



**Presentation
On**

NEW TOWN, KOLKATA

(A City adjacent to Kolkata)

**A COMBINATION OF
VISION WITH REALITY**

NEW TOWN KOLKATA

REGIONAL SETTING

Located on the North Eastern part of Calcutta city

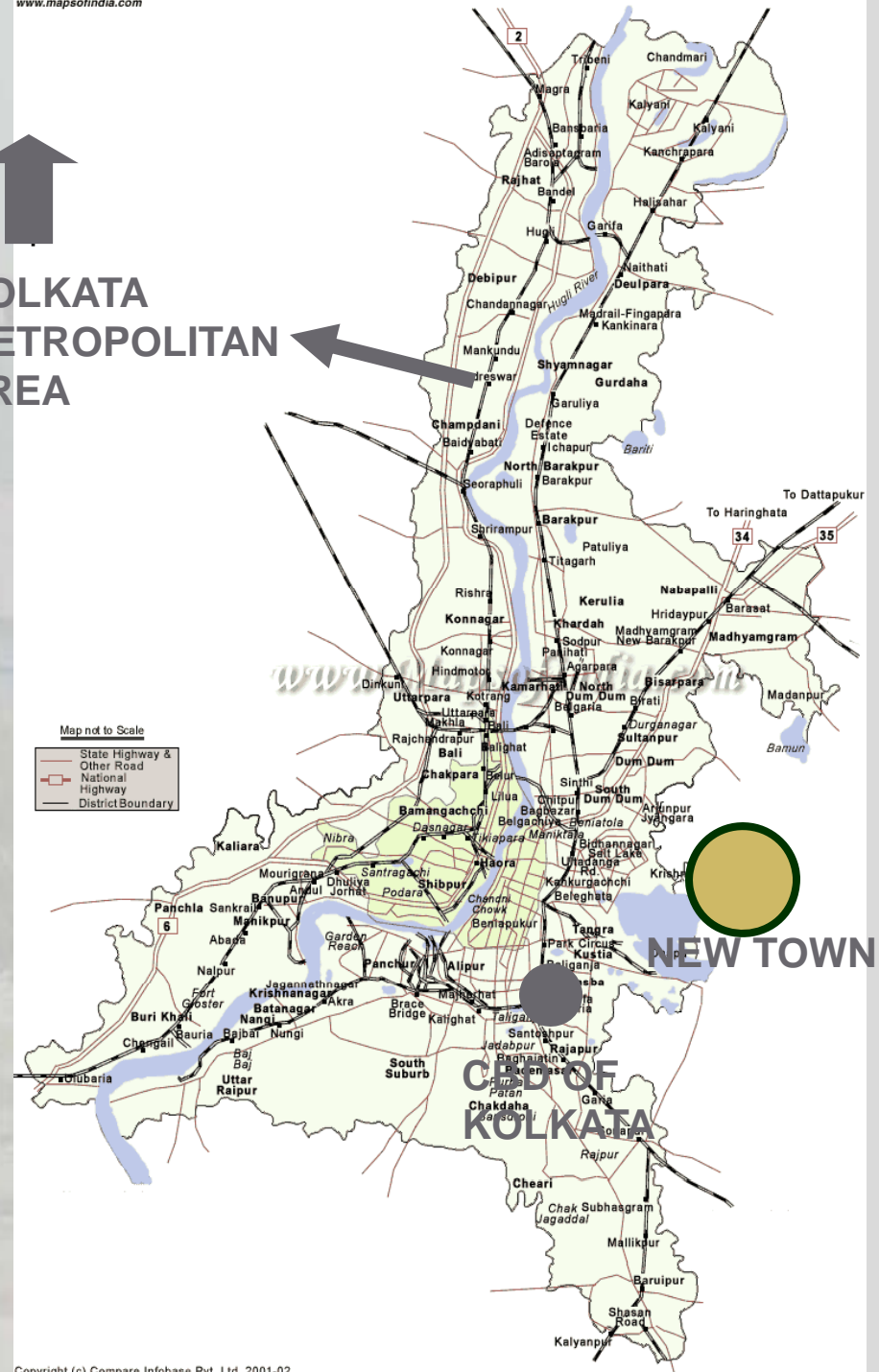
10 km from Calcutta CBD

Located on the outside of Kolkata Metropolitan Area

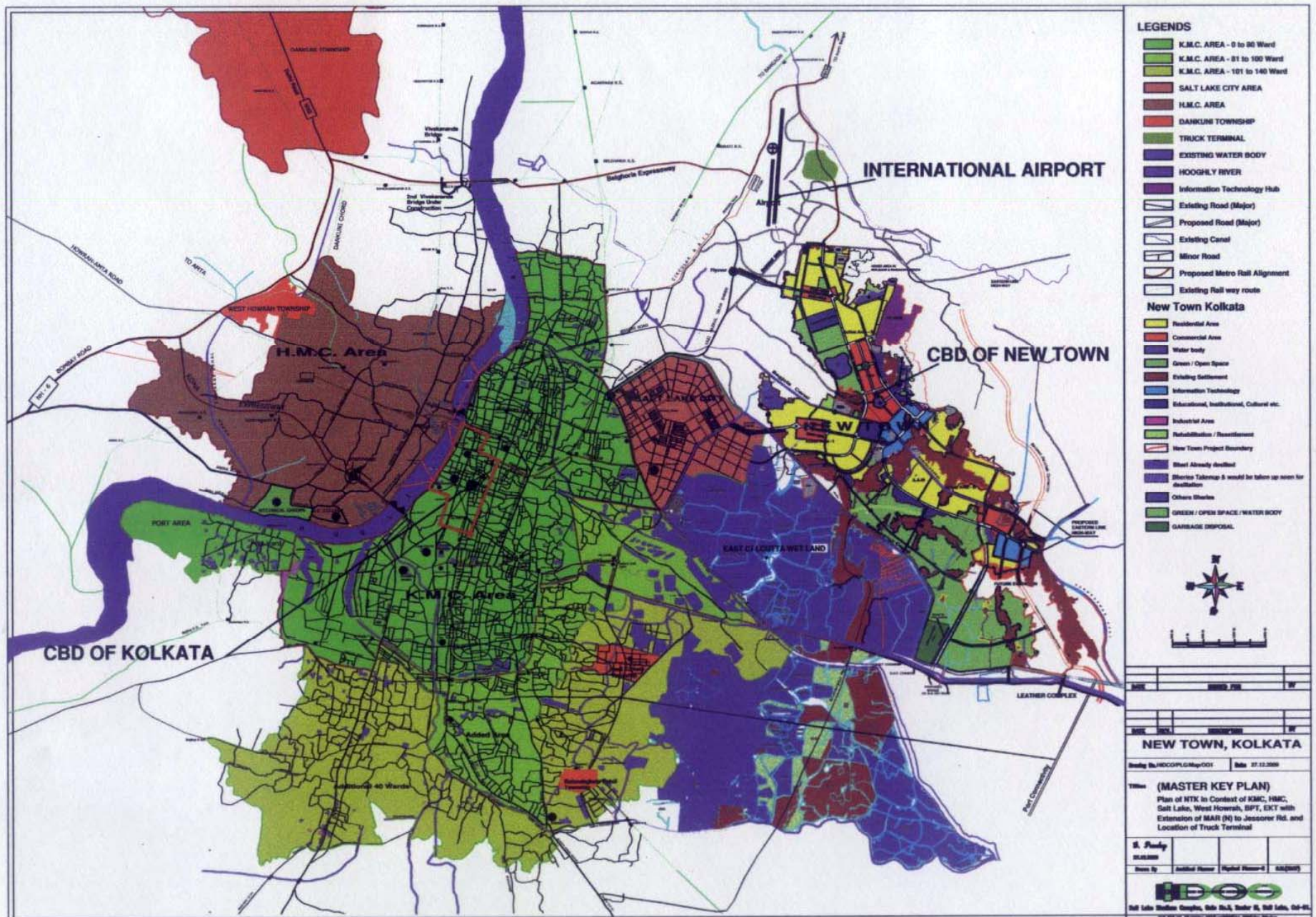
On the eastern border of Kolkata Airport

