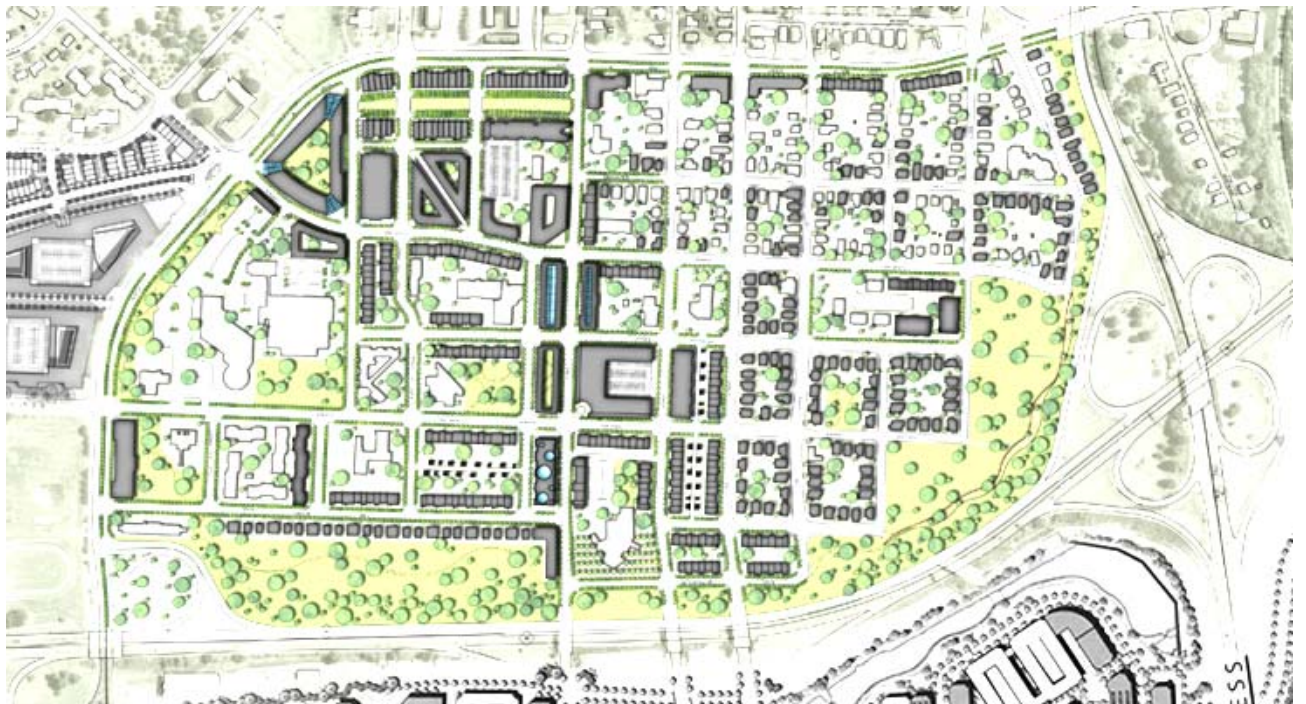


LANDUSE AND DEVELOPMENT CONTROL PLAN

FOR

NEW TOWN PLANNING AREA



PREPARED BY

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION (WBHIDCO)

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CHAPTER 1 - INTRODUCTION

West Bengal T&CP ACT

The **West Bengal Town and Country Planning and Development Act, 1979**, which has the statutory provisions to control unplanned development and undesirable spontaneous growth by imposing land use zoning regulation. Its only limitation is that it is not operational if the area is not notified as planning area under this act. The plans prepared by CMPO, APO or SPO during sixties and seventies of last century, had failed to achieve its desired goal due to lack of their statutory support, so this **West Bengal Town and Country Planning and Development Act, 1979** was formulated and came in operation by repealing the then existing Calcutta Metropolitan Development Authority Act 1972, the Calcutta Metropolitan Planning Area (Use and Development of land Control Act, 1965 and the Durgapur (development use and control of building operations) Act 1959 with overriding effect (section 137) to provide an uniform act for the entire state.

Major functions of the authority

Town and country planning functions of both the Planning and Development Authority as stated under relevant section of **West Bengal Town and Country Planning and Development Act, 1979** are

- Preparation of present land use map and land registers(LUMR)
- Control of development and use of Land through **Land Use Development Control Plan**
- Prescription of uses of land within its area

The powers and function of WBHIDCO as stated under Relevant Section, West Bengal Town and Country (Planning & Development) Act, 1979 are -

- 1 To prepare Land Use Map;
- 2 To prepare and enforce an Intermediate Perspective Plan till such time the LUDCP is prepared, approved and enforced;
- 3 To prepare and enforce Land Use and Development Control Plan (**LUCDP**);
- 4 To prescribe use of land within its area;
- 5 To perform any other function which is supplemental, incidental or consequential to any of the functions aforesaid or which may be prescribed;
- 6 To co-ordinate development activities of all departments and agencies of the state government or local authorities operating within the Planning Area:
- 7 To carry out or cause to be carried out such works as are contemplated in the Perspective plans;

- 8 To acquire, hold and manage such property, both moveable and immovable, as the Development Authority may deem necessary for the purpose of any of its activities and to lease, sell or otherwise transfer any property held by it;
- 9 To purchase by agreement or take on lease or under any form of tenancy, any land and to erect thereon such buildings and to carry out such operations as may be necessary for the purpose of carrying on its undertakings.
- 10 To enter into or perform such contracts as may be necessary for the purpose of its duties and for exercise of its powers under this Act;
- 11 To provide facilities for consignment, storage and delivery of goods

In exercise of the power conferred by the West Bengal Town & Country (Planning and Development) Act, 1979, the West Bengal Housing Infrastructure Development Corporation Limited (WBHIDCOLtd) hereby prepared the following **Land Use & Development Control Plan** (here in after referred to as LUDCP) for forty five(45) numbers of Mouzas of New Town planning Area and under Section 36, 37 and 38 of the WBT&C&D Act, 1979, and proposes amendment of the existing LUDCP under Section 40 of the T & CP Act, 1979.

There are four numbers of part mouzas and forty one number of full mouzas.

New town Planning Area

With reference to section 9 of West Bengal Town & Country (Planning and Development) Act, 1979 **Planning Area** of WBHIDCO was declared vide notification no1423/HG/NTP/1M-1/98 dated 27.08.1999, 650-111/1M-1/98 dated 22/11/06, 392-H2/HG/NTP/3C-2/2005 dated 21/07/2008. Under the same reference the planning area was constituted of erstwhile Bhangore Rajarhat Development Authority vide notification no 1081-H2/3C-2/2005 dated 13.12.2005

As the entire area came under the Planning Area of WBHIDCO, as per Notification No. 1021-H2/1M-14/2006 dated 01.08.2011 and total area was termed thereafter **New Town Planning Area**.

