



# Talcher-Angul-Meramandali Development Authority

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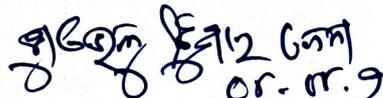
No. 406 /TAMDA Dt. 08.08.2024

## Publication of TAMDA (P&BS) Amendment Regulation-2024

The Secretary TAMDA, Angul invites objection & suggestion from the General Public in favour of TAMDA (P&BS) Amendment Regulation-2024 as per provision laid down under section 124 & 125 of ODA Act, 1982. The notification copy of Draft Regulation is enclosed for wide circulation.

The objection & suggestion should reach in the office of Secretary, TAMDA, Angul, Odisha, PIN- 759122 within 15 days from its issue.

By order of Collector-cum-Vice Chairman, TAMDA

  
Secretary, TAMDA, Angul

Memo No. 407(13) /TAMDA Dt. 08.08.2024

Copy forwarded to the Sub Collector, Angul / Talcher, Tahasildar, Angul / Kaniha/ Banarpal/ Chhendipada/ Talcher & Odapada, Executive Officer, Angul/ Talcher Municipality, Superintendent of Excise, BDO, Angul/ Office Notice Board for information and they are requested to display the above notification in their office Notice Board for wide publication.

  
Secretary, TAMDA, Angul

Memo No. 408 /TAMDA Dt. 08.08.24

Copy forwarded to N.I.C Officer/<sup>Deam</sup> Angul for information and he is requested to upload the notification in the District Website for wide publication.

  
Secretary, TAMDA, Angul

1  
**TALCHER-ANGUL-MERAMANDALI DEVELOPMENT  
AUTHORITY(PLANNING AND BUILDING STANDARDS) AMENDMENT  
REGULATION 2024.**

**NOTIFICATION**

The following draft of certain regulations and amendments further to the Talcher-Angul-Meramandali Development Authority (Planning and Building Standards) Regulations, 2017 which the Talcher-Angul-Meramandali Development Authority with the previous approval of the State Government proposes to make in exercise of the powers conferred by section 124 of the Odisha Development Authorities Act, 1982, (Odisha Act, 14 of 1982) is hereby published as required under section 125 of the said Act for information of all persons and Authorities likely to be affected thereby and notice is hereby given that the said draft will be taken into consideration on or after the expiry of a period of fifteen days from the date of publication of this notification in the Odisha Gazette;

Any objection or suggestion which may be received from any person or Authority in respect of the said draft before expiry of the period so specified above will be considered by the Talcher-Angul-Meramandali Development Authority.

**1. Short title and commencement.**— (1) These Regulations may be called Talcher-Angul Meramandali Development Authority(Planning and Building Standards) Amendment Regulations, 2024.

(2) They shall come in to force on the date of their publication in the Odisha Gazette.

**2.** In the Talcher-Angul-Meramandali Development Authority(Planning & Building Standards) Regulations, 2017 ( hereinafter referred to as the said Regulations), for Regulation 21, the following shall be substituted, namely: -

**“21.Zoning.**—(1) In the Development Plan various Land Use Zones (LUZ) are indicated with their specific boundaries and these land use zones shall be regulated in accordance with the provisions of the TableNo.2.

(2) Except as otherwise provided, no structure or land hereinafter shall be used and no structure shall be erected, re-erected or altered unless its use is in conformity with these regulations.

(3) In cases where a layout plan of land has been approved and various plots of land under such layout have been assigned specific land uses, then the same shall be adhered to unless any such use falls under prohibited category specified in the column (e) of the Table No.2 for that LUZ.

(4) All places of worship, temples, churches, mosques, burial and cremation ground as existing on the date of notification of this regulation shall be exempted from being treated as non-conforming uses, provided that continuance of such uses are not detrimental to the locality as decided by the Authority from time to time for consideration of such cases.

(5) For all non-confirming land uses, no expansion shall be permitted, but at the time of redevelopment, stipulated Zoning Regulations shall be followed.”

