

TOWN & COUNTRY PLANNING ORGANISATION
Government of India
Ministry of Urban Development

F.No. 83(vi) 1-100/2009-TCPO/UT (New Town - KOLKATA)

APPRAISAL OF CITY DEVELOPMENT PLAN- New Town, Kolkata

On behalf of West Bengal Housing and Infrastructure Development Corporation Ltd (WBHIDCO Ltd), Bengal Urban Infrastructure Development Limited (BUIDL) has prepared and submitted *City Development Plan (CDP) of New Town – Kolkata*, for consideration under the Urban Infrastructure Development Scheme for Satellite Towns around seven Mega cities. New Town, being part of the Rajarhat-Gopalpur region, is a fast emerging satellite town in Kolkata Metropolitan Area (KMA) and has the potential for infrastructure development. Hence, it is expected that the town will be able to absorb additional population growth and help in easing the burden on Kolkata City.

The City Development Plan has been appraised keeping in view the requirements of the revised toolkit for CDP formulation. The CDP has assessed the existing scenario of the availability of infrastructure facilities and services, and services planned by the New Town Kolkata Development Authority (NTKDA) and provided a vision for the future development of the city. The appraisal comments have been given against each chapter clearly identifying the gaps in the contents. The CDP is required to be revised duly taking into the points raised and finalised accordingly.

CITY DEVELOPMENT PLAN: APPRAISAL REPORT

Name of City: New Town, Kolkata

Population: 15 Lakh (projected)

Area 35.5 sq km (3552 Ha.)

Overall Density 244 Persons per Ha

SI No	Chapters/Contents	CDP Analysis	Appraisal comments	Remarks
1	1. Introduction / Background	The chapter briefly describes about urbanisation trend in West Bengal, Kolkata Mega city and the KMA region in its importance and future settlement pattern.	The chapter may briefly describe about the role of New Kolkata within the KMA region and its potential to emerge as self sustaining entity alongwith perceiving it as a Service hub.	New Town is a Green-Field town under NTKDA and the State Government is yet to constitute ULB.
2	2. Vision Statement for New Town	The Chapter mentions the long term Vision of KMPC by identifying New Town as the Future Growth centre, formation of NTKDA and the objectives and approach to CDP. It has also indicated about Stakeholder consultations amongst residents, public representatives and experts	The chapter needs to mention about the formation of the Urban Local Body, as per the provisions of <i>West Bengal Municipal Act</i> and also indicate the timeline to constitute the same.	
3	3. KMA: Understanding the region	The profile briefly discusses about Kolkata Metropolitan region with brief analyses of demographic and economic activities in the region, Spatial growth and urbanisation of Kolkata and decentralisation of Kolkata.	The chapter should highlight the salient features of KMA Master Plan along with efforts of the KMDA in shifting the economic activities/non-compatible uses to compatible uses from the KMC area to the KMA region.	Comparative statement of other existing satellite towns in KMA may be included justifying in what way new Kolkata has advantageous position compared to other towns in KMA with respect to development of infrastructure.

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4	4.Introduction to New Town	A brief description of location, climate and environment, urban governance is highlighted.	Formation of WBHIDCO and NTKDA has been indicated. However, organisational structure of NTKDA needs to be included clearly specifying the works allotted to various Divisions/Departments for executing works and O&M.	
5	5.Demographic Profile	CDP has mentioned about demographic indicators, like sex-ratio, literacy rate, economic base.	It appears that the chapter has illustrated the demographic profile of the erstwhile urban area of Rajarhat-Gopalpur. The CDP should mention the total population of New Kolkata and should also state population projection.	Expected demographic and migration trends for New Kolkata may also be highlighted
6	6. New Town Economy	The chapter highlights the role of New Town in terms of its emergence as IT and industrial hub. There are number of institutions located in the town which enhances its importance in terms of locating public and private offices.	In the long term perspective, how the town is going to emerge a <i>centre for generation of employment opportunities</i> needs to be highlighted. What is the likelihood of work force distribution in three sectors of economy in the coming years also to be analysed in this chapter.	A section on provisions for the informal sector may be incorporated.
7.	7.Landuse Pattern	The CDP shows the entire planning area divided into "Action Areas" I, II and III alongwith a CBD Area. All Action areas have been distinctly shown with specific land allocation and planning. It has also stated about the assigned population for new town	It would be desirable that under each landuse category what permissible activities are going to be envisaged so as to get an idea for overall integrated development for the entire town. Since the town is planned, what steps have been taken into consideration to ensure landuse-transport integration needs to be elaborated? <i>It has been stated that the total residential population would be 1 million and floating population of 5 lakh. This has to be justified based on traffic and transport studies</i>	Assigned population has to be correlated with the demographic projection in terms of carrying capacity.

