

EAST ZONE CONFERENCE ON TRANSIT ORIENTED DEVELOPMENT, AND FUTURE SPORTS CITY

Odisha Regional Chapter, Bhubaneswar of the Institute of Town Planners, India hosted East Zone Conference on “Transit Oriented Development” and “Future Sports City- Bhubaneswar” on 19 October 2019 at Bhubaneswar.

While inaugurating the East Zone Conference, Shri Pratap Jena, Honourable Minister for Panchayati Raj; Drinking Water; Law; and Housing and Urban Development, Government of Odisha, in his inaugural address, noted that for developing and planning smart city Bhubaneswar, Municipal Corporation Bhubaneswar and Bhubaneswar Development Authority are working together. For achieving positive results on transport oriented development, there is a need for expansion of railway stations and also for developing areas in the vicinity as high density nodes. In addition private sector is also required to be encouraged to participate in the provision of infrastructure in our cities and towns. Honourable Minister further clarified that there is a need for densification of core areas of Bhubaneswar with efficient and planned transport network in addition to allowing high density mixed land use and also to connect transport nodes. With reference to “Future Sports City - Bhubaneswar” he mentioned that Bhubaneswar city is required to be developed on the theme “Sports for Youth and Youth for Sports” so as to ensure that Bhubaneswar emerges as future sports capital of the country. Honourable Minister also released the colourful souvenir, which was published on the occasion of East Zone Conference, comprising the messages from dignitaries and few papers on the themes of the conference.

Shri Prem Chandra Chaudhary, IAS, Commissioner Bhubaneswar Municipal Corporation, and Vice - Chairman, Bhubaneswar Development Authority in his address as a Guest of Honour, highlighted the fact that application of Transport Oriented Development will differ from city to city. He also emphasized that basic amenities are required to be provided to create liveable built environments in our towns and cities. He further emphasized that as the Master Plan period is generally of 20 years, it will be advisable to opt for shorter duration solutions and goals without affecting the original concept enumerated in development plans.

Prof. Dr. D. S. Meshram, President, Institute of Town Planners, India in his presidential address stated that while adopting Transit Oriented Development in the core area of existing cities, extra care is required to be taken because surroundings of the existing transit railway stations are already densely developed and has heavy traffic. Therefore, increasing high density further with mixed land uses will increase the traffic manifolds making situation worst. To underline his view point Dr. Meshram quoted the example of New Delhi Railway Station, Nizamuddin Railway Station and also Old Delhi Railway Station, however, as far as the application of TOD in new areas is concerned, the planner needs to avoid occurrence of such situation.

With reference to “Future Sports City- Bhubaneswar”, Dr. D. S. Meshram mentioned that Bhubaneswar has already successfully hosted the World Hockey Cup during 2018, which got a lot of appreciation from national and international agencies. However, some people have the apprehension that in the process of developing Bhubaneswar as sport city, it may lose the character of Temple Town. However this appears to be a misconception, he noted. To make his point clear, Dr. Meshram pointed out that as a capital of Odisha, Bhubaneswar is functioning very well without damaging the character of the “Temple Town”. Therefore, planning Bhubaneswar as “Future Sports City” will also not change the character of Bhubaneswar as a temple town but will make it more vibrant and multifunctional town.

In the inaugural session, welcome address was delivered by Shri L. P. Patnaik, Chairman, Odisha Regional Chapter and the theme was introduced by Shri Pradeep Kapoor, Secretary General, ITPI while, a vote of thanks was extended by Shri Swasti Binayak Das, Secretary ORC, ITPI, Bhubaneswar.

Technical Session – I, focused on the theme “Transit Oriented Development” and was chaired by Prof. Dr. D. S. Meshram, President, ITPI, in which presentations were made by Shri Bankim Kalra; Dr. Pitabasa Sahoo;

Prof. Utpal Sharma; Prof. Nikhil Ranjan Mandal; and Shri N. K. Patel. Shri Samarebdra Jenamani was the Rapporteur.

Technical Session – II, focused on the theme “Future Sports City - Bhubaneswar” and was chaired by Shri Pradeep Kapoor, Secretary General, ITPI, in which presentations were made by Prof. Dr. Jayant Kumar Routray; Prof. Dr. Shrawan Kumar Acharya; and Dr. Piyush R. Rout. Shri A. K. Dutta was the Rapporteur.

In the Valedictory Session, Shri Prem Kumar Jha, IFS, Special Secretary, Housing and Urban Development Department, Government of Odisha was the Chief Guest. While, Prof. Dr. D. S. Meshram, President, ITPI chaired the session. A vote of thanks was extended by Shri Pradeep Kapoor, Secretary General, ITPI.

After detailed discussions and deliberations, the following recommendations emerged:

Transit Oriented Development

- Transit Oriented Development (TOD) be enforced at micro level by following the bottom up approach.
- TOD should be different for different size cities and towns and should not be made as a policy where one size fits all.
- In TOD, differential FAR needs to be adopted.
- While permitting multi-storeyed high density buildings near transport nodes, safety aspects need to be given high priority.
- TOD should focus on pedestrians and cyclists, and not only on fast moving vehicles.
- Parking needs to be provided near high density mixed land use zones and buildings.
- Existing building bye laws should be modified to make the provision towards TOD.
- Premium FSI should be encouraged to raise money for acquiring required land for development.
- Redevelopment proposals of Smart City should be clubbed with TOD.
- In TOD preference should be given to EWS, LIG and MIG categories who will be using public transport and not to HIG who will be using their personal vehicles.
- High density development along major roads without providing ‘public transport system’ will become counterproductive and will be profitable to real estate operators at the cost of public sector infrastructure.
- For high intensity land use development allowing higher density and FAR, it is essential to put in place adequate physical and social infrastructure first.
- The existing towns and cities without adequate open spaces and social infrastructure should not opt for development based on TOD.
- High density development in new areas and brown field development with high density transit oriented development would be quite successful, but the same may not be successful in the existing core areas of the large towns and cities.

Future Sports City - Bhubaneswar

- Participation of private sector in providing infrastructure both physical and social in Sports City should be encouraged by giving them certain incentives.
- A sports complex should focus on integrated sports concept so that sport events catalyse activities like tourism, conventions and festivals, etc.
- Sport City should provide for wide range of sport activities ranging from training to budding sport persons, and also provide access to residents and enhance lifestyle and create new sport culture.
- The Future Sports City - Bhubaneswar should be developed on the theme “Sports for Youth and Youth for Sports”.
- While developing Bhubaneswar as Sport City, the regional context should be taken into consideration and certain activities be diversified to Cuttack and Puri towns.