KOLKATA
METROPOLITAN
AREA

Map not to Scale
— State Highway &
Other Road
— National
Highway
— District Boundary



Location of New Town , Kolkata vis-à-vis Kolkata and Neighboring Area



STAGES OF PLANNING

- 1994 - a concept plan developed.
- 1994- Task force - formed comprising of senior officers of DoH, WBHB, PHED, Irrigation & Water ways deptt. & other experts
- 1996 - Deptt. of Architecture & Regional Planning IIT - Report
- 1997 - Detailed traverse survey by DoH
- 1999 - Preparation of MLUP and detailed sector plan for portion of Township
- 1999 – Formation of WBHIDCO on 24.04.1999.
- 2000- on-wards Details of Sector Plan and other details

DEVELOPMENT OBJECTIVES

- To generate new areas for absorbing future metropolitan growth by creating a New town providing residential facilities for a population of about 15 lakhs.
- To Preserve and enhance quality of wetland and water bodies.
- To establish a New Business District for complementing and supplementing the metropolitan level functions of the Central Business District of Calcutta.
- To provide land for setting up of non-polluting, inoffensive and non-hazardous industries in the area.
- To control and protect the newly grown unplanned existing settlement areas from flooding and drainage congestion by creating new drainage channels, large water reservoirs / lakes and water bodies within the Project Area;
- To prevent unplanned growth of settlement in the presently vacant areas by providing planned infrastructure facilities for sustaining the residential and business activity.
- To provide new areas for setting up regional level centers of community facilities.
- To provide an environment-friendly and aesthetically attractive new urban settlement functionally integrated with the future metropolitan structure.

ENVIRONMENT PRESERVATION

- Out side the east Kolkata wetland and Waste Recycling Region – wetland totally preserved.
- Environment Impact Assessment Study.
- Earth obtained from wetland has been utilised for land filling
- The Sewage of New Town is to be discharge in a Bheries which would act as a Treatment pond
- Maximum green areas, extensive plantation and landscaping have been provided
- Good connectivity

