

MASTER PLAN

FOR

NOWRANGAPUR

TOWN PLANNING UNIT JEYPORE

**DIRECTORATE OF TOWN PLANNING ORRISA,
BHUBANESWAR**

Preface

The Master Plan for Nowrangpur, prepared by Town Planning Unit, Jeypore under the Directorate of Twon Planning, Orissa, Bhubaneswar is placed before the public for their valuable objections and suggestions.

The plan is prepared with a time perspective of 20 years (1970 to 1996) to guide the development of the town in a desirable pattern. The Master Plan area covers nine full revenue villages with a total area of 8260053 or 12.91 sq. miles and will attain a population of 37,000 in 1996. The town with a predominant service base likely is proposed to diversity its activities to service-cum-commercial town in due course.

The Master Plan is prepared based on various physical and socio-economic studies. If the plan is implemented in phase-wise development programmes, it will charge the face of the town.

During the perspective period of the Master Plan some unforeseen problems may arise, which are to be met appropriately and incorporated while reviewing the plan periodically. Hence, it should not be assumed that the Master Plan so prepared is a very rigid document.

A Master plan is not a mere blue print. It reflects the sustained desire of the community for better place to live, work and play having due regard to aesthetic.

Thus the success of the plan to a large extent depends upon the effective citizen participation at all levels in the implementation of the Master Plan proposals. Hence the citizens of Nowrangpur are requested to offer their valuable suggestions, objections and opinions on the Master Plan with in the time specified the final plan will thus reflect the desire of the people for a better and be alter Nowrangpur town.

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N O T E

The existing and proposal area calculation has been done with the help of plan meter and graphs and therefore, there may be differences between the extents of area arrived at for various uses and zones and the area on actual measurement. All the area on the body of the report and plans are approximate to that extent.

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CHAPTER-I

HISTORICAL BACK GROUND, LOCATION AND REGIONAL, SETTING :

INTRODUCTION:

Town and cities were originated out of secondary and tertiary activities of man for shelter and natural aid. Every human being wants to lead a normal, sensible and jolly life within the area of the availability of meaningful work. When the cities and towns grow, immediate problems effecting the inhabitants living in and around the concerned Urban areas, remains under obscurity.

In this scientific age due to industrialization and rise in commercial activities as well as transportation there is a population explosion, which has given rise to mixed land use, slums, insanitary living conditions and lack of every item of the urban infrastructure. Thus the living in an urban environment is fast deteriorating. Long range planning for an efficient and aesthetic environment is imperative for tackling the rapid pace of urbanization. So the common man has got a little change to get acquainted with the problems created by towns and cities. In order to make the urban problems acquainted among the town dwellers and solving the same in a planned manner, the necessity for preparation of Master Plan arises.

The main objective of a Master Plan for a town is to suggest guidelines for its desirable growth. Nevertheless the communities grow even without a plan. But this growth is by and large sporadic and haphazard leading to the maladjustments which ultimately find its expression in

terms of slums, in adequate community facilities and the alike. A master plan envisages the future growth of the community and prescribes various requirements like water supply, sewerage, drainage, as well as physical services like transportation, electricity with community facilities like schools, hospitals, parks and play grounds etc, in an integrated manner for the betterment of the community. The planned development of the towns and cities has now assumed great importance in the context of rapid urbanization. As the planning is not meant for any individual, but for community at large, the participation of the citizens is vital from the inception to the implementation of the Master Plan. So the Master Plan prescribes rules and regulations for creation of hygienic conditions and attractive environments with a view to providing adequate facilities for the growth and gradual prosperity of the concerned town or city or the urban pocket, as the case may be.

RANK, SIZE, STATES OF THE TOWN :

In 1951, Nowrangpur was a census town with a population to the tune of 732 persons. From the population print of view it was a class IV town since 1961 with a population to the tune of 10,380 persons, which increased to the tune of 13,739 in 1971 registering a decennial variation of 3359 persons constituting a growth rate of 32.36% from 1961 to 1971. The rank and size of this town remain un-changed even upto 1981 with a population to the tune of 19,083 persons recording an increasing trend of 5344 persons with a growth rate of 38.90% between 1971 and 1981. No doubt it is an administrative and servicing town with respect to its functional category. It is the third important town in Koraput district having a Municipality from 1.71. This town is bisected by State High way No. 2 giving rise to ribbon development on

either sides. It is also a sub-divisional Head quarter. Upto 1855 this town had no importance as all except the royal administrative function of Raja Krishna Deo. Towards the second part of the nineteenth century the town started its own development just after construction of Koraput ghar road and the road and the road leading to Jeypore. This gave an internal connection to Bastar(M.P.) and Malkangiri, as a result of which Nowarangpur town developed into a commercial node in Koraput district. At present this town is growing in a haphazard manner without having a commensurate and commending growth in services which ultimately creates in conveniences and unhealthy living conditions. That is why, the necessity of grass root planning is deeply felt for a compact and healthy growth of the town.

In ancient times the region of Nandapur Kingdom was ruled by many dynasties like Kshvakus, Nalavansa, Gargavansa, Somavansa, Mastyavansa, Silavansa and Suryavansa Kings. This region has experienced many historical battles of various dynasties. Novaranga literally means nine colours of the spectrum including the ultra-violet and the infra-red on either side of the chronological Ray "VIBOYOR". It indirectly reflects that the tribes in the regime mixed homogeneously like the spectrum of the light.

In view of the above, history of Nowrangpur reveals that Rama Chandra Deo II of Jeypore granted the thana of Nowrangpur and that of Gudari jointly to his nephew Krishna Deo and Narasimha Deo in 1820. With the extinction of the former's line of succession the latter's son Chaitanya Deo occupied the whole estate and managed the same. He had planted almost all the topes and avenues of the town and provided a tank and a well to every village of his estate. He was a pious and well-wisher of his subjects and was the worthiest of all other rulers of his line. So all the subjects of his kingdom had equal benefits without any distinction between the

rich and poor. Since the king was staunch devotee of Lord Siva, he made additions to the every old Shiva Temple at Papadahandi which resembles the temple of Bhibaneswar. Besides this, Chaitanya Deo, had himself planted near about one square mile of manog grove at Nowrangpur which is now known as "Dharmasala Thota" After his death in 1876, his three widows enjoyed the property for sometime and in 1896 the estate was claimed and resumed by the Maharaja of Jeypore. In 1900 two of the Ranies (the third one being dead) filed a lawsuit to recover the property in the Agent's court and won the same . So the Maharaja of Jeypore appealed to the High Court and before any final decision was heard, a compromise was made between the Ranies and the Maharaja of Jeypore. So the only surviving Rance Sulochana Patta Mahadevi got the estate till her death in 1912 after which the state was again incorporated with the estate of Jeypore. The residential quarters of the previous rullers are still existing and a part of it is occupied by the Thana Office.

HISTORY OF MUNICIPAL, ADMINISTRATION OF NOWRANGPUR :

The Union Board of Nowrangpur was constituted under the Madras Local Boards Act on 1st Aprill 1919. This Board was only a nominated Body till 1948-49. When the election system was introduced. The Board consisted of 12 members and it continued till 30th June 1953, after which the Orissa Municipal Act 1950 was extended to this area. This council consisted of 11 members out of which six are officials and rest are non-officials. All of these eleven members were nominated from time to time by Government of Orissa. The area of the council was more than 3 square miles which was divided into 9 wards having 1326 holdings. Its population according to 1961 census was 10,380.

Nowarangpur town I situated at 82°-33" East longitude and 19°-14" North latitude.

REGIONAL SETTING AND LINGAGE:

1.9. The town is located at the centre of the district and situated 42 Kms to the north of Jeypore, the most important commercial hub. It is on S.H. No. 2 having direct connect with N.H. 43, that diverts at Borigumma at a distance of 22 Kms. As a matter of fact, it has got direct connection with Berhampur, the important town of Orissa at a distance of 383 Kms and other urban and commercial centres of the State, such as Jeypore, Rayagada, Bhawanipatna and Jagadapur (M.P.) by bus service.

1.10 It has also direct road connected with Vizianagaram(A.P.) within a distance of 212 Kms. The town is located at a distance of 65 Kms from district headquarters Koraput and 625 Kms from State Capital Bhubaneswar.

1.11 This town has no railway & air connection. The town was declared as N.A.C. in 1957 and up graded to a Municipality in 1970.

TOPOGRAPHY:

1.12. The town is located in a plain area at an elevation of 1918 feet M.S.L. The slope of the town is, in general, mild from north to south. Further there is mid slope to east and west from S.H.2 bisecting the town.

1.13 No doubt the town acts as the collection and distribution centre for the hinterland and in return receives the necessary services for its urban people such as vegetables, agricultural products, mild and oil products. The life of the town centre is alive in the Market area along the State High way No.2. Developments have taken place on either side of the Main Road. The town has many narrow roads, parallel to each other and perpendicular to the Main Road.

1.14 Such developments are sporadic and haphazard, leaving vast intervening patches of the low lying land and paddy fields within the town area.

1.15 The soil is sandy loam with small patches of brown forest soil here and there.

1.16 The tendency of growth of the town is mainly towards the east where the college is located and towards the north where a lot of developable lands are available.

1.17 The climate of Nowrangpur town is generally healthy and pleasant. It receives about 60% of the total rainfall in July & August and the rainy season usually starts from June and culminates in October. Cold Season starts from October and lasts for four months while summer starts from March and continues till mid June. The temperature ranges from 45°C mixmum. The relative humidity in the month of November is 50% and atmospheric pressure is 27.2”.

Rain Fall at Nowrangpur 1974-76

Sl. No.	Month	Rainfall in mm		
		1974	1975	1976
1	2	3	4	5
1	January	Nil	Nil	Nil
2	February	Nil	40.6	8.3
3	March	27.2	6.8	10.3
4	April	9.4	14.1	94.3
5	May	71.4	37.8	36.8
6	June	190.6	257.8	115.0
7	July	177.6	460.9	501.0
8	August	225.0	417.1	552.8
9	September	152.8	276.0	241.2
10	October	134.0	152.3	5.2
11	November	Nil	Nil	Nil
12	December	Nil	Nil	-
Total	988.0	1663.4	1626.4	

Source : S.D.O. Office, Nowrangpur-1976.

1.18 During summer, the wind is light and blows from South –West. During monsoon, the wind generally blows from South West and Westerly direction. Monthly the wind blows from South Generally, during August, the wind blows from South-West with rains creating unhealthy weather.

CHAPTER-II

AREA AND POPULATION

INTRODUCTION:

The Master Plans are contemplated for planned expansion or the redevelopment of the existing parts of the concerned towns in the context of the growth for the next 20 years. To assess the future requirements the study of the demography, economy, housing etc, is badly essential. In this Chapter attempt has been made to study the existing denatures of the town in various aspects.

Population and land are in separable factors from each other, these two are the important components in the town planning control of different land-uses in a town is solely meant for creating a healthy living conditions for the twon dwellers.

The urban settlement is on expression of a man's activities on space. The main object of preparing a Master Plan is to aim at better living conditions fro the people and to bridge the gap in terms of facilities and infrastructure fro healthier living.

Allocation of land directly depends on the study of the existing and anticipated demographic characteristics of a town with cut which a long range plan will be defincient.

MASTER PLAN AREA.

The Master Plan area encompasses to an area of 8260.053 acres comprising of 8 Revenue Villages, cut of which three revenue villages like (1) Nabarangpur(Urban), (2) Sadasilbapur, (3) Chamoriagura under the jurisdiction of Nowrangpur municipality are coming under the Urban Zone and the remaining five Revenue Villages like (4) Chutaiagure, (5) Parhagura, (6) Gadabagura, (7) Dabibhata and (8) Nuagarh alongwith Nowrangpur Rural are coming under the rural zone withing the frame work of the Master Plan Area. This depicted in Table 201 In view of above it is to be mention that the Master Plan Area shows two zones like Urban and Rural Zone covering 2741.923 and 5518.130 acres of land respectively. This has been shown in Table 2.2.

MOUZAS IN THE PLAN AREA OF NOWRANGPUR

Sl.No.	Name of the Village	Name of P.S.	Revenue Thana No.	Municipality/Gramapanchayat
1	2	3	4	5
1	NOWRANGPUR	Nowrangpur	34	Municipality & Agnipur G.P.
2	SADASIBPUR	Nowrangpur	34/64	Municipality
3	CHAMORIAGURA	Nowrangpur	34/65	Municipality
4	GADABAGURA	Nowrangpur	37	Singhiguda G.P.
5	DAHIBHATA	Nowrangpur	35	Singhiguda G.P.
6	PARHAIGURA	Nowrangpur	39	Singhiguda G.P.
7	NUAGARH	Nowrangpur	36	Singhiguda G.P.
8	CHUTIAGURA	Nowrangpur	30	Agnipur G.P.

Source : Tahasil Office, Nowrangpur 1976.

ZONE-WISE DISTRIBUTION OF VILLAGES IN NOWRANGPUR MASTER PLAN AREA :

Sl. No.	Name of the Village	Revenue Thana No.	Area In Acres	Name of the P.S.	Name of the Tahasil	Portions included under M.P. Area.
1	2	3	4	5	6	7
	URBAN ZONE					
1	Nowrangpur	34	1705.990	Nowrangpur	Nowrangpur	Whole
			643.220			
2	Sadasibapur	34/64	345.875	Nowrangpur	Nowrangpur	Vide
3.	Chamarigura	34/65	46.838	Nowrangpur	Nowrangpur	Vide
	Total Area of Urban Zone		2741.923			
	RURAL ZONE					
1	Chutiagura	30	890.96	Nowrangpur	Nowrangpur	Whole
2	Parhalgura	39	2450.010	Do	Do	Do
3	Gadabagura	37	672.960	Do	Do	Do
4	Dahibhata	35	633.650	Do	Do	Do
5	Nuagarh	36	870.550	Do	Do	Do
	Total Area of Rural Zone		5518.130			
	Master Plan Area		8260.053	Nowrangpur	Nowrangpur	Whole

Source : Tahasil Office, Nowrangpur, 1976

In view of the above table, it is to mention that the whole Master Plan Area encompasses to an Area of 8260.053 areas of land, out of which, the urban and rural zone, occupy an area of 2741.923 and 5518.130 acres of land constituting 33.19% and 66.81% respectively to the total Master Plan Area. The percentage of area, population, density, pertaining to each zone has been indicated in Table 2.3 a head.

POPULATION, DENSITY, DECADEAL VARIATION :

POPULATION :

Urbanization in the sense of a demographer is the increase in the proportion of urban population to the total population over a period of time.

The population of Nowrangpur Master Plan Area was to the tune of 14,075 persons. Out of which, the urban & rural zone had a population of 10,380 and 3695 persons in 1961 constituting 73.75% and 26.25% respectively to the population of the Master Plan area. In 1971, the number of population pertaining to the above Master Plan Area increased to the tune of 18,069 persons, out of which the urban and rural zone had a population of 14,295 and 3774 persons constituting 79.11% and 20.80 % respectively to the population of the Master Plan Area. In this connection it is to mention that in 1971 Nowrangpur Municipality had a population of 13,739 persons as per census publications but latter on two villages like (1) Sadasibapur and (2) Chamariagura known as village Nowrangpur rural with a population of 556 persons as per 1971 were included under Nowrangpur Municipality and as such the urban zone witnessed a population of 14,295 in 1971. In 1981, the population of Nowrangpur Master Plan Area witnessed an increasing trend of population to the tune of 23,367 persons

where in, the Municipal Area and other rural areas confined to the Master Plan jurisdiction had the population of 19083 and 4284 persons respectively.