3. In the said Regulation 22, the following shall be substituted: -

**“22. Different use of land.**— (1) Permission for different uses shall be accorded for principal uses earmarked in the different zones as described in column (c) of Table No.2.

(2)Permission for different uses described in column (d) of the Table No.2 shall be accorded on special consideration by the DP &Bp Committee and reasons for such consideration shall be recorded in writing and it is further provided that Authority may prescribe terms and conditions including levy of fees and charges for guidance of the committee for consideration of such cases.

(3)The activities specified in column (e) of the said Table 2 shall not be permitted in the areas reserved for particular uses.

(4)The purposes which are not specific in column(c), Column (d) and column(e)of the Table No.2 shall be interpreted by the DP and BP Committee on basis of such analogous entries in these columns.

(5)Developments may be permitted on recommendation of DP and BP Committee in the Open Space/Recreational LUZ if the following conditions are satisfied along with other conditions of these Regulation, namely: -

(i) The land is a stitiban land and is not a leasehold land;

- (ii) The coverage is not more than 50%;
- (iii) The height is not more than 7.0 meters and at least 20% of land is used for plantation
- (iv) Subject to the provision contained in Sub Regulation (3) construction of residential apartments/housing project shall be permitted in open space use zone if the following conditions are satisfied along with other conditions of the Regulations namely.
  - (a) The minimum size of the plot shall be 1 hectore or above.
  - (b) The minimum width of the approach road shall be 12 mtr.
  - (c) The maximum coverage shall not exceed 25% of the plot area and the height shall not exceed 40 mtr.

(6) Mixed use of the building may be permitted in a particular zone on the recommendation of DP and BP committee on a plot size of 300 square meters and above and abutting road of minimum 12 meters widths:

Provided that the principal use of the building shall cover not less than 2/3rd of the total floor area and other permitted uses shall not exceed 1/3rd of the total area:

Provided further that for FAR over and above Base FAR, the applicant shall have the option to change the above proportion subject to minimum 1/3rd of built-up area towards principal use.

(7) Subject to the provisions contained in rule 20 of Odisha Development Authority (Planning & Building Standards) Rules, 2020, the following provisions shall be applicable for all constructions in Special Heritage Zone earmarked in the Comprehensive Development Plan, namely: -

- (i) The maximum height of the building shall not exceed 15 meters; and
- (ii) All proposals for development over an area of more than 500 square meter or 10-meter height or both shall only be considered on recommendations of the DP and BP committee with representation from the Archaeological Survey of India and the Odisha State Archaeology”.

(8) Subject to the provisions contained in rule 67 of Odisha Development Authority (Planning & Building Standards) Rules, 2020, the Petrol Pumps and Compressed Natural Gas (CNG) shall be permitted irrespective of land use zones in the Comprehensive Development Plan except for the Water Bodies Use Zone (W) and Forest Use Zone (F).

