

NRC-ROC

REPORT

OF

THE ORISSA CAPITAL SITE SELECTION
COMMITTEE, 1936



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PART - I

The scope of the present report. — In accordance with 'the orders of the Government of India, approved of by the Secretary of State for India, this Committee proceeded to Orissa to examine sites at Cuttack and elsewhere in the new Province, and to report on their relative suitability for the location of the Capital of the Province in respect of extent land available, water supply, drainage, climate, health, subsoil water levels, liability to flood, communications, and cost of land and buildings.

2. This report accordingly contains no recommendations on the subject of town planning, a matter which will doubtlessly be taken up by the experts of the Central Public Works Department, when the site is finally selected and approved of by the Government of India.

3. *Considerations governing the choice of site.* — Apart from the question of locality in dealing with the various matters that concern, the suitability of a site, the Committee has felt that the following considerations were paramount and these have received the closest and most continued attention:-

- a) Health and sanitation
- b) Water supply.
- c) Provision for ample room for expansion.
- d) Cost of land and building.
- e) Facility for external and internal communications.

Other points arose and received due consideration, and are explained in this report.

4. *Proceedings.* — The Committee met in Cuttack on the 10th July 1936, and proceeded to examine the various sites that were notified by the Orissa Government in their letters Nos.- 288-11.dated the 28th April and 262-H.P., dated the 20th May 1936 (Annexure* A).

5. *General description of Cuttack.* — Cuttack Town is roughly a tongue of land enclosed on two sides by high embankments to protect it from the floods of the Mahanadi and the Katjori rivers, and on the third side by a narrow neck connecting it to low lying ground beyond, which is composed entirely of irrigated paddy fields completely waterlogged in the rains, and through which a road runs to Jagatsingpur. Thus this area may be considered, for practical building purposes, an island; and beyond these natural limits the Town can never expand. This enclosed area constitutes Cuttack Town and Chauliaganj, the portion west of the Railway line lying within Municipal limits. A reference to Map* No. 1 will explain the location.

6. *Liability to flood*—The main physical features of this area are the high and strongly armoured embankments, constructed many years ago to protect the Town from

flooding, a danger that will always exist to a greater or lesser degree. After an examination as detailed in Appendix* (A) the Committee agree that the river beds opposite Cuttack do not show signs of any permanent rise in level and provided that proper precautions to maintain the embankments are taken, the risk of inundation is no greater now than it ever has been. All that is likely is a threat similar to that which occurred in 1933, when the Katjori embankment was seriously endangered and was only saved by night and day work. Another important point is that during each flood season, seepage occurs through the embankments and large areas within the Town, most of which is below ordinary flood level, are submerged. This actually occurred in 1933 and to a lesser degree occurs annually owing to (a) the high level of the subsoil water and (b) the absence of any efficient methods of drainage.

7. *Communications.*—The Town has a population of 65,000 and congestion is at its maximum. Good internal communications are scarce and generally narrow, in some parts so narrow that it is impossible to pass two vehicles in the width of the road. . The only real open spaces exist in what is called the Fort Area and its Maidan. Owing to the Mahanadi and Katjori rivers not being bridged for road traffic, external communications are cut off from the 15th June to the 15th November each year, except for the one road to Jagatsingpur. During the dry season months, a temporary bridge and road are made across the Katjori. while the Mahanadi remains impassable for vehicular traffic. There is, however, continual railway communication between Calcutta and Madras through Cuttack.

8. *Water supply and drainage* —Owing to the physical features of Cuttack, the subsoil water naturally lies near the surface. Indeed, except in the immediate vicinity of the embankments, where the levels vary in accordance with the rise and fall in the two rivers, the subsoil water remains comparatively high throughout the Town, even in the dry season.

There are no Municipal water supply or drainage systems. Drinking water is normally obtained from shallow wells, or from the river. The wells are scattered throughout the town and make good mosquito breeding grounds. In certain localities, *e.g.*, the Ravenshaw College and the General Hospital, deep tube well supplies have been installed at, tin-expense of Government.

