

CHAPTER – IX

SUGGESTED DEVELOPMENT PLANS AND CONCLUSION

Jalpaiguri, the divisional headquarters has a very slow rate of growth. Among the 8 towns of North Bengal, Jalpaiguri ranked 2nd in 1901, and became 1st in 1951. After that the town has lost its position and dropped to the 7th rank in 1981. The rapid increase of population acts as the main constrain in achieving the desired economic and social progress in the town. Being an urban center Jalpaiguri failed to provide enough civic amenities to the people and enable to open a new horizon of development.

The uneven distribution of urban facilities is responsible for the dispersal of development and the quality of life of the people, which is also responsible for various problems in the town. Development policies for the town are concerned with a wide range of problems such as continuous increase of population, shortage of housing, growth of slum housing, traffic problems, deterioration of urban environment etc. The increased population has lead to the growth of more labour force, mainly in informal sectors and increased the problem of unemployment, as the town has no industries except some small scale cottage industries, which need less number of workers.

The previous chapter shows that the earlier developmental strategies for the town had not been executed properly so, very little development was made in this town. So, to meet the goals of urban development policy, there is a need for powerful planning instruments. Considering the present problems of the town, some new strategies are suggested in this chapter.

9.1 SUGGESTIONS FOR DEMOGRAPHIC PROBLEM

The continuous growth of population aggravate the problem of housing in the town. The density of population is high in the central part i.e. Natun Para, Mohanta Para Panda Para etc. and very high is found in slums situated in Tinpara, Bhatia Building, Badam basti area. The occupancy rate of houses has been increased due to scarcity of land holding and high price of land. The

houses are made very close to each other, so that the full utilization of land could be made, which lead congestion and lack of fresh air.

- i. The municipal authority should strictly follow the housing rule while sanction the house construction plans.
- ii. Government should provide an affective housing scheme at the north and Western fringe of the town.
- iii. Construction of Multistoried residential flats should be encouraged in wards situated at the fringe and well connected with the C.B.D.
- iv. The existing facilities like schools, medical facilities, Banks, supply of drinking water and other facilities should be distributed in these newly developed residential areas.
- v. Some vacant plots can be converted into residential plots in a planned way.

9.1.1 Suggestions For Slum Development

According to municipal report (2001), 30 slum pockets comprising 7474 slum population are found in the town, which need improvement schemes. The urban agenda proposed several measures for poverty alleviation.

- i. There is a need for an effective implementation of National Housing Policy (NHP) in the town. It is necessary to have a target for constructing houses for labourers and slum dwellers.
- ii. In 1995 Prime Minister Integrated Urban Poverty Eradication Programm (PMIUPEP) was launched to focus on the services and schemes pretaining to social, economic and infrastructure development for improvement of the quality of life of urban poor. This programme should be launch to solve the problems relating slums in the town.
- iii. Low cost housing schemes are required to solve the housing problems of the poor, specially the slum dwellers.
- iv. Innovative initiatives by construction department should be taken to popularize the use of low cost-effective building materials.
- v. Swarna Jayanti Shahari Rozgar Yojna (SJSRY) has been implemented in the cities and experimentally this programme can be applied in the town, to increase the employment opportunities among slum people.

- vi. For the infrastructure development Public-Private Partnership can be promote by the Municipality.
- vii. 'Self-help' concept should be promoted in the town.
- viii. Houses in different localities of different occupational structure should be constructed for the systematic redistribution of formal and informal labourers, and to remove the slums like *Badam basti, Tinpara from the main commercial areas of Dinbazar.*
- ix. The budgetary allocation for 'Basti Unnayan Prokolpo by the municipality should have considerable coverage in future.
- x. Roads and pavements should be constructed to improve the condition.
- xi. Slums require pucca drain for sewage disposal.
- xii. Construction of community latrine and ring well should be promoted in a large scale by the municipal authority.

9.2 SUGGESTIONS FOR INFRASTRUCTURAL DEVELOPMENT

9.2.1 Education Facility

In Jalpaiguri town literates are high in respect of total population in central and southern part of the town, where wards are of residential in nature. Large numbers of educational institutions are found here. But the entire eastern part of river Karala is neglected than the western part.