4. In the said Regulations, for Table No. 2 the following table shall be substituted, namely: -

| <b>Table No. 2: Land Uses Permitted/Prohibited in different Land Use Zones</b> |                          |   |  |   |
|--|--------------------------|---|--|---|
| SI. No.  | LUZ                      | Uses/Activities Permitted   | Uses/Activities Permissible on recommendation of DP and BP Committee   | Uses/Activities Prohibited  |
| (a)  | (b)                      | (c)   | (d)  | (e)   |
| 1  | Residential Use Zone (R) | <ol style="list-style-type: none"> <li>1. All types of Residential activities</li> <li>2. Hostel, Boarding and lodging houses</li> <li>3. Night shelters, Guest Houses, Dharamshalas</li> <li>4. Services for households (saloon, parlors, bakeries, sweet shop, dry cleaning, internet kiosk, etc)</li> <li>5. Retail Shopping</li> <li>6. Neighborhood level Social, cultural and recreational facilities with adequate parking provisions</li> <li>7. Community centers, club, auditoriums</li> <li>8. Marriage and community halls</li> <li>9. Educational buildings (nursery, primary, high – school)</li> <li>10. Health clinics, yoga centers, dispensaries</li> <li>11. Library and gymnasiums</li> <li>12. Exhibition and art galleries</li> <li>13. Places of worship</li> <li>14. Municipal, state and central Government offices</li> <li>15. Outdoor and Indoor Games</li> <li>16. Public utilities and building except service and storage yards, electrical distribution depots and water pumping stations</li> <li>17. Nursery and green houses</li> <li>18. Police posts and post offices</li> <li>19. Banks and professional offices not exceeding one floor.</li> <li>20. Nursing Homes and Health Centers (20 Beds)</li> <li>21. Household industries if the area for such use does not exceed one floor and there shall be no public display of the goods.</li> <li>22. Bus stops, taxi stands, 3-wheeler/ auto stands, rickshaw stands</li> <li>23. Parks and tot-lots</li> </ol> | <ol style="list-style-type: none"> <li>1. Shopping Mall and Multiplex</li> <li>2. Places of entertainment, cinema halls</li> <li>3. Restaurants and Hotels</li> <li>4. Tourism related services</li> <li>5. Markets for Retail Goods</li> <li>6. Petrol Filling Station</li> <li>7. Motor vehicle repairing workshop/ garages</li> <li>8. College and Research Institutions</li> <li>9. IT, IT enabled Services</li> <li>10. Stadiums, Shooting Range</li> <li>11. Storage of LPG cylinders</li> <li>12. International Conference center</li> <li>13. District Battalion Office</li> <li>14. Burial grounds</li> <li>15. Forensic Science Laboratory</li> <li>16. Sewage Treatment Plants</li> <li>17. Solid Waste Treatment Plant/ Composting Sites</li> <li>18. Water treatment plants</li> <li>19. Printing presses employing not more than 10 persons</li> <li>20. Godowns/warehousing of non - perishables</li> <li>21. Consulates</li> <li>22. Hospitals</li> <li>23. Public Bus depots</li> </ol> | <ol style="list-style-type: none"> <li>1. Use/Activity not compatible to the Land use</li> <li>2. Heavy, large and extensive industries, noxious, obnoxious and hazardous industries</li> <li>3. Warehousing, storage godowns of perishables, hazardous, inflammable goods, wholesale mandis, junk yards</li> <li>4. Workshops for buses</li> <li>5. Slaughter houses</li> <li>6. Hospitals treating contagious diseases</li> <li>7. Sewage disposal sites</li> <li>8. Solid waste Dumping Grounds</li> <li>9. Zoological garden, botanical garden, bird sanctuary</li> </ol> |

