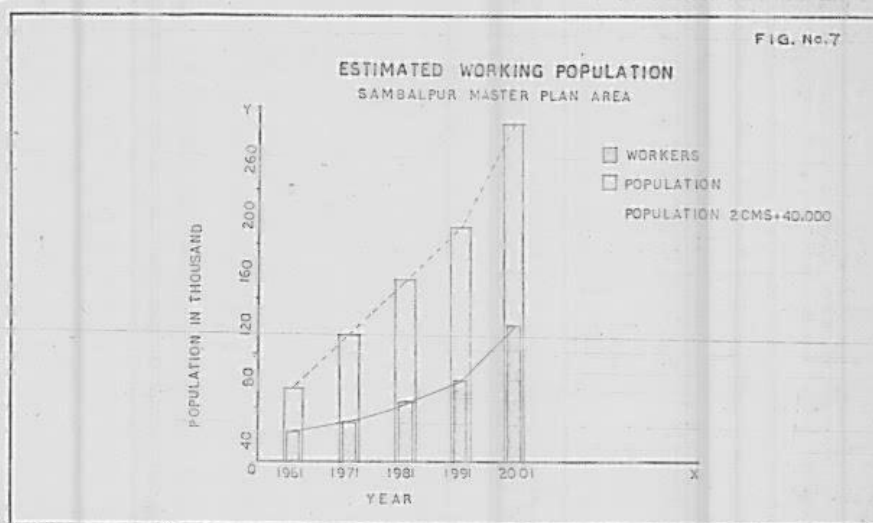
* Excludes marginal workers.

Source :- Town Planning Unit, Sambalpur.

70. The employment in agrarian sector will increase but at diminishing rate. Hence number of agricultural entrepreneurs and agricultural labourer has been assumed to be 7 and 8 percent respectively in 2001 A. D. With the diversification and dissemination of small scale industrial units at locations nearer to Railway & Highways of Sambalpur, employment of workers has been assumed to increase to 12 percent in 2001 A.D.

71. Adequate land has been allocated at several pockets of the Master Plan area for establishment of medium and small scale industries. Entrepreneurs

will be inclined to establish medium scale industries as discussed above with the availability of infrastructural facilities and industrial sites by the side of National High Way No. 6. Similarly growth of commercial establishments, construction of roads and building and passage of carriages will substantially add to employment prospect in the town, which is expected to absorb 73 percent of workers in 2001 A.D. Although the percentage of workers appears to be decreasing during 1981 & 2001 A.D. the absolute number of workers is in ascending order as per Table 4.10.



SECTORIAL EMPLOYMENT (MASTER PLAN AREA, SAMBALPUR)

Table 4.10

Sl. No.	Sector	No	%	1961	1971	Y	1981	A	B	1991	2001 A.D.
1	2	3	4	5	6	7	8	9	10	11	12
1.	Cultivators (Agricultural entrepreneur)	No.		2844	3129		4372		5360		6916
		%		13.31	10.72		10.00		9.00		7.00
2.	Agricultural Labourer	No.		1088	2934		4372		5360		7904
		%		5.09	10.05		10.00		9.00		8.00
3.	House hold Industry.	No.		3692	1957		3935		5957		11856
		%		17.28	6.71		9.00		10.00		12.00
4.	Workers in agrarian economy Sl. No. 1+2+3	No.		7624	8020		12679		16677		26676
		%		35.68	27.48		29.00		28.00		27.00
5.	Workers in urban economy (Live-stock, forestry, mining, quarrying, industry, trade, commerce, transport, storage, communication & other services)	No.		13746	21160		31043		42884		72124
		%		64.32	72.52		71.00		72.00		73.00
6.	Total Workers Sl. No. 4+5.	No.		21370	29180		43722		59561		98800
		%		100.00	100.00		100.00		100.00		100.00

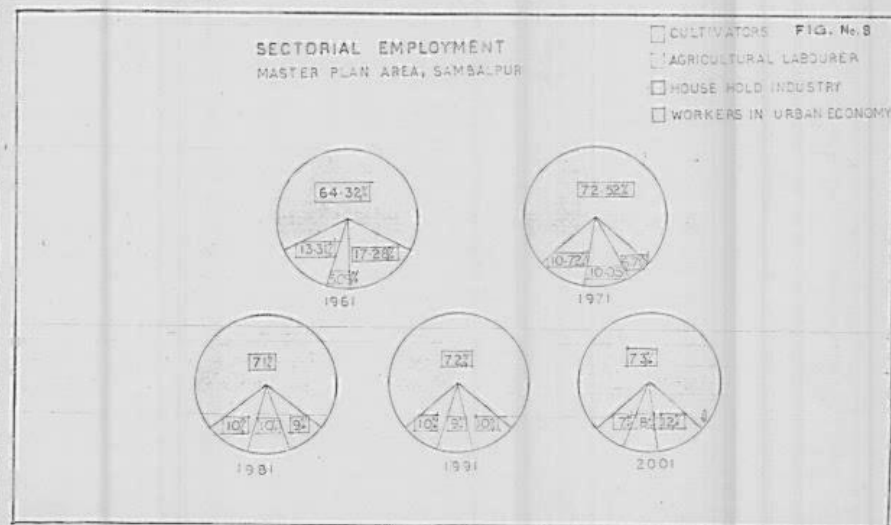
Source :— Town Planning Unit, Sambalpur.

CHAPTER—V

HOUSING

72. Housing is a basic need of civilised living and a strong motivator for saving and plays an important part in the generation of employment.

73. Housing condition of Sambalpur (M) has been presented in following lines. Table 5.1 represents distribution of houses according to their uses.



DISTRIBUTION OF HOUSES ACCORDING TO THEIR USE, 1961
SAMBALPUR (M)

Table 5.1

Sl. No.	Use to which houses are put	No.	Percentage
1	2	3	4
1.	Vacant Houses	242	2.81
2.	Dwelling	6715	77.85
3.	Shop - cum - dwelling	154	1.78
4.	Workshop - cum - dwelling	371	4.30
5.	Hotel, Sarais, Dharamsala, Tourist House, I. B.	84	0.97
6.	Business houses, Office, Shops excluding eating houses	583	6.76
7.	Factories, Workshops & Works Shed	87	1.01
8.	Educational Institutes	34	0.39
9.	Places of entertainment & Community gathering	25	0.29
10.	Medical Institutions & Clinics	23	0.27
11.	Others	308	3.57
12.	Total	8626	100.00

Source :- Census of India, 1961.

74. Structural condition of houses according to roof & wall has been detailed in Table 5.2 and 5.3.

**RESIDENTIAL HOUSES AS CLASSIFIED BY PREDOMINANT MATERIALS OF ROOF, 1961
SAMBALPUR (M)**

Table 5.2

Sl. No.	Predominant materials of Roof	Percentage
1	2	3
1.	Grass, Leaves, Reeds, Thatch, Wood or Bamboo	6.27
2.	Tyles, Slates & Shingles	70.85
3.	C. I., Zink, or other metal sheets	4.46
4.	A. C. Sheets	2.37
5.	Bricks & Lime	1.86
6.	Concrete & Stone	13.12
7.	All others	1.07
8.	Total	100.00

Source :- Census of India, 1961.

**RESIDENTIAL HOUSE AS CLASSIFIED BY PREDOMINANT MATERIALS OF WALL, 1961
SAMBALPUR (M)**

Table 5.3

Sl. No.	Predominant materials of wall	Percentage
1	2	3
1.	Grass, Leaves, Reeds or Bamboo	4.63
2.	Timber	4.18
3.	Mud	21.53
4.	Unburnt Bricks	14.52
5.	Burnt Bricks	25.48
6.	C. I. Sheets or other materials	0.11
7.	Stone	0.79
8.	Cement Concrete & Stone	28.76
9.	Total	100.00

Source :- Census of India, 1961.

75. From the condition of roof it is noticed that most of the roofs have been covered with tiles which is of the order of about 71 percent. Roofs of permanent nature like that of concrete are of the order of about 13 percent. Roofs constituting of temporary materials like that of grass, leaves, reeds etc are of about 6 percent. With respect to condition of wall it is noticed that houses built up of burnt brick, and stone constituted 54.24 percent. Walls built with mud are of the order 21.53 percent. Rest of the walls are found built with timber, bamboo, C. I. sheets etc.

76. In Table 5.4 households and occupancy rate prevailing in 1961 has been analysed. It may be noticed that majority of households i.e. 53 percent are living in one-roomed house whose occupancy rate is 3.25. Households having two rooms are 24 percent and occupancy rate per room is 2.34. Households with 3 to 5 rooms are of the order of about 23 percent and occupancy rate is more than one person per room. The ideal condition to have one room for an individual is absent among households.

**OCCUPANCY RATE, 1961
SAMBALPUR (M)**

Table 5.4

Room s	Percentage of total households	Average size of household.	Occupancy rate per room
1	2	3	4
0	0.02	2.00	—
1	53.00	3.25	3.25
2	24.09	4.67	2.67
3	9.15	5.49	1.83
4	4.68	6.06	1.52
5 and above.	9.06	6.69	1.34
Total	100.00	4.18	1.93

Source : Census of India, 1961.

77. There are 9294 residential houses against 10418 households in the Master Plan Area in 1961. Similarly there are 16807 residential houses as against 19493 households in 1971. Shortage of houses from 1124 to 2686 during 1961-71 and the standard of accommodating one household in one residential house is absent.

78. In Sambalpur (M) 53 percent of the house holds have been occupied on rental basis in 1971. Similar tables as discussed above in respect of occupancy, materials of roof & wall etc are not available in 1971 census for towns of Orissa. Consequently, it has been difficult to depict a comparative analysis of the housing condition of the town during 1961-71 to predict changes. However, housing abstract of Sambalpur District urban as in Table 5.5 may be taken to represent Sambalpur (M) which shows occupancy rate per room of different sized house holds varies from 1.36 to 3.53 persons 1971.

79. With reference to Master Plan area of Sambalpur census enumeration reveals that the number of

household per residential house has increased from 1.12 to 1.16 during 1961-71.

80. It is estimated that by 1981 there will be a demand for 12,000 residential units. This implies the need for construction of about 1200 residential units per year during 1971-81. This pace of construction of residential houses has not been achieved, as evinced from building licence register of Sambalpur Regional Improvement Trust. It may be concluded from the above analysis that the principle of having one household per every residential house and one man per one room is out of question in the context of growing urbanisation of Sambalpur. Housing in corporate sector is also absent in Sambalpur town though there are institutions at the local level, & state level to have the activities. Similarly housing activities in public sector is also very poor. The reasons for lack of housing activities in Sambalpur town may be attributed to lack of real initiative & drive on the part of Corporate bodies entrusted with the responsibility. For other details Table 5.5 may be referred.

DISTRIBUTION OF HOUSEHOLDS ACCORDING TO NUMBER OF PERSONS & NUMBER OF ROOMS, 1971

Table 5.5

R o o m s	O r i s s a U r b a n					S a m b a l p u r D i s t. U r b a n						
	Households (Number)	% of the total Households	No. of persons	% of total population	Occupancy rate per Households	Occupancy rate per room	Households (Number)	% of the total Households	No. of Persons	% of total Population	Occupancy rate per house holds	Occupancy rate per room
1	2	3	4	5	6	7	8	9	10	11	12	13
One Room	147165	40.47	531845	20.73	3.63	3.63	18805	41.65	66345	32.36	3.53	3.53
Two Rooms	116080	31.92	559185	32.13	4.82	2.41	13750	30.46	62766	30.62	4.56	2.28
Three Rooms	49190	13.53	276360	15.88	5.62	1.37	6030	13.36	31995	15.61	5.31	1.70
Four Rooms	25085	6.90	161605	9.29	6.44	1.60	2850	6.31	16620	8.11	5.83	1.36
Five Rooms & above	26150	7.18	208210	11.97	7.96	1.59	3710	8.22	27275	13.30	7.35	1.47
Total	363670	100.00	1740205	100.00	4.79	2.18	45145	100.00	204995	100.00	4.54	2.06

Source :- Census of India, 1971.

81. Thus housing shortage has led to overcrowding & congestion on one side and steady deterioration of environment on the other. Considering the acute housing scarcity in Sambalpur town with growing number of slums, high cost of construction of buildings and land speculation, housing situation is intricate.

Slum

82. Slums are usually thick clusters of small dilapidated huts, often with roof, sides made of scraps of woods, gunny sacks, scrap metals and other waste materials located on unauthorised land. Slum spreads like an infectious skin disease. In the slum pocket water stagnates due to want of drain, which presents a sickness of sight and offensive odour. Refuse lies every where and garbage is not collected from such spots. Drinking water supply is inadequate for them round the year. Due to want of medical care Malaria, Cholera, Pox, Leprosy & T. B. spread in the area. Children go illiterate due

to non-availability of primary school for them. Children squat on the open land and others relieve nature on the banks of Bandh. Provision of street light is inadequate, such pockets are deficient with road & street lay out and are usually the neglected pockets of the town. In Sambalpur slum has developed on embankment of tanks & KATAS, public land & private lands on back side of residential houses where there is no provision of road.

83. Slum dwellers are immigrants, casual labourers, rickshaw pullers, milkmen, cobblers, painters, tailors, ghassi & massion as found in the town. These urban poor belong to economically weaker section. The per capita income of a worker in a slum dwelling is Rs. 150/ per month as revealed from the survey conducted at Motijharan in 1976. A large part of their income is spent on food with no choice for a house, nevertheless their existence can not be ignored as they render important services in various aspects at Sambalpur.

UNICEF PROJECT IN SAMBALPUR TOWN

84. UNICEF has taken up a marginal programme to render basic services in slum pockets of Sambalpur with a capital assistance of Rs. 30,00,000/-. The project is intended to be implemented with the cooperation of Sambalpur Municipality & Community participation of Slum dwellers.

85. A detail survey of Sambalpur was conducted. The salient features of the survey indicate that there are 26 slum pockets with a population of 27,000 in 4350 households as per Table 5.6. which depicts some of the slum areas.

Table 5.6

SLUM POCKETS OF SAMBALPUR, 1979		
Sl. No.	Ward No.	Name of Locality
1	2	3
1.	I	Betrapara
2.	III	Charbhati, Motijharan
3.	IV	Mayabagicha
4.	V	Sakhipada
5.	VI	Kalibadi, Dalaipada
6.	VII	Sahu Colony
7.	XII	Bhuttapara,
8.	XIV	Patnaikpara
9.	XVII	Kanjihouse, Dalaipada
10.	XVIII	Farm Road - Chamarpara, Mandini Colony, Nanda Ram tank area at Cherupada.
11.	XIX	Ghughutipara
12.	XX	Kustapara
13.	XXI	Madhabandh Area, Talbhatapara.
14.	XXII	Pardesipara, Bangalapara, Daldalipara, Panikapara
15.	XXV	Stationpara
16.	XXVI	Thakurpara.

Source :— Town Planning Unit, Sambalpur.

86. The condition of the following slum pockets is worst in respect of physical environment and deficiency of community living.

They are :

- 1) Sahoo Colony
- 2) Kanji house Dalaipara (Partly road side portions only)
- 3) Ghusurijuda Bandh Area
- 4) Nandini Colony

87. Thus immediate need of the slum area is to supply water for drinking and other domestic uses, to provide latrine & drains to check water logging. It has been programmed to provide community latrine at Kanji house pada, Patnaik Pada & Maya Bagicha area and to set up 10 tube wells to solve drinking water problem as an urgent measure out of the fund by UNICEF.

88. Where security of land is provided people are encouraged to invest their labour in housing improvement. Also the sense of belongingness will itself generate sufficient zeal among slum dwellers to build houses availing institutional finance.

89. The scheme is popularly known as "site & services" programme where public authority merely provides developed plot with facilities of electricity, sanitary blocks, levelled land on which they will build their houses in phases using locally available material and family labour; gradually will improve the dwelling as their income permits.

90. Under I. U. D. P. of Sambalpur 12-00 acres of land has been taken for development of site & services. Out of 12 acres 7-00 acres will be developed by Sambalpur Regional Improvement Trust by the side of proposed Budharaja Khetrapur Road, and 5-00

acres will be developed by Sambalpur Municipality by the side of Budharaja trenching ground. The scheme will be taken up in 1981-82 and completed in 1982-83. In toto there will be 230 plots out of which 112 plots are earmarked for people of E.W.S. Water supply, electricity drainage facility will be provided in the area. It is suggested that slum dwellers being the economically weaker section of our society will be given preference to own plots on the basis of payment by instalment and such initiative by the Planning Authority and Local Body will help in solving the squatters problem to some extent.

CHAPTER - VI

TRADE, INDUSTRY & COMMERCE

91. An establishment is the place of a factory, forum, emporium or an educational, social, religious and service centre manned by people. However open air establishments, itinerants, pedlars do not come within the purview of this definition.

