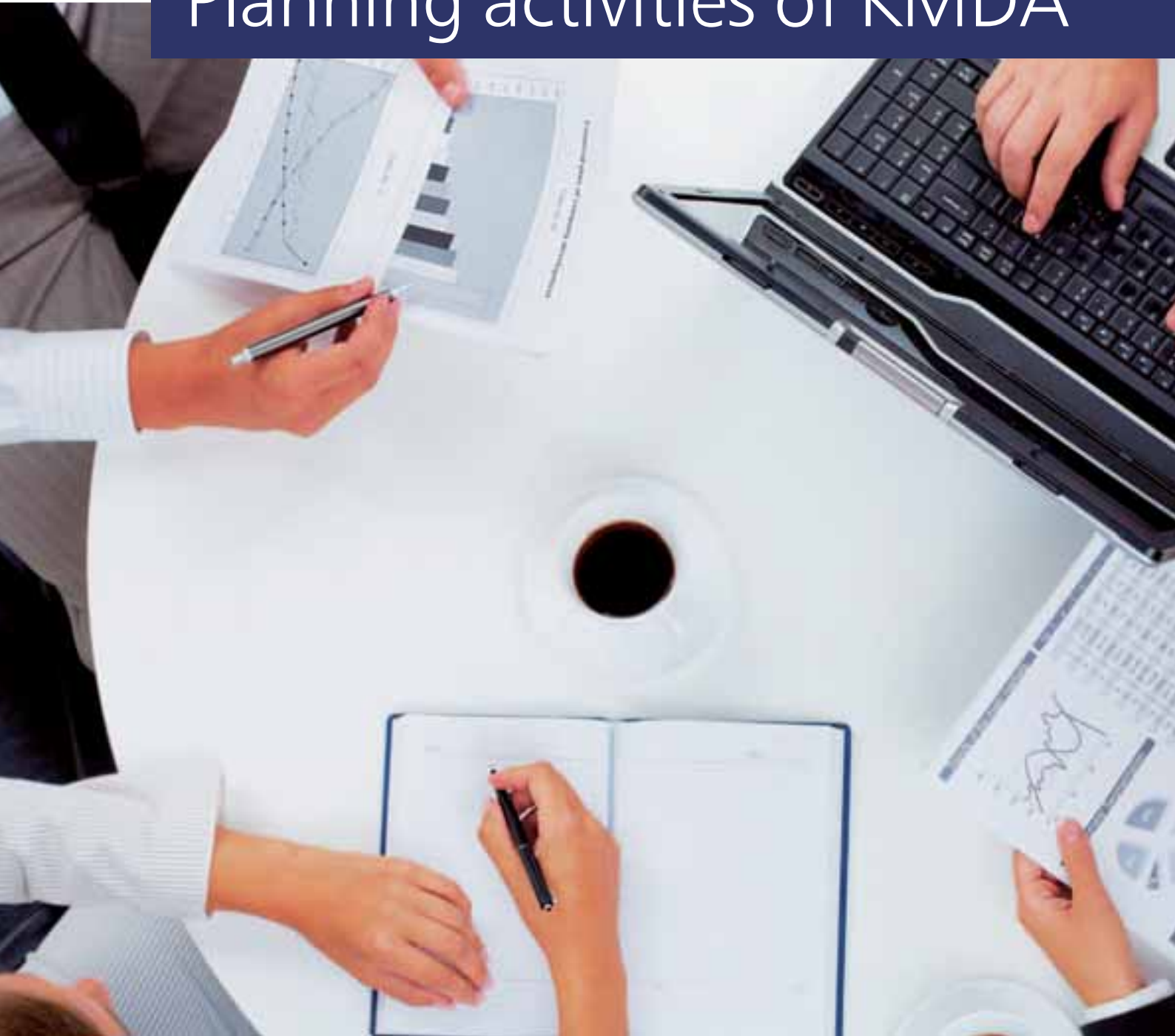


Planning activities of KMDA





AS FAR AS PLANNING ACTIVITIES OF KMDA are concerned, the same can be broadly divided into two categories, viz. development planning and regulatory planning.