| (a) | (b)   | (c)  | (d)   | (e)   |
|-----|---|--|---|---|
| 2   | Retail Commercial and Business Use Zone (C-1) | <ol style="list-style-type: none"> <li>1. Retail business, mercantile</li> <li>2. Commercial center</li> <li>3. Residential Uses</li> <li>4. Service Garages</li> <li>5. Banks and financial services and stock exchanges</li> <li>6. Printing presses employing not more than 10 persons.</li> <li>7. Perishable goods markets</li> <li>8. 20 Bedded Hospital</li> <li>9. Business and Professional Offices</li> <li>10. Composting Sites</li> <li>11. Private institutional offices, and semi-Government offices</li> <li>12. Shops and shopping malls</li> <li>13. Commercial services</li> <li>14. Colleges, polytechnics and higher technical institutes</li> <li>15. Restaurants and hotels</li> <li>16. Sports complex and stadiums</li> <li>17. Transit Homes</li> <li>18. Hostels, boarding houses social and welfare institutions guest houses</li> <li>19. Convenience and neighborhood shopping centers, local shopping centers, weekly and formal markets, bakeries and confectionaries</li> <li>20. Cinema halls, theaters, banquet halls, auditoriums</li> <li>21. Places of entertainment, recreational uses and museums</li> <li>22. Convention centers</li> <li>23. Marriage and community halls, night shelters</li> <li>24. Public utilities, telephone exchanges</li> <li>25. Clinics and nursing homes, Hospitals</li> <li>26. Religious places</li> <li>27. Petrol Pumps</li> <li>28. Police posts and post offices</li> <li>29. Residential Projects</li> <li>30. IT and IT enabled services</li> <li>31. Commercial institutes, research and training institutes</li> <li>32. Parking lots, Taxi stands, 3-wheeler/auto stands, rickshaw stands</li> <li>33. Picnic Hut</li> <li>34. Forensic Science Laboratory</li> </ol> | <ol style="list-style-type: none"> <li>1. Wholesale Storage Yards</li> <li>2. Weigh bridge</li> <li>3. Slaughter houses</li> <li>4. Sewage Treatment Plants</li> <li>5. Solid Waste Treatment Plant</li> <li>6. Hospitals with more than 20 beds</li> <li>7. Agricultural uses, storage of perishable and inflammable commodities</li> <li>8. District battalion offices</li> <li>9. Sports training centers</li> </ol> | <ol style="list-style-type: none"> <li>1. Polluting industries.</li> <li>2. Heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units</li> <li>3. Hospitals/ research laboratories treating contiguous diseases</li> <li>4. Poultry farms, dairy farms,</li> <li>5. Sewages disposal sites, solid waste dumping grounds</li> <li>6. Quarrying of gravel, sand, clay and stone</li> <li>7. Zoological gardens, botanical gardens and bird sanctuary</li> <li>8. Use/Activity not compatible to the Land use</li> </ol> |

| (a) | (b)  | (c)  | (d)   | (e)   |
|-----|--|--|---|---|
| 3   | Wholesale Commercial/ Warehousing and Storage Use Zone (C-2) | <ol style="list-style-type: none"> <li>1. Wholesale and retail business</li> <li>2. Wholesale and storage buildings</li> <li>3. Service centers, garages, workshops</li> <li>4. Banks and financial, services</li> <li>5. Government and Semi-Govt.offices</li> <li>6. Associated residential uses, residential, apartment</li> <li>7. Commercial and business offices and work places</li> <li>8. Petrol pumps and service stations on roads of 30m or more ROW</li> <li>9. Godowns, covered storage and warehousing</li> <li>10. Weigh bridges</li> <li>11. Bus stops, taxi stands, 3-wheeler/auto stands, rickshaw stands</li> <li>12. Parking spaces</li> <li>13. Restaurants</li> <li>14. Water Treatment Plants</li> <li>15. Public utilities</li> <li>16. Police station/ posts, post office</li> </ol> | <ol style="list-style-type: none"> <li>1.Truck terminal, bus depots and parking, Freight terminal</li> <li>2.Warehousing, storage godowns of perishable, inflammable goods, coal, wood, timber yards</li> <li>3.Non- polluting, non-obnoxious light industries</li> <li>4.Junk -yards</li> <li>5.Gas installation and gas works</li> <li>6.Railway yards and stations, road freight stations</li> </ol> | <ol style="list-style-type: none"> <li>1. Use/Activity not compatible to the Land use</li> <li>2. Polluting Industries</li> <li>3. Large scale storage of hazardous and other inflammable materials except in areas specifically earmarked for the purpose</li> </ol> |