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			<i>carried out by KMDA.</i>	
8.	8. Energy Efficient Measures	Chapter briefly touches upon international experience of Energy conservation.. It lists some saving measures to energy efficiency following the universal codes of practise. It also discusses proposal for energy efficiency.	What is the existing scenario of both power availability and consumption is required to be mentioned. By adopting the energy efficiency, to what extent savings in energy consumption could be made need to be highlighted.	
9.	9. Water Sector	CDP has made an analysis of demand assessment based on the CPHEEO norms by including floating population of 5 lakh. It has included service level benchmark for water supply.	Against the total requirement of 100 MGD , only 65 MGD could be supplied by taking up 2 projects of 25 and 40 MGD. It may be clarified how 100 MGD demand is to be met and what are the additional sources of water besides Cassipore and water drawn from Kestopur canal.	
10.	10. Solid Waste Management	The chapter has done the situational analysis of existing solid waste management, development of integrated strategy for SWM and action plan for bio-medical and e-waste management.	What would be expected generation of solid waste and where the land fill sites are demarcated needs to be highlighted.	Landfill sites may be shown on the map.
11.	11. Transportation	The Chapter is well presented. It has been stated that New Town is connected to the regional transport system via highways, EM Bypass and proposed Eastern Expressway. Metro corridor connecting Howrah to Airport is under construction. The internal layout in New Town has been proposed as “Grid Iron”	Major routes and Transport Nodes as proposed should be highlighted. What has been the trend of trip generation from New Kolkata to other towns of KMA and Kolkata as well needs to be presented. What would be the proposed modal split and whether the proposed public transport is likely to take care of future trip demand needs to be indicated	A proposed transport network map for New Town, clearly showing the nodes and the hierarchy of the network may be incorporated.

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		A BRT corridor, and LRT & MRTS is proposed		
12.	12.Sewerage and Drainage	The chapter describes about existing and proposed drainage system.	<p>The CDP report does not state any present or proposed system of underground sewerage system and its disposal sites.</p> <p>The east Kolkata wetlands serving as the natural STP for the limited amount of sewage generated may only provide temporary solution and CDP needs to suggest disposal of waste water in a planned manner.</p>	Drainage and sewerage network may be highlighted.
13.	13. Urban Poor	Housing provision has been proposed in all neighbourhoods in New Town in terms of 12000 DUs for EWS and 10000 DUs for the LIG.	It would be desirable to make some estimate of urban poor especially service personnel and accordingly the number of EWS housing units may be estimated.	Future plans in earmarking sites or budgets for the poor may also be included in the report.
14.	14. Environment and Ecology 14.4 EIA	<p>CDP enunciates the measures undertaken to induce sound and healthy environment with minimum dislocation and disturbance in the existing pattern of microclimate and natural setting.</p> <p>It proposes EIA and EMP to evaluate and monitor the project and its implications.</p> <p>CDP also enlists mechanisms of water harvesting at building and city levels.</p>	<p>What is the present level of air, water and noise pollution? Since, the town is coming up in planned manner what would be the impact of construction activities on air and water quality in qualitative and quantitative terms.</p> <p>Constitution and operation of Environment Management Cell needs to be integrated in overall regional framework.</p>	Environment sensitive zones need to be shown on a map.

SI No	Chapters/Contents	CDP Analysis	Appraisal comments	Remarks
	<p data-bbox="203 181 389 252">14.5 Disaster Management</p> <p data-bbox="203 416 412 486">14.6 Rainwater Harvesting</p>	<p data-bbox="539 181 1084 252">It mentions about developing strategy for Disaster Management Plan.</p> <p data-bbox="539 416 1084 486">It mentions about the need for rainwater harvesting.</p>	<p data-bbox="1115 181 1693 368">As per NDMA Act, all ULBs to have their Disaster Management Unit for Community based preparation and awareness propagation. This may be highlighted in the chapter.</p> <p data-bbox="1115 416 1693 486">Need for incentivizing rain harvesting to be indicated in Chapter</p>	
15.	<p data-bbox="203 501 517 571">15. Capital Investment Plan</p> <p data-bbox="203 852 412 922">15.6 Financial Operating Plan</p>	<p data-bbox="539 501 1084 683">The Chapter mentions about institutionalising the <i>Capital Investment Plan</i> process and made cost estimates under various infrastructure development.</p> <p data-bbox="539 852 1084 922">This section states about categories of receipts and expenditure.</p>	<p data-bbox="1115 501 1693 799">This chapter requires improvement and needs to stress on prioritisation of projects as per the stakeholder consultations. The cost estimates have to be realistic and proper phasing has to be done and the figures quoted are not tallying .The cost estimates to the tune of Rs 5900 crore have to be reconciled.</p> <p data-bbox="1115 852 1693 1232">FOP has broadly been assumed based on the revenue generation under various land use categories. Since the town has been planned recently and there is no urban local body ,it is not possible to prepare Financial Operating Plan on the basis of sources of revenue generation like tax and non tax resources. However the CDP may attempt FOP for the New Kolkata Development Authority.</p>	