- i. For both secondary and higher secondary schools the number of institutions is not sufficient to accommodate increased eligible students in future, so, to minimize the spatial gap between schools, a number of both primary and secondary schools are to be initiated in Pilkhana, Walkarganj, Rajbari Para area and at least 3 Junior High School should be established in Bamun Para, Arabindra Nagar, Netaji Para area. These new schools should serve at least 1 k.m around them, where the accessibility and convenience to the children are maximum.
- ii. The functional gap between institutions should be filled up by setting up new schools of higher level or to convert lower order schools to higher order.
- iii. As the number of students at college level has been increasing every year, one higher educational institute (college) is to be established to cope up with present and future need.

- iv. A considerable amount of land should be earmarked for a residential hostel for the students of Commerce College and Law College in a suitable place in the town.
- v. Gender gap in higher education should be reduced.
- vi. Some schools need play ground with in their premises.
- vii. In all primary schools supply of safe drinking water and sanitary facility should be initiated.
- viii. In order to enforce compulsory primary education, dropout rate must be reduced.
- ix. Adult education and awareness programme about education should be initiated through mass communication media.

9.2.2 Medical Facility

The existing medical services in the town are insufficient with the only are existing hospital. As the Sadar Hospital is situated unscientifically, most of the people of the town have to cover 3 to 4 k.m distance to get medical facility. Some suggestions can be made to solve the problems associated with the medical facility of the town.

- i. To minimize the spatial gap another health service center should be installed either in southern or western part of the town.
- ii. Number of doctors, nurses in the Sadar Hospital is very few to serve the huge population of the town, which needs immediate recruitment of doctors and nurses.
- iii. It is very common to found that two or more patients in the general ward are sharing one bed, which aggravates the spread of contamination of diseases among the patients. So the number of beds should be increased.
- iv. The Sadar Hospital is lactant of modern equipments, and diagnostic facility, which need to provide very soon.
- v. The hospital should have at least two ambulances of its own.
- vi. Separate wards should be open for infections diseases in the hospital.
- vii. A rehabilitation center should be established with in the premises of Sadar Hospital.
- viii. The infrastructure of Sadar Hospital should be improved, along with improvement of water supply, and sanitation.

- ix. Hospital should take initiative in implementing family planning programme in free of cost among the poor.
- x. Intensive awareness campaigns are needed for the prevention of un-curable diseases like AIDS, and social mobilization for Leprosy patients.

9.2.3 Market Facility

To flourish the commercial activities in Jalpaiguri town the following suggestions are recommended.

- i. The main commercial activities are concentrated in the central and mid southern part of the town, and the entire western part, northeastern part have no daily markets. So, to minimize the travel distance between the existing markets at least four (4) daily markets have to be initiated at Walkaganj (Northern Part), Sen Para (Eastern Part), Pilkhana (South Eastern Part), NewTown Para (Western Part) for easy accessibility and quick service.
- ii. A new wholesale market should be initiated along the Jalpaiguri Maynaguri Road, which is well connected with the State highway and through which vegetable, rice etc are supplied from the neighboring areas to the town.
- iii. Arrangements of proper drainage in each market and lavatory facilities must be made.
- iv. All existing markets need concrete shade, road, and drinking water facility.
- v. Dinbazar suffers from proper storage facility, lack of parking space. To, solve this problem Dinbazar is to be converted into a multistoried market complex in which the ground floor may be used for godown and car parking purpose.
- vi. Salling of vegetable and other articles on the footpaths should be restricted.
- vii. Every market is proposed to redevelop the area and provide proper loading and unloading facilities.

9.2.4 Proposals For New Industries

The town has some small-scale industries, those are suffering from shortage of space and capital investment so, some proposals can be made to develop these small-scale industries and to open new industries around the town.

