

# HOUSING FOR ALL (2019-20) BY 2022

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PRADHAN MANTRI AWAAS YOJANA



Kalyani Municipality  
Kalyani Nadia

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## **Preface**

The Hon'ble President of India, in his address to the Joint Session of Parliament on 9th June, 2014 had announced "By the time the Nation completes 75 years of its Independence, every family will have a pucca house with water connection, toilet facilities, 24x7 electricity supply and access." Hon'ble Prime Minister envisioned Housing for All by 2022 when the Nation completes 75 years of its Independence. In order to achieve this objective, Central Government has launched a comprehensive mission "Housing for All by 2022"

Housing for All (HFA) mission is since launched in compliance with the above objective of the Government and with the approval of competent authority.

The mission seeks to address the housing requirement of urban poor including slum dwellers through following programme verticals:

- Slum rehabilitation of Slum Dwellers with participation of private developers using land as a resource
- Promotion of Affordable Housing for weaker section through credit linked subsidy
- Affordable Housing in Partnership with Public & Private sectors
- Subsidy for beneficiary-led individual house construction



**Introductory Note By Chairman**



(Kalyani is planned township by Dr. Bidhan Chandra Roy in the year of 1956. Presently there are 21 numbers of wards under this Municipality. Total no of population is 1,00,620 (census 2011) and 51,000 (approx) among them are residing in slum area. A large no of people are mason, bide labours and weavers.

At present Kalyani Municipality is in the process of preparing the plan of action for Housing for all (HFA) under Pradhan Mantri Awas Yajana (PMAY). During the last few years we have tried to the best to redress the problems of the urban poor keeping the aspiration of the people for development objectives and making target in mind and become successful. Preparation of Plan of Action for Housing For All along with its implementation and monitoring his opened a new challenge to us. The challenge of providing all basic services to all people and ensuring equitable socio-economic development of the people of this Municipality.

Development is not a single point agenda. In the present scenario of social, political, and economic situation it is indeed a challenging task. However we believe that we are approaching towards the right direction with the support of Government of West Bengal as well as Government of India and we will be able to achieve the desired objectives and reach to the goal.

It is a honour to present before the people of Kalyani Municipality, the first Action Plan of Housing For All to provide Development to all. From the past experience we looking forward for achieving long term benefits rather than short term goals.

*Subir Sarkar*  
 Chairman  
 Kalyani Municipality

Chairman  
 Kalyani Municipality

**Planning Core Team:-**

1. Mr. Sushil Talukdar, Chairman Kalyani Municipality.
2. Mr. Kalyan Das Vice- Chairman, Kalyani Municipality.
3. Executive officer, Kalyani Municipality.
4. Finance officer , Kalyani Municipality.
5. Mr. Raghu Nath Mukherjee,(A.E), Nodal Officer, Kalyani Municipality.
6. Dr. Jaleswar Ghosh, A.P.O.,CMMU, Kalyani Municipality.
7. Mr. Bodhisattwa Paul, (S.A.E), (JNNURM), Kalyani Municipality.
8. Mr.Subhasis Bose, (S.A.E), (JNNURM), Kalyani Municipality.
9. Mr.Anirban Kundu (S.A.E), (JNNURM), Kalyani Municipality.

  
Chairman  
Kalyani Municipality



**Annexure 7C**  
**(Para 14.5 of the Guidelines)**  
**Format for Project under Beneficiary Led Construction Or Enhancement**

1	Name of the State:	West Bengal
2	Name of the District:	Nadia
3	Name of the City:	Kalyani
4	Project Name:	HFA-Kalyani -2019-20
5	Project Code:	19801689044N0
6	State Level Nodal Agency:	State Urban Development Agency (SUDA)
7	Implementing Agency/ULB	Kalyani Municipality
	Date of Approval by State Level Sanctioning and Monitoring Committee (SLSMC)	
9	No. of location covered in project: No of Slum Area Covered & No of Non Slum Area Covered	No. of beneficiary 592
	Name of Location	Kalyani Municipal Area
	If Slum, then Slum type	Non-Slum
	If Slum, whether it gets completely rehabilitated	Notified
	Covering both Slum & Non-Slum area	No
10	Project Cost (Rs. In Lakhs)	
11	No. of beneficiaries covered in the project	GEN 256 SC 313 ST 23 OBC Total 592 Minority Person with Disability
12	Whether beneficiary have been selected as PMAY Guidelines?	Yes
01	No. of Houses constructed / acquired. Please specify ownership (Any of these)	Joint 495 Female 66 Male 31 Transgender
3	No. of beneficiaries covered in the project	495
14	No. of beneficiaries covered in the project	Male 331 Female 261 Transgender
15	Whether it has been ensured that selected beneficiaries have rightful ownership of the land?	Yes
16	Whether building plan for all houses have been Approved?	Yes
17	i. Gol grant required (Rs. 1.5 lakh per eligible beneficiary) (Rs. in Lakhs)	888.00