List of Mouzas included in New Town Project Area / Planning area upto 2001

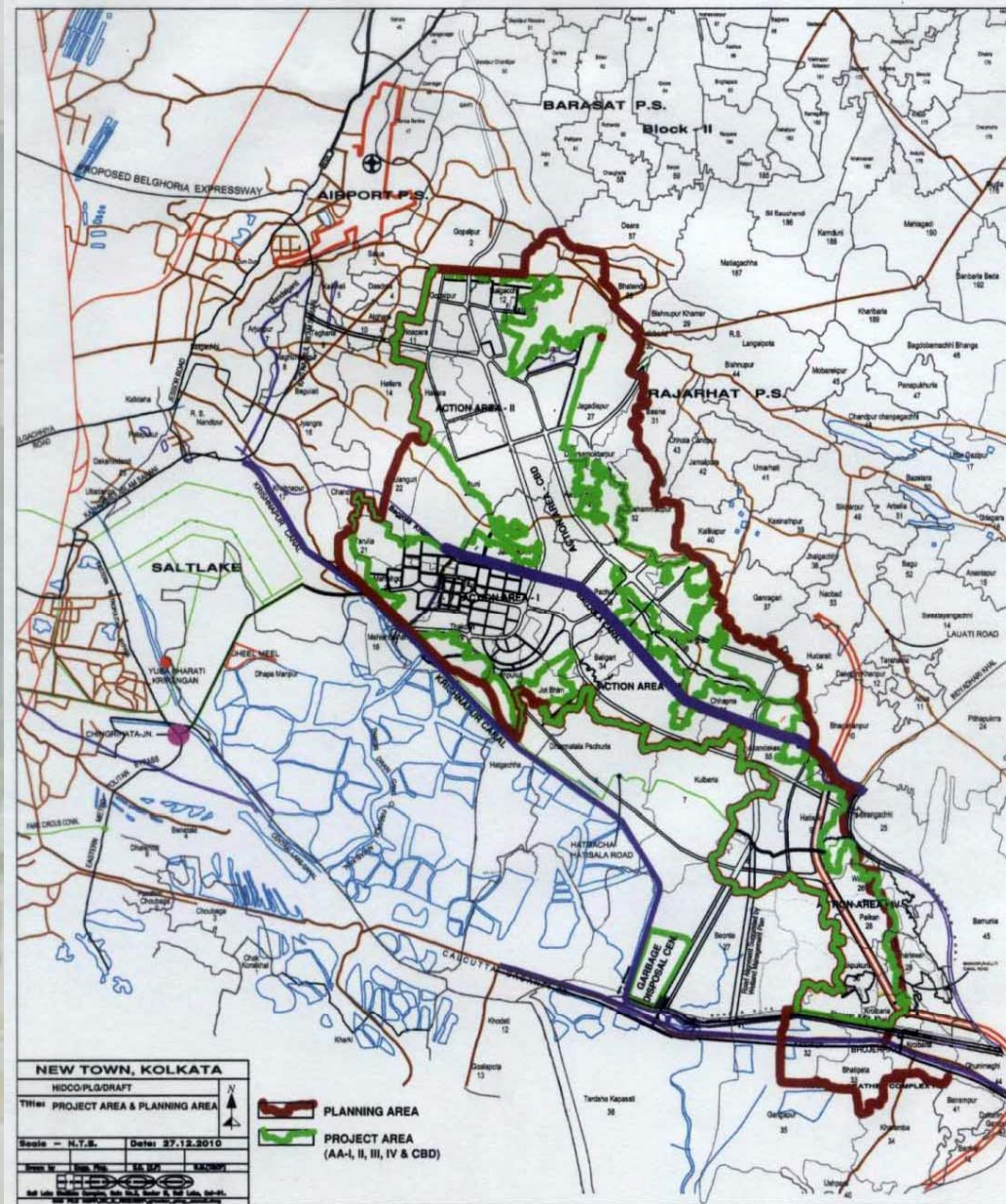
District North 24 Parganas

- Raigachi
- Recjuani
- Tarulia
- Sulangori
- Ghuni
- Jatragachi
- Kadmpukur
- Chakpachuria
- Baligori
- Chapna
- Patharghata
- Akandakeshari
- Mahisgot
- Thakdari
- Noapara
- Hatiara
- Chandiberia
- Mahisbathan
- Gopalpur