| a) | (b)                     | (c)   | (d)   | (e)   |
|----|-------------------------|---|---|---|
| 4  | Industrial Use Zone (I) | <ol style="list-style-type: none"> <li>1. All kind of non-polluting industries</li> <li>2. General Business</li> <li>3. Industrial Research Institute</li> <li>4. IT and ITES</li> <li>5. SEZs notified by Government of India</li> <li>6. Sports/ stadiums/ playgrounds</li> <li>7. Cold storage and ice factory</li> <li>8. Loading, unloading spaces</li> <li>9. Warehousing, storage and depots of non-perishable and non- inflammable commodities</li> <li>10. Gas godowns</li> <li>11. Govt., semi -govt., private business offices</li> <li>12. Wholesale business establishments</li> <li>13. Banks, financial institutions and other commercial offices</li> <li>14. Petrol filling station with garages and service stations</li> <li>15. Bus terminals and bus depots and workshops</li> <li>16. Parking, taxi stands, 3 wheeler/auto stands, rickshaw stands</li> <li>17. Residential buildings for essential staff and for watch and ward</li> <li>18. Public utilities</li> <li>19. Agro-based industries, dairy and farming</li> <li>20. Workshops garages</li> <li>21. Industrial Housing</li> <li>22. Museum, Hospitals and medical centers, Social buildings</li> </ol> | <ol style="list-style-type: none"> <li>1. Heavy, extensive and other obnoxious, hazardous industries subject to the approval of the Odisha Pollution Control Board</li> <li>2. Recreational sports or Centers</li> <li>3. Technical Educational Institutions, Schools and colleges</li> <li>4. Junkyards</li> <li>5. Sewage disposal works, electric power plants, service stations</li> <li>6. Religious Buildings</li> <li>7. Major oil depot and LPG refilling plants</li> <li>8. Residential Building in Non-polluting Industrial Area</li> <li>9. Affordable Housing</li> <li>10. Gas installations and gas works</li> <li>11. Helipads</li> <li>12. Hotels, motels, guest houses</li> </ol> | <ol style="list-style-type: none"> <li>1. Use/Activity not compatible to the Land use</li> <li>2. Irrigated and sewage farms</li> </ol> |

| (a) | (b)                                  | (c)   | (d)   | (e)  |
|-----|--------------------------------------|---|---|--|
| 5   | Public and Semi-public Use Zone (PS) | <ol style="list-style-type: none"> <li>1. Government offices, central, state, local and semi-Government, public undertaking offices</li> <li>2. Residential</li> <li>3. Commercial and IT Services</li> <li>4. Defense Quarters</li> <li>5. Universities and specialized educational institutions, colleges, schools, research and development centers</li> <li>6. Social and welfare centers</li> <li>7. Libraries</li> <li>8. Hostels, transit accommodation</li> <li>9. Nursery and kindergarten, welfare center</li> <li>10. Retail commercial including Entertainment and recreational complexes</li> <li>11. Open air theater, playground</li> <li>12. Residential club, guest house and Hotels</li> <li>13. Parking areas, taxi stands, 3 wheeler/ auto stands, rickshaw stands</li> <li>14. Hospitals, health centers, dispensaries and clinics</li> <li>15. Social and cultural institutes</li> <li>16. Religious buildings</li> <li>17. Conference halls</li> <li>18. Community halls, KalyanMandap, Dharamashala</li> <li>19. Museums, art galleries, exhibition halls, auditoriums</li> <li>20. Police stations, police lines, jails</li> <li>21. Local state and Central Govt. offices uses for defense purpose</li> <li>22. Educational and research institutions</li> <li>23. Social and cultural and religious institutions</li> <li>24. Local municipal facilities</li> <li>25. Uses incidental to Govt. offices and for their use</li> <li>26. Monuments</li> </ol> | <ol style="list-style-type: none"> <li>1. Workshops for Servicing and repairs</li> <li>2. Processing and Sale of farm products</li> <li>3. Bus and Truck terminals, helipads</li> </ol> | <ol style="list-style-type: none"> <li>1. Use/Activity not compatible to the Land use</li> <li>2. Heavy, extensive and other obnoxious, hazardous Industries</li> <li>3. Slaughterhouses</li> <li>4. Junkyard</li> <li>5. Wholesalemandies</li> <li>6. Dairy and poultry farms farmhouses</li> </ol> |