Variation of the population and density with respect to the urban and rural zone have been indicated in the Table 2.3

ZONE WISE DISTRIBUTION OF AREA AND POPULATION IN NOWRANGPUR MASTER PLAN AREA 1961-1981

Sl. No.	Name of the Zone/Master Plan Area	Area in Acres to %		Population-1961					Population-1971					Population-1981				
		Area in acres.	% to M.P. area (Zone Wise)	Male	Female	Total	% to total population	Density	Male	Female	Total	% to total population	Density	Male	Female	Total	% to total population	Density
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	A. URBAN ZONE																	
	1. Nowrangpur (MC)	1705.990		5402	4978	10380			6960	6779	13739			9714	9361	19083		
														Included in the Municipality				
	2. Nowrangpur Rural																	
	1) Sadasibapur	643.220	NA	NA	NA				313	243	556			DO				
	2) Chamariagura	46,838																
	Total of urban zone	2741.923	33.19	5402	4978	10,380	73.75	3,78	7273	7022	14,295	71.11	5.21	9714	9369	19,083	81,67	
	B. RURAL ZONE																	
	3. Chutiagura	990.96		161	118	279			194	204	398			171	163	334		
	4. Parhalgura	2450.010		742	720	1462			866	880	1746			1000	1037	2037		
	5. Gadabagura	672.960		351	300	651			82	83	165			131	123	254		
	6. Dahibhata	633.650		321	300	621			358	361	719			436	416	882		

7. Nuagarh	870.550		344	338	682			368	378	746			362	415	777		
Total of Rural Zone	5518.130	6681	1919	1776	3695	26.25	067	1968	1906	3774	20.89	0.68	2100	2194	4994	1833	1
Total Master Plan Area	8260.053	100.00	7321	6754	14075	100.00	1.70	9141	8928	190639	100.00	2.19	11814	11553		100.00	3

Source : Based on census publications of 1901, 197 & 1981 (Provisional)

DENSITY :

So far the question of density for 1961, is concerned, the urban tract and the rural had 3.78% or 4 and 0.67 or 1 person per gross acre respectively in 1961. During this decade the Master Plan Area witnessed a density of 1.70 or 2 persons gross acre. But 1971, the urban and the rural zone had a density of 5.21 or 5 and 0.68 or 1 person per gross acres respectively establishing 2.19 or 2 persons per gross acre in the Master Plan Area. From the 1981 census publication it is ascertained that the density pertaining to the Master Plan areas is coming to be 3 persons per gross acres indicating 7 and 1 persons per gross acre in urban & rural tract respectively.

Table No. 2.4 indicates growth of population pertaining to all Orissa Urban all class IV towns and Nowrangpur town from 1901 to 1981.

2.18 Table 2.5 express the decennial variation of population of urban Orissa, Koraput District Urban compared with Nowrangpur town from 1951 to 1981.

Variation of the population, density under each tract has been shown in Table 2.3

DECADAL VARIATION :

2.17 As per rank and size of towns as classified by census of India, Nowrangpur is included in the category of class IV towns as per 1981 census report with a provisional population of 19,083 persons. But the population of Sadasibapur and Chamoriagura touching to the tune of 641 persons has not been included in population table of Nowrangpur Municipal area, though the above villages have been taken into the jurisdiction of Nowrangpur Municipal area before 1981 as per the letter D.O.No. 2627 dtd. 27.4.76 of the Tahasildar, Nowrangpur. The

**GROWTH OF POPULATION OF ALL ORISSA URBAN, ALL CLASS IV TOWNS AND NOWRANGPUR TOWN
1901-1981**

SL. No.	URBAN AREAS OF ORISSA				ALL CLASS IV TOWNS			NOWRANGPUR TOWN			
	Year	Total Population	Increase	Percentage Increase	Total Population	Increase	Percentage Increase	Total Population	Increase	Percentage Increase	
1	2	3	4	5	6	7	8	9	10	11	
1	1901	254684	-	-	76,080	-	-	-	-	-	
2	1911	275159	20475	804	77283	1203	158	-	-	-	
3	1921	281498	6339	230	93154	15871	2054	-	-	-	
4	1931	317254	35756	1270	84961	-8193	-880	-	-	-	
5	1941	412528	95274	3003	113574	28613	3368	-	-	-	
6	1951	594070	181542	4401	107796	-5778	-509	-	-	-	
7	1961	1109650	515580	8679	300417	192621	17869	10380	3078	4215	
8	1971	1845395	735745	6630	285428	-14898	-499	13739	5344	3890	

9 1981 3105435 1260240 6829 528743 213315 8525 19083 5344 3890

Source : Based on census report 1971 and 1981

Census Town
Provisional

2.18 Table 2.5 expresses the decennial variation of population of Urban Orissa, Koraput District Urban compared with Nowrangpur town from 1951 to 1981

DECENIAL VARIATION OF URBAN POPULATION IN ORISSA : KORAPUT DISTRICT AND NOWRANGPUR TOWN

Table 2.5

Sl. No.	Year	Orissa Urban			Koraput District Urban			Nowrangpur Town		
		Population	Variation Number	Percent	Population	Variation Number	Percent	Population	Variation Number	Percent
1	2	3	4	5	6	7	8	9	10	11
1	1951	594070	+		54658			7302		
2	1961	1109650	515580	86.79	76971	22313	40.8	10380	3078+	42.15
3	1971	1845395	735745	66.3	167259	90288	177.3	13739	3359	32.36
4	1981	3105635	1260240	68.29	280101	112842	67.47	19083	5344	38.9

Source : Census of Indi, 1971, Provisional population Totals-1981, Series 16, Orissa)

SEX COMPOSITION NOWRANGPUR 1951-1961,

Sl. No.	Year	Male	Female	Total	No. of females 1000 males
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2.19 The Increase in the population of Nowrangpur town was to the tune of +42.15 during 1951-61 due to the growth of economic activities consequent upon the increased development work under taken by various Government and private agencies and development of communication system. As per 1071, census, the population of Nowragnpur town was 13739 which registered an increasing trend of 3359 persons by constituting a growth rate of 32.36% from 1961 to 1971. As per 1981 provisional consus publication, this town witnessed a population figure of 19,683 persons which recorded an increasing trend of 5344 persons by constituting a decennial growth of 38.90% from 1971 to 1981. The sudden rise of population of Nowrangpur town was due to the creation of job opportunities by establishment of new offices, installation of

new industries, putting of new educational institutions added with growth of trade and commerece and better communication facilities.

2.20 The table No. 26 represents the sex composition of Nowrangpur from 1951 to 1981 It is observed that in 1951 the number of females per 1000 male (sex ration) was highest. Then it reduced considerably in 1961 where as again it increased in 1971. The sex ratio for Nowrangpur (965) is much higher than that of Orissa Urban (845) and Koraput District urban (931) in 1971. This sex ratio showed a decreasing trend in 1981 by constitution 964 females per 1000 males.

1	2	3	4	5	6
1	1951	3670	7302	7302	990
2	1961	5402	4978	10380	992
3	1971	7273	7270	14295	965
4	1971	9718	9369	19083	964

Source : Census of India, 1971

WARD WISE DENSITY :

2.21 It is observed from the table No. 2.7 that the density of the Municipal area is only 6.73 persons in the year 1971. The ward No. 7 represents the highest density of population per gross acre i.e. 143.93 p.p.a where as ward No. I arise the lowest density of 2.73 p.p.a The table reflects that all the wards within the Municipality have not developed in the same manner.

WARD WISE DENSITY OF POPULATION IN NOWARANGPUR TOWN 1971

Sl NO.	Wards	Area	Population			Gross density per
			Male	Female	Total	
1	Ward No. I	570.8	824	735	1559	2.73
2	Ward No. II	121.01	802	759	1564	12.89
3	Ward No. III	7.41	475	492	967	13050
4	Ward No. IV	237.22	844	873	1717	724
5	Ward No. V	7660	648	581	1229	1604
6	Ward No. VI	3212	428	465	893	2780
7	Ward No. VII	494	370	341	711	143.93
8	Ward No. VIII	56.83	837	850	1687	2968
9	Ward No. IX	261.93	526	516	1042	398
10	Ward No. X	3903.4	766	695	1461	7374
11	Ward No. XI	281.69	440	472	912	324

Source : Census of India, 1971.

2.22 In 1981, the Municipal area has been divided into 13 Wards with the same area as 2041.04 acres with a population of 19083 persons recording a density of 9.34 or a person per acre.

2.23 LITERACY : The urbanization of a town can be easily judged with its literacy.

STATE OF LITERACY IN NOWRANGPUR MASTER PLAN AREA -1974

SL. No.	Zone of Area	Population			Literates						TOTAL		Remarks
		Male	Female	Total	Male			Female			Number	% to toatal population	
					Number	% to toatal population	Remarks	Number	% to toatal population	Remarks			
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	Urban zone	7276	7022	14295	4141	2897	5691	2289	1601	3260	6430	4498	
2	Rural zone	1865	1906	3774	298	790	1595	52	138	273	350	927	
3	Master Plan area	9144	8928	18069	4439	2457	4856	2341	1295	2622	6780	3752	

Source : Census of India 1971

Table No. 2.8 reveals the state of literacy of Nowrangpur, urban and rural zone compared with that if master plan area in 1971.

2.24 It is observed from table No. 2.8 that the total literates in the Urban zone, Rural zone and Master Plan Area constituted 44.98, 9.97 and 37.52 percent respectively of the total population of the respective areas. Out of literates in Urban zone the males constituted 28.97 per cent and the females 16.01 percent. The growth in literacy among females is more than the males during the decade 1961-71 against 50.50 percent in 1961 where as the female literates constituted 32.60 percent in 1971 against 24.13 percent in 1961.

2.25 In 1981, Nowrangpur Master Plan area recored a population to the tune of 23,367 persons out which 0,658 persons are literates and it constitutes 45.61% to the total population. In this connection it is to mention that the NOwrangpur Municpal area has 19,083 poopulation, out of which, 10,046 persons are literates which constitutes 52.64 percent to the population of the Municipal area. Similarly the rural zone is also recorded 612 literate persons which reveal 14.29% to the total population of 4284 persons in this zone.

2.26 In rural zone out of total female population 2.73 percent are literates in 1971 which indicates increasing tendency among female literates than 1961 (0.81 p.a.)

2.27 Taking into account the growth of population during the last two decades and anticipated activities of the twon, the population over a perspective period of 20 years (1976 to 1996) is projected.

2.32 The method natural increase and migration depends upon

2.28 The population projection of any community over a particular period depends upon certain basic assumptions. The variation in population is caused by fluctuation in birth and death rate of migration, change in economic pattern. Rapid growth rate and repeated fluctuations make the population projection difficult where as it is rather easier if the rate of growth is uniform.

2.29 Nowrangpur was declared as a town in 1951. The growth rates are available for two decades i.e. 1951-61 and 1961-71 only. The growth was 42.15 p.c. during 1951-61 and 37.72 percent during 1961-71. The decreasing trend during the decade 1961-71 might be due to the migration of the inhabitants to Jeypore and other places. However, it is assumed that the growth rate may pick up momentum, over a period of time.

2.30 The following 4 methods are adopted for population projection. They are (i) Arithmetical method (ii) Geometrical Method (iv) Fitting curve method.

2.31 As regards the arithmetical method that the average annual increase of population of Nowrangpur town is estimated to reach 28,054 in 1996 and 30,054 in 2001.

2.34 The fitting curve method is an echo of the arithmetic

three factors of growth of population. They are birth rate, death of migration. From the above birth and death rates, the rate of survival is calculated. In the case of Nowrangpur town the survival rate was accepted as 22 persons per thousand populations. Difference between the figures of population for the last decade was calculated on the basis of survival rate and the actual immigration during the decade to the town. By considering the possible developments and urbanizations, the migration rate is assumed which may act as a main factor. The rate of population during the year 1971-81 has been assumed to be 30% including migration rate. The same rate has been assumed in forecasting for 1981-91 and 1991-96. Taking the above method into account the population of Nowrangpur town is likely to grow to 36,747 in 1996 and 42,188 in 2001.

2.33 The geometrical method assumes that the growth rate of population is constant. The working formula for this method is $\log \left\{ 1 + \frac{r}{100} = \frac{1}{N} (\log P_i - \log P_o) \right\}$ and P_i denote the population at the beginning and the end of the period of 'N' years, and 'r' the growth rate. The population of Nowrangpur town by this method has been estimated to reach 33,800 in 1996 and 38,290 in 2001.

method. The results are approximate to that of arithmetic method. This method gives importance for the census figures of the last one decade, i.e. 1961 and 1971. Plotting our the population figures of for 1981, 1991, 1996 and 2001 as 22,000, 26,000, 18,000 and 30,000 respectively.

2.25 Table No. 2.9 exhibits the projected population for 1981, 1991, 1996 and 2001 of Nowrangpur Master Plan Area by various methods. The same has also been exhibited in figures No. 2.2.

ESTIMATED POPULATION OF NOWRANGPUR MASTER PLAN AREA IN 1981 TO 2001

Sl. No.	Year	Actual Population	Arithmatical method	Natural Increase and migration method	Geometrical method	Fitting curve method	Anticipated population
1	2	3	4	5	6	7	8
1	1961	14075	-	-	-	-	-
2	1971	18069	-	-	-	-	-
3	1981	19083	22063	24049	23210	22000	24000
4	1991		26057	32008	29820	26000	33000
5	1996		28054	36747	33800	28000	36000
6	2001		30051	42188	38290	30000	40000

Source : Town Planning Unit, Jeypore (K).

2.36 By applying various methods cited above the population of Nowrangpur town has been projected. After considering pros and cons of various methods, the anticipated population of the town has been accepted to be 36,000 in 1996 and 40000 in 2001.

2.37 Table No. 2.10 reflects the existing and anticipated population distribution by sex and age groups Analysis of the different said age sex groups will help in forecasting the various requirements of

The community and the future working force. It is excepted that by the year 1996, the population of Nowrangpur Master Plan Area will have the same type of distribution of sex in various age groups as it is the year 1971.

DISTRIBUTION OF EXISTING AND ANTICIPATED POPULATION IN NOWRANGPUR MASTER AREA BY AGE & SEX 1971-1996

Sl. No.	Age Group	Percentage assumed			No. of Persons in 1971			No. of Persons in 1981			No. of Persons in 1991			No. of Persons in 1999		
		Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1	0-9	14.5	14.75	29.26	2622	2665	5287	3483	3539	7022	4643	4720	9363	5223	5310	10533
2	10-14	6.04	5.49	11.53	1091	992	2083	1450	1318	2768	1933	1757	3690	2174	1976	4150
3	15-19	4.16	4.47	8.63	752	808	1560	998	1073	2071	1331	1430	2761	1498	1609	3107
4	20-24	4.25	4.52	8.77	768	817	1585	1020	1085	2105	1360	1446	2806	1530	16274	3157
5	25-29	5.26	4.52	9.78	951	817	1768	1263	1085	2348	1683	1447	3130	1894	1627	3521
6	30-34	4.28	3.51	7.79	773	634	1407	1027	843	1870	1370	1123	2493	1541	1264	2805
7	35-39	3.83	2.89	6.72	692	522	1214	919	694	1613	1226	925	2151	1378	1040	2418
8	40-44	3.02	2.16	5.18	546	390	936	725	518	1243	966	691	1657	1087	778	1865
9	45-49	2.16	1.6	3.76	390	289	679	519	384	903	691	512	1203	778	576	1354
10	50-54	1.71	1.5	3.2	309	271	580	410	300	710	547	480	1027	616	540	1156
11	55-59	0.88	0.78	1.66	159	141	300	211	187	398	282	250	532	317	281	598
12	60-64	0.8	1.01	1.81	145	182	327	197	242	439	256	323	579	288	364	652
13	65-69	0.35	0.36	0.71	63	65	128	84	86	170	112	115	227	126	130	256
14	70+	0.51	0.64	1.15	92	116	208	122	154	276	163	205	368	183	230	413
15	Age net stated	0.03	0.01	0.04	5	2	7	7	2	9	10	3	13	11	4	15
	All ages	51.8	48.21	100	9358	8711	18069	12430	11570	24000	16573	15427	32000	18644	17356	36000

Source : Based on Census of India, 1971.

CHAPTER III

Economic Base

To prepare a Master Plan, the study of economy of a town is equally important with that of population study. The problem of population is vitally related to the economic condition.

Nowrangpur Town has been built up with three important factors namely, trade and commerce, other services, and small scale industries. The town has got communication facilities only by road, the S.H.No. 2 and quite aloof from railway track. The availability of the man power was instrumental in the growth of small scale industries. Nowrangpur being the sub-divisional head quarters, employment in other services like public administration, public health and education has also helped in supporting the growing population. The commercial activities of the town, besides the industries also act as the supporting factors for the

EMPLOYEMENT CHARACTERISTICS :

3.4 The employment characteristics of Nowrangpur Master Plan Area, 1971 has been presented in table No. 3.1. In this year, a total of 4199 persons consisting 29.37 percent of the total population were gainfully employed in Nowrangpur Town. The remaining were nonworkers constituting 70.63 percent. Out of the total workers, male workers were 85.66 percent and the female workers were 14.34 percent. Rural Zone contributed to a greater portion of the working force than that of Urban Zone of the Master Plan Area. As regards to the employment, the incidence of female workers was higher in Rural Zone than of the Urban Zone. The employment position among male population in the Urban and Rural Zone marked 85.66 and 78.35 percents respectively. Female Workers comprised only 16.13 percent of the total workers in the Master Plan Area. The considerable percentage of employment in Rural Area is due to the participation of more females and children in agriculture activities.

economy.