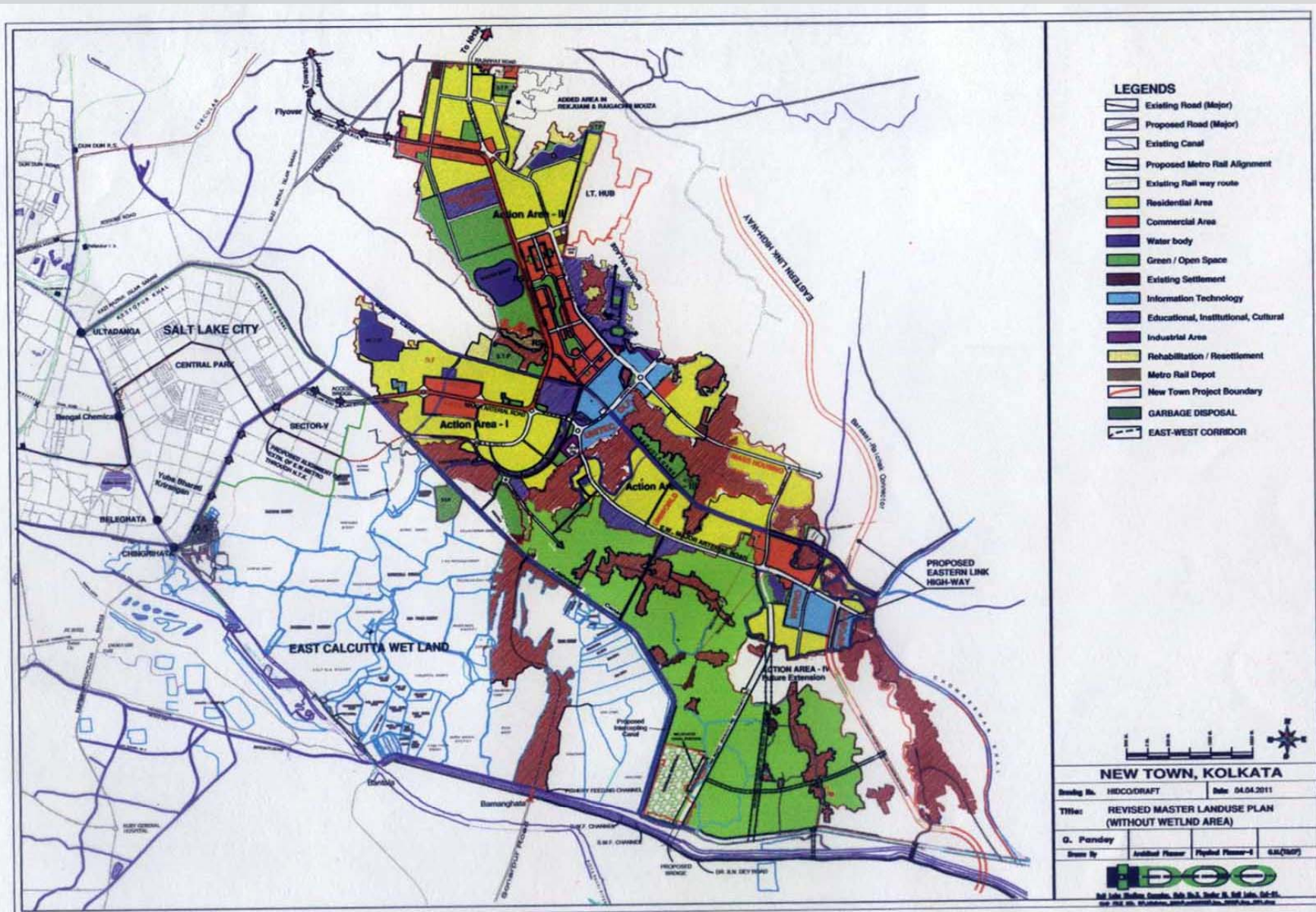
District South 24 Parganas

- Hatisala
- Kochpukur
- Jotbhim
- Chandakanthalberia
- Bhagabanpur

Plan Showing Project area & Planning Area



Master Land Use Plan

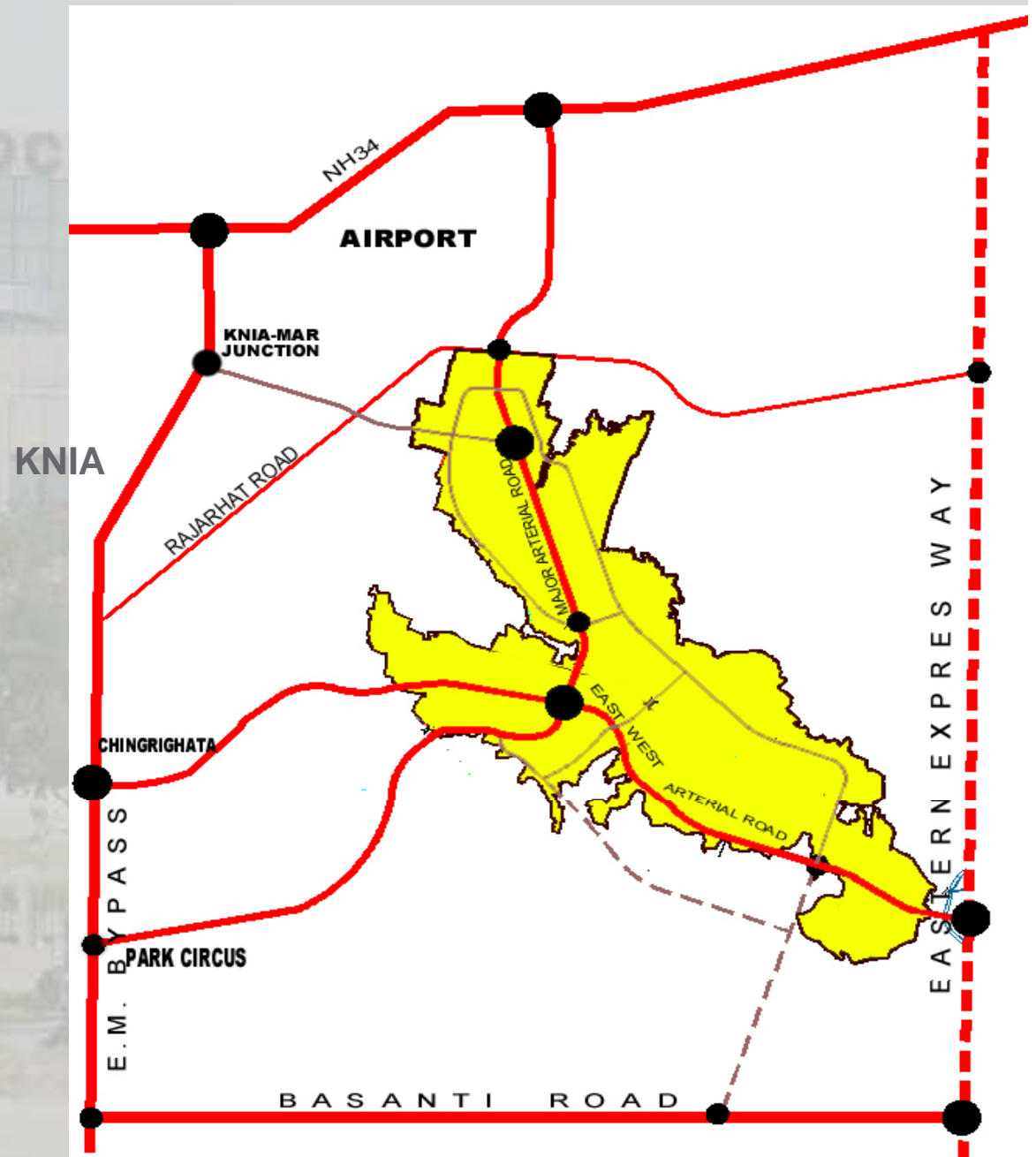


Major linkages

1 km from Netaji Subhas
Bose International Airport

Connected to the city of
Calcutta through six-lane
high speed corridor with
E.M.Bypass and KNIA

To be connected with
NH34 in the North,
Proposed Eastern
Expressway in the East



LAYOUT PLAN



HIDCO present status

- ▣ **Paid-up share capital Rs.17.65 crore**
 - **State Govt. 90.65%**
 - **WBIDC 2.13%**
 - **WBHB 7.22%**
- ▣ **253 employees**
- ▣ **A profitable company with PAT of Rs.7.32 crore (2010-11)**
- ▣ **Employee profitability of Rs.2.89 lakh**

Investment Scenario

- ▣ WBHIDCO has already spent Rs 2000 crs on Infrastructure for development of a self sustainable township
- ▣ Rs 5400crs to be spent over the next 5 years for the planned development of Infrastructure to meet the futuristic requirements of New Town, Kolkata
- ▣ Present development plans sanction for Rs 15000 crs by leading Realty Developers, Cooperatives and WBHIDCO joint ventures.
- ▣ Total investment in New Town – USD 38.12 billion

PROJECT STATUS

(AS OF 31.05.2011)

SI No.	Action Areas	Land Areas (Ac.)
1.	Action Area - I	1674
2.	Action Area - II	3237
3.	Action Area - III	1935
4.	CBD	449
TOTAL		7295
5.	Water Treatment Plant	111
6.	Garbage Disposal Centre	222
GRAND TOTAL		7628

Action Area –IV

1149

Total Area including Action Area – IV

8777

*Including Added Area of 98 Acres

SUMMARY STATEMENT OF LAND USE BREAK UP – ACTION AREA –I, II, III & CBD

Land use Zone including Local & Collector Streets, Local Open Spaces, Local Water Bodies, Local Utilities & Community Facilities	Total	
	Area(Ac.)	Percentage
Residential Zone	3194	43.78
Commercial Zone	866	11.87
Information Technology Zone	352	4.85
Social facilities (Health, Educational & Cultural)	620	8.50
Industrial Zone	17	0.24
Major Roads, Large Open Spaces, Large Water Bodies & Peripheral Canals	1915	26.25
Town Level Utilities & Services	331	4.54
Sub Total	7295	100
Garbage Disposal Area	222	---
Area of W.T.P.	111	---
Total Area	7628	---

The area of AA-IV is 1149 Acres. The total area after addition of area of AA-IV is 8777 Acres.

