

## 14.1 Future Land Use Proposal

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### Introduction

The Comprehensive Development Plan provides strategic framework for land use planning in the Bhubaneswar Development Plan Area (BDPA), for shaping its future towards vision 2030. It sets out the spatial strategy for 14 planning subzones as identified in the Perspective Plan to address the different needs of each area. The priority set out for each planning zone based and supported by the policies in this plan. The common aim is to actively manage changes within BDPA limit to deliver a better quality of life and environment.

## 14.2 Land Use Strategy

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Proposed land uses have been scientifically perceived based on the detailed analysis of the following factors;

- i. Existing land use distribution
- ii. Landform characteristics
- iii. Soil type
- iv. Vegetation index
- v. Ground water prospect
- vi. Drainage channel levels
- vii. Transportation network
- viii. Physical problems of each zone
- ix. CDP of Bhubaneswar, 1993-94
- x. Approved amendment or changes in land use of the CDP.
- xi. Land Ownership
- xii. Prospective plan Guidelines
- xiii. Government Policies and programs including committed scheme and proposals
- xiv. Future population distribution
- xv. Development potentials of each zone

## 14.3 The Proposed Plan

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The land use proposal assumed that all the zones will be self sufficient with all social and physical infrastructural facilities to serve the future population. These details are not exclusively discussed in the plan.

### 14.3.1 Development Corridors

It has been observed that while analysing the innumerable complex variables involved in the dynamic process of urban development, a unique and interesting phenomenon of planning corridors has evolved which has been pragmatically and physically interpreted while allocation of proposed land uses in the various zones.

Thus a series of corridors have been physically integrated in the planning for BDPA.

The 7 different corridors that have originated have a logical reference to the various land use and therefore can be termed as follows:

1. Residential Corridor
2. Institutional Corridor
3. Commercial Corridor
4. Industrial Corridor
5. Garland Lake System
6. Transportation Corridor
7. Green Corridor

The detailed description of the individual corridors is mentioned below;

#### Residential Corridor

The concept of residential corridor has basically evolved in the newly developing zones of Tamando where a substantial quantum of land has been identified for the upcoming 'Satellite City'.

Residential corridors have also been proposed following existing developments of the riverfront zones of East Kuakhai as well as Chandrasekharpur.

#### Institutional Corridor

The institutional corridor has been conceptualised within the Aigania zone where land allocation has already been made for regional and national level institutes such as Bio-tech Park, Indian Institute of Mathematics, Indian Institute of Information Technology, etc. Available government land has been carefully and meticulously delineated thereby giving rise to an interesting institutional corridor intercepted with green buffer of forest land in a possible uniform pattern.

Apart from this zone institutional corridors have also been proposed in Tamando, Chandrasekharpur and riverfront zones of Sisupal.

### Commercial Corridor

The concept of commercial corridor has been basically developed along the major linear transportation spine i.e. NH-5. Thus commercial corridors have emerged mainly in the newly developing areas such as Tamando, Gangapada, Chandrasekharapur and the riverfront zones of East Kuakhai. The quantum and type of commercial activities may differ depending upon their compatibility of the other land uses in the individual zones.

### Industrial Corridor

The concentration of industrial activities is mainly in the newly developing zones of Sribantapur, Tamando, Gangapada and Barunei.

Sribantapur in the north east part of the BDPA has been proposed to locate agro based and dairy based industries. On the south western part of the BDPA, Tamando, Gangapada, and Barunei zones stretching along the NH-5 are exhibiting the industrial corridor concept where land allocations have been made for the IT based industries in Tamando, automobile industry in Gangapada, building industry at Jatani and the existing industrial estate at Barunei.

### Garland Lake System

With the help of modern technology and examples in India and abroad, the BDPA has been proposed with unique concept of the Garland Lake System which consists of a series of lakes formed along the major Gangua Nallah. An attempt has been made through this unique proposal to revive the historical navigation channel of the Gangua Nallah connecting the two ends BDPA, stretching from Sribantapur-Sisupal-Ekamra Kshetra. The entire channel is proposed to have a green buffer on either side along the embankments as a protection against the overflow during the monsoon. This unique water channel can be identified as the 'Blue Corridor' of the BDPA.

### Transportation Corridor

The roadways, railways and the proposed MRTS constitute as the major transport corridors in the BDPA. The transport corridors such as NH-5, NH-203, ring roads of BDPA, east coast railways and the proposed MRTS running almost in a linear manner contribute to the concept of the Transport Corridor of BDPA.

### Green Corridor

The entire area of BDPA is gifted with tremendous natural resources in the form of rivers like Kuakhai, Bhargavi and Daya as well as areas with dense vegetation/forest such as Bharatpur forest area and Nandankanan Wild Life Sanctuary.

The entire river belt zone has been proposed for recreational land use with green buffers running all along the river embankment thereby forming a continuous 'Green Corridor' on the eastern side of the BDPA. Secondly, the entire Bharatpur zone is in fact a green zone with Bharatpur forest area as well as Nandankanan Wild Life Sanctuary placed sequentially along the main access. It is also forming the Green Corridor on the western side of BDPA.

### 14.3.2 Hubs of Specialised Activity

The assessment of the allocation of the quantum of activity distribution in the various zones has led to the creation of numerous 'Hubs' which have been delineated in accordance with the concentration of the existing and proposed land uses in the respective zones. The different 'Hubs' are spread throughout the BDPA and the various zones are the representative of these 'Hubs' as have been shown in **Table 14.1**.

**Table 14.1: Classification of Hubs**

Sl. No.	Classification of Hub	Zone
1	Residential and Administrative Hub	BBSR new town in central part of BDPA
2	Knowledge Hub/Institutional Hub	Chandrasekharpur in the north of BDPA
3	Commercial Hub	Tamando in the south of BDPA
		Chandrasekharpur in the north of BDPA
4	Industrial Hub	Sribantapur in north eastern side of BDPA
		Gangapada in the south west of BDPA
		Barunei in the south western part of BDPA
5	Textile Hub	Khurda in the south west of BDPA
6	Transportation Hub	Chandrasekharpur in the north western
7	Logistic Hub	Jatani in South of BDPA
8	Socio-Cultural Hub	Old BBSR Zone - 'Ekamra Kshetra' in central part of BDPA
		Dhuli - 'Sanskritik Kshetra' in south east of BDPA
		Sisupal - 'Aithihasik Kshetra' in east of BDPA
9	Ecological Hub	Bharatpur north western side of BDPA comprising of Forest Area
		Nandankanan Wild Life Sanctuary in north of BDPA

The dream perceived by the planners for the emergence of Bhubaneswar as a world class urban center can only be realised by the introduction of spatial allocation of innovative ideas and activities found in similar

national and international urban centers. Some of the activities have been introduced keeping abreast the various land uses in the BDPA and conceptualised in the form of different cities/polis coming up in different zones of the BDPA (**Map 14.1**). Some of these unique concepts have been mentioned below:

- a) Eco City – Bharatpur
- b) Knowledge City – Chandrasekharpur
- c) Heritage City – Old BBSR
- d) Film City – Aigania
- e) Satellite City – Tamando
- f) Health City – Tamando
- g) Science City – Tamando
- h) Diplomatic Enclave – Tamando
- i) IT City – Tamando
- j) Central Park – Tamando

It has been observed that the various special activities are proposed mainly due to the availability of large chunks of government land, uninterrupted vacant land and land forms.

#### Bharatpur

The Bharatpur zone is truly an ecological zone with the presence of the beautiful forests as well as the Nandankanan and Ekamra Kanan. The concept of 'Eco-city' is well proposed to emit the natural ambience provided by nature, thereby maintaining and protecting the natural resource of the BDPA.