92. The establishments are covered under three broad categories, although they may be either in Government, Quasi-Government, Cooperative or Private management.

1. Manufacturing, processing & servicing establishments.
2. Trade & Commercial establishments.
3. Other establishments.

93. Manufacturing establishments are further classified as household industry, registered factory & unregistered workshop. Factories registered under the factories act are registered factories. Household Industries are not registered under the said Act. On Payment of licence fee a licence is obtained from a Municipal Council or an authority of Government, is an exclusive advantage and the fee is an annual tax on the fixed capital used. Such licensed establishments should not be construed as a registered factory. Business establishments are classified as wholesale and retail shops. Educational, Institutional & Public Health Institutions come under other establishments.

94. The census informations of 1971, as presented in the establishment schedule, covers the District urban. Sambalpur town is the pivot of towns in Sambalpur District, its district urban information on establishments may be taken as a representative picture of industrial and commercial activities prevalent in the town.

95. Out of 6394 Commercial & Industrial establishments 1.83 percent are Government undertakings

and others come in the management of Private Sectors. The share of Cooperative concerns is also negligible with 0.42 percent only. Private establishments are many in the Commercial & Industrial enterprise; which reveals, such direct productive activities demand provision of social over head capital to the town. Further particulars may be seen in Table 6.1.

Table 6.1

**DISTRIBUTION OF ESTABLISHMENT BY BROAD TYPE, SAMBALPUR DISTRICT
URBAN, 1971.**

Sl. No	I t e m	Government & Quasi-Govt. Estab.		Private Establishment		Cooperative Establishment		TOTAL	
		No.	%	No.	%	No.	%	No.	%
1	2	3	4	5	6	7	8	9	10
I.	Registered Factories.	9	0.14	85	1.31	1	0.02	94	1.47
II.	Un-Registered Factories.	16	0.25	1112	17.39	1	0.02	1129	17.65
III.	Household Industry	—	—	877	13.72	—	—	877	13.72
1.	Manufacturing processing & servicing Establishments.	25	0.39	2073	32.41	2	0.04	2100	32.84
I.	Whole-sale Establishments.	3	0.05	194	3.04	—	—	197	3.09
II.	Retail Establishments.	10	0.16	3267	51.08	7	0.11	3284	51.35
III.	Others Establishments.	79	1.24	716	11.20	18	0.28	813	12.72
2.	Trade & Business Estab.	92	1.45	4177	65.32	25	0.39	4294	67.16
3.	Grand Total	117	1.83	6250	97.75	27	0.42	6394	100.00

Source :- Census of India, 1971.

96. In analysing the operation of industries it is revealed that out of 2100 industrial units industries other than household industry constitute 58.24 percent and out of this 11.43 percent are operated by electricity. More than half of the establishments

constituting 58.62 percent are operated with man power. They need to be switched over to be operated by fuel & electricity, which will lessen the cost and will increase the output. Other statements of industry may be seen in Table 6.2.

**DISTRIBUTION ON MANUFACTURING, PROCESSING & SERVICING ESTABLISHMENT
CLASSIFIED BY FUEL, POWER OR MANUAL LABOUR USED.**

Table 6.2

Sl. No.	I t e m s	SAMBALPUR URBAN INDUSTRY					
		Household Industry		Other Than Household Industry		T O T A L	
		No.	%	No.	%	No.	%
1	2	3	4	5	6	7	8
1.	Electricity	3	0.14	246	11.43	243	11.57
2.	Liquid Fuel	1	0.05	71	3.38	72	3.43
3.	Coal & Wood	312	14.86	210	10.00	522	24.86
4.	Other Power	16	0.76	16	0.76	32	1.52
5.	Total of All Fuel Power	332	15.81	543	25.57	869	41.38
6.	Manual	545	25.95	686	32.67	1237	58.62
GRAND TOTAL :—		877	41.76	1223	58.24	2100	100.00

Source :- Census of India, 1971.

97. It is envisaged, no Large Scale Industry shall be located in Sambalpur town, as it has several limitations for growth of such industry. Industries of foot loose as well as processing and servicing nature will be established in future, besides that the existing industries will be strengthened. Industrial potential survey prescribes that the following are important industries for the town. They are Rice, Bran Mill, Mixed fertiliser, Straw Board, Chip Board, Food preservation, Bakeries, Corn Flakes, Lactic Acid, Forest based industries like Ply Wood, Sal Oil & Furnitures, Alcoholic Beverage from Mohua, Paper Pulp, Tissue paper, Mineral based industries like Graphite Benefication, Coal briquetting, Lime manufacturing, Cement products, China Clay, General Engineering Industries, Chemical based industries like Washing Soap, Paints, Varnish, Drugs, Pharmaceuticals, Tooth Paste, Ink, Batteries, Perfumery, Detergent Carbon Paper, Waxed paper, Petroleum Jelly, Phenyle, Electrical appliances.

98. Sambalpur town, besides retaining 10 large Rice Mills, Oil Mill and a Foundry (Utkal Foundry) is tending towards industrialisation. As many

as 198 small scale industrial units have been registered in 1979 which will flourish with material, technical & financial assistance of the District Industries Centre, Sambalpur.

99. Location of industries shows, Automobile Engineering & repair shops have come up along the road side between Modipara Chouk & Khetrajpur, which is a residential area. Some of the Saw Mills have been established at Khetrajpur just in front of the Railway yard and are situated very closely to residential quarters. The present location of service industries within the residential area all along the road affect environmental standard of the area. The tendency of establishing industry anywhere according to likeness of people has been curbed assigning a compact area on either side of National Highway No. 6 between Ainthapali Chouk & Remed Chouk for establishment of industries in future.

100. Industries, as discussed in the preceding paragraphs, will be developed in the town in a compact manner at the said location. Industries, already

established by the road side at Khetraipur & Modipada, will be shifted to National Highway No. 6 within a period of time, as prescribed in the Zoning Regulation.

Industrial Estate :

101. Industrial Estate of Sambalpur has been located towards the north west portion of the town and an approach road connects it with National Highway No. 6. It has seven industrial units and the main line of production are pharmaceutical drugs, confectionery, fabricated steel sheets.

102. An area of 495.87 acres has been allotted in the land use plan for compact industrial development in Sambalpur Town.

103. Establishment Report of 1971 census presents the commercial enterprise of Sambalpur District Urban, which may be taken to depict the trade activities in Sambalpur town. Among commercial establishments the retail trade comprises 76.48 percent of the establishments and holds 61.92 percent of the entrepreneurs. There are also insurance corporation & banks to absorb savings of people and to plough back savings to oil the wheels of trade & industries. Their size may be referred in Table 6.3.

Table 6.3

DISTRIBUTION OF TRADE/COMMERCIAL ESTABLISHMENTS CLASSIFIED BY THE TYPE OF BUSINESS OR TRADE & SIZE OF EMPLOYMENT, SAMBALPUR DISTRICT URBAN- 1971

Sl. No.	Item	Establishments		Persons engaged	
		No.	%	No.	%
1	2	3	4	5	6
1.	Wholesale trade in food, textile, live animals, beverage, intoxicant, fuel, light, chemicals, perfumery, ceramic, glass, wood, paper, hide & skin, edible oil, machinery equipments including transport & electrical equipments, food, miscellaneous manufacturing equipments.	197	4.59	485	5.00
2.	Retail trade in Food & Food articles, beverage, tobacco, intoxicant, textiles, fuel, house hold utilities. & durables.	3284	76.48	6010	61.92
3.	Restaurant & Hotels.	666	15.51	1912	19.70
4.	Total	4147	96.58	8407	86.62
5.	Financing, Insurance, Real estate & Business Services.	147	3.42	1299	13.38
	GRAND TOTAL	4294	100.00	9706	100.00

Source :- Census of India, 1971.

104. Sambalpur is the hub of Commercial, institutional & administrative activities on which surrounding towns and villages lay emphasis for supply of provisions, durables and other necessities of life. Completion of Hirakud Dam Project has enlarged the regional sphere of influence of the town and resulted in inflow of people, capital & goods not only from Orissa but from different parts of India as well. Sambalpur town has grown fast in last two decades on account of institutional, commercial & industrial activities. Burla & Hirakud depend on Sambalpur for their basic needs of trade. At present there are 2578 shopping establishments in Sambalpur town.

105. Gole Bazar is an important tract of Sambalpur town and is treated as nerve centre of retail trade. Many important trade and commercial establishments are located here. The most important component of the Bazar is its daily market on which many households of Sambalpur depend for their provisions, vegetables, fish, meat etc. The daily market is situated in a circular land

measuring about two acres. It has various problems. The place is densely over crowded between 8-00 A.M. & 10-00 A.M. and from 5-00 P.M. to 7-00 P.M. The over crowding occurs due to absence of a second alternative market in the town which should act as a substitute.

106. There is an immediate need of developing shopping centres at different locations of the town. As a measure to decentralise the commercial activities in the town Sambalpur Regional Improvement Trust has taken up construction of a small shopping centre at Modipara at an estimated cost of Rs. 9.55 lakh and will provide scope to rehabilitate small shop keepers.

107. There are numbers of specialised shops all along the road around Gole Bazar, presenting a disturbed sky line of shopping establishments. The frontage of the shops have covered the drain and road, where all types of Vehicles ply; thereby the shops reduce the net space available for movement of pedestrians and vehicular traffic.

108. Besides this the prevalence of shops on footpath both of mobile and static nature, aggravates problems of shopping area. Further due to ill planning, design of Gole Bazar junction movement of traffic in the area is adversely affected. The location of Petrol Filling Station, Mahalaxmi Cloth Store right on the junction creates traffic bottleneck and parking problem. Gaiety Talkies an important passive recreational spot is also located in the area of Gole Bazar, it lacks parking space and frontage, results in further deterioration of the flow of traffic along the road.

109. Commercial establishments of Sambalpur have been broadly divided into two groups, that is, commodity handling services and non-commodity handling services for survey. During the survey it was revealed, there were 926 important commodity handling establishments of service nature. Wholesale trade is carried on at Khetrapur near the Railway Station.

TOWN CENTRE

110. The Town Centre should have its location at a central place of the town, which will function as the main organ of the community in social,

Cultural and economic activities. But its intensity and degree will vary with the size of population. It consists of retail shopping, petrol filling station, repair house, service industry, ware house, Bank, Bus Stand, electric sub-station, post office, hotel, restaurant, laundry, saloon, cinemas, town hall, library, club, police sub-station, fire station, hospital, park, play ground, museum, civic, administration office etc.

111. Town Centre of Sambalpur has been located at the central place of the town comprising Gole Bazar, Laxmi Talkies Chouk, Modipara Office-cum Shop complex, Danibandh Shopping Centre, Ram Sagar Recreational Centre & Campus of the Armed Reserve Police, Sambalpur. Some components of town centre are already in existence and others will be provided implementing improvement schemes by Regional Improvement Trust, Sambalpur during the Plan Period. It has been suggested that the campus of the Armed Reserve Police will be shifted to Lamdunguri Reserve Forest area. An area of 212.64 acres has been allotted for the town centre.

District Centre :

112. People residing in different residential spots of the town, encircled by natural & physical limitations constitute a community and maintain social & economical interaction among themselves. A District Centre is proposed for the community which will have retail trade, service industry, hotel, restaurant, first aid post, totlots, parks, library, club etc. Thus District Centres have been located near Charbhati Village, Ainthapali Chouk & Remed Chouk. These residential pockets are growing at a faster rate with retail shops, hotel, restaurants at private initiative. Planning Authority is suggested to fill up the lacunae of social wants in such community centres. An area of 45.84 acres has been allotted for the District Centres.

Street Shopping :

113. Due to scarcity of business houses it is noticed everywhere that residential houses on either side of the road are being utilised as shops; they create traffic hazard, because most of them are located on edge of the road without any parking space in front of them, and to add to the severity,

cabins are in line by side of them. Also service industries such as : Flour Mill, Automobile, Repair, printing press & Furniture mart have come up near the road side. Economic necessity has compelled people to take up retail trade by the side of the street and arterial roads. To mitigate such public pressure street shopping has been proposed in the plan at Kamali Bazar, Gopal Mal, College Road, Dhanupali, Ashoka Talkies, Charbhati, Budharaja, San Sarak & Motijharan. An area of 16.16 acres has been allotted for street shopping.

Convenience Shopping :

114. Convenient shops are found at different corners and crosses of residential roads. They supply inelastic goods, such as Pan, Cigarette, Tea, Tiffin & Grocery. They form part and parcel of residential zone.

Whole-sale & Ware Housing :

115. The present wholesale area of Khetrajpur has been retained. Land by the side of National Highway No. 6 has been provided for establishment of Ware Houses.

CHAPTER - VII

TRANSPORT & COMMUNICATION

116. Transport routes form arteries of civic society; conveyances constitute life blood, which carry men & materials to different parts of a geographical unit in perpetual flow. The main modes of transport & communication are Road, Railway, Water way, Air way, Telephone, Telegraph, Television, Wireless & Radios. Such infrastructures are pressure creating investment, which require a big minimum investment on the part of public authority. An announcement by public authority that a town will be provided with new road, rail line, ware house, cold storage etc is a good confidence to entrepreneurs to chalkout autonomous investment. Virtually all along the road where there is a Railway Station, there exist Cinema, Bus Stand, Restaurant, Industry & commercial establishments. Also by the side of Highways new villages have come up, existing villages have acquired urban characteristics with establishment of Petrol Filling Stations, Small Scale Industry and use of automobiles. Telephone &

Electric lines preferably pass by road side. A study of transport & traffic system on important roads is essential to formulate the road pattern in a town.

117. The transport system of Sambalpur was originally planned for movement of Pedestrians and animal driven vehicles; as well with advent of motor vehicles the road net work became in-effective obsolete & unsuitable for mechanically propelled vehicle. Since the establishment of Collectorate Complex & Reserve Police Line, San Sarak was designed for pedestrian precinct and Bada Sarak for movement of fast moving vehicles. Direct link, of San Sarak & Bada Sarak of the town with a road of higher hierarchy, that is, with National Highway No. 6 and No-42 and Railway Station, has profoundly influenced environmental standard and has aggravated movement problem of the town, served by these two roads.

118. Jharsuguda-Titilagarh Railway Line, National Highway No. 6, No. 42 and State Highway No. 10 provide linkage to Sambalpur town from all important places, cities and ports of India for free flow of traffic. National Highway No. 42 links National Highway No. 6 at Sindur Pank by Deogarh Road branching out from Dhanupali Chouk. It can be safely assumed N.H. No. 6 by-passes the city and greatly reduces the traffic volume in the heart of Sambalpur Town. These Highways have been primary distributaries to cater to present day traffic of this region.

119. Traffic & Transportation can be stated in relation to level of accessibility, standard of environment and road geometrics. The area occupied by transportation net work in Sambalpur town is 1015-30 acres.

120. In view of its strategic position in respect of rail & road facility Sambalpur market draws supplies of agricultural commodities from interior of the

district and from neighbouring districts. It receives passengers, merchandise & inputs for industry through rail & road for distribution. With the rapid pace of growth of goods & passenger traffic the road system needs to be improved with widening of some of the existing roads and construction of new road links. Also the road net work is inadequate to integrate various parts of the town effectively.

121. Environmental standard of places like Gole-Bazar, Jharupada, Nandapada, Dalapada, Khetrajpur & Modipara is adversely affected by a confused nature of traffic. These areas constitute urban space of major commercial & industrial activities of the town. Standard of environment in these areas after the advent of motor traffic has been deteriorating. New development are taking place without any relation to old town and its transportation net work. This has resulted in poor level of accessibility and sub-standard environment of the town.

122. The geometry of the roads especially of intersection & junctions is of sub-standard design, which affect smooth negotiation of vehicles at such points and different sections of net road work.

Peak hour Traffic

123. Traffic survey of Sambalpur reveals the day peak hour is from 10-00 A.M. to 11-00 A.M. and evening peak hours is from 5-00 P.M. to 6-00 P.M. Day-peak-hour is characterised by work oriented traffic, and evening peak hour is characterised by

home oriented traffic. Car, Jeep & Bicycles constitute highest percentage of vehicles in the peak hour Journey. Laxmi Talkies junction registers 1956 vehicles from 5-00 P.M. to 6-00 P.M., then next in order comes Modipara junction, Municipal Office junction etc which can be seen in Table 7.1 Accident of vehicles within Sadar Police - Station, Sambalpur is on the increase 26 in 1973 to 34 in 1975 as per Table 7.2, which indicates some roads are to be developed and widened as traffic volume will increase in future.