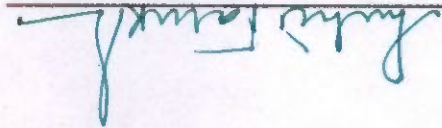


	ii. State grant, (Rs. in Lakhs)	:	1251.49
	iii. ULB grant (Rs. in Lakhs)	:	108.93
	iv. Beneficiary Share (Rs. in Lakhs)	:	148.00
	v. Total (Rs. in Lakhs)	:	2396.42
18	Whether technical specification / design for housing have been ensured as per Indian Standards / NBC/ State Norms?	:	Yes
19	Whether it has been ensured that balance cost of construction is tied up with State Grant, ULB Grant & Beneficiary Share?	:	Yes
	Whether trunk and line infrastructure is existing or being provisioned?	:	
	i. Water Supply	:	Yes
	ii. Sewerage	:	Yes
	iii. Road	:	
	iv. Storm Water Drain	:	
	v. External Electrification	:	Yes
	vi. Solid Waste Management	:	Yes
	vii. Any Other	:	
	viii. In case, any infrastructure has not been proposed, reason thereof.	:	No
20	Whether disaster (earthquake, flood, cyclone, landslide etc.) resistant features have been adopted in concept, design and implementation of the project?	:	Yes
21	Whether Demand Survey Completed for entire city?	:	Yes
22	Whether City-wide integrated project have been formulated? If not reasons thereof?	:	Yes
23	Whether validation with SECC data for housing condition conducted?	:	Yes
24	Whether Direct Benefit Transfer (DBT) of fund to individual bank account of beneficiary ensured in the project?	:	Yes
25	Whether there is provision in DPR for tracking/monitoring the progress of individual houses through geo-tagged photographs?	:	Yes

It is hereby confirmed that State/UT and ULB have checked all the beneficiaries as per guidelines of HFA. It is also submitted that no beneficiary has been selected for more than one benefit under the Mission including Credit Linked Subsidy Scheme (CLSS) component of the Mission.

26	Whether any innovation/cost effective / Green technology adopted in the project?	Yes
27	Comments of SLAC after techno economic appraisal of DPR	Project covers the most needy beneficiaries
28	Project brief including any other information ULB/State would like to furnish	The project covers all wards
29	Project Submission Date to SLSMC	

Signature of the  
Administrator/Mayor/Chairman,  
Kalyani Municipality  
Kalyani Municipality



Signature

(Director, SUDA)

Signature

(Secretary, UD & MA Department, GoWB)

Chief Engineer  
M.E. Div, GoWB

Signature



## Executive Summary

Project Details			
1	Name of the State:	:	West Bengal
2	Name of the District:	:	Nadia
3	Name of the City:	:	Kalyani Municipality
4	Project Name:	:	HFA-Kalyani -2019-20
5	Project Cost (Rs. in Lakhs)	:	2396.42
6	Central Share (Rs. in Lakhs)	:	888.00
7	State Share (Rs. in Lakhs)	:	1251.49
8	ULB Share (Rs. in Lakhs)	:	108.93
	Beneficiary share (Rs. in Lakhs)	:	148.00
10	Total Infrastructure Cost (Rs. in Lakhs)	:	215.49
11	Percentage of Infrastructure Cost of Housing Cost	:	10
12	Infrastructure Cost per Dwelling Unit (Rs. in Lakhs)	:	0.368
13	Year of Implementation	:	2019-20
14	Component Housing Construction	:	Beneficiary Led Construction (BLC)
15	SOR Adopted	:	PWD (WB) w.e.f 1.11.17 with current corrigendum