| (a) | (b)                              | (c)  | (d)  | (e)   |
|-----|----------------------------------|--|--|---|
| 6   | Utility and Service Use Zone (U) | <ol style="list-style-type: none"> <li>1. Post offices, Telegraph offices, public - utilities and buildings</li> <li>2. Service industry</li> <li>3. Water Treatment Plant, Sewage Treatment Plant, Solid waste Treatment Plant, solid waste dumping grounds</li> <li>4. Radio transmitter and wireless stations, telecommunication centers, telephone exchange</li> <li>5. Information/ Payment kiosk</li> <li>6. Water supply installations</li> <li>7. Sewage disposal works</li> <li>8. Service stations</li> <li>9. Cremation grounds and cemeteries/burial ground</li> <li>10. Power plants/ electrical substation</li> <li>11. Radio and television station</li> <li>12. Fire stations</li> </ol> | <ol style="list-style-type: none"> <li>1. Warehouse/storage godowns</li> <li>2. Health center for public and staff or any other use incidental to public utilities and services</li> <li>3. Residential use</li> <li>4. Truck terminals, helipads</li> <li>5. Commercial use center</li> <li>6. Institutional Buildings</li> </ol> | <ol style="list-style-type: none"> <li>1. Use/Activity not compatible to the Land use</li> <li>2. Heavy, extensive and other obnoxious, hazardous industries</li> </ol> |

| (a) | (b)                                    | (c)   | (d)  | (e)  |
|-----|--|---|--|--|
| 7   | Open Space /Recreational Use Zone (OS) | <ol style="list-style-type: none"> <li>1. Specialized parks/maidans for multipurpose use</li> <li>2. Building and structure ancillary to use permitted in open spaces and parks such as stands for vehicles on hire, taxis and scooters</li> <li>3. Commercial use of transit nature like cinemas, circus and other shows</li> <li>4. Regional parks, district parks, playgrounds, children's parks</li> <li>5. Open Parking areas, Caravan parks</li> <li>6. Stadiums</li> <li>7. Shooting range, sports training center</li> <li>8. Swimming pools</li> <li>9. Botanical and Zoological garden, bird sanctuary</li> <li>10. Green belts</li> <li>11. Animal racing or riding stables</li> <li>12. Open air cinemas/ theatre</li> <li>13. Open air theater, theme parks, amphitheatres</li> <li>14. Residential</li> </ol> | <ol style="list-style-type: none"> <li>1. Public assembly halls</li> <li>2. Restaurants, picnic huts, holiday resorts</li> <li>3. Entertainment and recreational complexes</li> <li>4. Community hall, library</li> <li>5. Residential club, guest house</li> <li>6. Camping sites</li> <li>7. Yoga and meditation centers</li> <li>8. Commercial uses center</li> <li>9. Special education areas</li> <li>10. Institutional</li> <li>11. Bus and railway passenger terminals</li> <li>12. Public utilities and facilities such as police post, fire post, post and telegraph office, health center for players and staff</li> </ol> | <ol style="list-style-type: none"> <li>1. Use/Activity not compatible to the Land use</li> </ol> |

| (a) | (b)                         | (c)  | (d)  | (e)  |
|-----|-----------------------------|--|--|--|
| 8   | Transportation Use Zone (T) | <ol style="list-style-type: none"> <li>1. All types of roads</li> <li>2. Way side shops and restaurants</li> <li>3. Railway Station and Yards</li> <li>4. Airport</li> <li>5. Bus stops and Bus and Truck Terminals</li> <li>6. Taxi stands, auto stands, rickshaw stands, Ferry Ghats</li> <li>7. Institutional Use</li> <li>8. Parking areas</li> <li>9. Multi-level car parking</li> <li>10. Filling stations, Transport offices, booking offices</li> <li>11. Night shelter, boarding houses</li> <li>12. Banks, Restaurants</li> <li>13. Commercial Use</li> <li>14. Workshops and garages</li> <li>15. Automobile spares and services Godowns</li> <li>16. Warehouses, Storage depots</li> <li>17. Loading and unloading platforms (with/without cold storage. facility, weigh bridges)</li> <li>18. Utility networks (drainage, sewage, power, telecommunications)</li> </ol> | <ol style="list-style-type: none"> <li>1. Authorized/ Planned Vending areas</li> <li>2. Incidental/ ancillary residential use</li> <li>3. Emergency health care centre</li> <li>4. Tourism related project</li> <li>5. All ancillary (complimentary) uses for above categories (subject to decision of the Authority)</li> </ol> | <ol style="list-style-type: none"> <li>1. Use/Activity not compatible to the Land use</li> </ol> |