- i. Some of the agricultural lands and vacant lands along the state highway near Paharpur may be converted into an industrial area based on local raw materials. This proposed area has advantageous site, lying away from the town but well connected by road and near by rail station.
- ii. Food processing units and other agro based industries and forest based industries may be initiated in this proposed industrial area.
- iii. Fertilizer, Plastic, Electronics, Chemical and metal industries, transport industries are to be proposed for future industrial estates.
- iv. Sufficient supply of power and water are recommended for development of the industrial units of Jalpaiguri town.
- v. Some special subsidies, raw materials allocation priorities for availability of loans are recommended for development of the proposed industrial units.

9.2.5 Proposals For Transport Facility

For the development of the town, some proposals are made to solve the existing problem related transport facility.

- i. Road condition can be improved by widening the main roads and lanes. Repairing of culverts and road surface along station feeder road, Mohanta Para, New town Para should be undertaken by the respective authorities.
- ii. Maintenance of roads, streets, and bus stands should be improved. Garbage, construction waste, debris should be removed from the road regularly, which will be helpful to check the possibilities of road accidents specially during power cut
- iii. Properly designed shades for buses and passengers, waiting room, lavatory facility are proposed to provide in all bus terminus of the town.
- iv. A new bus stand should be constructed at Jalpaiguri Haldibari highway for the buses playing between Jalpaiguri and Haldibari.
- v. In the town, a truck stand is suggested at Netaji Para, which get the advantage to connect the town with State Highway (SH12).
- vi. Proper and adequate parking facilities for all types of vehicles are proposed to be provided near Dinbazar, Kadamtala and at the front of Sadar Hospital and schools i.e F.D.I, Central girls schools etc.

- vii. To improve the traffic congestion the removal of encroachment on the roads and footpaths along the Station Feeder Road, D.B.C Road, Merchant Road, Dinbazar road is suggested. This will do with minimum demolition work.
- viii. A new road to be constructed from 3 no. Ghoomti to Siliguri to minimize the pressure on Jalpaiguri-Siliguri by pass road, and to solve the congestion problem of 3 no. ghoomti.
- ix. The different railway level crossing should be provided, with flyover or under ground bridges to control the traffic jam at there points.
- x. Electrically operated road signaling system may be provided at 3 no. ghoomti railway gate, Santi Para etc.
- xi. Roadside plantations are proposed for beautification and environmental improvement along Race Course Road, Jalpaiguri – Chaulhati Road, Jalpaiguri-Siliguri Road etc.
- xii. To support the proposed programme of planning, operation and management of transport system in the town, there is need for organized urban transport information system.'

9.2.6 Proposals For Street Lighting Facility

- i. There is a need for more number of streetlights in the town. The municipal authority should take initiative to provide streetlights in the peripheral wards along with removal of disordered lamps.
- ii. The C.B.D area and the main business through fares are proposed to facilitate with more halogen lights to check the incidents of crime at the night.
- iii. New connections should be provide in the slum houses.
- iv. The services of the State Electricity Board is not satisfactory, which need initiatives at the government level to solve the problem of frequent power cut.

9.2.6 Proposals For Water Supply Facility

- i. A comprehensive piped water supply scheme may be initiative in the near future to fulfill the demand of drinking water in the town.
- ii. New overhead tanks are suggested to set at the southern part of the town.

- iii. The number of water stand post should be increased in Bhatakhana, SenPara, Dinbazar area.
- iv. Maintenance of stand posts and removal of broken tap should be done time to time by the municipal authority.
- v. Water of overhead tank is expected to purify by chlorination process regularly.

9.2.7 Proposals For Environmental Development

- i. Services efforts are needed to provide adequate sanitary facilities in the town. To make the living condition more healthier.
- ii. Environmental awareness has to be created among slum dwellers thorough education, or mass communication system.
- iii. Installation of low cost sanitation facilities, community latrines in the slum area.
- iv. Drains and roadsides should be cleaned regularly. The municipal authority should give priority to this.

9.2.7.i Proposals For Waste Management

- i. To avoid pollution of ground water systems, suitable sites for waste disposal have to be determined.
- ii. Number of septic tank sludge clearance should be increased.
- iii. Organic, inorganic and medical wastes should be collected separately.
- iv. Resources recovery plant may be installed at Panga Fakira Para dumping ground.
- v. Increase the number of laborers in this service and payment regularization should be taken under consideration.

