

OUTLINE DEVELOPMENT PLAN (ODP) .
JALPAIGURI

INDEX

PART -- A

(Socio economic variables)

	<u>PAGE NO.</u>
I. <u>The Outline Development Plan Area :-</u>	
a) Location and Size	49
b) Accessibility	49
c) Physical Features	50
II. <u>Demography</u>	
a) Population and Future Projection	50
b) Density	50-51
c) Schedule Caste and Schedule Tribe	51
d) Household	51
III. <u>Economy</u>	
a) Occupational Structure	52-54
b) Industrial Trend	55
c) Commercial Trend	55
d) services	55

PART - B

(Basic Concept of ODP)

IV. Land Use Existing and Future Proposal	56-62
V. Traffic and Circulation	62-63
VI. Water Supply	64-65
VII. Drainage	66-67
VIII. Sanitation	67

IX.	Power	68
X.	Housing	68-69
XI.	Health	69-70
XII	. Education.	70-71
XIII.	Communication	71-72
XIV.	<u>Other community Facilities :</u>	
	a) Parks and Playgrounds	72
	b) Public Libraries	72
	c) Public Places	73
	d) Public Toilets	73
	e) Crematorium	73
XV.	<u>Conclusion :-</u>	73

LIST OF TABLES

<u>TABLE</u>	<u>HEADING</u>	<u>PAGE</u>
1.	Growth of Population and Future Projection in the ODP Area, 1951-2001.	3.
2.	Work Force Participation Rate 1961-1981.	4.
3.	Sectorwise Percentage Distribution of Work-force by Zones 1981.	6.
4.	Estimated Requirement of Land by Type of Use During 1991 to 2001. (Urban Area)	12.
5.	Existing Availability and Future Demand of Water During 1991 and 2001.	18.
6.	Estimated Demand for Housing in the ODP Area 1991 and 2001.	22.
7.	Existing and Future Requirement of Primary and Secondary Level Educational Institution for the Urban Zone of the ODP Area.	24.

<u>TABLE</u>	<u>HEADING</u>	<u>PAGE</u>
8.	Existing and Future Requirement of Primary and Secondary Level Educational Institution for the Rural Zone of the ODP Area.	24.

LIST OF FIGURES

Between Page No.

- | | | |
|----|---|---------|
| 1. | Growth of Population of ODP Area During 1951-2001. | 2 & 3 |
| 2. | Sectoral Distribution of Work-force of ODP Area 1981. | 6 & 7 |
| 3. | Existing Land Use of ODP Area by Broad Zones. | 10 & 11 |
| 4. | Proposed Land Use of Urban Area 1991 and 2001 | 12 & 13 |

LIST OF MAPS

Between Page No.

- | | | |
|----|---|---------|
| 1. | Location of ODP Area. | 1 & 2 |
| 2. | Intensity of Development of ODP Area. | 7 & 8 |
| 3. | Existing and Proposed Land Use Map of ODP Area. | 12 & 13 |
| 4. | Existing and Proposed Road Network of ODP Area. | 16 & 17 |

**LIST OF MOUZAS UNDER JALPAIGURI
OUTLINE DEVELOPMENT PLAN AREA
OF JALPAIGURI POLICE STATION**

1. Jalpaiguri Municipal Town
2. Kharia O.L. No. 7
3. Patkata O.L. No. 5
4. Paharpur O.L. No. 6

PART -- A

I. The Outline Development Plan Area :

a) Location and Size :

The ODP Area of Jalpaiguri is situated on the western bank of the river Teesta in 26° 32' N latitude and 88° 43' E longitude. It is the administrative headquarters of Jalpaiguri Division and district of same name. The river Karala divides the town into two halves (Refer Map No. 1).

The ODP Area extends over 166.4 sq. Km. It includes Jalpaiguri Municipal Town (10.1 sq. Km.), its peripheral urbanizing mouza Kharia (60.2 sq. Km.) and two rural mouzas, Patkata (72.9 sq. Km.) and Paharpur (24.2 sq. Km.). The total population of the ODP area, as per 1981 census, is 1,30,227 persons. The Patkata mouza, includes three tea gardens viz. Raipur, Karala Valley and Rangamati and these three account for about 35 per cent of its population.

b) Accessibility :