KMDA's developmental planning exercise dates back to 1974, when KMDA set up its own planning wing comprising multi-disciplinary planning professionals to review the then Basic Development Plan (BDP), 1966-1986, for Calcutta Metropolitan District (CMD) – considered to be the pioneering planning document at that point of time. KMDA reviewed the BDP in the context of the prevailing development perspective and came up with revised development perspective for KMA that guided the investment planning of KMDA. Since then, KMDA has brought out several revisions of the development perspective in the light of changing circumstances.

The latest long-term perspective plan for KMA is Vision 2025, which presents a 25-year development perspective for KMA from 2001 to 2025. It has endeavoured to

anticipate, to the extent possible, the future development profile in different fields, has projected the 2025 population in KMA and visualized the future metropolitan structure. The Plan then takes a stock of the infrastructure sectoral profiles and devises the strategies that should be followed in each sector towards realizing the vision of KMA.

KMDA has also prepared sectoral master plans and development plans for the relevant sectors of development. The three master plans that KMDA has prepared pertain to water supply, sewerage, drainage & sanitation, and traffic & transportation. KMDA has formulated two development plans, one for environment, wetlands etc. and the other for health, education, slum and employment. Apart from outlining the detailed strategies of development, the master plans have appended both short-term and long-term investment plans and the development plans. These plans were approved in principle by the General Body of KMPC during January 2006.

In the meantime, the term of the first KMPC had expired and a fresh election process was observed and a reconstituted KMPC had been put in place during December 2006. The reconstituted KMPC held its 1st meeting on 22nd February 2007 under chairmanship of Hon'ble Chief Minister, West Bengal and Chairman, KMPC. Thereafter, the Executive Committee and the five Sectoral Planning Committees have been reconstituted. The re-constituted KMPC has taken the decision of re-visiting all the plans in the light of several contextual changes. Under the DFID-assisted Kolkata Services for Urban Poor (KUSP) project, 40 ULBs of KMA with the exception of KMC have prepared Development Plans for their respective municipal areas and the same have been approved by KMPC. As obligations under the JN-NURM, KMDA has prepared a City Development Plan (CDP) for Kolkata and also a Comprehensive Mobility Plan for KMA. A wide range of municipal level reform agenda have been agreed to for implementation during the tenure of JN-NURM, as pre-conditions for JN-NURM assistance. The State Government attaches enhanced importance to the process of industrialization in the State and also underscores the need for infrastructural development to support the growth momentum. All these have implications for revision of the plans prepared under the aegis of KMPC.

After following a competitive bidding process, KMDA has engaged a firm of



consultants for revision of Vision 2025 along with the five sectoral Master/Development Plans and preparing Vision 2035 coupled with the relevant sectoral master plans. The consultants have already submitted the Inception Plan and KMDA have given necessary clearance to the same subject to incorporation of KMDA's observations on the plan.

Area planning is an important task of metropolitan planning, as the same lends support to the metropolitan structure plan visualized in the perspective plan. The Objectives of the preparing the Plan for New Settlement Area is primarily to accommodate the increased population of the adjacent Rural and Urban Local Bodies, within a predominantly residential area and to arrest the unplanned urban sprawl.

The Advance Planning Unit of KMDA has carried out the following assignments during the year under review:

- Plan for Potential New Settlement on the East of Delhi Road in and around Chandernagore Municipal Corporation area
- Detailed Project Report on Extended part of East Kolkata Project Area – covering parts of Nonadanaga, Laskarhat, Madurdaha and Kasba Mouzas
- Concept Plan for New Settlement Area on the East of Dum Dum - Barrackpore Expressway
- Preliminary Draft Development Plan for Peri Urban Area of Uluberia II & Panchla Panchayat Samity in Howrah District