Map 1 Map of West Bengal showing the location of New Town Planning Area

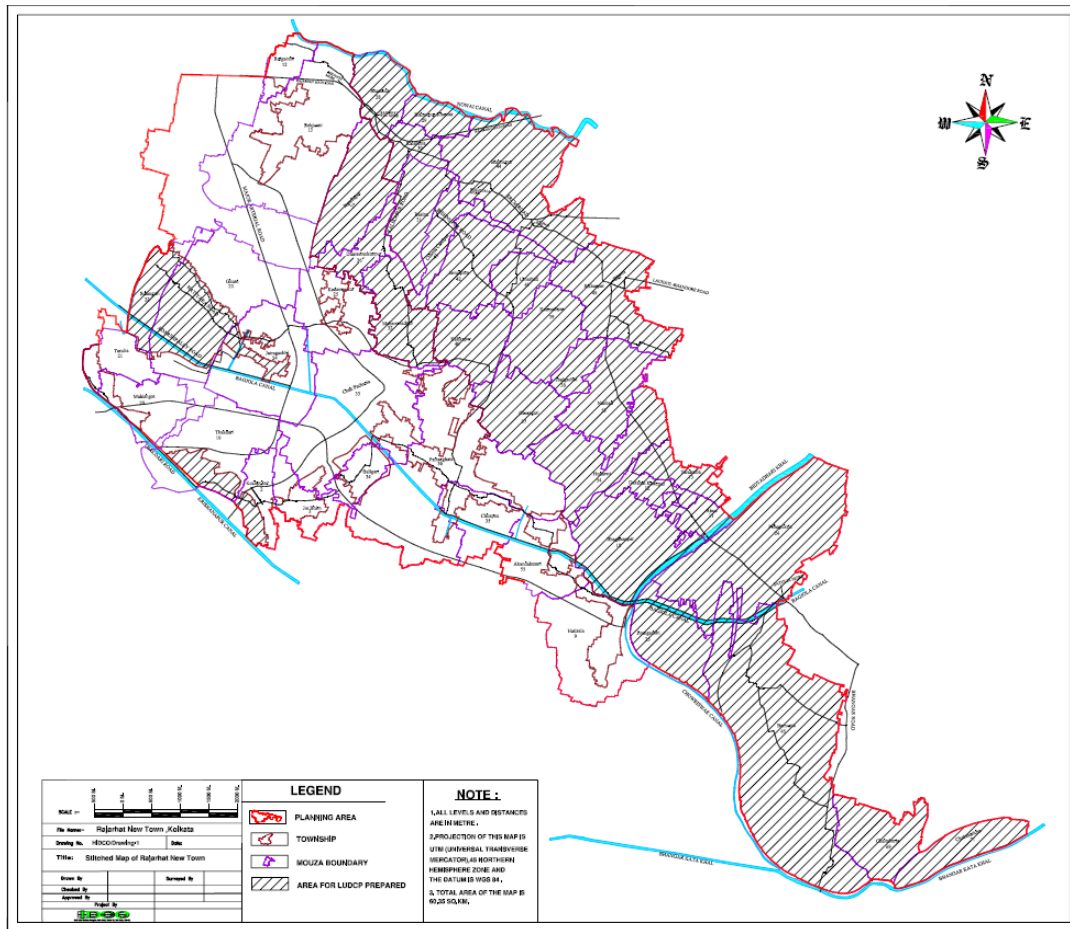


In exercise of the power conferred by the West Bengal Town & Country (Planning and Development) Act, 1979, the West Bengal Housing Infrastructure Development Corporation Limited (WBHIDCO) hereby prepares the following Land Use & Development Control Plan (here in after referred to as LUDCP) known as LUDCP for Mouzas stated in the table shown below and under Section 36, 37 and 38 of the T&CP Act, 1979, and proposes amendment of the existing LUDCP of Forty Five Mouza mentioned below under Section 40 of the T & CP Act, 1979. The Land use Map and register had already been prepared for the New Town Planning Area.

TABLE 1 Mouzas for LUDCP prepared

Serial No.	Police Station, District	Mouzas(as per census 2011) covered by LUMR under the Notification	J L No
1	Rajarhat, North 24 Parganas	Raigachi(Full)	12
		Recjuani(Full)	13
		Tarulia(Full)	21
		Sulangari(Full)	22
		Ghuni(Full)	23
		Jatragachhi(Full)	24
		Kadampukur(Full)	25
		Chakpachuria(Full)	33
		Baligari(Full)	34
		Chhapna(Full)	35
		Patharghata(Full)	36
		Akandakeshari(Full)	55
		Mahisgot(Part)	20
		Thakdari(Part)	19
		Chandiberia(Part)	15
		Jagadishpur(Full)	27
		Dharsa Moktarpur(Full)	26
Mahammadpur(Full)	32		
Bhatenda (Full)	28		
1	Rajarhat, North 24 Parganas	Khamar(Full)	29
		Bishnupur (Full)	44
		Kalaberia(Full)	30
		Basina(Full)	31

Serial No.	Police Station, District	Mouzas(as per census 2011) covered by LUMR under the Notification	J L No
		Chota Chanpur(Full)	43
		Jamalpara(Full)	42
		Umarhati(Full)	41
		Kalikapur(Full)	40
		Kashinthpur(Full)	39
		Sikharpur(Full)	49
		Jhalgachhi(Full)	38
		Ganragari(Full)	37
		Nawabad(Full)	53
		Hudarait(Full)	54
2	Kolkata Leather Complex, South 24 Parganas	Koch Pukur (Full)	2
		Jot Bhim(Full)	3
		Hatisala (Full)	9
3	Kashipur, South24 Parganas	Tara Hadia(Full)	13
		Dakshin Khayerpur(Full)	12
		Abua(Full)	11
		Pitha Pukuria(Full)	24
		Jiran Gachhi(Full)	25
		Bamunia(Full)	45
		Chalta Beria(Full)	69
		Chak Maricha(Full)	71
		Bhaga Banpur(Part)	10



MAP 2 Index Map of NTPA the shaded area showing the mouza covered under LUDCP

Section 1: Short Title, Application & Commencement

- 1) This LUDCP may be called the Land Use & Development Control Plan for 48 Mouzas of North & South 24 Paraganas comprising of 93.9 sq km of land within the Planning Area of New Town, Kolkata.
- 2) This LUDCP shall apply to the above mentioned Mouzas of North & South 24 Paraganas as delineated in Chapter 2 of this LUDCP being a portion of the Planning Area declared under Notification No. 1423/HI/HG/NTP/IM01/98 date 27.08.1999
- 3) This LUDCP shall come into force on the date of its publication in the official gazette.

Section 2: LUDCP

- i. In this LUDCP –
 - a) ‘The Act’ means the West Bengal Town & Country (Planning & Development) Act, 1979
 - b) ‘Predominant Use of Land’ means the use put to the land covering more than 60% of the total area in any land use zone (as per relevant section WBT&CP&D act, 1979.

- c) 'Present Land Use' means the predominant use to which the land is put on the date of preparation of the Present Land Use Map.
- ii. Words & expressions used but not defined in this LUDCP, shall have the same meanings as respectively assigned to them in the Act, the Rules & the Regulations made under the Act.

Section 2.1. A brief note on Town Ship within New Town Planning Area

Development of Township :- New Town

Background: Rules of business was changed in 1997, entrusting Housing Department for development of Rajarhat township comprising Rajarhat Police Station of North 24-Pgs and erstwhile Bhangar Police Station of South 24-Parganas) Series of studies were made and reports from experts including environment clearance on the Environment Impact Assessment were obtained.

With the objective of developing an eco-friendly green dotted New Town, it was designed to develop the area in different phases. The area was initially divided into three Action Areas. At present Action Areas have been re-aligned as follows.

Description of different area of Township of New Town

Location	Action Area-I	Action Area-II	Action Area-III	CBD
Area in hectares	677	1310	783	183
Progress of infrastructure development	Almost complete	More than 50 % work completed.	Work in progress	Work in progress

Besides an area of around 135 hectares is earmarked for setting up Water Treatment Plant and Garbage Disposal Centre.