9. Projects both for a Municipal-water supply and a drainage scheme were prepared some years ago,' but, these have never materialised. The Municipal Committee has been superseded by Government and there is, at present, very little likelihood of these schemes being brought into execution, unless financial assistance is' afforded by Government. The drainage problem is acute. The Town has no efficient drainage, surface or underground, and owing to the submerged areas of the Town during the rains, the conditions as existing constitute a serious menace to the public "health of the Town. The position with regard to the water supply and drainage has been more fully dealt with in Appendix* (B) with the contents of which this Committee is in full agreement,

10. *Climate.* — The climate of Cuttack is extremely oppressive and enervating in the hot weather, when temperatures of 110° have been frequently recorded, and this high temperature is coupled with a high degree of humidity. The climate is tempered to

some extent by a south or southwesterly breeze during the dry months of the year, while December and January are the only relatively cool months.

11. *Health.* — It is reported that birth and death rates are low, which is rather surprising. Mosquito breeding grounds abound throughout the Town. Due to the insanitary conditions that prevail, outbreaks of cholera, dysentery and typhoid are common. The culex mosquito swarms throughout the year. The anopheles -mosquito is also present, but malaria is not so prevalent as might have been expected. Health and climatic conditions are dealt with in greater detail in Appendix* (C) with which the Committee is in agreement.

12. *Sites.* — The Committee, inspected all possible sites in and, around Cuttack, and these are shown in the accompanying, plan* No. 2, and are dealt with in the following paragraphs. :

13. *Tulsipur site.* — This site was provisionally selected by the Hubback Committee and was the subject of an examination by two technical officers of the Central Public Works Department, specially appointed by the Government of India. Their report Appendix* (D) was available and. the Committee inspected the site again and unanimously supported their findings. The Committee was of opinion that the site was totally unfit for any building of importance, public or residential. Until a great deal of reclamation is effected, the area will remain unfit for the natural expansion of the Town in this direction. Indeed, it is obviously plain to see the reason why in a congested town like Cuttack, this area has not hitherto been utilised for habitation, even by the poorer classes.

14. *Baharbisinabar site.*— This is a block of land lying in the extreme south-east, corner of, Cuttack adjoining the northern head of the Railway Bridge over the Katjori river. It is composed of low lying intensely cultivated land, sparsely populated, with huts occupied by the poorest classes. When the Committee inspected this area, it was found to 'be completely waterlogged, and as bad as the Tulsipur site. We accordingly dropped any further examination and ruled it out.

15. *Khannagar site.* — This site was inspected by the Committee, and found unsuitable. It is a small isolated piece of land, too small in area for the layout of any one of the larger buildings of a Capital, too far and inaccessible for isolated buildings of lesser importance, low lying and liable to flooding, and, owing to its proximity to the Katjori, is subject to sand being blown across it. We agreed that there was no advantage in further considering this site, and we accordingly do not recommend it for any portion of the layout of the Capital.

16. *Chauliaganj.* — This site was very carefully examined from all points of view. It was considered too small to hold a complete layout of all the buildings constituting a Capital. It lies outside municipal limits and directly east of the Railway. The contour map* (Plan No. 3) showed that although the site appeared wide and open, much of it was liable to inundation by seepage. The subsoil water is very high, and consequently only a small portion of the area could be utilised, *viz.*, that adjacent to and including the Mayurbhanj House and the existing barracks now in temporary occupation by the Police. Two wells, from which the local inhabitants draw water for their domestic purposes exist on the site and they showed the high level of the subsoil water. The

southerly breeze, so desirably essential in the hot weather months, is considerably obstructed,—if not entirely cut off—by heavy groves from this, site, which lies" midway between the two rivers. The removal of¹ these groves would entail considerable expenditure.

17. The area in the vicinity of Mayurbhanj House could be made available for the lesser important offices, and for a small colony for the accommodation of non-gazetted officers/ but the Committee considers this area unfit for any important building and we have no hesitation in condemning it as a site for Government House or the Secretariat buildings, We recommend that if it is decided to. make use of this site, all buildings should be provided with particularly high plinths.

18. Jobra—This site, like those of the Fort and Cantonment bungalow sites, is located in the immediate proximity of the Mahanadi embankment as shown in Plan* No. 4. It is at present occupied by the P. W. D workshops and launch repair yard. As this area alone is too small in acreage to be considered for any of the larger buildings, 'it is suggested, in proposals put forward later, to include it along with neighbouring areas for the location of all. the main buildings and quarters for most of the gazetted officers.