COMPOSITION OF PEAK HOUR TRAFFIC, SAMBALPUR TOWN, 1966

Table 7.1

Sl. No.	Name of the Junctions	Peak Hour	Fast Moving Vehicle			Slow Moving Vehicle				Total Vehicles
			Car, Jeep etc.	Bus, Truck etc.	Scooter, Motor-cycle.	Rickshaw	Bullock Cart.	Thela	Bi-cycle	
1	2	3	4	5	6	7	8	9	10	11
1.	Laxmi Talkies Junction	5 PM to 6 PM	105	33	46	360	4	4	1404	1956
2.	Khetrajpur Junct.	10 AM to 11 AM	28	26	13	212	48	3	578	908
3.	Peerbaba Junction	10 AM to 11 AM	44	10	19	122	4	2	571	772
4.	Badabazar Junction	5 PM to 6 PM	8	3	4	115	5	2	312	440
5.	College Junction	10 AM to 11 AM	46	21	41	184	1	2	648	943
6.	Maternity Hospital Junction.	5 PM to 6 PM	20	1	7	148	1	9	974	1160
7.	Brooks Hill Junct.	10 AM to 11 AM	39	32	10	81	3	1	712	878
8.	Jail Junction.	10 AM to 11 AM	31	29	9	72	7	1	767	916
9.	Court Junction	10 AM to 11 AM	42	6	5	164	1	—	691	909
10.	Municipal Junct.	5 PM to 6 PM	36	6	5	170	3	—	893	1113
11.	Modipada Junct.	5 PM to 6 PM	86	35	22	359	3	3	856	1364

Source :— Town Planning Unit, Sambalpur.

ACCIDENT IN SADAR POLICE STATION AREA, SAMBALPUR

Table 7.2

Sl. No.	Year	Number of Accident	Accident spots (dangerous area)
1.	1973-74	26	N.H. 6 (Crossing), Ainthapali, N.H. 6 crossing Remed-Sindur Pank Chouk,
2.	1974-75	40	Jail Chouk, Dhanupali (Sambalpur-Cuttack-Deogarh Road)
3.	1975-76	34	
TOTAL :		100	

Source :— Town Planning Unit, Sambalpur.

124. Traffic is composed of fast & slow moving vehicles; Motor Cycle, Scooter, Bus, Car, Truck & Jeep are grouped under Fast moving vehicles; whereas Bi-cycle, Rickshaw, Thelas, Bullock Carts etc came under slow moving vehicles has been

recorded from Annual Register of vehicles in the Regional Transport Office, Sambalpur and each of them is on the increase from year to year and this may be perused in Table 7.3

Table 7.3

FAST & SLOW MOVING VEHICLES, SAMBALPUR

Sl. No.	Description	Y E A R						
		1975	1976	1977	1978	1979	1980	1981
1	2	3	4	5	6	7	8	9
Fast Moving Vehicles								
1	Motor Cycle & Scooter & Three wheelers	372	612	629	568	2885	565	5234
2	Cars	22	42	28	35	781	21	13
3	Jeep & Station - Wagon	37	23	42	74	800	58	57
4	Taxies	—	—	1	Nil	42	—	1
5	Contract Carriage	—	—	—	1	7	—	—
6	Buses	35	56	28	40	96	26	10
7	Trucks	72	60	121	89	1302	126	107
8	Others	99	188	58	80	693	118	95
9	Total	637	981	907	887	6606	914	1807
Slow Moving Vehicles								
10	Rickshaws	1409	1590	1547	1622	1600	1731	1532
11	Bi-cycles	11,720	7736	6211	3157	940	4300	4996
12	Carts	1	2	15	—	4	2	20
13	Total	13,130	9328	7773	4779	2544	6033	6548
14	Grand Total Sl. No. 9+13	13,767	10309	8680	5666	9152	6947	8355

Source :- R. T. A. Office, Sambalpur

Work-home Relationship :

125. A survey was conducted to find out relationship of work-home journey between working & living areas of Sambalpur. Since it was not possible to contact all households of the town to find out their travel habits, a twenty percent sample survey of workers in different occupations was conducted. The survey conveys, 42.57 percent of workers travel to attend office and service centres and 36.64 travel to attend industrial establishments. Other particulars of journey may be seen in Table 7.4.

Table 7.4

OCCUPATIONAL ORIENTED TRAFFIC, 1966
Based on 20% Sample Survey

Sl. No.	Occupation	Number of workers	Percentage
1	2	3	4
1	Household Industries.	987	36.64
2	Manufacturing - Industry.	63	2.34
3	Wholesale Business	22	0.82
4	Retail Business	331	12.29
5	Transport & Communication.	1147	42.57

Source :- Town Planning Unit, Sambalpur.

126. In consideration of trend in registration of vehicles in office of the Regional Transport Authority, Sambalpur, as discussed above, it is envisaged; there will be accelerated growth of fast moving vehicles in the town and number of slow moving vehicles will decline gradually, but movement of Bicycles will increase considerably.

127. Proposed transportation net work of the town has been planned in a constructive way to accommodate passage of fast moving vehicles and Bi-cycles in future and to connect the missing links. Also plan will ensure smooth & efficient channelisation of traffic providing parking space and eliminating cabin development along the road side, as it squeezes the right of way.

MAJOR PROPOSALS ARE :
Inter Communication Road

National Highway :

128. National Highway No. 6 begining from Durgapali passes upto Kudopali via Remed, Baraipali Chowk, Ainthapali Chowk, Tangarpali, Dhan-

kauda touches Deogarh Road at Sindur Pank. The proposed right of way of the road is 250'-00". The road need development. A Railway over bridge is proposed to be constructed by the Railway Authority at Tangarpali where the rail road crosses the National Highway No. 6

129. National Highway No. 6 which passes from Durgapali towards Bargarh by the side of rail line is 150'-00" wide.

130. National Highway No. 42 originates little ahead of Jail Chowk and is connected with N. H. No. 5 at Nergundi. The width of the road from Dhanupali Chowk to the end of Municipal boundary at Bhatra is proposed to be 150'-00" and then onwards the width will be 250'-00" to the end of Master Plan boundary.

State Highway :

131. Deogarh Road originating from Dhanupali Chowk to Sindur Pank Chowk will be 150'-00" wide. This road is to be widened and developed.

132. Road from Ainthapali Chowk leading to Jharsuguda will be 150'-00" wide in right of way within the Master Plan Boundary. This road will be widened.

Inter Communication :
Primary Roads :

133. Road from Jail Chowk to Dhanupali Chowk will be 100'-00" wide. This road exists and will be developed.

134. Road from Dhanupali Chowk to Dhama will be 100'-00" in right of way and will be developed. This is called Old Dhama Road.

135. Road leading from Laxmi Talkies Chowk passes via Gole Bazar Chowk, Kacheri Chowk, Jail Chowk, Ashoka Talkies and meeting Laxmi Talkies chowk again will be 80'-00" in right-of way. It is to be widened and developed.

136. Road begining from Laxmi Talkies Chowk passes via Phatak, Budharaja and meets N.H. No. 6 at Ainthapali Chowk will be 80'-00" wide. It needs to be developed at many places.

137. Road starting from Lakmi Talkies Chowk passes via Modipara Chowk, passes by the side of Railway Station, crosses Badabazar - Khetrajpur Road, passes by the side of Talbhata tank and meets with the proposed 80'-00" road near Mandalia Jora. The proposed road consists of existing road and new road. The new road lies in between Durga Fertiliser Godown & Mandalia Jora via Talbhata village.

138. The Budharaja-Durgapali-Laxmidunguri Road originates from Professor's Colony, touches the foot of Budharaja Hill, passes near Bala Sagar and Central School site, crosses Dhobijor Nalla, Baraipali Road, Khetrajpur-Remed Road, Railway Line, Mandalia jor; meets Durgapali Road and passes infront of Durgapali U. P. School, again crosses the Railway Line and meets N. H. No. 6 near Laxmidunguri forest. In some places the alignment of the road is with the existing road and in some other places new alignment has been proposed. The right-of-way of this road has been kept 80'-00" wide.

139. Road starting from Khetrajpur Chowk passes in front of Durga Rice Mill, Ghee Kundi Temple Chowk meets Bada Bazar-Durgapali Road and leads to Durgapali Road, crosses Mandalia Jora and ends at the proposed Durgapali Junction. The road is 80'-00" wide and will be developed and widened.

Secondary Road :

140. Road starting from Bhutapara Chowk near the Jail, passes by the side of Women's College, Stadium, Dhankauda Block Office and meets N. H. No. 6 at Dhankauda Tyle Factory is kept at 60'-00" width.

141. Road leading from Modipara Chowk to Church Chowk by the side of the Hospital is proposed to be 60'-00" in right-of-way.

142. Road starting from Khetrajpur Chowk to Remed Chowk crossing Rail Line at Khetrajpur and proposed 80'-00" road near Ram Lal Rice Mill will be 60'-00" wide. This is the existing road which needs to be widened and developed.

143. Road starting from N. H. No. 6 near Industrial Estate meets proposed 80'-00" road at Central School.

144. Another new road of 60'-00" right-of-way has been proposed which starts from Dhobijora Nallah in-between Laxmi Talkies and Ashoka Talkies road, passes through the paddy field and connects the proposed Railway Station.

145. Road starting from Dhanupali Road at Charbhati village crossing Harad Jora meets Deogarh Road is kept to be 60'-00" wide.

Tertiary Road :

146. Road starting from Budharaja Road at Municipality Check gate passes through Ainthapali village by the side of Women's C. T. Training School encircling Budharaja Hill, crosses the proposed Central School Road, passes by the side of Katardhua Tank near Gualapada, passes over the present Gopalimal Road crosses Dhobi Jora Nala in front of Dasmati Temple makes a bend near the Railway boundary, again crosses Dhobijor Nala, meets at proposed Central School Chowk has been proposed to be 40'-00". This is the existing road and will be widened and developed.

147. Road starting from Ashoka Talkies Road passes via Brooks Hill School through Sakhipada, touches Convent School and meets N. H. No. 6 at Sarla village, will be 40'-00" wide.

148. Road starting from G. M. College Road passes over paddy lands and existing road, meets at Sakhipada Road near the Sakhipada Tank, is proposed to be 40'-00" which will be widened and developed.

149. Road starting from Budharaja Road near Malaria Office passes by the side of Danardan Colony will cross Rail Line by an under bridge meets Sakhipada Road near Convent School. It is proposed to be 40'-00". This existing road is to be widened and developed.

150. Road starting from Motijharan Road at Forest Colony passes over Paddy Lands, meets Old Ranchi Road at Charbhati. This is a complete new road & proposed to be 40'-00" wide.

151. Road from N. H. No. 6 at Utkal Pharmacy meets Remed-Khetrajpur Road near Ram Lal Rice-Mill is proposed to be 40'-00" wide which will be widened and developed.

152. Road from N. H. No. 6 at Baraipali Chowk meets proposed Central School Road at Baraipali U. P. School will be 40'-00" wide. This is the existing road which will be widened and developed.

153. Road from Gobindtolla Chowk passes via Old Bridge, L. I. C. Colony, passes by the side of Harad Jora meets Old Dhama Road at Dhanupali Rice Mill. Some portion of the road exists, for other portion land will be acquired. It is kept, to be 40'-00", will be widened and developed.

154. Road originating from Dhanupali new bridge passes by the side of Harad Jora meets Deogarh Road is kept to be 40'-00" wide. Some portion of the road exists and for other portion will be acquired.

155. Road from Budharaja Ring Road at E. T. School passes by the side of Electricity Office meets N. H. No. 6 is proposed to be 40'-00" wide.

Roads Under I. U. D. P.

156. Integrated Urban Development Programme has been taken up to make investment on infrastructural development of Sambalpur in way of construction of missing road-links and improvement of existing road. They are :

Budharaja-Khetrajpur Road : (New Road)

157. The whole area north of the railway line and south of N. H. No. 6 has not developed for lack of a connecting road in the east-west direction. The only roads available are Khetrajpur-Remed Road & Fatak-Ainthapali Road which meets the N.H. No. 6 at Remed and Ainthapali respectively. Budharaja Trenching ground Road is a narrow and damaged road extending to a length of 2350. Fts and leads upto trenching ground. Therefore there is an esteemed need of constructing a road parallel to N. H. No. 6 and railway line to open the whole area north of

railway line & south of N. H. No. 6. With this object it has been decided that Sambalpur Regional Improvement Trust will take up construction of 3.30 Kms of Budharaja-Khetrajpur Road (new) to link up Sambalpur-Hirakud Road with Fatak Ainthapali Road. It will act as ring road of Sambalpur in the northern side.

Widening & upgradation of Existing Roads :

2. Budharaja Trenching Ground Road :

158. Under the I. U. D. P. Sambalpur Municipality will improve 1.75 Kms of Trenching ground Road connecting Budharaja Road through the existing trenching ground area. At present a length of 2350 Fts of the trenching ground road lies off from Fatak-Ainthapali Road and leads upto trenching ground adjoining Budharaja Hill. Hence it has been proposed to develop Budharaja Trenching Ground Road to act as a link road to N. H. No. 6 through residential colony of State Electricity Board. This road will have a right-of-way of 40'-00" with a black topped portion of 22'-00".

3. Improvement of 4 Kms Road connecting Jail Chowk to Khetrajpur Railway Station through Laxmi Talkies crossing & Modipara crossing :

159. It has also been proposed to improve 4 Kms of road leading from Jail crossing to Khetrajpur railway Station through Pensionpara crossing, Laxmi Talkies crossing & Modipara - crossing. Traffic survey conducted recently indicates that the road carries a mixed traffic of fast & slow moving vehicles numbering 2200 during peak hour on an average day. The survey indicates, an increasing trend in the volume of traffic. At present the road has a right-of-way varying between 40 to 50 Fts with black topped portion of 20'-00" on an average.

160. It is proposed to improve and widen this road to have right-of-way of 80'-00" with black topped width of 44'-00" and a dividing strip of 4'-00" width in the middle. This road project has been taken up in 1979-80 by Sambalpur Municipality and will be completed in 1982-83 with an out lay of Rs. 29.63 lakhs.

4. Improvement of 3 Kms Road connecting Jail Chowk to Fatak through Collectorate, Gole Bazar & Laxmi Talkies Road crossing :

161. It is proposed to widen and improve 3 Kms of this road connecting N. H. No. 6 & N. H. No. 42 through Collectorate, Gole Bazar & Laxmi Talkies crossing upto Fatak to act as a link road for the town of Sambalpur to ensure smooth movement of both regional & local traffic. Traffic survey indicates an increasing trend in the volume of traffic on this major road. At present the road carries a mixed traffic of slow & fast moving vehicles numbering 2000 during peak hours, with a right-of-way varying between 40-50 Fts and black topped portion of 20'-00 on an average. The road is inadequate to cope up with the present traffic load during the peak hour.

162. It is proposed to improve this road of 3 Kms length to have a right-of-way of 80'-00" with black topped portion of 44'-00" and a dividing strip of

EDUCATIONAL INSTITUTION, 1980

SAMBALPUR

Table 8.1

Sl. No.	Category of Educational Institution	SAMBALPUR		
		No. of Institution	Teacher No.	Students No.
1	2	3	4	5
1.	Primary School	51	242	8779
2.	Middle School	26	112	2786
3.	High School	15	156	4056
4.	College (Science, Art, Commerce)	4	225	3859
5.	Govt. Training College	1	13	194
6.	Law College	1	13	638
7.	C. T. Training School	1	—	—
8.	Industrial-Training Institute	1	N.A.	N.A.
9.	Homeopath College	1	N.A.	N.A.
10.	Family Welfare Training Centre	1	N.A.	N.A.

Source :- Town Planning Unit, Sambalpur.

169. In fact schools and colleges are short of the actual requirement for which competition for admission of students at all levels of educational institutions in the town. The limit of the city is expanding with the growth of population, and employment opportunity. Keeping in view the trend of population till 2001 A. D. requirement of additional institutions has been prescribed which may be referred in Table 8.2. It is recommended that 0.50 decimals for Nursery School, 1-2 acres for Primary School, 5-8 acres for High School and 15-20 acres of land for College will be required. The total requirement of land for educational institutions has been computed and has been included in the residential area of the town. Location of college has been earmarked in the proposed land use map.

Table 8.2

ESTIMATE OF EDUCATIONAL INSTITUTION, 2001 A. D. (MASTER PLAN AREA, SAMBALPUR)

Sl. No.	Group Age	Nature of educational institution.	Person in the age group			Students likely to be available			No. of Class-rooms.	No. of Sections.	Students per section	Student strength per institution.	No of institutions required.	Institution existing	Additional institution required
			Male	Female	Total	Male	Female	Total							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1.	3-5	Nursery School	9821	9119	18940	3437	2280	5717	2	2	40	160	36	4	32
						35.00	25.00	30.18							
2.	6-10	Primary School (I-V)	16368	15199	31567	16368	15199	31567	5	1	40	200	158	77	81
						100.00	100.00	100.00							
3.	11-16	High School (VI-XI)	18133	16417	34550	16320	14775	31095	6	3	40	720	43	15	28
						90.00	90.00	90.00							
4.	17-20	College Degree Course.	10216	8452	18668	4085	2536	6622	4	—	—	600	10	6	4
						40.00	30.00	35.47							

Source :- Town Planning Unit, Sambalpur.