Projected Population:

Total resident population 10 lacs and floating population 5 lacs

Environment Friendly Township:

Large Open Space, greeneries and water bodies: 50 % of the project area is left open for roads, drains, greeneries, water bodies etc. Total recorded water bodies in New Town project area was around 109 hectares. The authority has already created 113 hectares of water bodies. Around 251 hectares of water bodies are planned to be created in New town.

Land area developed 2388 Ha and Water supply, sewerage & drainage works have been entrusted to PHE Department of Govt. of West Bengal

Roads and bridges: Infrastructure already developed.

- 1) 6-lane Bridge over Krisnapur Canal
- 2) Major Arterial Road of 59 metre width and 10.75 Km long,
- 3) Bridge over Bagjola Canal on existing MAR alignment
- 4) 2nd bridge over bagjola canal on North – South Corridor
- 5) Fly over on the MAR and VIP Road junction,
- 6) Bailey bridge over bagjola canal
- 7) Three small bridges over link canal.
- 8) Bridge over pass khal at Mission Bazar.
- 9) Fly over on MAR in Action Area –I

The newtown township has been developed as an environment friendly city with large areas of open green land waterbodies park etc.

Section 3: Background

In the pace of rapid urbanization and growing demand for housing and commercial spaces, the New Town, Kolkata was created in the eastern outskirts of Kolkata to serve the dual purposes of:

- I. Establishing new business centre to reduce the mounting pressure on the existing Central Business Districts (CBD) and
- II. Increasing housing stock supply by creating new residential units.



Fig 1 Planning Approach

The West Bengal Housing Infrastructure Development Corporation Ltd. (WBHIDCO), a wholly owned Govt. Company set up by the Govt. of West Bengal in 1999 is developing a New Town, very close to the City of Kolkata. Presently, these areas of the New Town have been filled and urbanization has spilled to the



adjoining areas in a haphazard manner. In order to bring about organized development in these surroundings as well as to cater to the pressure of development in the New Town area, adjoining 45 Mouzas had been notified to be included in the New Town Planning Area (NTPA) for preparation of LUDCP



FIG 2 Pictures A, B, C, D showing the Present Condition of Land Use in New Town Planning Area

Section 4: Objectives of the LUDCP for New Town Planning Area

Every new city built or planned should have a Vision for which the project aims for. The Vision of WBHIDCO for the New Town Planning Area (NTPA) Area is therefore “Preparation of LUDCP to guide planned development in the adjoining Area of New town”.

The primary objectives for preparing this LUDCP are as follows:

- ☐ To coordinate land resources and economy with land use planning
- ☐ To achieve balanced development of the related areas

- ☐ To minimize the pressure of development within New Town taking into account an overall inclusive economic growth
- ☐ To generate new areas for absorbing future metropolitan growth by controlling development in areas adjoining New Town, Kolkata
- ☐ To prevent unplanned growth of settlements in the presently vacant areas by guiding planned infrastructure facilities for sustaining the residential & business activities and other facilities
- ☐ To reserve new areas for setting up regional level centers of community facilities in the form of business districts
- ☐ To provide an environment friendly and aesthetically attractive new urban settlement functionally integrated with the future metropolitan structure

The area under the jurisdiction of the New Town Planning Area (NTPA) is at present predominantly low density in nature. Thus the main objective of the LUDCP will be to ensure a smooth rural urban continuum. Therefore, this LUDCP will ensure planned development in the area under the jurisdiction of NTPA.

CHAPTER 2 - USE OF LAND AND DEVELOPMENT POLICY**Section 1: Area Profile**

The concerned planning area belongs to two districts of West Bengal, namely North 24 Parganas and South 24 Parganas. It consists of the two different parts; one is to the eastern part of the township area and covers the area approx 45 sq km and other part is some pockets, to west of township area which is approx 15 sq km.

The North Eastern boundary of the NTPA is Nowai Canal, Langalpota, Mobarakpur, Chandpur Champnagachi, Arbelia, Swastayangachi, Bidyadhari Canal, Satuliya, Kachau Bazar, Shaan Pukur and Bhangar and the Southern part of the boundary of NTPA is Maricha Gram, Bhojerhat and the Western part is Chowreswar Canal , Bagjola Canal and existing planning area of New town Rajarhat up to eastern boundary.

The TOWNSHIP covers two districts of West Bengal,

- a) North 24 Parganas and
- b) South 24 Parganas.

TABLE 2 Schedule of mouza with area for which land use has been proposed not including Township Area

District With Police Station	Sl No	Name Of The Mouza	J.L. No	Area In Sqkm
North 24 Parganas , Rajarhat	1.	Raigachi	12	1.37
	2.	Recjuani	13	1.71
	3.	Tarulia	21	0.204
	4.	Sulangari	22	0.96
	5.	Ghuni	23	1.857
	6.	Jatragachhi	24	0.65
	7.	Kadampukur	25	0.5
	8.	Chakpachuria	33	0.799
	9.	Baligari	34	0.667
	10.	Chhapna	35	0.45
	11.	Patharghata	36	1.509
	12.	Akandakeshari	55	1.206
	13.	Mahisgot	20	0.282
	14.	Thakdari	19	0.74
	15.	Chandiberia	15	0.47
	16.	Jagadishpur	27	1.72
	17.	Dharsa Moktarpur	26	0.7
	18.	Mahammadpur	32	1.48
	19.	Bhatenda	28	1.08
	20.	Khamar	29	0.62
	21.	Bishnupur	44	1.26
	22.	Kalaberia	30	0.613

District With Police Station	SI No	Name Of The Mouza	J.L. No	Area In Sqkm
	23.	Basina	31	1.29
	24.	Chota Chanpur	43	0.635
North 24 Parganas , Rajarhat	25.	Jamalpara	42	1.72
	26.	Umarhati	41	0.8
	27.	Kalikapur	40	1.32
	28.	Kashinthpur	39	1.54
	29.	Sikharpur	49	2.16
	30.	Jhalgachhi	38	0.54
	31.	Ganragari	37	1.58
	32.	Nawabad	53	2.08
	33.	Hudarait	54	2.08
South 24 Parganas , Kolkata Leather Complex	34.	Koch Pukur	2	0.75
	35.	Jot Bhim	3	0.93
	36.	Hatisala	9	0.812
South24 Parganas , Kashipur	37.	Tara Hadia	13	0.69
	38.	Dakshin Khayerpur	12	0.48
	39.	Abua	11	0.58
	40.	Pitha Pukuria	24	4.78
	41.	Jiran Gachhi	25	1.66
	42.	Bamunia	45	7.69
	43.	Chalta Beria	69	1.53
	44.	Chak Maricha	71	1.29
	45.	Bhaga Banpur	10	2.57
TOTAL AREA				60.354

Section 2: Present Land Use of New Town Planning Area

The present land use map has been prepared from physical survey map through DGPS system. Existing areas in this zone mainly comprises of agricultural lands. There are vacant lands and garden areas also present surrounding existing settlement blocks. The area is moderately flat land. The slight ground slopes are mainly towards the central portion and towards internal and natural drainage channels.