Even though, the town is an administrative centre with the sub-divisional headquarters it is mainly having important in commercial activities itself but still depends on the other urban centres like, Jeypore, Jagdalpur, Vizianagaram the railway junction.

SIX WISE BREAK UP OF WORKING FORCE IN NOWRANGPUR MASTER PLAN AREA, 1971.

Sl. No.	Sector	Workers						Non-Workers						
		Male	% to total workers	Female	% to total workers	Total workers	% to total population	Male	% to total workers	Female	% to total workers	Total workers	% to total population	Total population
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	Urban	3597	85.66	602	14.31	4199	29.37	3676	36.41	6420	63.59	10096	70.63	14295
2	Rural	1071	78.35	296	21.65	1367	36.22	797	33.11	1610	66.89	2407	63.78	3774
3	Master Plan Area	4668	83.87	838	16.13	5566	30.8	4473	35.78	8030	64.22	12503	69.2	18069

Source : Census of India, 1971

The employment characteristics of Nowragnpur Master Plan Area 1961 exhibits that cut of 14,075 persons 6,008 persons constitution 42.69 percent were gainfully employed in various sectors. As seen in table No. 3.2, the sex wise distribution of workers for 961 that males and females constituted 74.15 percent and 25.85 percent respectively in the Urban Zone.

SIX WISE BREAK UP OF WORKING FORCE IN NOWRANGPUR MASTER PLAN AREA, 1961.

Sl. No.	Sector	Workers						Non-Workers						
		Male	% to total workers	Female	% to total workers	Total workers	% to total population	Male	% to total workers	Female	% to total workers	Total workers	% to total population	Total population
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	Urban	2987	74.15	4041	25.85	4028	38.81	2415	38.02	3937	61.98	6352	61.19	10380
2	Rural	1134	57.27	946	42.73	1980	53.5	785	45.77	930	54.23	1715	46.41	3695
3	Master Plan Area	4121	68.59	1887	31.41	6008	42.69	3200	39.67	4867	60.33	8067	57.31	14075

Source : Census of India, 1961

In case of Rural Zone the percentage of female workers was of 42.73 per percent, which is comparatively higher than that of Urban Zone where it is 25.85 percent only. Taking into consideration of the non-workers it is observed that in both the Zones the percentage of female is more than that of male.

As compared to the working force of 1961 and 1971 it is marked that the percentage of workers in Urban Zone has declined from 38.81 to 29.37 percent. Accordingly a note worthy decrease in working force is marked in the Rural Section also. The percentage of workers in Rural Zone as observed from the table 3.1 and 3.2, it has decreased from 53.59 percent in 1961 to 36.22 percent in 1971. The reason for the decrease might be the influx of Rural Workers to the Urban Areas in search of better employment opportunities. As seen from the above tables the percentage of female workers in both the Zone have declined in the decade 1961-71. The percentage of male workers has increased from 74.15 percent in 1961 to 85.66 percent in 1971. The people of the non-working class formed as much as 70.63 percent and 63.78 percent and 63.78 percent of the total population in Urban and Rural Zones respectively. The gradual increase of female non-workers in both the decades in the Rural Sector is an index of Urbanisation.

OCCUPATIONAL PATTERN :

3.8 The table NO. 3.3 reflects the detailed picture of sexwise occupational pattern of Nowrangpur Master Plan Area 1971.

In the Master Plan Area the Males and Females constituted 84% and 16% respectively to the Total Workers. The table No. 3.3 reveals that in the Master Plan Area, 29.04% of the Workers are engaged in primary sector of employment Only 17.39% of total Urban Workers are employed in primary sector, whereas 64.89 of Rural Workers are employed in this sector. The Rural Area is basically agriculture oriented.

In the secondary sector, the workers in Master Plan Area constituted 14.56%. The Urban and Rural Areas engaged 17.21 and 6.36% respectively. It is important to note that in Manufacturing and processing as much as 14.45% of workers in Urban Area engaged.

In tertiary sector, the Master Plan Area employed 56.40% of the total workers where as the Urban Area add Rural Area employed 65.40% and 28.75% respectively. In the Urban Area, much as 30.17% engaged in other services where as it is 19.68 in Rural Area. The trade and commerce importance of Nowrangpur in the field of trade and commerce.

Table NO. 34 indicates the distribution of workers for 1981 pertaining to Nowrangpur Master Plan Area. In this connection it is to point out that the whole Master Plan Area has witnessed 7621 workers constituting 32.61% to the population of 23.367 out of which the Urban Zone including Nowrangpur Municipality has recorded 5961 workers constituting 31.24% to the population of 19.83 and Rest Area earmarked as rural Zone Its 1660 workers constituting 38.75% to the population. Of 4284 Here it has been observed that the "Other Workers" engaged in some economic activities, but non cultivators or Agricultural Labourers or participants of house hold industries are coming to the tune of 53.47 persons constituting 22.88% to the population of 23.367 out of which, the Urban tract including Nowrangpur Municipality has

5136 other workers constituting 4.88% to the population of 4284 persons. Marginal workers are also very negligible in each tract especially in the Urban Zone, though it has been recorded as 7.35% to the population of the Rural Zone. Of course, this type of workers has been recorded as 23.94% to the population of village Nuagarh.

DISTRIBUTION OF WORKERS FOR THE NOWRANGPUR MASTER PLAN AREA, 1981

Source : Based on 1981 Census Report 1981.

Villages like (1) Sadasivapur and (2) Chan oriagura have been included in Nowrangpur Municipal Area.

MONTHLY INCOME :

3.12 The Results of the 20% of sample survey conducted in 1976 by this Unit, reveals the economic status of the inhabitants of Nowrangpur, by way of average monthly income as indicated in table No. 3.4

MONTHLY INCOME OF THE HOUSEHOLDS OF NOWRANGPUR. 1976 (20% Sample)

Source : Town Planning Unit, Jeypore, 1976

The table reveals that 9.06% households are coming in the monthly income range Rs. 0-100 where as 23.88% of households in the town have monthly income of RS. 301-500 The households with monthly income above Rs. 500/- is 1680% only.

INDUSTRIES :

In the field of industries the town is dominated by rice our of which 6 Mills are medium and major industries. Two major mills are existing and flour mills. About 16 rice and flor mills are existing to the far west of the town and other 4 are situated on main road. Other 10 Rice and Flour Mills are Small Scale which exist in the Residential Area. About 150 persons regularly employed in these mills. The daily wage labours account for 350 persons. There is also a Saw Mill existing to North of the town on SH2 by the Forest Corporation.

Apart from this, One Printing Press, Two Service Garrages and some. Household industries based on Forest Products are also existing in the Residential Areas.

TRADE AND COMMERS :

As analyzed from the occupational pattern, this town has got importance with respect to trade and commerce. As per the field survey 1976, it is observed that the Main Road is the hub of commercial activates with wholesale and retail commercial establishments. A total of 192 retail shops and 4 wholesale business mainly concerned with grains are existing. The Regulated Market Committee existing to the far west of the town is the main whole-sale business establishment. The weekly market on Monday in Nowrangpur is located on SH-2

occupying an area of 19.00 acres. Day by day this market is losing its importance and decaying in view of whole-sale trade taken up by the various Co-operatives and Market Committees. The town is served by 3 banks namely State Bank of India, Land Development Bank and the Central Cooperative bank.

PROJECTED WORKING FORCE :

It is a difficult task to estimate the future working force of community basing on the factors which itself are variable with time. Despite these limitation the estimate of working force and occupational pattern are of great value for proper provision of diversified economy, allocation of land, community facilities and utility services.

Depending Upon the trend of the working force past and prevailing occupational pattern and future economic base expected to come particular percentage has been assumed. The estimation of the working force is based on the following assumptions :

The function of the town which is service oriented by diversified to service-cum-commercial.

More numbers of Small Scale Industries both in Urban and Rural Areas are anticipated to come and

The Rural Areas will continue to be agriculture oriented.

3.17 As expected, the Urban Workers will be 9460 constituting 33% of the total population by 1996 against 4199 Workers in 1971. The Workers in Rural Area will have 3040 constituting 40% of its total population against 1367 Workers in 1971. Accordingly the Master Plan Area existing force of 5566 in 1971. The table No. 35 clearly reveals the working force of 1961 and 1971 and the anticipated figures in 1981, 1991 and 1996.

Source : Town Planning Unit, Jeypore, 1978

ANTICIPATED OCCUPATIONAL PATTERN :

3.20 Based on the proposed function of the town and importance of various sector of economy, the workers in each industrial category is estimated. This has been presented in Table No. 3.7

3.21 In the primary sector it is estimated to be 4182 workers in 1996 against 1617 persons in 1971. This accounts 26% of the total workers in 1996 against 29.04% that of 1971. The Agricultural Labourers, cultivators and persons engaged in live stock, forestry etc, will reduce in their percentage than that of 1971.

3.22 The secondary sector will employ 2566 persons in 1996 which will constitute 16.40% of total workers. It was only 810 workers in 1971 constituting 14.56% in this sector, manufacturing processing will raise its percentage to 13% compared to 11.68% in 1971.

3.23 The tertiary sector will employ as much as 8952 persons in 1996 constituting 57.60% against 3139 persons in 1971. This sector will dominate among other sectors. Since, Nowrangpur is proposed as service-cum-commercial centre in future, the workers in Trade and Commerce will rise from 1049 persons in 1971 to 3143 persons in 1996. The percentage will also rise from 18.85% in 1971 to 20.60% in 1996. Similarly the percentage of workers in other services will rise from 27.60% in 1971 to 30% in 1996, by 1996 the number of persons in this industrial category will be 4710 against the existing force of 1536 persons in 1971.

Hence by and large the town will have tertiary sector oriented economic base.

ANTICIPATED OCCUPATIONAL PATTERN FOR NOWRANGPUR MASTER PLAN AREA, 1971-1996

Source : Town Planning Unit, Jeypore 1978

CHPATER IV

HOUSING

4.1 For a dynamic growth of any Urban Centre, & proportionate expansion of basic activities is inevitably followed by the non-basic or service activities. But these functions are highly inter dependant and play a vital role in the growth process. The Urban utilities and service can be summed up as follows.

- i. Housing with its attendant services.
- ii. Transportation and communication.
- iii. Health, sanitation and water supply.

iv. Educational and recreational facilities.

v. Sewerage, drainage, and garbage disposal.

In this chapter the aspects on housing have been dealt.

4.2 Shelter is one of the basic necessities of the life. AN adequate supply of suitable residential units, therefore, forms an important role in any Development plan. In the context of a rapidly growing Urban community the problem has assumed challenging proportions. It has been estimated that to cope with the growth of Urban population with in the coming two decades, the housing stock in and around Urban Areas has to be mollified to meet the immediate requirement. Without going into the problem of bettering the quality of the existing units, this in itself, is a gigantic task.

4.3 Nowrangpur Master Plan Area had 2838 house holds as against 2753 residential houses out of which the concerned Notified Area had 2049 households against 2001 houses leaving 789 households against 752 houses in the Rural Area in 1961. This indicates a deficiency of 85 residential houses in Master Plan Area, out of which, there was deficiency of 48 and 37 houses in the Notified Area and Rural Area respectively during the decade of 1961. In 1971, there were 2917 household as against 2675 residential houses in the Municipal Area which shows a deficiency of 242 houses and as such this clearly indicates an increasing trend of deficiency upto 194 houses from 1961 to 1971. In 1971 two Villages like Sadasibapur and Chamoriagura ware not included in the Municipal Area and these Villages had only 108 households against 87 houses recording a deficiency of 21 residential houses, so it is seen that the Urban tract as per O.T.P. & I.T. Act, 1956 has 3025 households against

2762 residential houses with a deficiency of 63 houses and similarly the Rural tract had 810 households as against 741 houses recording a deficiency of 168 residential houses in 1971. The detailed ward-wise houses and householder for 1971 and 1981 are reflected in Table 4.1 and 4.2 respectively. So far the ward wise houses are concerned, the table 4.1 and 4.2 reveals that the maximum number of occupied residential houses are noticed in Ward No. IV and VI being 465 and 494 in 1971 and 1981 respectively. Likewise minimum number of houses and revealed in Ward No. IX, for 1971 and 1981.

WARDWISE DISTRIBUTION OF HOUSES AND HOUSE-HOLDS IN NOWRANGPUR 1971

Source : Census of India, 1971.

WARD WISE DISTRIBUTION OF HOUSES AND HOUSE HOLDS OF NOWARANGPUR MUNICIPAL AREA, 1971 AND 1981

Source : Census of India 1971 and 1981 provisional.

4.4 The table also speaks out the housing deficiencies in each ward. The maximum deficiencies of 75 houses is seen in Ward No. VIII in 1971. Where the Table No. of houses are 310 as against this Ward reduced to be 1 house only. The lowest difference is found in Ward No. X and Ward No. VI where the Total Number of Houses are 268 as against 270 house-holds and 200 as against 202 households respectively in 1971. In 1981 maximum housing deficiency was seen is Ward No. VI. However, the overall housing stock available in Nowrangpur is not so big a problem compared to other growing towns of Orissa except the condition of the houses with respect to the condition of houses as revealed from the sample survey conducted in 1976 that of the houses surveyed about 75% of houses are in bad condition in respect of their structures and the rest 25% are in somewhat fair condition. Thus from this it can be concluded that the overall housing condition of the town is below standard.

4.5 In 1981 the concerned Urban Area has 3974 households against 3944 residential houses with a deficiency of 30 houses. The Rural Zone is also recording 924 house-holds as against 896 residential houses with a shortage of 28 residential houses in 1981. On the Whole this Master Plan Area has 4898 households as against 4840 residential houses with a deficiency of 58 residential houses in 1981.

4.6 Slums are generally seen in Ward No. X and III i.e. Christian Street, Teli Street, Telugu Street etc.

4.7 The Central portion of the Town i.e. Ward No. III, the Eastern Part and the Western Part and of the S.H. No. 2 the Ward No. V are occupied by State Government residential colonies. So the growth of slums in these areas are not noticed.

4.8 Nowrangpur had 2017 house-holds against 2675 houses in as per 1971 censuses. This gives a net deficiency of 242 houses in 1971 as against 48 houses in 1961. It reveals that housing deficiency has increased by 404% within a decade.

4.9 As per 1971 census the Total Number of houses in Nowrangpur is 2675 as against the population 13,739. But the house holds were 2917 which brings the occupancy rate to 1.09 house holds per each occupied residential houses. As regard the size of the house holds it is 5.07 persons in 1961 where it reduced to 4.71 persons in 1971. The low economic standard of the people and the shortage of residential houses were responsible for the substandard temporary houses.

4.10 The 20% sample survey of house-holds undertaken by the Town Planning Unit, Jeypore during 1976, gives a clear picture regarding the condition of the houses at Nowrangpur Town. The Table NO. 4.3 reflect a detailed picture of the structural condition of houses at Nowrangpur Town in 1976.

STRUCTURAL CONDITIONS OF HOUSES, NOWRANGPUR -1976

Source : Town Planning Unit, Jeypore-1976.

4.11 As mentioned in the Table No. 4.3 that 56.56 percent. Most of the houses i.e. 33.07 percent are of ordinary brick walls with that tehed roof which belongs to the middle income group.

4.12 Tbale NO. 4.4 reflects the percentage distribution of house holds according to rooms in Nowrangpur town in 1976.

PERCENTAGE DISTRIBUTON OF HOUSEHOLDS ACCORDING TO ROOMS IN NOWRANGPUR TOWN IN 1976

4.13 The house-hold survey, 1976 conducted by Town Planning Unit, Jeypore reveals that the total houses with one roomed house form about 10.24 percent which is less than that of 1961. The two roomed houses constitute 33.99 percent which is comparatively less than that of 1961. The percentage of three roomed houses has increased from 7.30 in 1961 to 21.65 percent in 1976, which is a remarkable increase. But as regards four roomed houses it has been increased from 2.10 percent in 1961 to 2.47 percent in 1971 which is a worth noting. Alike, the increase in five and above roomed houses are from 1.90 percent in 1961 to 13.65, percent in 1976, which indirectly an increase in the living standard of the people of Nowrangpur.

CHAPTER – V

COMMUNITY FACILITIES, UTILITIES AND SERVICE

5.1 The goal of an ideal community is for a health and happy living with adequate provision of Community facilities, public utilities and other services viz, schools, health centres, parks, play grounds, community halls, recreational facilities etc. provision has to be made depending upon the requirements of the population, in order to achieve an ideal life. Drag. No. JY/NGP-5 reveals the where abouts of the existing features.

EDUCATIONAL FACILITIES :

5.2 There are 16 Nos. of L.P and U.P. Schools, with a total student strength of 1679. The total number of teachers in all the 16 schools are 57. There is one J.E.L.C. M.E. School with a total student and teacher strength of 70 and 5 respectively: There is one Boy's High School and A Girls High School with a total student of 1037. The total number of teachers are 38 only.

