

LAND USE AND DEVELOPMENT CONTROL PLAN
FOR
TARAPITH RAMPURHAT PLANNING AREA
[PHASE – I CONSISTING OF RAMPURHAT MUNICIPALITY AND RAMPURHAT
I & II BLOCK (Part)]

DRAFT REPORT
SEPTEMBER 2024

Table of Contents:

Contents

1	BACKGROUND	5
2.1	Statutory Provision	7
2.2	Provision under the Act	7
2.2.1	Preparation of Land Use and Development Control Plan.....	7
2.2.2	Approval of the State Government to the publication of notice of preparation of Land Use and Development Control Plan	8
2.2.3	Public notice of the preparation of the Land Use and Development Control Plan	9
2.2.4	Approval of the State Government	10
2.2.5	Coming into operation of the Land Use and Development Control Plan	10
2.2.6	References to High Court questioning the validity of the Land Use and Development Control Plan	11
2.3	Objective of the Study	11
2.4	Scope of Work	12
3.0	PLAN PREPARATION & IMPLEMENTATION:	13
3.1	Stages of Plan Preparation	13
3.2	GIS based Data Inventory Preparation and Updating.....	15
3.2.1	Outline of the GIS database creation	15
3.2.2	Source of Information/ Map/ Data.....	15
3.3	Plan Implementation	16
4.0	DELINEATION OF PLANNING AREA	17
4.1	Administrative Units.....	17
4.2	Delineation into Planning Units – UN, GN & RN	20
4.3	Salient features of the study area	25
4.3.1	Climate.....	25
4.3.2	Nature of development of the study area	25
4.3.3	Settlement Pattern and Population density	26
4.3.4	Economy	27
4.3.5	Housing.....	29
4.3.6	Traffic and Transportation	30
4.3.7	Physical Infrastructure	31
4.3.8	Social Amenities and Facilities.....	32
4.3.9	Environment	34

5.0	SOCIO-ECONOMIC STATUS SUMMARY	36
5.1	Survey sample size, sample selection, commissioning of the work	36
5.2	Salient findings of the survey	38
5.3	Development Priorities	54
6.0	DEMOGRAPHIC PROFILE AND POPULATION PROJECTION	58
6.1	Present population characteristics.....	58
6.1.1	Decadal population growth.....	58
6.2	Population projection.....	59
6.2.1	Land requirement for Planning Area by 2031	61
7.0	ANALYSIS OF SURVEYED LAND USE.....	63
8.0	PLANNING PROCEDURE	68
8.1	Plan Period.....	68
8.2	Planning Directives.....	68
8.3	Planning Inputs from Past Studies	69
8.4	Methodology/Approach.....	69
8.4.1	Inputs from Various Participatory workshops with stakeholder.....	71
8.5	Summary of major development proposals for LU&DCP	72
8.5.1	Proposed Land Use Categories	73
8.6	Resource Mobilization Options	77
8.7	Proposed Development Projects.....	78
9.0	ZONING REGULATION	80
9.1	Activities ‘Permitted’, ‘Permissible’, ‘Prohibited’	80
9.1.1	Development Control Zone ‘Proposed Residential Zone’	80
9.1.2	Development Control Zone ‘Rural Settlement’	80
9.1.3	Development Control Zone ‘Proposed Commercial Zone + Retail Shopping Zone’	81
9.1.4	Development Control Zone ‘Wholesale market /Godowns /Warehousing /Regulated market’:	81
9.1.5	Development Control Zone ‘Proposed Public & Semi Public Zone + Govt./Semi Govt./Public Offices + Education + Medical & Health + Socio-cultural and Religious’:	81
9.1.6	Development Control Zone ‘Utilities and Services + Cremation and Burial grounds’:	82
9.1.7	Development Control Zone ‘Roads + Railway Track + Transport Terminal + Proposed Arterial Roads’:.....	82
9.1.8	Development Control Zone ‘Playground/Stadium/Sports complex’:.....	83

9.1.9	Development Control Zone ‘Proposed Industry + Service and Light Industry’	83
9.1.10	Development Control Zone ‘Agriculture + Brick Kiln and Extractive areas’:	83
9.1.11	Development Control Zone ‘Proposed Buffer Zone’	83
9.1.12	Development Control Zone ‘Water Bodies’	84
10.0	REGULATORY FRAMEWORK	109
10.1	Development Regulations for Growth Nodes.....	110
10.2	Regulations for new Township Project.....	111
10.3	Regulations for Electric Vehicle Parking and Charging provisions	111
10.4	Regulations for development in River Regulatory Zone (RRZ).....	111
10.5	Adherence to Existing regulatory measures	112

Annexure I – IX

1 BACKGROUND

Tarapith Rampurhat Development Authority (TRDA) intends to prepare the Land Use and Development Control Plan for part of its Planning Area (hereafter referred as Phase-I of Planning Area) which comprises of 70 mouzas covering two Blocks and one Urban Local Body (ULB) in the Birbhum District. Later on TRDA has extended its Planning Area by including 21 mouzas – 16 mouzas from Rampurhat – I Block and 5 mouzas from Mayureswar – I Block. This extended portion of the Planning Area will be hereafter referred as Phase –II of Planning Area. TRDA has already completed the task of preparing and notifying the present Land Use Map and Land Register (LUMR) under Sub-section (I) of Section 28 and 29 of The West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act-XIII of 1979) for Phase – I of the Planning Area. The Official Gazette notification was published on Tuesday, January 21, 2020 ([Refer Annexure-I for the Gazette Notifications](#)).

Department of Architecture and Regional Planning, Indian Institute of Technology Kharagpur, has been entrusted with the task of providing technical expertise for the *Preparation of Land Use and Development Control Plan for Phase-I of Planning Area*.

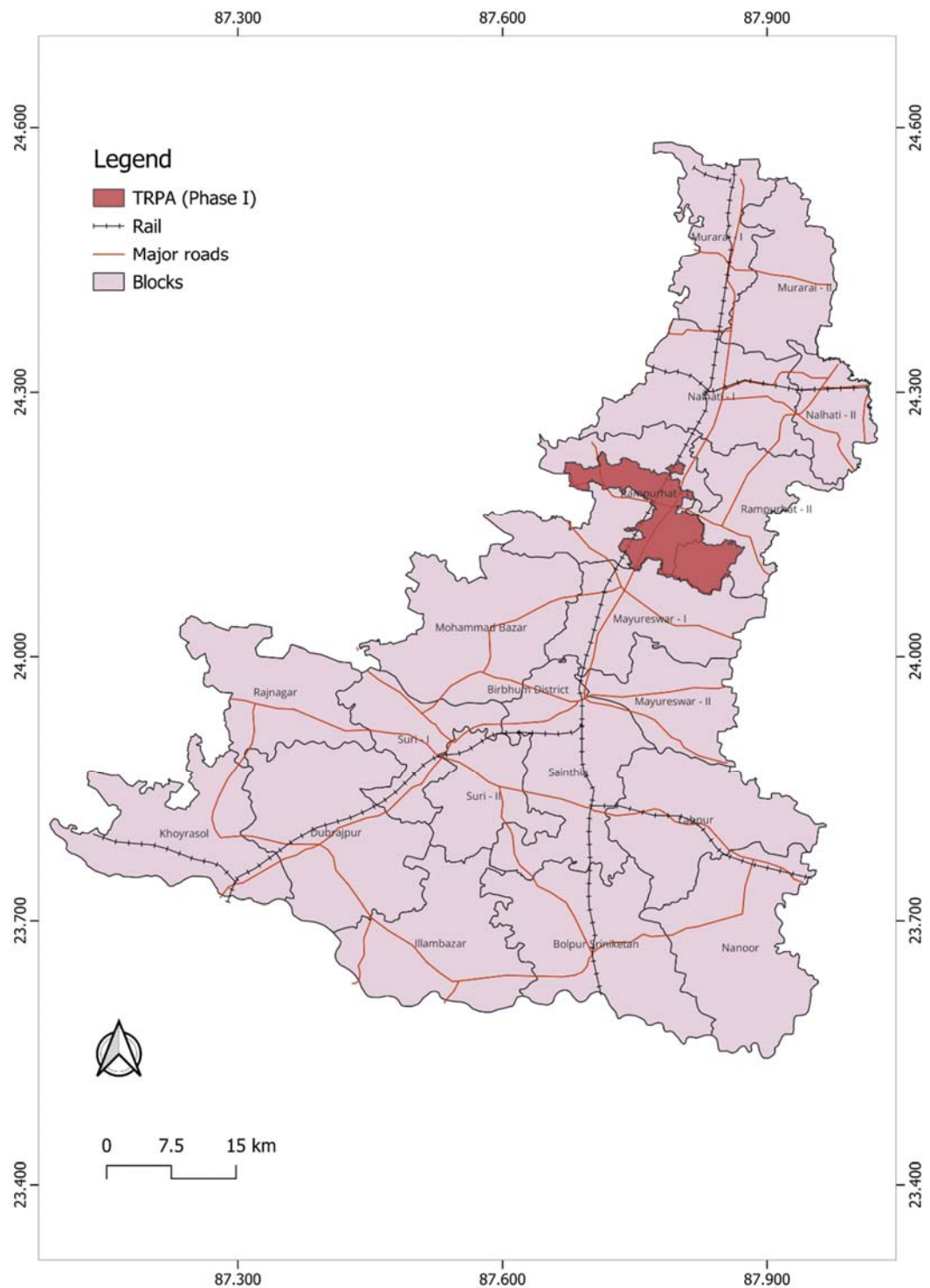
Tarapith Rampurhat Development Authority (TRDA) is a statutory body constituted in 2015 under The West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979).

Located in the Birbhum District of West Bengal, Tarapith-Rampurhat was declared a Planning Area under Section 9 (1 & 2) of The West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979).

In this report the Land Use and Development Control Plan has been proposed for Phase I of Planning Area covering 134.568 sq. km, ([Refer Map No. 1.1](#)). Phase I of Planning Area comprising of 44 mouzas from Rampurhat – I Block, 21 mouzas from Rampurhat – II Block and 6 mouzas from Rampurhat Municipality have become part of TRDA in 2015 [vide Notification no. 646-T&CP/C-2/2C-3/15 dated 25.03.2015 and 463-T&CP/C-2/2C-08/2016 dated 28.02.2017] ([Refer Annexure-I for Gazette Notifications](#)). These Blocks belong to the Rampurhat Sub-Division, and fall under the jurisdiction of Rampurhat (mouzas belonging to Rampurhat – I Block and Rampurhat Municipality) and Tarapith (mouzas belonging to Rampurhat – II Block) Police Stations. Phase I of Planning Area consists of 7 Gram Panchayats – of which 5 no.s are from Rampurhat – I Block and remaining 2no.s are from Rampurhat – II Block.

The Planning Area has Nalhati and Murarai Municipality in the north, Behrampore from Murshidabad district in the East, Dumka from Jharkhand state in the west, and Suri and Saithia

Municipality in the south. The River Dwarka passes through the Planning Area and on its banks Maa Tara temple (famous hindu pilgrimage center) is located.



Map No. 1.1. – Location map of Tarapith Rampurhat Planning Area (Phase – I) in Birbhum District

2.0 LEGAL FRAMEWORK

2.1 Statutory Provision

Preparation of Land Use and Development Control Plan had been proposed for Tarapith Rampurhat Planning Area (Phase I) as per provision under section 31 of The West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979) and subsequent amendments thereon. The provisions of sections 36, 37 and 38 shall, mutatis mutandis, apply to such a Land Use and Development Control Plan.

This document, including the schedules and diagrams, may be called "Land Use and Development Control Plan for TRPA (Phase I)".

This shall apply to the part of the two Blocks of Rampurhat – I and II Block along with Rampurhat Municipality in the District of Birbhum, falling under jurisdiction of TRDA.

2.2 Provision under the Act

2.2.1 Preparation of Land Use and Development Control Plan

Section 31 of the West Bengal Town & Country (Planning and Development) Act, 1979 states:-

31. Preparation of Land Use and Development Control Plan –

(1) A Planning Authority or Development Authority shall, within two years of the declaration of a Planning Area, prepare a plan (hereinafter called the Land Use and Development Control Plan) for the Planning Area and forward a copy thereof to the State Government;

Provided that the concerned authority may prepare the plan in respect of any portion of the Planning Area, but plan in respect of the entire Planning Area shall be completed within a period of three years or within such time as the State Government may time to time extend.

(2) The Land Use and Development Control Plan in any area shall be a written statement, -

- (a) formulating the policy and the general proposals including maps of the Planning Authority or Development Authority in respect of the development and general use of the land in that area including measures for improvement of the physical environment;*
- (b) stating relationship between these proposals and general proposals for the development and general use of the land in the neighbouring areas which may be expected to affect the area; and*
- (c) containing such matters as may be prescribed or directed by the State Government.*

(3) A Land Use and Development Control Plan in any area shall contain or be accompanied by such maps, diagrams, illustrations and descriptive matters as the Planning Authority or the Development Authority thinks appropriate for the purpose of explaining or illustrating the proposals in the plan and such diagrams, illustrations and descriptive matters shall be treated as parts of the plan.

(4) The land Use and Development Control Plan may also-

- (a)
 - (i) indicate broadly the manner in which the Planning Authority or the Development Authority proposes that land in such area should be used;
 - (ii) indicate areas and buildings requiring preservation and conservation for historical, architectural, environmental and ecological and religious purposes;
 - (b) Allocate areas or zones of land for use-
 - (i) for residential, commercial, industrial, agricultural, natural scenic beauty, forest, wild life, natural resources, fishery and landscaping;
 - (ii) for public and semi-public open spaces, parks and playgrounds;
 - (iii) for other such purposes as the Planning Authority or the Development Authority may think fit;
 - (c) Indicate, define or provide for-
 - (i) the existing and proposed national highways, arterial roads, ring roads and major streets;
 - (ii) the existing and proposed lines of communications, including railways, transports, airports, canals and linkages between towns and villages;
 - (iii) the existing and proposed amenities, services and utilities, systems for water supply including improvement of lakes, rivers, fountains and the like, sewerage, drainage and waste disposal, generation and distribution of electric power and distribution of gas, etc.;
 - (d) include regulations (hereinafter called zoning and sub-division regulations) to control within each zone the location, height, number of storeys and size of buildings and other structures and land and sub-division of land and the street alignments, set-back distances, embankments, constructional activities destroying natural scenic beauty and provide for amenities in hill areas and coastal areas and such other issues as may be considered appropriate by the Authority;
 - (e) locate cluster of villages and huts and designate land for hats, markets, cottage industry, livestock, pasture festivals, fairs, melas and like community facilities and conservation of trees and forests;
 - (f) indicate areas or zones for catchment, soil conservation, plantation, unsafe for any construction, subsidence for any reason including operation of mines, earthquake-prone areas and control of natural disaster.
- Explanation. – The expression ‘mine’ has the same meaning as defined in the Mines Act, 1952 (35 of 1952)*
- (g) designate land as subject to acquisition for any public purposes.

2.2.2 Approval of the State Government to the publication of notice of preparation of Land Use and Development Control Plan

Section 35 of the West Bengal Town & Country (Planning and Development) Act, 1979 states: -

35. Approval of the State Government to the publication of notice of preparation of Land Use and Development Control Plan - As soon as may be after the Land Use and Development Control Plan has been submitted to the State Government, but not later than the time prescribed, the

State Government shall direct the Planning Authority or the Development Authority to make such modifications in the Land Use and Development Control Plan as the State Government thinks fit and thereupon the concerned authority shall make the modifications.

2.2.3 Public notice of the preparation of the Land Use and Development Control Plan

Section 36 of the West Bengal Town & Country (Planning and Development) Act, 1979 states: -

36. Public notice of the preparation of the Land Use and Development Control Plan –

- (1) After the modifications, if any, the Planning Authority or the Development Authority shall publish a public notice in the Official Gazette and in one or more local newspapers, of the preparation of the Land Use and Development Control Plan and the place or places where copies of the same may be inspected, inviting objections in writing from any person with respect to the Land Use and Development Control Plan within a period of sixty days from the date of publication of the public notice in the Official Gazette or from the date of publication of the public notice in the newspaper, whichever is later.*
- (2) The notice of preparation of the Land Use and Development Control Plan as provided under the preceding sub-section, shall, notwithstanding anything contained in the Land Acquisition Act, 1894 (1 of 1894), be deemed to be a declaration duly made under section 4 of the said Act.*
- (3) After the expiry of the period mentioned in sub-section (1), the concerned authority shall appoint a Committee consisting of three of its members, to consider the objections filed under sub-section (1) and submit report within such time as the Planning Authority or the Development Authority may fix in this behalf.*
- (4) The Committee so appointed shall have power to invite any other person, and such a person shall have a right to take part in the discussions of the Committee relevant to that purpose but shall not have a right to vote at a meeting and shall not be a member for any other purpose.*
- (5) The Committee so appointed shall afford a reasonable opportunity of being heard, to any person, including representatives of Government Departments, or local authorities who has or have filed any objection, and who has or have made a request for being so heard.*
- (6) As soon as may be, after the receipt of the report from the Committee, but not later than such time as may be prescribed,] the Planning Authority or the Development Authority shall consider the report and may make such modifications in the Land Use and Development Control Plan as it considers proper, and shall submit the Land Use and Development Control Plan with or without modifications together with the report of the Committee to the State Government.*

2.2.4 Approval of the State Government

Section 37 of the West Bengal Town & Country (Planning and Development) Act, 1979 states: -

37. Approval of the State Government –

- (1) *As soon as may be, after the receipt of the Land Use and Development Control Plan, together with the report of the Committee, but not later than such time as may be prescribed, the State Government may either approve the Land Use and Development Control Plan with or without modifications or return the Land Use and Development Control Plan to the concerned authority to modify the plan or to prepare a fresh plan in accordance with such directions as the State Government may issue in this behalf.*
- (2) *After modification in the plan or preparation of a fresh plan in accordance with the directions of the State Government under sub-section (1), the same shall be submitted to the State Government for approval and the State Government shall intimate its decision within such time of the receipt of the plan as may be prescribed.*

2.2.5 Coming into operation of the Land Use and Development Control Plan

Section 38 of the West Bengal Town & Country (Planning and Development) Act, 1979 states: -

38. Coming into operation of the Land Use and Development Control Plan –

- (1) *Immediately after the Land Use and Development Control Plan has been approved by the State Government, the Planning Authority or the Development Authority shall publish a public notice in the Official Gazette and in a local newspaper or newspapers, of the approval of the Land Use and Development Control Plan and the place or places where copies of the Land Use and Development Control Plan may be inspected.*
- (2) *The publication of the notice in the Official Gazette of the approval of the Land Use and Development Control Plan shall, notwithstanding anything contained in the Land Acquisition Act, 1894 (1 of 1894), be deemed to be a declaration duly made under section 6 of the said Act.*
- (3) *The Land Use and Development Control Plan shall come into operation from the date of publication of the aforesaid notice in the Official Gazette.*
- (4) *If the Land Use and Development Control Plan contains zoning and sub-division regulations as referred to in clause (d) of sub-section (4) of section 31, it shall be the duty of the Corporation or the Commissioners of the municipality or any other local authority, within whose jurisdiction such area or zone is situate, to enforce such regulatory measures in supersession of the rules and regulations, if any, applicable to such area or zone.*

2.2.6 References to High Court questioning the validity of the Land Use and Development Control Plan

Section 39 of the West Bengal Town & Country (Planning and Development) Act, 1979 states: -

39. References to High Court questioning the validity of the Land Use and Development Control Plan –

- (1) *Within one month of the coming into operation of the Land Use and Development Control Plan, any person aggrieved by it may make an application to the High Court questioning the validity of the Land Use and Development Control Plan or any provisions contained therein on the following grounds:-*
 - (a) *that it is not within the powers conferred by this Act, or*
 - (b) *that any requirement of this Act, or any rules made there under have not been complied with in relation to the making of the Land Use and Development Control Plan.*
- (2) *The High Court, after giving an opportunity to the authority concerned and the State Government to be heard -*
 - (a) *may stay, until the final determination of the proceedings, the operation of any provisions contained therein so far as it affects any property of the applicant; and*
 - (b) *if satisfied that the Land Use and Development Control Plan or any provision contained therein is not within the powers conferred by this Act, or that the interest of the applicant has been substantially prejudiced by a failure to comply with any requirement of this Act or rules, may quash the plan or any provision contained therein generally or in so far as it affects any property of the applicant.*
- (3) *Subject to the above provisions of this section, a Land Use and Development Control Plan shall not, either before or after it has been approved, be questioned in any manner, in any legal proceedings whatsoever.*

2.3 Objective of the Study

To prepare a comprehensive, functional, implementable & enforceable land use plan with statutory back up as per The West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979) and taking into consideration the existing laws/rules and regulations.

2.4 Scope of Work

This plan will regulate land use and development activities. It will broadly follow the frame work of land use classification and developmental guidelines recommended by URDPFI guidelines and Design and Standards manual for AMRUT cities.

Contemporary zoning and land use classification techniques along with innovative development control mechanism will be adopted based on the past and current best practices across the country and abroad.

The planning process should be based on scientific inputs, rational analysis and pragmatic approach; and it shall be presented in geo-referenced digital base map.

It will cover all issues and aspects of planning and development at micro and macro level.

It should consider the environmental aspects and efficient utilization of natural resources with due consideration to equity.

It should act as a useful tool for development permission u/s 46 and with specific rules & regulations and procedure for permission, and should have a statutory standing and practical approach to preparation of developmental projects/ schemes.

3.0 PLAN PREPARATION & IMPLEMENTATION:

The LU&DCP for Phase-I of Planning Area, which primarily consists of land used for agriculture and village settlements along with a small component of urbanized land, aims to induce new development in the area commensurate to its growing importance in the district as the hub for tourism activities, administrative services yet maintaining existing agrarian character in some portions through land use zoning and control regulations. The aim is to achieve outcomes that are beneficial for the people, the economy and the environment.

The stages of plan preparation have been designed to ensure that the methodology suggested in the Act is adhered to by making a rational framework of plan preparation with due attention to the existing land use characteristics and socio-economic condition of the planning area under consideration, keeping the process open and transparent to the all stakeholders, and allowing it to take advantage from the new development in planning ideas and technology.

3.1 Stages of Plan Preparation

The stages involved in preparation of this plan mainly include spatial data collection, socioeconomic survey, survey of the present land use, analysis of the data collected, and discussion with the officials of the Development Authority and preparation of maps & development control guidelines. As already mentioned, it is for part of Planning Area consisting of 70 mouzas under Phase I.

Stage 1: The planning process began with the surveying of the present land use condition in the planning area. The survey of the present land use was conducted by the Development Authority through Universal Solutions Pvt. Ltd. in 2015-16. A fresh base map was prepared collating the cadastral revenue sheets on ArcGIS platform and 2013-Quickbird satellite images were used to record the present land use. The land use classification used for recording the present land use was formulated by the Development Authority broadly conforming to the URDPFI Guidelines.

Tarapith Rampurhat Development Authority has completed the task of preparing and notifying the present Land Use Map and Land Register under Sub-section (I) of Section 28 & 29 of The West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act-XIII of 1979). The Official Gazette notification was published on Tuesday, January 21, 2020.

The notified present Land Use Map and Land Register was handed over to IIT Kharagpur and it formed the basis for preparation of the LU&DCP.

Stage 2: The geo-referenced satellite images, mouza maps with updated present land use information was now embedded with other information regarding the location of public land (under ownership of Government of West Bengal), extent of land under the Railways, and other relevant information obtained from the Development Authority and other sources.

Stage 3: Simultaneously a Socio-economic survey of 3030 households (roughly 9 percent of the total number of households) was conducted by IIT Kharagpur. The field data collection was carried out by Prantik Care the Earth Geo-Info Solutions Pvt. Ltd., under the supervision of IIT Kharagpur. A 'Socio-economic Survey Report' has been prepared and submitted to the Development Authority on 2016 presenting the demographic and socio-economic characteristics of the people residing in the Planning Area. [Section 5.0](#) highlights the major inputs from the socio economic survey.

Stage 4: No such planning exercise has been conducted specifically for Tarapith Rampurhat Planning Area as it came into being in 2015. However, planning initiatives in Block Level were part of the District level plans considered for general improvement of tourism, regional mobility and socio-economic development of the people. Past planning initiatives were studied and their proposals were taken as planning inputs for the preparation of LU&DCP. [Section 8.0](#) highlights some of the major proposals from the previous planning efforts.

Stage 5: The distribution of the present population and land use for Phase I of the Planning Area was then analysed in [Section 6.0](#). Population projection and future demand for land for various purposes were made. The population was then suitably allocated to various planning units i.e. in existing 'Urban Node (UN)' – around Rampurhat Municipal area, emerging 'Growth Nodes (GN)' – around Tarapith, and remaining 'Rural Node (RN)', keeping in mind the image of the Planning Area as that of a primarily rural area.

Stage 6: A 'Broad Conceptual Plan' as part of the LU&DCP was prepared and elaborately discussed with the officials and other stakeholders in presence of representatives from the Blocks. All the elected Gram Panchayat officials and other line department representative were provided a copy of the concept plan and feedback from their office incorporated.

Stage 7: On acceptance of the 'Broad Conceptual Plan', the Draft Land Use and Development Control Plan' were prepared and presented to Development Authority [and also in the office of UD&MA in February 2023]. Moreover, feedback from the Urban Development and Municipal Affairs Department, Government of West Bengal is taken and necessary modifications incorporated in the Plan. This plan includes the detailed land use distribution, zoning and development control regulations framed after elaborate discussion with the officials of Development Authority and other stakeholders.

Stage 8: With all prior inputs, the LU&DCP is being prepared under Section 31 of The West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act-XIII of 1979). An approval will be taken from the Department of Urban Development & Municipal Affairs of Govt. of West Bengal under Section 35 of the Act for Public notice of the preparation of the LU&DCP under Section 36 of the Act.

3.2 GIS based Data Inventory Preparation and Updating

Data collection was split into *data capture* (direct data input) and *data transfer* (input of data from other systems).

Two main types of data capture were

- *Primary data sources* which are collected in digital format specifically for use in a GIS project.
- *Secondary sources* which are digital and analog datasets that were originally captured for other purposes and need to be converted into a suitable digital format for use in a GIS project.

The processes of data collection are also referred to as data capture, data automation, data conversion, data transfer, data translation, and digitization.

3.2.1 Outline of the GIS database creation

- a) Primary geographic data capture
- b) Secondary geographic data capture
- c) Obtaining data from external sources (data transfer)
- d) Capturing attribute data
- e) Data management and analysis

3.2.2. Source of Information/ Map/ Data

Following table outlines the data that was collected from different sources.

Table No. 3.1: Source of spatial data used for this study

Features	Source
Plot boundary, Mouza boundary	Village Map, Mouza Map /Land Record Data from the Notified Land Use Map and Land Register in AutoCAD and Microsoft Excel format by TRDA
Project Boundary of AOI (Area of Interest)	TRDA Information/ Map
Land Use	Maps prepared by Universal Solutions Pvt. Ltd. (through TRDA), Satellite Image and Field Survey
Major Location, POI (Point of Interest)	GPS Survey
Image	Satellite Image collected from Open Source
Other (Land under RRZ, Railways, Public ownership etc.)	TRDA and Railways/Other Departments

Source: Author

3.3 Plan Implementation

The plan will be finally accepted and notified by the State Government in the Urban Development and Municipal Affairs Department under The West Bengal Town and Country (Planning and Development) Act 1979, prior to which people's participation has been asked for in the form of objections and suggestions. IIT Kharagpur as consultant will provide all the technical support and justification for disposal of the objections. Public notification of LU&DCP, inviting objections and subsequent hearing, if any, will be conducted by Development Authority.

The LU&DCP has also been supplemented with zoning and development control regulation. The plan implementation will primarily adopt these regulations and will come to effect after its approval notification in the Official Gazette.

All development shall have to incorporate the guidelines mentioned in this report. Applications for permissions shall be accordingly reviewed and scrutinized by the Development Authority and/or the Gram Panchayats.

4.0 DELINEATION OF PLANNING AREA

Tarapith Rampurhat Planning Area (Phase-I) is situated in Rampurhat Sub-division of the Birbhum district of West Bengal. The area is surrounded by Nalhati and Murarai towns in the north, Behrampore in east, Suri and Sainthia in south and Dumka district of Jharkhand in the west. River Dwarka passes through the Planning Area. The total area under consideration for LU&DCP i.e. Phase-I of Planning Area is approximately 134.568 sq km of which only 6.25 sq.km is urban.

4.1 Administrative Units

The planning area includes part of 2 Blocks – Rampurhat - I (44 mouzas) and Rampurhat - II (21 mouzas), and one Municipality – Rampurhat (M) (6 mouzas) (Refer Map No 4.1). There are no Census Towns within the Planning Area. However, Tarapur village has been identified with population more than 5000 in the Census of India, 2011.

A basic outline of the administrative units within Phase-I of Planning Area is given in Table no. 4.1 & 4.2. The mouza list and with their salient features for each of the Blocks and Municipal area is given in Table 4.2A to 4.2C.