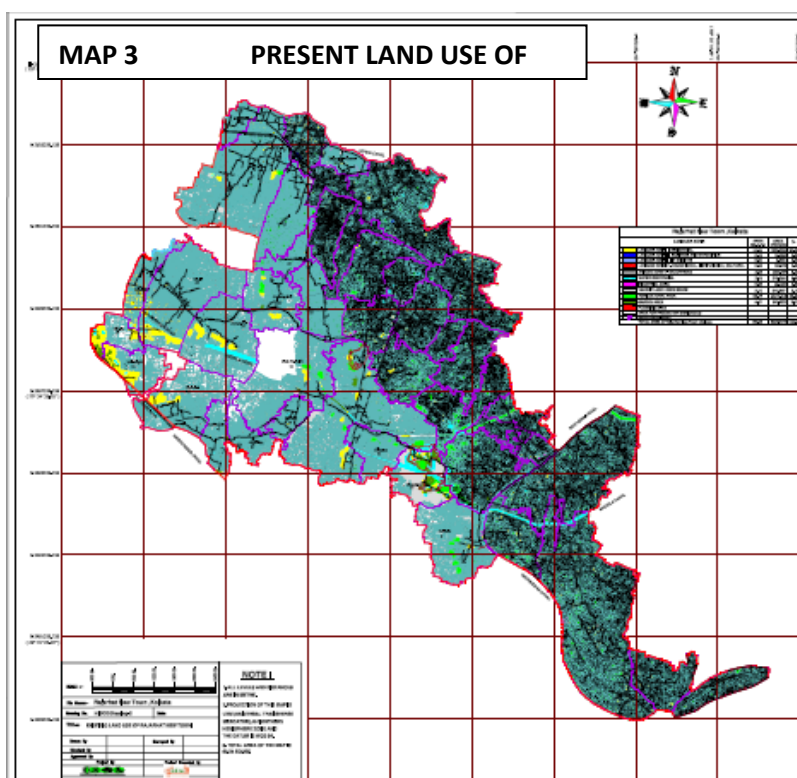


Table 3 Detail of Present Land Use

LAND USE ZONE	AREA(SQ.KM.)	%
1. LANDUSE ZONE I - RESIDENTIAL	13.28 sq.km	21.06%
2. LANDUSE ZONE II - BUSINESS AND MERCAN	0.18 sq.km	0.29%
3. LANDUSE ZONE III - IT AND ITES	0.00 sq.km	0.00%
4. LANDUSE ZONE IV - Educational, Institutional, Cultural	0.93 sq.km	1.50%
5. LANDUSE ZONE V – ROAD&TRANSPORTATION	4.05 sq.km	6.40%
6. WATER BODY/CANAL	3.19 sq.km	6.60%
7. INDUSTRIAL AREA	0.38 sq.km	0.63%
8. VACANT LAND / OPEN SPACE	3.10 sq.km	5.15%
9. AGRICULTURAL AREA	29.77 sq.km	49.30%
10. RECREATION	5.47 sq.km	9.07%
Total Area	60.35 Sq km.	