5.3 As regards to the higher educational facilities the town has got a degree college since 1971 with purely private management and a Governing body. It has both the wings of arts and science. As there is no separate institution for girls in higher education, the same college is meant for co-education.

DISTRIBUTION OF EDUCATIONAL INSTITUTION IN NOWRANGPUR-1976

Source : Town Planning Unit, Jeypore 1976

5.4 The College occupies an area of 20.02 acres over the newly developed area of Nowrangpur to the east . The College has provision for 320 students. But the student strength in the year 1975-76 was 235. There is separate play ground for the College. Apart from this there is provision of Girl's Hostel in the area.

5.5 Table No. 5.1 shown above, gives the distribution of educational institution in Nowrangpur town. Majority of the lower secondary educational institutions have co-education system. But owing to separate establishment of High School for Girls, there is no co-educational system in high school stage.

5.6 The secondary training school near college area at present is meant for Boys and the Govt. Post Basic schools are co-educational.

STUDENTS' AND TEACHERS STRENGTH IN DEIFFERENT EDUCATIONAL ISTITUTIONS IN NOWRANGPUR 1976

Source : Town Planning Unit, Jeypore 1976

5.7 Nevertheless, the college, secondary training school and the Government post basic schools are situated in out skirts of Nowrangpur town. None of the schools are having play grounds within its campus, except the Boys High School.

MEDICAL FACILITIES :

5.8 No doubt medical facilities is a vital part for healthy day to day living of the community. To provide necessary medical facilities to population only two regular medical institutions are existing. One is the Govt. Sub-divisional Hospital and other Mission Hospital. Besides there are 4 private clinics in the town to cater the immediate necessity of the public.

MEDICAL INSTITUTIONS IN NOWRANGPUR TOWN -1975

Source : Sub-Divisional Hospital and Mission Hospital, Nowrangpur.

5.9 The Sub-Divisional hospital has occupied an area of 1.790 acres with a provision of 26 general beds and 3 beds for the infectious diseases. The number of indoor patients treated during the year

19756 is 7489 and outdoor 92.151. As regards to the Doctors and other staff maintained in this hospital, there are 3 and 9 respectively. A family welfare Unit is being attached to the sub-divisional Hospital with a skeleton staff.

5.10 The other important Hospital is Mission Hospital being maintained by the jeypore Evangelic Lutheran Church. The Hospital is situated over an area of 22.970 acres with provision of 105 beds to meet not only the local demand but also the whole region. The number of indoor patients treated during the year 1975 is 27,375 and out door patients 18250. The doctors and the staff maintained in this hospital is 5 and 36 respectively. As regards the Jail, there is no separate medical wing. The Doctors of the Local Govt. Hospital visit from time to time.

PARKS AND PLAY GRONDS :

5.11 No doubt, organized parks are the source of passive recreation. Nowrangpur town is utterly lacking in this facility. Only a very small children's park is existing near Municipal guest house in ward No. VII. A small park is also maintained by the Mission Authority in side the Mission compound.

5.12 There is no well organized public play ground in Nowrangpur town. A small play ground near Boys High School in ward No. X is existing which is meant for the High School only. The play ground near Mission Area is being utilized as a public play ground.

CINEMA AND THEATERS :

5.13 Cinema and theatres serve as a major passive recreation centres for the town. There is only one cinema hall, Nagedra Talkies; functioning in ward No. VII besides one more hall is under construction and is likely to be commissioned shortly. The existing Cinema hall is below standard. A town hall maintained by the Municipality exhibits occasional shows, drama and cultural functions.

ANNUAL FAIR AND FAIR GROUND :

5.14 Ratha jatra and Thakurani jatra are the main festivals of Nowrangpur town. Besides Dola jatra, Dasahara and Bali jatra are the other attracting features of the festivals. Only one fair ground called Desarapada is existing, meant for Dasara festival only in ward No. VII.

CULTURAL FACILITIES :

5.15 Clubs and Reading rooms : Three are three reading rooms, in Nowrangpur town. They are Hiradevi recreation club, madhusudan pathagar, which is a Govt. aided library and reading room and the Municipal library.

OTHER FACILITIES :

5.16 Veterinary hospital : A Govt veterinary hospital with an area of about 2.00 acres is being managed with a skeleton staff. Not only the inhabitants of the town, but also the people of the surrounding villages are also getting immediate assistance besides, there is an experimental poultry farm being managed within the compound of the veterinary hospital.

HOTELS AND LODGING HOUSES :

5.17 There are six hostels and two lodging houses at present existing in the town. The hotels are of medium type with the minimum requirements and some of them are sub-standard and badly maintained.

Out of the two lodging houses, one is being managed by the Municipal Authorities as a guest house with a minimum fixed rate with all facilities whereas the other lodging is purely private one with lack of adequate facilities.

BANKS :

5.18 The town is equipped with three banks namely State Bank of India, Land Development Bank and Co-operative Central Bank.

RELIGIOUS INSTITUTIONS :

5.19 The town has a number of temples. Besides there is a Mosque in ward No. X and a church in ward No. XII. The church inside the Mission Hospital is private.

RURAL AND CREMATION GROUND. :

5.20 There are three burial grounds and two burring ghats in wards No. I, XII and ward No. XIII. There is a Christian grave yard in ward No. XI and Muslim burial ground in ward No. X.

UTILITIES AND SERVICES :

5.12 Police Station : The public station of NOwrangpur town is conveniently located in side the campus of the Tahasil Office on the main road in ward No. X. Under this police Station there is one out-post in ward No. II.

FIRE STATION :

5.22 Very recently, a fire station is established in the premises of Municipal Office.

5.23 The town is being managed by one head post office in ward No. X and a Sub-post office in ward No. XII. Besides there is also one telephone exchange in ward NO. X

BUS STAND AND FILLING STATION :

5.24 The present bus stand is located on the main raod i.e. S.H. No. 2 There is not separate garage attached with the bus-stand. Hence for repairs of buses they depend upon Jeypore Divisonal workshop.

5.25 There is a petrol filling station, Caltex in ward No.XII, on the main road. There is no servicing unit in this town.

WATER SUPPLY

5.26 Water is being supplied to this town from the river Indravathi at a distance of 1.5k.m. from the town. There is an over-head tank of 50,000 gallons near the P.H.D. Office which is not sufficient to meet the present demand, for which new industrial and official connections have not been given. At present there are 96 water connections of which 31 are private connections and 65 are public stand posts.

5.27 There is a proposal for the augmentation of water supply with an over-head tank of 100,000 gallons. Besides the present water supply system, there are 25 public well and 436 private wells at different areas to meet the immediate demand of the town dwellers. Apart from this, there are four big tanks i.e. pratap Sagar, Ghoragunda Sagar, Nawabandha and Kakalibata bandha. The tanks are used for purposes other than drinking water.

DRAINAGE :

5.28 This town is badly lacking in a proper drainange system for the desposal of storm water and the domestic sewage. The storm water and domestic swage is disposed in open land.

The Municipality is maintain 18.91 K.m. of Roads with pucca and kucha drains inside the town. Underground drainage system has not been provided.

SEWARAGE :

5.29 At present there is no sewerage system in this town. So, the unchannallis, wate water and night soil of the residential houses creates an unhealthy environment for which the provision of a sewerage system is badly felt but it may be very costly. Most of the latrines are borehole and drop type.

WATER DISPOSAL :

5.30 At present the town is disposing the night soil by carriage. About 57.46 percent of the total households were without latrines.

5.31 The Municipality has provide three five seated public latrines in ward No. X and two two seated in ward No. VII. There is a public urinal in ward No. VII near daily market.

The disposal of the night soil in this town is through bullock carts tot the trenching ground in ward No. XII to prepare the compost The other garbage is being carried in the same process to the dumping ground in ward No. X.

ELECTRICITY :

5.32 Prior to 1930 electricity was being supplied to Nowrangpur Town through D.C. In 1962 the Orissa State Electricity Board took over and started supplying the power from Machkund Hydro-Electric Power Project. At present the power is being distributed to the entire town by overhead lines. Most of roads have been electrified. The street lights are being managed by the Municipality. There are 194 light points in the town, out of which 111 are of single bar light, 2 are of double bar light, 4 mercury wapour light and 77 are ordinary bulbs.

CHAPTREER –VII

TRAFFIC AND TRANSPORTATION

6.1 A study of traffic and transportation system for Nowrangpur has been made here, both for ‘Inter-town’ or ‘regional’ and intra-town systems.

INTER-TOWN TRANSPORTATION :

6.2 The S.H 2 starting from Borigumma where the N.H. 43 diverts, goes through Nowrangpur and connects Bhawanipatna, another Urban Centre of Kalahandi District at a Distance of 112 Kms. To

the North. The N.H.43 near Borigumma is at a Distance of 22 kms. From Nowrangpur. The M.D. R. Starting from Nowrangpur leading to Tentulikhunti and Indravati Dam (at a distance 50 Kms.) is another regional route.

6.3 Most of the vehicles passing through the town are regional. Nowrangpur Acts as a transit station. The town is connected by regular Bus Service to important Urban Centre's Like Vizianagaram in A.P. Jagadapur in M.P., Berhampur, Jeypore, Cuttack etc., The town has got intimate relationship with A.P., M.P. in terms of socioeconomic activities. The following tables will reflect the linkage of Nowragnpur with various Urban Centres of the State and neighboring states.

PLACES LINGED WITH NOWRANGPUR BY BUS SERVICES OF OSRTC 1976

Source : O.S.R.T.C. 1976

BUS SERVICE THROUGH NOWRANGPUR BY OSRTC 1976

Source : O.S.R.T.C. 1976

Apart from the above service, private bus service facilities are also available connecting Jeypore and Jagadapur.

6.4 Most of the goods traffic passing through the town deal with grains, pulses, tamarind and other products.

6.5 Nowrangpur is not linked with railway or air connections. The nearest railway head is Jeypore and nearest air strip is Jeypore-Koraput air strip at Jeypore.

INTRA TOWN TRANSPORTATION :

6.6 The important feature of the town in this respect is that the S.H. 2 passes through the town and hence the town has developed in a linear pattern along S.H. 2. Most of the administrative and commercial activities are concentrated by the side of S.H. 2 which is the Main Road. This Main Road is very narrow from Municipal Office to Jagannath Temple Junction. After this it is sufficiently wide. The other important road is the road leading to the college taking off from main road. This is also quite narrow in the developed area. Apart from this many narrow lanes and by-lanes from main road lead to the compactly developed residential areas.

6.7 The traffic in the town is mostly composed of automobiles, rickshaws, bi-cycles and bullock carts on main road while in lanes and by-lanes rickshaws, bullock carts and bi-cycle ply.

6.8 There is no organized parking space, However the automobiles, rickshaws and bullock carts are seen parked on the main road side and trucks and bullock carts on Godia Shai road. On weekly market day, the bullock carts and trucks are parked in the premises of weekly market area and on the play ground near Boy's High School.

6.9 Occasional accidents occur in this town mainly on the main road and at the road junctions. There are few fatalities.

6.10 A traffic volume survey conducted by the Town Planning Unit, Jeypore in 1976 reflects that the most busry road is the main road. Next to this is the road leading to College It is observed that the bullock carts, bicycle and rickshaws constitute major part of the volume of traffic during peak hours. Hence this is a major impediment to the free movement of automobiles. The temporary cabin shops and hawkers are an impediment to the free flow of traffic.

6.11 The total road length in the Municipal area is 18.99 Kms. Of which 6.89 Kms. Is black topped. Only 5.64 K.m. is metalled. Only the main road and two ring roads on both the sides of town are metalled and well maintained.

CHAPTER-VII

LAND USE

7.1 Urban land has become scarce now a days and hence the cost of land is spiraling every day. It has been observed in most of the Indian town and especially in Orissa that mixed land use is prevailing. This has resulted in unplanned and sporadic growth.

7.2 Nowrangpur is no exception in this regard. The existing land use of nowrangpur, 1976 depicted in Drg. No. JY/.NGP-6. It is observed that most of the developments are confined to the Municipal limits. The college area which is outside the Muncipal limit is developing fast as an institutional and administrative area.

7.3 The growth of the town to the south is impeded due to the Indravati River floodable plains. The western part of the town is girdled with a hilly track. The development towards the east, in the same way, is limited due to existence of low lying cultivable land. There is much scope of development of the town towards the north and north-east directions.

EXISTING LAND USE ANALYSIS :

7.4 Out of 8260.053 acres of master plan area only 479.93 acres are developed with various uses which constitute 5.8 per cent of the master plan area. The green belt area which includes cultivable and agricultural land constitutes as much as 83 percent of the master plan area. Rest 11.2 percent constitute the water bodies., hills, hamlets etc.

EXISTING LAND USE OF NOWRANGPUR MASTER PLAN AREA -1976

Source : Town Planning Unit, Jeypore 1976.

7.5 The area utilized for residential uses is 86.97 acres which accounts 18.12% the developed area and 1.053% of the master plan area. This records a gross residential density of 15.85 p.p. a with relation to the population of 13,739 in 1971. This is well below the desirable urban density standards. This is also apparent from the study of existence of 2675 houses over 86.91 acres of land which accounts for 30 houses/acres. A considerable number of houses belong to various government departments. Most of the houses are having only one or two habitable rooms. Average plot size is 30'X60'

COMMERCIAL USE :

7.6 The commercial activities are mainly concentrated on both the sides of main road. The area covered by the commercial use is 32.31 acres which constitutes 6.73% of the developed area and 0.391 of the master plan area. This includes daily market near sub-divisional hospital, street shopping on the main road, weekly market near mission hospital and market yard to the western corner of the town. The weekly market which occupies a vast area of 19.00 acres is decaying in its activities due to the cropping up of various co-operative societies and market yard. The market yard occupies 12.00 acres which deals with whole sale trade of grains, pulses and forest produce. There is an overall development plan for the market yard with all sorts of marketing facilities.

Rest of the area i.e. 1.31 A.C. is occupied by street shopping, banks and other commercial uses. The payment shops and cabins are not included here.

INDUSTRIAL USE :

7.7 The industrial units in this town is limited to a few rice and oil mills Apart from this, there are few small scale industries like flour mill, rice hauler repairing garages and printing presses. The land under this use occupies 51.39 acres constituting 10.71 percent of the developed area 51.39 acres constituting 10.71 percent of the developed area and 0.622 percent of the master plan area. The rice mills are mostly located in the outskirts of the town away from the developed residential areas. The Forest Corporation saw mill, Baba Rice Mill, Yunus Rice Mill and Jamal Mills are worth mentioning regarding major industries.

ADMINISTRATIVE INSTITUTIONAL & UTILITIES USES :

7.8 The administrative offices of Central/State and Local Bodies, medical, educational, religious institutions, water supply, sanitary facilities etc., are included in this Use The total area under this use occupies 107.59 acres constituting 22.42% of the developed area and 1.3% of the Master plan area. The Government offices are usually located on the main road. The Mission hospital is sparsely built-up. The College area is in the out-skirts of the town to the east is a developing area.

PARKS AND PLAY GROUNDS :

7.9 There are no good parks or play grounds in this town. Only a small park attached to L.P. School near Municipal Office is existing. Two play grounds one near the Boys High School and other near the Mission Hospital, which is a public ground are existing. The area under this use is 5.80 acres which constitutes 1.21 percent of the developed area and 0.70 percent of the Master Plan area.

OPEN SPACE :

7.10 This use includes vacant land unutilized land in the developed area of the town. The land occupied by this use is 69.20 acres constituting 14.42 percent of the developed area and 0.837 percent of the master plan area. This is due to the vacant land in the midst of the town which is unutilized.

ROADS :

7.11 This includes metalled, non, etalled roads in the developed area. The main road, subsidiary roads, lanes and by-lanes are also included. The land occupied under this use is 126. 67 acres constituting 26.39% of the developed area and 1.533 percent of the master plan area.

GREEN BELT USE :

7.12 The total developed area comes to 479.93 acres which is 5.806 percent of the Master Plan area. Rest 94.194 percent of the master plan area accounts to the green belt use like hills, orchards, water bodies, agricultural area etc., The area under hills occupies 277.90 acres constituting 3.364 of the master plan area. The area under habited hamlets covers 276.85 acres which constitutes 3.351 percent. The area under the agricultural use is the maximum i.e. 685902 acres which constitutes. 83.045 percent of the master plan area.

CHAPTER –VIII

8.1 Here in this chapter, various socio-economic and physical problems of the town high lighted in order to arrive at the proposals for a healthy living in a planned manner. As discussed earlier, the

town being a sub-divisional headquarters will continue to grow in administrative activities. But with this single function, the town will not have any sustained growth. Hence, diversification of the town is needed.