### Project Contributions (Physical + Financial) (Rs. in Lakh)

Sl. No.	Scheme Component	Type	Qty	Unit	Rate (in Rs/Unit)	Proposed Project Cost (In Lakh)	Appraised Project Cost (In Lakh)	Central Share (Rs. 1.5Lakh/ DU)	State Govt. Share (Rs.1.93 Lakh/DU)	ULB Share	Beneficiaries Share @ 0.25 Lakh/DU)
<b>A. HOUSING</b>											
1	New in-situ										
	Single Storied Units	BLC	592	NOs	368000.00	2396.42	2396.42	888.00	1251.49		148.00
<b>Total Housing Cost Sub Total (A)</b>						2396.42	2396.42	888.00	1251.49		148.00
<b>B. INFRASTRUCTURE</b>											
Sl	Scheme Component	Type	Qty	Unit	Rate (in Rs/Unit) (In Lakh)	Proposed Project Cost (In Lakh)	Appraised Project Cost (In Lakh)	Central Share (Rs. in Lakh)	State Govt. Share (@50%) (in Lakh)	ULB Share (@50%) (in Lakh)	Beneficiaries Share (in Lakh)
<b>1. STORM WATER DRAINS</b>											
	250mm. X 250mm.		5.07	Km.	21.47	108.85	108.85		54.43	54.43	
	300mm. X 550mm.		3.52	Km.	30.67	107.95	107.95		53.98	53.98	





## Abbreviation

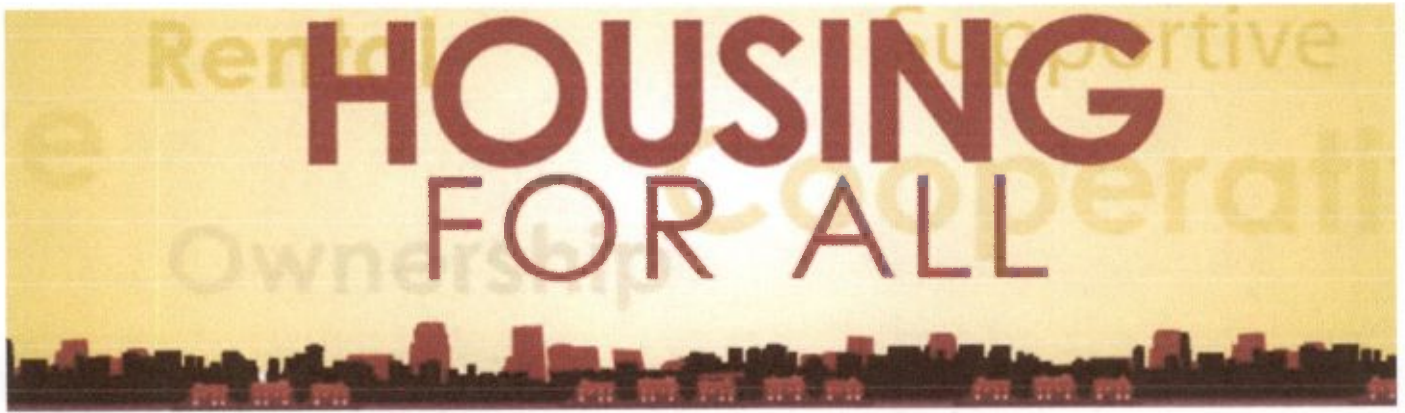
A&OE	Administrative and Other Expenses	LIG	Low Income Group
AHP	Affordable Housing in Partnership	MD	Mission Directorate
AIP	Annual Implementation Plan	MoA	Memorandum of Agreement
BMTPC	Building Materials & Technology Promotion Council	MoHUPA	Ministry of Housing and Urban Poverty Alleviation
CDP	City Development Plan	MoU	Memorandum of Understanding
CLS	Credit linked subsidy	NA	Non Agricultural
CNA	Central Nodal Agencies	NBC	National Building Code
CPHEEO	Central Public Health and Environmental Engineering Organisation	NHB	National Housing Bank
CSMC	Central Sanctioning and Monitoring Committee	NOC	No Objection Certificate
DIPP	Department of Industrial Policy and Promotion	NPV	Net Present Value
DPR	Detailed Project Report	PLI	Primary Lending Institution
EMI	Equated Monthly Installment	RWA	Residents' Welfare Association
EWS	Economically Weaker Section	SECC	Socio Economic and Caste Census
FAR	Floor Area Ratio	SFCPoA	Slum Free City Plan of Action
FSI	Floor Space Index	SLAC	State Level Appraisal Committee
HFA	Housing for All	SLNA	State Level Nodal Agency
HFAPoA	Housing for All Plan of Action	SLSMC	State Level Sanction and Monitoring Committee
IEC	Information Education & Communication	TDR	Transfer of Development Rights
IFD	Integrated Finance Division	TPQMA	Third Party Quality Monitoring Agency
IIT	Indian Institute of Technology	ULB	Urban Local Body
IS	Indian Standard	UT	Union Territory