Table no. 4.1: Administrative Units in Phase-I of Planning Area

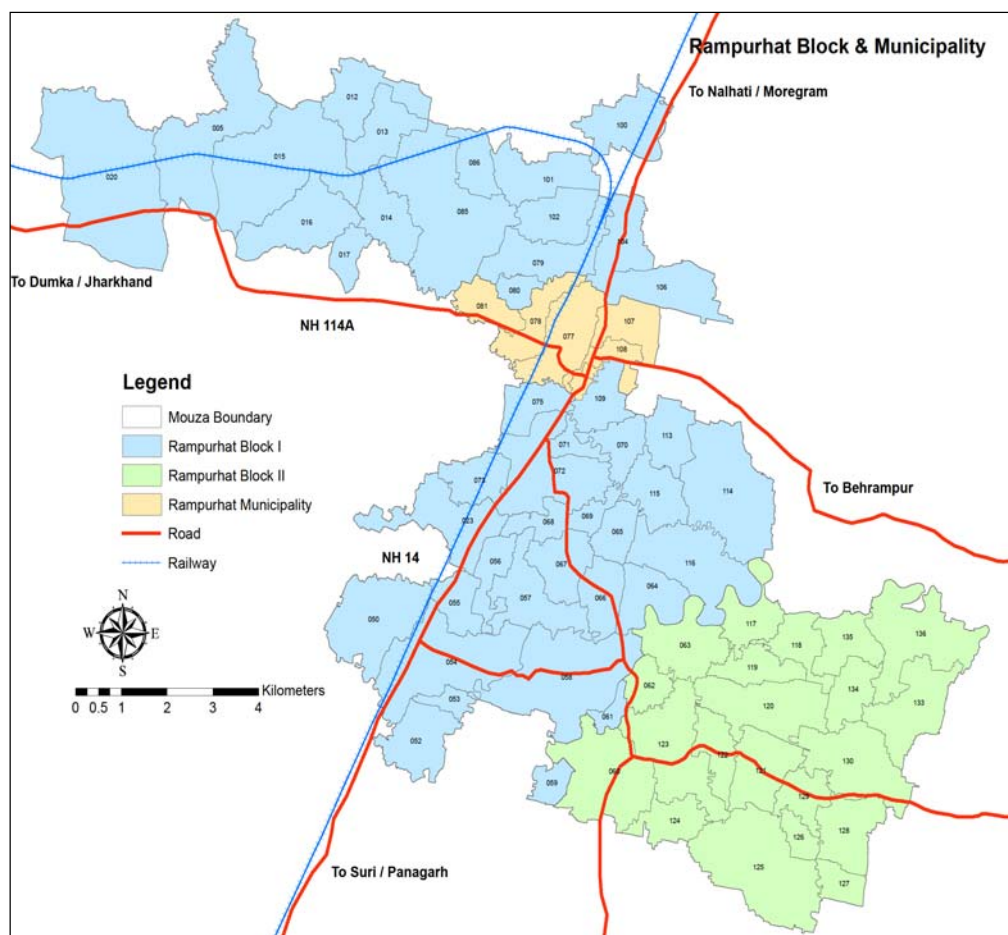
Administrative Units	Name of units	No of Units
Blocks	Rampurhat –I (part) and Rampurhat – II (part)	2
Gram Panchayats	Rampurhat - I Block: Kusumba, Barsal, Kharun, Ayas and Dakhalbatim Rampurhat - II Block: Sahapur and Budhigram	(5+2) = 7
Wards (ULB)	Rampurhat (M)	17 wards
Police Stations	Rampurhat P.S and Tarapith P.S	

Source: District Statistical Handbook, 2014

Table no. 4.2: Salient features of Phase-I of Planning Area

Blocks	Mouzas (no.s)	Area (sq km)	Population in '000 (2011)
Rampurhat - I	43 + 1(P)	87.978	72511
Rampurhat - II	21	40.34	36036
Rampurhat (M)	5 + 1(P)	6.25	57833
Total	70	134.568	166380

Source: District Statistical Handbook, 2014



Map 4.1: Administrative Units in Phase-I of Planning Area along with mouza map for each administrative units

Table 4.2A: List of mouza and salient features within Rampurhat - I Block

Name Of Mouza	J.L. No.	Name Of Gram Panchayat	Area (In Sq.Km)	Population (2011)
Chora	5	Kusumba	4.328	2311
Suira	12	Kusumba	1.798	975
Shibdaspur	13	Kusumba	1.463	565
Balarampur	14	Kusumba	1.461	997
Chakaipur	15	Kusumba	5.044	2637
Mondola	16	Kusumba	2.339	1566
Dhanmara	17	Kusumba	0.711	464
Chandpur	20	Kusumba	7.584	3012
Majkhanda	23	Barsal	2.40	1750
Chatmadangal	50	Kharun	2.98	1505
Faridpur	52	Kharun	1.68	395
Malsa	53	Kharun	0.42	274
Chakpara	54	Kharun	3.92	2451
Palsa	55	Kharun	0.97	485
Rajkhanda	56	Kharun	0.98	682
Kharun	57	Kharun	2.04	1912
Atla	58	Kharun	4.55	3398
Junidpur	59	Kharun	0.59	205
Kamdevpur	61	Kharun	0.40	337

Name Of Mouza	J.L. No.	Name Of Gram Panchayat	Area (In Sq.Km)	Population (2011)
Udaypur	64	Barsal	1.45	567
Satghoria	65	Barsal	0.89	573
Koura	66	Kharun	1.20	789
Belia	67	Kharun	1.44	1054
Sakirpur	68	Barsal	0.72	994
Modhyagopalpur	69	Barsal	0.53	407
Kumudda	70	Barsal	0.96	1433
Sealdanga	71	Barsal	0.50	53
Barsal	72	Barsal	3.43	3148
Harioka	73	Barsal	1.15	1465
Srikrishnapur Pakhuria	75	Barsal	1.08	3189
Ramrampur	79	Kusumba	1.921	5095
Sundipur	80	Kusumba	0.491	952
Kusumba	85	Kusumba	5.385	2762
Kadasin	86	Ayas	1.016	901
Kabilpur	100	Ayas	1.921	960
Chitaspur	101	Ayas	1.805	878
Akhira	102	Kusumba	1.511	2367
Batail	104	Dakhalbatim	1.54	3713
Joykrishnapur	106	Dakhalbatim	1.89	4297
Bagtui	109	Barsal / Rampurhat Municipality (part)	1.43	5095
Chandankuntha	113	Barsal	1.23	756
Kamakhya	114	Barsal	3.97	1733
Baikunthapur	115	Barsal	1.75	826
Dekhuria	116	Barsal	3.11	2583

Source: Census of India, 2011

Table 4.2B: List of mouza and salient features within Rampurhat - II Block

Name of Mouza	J.L. No.	Name of Gram Panchayat	Area (in sq.km)	Population (2011)
Karkoria	60	Sahapur	3.08	3479
Chandipur	62	Sahapur	0.85	3142
Nabagram	63	Sahapur	1.99	1721
Ranapur	117	Sahapur	1.37	961
Purba Kalikapur	118	Sahapur	1.10	213
Sudampara	119	Sahapur	1.07	348
Sahapur	120	Sahapur	4.54	2180
Popara	121	Sahapur	1.86	1315
Joysinpur	122	Sahapur	1.13	663
Tarapur	123	Sahapur	2.94	5143
Bejuri	124	Sahapur	1.15	792
Saspur	125	Sahapur	4.38	3412
Mathmuhala	126	Sahapur	0.51	284
Arajisandhyajal	127	Sahapur	0.68	1283
Nimapukhuria	128	Sahapur	1.66	1557
Mahespur	129	Sahapur	1.03	376
Sandhyajol	130	Budhigram	2.72	3811
Laha	133	Budhigram	2.21	2070
Nuruddipur	134	Sahapur	1.12	736
Paikpara	135	Sahapur	1.29	1058
Batina	136	Budhigram	3.66	1492

Source: Census of India, 2011

Table 4.2C: List of mouza and salient features within Rampurhat Municipality

Name of Mouza	J.L. No.	Area (in sq.km)
Rampurhat	77	2.05
Srifala	78	1.10
Nischintapur	81	1.16
Brambhanigram	107	1.23
Kalishara	108	0.71

Source: Census of India, 2011

4.2 Delineation into Planning Units – UN, GN & RN

The planning area has been divided into three types of planning units - called as Urban Node (UN), Growth Node (GN) and Rural Nodes (RN). They have distinct existing characteristics as well as very different future growth potential. As a result, they need different planning strategies and interventions. While delineating their boundary, administrative boundaries (mouza boundaries in particular) have been taken into consideration along with inputs from the key stakeholders (representatives from the Gram Panchayat's and Panchayat Samiti's)

Some salient features of these units are listed following –

a) Rampurhat Urban Node (UN) – The only existing Urban Local Body (ULB) of the study area along with its municipal outgrowth has been identified as the Rampurhat Urban Node. Rampurhat Municipal Area has 6 mouzas. In last two decades, 5 mouzas in the northern side and 3 mouzas in the southern side of Rampurhat Municipal Area has seen tremendous growth in population and built-up area – mostly as municipal outgrowth. The northern side has grown rapidly between 1991-2001, whereas southern side has seen most of its rapid growth between 2001-2011. The municipal area has a population of 57833 in 2011, whereas the outgrowth mouzas has combined population of 27909 in 2011. The total area of this delineated Urban Node is 20.04 sq.km.

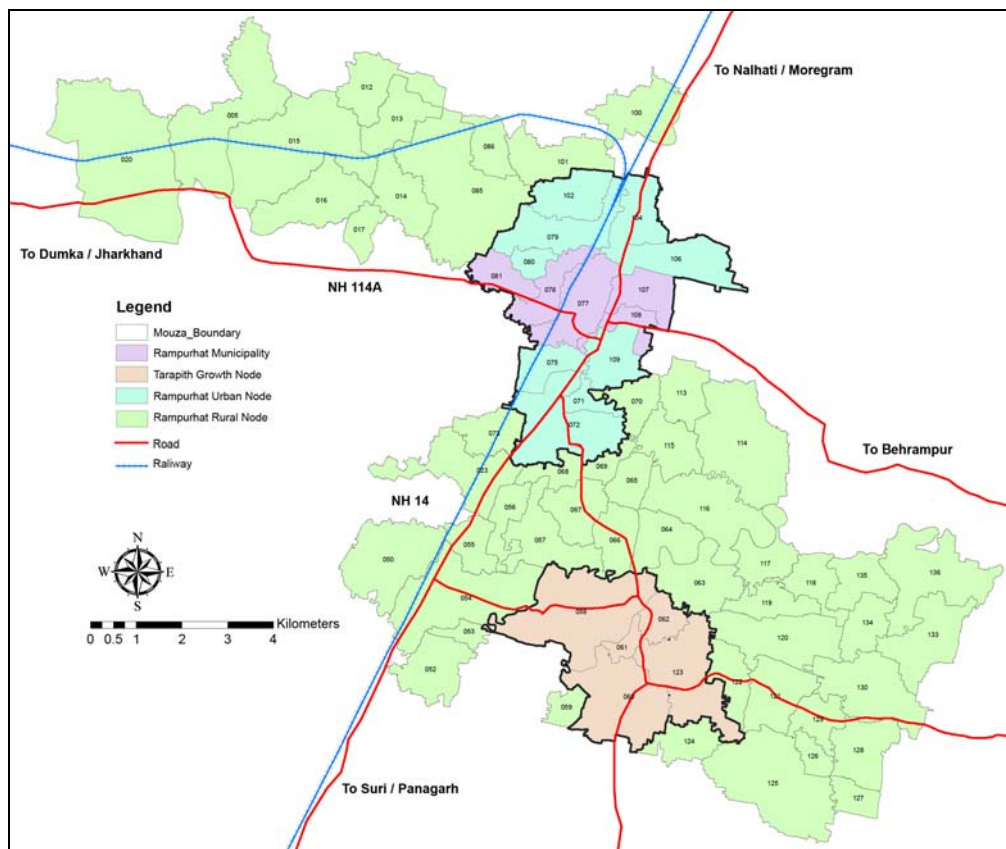
The north-south alignment of the NH-14 and the Howrah-New Jalpaiguri Rail link is one of the key reasons for this axial municipal outgrowth. NH-14 provides the crucial Link between NH-12 (Kolkata-Dalkhola), NH-16 (Kolkata-Chennai) and NH-19 (Kolkata-Delhi). This has resulted in a growth of institutions, manufacturing activities, human settlements along the regional corridor. All negative effects of ribbon development i.e. traffic congestion, restricted expansion possibilities, traffic accidents etc. are observed in this Urban Node. Rampurhat is a very old town with important administrative offices, trade and commercial functions, banking facilities, college, medical facilities, bus terminal, etc. Rampurhat Railway station is one the busiest station in Eastern Railway Zone (designated as NSG-3 category station with expected annual passenger of 5-10 million and earnings between 20-100 crores). The rail track also acts as a barrier for urban growth in the western direction of the municipal area.

b) Tarapith Growth Node (GN) – consists of 5 mouzas around Tarapith where Maa Tara Temple is located on the bank of River Dwarka. It is an important hindu pilgrimage site (regarded as one of the 52 Shakti Peethams in India) which draws around million devotees during Kaushiki

Amavasya in the month of August. As a result, there has been proliferation of shops, hotels, restaurants and all allied facilities to support the tourist flow. Devotees from West Bengal and Jharkhand mainly come to Tarapith – belonging to all socio-economic categories. As a result, both star-category hotels as well as cheap homestays have come up all over the place – mostly in haphazard manner. Most of the tourists reach Tarapith Temple via connectors from NH-14 and the pressure of development is most along these connecting link roads. The selection of the mouzas are an outcome of a multi-stage participatory process primarily based on the rapid change observed in population and built-up activities in recent years. The total area of this delineated Growth Node is 11.82 sq.km with total population of 15499 in 2011. Tarapur Mouza has population of more than 5000 as per 2011 Census, however, it is not a Census Town.

c) Rural Nodes (RN) – remaining all 51 mouzas across two Blocks will be referred as Rural Node's (RN) which have predominantly rural character and therefore, development is planned through promotion of farm based activities.

The division of planning area into distinct nodes helps in studying the existing characteristics of the planning area. It is also beneficial for the purpose of projection of future population within the planning area and allocation of land among competing uses based on the strategic potential of a particular Node.



Map No. 4.2: Urban Node (UN), Growth Nodes (GN) and Rural Nodes (RN) depicted in the Planning Area

The planning area which has been divided into three distinct units i.e. UN, GN and RN ([Refer Map No 4.2](#)) is listed in [Table No. 4.3](#). The detailed list of mouzas falling each unit is given in [Table 4.3A to 4.3C](#).

Table no. 4.3: Planning Units and their salient characteristics

Planning Unit	No. of Mouzas	Population (2011)	Growth prospects
Rampurhat Urban Node (UN)	14	85742	Significant functions can be: Administration, Trade and Commerce, Transport and Logistics, Education & Health Institutions etc. Scope of consolidation of urban land and re-densification; Need to mitigate the ill-effects of regional transport corridors passing through this node;
Tarapith Growth Node (GN)	5	15499	Growth potential related to tourism-related business opportunities; Can provide significant boost to local economy and livelihood opportunities; Need to streamline the building construction activities along with decongesting the access links to the temple for better vehicular and pedestrian traffic.
Rural Node (RN)	51	65139	Predominantly agrarian with scope for enhancing the cultivation of cash crops.

Source: Census of India, 2011

Table 4.3A: List of mouza's falling under Rampurhat Urban Node (UN)

Name Of Mouza	Block/Municipality	J.L.No.	Area (in sq.km)
Rampurhat	Rampurhat Municipality	77	2.05
Srifala		78	1.10
Nischintapur		81	1.16
Brambhanigram		107	1.23
Kalishara		108	0.71
Sealdanga	Rampurhat – I Block	71	0.50
Barsal		72	3.43
Srikrishnapur Pakhuria		75	1.08
Bagtui		109	1.43
Batail		104	1.54
Joykrishnapur		106	1.89
Ramrampur		79	1.921
Sundipur		80	0.491
Akhira		102	1.511
		Total Area	20.043

Source: Author

Table 4.3B: List of mouza's falling under Tarapith Growth Node (GN)

Name Of Mouza	Block	Name Of Gram Panchayat	J.L.No.	Area (in sq.km)
Atla	Rampurhat - I	Kharun	58	4.55
Kamdevpur	Rampurhat - I	Kharun	61	0.40
Karkoria	Rampurhat - II	Sahapur	60	3.08
Chandipur	Rampurhat - II	Sahapur	62	0.85
Tarapur	Rampurhat - II	Sahapur	123	2.94
Total Area				11.82

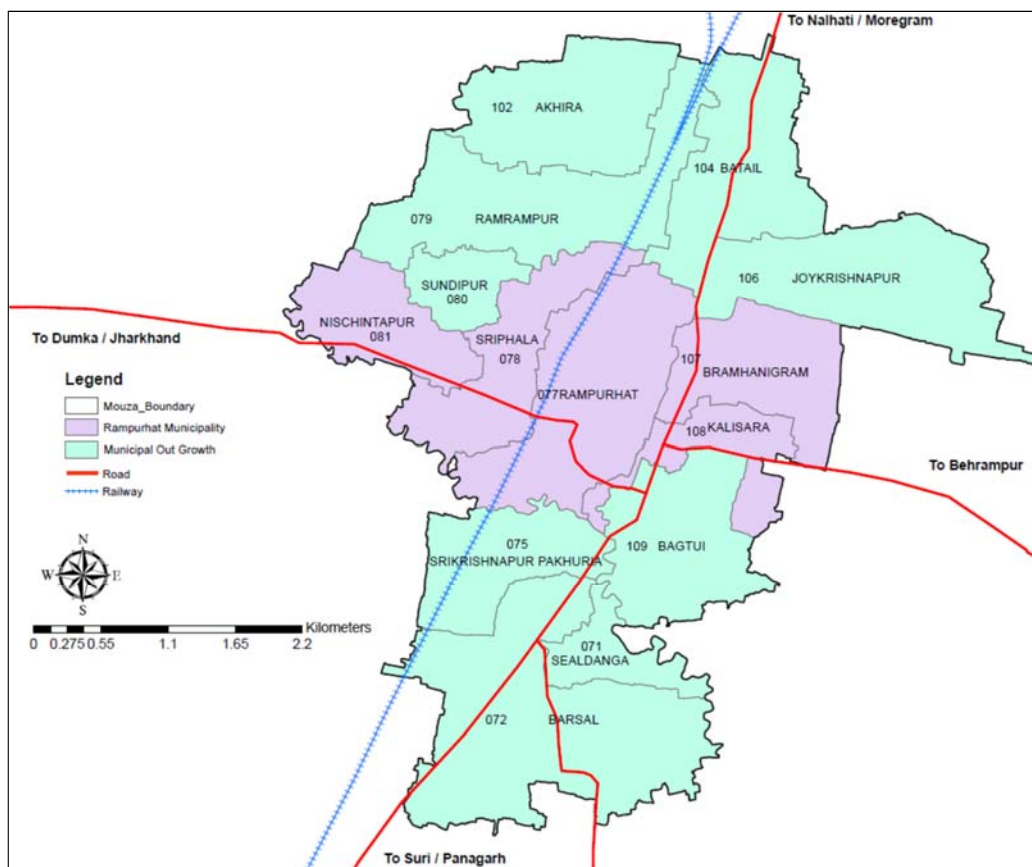
Source: Author

Table 4.3C: List of mouza's falling under Rural Nodes (RN)

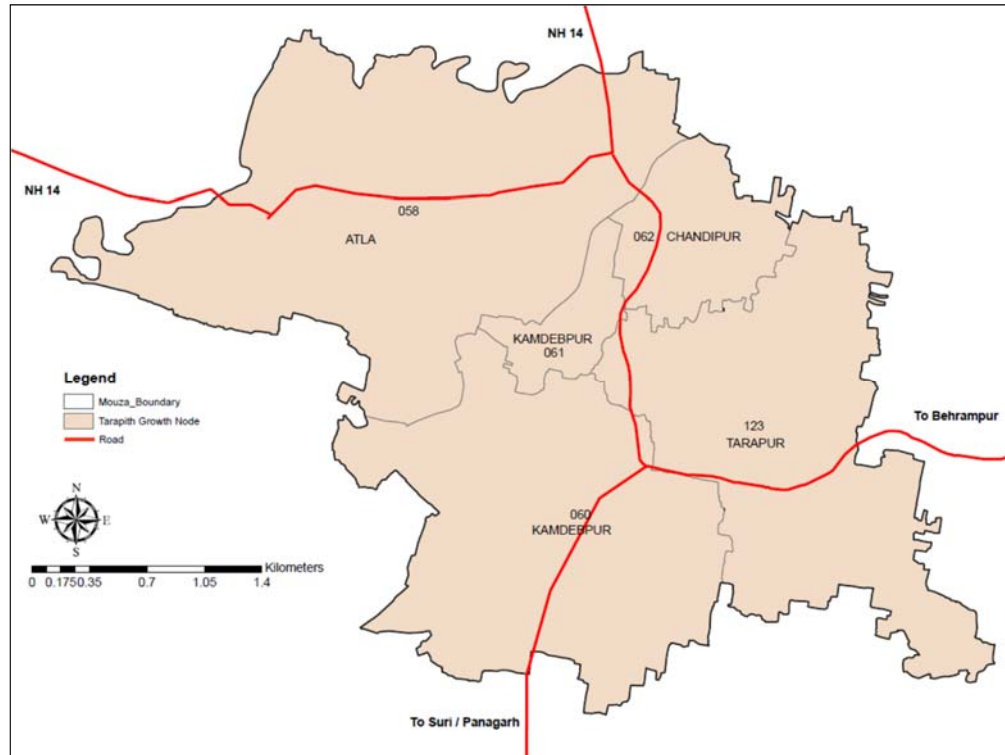
Name Of Block	Name Of Gram Panchayat	Name Of Mouza	J.L.No	Area (in sq.km)
Rampurhat – I Block	Kusumba	Chora	5	4.328
	Kusumba	Suira	12	1.798
	Kusumba	Shibdaspur	13	1.463
	Kusumba	Balarampur	14	1.461
	Kusumba	Chakaipur	15	5.044
	Kusumba	Mondola	16	2.339
	Kusumba	Dhanmara	17	0.711
	Kusumba	Chandpur	20	7.584
	Barsal	Majkhanda	23	2.40
	Kharun	Chatmadangal	50	2.98
	Kharun	Faridpur	52	1.68
	Kharun	Malsa	53	0.42
	Kharun	Chakpara	54	3.92
	Kharun	Palsa	55	0.97
	Kharun	Rajkhanda	56	0.98
	Kharun	Kharun	57	2.04
	Kharun	Junidpur	59	0.59
	Barsal	Udaypur	64	1.45
	Barsal	Satghoria	65	0.89
	Kharun	Koura	66	1.20
	Kharun	Belia	67	1.44
	Barsal	Sakirpur	68	0.72
	Barsal	Modhyagopalpur	69	0.53
	Barsal	Kumudda	70	0.96
	Barsal	Harioka	73	1.15
	Kusumba	Kusumba	85	5.385
	Ayas	Kadasin	86	1.016
	Ayas	Kabilpur	100	1.921
	Ayas	Chitaspur	101	1.805
	Barsal	Chandankuntha	113	1.23
	Barsal	Kamakhya	114	3.97
	Barsal	Baikunthapur	115	1.75
	Barsal	Dekhuria	116	3.11
Rampurhat - II Block	Sahapur	Nabagram	63	1.99
	Sahapur	Ranapur	117	1.37
	Sahapur	Purba Kalikapur	118	1.10
	Sahapur	Sudampara	119	1.07
	Sahapur	Sahapur	120	4.54
	Sahapur	Popara	121	1.86
	Sahapur	Joysinpur	122	1.13
	Sahapur	Bejuri	124	1.15
	Sahapur	Saspur	125	4.38
	Sahapur	Mathmuhala	126	0.51
	Sahapur	Arajisandhyajal	127	0.68
	Sahapur	Nimapukhuria	128	1.66

Name Of Block	Name Of Gram Panchayat	Name Of Mouza	J.L.No	Area (in sq.km)
	Sahapur	Mahespur	129	1.03
	Budhigram	Sandhyajol	130	2.72
	Budhigram	Laha	133	2.21
	Sahapur	Nuruddipur	134	1.12
	Sahapur	Paikpara	135	1.29
	Budhigram	Batina	136	3.66
Total Area				102.705

Source: Author



Map 4.2A: Mouza map of Urban Node (UN)



Map 4.2B: Mouza Map of Growth Node (GN)

4.3 Salient features of the study area

4.3.1 Climate

The climate in the study area is predominantly hot and dry. The summers extend from March to mid of June where the temperature often exceed beyond 40°C. There are historical evidences of loo winds and heat wave across the study area during summer months. The monsoon months extend from June to mid of October where the average rainfall across the District can vary between 1212 – 1405 mm of rain. The winter months are pleasant but can be chilly when temperature dips below 10°C. The prevalent wind direction in the summers is south-east and north-west in the winters.

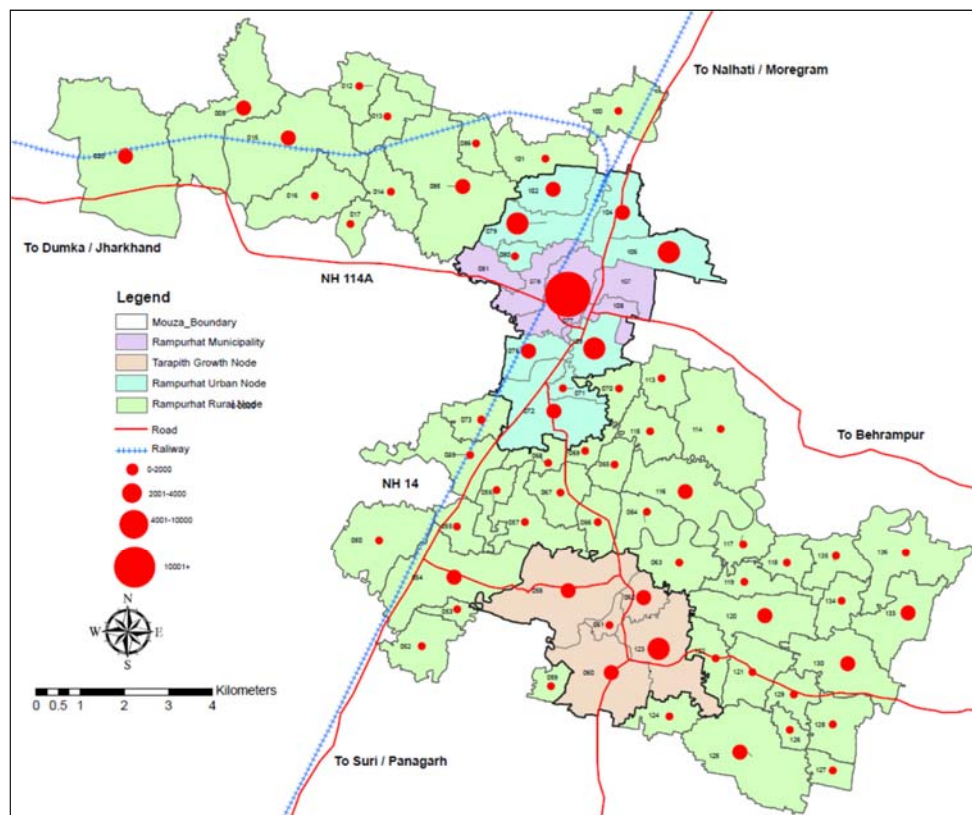
4.3.2 Nature of development of the study area

The study area hosts an old municipal town, a famous religious tourist site and rest is primarily agrarian in nature. The predominant occupation of the people residing in the study area is primary activities constituting of agriculture and allied activities, mining. It is followed by tertiary sector activities. The share of population involved in secondary sector activities is very less. The study area houses only one ULB i.e. Rampurhat Municipality. Apart from the ULB, Tarapith is an important religious tourist destination where tourist from across the country visit form

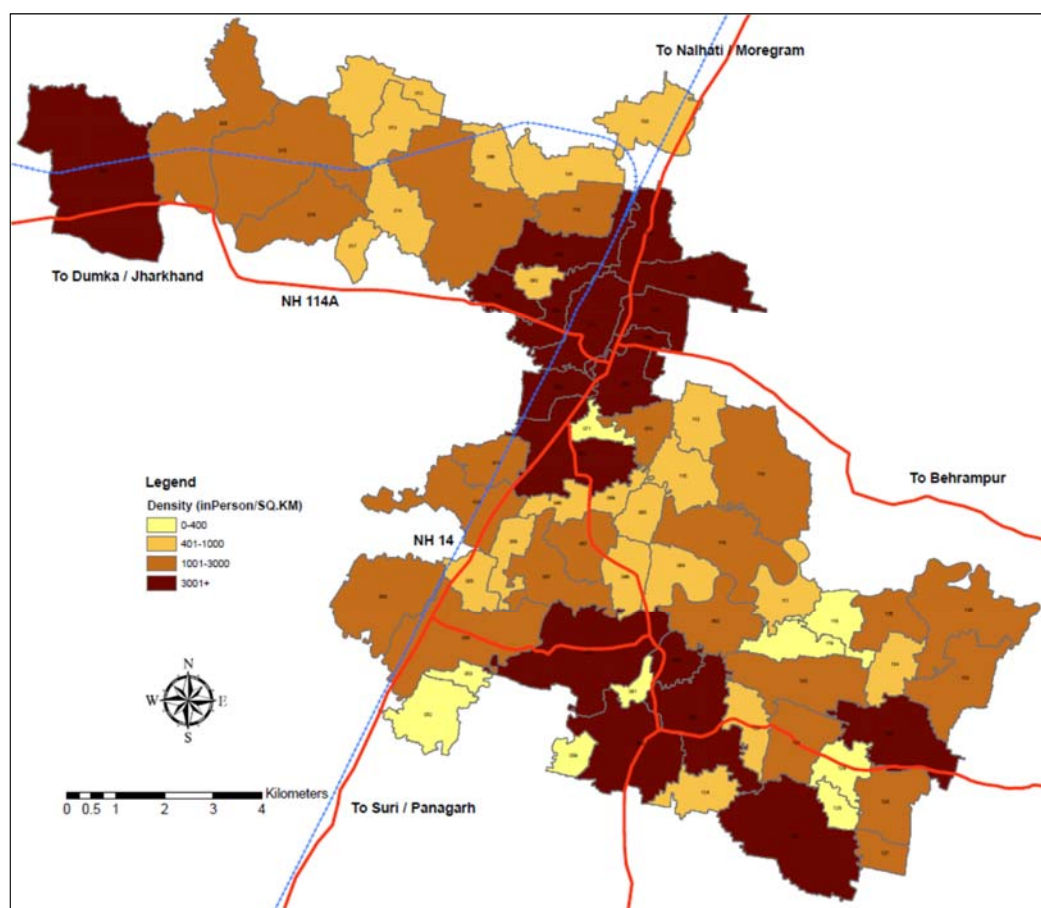
paying obeisance to the deity. Tarapith Rampurhat Planning Area shares a state boundary with Jharkhand and is strategically located along the NH-14 connecting it to the District headquarter at Suri in the south, Moregram in the north, Dumka and Behrampur in the west and east respectively, via NH-114A. Its location will be even more prized once the Kharagpur – Moregram expressway project is completed.