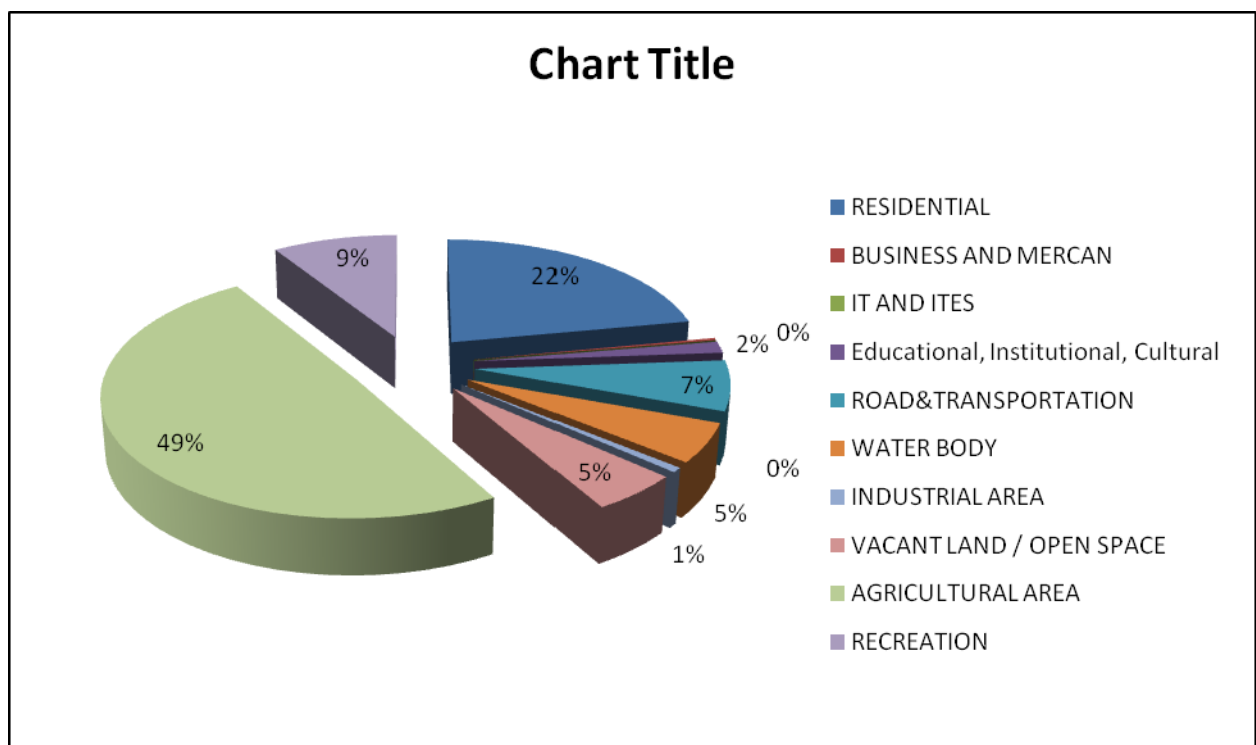


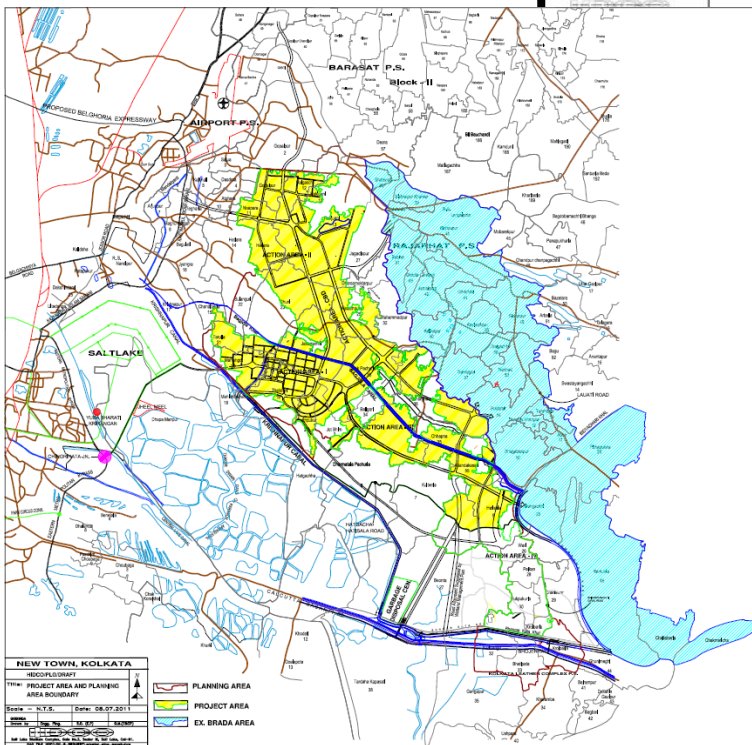
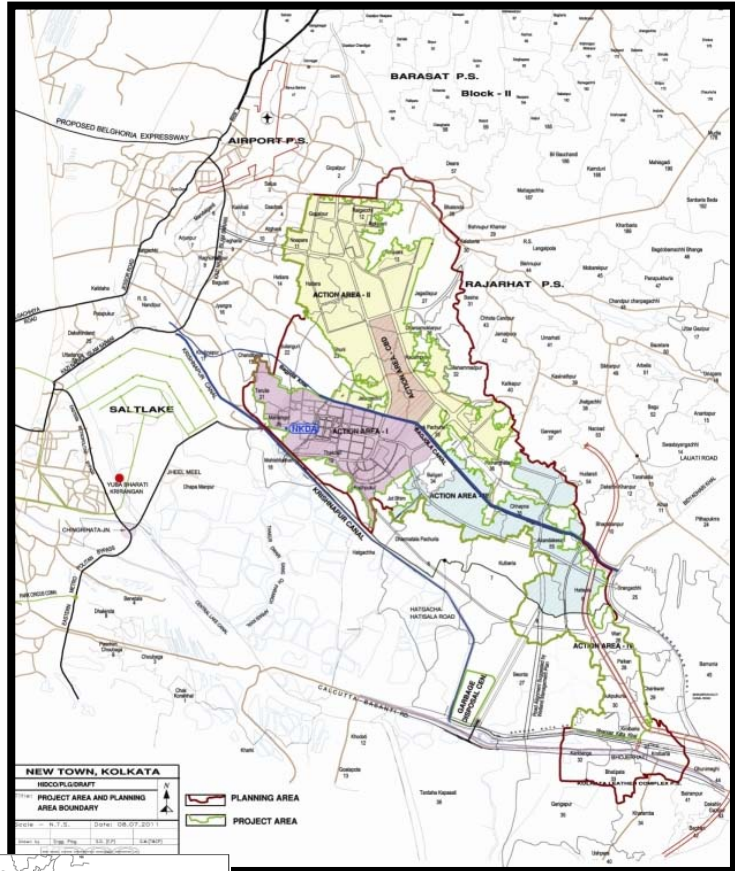
Fig 3 Graphical Representation of Present land use break up

Section 3: Relationship with Neighbouring Areas

MAP 4 Location of New Town with respect to salt lake and other Neighbourhoods

The major area or location of habitation from Northern side is Raigachi which is situated near at Rajarhat Reck Joyani More, this is the biggest populated or habited area of extreme northern side of our project area. After that one of the populated and commercial places is Rajarhat Station More.

In the planning area we have found some Major Canals which are very important not for only Project area, but for adjoining area also and those canals are major drainage system of Kolkata, North 24 Parganas and South 24 Parganas. Not only drainage system, those canals are very important for irrigation also, one of the important reasons of good numbers of agriculture is enough supply of water from those canals.



One of the most important canals of our project area is Krishnapore Canal. This extends extreme south west part of our project area and also New town area. Another Important and Major canal is Noai Canal which extends at extreme North east side of project area and this canal also one side boundary of our project area. Bidhyadhari Canal takes a major role for the Drainage and Irrigation system of North 24 Parganas and Kolkata town. Bagjola Canal is an important canal of the Project area both for New Town area and the New Town Planning Area. Chowreswar Canal extends on South

west part of NTPA, forming the Boundary. In this LUDCP, careful planning attention has been paid to preserve the green areas and major

MAP 5 Location of New Town Planning Area indicating erstwhile BRADA in Blue Colour

water bodies so as to make an eco-friendly design for the Planning Area. Existing settlements are included in planning the New Town Planning Area where basic infrastructure services are needed.

Section 4: Development Policy of Different Land Uses of New Town Planning Area

The New Town Planning Area has been planned to grow as an organic city producing a composite fabric of different uses that are needed for people of various categories of different income groups to live, work and invest in within an efficient, attractive and healthy environment. The conventional land use planning practice of creating separate zones for exclusive use has not been encouraged. Instead, efforts have been made through careful planning to promote a development pattern that will encourage environmentally acceptable mixed uses in a selective manner for ensuring efficiency, comfort, attractiveness and economy. However, for convenience and clarity of presentation, the major uses are discussed below in terms of each category of use areas.

Residential Areas

The residential areas will consist of groups of residential clusters (i.e. group housing and individual plots) in which different sections of people of different income levels can live harmoniously without being fragmented from the whole community. Neighbourhood units will be used as planning modules of residential growth but their sizes and forms would vary depending on various considerations.

The residential sectors will be provided with adequate social and community facilities which include:

- Educational facilities: nursery, primary and secondary schools
- Health facilities including speciality hospitals
- Markets as well as local level convenient shopping and neighbourhood shopping facilities
- Post & Telegraph offices
- Police stations
- Cultural centres and community halls including library, gymnasium, auditorium, etc.
- Parks and organized open spaces of different sizes, to be used as tot lots, children's parks, neighbourhood parks, playgrounds, etc.

In the residential areas, service industries that are compatible with residential settlements and are non-hazardous, non-polluting and non-offensive in nature may be allowed.

New Business District And Other Commercial Areas

As already mentioned, NTPA will provide a central business district to act as a supplementary CBD of the township of New Town Rajrhat. The new Central Business District is proposed to be located along the major arterial roads. Four other commercial zones will be developed as commercial sub-centres of the new town planning area. The major facilities to be provided in these centres will include:

- Office complex. Both for the public and private sector
- Head quarters and / or regional offices of banks, insurance companies, financial institutions, etc.
- Major offices of the airlines organizations
- Hotel complex
- Shopping complex
- Major cultural complex and commercial and recreational facilities

The new CBD is planned to be adequately integrated with shopping, entertainment, restaurants, hotel and cultural & residential facilities so that it remains vibrant even in the evening hours. In the detailed design, there would be provision for informal sector commercial activity with carefully planned plazas for shopping, food plaza and various kinds services achieving the cheerful vitality of old Indian Bazaars but in a clean, hygienic, attractive and aesthetically pleasing environment.

IT & ITES Facilities

To meet the growing demand of IT and ITES facilities 225.3 Hectare of Land has been reserved for accommodating such facilities. The area may be developed by large reputed origination in the sector.

Open Space System, Recreational Areas Eco Parks and Landscaping

A unique feature of the New Town Planning Area is that about 22% of the total land is under bulk Open Space system with green areas, water bodies, large lakes etc. the open spaces, however would be planned & landscaped properly so that these are integrated with the proposed development and have compatible uses to avoid encroachment by squatters. The open spaces therefore will also be used for open area recreation for which marginal construction on open areas might be required. The facilities will include the following:

- Rowing and Swimming Facilities
- Picnic Spots and outdoor Recreational areas
- Parks and Planned open spaces particularly Scenic Linear parks with walking trails
- Pisciculture
- Urban Agriculture
- Urban Horticulture , Urban forestry
- Ecological Parks etc.

Apart from the bulk open spaces; there will be provision of local open spaces including neighborhood parks and playgrounds. Residential areas will be served adequately by open spaces of different scale. The open spaces between the residential clusters will be developed as green corridors that could be lead to large open spaces with some public amenities. Such green corridors and open spaces will be provided with pedestrian trails, resting places and bicycle tracks, where necessary.

Healthcare facilities

The New Town Planning Area will not only have modern general hospitals, but also will have specialized hospitals for treatment of eye, heart, cancer and other diseases.

Major Educational facilities

There will be educational institutions imparting technical and vocational training for development of human resources

Markets and Shopping Complexes

Shopping Mall and multiplexes with hotels and restaurants will not be developed at the central level for regional population but also at community levels and within neighborhoods

Fire, Police and other Services

There will be provision for the fire fighting services, police stations, post offices and telecommunication centers.