| (a) | (b)                                  | (c)   | (d)   | (e)  |
|-----|--------------------------------------|---|---|--|
| 9   | Agricultural and Allied Use Zone (A) | <ol style="list-style-type: none"> <li>1. Agriculture and Horticulture</li> <li>2. Parks and other recreational uses</li> <li>3. Dairy and poultry farming, milk chilling center</li> <li>4. Storage, processing and sale of farm produce</li> <li>5. Agro Serving, agro processing, Agro business</li> <li>6. Dwelling for the people engaged in the farm (rural settlement)</li> <li>7. Farm houses and accessory buildings,</li> <li>8. Country Homes</li> <li>9. Afforestation</li> </ol> | <ol style="list-style-type: none"> <li>1. Houses incidental to this use</li> <li>2. Wayside shops and restaurants</li> <li>3. Cottage industries</li> <li>4. Hospital for infectious and contagious diseases, mental hospital after clearance from the Authority</li> <li>5. Burial and crematorium grounds</li> <li>6. Ice factory, cold storage</li> <li>7. Service industries accessory to obnoxious and hazardous industry</li> <li>8. Godowns and ware houses</li> <li>9. Normal expansion of land uses only in the existing homestead land</li> <li>10. Soil testing lab</li> <li>11. Solid waste management sites, Sewage disposal works</li> <li>12. Electric substation</li> <li>13. Quarrying of gravel, sand, clay or stone</li> <li>14. Building construction over plots covered under town planning scheme and conforming uses</li> <li>15. Brick kilns and extractive areas</li> <li>16. Eco-tourism, camping sites, eco-parks, eco lodges, Special outdoor recreations (permissible by the Competent Authority)</li> </ol> | <ol style="list-style-type: none"> <li>1. Use/Activity not compatible to the Land use</li> <li>2. Heavy, extensive, obnoxious, noxious and hazardous industries</li> <li>3. Any activity which is creating nuisance and is obnoxious in nature</li> <li>4. For notified forest lands, only afforestation is permitted</li> </ol> |

| (a) | (b)                       | (c)   | (d)   | (e)  |
|-----|---------------------------|---|---|--|
| 10  | Water Bodies Use Zone (W) | <ol style="list-style-type: none"> <li>1. Rivers, canals</li> <li>2. Streams, water spring</li> <li>3. Ponds, lakes, Reservoir</li> <li>4. Wetland, Water logged/marshy area, aquaculture pond</li> </ol> | <ol style="list-style-type: none"> <li>1. Fisheries</li> <li>2. Boating, water theme parks, water sports, lagoons, Public Projects of entertainment parks as per approved plan of Government.</li> <li>3. Water based resort with special by-laws</li> <li>4. Any other use/activity incidental to Water bodies Use Zone</li> </ol> | <ol style="list-style-type: none"> <li>1. Use/Activity not compatible to the Land use</li> </ol> |

| (a) | (b)                                    | (c)  | (d)  | (e)  |
|-----|--|--|--|--|
| 11  | Special Heritage/Area Use Zone (SH&SA) | <ol style="list-style-type: none"> <li>1. Restoration of protected and enlisted monuments and precincts by the concerned Authority only (ASI/ State Archeology)</li> <li>2. Heritage interpretation centre, art galleries and sculpture complex</li> <li>3. Recreational, Theme Parks</li> <li>4. Archeological Parks/Gardens</li> <li>5. Amphitheatres, Open Air Museums</li> <li>6. Residential and Public semi-public uses, Commercial activities</li> <li>7. Educational and research Institutions</li> <li>8. Auditorium, social and cultural institutions</li> <li>9. Hospitals and health centers</li> <li>10. Craft based cottage industries</li> <li>11. Hotels, guest houses, lodges, resorts</li> <li>12. camping sites, special training camps</li> <li>13. Multi-Level Parking</li> </ol> | <ol style="list-style-type: none"> <li>1. Any Other Compatible Use</li> <li>2. Multiplex, Shopping Mall</li> </ol> | <ol style="list-style-type: none"> <li>1. Use/Activity not compatible to the Land use</li> <li>2. Dumping ground</li> <li>3. Sewerage Treatment Plant</li> </ol> |