The ODP areas accessible by highways and railways. The Siliguri-Jalpaiguri State Highway (S.H.-12) provides direct access to the ODP area from N.H. 31. This alignment provides the town a corridor to North-Eastern India, Bhutan and connection to other National Highways. The strategically important Haldibari State Highway passes through the township in a North-South alignment and provides connection to international (Bangladesh) border about 20 Km. from the town. The N.F. broad-gauge railway line connects the ODP area with State Capital, National Capital and North-Eastern India. A branch railway line to Haldibari is an additional communication channel.

c) Physical Feature of the ODP Area :

A portion of ODP area is situated below the bed level of the river Teesta. The ground level slopes is from north to south in the municipal area and east to west in other parts. The ground water-level is only 4 to 6 feet. As a sub-Himalayan region, the ODP area records heavy rainfall and high humidity. The average rainfall is 3319.1 mm. with South-Western recording 80 per cent of total rainfall. The cold season is during November to January.

II. Demography :

a). Population and Future Projection :

Table No. 1 support with Figure No. 1 show the growth of population and future projection in the ODP area. It is evident that since 1951 the growth of population in Jalpaiguri town has shown a declining trend; whereas the rural mouzas Patkata and Paharpur have shown improvement in the growth of population. The increase of population, especially in Kharia mouza, has been most significant during the decade 1951-61 obviously owing to substantial inflow of migrant population from the erstwhile East Pakistan. Colonies are set up in the Kharia mouza at Maskalaibati and Pandapara, which accommodated majority of the migrant population. A comparative study of the population growth of Jalpaiguri town vis-à-vis the major towns in North Bengal and the state points out low rate of growth.

b). Density :

The density pattern of different zones in the ODP area show a very low density even in Jalpaiguri town, with the year 1951 as the base, the index growth of density shows marked increase in Kharia mouza during the period 1951-1981. Even in this case the average density is extremely low with 3 persons per acre. The reason for this low density must be

found in the huge size of Kharia and mouza and concentration of the increased population in the urbanizing pockets of Maskalaibari, Mahitnagar and Pandapara areas.

TABLE -- 1

Growth of Population and Future Projection of ODP Area (1951-2001).

Name of the ZONE	P O P U L A T I O N					
	1951	1961	1971	1981	1991	2001
1. Jalpaiguri Town	41,259	48,738	55,159	61,743	65,671	80,124
2. Kharia	9,879	23,182	34,262	44,736	56,221	70,334
3. Jalpaiguri Urban Area	51,138	71,920	89,421	1,06,479	1,25,892	1,50,458
4. Patkata	9,267	14,171	16,711	21,281	32,275	54,887
5. Paharpur	3,985	6,468	8,411	10,467	13,289	17,530
6. Patkata Paharpur Rural	13,252	20,639	25,122	31,748	35,564	71,617
7. O.D.P. Area	64,390	92,559	1,14,543	1,38,227	1,71,456	2,22,075

Source : Census of India.

c) Schedule Cast and Schedule Tribe :

In the ODP area about 33.4 per cent of the total population belongs to the scheduled category; except in the municipal town where scheduled category is only 14.6 per cent.

d) House holds in the ODP Area :

In the year 1981 the ODP area had a total number of 24791 occupied residential houses against a total number of 24988 households; the average family size being 5.5 persons. The family size was bigger in Kharia mouza with 5.7 persons.

III. Economy :

a) Occupational Structure in ODP Area :

In the year 1981 the ODP area had a total work force of 30773 persons which constituted 28.1 per cent of the total population. Participation rate of female work force was very low with 6.2 per cent as a whole and 7.8 per cent for Jalpaiguri town. Patkata mouza had however a relatively higher rate of female workers owing to the existence of three tea gardens.

From an analysis of the decadal change of participation rate, it is observed that the ODP area including Jalpaiguri town has indicated declining trend. During the period 1961 to 1981 there was an alarming fall of participation rate from 40.5 per cent to 29.0 per cent. Table No. 2 gives the participation rate of work force zone-wise and category-wise.

TABLE -- 2

Work Force Participation Rate 1961-1981.(Work Force Percentage to total population)

Name of the Z O N E	1961			1971			1981		
	P	M	F	P	M	F	P	M	F
1. Jalpaiguri (M)	31.3	50.9	5.7	30.0	49.4	5.7	29.0	48.4	7.8
2. Kharia (U)	27.0	48.1	2.6	25.5	46.1	1.9	26.3	47.3	3.6
3. Patkata	39.5	56.0	20.3	34.5	52.4	14.8	31.5	52.1	9.0
4. Paharpur	30.0	54.3	1.6	29.1	53.6	1.5	23.1	42.0	2.0
5. Total Rural	36.5	55.4	14.4	32.7	52.8	10.4	28.7	48.7	6.7
O.D.P. Area	40.5	51.2	6.9	29.3	49.2	5.6	28.1	48.7	6.7