9.2.8 Proposals For Drainage Development

Proper drainage and sewerage are the basic pre-requisites for healthy environment and as well as standard of living.

- i. Municipal authority has to be provided with a proper drainage and sewerage system.
- ii. Drains should be covered, which will decrease the risk of spreading diseases.
- iii. Proper sewerage system may be initiated in the slum areas of the town.

- iv. Illegal construction, which obstructed the easy flow of wastewater and surface runoff, should be removed.
- v. Drains are proposed to level according to the slope for easy flow of wastewater.
- vi. Constructions of high drains are proposed in waterlogged areas of the town.
- vii. Reconstruction of culvert near ghoomti no -4 is necessary to drain the excess water during the rainy season.
- viii. Scientific and appropriate plans are required to solve the problem of water logging in the town.

9.2.9 Proposals For Community Facility

- i. Parks are proposed to be provided near the residential area at the north, and at the extreme south, within every reach of the people of northern and southern part of the town.
- ii. The existing playground should be preserved and vacant spaces in the residential area will be converted into play fields within the easy reach of every home.

9.2.9.i Redevelopment Of River Front

The area along river Karala near Circuit House has been chosen for the programme of 'River Front Development'. Some part of this area may be reserved for sanctuary for deer, and other small animals. Two social forests are initiated along the river side near Paresh Mitra Colony and Netaji para. (ward no - 25).

9.2.9.ii Other Recreational Places

Rajbari Deeghi may be converted into a place of aquatic sports. Near by location of Jalpaiguri sports complex and vacant places around it may be helpful to construct a sports village, which will have gymnasium, indoor stadium and other facilities within its premises. Rowing facilities can be developed to attract the tourists in river Karala near Tista Uddyan.

Some potential tourism sports are noticed in are around the town, those needs proper planning and successful implementation Jalpaiguri Rajbari be developed as a Historic tourist

spot. The temple of Devi Chowdhurani have both religious and historic appeal. Do-Mohini can be developed as Eco-friendly tourist village in future.

9.3 Proposals For Effective Land Use

Jalpaiguri is an unplanned residential town.

- i. In the town some uses of lands are incompatible as public sectors, commercial sectors are developed scatteredly in the residential area of the town. These public and semipublic sectors specially government offices should be transfer to the Eastern part of the town where lands are denoted to this purpose.
- ii. There should be a separate commercial zone in the town.
- iii. Small-scale industries, workshops, publishing units may be transfer to the proposed industrial sector at the north of the town.
- iv. The land along the railway track is encroached by the slum people, which should be reclaimed for further expansion of railway line, and related uses.
- v. Schools those are situated at the commercial center, or along the main business through fare should be transferred in appropriate places.
- vi. To establish a compatible relationship between different land uses, mixed use of land may be restricted near C.B.D and Resident-cum-commercial houses should be converted only for commercial purpose.
- vii. A planned township may be developed at the extreme west along the Jalpaiguri-Siliguri highway by maintaining the norms of land use.

Jalpaiguri is a peaceful residential town, where is not much developed and is facing the problems of insufficient and uneven distribution of urban amenities. The municipal authority failed to promote the modern urban facilities to its residents. The present socio-economic condition has been discussed along with the identification of problems of the town. The high growth rate of population creates immense pressure on existing land, and other resources, which affects the urban environment and living standard of the people of the town. The job opportunity and the economic growth can be achieved through installation of industrial units in the outskirts. Jalpaiguri town has a potentiality to develop tourism, but needs proper planning and initiatives by the authorities. The morphology of the town has been changing, as old buildings are replaced

by new structure and rural land is converted to urban uses. Jalpaiguri town is expanding towards south and North Western directions. For the around development, the town needs proper planning and affective implementation of those plans. Along with this the residents of the town should take initiative in making the town economically efficient, socially equitable and environmentally sustainable in future.