#### Chandrasekharpur

The Chandrasekharpur zone has high end housing and IT industry. Majority of the institutional buildings are located here like the Kalinga Institute of Industrial Technology (KIIT), Silicon Institute of Technology, Info-city, etc. A number of IT Parks are coming up and hence the concept of 'Knowledge City' is an obvious interpretation and allocation in this zone.

#### The Old BBSR

The old BBSR zone is termed as the 'Ekamra Kshetra' and is characterised by the presence of innumerable temple complexes, mathas, dharmashalas, the most significant of them being the Lingaraja Temple Complex, Mukteshwar Temple Complex. This zone has developed historically over a period of time and truly exhibits the urban as well as socio-cultural fabric of the BDPA. Hence the concept of

'Heritage City' has been rightfully introduced within this zone comprising of various institutional and socio-cultural activities.

### Aigania

This zone possesses the maximum amount of government land and has been already demarcated for the institutional activities at the regional and national level within the existing land use.

The film city has also been proposed within this zone due to the presence of the existing Kalinga Studio which can be effectively augmented or adaptively reused. The picturesque locations of Deras on the outskirts of Aigania as well as the Bharatpur forest area on the adjoining side makes this zone highly appreciable for the location of the 'Film City'.

### Tamando

The Tamando zone has already been visualised as a part of the 'South City' of the BDPA.

Potentiality of this zone in terms of development, land availability (government land and vacant land) and existing land use space allocations for committed projects have led to the integration of the concepts of the 'Satellite City', 'Health City', 'Diplomatic Enclave', 'Science City', 'IT City' and the 'Central Park' into this zone. The approach efficiently perceives the quantum of land use in this zone ultimately rendering a 'Hi-tech' profile to this part of the BDPA (**Map 14.2**).

It is important to remember that the future spatial structure recommended here can be achieved, as visualised and realised through the combined effort of the public authority as well as the private sector individuals. Therefore efforts are made through this CDP for the BDPA to;

- i. Indicate the needed direction of development in different parts of the BDPA in context of the BCUC region.
- ii. Indicate future zones of employment, housing, heritage and recreation.
- iii. Indicate the pattern of the spatial structure plan and to realise the vision for Bhubaneswar as a world class urban center of the eastern region through innumerable concepts proposed throughout the various zones of BDPA.
- iv. Indicate the zones of investments and also the heritage and cultural values, thereby making BDPA a complete package of varied kind of investments within the various zones.
- v. Envisage a 'High Level' overall development making the BDPA representative of the entire BCUC State Capital Region.

#### 14.4 Zones with Land Use Distribution

The proposed Comprehensive Development Plan when studied in its spatial distribution, one can observe specialised use in various zones. Zone wise land use distribution is given in **Map 14.3** to **Map 14.16** and **Table 14.2**. The zone wise land use distribution has also been given in **Fig 14.1**.

##### Bharatpur (BMC & BDPA Rural Area)-Zone 12

In the proposed land use plan of the zone as shown in **Map 14.3**, Agriculture & Forest use is the predominant land use (51.30%) with a significant amount of land designated as forest use. The second highest category of land use is Open Space use with 14.22% which consists of buffer and green zones. The proposed functions in the ecological and sensitive zone of Bharatpur are camping sites, eco-lodges, eco-trails, adventure tourism, community level parks or playgrounds, botanical and zoological research centers, forest research centers, day tourist service centers, fair ground, exhibition pavilion, food courts within 1km green buffer of Nandankanan, club town, golf course, etc.

##### Chandrasekharpur (BMC & BDPA Rural Area)-Zone 13

A significant amount of land in this zone has been proposed to be used for Public Semi-Public use (1021 ha, 21.36%) as Chandrasekharpur has been proposed as a knowledge and institutional hub with world class research and institutional centers. This zone also has been proposed for the development of retail and business commercial with 3.18% and office complexes as well as extensive Residential development with 46.37%, the latter being the predominant land use in the particular zone, with houses of all kinds. The land use allocation has been shown in **Map 14.4**. The other proposed functions are the 'IT city', high-end lagoon resorts and theme parks within proposed green buffer area of Nandankanan.

##### Sribantapur (BDPA Rural Area)-Zone 14

The predominant land use in Sribantapur has been proposed for Agricultural and Forest use (17.29%) with a significant amount of land for Industrial use (5.36%) as shown in **Map 14.5**. Thus it has been proposed as an Industrial Hub with agro-based activities, animal husbandry, dairy and food processing industries, floriculture, etc. It has been marked as a sensitive zone and has been proposed with riverfront development, community level parks, playgrounds, clubs, cultural centers, auditoria, low-key built development and water based activities like water based amusement parks and aquatica, swimming clubs, health resorts, vedic villages with traditional herbal massage centers.

### East Kuakhai (BMC Area)-Zone 15

East Kuakhai has been proposed for extensive housing with 49.64% residential, 5.11% retail business commercial and 1.61% wholesale commercial development with high rise group housing to arrest speculative holding development. Thus the predominant land use in this zone is Residential. The land use allocation has been shown in **Map 14.6**. It has also been proposed for wholesale godown, institutions, water based activity oriented development, boating, rowing, swimming, angling clubs, water fountain gardens as part of riverfront development, horticulture, urban agriculture, picnic spots, etc.

### Sisupal (BMC & BDPA Rural Area)-Zone 16

Sisupal is proposed as an environmentally sensitive zone with 41.95% in order to have controlled and regulated development in this zone. Land surrounding Sisupalgarh which is under ASI has been proposed as Special Heritage Zone, The land use allocation has been shown in **Map 14.7**. The proposed activities in this zone are the Garland Lake System, archaeological/sculptural parks or theme parks, in and around Sisupalgarh, lake-side recreational parks, water parks, cruise or boat navigational routes, art academy, international convention centers, media centers, food courts, music pavilions, sports centers, yoga parks and community recreational areas, heritage resort, five star hotels, five star lake resorts, etc. Most of the land under the environmentally sensitive zone has been proposed for corporate development (institutional, commercial, and residential) abiding the development control regulations for this zone.

### Bhubaneswar-New Town (BMC Area)-Zone 17

The Bhubaneswar new town zone will have intensive development with administrative function, capital function, institutions, existing airport, commercial complex, housing of all kinds, urban parkway system, existing parks renewed with fresh themes, sports complex, art and cultural activities, landscaping with continuous green verge along avenues, etc. Hence the predominant Residential use (46.74%) is proposed to be followed by Transportation (22.16%) and Public Semi-Public (18.23%) uses as shown in **Map 14.8**.

### Old Bhubaneswar (BMC & BDPA Rural Area)-Zone 18

Old Bhubaneswar zone has been proposed as a Special Heritage Zone with 20.21% in order to conserve its built & cultural heritage and to have controlled development within the entire zone. The areas surrounding the Old Bhubaneswar are delineated as a gateway to the Cultural Hub for development of tourism related activities. Activities such as architectural heritage interpretation center, facilities for pilgrims & religious tourists, such as dharmashalas, hotels, resorts, fair & festival grounds pilgrimage,



art and culture based training and research institutes, theological university, research institutes Museum on evolution of Orissan temple architecture, Ayurvedic and pharmaceuticals research center, Vastu research center, meditation and spiritual centers etc. as part a of Daya riverfront development. Bindu Sagar lake-side development such as pedestrian pathways, walkways, herbal gardens, parks religious and tourist facilities within the Special Heritage Zone have also been proposed. Residential use (29.77%) is the predominant land use followed by the proposed recreational activities under the respective land use **(Map 14.9)**.