Source: Census of India

The participation rate, in the frame work of population growth and economic growth, is analysed herein. From such an analysis it is seen that when the population in the ODP area increased by 23.0 per cent and 20.7 respectively during 1951-71 and 1971-81, the participation rate increased by 15.1 per cent and 15.0 per cent only. Similarly the Jalpaiguri town when the population increased by 13.2 per cent and 11.9 per cent during 1961-71 and 1971-81, the percentage of work force went up only by 8.5 per cent and 7.8 per cent respectively. The apparent stagnancy, which is pronounced in the case of Jalpaiguri town points to the shifting of business establishments to the nearby fast-growing Siliguri. This stagnancy shows the basic weakness of economic structure of the ODP area and failure in timely diversification of economic activities.

From a study of sectoral employment pattern of the ODP area, it is seen that when the urban areas have remained primarily on the tertiary services, the peripheral rural areas have not adopted to non-agricultural pursuits to improve their economic conditions. In the year 1981 seventy seven per cent of the total employment in Jalpaiguri town was in tertiary services while secondary sector (Industry and Construction) and primary sector (Agriculture, Dairy and Poultry etc.) accounted for 15.5 per cent and 7.7 per cent of the remaining work force. In the rural sector of the ODP area the picture was more dismal with 88 per cent of the total work force remaining engaged in secondary and tertiary sectors. The Kharia mouza which is in the process of transition with a few urban pockets indicate a midway between the above economic structures. Table No. 3 and Figure No. 2 give the percentage distribution of work force in the ODP area.

TABLE -- 3

Sector-wise Percentage Distribution of Work Force in the ODP Area by Zones 1981

Sectors/Zones	Jalpaiguri	Kharia	Jal. (U)	Patkata	Paharpur	Total (R)	Grand Total
Total Worker	17894	11757	29651	6706	2416	9122	38773
<u>Primary Sector</u>	7.7	45.6	22.7	91.2	81.3	88.3	37.3
a) Agriculture	5.5	43.1	20.4	50.6	80.5	59.5	28.5
b) Plantation, Diary, Poultry,etc.	2.2	2.5	2.3	40.6	0.8	28.8	8.8
<u>Secondary Sector</u>	15.5	14.4	15.1	2.6	4.5	3.2	12.2
a) Industry	13.9	12.5	13.4	2.4	3.9	2.8	10.8
b) Construction	1.6	1.9	1.7	0.2	0.6	0.4	1.4
<u>Tertiary Sector</u>	76.8	40.0	62.2	6.2	14.2	8.5	50.5
a) Trade & Commerce	23.9	11.1	19.0	1.1	5.1	2.3	15.2
b) Transport & Storage	12.4	4.9	9.0	0.8	1.6	1.0	7.7
<u>Other Services</u>	40.5	24.0	34.2	4.3	7.5	5.2	27.6

Basis Census Report

b) Industrial Trend :

The role of industries in the ODP area has essentially been one of consumer oriented small and cottage industries scattered over the township, through a vogue concentration of industries is marked in Dinabazar area. Taking the occupational distribution of 1971 as the base. Jalpaiguri town engaged only 2500 workers in industries. From the information available from Jalpaiguri municipality there are 147 manufacturing units registered with it. According to District Industries Centre there are 58 small scale industrial units with an average of 10 workers per unit within the municipal limits. There are also 33 tiny industrial units in Kharia mouza and one wool-knitting unit in Patkata-Paharpur area. This industrial scene might get changed with up-coming industrial growth centres become fully operative.

c) Commercial Trend :

Jalpaiguri was an important commercial centre of tea in the pre-partition days. But this status has been usurped by Siliguri. As per information available from Jalpaiguri municipality the total number of trading units increased from 2070 to 2306 during the period 1980 to 1985. It is estimated that these shops employ a total number of 4000 persons with an average of 2 persons per unit. In this economically stagnant township with little employment outlet, the resultant unemployment has brought in proliferation of small size retail shops by the sides of major roads. In order to provide space for the commercial complex is suggested at the north of B.D.O. office.

d) Services :

The economy of Jalpaiguri town continues to revolve round salary-income as the major source of livelihood. A total number of 7250 persons, majority of whom are employed in the Central and State Govt. offices, financial institution like Life Insurance Corp., Banks, the head offices of tea companies etc. . The educational institutions offer employment opportunities to about 1200 persons in the category of teachers alone.