Hospital Facilities :

170. The town is furnished with three Government Hospitals, two maternity centres and a Dispensary. Hospitals of Sambalpur face a flood of indoor patients due to want of adequate number of beds for them. It is suggested to increase amenities for District Headquarters Hospital, Sambalpur with 150 beds. Other particulars may be referred in Table 8.3.

MEDICAL FACILITIES, 1976

Table 8.3

Sl. No.	Name of the Hospital	No. of Beds	Staff strength	PATIENTS		Remarks
				In Door	Out Doors	
1	2	3	4	5	6	7
1.	District Headquarters Hospital.	101	23	2322	63058	Sambalpur town
2.	J. Pujari Maternity Home	13	4	1147	3581	-do-
3.	Municipal Dispensary	—	2	—	15398	-do-
4.	Police Hospital	14	3	280	9555	-do-
5.	Government Padiatrics Centre	N.A.	—	—	—	-do-
6.	M. I. Centre	—	—	—	20075	

Source :- Town Planning Unit, Sambalpur.

Water Supply :

171. Public Health Department provides water to Sambalpur Town. The present arrangement taps water from River Mahandi and Dhankaunda Distributary of Hirakud Dam, and water is impounded in a reservoir at Ainthapali. After treatment it is lifted to two overhead reservoirs with a capacity of 1.5 M. G. D. each and then distributed to the town.

172. There are 5773 taps for office, domestic, industrial and commercial purposes, out of them 560 taps have been provided on the road side for public use in Sambalpur Town.

173. Because of the extension of Sambalpur town and growth of population the distribution system which was initially designed for a population of 39 thousand in 1961 has gone out of proportion with the present needs. At present supply of water to the town is 2.5 million gallons per day at the rate of 25 gallons per capita per day, which is quite inadequate to meet the requirement of population which stands by 1,12,000 persons in 1981. In 1979 as many as 74 tube wells have been bored to augment supply of drinking water and still the scar-

city persists. Long queue of women at public taps right through the night is a very common feature.

174. The requirement of water for Sambalpur is 4.5 million gallons per day and the present supply is almost half of the requirement.

175. The Investigation Division of P. H. E. D. at Sambalpur has prepared an augmentation scheme of water supply for Sambalpur at an estimated cost of Rs. 4.26 crores of rupees and the same has been technically approved by Govt. of India. The scheme awaits release of fund for execution. It is suggested, the said Department will prepare an integrated water supply and sewerage disposal scheme for Sambalpur.

176. The town is supplied with electricity from Hirakud Dam; for which Orissa State Electricity Board has established Sub-stations with transformers of different KVAs at suitable locations which may be perused in Table 8.4. Number of consumers of electricity has increased during 1973-76 and its respective strength for commercial industrial & domestic purposes has been mentioned in Table 8.5.

Table 8.4
SUPPLY OF ELECTRICITY, SAMBALPUR
MASTER PLAN AREA.

Sl. No.	Name of town.	Number of Sub-Station with different K. V. A.						
		500 KVA	250 KVA	200 KVA	100 KVA	75 KVA	63 KVA	50 KVA
1	2	3	4	5	6	7	8	9
1.	Sambalpur.	1	17	2	13	—	1	3

Source : Office of the Executive Engineer,
O. S. E. B., Sambalpur.

Table 8.5
ELECTRIC CONNECTION

Sl. No.	Location/Town	year	Dome- stic.	Comm- ercial	Indus- trial	Street light point.
1	2	3	4	5	6	7
1.	Sambalpur	1973	7178	4394	374	
		1974	7376	5740	412	
		1975	9927	6776	476	

Source : Office of the Executive Engineer,
O. S. E. B., Sambalpur.

177. It is estimated that by 2001. A.D. about 8600 K. W. of connected electricity load will be required for domestic, commercial & administrative uses including street lights in the Master Plan area. Requirement of power for industrial uses has not been included in the above estimate. Orissa State Electricity Board will meet this requirement.

Waste Disposal :

178. Garbage is dumped at different spots within the town after collection, from which it is removed by trucks to trenching site. Waste materials are night soil, sullage, storm water, garbage & industrial waste. They can be disposed of by way of pulverisation, incineration, sanitary filling and composting; but pulverisation & incineration processes are costly for which statutory bodies may not afford. The method of composting & sanitary filling will be suitable, for which trenching grounds have been earmarked in the proposed land use plan.

Public Convenience :

179. In the city use of sanitary latrine is prevalent. Besides this poor people living in slum areas use vacant land wherever available for squatting due to non-availability of community latrine at such

locations. Because of such congenial conditions mosquitoes breed fast and thick and incidence of Malaria has been a permanent feature. There are 625 Septic Tank Latrines, 138 Barapali type Latrines & 1255 Service Latrines under the supervision of Sambalpur Municipality but service latrines outnumber. Municipality introduced subsidised scheme providing loan to people to convert service latrines to septic tank ones and people are gradually availing the facility. It is suggested, Planning-Authority should not sanction building plan, which is without a sanitary latrine with it. Provision of community latrines & urinals should increase in the city.

180. Further it is proposed to replace the primitive method of disposal of excreta by water carried sewerage system in Sambalpur Town, because topography of the town is quite favourable for easy drainage of storm water including surface runoff and street wash.

181. The main drain of Sambalpur passes through the heart of the town, which serves as the outfall of most of the open drains in the town.

Administrative Uses :

182. Survey reveals there are 165 Institutions & Offices in Sambalpur town Complex, out of them 81 Offices have their own building, and the rest 84 are functioning in private buildings. Total staff strength of the said offices was 13659 in 1979. Important Offices of Sambalpur are situated in the Collectorate Complex and by the side of the road leading from Collectorate to Office of the Superintending Engineer P. W. D.

183. The Collectorate Complex is very old and has been over crowded. Residential houses are not suitable for management of office from point of view of serving public. Besides this officials face difficulty without provision of quarters for them. In the meantime many offices of State & Central Governments with Local & Regional importance have come up. Hence for establishment of various offices, existing & proposed, a compact area of 90-00 acres of land has been located near Budharaja & Motijharan hills.

Recreation :

184. Sambalpur town has retained three Cinemas. They provide passive recreation and are of commercial character. Sambalpur Stadium and Play Grounds provide opportunity to some players to develop habit of sports and recreation. Existing land use survey reveals, there are eight numbers of Parks for recreational facilities. Most of these parks need immediate improvement and proper maintenance. Sen Park and Christian Para Park are not being properly maintained and they are not conducive for healthy recreation due to existence of burial ground of Muslim community in front of the Park. Recently a Swimming Pool has been constructed by Sambalpur Municipality with an amount of Rupees Eight Lakhs approximately.

CHAPTER -- IX

LAND USE

Existing Land use

185. Assessment of resources is a prerequisite for Planning, which requires to take an inventory of existing land use. Other name of existing land use is utilisation of land at a particular point of time. The land use survey reflects current problems and deficiencies, adequacy or otherwise of urban land for different social & economic functions. It will provide a broad frame work for formulation of policy and will indicate measures to be taken to augment urban land resources to meet prospective requirement in order to ensure a more balanced spatial ordering of population & economic activities in the Master Plan Area.

186. A land use survey of the Municipal area of Sambalpur was conducted in 1968 and the land put under different use has been analysed in Table 9.1. The analysis reveals that 1910.69 acres of land were under urban uses, out of it 21.44 percent (409.66 acres) constituted residential area, 8.32 percent

(158.99 acres) constituted Public & Semi Public use like Governmental, Educational, Medical uses etc. Industrial use constituted 4.93 percent (94.28 acres), Commercial uses about 2.00 percent (38.01 acres), circulation constituted 21.18 percent (404.80 acres), of which road constituted 11.72 percent (223.98 acres) and Railway 9.46 percent (180.82 acres). Open Space constituted 1.63 percent (31.08 acres). Under Open space Parks, Agricultural farm etc. have been grouped. Vacant land within the developed area constituted 23.38 percent (446.77). Presence of vacant lands of this order is not desirable.

187. As far as total Municipal area of 3551.97 acres is concerned entire land mass can be broadly divided into two categories. Urban uses constituted 53.79 percent (1910.69 acres) and other uses like that of agricultural land and orchard constituted 46.21 percent (1641.28 acres).

Table 9.1
Existing Land Use of Sambalpur (M), 1968

Sl. No.	Existing land use (Item)	Area (acres)	Percent. use of dev. land.	Percent. use of total land
1	2	3	4	5
1.	Residential	409.66	21.44	11.53
2.	Public & Semi-Public			
	a) Educational	51.47	2.69	1.45
	b) Medical	15.32	0.80	0.43
	c) Governmental	64.64	3.39	1.82
	d) Burial	27.52	1.44	0.77
3.	Religious	8.32	0.44	0.24
4.	Industrial	94.28	4.93	2.65
5.	Commercial	38.01	1.99	1.07
6.	Open Space			
	a) Parks	7.78	0.41	0.22
	b) Agricultural Farm	21.50	1.13	0.60
	c) Dairy Farm	1.80	0.09	0.05
7.	Circulation			
	a) Road	223.98	11.72	6.31
	b) Railway	180.82	9.46	5.09
8.	Water Bodies	318.82	16.69	8.98
9.	Vacant Land	446.77	23.38	12.58
10.	Total	1910.69	100.00	53.79

1	2	3	4	5
11.	Agricultural land & Orchards.	1641.28		46.21
12.	Grand Total	3551.97		100.00

Source :- Town Planning Unit, Sambalpur.

188. In practice people of peripheral villages of the Municipality depended on the town for income & employment as administrative, commercial, industrial, transport & construction activities gradually developed. Incidentally urban characteristics spread on surrounding areas; subsequently it was felt to expand the scope & ambit of the Master Plan Area. Hence in 1969 additional 36 villages around Municipality were included in the Master Plan Area. After almost a decade, in 1977-78 it was felt to prepare a revised land use plan of the Master Plan Area to have a prospective land use plan till 2001 A. D. A general land use survey of the Master Plan Area has been conducted and the facts have been recorded in table 9.2

189. The analysis reveals that 11.89 percent of the area is developed, leaving a vast area as undeveloped. Undeveloped land holds agricultural farm, pasture, river, water bodies, vacant land, hills etc.

190. Residential use is the single largest use in the Master Plan and it is 36.57 percent of the developed area. Nonetheless analysis in foregoing chapters shows availability of dwelling units is far short of the demand, for which the house rent has exorbitantly increased, and slums have developed where ever vacant land is found. In order to give accommodation to future population area under residential use shall have to be increased. Road & Railway occupy 36.39 percent of developed land.

191. The existing land use pattern indicates that Sambalpur is a Transport-cum-administrative-cum-Commercial-cum-Industrial town. It being the District Headquarters of Sambalpur all sorts of District level Offices & many offices of Central Government, Corporations, etc. with a staff strength of 13658 as on 1979 function here.

192. The town provided wide avenue to manage bus, truck & taxis to reap lucrative return and has improved the commercial enterprise of the town.

Besides small scale industry & cottage industry, the town itself retains ten large Rice Mills and a good number of Saw Mills. Fabrication and service concerns have been established in line on either side of Modipara Road, connecting Sambalpur Railway Station. Hence the town is making a fair bid to advance industrially.

Developed & Undeveloped Land :

193. Roads, Parks; Play Ground, Organised Open Space, Institutional, Residential, Commercial and Industrial areas with adequate infrastructure constitute developed land of the town. Agricultural land, water bodies and areas deficient with provision of sanitary water, drainage, sewerage, road, electricity etc. are termed as undeveloped land. Existing land use survey reveals, developed land was 2810 acres which is 11.89 percent of the developed area. Hence undeveloped land comes to 88.11 percent. For further details Table 9.3 may be referred to.

**EXISTING LAND USE
SAMBALPUR MASTER PLAN AREA, 1978**

Table - 9.2

Sl. No.	Item	Area	Percent
1	2	3	4
1.	Developed Land	2810.09	11.89
2.	Green Belt	20831.07	88.11
3.	Total Master Plan Area	32641.16	100.00
4.	Population in 1971	92261	-

Source : Town Planning Unit, Sambalpur.

**EXISTING LAND USE
SAMBALPUR MASTER PLAN AREA, 1978**

Table - 9.3

Sl. No.	Existing Land use	Area in Acres	Percentage of developed Land
1	2	3	4
1.	Residential Use	1027.64	36.57
2.	Commercial Use	194.29	6.91
3.	Industrial Use	129.80	4.62

1	2	3	4
4.	Administrative, Institutional & Public Utilities.	361.04	12.85
a)	Administrative	169.68	6.04
b)	Educational	147.56	5.25
c)	Health	18.05	0.64
d)	Religious & Cultural.	25.75	0.92
5.	Open Space	74.80	2.66
a)	Park	6.68	0.24
b)	Play ground	12.75	0.45
c)	Orchard	55.37	1.97
6.	Circulation	1022.52	36.39
a)	Road	702.75	25.01
b)	Railway	319.77	11.38
7.	Developed Land	2810.09	100.00
8.	Green Belt	20831.07	
a)	Agricultural land & forest	19409.89	
b)	Water Bodies	1421.18	
9.	Master Plan Area	23641.16	

Source :- Town Planning Unit, Sambalpur.

Proposed Land Use Plan :

194. Urbanisation is the outcome of economic changes and social adjustment, brought forth by development of our country. It is a process in which social, economic and other intrinsic forces act and draw people to a city; large centres of population expand their boundaries forming agglomeration of building and people and new urban centres develop. When population becomes polarised in a locality, it leads to intensive use of land which beyond a point endangers health and welfare of the community. As a matter of fact, urban centre is a complex organism, characterised by diverse socio-economic activities, translated into physical entities; that is residential, commercial, industrial, institutional and play areas all of them are interwoven by an efficient circulation system. All these physical entities owe their existence to land.

195. Land is the major natural resource of Planning. Pressure on land is increasing with the growth of population, giving rise to competing claims on land for various uses, such as : Residential, Commercial, Industrial, Institutional, Administrative & Public Utilities uses. They will be satisfied by adjustment of available land.

196- Thus urban land is inseparably linked with economic & functional characteristics of cities and towns. Each use requires space at proper location, so that its activity will be carried on with least intervention to physical urban environment.

197- With the growth of population per capita demand of urban land increases. Adjacent villages tend to be urbanised. Pressure of urbanisation has been phenomenal in the Master Plan area both in absolute and proportionate sense during last four decades. It is nothing but territorial expansion of Sambalpur town, which has been commonly observed due to numerous activities taking place in fringe areas and these phenomena have serious implication on land use.

198. Urban land has the possibility of being put to multiplicity of uses. Some patch of land can be put into residential, commercial, industrial use etc. each of these activities has different potential land value. Social uses, that is parks & play ground offer much lower value. Keeping in view the economic and social aspects it has become necessary to put the available urban land to various uses in an optimum manner.

199. Requirement of land for future urban function is an important factor in the process of planning and formulation of policy. Land use plan looks at orderly and balanced spatial arrangement of uses of urban land in a discreet manner. It is needed to control and regulate land use pattern on sound principles of town planning. Planning Authority looks to land use arrangement for the interest of public, on point of health, safety, amenity, economic and social functions. It aims to remove congestion, traffic bottleneck and squatters problem. Segregation of function has been introduced. Speedy measures are to be taken to develop undeveloped land of the town. Also effort will be made to develop additional areas and to take re-development of old areas/undeveloped land arranging provision of additional road, water-supply, drainage, sewerage and electricity.

200. In the process of preparing a prospective spatial disposition an important element is to determine the limit of developed land (Proposed) taking

into consideration the residential density as per land use survey of 1978. Residential density was 89.78 or 90 persons per acre. It is contemplated to take up speedy measures to develop undeveloped land, that is green belt, so that area already developed need not get overcrowded. Developed area of the Master Plan area was 2810.09 acres and developed density became 32.83 or 33 persons per acre. Developed area (proposed) has been ascertained by applying a desired residential density of 70 persons per acre taking into account projected population of the Master Plan area in 2001 A. D. But in actual allocation of land for various uses developed area (Proposed) came to 7030.40 acres, which brought residential density (Projected) to 67.96 or 68 persons per acre, and the proposed developed density will be 35.13 or 35 persons per acre in 2001 A. D.