SOCIO-ECONOMIC PROBLEMS :

8.2 Though the economy of the town is based on tertiary sector, it needs strengthening of the primary and secondary sectors. The tertiary sector needs reinforcement. The commercial activities of the town will be growing and it will be allowed to grow for diversification of activities. The rural zone which is agriculture oriented and dominated by scheduled caste and scheduled tribe population will continue with a strong primary sector. But in order to provide better employment opportunities, induction of industrial needs immediate attention.

8.3 The town badly lacks in lodging houses and entertainment facilities. The public utilities like water supply, sanitation and electricity is below standard and must be geared as for the future population. The housing condition of the town is also below standard. For health and comfortable living the standards are to be raised. The town is having only few medium scale industries which employ a few workers. For upliftment of the economy of the town and scope for better employment opportunities, the town needs attention towards the growth of medium and small scale industries. The shopping facilities are limited. Hence, these facilities need proper location distribution. Lack of parks and play ground for active and passive recreation of the town is badly felt.

PHYSICAL PROBLEMS:

8.4 The Nowrangpur Municipal area is having limited area for which the growth of the town is sporadic with intermixture of land uses without planning principles. The southern part of the town is floodable due to river Indravati. The eastern part of the town has its limitation with low lying agricultural land except the College area. The growth towards the western part of the town is limited due to the hillock. There is every possibility of growth of the town to the north and to the east in the College area. Apart from this there is lot of low lying vacant land in the midst of the town causing problems of drainage and insanitation. Hence, keeping in view these physical problems, attempts be made to overcome and plan accordingly for the future population. Importance has to be given to the main road (S.H.2) by way of proposals as this is the main artery of the town.

PLANNING GUIDE LINES :

8.5 Keeping in view existing problems of the town, proposals be made for a healthier Nowrangpur in a planned manner with the following imperatives :

1. Nowrangpur will continue as a commercial hub besides its importance as an administrative and institutional centre. The administrative offices be encouraged and located on the area earmarked specially in the plan.
2. Small scale and service industries both in urban and rural sector should be infused. However, the primary sector of economy in the rural area will continue as such.
3. The function of the town should be service-cum-commercial town in relation to its regional setting.

4. For a healthier urban community, the socio-economic needs of the people be transformed to physical form in an integrated manner by physically ear marketing the same of the future development.
5. Keeping in view the time perspective of 20 years (1976 to 1996) the town should be developed in a phase wise co-ordinate manner.
6. The public utilities and facilities proposed for the town should be commensurate to the future population and equitable distributed.
7. The proposals of location of office, educational institutions, parks, shopping area etc., be confined to the available government land as far as possible.

CHPATER -IX

PLANNING PROPOSALS

The Master plan of Nowrangpur has been drawn up keeping in view the urban community for the coming twenty years (1976-1996). The proposals have been envisaged taking into consideration the socio-economic and physical variation within next twenty years for a convenient and healthier Nowrangpur.

PROPOSED SIZE AND FUNCTION :

The Master plan envisages a population of 36, 747 by 1996 against a population of 18, 069 in 1971. It is expected to reach a population of 24,049 in 1981, 32,008 in 1991 and 42,188 in 2001.

The function of the town is now mainly services. A unfunctional town never thrives and it is not desirable from planning point of view. Hence, the function of the town has to be diversified. The proposed Indravati Project is likely to have much impact on this town as this will be the nearest town for the project area. The function of the town is envisaged to be a service cum-commercial town. Emphasis is laid for better concentration of trade and commerce and industry.

As expected the master plan area will have a working force of 33% of total population in 1996. The urban and rural zone will have working force of 33% and 40% respectively. The workers in tertiary sector will be 57.60% of the working force.

GROWTH PATTERN :

Keeping in view the prevailing direction of growth of town to north and east and availability of developable land, the growth of the town is envisaged in these directions. The College area to

the east will however develop as a separate entity with adequate physical linkage with the town.

PROPOSED LAND USE :

The proposed land use for Nowrangpur as envisaged for 1996 is based on the analysis of various physical, socio economic factors and proposed function of the town. The proposed land use thus reflects the land utilization for the future community Master plan area in a planned manner.

The proposed land use map, 1996 is shown vide Drg NO. JY/NGp-7. The table NO. 9.1 reflects the purposed land use pattern in 1996. The land use thus indicated in a flexible one which will accommodate the unforeseeable developments as and when necessary. Care has been taken for optimum utilization of developable land More care has also been taken for controlling and regulating the re-use and mis-use of land.

The table No. 9.1 indicates that out of the total master plan area of 8260. 053 acres developments are purposed over 19.5.00 acres constituting 23.06% of the master plan area and west 76.94% is left as green belt zone.

PRUPOSED LAND USE OF NOWRANGPUR MASTER PLAN AREA 1996

Source : Town planning Unit, Jeypore 1978.

RESIDENTIAL USE:

To provide residential accommodation for the future population of 36,000 by 1996 an area of 1237.15 acres is provided including the existing area of 86.97 acres in 1976. This proposed area will constitute 64.94% of the developable area and 14.98% of the Master plan area. The residential area was envisaged for the future population and area available for development.

The gross residential density of the master plan area will be 30 p.p.a where as the overall density taking the whole master plan area will be 4.5 p.p.a Three types of densities are contemplated, They are-

Low density 0 to 40 p.p.a

Medium density 41 to 60 p.p.a

High density 61. To 80 p.p.a

The low density is provided in the outskirts residential areas and for hamlets. The medium density is provided for the areas lying between most developed area and outskirts. The high density is provided in the most developed area.

The hamlets which are included in the residential and green belt zones will grow with their normal expansion.

COMMERCIAL USE:

The commercial use will include main shopping centre, subsidiary shopping centre, whole sale business, weekly market etc., This use will occupy 7600 acres of land constituent 3.90% of the developable area and 0.92% of the master plan area to cater the needs of the future population.

MAIN SHOPPING CENTRE :

The weekly market which is now existing is proposed on the main shopping centre with an area of 1900 acres. The weekly market will be discontinued and proposed to be located to the west of this area.

SUBSIDIARY SHOPPING CENTRE :

To cater to the immediate needs of the community, 6 numbers of Subsidiary shopping centres are provided at suitable locations. These subsidiary shopping centres are earmarked as follows:-

Area to the south of jail abutting the main road

Area opposite to R.C.M.S. rice mill on college road

One centre to the north-west part of the proposed residential area of the town.

One centre to the north of the proposed residential area

One centre on Grainery street to be developed by Nowrangpur Municipality.

One centre opposite to P.W.D. (I.B.) on main road,

STREET SHOPPING :

The street shopping on the main road will continue to exist and no expansion is envisaged.

The daily market existing near sub-divisional Hospital will continue.

MARKET YARD :

The market yard which is existing to the far west of the town will continue as a wholesale business centre. The area covered by this use is 12.00 acres. This needs fulfilled development as per the development plan envisaged by the market committee.

CINEMA HALLS :

To cater to the future population, it is proposed to have two more cinema halls by 1996.

INDUSTRIAL USE:

The existing area under Industrial use zone is 51.39 acres, occupying 0.622% of the master plan area. An area of 124.00 acres is proposed under this use which will constitute 6.51% of the developable area and 1.50% to the Master plan area. In view of development of large scale forest and agro-based industries an area of 72.40 acres is earmarked for medium and major industries opposite to the Forest Corporation Saw Mill on the main road. Another area to the extreme south of the town in 18.80 acres is earmarked for small and medium scale industries.

ADMINISTRATIVE, INSTITUTIONAL AND UTILITY ZONE :

Nowrangpur, being a sub-divisional headquarters will further gain its importance in administrative use. The proposed Indravati project will have much impact on this town. Moreover, depending upon the future population more institutional and utility area will be required. Hence an area of 252.00 acres is proposed including the existing area of 107.79

acres under this use. This use zone will constitute 13.23% of the developable area and 3.05% of the Master Plan area.

ADMINISTRATIVE AREA :

In addition to the existing areas under administrative uses, an area of 6960 acres is earmarked to the east of the town opposite to the college area where the government offices area to come with their residential colonies.

INSTITUTIONAL AREA :

The College area needs expansion. Four numbers of high School including the two existing one will serve the future population. These high schools can conveniently be located in the developable area the L.P.Schools U.P.Schools and M.E. Schools can to come up in the residential area as per requirements of the community.

HOSPITAL :

The existing Mission Hospital needs expansion with modern facilities. The existing subdivisional hospital may be converted to a children and Maternity welfare centre. A new subdivisional Hospital may be located in an area earmarked for a hospital to the far east of the town.

The zonal dispensaries may be provided in the residential areas as and when necessary.

WATER SUPPLY

The present pipe water supply system with 50,000 gallons/day for the town is quite inadequate. This needs augmentation to cater to the projected population by supplying @30gallons/head/day. Hence by 1996 the town water supply for domestic purposes will be 11.4 lakh gallons per day.

SEWAGE & GARBAGE DISPOSAL :

At present there is no integrated sewerage system to dispose storm water and domestic wastes. It is proposed that there should be closed drainage sewerage system for the whole developable area. The garbage of the town is now disposed over the land near the Forest Corporation Saw Mill This may be discontinued and disposed in the areas earmarked in the plan for the purpose. The garbage may also be utilized for reclaiming the low lying areas in the midst of the town.

RECREATIONAL USE :

The recreational facilities are described as lungs of the urban areas providing relief to the stress and strain of the regular and monotonous urban life. These facilities includes parks, play ground, stadium etc. Providing active and passive recreation for the urban community. An area of 30.00 acres constituting 1.57% of the developable area and 0.36% of the master plan area is earmarked for the purpose.

PARKS :

In this town there is not a single park except a children park attached to Laxmannayak. U.P. School on the main road. Hence a 'Central park' is purposed on the existing public play ground. The public play ground. The public play ground however may be shifted to the area earmarked as a stadium to the east of the town. Moreover, children's parks play grounds and totals may come in the newly developing residential areas.

PLAY GROUND AND STADIUM :

The play ground of 'boys' High School will continue to exist where as the public play ground near Mission area be discontinued as this area is purposed for a 'park'. A full fledged stadium is purposed over an area of 14.40 acres to the east of the town.

FAIR GROUND :

The 'Dasara' fair ground near the old cinema hall will continue to exist, occasional fairs may be conducted there with temporary shows for circus, funfair exhibition etc.

TRAFFIC AND TRANSPORTATION USE :

The Traffic and transportation use zone includes roads, bus terminal and truck terminal etc, The existing area under this use is 126.67 acres. An area of 185.1 acres is purposed for this use which will constitute 9.75% of the developable area and 2.25% of the Master Plan area.

ROADS :

The circulation pattern as show in Drg.No.JY/NGP 8 has been purposed based on the traffic in relation to the purposed land use. The pattern thus purposed takes in to account the urban and regional traffic and transportation system.

Since the new Indravati bridge is coming up to the east of the town, the old bridge will be abandoned in due course. Keeping the alignment fixed by the P.W.D. (R&B), connecting the new bridge, a link road of 100' wide to the west of the town is purposed which will act as the bye-pass for S.H.2. To facilitate the purposed uses to the east of the town another link road of 60' wide is purposed. Beth the link roads to the east and west of the town will meet the existing S.H.2 to the far north of the town.

The existing S.H.2 and the Main road going through the town will have 50' wide upto Municipal office junction which will be reduced to 40' upto Jagannath temple junction. This road will have 50' wide minimum although upto the developable area to the north.

The college road emerging from main road is purposed as 30' width minimum upto Nua Bandhaal through the master paln area going east of the town leading to Nandahandi and Tentulikhunit road which is a M.D.R. will have 40' width.

Apart from the above a number of 60', 50' and 40' subsidiary roads are purposed in the master plan are linking various purposed activity areas and uses as per the purposed road map vide Drg.No.JY/NGP. 8.

BUS TERMINAL :

9.33 In view of growing commercial importance of the town and traffic and transportation activities in the same line, a bus terminus is purposed on the existing one, opposite to police station over an area of 4.20 acres. This will serve both the Govt. Undertaking transport agencies and private agencies.

TRUCK TERMINAL :

The town will grow with transport activities in view of its importance of commercial activities. Hence, a Truck terminal, is purposed suitably located on the area between 'Market yard' and the purposed weekly market to the west of the town over an area of 22.80 acres.

UNAUTHORIZED CABINS :

The unauthorized cabins shuttered on the main road creating a bottle neck to the free flow of the transfer should be removed and be settled in the areas earmarked for street shopping and subsidiary shopping centre.

GREEN BELT USE :

The green belt use includes agricultural land, cultivated land, water bodies,. Hillocks, burial and cremation ground, waste disposal ground, dairy and poultry farm etc, The green belt use occupies an area of 6355.053 acres constituting 76.94% of the master plan area.

DAIRY AND PULTRY FORM :

To facilitate the future population and area of 40.80 acres is purposed for diary and poultry farm to the south-east of the town over the 'Gochar land' on the bank of river Indravati.

BURIAL AND CREMATION GROUND :

At present 8 cremation and burial grounds are existing, out of which the burial ground for Muslims to the east of the town and the church yard in the Mission compound will continue to exist. It is purposed to extend the burial ground for Muslim on the same area. The burial ground near Indravati Bridge, and far north of the town will continue to exist. Apart from this, a burial ground is earmarked to Far East of the town on Nandahandi road to cater the needs of the future population. Rest of the burial grounds existing will be discontinued in a phased manner depending upon future development of the town.

WASTE DISPOSAL GROUND :

At present the garbage of the town is mostly disposed on Municipal garbage ground opposite to Forest Corporation Saw Mill. This is to be discontinued in due course and shifted to the area for the purpose earmarked to the north-west of the town. Apart from the above, two more disposal grounds are purposed, one near the purposed cremation ground to the east and other near the cremation ground to the south near Indravati bridge.

VILLAGE PLANNING :

The planning of the Village or hamlets in the master plan area has not been covered here. However, the detailed planning could be taken up as a sub-plan for the hamlets as and when necessary.

CHPATER – X

IMPLEMENTATION AND PLANNING STADARDS

10.1 The implementation of Master Plan has got two main aspects namely plan enforcement and plan execution. Both the aspects are covered under legal provisions of Orissa, Town planning and Improvement Trust Act, 1956 and Orissa Town Planning and Improvement Rules 1975. The plan enforcement is mainly the regulatory aspect of plan implementation. However, the Implementation of a master plan depends upon the administrative, financial and legal intricacies as detailed below.

1. Planning Authority
2. Administration
3. Financial resources
4. Town development programmes
5. Large scale acquisition of land
6. Zoning Regulations

7. Public participation

ENFORCEMENT :

10.2 The Orissa Town planning and Improvement Trust Act 1956 has been enforced over the master plan area comprising 8 revenue villages vide government in Urban Development Department Notification No TR-VI-19/77-18701/UD dt 5th July, 1977 effective from 10th July 77.

The planning Authority, appointed by the Government shall draft publish the master plan under Section 31(1) of Orissa Town planning & Improvement Trust Act, 1956 inviting objections and suggestions within the stipulated time of sixty days. The objections and suggestions so received by the planning Authority shall verduly considered and after making necessary modifications in the plan be submitted to the Director of Town planning/State Govt. for approval under section 32 of the Act. After approval of the Master plan which shall be final Master Plan.

10.3 After publication of the master plan under section 31(i) of the Orissa Town Planning and Improvement Trust Act permission with respect to any construction or carrying out contract with respect to land be accorded by the planning Authority. After publication of the Master plan under Section 33(i) license will be issued, while issuing permission/license the planning Authority shall ensure that the developments are as per provision of the Master plan.

10.4 The control of developments in the Municipal limit will be exercised by the planning Authority and Municipality in a Co-ordinate manner. Hence the planning Authority will control developments under taken by private parties, public agencies, government Department through the Town planning

and Improvement Trust Act, 1956. Zoning Regulations, Municipal Rules and as per provisions contained in the master plan.

ADMINISTRATION :

10.5 Since the planning Authority is main agency for plan enforcement and plan execution, there will be over all control of the Government over the authority. The Director of Town planning Orissa will have control as per provisions of the Orissa town planning and Improvement Trust Act. 1956 and Orissa Town planning and Improvement Trust Rules, 1975.

10.6 The committee to be constituted for the planning Authority under provisions of the sections 80 of the Orissa. Town planning and improvement Trust Act, 1956 will have administrative control over the Authority as per the Act. This committee will mainly advise the planning authority for the purposes of the Act and Rules.