#### Dhaulti (BDPA Rural Area)-Zone 19

Dhaultigiri has also been proposed as a Special Heritage zone with 12.67%. The land around Dhaultigiri has been proposed as open space use zone to preserve the natural greens surrounding Dhaulti hill and also to promote tourism related activities such as 'Dhaulti Peace Park', Utkal Sanskriti Prangan, art and craft village, performing arts center, riverfront development, research institution of pisciculture, horticulture, commercial plantation, etc.

#### Aigania (BMC & BDPA Rural Area)-Zone 20

Aigania has been proposed as an extensive development zone with cultural complex and organised development around Khandagiri-Udaygiri, to promote tourism.

Theme parks, urban open space for recreational purpose, regional sports complex, international level research centers and institutions like the Non-conventional Energy Research Center, Rare Forest Species (flora & fauna) Conservation and Research Center, Biotech Park, Solar Energy Park, Film City, Multimedia and Animation Graphics Center, Institute of Fashion Technology, Institute of Catering Technology, Industrial Training Institutes, etc have been proposed.

Also, the new institutes like the Indian Institute Information Technology, Institute of Judicial Science etc. can very well be proposed here. Besides, amidst peripheral open spaces, a 16-link Golf Course, camping sites, Film City, Sports Complex, etc. may be suitably explored. Residential use (36.82%) is proposed to be the predominant land use followed by Public and Semi-Public use (22.57%) as shown in **Map 14.11**.

#### Tamando (BDPA Rural Area)-Zone 21

Tamando is proposed as extensive development zone with Information Technology hubs, SEZ, AIMS and ancillary health and educational campuses with 17.20% public and semi-public use zone and 7.95% industrial use zone, urban open space for recreational purpose, regional sports complex with 5.18% open space use zone etc.

High-end commercial and institutional activities including banking and financial institutions, mercantile offices, Infrastructure Development Corporation, real estate promotion or development organisations, specialised residence in condominiums, star category hotels, business centers etc, Business Improvement District (BID) Science City, industrial & technological museums, archival centers, international standard libraries, information centers and art galleries central city parks and landscaped gardens outdoor recreation, physical fitness centers, meditation centers, tennis clubs, golf course , diplomatic enclave, etc have also been proposed. Residential use (43.34%) is proposed to be the predominant land use followed by Public and Semi-Public use (17.20%) as shown in **Map 14.12**. This zone has also been proposed for the allocation of the maximum amount of land for Commercial use (422 ha, 7.2%) in BDPA.

#### Gangapada (BDPA Rural Area)-Zone 22

This zone has also been proposed for automobile industry, terminal facilities like truck terminal on one side of the NH at strategic locations and on the other side high end institutions at regional and national level, franchise schools & high end residential land commercial development to some extent in continuation with the adjacent Tamando zone has been proposed etc. Hence industrial (21.77%) and public and semi-public (19.87%) use is the predominant land use in the zone as shown in **Map 14.13**.

#### Khurda (Khurda Municipality Area)-Zone 23

Khurda has been majorly been proposed for Residential use (63.68%) as shown in **Map 14.14**. The proposed intensive development zone of Khurda will also have the Textile Hub with textile industries, textile manufacturing units with sale and distribution centers, handloom expo grounds, cottage industry, training institutions for cottage industry, weavers' cooperatives, etc. Other activities proposed are stadium and the adaptable reuse of stone quarry for landscaping.

#### Barunei (Khurda Municipality & BDPA Rural Area)-Zone 24

Barunei has been proposed as an environmentally sensitive development zone with proposal for promotion of integrated heritage tourism in Khurda Garh and the preservation of scenic beauty areas in and around Barunei Hill (26.18% Agriculture and Forest use zone). The area of Khurda Garh has been delineated as Special Heritage Zone in order to preserve the living heritage of the area (**Map 14.15**). The land under environmentally sensitive areas have been reserved for development of tourism related activities such as Heritage Interpretation Center, Martial Arts training Center, Archaeological parks, picnic spots, social forestry etc.

**Jatani (Jatani Municipality Area) - Zone 25**

Jatani has been proposed as intensive development zone with transport terminal and logistic Hub. The emphasis will be on automobile and building material industry, wholesale trading hub, augmentation of existing housing, adaptive reuse of old colonial bungalows for club houses, community archives/ libraries, retail shopping/ display centers and adaptive reuse of stone quarries for fodder crop/ fuel generation or landscaping and recreational purpose, etc. The railway colony of Jatani has been proposed as a Special Heritage Zone in order to maintain the colonial character of the structures and the grid iron pattern even further in case of redevelopment or augmentation of infrastructure in the said area. Though Residential use (49.49%) is proposed to be the predominant land use, a significant amount of land has been proposed for Agriculture and Forest use (18.73%) followed by Transportation use (12.55%) as shown in **Map 14.16**.

A study of spatial distribution of the proposed Comprehensive Development Plan reveals specialised use in various zones. However, the proposed aggregate land use distribution of BDPA shows Residential land use as 36.14%, Retail and Business Commercial land use as 2.98%, Wholesale Commercial use as 0.59%, Industrial land use as 5.01%, Public and Semi-Public land use as 14.58%, Utilities and Services land use as 0.84%, Open Space land use as 4.93%, Transportation land use as 10.38%, Agriculture and Forest land use as 13.16%, Water Bodies use as 5.31%, Special Heritage Zone as 2.12% and Environmentally Sensitive Zone as 3.95% of the total 419.10 Sq. km of land area of BDPA as shown in **Table 14.2**.

**Table 14.3: Comparison of Existing and Proposed Land uses for Major Categories of BDPA**

Sl. no	Use Zone	Existing Land Use (%) in BDPA	Proposed Land Use(%) in BDPA
1.	Residential Use Zone	12.40	33.7
2.	Commercial Use Zone	0.83	2.94
3.	Industrial use zone	1.15	4.18
4.	Public Semi-Public Use Zone.	3.57	12.65
5.	Utilities and Services	0.27	1.05
6.	Transportation Use Zone	4.67	14.58
7.	Water bodies Use Zone	2.56	5.18

**Table 14.3** shows a comparison of the some of the major categories of land uses in the existing and the proposed Land Use plans of BDPA. It is observed that there has been a significant rise of area allocations for all the above mentioned land uses as per the future land use proposal.

## 14.5 Zoning Regulations

### Introduction

In order to promote public health, safety and the general social welfare of the community, it is necessary to apply reasonable limitation on the use of land and buildings. This is to ensure that the most appropriate economical and healthy development of the city takes place in accordance with the land use plan. For this purpose, the City is divided into a number of use zones, such as residential, commercial, industrial, public and semi-public, etc.

Zoning protects residential area from the harmful invasions of commercial and industrial uses and at the same time promotes the orderly development of industrial and commercial areas. By regulation the spacing of buildings, adequate light, air, protection from fire etc. can be provided. It prevents overcrowding in buildings and land thus ensures adequate facilities and services.

Zoning is not retrospective. It does not prohibit the uses of land and buildings that are lawfully established prior to the coming into effect of the zoning regulations. If these uses are contrary to the newly proposed uses, they are termed as non-conforming uses and are gradually eliminated over years without inflicting unreasonable hardship upon the property owners.

The zoning regulations and their enforcement are a major tool in keeping the land uses pattern of the Comprehensive Development Plan.

It has been stated that the consultants have adopted the UDPFI guidelines with minor modification.