PART -- B

The concepts formed out of the analysis of the predominant trends enlisted in part-A are outlined herein :-

- (A) The desired direction for future development of ODP area is on the north of Rajbari area covering the localities between Siliguri-Jalpaiguri State Highway and the Railway line north of this road.
- (B) Industrial development may be encouraged at the stretch between the railway line and the arterial way south of Jalpaiguri Road Railway Station, where the industrial potential is envisaged.
- (C) For protecting and enhancing the environmental quality the township, industrial activity except traditional ones may be restricted within the municipal area.
- (D) The existing Central Business Locality (Dinabazar Market, D.V.C. Road, Merchant Road) shall be decongested.
- (E) 'Green Belt' areas to be introduced between conflicting land-uses.
- (F) The internal road net work, parking places, supporting services to residential areas in the urban zones are to be brought to standard level along with traffic regulations.
- (G) A comprehensive drainage scheme tapping the river Karala as an environmental attraction is suggested.

IV. Existing Land Use and Proposal (1981 to 2001).

In the year 1981 Jalpaiguri municipal area had a gross per acre density of 25 persons only. It is estimated that the net residential density of town is 70 persons per acre with 35.5

per cent of the total area being used for residential purposes. One of the special characteristics of the municipal area is that 38 per cent of land remains either agricultural or vacant. This indicates that the township has substantial room for accommodating growing population. (refer Figure No. 3)

The town has balanced residential density though there is an uneven concentration at Ukilpara, Moohureepara, Newtown, Natunpara, Babupara and Samajpara. In areas like Pandapara, West of Netajipara and Maskalaibari fast urban expansion especially in a linear fashion along the Siliguri Jalpaiguri State Highway is visible.

Based on the present land uses Jalpaiguri town have been sub-divided into following zones :-

- a) Seven residential zones.
- b) Two public-semi public zones.
- c) One commercial zone.
- d) Two agricultural zones.

Excepts the two urban pockets in Pandapara and Arabindapally Panchayets which are residential in nature, the remaining areas of Kharia mouza, along with Patkata and Paharpur mouzas are predominantly agricultural.

Based on the natural growth trend, it is estimated that only 60 per cent of the additional population of the municipal area will be setting hereself while the remaining will choose the peripheral non-municipal area of Kharia. In order to accommodate 4000 persons (60 per cent of additional population in the municipal area) on the lines of the existing residential density of 70 persons per acre, the township will require an additional residential area of approximately 68.6 acres. The requirement of land for co-related uses may not exceed 86.6 acres. The additional population of Kharia is estimated at 14.600 persons by

1991. On the lines of the estimated population density assumed herein, the quantum of land required in Kharia mouza for residential use would be around 210 acres. It means, in Kharia mouza there will be a net conversion of 480.0 acres including 269.7 acres for other related uses.

During the decade 1991-2001 the population increase of municipal town is estimated at 10,453 persons. It is presumed that the 40 per cent of the total increase (about 4000 persons) will settle in the town itself while the remaining 60 per cent will migrate to the peripheral Kharia mouza. With an residential density of 90 persons per acre by 2001 the requirement of land for residential uses will be 44.5 acres. With an additional land of 57.5 acres for the related purposes the total requirement of land for new residential uses in the municipal area is estimated at 102.2 acres. With an in-flow of 6453 persons from municipal area and the additional increase of population to the extent of 14113, the net population increase of Kharia mouza will be around 20,566. Assuming a net density of 90 persons per acre the requirement of residential land in Kharia mouza is 228.5 acres. Including an additional requirement of 295.0 acres of land for social infrastructure the total requirement of land for residential neighborhood will be 523.5 acres. In order to accommodate the additional population 4(four) residential Zones are suggested.

From the low density of population of both Patkata and Paharpur mouzas it is obvious that this area will not have any major urban transformation by 1991 except in the fringe areas like Raninagar Rly. Station or localities neighboring Jalpaiguri Road Station, where future industrial development has been envisaged.

TABLE -- 4

Estimated Requirement of Land by Type of Use During 1991-2001 in the Urban Area of the ODP.