4.3.3 Settlement Pattern and Population density

The study area is constituted of one ULB i.e. Rampurhat (M), and two Blocks namely Rampurhat I and Rampurhat II. There are no Census Towns in the study area however, Tarapur village has a population of more than 5000 people. The Gross Densities (persons per sqkm) are depicted in Map 4.4. It can be observed that the villages at the periphery i.e. western and southern side of the study area (along the national/state highway corridors), adjacent to either the neighboring state of Jharkhand, adjoining Blocks of Birbhum District depict highest population density. Furthermore, the ULB in the study also share similar pattern. The settlement size distribution map as shown in Map 4.3. depicts the settlement sizes with a circular marker where, the larger marker depicts larger settlement size. It can be seen that barring the ULB, most of the larger size settlements have population of around 4000 people. These larger sized settlements are prevalently located along the highway corridors. The sizes of the settlements decline as one move away from the existing network of highways.



Map No. 4.3: Hierarchy of settlement system distributed across the Planning Area



Map No. 4.4: Distribution of population density across the Planning Area

Table 4.4: Population density distribution in the study area

Unit	Population (2011)	Area (Sq.km)	Gross Density (persons/sqkm)
Rampurhat I Block	1,59,193	287.63	553
Rampurhat II Block	1,58,742	181.55	874
Urban Node	57833	6.25	9253
Tarapith Growth Node	15,499	11.82	1311
Rural Node	108547	131.05	828

Source: Census of India, 2011

4.3.4 Economy

The local economy primarily consists of primary sector activities with nearly 63% workers in Rampurhat I and 71% workers in Rampurhat II Block being engaged in farm-based activities. However, more than 44% workers in the rural areas are agricultural labourers and less than 20% workers are engaged as cultivators. As expected, workers in Rampurhat (M) are mostly

engaged in non-farm based pursuits. However, close to 60% workers in Rampurhat I and more than 65% workers in Rampurhat II and Rampurhat (M) are marginal workers. The share of workforce involved in agricultural sector has been provided in [Table 4.5](#).

Table 4.5: Percentage share of workforce involved in agricultural sector

Block/Municipality	Share of population (%age)							
	Total Workers (TW)	Cultivators	Agricultural Labourers	HH Industrial Workers	Other Workers	Main workers	Marginal workers	Non-workers
Rampurhat-I	40.01	19.09	44.12	2.48	34.32	29.11	10.9	59.99
Rampurhat-II	34.5	14.03	57.3	7.08	21.59	23.27	11.23	65.5
Rampurhat(M)	34.39	1.23	3.84	2.69	92.24	30.66	3.73	65.61

Source: District Statistical Handbook, Birbhum, 2014

The major crop produced in the constituent Blocks of the study area are rice, mustard, til and potato. However, yield obtained is not comparable to those obtained in districts like Bardhaman or 24 Paraganas (South). However, the yield from the Boro crops area comparable to those of the high yielding Districts of West Bengal, indicating at high fertility of the soil. It can also be seen that most of the produce is obtained from the Boro crop. The details of rice cultivation are provided in [Table 4.6](#).

Table 4.6: Major crops produced, area, productivity and yield

Block	Aman			Boro		
	Area	Prod.	Yield	Area	Prod.	Yield
Rampurhat-I	11061	29.501	2667	1905	6.465	3344
Rampurhat-II	12050	30.904	2565	4517	14.251	3155

Area in Hectare; *Prod. in '00 MT; **Yield in kg/ha

Source: District Statistical Handbook, Birbhum, 2014

Share of households owning land for cultivation in the constituent Blocks are comparable to the District statistic. However, households having assured irrigation for cultivable land is close to 55% i.e. almost 1.5 times the District average figures. Households having access to formal agricultural finance or mechanized farm machinery is extremely low as can be seen in [Table 4.7](#).

Table 4.7: Distribution of households according to possession of agricultural land, agricultural tools, access to agricultural finance

HH Assets	Share of HHs (%)		
	District Total	Rampurhat-I	Rampurhat-II
Owning Land	25%	26%	19%
Assured irrigation for two crops (in acres)	38%	54%	55%
Total Un-irrigated land (in acres)	2%	32%	30%
Owning Mechanized Three/Four Wheeler Agricultural equipment	1%	1.1%	1%
Owning Irrigation equipment (including diesel/kerosene/electric pumpset, sprinkler/drip irrigation system, etc.)	4%	3.5%	2%
Having Kisan Credit Card with credit limit of Rs 50,000 or above	1%	1%	1%

Source: Socio-economic Caste Census (SECC), 2011

Another economic pursuit of the people in the study area is rearing of livestock and poultry. As depicted in Table 4.8, cattle, sheep and goats are the preferred livestock and poultry birds are also reared across all the Blocks.

Table 4.8: Estimated number of livestock and poultry

Block	Share of live-stock (% of total district)					Poultry Birds
	Cattle	Buffaloes	Goats	Sheep	Others	
Rampurhat I	6.1	4.0	5.8	7.0	5.9	4.7
Rampurhat II	5.7	4.4	7.0	5.2	0.1	5.8

Source: District Statistical Handbook, Birbhum, 2014

4.3.5 Housing

Residential population across the study area is predominantly privately owned with a miniscule share of households residing in rented houses in the urban node. Most of the dwelling units in the rural node have an average household size less than of 4. Whereas, the average household size in the urban node is 4.2. Most of the dwelling units are located in small plots (plot area less than 2 decimals of land). A detailed analysis of the dwelling unit characteristics is presented later in Section 5.0 [Refer Socio-economic Survey Report for TRDA (Phase I), 2018].

The village settlements are not dense and not restricted within a distinct settlement boundary - rather they follow a sparsely dense built-up, organic pattern spread amidst the agricultural land. Ribbon type of development along the transportation corridors is also a predominant phenomenon.

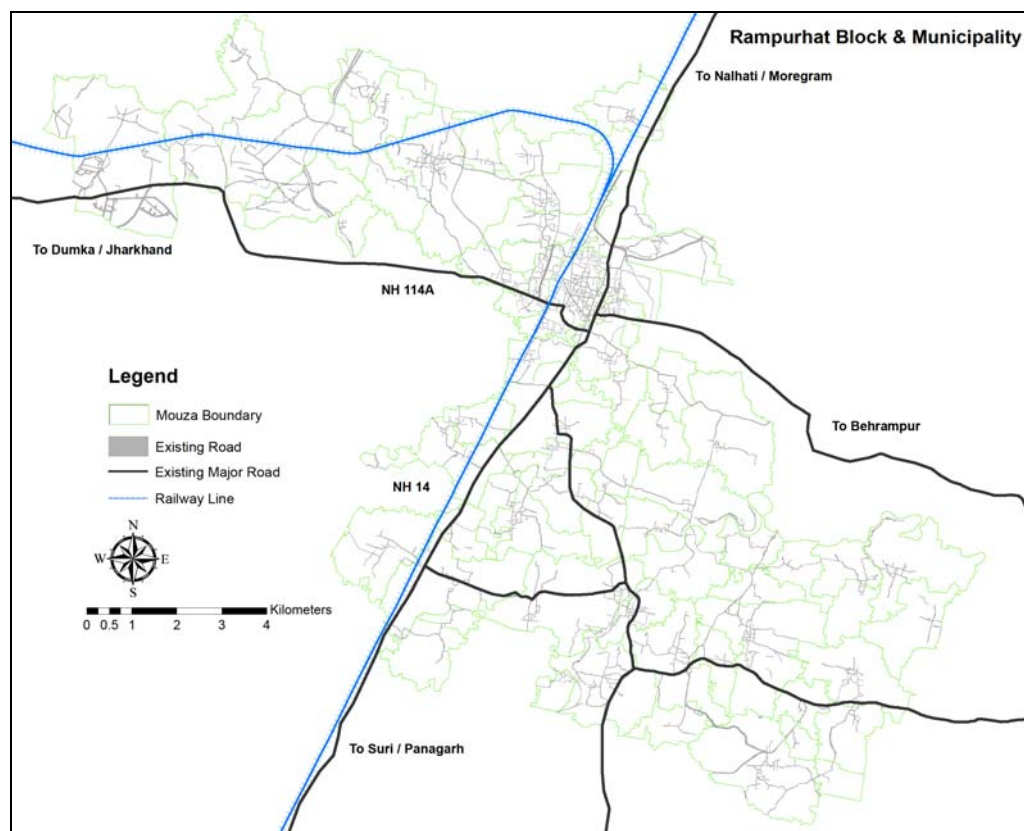
4.3.6 Traffic and Transportation

Tarapith Rampurhat Planning Area is well connected with the important urban centres in eastern India via road and rail linkages. It does not have access to direct air connectivity. The study area has immense potential in terms regional network systems from the point of view of its location adjacent to the proposed greenfield expressway between Kharagpur and Moregram.

The NH-14 cuts across the study area from north to south direction. This national highway connects the study area to Suri, Sainthia and Bolpur in the southern direction and Moregram in the north. The NH-114A connects it to the town of Dumka in Jharkhand in the western direction. It becomes the gateway to the northern part of West Bengal via NH-14 through Nalhati and Moregram.

The Rampurhat Junction railway station is categorized as non-suburban station lying on the Howrah Division of the Eastern Railways zone. It is part of the Howrah – New Jalpaiguri line and the Rampurhat – Jasidih line (via Dumka).

The existing road and rail network of the study area along with its regional connections is shown in [Map 4.5](#).



Map 4.5: Existing road and rail network within Phase-I of Planning Area

Less than 4% of the rural households have ownership of any motorized mode of transport – however, the figures are close to 40% in Rampurhat Municipality. A large part of the households has ownership of bicycles – which reflects that short distance trips are non-motorized whereas, for long distance trips they have to rely on public transit options. Inter settlement public transit options are generally available to villages which are better placed in the regional road network (i.e. along roads that are of higher importance or pass through many settlements). Intra settlement public transport options are few though.

Blockwise all the constituent Blocks and the Tarapith Growth Node (GN) have good accessibility to primary and middle level education at the village level. For higher level of school facilities around 7.5% households have to travel more than 10km in Rampurhat I. On the other hand, only around 1/3rd to 1/2 of the villages have access to Block Primary Health centre after travelling less than 5km. Accessibility in terms of distance from the facilities is not much of an issue within Tarapith GN. More than 80% households in the constituent Blocks have to travel more than 10 km for accessing a Mandi.

4.3.7 Physical Infrastructure

Water Supply: More than 60% of the households in the rural areas rely on hand pump as main source of water as per Census of India, 2011. The urban areas is mostly catered by tapped water supply from treated source. Piped water supply coverage and access is very less in the rural areas of the study area. Tube well is also an alternative source for both urban and rural areas within the study area where, nearly 20% of the households have access to such source. Close to 50% households in Rampurhat II Block have access to domestic water supply away from the premises – mostly from community sources. House connection is more prevalent in the urban area where less than 19% of the households have to avail water away from the premises. Presence of excessive iron in potable water was one of the most predominant feedback received from the stakeholders during the Socio-economic Survey, conducted by TRDA in 2018.

Sanitation and Drainage: Majority of the households in the urban area and Tarapith GN have access to latrine facility within premises as per Census of India, 2011. Around 60% households in Rampurhat Municipality rely on septic tank system for waste treatment. Rural areas depict lesser reliance on proper sanitation systems where, only 15 – 20% households have reported about using proper sanitation system (septic tanks or pit latrines). Open defecation was prevalent in rural areas where the constituent Blocks have reported more than 80% households resorting to such practice, as obtained from Census of India, 2011. Close to 22% households in the urban node also practiced open defecation. Fecal sludge management from septic tank is absent across the study area.

As expected, close 80% households in the rural areas had no direct connection to drains for their waste water outlet as observed in Census of India, 2011. Also, more than 46% households

in Rampurhat Municipality do not have some access to drains – moreover, drains, if present, are mostly open and kutchra in nature.

Solid Waste Management: There is no systematic solid waste collection across the study area. Household refuse often finds their way to a vacant parcel of land or to the roads. Open dumping of municipal solid waste is a common practice. The frequency of collection is poor in the study area, where only 3.2% households in Rampurhat Blocks I and II and 10.7% households in Rampurhat Municipality have reported regular collection of solid waste from the neighbourhood dumps. However, there was no regular collection in Tarapith GN. Door to door collection of waste was rarely practiced in the study area except in Rampurhat Municipality (coverage of only 3.5% HHs as per Socio-economic Survey, conducted by TRDA in 2018).

4.3.8 Social Amenities and Facilities

Education: In general, less than 10% of the female population in the rural areas have attained secondary level or more of education and the figures rise up to 15% for the Rampurhat Municipality. It is shown in Table 4.11A that the Rampurhat I Block has been endowed with more educational institutes in primary and middle school levels resulting in higher share of students and teachers at these levels - whereas, students enrolled in high school and higher secondary schools are higher in Rampurhat II Block.

Table 4.11A: Number of schools, students and teachers in different hierarchy of schools

Block / M	Primary School			Middle School			High School			Higher Secondary School		
	Institutions	Students	Teachers	Institutions	Students	Teachers	Institutions	Students	Teachers	Institutions	Students	Teachers
Rampurhat-I	146	15640	463	3	1148	14	7	3754	78	8	8370	139
Rampurhat-II	116	13681	419	1	213	6	12	8571	141	7	10455	145
Rampurhat (M)	23	3501	117	1	146	4	3	1459	40	5	7420	124

Source: District Statistical Handbook, 2014

Table 4.11B further shows the total number of centers of higher learning and vocational training are mostly located in Rampurhat Town. However, special & non-formal education centers are placed all across the Blocks of the study area.

Table 4.11B: Number of schools, students and teachers in different hierarchy of schools

Block/M	General College & University (Excluding Open University)			Professional & Technical Schools, Colleges & Universities			Special & Non-formal Education		
	Institutions	Students	Teachers	Institutions	Students	Teachers	Institutions	Students	Teachers
Rampurhat-I	-	-	-	1	-	3	342	14513	329
Rampurhat-II	-	-	-	-	-	-	273	12387	294
Rampurhat (M)	1	4509	25	2	184	11	-	-	-

Source: District Statistical Handbook, 2014

There are also many institutes of higher learning in adjoining urban centres like Sainthia, Bolpur and Berhampore.

Health: The total number of health facilities available in study area are summarized in [Table 4.12](#). It can be seen that the total number of hospital beds and number of doctors are highest in Rampurhat I Block compared to other areas. Health facilities in Rampurhat II are lesser compared to other constituent administrative areas. Private health care facilities are few and people usually travel outside study area for accessing specialized treatment facilities.

Table 4.12: Medical facilities available in the study area

Block / M	Health & Family Welfare Deptt. Govt of W.B.							
	Hospitals	Rural Hospitals	Block Primary Health Centres	Primary Health Centres	N.G.O./ Private Bodies (Nursing)	Total	Total Number of Beds	Total No. of Doctors
Rampurhat-I	1	-	1	4	1	7	355	34
Rampurhat-II	-	-	1	3	-	4	52	7
Rampurhat (M)	-	-	-	-	11	12	88	13

Source: District Statistical Handbook, 2014

Culture, Recreation and Tourism:

Rampurhat II Block has higher number of recreational/community level facilities. There are a number of Mass Literacy Centres across the rural parts of the study area. There is only one cinema hall in the study area which is located in the Rampurhat Municipality. The description of which has been provided in [Table 4.13](#).

Table 4.13: Recreational/community facilities available in the study area

Block / M	Public Library	Free Reading Room	Mass Literacy Centre (Continuing Education Programme)	Number of Cinema House
Rampurhat-I	6	6	60	-
Rampurhat-II	6	6	86	-
Rampurhat (M)	1	1	-	1

Source: District Statistical Handbook, 2014

There has been rampant growth of built-up activity in and around the Tarapith Temple due to its importance as a heritage - religious tourist site. This growth has been sporadic, unplanned and unsustainable. It taps on the resources of the study area irresponsibly and has caused lot of environmental damages over time.

4.3.9 Environment

Tarapith Rampurhat Planning Area is well endowed with natural resources like forests, rivers and lateritic mines. The study area has River Dwaraka flowing through it from the western to eastern periphery. Like most of the rivers it has its genesis in the Chhota Nagpur Hills. The major catchment areas of the river Dwaraka are Sumanpur, Bhimpur and Ramnagar. Ground water level across the study area varies from 5 – 20 m below ground level (during summer months). The western fringes of the study area have a forest range (Tumboni Forest Range) which falls under the Rampurhat Forest Range and primarily, consists of Sal forests and some afforestation areas. The study area has mineral reserves of China Clay and basaltic rocks which are mined extensively.

The major environmental challenges in the study area are pertaining to pollution of the River Dwaraka, indiscriminate commercialization of the religious site around Holy Tarapith Temple and extensive mining activities. The National Green Tribunal (NGT) in its order of 2018 earmarked River Dwaraka as one of the most polluted rivers (labelled as Priority III river with BOD in polluted stretch lying between 10 – 20 mg/l). The river receives sewage from the adjoining hotels, markets and domestic areas in this stretch. An Action Plan has been undertaken by the PHED, GoWB and an STP having capacity of 4.25 MLD will be set up for treating the sewage before disposal. It also proposes rain water harvesting mechanisms and management of groundwater reserves. Floodplain management along with Riparian buffers are also envisaged as integral part of this Action Plan. The area around the Holy Tarapith Temple has also seen rapid land cover changes – most of the agricultural/vacant land have been converted to built-up areas. As per the report of PHED, 276 hotels are operational within a radius of 1km of the temple. These hotels use pumps to exploit groundwater reserves, indiscriminately dump solid waste due to lack of proper solid waste management mechanism and discharge all effluents in the adjoining river or adjacent vacant land. Matters worsen during floods; the entire area is inundated with contaminated water and poses huge public health risk.

Rampant stone quarrying in the western fringe of the study area has resulted in loss of green cover, poor ambient air quality standards and water pollution. Reports of silicosis throughout the region affected due to these activities are prevalent.

The District Disaster Management Plan (2022-23) identified floods, heat waves and wind storms as potential natural hazards which can impact human lives, their assets, infrastructure and the economy at large. Three major floods which were recorded in the Dwaraka river basin occurred in Year 1978, 2000 and 2007. It has been reported (*Mukhopadhyay et al., 2014) that the study area was part of the moderate flood zone. The list of mouzas which have been delineated as flood prone are shown in Table 4.14. There are 10 mouzas which have been earmarked in the proposed buffer zone along River Dwaraka.

Table 4.14: List of mouzas with areas under Proposed Buffer Zone along River Dwarka

Name Of Mouza	JL No.	GP	Block Name
Atla	58	Kharun	Rampurhat - I
Junidpur	59	Kharun	Rampurhat - I
Karkoria	60	Sahapur	Rampurhat - II
Kamdevpur	61	Kharun	Rampurhat - I
Chandipur	62	Sahapur	Rampurhat - II
Nabagram	63	Sahapur	Rampurhat - II
Udaypur	64	Barsal	Rampurhat - I
Kamakhya	114	Barsal	Rampurhat - I
Dekhuria	116	Barsal	Rampurhat - I
Ranapur	117	Sahapur	Rampurhat - II

Source: Author

*Mukhopadhyay, S. and Let, S. (2014) Changing Flood Intensity Zone of Dwaraka River Basin in Eastern India, *Transactions of the Institute of Indian Geographers*, 36(1), 123-132

5.0 SOCIO-ECONOMIC STATUS SUMMARY

5.1 Survey sample size, sample selection, commissioning of the work

The study area has been delineated in view of preparation of a Land Use and Development Control Plan (LU&DCP) for Phase-I of the Planning Area and hence, as per the scope of work of the LU&DCP, a Socio-economic Survey was carried out to comprehend the demographic and socio-economic nature of the study area. The survey was carried out at the household level as per the definition of the Census of India (i.e. household is a group of related/un-related individuals sharing a common kitchen). A sample size of 3030 households was taken, amounting to roughly 9% of the total households in the study area. The survey was carried out adopting random sample surveying technique.

The survey was designed in a manner that 2020 households were surveyed from the rural areas and 1010 households were surveyed from the urban area. The sampling schedule had been designed in a manner, which would prioritize the settlements which are larger in size and have the potential to develop as future nodes of growth in the study area. The survey questionnaire has been designed in a manner so as to collect data both at the household level, as well as at the individual family member level. The questionnaire has been classified in ten broad groups as mentioned below

- i. Identification of sample households
- ii. Household characteristics including family member details
- iii. Housing conditions
- iv. Conditions of Water Supply, Sanitation, Drainage, Solid Waste Management and Power Supply
- v. Household assets
- vi. Neighbourhood facilities and Living Environment
- vii. Educational attainment and employment particulars at family member level
- viii. Information on Birth, Death and Major illness
- ix. Liabilities and Savings
- x. Development priorities

The questionnaire was prepared in Bengali for ease of communication and to avoid data loss. The format of the questionnaire has been attached as Annexure VII.

Distribution of samples to be collected from villages and municipal wards within TRDA under the Socio-economic Survey. Table 5.1A gives the name of villages and the samples to be collected from them.

Table 5.1A: List of Villages from where household samples collected for Socio-economic Survey

Name of the Village	Households in 2011	No. of HHs to be Surveyed (sample size)
Chakpura	639	90
Alta	781	110
Barshal	779	110
Shrikhrisnapur Pakhuria	739	100
Bagtui	1132	160
Dekhuria	676	90
Batail	908	120
Joykrishnapur	997	140
Karkaria	884	120
Tarapur	1220	170
Shaspur	772	110
Sandhyajal	961	130
Akhira	577	80
Chakaipur	608	80
Chandpur	667	90
Chhora	560	80
Kusumba	663	90
Ramrampur	1118	150
Total	14681	2020

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

Table 5.1B gives the name of the municipal wards and the samples that were to be collected from them.

Table 5.1B: List of Municipal wards from where household samples collected for Socio-economic Survey

Name of Ward (Ward No.)	Households in 2011	No. of HHs to be Surveyed
Ward 1	1010	140
Ward 3	790	110
Ward 5	384	60
Ward 7	825	110
Ward 9	1156	160
Ward 11	592	80
Ward 13	894	120
Ward 15	928	130
Ward 17	706	100
Total	7285	1010

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The data collected from the survey has been compiled and presented for three spatial units – Rampurhat Municipality, Tarapith Growth Node (GN) and remaining rural portion from Blocks of Rampurhat I and II. Thus, the entire dataset was classified as per the rural or urban set up of the study area. Moreover, a separate classification of a potential Growth Node (GN) (a region within the study area i.e. Tarapith was delineated due to its importance as a centre for economic/socio-cultural activities) was also included to enable us to analyse the dynamics of these proposed GN separately. Survey data for Tarapith GN was collected from two mouzas namely Kamdebpur (JL No. 61) and Chandipur (JL No.62).

5.2 Salient findings of the survey

To comprehend the nature of demographic and socio-economic characteristics prevailing in the study area, salient findings of the socio-economic survey are presented in this Chapter.

According to the primary survey data, 78.7% of the households within the study area belong to nuclear family type as seen in Table 5.2.

Table 5.2: Distribution of households according to household type

Area of Interest	Description	Type of HH				Total
		Single member	Nuclear family	Joint family	Extended family	
Tarapith (Growth Node)	HH (%)	4.5	76.9	18.6	0.0	100.0
	Population (%)	1.2	73.8	25.0	0.0	100.0
	Average HH size	1.0	3.6	5.0	0.0	3.7
Rural (Rampurhat Block I&II)	HH (%)	4.0	74.7	21.2	0.1	100.0
	Population (%)	1.0	69.1	29.8	0.1	100.0
	Average HH size	1.0	3.6	5.5	0.0	3.9
Urban (Rampurhat M.)	HH (%)	3.3	86.6	8.9	1.2	100.0
	Population (%)	0.8	86.0	10.7	2.5	100.0
	Average HH size	1.0	4.2	5.1	8.9	4.2
Total	HH (%)	3.7	78.7	17.1	0.5	100.0
	Population (%)	0.9	75.0	23.1	1.0	100.0
	Average HH size	1.0	3.8	5.4	7.9	4.0

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

[Definition of HH category as per Census of India]

The share of SC population is much higher than the ST population within the study area however, the concentration of SC population is high and comparable in Tarapith GN and Urban as revealed in Table 5.3. One exception is of Rampurhat (M) where more than 14 percent population belong to ST category which is significantly higher than the rest of the study area. On the other hand, the share of SC population is lowest in Rampurhat II Block.

Table 5.3: Distribution of households according to social groups

Area of Interest	Description	Social groups			
		SC	ST	OBC	Others
Tarapith (Growth Node)	Population (%)	79.6	4.9	0.4	15.1
Rural (Rampurhat Block I&II)	Population (%)	53.7	5.2	4.7	36.4
Urban (Rampurhat M.)	Population (%)	79.9	14.4	1.6	4.1
Total	Population (%)	63.9	8.8	3.5	23.9

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The primary survey result reports an alarmingly high share of BPL families across the study area where, the urban area shows a significantly higher share compared to the rural areas and are presented in Table 5.4A. Incidentally, the urban area also had the largest share of SC and ST population.

Table 5.4A: Distribution of households according to economic groups

Economic class	Share of HH (%)		
	Tarapith (Growth Node)	Rural (Rampurhat Block I&II)	Urban (Rampurhat M.)
APL	24.8	27.8	14.3
BPL	75.2	72.2	85.7

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

Also, the distribution of population as per religious identity, as shown in Table 5.4B, depicts that the share of Hindu population is less than 55% in the study area followed by Others and Muslims. In rural areas of the study area almost 1/3rd of the total population belong to Muslim category.

Table 5.4B: Distribution of households according to religious groups

Area of Interest	Share of HH (%)			
	Hindu	Muslim	Christian	Others
Tarapith (Growth Node)	100.0	0.0	0.0	0.0
Rural (Rampurhat Block I&II)	68.0	32.0	0.0	0.0
Urban (Rampurhat M.)	28.7	2.6	0.7	68.1
Total	54.9	22.2	0.2	22.7

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The age-sex distribution of the population as represented in Table 5.4C shows that around 67% of male population and around 69% of female population in the entire study area belong in the age group of 15 – 60. The same can be seen in the profile of the age-sex pyramid provided for each division of study area (Fig. 5.1A – Fig. 5.1C). As shown in Fig 5.1A, the age-sex pyramid of Tarapith GN displays a concave profile of male population in the age cohorts of 15 – 40 years, indicating at the possibility of out-migration from the region.

Fig.5.1B reveals the age-sex profile in the rural areas of the study area, where there is a distinct bulge at the centre indicating at the predominance of working age population. Fig. 5.1C indicates at a skewed distribution of male population in the age cohort of 15-45 years in Rampurhat municipality area.

Table No. 5.4C: Percentage distribution of population by broad age group

Age group (in years)	Area of Interest						Total	
	Tarapith (Growth Node)		Rural (Rampurhat Block I&II)		Urban (Rampurhat M.)			
	Male	Female	Male	Female	Male	Female	Male	Female
0-4	6.5	6.4	7.6	7.4	6.3	6.1	7.1	6.9
5-10	10.1	6.4	9.1	9.5	6.4	6.5	8.1	8.5
10-14	9.7	11.3	9.7	9.3	8.8	6.8	9.4	8.4
15-19	10.8	9.2	10.3	10	8.2	8.5	9.6	9.5
20-24	6.8	9.6	9.4	10.2	7.7	9.8	8.8	10.1
25-29	7.6	10.3	9.6	11.4	10.2	10.5	9.8	11.1
30-34	7.7	9.6	8.6	7.1	7.8	9	8.3	7.8
35-39	10.6	9.8	7.8	8.3	8.6	9.2	8.1	8.6
40-44	7.6	4.5	6.5	6.2	7.6	6.6	6.9	6.4
45-49	6.5	6.4	5.6	6.2	7.6	6.4	6.3	6.3
50-54	3.6	4.1	4.3	4.1	4.8	5.2	4.5	4.5
55-59	5.8	3.9	4.7	4.3	4.9	5.4	4.7	4.7
60-64	2.7	2.6	3.6	2.6	5.2	4.5	4.2	3.3
65-69	2.5	2.8	2	1.6	2.2	2.7	2	2
70-74	0.7	1.3	0.7	1.1	2.4	1.4	1.3	1.2
75 +	0.9	1.7	0.6	0.6	1	1.3	0.8	0.8

Source: Socio-economic Survey Report for NHPA (Phase I), 2019

The profile of the age-sex pyramid also hints at a greater life expectancy of the female population (above an average age of 64 years) compared to their male counterparts in the study area.