Density Pattern :

201. Density is an index to measure the degree of concentration of population in a given area and indicates the pressure of population on land. Of all

sorts of densities as laid down in table 9.4 residential density indicates concentration of residential area and indicates rational measure of population concentration on residential land. Residential density in 1978 as indicated in table 9.4 is more than the planned average residential density of 70 persons per acre for which vertical expansion of building has occurred in the Master Plan area. In the plan, sufficient land has been covered under Residential use zone keeping in view its population growth by 2001 A. D. New residential areas will be developed with the provision of road, street, drains, electricity & sanitary water. It has been proposed to reduce residential density of the Master Plan area to 70 persons per acre but in actual allocation it became 67.96 or 68 persons per acre by 2001 A. D.

DENSITY PATTERN MASTER PLAN AREA, SAMBALPUR

(Population per Acre)

Sl. No.	I t e m	Y e a r	
		1978	2001 A.D.
1	2	3	4
1.	Gross Density	3.90	10.45
2.	Developed Density	32.83	35.13
3.	Residential Density	89.78	67.96

Source :- Town Planning Unit, Sambalpur.

202. Residential use is the predominant use of urban land. In allocating land next priority has been given to circulation system. It has been aimed to widen & develop many existing roads & to align some new intratown roads. Development of road system will ensure residential, commercial, Industrial & institutional areas to grow in a closed compact manner. Good road will facilitate movement of auto vehicles, which render door to door services. Thereafter priority has been given for Open Space, Administrative, Institutional & Public Utilities purposes. It retains Headquarters Offices of Sambalpur District and many Office of Central Government. An area of 568.35 acres of land has been earmarked at different locations of the map for institutional & Public Utility purposes.

Residential Use Zone :

203. Size of Residential Use Zone is the single largest tract of Sambalpur Town. Its residential area as per 1978 survey was 1027.64 acres & 36.51 percent of developed land. In the proposed plan space for growth of residence has been allocated at different pockets namely Dhanupali, space in between

Motijharan Road & Old Ranchi Road, Charbhati, Hirakud Colony, Pensionpara, space in between Motijharan Road & Sakhipada Road, space in between Railway line and Sakhipada Road, Professor's Colony, Ainthapali, by the side of Budharaja Road Gopal Mal, Fatak. It comes to 3634.36 acres and 51.70 percent of developed land (Proposed).

204. Entire farm land at Farm Road which is presently used for agricultural purpose has been included in the Residential use Zone. It is suggested, Planning Authority will move the matter to State Government to shift the farm to a spot outside the precinct of Sambalpur Master Plan area.

205. To provide residential facility as per land use proposal Sambalpur Regional Improvement Trust has prepared a "site & services" project on an area of 7.00 acres at the foot of Budharaja hill and has taken up housing scheme at Salia Bagicha & Dehuripali to allot residential houses preferably to urban poor. Similarly Sambalpur (M) proposes to take up housing scheme near the trenching ground at the foot of Budharaja hill to benefit its scavengers.

Commercial Use Zone :

206. Level of income density of population, and economic function determine volume of Commercial enterprise in a town. Nevertheless, requirement of commercial area is directly proportional to population. After establishment of Hirakud Dam Project and emergence of institutional & Industrial towns on either end of the Dam, commercial importance of Sambalpur has greatly increased. Generally commercial establishments operate close to each other. Also commercial establishments exist in residential and industrial zones. In fact commercial establishments have been scattered all over the town but areas having concentration of shops have been surveyed as commercial use zones.

207. Existing commercial use comprises 194.29 acres & 6.91 percent of developed land. There exists a great demand of people to remain in possession of commercial establishments, due to its non-availability. Open air establishments, pedlars, itinerants have squeezed right of way and have encroached upon drains all along the road in the town.

Town Centre :

208. To do away with the deficiencies of commercial area, 130.00 acres of land have been earmarked for development of town centre, which holds Gole Bazar area in between Gaiety Talkies Road & Dho-bijore Nullah upto Girl's High School Hostel, Modipara Chouk, area in between Hospital road and College road, Sakhipada road and Ashoka Talkies area. It is suggested that planning Authority & Sambalpur Municipality will locate components of Town Centre, found deficient, as discussed in Chapter-VI by execution of improvement schemes.

District Centre :

209. To cater to the needs of different community centres, District Centres have been proposed at different pockets of the town namely Remed Chouk, proposed Central School Chouk, Ainthapali, Kamali Bazar, on old Ranchi Road at Charbhati and Budharaja. Its total area comes to 45.84 acres.

Street Shopping :

210. Further space for street shopping has been earmarked at different locations to mitigate the severity of traffic congestion. Locations are from Ashapali School to Phatak, Ashoka Talkies Chouk to Zilla School Chouk (both sides), at Sansarak, from Peer Baba Chouk to Town High School, at Motijharan Road in front of Stadium, on Old Ranchi Road, Dhanupali Chouk. Its total area is 44.08 acres. Development of shops is left to private initiative.

Whole sale Trade & Warehousing :

211. Existing whole-sale trade at Khetrajpur has been retained as such. Other areas including premises of Tata Transport Corporation have been earmarked for warehousing. Total area for whole-sale trade & warehousing is 165.44 acres.

212. Hence commercial use comprises 391.10 acres and 5.56 percent of developed land (Proposed).

Industrial Use Zone :

213. Existing land use survey reveals, Small Scale Industries have location at Danipali, Modipara, Farm Road, by the side of Khetrajpur Road, which is 129.80 acres and 4.62 percent of developed land. Present location of service industries within residential area along the road affects environmental standard of the locality. Hence a compact area of 495.87 acres has been earmarked on either side of National Highway No. 6 in between Ainthapali Chouk & Remed Chouk for future development of industries which is 7.05 percent of developed area (Proposed).

214. Saw Mill & Rice Mill etc. situated by the side of Modipara & Khetrajpur road are proposed to be shifted to this zone within a period of 5 to 10 years as per provisions of Zoning Regulation.

Administrative, Institutional & Public Utilities Use Zone :

215. Administrative, Institutional & Public Utilities use is directly proportional to population. With the growth of population demand for technical college, professional & specialised institutions, various Government & Quasi-Govt. Offices, Hospital, Club, Library & Museum increases. As per existing land use survey 1978 area under this use was 361.04 acres & 12.85 percent of developed land. Due to want of premises Govt. Authorities and other Organisations hire residential building for Office accommodation; thereby they squeeze residential area, which is already in short supply. Keeping the scarcity in view land has been earmarked in the plan at Budharaja & Motijharan for such institutions to take up their construction work for office and staff quarters. Requirement of space for new schools has been included in Residential Use Zone and no specific area for them has not been shown in the plan. An area of 568.35 acres has been proposed for Administrative, Institutional & Public Utilities zone which is 8.09 percent of developed land (Proposed). Also land for development of such institutions etc. have

been located at Mandalia Jor, Dhanupali, Ainthapali, by the side of N. H. No. 6, Khetrajpur Road, Collectorate Complex inclusive of Settlement Office Colony of R. D. C. and Jail premises.

Circulation :

216. Road & Street form the basis of effective circulation of goods & people in Urban Centres. Larger is the size of town in terms of area and population, larger becomes its traffic. Keeping population trend and larger size of Sambalpur in view, second biggest order of allocation of land has been made for Railway, Road & Street. Existing land use survey reveals, utilisation of land under traffic & transportation was 1022.52 acres and 36.39 percent of developed land. In making road system more functional & useful it has been proposed to provide convenient and direct link between different centres of activity, that is Residence, Work areas, Commercial, Institutional Zones etc. Direct communication will minimise time factor in journey to work centre and also shall save money & energy of road users. Structures grow by road side. Proposal has been drawn to widen & develop the existing roads.

New roads have been proposed at appropriate places, details of which have been narrated in Chapter VII. In order to mitigate the severity of traffic jam 59.84 acres of land have been earmarked in the map by the side of N. H. No.6 near Ainthapali Chouk & Remed Chouk for establishment of truck terminal & bus terminal, besides retaining the existing Bus Stand near Laxmi Talkies Chouk. Thus 1335.05 acres of land have been allocated for development of roads, streets etc. which is 18.99 percent of developed land (Proposed) of Sambalpur.

Open Space :

217. Parks & play ground are directly proportional to population. Existing recreational spots are Modipara Park, Christian Para Park, Bada Bazar Park, Khetraipur Park, Balibandah Park, Brajamohan Park, Gopabandhu Park (Sen Park). They are small & scattered and comprise 74.80 acres of the existing developed land. It shows much lower consideration has been given to parks & play ground. It may be that nearness of open country side like Ajodhya Sarobar at Marwaripara, Motijharan, Budharaja, Laxmidunguri Forest & Hirakud

Dam Reservoir serve as recreation spots, as endowed by nature. Another factor is that establishment and maintenance of Parks & Play Ground is expensive with nominal return, for which statutory bodies are not inclined to maintain.

218. However, in the proposal effort has been made to provide space for establishment of a Zoological & Botanical garden at Motijharan and a portion around Budharaja Temple. Proposed open space is 605.65 acres & 8.81 percent of developed land, which consists of Sambalpur Stadium & some tanks.

219. Master Plan area of Sambalpur minus developed land (Proposed) as per Table constitutes green belt/undeveloped land of the town, which is 16610.76 acres & 70.26 percent of the total area; they are agricultural & horticultural fields, reserve forest, waterbodies, dairy & poultry farms. Implementation of various proposals in Master Plan area shall reduce undeveloped land of 20831.07 acres as existed in 1978 to 16610.76 acres by 20.26 percent in 2001 A. D. Other details may be perused in the Table 9.5 & 9.6

**PROPOSED LAND USE
MASTER PLAN AREA, SAMBALPUR, 2001 A.D.**

Table - 9.5

Sl. No.	Proposed land use	Area	Percentage of developed land
1	2	3	4
1.	Residential Use	3634.36	51.70
2.	Commercial Use	391.10	5.56
3.	Industrial Use	495.87	7.05
4.	Administrative, Institutional & Public Utilities	568.35	8.09
5.	Open Space	605.65	8.61
6.	Circulation	1335.07	18.99
7.	Road	1015.30	14.44
8.	Railway	319.77	4.55
9.	Developed Land	7030.70	100.00
10.	Green Belt	16610.76	
11.	Agricultural land & Forest	15382.82	

1	2	3	4
12.	Water Bodies	1227.94	
13.	Master Plan Area	23641.16	

Source :- Town Planning Unit, Sambalpur.

**PROPOSED LAND USE
SAMBALPUR MASTER PLAN AREA 2001 A. D.**

Table - 9.6

Sl. No.	Item	Area	Percentage
1	2	3	3
1.	Developed Land	7030.40	29.74
2.	Green Belt Land	16610.76	70.26
3.	Master Plan Area	23641.16	100.00
4.	Population in 2001 A.D.	247000	

Source :- Town Planning Unit, Sambalpur.

CHAPTER - X

ZONING REGULATION

220. In order to encourage & promote correct land use, to ensure protection of open space, light & ventilation standards, to control unplanned development and to check harmful invasion of non-conforming uses, to promote development of unbuilt area as per the Sambalpur Master Plan, the Zoning Regulation is adopted as follows :

Short title etc.

221. (i) It is called the Zoning Regulation of the Sambalpur Master Plan, (herein after called as the Zoning Regulation or the Regulation),

(ii) It is applicable to the area covered by Sambalpur Master Plan, (hereinafter called the Master Plan area).

Commencement

222. It shall come into force from the date of notification of the Draft Master Plan of Sambalpur in

the Orissa Gazette under Sub-section (1) of section 31 of the Orissa Town Planning & Improvement Trust Act, 1956 (Orissa Act 10 of 1957),) herein after called the Act).

Note : The Sambalpur Master Plan was published in the Orissa Gazette in Notification No. 207 -C. A. D., dated the 14th July, 1972.

Definitions

223. In the Zoning Regulation unless the context otherwise requires :

(i) "Approved" means approved by the authority having jurisdiction.

(ii) "Authority" having Jurisdiction" means Planning Authority created under the Orissa Town Planning & Improvement Trust Act, 1956, which for the purposes of administering the Master Plan may authorise an officer to act on its behalf. Authority having jurisdiction in hereinafter called "Authority".

(iii) "Permission" means, permission granted under Section 31 (3) of the Act and includes licence issued under Section 33 (1) of the Act.

(iv) Words & expression used in these Regulations, not otherwise defined shall have the same meaning assigned to them in the Orissa Town Planning & Improvement Trust Act, 1956, the Orissa Town Planning & Improvement Trust Rules, 1975, the Orissa Municipal Act, 1950 and the Orissa Municipal Rules, 1953.

224. "Building" means any construction for whatsoever purpose and of whatsoever material constructed, and every part thereof whether used as human habitation or not and includes foundation, plinth wall, chimney, drainage work, fixed platform, verandah, balcony, cornice or projection part of building or anything affixed thereto or any wall enclosing or intended to enclose any land or space.

225. "Building of accessory use" means a subordinate building the use of which is incidental to that

of a principal building on the same plot such as Garage, Coal or woodshed, Servant's Quarters etc.

226. "Building height" means the vertical distance measured, in the case of flat roofs from the average level of the centre line of the adjoining street to the highest point of the building adjacent to the street wall and in case of pitched roof, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof and in the case of gables facing the road the mid point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of taking height. If the building does not abut on a street the height shall be measured above the average level of the ground contiguous to the building.

227. "Building line" means a line prescribed by the Planning Authority at a specific distance from the centre line of the existing or proposed road upto which the exterior wall or any projection of the building can lawfully be constructed. It includes

the line prescribed if any in any scheme approved by Government/Local Body/Planning Authority.

228. "Building Set-Back" means the distance by which any building or structure shall be separated from the boundary line of the plot.

229. "Dwelling" means a building or a portion thereof which is designed and used wholly or principally for residential purpose. This shall not include boarding house, tent, tourist camp, hotel or other structure designed or used primarily for transient residents.

230. "Structure" means any combination of materials including building constructed or erected the use of which requires location on the ground and also includes signboard, fences, and wall that is more than three feet high.

231. "Plot" means a piece of land occupied or intended for occupancy by a main building together with its accessory having frontage upon a street or upon a private way that has officially been approved by the competent authority.

232. "Owner or Plot Owner" means a person who

receives the rent for the use of the land or building or would be entitled to so receive if they were let. It also includes :

(a) An agent or trustee who receives such rent on behalf of the owner.

(b) A receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have a charge of the owner or to exercise the right of the owner.

(c) An agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes.

233. A mortgagee in possession.

"Plot Width" means shorter distance from one side of the plot line to the other measured through that part of the plot to be occupied by the building.

234. "Storey" means a portion of the building between the surface of any floor & surface of the next floor above it, and if there be no floor above it, the space between any floor and the ceiling above it. When measured the height of a habitable basement extending at least five feet above ground level or a

habitable attic shall be constructed as storey. Basement or cellar which means the lower storey of a building below or partly below ground level is also a storey.

(i) "Total Floor Area" means the area of all floors of building including habitable attics and basement.

(ii) "Floor Area" means usable covered area of a building at any floor level;

(iii) "Floor Area Ratio" (F. A. R.) means the quotient obtained by dividing the "total covered area of all floors" by plot area. F. A. R. in terms of

$$\text{Percentage} = \frac{\text{Total covered area of all floor} \times 100}{\text{Plot Area}}$$

235. (i) "Plinth" means the portion of a structure between the surface of the surrounding ground & surface of the floor, immediately above the ground.

(ii) "Plinth Area" means the built up covered area measured at the floor level of the basement or of a storey.

(iii) "Required open space" means the space between the plot lines and the minimum building

set-back line as fixed by the Planning Authority keeping in view the requirement of the town.

236. "Street or Road" means any highway, Street, Lane, Path-way, Alley, Stairway, Passageway, Carriage-way, Footway, Square, Bridge, whether a thorough fare or not over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme and includes all bunds, channels, ditches, storm water drains, fences barriers & railing within road lines.

237. "To erect" means to construct a building for the first time or to reconstruct existing building after demolishing it according to some fresh or revised plans.

238. "To make material alteration" means to make any modification in any existing building by way of addition, alteration or any other change in the roof, window, door, compound, sanitary or drainage system in any respect whatsoever. Opening of a window and providing inter-communication doors shall not be considered as material alteration not

enhancing the value of the building existing at the time of carrying out such alteration. Similarly, modification in respect of gardening, white washing, painting, retiling and other decorative work shall not be deemed to be material alteration.

It further includes :

(i) Conversion of a building or any part thereof for human habitation as one dwelling house into more than one dwelling house and viceversa.

(ii) Conversion of a building or a part thereof suitable for human habitation into a dwelling house or viceversa.

(iii) Conversion of a dwelling house or a part thereof into a shop, a ware-house or a factory or vice versa; and

(iv) Conversion of a building used or intended to be used for one purpose such as shop, ware-house or factory etc. into one or another purpose.

239. "To re-erect" means to construct for a second time or subsequent time a building or a part of a building after demolishing it on the same plan as has been previously sanctioned.