Action Area & Design Population

Sl. No.	Action Area	Design Population	
		Residential (Lacs)	Floating (Lacs)
1.	Action Area - I	2.42	0.70
2.	Action Area - II	3.02*	1.50*
3.	Action Area - III	2.81	0.70
4.	Action Area - CBD	0.53	2.00
Sub Total		8.78	4.90
5.	Action Area - IV	1.20	0.60
Total		9.98	5.50

- Total Residential Population : 9.98 Lacs Say 10.00 Lacs
- Total Floating Population : 5.50 Lacs
- Including added area population

Welfare Activities :

- **Neighborhood Development**
- **Resettlement and Rehabilitation in New Town**
 - Families whose land and structure are in the project areas.
 - Resettlement of refugees occupied land in the project area
- **Training and employment opportunity of local people Report up to 28.02.2009**

R & R – Salient Features

- Total families to be Rehabilitated - 1200
- R& R Packages finalised on the recommendation of the High Power Committee headed by Shri D. Bandyopadhyay, former Secretary, Rural Development and Revenue Govt. of India.
- On this basis 56 units has been constructed and already handed over to PAP.
- Original Cost for each unit was 2 lacs approx. out of which 80,000/- was land cost and 1,20,000/- construction cost, HIDCO decided to give a land subsidy of Rs. 40,000/-. PAP was supposed to return acquisition cost and the remaining amount if any, was to be arrange as long term loan from Financial Institution.
- Rehabilitation of refugees occupying project areas has also been arrange in the form of sites and services. Each family has been provided with plots having paved roads, drainage arrangement, toilets blocks, water supply, electricity etc. The plots are being allotted on ownership basis on which they are shifting their existing structure. Some financial assistances are also being provided for relocation. Bank finances are also being arranged. More than 600 families have already been resettled.

R & R - Project Scheme

- The NTP Authority – WBHIDCO aims at rehabilitating the project affected people in phases.
- It aims to provide them serviced (Physical Infrastructure) sites of approximate size of 1 Kattah (70 SqM)
- Includes Built Structure { Net Built up Area = 35.00 SqM (35.00 SqM court yard ; i.e. 70.00 SqM open space between two houses)}
- With provision for addition of 1 st floor by the residents.