19. *Provision for Expansion.*—From what has been said in the foregoing paragraphs, it will be seen that there is no single site in Cuttack for a complete layout of the new Capital—none to accommodate it as a whole, and if accommodated on separate sites, all available land will be utilised and expansion will not be possible. Further, the congestion of the Town areas cannot be relieved, and they will not admit of. improvement without the installation of water supply and drainage systems. Untold difficulties are foreseen for the future, when development is sure to follow in the footsteps of a newly located Capital.

20. *Conclusions.*—All these difficulties influence the Committee towards the view that Cuttack would not be a desirable location for the new Capital. We realise that very influential and local public opinion is in favour of Cuttack being the Capital, and that this opinion will be maintained whether these difficulties are insuperable or not. It is argued, because the Town has been the seat of various governments in the past, and is today still the largest and most important town in Orissa, because certain buildings are available and accommodation is sufficient for present needs, and because there are scattered sites which can be put to some purpose, .the Capital of the new Province must be located in Cuttack. But these arguments ignore all technical considerations including public health and future expansion, which, after all, are the basic factors in the construction of a modern capital. We must emphasize again that Cuttack is confined by nature to rigorous limits.

21. The Committee, therefore, feels that the location of a Capital in Cuttack would be a short-sighted policy, but we are fully alive to the political and traditional sentiments attached to this old seat of the various governments of Orissa in the past, and, if political pressure and sentiment are allowed to override all other considerations, the Committee suggests that the only solution would be to locate the major portion of the Capital buildings along the Mahanadi frontage, between Jobra and the Christian cemeteries, with additional acquired¹ area as shown in Plans* Nos. 5, 6, 7 and 8. This acquisition would obviously entail, considerable expense. On enquiry, it was ascertained that the cost of land required to secure a suitable acreage, keeping in view the necessity for future expansion, would amount to not less than three lakhs of: rupees, excluding cost of compensation for existing buildings. Consideration has also to be given to the inhabitants who would be ejected from these acquired areas. Provision would have to be made for them, and this could only be done at the expense of greater congestion in the Town, or by compelling them to leave the neighbourhood. We wish to bring to notice that these proposals would entail the removal of the P. W. D. workshops and launch repair yard, and also of the Orissa School of Engineering, adding further to the cost of this project.

22. Within this area Government House, the Secretariat, Council House, and residences for officials could be located. With regard to Government House, the Committee is emphatically of opinion that no ideal site for it exists in this area, and that the Fort is the only available site in Cuttack suitable for it. If, however, for the reasons mentioned by the Orissa Government in their letter No. 288-H, dated -28th April 1936, the Fort area is ruled out, then a less suitable site could be found in the above mentioned area. Certain "private houses are available in the Town as residences, but it must always be remembered that the situation would take a radical change, 'when the demand for houses exceeded the supply. Rents and costs would rise rapidly and Government would be faced with the serious problem of acquiring further property at a prohibitive cost.

23. In order to provide additional space for the less important offices and residences for non-gazetted officers and menials, an area in Chauliaganj is available. Expansion in this area will be limited, but it may be possible to provide to a small extent for any additional requirements further down the Jagatsingpur Road.

24. In the absence of a Municipal water supply and drainage scheme, it will be necessary to provide for both these services in this official 'enclave'. The water supply would entail a scheme for a deep tube well installation similar to those which have proved satisfactory in certain institutions in the immediate vicinity. An irrigation supply would entail a pumping installation from the Mahanadi river, as shallow wells are not desirable from a public health point of view. Both these services are practicable and would present no difficulties. This, however, would not *apply* to the surface and underground drainage systems, which would have to be undertaken. It is practically certain that pumping would have to be resorted to, and in the rains, when the rivers are in flood, it would not only be a difficult problem but would be accompanied with a great deal of risk.

25. The Committee wishes to make it quite clear that these suggested proposals for the location of the Capital buildings in Cuttack are conditional on the understanding that water supply and drainage schemes are simultaneously installed in the adjoining Municipal areas. It is obvious that the advantages in installing all these essential services in a modern, Capital would be lost, if the neighbourhood were allowed to continue in its present insanitary condition. The menace to public health would remain and the Government 'enclave' would assuredly be unfavourably affected.