High Quality Infrastructure and services

The New Town Planning area will provide high quality infrastructure and services that would include the following

- Efficient Drainage with Proper landscaped Canal System
- Captive Water Supply System
- Adequate Supply of power
- Hygienic sanitation system
- Effective Solid Waste Management system
- Common effluent Treatment plant for industrial zones
- Good connectivity , Regional , local street system and pathways
- Effective Public Transit system with Bus services with a provision for extension from East – West Metro Rail System, future Light Rail transit, Bus rapid Transit system (BRTS) and Personal Rapid transit system (PRTS).

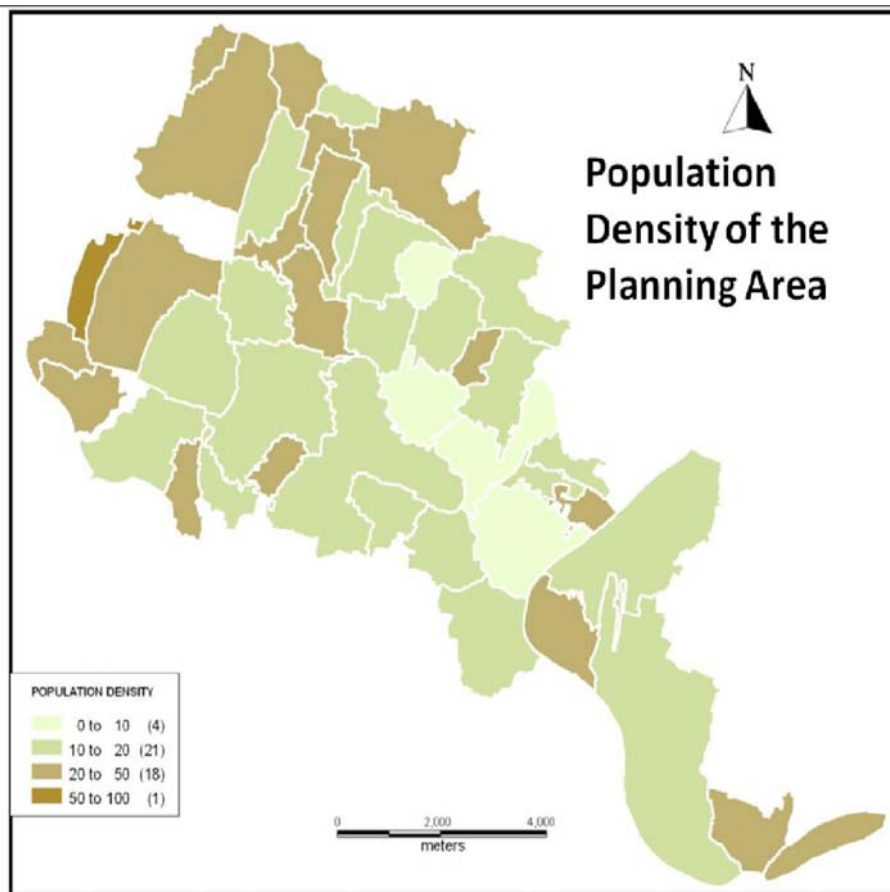
CHAPTER 3 - GENERAL PROPOSAL FOR USE OF LAND

Section 1: Planning Approach

The basic approaches to planning for the new town planning area are as follows:

- ☐ Integrated development of the total area catering to the high demand of lands in this area and its surroundings
- ☐ Plan attempts to encourage a diverse economic base with an intention to achieve social equity for promoting the distribution of economic benefits among all sections of people in this area
- ☐ Balanced and eco-efficient development without putting much stress on the natural resources
- ☐ Adequate green zones have been provided so as to minimise the effect of pollution in the residential and other public activity areas
- ☐ Improved state-of-the-art infrastructure facilities (transportation, water supply, drainage, solid waste disposal, sanitation, telecommunication, etc.) Along with social amenities (health, education, culture and recreation) within an ecologically sustainable framework

Section 2: Population Projection

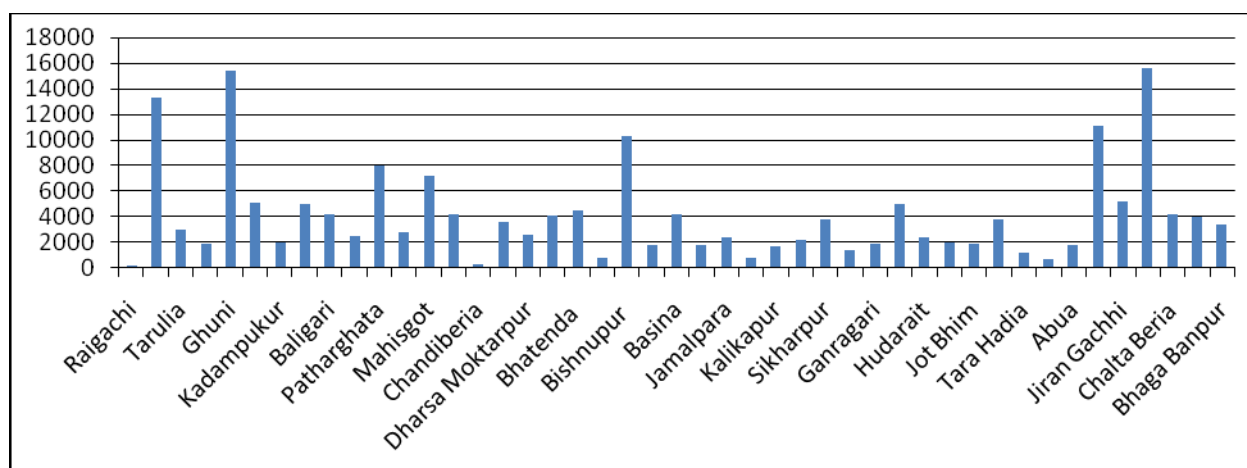


The planning area is moderately populated. Present day scenario shows a lot of real estate investments in the villages here due to the development of Rajarhat New Town Area with all Services.

Table 4 Population Profile

District With Police Station	Sl No	Name Of The Mouza	J.L. No	Total Population
North 24 Parganas , Rajarhat	1.	Raigachi	12	163
	2.	Recjuani	13	13,298
	3.	Tarulia	21	2,973
	4.	Sulangari	22	1,918
	5.	Ghuni	23	15,381
	6.	Jatragachhi	24	5,118
	7.	Kadampukur	25	1981
	8.	Chakpachuria	33	5024
	9.	Baligari	34	4193
	10.	Chhapna	35	2519
	11.	Patharghata	36	8039
	12.	Akandakeshari	55	2847
	13.	Mahisgot	20	7224
	14.	Thakdari	19	4247
	15.	Chandiberia	15	293
	16.	Jagadishpur	27	3584
	17.	Dharsa Moktarpur	26	2566
	18.	Mahammadpur	32	4141
	19.	Bhatenda	28	4,513
	20.	Khamar	29	827
	21.	Bishnupur	44	10,293
	22.	Kalaberia	30	1794
	23.	Basina	31	4,250
	24.	Chota Chanpur	43	1820
North 24 Parganas , Rajarhat	25.	Jamalpara	42	2,415
	26.	Umarhati	41	779
	27.	Kalikapur	40	1666
	28.	Kashinthpur	39	2166
	29.	Sikharpur	49	3,760
	30.	Jhalgachhi	38	1,367
	31.	Ganragari	37	1907
	32.	Nawabad	53	4975
	33.	Hudarait	54	2369
South 24 Parganas , Kolkata Leather Complex	34.	Koch Pukur	2	1,961
	35.	Jot Bhim	3	1859
	36.	Hatisala	9	3810
South 24 Parganas , Kashipur	37.	Tara Hadia	13	1,211
	38.	Dakshin Khayerpur	12	657
	39.	Abua	11	1766
	40.	Pitha Pukuria	24	11078