**Working Definitions**

Affordable Housing Project:	Housing Projects where 35 % of the houses are constructed for EWS category
Beneficiary	A beneficiary family will comprise husband, wife and unmarried children. The beneficiary family should not own a pucca house (an all-weather dwelling unit) either in his//her name or in the name of any member of his/her family in any part of India
Carpet Area	Area enclosed within the walls, actual area to lay carpet. This area does not include the thickness of the inner walls.
Central Nodal Agencies	Nodal Agencies identified by Ministry for the purposes of implementation of Credit Linked subsidy component of the mission
Economically Weaker Section(EWS)	EWS households are defined as households having an annual income up to Rs 3, 00,000(Rupees Three Lakhs). States/UTs shall have the flexibility to redefine the annual income criteria as per local conditions in consultation with the Centre
EWS House	An all-weather single unit or a unit in a multi storeyed super structure having carpet area of upto 30 sq.m. with adequate basic civic services and infrastructure services like toilet , water, electricity etc. States can determine the area of EWS as per their local needs with information to Ministry
"Floor Area Ratio" (FAR)/FSI	<p>The quotient obtained by dividing the total covered area (plinth area) on all the floors by the area of the plot:</p> $FAR = \frac{\text{Total covered area on all the floors} \times 100}{\text{Plot area}}$ <p>If States/Cities have some variations in this definition, State/City definitions will be accepted under the mission</p>
Implementing Agencies	Implementing agencies are the agencies such as Urban Local Bodies, Development Authorities, and Housing Boards etc. which are selected by State Government / SLSMC for implementing Housing for All Mission.
Low Income Group (LIG)	LIG households are defined as households having an annual income between Rs.3, 00,000 (Rupees Three Lakhs One) up to Rs.6, 00,000 (Rupees Six Lakhs). States/UTs shall have the flexibility to redefine the annual income criteria as per local conditions in consultation with the Centre.
Primary Lending Institutions (PLI)	Scheduled Commercial Banks, Housing Finance Companies, Regional Rural Banks (RRBs), State Cooperative Banks, Urban Cooperative Banks or any other institutions as may be identified by the Ministry
Slum	A compact area of at least 300 population or about 60-70 households of poorly built congested tenements, in unhygienic environment usually with inadequate infrastructure and lacking in proper sanitary and drinking water facilities.
State Land Nodal Agencies (SLNAs)	Nodal Agency designated by the State Governments for implementing the Mission
Transfer of Development Rights (TDR)	TDR means making available certain amount of additional built up area in lieu of the area relinquished or surrendered by the owner of the land, so that he can use extra built up area himself in some other land.





According to current estimates, the urban population of the country, which has already seen a sharp increase over the past decade, is set to see a phenomenal growth in the years to come. By the year 2050, the country's urban population is set to reach a population of more than 814 million people. This is an increase of about 400 million from current levels. One of the biggest challenges faced by the country will be providing affordable housing, sanitation and development, and a safe environment to the city dwellers. Currently, the development of a city is led by the real estate developers who decide the areas which shall be developed. Real estate prices have also skyrocketed over the past couple of decades leaving the common man with only dreams of owning a house. It is to address these issues that Prime Minister Narendra Modi launched the Housing for All by 2022 scheme, also known as the Pradhan Mantri Awas Yojana (PMAY) on 25 June 2015 at a launch ceremony in Vigyan Bhawan, New Delhi. Two other schemes were also launched as complementary to the affordable housing scheme, a scheme for development of Smart Cities across the country and the Atal Mission for Rejuvenation and Urban Transformation (AMRUT) that allows for urban renewal and upgradation of infrastructure in the major urban tracts of the country.