PART II

KHURDA

1. *General.* — The Committee visited the Khurda site which lies to the north of the Barunai hills on a plateau varying from 350 to 150 feet above sea level — as indicated in Plan* No. 9.

It is a fine, open site, with a magnificent view across the valley, natural drainage, with a varying soil of laterite and lyamy clay, the former predominating, and where the latter is in evidence cultivation. was in progress.

2. This site lies in the proximity of Khurda Town and about five miles from Khurda Road Railway Station. It is well served with road communications to all parts of the Province south of Cuttack, from which place it is cut off in the rains, owing to there being -no road bridge over the Katjori river. The cost of constructing this bridge has been estimated at Rs. 30 lakhs.

3. The site is free from habitation and consequently from a health and sanitary point of view it would be suitable. Khurda Town in the vicinity is said to be .a healthy place, but vital statistics are not available. The subsoil water of Khurda Town varies from 10' depth in the rains to 50' below ground level in the dry season, and in consequence there is no water logging in the Town. The site itself is provided with natural drainage and, owing to the slope of the. country, no standing water is possible. There would be no practical difficulties in installing either surface or underground drainage systems.'

4. *Climate.* — The records show that Khurda is cooler than Cuttack by several degrees, and a prevailing breeze comes from the southwest. Climate and health statistics are detailed in *Appendix (E).

5. *Land.* — There' would be no difficulty in obtaining land, most of it already being in the possession of Government, and any acquisition would be cheap. The whole requirements of the Capital could be accommodated in a self-contained layout with room for expansion readily available towards the Railway Station. From this point of view the claims of the Khurda site were considered to be superior to those of Cuttack. On the other hand the greater proportion of the land on the site appeared to be unsuitable for gardens, being composed mostly of laterite.

6. *'Water supply and drainage.* — (The " run off " for surface drainage would be considerable, but the greatest difficulty and the most insuperable one, except at a prohibitive cost, is the question of water supply. This problem, as will be seen later on, definitely rules out the site as a Capital, unless further investigations extending over a year were made to determine whether water in sufficient quantity would be available.

7. Evidence is available that tube well borings were attempted in Khurda Town and its vicinity. They proved abortive after going down to a depth of 160. feet, where operations ceased owing to the presence of rock. On the site itself no borings had been made, but owing to its height, and other physical features, the likelihood of finding water from tube wells was extremely doubtful. The Committee satisfied itself that the existing spring just above the site, was totally inadequate, **indeed**, absolutely negligible.

8. As an alternative, water might be available in sufficient quantities from the river Daya, but the river has not been gauged and no information is, therefore, available to indicate whether or not an adequate supply could be drawn from this source, particularly during the hot weather months. The Bengal Nagpur Railway Company have a pumping* station, on this river, from which water is pumped into the railway colony at Khurda, a distance of about 3 miles. This pumping station is situated about 4 1/2 miles upstream of the place where the Government pumping station would be located. This source must, on the evidence available, be ruled out as a supply for the Capital, which has been estimated to exceed the figure of 250,000 gallons a day. Apart from this, the expenditure involved in laying down the installation would be very large. The length of the rising main, the cost of a., pumping station, with its recurring charges of pumping against a total head of nearly 500 feet, and cost of large service reservoirs on the site to provide for an adequate reserve, are factors which would prove an expensive project, both in its initial cost, and in maintenance charges. Further details are available in +Appendices (F) and (G), which the Committee accepts.

9. We therefore regret that this essential service of water supply, owing to its doubtfulness and great expense, rules out any recommendations for the consideration of this site for .the Capital of Orissa.

PART III.

BEHHAMPUR.—(RANGAILUNDA) .

1. The Committee proceeded to Berhampur and inspected the site proposed by the Orissa Government, and examined in detail the problems connected with it.