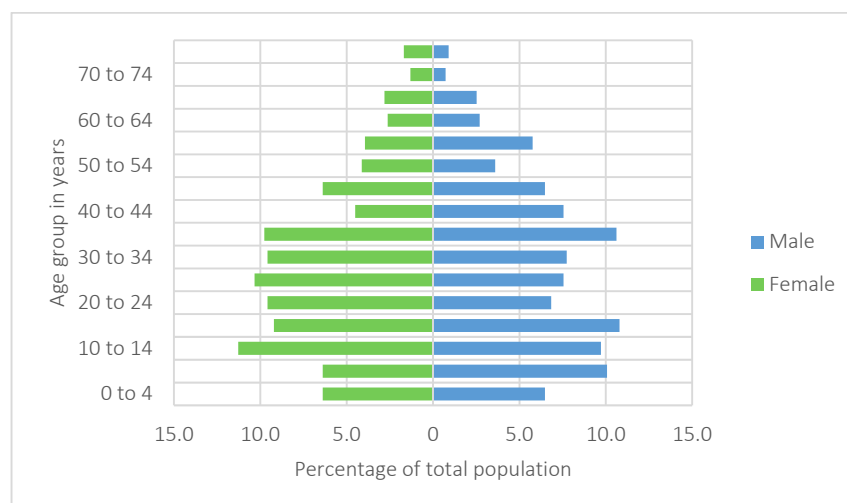


Fig. 5.1A: Age-sex pyramid of Tarapith Growth Node

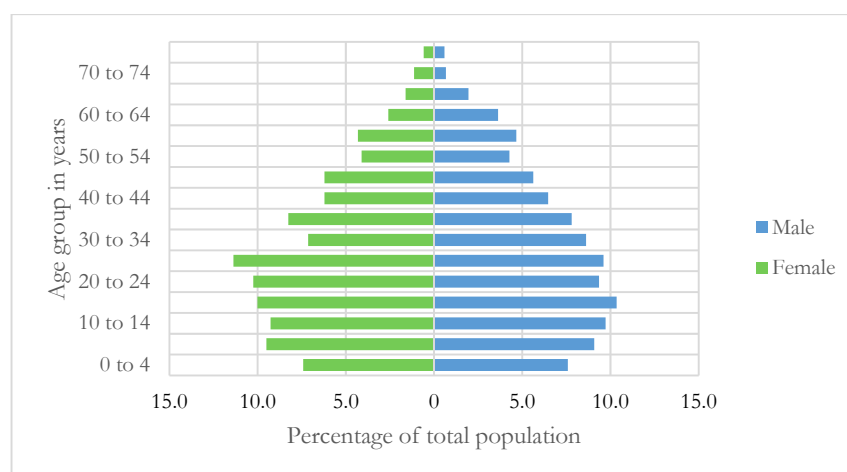


Fig. 5.1B: Age-sex pyramid of Rampurhat Blocks I and II

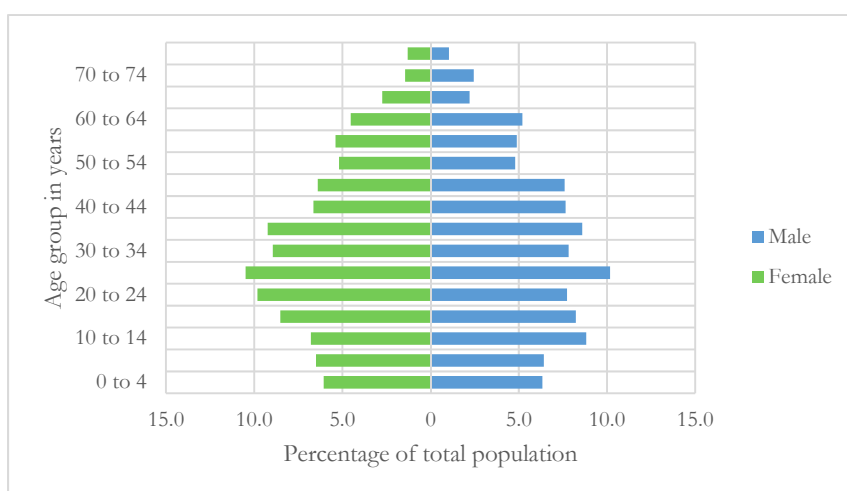


Fig. 5.1C: Age-sex pyramid of Rampurhat Municipality

Most of the dwelling units in rural parts of the study area are owned as shown in Table 5.5 – which are very similar to the figures depicted by the Urban and Tarapith GN. However, average household size in the urban area is highest, and reported to be 4.2 persons per household.

Table 5.5: Distribution of dwelling units according to type of possession

Type of Accommodation	Tarapith (Growth Node)		Rural (Rampurhat Block I&II)		Urban (Rampurhat M.)	
	Share of HHs (%)	Average HH size	Share of HHs (%)	Average HH size	Share of HHs (%)	Average HH size
Own House	99.7	3.7	99.7	3.9	95.0	4.2
Relative's House	0.0	0.0	0.1	0.0	1.1	4.4
Rented House	0.3	4.0	0.2	3.5	4.0	3.9
Office Quarters	0.0	0.0	0.0	0.0	0.0	0.0
Total	100.0	3.7	100.0	3.9	100.0	4.2

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

Most of the dwelling units in the study area are single storeyed (66.3 – 82.5%) as shown in Table 5.6A. There is no high rise, multi-storeyed structures in the rural areas and Tarapith GN.

Table 5.6A: Distribution of dwelling units based on the number of dwelling rooms available

No. of Storey	Share of HHs (%)		
	Tarapith (Growth Node)	Rural (Rampurhat Block I&II)	Urban (Rampurhat M.)
One storied	80.6	82.5	66.3
Two storied	19.4	17.5	30.6
Three storied	0.0	0.0	2.9
Four and above	0.0	0.0	0.3

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The distribution of dwelling based on their plot size and built-up area in study area is provided in Table 5.6B and Table 5.6C respectively. The distribution of dwelling units as per the plot area reveals that most of dwelling units are placed on plots less than or equal to 2 decimals and plots of 3-4 decimals in study area. The occurrence of relatively larger plots i.e. more the 3 decimals, have been observed in the urban area (28.7% households reporting the same).

Table 5.6B: Distribution of dwelling units based on the plot size

Plot Area (A) in decimals	Share of HHs (%)		
	Tarapith (Growth Node)	Rural (Rampurhat Block I&II)	Urban (Rampurhat M.)
A≤2	97.5	83.4	71.3
3<A≤4	2.5	16.0	25.2
5<A≤9	0.0	0.5	3.4
10<A≤14	0.0	0.0	0.0
15<A≤20	0.0	0.0	0.1
20<A	0.0	0.0	0.0

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The distribution of dwelling units in accordance to their built-up area reveal that almost 93.2% dwelling units in Tarapith, 83.9% dwelling units in rural areas and 71.3% dwelling units in Rampurhat Municipality have reported built-up area of range 501 sq.ft to 750 sq. Rampurhat

Municipality have about 28.6% of dwellings with built up area greater than 1000 sq.ft. The distribution of households based on their built-up areas reveal that almost all of the households belong to the range of 500-1500 sq.ft of built-up space.

Table 5.6C: Distribution of dwelling units based on the built-up area

Built-up area (sq.ft)	Share of HHs (%)		
	Tarapith (Growth Node)	Rural (Rampurhat Block I&II)	Urban (Rampurhat M.)
0 - 250	0.0	0.0	0.0
251 - 500	0.0	0.0	0.1
501 - 750	93.2	83.9	71.3
751 - 1000	4.3	4.0	0.0
1001 - 1500	2.5	11.8	25.1
1501 - 2000	0.0	0.1	0.0
2001+	0.0	0.1	3.5

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The number of habitable rooms available per dwelling unit is a good indicator of liveable conditions of a household. As shown in Table 5.6D, around 80% of the households in Tarapith GN and Rampurhat Block I and II have 1-2 habitable rooms per dwelling unit, where the average household size is 3.7 and 3.9 respectively. Whereas, in Rampurhat Municipality households are more or less uniformly distributed between 2, 3, 4 and 4+ habitable rooms per dwelling unit, where the average size of the household is around 4.2.

Table 5.6D: Distribution of dwelling units based on the number of habitable rooms available

Habitable room (no.s)	Tarapith (Growth Node)		Rural (Rampurhat Block I&II)		Urban (Rampurhat M.)	
	Share of HHs (%)	Average HH size	Share of HHs (%)	Average HH size	Share of HHs (%)	Average HH size
1	15.5	3.3	13.1	3.7	8.5	3.7
2	78.8	3.8	75.0	3.9	29.4	4.1
3	4.7	3.8	8.2	4.0	21.7	4.5
4	0.7	3.5	1.8	4.5	16.5	4.3
4+	0.4	4.0	1.8	4.5	23.9	4.4
Total	100.0	3.7	100.0	3.9	100.0	4.2

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The distribution of dwelling units as per their structural condition is shown in Table 5.7, where it can be seen that around 90.3% households in Tarapith GN, and 79.6% households in Rampurhat Block I and II respectively, have kutcha structures as dwelling units. In Rampurhat Municipality, 65.9% and 21.7% of households have pucca and kutcha structures as dwelling units respectively. Moreover, the age of most of the structures in the study area is more than 25 years (97.8% in Tarapith, 95.9% in Rampurhat Block and 40.3% in Rampurhat Municipality). The age of dwelling units in the urban area is relatively less, with about 30% households reporting the age of their dwelling unit to be less than or equal to 10 years.

An understanding of the materials used for roofing and walling system becomes important in this regard. The materials commonly used for roof are either permanent in nature (e.g. tin,

asbestos, tiles), or temporary materials (e.g. thatch, or plastic). In walls bricks, stones, and RCC are considered as permanent materials whereas, mud and bamboo are considered as temporary materials. In Table 4.8, it can be seen that 91.4% dwelling units have walls which are temporary in nature in Tarapith and 83.6% dwelling units in Rampurhat Blocks use temporary materials for walls. Similarly, 82.0% dwelling units in Tarapith and 77.0% dwelling units in Rampurhat Block use temporary roof materials respectively. In Rampurhat Municipality 76.2% and 66.2% of dwelling units uses permanent materials for walls and roof respectively.

Table 5.7: Distribution of dwelling units according to type of structure

Area of Interest	Share of HHs (%)						
	Type of structure			Age of structure 'X' (in years)			
	Pucca	Semi Pucca	Kutcha	0<X≤5	5<X≤10	10<X≤25	25<X
Tarapith (Growth Node)	6.1	3.6	90.3	1.1	1.1	0.0	97.8
Rural (Rampurhat Block I&II)	15.8	4.6	79.6	0.9	1.6	1.5	95.9
Urban (Rampurhat M.)	65.9	12.5	21.7	7.6	22.7	29.5	40.3

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

In Table 5.8, it can be seen that almost 91.7% of the households in Tarapith and 63.6% in Rampurhat I and II Blocks are dependent on tube wells for water and about 35.5% are dependent on community taps. About 99% of the households in Rampurhat Municipality are dependent on home connection of tap water and community tap.

Table 5.8: Distribution of HHs (%) according to access to various sources of water

Source of water	Share of HHs (%)		
	Tarapith (Growth Node)	Rural (Rampurhat Block I&II)	Urban (Rampurhat M.)
Home Connection of Tap Water	1.0	1.8	44.9
Community Tap	7.2	35.5	54.0
Tube well	91.7	63.6	1.6
Well	0.0	1.1	0.0
Others	0.0	0.0	0.7

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The distance of the source of water from home is indicated in Table 5.9. More than 90% of households have distance of the source of water less than 100 m from their homes in entire study area.

Table 5.9: Distribution of dwelling units according to distance to source of water supply

Distance of source from home	Share of HHs (%)		
	Tarapith (Growth Node)	Rural (Rampurhat Block I&II)	Urban (Rampurhat M.)
Less than 100m	99.0	96.5	94.2
100-500m	1.0	3.1	5.6

Distance of source from home	Share of HHs (%)		
	Tarapith (Growth Node)	Rural (Rampurhat Block I&II)	Urban (Rampurhat M.)
500-1000m	0.0	0.1	0.0
above 1000m	0.0	0.3	0.2

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The level of service for water supply indicates at frequency of water supply, quantity of water supply and duration of water supply (in hours/day). The Table 5.10 shows the level of service for water quality in study area. As most of the households in the study area have access to sources like tube-well, water supply in most households is continuous and duration of water supply is more than 6 hours/day in Tarapith GN and Rampurhat Block. However, it has been reported by most households (96.9% in Tarapith GN and 72.5% in Rampurhat Blocks I and II) in the study area that quantity of water supply is inadequate in summers. Whereas, in Rampurhat Municipality majority of households gets water supply twice a day, for a duration of 2-3 hours a day. However, 46.1% of households feels quantity of water supply is inadequate.

Table 5.10: Distribution of dwelling units according to frequency of water supply and scarcity

Level of service (Water Supply)	Description	Share of HHs (%)		
		Tarapith (Growth Node)	Rural (Rampurhat Block I&II)	Urban (Rampurhat M.)
Frequency of water supply (daily)	Once	0.0	0.3	1.0
	Twice	0.0	8.3	63.5
	Thrice	3.8	13.0	0.0
	Continuous	96.2	78.4	35.5
Quantity of water supply	Adequate	1.4	11.5	27.7
	Inadequate in summers	96.9	72.8	26.2
	Inadequate	1.7	15.7	46.1
Duration of water supply (in hours/day)	0 - 1	0.0	0.0	0.0
	2-3	3.8	12.4	64.0
	4-6	0.0	4.8	0.1
	> 6	96.2	82.9	35.9

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The quality of water used by households for the domestic chores is another important aspect of water supply. It highlights the presence of impurities leading to hardness of water, turbidity, and odour. Other problems that can be appreciated through a household survey are evidence of contamination due to pollutants like arsenic, fluoride etc. or presence of ferric iron compounds. The problems of water quality as reported in this survey are compiled in Table 4.14. Almost all the households in Tarapith GN and Rampurhat Blocks I and II have reported problem of excessive iron in water, whereas 98% households have reported similar problem in Rampurhat Municipality. In Rampurhat Municipality around 1.5% households have reported

issue like turbidity and 0.2% households reported issue of odour. Problems of contamination due to arsenic is unheard of in the area where only 0.1% in Rampurhat Municipality have reported such problems.

Table 5.11: Distribution of dwelling units according to problems related to water supply

Water Quality related problems	Share of HHs (%)		
	Tarapith (Growth Node)	Rural (Rampurhat Block I&II)	Urban (Rampurhat M.)
Hardness	0.0	0.0	0.6
Iron	100.0	99.8	98.0
Turbidity	0.0	0.0	1.5
Odour	0.0	0.0	0.2
Arsenic	0.0	0.0	0.1
Other	0.0	0.0	0.0

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The type of toilet is a major indicator of quality of life and public health in a neighbourhood. Practices like open defecation can cause aesthetic degradation and environmental pollution in a neighbourhood. The types of toilets available and their distribution for households in the study area are shown in Table 5.12. Cases of open defecation is predominant in Tarapith GN (around 75.3% HHs) and Rampurhat Blocks (around 80.7% HHs), whereas in Rampurhat Municipality around 17% of households practice open defecation. Households having any kind of toilet facilities are around 24.7% in Tarapith GN (only 9.4% HHs availing septic tank facilities), 19.2% in Rampurhat Block (only 9.6% HHs availing septic tank facilities) and 79.6% in Rampurhat Municipality (67.1% HHs availing septic tank facilities).

Table 5.12: Distribution of dwelling units according to type of toilet

Type of toilet	Share of HHs (%)		
	Tarapith (Growth Node)	Rural (Rampurhat Block I&II)	Urban (Rampurhat M.)
Septic Tank with soak pit	3.6	2.0	41.5
Septic Tank	5.8	7.6	25.6
Pit Privy	15.3	9.6	12.5
Open Space	75.3	80.7	17.0
Others	0.0	0.1	3.4

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The access to drainage facility is another indicator of quality of life of a household. The drainage facility can be pucca and covered, or pucca and uncovered, or kutchha in nature. Moreover, connection to a drain is also dependent whether there is a drain abutting a house.

As seen in Table 5.14, very few households in Tarapith GN and Rampurhat Blocks I and II (2.1% in the former and 2.0% in the latter) have reported drains adjacent to their dwelling units. Drains, if present, are mostly Pucca in nature (83.3% in the Tarapith and 56.4% in Rampurhat Blocks I and II). Rampurhat Municipality have 96.7% of households having drain abutting their house out of which 94.8% of households are connected to drain, which are mainly pucca in

nature (only 6.8% of HHs are connected to pucca and covered drain and 93.1% HHs are connected to pucca and uncovered drain).

Table 5.13: Distribution of dwelling units according to type of drains and connectivity

Area of Interest	Share of HHs (%)				
	Drain abutting house	Type of drain abutting house			Connected to drain
		Pucca and covered	Pucca	Kutcha	
Tarapith (Growth Node)	2.1	33.3	50.0	16.7	2.1
Rural (Rampurhat Block I&II)	2.0	5.1	51.3	43.6	2.0
Urban (Rampurhat M.)	96.7	6.8	93.1	0.1	94.8

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The vehicle ownership found out through the sample survey has been tabulated in Table 5.14. It was found that almost 85.9% households in Tarapith GN, 93.1% households in Rampurhat Blocks I and II and 82.3% households in Rampurhat Municipality owned a bicycle.

Ownership of motorised mode of transport was found to be low – around 11.4% household in Tarapith GN, 4.9% in Rampurhat Blocks I and II and 41% household in Rampurhat Municipality owned a motorised mode of transport in the study area. In Rampurhat Municipality, major share of this ownership of motorised transport mode went to motorcycles which was almost 37.1% of the total households.

Table 5.14: Vehicle ownership pattern in the study area

Type of vehicle ownership	Share of HHs (%)		
	Tarapith (Growth Node)	Rural (Rampurhat Block I&II)	Urban (Rampurhat M.)
Cycle	85.9	93.1	82.3
Motor cycle	1.4	3.4	37.1
Car	1.4	0.2	3.4
Jeep	0.0	0.0	0.4
Lorry	0.0	0.0	0.0
Matador	0.0	0.0	0.0
Tractor	8.6	1.3	0.1
Bullock cart	0.0	0.0	0.1
Trolley	8.6	1.3	0.7
Rickshaw	7.6	1.2	1.3
Others	7.9	1.3	5.2

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

It is evident from Table 5.15 that almost 83.8% households in Tarapith GN have open space within 500 m distance from their houses. Also 57.6% of the households have revealed that government healthcare facility is located between 0.5 - 2 km distance (31.4% household

reporting it to be more than 2 km away from their residences). 100% households have reported that primary schools are located within 1 km distance from their residence whereas, 55.9% reported that high schools are located more than 1 km away.

In Rampurhat Blocks I and II, the 77.9% households have reported that the government healthcare facilities are more than 1 km away from their house. 4.8% households reported that primary schools are more than 1 km away from their residence and 63.6% reported that high schools are more than 1 km away. Moreover, 96.8% households have said that open spaces are less than 500m away from their home.

Almost 56.2% households in Rampurhat Municipality have open space more than 2km distance from their houses. Also 57.3% of the households have revealed that government healthcare facility is located more than 2km distance away. Nearly 73.6% households have reported that primary schools are located within 1 km distance from their residence whereas, 44.2% reported that high schools are located more than 1 km away.

Table 5.15: *Distribution of villages according to their proximity to social infrastructure (educational facilities)*

Area of Interest	Type of public amenities	Share of HHs within a distance of (%)				
		0-100 m	100-500m	500m-1 km	1-2 km	> 2 km
Tarapith (Growth Node)	Govt. Healthcare	0.0	11.0	39.7	17.9	31.4
	Primary School	30.7	28.3	41.0	0.0	0.0
	High School	13.8	0.7	29.7	35.9	20.0
	Playground	1.0	48.6	28.3	0.0	22.1
	Open space	72.1	11.7	0.7	0.0	15.5
Rural (Rampurhat Block I&II)	Govt. Healthcare	0.0	13.5	8.5	15.5	62.4
	Primary School	33.7	24.3	37.3	4.8	0.0
	High School	6.3	2.5	27.5	20.2	43.4
	Playground	0.8	38.8	16.2	2.3	41.9
	Open space	83.7	13.1	0.5	0.1	2.6
Urban (Rampurhat M.)	Govt. Healthcare	0.1	4.9	18.9	18.8	57.3
	Primary School	17.3	40.9	15.4	17.3	9.0
	High School	4.0	31.0	20.9	20.7	23.5
	Playground	7.6	10.3	22.3	39.9	20.0
	Open space	7.3	7.8	10.7	18.0	56.2

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

Similarly, it can be seen in Table 5.16 that in Tarapith GN, 85.9% households have reported that post office is less than 2 km from their house, 51.0% and 76.9% households have reported bank and ATM located more than 2 km away from their homes respectively. About 16.2% households have daily market more than 2 km distance from their residence.

In Rampurhat Blocks I and II, 65.9 % households have post office within 2 km distance from their house. Around 69.8% and 79.6% households have revealed that banks and ATM are more than 2 km from their residence respectively. Around 45.8% have said that daily market is within

2 km distance from their home and 90.3% households have higher order market more than 2 km away from their residence.

In Rampurhat Municipality, 92.9% households have reported that post office is less than 2 km from their house, 92.4% and 99.6% households have reported bank and ATM located less than 2 km away from their homes respectively. About 90.6% households have daily market less than 500m distance from their residence and 68.3% households have higher order market less than 1 km away from their residence

Table 5.16: Distribution of villages according to their proximity to social infrastructure (healthcare facilities)

Area of Interest	Type of public amenities	Share of HHs within a distance of (%)				
		0-100 m	100-500m	500m-1 km	1-2 km	> 2 km
Tarapith (Growth Node)	Post Office	25.2	47.2	11.7	1.7	14.1
	Bank	13.8	9.0	15.2	11.0	51.0
	ATM	0.0	0.0	13.8	9.3	76.9
	Daily Market	8.6	0.7	54.5	20.0	16.2
	Higher Order Market	13.8	0.3	0.0	0.0	85.9
Rural (Rampurhat Block I&II)	Post Office	23.3	16.5	15.7	10.3	34.1
	Bank	2.0	15.8	8.2	4.2	69.8
	ATM	4.4	6.8	7.1	2.2	79.6
	Daily Market	1.3	2.8	29.9	11.9	54.2
	Higher Order Market	2.0	2.4	5.0	0.2	90.3
Urban (Rampurhat M.)	Post Office	0.4	12.9	39.3	40.4	7.1
	Bank	0.8	16.2	44.0	31.4	7.6
	ATM	5.2	52.3	26.9	15.1	0.4
	Daily Market	51.2	39.4	6.4	2.2	0.8
	Higher Order Market	13.6	34.3	20.4	14.9	16.7

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The distance of dwelling unit from metal roads is an indicator of accessibility and is depicted in Table 5.17 for the study area. 81.8% households in Tarapith GN, 82.6% households in Rampurhat Blocks I and II, and 99.2% households in Rampurhat Municipality have expressed that metal roads are within 500m from their homes respectively. The survey also found that 2.6% households in Rampurhat Block and 0.5% households in Rampurhat Municipality have metal roads more than 2 km away from their residences respectively.

Table 5.17: Distribution of villages according to their proximity to different amenities

Distance of metal road from house	Share of HHs (%)		
	Tarapith (Growth Node)	Rural (Rampurhat Block I&II)	Urban (Rampurhat M.)
0 - 100m	49.0	49.6	94.9
100-500m	32.8	33.0	4.3
500m-1 km	18.3	14.8	0.3
1-2 km	0.0	0.0	0.1
> 2 km	0.0	2.6	0.5

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The width of the adjoining road and presence of street lighting indicates at connectivity and safety in a given neighbourhood. In Table 5.18 the distribution of households as per road width have been depicted, also the presence of street lights is also compiled. It can be seen that 99% households in Tarapith GN, 96.5% in Rampurhat Blocks I and II and 73.1% households in Rampurhat Municipality have reported that the width of their adjoining streets is less than 10 feet. Tarapith GN and Rampurhat Blocks I and II reported almost no street lighting in roads adjoining their houses, whereas in Rampurhat Municipality 86.5% households reported street lighting in roads adjoining their houses.

Table 5.18: Distribution of villages according to their proximity to different amenities

Area of Interest	Share of HHs (%)				
	Width of road adjoining house				Street Lighting
	0 - 10ft	10-15 ft	15-20 ft	> 20ft	Yes
Tarapith (Growth Node)	99.0	1.0	0.0	0.0	0.0
Rural (Rampurhat Block I&II)	96.5	0.9	0.0	2.5	0.2
Urban (Rampurhat M.)	73.1	26.5	0.4	0.0	86.5

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The Table 5.19 depicts the general level of education among the population in the study area. Also, the sex ratio against each level of literacy has been furnished. Sex ratio tends to get skewed with increasing literacy levels i.e. female participation drops significantly at higher level of education.

Table 5.19: Distribution of population according to general education level

Literacy level	Tarapith (Growth Node)			Rural (Rampurhat Block I&II)			Urban (Rampurhat M.)		
	Share of Literate population (%)		Sex Ratio	Share of Literate population (%)		Sex Ratio	Share of Literate population (%)		Sex Ratio
	Male	Female		Male	Female		Male	Female	
Illiterate	27.2	36.3	1260.0	30.0	39.9	1279.9	13.3	21.0	1491.5
Literate below primary	10.9	7.9	683.3	10.4	10.4	969.0	7.3	8.7	1124.2
Primary	12.5	15.7	1188.4	17.7	17.4	945.5	9.4	10.7	1077.3
Middle (up to class eight)	24.1	22.6	887.2	22.2	19.2	830.5	22.9	22.5	924.9
Secondary	12.5	10.7	811.6	10.4	8.4	772.0	14.7	15.1	966.2
High Secondary	8.3	4.2	478.3	5.8	3.5	576.3	14.1	10.3	691.3
Graduate	3.8	2.3	571.4	3.0	1.1	341.5	15.6	8.7	523.3
Post Graduate	0.7	0.2	250.0	0.4	0.1	333.3	2.6	2.8	1017.5
PhD	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.1	333.3

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

One of the major indicators of health attainment is the type of childbirth observed in a community – live birth, still birth or aberration/miscarriage. Communities lacking maternal care and proper delivery mechanism for child birth usually display higher number of cases of still birth or aberration/miscarriage. The type of childbirth as reported during this socio-economic survey is presented in Table 5.20. A few cases of still birth were reported (1.2% in Rampurhat

Blocks I and II, and 1.2% in Rampurhat Municipality), however, no cases of aberration/miscarriage were reported.

Table 5.20: Type of child birth (medical assistance) and Infant Mortality Rate in the RLBs in the study area

Area of Interest	Gender	Share of delivery (%)		
		Live birth	Still birth	Aberration/ Miscarriage
Tarapith (Growth Node)	Male	100.0	0.0	0.0
	Female	100.0	0.0	0.0
	Total	100.0	0.0	0.0
Rural (Rampurhat Block I&II)	Male	97.9	2.1	0.0
	Female	99.7	0.3	0.0
	Total	98.8	1.2	0.0
Urban (Rampurhat M.)	Male	98.8	1.2	0.0
	Female	98.7	1.3	0.0
	Total	98.8	1.2	0.0

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The monthly household income in the study area have been compiled in Table 5.21. The monthly household income of around 89% households in Tarapith GN, 89.5% households in Rampurhat Block I and II, and 41.5% in Rampurhat Municipality lie below INR. 10,000. Households having income range between INR. 10,000-30,000 are around 10.7% in Tarapith GN, 9.9% in Rampurhat Blocks I and II, and 42.8% in Rampurhat Municipality. The disparity in distribution of monthly household income have been represented using Lorenz curves, as shown in Fig. 5.1, 5.2 and Fig. 5.3.

Table 5.21: Distribution of households according to monthly household income

Monthly HH Income (INR)	Share of HHs (%)		
	Tarapith (Growth Node)	Rural (Rampurhat Block I&II)	Urban (Rampurhat M.)
0 – 1000	0.0	0.6	0.1
1001 – 2000	6.2	3.5	0.7
2001 – 3500	14.8	21.9	1.5
3501 – 5000	25.9	25.3	5.2
5001 – 7500	34.5	29.7	15.1
7501 – 10000	7.6	8.4	18.9
10001 – 15000	6.6	7.0	17.4
15001 – 20000	3.1	1.8	12.1
20001 – 30000	1.0	1.1	13.4
30001 – 40000	0.3	0.3	6.9
40001 – 60000	0.0	0.2	5.6
60001 – 80000	0.0	0.0	2.0
80001+	0.0	0.0	1.1

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

Inequality in monthly income distribution of households can be seen in Fig.5.2A, 5.2B and Fig. 5.2C. The Gini coefficient has been computed to find out the level of disparity in income distribution for each area of interest in the study area. The Gini coefficients calculated for the study area are tabulated in Table 5.22.

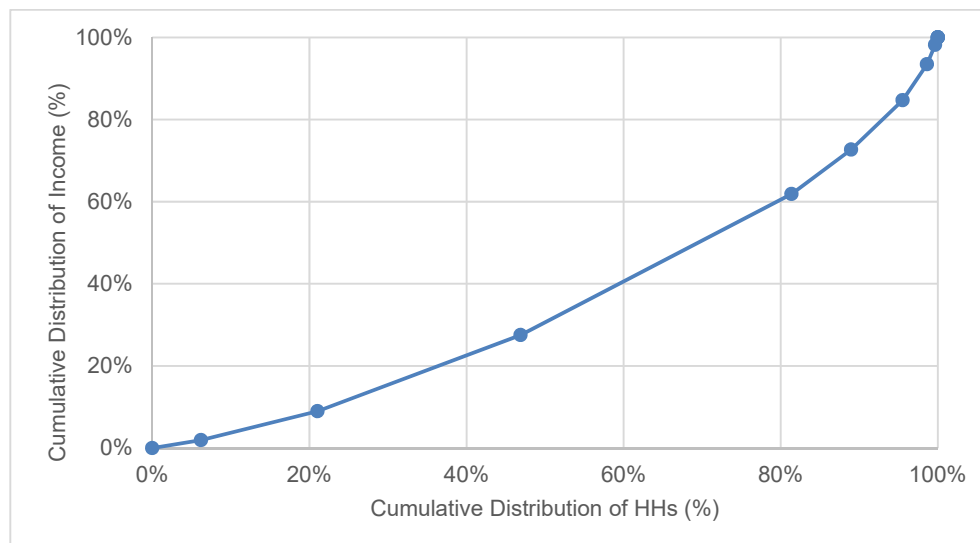


Fig. 5.2A: Lorenz curve for household income distribution in Tarapith GN

As evident from Table 5.22 the Gini coefficient for Rampurhat Municipality is highest followed by Rampurhat Blocks I and II, and Tarapith GN, indicating at higher level of inequality in income distribution in the urban areas when compared to the rural areas.