| (a) | (b)             | (c)   | (d)  | (e)  |
|-----|-----------------|---|--|--|
| 12  | Mining Zone (M) | <ol style="list-style-type: none"><li>1. Residential/labour colonies</li><li>2. Utilities like-<br/>Truck/JCB/Conveyor Belt</li><li>3. Water Harvesting<br/>Plantation/Afforestation</li><li>4. Dumping Site (Solid waste,<br/>Fly ash)</li><li>5. Storage, Godown</li><li>6. Brick Kiln</li><li>7. Cottage industries</li><li>8. Fly ash Blocks, Cements<br/>Blok Production</li></ol> | <ol style="list-style-type: none"><li>1. Any activity compatible<br/>to the Land Use</li></ol> | <ol style="list-style-type: none"><li>1. Use/Activity not<br/>compatible to the<br/>Land use</li></ol> |

| (a) | (b)                                     | (c)   | (d)   | (e)  |
|-----|---|---|---|--|
| 13  | Buffer /Restricted Development Use zone | <ol style="list-style-type: none"> <li>1. Plotted residential/development</li> <li>2. Hostel, boarding</li> <li>3. Exhibition, art galleries</li> <li>4. Nursery &amp; Green houses</li> <li>5. Parks &amp; children play ground</li> <li>6. Petrol pump, gas filling stations (if along transport routes)</li> <li>7. Educational institutions, School, College, University, Research Institutes</li> <li>8. Diary &amp; poultry firms, firm houses</li> <li>9. Religious buildings</li> <li>10. Botanical/Zoological Garden, Bird sanctuary</li> <li>11. Green belts</li> <li>12. Yoga &amp; meditation centre</li> </ol> | <ol style="list-style-type: none"> <li>1. Petrol pump, Gas fillings stations (if along water bodies, canal)</li> <li>2. Bank &amp; financial organization</li> <li>3. Bus stops, taxi stands</li> <li>4. IT &amp; ITEs services</li> <li>5. Ware house/storage godowns</li> <li>6. Open air theatre, theme parks, amphitheaters</li> <li>7. Fire posts, police station, post and telegraph office</li> <li>8. Restaurant</li> </ol> | <ol style="list-style-type: none"> <li>1. Heavy, large and extensive industries, noxious, obnoxious and hazardous industries.</li> <li>2. Warehouse /storage godowns of perishable hazardous, inflammable goods, whole sale mandis, Junk yards,</li> <li>3. Workshops for buses</li> <li>4. Slaughter houses</li> <li>5. Hospitals treating contagious diseases</li> <li>6. Sewerage treatment plants and disposal sites</li> <li>7. Water treatment plants, solid waste dumping grounds</li> <li>8. Outdoor and Indoor games stadiums, shooting range</li> <li>9. Zoological garden, botanical garden, bird sanctuary</li> <li>10. International conference centres</li> <li>11. District battalion offices, forensic science laboratory, Burial ground, cremation ground and cemeteries</li> <li>12. Quarrying of gravel clay etc.</li> <li>13. Water treatment plant, sewerage plant, solid waste treatment plan solid waste dumping grounds</li> <li>14. Truck terminals, helipads</li> <li>15. Power plants/electrical sub-station</li> </ol> |

By Order of  
TalcherAngulMeramandaliDevelopment Authority

  
 SECRETARY

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