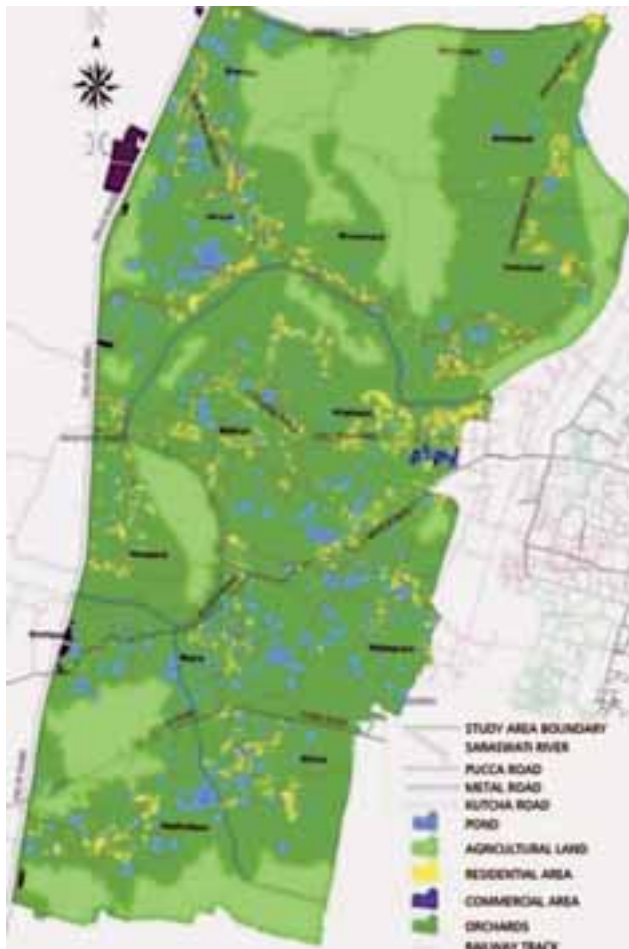
- Draft Development plans for Peri Urban Areas of (i) Sankrail (ii) Domjur & Bally Jagachha of Howrah District – in progress
 - New Settlement in Dankuni, Hooghly – in progress
- A Brief on the Plan for Potential New Settlement on the East of Delhi Road in and around Chandernagore Municipal Corporation area

The Study Area consists of the newly added areas of Chandernagore Municipal Corporation and 7 Mouzas, namely, Bhusunara, Amdabad, Sankarbati, Noapara (part), Jarura (part), Erenga (part) and Mahespur (part) in the north of Chandernagore Municipal Corporation on East of Delhi Road. The total area is 16.33 sq. km..

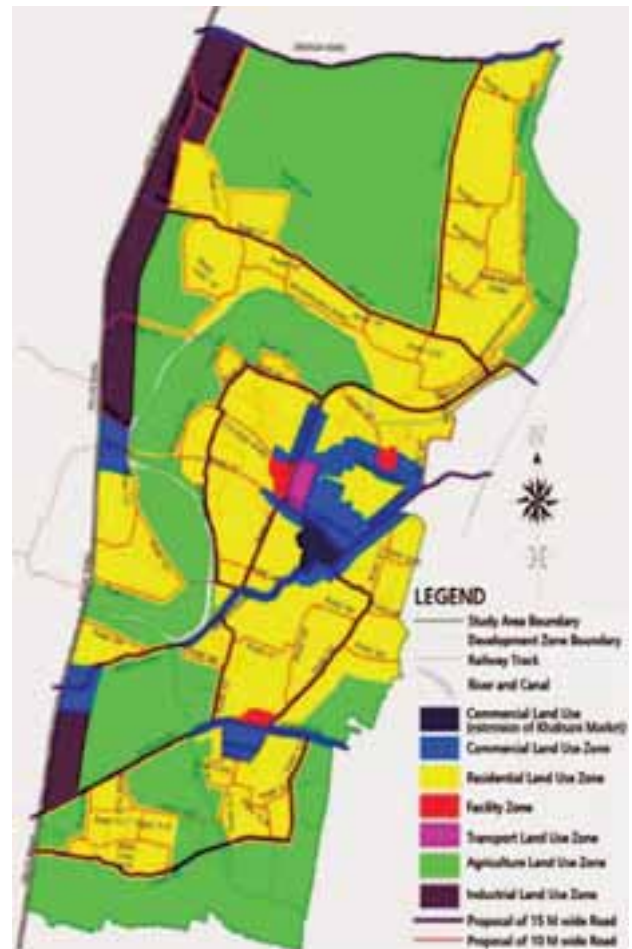
The Plan provides for different

categories of areas including residential and commercial areas; the necessary infrastructure for accommodating approximately 72000 population, having a overall population density of 56 persons per hectare by 2016. This population density could increase up to 166 persons per hectare by 2025, the maximum population density as prescribed in Vision 2025 for newly urbanized areas.