The Prime Minister of India launched the PMAY and the two other schemes in the presence of mayors, municipal commissioners, and state-government officials from all parts of the country. At the launch he said, "The country's 40 per cent population lives in cities and it is the responsibility of the government to uplift their standards of living. We cannot leave them to their fate...The housing for all scheme will ensure every urban poor is enabled to own a house. AMRUT will ensure basic infrastructure and sanitation is in place in cities."

## Scheme Details

According to the terms of the Pradhan Mantri Awas Yojana, the government of India will undertake to construct about two crore houses by the year 2022. Each house provided under the scheme will involve a central grant of about INR 1 lakh which may go up to INR 2.3 lakhs. This will come as part of a 6.5 percent interest rate subsidy scheme (previous schemes had an interest rate subsidy of about 1 percent). This means that the applicants from lower income groups who avail of the housing scheme may apply for a housing loan with interest subsidy of 6.5 percent. The tenure or term for these housing loans may go up to 15 years and the total benefit received by such loan subsidy will add up to INR 1 to 2.3 lakh each. Currently housing loan interest rates are estimated at about 10.5 percent. The subsidy should, therefore be a major relief to applicants. The 'Housing for All' scheme will replace all previous government housing schemes such as the Rajiv Awas Yojana.

According to preliminary estimates, the Housing for All by 2022 will cost the central government about INR three lakh crore spread over the next seven years. The operational guidelines for the



schemes launched have been finalised after a year-long round of negotiations with states and Union Territories, say news reports.

Apart from the PMAY itself, the government has come up with a number of incentives and subsidies for the development of housing in urban areas. One of these is the grant of INR 1 lakh per beneficiary to state governments for the development of housing projects in slum areas.

Affordable rental housing, an INR 6,000 crore initiative, which was initially to be part of the Housing For All scheme was missing from the NDA government flagship scheme. The measure, meant to combat the proliferation of slums in urban regions may be released as a separate scheme at a later date.

## Benefits to Women, SC/ST

While the Pradhan Mantri Awas Yojana is clear about its goals – affordable housing for all by 2022, it does ensure that the benefits of the scheme are enjoyed by women, economically backward groups of Indian society and the Scheduled Castes and Scheduled Tribes. In an unprecedented move, the government has decided to protect the interests of neglected groups in the country. Transgenders and widows, members of the lower income groups and urban poor, and the Scheduled Castes and Scheduled Tribes shall be granted preference when they try to avail the affordable housing scheme. Apart from these groups members of society who often find themselves out of a home, seniors and differently-abled people shall also gain preference in allotment of houses. They shall also be able to choose a ground-floor house if need be. Apart from this, it is also mandatory that while registering to avail the benefits of the scheme, the beneficiaries must necessarily mention their mother or wife's name. According to news reports, these details were revealed by a Housing and Urban Poverty Alleviation Ministry official before the launch of the scheme. The scheme is one-of-its-kind in India in terms of the protection and benefits that it extends to previously neglected groups such as transgenders and widows.

## Smart Cities and AMRUT



As per the government's scheme for Smart Cities, 100 smart cities shall be developed across the country in the next five years. This project shall involve major national and international stakeholders and comes at a cost of about INR 48,000 crores. Simultaneously over 500 cities in the country have been slated for urban renewal – upgradation of facilities, especially the drainage and sanitation facilities and infrastructure in these parts. The selection of Smart Cities will be done by a competition open for public voting, said the PM. The 500 cities for AMRUT are currently being identified. The government of India has made a commitment to spend about INR 400,000 crore on



these three schemes together in the next six years. The government will be looking at the public private partnership model to finance and successfully run these schemes.

The government has identified 305 cities and towns across nine states for implementation of its ambitious 'Housing for All' scheme.