TYPE	Standard Area for 1000 Persons (in Acre)	Requirement of Land during	
		1991	2001
1. Residential		277.0 (43.7)	273.0 (32.5)
2. Commercial	1.0	20.0 (3.2)	25.0 (3.0)
3. Government Office & Allied	1.0	20.0 (3.2)	25.0 (3.0)
4. Educational Institution	3.0	60.0 (9.5)	75.0 (9.0)
5. Recreation and Open Space	3.0	60.0 (9.5)	75.0 (9.0)
6. Road and Others	6.0	120.0 (18.0)	150.0 (18.0)
7. Industry		76.0 (12.0)	214.0 (25.5)
T O T A L		633.0(100.0)	837.0(100.0)

N.B Figure within bracket indicate percentage to total.

Table no. 4 and Figure No. 4 supported with map number 3 show the proposed land use of Jalpaiguri urban area.

Residential:

Jalpaiguri urban area has to earmark 227.0 acres and 273.0 acres of land to accommodate the additional population of 19400 and 24560 by 1991 and 2001 respectively. Accordingly additional residential zones have been selected as follow :

- a) The area of west of Mashkalaibari Colony between State Highway and Haldibari Rail Road.
- b) The area north of B.D.O. office.
- c) The area adjacent to Pandapara Colony.
- d) The area adjoining Assam More.

Industries:

- i) The Growth Centre at Raninagar:- The scheme extending over 200 acre of land with all supporting infrastructural facilities, primary for engineering industries in large, medium and small sectors, is expected to bring industrial activity worth its name to the ODP area.
- ii) Assam More Industrial Zone:- The zone with 250 acres of land has got basic infrastructure for the proposed electronic-based Industries. A residential area separated by 'Green Belt' to accommodate the after growth of the said industries is proposed under subhead (d) above.
- iii) The newly established industrial growth at the intersection of Mynaguri road and State Highway (around the proposed fruit-processing unit) has the potential of rapid expansion (40 acre).
- iv) The vacant land adjacent to Jalpaiguri Road Railway Station is another area proposed to be conserved for future industrial use in view of the existence of basic infrastructural facilities, and the absence of water-logging. The residential area of Patkata colony adjacent to this proposed zone is to be separated by 'Green Belt'.

Public/Semi-Public:

- a) Civic Centre:- In order to accommodate 84 scattered State and Central Government establishments currently at private rental houses along with the future additional needs an area of 40. acres at the north of B.D.O. office has been earmarked. This area will include some public recreational facilities as well.
- b) With the economic development programmes envisaged, the need for private administrative areas will also go up significantly. Hence area near Assam More has been earmarked for such developments. A trend for such use is already evident in the area.

Commercial:

- a) Re-development of Dinabazar in view of its overcrowding, poor circulation and lack of essential civic amenities is suggested.
- b) A new commercial centre adjacent to the proposed residential area at the north of B.D.O. office is suggested. This might absorb the growth around Dinabazar taking advantage of the proposed commercial centre's proximity to Dinabazar.
- c) In order to cater to the needs of the new residential areas and the existing ones, shopping centres around Race Course Road, Mashkalaibari and Kadamtala area proposed.
- d) The closure of Town Railway Station Market is the first step for future development of the Race Course Market and the R.R. Deptt. Kadamtala Market.

Recreational:

The low-lying areas bordering the river Karala in a horse shoe fashion has been proposed for development as an open green with high land in the middle kept reserved for development of a Tourist Lodge and some activity oriented recreational facilities for the student community in the institutions around. A sport complex in the Rajbari area with its huge waterbed serving as the nucleus has also been proposed.

The methodologies for effecting the proposed land uses are the following :-

- a) Enforcement of land use control rules of T & CP. Act.
- b) Enforcement of binding rules by Statutory Authorities.

V. Traffic & Circulation :

Siliguri-Jalpaiguri State Highway is the principal road way serving the township. The Haldibari Road, Chaulhati Road and the Rangdhamali Road area the other important toads that connect the township with its surrounding areas.

The vehicular traffic-ways within the township are fairly wide though there are some narrow stretches specially in the intersection points, e.g. near Kadamtala More, Dinabazar Road, D.B.C. Road and hospital areas. The Siliguri Road, Station Road, Zilla Parishad Road, and Maynaguri Road serve as the most important inner ring for vehicular circulation within the town.

According to information available from Regional Transport Office, 22 bus routes and 12 N.B.S.T.C. routes connect the district head-quarter with principal settlements of North Bengal by operating 141 trips daily in each direction. In these routes approximately 12 thousand passengers either enter or leave the township every day. Over and above these,

20 maxi-taxis and a number of public cars provide additional passenger transportation facilities to the town.