Existing Land Use



Proposed Land Use



A Brief on the Concept Plan for New Settlement Area on the East of Dum Dum – Barrackpore Expressway

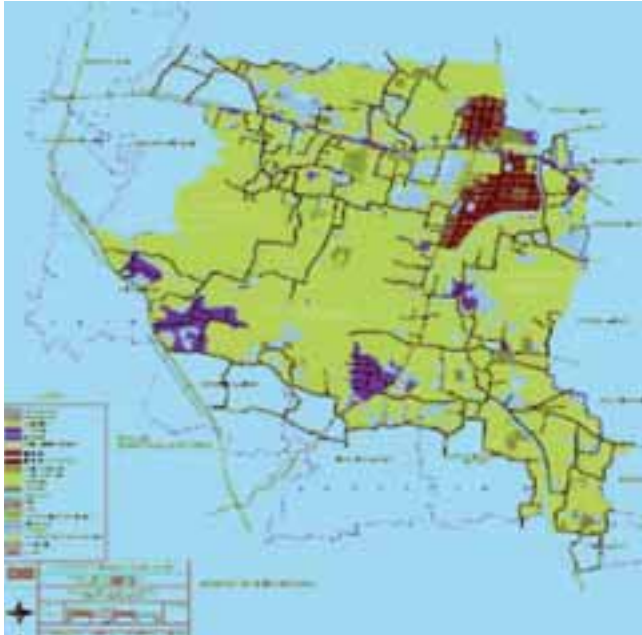
The project area extends over 6.44 sq.

km, consisting of 8 Mouzas, namely, Ganeshpur, Nilgunj, Suryapur, Navaranda in Barackpore II and Selarhat, Jalsukha, Saibana, Jamtagarh in Barasat I, situated on the east of

Dum Dum – Barackpore Expressway.

In this area, 65,000 to 70,000 population would be accommodated with a density of 100 persons per hectare within the horizon of 2025.

Existing Land Use



Proposed Land Use



A Brief on the Preliminary Draft Development Plan for Peri Urban Area of Uluberia II & Panchla Panchayat Samity in Howrah District

Peri Urban Area (PUA), the transition zone from rural to urban, with immense population pressure and very high urban aspiration, lacks basic social services, proper urban amenities and infrastructural facilities. Rapid change in the character of land also appears

and all these happen due to fast unplanned growth of the area. In order to overcome such urban maladies and also to create an eco-friendly living environment, an appropriate development plan for the areas is required. With this in view, Advance Planning Unit of KMDA has been engaged in preparation of Development Plan9s) for Peri Urban Areas (PUAs) of KMA.

Among the five districts of KMA, Howrah PUA is taken up for Phase I of

Draft Development Plan. The Study Area includes five Panchayat Samitis, containing 87 Mouzas, covering 165.20 sq. km. Among these Panchayat Samitis, Preliminary Draft Development Plan has already been prepared for PUA comprising Uluberia II and Panchla Panchayat Samitis extending over 32.96 sq. km. This Draft Plan provides Development Proposals pertaining to future land use, physical and social infrastructures, industrial and commercial activities.

Existing Land Use



Proposed Land Use



Regulatory planning involves carrying out the obligatory planning tasks as laid down in the West Bengal Town and Country (Planning & Development) Act 1979. One of the major planning tasks for KMDA is to prepare Land Use Maps and Registers (LUMRs) for the different zones within the Kolkata Metropolitan Area. The LUMRs depict the existing use and development of land. On the basis of LUMRs, Land Use and Development Control Plans (LUDCPs) are prepared by KMDA following the provision of the WB T&CP Act of 1979. LUDCPs also adopt a zonal approach and prescribe what uses of land are permissible in the

zones and what kinds of restrictions are to be applied to specific development proposals. The LUMRs and the LUDCPs have to follow the procedure laid down in the Act before they are formally adopted by the State Government. Once accepted by the State Government, a LUDCP becomes enforceable in the area for which it is meant. KMDA has delegated the authority for enforcement to ULBs generally, except certain strategic areas like 500 metres on either side of major expressways where the provisions of the concerned LUDCP are enforced by KMDA itself. So far, KMDA in its Statutory Planning Unit (SPU) has

completed LUMRs for 90% of KMA and LUDCPs for 60% of KMA. LUDCPs for the Panchayat areas of KMA have been prepared and forwarded to the State Government for approval. However, LUDCPs need to be reviewed and recast periodically to keep pace with changing situations. KMDA's SP Unit has prepared Development Control Regulations (DCR) for about 30% of KMA areas that have been experiencing fast changes in land use, with a view to controlling haphazard and non-conforming uses of land in these areas.

Highlights of achievements during 2010-11

LUMR, LUDCP & Development Permission

- LUMR:
 - Completed and adopted LUMR for the 5 newly added Mouzas under Baruipur PS in South 24 Parganas district
 - LUMR prepared and notified for 10 newly added Mouzas under Haringhata PS in Nadia district
 - LUMRs prepared and notified for 3 Mouzas under Chanditala PS and 7 Mouzas under Singur PS in Hooghly district
- LUDCP:
 - LUDCP for areas around Dum Dum–Barrackpore–Kalyani Expressway prepared and submitted to State Government for approval and publication of notification
 - LUDCP for the newly created Dankuni Municipality prepared and submitted to State Government for approval and publication of notification
- Development Permission:
 - Sanction of building plans under Phase-I of Integrated IT Township & Automotive Ancillary Park in Uttarpara in Hooghly district accorded through the Single Window Committee u/s Sec 46 of WB T&CP Act 1979
 - 75 of the 90 cases of Development Permission for development on either side of Highways/Expressways (upto 500 metres) cleared

With a view to facilitating sanction of building plans for large projects, especially those taken up in partnership with private sector entities, KMDA has set up Single Window system for according clearances and sanction to master plans and building plans. Besides including the officials concerned of KMDA, the Single Window inducts representative(s) of the concerned urban/rural local body (ies), depending on location of a project. Nevertheless, the relevant DCR/LUDCP and the building rules continue to be the basis for according approvals by the Single Window. This working arrangement precludes movement of files between departments/agencies and sorting out of issues through discussions in the Single Window. The Single Window makes assessment of the applicable 'development charges' and 'building

sanction fees' payable by the applicant developers prior to obtaining formal sanction. The proceeds from 'development charges' is shared equally between KMDA and the local body (ies) concerned. The 'building sanction fees' collected is passed on wholly to the local body (ies) concerned.

As part of developmental planning exercise, KMDA in its Project Planning Unit (PPU) has taken up a number of project related planning tasks. Some of the major activities in this area during 2010-11 are mentioned below:

- Double-seated Boys' Hostel, Inner and Outer Landscape Plan, Addition and alteration of Existing JLM Hospital and Up-gradation of the existing Hospital at Kalyani
- Rehabilitation Plan & Redevelopment Plan for Kumartuli Area

- Development Proposal for Park Street Police Station
- Housing at Kalyani
- Deshbandhu Girls' College
- Police Housing at Cossipore
- Proposed New Studio Floor at Technician Studio-I, Tollygunj
- Proposed Purulia Bhavan at Salt Lake
- Structural Design and Drawing for:
 - Flyover on E M Bye Pass near Baghajatin Railway Station
 - Up-gradation of J L Nehru Memorial Hospital at Kalyani, Nadia
 - New O P D Complex, O T Complex, Lecture Hall of J L Nehru Memorial Hospital at Kalyani, Nadia
 - Police Quarter at Cossipore Police Station

- Redevelopment Plan for Kumartuli Project
- Purulia Bhavan at Salt Lake
- 9-Storeyed Building of Park Street Police Station
- Advertisement Gantry of Single Span on E M Bye Pass
- Up-gradation of Unnayan Bhavan Auditorium, Salt Lake
- Community Centre at Barrackpore Housing, Phase II
- G+9 Residential Building at Kamarhati
- Planning of proposed Riverfront Road in Howrah connecting Bally Bridge (New) and Botanic Garden
- Preparation of Comprehensive Policy Guidelines on Display of Advertisements within KMA
- Plan for Construction of MIG and LIG Buildings in East Kolkata Area Development Project and Baishnabghata Patuli Area Development Project
- Realignment along with Redesign of Intersection at Guniagachha Jora Bridge
- Preparation of Detailed Architectural Plans for proposed G+9 Storeyed (2 nos.) buildings of R&R Department on B T Road at Kamarhati
- Planning of Approach Road of the Flyover on E M Bye Pass near Baghajatin Railway Station
- Dispersal Plan for East West Metro Stations
- Preparation of Detailed Architectural Plans for Extension of Institute of Hotel Management at Taratala
- Utilization of Places under Flyovers and Bridges within KMA