However while detailing out the use permissibility, etc in various categories all care has been taken to integrate "Bhubaneswar Development Authority" (Plan and Building Standards), Regulation 2008. This formulated guideline may adopt other provision of the regulation towards intensity of development and built form guidelines, etc.

- 1) In the Bhubaneswar Development Planning Area (BDPA), various use zones viz. Residential, Retail and Business, Wholesale Commercial, Industrial, Public and Semi-Public, Utilities and Services, Open Space, Transportation, Agricultural and Forest, Water bodies, Special Heritage and Environmentally Sensitive Areas having their location as indicated in the Comprehensive Development Plan shall be regulated and guided as per **Table no 14.4** under regulation. Except or otherwise provided, no structure or land hereinafter shall be erected, recreated or altered unless its use is in conformity with the following regulations.

- 2) All places of worship, temples, churches, mosques, burial and cremation ground etc. as existing on 29.10. 2001 shall be exempted from being treated as non-conforming uses, provided that continuance of such uses are not detrimental to the locality as decided by the Authority from time to time.
- 3) All non-conforming uses of land and buildings shall be discontinued by the owner and the modified uses shall be made to conform to the land use of the development plan in force within six months of the Regulations coming in force.

#### 14.5.1 Simplified Urban Land Use Zoning Regulations

Buildings and premises listed below are permitted normally on specific sites/locations forming part of the provision of the CDP. Besides the Activities Permitted (column a) for each of the 12 land use zones in **Table 14.4**, it also contains the buildings/premises which could be allowed on an application to the Competent Authority if such sites do not form a part of the plan. Such use/activity is termed as Permissible on Application to Competent Authority (with conditions) (column b). The uses/activities which are otherwise not allowed in a particular use zone are termed as Activities/Uses Prohibited in certain use zones and are presented in (column c).

A broad description of the proposed land uses according to 'Activities/Uses Permitted', 'Permissible on application to Competent Authority (with conditions)' and 'Activities/Uses Prohibited' is given below.

##### 1) Residential Use Zone

In Residential Use Zone, 'R' (Primary Residential, Mixed Residential Unplanned/ Informal Residential) has been marked for general guidance.

##### a) Uses/Activities Permitted

Residence plotted (detached, semi-detached and row housing), group housing, work-cum-residential, hostels, boarding and lodging houses, night shelters, dharamshalas, guest houses, educational buildings (nursery, primary, high school), neighbourhood level social, cultural and recreational facilities with adequate parking provisions, marriage and community halls, convenience shopping, local(retail) shopping, community centers, clubs, auditoriums, exhibition and art galleries, libraries and gymnasiums, health clinics, yoga centers, dispensaries, nursing homes and health centers (20 beds), public utilities and buildings except service and storage yards, electrical distribution depots and water pumping stations, nursery and green houses, services for households (salon, parlours, bakeries, sweet shops, dry cleaning, internet kiosks etc.), banks and professional offices not exceeding one floor, bus stops, taxi stands, 3 wheeler/auto stands, rickshaw stands, police posts and post offices, parks and tot-lots

### b) Uses/Activities Permissible on Application to Competent Authority (with conditions)

Places of worship, shopping centres, municipal, state and central government offices, colleges and research institutions, petrol filling stations, Places of entertainment, cinema halls, restaurants and hotels, markets for retail goods, IT and IT enabled services, tourism related services, motor vehicle repairing workshop, garages, storage of LPG cylinders, burial grounds, printing presses employing not more than 10 persons, godowns /warehousing of non perishables, bus depots without workshop, household industries if the area for such use does not exceed one floor and there shall be no public display of the goods, consulates.

### c) Prohibited Uses/Activities

Heavy, large and extensive industries, noxious, obnoxious and hazardous industries, warehousing, storage godowns of perishables, hazardous, inflammable goods, wholesale mandis, junk yards, workshops for buses, slaughter houses, hospitals treating contagious diseases, sewage treatment plants and disposal sites, water treatment plants, solid waste dumping grounds, outdoor and indoor games stadiums, shooting range, zoological garden, botanical garden, bird sanctuary, international conference centers, district battalion offices, forensic science laboratory, all uses not specifically permitted.

## 2) Retail Commercial and Business Use Zone

In Retail Commercial and Business Use Zone C1 (Retail Shopping Zone, General Business and Commercial District) has been marked for general guidance.

### a) Uses/Activities Permitted

Retail business, mercantile, commercial centers, banks, financial services and stock exchanges, perishable goods markets, business and professional offices, private institutional offices and semi government offices, shops and shopping malls, commercial services, restaurants and hotels, hostels, boarding houses, social and welfare institutions, guest houses, convenience and neighborhood shopping centers, local shopping centers, weekly and formal markets, bakeries and confectionaries, cinema halls, theaters, banquet halls, auditoriums, marriage and community halls, night shelters, clinics and nursing homes, petrol pumps, IT and IT enabled services, commercial institutes, research and training institutes, parking lots, taxi stands, 3 wheeler/auto stands, rickshaw stands.

### b) Uses/Activities Permissible on Application to Competent Authority (with conditions)

Associated residential uses, wholesale storage yards, service garages provided they do not directly abut the main road, printing presses employing not more than 10 persons, 20 bedded hospitals not treating

contagious diseases and mental patients, weigh bridges, colleges, polytechnics and higher technical institutes, sports complex and stadiums, transient visitor's homes, places of entertainment, recreational uses and museums, convention centers, religious places, public utilities, telephone exchanges, police posts and post offices, residential, picnic hut.

### c) Prohibited Uses/Activities

Polluting industries, heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units, hospitals, research laboratories treating contagious diseases, poultry farms, dairy farms, slaughter houses, sewage treatment plants and disposal sites, solid waste treatment plants and dumping grounds, agricultural uses, storage of perishable and inflammable commodities, quarrying of gravel, sand, clay and stone, zoological gardens, botanical gardens and bird sanctuary, sports training centers, district battalion offices, forensic science laboratory and all other related activities which may cause nuisance, court, all uses not specifically permitted.

## 3) Wholesale Commercial Use Zone

In Wholesale Commercial Use Zone, C2 (*Wholesale godowns, warehousing and regulated markets*) has been marked for general guidance.

### a) Uses/Activities Permitted

Wholesale and retail business, wholesale and storage buildings, commercial and business offices and work places, petrol pumps and service stations on roads of 12 meter or more ROW, godowns, covered storage and warehousing, weigh bridges, bus stops, taxi stands, 3 wheeler/auto stands, rickshaw stands, parking spaces, restaurants, public utilities, police station/ posts, post offices.

### b) Uses/Activities Permissible on Application to Competent Authority (with conditions)

Truck terminal, bus depots and parking, freight terminal, warehousing, storage godowns of perishable, inflammable goods, coal, wood, timber yards, service centers, garages, workshops, Non-polluting, non-obnoxious light industries, junk-yards, gas installation and gas works, railway yards and stations, road freight stations, banks and financial services, associated residential uses, government and semi-government offices, water treatment plants.

### c) Prohibited Uses/Activities

Polluting Industries, large scale storage of hazardous and other inflammable materials excepting in areas, specifically earmarked for the purpose, all uses not specifically permitted.

#### 4) Industrial Use Zone

In Industrial use zone, I (All kind of non polluting industries, Service and Light Industry and Special Industrial Zone) has been marked for general guidance.