A photograph of a modern, multi-story building with a curved facade and large glass windows. The building is identified by the text "HIDCO BHABAN" on its upper section. The image is faded and serves as a background for the text.

PRESENT DAY

HOW HIDCO STANDS

As it is now

After 12 years the 37 square Km township is now

- **An independent self sufficient township**
- **Population more than 2 lakh**
- **39.93 Lakh square meter built up space**
- **227 Km Road in the township with minimum width 12 mtr.**
- **Major Arterial Road(59-74 meter wide) has already become popular as the high speed alternative connector of the city with the airport**
- **20% open space kept free for public use**
- **The town has already started getting its green covers**
- **Major IT companies have their office**
- **Premium hotel already under operation**

New Town: Where Kolkata is heading

Who have made New Town their Home.....

IT Companies	Wipro, Infosys, TCS, IBM
Developers	DLF, Unitech, Shapporji- Pallonji, Keppel
Manufacturing companies	Arcelor Mittal, Coal India
Telecom Companies	Erricson, Vodafone, Airtel
Education	Delhi Public School, IISWBM, Techno India, IIT Kharagpur
Health	Shankar Nethralay, Chittaranjan National Cancer Institute, Tata Medical Centre
Entertainment	Priya Entertainment, INOX
Research Institutes	ISRO, Central Forensic Science Laboratory, Variable Energy Cyclotron Centre and DRDO
Banking and Finance	ICICI bank, CSE, Peerless, Allahabad Bank
Hospitality	Swissotel, Hyatt, The Pride

.....Together they are making the town a colourful cauldron

The way ahead

- ▣ Transforming into a state of the art intelligent green town
- ▣ 480 acre eco tourism park
- ▣ Financial Hub
- ▣ Intelligent traffic management
- ▣ Integrated citizen centric e-governance set up
- ▣ Beautification with appropriate foliage

Power - New Town, Kolkata

- **Under the satellite township program of the JNNURM, WBHIDCO has been selected to be the 1st Satellite township for Energy Saving Green City**
- **New Town Electric Supply Corporation formed**
- **Power distribution system benchmarked against that of strategic installations of national importance**
- **Estimated total demand : Around 1,000 MW**
- **Underground cabling for power distribution within New Town**
- **Power automation system to aid in: Optimum feeder/transformer loading, voltage control, loss reduction and reactive power management**
- **System reliability: 99.999%**
- **Power factor greater than 0.95 to achieve higher operational efficiency**
- **Green renewable energy development by solar and bio gas**



Water supply , sewerage system, Solid Waste Management - New Town, Kolkata

- **Total Water Supply Plan : 100 MGD**
- **Source: River Ganga through pipeline**
- **24 x 7 water supply**
- **Planned infrastructure of piped water to every plot done already**
- **Planned underground sewage system in place**
- **Scientific integrated Solid Waste Management System under Implementation**



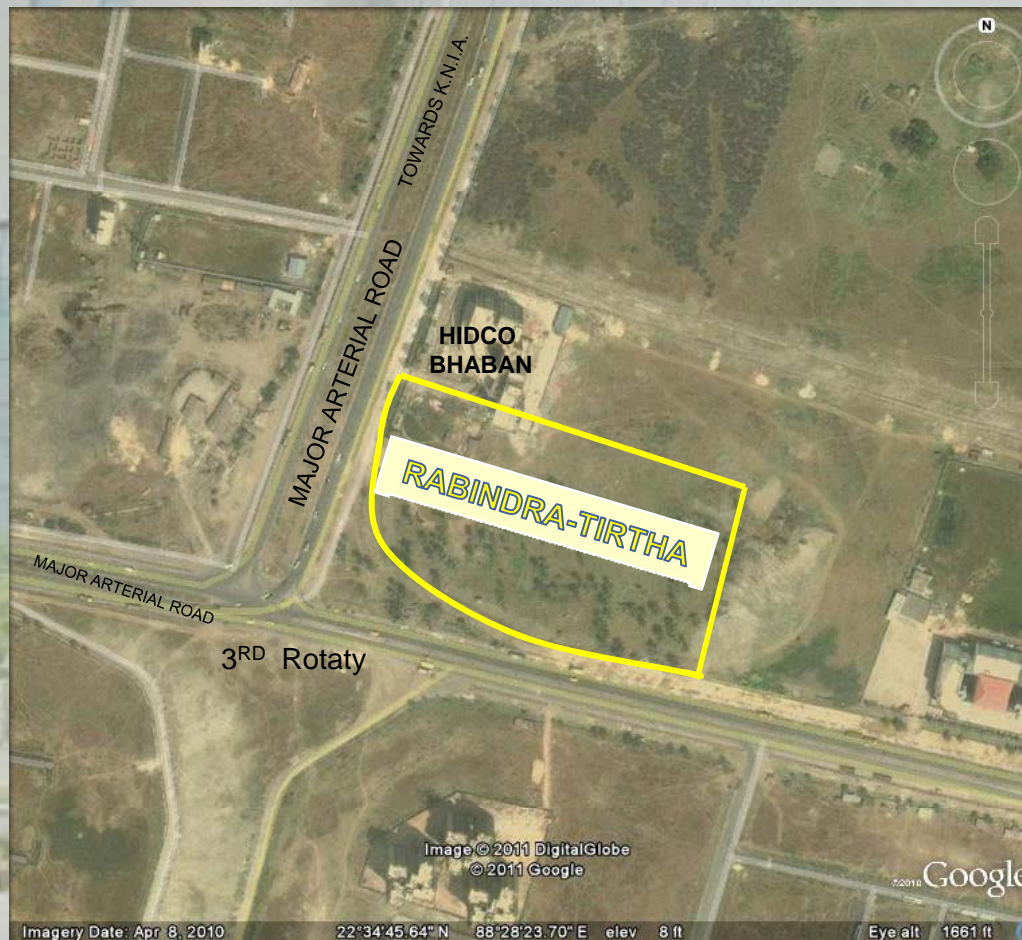
Ecotourism Center



The image shows a large body of water, likely a lake or reservoir, with a grassy island in the center. The island is surrounded by a road with several cars. In the background, a city skyline is visible under a cloudy sky. The image is presented in a vertical format, with the top half showing the lake and the bottom half showing the city skyline.