District With Police Station	SI No	Name Of The Mouza	J.L. No	Total Population
	41.	Jiran Gachhi	25	5193
	42.	Bamunia	45	15582
	43.	Chalta Beria	69	4167
	44.	Chak Maricha	71	3990
	45.	Bhaga Banpur	10	3376
TOTAL AREA				185060



NB: the population of NTPA accounts for 3.19% of North 24 Parganas and 0.93% of South 24 Parganas Rural Population. Growth rate of rural population West Bengal is 7.73 per cent since 2001

Section 3: General Proposal and Proposed Land use Categories

The planning area has been planned in a way so as to be a continuity of the New Town area as well as being an entity in itself of self contained zones.

For the purpose of formulating the general proposals for the Land Use & Development Control Plan, the entire area covered under this LUDCP has been divided into seven Land Uses Zone Categories as stated below.

1. Land Use Zone Category – I: Predominantly Residential

Of the total planning area, mouzas in the northern part namely Raigachhi J.L. No. 12, Rekjuani J.L. No. 13, Bhatenda J.L. No. 28, Basina J.L. No. 31 and Sulanguri J.L. No. 22 in the east have high density of existing residential areas. Hence major residential areas have been planned in all the above mentioned mouzas. In addition, residential zones have also been provided in Bishnupur J.L. No. 44, Chhoto Candpur J.L. No. 43, Jamalpara J.L. No. 42, Kalikapur J.L. No. 40, Kashinathpur J.L. No. 39, Jhalgachhi J.L. No. 38 & Naobad J.L. No. 53 have also been primarily reserved as residential zones in majority of the areas. Another major chunk of residential zone has been reserved in parts of Pithapukria Mouza J.L. No. 24 at the crossing of Bagjola Canal & Bidyadhari Khal so as to provide residential areas for industrial areas planned at the southern side of the Bagjola Canal of the Planning Area.

The land under this category comprises the areas that are to be used predominantly for buildings of residential use. The land under this category will be used for Collector & Local Streets as well as Community Facilities, open

spaces and Utilities. Mixing of other permissible uses will allowed as specifies in Chapter – V of this LUDCP.

2. Land use Zone Category – II: Predominantly Business & Mercantile (Retail)

The Planning area has been provided with a CBD in a place where the road network converges at Umarhati Mouza J.L. No. 41. Business and Mercantile (Retail) Zones have thus been planned in areas where maximum free land is available for quick development like parts of Jamalpara Mouza J.L. No. 42, Kashinathpur Mouza J.L. No. 39, Bishnupur Mouza J.L. No. 44 and Sikharpur Mouza J.L. No. 49. Commercial zones have also been provided in parts of Bhagabanpur Mouza J.L. No. 10, and Pithapukria J.L. No. 24 to cater to the surrounding compatible areas.

The land under this category comprises of the areas that are to be used predominantly for buildings of Business & Mercantile (retail) Use. The land under this category will be used for Collector & Local Streets as well as Community Facilities and Utilities. Mixing of other permissible uses will be as specifies in Chapter – V of this LUDCP.

3. Land use Zone Category – III: Predominantly IT and ITES

IT & ITES Zones have been provided in sync with such areas in New Town Area. Two major areas of IT Development have thus been provided in Jagadishpur Mouza J.L. No. 27, Gangragari J.L. No. 37, Hudaitpur J.L. No. 54 & Naobad J.L. No. 53.

The land under this category comprises the areas that are to be used predominantly for buildings of IT and ITES uses. The land under this category will be used also for Collector & Local Streets as well as Community Facilities and Utilities. Mixing of other permissible uses will be as specifies in Chapter – V of this LUDCP.

4. Land use Zone Category – IV: Predominantly Educational, Assembly, Institutional and Health Facility

Major portions of Dakshin Khairpur Mouza J.L. No. 12, Hudarait J.L. No. 54, Bhagabanpur J.L. No. 10, Portions of Abua J.L. No. 11, Tarahadia J.L. No. 13 have been reserved as Educational, institutional zones and a major chunk of area of Pithapukria Mouza J.L. No. 24 has been reserved for health facilities like multi-speciality hospitals and other state of the art health infrastructure.

The land under this category comprises the areas that are to be used predominantly for Educational, Assembly Institutional and health facility. The land under this category will be used also for Collector & Local Streets as well as Community Facilities and Utilities. Mixing of other permissible uses will be as specifies in Chapter – V of this LUDCP.

5. Land use Zone Category –V: Predominantly Industrial Use comprising on Small scale Industrial area & Agro based Industrial Area

Since the entire planning area has a lot of agricultural lands in the southern part in mouzas to the south of the Bagjola Canal, areas have been earmarked for Agro Processing Industries and other Small Scale Industrial Areas in the southern part of the Planning Area in parts of Jirangachhi J.L. No. 25, Bamunia J.L. No. 45, Chaltaberia J.L. No. 69 and Chakmaricha Mouza J.L. No. 71. This has been reserved keeping in mind the easy access of industrial traffic through Bansanti Highway to the south of the Planning Area and close proximity to Bantola and other areas.

The land under this category comprises the areas that are to be used predominantly for Industrial uses comprising of Small scale industrial Area & Agro based Industrial area. Construction of buildings and Structures

are not permitted excepting those required for operation, maintenance, development or execution of these roads.

6. Land use Zone Category –VI: Predominantly Major Roads comprising Major Arterial Roads, Arterial Road, Sub Arterial Roads and Logistics Hub

The major road network has been designed in a way following the pattern of the New Town area and taking into consideration major existing roads of the erstwhile BRADA region like the Lauhati Road, Rajarhat Main Road, SRMC Road, and Bishnupur Road. The road network has thus been designed in a concentric manner, development zones have been reserved on the Western side of the Lauhati Road and a green buffer has been kept beyond the Lauhati Road on the east so as to control haphazard development in areas beyond the planning area boundary. Roads have also been extended from the New Town road network so as to provide a smooth linkage between both these areas. The overall transport network has thus been planned maintaining the regional connectivity to all surrounding areas. The expressway has also been retained while planning to pass through the planning area, however, development has not been aligned according to it as this expressway will act as a bypass for major traffics on an elevated level.

The land under this category comprises the areas that are to be used predominantly for building of Major Roads comprising Major Arterial Roads, Arterial Roads Sub Arterial Roads and Logistic Hub or Transport terminal. Construction of buildings and Structures are not permitted excepting those required for operation, maintenance, development or execution of these roads.

7. Land use Zone Category – VII: Predominantly Open Spaces, Water Bodies & Green Areas

Major Water Bodies have been preserved in the Planning Area and adequate green areas have been planned for. Each land use sector has ample amount of green and open spaces that have been reserved to maintain a sustainable balance. The eastern side of the Lauhati Road has been primarily kept as green areas to act as buffer to control the spillover urbanization in the neighbouring villages of the Planning Area.

The land under this category comprises the areas that are to be used predominantly for parks, play ground, green areas and water bodies. Construction of buildings and structures are not permitted excepting those specified in Development Control Regulation referred in Chapter – V of this LUDCP.