240. "Customary home occupation" means occupation conducted only by persons residing in the dwelling, the area for such use is not less than 25% of the total floor area of the dwelling and without any public display of goods.

241. "Industry" means industry as defined in the Industries (Development & Regulation) Act, 1951 and includes the following :

(i) "Clean Industry" means industries which do not throw out any smoke, noise, offensive odour or harmful industrial waste and employing not more than 40 workers with or without power.

(ii) "Light Industry" means industries which do not throw out excessive smoke, noises, offensive odour or harmful industrial waste employing not more than 100 workers using power of not more than 100 H. P. or such industries except in the case of foundaries & smithies which do not consume any solid fuel.

(iii) "Service Industry" means industries which are not engaged in the manufacture of goods

or articles but are mainly concerned with repair, maintenance, servicing and other jobbing work.

242. "Family" means a group of individuals normally related in blood or connected by marriage, living together in a single house keeping unit and having common kitchen arrangements. Customary domestic servants shall be considered adjunct to the term "Family".

243. "Non-conforming Structure, Building or use of Land" means a structure or use of land existing at the time of commencement of the Regulation which does not conform to the Regulation pertaining to Zone in which it is situated.

Explanations :-

244. Within the use zones established by the Regulations, existing plot, structures, and use of land which were lawful before these Regulations came into force but which would be prohibited, regulated or restricted under the terms of the Regulation, shall be permitted to continue until they are re-

moved. Such uses are declared by the Regulation to be incompatible with permitted uses, in other words are non-conforming uses in the zones. The non-conforming uses shall not be changed, enlarged upon expanded or extended after coming into force of the Regulation.

245. Nothing in the Regulation shall be deemed to require a change in the plan, construction or designated use of any building on which actual construction had lawfully begun prior to the coming into force of the Regulation and upon which actual building construction was diligently carried on. Actual construction is hereby defined to include the placing of construction material in permanent position & fastened in a permanent manner; where demolition or removal of an existing building has substantially begun preparatory to re-building; such demolition or removal shall be deemed to be actual construction; provided work shall be diligently carried on until completion of the building involved.

246. Where any non-conforming structure is

destroyed by any means to an extent of more than 50% of its replacement cost at the time of destruction it shall not be constructed except in conformity with the provision of the Regulation.

247. Destruction of the non-conforming structure shall eliminate the non-conforming status of the land.

248. Ordinary repair, maintenance, replacement of non-load bearing walls, fixtures, plumbings wholly or in part on any building of non-conforming use may be done to an extent not exceeding 10% of the current replacement value of the building; provided cubic contents of the building as existed at the time of coming into force of the Regulation shall not be altered.

249. Nothing in the Regulation shall be deemed to prevent the strengthening or restoring to safe condition of any building or part thereof declared to be unsafe by an officer charged with protection of public safety and upon the order of such officer.

250. All existing places of worship, temples, churches, Mosques, burial & cremation grounds shall not be treated as non-conforming uses.

251. "Use Zone" means the principal use to which a zone or an area of land is used or intended to be used for the purpose of classification of land according to its use. A particular use of land shall be deemed to include subsidiary use of land which is incidental to it.

252. Words used in present tense shall include future tense and used in singular number shall include plural number.

Classification & Establishment of Zones :

253. For the purpose of these Regulations the area covered by the Sambalpur Master Plan has been broadly divided into following zones.

- 1) Residential Zone
- 2) Commercial Zone
- 3) Industrial Zone

- 4) Administrative, Institutional & Public Utilities Zone.
- 5) Open Space Zone.
- 6) Green Belt Zone.

Zonal Boundaries :

254. The boundary of each of the land use zones shall be as indicated in the Master Plan and representatively shown in the proposed land use map Drawing No 118/R Dt. 20 - 5 - 82. Unless otherwise shown in the Master Plan the boundary line of zones shall be the plot lines, centre line of the street or corporate limit line, as it exists at the time of enforcement of these Regulations.

255. Nonwithstanding any thing contained in the proposed land use map Drawing No. 118/R the official Zoning Map shall be that which is prepared on the base or cadastral map Drawing No. 117 showing the whole Master Plan. The Official Zoning Map or Master Plan shall be located at a convenient place by the Planning Authority so as to be easily accessible to the public and shall be the auth-

entic document as to the correct Zoning Status of the land.

256. The Zones designated in paragraph may be further divided into Sub-Zones by the Planning Authority where it deems expedient, the designation of such sub zones shall be termed according to special use to which each sub-zones shall be utilised.

General Regulations & its Application :

257. The requirement of the Regulation within each zone shall be the minimum requirement and shall apply uniformly to each class or kind of structure or land except as hereinafter provided for,

258. No building or structure or land shall be erected, re-erected or materially altered unless it is in conformity with the Regulations specified for each zone in which it is located.

259. No part of a yard or open space or off-street parking, loading space required in connection with any building for the purpose of complying with the

Regulation shall be included as a part of a yard, open space, off-street parking or loading space for any other building similarly required.

260. All non-conforming use of land and building shall be discontinued and made to conform with the Master Plan within the time limit specified below from the date of final notification of the Master Plan under Section 32 of the Orissa Town Planning & Improvement Trust Act, 1936.

Industrial Non-conforming Uses :

261. Industrial use, structure or land which does not conform to the land use shown in the official Zoning Map/Master Plan shall either have to be discontinued gradually or shifted in stages to the industrial area earmarked in the official Zoning Map/Master Plan.

262. All noxious & nuisance industries which are dangerous to life, injurious to health or property or causing offence to the sense of sight, smell or hearing or disturbance to rest & sleep shall first go from

their present location. The time for their shifting ranges from a period of 3 to 10 years as shall be fixed by the Planning Authority depending upon the nature & degree of such nuisance in the area.

263. Non-nuisance industries shall be shifted within a period of 5 to 15 years on a sliding scale on the basis of the following criteria :

- a) The capital value of land, structure & machinery.
- b) The registered employment of industry (More time will be given to industries employing more workers).
- c) The production floor space per worker. (More time will be given if the industry has more floor space per worker).

Residential Non-conforming Uses :

264. Existing residential use of building in Administrative, Institutional & Public Utilities Zone, Open Space use Zone, as shown in the official Zoning Map/Master Plan shall be discontinued within a period of 20 years.

265. Not-with-standing anything contained in the Regulation, the Planning Authority may in exceptional & unavoidable cases, if it considers appropriate, may recommend to the Government through the Director of Town Planning, Orissa for the continuation of any non-conforming use in any zone. The final decision in this regard shall however lie with the Government.

266. Not-with-standing any thing contained in the Regulation the Planning Authority may allow any addition or alteration in the already existing residential area which has been re-designated for non-residential use with such restriction as it may consider desirable.

Commercial Non-conforming Uses :

267. Except otherwise provided in the Master Plan Commercial use of building or land in Industrial, Residential, Administrative, Institutional & Public Utilities Zone and Open Space Zone as shown in the official Zone Map/Master Plan shall be discontinued within a period of 10 years.

Off-Street Parking Space for Motor Vehicles :

268. (i) Off-street parking space shall be provided on any plot on which the uses specified in Schedule II are reestablished; such parking space as specified in Schedule - II shall be minimum and shall be provided with adequate vehicular access to a street.

(ii) Each off-street parking space provided shall not be less than 250 square feet in area. The area of drives, isles and such other provisions required for adequate access shall be counted as part of the above 250 Sq. Ft.

(iii) Where a vehicular parking space required by the Regulation is provided in parking areas by group of property owners for their mutual benefit the Planning Authority may construe such use of the space as meeting the off-street parking requirement under the Regulation.

(iv) Where off-street vehicular parking cannot reasonably be provided for on the same plot on which principal use is conducted, the Planning

Authority may permit such space to be provided in the vicinity, provided such space lies within 500 Ft. off the main entrance to such principal use. Such vehicular parking space shall be deemed to be an open space associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.

Administration & Enforcement :

269. (i) The Planning Authority or an officer authorised on its behalf shall administer and enforce the Regulation as per the provisions contained in the Orissa Town Planning and Improvement Trust Act, 1956.

(ii) Where the Planning Authority finds, any of the provisions of the Regulation is violated, it shall notify in writing the person responsible for such violation indicating the nature of violation; The Planning Authority shall order discontinuance of illegal use of land, building, structure, removal of illegal building, structure, or addition, alteration, or structural change thereto; discontinuance of any illegal work being done or shall take any other action under the Regulation to ensure compliance with or to prevent violation of its provision.

Approval / Permission of Plan :

270. No building or other structure shall be erected, removed, added, structurally altered without the Plan being approved for Zoning conformity and for observance of other recommendations contained in the Master Plan by the Planning Authority.

Application for Permission / Approval :

271. (i) Application from the owner of land to the Planning Authority for permission/approval shall be accompanied by a Plan in triplicate, drawn to scale, as fixed, showing the actual dimension & shape of the plot to be built upon; the exact size & location of building already existing on the plot, if any and the location & dimension of the proposed building or alteration. The application shall include such other information as lawfully may be required by the Planning Authority including existing or proposed uses of building and land, the number of families, dwelling units, or rental units the buildings is designed to accommodate; and such other matters as may be necessary to determine conformity with and to provide for the enforcement

of the Regulation. All plans shall be signed by an Architect or by a Graduate Engineer and submitted to Planning Authority.

(ii) The Planning Authority may fix a price for supply of the prescribed form for sub-mission of application seeking approval/permission to construct.

(iii) In case the site for the building to be erected, re-erected, altered or added is held by the applicant on lease from any person, agency, Department of Government the application shall be accompanied by a certificate from the lessor to the effect that the said lessor has no objection to such erection, re-erection, addition or alteration.

(iv) Where the information furnished in the application form, plan & document, in the opinion of the Planning Authority, is incomplete or defective it shall intimate the applicant to furnish further information. Where the information is not submitted within one month of the intimation the application shall be liable for rejection.

Duration of Permission :

272. Permission granted or licence issued, as the case may be shall remain valid for a period of three years in case of non-residential use commencing from the date of issue of permission or licence.

273. After the expiry of the period as stated above the Planning Authority may renew the approval/permission.

274. Provided, where the development or work envisaged in the application for renewal of approval/permission does not conform to the Master Plan in vogue at that time the authority shall refuse the renewal.

Issue or Refusal of Permission/Licence :

275. The Planning Authority may grant permission/issue licence or refuse permission as per Section 31 (3) & 33 (1) of the Orissa Town Planning & Improvement Trust, Act, 1956 with such clarification & direction and subject to such condition as it may deem necessary. In case of refusal, the Planning Authority shall quote the reason for such refusal.

Permission not to be Given Under Certain Cases :

276. (i) Save as otherwise provided in these Regulations no permission/licence shall be given for erection, re-erection, addition, alteration to a building the use of which has been declared as non-conforming use in the Master Plan, unless the owner undertakes to change the use to conforming use, subject to the time limit prescribed in these Regulation.

(ii) No permission/licence shall be given for erection, re-erection, alteration or addition to a building if the use of the site in the opinion of the Planning Authority shall affect the free flow of traffic in the area and shall cause congestion on the road nearby.

Means of Access & Preventive Measure Etc :

277. No land shall be used as site for erection or re-erection of a building :

(i) Where the site or the building not abutting an existing public road has not been provided with a clear means of access (or approach road) of

not less than 15 feet in width for buildings upto two storeys, 20 feet in width for three storeys and thirty feet in width for buildings beyond three storeys.

(ii) Where adequate provision of arrangement area has not been made by the owner of the site to the satisfaction of the Planning Authority for effective prevention from flooding of the site.

Means of Access in Built up Area :

278. (i) The planning Authority shall, after conducting necessary survey, determine the building line of all such roads & streets which have been proposed to be widened in the Master Plan and after such determination no person shall erect, re-erect or materially alter a building in a way so as to project into or over the right of way established by the determination of the said building line.

(ii) Till building line is determined under Sub-section (1) above, half of the proposed width from the central line of the road on either side shall be taken as the building line.

Adoption of Municipal Building Rules :

279. Chapter XIV of the Municipal Rules, 1953, shall be a part of the Zoning Regulation.

Violation :

280. Violation of the Zoning Regulation shall be deemed to be violation of the Orissa Town Planning & Improvement Trust Act, 1956 and shall be punishable as per the provision of the said Act.

Regulation for Different Zones :

281. The Regulation for various use zones shall be according to Schedule - I.

Group Project :

282. Group Project development for residential, commercial & industrial areas may be undertaken where land will not be subdivided into customary plots and shall be governed by good design standards to ensure open space & space for parking and services. Group project may be undertaken atleast on an area of half an acre. No limit on the number of floors in multi-storeyed group housing scheme

is prescribed. Access to dwelling may be provided by pedestrian paths governed by designed requirement, set-back, arrangement of blocks, garage etc. shall have to be approved so that healthy development is ensured.

283. Where a land is sub-divided by a developer it is essential that the sub-division layout ought to have prior approval / permission of the Planning Authority. While approving the sub-divisions the Authority shall see the provision of land of 15 to 20 percent for roads, five percent for open space and one percent for neighbourhood shopping.

Removal of Difficulties :

284. (i) Where a question relating to the interpretation of the Regulation, removal of anomalies, omission and other difficulties arises, all such matters shall be referred to the Planning Authority for clarification & determination.

(ii) Except as otherwise specifically provided the Planning Authority reserves the right, in its discretion, to approve or permit any use of land if in its opinion the permission is not repugnant to the provisions contained in the Master Plan.

SCHEDULE - I

Classification of Land Use Details

(See Section 4 & 24)

Sl. No.	Use Zone (Code)	Use Permitted	Use permitted on special consideration, reasons there of to be recorded in writing.	Use prohibited	Remarks
1	2	3	4	5	6
1.	Residential Use Zone.	1. Residence, Boarding Houses with density limitations if any. 2. Schools 3. Health Clinic 4. Social, Cultural & neighbourhood recreational, institutions with adequate parking facilities.	1. Place of Worship. 2. Professional, Commercial, Govt. & Semi Govt. Offices. 3. Service uses and retail shops of a neighbourhood character. 4. Hostels, Hotels, Hospitals & Sanatoria not treating contagious diseases or mental patients, provided the setback & coverage of plots are such as not to continue nuisance to the residential area.	1. All uses not specifically permitted in Col. 2 & 3.	

1	2	3	4	5	6
		5. Public Utilities & Buildings.	5. College & Research Institutions of Non-commercial nature provided the building is located at a distance of not less than 25 feet from the boundary of the plot.		
		6. Non-commercial agricultural Gardens, Nursery & Green Houses.	6. Rearing of Poultry & Cattle for non-commercial use provided no bird and animal is housed closer than 50 feet of a dwelling.		
		7. Any neighbourhood recreational uses including clubs & other semi-public recreational uses.	7. Removal of gravel clay, sand or stone for development of site which will not result in the stagnation of water or cause other nuisance.		
		8. Accessory uses clearly incidental to residential use (except retailshop & service uses) which will not create nuisance or hazard.	8. Bus Stop.		

1	2	3	4	5	6
		9. Customary home occupation that the area for such use does not exceed 25% of the total floor area for the dwelling and provided that there shall be no public display of goods.	9. Petrol filling stations on road of 40 Ft. or more right-of-way provided they fulfill other requirements laid down in this connection.		
			10. Service & Storage yards incidental to main use.		
			11. Cemeteries and crematorium.		
			12. Philanthropic uses.		
			13. Places of entertainment including Cinema Houses on roads of 40Ft. or more right of way.		
			14. The Planning Authority can allow increased residential density, if in its opinion, the proposed density has already been achieved in any particular residential use zone.		
			15. Service Industries within 15H.P.		

1	2	3	4	5	6
2. Commercial use zone (Street shopping and shopping centre).	1. Retail shops.	1. Places of entertainment, public & semi-public recreational uses.	1. All uses specifically permitted in Col. 2 & 3.	1. Parking area required for all uses in Col. 2 & 3 should be got apporved from the Planning Authority.	
	2. Business and Professional Offices.	2. Petrol filling stations on roads of 40 Ft. or more right of way provided they fulfil other requirements laid down in this connection.			
	3. Services, uses like Hair cutting Saloons, Tailoring shops, Laundry & Dry Cleaning shops etc.	3. Coal, Wood & Timber yards.			
	4. Restaurants and Eating Houses.	4. Services, provided they do not directly abut the main road.			
	5. Boarding houses, social & Welfare institutions.	5. Light, non-hazardous and non-nuisance manufacturing establishments employing not more than 10 persons with or without power provided the goods are sold in the premises in retail.			