2. *Location.*—This site, locally known, as Rangailunda, is situated about six miles from Berhampur, a Municipal town within a population of about 40,000, and 1½ miles south of the Madras-Calcutta main trunk road, as indicated on *Plans 10, 10-A, and 10-B. Gopalpur, a seaport, lies about 3 miles distant by road, and Chattarpur (the headquarters of the Ganjam District) about 9 1/2 miles away. The main Calcutta-Madras Railway follows the line of the "trunk road and there is a railway station, Jagannadhapuram, about 2 1/2 miles from the site. As will be seen from *Map No. 11 of the newly constituted province of Orissa, this site occupies a centrally geographical position.

3. *Land.*—The site itself is fine and open with a commanding view of the sea towards Gopalpur, and a magnificent outlook on to the hills behind Berhampur, and in the direction of Chattarpur. The land available admits of expansion in all directions and an area of approximately 1,250 acres could easily be obtained for the Capital layout and future developments. Of this acreage, approximately 550 acres are already in the possession of Government.

4. The soil is composed of a hard sandy loam with a substratum of gravel. A canal system feeds the lower lying parts of the area. where cultivation was in progress. There would be no difficulty in laying out gardens or parks; a certain number of large trees, with plantations of casurina, are already in existence on the site.

5. *Climate.*—The' proposed site has all the advantages of a coastal situation, with a full view of the sea, and is yet not too near it. No records of climatic conditions were available for the site itself, but the following statistics were obtained from its immediate vicinity. The maximum temperature recorded at Gopalpur in 1935 was 94°F, which was reached in September and October. In May and June the maximum did not exceed 93°F. The lowest temperature recorded at Gopalpur in 1935 was 52°F. at the end of December, while the average minimum temperatures from March to October lay between 75° and 80°F. A prevailing breeze blows from the sea throughout the hot weather, while the worst months of the year are said to be July to September. The normal annual rainfall at Gopalpur is 45 inches, as compared with 59 inches at Cuttack.

6. *Drainage.*—The site allows for natural drainage. It varies in level from 100 to 150 feet above sea level, with gentle slopes in all directions. There would be no difficulty in installing surface and underground drainage systems with outfalls which would naturally gravitate into the neighbouring creek of the sea. • The level of the subsoil water is low compared with that in other parts of the country. Trial pits dug on the site under our personal direction, to a depth of 10 to 12 feet, did not disclose any trace of subsoil water.

7. *Water supply.*—The area is served by the Rushikulya canal system' controlled and maintained by the Public Works Department, A large impounding tank exists on the site,

and this could act as a collecting reservoir to serve the whole area, for both domestic and irrigation purposes. This tank is filled by a distributary of the above canal system, which is normally running for 9 months of the year. For the remaining three months of the year there is very little demand for water for irrigation, and advantage, is taken during this period to undertake canal repairs. The Committee* was informed that this closure could be much reduced, if necessity arose. A purification system, and service reservoirs for the distribution of water for domestic purposes would be necessary and could be installed without difficulty. This same canal serves the Berhampur Municipal area. The Committee inspected the water-works at Berhampur and considered them suitably installed and well maintained for their purpose. Water was plentiful and of a good quality. Enquiries made led the Committee to the conclusion that a suitable water supply scheme, on the same lines, could easily be installed for the new site. A more detailed note on water supply is added in Appendix* (H), with which we agree. No information regarding deep tube wells in the vicinity was available.

8. *Public Health.*—Information with regard to the statistics of health in Berhampur and Gopalpur showed that malaria was not very prevalent in this part of the country. Hospitals which the Committee inspected in Berhampur were well maintained. If this site were selected for the Capital, a hospital with dispensary, a market, and primary schools, would have to be included in the general layout. A note dealing with this sub head is attached in Appendix* I.

9. *Electrical Supply.*—It will be necessary to consider an electrical supply for this site. It is understood that the Berhampur Electric Supply Company would be willing to undertake this service.

10. *Conclusions.*—The site admits of expansion as ample land is available. Nearly half of it is already in the possession of Government and the cost of acquiring the remaining areas would be reasonably low. This locality occupies a central position in the geographical map of the newly constituted Province of Orissa.

It is in close proximity, both in the matter of road and rail communications, with the main routes between Calcutta and Madras.

The scenery is varied, and fine views of the hills and the sea are obtainable.

The climate is good and reasonably cool, as compared with other places in the Province.

The water supply presents no difficulty, water both for domestic and irrigation purposes being available in ample quantities.

The soil is good and suitable both for building purposes and for gardens. The site could be attractively laid out.

Systems for both surface and underground drainage including disposal works could be easily installed.

Building materials in the form of bricks, stone and timber are available locally, while unskilled labour is cheap and plentiful. Rail and

seaport communications would facilitate the import of other building requirements.

There is every reason to believe that the public health of this locality would be better than anywhere else in the Province, because, owing to its climate, natural drainage, and open surroundings, public health conditions should be decidedly superior to those in, urban and congested areas.

In conclusion, we consider that this site fulfils all the necessary conditions required for a satisfactory and complete layout of a modern Capital, and consider it more, suitable than any, other site, which we inspected.

PART IV

NARAJ SITE.

At the instance of His Excellency the Governor of Orissa, as expressed in his note which forms Annexure* B, the Committee visited Naraj and examined the site with a view to considering it as a likely location for the new Capital.

2. *Location.*—It is located on the right bank of the Mahanadi about seven miles upstream of the Chauhatta Ghat and, by launch, it took us about 2 hours to reach the site. A reference to Map* No. 1 will show its relation with Cuttack, from which Town. it is completely cut off in the rains, and in the dry weather it can only be reached by a circuitous route over a temporary crossing of the Katjori.

3. *Communications.*—The main; disadvantage and the greatest difficulty is its general inaccessibility and isolation. Without a preliminary expenditure of about Us. 20 lakhs, as a minimum, on the construction of a bridge over the Katjori, (at its junction with the Mahanadi) and a considerable sum to provide a high level road to connect the bridge with Cuttack, the site could not possibly be considered for the location of the Capital. Further, apart from the additional—and may we say prohibitive—expenditure on one single item of communication, the Committee felt that the physical features of the site and its surroundings were not conducive to considering the suitability for the location of Capital buildings.

4. It may be pointed out that the feasibility of utilising the existing anicut at Naraj as foundations for a bridge not considered practicable, and we accept the note in Appendix* J which shows this.

In view of what we have stated, the Committee decided not to give this site any further consideration and is unable to recommend it.

PART-V

BARANG.

This site was suggested as a likely location for the new Capital layout, and also as a likely extension of Cuttack Town in this direction. It is described in Annexure* C, and as will be seen, it was so unfavourable, and further, as it would mean an initial expenditure of approximately Rs. 30 lakhs on bridging the Katjori and its branch, the Committee decided that no useful purpose would be served by an inspection and further deliberations; particularly in view of the fact that two members of this Committee had previously visited the locality and were most unfavourably impressed with it.

PART VI

COST OF BUILDING AND LAND.

In view of the site at Khurda being ruled out for consideration, it is only necessary to compare the relative costs of building the Capital in Cuttack and Berhampur (Rangailunda).

2. *Buildings.*—It is difficult at this stage to arrive at any detailed figures of costs for the whole project on each site, but generally speaking, the building rates would be about the same, and we think that there would probably be a balance in favour of Berhampur, owing to the possibility of obtaining cheaper unskilled labour, and owing to the expensive foundation work which would be necessary in Cuttack.

There are certain buildings, such as schools, hospitals, and 'markets, available in Cuttack,) but these would necessarily have to be constructed at Berhampur. Further, there are residential buildings already existing in Cuttack, and these could be used for accommodating Government officials. Although undesirable, some of the clerks could find accommodation in Cuttack Town, as they do at present, whereas at Berhampur, quarters, would have to be built for everybody. On the other hand, the Orissa School of Engineering, and the Public Works Department workshops and repair yard at Jobra, would have to be entirely removed and provided for elsewhere.

*

3. *Communications.*—In Cuttack, internal communications already exist, but would require considerable widening and general improvement, involving expensive acquisition, whereas in Berhampur, a complete new layout of internal roads would be necessary. On the whole, there would not appear to be much difference in cost under this head owing to road material being available at the site in Berhampur, as against the expensive land acquisition, and the higher price of road material delivered in Cuttack. External communications exist for both Cuttack and Berhampur, but in the case of the former, the town is practically cut off from outside communication by road during the flood season, covering a period of nearly five months of each year.

4. *Parks and Gardens.*—Owing to the limited area that could be secured for the Capital in Cuttack, expenditure on public gardens and parks would be small. In Berhampur, these could be provided for in the general layout, for which ample space is available, but they would certainly mean additional expense.

5. *Electrical supply.*—There are Electric Supply Companies in existence at both places and they would, undoubtedly, be prepared to supply the necessary power at site.

6. *Irrigation.*—Owing to" the desirability of providing this service for all gardens and parks, it would be necessary to install pumping plants at each place. While the unit cost of pumping would remain the same, it is not possible to compare the costs of installation and recurring charges until the layout and its requirements are known.

7. *Water supply.*—Assuming, for purposes of comparison, that there would be individual water supply installations for the New Capital area, either at Cuttack or Berhampur, the essential difference between them is that at Cuttack, the supply would be drawn from deep tube wells and would not require purification, whereas at Berhampur, there would be a raw water supply from the canal system, and purification works would have to be installed. The cost of supplying water for domestic purposes would probably be higher in the case of Berhampur on account of the necessity of purifying the water, but this extra cost would be small. Owing to the advantageous conditions at Berhampur, the unfiltered water could be made to gravitate to the purification works, thereby economizing in pumping.

If the New Capital were to be located at Cuttack, and its domestic water requirements were to be drawn from a public supply, the cost of the latter (as estimated in the year 1925), would be about Rs. 10 lakhs.

8. *Drainage and Sewerage.*—In Berhampur, owing to its natural and physical features, schemes for drainage and sewerage would be simple matters, whereas in Cuttack they would be very difficult and costly, both in initial outlay and maintenance, as the pumping of sullage would be involved. Further, in the case of Cuttack, an additional expenditure would have to be incurred in providing for the drainage systems to be installed in the Town, and this, it is understood, has been estimated to cost about Rs. 8 lakhs.

9. *Land.*—The cost of acquiring the site at Berhampur would undoubtedly be cheaper than any acquisition of land and property in Cuttack. The difference in cost, based on information obtained locally, is likely to approximate to a sum of Rs. 3 lakhs.

10. Summarising the above comparisons, the Committee considers that there is not likely to be much difference in cost between locating the Capital at either place, whereas the advantages accruing from Berhampur have already been explained in our report.

PART VII.

SUMMARY.

To summarise our findings with regard to the various places and sites inspected, we are of opinion :

1. *Cuttack*.—That in Cuttack there is no single available site large enough to accommodate the Capital in a comprehensive and self-contained layout.

2. That certain scattered sites are "available for the purpose of a single or a small group of buildings, but they are liable to flooding due to seepage and the high level of the subsoil water,

3. That room for expansion in Cuttack is not practicable, owing to its rigorous and natural barriers.

4. That for the reasons explained in the body of the report, it would be a difficult and expensive problem to install satisfactory drainage systems in Cuttack.

5. That the cost of building would be excessive owing to special treatment required in the construction of foundations and plinths of buildings, and in all underground work, in order to resist the effects of high subsoil water and damp.

6. That the climate of, and the congestion in, Cuttack are not conducive' to good health, and sanitation would be difficult.

7. That if political and sentimental pressure were allowed to override all other considerations, the only possible layout could be obtained by the costly acquisition of a portion of the Town. Even then, the area available would be less than 200 acres, which would be totally inadequate for a well laid out Capital, and in addition, the installation of water and drainage systems throughout Cuttack Town would be essential.

8. *Khurda*.—That Khurda cannot be recommended for consideration as a site for the Capital owing to the uncertainty of *an* adequate water supply, which in any case would be prohibitive in cost to install and maintain.

9. *Berhampur (Rangailunda)*.—That the Rangaiunda site is suitably located and fulfils all the conditions necessary for a well laid out, modern,, and attractive Capital.

In the circumstances, we unhesitatingly and unanimously recommend that this site be selected for the location of the Capital of Orissa.

F. T. JONES, *Chairman*.

E. ROSKILLY SMITH.

J. A. S. PHILLIPS.

Member

C. E. JEFFEHIS.

SIMLA,

Dated the 19th August, 1936.