The internal circulation of the township is primarily by rickshaws. At present Jalpaiguri urban area has 2285 slow moving vehicles including 185 goods carriers. The Patkata-Paharpur rural mouzas situated in the fringe of the township have nearly 1176 number of slow moving vehicles. Unlicensed rickshaws area on the increase.

Despite a good network of internal road in the municipal areas the urbanising areas of Kharia mouza, is deficient in link roads. The Mashkalaibari area needs some east-west connections specially with the Kadamtala Road. A link road from Mashkalaibari to Ukilpara More is an emergent need. Similarly an east-west connection from Pandapara colony to Race-course road is also felt necessary though the railway line will act as a bottleneck. These proposals are shown in Map No.4.

According to the accepted standard of one rickshaw stand for every 5000 persons (CMDA report), Jalpaiguri urban area required 22 rickshaw stands in 1981. With the increase of population, this will go up to 25 and 30 by 1991 and 2001 respectively.

In order to ease the traffic congestion at Kadamtala More, the routes originating from here may be shifted to the area opposite the Jalpaiguri Railway Station. The area owned by N.F. Railway is adequate for the purpose and has a patrol station in the immediate vicinity. There will be additional space in this area for a rickshaw stand as well. Complementary to this, steps for removal of encroachments from Beguntary More to Kadamtala and D.B.C More are to be taken up early. The encroachments on the Dinabazar road and Hospital road also deserve immediate attention.

VI. Water Supply :

At present the municipal authority as well as the Public Health Engineering Department run two separate water supply system in Jalpaiguri urban area. The municipal waterworks was started as early as 1934 while the P.H.E. Deptt. commissioned its existing system with 3 deep tubewells has at present a total yield of 2 lakh gallons per day. The P.H.E. Deptt. also runs six deep tubewells with a total output of 6 lakh gallons per day. Both the supply systems taken together, the per-capacita supply of water in Jalpaiguri urban area is only 7.5 gallons per day. The distribution of water is mainly through 564 roadside stand posts. The municipality provides 600 house connections with some negligible additions from P.H.E. Deptt. The present supply from both the system is intermittent and limited to 4(four) hours, twice a day.

With a minimum standard requirement of 20 gallons per-capita per day, the demand for water is given in Table No. 5. A scheme for augmenting the present water supply in Jalpaiguri urban area by 24,000 gallons per day is expected to be completed shortly. The plan proposes taking up a comprehensive pipe water supply scheme by P.H.E. Deptt. for supplying the minimum projected demand for Jalpaiguri urban area. With the accepted standard of one tubewell for every 250 persons the demand for tubewells in the suitable localities of Patkata and Paharpur area have been estimated at 182 and 286 by 1991 and 2001 respectively. In view of the dispersed settlement in these two mouzas piped water supply has not been recommended.

TABLE -- 5

Existing Availability and Future Demand for Water in ODP Areas (in gallons).

Name of the Z O N E	Present Availability in Gallon	Demand for water 20 Gallons per Capita/day			Deficiency	Future Deficiency	
		1981	1991	2001	1981	1991	2001
Jalpaiguri (M)	8.00 lac	12.35	13.94	16.02	13.30	17.18	22.09
Kharia (U)		8.95	11.24	14.07			
TOTAL URBAN	8.00 lac	21.30	25.18	30.09	13.30	17.18	22.09
Patkata (R)		8.26	6.46	10.82	4.26	6.46	10.82
Paharpur (R)		2.09	2.66	3.51	2.09	2.66	3.51
TOTAL RURAL		6.35	9.12	14.33	6.34	9.12	14.33
TOTAL ODP AREA	8.00 lac	27.65	34.30	44.42	19.65	26.30	36.42

VII. Drainage :

The existing drainage system of Jalpaiguri municipal town consists of about 6 Km. pucca and 120 Km. Kutchra drain. Considering the topography of the area and the threat posed by the river Teesta, the existing system is inadequate. The river embankments and the N.F. Railway track from the principal drainage barriers in the town. The town slopes down from north to south. The main outfalls of the town are Karala and Gadadhar which ultimately discharge themselves into the Teesta and the Panga. Extensive water-logging in the entire town becomes a fact even after a medium shower.