8. Land use Zone Category – VIII: Predominantly Utilities & Services

Due to the location of industrial sectors in the southern zone of the planning area and also the proximity of the Basanti Highway a Garbage Disposal Ground has been earmarked to cater to the entire planning area at the Bhangar Road – Chowrishwar Canal junction in Bamunia Mouza J.L. No. 45. Other utility zones have been provided in all major landuse sectors to cater to all utility and service needs of the planning area.

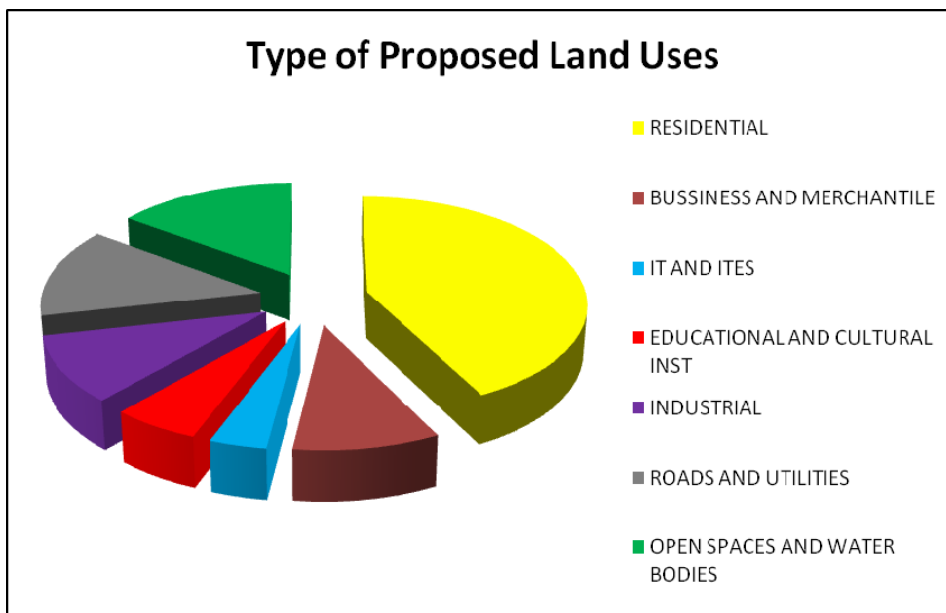
The land under this category comprises the areas that are to be used predominantly for Residential Utility and services that include major infrastructure for water supply, sewerage, drainage, Solid Waste Management & Power Supply. Construction of Buildings and structures to be used exclusively for the operation maintenance, development or execution of these essential utilities & services shall be considered as 'Operational' and shall be outside the purview of this LUDCP.

Section 4: Proposed Land use Map

This LUDCP indicates broadly the manner in which the land is proposed to be used. It also allocates areas of Land Use Zones of different categories as per the proposed Land Use Map NO 2 of the LUDCP.

Table 5 Proposed Land Use Break up

Type of land uses	In sqkm	% of use
RESIDENTIAL	26.782	29
BUSSINESS AND MERCHANTILE	6.012	6
IT AND ITES	2.353	2
EDUCATIONAL AND CULTURAL INST	3.618	4
INDUSTRIAL	6.317	7
ROADS AND UTILITIES	8.496	9
OPEN SPACES AND WATER BODIES	9.425	10



NB:

- For conversion to **Educational and Cultural Institution** and **Bussiness and Merchantile** assumed to be **Commercial use**.
- For conversion to IT and ITES and **Industrial** assumed to be **Industrial use** if that related to manufacturing otherwise will be treated as commercial.
- No permission for conversion in any form would be allowed at proposed **Open Spaces and Water Bodies, Roads and Utilities**

canal is the northern boundry of NTPA. The irrigation and Waterways directorate has prepared a drainage plan after detailed surveys. This will ensure efficient drainage of the New Town Planning Area as well as other areas of Lower Bagjola basin. Krishnapur – Bhangor kata Khal would also carry unfiltered water from River Hooghly to Water Treatment Plant at New Town Planning Area for supply of surface water in NTP A after treatment.

- The major orchards and water bodies, existed in the planning area are integrated in creation of designed parks, playground which will help in creation of better urban living.
- In the New Town planning area, the age old existing water bodies will be conserved and in low development areas new water bodies in form of tanks and lakes will be encouraged in creation of Eco – parks
- The Sewage –fed fisheries outside the boundary of the New town planning area are being de-silted and the earth is being used for filling of land in New Town. This measure has increased the productivity of existing fisheries & the excavated earth is being used effectively. In view of the measures mentioned above the New Town will provide a habitat of very high environmental quality.

CHAPTER 5 - REGULATIONS FOR CONTROL OF DEVELOPMENT

The land under any particular Land Use Zone comprises that are to be used predominantly for buildings of specified uses. For each Land Use Category development of buildings of certain other uses is prohibited. For each category of land use zone buildings of other permissible uses shall be allowed subject to the maximum extent of mixing as given in table 2 of this LUDCP.

Table: 6 Land Use Restrictions and Controls

Land Use Zone Categories	Predominant Use (s)	Building of Uses permissible for Mixing	Maximum allowable extent of mixing of other permissible uses
I	Residential	Other than Mercantile(wholesale), Industry, Storage & Hazardous	Shall be less than 40% of the total Area of the land use zone
II	Business & Mercantile (Retail)	Mercantile(wholesale), Industry, Storage & Hazardous	
III	IT & ITES	Mercantile(wholesale), Industry, Storage & Hazardous	
IV	Educational, Assembly & Institutional	Mercantile(wholesale), Industry, Storage & Hazardous	
V	Industrial Use	Residential dwellings other than those essential operational and watch and ward staff, schools and colleges, hotels, motels and caravan parks, recreational spots or centres, other non-industrial related activities, religious buildings, irrigated and sewage farms, major oil depot and LPG refilling plants, commercial office, educational institutions, social buildings	

Land Use Zone Categories	Predominant Use (s)	Building of Uses permissible for Mixing	Maximum allowable extent of mixing of other permissible uses
VI	Major Roads, Major Arterial Roads Sub Arterial Roads Logistic Hub	The Land under this category comprises the areas that are to be used predominantly for major Arterial, Roads, Arterial Roads, Sub arterial Roads as well as Logistic Hub. Construction of buildings and structures are not permitted excepting those required for operation, maintenance, development or execution of these roads.	NOT ALLOWED
VII	Open Spaces Water Bodies Green Areas Including agriculture	As specified in Planning Area (Building Operation) Regulation , 2006	
VIII	Utilities & Services	The land under this category comprises the areas that are to be used predominantly for essential utility and services Like water supply , sewerage , drainage , solid waste Power Supply . Construction & management of Buildings and structures to be used exclusively for the operation, maintenance, development or execution of these essential utilities and services shall be considered as 'Operational Construction and shall always be outside the purview of this LUDCP.	NOT ALLOWED

In exercise of the power conferred under Section 159 read with Section 65 of the New Town Kolkata Development Authority Act, 2007 WBHIDCO has already made Regulation in this regard. These Regulation may be called The New Town Kolkata REGULATIONS FOR CONTROL OF DEVELOPMENT, 2009 which had been published The Kolkata gazette dated Monday, August 10, 2009(submitted for amendment 2013). These rules will be regarded as part and parcel of the LUDCP. In terms of this Regulation every plot on which building operation is to be undertaken shall mention Principal Use/ Uses or Occupancy approved by WBHIDCO being compatible with the provision of this LUDCP.