1	2	3	4	5	6
		6. Clinics, Public Utility Buildings.	6. Bus Stops.		
		7. Parking Lots.	7. Printing Press employing not more than one person.		
		8. Places of Worship.	8. Govt. & semi-Govt. Offices		
		9. Residence.	9. News paper & Printing Presses.		
		10. Hostels & Boarding Houses.	10. Ware Housing & Storage of Non-inflammable goods of retail character.		
		11. Cinema, Theatre & other places of public entertainment.	11. College, School, Research & other Institutions.		
		12. Govt. & semi-Govt. Offices.	12. Residential use.		
		13. Public Recreational uses.			
		14. Bus terminals & parking lots.			
		15. Meat, Fish, Vegetables & Fruit Markets.			

1	2	3	4	5	6
3. Commercial use zone. (Whole-sale, Ware Housing, Storage use zone)		1. Whole-sale and retail shops.	1. Truck terminals & parking.	1. Large Scale storage of petroleum and inflammable materials excepting in areas specially earmarked for the purposes.	1. Parking, loading & unloading area required for all uses in Col. 2 & 3 should be got approved from the Planning Authority.
		2. Whole-sale storage yards.	2. Market dealing with meat, fish.	2. All uses not specially permitted in Col. 2 & 3.	
		3. Commercial & Business Offices.	3. Schools, Clinics, Social & Cultural Institutions & Recreational uses.		
		4. Restaurants.	4. Filling & Servicing Stations on roads of 40 Ft. or more right-of-way provided they fulfil other requirements laid down in this connection.		
		5. Public Utilities & Building.	5. Govt. & Semi-Govt. uses incidental to main uses.		

1	2	3	4	5	6
		6. Railway & Road freight Stations.	6. Residence of floors other than ground floor.		
		7. Weigh bridge and other uses incidental to main use.	7. Parking, loading & unloading area must be provided for all uses.		
			8. Junk yard.		
			9. Place of entertainment.		
			10. Residences.		
4. Industrial use zone. (Light Manufacturing Industry & Medium Industry zone).		1. Industries which will not cause excessive or objectionable noise variation, smoke, Gas-fume odour, dust, affluent or other objectionable condition.	1. Hotel & Canteen incidental to the main use.		

1	2	3	4	5	6
5. Large Industry, Mining Industry, Servicing industry.		1. Ware-Housing and storage of materials excepting those inflammable.	1. Bone Mill, Leather tanning Factory.	1. Any manufacturing establishment detrimental to by way of nuisance or hazard.	1. Parking, Load & unloading areas must be provided in the industrial use zone.
		2. Public Utilities & Buildings.	2. Animal Fat, distuff Industry.	2. All uses not specifically permitted in Col. 2 & 3.	
		3. Bus & Truck Terminals.	3. Animal Slaughter House & connected uses.		
		4. Railway & road freight terminals.	4. Distilleries & breweries.		
		5. Petrol filling & servicing stations on roads of 40 Ft. or more right-of-way provided they fulfil other requirements laid down in this connection.	5. Light Industries causing objectionable noise, vibration, Gas, Fume, smoke Odour, Dust & other objectionable condition.		

1	2	3	4	5	6
		6. Residential use for security staff & minimum of supervisory staff consistent with the site & security of the Industry.	6. Coal tar & allied industries.		
		7. Residences for managerial staff consistent with the size of the industry.	7. Ammonia & Bleaching powder Industries.		
		8. Junk Yards.	8. Acid & Fertiliser.		
		9. Canteen & Recreational facilities for the employees.	9. Industrial Alcohol & Linoleum.		
		10. Utility of Institutional use incidental to the main use.	10. Residential use.		
		11. Railway Siding.	11. Other Chemical Industry.		
		12. Large Industry.			
		13. Medium Industry.			

1	2	3	4	5	6
6. Administrative Institutional & Public Utilities zone.		1. Local, State & Central Govt. Offices. 2. Municipal, Local Bodies & Public undertaking Offices. 3. Radio Transmitters & Wireless Stations. 4. Research Institutions Social & cultural Institutions. 5. Bus Terminals. 6. Use for defence purpose.	1. Education & Medical Institutions. 2. Recreational use. 3. Religious Institutions. 4. Residential & other uses incidental to main use in no way causing nuisance or hazards. 5. Petrol filling stations on roads of 40 Ft. or more right-of-way, provided they fulfil other requirements laid down in this connection. 6. Recreational, Residential & others incidental to the main use and in no way causing nuisance or hazards.	1. Uses not specifically permitted in Col. 2 & 3.	1. Parking area required for all use in Col. 2 & 3 should be got approved from the Planning Authority.

1	2	3	4	5	6
		7. Public Utility & buildings.	7. Govt. Semi-Govt. Offices.		
		8. Cremation & Burial Ground.			
		9. Uses Incidental to Govt. Offices.			
		10. Educational & Research Institutions.			
		11. Medical & Public Health Social & Cultural Institutions.			
		12. Monuments and Religious Institutions.			
7. Open Space Zone.	1. All Public & Semi-Public use, recreational use including parks, play grounds, Parkway, Picnic spots, Stadiums, Tanks, Botanical & Zoological Gardens.		1. Public Utility & Municipal facility.	1. All uses not specifically permitted in Col. 2 & 3.	1. Parking area requirements should be got approved from the Planning Authority.

1	2	3	4	5	6
		2. Gardens, Dairy & Poultry Farms.	2. Outdoor theatres, Restaurants, Cinemas and eating houses.		
		3. Pastures and Agricultural uses.	3. Dwellings for watch & ward staff.		
		4. Public Utility & buildings.	4. Religious Institutions.		
		5. Special Educational & Recreational uses.	5. Use clearly incidental to recreational uses which will not create nuisance or hazards.		
		6. Transport Terminals.	6. Burial & Cremation Ground.		
			7. Govt. & semi-Govt. uses incidental to main use.		
			8. Brick Kilns only on Patta Lands.		
			9. Govt. & Semi-Govt. uses incidental to main use.		

1	2	3	4	5	6
8. Green Belt Use Zone.		1. Agriculture & Horticulture. 2. Dairy & Poultry farming, Milk Chilling Centre, Farm houses & their accessory buildings or appropriate specification. 3. Burial & Cremation Grounds. 4. Trenching Grounds. 5. Normal expansion of the uses in the existing villages & hamlets subjects to the control laid down by the Planning Authority. 6. Place of worship.	1. Educational & Cultural Buildings. 2. Parks, Non-Commercial Public & Semi-Public Recreational uses. 3. Storage, Processing & sale of farm product. 4. Servicing & Repair of farm implements & sale of Agriculture appliances. 5. Small Scale fertiliser, Chemical, Alcohol & Distillery Industries & other industries connected with agriculture & mining operation. 6. Houses incidental to place of worship (Dharmasala, Loading, rest shed)	1. All uses not specifically permitted in Col. 2 & 3.	

1	2	3	4	5	6
		7. Public Utility & Buildings. 8. Brick kilns & removal of clay from the land beyond & distance of half a mile from developable area.	7. Sewage farm, Dumping grounds and compost area. 8. Small Scale Industry if considered not detrimental to the health and convenience of the people. 9. Medium & Heavy Industry with special permission of special Planning Authority & Director of Town Planning. 10. School, Library, Educational and Cultural Buildings. 11. Institutional uses incidental to main use.		

SCHEDULE - II

MINIMUM OFF-STREET PARKING

(See Section 9.22 of the Regulation)

Minimum off-street parking must be provided as detailed below

Sl. No.	Type of use	On parking space shall be provided for every
1	2	3
1.	Theatres, Auditoriums & Cinemas	30 Seats
2.	Retail, General Business & Commercial use.	750 Sq. Ft. of sales area.
3.	Office Buildings.	1500 Sq. Ft. of office floor space
4.	Restaurants.	30 Seats
5.	Hotels.	10 Guest Rooms
6.	Industrial Buildings.	100 Employees
7.	Whole sale & Ware Housing Buildings.	1000 Sq. Ft. storage floor space
8.	Lodging establishments & Tourist Houses.	10 Guest Rooms
9.	Multi-family Dwellings.	6 Dwelling Units.

Temporary Permits :

Some temporary uses with definite time limit may be allowed by the Planning Authority for uses other than those stipulated in the Master Plan, after ensuring that such temporary use would be made to discontinue and ground restored to the original conditions by the owner or the leasee at his own cost on the expiry of the stipulated time limit or put to use/uses stipulated in the Master Plan.

ANNEXURE - I

**THE ORISSA GAZETTE EXTRA-ORDINARY
PUBLISHED BY AUTHORITY**

 No. 346 CUTTACK, MONDAY, JULY, 9, 1962.

**HEALTH (L. S. G.) DEPARTMENT
NOTIFICATION**

The 5th July, 1962.

No. 6956-L. S. G. - In exercise of the powers conferred by Sub-section (3) of Section 1 of the Orissa Town Planning & Improvement Trust Act, 1956 (Orissa Act 10 of 1957), the State Govt. do hereby appoint the 1st July 1962 as the date on which the said Act shall come into force in the Municipalities & Notified Area specified in the schedule below.

SCHEDULE

- | | |
|----------------------------|----------------------------|
| 1. Jharsuguda Municipality | 2. Sundergarh Municipality |
| 3. Sambalpur Municipality | 4. Joda Notified Area |

By order of the Governor
S. N. KHUNTIA
Deputy Secretary to Government

ANNEXURE — II
GOVERNMENT OF ORISSA URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

The 5th July, 1969

No. 12760 - T. P. VI-P-16/69-U. D. - In exercise of the powers conferred by Sub-section (3) of Section 1 of Orissa Town Planning & Improvement Trust Act, 1956 (Orissa Act 10 of 1957), the State Govt. do hereby appoint the 1st August 1969 to be the date, on which the said Act shall come into force in the area, comprising the villages of Sambalpur District as specified in the schedule below :—

SCHEDULE

Sl. No.	Name of Revenue Village	Revenue Village Number	Name of Grama Panchayat	Remarks
1	2	3	4	5
1.	Kainsir	22	Remed - Gopalpali	
2.	Singhpali	23	Ditto	
3.	Dengsargi	24	"	
4.	Sankarma	70	Sankarma	
5.	Malipali	69	-do-	
6.	Tangerpali	68	-do-	
7.	Pardhiapali	20	-do-	
8.	Dhankaura	81	Dhankaura	
9.	Sarla	76	-do-	
10.	Sunapali	78	-do-	
11.	Sakhigopinath (Eastern Part)	77	-do-	(Other Part in Sambalpur Municipality)

1	2	3	4	5
12.	Samlaipadaw	75	Dhankaura	
13.	Khairapali	90	Maneswar	
14.	Bhatra	86	-do-	
15.	Mathpali	87	-do-	
16.	Dhanupali	85	Bhatra	
17.	Khandual	88	-do-	
18.	Putiband	84	-do-	
19.	Naksapali	89	-do-	
20.	Themra	74	Themra	
21.	Sindurpank	91	-do-	
22.	Tumbasingha	83	-do-	
23.	Dandaipali	92	-do-	
24.	Kudopali	93	-do-	
25.	Takba	82	-do-	
26.	Gambharkata	71	Tabla	
27.	Danipali (Northern)	63	Sankarma	[Other part in Sambalpur Municipality]
28.	Ainthapali (North-Eastern Part)	67	-do-	-do-
29.	Baidaranuapali	21	-do-	
30.	Badphkuda	80	Maneswar	
31.	Remed (Northern Part)	25	Remed-Gopalpali	-do-
32.	Baraipali [Northern Part]	62	-do-	-do-
33.	Sambalpur Mahal [Southern Part]	51	-do-	-do-
34.	Burharaja Reserve Forest	
35.	Motijharan Reserve Forest	
36.	Lamdungri Reserve Forest	

Bounded by :

- North — Villages Garmunda-10, Raniband-19, Jofipali-6, Bhualpali-7, Bhalukunda-8, Bhagatpali-9 & Majhipali-36.
- South — Sambalpur Municipality Northern Boundary, Villages Subanpur, Gunderpur-53 & Gulunda-54.
- East — Villages - Chhatargara-31, Kultanuapali-72, Kolpali-73, Khulia-32, Gudesingha-33, Dedornuapali-62, Kendmunda-64, Chandmunda-94, Rasanpur-99 & Maneswar-100.
- West — Sardhapali-26, Larpank-27 & Eastern Boundary of the Sambalpur Municipality & Mahanadi River.

By order of the Governor
L. K. Mahapatra
 Deputy Secretary to Government

ANNEXURE—III

Notification No. 3900/LSG, dated 4-4-1963.

In exercise of the powers conferred by Sub-section (3) of Section 1 of the Orissa Town Planning and Improvement Trust Act, 1956 (Orissa Act 10 of 1957) the State Government do hereby appoint the 1st April, 1963 as the date on which the said Act shall come into force in the Notified Area, (specified in the Schedule appended below) Hirakud town in the District of Sambalpur.

SCHEDULE

1. Hirakud Notified Area.

By order of the Governor
 Sd/-
 Deputy Secretary to Government

ANNEXURE - IV
GOVERNMENT OF ORISSA URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

Dated Bhubaneswar the 27th, Dec. 1972.

No. Spl. Ext. 30/72. 35812/UD. In exercise of the powers conferred by Clause (b) of Sub-section (3) of Section 4 of the Orissa Municipal Act, 1950 (Orissa Ct 23 of 1950), as applied and adopted to the Hirakud Notified Area the State Government do hereby exclude from the limits of the Hirakud Notified Area, the local area comprised in the village-Durgapali, declaration of intention to that effect having been previously published as required by Sub-section (1) of Section 4 of the said Act. The boundary of the said Notified Area after exclusion of the said local area from it shall be as follows :

North - Village Garamunda
 South - Middle of river Mahanadi and Laxmidungir.
 East - Village Remed
 West - Hirakud Dam

By order of the Governor
B. N. Mohanty
 Under Secretary to Government

Memo No. /UD. Dated the December, 1972.

Copy forwarded to the Superintendent, Orissa Government Press, Cuttack with a request to publish the notification in an extraordinary issue of Orissa Gazette on 27-12-72 and supply 80 spare copies to this Department.

The Notification is statutory and may bear S.R.O. No.

Sd/-
 Under Secretary of Government

Memo No. 35814/UD, dated the 27th December 1972

Copy forwarded to Revenue Department/ Under Secretary to R. D. C. (N. D.) Sambalpur/ District Magistrate, Sambalpur/Executive Officer, Sambalpur Municipality Executive Officer, N. A. C. Hirakud/S. L. A. Orissa/General Secretary to O. S. M. C. Union/Valuation Officer for information.

Sd/-
 Under Secretary to Government

ANNEXURE - V
NOTIFICATION

The 27th December, 1972.

S. R. O. No. 916/72 - In exercise of the powers conferred by clause (b) of Sub-section (3) of Section 4 of the Orissa Municipal Act, 1950 (Orissa Act 23 of 1950), the State Government do hereby include within the limit of Sambalpur Municipality, the local areas specified below, which are contiguous to the said Municipality, the declaration of the said inclusion having been previously published as required under clause (c) of Sub-section (1) of Section 4 of the Act, namely :-

- | | |
|--|-------------------|
| 1. Remed (Part) | 8. Bhatra |
| 2. Danipali (Part) | 9. Bada Faskuda |
| 3. Ainthapali (Part) | 10. Sakhigopinath |
| 4. Tangerpali | (Part) |
| 5. Sarla | 11. Samalaspadar |
| 6. Sunapali | 12. Baraipali |
| 7. Dhanupali | 13. Durgapali |
| 14. The Railway area of Sambalpur - including Road Station & Khetrajpur Railway compound already situated in Sambalpur Municipal Town. | |

On inclusion of the above area, the boundaries of the said Municipality will be as given in the schedule hereunder :-

SCHEDULE

- North - A line drawn from Lamdungri Reserved Forest near Remed village & touching the village limit of Dengsargi, Singhpali, Kainsir & Baidarnuapali.
- South - River Mahanadi, from Mahanadi bridge upto village boundary of Khandual.
- East - A line drawn from the village limit of Khandual, Mathpali, Naxapali, Putibandh, Dhankauda, Takba, Sankarma & Malipali.
- West - A line drawn from the River Mahanadi Bridge and passing through the boundary line of Laxmidungri reserved forest & Sardhapali village boundary touching Lamdungri reserved forest.

(No. 35819-Sp; Ext. 28/72-UD)

By order of the Governor
B. N. Mohanty
 Under Secretary to Government

ANNEXURE-VI
GOVT. OF ORISSA
URBAN DEVELOPMENT DEPARTMENT
NOTIFICATION

Dated, Bhubaneswar the 12th Feb. 1972

No. TP-VI-P-21/71-4149/UD. In exercise of the powers conferred by Sub-section (1) of Section 80 of the Orissa Town Planning & Improvement Trust Act, 1956 (Orissa Act 10 of 1957), the State Government do hereby declare that it is necessary to make administrative provisions for all the purposes of the said Act in the areas in the District of Sambalpur for which the provisions of the said Act have been applied under Sub-section (3) of Section 1 thereof by the Notifications of the Government of Orissa in the Urban Development Department No. 6956-LSG. dated the 5th July, 1962 and No. 12260-UD, dated the 5th July, 1969.