The main water-logging and drainage congestion areas are following :-

- 1) Court Area : This area lying between the embankments of the Teesta and the Karala is like a basin without any natural drainage point.
- 2) The area between the Teesta and the Karala to the north of Netaji Bridge is drained partly into the river Karala and partly into the river Dhardhara which flows north-south discharging into the river Karala near hospital. The badly water-logged pockets in this area is the stretch in front of the hospital and Hakimpara near central Jail and the Hospital quarters area. The situation of the existing drains results in water-logging.
- 3) The northern part of the area between the river Karala and the railway line upto Netaji Bridge, Mashkalaibari, Shilpasamity para, Dinabazar, Ukil para, Kamar para, Samaj Para, Telepara, Babupara falls in the III location. Although generally on a little adverse slope, this area is to drain to the river Karala most of the northernly drains are unable to carry the storm run-off, the entire precipitation in this area flows over

ground southwards following the natural ground slope. This results in water-logging in the area and also the area in its south.

- 4) Southern part of the area between the river Karala and railway line along with Pandapara-Adarpara area constitute the IV drainage zone. This area is drained to the Gadadhar river which ultimately discharges to the river Panga. The two culverts at Goomty No. 3 (level crossing between state highway and railway track) which are inadequate to contain the discharge, create water logging in the IV zone.

The municipal Engineering Deptt. has proposed a comprehensive drainage scheme for Jalpaiguri and once this is implemented the water-logging in the urban area will be contained to a large extent.

With the raising of bed level of the river Teesta at its confluence point, Karala river has been converted into a pleated pool of stagnant water a large number of municipal drains discharging their effluent into it. To prevent the serious threat to the health and hygiene of the town population, the plan recommends immediate steps for re-susciating the river Karala by implementing the scheme prepared for the purpose by Irrigation Department.

VIII. Sanitation :

There is no sewerage system or sewage treatment plant in the municipal town. The sod of night soil disposal in the town is partly through septic tanks for 3295 and subsequent disposal in trenching ground near Santipara bus stand at the bank of the river Karala within the municipal limits.

It is seen that the system of collection and disposal of night soil needs considerable improvements. It is suggested that the present location of the trenching ground be shifted far from the urban settlements. A site previously

selected for this purpose, near Panga Air Field may be acquired and developed scientifically.

IX. Power :

The demand for power in Jalpaiguri town varies between 650 kw at day time and 2828 kw in the evening peak hours during winter. During summer this demand goes upto 1029 kw at day time and 3000 kw in the evening. Jalpaiguri town receives its required power from Mohitnagar sub-station which is connected to the Siliguri power station by a K.V.A. line. It is reported that at present there is no major power deficiency. With industrial development programmes at the anvil in the ODP area, it is expected that the demand for both industrial and domestic power will go up substantially. Moreover present supply of power in the town is at a very low voltage. The future demand for power shall be met with the commissioning of Chukha Hydal Power Station. Replacement of wooden transmission poles is another field where attention is required. A sub-station at Raninagar is also suggested.

X. Housing :

In the year 1981 the ODP area had a total number of 24,971 residential houses of which 11, 816 units (or 44.8 per cent of the total) concentrated in Jalpaiguri municipal limits of the remaining residential houses, 31.5 per cent and 23.7 per cent were located in the Kharia urbanising zone and Patkata-Paharpur rural zones respectively. During the period 1971 to 1981 the housing condition of ODP area indicated a marked improvement.

The State Government has already implemented two rental housing scheme for their employees in Jalpaiguri town at Pilkhana and Race course areas. These two housing schemes together have provisions for 212 housing units. The State Government is implementing another housing scheme at Kharia with 54 housing units of different standards.

Though there is no major deficiency in housing in Jalpaiguri ODP area, with the increasing population the demand for housing will proportionately increase. With accepted standard of five persons per family the demand for housing unit in Jalpaiguri ODP area is given in the Table No. 6.

TABLE -- 6

Projected Demand of Housing in Jalpaiguri ODP Area During 1991 to 2001 by Zones.

Name of the Z O N E	Demand for Additional Housing in		T O T A L
	1991	2001	
Jalpaiguri (M)	1586	2091	3677
Kharia Urban	2297	2823	5120
Jalpaiguri Urban Area	3883	4914	8797
Patkata	2199	4363	6562
Paharpur	5644	848	6492
RURAL ZONE	7843	5211	13054
O.D.P. AREA	11726	10125	21851

XI. Health :

Jalpaiguri town being the headquarter of the district has a sadar hospital. This hospital has at present sanctioned strength of 40 medical and 128 paramedical members. The hospital has 550 beds with an average of daily number of 585 indoor patients. The hospital has arrangements for 46 extra beds.