Table 5.22: Gini coefficients for household income distribution

Area of Interest	GINI Coefficient
	(Monthly HH Income)
Tarapith (Growth Node)	0.29
Rural (Rampurhat Block I&II)	0.31
Urban (Rampurhat M.)	0.44

Source: Author

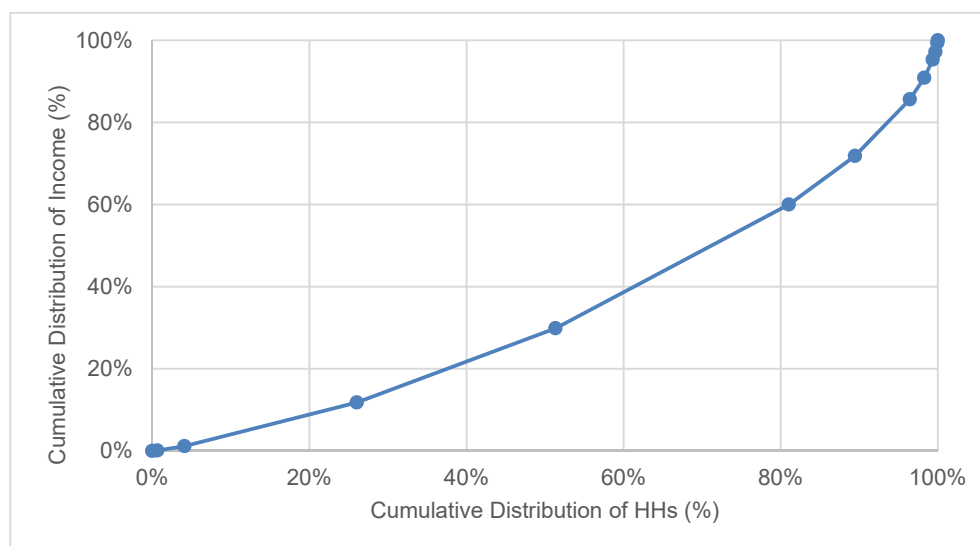


Fig. 5.2B: Lorenz curve for household income distribution in Rampurhat Blocks I and II

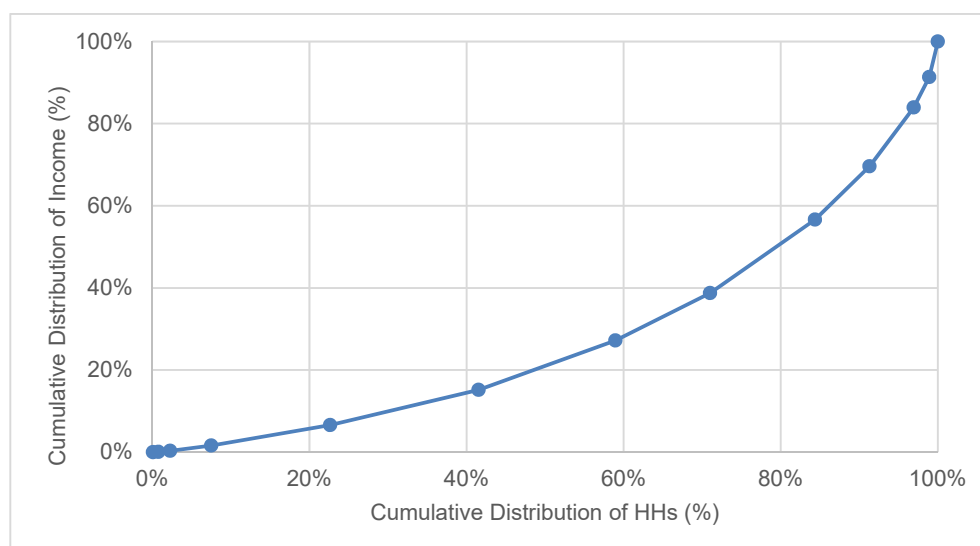


Fig. 5.2C: Lorenz curve for household income distribution in Rampurhat Municipality

Table 5.23 depicts the list of movable assets possessed by households and their respective shares in the study area. Around 85.5% households in Tarapith GN, 83% in Rampurhat Blocks I and II, and 90.4% households in Rampurhat Municipality own a mobile phone. Percentage of households owning a television (B/W or Colour) set are 11.7% in Tarapith GN, 26.4% in Rampurhat Blocks I and II, and 81.9% in Rampurhat Municipality. Subscription to newspaper is also low (8.3% households in Tarapith GN, 1.3% in Rampurhat Blocks I and II, and 13.5% households in Rampurhat Municipality).

Table 5.23: Distribution of households according to possession of moveable household assets

Ownership of other moveable household assets	Share of HHs (%)		
	Tarapith (Growth Node)	Rural (Rampurhat Block I&II)	Urban (Rampurhat M.)
Newspaper	8.3	1.3	13.5
Radio	0.0	0.2	0.2
Mobile	85.5	83.0	90.4
TV (B/W)	0.3	1.0	1.3
TV(Colour)	11.4	25.4	80.6
Telephone	9.0	1.3	1.5
Sewing Machine	3.8	0.6	1.8
Refrigerator	3.8	1.5	23.5
Washing Machine	3.4	0.5	2.5
Computer	3.4	0.8	7.4
Air conditioner	0.7	0.1	2.8
Others	7.9	1.2	5.9

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

5.3 Development Priorities

The stakeholders were specifically asked about their priorities related to the development of their neighbourhood, community and village/town. A set of priorities were narrowed down based on literature review. The predetermined set of priorities obviously limited scope of participation but it needs to be appreciated that the stakeholders are not used to such practice and probably doing so for the first time. The predetermined set of priorities would save the participant from making wayward responses, which can be insignificant/inconsequential in the preparation of development priorities for the region.

The set of development priorities that the questionnaire offered are as follows:

- Accessibility and communication
- Health facilities
- Educational facilities
- Water supply
- Drainage and Solid Waste Management
- Open space conservation
- Environmental pollution
- Agriculture and irrigation facilities
- Employment generation
- Public Distribution System (PDS)
- Preparedness against natural disasters
- Others, if any

The results from the above mentioned survey on development priorities for the study area are depicted in Table 5.24. The top three ranked development priorities have been depicted and the weighted average of all the development priorities have also been provided.

The weighted priority has been calculated based on weights assigned to each priority based on its rank as revealed through the surveys. The weight assignments are shown below

Rank 1 – 3 points

Ranks 2 – 2 points

Ranks 3 – 1 points

It can be seen in Table 5.24 that in rural areas like Tarapith GN and Rampurhat Blocks I and II majority of households have opted for Accessibility and communication as the most important priority (74.1% in Tarapith GN and 63.2% in Rampurhat Blocks I and II) followed by water supply (56.9% in Tarapith GN and 42.6% in Rampurhat Blocks I and II) and employment generation (20% in Tarapith GN and 19.2% in Rampurhat Blocks I and II). The same is reflected in the weighted response. It is evident that the choice of development priorities in the rural areas are aligned along the same direction.

In Rampurhat Municipality most of households opted for Health facility (22.1%) as first development priority followed by education facility (17.5%), water supply (15.1%) and employment generation (15.1%). However, weighted response reflects drainage and solid waste management (18%) as first development priority followed by health facility (15.6%), water supply (11.1%) and employment generation (11%).

Table 5.24: Development priorities based on weighted priorities for next 10 years

Priority Ranking	Area of Interest	Share of HHs (%)											
		Accessibility & Communication	Health Facilities	Education Facilities	Water Supply	Drainage and Solid Waste Management	Open space conservation	Environmental Pollution	Agriculture and irrigation facilities	Employment generation	Ration System (PDS)	Preparedness against natural disasters	Others
1st	Tarapith (Growth Node)	74.1	5.9	2.8	6.6	0.3	0.0	0.7	3.1	4.8	1.0	0.7	0.0
	Rural (Rampurhat I&II)	63.2	6.7	3.7	12.3	1.8	1.4	0.7	3.4	4.3	1.9	0.4	0.2
	Urban (Rampurhat M.)	7.5	22.1	8.9	9.5	20.3	3.9	6.0	4.9	11.3	5.3	0.0	0.3
2nd	Tarapith (Growth Node)	2.1	3.1	4.8	56.9	3.4	0.7	13.1	11.7	3.1	0.7	0.3	0.0
	Rural (Rampurhat I&II)	8.3	7.1	8.0	42.6	7.2	2.4	4.1	10.1	6.4	3.3	0.3	0.1
	Urban (Rampurhat M.)	1.4	10.2	17.5	14.0	16.1	7.7	8.5	8.3	8.5	7.3	0.0	0.4
3rd	Tarapith (Growth Node)	2.1	6.6	11.4	1.0	8.6	11.4	8.3	17.6	20.0	2.4	10.7	0.0
	Rural (Rampurhat I&II)	4.0	4.8	8.8	5.9	13.7	7.4	8.8	16.5	19.2	4.9	4.3	1.8
	Urban	2.4	6.8	8.1	9.9	15.1	10.6	9.6	7.8	15.1	12.9	0.2	1.5

	(Rampurhat M.)												
Weighted	Tarapith (Growth Node)	38.1	5.1	4.9	22.4	2.8	2.1	6.1	8.4	6.8	1.1	2.2	0.0
	Rural (Rampurhat I&II)	35.0	6.5	6.0	21.4	5.6	2.7	3.2	7.8	7.5	2.9	1.1	0.4
	Urban (Rampurhat M.)	4.6	15.6	11.6	11.1	18.0	6.3	7.5	6.5	11.0	7.3	0.0	0.5

Source: Socio-economic Survey Report for TRDA (Phase I), 2018

The graphical presentation of the weighted development priorities for the study area is presented in Fig. 5.3.

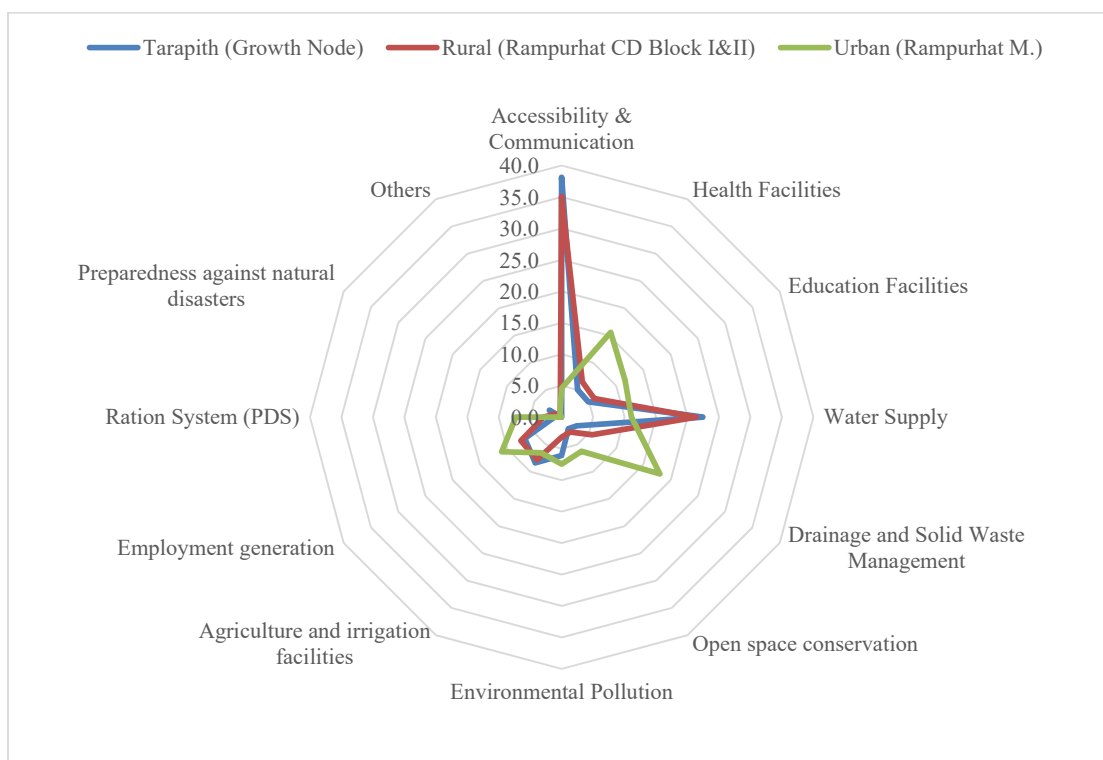


Fig. 5.3: Comparison of weighted development priorities at household level

It is worthwhile to mention that the District Human Development Report of Birbhum District, based on the BPL Survey, GoWB (2005) had calculated the vulnerability index scores of all the 19 constituent Blocks of the District. It identified seven attributes for calculation of the vulnerability index scores. The final scores and rank based on the above are presented in Table 5.25 below.

It is evident from the Table 5.25 that Rampurhat I and II are one of the most vulnerable Blocks in the District, ranking 5th and 6th respectively, among 19 Blocks of Birbhum District. Rampurhat II is the most vulnerable Block in terms of the index of Shelter. In general, Rampurhat I score poorly in multiple attributes like index of Shelter, index of Food security (with less than median score across 19 Blocks).

Table 5.25: Vulnerability index scores and ranking of the Blocks in study area

Block	Attribute score							Vulnerability Index_Composite Score	Rank
	Index of Landlessness	Index of Shelter	Index of Food insecurity	Index of Earning capability	Index of Working status	Index of Education Deprivation	Index of Special Handicap		
Rampurhat I	0.55	0.71	0.81	0.56	0.62	0.26	0.48	0.57	5
Rampurhat II	0.79	1	0.6	0.21	0.72	0	0.59	0.56	6
District	0.54	0.71	0.42	0.3	0.43	0.18	0.37	0.42	NA

Source: District Human Development Report, 2005

6.0 DEMOGRAPHIC PROFILE AND POPULATION PROJECTION

This chapter has two major sub-sections where, the first one would highlight the significant demographic characteristics of the planning area. These characteristics would be based on the available Block/Town level statistics for the planning area. The second sub-section would discuss the future population envisaged for the planning area and the methodology for arriving at the same.

6.1 Present population characteristics

This sub-section will highlight the significant demographic features of planning area, which define the population residing in the planning area. The socio-economic parameters were discussed in the previous section.

6.1.1 Decadal population growth

From Census of India data, it is observed that, the entire planning area experienced a decadal growth rate of 15.63% during 2001-11 period, which is comparable to the decadal growth rate of the district, i.e. 15.36% during the above mentioned time period. Moreover, it is interesting to see that the share of population of the planning area to the population of the district has marginally increased in the last decade. This phenomenon has to be kept in mind while population projection.

Table No. 6.1: *Population in Phase-I of Planning Area (Administrative Unit wise)*

Unit	Population (in '000)			Decadal Population Growth rate (%) Population Growth rate		Area (in sq.km)	Population Density (per/sq.km)
	(1991)	(2001)	(2011)	(1991-2001)	(2001-2011)	2011	2011
Rampurhat Municipality	57833	50613	43275	14.27	16.96	6.25	9253.3
Rampurhat – I Block (P)	72511	59511	50360	21.84	18.17	87.978	829.9
Rampurhat – II Block (P)	36036	29246	24245	23.22	20.63	40.34	825.0
Total	166380	139370	117880	19.38	18.23	134.568	1211.8

Source: Census of India, 2011

Table No. 6.2: Population in Phase-I of Planning Area (Planning Unit wise)

Unit	Population (in '000)			Decadal Population Growth rate (%) Population Growth rate		Area (in sq.km)	Population Density (per/sq.km)
	(1991)	(2001)	(2011)	(1991-2001)	(2001-2011)	2011	2011
Rampurhat Municipality (A)	57833	50613	43275	14.27	16.96	6.25	9253.3
Northern outgrowth (B)	16424	11376	8761	44.37	29.85	7.353	2184.0
Southern outgrowth (C)	11485	9303	6938	23.45	34.09	6.44	1879.7
Municipal Out Growth (B+C)	27909	20679	15699	34.96	31.72	13.793	2047.6
Rampurhat Urban Node (A+B+C)	85742	71292	58974	20.27	20.89	20.043	4313.0
Tarapith GN (D)	15499	13145	10110	17.91	30.02	11.82	1292.7
Other Rural Area (RN) (E)	65139	55113	48796	18.19	12.95	102.705	617.8
Total Planning Area (Phase-I) (A+B+C+D+E)	166380	139550	117880	19.23	18.38	134,568	1211.8

Source: Census of India, 2011

6.2 Population projection

The sole purpose of population projection exercise is to envisage the development pressure and its spatial distribution, which helps estimate the amount of land that would be required in the given timeline (2031 AD) for Phase – I of Planning Area.

Based on the existing trends of population growth within the study area and the projected decadal growth in 2011 – 21 the population projection of all the constituent Blocks and Municipality has been carried out and is presented in [Table 6.3](#).

First, population of the district was collated for few decades so that we can have a fair estimate of the growth rate expected in 2021 and 2031. The decadal growth rate for the district population from 1971-2011 were 18.0, 21.9, 18.0 and 16.1 percent respectively – which is very similar to

the growth rate of the Planning Area between 1991-2011. The projected population in 2021 and 2031 was estimated with expected growth rate to remain similar as the previous decade as no major changes in the local economy and way of life is envisaged in the future. As the decadal growth rate is falling over the last two decades at the district level and within the planning area, this will give us conservative population estimates.

The population projection has been done till 2031. It is estimated by two methods – a) by extrapolating the population according to administrative units [Refer Table 6.3A] and b) by extrapolating the population according to planning units [Refer Table 6.3B]. The results are close and it is observed that the overall population of the study area is envisaged to remain below 2.5 lakh mark by 2031. More than half of the total projected population will reside in Rampurhat Urban Node. This LU&DCP has to accommodate an additional population of 0.6 lakhs (57327 and 62462 as per two different method of estimations).

Table 6.3A: Projection population of Phase I of Planning Area (Administrative unit wise)

Unit	Population (2011) (in '000)	Decadal Growth Rate (2001-11) (in%)	Projected Decadal Growth Rate (in %)	Estimated Population (2021) (in '000)	Estimated Population (2031) (in '000)	Additional Population (2016-31) (in '000)
Rampurhat Municipality	57833	16.96	20.0	69400	83280	19927
Rampurhat Block-I (part)	72511	18.17	20.0	87013	104416	24984
Rampurhat Block-II (part)	36036	20.63	20.0	43243	51892	12416
Total	166380	18.23		201677	239587	57327

Source: Author

Table 6.3B: Projection population of Phase I of Planning Area (Planning unit wise)

Unit	Population (2011) (in '000)	Decadal Growth Rate (2001-11) (in%)	Projected Decadal Growth Rate (in %)	Estimated Population (2021) (in '000)	Estimated Population (2031) (in '000)	Additional Population (2016-31) (in '000)
Rampurhat Municipality (A)	57833	16.96	20	69400	83280	19927
Municipal Out Growth (B)	27909	31.72	32	36840	48629	16564
Rampurhat Urban Node (A+B)	85742	-	-	106240	131909	36491
Tarapith GN	15499	30.02	40	21699	30378	12039
Other Rural Area (RN)	65139	12.95	13	73607	83176	13932
Total	166380	18.38	20	201545	245462	62462

Source: Author

The analyses of the Gross Residential Population Density (persons per ha), reveal that Rampurhat Urban Node has the highest densities in terms of persons living per hectare of land dedicated to residential use. We have referred it as 'Gross Residential Population Density' which is estimated by dividing residential population with the land under 'Residential Use' as per the existing Land Use Map [Refer Table 6.4]. Tarapith Growth Node has gross residential densities almost similar to the Rampurhat Urban Node whereas Rural Nodes has the lowest densities in the planning area.

Table 6.4A: Gross Residential Population Density in Phase I in Planning Area

Unit	Projected Decadal Growth Rate (2011-21) (in %)	Estimated Population (2016) (in '000)	Area (sqkm)	Residential Area (in ha) (on 2016)	Gross Population Density (persons/ha) (Taking 2016 population)
Rampurhat Municipality	20.0	63353	6.25	291.1	217.6
Rampurhat Block-I (part)	20.0	79432	87.978	579.1	137.2
Rampurhat Block-II (part)	20.0	39475	40.34	232.7	169.6
Total		183180	134.568	1102.9	166.1

Source: Author

Table 6.4B: Gross Residential Population Density in Phase I in Planning Area

Unit	Projected Decadal Growth Rate (2011-21) (in %)	Estimated Population (2016) (in '000)	Area (sqkm)	Residential Area (in ha) (on 2016)	Gross Population Density (persons/ha) (Taking 2016 population)
Rampurhat Municipality (A)	20	63353	6.25	291.1	217.6
Municipal Out Growth (B)	32	32065	13.793	191.5	167.4
Rampurhat Urban Node (A+B)	-	95418	20.043	482.6	197.7
Tarapith GN	40	18339	11.82	98.9	185.4
Other Rural Area (RN)	13	69244	102.705	521.4	132.8
Total		183120	134.568	1102.9	166.1

Source: Author

6.2.1 Land requirement for Planning Area by 2031

The assessment of the additional land requirement to accommodate the proposed population in 2031 has been compiled in [Table 6.5](#). The gross residential population densities were

assumed to remain same at unit level within the plan period (i.e. around 130 persons per hectare in rural areas, 160 persons per hectare in Tarapith Growth Node and Municipal Outgrowth, and 200 persons per hectare in Rampurhat Municipal Area). This assumption was made to ensure the continuity in the way of living in urban and rural settlements. With these assumptions, it can be seen that the total additional residential land requirement for accommodating the additional population would be roughly around 597 ha.

The additional land requirement is higher for Municipal Outgrowth within Rampurhat Urban Node as they are expected to accommodate much higher population. The land requirement in Tarapith Growth Node is also considerable given its fast growing population base as well as tourism-based activities.

The LU&DCP intends to make suitable allocation of land resources to accommodate an additional population of approximately 62 thousand people by the year 2031 AD.

Table 6.5: Area required for the proposed population in Planning Area

Unit	Additional Population (2016-2031)	Gross Residential Population Density (persons/ha)	Allocated additional population (2016-31)	Additional Residential land required (ha)	Total area for Built up development for additional population (ha)	Share of Total area for Built up development for additional population (%)
Rampurhat Municipality	19927	200	9963 [#]	50	74.7	12.0
Municipal Out Growth	16564	160	26527 ^{##}	166	248.7	18.2
	36491		36490	216	323	16.3
Tarapith GN	12039	160	12039	75	112.9	9.4
Other Rural Area (RN)	13932	130	13932	107	160.8	1.5
Total	62462	200	62462	398	597.0	4.3

[#]Only 50 percent of the additional population in Municipal allocated within and rest in the Municipal Outgrowth area;

^{##}Municipal Outgrowth will accommodate its additional population as well as 50 percent of the additional population from Municipal Area;

Source: Author

7.0 ANALYSIS OF SURVEYED LAND USE

The present Land Use Map and Land Register for Phase-I of the Planning Area was prepared u/s 28, adopted u/s 29(3) and published u/s 29(5) of The West Bengal Town and Country (Planning and Development) Act, 1979 and was approved by the Government of West Bengal and the same was published in the Calcutta Gazette on Tuesday, January 21, 2020.

New development that has taken place since then has been updated in the Land Use Map and Land Register. The notified land use map was prepared using land use classification based on URDPFI guidelines ([Refer Annexure II](#)).

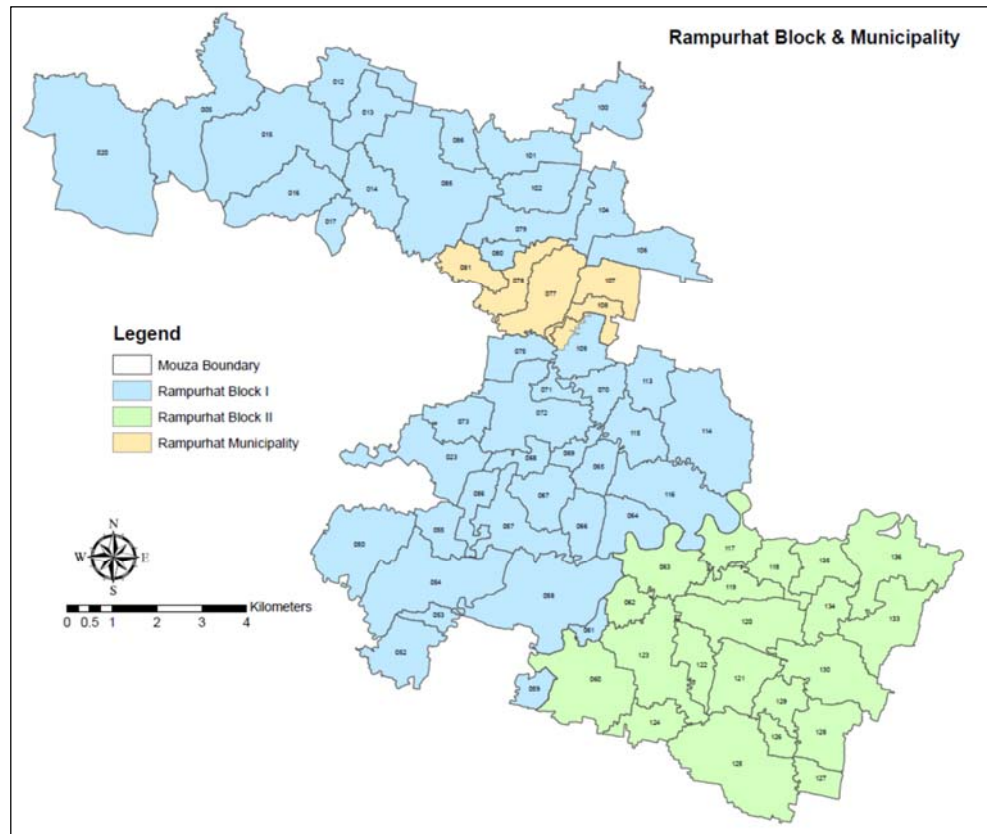
[Table No. 7.1](#) shows the overall existing Land-use breakup of the Phase-I of Planning Area. The largest share of land use consists of primary activities (76.2%) mostly agriculture (70.4%) – with very less amount of land left as barren. Even in Municipal Area 31.4 percent of land comes under primary activity. Residential land use occupies 43.7 percent of land in municipal area. Around 10.9 percent of the total land in the planning area is under waterbodies and forests/plantations. The share of industrial land use is low and is concentrated in the umicipal area and adjoining Rampurhat-I Block. Special Area consists sites of heritage value i.e. Maa Tara Temple and its precincts as identified by West Bengal Heritage Commission, Government of West Bengal.