FINANCIAL RESOURCES OF PLANNING AUTHORITY :

10.7 The main sources of income for the planning Authority area as follows :

- a. 2% additional stamps duty as per provisions of Section 83 of the Orissa Town planning and Improvement Trust Act, 1956.
- b. Contribution of Municipality to planning Authority as per provisions of Sections 85 of the Orissa Twon planning and Improvement Trust Act, 1956.

c. Grants from State/Central Government, Local Bodies or any other persons.

d. Betterment levy.

e. Loans from State and Central Government and other financial agencies like L.I.C., Banks, HUDCO etc.,

EXPENDITURE :

10.8 The expenditure of the planning Authority will be mainly :

a. Office establishment, in maintenance and inspection.

b. Expenses for the purpose of Orissa Town Planning & Improvement Trust Act.

c. Acquisition of land & its. Developments pertaining to scheme.

d. Expenditure on social and utility services.

e. Action programmers.

10.9 The planning Authority is the main plan implementing agency from this the following are the agencies from implementation of the plan:-

a. Municipality/other local bodies.

b. Various departments of Government like P.W.D. (R&D), Transport, Health, Education etc.

c. Other semi-Government agencies and private agencies

d. Orissa State Housing Board

Hence, the planning Authority is to co-ordinate the various agencies responsible for development of the town in a planned manner.

10.10 The planning authority is empowered to prepare and execute Town planning Schemes. The Authority can acquire land and execute a number of schemes like Residential, commercial, road development water supply, sanitary services and such others. With its own resources or raising loan from financial agencies, the planning Authority may execute the schemes as per provision of the master plan.

INTEGRATED URBAN DEVELOPMENT :

10.11 This concept aims at provision of facilities by the planning Authority at a large scale like residential, commercial, industrial developments and other utilities and services. For this purpose the planning authority will go for large-scale acquisition of land and its development in a phased manner. For the purpose of this town like Nowrangpur, the Planning Authority may go for seed capital to be sought to State/Central Government or other agencies for the development through particular schemes with this seed capital the planning Authority may for purpose of various schemes. The schemes maybe taken in a phase wise programme will not only raise the financial resources but also guide the development of the town on desirable lines.

PUBLIC PARTICIPATION :

10.12 Public participation for effective on enforcement and implementation of the master plan plays a very important role. The town dwellers will be appraised of the Master plan, its provisions, schemes to be taken up by the various authorities by means of advertisement through news papers, radio talk, seminars, conferences, discussions, exhibitions etc.,

10.13 The common public will be given sample opportunity to understand the problem and prospects of the town and the provision contained in the master plan. They will be allowed to give suggestions on these freely. They will also be appraised of the schemes undertaken for their benefit by the planning Authority and suggestions on this will be invited.

The plans and schemes are for the dwellers of the town Hence their involvement in the process will indicate the healthy and planned developments of the town.

PLANNING STANDARDS :

10.14 A master plan with planning Standards for developments in various uses is essential for the orderly and planned development of the town. The standards various from place depending upon the characteristics of the area. In view of the increasing land value, the following standards will be adopted for various uses/activities. The planning standards will be applicable for reconstruction and newly developing areas.

10.15 The residential areas will be governed by neighborhood principles. The neighborhood road, access roads etc., will be provided in the area. The minimum plot size is contemplated to be 1742 sq.ft for the newly developing area which may be relaxed in built-up areas. A residential dwelling

unit will have minimum two living rooms of 100 sq.ft and 120 sq.ft with verandah, courtyard, kitchen, sanitary latrine etc. Relaxation will be given for group projects.

SHOPPING :

10.17 The master plan envisages two prior system of schools as follows :

a. Primary/nursery (Age group 5 to 10 years / 2 to 5 years) This School will have 5 classes of two sections each having 30 students per section with an area of 1.5 acres to 2 acres. This school be provided for every 25000 population.

The nursery will have 3 standards with 30 students in each standard with an area of 1 to 1.5 acres. Since this is a specialized school, no standard is provided.

b. High School (Age group 10 to 17 years) : This school will have 6 classes not no more than 2 sections each having 40 students and an area of 3 acres minimum. One high school be provided fore very 10,000 population.

PARKS AND PALY GROUNDS :

10.18

i. Children park : One park of 500 sq.ft area for every 3000 population, with provision of totals provided.

ii. Neighborhood parks : One park of at least 0.50 acres be provided for every 5000 population.

Play ground : One play ground of at least 2 acres be provided for every 10,000 population.

MEDICAL

10.19 For every 5000 population a Health Centre be provided over an area of minimum 0.50 acres for treating minor illness and emergencies. In a general hospital 2 beds per 1000 population be provided apart from treating major illness. This also includes infectious diseases. For Maternity and Child Welfare Centre 1 bed per 1000 population be provided.

WATER SUPPLY :

10.20 25 gallons per capita per day treated water is recommended for this town.

CHAPTER – XI

ZONING REGULATION

INTRODUCTION :

11.1 Zoning Regulations are a PRIORI method of ensuring correct land use in the concerned Master plan Area. The proposed land-use plan in the previous chapter which is the SUMMUM BONUM of the Master plan only envisages land use category, but does not define the detailed uses under each category. Here in these zoning Regulations certain restrictions have been propounded for controlling unplanned development and promoting correct land use. For promoting welfare and well-being of the community, certain reasonable control and restrictions have to be exercised over the use of land. The

entire Master Plan area of Nowrangpur have been divided into a number of zones as shown in the have been divided into a number of zones as shown in the proposed land use map, drawing. The said regulations are adopted to check harmful invasions by non-conforming use and promote proper density of development and land use in ensuring protection of open areas, light, and ventilation standards and providing for future expansion in appropriate manner in the best interest of the community.

SCOPE AND OBJECTIVES,

11.2 As in absence of a comprehensive planning law and building bye-laws the observance of the Zoning Regulations will enhance the effectiveness with which the Urban Local Body/planning Authority can control and direct development within their jurisdiction and within the frame work of this over-all Master plan for the area. Hence the regulations will be of immense help in channeling the intensive urbanization purposed for the plan period 2001 in the Master plan, so prepared.

11.3 These zoning Regulations should not be taken as restrictive measures. The Zoning Regulation aim at promotion and development of land in a correct manner portraying the intentions and objectives of the plan. It does not prohibit use of land and building that were lawfully existing prior to the enforcement of the, Zoning Regulations. When already existing uses are found to be contrary to the Zoning Regulations in a particular use zone, these uses are designated as “Non-Conforming uses” which until and unless are found to be immediately detrimental to the welfare of the community are replaced to gradual stage by conforming uses.

11.4 The following principles, here is after called the “Zoning Regulations” framed for carrying out all the purposes of the Orissa Town planning and improvement Trust Act, 1956 and in keeping with the

objectives of planned Urban expansion, development of residential areas on neighbourhood principles, promotion of correct land use and convenience and general betterment of the inhabitants of the locality in view shall be applicable to the area covered by this master plan.

11.5 Shorttitle etc. : It is called the “Zoning Regulation of the Nowrangpur Master plan Area” Nowarangpur (here-in after called the Regulation or the Zoning Regulation”. It extends over Nowrangpur Master plan area. Tehre in after called the master Plan Area)

11.6 Commencement : The date from which these zoning regulations shall be enforced, shall be the date on which the notification of the master Plan under sub-section (i) of section 31 of the Orissa Town planning and Improvement Trust Act 1956 appears in the Orissa Gazettee.

11.7 Definitions : For the purpose of the Zoning Regulations, the following definitions shall apply, unless there is any thing repugnant in the subject or the context thereof :-

a. These regulations may be called as “Zoning Regulations for the Master plan Area of Nowrangpur” here-in after referred as “the Reuglation”.

i. Approved means approved by the Authority having jurisdiction.

ii. “Authority having jurisdiction” means the planning Authority which has been created under the Orissa Town planning and Improvement Trust Act 1056, here-inafter called the “Act” and which for the purpose of administrating the Master plan of Nowrangpur may authorize any official to act on its behalf ; here-in-after called the “Authority”.

iii. Permission means permission under Section 31 (3) which includes licence to be issued under Sections 33 (1) of the Act.

Words and expressions used in those Regulations not otherwise defined, have the same meaning as has been assigned to them in theis Act, Orissa Municipal Act 1950 and Orissa Municipal Rules, 1953.

b. Words used in the present tense shall include the future, the singular number includes the plural and the plural the singular.

c. Building means any contruction for whatsoever pupose and the whatsoever materials constructed exery part there-of whether used as human habitation or not and includes foundation, plinth, walls, chimeneys, drainange works, fixed palt forms, verandha, balcony, carnic or projection. Part of a building or any thing affixed there to or any wall enclosing or intended to enclose any land or space.

d. Building of Accessory use ‘means a sub-ordinate building use of which is incidental to that of a principal building on the same plot such as garage, coal or woodshed, servants quarter etc.

11.8 Building Height : It means the vertical distance measured in the case of flat roof from the average level of the Centre line of the adjoining street to the highest point of the building adjacent to street wall and in the case of pitched roof, upto the point where the external surface of the outer wall intersects the finished surface of the slopping roof and in case of gables facing the road the mid point between the caves 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.

11.9 Plot : A piece of land occupied or intended for occupancy by a main building use, together with its accessory buildings, if any and uses customary and incidental to it, including the open spaces required by the regulations and having frontage upon street or upon a private way that has officially been approved by the local Body or the planning Authority.

11.16 Owner or plot owner: Means a person who receives the rent for use of the land or building or would be entitled to 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 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 or is entrusted with or is concerned with any building devoted to religious or charitable purposes; and
- d. a mortgagee in possession.

11.11 '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.

11.12 Building line : A line prescribed by the planning Authority at a specific distance from central line of the existing or proposed road upto which the exterior wall or any projection of the building can lawfully be constructed. It also includes the lines prescribed, if any, in any scheme approved by the Government/Local Body/Planning Authority.

11.13 Family : A group of individuals normally related in blood or connected by marriage living together in a single house-keeping unit and having a common kitchen arrangements. Customary domestic servants shall be considered adjunct to the term 'Family'.

11.14. To erect : To construct a building for the first time or to re-construct existing building after demolishing it according to fresh or revised plan.

11.15 To re-erect : To construct for a second time or subsequent time a building or part of a building after demolishing it on the same plan previously sanctioned.

11.16 To make material alternations : To make modifications in any existing building by way of addition or alterations or any other change in the roof, window, door, compound, sanitary and drainage system in any respect whatsoever. But opening of windows and providing intercommunication doors shall not be considered as material alterations as it is not enhancing the value of the building existing the time of carrying out such alteration. Similarly, modification in respect of gardening, white washing, painting, retiling and other decorative works shall not be deemed to be material alterations. It further includes :

i. Conversion of a building or any part there of for human habitation as one dwelling house into more than one dwelling house and vice-versa.

ii. Conversion of a building or part there of unsuitable for human habitation into a suitable dwelling house.

Conversion of a building used and intended to be used for one purpose into one or other purpose such as stores, warehouse, or factories etc.

Conversion of a dwelling house or a part there of into shape, a warehouse or a factory or vice-versa.

11.17 Dwelling : A building or a portion thereof which is designed and is used wholly or principally for residential purposes. This shall not include boarding or lodging houses, tents, tourist camps, hotels or other structures designed or used primarily for transit residents.

11.18 Structures : Any combination of materials including buildings constructed or erected the use of which requires location on the ground including among other things like signs, sign boards, fences and walls these are more than three feet high.

11.19 Non conforming Structure Use of Building or land : The use of the structure, building or land existing at the time of commencement of these regulations and which does not conform to the regulations pertaining to the zone in which it is situated.

11.20 Building Set-back : The distance by which any building or structure shall be separated from the boundary lines of the plot.

11.21 Street or Road : Any high way, street lane pathway, alley, stairway, passage way, carriage way, footway, square, place or bridge whether a through-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 purposed in any scheme and includes all bundles, channels, ditches, storm water, drainages culverts, side walks, traffic islands, road side, trees and bushes, retaining walls fences, barriers and buildings within the road lines.

11.22 Storey : Means the portion of a building between the surface of any floor and the surface of the floor next above it or if there be no floor above it, then the space between any floor and the ceiling next above it. When measured, the height of a habitable basement extending at least five feet above ground

level or a habitable attic shall be counted as storey Basement or cellar which means the lowest storey of a building below or party below ground level is also storey.

11.23 i. Floor Area : It refers to the usable covered area of a building at any floor level.

ii. Total Floor Area : Means the area of all floors of building including habitable attic and basement.

iii. Floor Area Ratio : It is the quotient obtained by dividing the total covered area of all floor by plot area. F.A.R. in terms of percentage is T, that is expressed as follows :

Total covered area of all floors x 100

Plot area

11.24 i. Plinth : It refers to the portion of a structure between the surface of surrounding ground and surface of floor immediately above the ground.

ii. Plinth area : It is the build up covered area measured at the floor level of the basement or of a storey.

Required open Space : Means the space between plot lines and the minimum building setback line as fixed by the planning Authority, keeping in view the requirement of the town.

11.25 Customary Home Occupation : It means occupation conducted by persons residing in the dwelling the area for such use is not less than 25 percent of the total floor area of a dwelling and public display of goods.

CLASSIFICATION AND ESTABLISHMENT OF ZONES:

11.26 For the purpose of these regulation, the area covered by the Master Plan has been broadly divided into the following use zones:

11.27 Explanations: Within the use zone established by the regulation existing plot, Structures, use of land which were lawful before the regulation 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 removed. Such uses are declared by the regulation to be in compatible with permitted uses, in or the words are nonconforming uses in the zones which shall not be changed, enlarged upon, expanded or extended after coming into force of the regulation.

11.28 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 constructions was decently carried on. Actual construction is hereby defined to include the placing of construction material in permanent position and fastened in a permanent manner where demolition or removal of an existing building has substantially begun preparatory to rebuilding; such demolition or removal shall be deemed to be actual construction; provided work shall be diligently carried on until completion the building is involved.

11.29 Where any non-conforming structure is destroyed by any means to an extent of more that 50% of the replacement constant the time of destruction, it shall not be constructed except in conformity with the provision of the regulation.

11.30 Destruction of non-conforming structure shall eliminate the non-conforming status of the aldn.

11.31 Ordinary repairs, maintenance, replacement of non-load bearing walls, fixtures, plumbing wholly or in part on any building or 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.

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

11.33 All existing place of worship, Temples, Churches, Mosques, etc and cremation ground shall not be treated as non-conforming use.

11.34 Use Zone : Means the principal use to which zone or an area of the 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 included to it.

CLASSIFICATION AND ESTABLISHMENT OF USE ZONE :

11.35 For the purpose of the regulation the area covered by the Nowrangpur Master plan (here-in-after) called the Master Plan) has been broadly divided into following use zones :

i. Residential use Zone

a. High density 61 to 80 persons per acre

b. Medium density 41- to 60 persons per acre

c. Low density-Below 41 persons per acre

ii. Commercial use zone :

Main shopping Centre

Sub-sidary shopping centre

Street Shopping

Wholesale and ware Housing

Weekly Market

iii. Industrial use Zone :

Medium and Large scale industries

Small and Service Industries

iv. Administrative

Institutional and Utility use Zone

Traffic and Transportation use zone

Road b) Truck Terminal

Open space use zone (Organized Green parks, play ground)

Green Belt Zone (Burial Ground, Garbage disposal poultry, Farm, Agricultural lands)

11.37 The boundaries of each of the use zones shall be as indicated in “Purposed land Use Map” of Nowrangpur master plan. The boundary line of the Zones shall be plot lines, central lines of roads/street extended over the railway right of any way lines or corporate limit lines as they exist at the

time of publication of these regulations unless such boundary lines are fixed by dimension on the purposed land use map.

11.38 The broad use zones designed in the purposed land use map can be further sub-divisional into sub-zones by the planning Authority where expedient to specify density and special uses to which the Zones are to be utilized.

11.39 All the disputes, difference with respect to exact location of zonal boundaries shall be referred to planning Authority whose decision shall be final and binding. The planning Authority shall, however, obtain opinion of Director of Town Planning, Orissa if necessary.

11.40 GENERAL REGULATION :

Except otherwise provided, no structure or land here after shall be used and no structure or par there of shall be erected, re-erected, or materially altered unless in conformity with these regulation.

11.41 NON CONFORMING USES :

Any use of land or structure existing at the time of enforcement of these regulations, but not in conformity with the provisions, may continue to exist with the following limitations.

Such use of land or structure shall not be :

- i. Changed to another non-conforming use
- ii. Re-establishment after discontinuance of use for six consecutive months

Extended except in conformity with these regulations with permission of the planning Authority.

Rebuilt or repaired after damage exceeding one half of its cubical contents immediately prior to damage with the permission of the planning Authority.