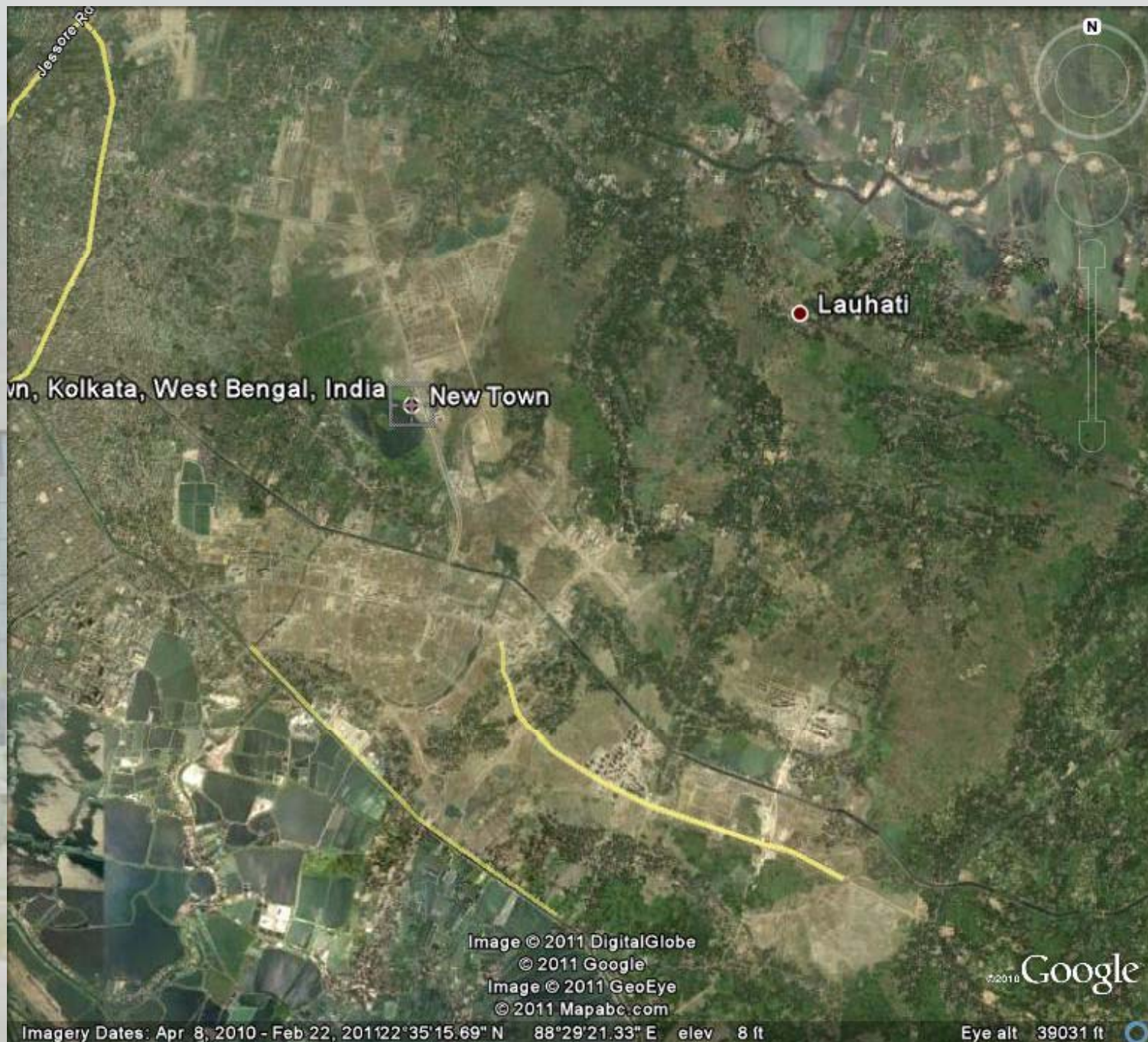


RABINDRA - TIRTHA

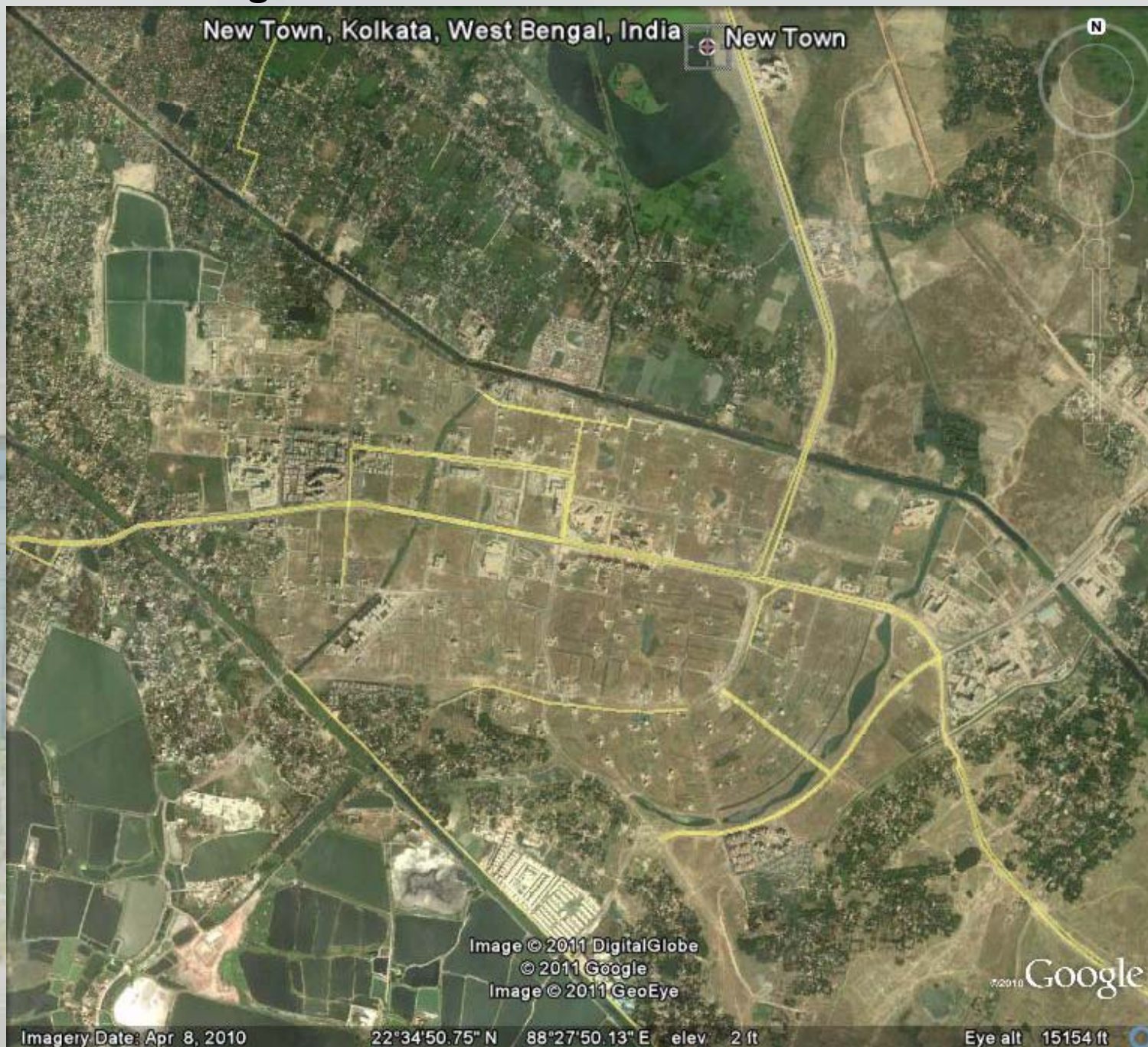




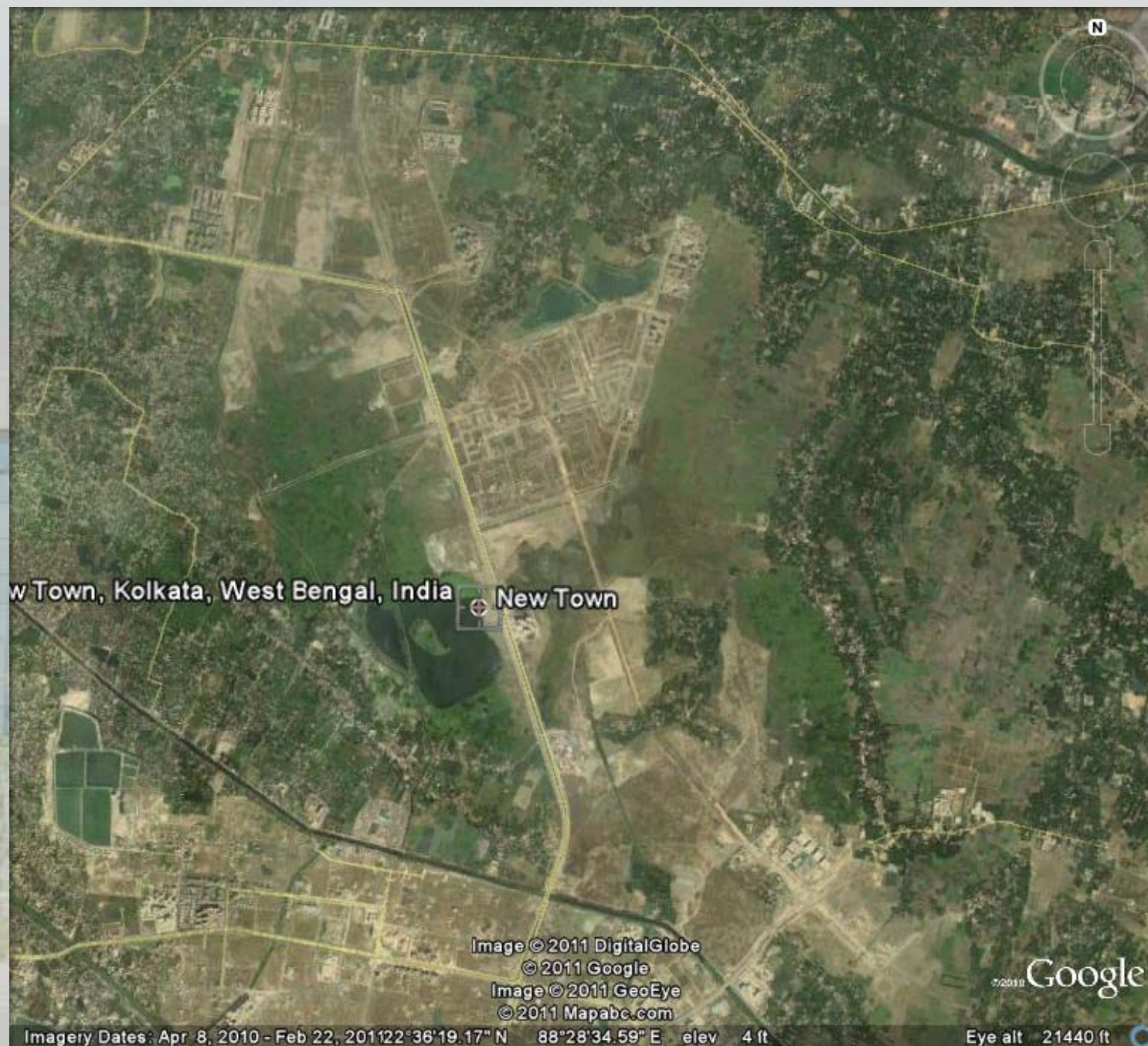
Satellite Image of New Town



Satellite Image – Action Area - I



Satellite Image – Action Area - II



Satellite Image – Action Area - III



Rabi Rashmi



MASS HOUSING --BIRD'S EYE VIEW



BUILDING VIEWS



SPANDAN (LIG)