Table No. 7.1: Existing land use area break-up of Phase I of Planning Area

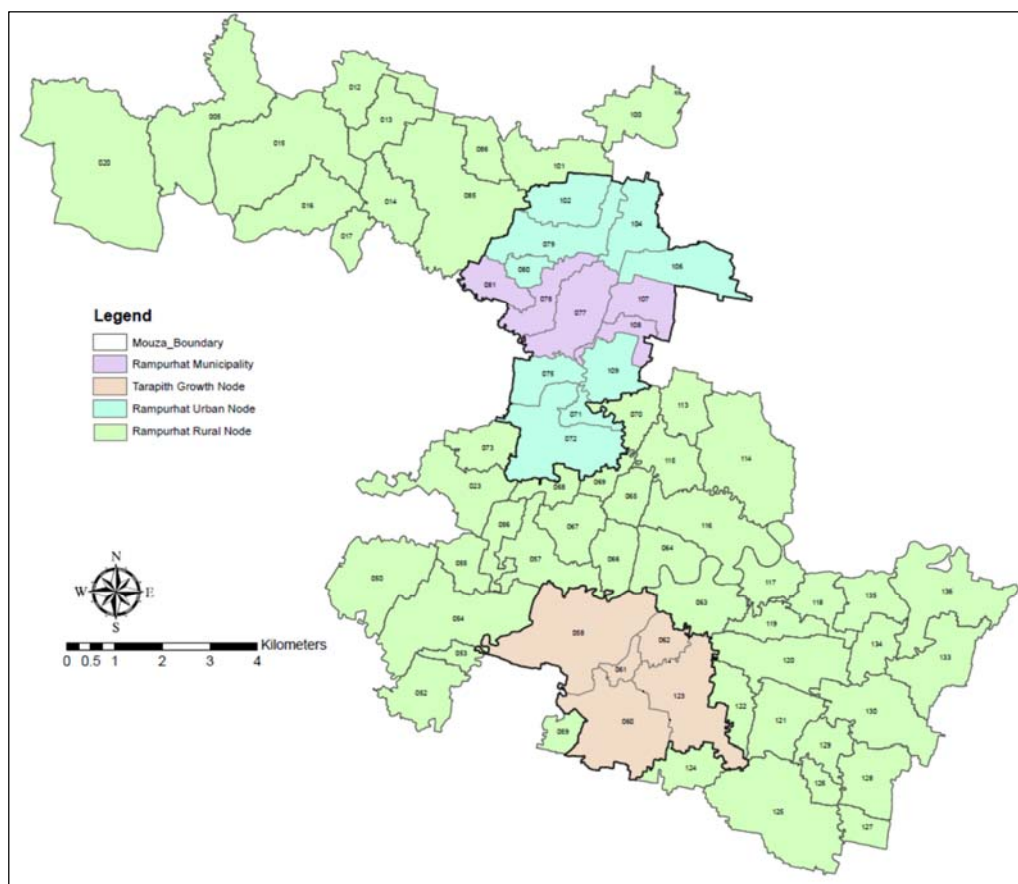
A-N	Landuse	Share of Area (in %)			
		Urban	Rural		Total
		Municipality	Rampurhat_I	Rampurhat_II	
	Residential	43.7	6.7	6.1	8.4
R-1	Primary Residential Zone (U)	42.6	0.0	0.0	2.2
R-2	Unplanned/ Informal Residential Zone (U)	1.1	0.0	0.0	0.1
R-3	Residential Zone (R)	0.0	6.7	6.1	6.2
	Commercial	1.8	0.3	0.3	0.4
C-1	Retail Shopping Zone	0.6	0.0	0.1	0.1
C-2	General Business and Commercial District/ Centers	0.2	0.2	0.3	0.2
C-3	Wholesale, Godowns, Warehousing/ Regulated Markets	1.0	0.0	0.0	0.1
	Industry	0.5	0.2	0.0	0.2
I-1	Service and Light Industry	0.5	0.2	0.0	0.2
	Public and Semi-Public	4.4	0.5	0.3	0.7
PS-1	Govt./ Semi Govt./ Public Offices	1.4	0.0	0.0	0.1
PS-4	Educational and Research	2.5	0.2	0.1	0.3
PS-5	Medical and Health	0.1	0.1	0.0	0.1
PS-6	Social Cultural and Religious	0.2	0.1	0.1	0.1
PS-7	Utilities and Services	0.1	0.0	0.0	0.0
PS-8	Cremation and Burial Grounds	0.1	0.1	0.1	0.1

	Recreational	0.8	0.2	0.1	0.2
P-1	Parks/ Playgrounds/ Stadium and Sports-Complex	0.8	0.2	0.1	0.2
	Primary Activity	31.7	77.7	80.4	76.2
PA-1	Agriculture	24.4	71.5	75.8	70.4
PA-3	Poultry and Dairy Farming	0.0	0.0	0.0	0.0
PA-5	Brick Kiln and Extractive Areas	0.0	1.8	0.4	1.3
PA-7	Barren Land (Use Undetermined)	7.4	4.5	4.2	4.5
	Protective and Undevelopable Use Zone	9.0	10.9	11.1	10.9
E-1	Water Bodies	9.0	8.8	10.7	9.3
E-2	Reserve Forest/ Plantations and Eco-Sensitive Zone	0.0	2.1	0.4	1.5
	Special Area	0.0	1.0	0.1	0.7
S-2	Heritage and Conservation Areas	0.0	0.0	0.1	0.0
S-4	Government Restricted Area (Defence)	0.0	1.0	0.0	0.7
	Transportation and Communication	8.0	2.5	1.5	2.5
T-1	Roads	4.0	2.1	1.5	2.1
T-2	Railways	3.8	0.3	0.0	0.4
T-5	Bus Depot/ Truck Terminals	0.2	0.0	0.0	0.0
T-6	Transmission and Communication	0.0	0.0	0.0	0.0
	Total Area	100.0	100.0	100.0	100.0

Source: Author



Map 7.1: Rural and Urban Components in Phase-I of Planning Area



Map 7.2: Rampurhat Urban Node, Tarapith Growth Node and Rural Nodes in Phase-I of Planning Area

Table No. 7.2: Existing land use area distribution in Rampurhat Urban Node, Tarapith Growth Node and other Rural Nodes.

Land Use (with A_N Code)	Share of Area (in %)					
	Rampurhat Municipality	Municipal Outgrowth	Rampurhat Urban Node	TarapithGrowth Node	Other Rural Nde	Total
Residential (R-1, R-2, R-3)	43.79	14.23	23.99	8.17	5.25	8.38
Commercial (C-1, C-2, C-3)	1.79	0.26	0.77	1.90	0.08	0.36
Industry (I-1)	0.50	1.12	0.92	0.02	0.05	0.18
Public and Semi-Public (PS-1, PS-4, PS-5, PS-6, PS-7, PS-8)	4.39	1.28	2.31	0.49	0.37	0.67
Recreational (P-1)	0.84	0.17	0.39	0.06	0.14	0.17
Primary Activity	31.69	71.56	58.38	70.83	80.45	76.19

Land Use (with A N Code)	Share of Area (in %)					
	Rampurhat Municipality	Municipal Outgrowth	Rampurhat Urban Node	Tarapith Growth Node	Other Rural Nde	Total
Agriculture (PA-1) + Animal Husbandry (PA-3) + Brick Kiln (PA-5)	24.33	64.08	50.95	64.53	76.71	71.66
Barren Land (PA-7)	7.36	7.47	7.43	6.30	3.74	4.54
Protective and Undevelopable Use Zone	8.90	8.29	8.49	16.11	10.72	10.87
Water Bodies (E-1)	8.90	8.29	8.49	14.89	8.84	9.34
Reserve Forest (E-2)	0.00	0.01	0.00	1.22	1.87	1.53
Special Area (S-2, S-4)	0.00	0.00	0.00	0.30	0.88	0.70
Transportation and Communication (T-1, T-2, T-3)	8.10	3.09	4.75	2.12	2.07	2.48
Total	100.00	100.00	100.00	100.00	100.00	100.00

Source: Author

Table No. 7.2 shows the existing land use distribution in the proposed Rampurhat Urban Node (UN), Tarapith Growth Node (GN) and Rural Nodes delineated in the Planning Area – which clearly points out that there is significant variation in present land utilization between Urban Node (UN), Growth Nodes (GN) and remaining Rural Nodes (RN). The share of land dedicated to Residential Use is highest in the Urban Node – especially within the municipal area. The amount of land area dedicated to commercial activity is very high in Tarapith Growth Node due to tourism.

8.0 PLANNING PROCEDURE

8.1 Plan Period

The Land Use and Development Control Plan for Phase-I of Planning Area is proposed for the year 2031. Though primarily rural in nature, we also have an old Urban Node (UN) with an important tourism-based Growth Node (GN).

Haphazard urban growth as well as weak enforcement of regulations concerning land development control often degrades the quality of living environment and creates severe constraints for future development. The pressure of tourism based commercial activity has accelerated this trend in Tarapith Growth Node. The outcome of this organic development has been the proliferation of the built up spaces (primarily hotels, restaurants, shops etc.) in and around Maa Tara Temple precinct as well as along the approach roads from NH-14. Ribbon Development along NH-14 (primarily in the form of freight logistics, way-side amenities manufacturing, institutions, shops, residences etc.) is also an area of prime concern and has led to poor utilization of land resources, especially in and around Rampurhat Municipal Area.

The Planning Area also has significant stone quarrying operations on its western side towards Dumka (Chakaipur, Mondola and Chandpur Mouza in Kusumba GP). These areas are connected to Jharkhand via NH-114A from Rampurhat. The quarrying operations considerably influence the local economy of Rampurhat Town and provide employment opportunities to the local population. These areas are also close to the Indian Air Force base with runway facilities.

Keeping these prevailing landuse characteristics in consideration, with the help of Land Use and Development Control Plan, it is expected that the Development Authority will be better equipped to manage and regulate the future development in Phase-I of the Planning Area.

8.2 Planning Directives

The main objective of Land Use and Development Control Plan is to allocate land uses to ensure public welfare and better standard of living, while retaining the predominant character of this planning area. The land use distribution is based on compatibility of uses. The development control plan manages and regulates land development and ensures that all developments conform to a pre-determined set of objectives, policies or standards. Thus the Land Use and Development Control Plan must be inclusive of the physical, environmental, economic, social and aesthetic aspects.

To prepare this plan certain planning directives were followed.

1. Land use plan shall respond to the topography, geology, hydrology, ecology, etc.
2. The land use shall show location of existing rural settlements and it will earmark agricultural land, forest land, rivers, streams and canals, water bodies.

3. Conversion of land under water bodies is strictly prohibited. Future activities that threaten the health of the natural drains, streams, canals, rivulets, rivers will not be allowed.
4. Most of the farm land is multi-cropping, and shall be protected to the maximum extent. The same shall be earmarked as 'Agricultural Use Zone' along with other area which are most suited for agricultural use. Similarly, stone quarrying can be allowed only after permission is obtained from district administration as per the West Bengal Minor Minerals Act, 2002.
5. No large polluting industries are allowed in this planning area. Only small and medium scale non-polluting industries having link with the farm economy may be permitted.
6. Priority aspects regarding planning projects must be decided as per the 'development priorities' obtained in the socio-economic survey.
7. While allocating public infrastructure, priority will be given to the land under the possession of the Government.
8. Provision of public facilities and infrastructure like health, education, government, recreation, community development, will be made as per the URDPFI Guidelines as far as found appropriate to the local needs.
9. Areas of Heritage value will be given due importance and incorporated in the plan. Owing to its religious and cultural heritage endowment, tourism activities will be proposed, especially around the Maa Tara Temple precincts along the river Dwarka.

8.3 Planning Inputs from Past Studies

No past studies have been conducted for Tarapith Rampurhat Planning Area but some studies exist which focus on particular aspects within the planning area.

Inputs from WBPCB reports on the status of river Dwarka has been provided in Section 4.

The Human Development Report of Birbhum district provides an inter-Block level comparison among 23 Blocks on various aspects of development i.e. health and education attainment, employment, income, access to amenities and facilities, incidence of diseases etc. We have incorporated some of the findings in Section 5.

8.4 Methodology/Approach

Without the knowledge of the existing situation, future proposal for land use and development control cannot be prepared. The first step in the preparation of the plan is updating the existing land use. After that, present situation is analyzed considering socio-economic survey data and other relevant secondary information about the planning area. Projections are made for required infrastructure facilities and past proposals are considered for preparation of conceptual broad zoning. Then, draft LU&DCP is prepared with detailed zoning regulations and

development control guidelines. After considering stakeholders' objections/ suggestions, final LU&DCP will be submitted. The detailed steps for preparation of LU&DCP are shown in [Figure No. 8.1](#). The Image No.1 shows few snapshots of the stakeholders' meeting arranged in various places since January, 2023. The stakeholders consisted of the representatives from executive members of the nodal agencies and the elected members of the rural/urban local government.

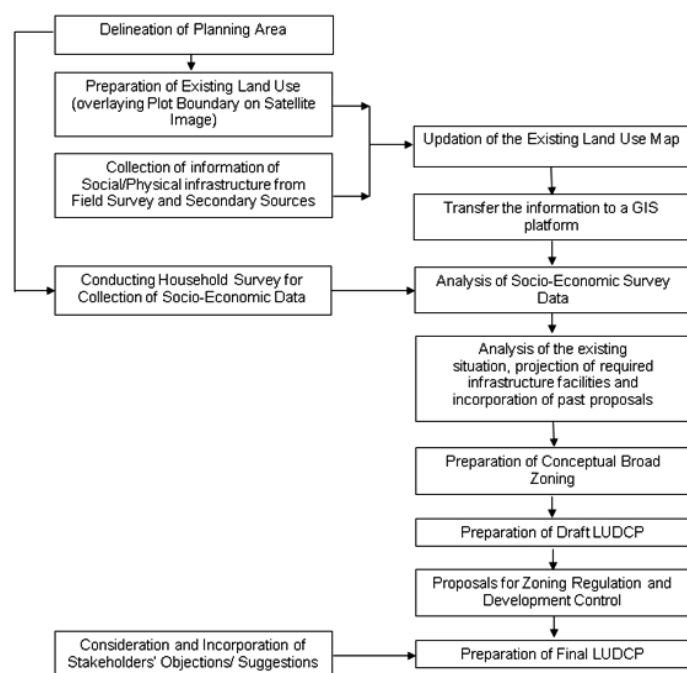


Figure No. 8.1: Methodology adopted for preparation of LU&DCP



Image No. 1: Stakeholders' meeting at UD&MA, January 2023

8.4.1 Inputs from Various Participatory workshops with stakeholder

Participatory meetings, presentations, workshops, interactions etc. occurred in various stages during the plan preparation. The major issues raised by the stakeholders are listed following.

Elected representatives Rampurhat-I & II Panchayat Samiti raised concern on the Haphazard development around Tarapith and along the connectors from NH-14. They have expressed need for better tourist stay facilities, improvement in tourist circulation and other amenities especially on special occasions i.e. Kaushiki Amabasya. They also raised concern about the accident rates which are very high along the NH-14 alignment. District Police agencies in charge of traffic management and NHAI representative corroborated these observations. Most of these developments occur within a small band width of the highway alignment – often forming ribbon development. As NH-14 is the most preferred access road to the North Bengal and North-east especially traffic coming from Delhi (Via NH-19) and Chennai (via NH-16), extensive regional freight movement is observed. Mixing of heavily loaded regional traffic with local traffic and local traffic increases accident risk as well as reduces the Level of Service in these highway stretches.

On the other hand, these regional corridors have attracted an array of logistic functions i.e. wayside amenities, truck parking, depots and warehouses etc in form of ribbon development along the NH alignment, especially close to the Rampurhat town. All have strongly expressed need for more regulations on haphazard conversion of land use along these important regional connectors.

In the proposed LU&DCP these problem areas mostly fall in Rampurhat Urban Node and Tarapith Growth Node, and the issues are addressed through proposed zoning and development control guidelines. In Rural Nodes (RN) land falling within 500m from the centerline of NH-116 (within Nandakumar Block) are covered through proposed zoning and development control guidelines.

Expansion of Rampurhat Municipality was raised as an issue of concern from the representatives of the ULB and district administration. Certain barriers to growth were identified such as the Eastern Rail link on the western side of the NH-14 alignment. A large part of the municipal area is underutilized (either agricultural land or barren land left for speculation) – whereas sprawl is taking place outside the municipal boundary as outgrowth along the NH-14. New bypass alignment and connections to the Rampurhat town has been proposed along with recommendations of grade separated road connections over the rail link.

8.5 Summary of major development proposals for LU&DCP

Phase-I of Planning Area is predominantly rural in character with high dependence on primary sector activities. The only urban local body (ULB) in the study area is Rampurhat (M). Municipal outgrowth is observed in the northern and southern periphery of the municipal area. Municipal area and outgrowth area now constitute Rampurhat Urban Node (UN). Apart from that, considerable amount of commercial and residential activity has come up in Tarapith Growth Node (GN) – primarily for catering the tourism demand.

The predominant land cover consists of agricultural land, water bodies and village settlements. Ribbon development along the major regional connections is observed in Rampurhat Urban Node and Tarapith Growth Node. If not regulated, it can disrupt the development potential of the planning area. One of the prime objectives of the Land Use and Development Control Plan is to provide new areas of planned development to stop this unregulated haphazard sprawl across the planning area.

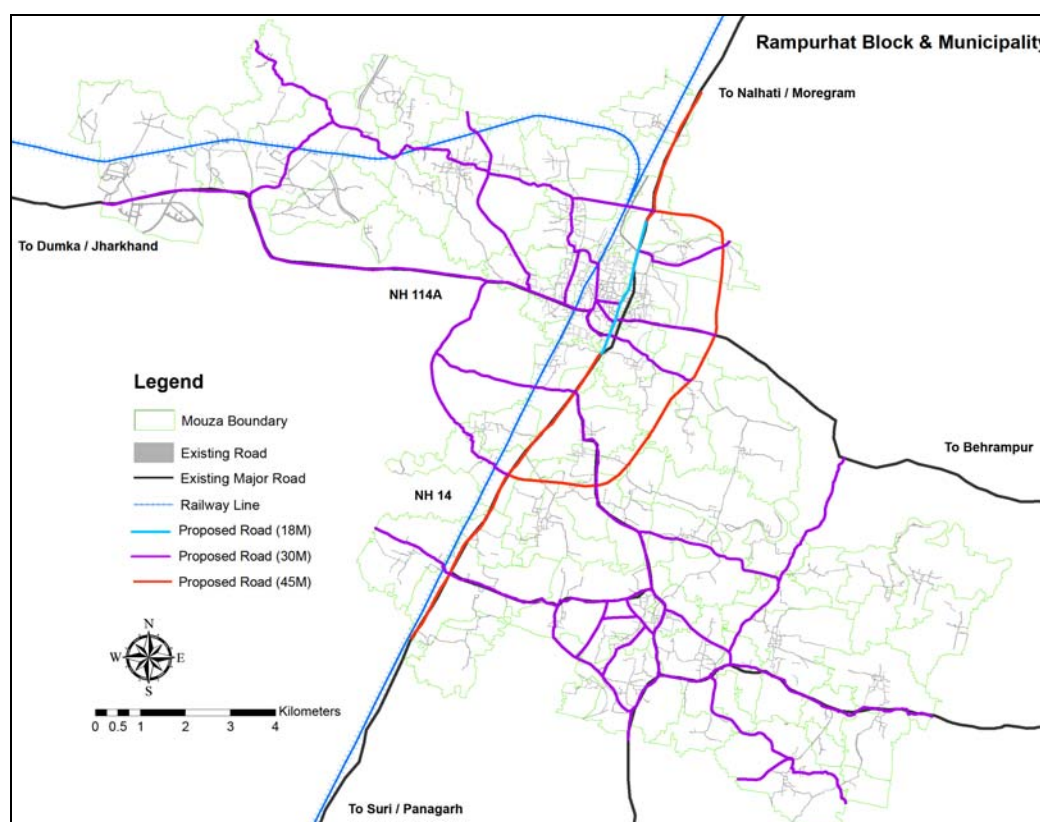
Phase-I of the Planning Area has one Urban Node (UN) and one Growth Node (GN) – rest being considered as Rural Nodes (RN) with marginal change in character except providing improved connectivity and access to other infrastructure.

The proposed Urban Node (UN) has 14 mouzas with an area of 19.88 sq.km and has a population of 85742 in 2011. It is expected that population of this urban node will cross 1 lakh i.e. population threshold for Class I level Census Town. The present character of development already warrants regulatory control of land use and development control commensurate of a Class I town, especially in the outgrowth areas in the northern and southern fringes. The proposed activities in LU&DCP include Residential zone to accommodate its fast growing population, a proposed Ring road (45 m ROW) to bypass the regional traffic from NH-14 and NH-114A out of the town, few link roads (18 m and 30 m ROW) to enhance connectivity with the newly planned areas, Commercial zone with freight logistic functions as well as service and light industry along the ring road alignment.

The proposed Growth Node (GN) is located around Tarapith – covering 5 mouzas with an area of 11.99 sqkm and having a population of 15499 in 2011. This growth node has exhibited high growth rate of population and built-up area in recent decade. The local economy is based on the tourist flow generated by Maa Tara Temple – which is also part of the district tourism circuit connecting five Devi Shakti peeths. The proposed activities include large Commercial Zone to take care of increasing trade and commerce, Institutional Zone as part of tourism promotion and administration, Residential zone to accommodate the rapid population (including floating population) growth due to its prosperous local economy. A new network of internal link roads (18 m & 30 m ROW) is proposed to reduce congestion on existing roads as well as providing access to the proposed commercial, institutional and residential zones.

The remaining village settlements i.e. RNs are connected to the Urban Nodes and Growth nodes through a network of proposed road alignments with 18 m and 30 m ROW. This proposed road network attempts to improve connectivity within the planning area as well as to the adjoining towns ([Refer Map 8.1](#)).

As NH-14 passes through the RNs, care has been taken to control the land use within 500 m from the centerline of the road alignment on both side, primarily to check the ribbon development of small residential/commercial development. Institutional, commercial/logistics functions are proposed in these land parcels with plot sub-division control guidelines.



Map No. 8.1: Proposed Road Network in Phase-I of the Planning Area

8.5.1 Proposed Land Use Categories

In order to reduce the problems of haphazard, uncontrolled development, deteriorating environmental quality, loss of agricultural lands, and development pressure along regional corridors, the present and future activities of the Phase-I of the Planning Area has been grouped under 9 broad land use Categories.

The proposed land use classification has been designed considering The West Bengal Town and Country (Planning and Development) Act, 1979 and the URDPFI Guidelines, 2014, Ministry of Urban Affairs and Employment, Government of India.

The existing land use categories (as in Land Use Map and Register) as per the 'Surveyed Land Use' have been distributed amongst the 'Proposed Land Use' categories (in Land Use and Development Control Plan). The land use classification adopted for the LU&DCP has been elaborated in [Table No. 8.1](#). The detail list of activities under each land use zone has been included in the Zoning Regulations given in Chapter 9.

Table No. 8.1: Proposed Land Use Zone Classification

S. No.	Proposed Land use Zones
1	Proposed Residential
2	Proposed Commercial
3	Proposed Industry
4	Proposed Public & Semi Public
5	Proposed Primary Sector Activities Zone
6	Proposed Buffer Zone
7	Proposed Sub Arterial Roads (18 M)
8	Proposed Arterial Roads (30 M)
9	Proposed Arterial Roads (45 M)

Source: Author

Following tables describe the area of land earmarked within different Land Use Zones and Land Use Categories. The tables also indicate the relative distribution of land under each Land Use Zone and Land Use Category.

Table No. 8.2: Proposed Land Use Zones in Phase-I of Planning Area

Land Use Zones	Area in sq.km	Share of Total Area (%)
Proposed Residential	6.76	5.1
Proposed Commercial	3.39	2.6
Proposed Public & Semi-Public	3.29	2.5
Proposed Industry	3.40	2.6
Proposed Primary Sector Activities Zone	3.65	2.8
Proposed Arterial Roads (18M)	0.06	0.0
Proposed Arterial Roads (30M)	2.46	1.9
Proposed Arterial Roads (45M)	0.76	0.6
Proposed Buffer Zone	2.6	3.4
Total	20.50	15.6

Source: Author

Table No. 8.3: Proposed Land Use Zones in the Rampurhat Urban Node (UN)

Land Use Zones	Area in sq.km	Share of Total Area in UN (%)
Proposed Residential	4.95	24.6
Proposed Commercial	1.90	9.4

Land Use Zones	Area in sq.km	Share of Total Area in UN (%)
Proposed Public & Semi-Public	1.87	9.3
Proposed Industry	2.19	10.9
Proposed Primary Sector Activities Zone	0.02	0.1
Proposed Arterial Roads (18M)	0.06	0.3
Proposed Arterial Roads (30M)	0.59	2.9
Proposed Arterial Roads (45M)	0.24	1.2
Proposed Buffer Zone	0.0	0.0
Total	10.92	54.3

Source: Author

Table No. 8.4: Proposed Land Use Zones in the Tarapith Growth Node (GN)

Land Use Zones	Area in sq.km	Share of Total Area in GN (%)
Proposed Residential	1.50	12.4
Proposed Commercial	0.35	2.9
Proposed Public & Semi-Public	1.25	10.4
Proposed Industry	0.00	0.0
Proposed Primary Sector Activities Zone	0.24	2.0
Proposed Arterial Roads (18M)	0.00	0.0
Proposed Arterial Roads (30M)	0.54	4.5
Proposed Arterial Roads (45M)	0.00	0.0
Proposed Buffer Zone	1.03	8.6
Total	3.33	27.6

Source: Author

The proposed land use in the rural node is given in [Table 8.5](#).

Table No. 8.5: Proposed Land Use Zones in the Rural Node (RN)

Land Use Zones	Area in sq.km	Share of Total Area in RN (%)
Proposed Residential	0.32	0.3
Proposed Commercial	1.15	1.2
Proposed Public & Semi-Public	0.17	0.2
Proposed Industry	1.21	1.2
Proposed Primary Sector Activities Zone	3.39	3.4
Proposed Arterial Roads (18M)	0.00	0.0
Proposed Arterial Roads (30M)	1.33	1.3
Proposed Arterial Roads (45M)	0.53	0.5
Proposed Buffer Zone	1.57	1.6
Total	6.24	6.3

Source: Author

Zoning will protect village settlements, agricultural land and ecologically sensitive zones from the pressure of conversion to commercially more beneficial land uses but having adverse social

and environmental impacts. At the same time, it also aims to promote the orderly development of economically productive land usage through promotion of mutually beneficial activities.

Zoning is not retrospective. It does not prohibit the uses of land and buildings that are lawfully established prior to the coming into effect of the zoning regulations. If these uses are contrary to the newly proposed uses, they are termed as non-conforming uses and are gradually eliminated over years without inflicting unreasonable hardship upon the property owners.

Table No. 8.6: Proposed Land Use distribution in Phase-I of Planning Area

A-N	Landuse	Share of area (%)			
		Rampurhat Urban Node (UN)	Tarapith Growth Node (GN)	Remaining Rural Nodes (RN)	Total Planning Area in Phase-I
	Existing Residential	24.0	8.2	5.2	8.4
R-1	Primary Residential Zone (U)	0.0	0.0	0.0	0.0
R-2	Unplanned/ Informal Residential Zone (U)	0.0	0.0	0.0	0.0
R-3	Residential Zone (R)	0.0	8.2	5.2	4.7
	Proposed Residential	24.6	12.4	0.3	5.1
	Existing Commercial	0.8	1.9	0.1	0.4
C-1	Retail Shopping Zone	0.0	0.3	0.0	0.0
C-2	General Business and Commercial District/ Centers	0.0	1.6	0.1	0.2
C-3	Wholesale, Godowns, Warehousing/ Regulated Markets	0.0	0.0	0.0	0.0
	Proposed Commercial	9.4	2.9	1.2	2.6
	Existing Public and Semi-Public	2.3	0.5	0.4	0.7
PS-1	Govt./ Semi Govt./ Public Offices	0.0	0.1	0.0	0.0
PS-4	Educational and Research	0.0	0.1	0.2	0.2
PS-5	Medical and Health	0.0	0.0	0.0	0.0
PS-6	Social Cultural and Religious	0.0	0.2	0.0	0.0
PS-7	Utilities and Services	0.0	0.0	0.0	0.0
PS-8	Cremation and Burial Grounds	0.0	0.0	0.1	0.0
	Proposed Public & Semi-Public	9.3	10.4	0.2	2.5
	Existing Industry	0.9	0.0	0.1	0.2
I-1	Service and Light Industry	0.0	0.0	0.1	0.0
	Proposed Industry	10.9	0.0	1.2	2.6
	Existing Recreational	0.3	0.1	0.2	0.2
P-1	Parks/ Playgrounds/ Stadium and Sports-Complex	0.0	0.1	0.2	0.1
	Existing Primary Activity	4.1	43.2	74.2	60.6
PA-1	Agriculture	4.1	43.2	72.5	59.3
PA-3	Poultry and Dairy Farming	0.0	0.0	0.0	0.0
PA-5	Brick Kiln and Extractive Areas	0.0	0.0	1.7	1.3
PA-7	Barren Land (Use Undetermined)	0.0	0.0	0.0	0.0
	Proposed Primary Sector Activities Zone	0.1	2.0	3.4	2.8
	Protective and Undevelopable Use Zone	8.5	16.0	10.7	10.9

A-N	Landuse	Share of area (%)			
		Rampurhat Urban Node (UN)	Tarapith Growth Node (GN)	Remaining Rural Nodes (RN)	Total Planning Area in Phase-I
E-1	Water Bodies	0.0	14.8	8.8	8.0
E-2	Reserve Forest/ Plantations and Eco-Sensitive Zone	0.0	1.2	1.9	1.5
	Proposed Buffer Zone	0.0	8.6	1.6	3.4
	Special Area	0.0	0.3	0.9	0.7
S-2	Heritage and Conservation Areas	0.0	0.3	0.0	0.0
S-4	Government Restricted Area (Defence)	0.0	0.0	0.9	0.7
	Existing Transportation and Communication	4.9	2.2	2.0	2.5
T-1	Roads	0.0	2.2	1.9	1.6
T-2	Railways	0.0	0.0	0.2	0.1
T-5	Bus Depot/ Truck Terminals	0.0	0.0	0.0	0.0
T-6	Transmission and Communication	0.0	0.0	0.0	0.0
	Proposed Arterial Roads (18M)	0.0	0.0	0.0	0.0
	Proposed Arterial Roads (30M)	0.0	4.5	1.3	1.9
	Proposed Arterial Roads (45M)	0.0	0.0	0.5	0.6
	Total Area	100.0	100.0	100.0	100.0

Source: Author

8.6 Resource Mobilization Options

It is primarily understood that to accommodate a population of approximately 2.5 lakhs by 2031 within Phase-I of Planning Area, Development Authority will have to initiate infrastructure development schemes conforming to the land use zones proposed in this Land use and Development Control Plan. The budgetary requirement for such development needs to be mobilized and Development Authority must prepare itself to incur such expenditure and must decide to levy certain charges to mobilize the resources. Development Authority would need to use the potential non-conventional means of resource mobilization, apart from reforming and strengthening the conventional means of resource mobilization.

Development Charges: As per the provisions in West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979), Section 102, the Development Authority can, through a notification, levy 'Development Charge' on carrying out of any development of change of use of land for which permission is required.

The rate of charges may be fixed up for the following:

1. For the institution of the use (for example - residence, commerce, industry)
2. For change of use (for example - agriculture to residence, agriculture to industry, residence to industry, residence to commerce, etc.). However, the permission for the change of use shall be given as per the discretion of the Development Authority or of the Competent Authority.

3. For carrying out any other development under the West Bengal Town & Country (Planning and Development) Act, 1979.

The Development Authority with necessary approval from Government of West Bengal can use land under its ownership for generating revenue, which may be put forth on lease for private uses. Any use, other than public infrastructure construction or government related project on government land, shall be made chargeable and the lease period should be as per the guidelines of Development Authority. The decision to renew the lease shall rest on the discretion of the Development Authority. However, the Development Authority shall follow the Land Allotment Policy, 2012 (memo no. 6686/-LP/1A-18/2012 dt. 26.12.2012) which is applicable to the land owned or held by any Department of the State Government or Agency funded by the State Government in any manner.

8.7 Proposed Development Projects

Few development projects are recommended for improving the local economy, mobility and overall quality of life in Phase-I of the Planning Area. These include key road development projects, tourism development projects, development of recreational activities, creation of logistics facilities, inland container depots, wholesale commercial market etc. The details of the project, location and other features are listed following.