As many as 305 cities and towns have been identified in nine states for beginning of construction of houses for the urban poor under the scheme, said a senior Housing and Urban Poverty Alleviation (HUPA) Ministry official.

The HUPA Ministry would provide assistance of over Rs. 2 lakh crore over the next six years for enabling two crore urban poor own their own houses.

The selected cities and towns are in Chhattisgarh (36 cities/towns), Gujarat (30), Jammu and Kashmir (19), Jharkhand (15), Kerala (15), Madhya Pradesh (74), Odisha (42), Rajasthan (40) and Telangana (34).

Under the 'Housing for All' initiative of the central government, named as Pradhan Mantri Awas Yojana and launched by Prime Minister Narendra Modi on June 25 this year, two crore houses are targeted to be built for the poor in urban areas by year 2022, coinciding with 75 years of independence.

Besides these nine states, the official said, six more states have signed Memorandum of Agreement (MoA) with the Ministry committing themselves to implement six mandatory reforms essential for making the housing mission in urban area a success.

The states that have so far agreed to implement the mandatory reform measures are Andhra Pradesh, Bihar, Chhattisgarh, Gujarat, Jammu and Kashmir, Jharkhand, Kerala, Madhya Pradesh, Manipur, Mizoram, Nagaland, Odisha, Rajasthan, Telangana and Uttarakhand.

By signing the MoA, the states agreed to make necessary changes including doing away with the requirement of separate non-agricultural permission in case land falls in residential zone earmarked in Master Plan of city or town and preparing or amending Master Plans earmarking land for affordable housing, among others.

Other reforms include putting in place a single-window and time-bound clearance system for layout approvals and building permissions, doing away with approvals below certain built-up area size in respect of economically weaker sections and low income groups. Legislating or amending existing rent laws on the lines of the Model Tenancy Act circulated by the Ministry and to provide additional Floor Area Ratio (FAR)/Floor Space Index/Transferable Development Rights (TDR) and relax density norms, for slum redevelopment and low cost housing are other reforms to be carried out by states as per the MoA.

Under the urban housing mission, the Centre will provide an assistance in the range of Rs. 1 lakh to Rs. 2.30 lakh per unit under different components of the scheme including in-situ redevelopment of slums using land as resource, credit-linked subsidy scheme, affordable housing in partnership, and beneficiary led individual construction/improvement.

In order to spur investment in the housing sector, the government is considering to provide tax incentives for certain projects to ensure 'Housing for All' by 2022. The tax incentives, which could be announced in the Union Budget, would aim at promoting investments in rental housing by institutional players. The draft National Urban Rental Housing Policy have suggested a host of fiscal incentives to encourage rental housing with a view to achieve the goal of housing for all. The Union Cabinet chaired by the Prime Minister, Shri Narendra Modi, today gave its approval for launch of "Housing for All by 2022" aimed for urban areas with following components/options to States/Union Territories and cities:-



- a) Slum rehabilitation of Slum Dwellers with participation of private developers using land as a resource;
- b) Promotion of affordable housing for weaker section through credit linked subsidy;
- c) Affordable housing in partnership with Public & Private sectors and
- d) Subsidy for beneficiary-led individual house construction or enhancement.

Central grant of Rs. one lakh per house, on an average, will be available under the slum rehabilitation programme. A State Government would have flexibility in deploying this slum rehabilitation grant to any slum rehabilitation project taken for development using land as a resource for providing houses to slum dwellers. Under the Credit Linked Interest Subsidy component, interest subsidy of 6.5 percent on housing loans availed up to a tenure of 15 years will be provided to EWS/LIG categories, wherein the subsidy pay-out on NPV basis would be about Rs.2.3 lakh per house for both the categories. Central assistance at the rate of Rs.1.5 lakh per house for EWS category will be provided under the Affordable Housing in Partnership and Beneficiary-led individual house construction or enhancement. State Government or their parastatals like Housing Boards can take up project of affordable housing to avail the Central Government grant.

The scheme will be implemented as a Centrally Sponsored Scheme except the credit linked subsidy component, which will be implemented as a Central Sector Scheme. The Mission also prescribes certain mandatory reforms for easing up the urban land market for housing, to make adequate urban land available for affordable housing. Houses constructed under the mission would be allotted in the name of the female head of the households or in the joint name of the male head of the household and his wife.