##### a) Uses/Activities Permitted

All kind of non polluting industries, IT & ITES, SEZs notified by government of India, loading, unloading spaces, warehousing, storage and depots of non perishable and non- inflammable commodities, cold storage and ice factory, gas godowns, wholesale business establishments, petrol filling station with garages and service stations, bus terminals and bus depots and workshops, parking, taxi stands, 3 wheeler/auto stands, rickshaw stands, residential buildings for essential staff and for watch and ward, public utilities.

##### b) Uses/Activities Permissible on Application to Competent Authority (with conditions)

Heavy, extensive and other obnoxious, hazardous industries subject to the approval of the Orissa Pollution Control Board, industrial research institute, technical educational institutions, junkyards, sports/ stadiums/ playgrounds, sewage disposal works, electric power plants, service stations, govt. semi-govt., private business offices, banks, financial institutions and other commercial offices, agro-based industries, dairy and farming, gas installations and gas works, workshops garages, hotels and guest houses, museum, helipads, hospitals and medical centers.

##### c) Prohibited Uses/Activities

General business unless incidental to and on the same site with industry, schools and colleges, hotels, motels and caravan parks, recreational spots or centers, other non-industrial related activities, religious buildings, Irrigated and sewage farms, major oil depot and LPG refilling plants, social buildings, all uses not specifically permitted.

#### 5) Public and Semi – Public Use Zone

In Public and Semi–Public use zone, PS (Govt./Semi-Govt./Public Offices Zone/Institutions) has been marked for general guidance.

##### Uses/Activities Permitted

Government offices, central , state, local and semi-government, public undertaking offices, universities and specialized educational institutions, colleges, schools, research and development centers, social and welfare centers, libraries, hospitals, health centers, dispensaries and clinics, social and cultural institutes, religious buildings, conference halls, community halls, kalyan mandap, dharamashala, museums, art galleries, exhibition halls, auditoriums, police stations, police lines, jails, local state



and central govt. offices uses for defence purpose, educational and research institutions, social and cultural and religious institutions, local municipal facilities, uses incidental to govt. offices and for their use, monuments.

**a) Uses/Activities Permissible on Application to Competent Authority (with conditions)**

Residential flats, residential plots for group housing and staff housing, IT services, defence quarters, hostels, transit accommodation, entertainment and recreational complexes, nursery and kindergarten, welfare center, open air theater, playground, residential club, guest house, bus and truck terminals, helipads, parking areas, taxi stands, 3 wheeler/auto stands, rickshaw stands.

**b) Prohibited Uses/Activities**

Heavy, extensive and other obnoxious, hazardous industries, slaughterhouses, junkyard, wholesale mandies, dairy and poultry farms, farmhouses, workshops for servicing and repairs, processing and sale of farm products and uses not specifically permitted herein.

**6) Utilities and Services Use Zone**

In Utilities and Services use zone US (Water Supply/Sewerage/Drainage/Solid Waste, Power, Transmission and Communication, and Cremation and Burial Ground) has been marked for general guidance.

**a) Uses/Activities Permitted**

Post offices, telegraph offices, public – utilities and buildings, water treatment plant, sewage treatment plant, solid waste treatment plant solid waste dumping grounds, radio transmitter and wireless stations, telecommunication centers, telephone exchange, water supply installations, sewage disposal works, service stations, cremation grounds and cemeteries/burial ground, power plants/ electrical substation, radio and television station, fire stations.

**b) Uses/Activities Permissible on Application to Competent Authority (with conditions)**

Service industry, warehouse/storage godowns, health center for public and staff or any other use incidental to public utilities and services, information/payment kiosks, incidental/ancillary residential use, truck terminals, helipads, commercial use center.

**c) Prohibited Uses/Activities**

Any building or structure which is not required for uses related to public utilities and activities is not permitted therein, heavy, extensive and other obnoxious, hazardous industries, all uses not specifically permitted.

### 7) Open Space Use Zone

In Open Space Use Zone, OS (Playgrounds/Stadium/Sports Complex, Parks and Gardens, Special Recreational Zone and Multipurpose Open Space Zone) has been marked for general guidance.

#### a) Uses/Activities Permitted

Specialized parks/ maidans for multipurpose uses, regional parks, district parks, playgrounds, children's parks, clubs, stadiums, picnic huts, holiday resorts, shooting range, sports training center, swimming pools, botanical/ zoological garden, bird sanctuary, green belts, bus and railway passenger terminals, public utilities and facilities such as police post, fire post, post and telegraph offices, health center for players and staff, animal racing or riding stables.

#### b) Uses/Activities Permissible on Application to Competent Authority (with conditions)

Building and structure ancillary to use permitted in open spaces and parks such as stands for vehicles on hire, taxis and scooters, commercial use of transit nature like cinemas, circus and other shows, public assembly halls, restaurants, parking areas, caravan parks, open air cinemas/ theatre, entertainment and recreational complexes, community hall, library, open air theater, theme parks, amphitheatres, residential club, guest house, camping sites, yoga and meditation centres, fire post, police station, post and telegraph office, commercial use centre, special education areas, incidental/ancillary residential use.

#### c) Prohibited Uses/Activities

Any building or structure, which is not required for open air recreation, dwelling unit except for watch and ward, and uses not specifically permitted therein, all uses not specifically permitted.

### 8) Transportation Use Zone

In Transportation Use Zone, T (Roads, Railways, Airport and Bus Depots/Truck Terminal/ Freight) has been marked for general guidance.

#### a) Uses/Activities Permitted

All types of roads, railway stations and yards, airport, bus stops and bus and truck terminals, taxi stands, auto stands, rickshaw stands, ferry ghats, parking areas, multi level car parking, filling stations, transport offices, booking offices, night shelter, boarding houses, banks, restaurants, workshops and garages, automobile spares and services, godowns, loading and unloading platforms (with/without cold storage facility), weigh bridges, ware houses, storage depots, utility networks (drainage, sewage, power, tele-communications).

#### b) Uses/Activities Permissible on Application to Competent Authority (with conditions)

Way side shops and restaurants, authorised/planned vending areas, incidental/ancillary residential use, emergency health care centre, tourism related projects, all ancillary (complimentary) uses for above categories (subject to decision of the Authority).

#### c) Prohibited Uses/Activities

Use/activity not specifically related to transport and communication permitted herein, all uses not specifically permitted.

### 9) Agricultural and Forest Use Zone

In Agriculture Use Zone, A (Agriculture and Horticulture, Forest, Brick kilns and Extractive Area) has been marked for general guidance.

#### a) Uses/Activities Permitted

Agriculture and horticulture, dairy and poultry farming, milk chilling center, storage, processing and sale of farm produce, dwelling for the people engaged in the farm (rural settlement), farm houses and accessory buildings, afforestation.

#### b) Uses/Activities Permissible on Application to Competent Authority (with conditions)

Houses incidental to this use, parks and other recreational uses, wayside shops and restaurants, hospital for infectious and contagious diseases, mental hospital after clearance from the authority, agro serving, agro processing, agro business, cottage industries, burial and cremation grounds, service industries accessory to obnoxious and hazardous industries, ice factory, cold storage, godowns and ware houses, soil testing lab, normal expansion of land uses only in the existing homestead land, solid waste management sites, sewage disposal works, electric sub-station, quarrying of gravel, sand, clay or stone, building construction over plots covered under town planning scheme and conforming uses, brick kilns and extractive areas, eco-tourism, camping sites, eco-parks, eco lodges, special outdoor recreations.

#### c) Prohibited Uses/Activities

Residential use except those ancillary uses permitted in agricultural use zone, Heavy, extensive, obnoxious, noxious and hazardous industries, Any activity which is creating nuisance and is obnoxious in nature, All uses not specifically permitted. **For notified forest lands only afforestation is permitted and item number 18 and 19 from column (b) permissible by the competent authority.**

### 10) Water bodies Use Zone

In Water bodies Use Zone, W (River/Canal/Streams/Water Spring, Ponds/Lakes/Wetland/Aqua culture pond and Water logged/Marshy area) has been marked for general guidance.

#### a) Uses/Activities Permitted

Rivers, canals, streams, water spring, ponds, lakes, wetland, aqua culture pond, reservoir, water logged/marshy area.

#### b) Uses/Activities Permissible on Application to Competent Authority (with conditions)

Fisheries, boating, water theme parks, water sports, lagoons, water based resort with special by-laws and any other use/activity incidental to Water bodies Use Zone is permitted.

#### c) Prohibited Uses/Activities

Use/activity not specifically related to Water bodies Use not permitted herein, all uses not specifically permitted.

### 11) Special Heritage Use Zone

*Any development should be in conformity with special byelaws and regulations prescribed in respective zonal plan and to be approved by the Heritage Committee.*

*No construction /development in ASI /State Archeology restricted area.*

#### a) Uses/Activities Permitted

Residential with special bye laws, public -semi public with special bye laws, commercial with special bye laws, recreational with special bye laws, theme parks , archeological parks / gardens with special bye laws, amphitheatres with special bye laws, Open Air Museums with special bye laws, restoration of protected and enlisted monuments and precincts by the concerned authority only (ASI / State Archeology).

#### b) Uses/Activities Permissible on Application to Competent Authority (with conditions)

Heritage interpretation centre, art galleries & sculpture complex, educational and research institutions, social and cultural institutions, commercial activities, craft based cottage industries, hotels, guest houses, lodges , resorts, group housing , apartments, auditorium, boating, picnic huts, camping sites, special training camps, Hospitals & health centers, Multistoried Parking.

#### c) Prohibited Uses/ Activities

Use/activity not specifically related to Special Heritage Use Zone not permitted herein, multistoried building, multiplex, shopping Mall, dumping ground, sewerage treatment, all uses not specifically permitted.

## 12) Environmentally Sensitive Zone

In Environmentally Sensitive Zone, ES (River front developments, Scenic value areas) has been marked for general guidance.

*Special bye laws need to be formulated in consultation with the Water Resources Dept. & other concerned departments for special Environmentally Sensitive zone.*

### a) Uses/Activities Permitted

River front developments, scenic value areas, river side green areas, existing village settlements.

### b) Uses/Activities Permissible on Application to Competent Authority (with conditions)

Group housing, corporate type housing adopting modern technology with special by-laws, theme parks, yoga parks, sports centres and community recreational areas, international convention centre, incidental residences, seven or five star lake resorts, five star hotels. organized commerce with special by-laws, hospitals and health institutions, art academy, media centres, food courts, music pavilions, parking areas, visitor facilities, educational, technical, research institutes of higher order, boating , picnic huts, camping sites, special training camps, existing residential or other uses with special by-laws, resorts, sculpture complex, lagoons and lagoon resort, water sports, tourist and pilgrim related commercial activities, hotels and lodges, non polluting, agro-based and processing industries, storage or godowns for food grains, water treatment plant, sewage treatment plant, solid waste treatment plant solid waste dumping grounds.

### c) Prohibited Uses/ Activities

Plotted housing, small industries or small institutions, use/activity not specifically related to Environmentally Sensitive Use Zone not permitted herein, **no development of any kind is permitted between the River/Canal/Stream and the embankment**, all uses not specifically permitted.

**Table 14.3** shows the (a) Uses/Activities Permitted (b) Uses/Activities permissible on application to the Competent Authority (with conditions) & (c) Activities Prohibited as it has been already stated according to the Model Zoning regulations.

**Table 14.4: Land Uses Permitted, Permitted Under Special Consideration & Prohibited In Different Use Zones**

Sl. No.	Use Zone	Uses/Activities Permitted	Uses/Activities Permissible on application to the Competent Authority	Uses/Activities Prohibited
		(a)	(b)	(c)
1	Residential Use Zone (R)	1. Residence plotted (detached, semi-detached and row housing), group housing, work-cum-residential	1. Places of worship	1. Heavy, large and extensive industries, noxious, obnoxious and hazardous industries
		2. Hostels, boarding and lodging houses	2. Shopping centres	2. Warehousing, storage godowns of perishables, hazardous, inflammable goods, wholesale mandis, junk yards
		3. Night shelters, dharamshalas, guest houses	3. Municipal, state and central government offices	3. Workshops for buses
		4. Educational buildings (nursery, primary, high school)	4. Colleges and research institutions	4. Slaughter houses
		5. Neighborhood level social, cultural and recreational facilities with adequate parking provisions	5. Petrol filling stations	5. Hospitals treating contagious diseases
		6. Marriage and community halls	6. Places of entertainment, cinema halls, restaurants and hotels	6. Sewage treatment plants and disposal sites
		7. Convenience shopping, local (retail) shopping	7. Markets for retail goods	7. Water treatment plants, solid waste dumping grounds
		8. Community centers, clubs, auditoriums	8. IT and IT enabled services	8. Outdoor and indoor games stadiums, shooting range
		9. Exhibition and art galleries	9. Tourism related services	9. Zoological garden, botanical garden, bird sanctuary
		10. Libraries and gymnasiums	10. Motor vehicle repairing workshop, garages, storage of LPG cylinders	10. International conference centers
		11. Health clinics, yoga centers, dispensaries, nursing homes and health centers (20 beds)	11. Burial grounds	11. District battalion offices, forensic science laboratory
		12. Public utilities and buildings except service and storage yards, electrical distribution depots and water pumping stations	12. Printing presses employing not more than 10 persons	12. All uses not specifically permitted in column (a) and (b)
		13. Nursery and green houses	13. Godowns /warehousing of non perishables	
		14. Services for households (salon, parlours, bakeries, sweet shops, dry cleaning, internet kiosks etc.)	14. Bus depots without workshop	
		15. Banks and professional offices not exceeding one floor	15. Household industries if the area for such use does not exceed one floor and there shall be no public display of the goods	
		16. Bus stops, taxi stands, 3 wheeler/auto stands, rickshaw stands	16. Consulates	
		17. Police posts and post offices		
		18. Parks and tot-lots		
2	Retail Commercial and Business Use Zone (C1)	1. Retail business, mercantile	1. Associated residential uses	1. Polluting industries
		2. Commercial centers	2. Wholesale storage yards	2. Heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units
		3. Banks, financial services and stock exchanges	3. Service garages provided they do not directly abut the main road	3. Hospitals, research laboratories treating contagious diseases
		4. Perishable goods markets	4. Printing presses employing not more than 10 persons	4. Poultry farms, dairy farms, slaughter houses
		5. Business and professional offices	5. 20 bedded hospitals not treating contagious diseases and mental patients	5. Sewage treatment plants and disposal sites, solid waste treatment plants and dumping grounds
		6. Private institutional offices and semi government offices	6. Weigh bridges	6. Agricultural uses, storage of perishable and inflammable commodities
		7. Shops and shopping malls	7. Colleges, polytechnics and higher technical institutes	7. Quarrying of gravel, sand, clay and stone
		8. Commercial services	8. Sports complex and stadiums	8. Zoological gardens, botanical gardens and bird sanctuary
		9. Restaurants and hotels	9. Transient visitor's homes	9. Sports training centers

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		10. Hostels, boarding houses, social and welfare institutions, guest houses	10. Places of entertainment, recreational uses and museums	10. District battalion offices
		11. Convenience and neighborhood shopping centers, local shopping centers, weekly and formal markets, bakeries and confectionaries	11. Convention centers	11. Forensic science laboratory and all other related activities which may cause nuisance
		12. Cinema halls, theaters, banquet halls, auditoriums	12. Religious places	12. Court
		13. Marriage and community halls, night shelters	13. Public utilities, telephone exchanges	13. All uses not specifically permitted in the column (a) and (b)
		14. Clinics and nursing homes	14. Police posts and post offices	
		15. Petrol Pumps	15. Residential	
		16. IT and IT enabled services	16. Picnic Hut	
		17. Commercial institutes, research and training institutes		
		18. Parking lots		
3	Wholesale Commercial Use Zone (C2)	1. Wholesale and retail business	1. Truck terminal, bus depots and parking	1. Polluting Industries
		2. Wholesale and storage buildings	2. Freight terminal	2. Large scale storage of hazardous and other inflammable materials except in areas, specifically earmarked for the purpose
		3. Commercial and business offices and work places	3. Warehousing, storage godowns of perishable, inflammable goods, coal, wood, timber yards	3. All uses not specifically permitted in columns (a) and (b)
		4. Petrol pumps and service stations on roads of 12 meter or more ROW	4. Service centers, garages, workshops	
		5. Godowns, covered storage and warehousing	5. Non-polluting, non-obnoxious light industries	
		6. Weigh bridges	6. Junk-yards	
		7. Bus stops, taxi stands, 3 wheeler/auto stands, rickshaw stands	7. Gas installation and gas works	
		8. Parking spaces	8. Railway yards and stations, road freight stations	
		9. Restaurants	9. Banks and financial services	
		10. Public utilities	10. Associated residential uses	
		11. Police station/ posts, post offices	11. Government and Semi-government offices	
4	Industrial Use Zone (I)	1. All kind of non polluting industries	1. Heavy, extensive and other obnoxious, hazardous industries subject to the approval of the Orissa Pollution Control Board	1. General business unless incidental to and on the same site with industry
		2. IT & ITES	2. Industrial Research Institute	2. Schools and colleges
		3. SEZs notified by government of India	3. Technical Educational Institutions	3. Hotels, motels and caravan parks
		4. Loading, unloading spaces	4. Junkyards, sports/ stadiums/ playgrounds	4. Recreational spots or centers
		5. Warehousing, storage and depots of non perishable and non-inflammable commodities	5. Sewage disposal works, electric power plants, service stations	5. Other non-industrial related activities
		6. Cold storage and ice factory	6. Govt. semi-govt., private business offices	6. Religious buildings
		7. Gas godowns	7. Banks, financial institutions and other commercial offices	7. Irrigated and sewage farms
		8. Wholesale business establishments	8. Agro-based industries, dairy and farming	8. Major oil depot and LPG refilling plants
		9. Petrol filling station with garages and service stations	9. Gas installations and gas works	9. Social buildings
		10. Bus terminals and bus depots and workshops	10. Workshops garages	10. All uses not specifically permitted in columns (a) and (b)
		11. Parking, taxi stands, 3 wheeler/auto stands, rickshaw stands	11. Hotels and guest houses	
		12. Residential buildings for essential staff and for watch and ward	12. Museum	
		13. Public utilities	13. Helipads	
			14. Hospitals and medical centers	

5	Public & Semi-public Use Zone (PS)	1. Government offices, central , state, local and semi-government, public undertaking offices	1. Residential flats, residential plots for group housing and staff housing	1. Heavy, extensive and other obnoxious, hazardous industries
		2. Universities and specialized educational institutions, colleges, schools, research and development centers	2. IT services	2. Slaughterhouses
		3. Social and welfare centers	3. Defense quarters	3. Junkyard
		4. Libraries	4. Hostels, transit accommodation	4. Wholesale mandies
		5. Hospitals, health centers, dispensaries and clinics	5. Entertainment and recreational complexes	5. Dairy and poultry farms, farmhouses
		6. Social and cultural institutes	6. Nursery and kindergarten, welfare center	6. Workshops for servicing and repairs
		7. Religious buildings	7. Open air theater, playground	7. Processing and sale of farm products
		8. Conference halls	8. Residential club, guest house	8. All uses not specifically permitted in columns (a) and (b)
		9. Community halls, kalyan mandap, dharamashala	9. Bus and Truck terminals, helipads	
		10. Museums, art galleries, exhibition halls, auditoriums	10. Parking areas, taxi stands, 3 wheeler/auto stands, rickshaw stands	
		11. Police stations, police lines, jails		
		12. Local state and central govt. offices uses for defence purpose		
		13. Educational and research institutions		
		14. Social and cultural and religious institutions		
		15. Local municipal facilities		
		16. Uses incidental to govt. offices and for their use		
		17. Monuments		
6	Utility and Services Use Zone (US)	1. Post offices, Telegraph offices, public – utilities and buildings	1. Service industry	1. Any building or structure which is not required for uses related to public utilities and activities is not permitted therein.
		2. Water Treatment Plant, Sewage Treatment Plant, Solid waste Treatment Plant solid waste dumping grounds	2. Warehouse/storage godowns	2. Heavy, extensive and other obnoxious, hazardous industries
		3. Radio transmitter and wireless stations, telecommunication centers, telephone exchange	3. Health center for public and staff or any other use incidental to public utilities and services	3. All uses not specifically permitted in column (a) and (b)
		4. Water supply installations	4. Information/Payment kiosk	
		5. Sewage disposal works	5. Incidental/ancillary residential use	
		6. Service stations	6. Truck terminals, helipads	
		7. Cremation grounds and cemeteries/burial ground	7. Commercial use center	
		8. Power plants/ electrical substation		
		9. Radio and television station		
		10. Fire stations		
7	Open Space Use Zone (OS)	1. Specialized parks/ maidans for multipurpose use	1. Building and structure ancillary to use permitted in open spaces and parks such as stands for vehicles on hire, taxis and scooters	1. Any building or structure, which is not required for open air recreation, dwelling unit except for watch and ward, and uses not specifically permitted therein.
		2. Regional parks, district parks, playgrounds, children's parks	2. Commercial use of transit nature like cinemas, circus and other shows	2. All uses not specifically permitted in column (a) and (b)
		3. Clubs	3. Public assembly halls	
		4. Stadiums, picnic huts, holiday resorts	4. Restaurants	
		5. Shooting range, sports training center	5. Parking areas, Caravan parks	
		6. Swimming pools	6. Open air cinemas/ theatre	
		7. Botanical/ zoological garden, bird sanctuary	7. Entertainment and recreational complexes	
		8. Green belts	8. Community hall, library	
		9. Bus and railway passenger terminals	9. Open air theater, theme parks, amphitheaters	
		10. Public utilities and facilities	10. Residential club, guest house	



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		such as police post, fire post, post and telegraph office, health center for players and staff		
		11. Animal racing or riding stables	11. Camping sites	
			12. Yoga and meditation centres	
			13. Fire post, police station, post and telegraph office	
			14. Commercial uses center	
			15. Special education areas	
			16. Incidental/ancillary residential use	
8	Transportation Use Zone (T)	1. All types of roads	1. Way side shops and restaurants	1. Use/activity not specifically related to transport and communication permitted herein.
		2. Railway stations and yards	2. Authorised/Planned Vending areas	2. All uses not specifically permitted in column (a) and (b)
		3. Airport	3. Incidental/ancillary residential use	
		4. Bus stops and Bus and Truck terminals	4. Emergency health care centre	
		5. Taxi stands, auto stands, rickshaw stands	5. Tourism related projects	
		6. Ferry ghats	6. All ancillary (complimentary) uses for above categories (subject to decision of the Authority)	
		7. Parking areas		
		8. Multi level car parking		
		9. Filling stations		
		10. Transport offices, booking offices		
		11. Night shelter, boarding houses		
		12. Banks		
		13. Restaurants		
		14. Workshops and garages		
		15. Automobile spares and services, Godowns		
		16. Loading and unloading platforms (with/without cold storage facility), weigh bridges		
		17. Ware houses, Storage depots		
		18. Utility networks (drainage, sewage, power, tele-communications)		
9	Agricultural and Forest Use Zone (A)	1. Agriculture and Horticulture	1. Houses incidental to this use	1. Residential use except those ancillary uses permitted in agricultural use zone
		2. Dairy and poultry farming, milk chilling center	2. Parks and other recreational uses	2. Heavy, extensive, obnoxious, noxious and hazardous industries
		3. Storage, processing and sale of farm produce	3. Wayside shops and restaurants	3. Any activity which is creating nuisance and is obnoxious in nature
		4. Dwelling for the people engaged in the farm (rural settlement)	4. Hospital for infectious and contagious diseases, mental hospital after clearance from the Authority	4. All uses not specifically permitted in column (a) and (b)
		5. Farm houses and accessory buildings	5. Agro serving, agro processing, agro business	
			6. Cottage industries	
			7. Burial and cremation grounds	
			8. Service industries accessory to obnoxious and hazardous industries	
			9. Ice factory, cold storage	
			10. Godowns and ware houses	
			11. Soil testing lab	
			12. Normal expansion of land uses only in the existing homestead land	
			13. Solid waste management sites, Sewage disposal works	
			14. Electric sub station	
			15. Quarrying of gravel, sand, clay or stone	

			16. Building construction over plots covered under town planning scheme and conforming uses	
			17. Brick kilns and extractive areas	
		7. Afforestation	18. Eco-tourism, camping sites, eco-parks, eco lodges	<b>5. For notified forest lands only afforestation is permitted and Item no. 18 and 19 from column (b) are permissible by the competent authority</b>
			19. Special outdoor recreations	
10	Water Bodies Use Zone (W)	1. Rivers, canals	1. Fisheries	1. Use/activity not specifically related to Water bodies Use not permitted herein.
		2. Streams, water spring	2. Boating, water theme parks, water sports, lagoons	2. All uses not specifically permitted in column (a) and (b)
		3. Ponds, lakes	3. Water based resort with special by-laws	
		4. Wetland, aqua culture pond	4. Any other use/activity incidental to Water bodies Use Zone is permitted.	
		5. Reservoir		
		6. Water logged/marshy area		
11	Special Heritage Zone (Area shown in the map)  (SH)	<i>Any development should be in conformity with special byelaws and regulations prescribed in respective zonal plan and to be approved by the Heritage Committee. No construction /development in ASI /State Archeology restricted area.</i>		
		1. Residential with special bye laws	1. Heritage interpretation centre, art galleries & sculpture complex	1. Use/activity not specifically related to Special Heritage Use Zone not permitted herein.
		2. Public -semi public with special bye laws	2. Educational and research Institutions	2. Multistoried building
		3. Commercial with special bye laws	3 Social and cultural institutions	3. Multiplex, Shopping Mall
		4 Recreational with special bye laws	4. Commercial activities	4. Dumping ground
		5. Theme Parks , Archeological Parks / Gardens with special bye laws	5. Craft based cottage industries	5. Sewerage Treatment
		6. Amphitheatres with special bye laws	6. Hotels, guest houses, lodges , resorts	6. All uses not specifically permitted in column (a) and (b)
		7. Open Air Museums with special bye laws	7. Group Housing , apartments	
		8. Restoration of protected and enlisted monuments and precincts by the concerned authority only (ASI / State Archeology)	8 Auditorium	
			9 boating, picnic huts, camping sites , special training camps	
			10. Hospitals & health centers	
	11. Multistoried Parking			
12	Environment ally Sensitive Zone  (ES)	<i>Special bye laws need to be formulated in consultation with the Water resources dept. &amp; other concerned departments for special Environmentally Sensitive zone</i>		
		1. River front developments	1. Group housing, corporate type housing adopting modern technology with special by-laws	1. Plotted housing
		2. Scenic value areas	2. Theme parks, yoga parks, sports centres and community recreational areas, International convention centre	2. Small industries or small institutions
		3. River side green areas	3. Incidental residences	3. Use/activity not specifically related to Environmentally Sensitive Use Zone not permitted herein
		4. Existing village settlements	4. Seven or five star lake resorts, Five star hotels. organized commerce with special by-laws	<b>4. No development of any kind is permitted between the River/Canal/Stream and the embankment</b>
			5. Hospitals and health institutions	5. All uses not specifically permitted in column (a) and (b)
			6. Art academy, media centres, food courts, music pavilions	
			7. Parking areas, visitor facilities	
			8. Educational, technical, research institutes of higher order	
			9. Boating , Picnic huts, Camping sites Special Training camps	

			10. Existing residential or other uses with special by-laws	
			11. Resorts, sculpture complex, lagoons& lagoon resort, water sports.	
			12. Tourist and pilgrim related commercial activities, hotels and lodges	
			13. Non polluting, agro-based and processing industries, Storage or Godowns for food grains	
			14. Water Treatment Plant, Sewage Treatment Plant, Solid waste Treatment Plant solid waste dumping grounds	

### 14.5.2 Statutory Process for Zoning Regulations

The consultant shall present the draft CDP to the stakeholders. The draft CDP will be finalized through the following procedures.

- a) Feedback from the stakeholders
- b) Statutory obligation (i.e. publication and hearing of objection/suggestions)
  - 1. The draft CDP will be published by the development authority. A copy will be available for inspection and publish a notice in such form and manner as may be prescribed by rules made in this behalf inviting objection and suggestion from any person with respect to the draft CDP before such date as may be specified in the notice, not being earlier than sixty days from the publication of the notice.
  - 2. The authority will give reasonable opportunity to every local authority, within whose limit any land covered wholly or partly by the CDP is situated to make any representation with respect to the process.

Government will constitute a ‘Board of Enquiry’ to hear all the objections and suggestions. After considering all objections, suggested that may have been received by the authority and after giving reasonable opportunity of being heard, to any person including representatives of government department and authorities who have made requests of being so heard, the authority shall finally prepare the Comprehensive Development Plan and submit to the state government for approval.

The board of enquiry report will be submitted to the government for review and approval.

A notice under section (1) shall be conclusive evidence that development plan has been duly prepared and approved. The said plan shall come into operation from the date of publication of such notice in the Gazette.

## 14.6 Other Development Control Guidelines

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The regulations governing minimum size of plot, maximum plot coverage, minimum set backs on four sides of the buildings, minimum road widths, maximum number of floors and maximum height of structures that could be permitted in various zones are set out in **Annexure-I** appended to these regulations (Regulation 26-90) of the Bhubaneswar Development Authority ( Planning and Building Standards) Regulations-2008.

## 14.7 Zone wise Village Components

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The BDPA is comprised of 205 villages. They are located both in the municipal/urban areas and the rural areas. The land use prescription has also to be integrated with the village boundaries and each village wise land use map has been prepared in 1:4000 scale, which will be an essential part of the statutory obligation of implementation of the CDP. Zone wise village list is described in **Annexure II**.

The village wise proposed maps will form part of the CDP and will be sequentially numbered zone wise.