

Highlights of achievements during 2007-08 FY

LUDCP

- ❖ Obtained approval of the State Government to the LUDCP prepared for areas falling within 500 metres on either side of NH-2 & NH-6 stretches falling within the boundaries of KMA

DCR

- ❖ Development Control Regulations (DCRs) prepared for Kolkata logistics Hub and approval of the State Government received

Development Permission u/s 46 of WB T&CP Act 1979

- ❖ Master Plan & Building Plans for Phase-I of Kolkata West International City (KWIC) project cleared through Single Window Committee
- ❖ The Building Plans for Phase-I of Kolkata Logistics Hub project cleared through Single Window Committee
- ❖ Master Plan over 262 acre & Building Plans for Phase-I (200 buildings) of Batanagar Township project cleared through Single Window Committee
- ❖ 130 cases of Development Permission along Expressways/Highways within KMA received and 92 of them cleared

Annexation of New Areas within KMA

- ❖ Proposal for inclusion of 17 mouzas in Haringhata within KMA being reworked
- ❖ Proposal for inclusion of 5 mouzas in Baruipur approved by the state Government

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 concerned officials 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 would preclude movement 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 concerned local body (ies). The 'building sanction fees' collected is passed on wholly to the concerned local body (ies).

Land Acquisition

Acquisition of land for the purpose of multifarious infrastructure development projects of constitutes an important function of KMDA. This is a significant activity in the context of

large-scale township or area development projects. KMDA formulates and finalizes the LA Plans in accordance with the project proposals and submits the same to the Urban Development Department, Govt. of West Bengal, which is the 'requiring body' in the context of Land Acquisition Act of 1894. Prior to formulation of LA plans, the Land Acquisition Cell of KMDA needs to carry out detailed survey of the land involved. If any resettlement is involved in acquisition of any land, the same needs to be identified towards forming a part of project proposals. KMDA is responsible for making all payments to the State Govt. for acquisition of land, based on the amount of compensation determined by the LA Collector. KMDA has to comply with the formalities as called for under the operational rules pertaining to land acquisition prevailing at any point of time.

During 2007-08, KMDA acquired 29.6 acre of land for infrastructure development projects, of which 20 acre is meant for Barrackpur - Dum Dum Expressway project and 9.6 acre for GAP (Phase-II) schemes.

Different plots of land within Salt Lake adding to about 6.3 acre have been received from the Urban development Department of Govt. of West Bengal for implementation of a number of projects by KMDA. Another about 82.40 acre of land at Laskarhat, Nonadanga and Madurdaha Mouzas in South 24 Parganas District – all accessible from EM Bye Pass – have been received from the West Bengal Government for KMDA projects.

The process of acquisition/procurement of new land for the various projects of KMDA has been tardy in view of the agitation and the consequent law and order problems that had taken place at various places in the State during the year.

M & M Unit activities during 2007-08

Marketing and Management Unit of KMDA has been engaged in disposing of plots of land, flats and commercial spaces that KMDA creates in organized townships, housing and commercial complex schemes at different locations. The activities of M&M Unit involve selection of beneficiaries following the pre-set modalities, issuance of allotment letters to successful allottees, collection of premiums from the allottees for the disposed products, executing agreements and deeds with the beneficiaries, monitoring compliance by the selected beneficiaries of the terms of agreements/deeds and other related tasks. Plots of land, flats and commercial spaces are allotted to different organizations and individuals or groups of individuals from time to time at affordable prices.

During 2007-08, 242 flats under different housing schemes of KMDA have been allotted to HIG, MIG and LIG beneficiaries through draw of lot. Three Commercial Spaces at the South End Conclave have been allotted.

Five Commercial, one Industrial and five Institutional plots have been allotted to thus many number of beneficiaries. Four HIG plots to eminent sportspersons were given on individual merit basis. Two Group plots were to Press Club, Kolkata and a group of sportspersons.

The Authority of KMDA adopted the Land and Flat Allotment Policy applicable to both KMDA and KIT in the matter of allotment of land and flats in a rational and uniform manner.

KMDA collected total revenue of Rs.77.2 crore during 2007-08 from disposal of land and flats.

KMDA Finances

The activities of KMDA Headquarter Finance are primarily confined to **Financial Management of KMDA** including receipt and release of funds to the different Sectors of KMDA /Implementing Agencies for implementation of different plans/projects and programmes.

Besides Management of Fund, other financial activities include (i) compilation and finalization of **Annual Budget**, (ii) compilation and finalization of **Annual Accounts**, (iii) preparation of **replies to the Draft Audit paras and paras of the reports of C & AG of India**, (iv) finalization and payment of **pensionary benefits** (v) maintenance of accounts, sanction as well as payment of advances/withdrawals including final payments relating to **Employees' General/Contributory Provident Funds**, (vi) **examination of proposals** for consideration of different high-level Committees viz. WTC, Pricing Committee etc. (vii) matters relating to **computerization of accounts**.

Headquarters Finance performed the following activities during 2007-08:

I. Fund Management

A. Receipt of Fund

1. Non-Plan (Revenue) Heads

Under Non-plan Heads, KMDA receives fund from State Govt. in two broad heads namely i) **Fixed Grant** and ii) **Operation and Maintenance** of assets created in KMDA under different development Programmes including GAP, CSIP, CUDP etc. During 2007-08, KMDA received a sum of **Rs.176.93 crore** (Rs.130.38 crore as Fixed Grant and Rs.35.23 crore for O&M and Rs.11.32 crore for Maintenance of IPP - VIII) from State Govt.

2. Plan (Development) Heads

Under Development Heads KMDA received fund from Govt. of West Bengal as well as Govt. of India during 2007-08 as noted below:

	<u>Rs. crore</u>
(i) Govt. of West Bengal	30.92
(ii) Govt. of India	19.49
(iii) Statutory/Other Bodies for Deposit Works	30.23
(iv) JNNURM	