- A. New road alignments and upgradation of existing links for improving intra-regional mobility [Refer Map 8.1]
 - a. Ring Road around Rampurhat Urban Node from Barsal Mouza in the south to Batail mouza in north – to bypass the regional traffic along Kharagpur – Margram Highway (NH-14).
 - b. Bypass road from Barsal mouza in south to Nischintapur in west to bypass the traffic on Dumka Road (NH-114A).
 - c. Ring Road around Tarapith Growth Node encircling Atla, Chandipur, Tarapur and Karkoria mouza – primarily to ease the traffic during peak tourist flow, provide multiple points of entry to Tarapith and providing access to proposed new commercial, institutional and residential zones.
 - d. Capacity augmentation of the regional access roads to Tarapith Growth Node – towards a) Rampurhat Ring Road b) Margram c) Budhigram and d) NH-14 (at Chakpara More and at Fatehpur)
- B. Tourism development projects
 - a. Development of Tourism facilitation center in Atla mouza of Tarapith Growth Node.
 - b. Development of Commercial zone for provision of amenities in Kamdevpur and Karkoria mouza – in Tarapith Growth Node.

- c. Development of Temple Waste Treatment/Recycling and Disposal facility in Tarapith Growth Node.
- C. Recreational development projects
 - a. Riverfront based recreational facilities along River Dwarka following the zoning and development control guidelines as per No Development and Construction Zone (NDCZ) (in Karkoria, Atla, Kamdevpur and Chandipur mouza)
- D. Warehousing and logistic facility
 - a. Along NH-14 in Batail mouza in the north and Barsal mouza in the south of Rampurhat Urban Node.
 - b. Along NH-114A in Nischintapur mouza in the west of Rampurhat Urban Node.
- E. Industrial park for light industries in Barsal mouza along NH-14 within Rampurhat Urban Node.
- F. River bank protection
 - a. Creation of embankments along the High Tide Line on River Dwarka in Tarapith Growth Node which will be in the seven mouzas i.e. Chandipur, Atla, Kamdevpur to address the issues of flooding.
 - b. All development to strictly follow the NDCZ guidelines in flood plain – preferably encouraging public activities of temporary nature with minimum building construction.

9.0 ZONING REGULATION

The aim of this section is to enable the implementation of the Land Use Plan by providing specific regulations regarding the allowable uses of land under the purview of this Plan. These regulations are forwarded to preserve the characteristics of the various land use zones proposed, while resolving compatibility issues of the various activities. It is expected that the zoning regulations will promote and protect public health, safety, convenience, general welfare and the natural environment of the planning area.

9.1 Activities 'Permitted', 'Permissible', 'Prohibited'

The zoning regulations elaborates the activities that are generally permitted within each of the land use categories (Table No. 9.1). No person shall construct, or move a building, and no person shall establish a new use of land or expand or intensify an existing use unless it conforms to the permitted uses provided in the zone district or conforms to a permit and regulations authorizing a discretionary use in the zone district in which the land is located. All construction, alteration, reconstruction or enlargement of buildings and all uses of buildings and land shall comply with all provisions of this chapter except as otherwise provided for nonconforming structures and uses. Such use/activity is termed as Permissible on Application to Competent Authority (with conditions). The uses/activities which are otherwise not allowed in a particular use zone are termed as Activities/Uses Prohibited in certain use zones.

9.1.1 Development Control Zone 'Proposed Residential Zone': This comprises the areas that are primarily used for residential purposes mixed with other uses. This zone also includes the areas which are likely to be used in future for mainly residential purposes. All these zones are located in Rampurhat Urban Node (UN) and Tarapith Growth Node (GN) within Phase I of Planning Area.

For the purpose of levying Development Charges for the institution of the use, as per the provisions in West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979), Section 102, the activities listed under the Broad use - Residential shall be charged as 'Residential, whereas the activities listed under the Broad use - Commercial, Public Semi-Public, Transportation & Communication and Recreational, shall be charged as 'Commercial, and the activities listed under the Broad use - Industrial shall be charged as 'Industrial.

9.1.2 Development Control Zone 'Rural Settlement': This comprises the area within Urban Nodes (UN), Growth Node (GN) and Rural Nodes (RN) of Phase I of Planning Area which are principally used for existing village settlement mixed with other ancillary uses. This zone also includes the areas which are likely to be used in future to accommodate the natural expansion of the existing village settlement and the commercial and institutional facilities that might be required to support such expansion. The intention is to discourage large scale development in this zone through some conscious development controls measures.

For the purpose of levying Development Charges for the institution of the use, as per the provisions in West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979), Section 102, the activities listed under the Broad use - Residential shall be charged as 'Residential, whereas the activities listed under the Broad use - Commercial, Public Semi-Public, Transportation & Communication and Recreational, shall be charged as 'Commercial, and the activities listed under the Broad use - Industrial shall be charged as 'Industrial.

9.1.3 Development Control Zone 'Proposed Commercial Zone + Retail Shopping Zone': Retail Shopping Zone comprises of the areas that are presently used principally for commercial purpose mixed with other uses that are permissible as per the zoning regulations indicated in this document. Proposed Commercial Zone includes areas which are likely to be used in future for trade and commerce activities.

For the purpose of levying Development Charges for the institution of the use, as per the provisions in West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979), Section 102, the activities listed under the Broad use - Residential shall be charged as 'Residential, whereas the activities listed under the Broad use - Commercial, Public Semi-Public, Transportation & Communication and Recreational, shall be charged as 'Commercial, and the activities listed under the Broad use - Industrial shall be charged as 'Industrial.

9.1.4 Development Control Zone 'Wholesale market /Godowns /Warehousing /Regulated market': This comprises of the areas that are used principally for wholesale commercial purpose mixed with other uses that are permissible as per the zoning regulations indicated in this document. This zone includes areas which are presently used or likely to be used in future for activities like Wholesale markets, Godowns and warehouses, agro-Mandis, perishable goods (Fruit/Vegetable/Fish etc) storage facilities and market, ice factory, loading/un-loading bays, logistic facilities and associated commercial functions.

For the purpose of levying Development Charges for the institution of the use, as per the provisions in West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979), Section 102, the activities listed under the Broad use - Residential shall be charged as 'Residential, whereas the activities listed under the Broad use - Commercial, Public Semi-Public, Transportation & Communication and Recreational, shall be charged as 'Commercial, and the activities listed under the Broad use - Industrial shall be charged as 'Industrial.

9.1.5 Development Control Zone 'Proposed Public & Semi Public Zone + Govt./Semi Govt./Public Offices + Education + Medical & Health + Socio-cultural and Religious': This zone comprises of the areas that are used principally for Govt. / Semi Govt./Public offices, educational, health related and socio-cultural and religious institutions as well as the proposed public and semi-public zone.

The proposed public & semi-public zone has been principally allocated on land belonging to Government of West Bengal or private parcel of land along the proposed arterial roads so that the institutions can be easily accessible from different parts of the planning area. It will cater to the future needs of public offices, education and health facilities, social-cultural, religious and recreational facilities as well as utilities and services catering to the Urban Node, Growth Node and Rural Nodes in Phase I of Planning Area.

For the purpose of levying Development Charges for the institution of the use, as per the provisions in West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979), Section 102, the activities listed under the Broad use - Residential shall be charged as 'Residential, whereas the activities listed under the Broad use - Commercial, Public Semi-Public, Transportation & Communication and Recreational, shall be charged as 'Commercial, and the activities listed under the Broad use - Industrial shall be charged as 'Industrial.

9.1.6 Development Control Zone 'Utilities and Services + Cremation and Burial grounds': This zone comprises of the existing utilities and services as well as the cremation and burial grounds that are presently serving Phase I of Planning Area and shall continue to do so. No Development charges will be levied for cremation and burial grounds.

For the purpose of levying Development Charges for the institution of the use, as per the provisions in West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979), Section 102, the activities listed under the Broad use - Residential shall be charged as 'Residential, whereas the activities listed under the Broad use - Commercial, Public Semi-Public, Transportation & Communication and Recreational, shall be charged as 'Commercial, and the activities listed under the Broad use - Industrial shall be charged as 'Industrial.

9.1.7 Development Control Zone 'Roads + Railway Track + Transport Terminal + Proposed Arterial Roads': These zone comprises of the all the transport infrastructure existing in the Phase I of Planning Area and shall also comprise of the proposed arterial roads and associated terminal facilities that will come up in the area.

For the purpose of levying Development Charges for the institution of the use, as per the provisions in West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979), Section 102, the activities listed under the Broad use - Residential shall be charged as 'Residential, whereas the activities listed under the Broad use - Commercial, Public Semi-Public, Transportation & Communication and Recreational, shall be charged as 'Commercial, and the activities listed under the Broad use - Industrial shall be charged as 'Industrial.

9.1.8 Development Control Zone 'Playground/Stadium/Sports complex': This zone comprises of the areas that are used principally for open-space based recreational and sports activities and green open spaces and in future shall be used for recreational purposes.

For the purpose of levying Development Charges for the institution of the use, as per the provisions in West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979), Section 102, the activities listed under the Broad use - Residential shall be charged as 'Residential, whereas the activities listed under the Broad use - Commercial, Public Semi-Public, Transportation & Communication and Recreational, shall be charged as 'Commercial, and the activities listed under the Broad use - Industrial shall be charged as 'Industrial.

9.1.9 Development Control Zone 'Proposed Industry + Service and Light Industry': It comprises of all existing service and light industries in addition to the proposed industry zone in Growth Nodes.

For the purpose of levying Development Charges for the institution of the use, as per the provisions in West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979), Section 102, the activities listed under the Broad use - Residential shall be charged as 'Residential, whereas the activities listed under the Broad use - Commercial, Public Semi-Public, Transportation & Communication and Recreational, shall be charged as 'Commercial, and the activities listed under the Broad use - Industrial shall be charged as 'Industrial.

9.1.10 Development Control Zone 'Agriculture + Brick Kiln and Extractive areas': This zone comprises of the areas that are used principally for primary sector activities i.e. farmland, forests, and extractive activities and in future predominantly shall be used for such purposes – except in Urban Node and Growth Node.

For the purpose of levying Development Charges for the institution of the use, as per the provisions in West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979), Section 102, the activities listed under the Broad use - Residential shall be charged as 'Residential, whereas the activities listed under the Broad use - Commercial, Public Semi-Public, Transportation & Communication and Recreational, shall be charged as 'Commercial, and the activities listed under the Broad use - Industrial shall be charged as 'Industrial.

9.1.11 Development Control Zone 'Proposed Buffer Zone': A buffer zone has been proposed near the river bank area in Tarapith Growth Node for River Dwarka - primarily to contain threat of flood in this Growth Node. It comprises of all land within 100m from the active flood plain of River Dwarka and will follow the restrictions imposed by 'No Development and Construction Zone' as mentioned in River Regulatory Zone (RRZ) guidelines. Any activity not according to the NDCZ regulations will be treated as "Unauthorized Development".

9.1.12 Development Control Zone 'Water Bodies': It comprises of all types of water bodies which includes river, canal, lakes, ponds etc.

For the purpose of levying Development Charges for the institution of the use, as per the provisions in West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979), Section 102, the activities listed under the Broad use - Residential shall be charged as 'Residential, whereas the activities listed under the Broad use - Commercial, Public Semi-Public, Transportation & Communication and Recreational, shall be charged as 'Commercial, and the activities listed under the Broad use - Industrial shall be charged as 'Industrial.

Table No. 9.1: Zoning Regulations for Phase I of Planning Area

Proposed Residential Use Zone		
Broad Uses	Uses Permitted	Uses Prohibited
Residential (more than 50 percent of the total area)	<p>Plotted housing (detached, semi-detached, row housing)</p> <p><i>Note: Not within 500 m of the C/L of the NH-14 and NH-114A</i></p> <p>Group housing, Apartments, Multi Dwelling Units</p> <p>Guest houses, Service apartments, Hostels, Night shelters, Boarding and lodging houses</p> <p>Dharmashala, Old age homes, Orphanages, Dormitories</p> <p>Housing for rehabilitation and economically weaker section</p> <p><i>Note: Residential use shown over land belonging to the Government must essentially be utilized for housing for rehabilitation and economically weaker section</i></p>	All activities not listed in 'Permitted' column
Commercial	<p>Retail commercial shops/departmental stores (total floor area not exceeding 300 sqm.)</p> <p>Eateries and restaurants (without bar facilities and total floor area not exceeding 300 sqm.)</p> <p>Hotels (up to 3 star category)</p> <p>Professional consulting offices/private offices (total floor area not exceeding 300 sqm.)</p> <p>Banks, financial institutions and professional establishments</p> <p><i>Note: Minimum road width for the above commercial establishment shall be 12 meter.</i></p> <p><i>In case of mixed use the commercial floor area shall not exceed 10% of the total floor area of the concerned residential development or 300 sqm., whichever is less</i></p>	<p>Storage/warehousing/Godown (involving/not involving perishable, inflammable, explosive or other kinds of hazardous materials)</p> <p>Storage, segregation and sale of second hand/ junk goods/recyclables</p> <p>Wholesale/Mercantile use</p> <p>All activities not listed in 'Permitted' column</p>
Industrial	<p>Industries listed under "EXEMPTED" category of WBPCB</p> <p><i>Note: Minimum abutting road width shall be 12 meter</i></p> <p><i>In case of mixed use the industrial floor area shall not exceed 10% of the total floor area of</i></p>	<p>Industries listed under "GREEN" category of WBPCB (Other than small scale)</p> <p>Industries listed under "ORANGE", "ORDINARY RED" and "SPECIAL RED" category of WBPCB (All scale)</p>

Proposed Residential Use Zone		
Broad Uses	Uses Permitted	Uses Prohibited
	<p>the concerned residential development or 200 sqm., whichever is less</p> <p>Note: Permission should be given subject to</p> <ul style="list-style-type: none"> Categories of Industries will be as per Annexure III maximum power consumption for industrial operations up to 10 HP (power required for air conditioning, lifts and computers are excluded from power consumption specified above) noise generation limited to the prescriptions of the Ministry of Environment and Forest, Government of India., for residential areas adherence to the emission standard prescribed by WBPCB adherence to the fire safety norms laid down in the Nation Building Code of India and West Bengal Fire Services Act 1950 (West Bengal Act XVIII of 1950), if applicable 	
Public/Semi-Public	<p>Government/semi-government offices, post offices, police post, police stations, public distribution services (e.g. milk booths, electricity offices, telecommunication offices, postal services), public toilets</p> <p>Nursery crèches, kindergartens, pre-primary, primary, secondary schools, tutorial institutions, libraries and reading rooms, training institutions</p> <p>Health clinics, dispensaries, nursing homes and child welfare & maternity center (upto 30 beds), diagnostic centers</p> <p>Note: Health facilities should not exclusively treat contagious diseases and floor area should not exceed 500 sqm. at one location</p> <p>Multi-purpose community halls, auditoriums, assembly halls, gymnasium</p> <p>Note: Design occupancy of the above assembly buildings should not exceed 300 people</p> <p>Places of public worship, religious buildings, welfare institutions, clubs, exhibition and art galleries</p> <p>Note: Total floor area consumed by institutional activities above not exceeding 300 sqm.</p> <p>Electrical distribution facilities, telecommunication facilities/exchanges, water/sewage pumping stations, water reservoirs (overhead/underground), solid</p>	<p>Electric grid station, water treatment plant, Sewage treatment plant, slaughter house</p> <p>All activities not listed in 'Permitted' column</p>

Proposed Residential Use Zone		
Broad Uses	Uses Permitted	Uses Prohibited
	waste collection yards/transfer points and other public facilities	
Transportation and Communication	Roads, railway lines and station facilities, terminal facilities for para-transit modes, bus stand/shelter facilities, off-street parking facilities (car/two-wheeler/bicycle), transmission and communication lines, highway amenities	All activities not listed in 'Permitted' column
Recreational	Parks/ tot lot, playgrounds, gardens, multi-purpose open spaces, (including incidental buildings thereon), swimming pool <i>Note: The above recreational activities shall have minimum 12m wide abutting road</i>	All activities not listed in 'Permitted' column
Agriculture	Nursery, high density farming/vertical farming/stacked greenhouse farming, community garden farming, <i>Note: The above agricultural activities shall be confined to plot area not exceeding 1.0 ha</i> Community forestry/plantation, riparian buffers Water bodies (ponds, lakes, canal, irrigation channel)	All activities not listed in 'Permitted' column

Rural Settlement		
Broad Uses	Uses Permitted	Uses Prohibited
Residential (more than 50 percent of the total area)	<p>Plotted houses (detached, semi-detached)</p> <p>Note: The above residential activities shall be permitted on plot area not exceeding 200sqm.</p> <p>Note: Not within 500 m of the C/L of the NH-14 and NH-114A</p> <p>Farm houses and buildings for agricultural activities</p> <p>Note: Farm houses and their ancillary buildings and uses not exceeding 200 sqm. of plinth area. It shall not be used for commercial purpose. The height of such building shall be restricted to 9 meter</p> <p>Dwelling for the people engaged in the farm</p>	All activities not listed in 'Permitted' column
Commercial	<p>Retail commercial shops (total floor area not exceeding 25 sqm.)</p> <p>Eateries (total floor area not exceeding 25 sqm.)</p> <p>Professional consulting offices/private offices (total floor area not exceeding 25 sqm.)</p> <p>Agro Mandis, daily/weekly market</p>	All activities not listed in 'Permitted' column
Industrial	<p>Industries listed under "EXEMPTED" category of WBPCB (small scale)</p> <p>Note: Minimum abutting road width shall be 9 meter</p> <p>Note: Permission should be given subject to</p> <ul style="list-style-type: none"> Categories of Industries will be as per Annexure III maximum power consumption for industrial operations up to 10 HP (power required for air conditioning, lifts and computers are excluded from power consumption specified above) noise generation limited to the prescriptions of the Ministry of Environment and Forest, Government of India., for residential areas adherence to the emission standard prescribed by WBPCB adherence to the fire safety norms laid down in the Nation Building Code of India and West Bengal Fire Services Act 1950 (West Bengal Act XVIII of 1950), if applicable 	All activities not listed in 'Permitted' column
Public/Semi-Public	<p>Government/semi-government offices, post offices, police post, public distribution services (e.g. milk booths, electricity offices, tele-communication offices, postal services), public toilets</p>	All activities not listed in 'Permitted' column

Rural Settlement		
Broad Uses	Uses Permitted	Uses Prohibited
	<p>Nursery crèches, kindergartens, pre-primary, primary, tutorial institutions, reading rooms</p> <p>Multi-purpose community halls, assembly halls</p> <p>Places of public worship, religious buildings, welfare institutions</p> <p>Electrical distribution facilities, telecommunication facilities/exchanges, water/sewage pumping stations, water reservoirs (overhead/underground), solid waste collection yards/transfer points and other public facilities</p>	
Transportation and Communication	Road, railway lines, terminal facilities for para-transit modes bus stand/shelter facilities, off-street parking facilities (car/two-wheeler/bicycle), transmission and communication lines	All activities not listed in 'Permitted' column
Recreational	Parks/ tot lot, playgrounds, gardens, multi-purpose open spaces	All activities not listed in 'Permitted' column
Agriculture	<p>Agriculture, horticulture, green house farming, pasture, forestry, pisciculture, aquaculture, agro-forestry</p> <p>Plantation, riparian buffers</p> <p>Water bodies (ponds, lakes, canal, irrigation channel)</p>	All activities not listed in 'Permitted' column

Proposed Commercial Zone + Retail Shopping Zone		
Broad use	Uses Permitted	Uses Prohibited
Residential	<p>Plotted housing (detached, semi-detached, row housing)</p> <p>Note: Not within 500 m of the C/L of the NH-14 and NH-114A</p> <p>Group housing, service apartments, Multi-Dwelling Units</p> <p>Hostels, night shelters, dormitories, boarding and lodging houses, guest houses</p> <p>Housing for rehabilitation and economically weaker section</p>	All activities not listed in 'Permitted' column
Commercial (not less than 50 percent of the total area)	<p>Retail commercial shops, departmental stores, retail shopping complexes/malls, retail 'haat'</p> <p>Eateries and restaurants</p> <p>Hotels, convention centers, banquet halls</p> <p>Cinemas and multiplexes</p> <p>Banks, financial institutions, professional establishments, commercial/private and corporate offices</p> <p>Daily or weekly markets, perishable goods market</p> <p>Fuel stations, automobile repairing workshops/garages</p> <p>Storage/warehousing (not involving perishable, inflammable, explosive or other kinds of hazardous materials)</p>	All activities not listed in 'Permitted' column
Industrial	Industries listed under "EXEMPTED" category of WBPCB (all scale)	All activities not listed in 'Permitted' column
	<p>Note: Permission should be given subject to</p> <ul style="list-style-type: none"> Categories of Industries will be as per Annexure III noise generation limited to the prescriptions of the Ministry of Environment and Forest, Government of India., for commercial areas adherence to the emission/discharge standard prescribed by WBPCB adherence to the fire safety norms laid down in the Nation Building Code of India and West Bengal Fire Services Act 1950 (West Bengal Act XVIII of 1950), if applicable 	
Public/Semi-Public	Government/semi-government offices, post office, police stations, public distribution	All activities not listed in 'Permitted' column

Proposed Commercial Zone + Retail Shopping Zone		
Broad use	Uses Permitted	Uses Prohibited
	<p>services (e.g. milk booths, electricity offices, telecommunication offices, postal services), public toilets</p> <p>Nursery crèches, kindergarten, integrated residential schools, higher secondary schools, tutorial institutions, educational institutions, colleges, libraries, technical institutions, research establishments, experimental and testing laboratories, training institutions</p> <p>Health clinics, dispensaries, diagnostic centers, nursing homes, child welfare & maternity centers, health centers, (up to 100 beds), rehabilitation centers</p> <p>Note: Health facilities should not exclusively treat contagious diseases</p> <p>Multi-purpose community halls, auditoriums, assembly halls, gymnasium</p> <p>Note: Design occupancy of assembly buildings above should not exceed 1000 people</p> <p>Welfare institutions, clubs, exhibition and art galleries, museums, science centers</p> <p>Fire station, electrical distribution facilities, telecommunication facilities/exchanges, water/sewage pumping stations, water reservoirs (overhead/underground), solid waste collection yards and other public facilities</p> <p>Fuel stations, automobile repairing workshops/garages</p>	
Transportation and Communication	Roads, railway lines and station facilities, terminal facilities for para-transit modes, bus stand/shelter facilities, off-street parking facilities (car/two-wheeler/bicycle), bus/truck lay-bye facilities, loading/unloading bays, transmission and communication lines	All activities not listed in 'Permitted' column
Recreational	Parks, playgrounds, gardens, multi-purpose open spaces, botanical garden, swimming pools, golf course, indoor stadium, sports complexes/training facilities	All activities not listed in 'Permitted' column

Proposed Commercial Zone + Retail Shopping Zone		
Broad use	Uses Permitted	Uses Prohibited
	Note: Minimum road width for the above commercial establishment shall be 24 meter.	
Agriculture	<p>High density farming/vertical farming/stacked greenhouse farming, pisciculture, aquaculture, horticulture, floriculture, community garden farming, agro-forestry</p> <p>Community forestry/plantation, riparian buffers</p> <p>Water bodies (ponds, lakes, canal, irrigation channel, reservoir)</p>	All activities not listed in 'Permitted' column

Wholesale market /Godowns /Warehousing /Regulated market		
Broad Uses	Uses Permitted	Uses Prohibited
Residential	Guest houses, Service apartments, Hostels, Night shelters, Boarding and lodging houses Housing for rehabilitation and economically weaker section	All activities not listed in 'Permitted' column
Commercial (more than 50 percent of the total area)	Retail commercial shops, whole sale commercial shops, wholesale commercial/trading complexes. Eateries and restaurants (without bar facilities) ancillary to the warehousing/logistics facilities Banks, financial institutions, commercial offices Perishable goods market/farmers market Fuel stations, automobile repairing workshops/garages Storage/warehousing (involving/not involving perishable, inflammable, explosive or other kinds of hazardous materials) including ancillary activities Storage, segregation and sale of second hand/ junk goods/recyclables	All activities not listed in 'Permitted' column
Industrial	Industries listed under "EXEMPTED" category of WBPCB (all scale)	All activities not listed in 'Permitted' column
	<p>Note: Permission should be given subject to</p> <ul style="list-style-type: none"> • Categories of Industries will be as per Annexure III • noise generation limited to the prescriptions of the Ministry of Environment and Forest, Government of India., for commercial areas • adherence to the emission/discharge standard prescribed by WBPCB • adherence to the fire safety norms laid down in the Nation Building Code of India and West Bengal Fire Services Act 1950 (West Bengal Act XVIII of 1950), if applicable 	
Public/Semi-Public	Government/semi-government offices, post office, police stations, public distribution services (e.g. milk booths, electricity offices, telecommunication offices, postal services), public toilets Nursery crèches, training institutions Health clinics, dispensaries	All activities not listed in 'Permitted' column

Wholesale market /Godowns /Warehousing /Regulated market		
Broad Uses	Uses Permitted	Uses Prohibited
	<p>Note: Health facilities should not exclusively treat contagious diseases</p> <p>Fire station, electrical distribution facilities, telecommunication facilities/exchanges, water/sewage pumping stations, water reservoirs (overhead/underground), solid waste collection yards and other public facilities</p> <p>Fuel stations, automobile repairing workshops/garages</p>	
Transportation and Communication	<p>Roads, railway lines and station facilities, terminal facilities for para-transit modes, bus stand/shelter facilities, off-street parking facilities (car/two-wheeler/bicycle), bus/truck lay-bye facilities, loading/unloading bays, transmission and communication lines</p> <p>Terminal facilities for passenger and goods vehicles (i.e. bus, truck, trailer), logistic facilities, weighbridge facilities</p> <p>Railway yards/car shed</p>	All activities not listed in 'Permitted' column
Recreational	Parks, gardens, multi-purpose open spaces	All activities not listed in 'Permitted' column
Agriculture	<p>High density farming/vertical farming/stacked greenhouse farming, pisciculture, aquaculture, horticulture, floriculture, community garden farming, agro-forestry</p> <p>Community forestry/plantation, riparian buffers</p> <p>Water bodies (ponds, lakes, canal, irrigation channel, reservoir)</p>	All activities not listed in 'Permitted' column

Proposed Public & Semi Public Zone + Govt./Semi Govt./Public Offices + Education + Medical & Health + Socio-cultural and Religious		
Broad Uses	Uses Permitted	Uses Prohibited
Residential	<p>Group housing, Apartments, Multi-Dwelling Units</p> <p><i>Note: Residential activities should not exceed 3500 sqm. of plot area and should be ancillary to the institutional activities</i></p> <p>Dharmashala, Old age homes, Orphanages, Dormitories</p> <p>Housing for rehabilitation and economically weaker section</p>	All activities not listed in 'Permitted' column
Commercial	<p>Retail commercial shops/departmental stores (total floor area not exceeding 100 sqm.)</p> <p>Eateries and restaurants (without bar facilities and total floor area not exceeding 100 sqm.)</p> <p>Hotels, convention centers, banquet halls</p> <p>Banks, financial institutions, professional establishments, commercial/private and corporate offices</p> <p><i>Note: Minimum road width for the above commercial establishment shall be 18 meter</i></p>	
Industrial	Industries listed under "EXEMPTED" category of WBPCB (all scale)	All activities not listed in 'Permitted' column
	<p><i>Note: Permission should be given subject to</i></p> <ul style="list-style-type: none"> Categories of Industries will be as per Annexure III noise generation limited to the prescriptions of the Ministry of Environment and Forest, Government of India., for commercial areas adherence to the emission/discharge standard prescribed by WBPCB adherence to the fire safety norms laid down in the Nation Building Code of India and West Bengal Fire Services Act 1950 (West Bengal Act XVIII of 1950), if applicable 	
Public/Semi-Public (more than 50 percent of the total area)	Government/semi-government offices/ institutions, post offices, police station, police post, public distribution services (e.g. milk booths, electricity offices, telecommunication offices, postal services), public toilets, correctional homes,	All activities not listed in 'Permitted' column

Proposed Public & Semi Public Zone + Govt./Semi Govt./Public Offices + Education + Medical & Health + Socio-cultural and Religious		
Broad Uses	Uses Permitted	Uses Prohibited
	<p>Nursery crèches, kindergarten, integrated residential schools, secondary and higher secondary schools, tutorial institutions, educational institutions, colleges, universities, libraries, technical institutions, research establishments, experimental and testing laboratories, meteorological observatories, technical institutions, research establishments, experimental and testing laboratories</p> <p>Health clinics, dispensaries, diagnostic centers, pathological labs, nursing homes, child welfare & maternity center, health centers, hospitals, sanatoria, rehabilitation centers and other medical and public health institutions</p> <p>Multi-purpose community halls, auditoriums, assembly halls, cinema halls, open air theatres, gymnasium, places of congregation</p> <p>Places of public worship, religious buildings welfare institutions, clubs, cultural centers/institutions, exhibition and art galleries, museums, science centers, archives, commemorative complexes/grounds, public squares/plazas</p> <p>Fire stations, Electrical distribution facilities, electric grid station, telecommunication facilities/exchanges, water/sewage pumping stations, water reservoirs, solid waste collection yards and other public facilities</p> <p>Fuel stations, automobile repairing workshops/garages</p>	
Transportation and Communication	Roads, railway lines and station facilities, terminal facilities for para-transit modes, bus stand/shelter facilities, off-street parking facilities (car/two-wheeler/bicycle), bus/truck lay-bye facilities, loading/unloading bays, transmission and communication lines	All activities not listed in 'Permitted' column
Recreational	Parks, playgrounds, gardens, multi-purpose open spaces, swimming pools, golf course, indoor and outdoor stadium, sports complexes/training facilities, organised recreational complexes/amusement parks, eco parks, science park	All activities not listed in 'Permitted' column