The town has a T.B. Hospital with 60 beds, 4 Doctors and 14 paramedical staff. There are two private nursing homes with 25 beds in total and 40 private medical practitioners. There is a subsidiary health centre at Patkata with 4 beds and 3 paramedical staff. Two beds remain vacant in this centre normally. The district hospital arranges specialised medical services in consultation with North Bengal Medical College. The Muddaliar Committees has suggested 1 Doctor for every 3000 population, one nurse every 500 population and one hospital bed for every 1000 population as the standard requirement of public health facilities. Based on the above standard the future requirement of health facilities upto 2001 is 50 Doctors and 300 para-medical staff 150 beds for Jalpaiguri urban and 75 medical, 445 para-medical staff and 225 beds for the entire ODP area.

XII. Education :

Jalpaiguri, as a centre of civil administration and the head-quarter for a large number of tea companies, has an edge in the educational and cultural advancement of the people of North Bengal. Over and above its large number of primary and secondary level educational institutions, the urban area has four degree colleges including a law college. In addition to the above there are two institutions for teachers training. The Jalpaiguri Engineering College, a polytechnic Institute and a Junior Technical School offer scope for technical training. The pharmacist Training institute and a Nurse's Training School attaches to Jalpaiguri district hospital impart vocational training in the medical field.

Table No. 7. and 8. provide the present availability and future requirement of primary and secondary level educational institutions zone-wise.

TABLE -- 7

Jalpaiguri Urban Area

Category	Existing No. Of Units	Unit Population Ratio	No. of Units required By		
			1981	1991	2001
Primary	61	2500	43	51	61
Secondary	22	7500	15	17	20

TABLE -- 8

Patkata-Paharpur Rural Area

Category	Existing No. Of Units	Unit Population Ratio	No. of Units required By		
			1981	1991	2001
Primary	20	2500	13	18	29
Secondary	1	7500	4	6	18

XIII. Communication:

The ODP area has one manually operated telephone exchange with 1040 subscribers. Out of these, 300 telephones are connected to various central and State Government departments and other organisations. Application for 40 new telephone connections are pending.

Jalpaiguri urban area comprising the municipal town and Kharia mouza together has at present 21 post offices for a population of 1.06 lakh which is

considered adequate. But there is a pronounced shortage of post office in Patkata-Paharpur rural zone where there are only 4 post offices for nearly 32 thousand people. These 4 (four) post offices cater to a special zone of 96.1 sq. Km. or about 58 per cent of the total ODP area. Jalpaiguri main post office is the only telegraph office which serves the entire ODP area.

XIV. Other Community Facilities :

a) Parks and Playground :-

The Jubilee park on the bank of the river Teesta near the Kutchary compound is one of the pleasure resorts of the town. Jalpaiguri town will have the benefit of an additional park almost in the same locality when the new park at Netaji bridge is completed. But both these parks being at extreme eastern part and in the office area of the town, public need may not be served adequately. At the accepted standard of one neighborhood park for every 10,000 population of the township requires at least additional 5 (five) parks spatially distributed over municipal area alone.

The township has 22 clubs registered with Jalpaiguri Sports Association. Majority of these are football clubs. Jalpaiguri Town Club stadium is the only centre for exhibition matches and sport meet of the town. With the population growth the demand for sports club will however go upto 25 in 1991 and 30 in 2001. There is also need for an additional stadium.

b) Public Libraries :-

The urban area is rich in public libraries. At present there are 15 Government sponsored and 8 non-sponsored public libraries in the area.

c) Public Place :-

Over and above municipal town hall the township has three public auditoriums. There are three halls for commercial screening of cinema in the town. With the accepted standard of one auditorium for every 1.00 lakh population four auditoriums are considered adequate. The township will however need 5 cinema halls by 2001.

d) Public Toilets :-

There are only three public convenience in the municipal area. These are to be properly maintained. Steps should be taken for providing at least another ten public urinals by 1991 at important locations of the town. Adequate arrangement for proper maintenance is also recommended.

e) Crematoria :-

In Jalpaiguri ODP area there are two crematoriums of which one at Maskalaibari is equipped with two burning pyres. The other one is run by a voluntary organisation at Kharia. The service of the latter one needs to be improved by introduction of modern burning pyres

The Muslim burial ground besides Maskalaibari burning ghat is poorly maintained. It requires compound all.

XV. Conclusion :-

In view of the fact that the ODP telescopes its range over a 15 year period, the strategy of developing Jalpaiguri and Siliguri as extensions of each other along the state highway on the lines of "twin-city complementary" growth may be exploited by all agencies.