By Order of the Governor
D. P. Tripathi
Secretary to Government

ANNEXURE-VII
GOVT. OF ORISSA
URBAN DEVELOPMENT DEPARTMENT
NOTIFICATION

Dated, Bhubaneswar the 12th Feb. 1972.

No. TP-VI-P-21/71-4146/UD. In exercise of the powers conferred by Sub-section (2) and (3) of Section 80 of the Orissa Town Planning & Improvement Trust Act, 1956 (Orissa Act 10 of 1957), the State Government do hereby appoint the Associate Planner, Town Planning Unit, Sambalpur to exercise all powers and perform all duties of a Planning Authority under the said Act in respect of the Master Plan area of Sambalpur in addition to his own duties.

By order of the Governor
Sd/-D. P. Tripathi
Secretary to Government

ANNEXURE - VIII
THE ORISSA GAZETTE, JULY 14, 1972

NOTIFICATION

No. 207-CAD. - In exercise of the powers conferred by Sub-section 31 of the Orissa Town Planning & Improvement Trust Act, 1956, (Orissa Act 10 of 1957), the Special Planning Authority, Sambalpur do hereby notify for the information of the general public that Master Plan for Sambalpur comprising of the Sambalpur Town and certain villages (Given in the following Table), to which the said Act has been extended by the Orissa Government in Urban Development Department Notification No. 6956-L. S. G., dated the 5th July, 1962 and Notification No. 12260-U. D., dated the 5th July, 1969 has been duly prepared.

Sl. No.	Name of the Revenue Villages	Revenue Village Number	Name of Gram Panchayat/Municipality	Remarks
1	2	3	4	5
1.	Sambalpur Mahal (Part)	51	Sambalpur Municipality	
2.	Remed (Part)	25	-do-	
3.	Baraipali (Part)	62	-do-	
4.	Danipali (Part)	63	-do-	
5.	Ainthapali (Part)	67	-do-	
6.	Sakhigopinath (Part)	77	-do-	
7.	Talbhatta	60	-do-	
8.	Purichampa	58	-do-	
9.	Khetrajpur	61	-do-	
10.	Pandaripathar	59	-do-	

1	2	3	4	5
11.	Khamtalai	49	Sambalpur Municipality	
12.	Kharjain	52	-do-	
13.	Chhatarsagar	56	-do-	
14.	Badbandha	50	-do-	
15.	Gopalmai	64	-do-	
16.	Manikmunda	57	-do-	
17.	Katapet	54	-do-	
18.	Baidarmal	55	-do-	
19.	Deheripali	65	-do-	
20.	Ghusrijurabandh	53	-do-	
21.	Sidesarberna	66	-do-	
22.	Charbhati	79	-do-	
23.	Kainsir	22	Remed-Gopalmai	
24.	Singhpali	23	-do-	
25.	Dengsargi	24	-do-	
26.	Sankarma	70	Sankarma	
27.	Malipali	69	-do-	
28.	Tengerpali	8	-do-	
29.	Pardhiapali	20	-do-	
30.	Dhankaura	81	Dhankaura	
31.	Sarla	76	-do-	
32.	Sunapali	78	-do-	
33.	Sakhigopinath (Eastern part)	77	-do-	(Other part is in Sambalpur Municipality)

1	2	3	4	5
34.	Sambalipadar	75	Dhankaura	
35.	Khairpali	90	Maneswar	
36.	Bhatra	86	Bhatra	
37.	Mathpali	87	-do-	
38.	Dhanupali	85	-do-	
39.	Khandual	88	-do-	
40.	Putibandh	84	-do-	
41.	Naksapali	89	-do-	
42.	Themra	74	Themra	
43.	Sindurpank	91	-do-	
44.	Tumbesingha	83	-do-	
45.	Dandaipali	92	-do-	
46.	Kudopali	93	-do-	
47.	Takba	82	-do-	
48.	Gambharkata	71	Tabla	
49.	Danipali (Northern part)	63	Sankarma	(Others part is in Sambalpur Municipality)
50.	Ainthapali -do-	67	-do-	-do-
51.	Baidarnuapali	21	-do-	
52.	Badphaskuda	80	Maneswar	
53.	Remed (Northern Part)	25	Remed-Gopalmai	-do-
54.	Baraipali -do-	62	-do-	-do-
55.	Sambalpur Mahal (Southern Part)	51	-do-	-do-
56.	Budhraja Reserve Forest		---	---
57.	Motijharan Reserve Forest		---	---
58.	Lamdungti Reserve Forest		---	---

The plans report & zoning regulations in respect of the above Master Plan can be inspected in the Office of the undersigned on any working day during office hours. Any Objections & Suggestions in respect of the said Master Plan including report & zoning regulations may be submitted to the Special Planning Authority, Sambalpur within 60 (Sixty) days of the date of the publication of this Notification in the Orissa Gazette.

Hereafter from the date of the publication of this Notification, no person shall erect or proceed with the construction of any building or structure or work or enter into or carry out a contract in respect of any land within the area included

in the Master Plan unless he has applied for and obtained permission on from the Sambalpur Planning Authority as required under Sub-section (3) of the Section 31 of the said Act. Any development which shall be made in any land without the permission of the Sambalpur Special Planning Authority and which is contrary to the Master Plan shall not be taken into account in awarding compensation in the event of the land being acquired subsequently under the provisions of the Town Planning & Improvement Trust Act for implementation of detailed schemes. Taking up constructions without permission shall be punishable under Section 152 of the said Act.

SAMBALPUR
The 1st July, 1972

ABDUL ALI
Sambalpur Special Planning Authority,
Town Planning Unit Office, Sambalpur.

ANNEXURE — IX
GOVT. OF ORISSA
URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

Dated the 15th January, 1976.

No. TP-III-C-14/75. 1462/UD. In exercise of the powers conferred by Sub-section (1) of Section 7 of the Orissa Town Planning & Improvement Trust Act 1956 (Orissa Act 10 of 1957), the State Government do hereby constitute an Improvement Trust to be known as Greater Sambalpur Improvement Trust with effect from the 26th January, 1976 and direct that the Jurisdiction of the said Trust shall extend over the Master Plan areas of Sambalpur, Burla, Hirakud, Jharsuguda, Bargarh & Brajaraj-nagar to which the said Act has been extended in the Notification of the Govt. of Orissa in the erst-while Health (LSG) Department No. 6956/LSG dated the 5th July, 1962, No. 11240/LSG dated the 28th July, 1966, No. 5209/LSG dated the 13th May, 1963, No. 3900/LSG dt. the 4th April, 1963,

No. 15353/UD, dated the 11th September, 1967, No. 30124/UD, dated the 6th November, 1975, No. 4707/UD, dated the 12th March, 1968, No. 22094/UD, dated the 13th December, 1968 and No. 8123/UD, dated the 20th April, 1970.

No. 1463/UD. In exercise of the powers conferred by Section 8 read with the first proviso to Section 11 of the Orissa Town Planning & Improvement Trust Act, 1956 (Orissa Act 10 of 1957), the State Government do hereby direct that the Greater Sambalpur Improvement Trust shall consist of the following members and the terms of the Chairman & members (Other than ex-officio members) of the said Trust shall be three years with effect from the 26th January, 1976.

1. Revenue Divisional Commissioner (Northern Division)	Chairman	14. Sarpanch, Jhemra Gram Panchayat	Ex-Officio Member
2. Chairman, Sambalpur Municipality	Ex-Officio Member	15. Sarpanch, Kukudapali, Gram Panchayat	-do-
3. Chairman, Burla Notified Area Council	-do-	16. Sarpanch, Amsara Katapali Gram Panchayat	-do-
4. Chairman, Hirakud Notified Area Council	-do-	17. Sarpanch, Sason Gram Panchayat	-do-
5. Chairman, Jharsuguda Municipality	-do-	18. Sarpanch, Talab Gram Panchayat	-do-
6. Chairman, Bargarh Municipality	-do-	19. Sarpanch, Tora Gram Panchayat	-do-
7. Chairman, Brajaraj Nagar N. A. C.	-do-	20. Sarpanch, Gudisira Gram Panchayat	-do-
8. Superintending Engineer, Public Health, Sambalpur	-do-	21. Sarpanch, Bardol Gram Panchayat	-do-
9. Chief District Medical Officer, Sambalpur	-do-	22. Sarpanch, Jamurda Gram Panchayat	-do-
10. Director of Town Planning, Orissa, Bhubaneswar	-do-	23. Collector, Sambalpur	-do-
11. Sarpanch, Gadmunda Gram Panchayat	-do-	24. Superintending Engineer, (R & B) Sambalpur	-do-
12. Sarpanch, Sankarma Gram Panchayat	-do-	25. Principal, Burla Engineering College, Burla	-do-
13. Sarpanch, Mathpali (Bhatra) Gram Panchayat	-do-	26. Shri K. M. Panda, Advocate, Sambalpur	-do-
		27. Shri S. S. Behera, Retired Chief Engineer, (R & B)	-do-
		28. Padmashri Krutartha Acharya	-do-

No. 1464/UD. In exercise of the powers conferred by Section of the Orissa Town Planning & Improvement Trust Act, 1956 (Orissa Act 10 of 1957), the State Govt. do hereby cancel the Notification of the Government of Orissa in the Urban Development Department No. 4140/UD, dated the 12th February, 1972, No. 4146/UD, dated the 12th February, 1972, No. 4153/UD, dated the 12th February, 1972, No. 28376/UD, dated the 11th October, 1975, No. 15027/UD, dated the 6th September, 1967, No. 19087/UD, dated the 18th July, 1972, No. 9608/UD, dated the 29th May, 1968, No. 9630/UD, dated the 29th May, 1968, No. 19289/UD, dated the 20th July, 1972, No. 2158/UD, dated the 28th January, 1969, No. 2293/UD, dated the 29th January, 1969 and No. 19090/UD, dated the 18th July, 1972 with effect from the 26th January, 1976.

By order of the Governor
R. K. Patnaik
Deputy Secretary to Government

ANNEXURE — X
GOVT. OF ORISSA
URBAN DEVELOPMENT DEPARTMENT
NOTIFICATION

Bhubaneswar the 6th November, 1976.

No. TP-III-C-2/76 31257/UD. In exercise of the powers conferred by Sub-section (1) of Section 7 of the Orissa Town Planning & Improvement Trust Act, 1956 (Orissa Act 10 of 1957), the State Govt. do hereby direct that "the Greater Sambalpur Improvement Trust" constituted in the Notification of the Govt. of Orissa in the Urban Development Department No. 1462-UD, dated the 15th January, 1976 shall be known as "the Sambalpur Regional Improvement Trust" with effect from the date of issue of this Notification.

By Order of the Governor
 R. K. Patnaik
 Deputy Secretary to Government

Memo No. /UD, Bhubaneswar the November 1976

Copy forwarded to the Director of Printing, Stationeries & Publication, Orissa, Cuttack with a request to publish this Notification in the next

issue of Orissa Gazette and supply 10 spare copies to this Department.

2. The Notification is statutory & shall bear S. R. C. Number.

Sd/-
 Asst. Financial Adviser-cum-
 Under Secretary to Government.

Memo No. 31253/UD, Bhubaneswar the 6th November, 1976.

Copy forwarded to the Director of Town Planning, Orissa/Chairman, Sambalpur Regional Improvement Trust/R. D. C. Northern Division, Sambalpur/Collector, Sambalpur for information & necessary action.

Sd/-
 Asst. Financial Adviser-cum-
 Under Secretary to Government.

GOVERNMENT OF ORISSA HOUSING AND URBAN DEVELOPMENT DEPARTMENT

No. TP-MP 12/83, 48168/HUD., dated the 10 - 11 - 83

From : **Shri A. K. Bose, O. A. S. (I),**
 Director, Housing-cum

Deputy Secretary to Government

To,
 The Secretary,
 Sambalpur Regional Improvement
 Trust, Sambalpur

Sub :- Approval of Final Master Plan of Sambalpur u/s 32 of the O. T. P. & I. T. Act, 1956.

Sir

I am directed to say that Govt., in exercise of powers conferred by section 32 of the O. T. P. & I. T. Act, 1956, have been pleased to approve the Final Master Plan of Sambalpur.

2. The approved Final Master Plan Report of Sambalpur in original and proposed land use maps in original are enclosed.
3. You are, therefore, requested to notify the Final Master Plan of Sambalpur as required under said section of the said Act for information of the General Public and furnish a copy of the notification to this Department for record and reference.

Yours faithfully,
 Director, Housing-cum
 Deputy Secretary to Government

Memo No. /HUD., dated the

Copy forwarded to the Secretary to R. D. C. (No.), Sambalpur/Collector, Sambalpur/Director of Town Planning, Orissa, Bhubaneswar/A. D. M. (Genl.) Sambalpur/Asst. Town Planner, Town Planning Unit, Sambalpur/Executive Officer, Sambalpur Municipality, Sambalpur for information.

Sd/-
 Director, Housing-cum
 Deputy Secretary to Government

ANNEXURE — XII
**SAMBALPUR REGIONAL IMPROVEMENT
 TRUST, SAMBALPUR**

NOTIFICATION

No. 2440-VII-6/84/SRIT, Dated the 18 - 6 - 1984

In exercise of the powers conferred by Section 32 of the Orissa Town Planning & Improvement Trust Act, 1956 (Orissa Act 10 of 1957) Sambalpur Regional Improvement Trust do hereby notify that Sambalpur Master Plan comprising Sambalpur Municipal area, Revenue Villages & Forests scheduled below had been prepared previously and was published by the Sambalpur Special Planning Authority under Sub-section (1) of Section 31 of the aforesaid Act vide Notification No. 207-C. A. D., dated the 14th July, 1972 in the Orissa Gazette inviting Objections & Suggestions and after considering the Objections, suggestions received from the public the Master Plan has been duly approved under Section 32 of the Act by the Government in Housing Urban Development Department, Orissa, Bhubaneswar in their letter No. TP-MP. 12/83 48168/HUD, dated the 10th November, 1983.

SCHEDULE

Sl. No.	Name of the villages/ Municipality	Revenue Village Number	Name of Gram Panchayat/ Municipality	1	2	3	4
				1	2	3	4
1.	Sambalpur Municipality	-	Sambalpur Municipality	10.	Khairapali	90	Maneswar
2.	Badfaskuda	-	-do-	11.	Mathpali	87	Bhatra
3.	Kainsir	22	Remed-Gopalpali	12.	Khandual	88	-do-
4.	Singhpali	23	-do-	13.	Putibandh	84	-do-
5.	Malipali	69	Sankarma	14.	Sindurpank	91	Themra
6.	Dengsaragi	24	Remed-Gopalpali	15.	Themra	74	-do-
7.	Sankarma	70	Sankarma	16.	Naksapali	89	Bhatra
8.	Pardhiapali	20	-do-	17.	Tumbesingha	83	Themra
9.	Dhankauda	81	Dhankauda	18.	Dandaipali	92	-do-
				19.	Kudopali	93	-do-
				20.	Takaba	82	-do-
				21.	Gambharkata	71	Tabla
				22.	Baidaranupali	21	Sankarma

The approved plan, report & zoning regulation in respect of the above have been placed in the Office of the undersigned and in Sambalpur Municipality Office, Sambalpur for inspection of general Public. Any person interested in the said plan may see it at above places during office hour on working days.

Hereafter, from the date of publication of this Notification in the Orissa Gazette no owner of land shall erect or proceed with the construction of any building or work or enter into or carry out a contract in respect of land within the area included in the Master Plan unless he/she has applied for and obtained a licence from Sambalpur Regional Improvement Trust as required under Sub-section (1) of Section 33 of the Act to the effect that the proposed building/work or contract is in accordance with and is not contrary to any of the provisions of the approved Master Plan.

It shall be duty of the owners of land to en-

sure that development on their lands is not contrary to the Master Plan.

Further, all sub-division layouts intended for parcelling and selling of smaller plots with adequate provision of smaller roads and open spaces shall also have prior approval of the Planning Authority, i.e. Sambalpur Regional Improvement Trust.

Any development which shall be made in any land without the permission of Sambalpur Regional Improvement Trust and which is contrary to the Master Plan shall not be taken into account in awarding compensation in the event of such land being acquired subsequently under the provisions of the Orissa Town Planning & Improvement Trust Act, 1956 for implementation of detailed scheme.

Taking up construction without obtaining licence from Sambalpur Regional Improvement Trust shall be punishable under Section 150 & 152 of the said Act.

N. R. Hota
CHAIRMAN

Sambalpur Regional Improvement Trust, Sambalpur.
PIN - 768001

Dt. 13 - 6 - 1984