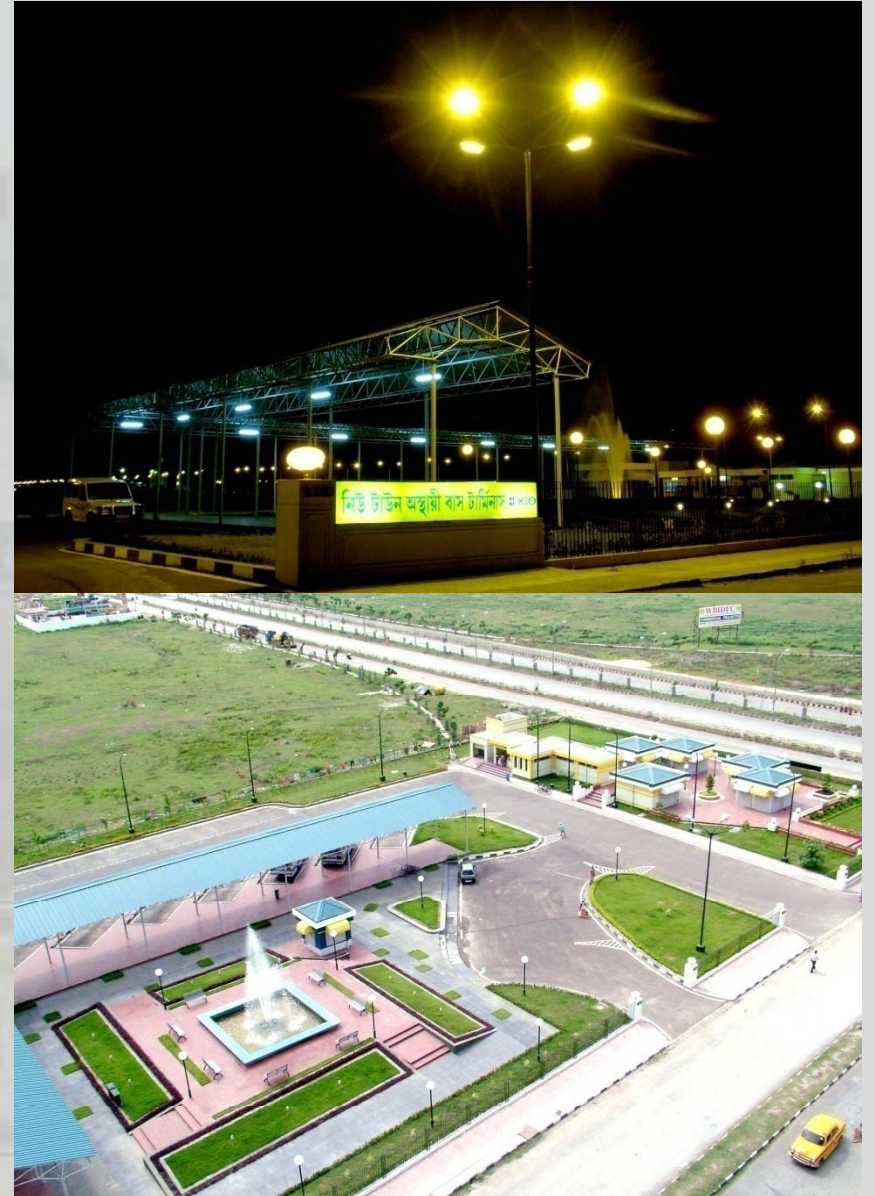


SPANDAN (LIG)



SPARSH (MIG)

TEMPORARY BUS TERMINUS



JOINTVENTURE HOUSING & COMMERCIAL



'UTSA' Residential Complex completed by one of the J. V. Companies in new Town



"SHREE" Residential Complex completed by one of the JV Companies in New Town



'Shopping Centre' completed by one of the JV Companies in New Town



'Millenium Towers' completed by WBHB in New Town

HIDCO BHABAN



NEW TOWN POLICE STATION



NEW TOWN POLICE STATION



R.R. SITE



R.R. - ISYH



Economically Weaker Section (EWS) Housing



BALAKA-Total No. of Dwelling Unit – 928



ALAKA-Total No. of Dwelling Unit – 736

Infrastructure



Access Bridge Over Krishnapur Canal



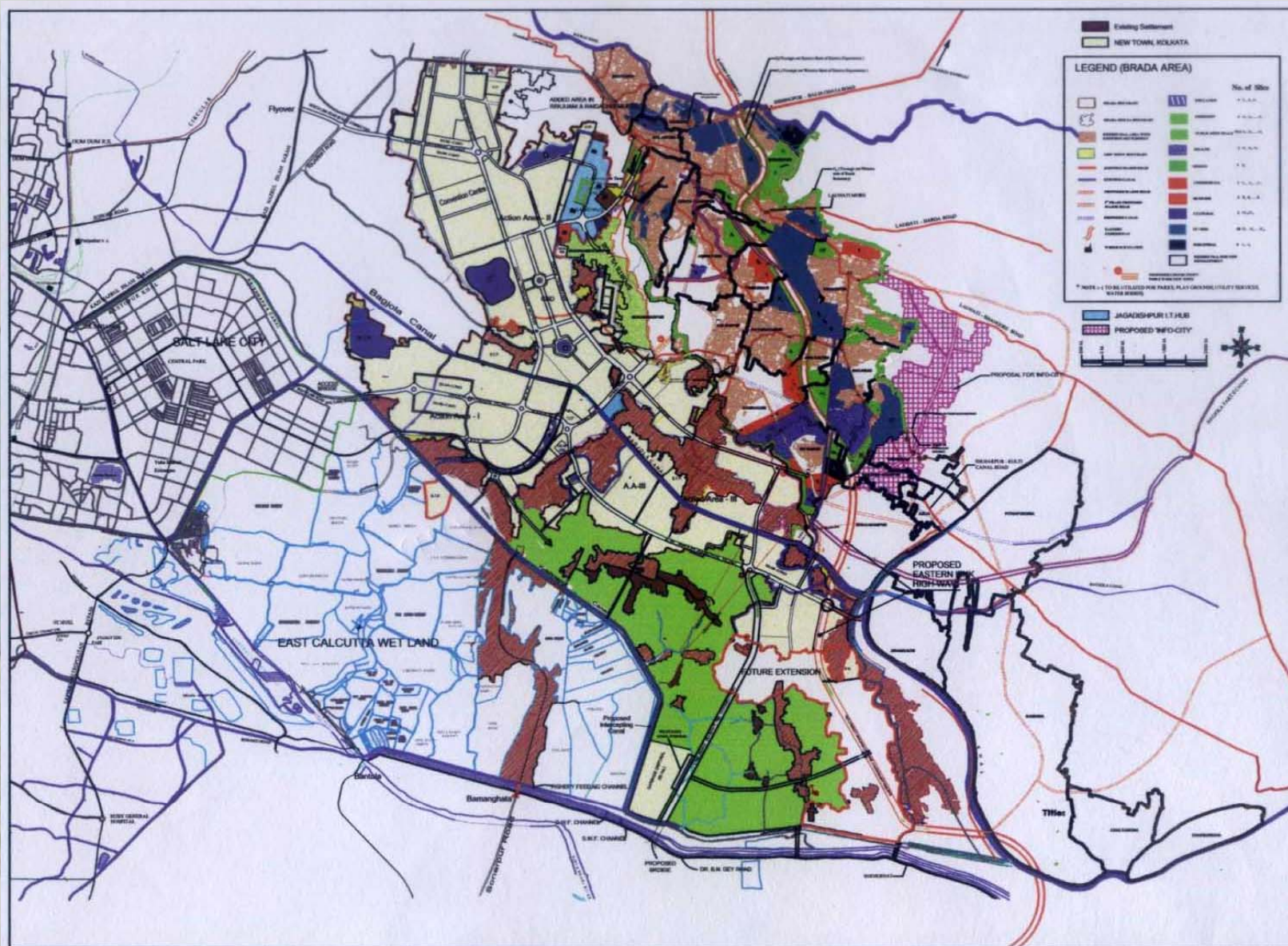
Water Treatment Plant at AA-I



Bagjola Canal Bank Road



Footbridge Over Krishnapur Canal

[illegible]

OFFICE ZONE : CBD ,NEW TOWN, KOLKATA





SLOGAN FOR NEW TOWN DEVELOPMENT IS
“NOT GREEN AROUND HOUSES BUT
HOUSES WITHIN GREEN”

Thank You