The scheme will cover the entire urban area consisting of 4041 statutory towns with initial focus on 500 Class I cities and it will be implemented in three phases as follows, viz. Phase-I (April 2015 – March 2017) to cover 100 Cities to be selected from States/UTs as per their willingness; Phase – II (April 2017 – March 2019) to cover additional 200 Cities and Phase-III (April 2019 – March 2022) to cover all other remaining Cities. However, there will be flexibility in covering number of cities in various phases and inclusion of additional cities may be considered by the Ministry of Housing & Urban Poverty Alleviation in case there is demand from States and cities and have capacity to include them in earlier phases. Credit linked subsidy component of the scheme would be implemented across the country in all statutory towns from the very beginning.

Dimension of the task at present is estimated at 2 crore. Exact number of houses, though, would depend on demand survey for which all States/Cities will undertake detailed demand assessment for assessing actual demand by integrating Aadhar number, Jan Dhan Yojana account numbers or any such identification of intended beneficiaries.

A Technology Sub-mission under the Mission would be set up to facilitate adoption of modern, innovative and green technologies and building material for faster and quality construction of houses. The Technology Sub-Mission will also facilitate preparation and adoption of layout designs and building plans suitable for various geo-climatic zones. It will also assist States/Cities in deploying disaster resistant and environment friendly technologies.

The Technology Sub-Mission will coordinate with various regulatory and administrative bodies for mainstreaming and up scaling deployment of modern construction technologies and material in place of conventional construction. The Technology Sub-Mission will also coordinate with other agencies working in green and energy efficient technologies, climate change etc.



The Technology Sub-Mission will also work on the following aspects: i) Design & Planning ii) Innovative technologies & materials iii) Green buildings using natural resources and iv) Earthquake and other disaster resistant technologies and designs.

In the spirit of cooperative federalism, the Mission will provide flexibility to States for choosing best options amongst four verticals of the Mission to meet the demand of housing in their states. The process of project formulation and approval in accordance with Mission Guidelines would be left to the States, so that projects can be formulated, approved and implemented faster. The Mission will provide technical and financial support in accordance to the Guidelines to the States to meet the challenge of urban housing.

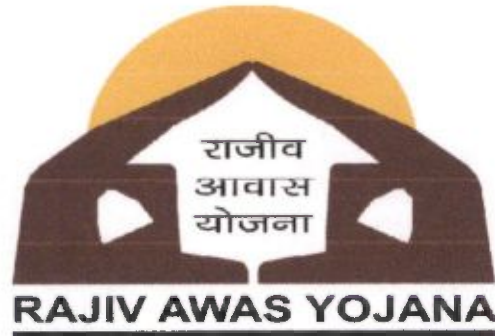
The Mission will also compile best practices in terms of affordable housing policies of the States/UTs designs and technologies adopted by States and Cities with an objective to spread best practices across States and cities and foster cross learning. The Mission will also develop a virtual platform to obtain suggestions and inputs on house design, materials, technologies and other elements of urban housing.