Proposed Public & Semi Public Zone + Govt./Semi Govt./Public Offices + Education + Medical & Health + Socio-cultural and Religious		
Broad Uses	Uses Permitted	Uses Prohibited
Agriculture	<p>High density farming/vertical farming/stacked greenhouse farming, pisciculture, aquaculture, horticulture, floriculture, community garden farming, agro-forestry</p> <p>Note: Above agricultural activities should be confined to plot area not exceeding 5.0 Hectare</p> <p>Community forestry/plantation, riparian buffers</p> <p>Water bodies (ponds, lakes, canal, irrigation channel, reservoir)</p>	All activities not listed in 'Permitted' column

Utility and Services + Cremation and Burial grounds		
Broad Uses	Uses Permitted	Uses Prohibited
Public/Semi-Public (more than 50 percent of the total area)	<p>Fire stations, Electrical distribution facilities, electric grid station, telecommunication facilities/exchanges, water/sewage pumping stations, water reservoirs, solid waste collection yards and other public facilities</p> <p>Water treatment plants, sewage treatment plants, solid waste treatment units, solar power installations, rain water harvesting installing, alternative energy installations</p> <p>Burial grounds, crematorium</p> <p>Fuel stations, automobile repairing workshops/garages</p>	All activities not listed in 'Permitted' column
Transportation and Communication	<p>Roads, railway lines, transmission and communication lines</p> <p>Terminal facilities for para-transit modes, bus stand/shelter facilities</p>	All activities not listed in 'Permitted' column
Agriculture	Farming, pisciculture, aquaculture, horticulture, floriculture, agro-forestry	All activities not listed in 'Permitted' column

Utility and Services + Cremation and Burial grounds		
Broad Uses	Uses Permitted	Uses Prohibited
	Community forestry/plantation, riparian buffers Water bodies (ponds, lakes, canal, irrigation channel, reservoir)	
<p>Any change of use in this zone may be restricted and existing use may be preserved and continues specially for agricultural practices.</p> <p>Any religious activities/uses may be allowed.</p> <p>Extension/Expansion of existing roads may be allowed.</p> <p>All activities/uses apart from above-mentioned activities may be restricted. And also, to restrict any change of land use of petrol pumps or any re-fuelling stations, a key utility service, by limiting the change of land use to any other vehicle re-fuelling stations only, so that in future, when use of fossil fuels may tend to be redundant, those may continue to be used as vehicle re-fuelling station(s) in other forms such as Electric Vehicle (EV) charging station or any other type of vehicle re-fuelling station(s). [Refer Annexure VII]</p>		

Proposed Arterial Roads (18m, 30m & 45m ROW) + Roads (Existing)		
Broad Uses	Uses Permitted	Uses Prohibited
Transportation and Communication	Roads, terminal facilities for para-transit modes, bus stand/shelter facilities, bus/truck lay-bye facilities, loading/unloading bays, transmission and communication lines	All activities not listed in 'Permitted' column
Agriculture	Plantation, riparian buffers Water bodies (ponds, lakes, canal, irrigation channel, reservoir)	

Railway Tracks		
Broad Uses	Uses Permitted	Uses Prohibited
Transportation and Communication	Roads, railway lines and station facilities, terminal facilities for para-transit modes, bus stand/shelter facilities, off-street/multi level parking facilities (car/two-wheeler/bicycle), bus/truck lay-bye facilities, loading/unloading bays, transmission and communication lines, Railway yards/car shed	All activities not listed in 'Permitted' column

Railway Tracks		
Broad Uses	Uses Permitted	Uses Prohibited
Agriculture	Plantation, riparian buffers Water bodies (ponds, lakes, canal, irrigation channel, reservoir)	

Transport Terminal		
Broad Uses	Uses Permitted	Uses Prohibited
Residential	Dormitories, boarding and lodging houses, night shelters, guest houses	All activities not listed in 'Permitted' column
Commercial	Retail commercial shops/departmental stores (total floor area not exceeding 100 sqm.) Eateries and restaurants (without bar facilities and total floor area not exceeding 100 sqm.)	All activities not listed in 'Permitted' column
Public/Semi-Public	Government/semi-government offices/institutions, post offices, police post, electricity offices, telecommunication offices, public toilets	All activities not listed in 'Permitted' column
Transportation and Communication	Roads, railway lines and station facilities, terminal facilities for para-transit modes, bus stand/shelter facilities, off-street/multi-level parking facilities (car/two-wheeler/bicycle), bus/truck lay-bye facilities, loading/unloading bays, transmission and communication lines Terminal facilities for passenger (i.e. bus, mini bus) and goods vehicles, logistic facilities, weighbridge facilities	All activities not listed in 'Permitted' column
Agriculture	Gardens, plantation, riparian buffers Water bodies (ponds, lakes, canal, irrigation channel, reservoir)	

Recreational Use - Playground/Stadium/Sports complex		
Broad Uses	Uses Permitted	Uses Prohibited
Residential	<p>Plotted housing (detached, semi-detached, row housing)</p> <p>Group housing, Apartments, Multi Dwelling Units</p> <p>Note: Residential activities should not exceed 1000 sqm. of plot area and should be ancillary to the recreational activities</p>	All activities not listed in 'Permitted' and column
Commercial	<p>Retail commercial shops/departmental stores (total floor area not exceeding 100 sqm.)</p> <p>Eateries and restaurants (without bar facilities and total floor area not exceeding 100 sqm.)</p>	All activities not listed in 'Permitted' column
Public/Semi-Public	<p>Government/semi-government offices/institutions, post offices, police post, electricity offices, telecommunication offices, public toilets</p> <p>Multi-purpose community halls, auditoriums, assembly halls, open air theatres, gymnasium, places of congregation</p> <p>Note: The minimum road width for the above activities shall be 18 meter.</p>	All activities not listed in 'Permitted' column
Transportation and Communication	Roads, railway lines and station facilities, terminal facilities for para-transit modes, bus stand/shelter facilities, off-street/multi-level parking facilities (car/two-wheeler/bicycle), bus lay-bye facilities, loading/unloading bays, transmission and communication lines	All activities not listed in 'Permitted' column
Recreational (more than 50 percent of the total area)	Parks, playgrounds, gardens, multi-purpose open spaces, swimming pools, golf course, indoor and outdoor stadium, sports complexes/training facilities, organised recreational complexes/amusement parks, eco parks, science park, zoological and botanical gardens	All activities not listed in 'Permitted' column
Agriculture	Nursery, high density farming/vertical farming/stacked green house farming, community garden, horticulture, pasture, pisciculture, aquaculture, agro-forestry	All activities not listed in 'Permitted' column

Recreational Use - Playground/Stadium/Sports complex		
Broad Uses	Uses Permitted	Uses Prohibited
	<p>Note: The above agricultural activities shall be confined to plot area not exceeding 5.0 Hectare</p> <p>Community forestry/plantation, riparian buffers</p> <p>Water bodies (ponds, lakes, canal, irrigation channel)</p>	

Agriculture		
Broad Uses	Uses Permitted	Uses Prohibited
Residential	Farm houses and their accessory buildings and uses not exceeding 200 sqm. of plinth area for the farmer's own use within the limitation of minimum plot area of 1.00 hectares and limited to G+ 1 floor. Dwelling for the people engaged in the farm (rural settlement)	All activities not listed in 'Permitted' column
	Note: The above activities shall be confined to a distance of 100 m around the 'Rural/Village Settlement' and 'Residential' Use Zone as shown in the Proposed Land Use Map for Phase I of Planning Area and subsequent amendments	
Commercial	Daily or weekly markets (not more than 300 - 400 units per location and total area not exceeding 0.4 Hectare) Storage and sale of farm products locally produced, provided the ground coverage does not exceed 15 percent and subject to a maximum of G+1 floor only	All activities not listed in 'Permitted' column
Industrial	Industries listed under "EXEMPTED" category of WBPCB Note: Minimum abutting road width shall be 12 meter	Industries listed under "GREEN" category of WBPCB (Other than small scale) Industries listed under "ORANGE", "ORDINARY RED" and "SPECIAL RED" category of WBPCB (All scale)

Agriculture		
Broad Uses	Uses Permitted	Uses Prohibited
	<p>Note: Permission should be given subject to</p> <ul style="list-style-type: none"> Categories of Industries will be as per Annexure III maximum power consumption for industrial operations up to 10 HP (power required for air conditioning, lifts and computers are excluded from power consumption specified above) noise generation limited to the prescriptions of the Ministry of Environment and Forest, Government of India., for residential areas adherence to the emission standard prescribed by WBPCB adherence to the fire safety norms laid down in the Nation Building Code of India and West Bengal Fire Services Act 1950 (West Bengal Act XVIII of 1950), if applicable 	
Public/Semi-Public	<p>Government/semi-government offices, post offices, police stations, public distribution services (e.g. milk booths, electricity offices, tele-communication offices, postal services), public toilets</p> <p>Training institutions</p> <p>Health clinics, dispensaries (not treating contagious diseases)</p> <p>Note: The minimum abutting road width for the above activities shall be 9 m.</p> <p>The height of the building shall not exceed 9m</p> <p>The maximum ground coverage shall be 35%.</p> <p>The above activities shall be confined to a distance of 100 m around the 'Rural/Village Settlement' and 'Residential' Use Zone as shown in the Proposed Land Use Map for Phase I of Planning Area and subsequent amendments</p>	All activities not listed in 'Permitted' column
Transportation and Communication	Roads, railway lines and station facilities, terminal facilities for para-transit modes, bus stand/shelter facilities, off-street parking facilities (car/two-wheeler/bicycle), transmission and communication lines	All activities not listed in 'Permitted' column
Recreational	<p>Parks/ tot lot, playgrounds, gardens, multi-purpose open spaces, gymnasium,</p> <p>Recreational complexes/amusement parks, eco parks, science park, zoological and botanical gardens</p>	All activities not listed in 'Permitted' column

Agriculture		
Broad Uses	Uses Permitted	Uses Prohibited
Agriculture (not less than 50 percent of the total area)	<p>Vertical farming/stacked greenhouse farming, pisciculture, aquaculture, horticulture, floriculture, community garden farming, agro-forestry</p> <p>Forestry/plantation, riparian buffer</p> <p>Dairy and cattle farms, Piggeries and poultry farms, livestock rearing</p> <p>Storing and drying of fertilizers</p> <p>Milk chilling centers, cold storage, pasteurisation plants</p> <p>Rice mills, sugar mills, jaggery mills</p> <p>Orchards, nurseries and other stable crops, grazing pastures, forest lands</p> <p>Marshy land, barren land and water sheet</p> <p>Water bodies (ponds, lakes, canal, irrigation channel)</p>	All activities not listed in 'Permitted' column

Brick Kiln and extractive areas + Barren Land		
Broad Uses	Uses Permitted	Uses Prohibited
Residential	<p>Farm houses and their accessory buildings and uses not exceeding 200 sqm. of plinth area for the farmer's own use within the limitation of minimum plot area of 1.00 hectares and limited to G+ 1 floor.</p> <p>Dwelling for the people engaged in the farm (rural settlement)</p>	All activities not listed in 'Permitted' column
	<p>Note: The above activities shall be confined to a distance of 100 m around the 'Rural/Village Settlement' and 'Residential' Use Zone as shown in the Proposed Land Use Map for Phase I of Planning Area and subsequent amendments</p>	
Commercial	<p>Daily or weekly markets (not more than 300 - 400 units per location and total area not exceeding 0.4 Hectare)</p> <p>Storage and sale of farm products locally produced, provided the ground coverage does not exceed 15 percent and subject to a maximum of G+1 floor only</p>	All activities not listed in 'Permitted' column

Brick Kiln and extractive areas + Barren Land		
Broad Uses	Uses Permitted	Uses Prohibited
Industrial	Industries listed under "EXEMPTED" category of WBPCB Note: Minimum abutting road width shall be 12 meter	Industries listed under "GREEN" category of WBPCB (Other than small scale) Industries listed under "ORANGE", "ORDINARY RED" and "SPECIAL RED" category of WBPCB (All scale)
	Note: Permission should be given subject to <ul style="list-style-type: none"> Categories of Industries will be as per Annexure III maximum power consumption for industrial operations up to 10 HP (power required for air conditioning, lifts and computers are excluded from power consumption specified above) noise generation limited to the prescriptions of the Ministry of Environment and Forest, Government of India., for residential areas adherence to the emission standard prescribed by WBPCB adherence to the fire safety norms laid down in the Nation Building Code of India and West Bengal Fire Services Act 1950 (West Bengal Act XVIII of 1950), if applicable 	
Public/Semi-Public	Government/semi-government offices, post offices, police stations, public distribution services (e.g. milk booths, electricity offices, tele-communication offices, postal services), public toilets Training institutions Health clinics, dispensaries (not treating contagious diseases) Note: The minimum abutting road width for the above activities shall be 9 m. The height of the building shall not exceed 9m The maximum ground coverage shall be 35%. The above activities shall be confined to a distance of 100 m around the 'Rural/Village Settlement' and 'Residential' Use Zone as shown in the Proposed Land Use Map for Phase I of Planning Area and subsequent amendments	All activities not listed in 'Permitted' column
Transportation and Communication	Roads, railway lines and station facilities, terminal facilities for para-transit modes, bus stand/shelter facilities, off-street parking facilities (car/two-wheeler/bicycle), transmission and communication lines	All activities not listed in 'Permitted' column

Brick Kiln and extractive areas + Barren Land		
Broad Uses	Uses Permitted	Uses Prohibited
Recreational	<p>Parks/ tot lot, playgrounds, gardens, multi-purpose open spaces, gymnasium,</p> <p>Recreational complexes/amusement parks, eco parks, science park, zoological and botanical gardens</p>	All activities not listed in 'Permitted' column
Agriculture	<p>Vertical farming/stacked greenhouse farming, pisciculture, aquaculture, horticulture, floriculture, community garden farming, agro-forestry</p> <p>Forestry/plantation, riparian buffer</p> <p>Dairy and cattle farms, Piggeries and poultry farms, livestock rearing</p> <p>Storing and drying of fertilizers</p> <p>Milk chilling centers, cold storage, pasteurisation plants</p> <p>Brick kilns, quarrying and removal of clay and stone up to 3.0 meter depth</p> <p>Rice mills, sugar mills, jaggery mills</p> <p>Orchards, nurseries and other stable crops, grazing pastures, forest lands</p> <p>Marshy land, barren land and water sheet</p> <p>Water bodies (ponds, lakes, canal, irrigation channel)</p>	All activities not listed in 'Permitted' column

Forests		
Broad Uses	Uses Permitted	Uses Prohibited
Forest	<p>Forestry/plantation, riparian buffer</p> <p>Marshy land, barren land and water sheet</p> <p>Water bodies (ponds, lakes, canal, irrigation channel)</p>	All activities not listed in 'Permitted' column

Proposed Industry + Service and Light Industry		
Broad Uses	Uses Permitted	Uses Prohibited
Residential	Guest houses, Service apartments, Hostels, Night shelters, Boarding and lodging houses Housing for rehabilitation and economically weaker section	All activities not listed in 'Permitted' column
Commercial (up to 20 percent of the total area)	Retail commercial shops, whole sale commercial shops, wholesale commercial/trading complexes. Eateries and restaurants (without bar facilities) ancillary to the warehousing/logistics facilities Banks, financial institutions, commercial offices Perishable goods market/farmers market Fuel stations, automobile repairing workshops/garages Storage/warehousing (involving/not involving perishable, inflammable, explosive or other kinds of hazardous materials) including ancillary activities Storage, segregation and sale of second hand/ junk goods/recyclables	All activities not listed in 'Permitted' column
Industrial (more than 50 percent of the total area)	Industries listed under "EXEMPTED" category of WBPCB (all scale) Note: Permission should be given subject to <ul style="list-style-type: none"> Categories of Industries will be as per Annexure III noise generation limited to the prescriptions of the Ministry of Environment and Forest, Government of India., for commercial areas adherence to the emission/discharge standard prescribed by WBPCB adherence to the fire safety norms laid down in the Nation Building Code of India and West Bengal Fire Services Act 1950 (West Bengal Act XVIII of 1950), if applicable 	All activities not listed in 'Permitted' column
Public/Semi-Public	Government/semi-government offices, post office, police stations, public distribution services (e.g. milk booths, electricity offices, telecommunication offices, postal services), public toilets Nursery crèches, training institutions Health clinics, dispensaries	All activities not listed in 'Permitted' column

Proposed Industry + Service and Light Industry		
Broad Uses	Uses Permitted	Uses Prohibited
	<p>Note: Health facilities should not exclusively treat contagious diseases</p> <p>Fire station, electrical distribution facilities, telecommunication facilities/exchanges, water/sewage pumping stations, water reservoirs (overhead/underground), solid waste collection yards and other public facilities</p> <p>Fuel stations, automobile repairing workshops/garages</p>	
Transportation and Communication	<p>Roads, railway lines and station facilities, terminal facilities for para-transit modes, bus stand/shelter facilities, off-street parking facilities (car/two-wheeler/bicycle), bus/truck lay-bye facilities, loading/unloading bays, transmission and communication lines</p> <p>Terminal facilities for passenger and goods vehicles (i.e. bus, truck, trailer), logistic facilities, weighbridge facilities</p> <p>Railway yards/car shed</p>	All activities not listed in 'Permitted' column
Recreational	Parks, gardens, multi-purpose open spaces	All activities not listed in 'Permitted' column
Agriculture	<p>High density farming/vertical farming/stacked greenhouse farming, pisciculture, aquaculture, horticulture, floriculture, community garden farming, agro-forestry</p> <p>Community forestry/plantation, riparian buffers</p> <p>Water bodies (ponds, lakes, canal, irrigation channel, reservoir)</p>	All activities not listed in 'Permitted' column

Waterbodies		
Broad Uses	Uses Permitted	Uses Prohibited
Transportation and Communication	Roads, railway lines, transmission and communication lines	All activities not listed in 'Permitted' column
Agriculture	<p>Plantation, riparian buffer</p> <p>Marshy land, barren land and water sheet</p>	All activities not listed in 'Permitted' column

(more than 50 percent of the total area)	Water bodies (river, ponds, lakes, canal, irrigation channel), Reservoirs	
Transportation and Communication	Roads, Bridges, Culverts, Highway amenities, Railway lines, Transmission and communication lines	
Recreational	Nursery, Gardens, Parks, Play field, Multipurpose open space , Botanical garden	
Agriculture	Agriculture, Horticulture, Green house farming, Plantation, Pasture, Forestry, Pisciculture, Aquaculture, Agro-forestry Waterbodies	

Proposed Buffer Zone		
Broad Uses	Uses Permitted/Permissible	Uses Prohibited
Public/Semi-Public/ Recreational	<p><u>Uses/Activities permitted</u></p> <p>Parks/Gardens, playgrounds, sports facilities including stadium, swimming pools, burial cemeteries and crematoria may be permitted under this category.</p> <p>Uses/Activities permissible under special circumstance by the Competent Authority</p> <p>Open air theatres, indoor recreational uses, dwelling for watch and ward, sports clubs, water front tourism development projects, libraries, milk booths,</p> <p>Horticultural Producers' Cooperative Marketing and Processing Society (HOPCOMS), public toilets.</p>	<p>Following public facilities shall not be permitted:</p> <ul style="list-style-type: none"> • Hospitals, nursing homes, and housing likely to have occupants who may not be sufficiently mobile to avoid injury or death during a flood, • Police stations, fire stations, vehicle and equipment storage facilities, and emergency operations centers that are needed for flood response activities before, during, and after the flood, • Structures or facilities that produce, use, or store highly volatile, inflammable, explosive, toxic, and/or water-reactive materials, • Public semi-public facilities like sewage and water treatment plants (STP/ WTP); power plants and stations; bus depot; metro stations/ depot etc which form the life line infrastructures for any city, • Commercial extraction of ground water by non-government / private agencies shall not be permitted.

Source: Author

10.0 REGULATORY FRAMEWORK

This section of the Land Use and Development Control Plan provides specific guidelines on controlling development within Phase I of Planning Area. The Development Control Regulations are proposed for ensuring sustainable and orderly development. The major issues that would be covered are given in the following sections. For all other purposes, the West Bengal Municipal (Building) Rules, 2007 shall be followed in the Rampurhat Urban Node (UN) which covers 14 mouzas including Rampurhat Municipal Area and adjoining municipal outgrowth. Tarapith Growth Node (GN) and areas in Rural Nodes (RN) falling within 500 m from the C/L of the NH-14 and NH-114A will follow the Development Regulations for Growth Node listed in Section 10.1 of this Report. In the remaining areas of the Rural Nodes (RN) i.e. mouzas not falling with Urban Node and Growth Nodes as well as areas falling within 500 m from the C/L of the NH-14 and NH-114A, the West Bengal Panchayat (Gram Panchayat Administration) Rules, 2004 (CHAPTER-IV Control of building operations) shall be followed.

Table 10.1: Jurisdiction of Development Control Guidelines in Phase I of Planning Area

Type of Area	Development Regulations to be followed
Rampurhat Urban Node (UN) which covers the entire Rampurhat Municipal Area and municipal outgrowth (Total 14 mouzas) [Refer Table 4.3A for list of mouzas]	West Bengal Municipal (Building) Rules, 2007
Tarapith Growth Node (GN) (Total 5 mouzas) [Refer Table 4.3B for list of mouzas]	Development Regulations for Growth Nodes listed in Section 10.1
Areas in Rural Nodes (RN) falling within 500 m from the C/L of the NH-14 and NH-114A [Refer Table 10.2 for list of mouzas]	Development Regulations for Growth Nodes listed in Section 10.1
Remaining areas in Rural Nodes (RN) (Total 51 mouzas) [Refer Table 4.3C for list of mouzas]	West Bengal Panchayat (Gram Panchayat Administration) Rules, 2004 (CHAPTER-IV Control of building operations)

Source: Author

Table 10.2: List of mouzas in Rural Nodes (RN) with areas falling within 500 m from the C/L of the NH-14 and NH-114A

Name of Corridor	Mouza	JL No	GP	Block
NH-14	Majkhanda	23	Barsal	Rampurhat - I
	Chatmadangal	50	Kharun	Rampurhat - I
	Faridpur	52	Kharun	Rampurhat - I
	Chakpara	54	Kharun	Rampurhat - I
	Palsa	55	Kharun	Rampurhat - I
	Rajkhanda	56	Kharun	Rampurhat - I
	Harioka	73	Barsal	Rampurhat - I
	Kabilpur	100	Ayas	Rampurhat - I
NH-114A	Chora	5	Kusumba	Rampurhat - I
	Chakaipur	15	Kusumba	Rampurhat - I
	Mondola	16	Kusumba	Rampurhat - I
	Dhanmara	17	Kusumba	Rampurhat - I
	Chandpur	20	Kusumba	Rampurhat - I
	Kusumba	85	Kusumba	Rampurhat - I

Source: Author

10.1 Development Regulations for Growth Nodes

The following development regulations are applicable for the mouzas identified under Tarapith Growth Node (GN) along with the part mouzas falling within 500 m from the C/L of the NH-14 and NH-114A. These development regulations are based on selected sections from the West Bengal Municipal (Building) Rules, 2007. The details of the sections and their content is listed following. The details are provided in [Annexure VII](#).

Table 10.3: Development Control Guidelines for Growth Nodes – relevant sections applicable from West Bengal Municipal (Building) Rules, 2007

Content	Relevant Section from West Bengal Municipal (Building) Rules, 2007
Building Sites and Restrictions	Part II: A – Section 3 to 10; Part II: B – Section 41 to 44;
Means of Access, Open Space (Ground Coverage) and Parking Space	Part III: Section 45 to 49;
Open spaces (Setback distances)	Part IV: Section 50 to 53;
Regulation for more than one building in one plot	Part V: Section 54;
Existing Buildings	Part V: Section 55;
Buildings under Government approved Schemes	Part V: Section 56;

Content	Relevant Section from West Bengal Municipal (Building) Rules, 2007
Requirement of parts of Buildings	Part VI: Section 57 to 74;
Exit requirements of Buildings	Part VII: Section 75 to 85;
Structural Design	Part VIII: Section 86 to 89;
Building and Plumbing Services	Part IX: Section 90 to 92;
Special conditions	Part XII: Section 168 to 175;

Source: Author

10.2 Regulations for new Township Project

The specific regulations for new township project shall be guided by The West Bengal Town and Country Planning (Development of Township Projects) Rules, 2008 notified vide Notification No. 2255-T&CP/C-2/IC-3/2005(II) dated 27th October, 2008 ([Refer Annexure -V](#)).

10.3 Regulations for Electric Vehicle Parking and Charging provisions

The specific regulations for Electric Vehicle Parking and Charging shall be guided by Electric Vehicle Policy, 2021 by Power Department, Government of West Bengal notified vide Notification No. 189-POW-2021 dated 3rd June, 2021 ([Refer Annexure –VI](#)) where it calls for implementation of City and Building codes in Section 8.8 as per the Ministry of Housing and Urban Affairs, Government of India, amendments made to Model Building Byelaws 2016 & Urban and Regional Development Plans Formulation and Implementation Guidelines 2014. Relevant portion of the amendment is provided in Annexure – V.

10.4 Regulations for development in River Regulatory Zone (RRZ)

The specific regulations for Proposed Buffer Zone is as per the River Centric Urban Planning Guidelines, recommended by Town and Country Planning Organization, Ministry of Housing and Urban Affairs, Government of India, May 2021 ([Refer Annexure –VI](#)). The list of Mouzas falling under the proposed buffer zone is provided in Table 4.14, mainly to address the issues of flooding in River Dwarka.

Table 4.14: List of mouzas with areas under Proposed Buffer Zone along River Dwarka

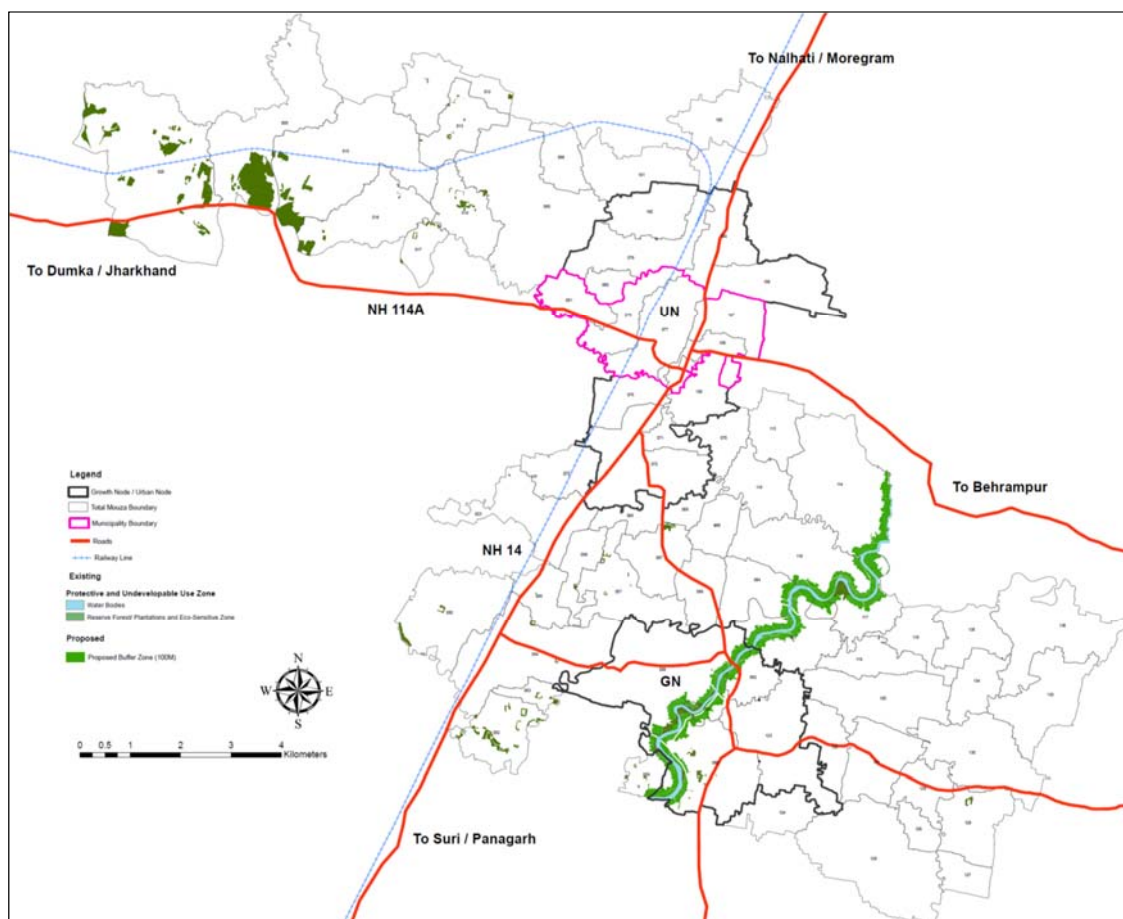
Name Of Mouza	JL No.	GP	Block Name
Atla	58	Kharun	Rampurhat - I
Junidpur	59	Kharun	Rampurhat - I
Karkoria	60	Sahapur	Rampurhat - II
Kamdevpur	61	Kharun	Rampurhat - I
Chandipur	62	Sahapur	Rampurhat - II

Nabagram	63	Sahapur	Rampurhat - II
Udaypur	64	Barsal	Rampurhat - I
Kamakhya	114	Barsal	Rampurhat - I
Dekhuria	116	Barsal	Rampurhat - I
Ranapur	117	Sahapur	Rampurhat - II

Source: Author

The Parking for the activities permitted shall be provided as per the provisions of the Master Plan and up to 2% of the total land area with FAR of 0.50 and G+1 structure may be permitted for ancillary uses required to support the main activity such as eating joints/ restaurants, stalls, sheds for storage etc.

For uses permissible under special circumstance by the Competent Authority the ground coverage for such use shall not exceed 5% of the total area with required parking facility and shall not be more than G+1 floor in any case.



Map No. 10.1: Proposed Buffer Zone along River Dwarka

10.5 Adherence to Existing regulatory measures

All other prevailing Guidelines, Rules, Acts enacted by the State Government or the Central Government are applicable unless specified otherwise in this Report.