11.42 All non-conforming uses of land and buildings shall be discontinued and made to conform with the master plan with the time limit specified below for different non conforming uses from the date of final notification of master plan under section 32 of Orissa Town planning and Improvement Trust Act, 1956.

a. Residential Non-conforming Uses : Except otherwise provide residential use of buildings or land in Varsity use zones, except residential use zones as shown in the master plan shall be discontinued within a period of fifteen years.

b. Commercial Non-Conforming Uses : Except otherwise provided the commercial use of buildings or lands in various use zones except commercial the zone as indicated in the Master plan shall be discontinued within a period of ten year.

c. Industrial Non-conforming Uses:

i. Except otherwise provided industrial use of structure or land which does not conform to land use shown in the Master plan shall either to be discontinued gradually or shifted in stage to the industrial use zone earmarked in the Master plan.

ii. All noxious and nuisance industries which may be dangerous to life or injurious to health or property or causing offence to the sense of sights, smell or hearing or disturbances to rest and sleep must be the

first to go from their present locations. The time of their shifting ranging from a period 5 to 10 years shall be fixed by the planning Authority depending upon the nature and degree of such nuisance and the area occupied.

Non-nuisance industries will get more time for shifting i.e. from minimum 5 years to a maximum period of 15 years on a sliding scale depending upon the following criteria such as
The capital value of land, structure and machinery allowing for depreciation.

The registered employment of industry (more time will be given to industries employing more workers)

The production floor space per worker more time if the industry has got more floor space per worker)

d. Notwithstanding anything contained in the Zoning Regulations, the Planning Authority may allow any addition or alterations in the existing non-conforming uses in any use zone with such restrictions and conditions as it may consider desirable.

e. Notwithstanding anything contained in the Zoning Regulations, the planning Authority may in exceptional cases, if it considers desirable, recommend to the State Government for the establishment of any non-conforming uses in any zone. This provision shall, however, be applicable in every rare and unavoidable circumstance. The final decision in this regard shall however lie with the State Government.

11.43 GENERAL

11.44 Notwithstanding anything contained in the Zoning regulations, the planning Authority may in exceptional and un-avoidable cases, if it considers appropriate, recommend to the government through the Director of Town planning, Orissa for the establishment of any nonconforming use in any zone. The final decision in this regard shall however lie with the State Government.

11.45 Notwithstanding anything contained in the Zoning Regulations the Planning Authority may allow any addition or alteration into the already existing residential areas which have been re-designated for any non-residential use with such restriction as it may consider desirable.

11.46 In the plan for residential neighborhood, requirement of open space, roads and neighborhood commercial uses will be provided. In case, where land is sub-divided, it is essential that sub-divisional lay out plan should have the prior approval of the planning Authority. While approving the planning Authority will consider the provision of about 15-20 percent for roads, 5 percent for open spaces and 1 percent for neighborhood shopping area.

11.47 The planning Authority may allow increased residential density if in its opinion the purposed density have already been achieved in any particular residential use zone.

11.48 OFFICE STREET PARKING SPACE FOR MOTOR VEHICLE

Off Street parking space shall be provided on any plot on which uses specified in Table 1.1 are here after established, such parking space as specified in table No. I shall be the minimum and provided with adequate vehicular access to a street or road.

Each off street parking space provided shall not be less than 250 sq. feet of area, The area of drives, isles and such other provisions required for adequate access shall be counted as a part of 250 sq. feet.

If a vehicle parking space required by these regulations is provided in parking areas by groups of property owners for their mutual benefit, the planning Authority may construe such use of this space as meeting the off street parking requirements.

If off street vehicle parking space cannot reasonably be provided for on the same plot on which the principal use is conducted, the planning Authority may permit such space to be provided in the vicinity, provided such space lies within 500 feet of the main entrance to such principal use. Such vehicle parking space shall be deemed to be an open space associated with the permitted use and shall not there after, be reduced or increased upon any manner.

11.49 VIOLATIONS : Any violation of the zone Regulations shall be violation of the Orissa Town Planning and Improvement Trust Act, 1956 and Rule from there-off and shall be penalized as per the provision of the said act.

11.50 EXCEPTION : Group Projects : Group project developments for residential, commercial and industrial area can be undertaken where the land will not be sub-divided into customary streets and plots and will be governed good design to ensure open spaces. Where the intensity of use is intended to be higher than that stipulated in the plan, group project can be undertaken for at least one acre of residential, 0.5 acres of commercial area and 2 acres of industrial area. Access to buildings can be provided by pedestrian's paths governed by design requirements adequate provision made for parking and services including recreational areas

etc. set-back and the arrangement of blocks, garages etc. will have to be approved in each case so that healthy development is ensured.

11.51 Approval of Sub-division lay-out

11.52 No person shall enter into or carry out any contract i.e. sale, lease, gift or any other form of transfer any land through its sub-division into smaller plots without first obtaining approval of such sub-division plan site and service lay-outs, from the Special Planning Authority Nowrangpur and Nowrangpur Municipality

11.53 While according approval of each sub-division lay out the planning Authority shall have due regards to provision in para 8.3 stated earlier. The width of access road in sub-division lay-outs shall not be less than 20 ft and the land may have to be transferred to Municipality through a gift deed for making development.

11.54 APPLICATION FOR PERMISSION AND LICENCE :

11.55 Every owner of land who intends to erect, re-erect a building or materially alter to an existing building or intends to change the use of any building or structure shall submit application to the planning Authority for approval of the plan and permission to execute the work in prescribed proforma and manner accompanied by documents as the planning Authority may determine. The application shall be accompanied by the following :-

- a. A building plan in triplicate on tracing cloth or in printed form in the scale not less than 8 feet to an inch.
- b. Utilization form as prescribed from time to time.

c. Building site plan in appropriate scale in triplicate showing the building, set backs approach reads etc., and other information on the plan as may be determined by planning Authority.

d. Revenue site plan in triplicates showing the site position the scale not less than 16 inches to a mile or in the largest scale revenue map available.

e. Document in support of ownership of land for verification and return.

11.56 Every owner of land who intends to change the use of any land or intends to sub-divide into customary plots to carry out a contract with respect to land shall submit the application to the planning Authority for approval of the plan and for approval of the plan and for permission to execute the work in prescribed proforma and manner accompanied by documents as the planning Authority may determine. The application shall be accompanied by the following-

1. Lay out plan of the land for change of use or sub division in appropriate scale in triplicate drawn on tracing cloth or in printed form.

2. Revenue site plan in triplicate showing the site position in the scale not less than 16" = 1 mile or in the largest scale revenue map available.

3. Schedule or sub-division of plots in triplicate

4. Documents in support of ownership of land for verification and return.

11.57 The planning Authority may fix a price for the application form which it shall prescribe. The planning Authority may also fix a fee for scrutiny of plans for any application seeking permission or license on resolution.

11.58 The planning Authority may request the applicant to furnish with it certain information which has not already been furnished or to satisfy it that there are no objections which may lawfully be taken for grant of permission or license to execute the work.

11.59 If any information as required above in the opinion of the planning Authority incomplete or defective, it may require the applicant to furnish further information. If the information are not furnished within two months, the application shall be liable for rejection.

11.60 APPROVAL REFUSAL OF PERMISSION AND LICENCE :

11.61 a. After the publication of the Master Plan under section 31 (i) under section 32, no person including Government Department, Local Bodies, corporations, private company etc., shall erect or proceed with any building or work or enter into or carrying a contract in respect of the land within the area included in the Master plan Nowrangpur, unless he has applied for and obtained permission/license from the planning Authority to the effect that the purposed building or work or contract is in accordance with and is not contrary to any of the provisions of the approved plan. This included the Government Department, Local Bodies, private company, corporations etc.,

a. The planning Authority may :

- i. Issue the licence/permission for the construction to be executed;
- ii. Object the application for compliance of the requirements sought for
- iii. Issue the licence/permission with medication by imposing such conditions and restriction as the Authority feels appropriate.
- iv. Refuse permission/license.

11.62 Duration of license : The license once issued under Section 33 (1) of the Act shall remain valid for a period of 5 years in case of residential uses and 3 years in the case of non-residential uses commencing from the date of issue of license. After expiry of the period stipulated, the planning Authority may renew the license.

11.63 MULTIPLICITY OF LAND USE :

If a site for reaction, reerection or alternation of building is so located that it falls in more than one purposed use zone, its total use shall be determined by the planning Authority keeping in view the local conditions and majority use in the purposed land use area.

11.64 PERMISSION ON SPECIAL CONSIDERATION :

Where uses are permitted on special considerations by planning Authority as per column 3 of Table No 1.1 of this Regulation, the reasons there of shall be recorded in writing.

11.65 ADOPTION OF MUNICIPAL BUILDING RULES :

The planning Authority may adopt any or all of the provisions contained in relevant sections of Orissa Municipal Rules 1953 with their subsequent amendments with such modifications and alterations as it may deem fit. Such provisions of chapter XIV of the Orissa Municipal Rules as may be approved shall be deemed to be a part of these Zoning Regions.

11.66 APPLICATION OF APPEAL :

Appeals concerning the decisions of the planning Authority and interpretation of these regulations shall be submitted to the planning Authority by the person aggrieved with a written application stating the grounds of appeal. The decision of the Committee in this regard shall be final.

11.67 TEMPORARY PERMISSION :

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 uses shall be made to discontinue and ground restored to the original condition by the owner or the lessees at his own cost on the expiry of the stipulated time limit or put to use or uses stipulated in the Master Plan.

SCHEDULE - I
PROVISIONS REGARDING USES IN " LAND USE ZONES' IN THE MASTER PLAN AREA OF NOWRANGPUR
(See Section 11.35 of the Regulations)

Use Zone	Uses permitted	Uses permitted on special consideration, reasons there of to be recorded in writing.	Uses prohibited	Parking requirements
1. Residential use use zone a. High density b. Medium density. c. Low density.	1. Residence hotel, Hotels, Boarding houses with density limit if any 2. Schools 3. Health clinics 4. Social, cultural, and neighbourhood recreational institutions with adequate parking facilities 5. Public utilities and buildings. 6. Non-commercial Agricultural garden nursery and green houses. 7. Any neighbourhood recreational uses including clubbs and other semi-public recreational uses. 8. Accessory uses. Clearly indientil to residential use (except service uses) which will not create a nuisance or hazeards. 9. Customary home occupation provided that the area for such uses does not exceed 25% of the total floor aea of the dwelling and provided further that there shall be no public display of goods.	1. Plances of worship. 2. Professional,Commercial Government semi Government Offices. 3. Service uses, and retail shops of neighbourhood character. 4. Hotels, Hospitals and Sanitary not treating contagious disases or mental patients, provided the set-bakc and coverageof plots are such as not to constitute nuisance to the residential area. 5. Colleges and Research Institutions of non-Commercial nature, provided the building is located at a distance of not less than 25% from the boundary of the plot. 6. Rearing of poultry and cattle for non-commercial use provided no bird or animal is houses closer than 20' of a dwelling. 7. Removal of gravelclay, send or stone for development of site which will not result in the stagnation of water or cause other nuisance. 8. Bus stop. 9. Petrol filling station on roads of 40' or more right-of-way provided they fulfull other requirements laid down in this connection. 10. Service Industries and storage yards incidental to main use. 11. Crematories.	1. All users not specifically permitted in col 2 & 3	As per table 1,2

12. Philanthropic uses.

13. Places of entertainment including Cinema houses can be permitted provided these are located on the important roads not less than 30' and no traffic problems are created.

14. Small scale and house hold industries which will not cause objectionable noise, vibration, smoke, dust, odour, effluent, general nuisance, traffic problems and employing not more than 10 persons consuming within 10 H.P. power.

15. Planning Authority in consultation with the Director of Town Planning, Orissa can allow increased residential density, if in his opinion the proposed density are desirable and necessary.

2. COMMERCIAL
USE ZONE
a) Main shopping
Centre

6. Storage godowns and yards.
7. Uses connected with whole-sale business activities.
8. Public utilities uses and building including store-yards
9. Railway and road freight stations and truck terminal connected to main shopping activities.
- 10 Accessory uses including parking loading and unloading areas and weigh-bridges.
11. Printing presses employeing not more than 20 persons and limitation of 20 H.P.
12. Services garages machine shops and industries of nonhazardous in nature employing not more than 20 persons and limitaions 2. HP

1. All uses permitted as specified as per column 3 of 26.
2. Ware-housing and storage of non-iuflamable goodss
3. Small scale industries of non-hazard more than 20 persons and subject to limitation of 25 HP
4. Cold storage
5. Residential
6. Hotels and canteens incidental to main use
7. Public utilities uses and building including store -yards
8. Railway and road freight stations and truck terminal connected to main shopping activities.
9. Accessary uses including parking loading and un-loading areas and weigh bridges.
10. Printing presses employing not more than 20 persons and limitation of 20 H.P.
11. Services garages machine shops and industries of nonhazardous in nature employing not more than 20 persons and limitation 20 H.P.

All uses not specifically permitted in col 2 and 3.

As per table No. 1, 2, or as approved by the planning Authority.

b) Subsidiary Shopping Centre and street shopping

- 1 Retail shops
2. Business and professional offices.
3. Retail services like tailoring hair cutting. Laundry, dry cleaning shops and others.
4. Restarurant and eating houses.
5. Boarding houses, hotels and lodges.
6. Social and Welfare institutions.
7. Health clinics dispensaries etc.,
8. Public utility buildings and offices serving the local area but excluding major facilities and storage yards.
9. Parking area and bus stops.
10. Shop-cum-residence
11. Cinema houses, the atres and other places of public entertainments subjects to the regulations laid down in this connection.
12. Uses clearly incidental to mainuse commercial
13. petroleum filling and serviceing station on roads 40' wide or more provided they fulfil other requirements laid down in this connection.

1. Petroleum filling stn. On roads of minimum 48' wide provided they fulfil requirements laid down in this connection.
2. Coal, wood and timber yard for retail sale provided the activities are not visible from the street.
3. Govt & Semi-Govt. Offices.
4. Services garrages, machine shops and industries of light and non-hazardous in nature Provided, they employ not more than 15 employees and with a limitation of 20' HP
- 5 Printing Presses employing not more than 15 persons and limitations of 15 H.P.
6. Please of worship
7. Residences
8. Loading and unloading areas.
9. Bus Stop.
10. Cooking, fuel wood and coal storage areas provided they fulfil the requirements laid down in the connection.
11. Hotels and canteens includental to main use

All uses not speciafically permitted in col. 2 & 3.

As per table No. 4, 2 or as approved by the palnning Authority.

d) Whole sale and ware houseing	<ol style="list-style-type: none"> 1. Whole-sale and retail shops 2. Whole-sale sotrage yards. 3. Commercial and business offices. 4. Restaurants and Hotels. 5. Public utilities building and uses. 6. Railways and road freight stations. 7. Weight bridges and other uses incidental to main uses 8. Petroleum filling and Sruvicing stations on roads 40' wide or more provided they fulfil otehr requirements laid down in this connection. 9. Uses clearly incidental to main use 10 Loading and unloading area and parking lots. 	<ol style="list-style-type: none"> 1. Truck terminal and parking area. 2. Schools, clinics, social and cultural institutions and recreationa uses 3. Places of worship 4. Place of entertainment including cinema halls provided they fulfil requirements laid down in this connection. 5. Govt. and semi-govt offices incidental to main use. 6. Residences for wachman shed 7. Junk yards. 8. Market dealing with meat and fish. 9. Small scale industrial Units 	All uses not specifically permitted in col 2 and 3.	As per table No. 4 2 or as approved by the planning Authority.
e) Weekly Market	<ol style="list-style-type: none"> 1. Temporary shops. 2. Retail and whole sale activities. 3. Concencint shops 4. Public utilities building and uses 5. Storage godowns. 6. Uses clearly incidental to main use. 7. Loading and un-loading platform. 8. Parking areas and lots. 	<ol style="list-style-type: none"> 1. Govt and Semi-Govt. Offices. 2. Commercial Office & agencies 3. Truck terminal. 4. Places of worship. 5. Residential use incidental to main use. 6. To main use such as for guards and caretaken. Hotels and canteens incdnetal to main use. 	All uses not specificall permitted in Col. 2	As approved by the planning Authority

3 INDUSTRIAL USE
ZONE :
a) Medium and
Large Scale
Industries

1. Industries employing more than 50 workers without power.
2. Large scale ice factory cold storage and gas plants.
3. Manufacturing of medicine and distilled water.
4. Industrial estate.
5. Uses incidental to main use.
6. Warehousing and storage of materials including inflammable provided the set back provisions are satisfactory.
7. Public utility building and uses.
8. Residence or security and watch staff and minimum of supervisory staff.
9. Loading and unloading and parking areas.
10. Store-yard for rawmaterials and finished products.
11. Petrol filling and serviceing stations provided they fulfill the requirements as laid down in this connection.
12. Govt and semi-Govt. offices incidental to main

use.

13. Weight bridge,
road and railway
freight stations.

14. Banks and
Insurance
Companies.

15. Truck terminal

16. Truck yards. 17
health clinics and
dispensaries.

b) Small and service Industries.	<ol style="list-style-type: none"> 1. Industries which will not cause excessive or objectionable noise, gas, fume dust affluent and employing not more than 50 workers with or without power. 2. Warehousing and storage of materials excepting those inflammable. 3. Public utility buildings and uses. 4. parking, loading and loading area. 5. Canteens, restaurant and recreational facilities. 6. Industrial Estate. 7. Residential uses for security watch staff and minimum super visory staff. 	<ol style="list-style-type: none"> 1. Truck terminal road and railway freight stations. 2. Petrol filling and servicing station, on roads 40' wide or more provided they fulfill other requirements laid down in this connection. 3. Govt and semi-Govt. uses incidental to main use 4. Transport agencies and insurance companies. 5. Residence 6 Retail shops and services as incidental to main use 7. Religious building and uses. 8. Health clinics. 	All uses not specifically permitted in col 2. And 3	As in table 1, 2 or as approved by the Planning Authority
4. ADMINISTRATIVE INSTITUTIONAL AND UTILITIES USE ZONE	<ol style="list-style-type: none"> 1. Govt semi-Govt. Offices and other offices of public and private under taking. 2. Educational and research institutions. 3. Public utilities right of the 	<ol style="list-style-type: none"> 1. petrol filling stations on road 40' or more provided they fulfill requirements laid down in this connection 2. Retail shops and service catering needs of the locality. 	All uses not specifically permitted in col 2 & 3	As per table No. 1 2 or as approved by planning Authority.

- | | |
|---|--|
| <p>way and buildings.</p> <p>4. Bus stop and parking areas</p> <p>5. Uses clearly incidental to main use.</p> <p>6. Medical, public health, social and cultural institutions.</p> <p>7. Monuments and religious instructions</p> <p>8. Canteens hotels, restaurant consumer store and recreational facilities incidental to main use.</p> <p>9. Incident to main use.</p> | <p>3. Special and educational uses.</p> <p>4. Clubs, social and cultural associations.</p> <p>5. Residential</p> |
|---|--|

5. TRAFFIC AND TRANSPORT USE ZONE :

a) Road :

- | | |
|---|---|
| <p>1. Road right of the way and its elements.</p> <p>2. Public utilities such as electric water, communication lines without contravening the carriage way.</p> | <p>1. Bus stops</p> <p>2. Public utilities such as electric telephone and wather, lines provided they don't contravene the free flow of traffic.</p> <p>3. Convenient shops of temporary nature without disturbing free of traffic.</p> |
|---|---|

All uses not specifically permitted in col 2 & 3 As per Table No. 1, 2 or as approved by planning Authority.

b) Truck Terminal

- | | |
|---|---|
| <p>1. Truck terminal and parking</p> <p>2. Loading and unloading uses</p> <p>3. Weight bridges.</p> | <p>1. Resences other than ground floor.</p> <p>2. Cultural social and</p> |
|---|---|

All uses not specially permitted incol. 2 and 3 As per table No. 1,2 or as decided by planning Authority.

- | | |
|--|--|
| <p>4. Govt. & Semi-Govt. offices as incidental to main uses</p> <p>5. Transport agencies.</p> <p>6. Convenient shops, restaurant, Hotel, motels</p> <p>7. Lodges</p> <p>8. Insurance companies.</p> <p>9. Service garage and machine shops.</p> <p>10. Petrol filling and servicing stations.</p> <p>11. Storage godowns and storage yards.</p> <p>12. Health clinics</p> <p>13. Uses clearly incidental to main uses.</p> | <p>religious insititution.</p> <p>3. Recreational uses as incidental to main uses.</p> <p>4. Storage of inflammable itmes.</p> <p>5. Cinema halls and places of entertainments provided they fulfill requirements down in this laid connection.</p> <p>6. Schools.</p> <p>7. Junk yard</p> <p>8. Hotels and canteens incidental to main use.</p> |
|--|--|

6. OPEN SPACE USE ZONE : (Organized green parks, play grounds)

- | | |
|--|--|
| <p>1. All recreational uses such as parks, playground, parkways, picnic spots, public grounds, tanks water bodies embankments.</p> | <p>1. Outdoor theatre, restaurants.</p> <p>2. Public utility uses</p> <p>3. Special recreational and educational uses.</p> <p>4. Residential for normal expansion of villages and hamlets.</p> |
|--|--|

All uses not specifically permitted in col 2 & 3.

As per table NO. 1, 2 or as approved by planning Authority.

5. Bus stops and parking areas.

6. Residence provided 1/3 of the area shall be utilized for communication.

7. Uses clearly incidental to main uses

8. Guest house inspection Bungalow which will not create nuisance and diminish the recreational potentials.

9. Convenient shops as incidental to main use.

10. Cultural social and religious uses.

11. Kiosk and canteens incidental main use.

7. GREEN BELT USE ZONE

(Barial gound Garbage disposal poultry farm, Agricultural lands)

1. Agricultural, Horticulture.

2. Dairy and poultry farming milk chilling center, farm houses and their accessory building and uses.

3. Brick kilns and removal of clay, grill, stone at a distance minimum 100 yards from development area.

4. Burial and cremation

1. Educational and cultural buildings and uses.

2. Storage processing and sale of farm products

3. Servicing and repair of farm-implements.

4. Small and medium industries both noxious and obnoxious.

All uses not specifically permitted in Col 2& 3

As approved by the planning Authority.

grounds

5. Trenching & garbage disposal grounds and compost yards.

6. Normal expansion of land uses in the existing village and hamlets.

7. Public utility building and uses.

8. Places of work ship.

5. Residences provided they are located along a State High way or National High Way or roads not less than 20' wide.

6. Government and semi Government offices and uses.

7. Quarry activities provided they are located at a distance of 200 yards from developed area.

8. Residential.

SCHEDULE -II

MINIMUM OFF STREET PARKING REQUIREMENTS

Types of use	One parking space of 250 sft. For every.
1	2
1. Theatres and Auditorium, Cinemas.	35 seats
2. Retail, General Business and commercial	1000 Sq ft of sale or business area
3. Office/ Buildings	2000 Sq ft of office floor space
4. Restaurants	4 seats
5. Hotels, Lodges, Tourist home etc.	15 guest rooms
6. Industrial Buildings	100 employees
7. Wholesale and warehousing buildings	1000 Sq. ft of storage floor space
8. Lodging establishments and Tourist Homes	10 Guest rooms
9. Multi storied dwellings	6 Dwelling units

GOVERNMENT OF ORISSA
URBAN DEVELOPMENT DEPARTMENT
NOTIFICATION

Dated Bhubaneswar the 5th July 1977

No. TR-VI-19/77-1870 1/UD. In exercise of 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 to hereby appoint the 10th day of July, 1977 to be the date on which the said act shall come into force in the are as comprising the villages in the district of Koraput as specified in schedule below.

Sl. NO.	Name of the Revenue village	Thana No.
1	Nowrangpur	34
2	Sadasibpur	34/64
3	Chamoriagura	34/65
4	Chutiaguda	30
5	Dohibhata	35
6	Nuagarh	36
7	Gadabagura	37
8	Parhalgura	39

Boundaries : North : Tarangan RF, patromunda-5, Sanakumuli-40 & : Baghasiuni-61
 South : River Indrabati and the boarder of Borigumma P.S.
 East: Kesarigura-35, Kulughat-48 and Sindhiguda-49
 West : Taragan-6, Khandagura-29, Lalitadeipur-28, Hirli-31, & Kusumi-33

By order of the Governor
R.K. Patnaik
Deput Secretary to Govt.

OFFICE OF THE NOWRANGPUR SPECIAL PLANNING AUTHORITY, AT : TOWN PALNNING UNIT : JEYPORE-764003

No. : 348/NSPA

Dated : 31-03-80

In exercise or the powers conferred by section (1) of the section 31 of the Orissa town planning and Improvement Trust Act 1956 (Orissa Act 10 of 1957) the Special Planning Authority Nowrangpur do hereby notify, for the information of General public, that a master plan for Nowrangpur comprising of villages scheduled below to which the O.T.P. & I.T. Act 1956 has been extended by the Govt in Urban Development Notification No. TP VI-19/77. 18701/UD dtd 5-7-77 with effect from 10-7-77 has been prepared.

SCHEDULES

SL NO.	Name of Revenue village	Thana No.	Name of Municipality or Grama Panchayat
1	Nowrangpur	34	Nowarangpur (M)
2	Sadasibpur	34/64	Do
3	Chamoriagura	34/65	Do
4	Chutiaguda	30	Agnipur (G.P)
5	Dohibhata	35	Singhiguda (G.P.)
6	Nuagarh	36	Do
7	Gadabagura	37	Do
8	Parhalgura	39	Do

The plans reports and zoning Regulations in respecting of the above can be inspected in the office of the under signed at Town Planning Unit, Jeypore and in the office of the Nowrangpur Municipality, Nowrangpur on any working day during office hours. Any objections & suggestions in respect of the said Master Plan including report and Zoning regulations may be submitted at the above two places addressed to the Nowrangpur Special Planning Authority at Town Planning Unit, Jeypore (in duplicate) with in 60 days from the date of publication of this Notification the Orissa Gazettee.

Here after from the date of publication no person shall erect or proceed with the construction of any building structure or work or enter into or carry out a contract in respect of any land with in the area included in the Master Plan, unless he/ she has applied for and obtained permission from the Nowrangpur Special Planning Authority as required under Sub-Sections 3 of Section 31 of the said Act.

Further, here-in-after all-sub-division lay-out intend for parceling out and selling of smaller plots withadequate provisions of roads open spaces shall also have prior approval of the Special Planning Authority.
Any development, which shall be made on any land without permission of the Nowrangpur Special planning Authority area which is contrary to the Master Plan shall not be taken into account in warding compensation in the event of the land being acquired sub-Sepuently under the provision of the O.T.P. & I.T. Act for implementation of detailed schemes. Contravention of the Master Plan provision shall be punishable u/s 152 of the said Act.

(K.G.Mishro)
Nowrangpur Special Planning Authority

GOVERNMENT OF ORISSA
URBAN DEVELOPMENT DEPARTMENT
BHUBANESWAR

No. TP. VI-P-35/78, 8709/UD. In exercise of the powers conferred by Sub-Section (1) of section 80 of the Orissa Town Planning and Improvement Trust Act 1956 (Orissa Act 10 of 1957) the State Government do hereby declare that it is necessary to make administrative provision for all purposes of the said act in the areas in the district of Koraput to which the provisions of the said act have been applied under sub-section (3) of section A thereof by the Notification of the Government of Orissa in the Urban Development No. 18701/UD dtd. 5.7.1997.

By Order of the Government
B.Tripathy
Deputy Secretary to Government.

GOVERNMENT OF ORISSA
URBAN DEVELOPMENT DEPARTMENT
BHUBANESWAR

No. TP-VII35/78-8606/UD. Exercise of the powers conferred by Sub-Section (2) and (3) of Section 80 of the Orissa Town Planning and Improvement Trust Act 1956 (Orissa act 10 of 1957) the State Government do hereby appoint the Assistant Town Planner, Town Planning Unit, Jeypore as the Special planning Authority for the master Plan area of Nowrangpur to exercise all powers and perform all duties of a planning Authority under the said act addition to his own duties with effect from the date of issue of this notification.

By Order of the Governement
B.Tripathy
Deput Secretary to Governemnt.

GOVERNMENT OF ORISSA

HOUSING & URBAN DEVELOPMENT DEPARTMENT : ORISSA

NOTIFICATION
BHUBANESWAR

No. TP. VI-P-22/80, 19833/HUD in exercise of the power conferred by sub-section (2) and (3) of section 80 of the O.T.P. & I.T. Act 1956 (Orissa) Act 10 of 1957) and in partial modification of the Notification of the govt. Orissa in the erstwhile urban Development Deptt. No. 34931 UD dtd 15-11-70, the State Government do hereby appoint the Assistant town Planner town Planning Unit, Jeypore to be the Special Planning Authority for the master Plan area of Nowrangpur and direct the he shall exercise all powers and perform all duties of a Planning Authority under the said act in addition to his own duties with effect from the date of issue of this notification.

By Order of the Governor
G.C. Mohapatra
Deput Secretary to Governemnt.

GOVERNMENT OF ORISSA

HOUSING & URBAN DEVELOPMENT DEPARTMENT : ORISSA

NOTIFICATION

BHUBANESWAR

No. TP VIP-35/78 8812/UD in exercise of the powers conferred by clause (a) of Sub-Section (4) of section 80 of the Orissa Town Planning and Improvement Trust Act 1956 (Orissa Act 10 of 1957) the State Government do hereby apply the provisions of the said act, specified in Schedule "A" here to annexed as adapted in Schedule 'B' below to the Nowrangpur Master Plan area in the District of Koraput to which the said Act has been extended by the Notification of the Government of Orissa in the Urban Development Department No. 18701/UD dated the 5th July, 1977

SCHEDULE 'A'

Whole of chapter I, Section 3,5,6,15, 20, 21 Sub-Section (1), (20 and (6) of Section 22, 23,24,25,26 of Chapter II Whole of Chapter III, IV, V, VI, VII, VIII and IX

SCHEDULE 'B'

1. In Section 15 of the said Act-
 - i. For the word "Trust" wherever it occurs, the words, letters brackets and figures committee appointed under clauses © of sub-section (4) of section 80 (herein after referred to as committee) shall be substituted.
 - ii. For the word "Trustee" Wherever it occurs, the words "member of the Committee" shall be substituted and
 - iii. For the words "Trustee" Wherever it occurs, the words "members of the Committee" shall be substituted.
2. In Section 20 of the said Act, for the word "Trust" the word is "Special planning Authority" shall be substituted.
3. In Section 21 of the said Act-
 - a. In sub-section (1), for the word 'Trust' wherever it occurs, the word 'Committee' shall be substituted.
4. In sub-section (1) of section 22 of the said Act, the words "on behalf of the Trust" and "except that the common seal of the Trust shall be used, where necessary" shall be omitted.
5. In section 23 of the said Act-
 - a. In sub-sections (1) and (2) for the word "Trust" the word "committee" shall be substituted and (a) In clauses (a) of sub section (3) for the words "under the control of Trust", the words" under him "shall be substituted".
6. In section 24 of the said Act-

HOUSING URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

BHUBANESWAR

The 19th March, 1981

No. TP-VI-P-22/80 105 01/HUD. In exercise of the powers conferred by clause (c) of Sub-section (4) of section 80 of the Odisha Town Planning of Improvement Trust" Act. 1956 (Orissa Act 10 of 1957), the State Government do hereby appoint a Committee consisting of the following members to carry out the purposes of the said Act in Nowrangpur Master plan area in which the Act has been enforced in the Notification of the Government of Orissa in the erstwhile Urban Development Deptt. No. 18701 U.D. Dated. The 5th July, 1977 for a period of three years with effect from the date of issue of this notification.

- | | | | |
|-----|---|-----|---------------|
| 1. | Additional District Magistrate, (General) Koraput | ... | Chairman |
| 2. | Sub-Divisional Officer, Nowrangpur | ... | Vice-Chairman |
| 3. | Tahasildar, Nowrangpur | ... | Member |
| 4. | Chairman, Nowrangpur | ... | Member |
| 5. | Executive Officer, Nowrangpur Municipality | ... | Member |
| 6. | Sub-Divisional Officer, Public Health Sub-Division, Koraput | ... | Member |
| 7. | Assistant Engineer (Roads & Buildings) Sub-Division, Nowrangpur | ... | Member |
| 8. | Sub-Divisional Officer, Public Health Sub-Division, Koraput | ... | Member |
| 9. | Sub-Divisional Officer, Minor Irrigation, Nowrangpur | ... | Member |
| 10. | Assistant Engineer, National Highways, Sub-Division, Nowrangpur | ... | Member |
| 11. | Sub-Divisional Officer, Electricals Sub-Division, Nowrangpur | ... | Member |
| 12. | Mr. A Maheswar Rao, Advocate, Nowrangpur | ... | Member |
| 13. | Special Planning Authority, Nowrangpur, At: Town Planning Unit
Jeypore (Koraput) | ... | Member |

By Order of the Governor
N.K. Mahapatra
Deputy Secretary to Government