Housing for All scheme toothless without release of land Housing for all scheme aims to provide shelter to urban poor. Though the target audience is expected to stretch their purchasing power to buy houses in the scheme, the key factor that needs to be addressed first is the availability of land. Prime Minister Narendra Modi will launch the much-publicized 'Housing for All' scheme as well as the Smart Cities and Atal Mission for Rejuvenation and Urban Transformation (AMRUT) on June 25. The issue of whether the goal of Housing For All By 2022 is a realistic one has already been debated at various levels. The objective of the scheme is to make 2 crore homes available in India's urban areas. What is essential to achieve this is a fast-tracked approval process, financial empowerment of the low-income categories to enable them to purchase a house in such areas - and unlocking land for creating affordable housing. By providing an interest subvention or subsidy scheme, the government is allowing access to cheaper structured finance to such low-income categories. Also, it has already previously increased the amount of home loan that can be availed by people in the metro cities, thereby acknowledging the fact that houses in urban areas are more expensive, that greater financial support is therefore required. By increasing the income limits for the EWS and LIG categories, the government has also ensured that a larger portion of the urban poor will be covered under the scheme. This scheme aims to provide the urban poor with the financial muscle to buy affordable houses. The next important step is to provide the working mechanism for this scheme, with the guidelines to be formulated by the ministry and RBI, to allow for its execution by the banking sector. Which leads to the first question mark in the government's Housing For All by 2022 scheme. While the slum-dwellers will be provided liveable shelters at no cost under this scheme, likely through public-private partnership slum rehabilitation project, the scheme does not offer tangible solutions for the urban poor who is not residing in a slum and wants to own a house in a metro city. Though the loan amounts have been increased, his income levels may not qualify him for the loan disbursement amount that is high enough for him to buy a house in the current scenario, when housing prices are high. This leads us to the next question mark - namely, the issue of achieving a solution whereby cheap, newly-constructed houses are available to such class of urban poor and migrants who do not stay in slums which will be covered under the slum redevelopment part of the Housing for All scheme. To create housing for these urban poor, the only solution lies in the unlocking of land in the urban areas. The kind of housing supply that the government is targeting seems out of the question if appropriate lands are not made available. To gauge the actual land requirements to make the Housing For All by 2022 feasible, here is a quick back-of-envelope calculation: - Houses to be built: 20,000,000 - Area assumed per house: 500 sq.ft. - Total area to be constructed= 20,000,000 X 500: 10,000,000,000 sq.ft. - Total land requirement (assuming FSI of 4): 10,000,000,000/4= 2,500,000,000 sq.ft.= 57,392 acres= 232.25 sq. km., which is around 50% of Mumbai's area (BMC limits) Needless to say, this will require massive efforts to recognise and delineate the non-essential lands currently being held by large government bodies such as Indian Railways, Ministry of Public Enterprises, Port Trusts and



Department of Heavy Industries. Unlocking such lands while speeding up the approval process and creating incentives for private sector participation are all needed as part of a large, coordinated effort if we are to realise the vision of Housing for All by 2022.

## RAJIV AWAS YOJONA



Harijan Para slum has been selected as a pilot project under RAY scheme by Kalyani Municipality in consultation with the State level nodal agencies. The State Urban Development agencies (SUDA) are under department Govt. of West Bengal. The pilot project slum size is at the southern boundary of Kalyani Township. A 6m major road running in front of the slum connects it directly to the Kalyani Barrack pore express way which is at a distance of 250 m from the slum. The Kalyani Silpanchal is the nearest railway station at a distance 2 KM. Pilot project slum located ward no. 19. The slum is 25 years old with a total site area 42959 square meters. The ownership land lies with State Govt. The existing member of house hold is 199 with a total population of 764. Majority of the population belongs to backward class schedule tribe. A unique feature of the slum is that several tribal youths at the slum are excelling in sports activities various levels. Total project cost is 1317.99 lacks and other infrastructure cost of 680.5 lacks including boundary wall, road, drain, sewerage, water supply, power, solid waste management, children's park, swimming pool, football gallery, horticulture.

## West Bengal to develop analytics themed city near Kalyani township



KALYANI: The West Bengal government has taken up an ambitious project to develop a city, based on theme of 'Analytics', adjacent to Kalyani township in Nadia district in association with the Bengal Chamber of Commerce and Industry (BCC&I).

Drawing an investment of Rs 3,000 crore, "Samridhi- City of Analytics' would come up in about three years on 52 acres, offered by the state government to develop this city, state Urban Development Principal Secretary Debashis Sen said.



This is one of the six modern city projects cleared by the state cabinet earlier this month. After inspecting the project site today, Sen said, "The city can be expanded to 250 acres if it gets enough response. In that case the project would draw an investment of about Rs 6,000 crore and take about six years to complete." The concept of this city of analytics was launched at the 'Business Analytics Innovation Summit @ Bengal', organised by the BCC&I in December last year in Kolkata.

Later, the BCC&I passed this idea to the state government, which immediately accepted it and decided to give it a shape, BCC&I president designate Ambarish Dasgupta said.

City planner Dulal Mukherjee prepared a detailed plan layout of the project. Sen said the state government would soon come out with an advertisement welcoming Request For Information (RFI) from those who will participate in the tender process. After finalising this process, the state government will proceed for bidding of land through e-auction, