

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. The process of engaging consultants for revision of the plans is underway.

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 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 Planning wing 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 2009-10

LUMR, LUDCP & Development Permission

- Initiated preparation of LUMR for:
 - 5 newly added Mouzas under Baruipur PS for the DHQ
 - 17 newly added Mouzas under Haringhata, Chakdaha PS
- Taken up the task of preparing LUDCP for:
 - Baruipur Township including the South 24 Parganas DHQ
 - Newly created Dankuni Municipality
- Approval to Phase-I of Kolkata Logistics Hub project along Kona Expressway in Howrah u/s Sec 46 of WB T&CP Act 1979 through the Single Window Committee
- Undertaken scrutiny of the master plan and building plan for the IT Township & Automotive Ancillary Park in Uttarpara in Hooghly towards clearance by the Single Window Committee
- 86 of the 96 cases of Development Permission for development along Highway/Expressway 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 has taken up a number of project

related planning tasks. Some of the major activities in this area during 2009-10 are mentioned below:

- Planning for a proposed flyover on Raja S.C. Mullick Road from Dhakuria Bridge to Sukanta Setu.
- Planning for a proposed flyover at Kamal Gazi from E.M. Bypass to E.M. Bypass Connector.
- Preparation of the proposed layout plan for intersection of E.M. Bypass, Prince Anwar Shah Connector and Chowbhaga Road with bridge over T.P. Canal.
- Planning for Box Bridge over Eastern Drainage Channel at Al-BL Block, Salt Lake.
- Planning for Box Bridge over Eastern Drainage Channel at HC Block, Salt Lake.
- Detailed topographical survey and leveling works along Salt Lake Bypass from Chingrihata to Rajarhat Box Bridge.
- Plan for Regeneration of Hooghly Waterfront.
- Landscape design for Parama Rotary and Ruby Rotary, E.M. Bypass, Kolkata.
- Proposed Fair Ground at Central Park, Salt Lake.
- Proposed Medical College with up gradation of existing J.N.M. Hospital at Kalyani.
- Heritage zone delineation & draft regulation for development of Dalhousie area, Kolkata.
- Proposed Fair Ground at Siliguri, West Bengal.
- Traffic Circulation Plan at Howrah Station Area.
- Structural design of Flyover on E.M. Bypass near Baghajatin Station.
- Detail Drawings of G+4 storied Tollygunge Police Station with Bhowanipur Traffic Guard at Kolkata.
- Proposed G+6 storied redevelopment scheme of Bow Street Housing Complex at Bow Street, Kolkata.



Kalyani Medical College



Fair Ground
Karunamoyee Salt Lake

- Proposed G+3 storied Scheme Drawing for Ladies Hostel at CF-172/1, Salt Lake, Kolkata.
- Structural Design of G+4 storied Tollygunge Police Station with Bhowanipur Traffic Guard at Kolkata.
- Redevelopment plan for proposed new studio floor at Tollygunge Technical Studio.
- Plan for proposed Office Building for Kolkata Police at 300 & 306 B.B.D. Bag, Kolkata.
- Structural Design of Kalyani Medical College and extension of JNM Hospital.
- Structural Design of 2nd R.O.B. near Baghajatin Railway Station.
- Design of Cossipore Police Quarter (G+3).
- Concept Plan for the proposed Water Park along EMBP near Ruby Hospital
- Concept Plan for the proposed IT Logistics Centre at Sector-V, Salt Lake
- Detailed topographical survey, leveling works and formulation of road alignment proposals for a road south of on adjoining area of South City and Prince Gulam Md. Shah Road for the proposed alignment of Road on south of South City continued upto Prince Gulam Md. Shah Road and a Flyover on S.C. Mullick Road (from Jadavpur to Dhakuria)
- Underpass near Baghajatin Rly. Station
- Greening Proposal of E.M. Bypass (Phase-I).
- Preparation of Traffic Circulation improvement plan at Sealdah Rly. Station.
- Concept plan for redevelopment of Bow Barracks
- Concept Plan for redevelopment of KIT Scheme XIIM & SIH-II at Beliaghata
- Detail Structural Designs with drawings of G+3 storied Tollygunge Police Station.
- Detail structural designs and drawings pertaining to various functional buildings under Kalyani Medical College.
- Design (ongoing) of Sub-structure of Bagha Jatin Flyover (2nd phase) including pile, pile cap, etc.
- Integrated design proposal of Fairground, Urban Haat and Karunamoyee at

Central Park, Salt Lake

- Traffic Improvement Plan for Howrah Station Bus Terminus Area
- Kumartuli Re-development plan
- Architectural planning & design detailing of New Medical College
- Project Report on Development Plan for Sector-V (Nabadiganta Township) and its fringe areas
- Concept Plan for redevelopment of Howrah Fish Market area
- Concept Plan for integrated development of Kalyani–Kanchrapara–Haringhata area.

During 2009-10, as part of Advance Planning exercise, KMDA has carried out the work of feasibility report on Comprehensive Development Plan for Peri-Urban Areas within KMA. Also, work related to area/master planning for Dankuni Township has been initiated.



Fair Ground Karunamoyee Salt Lake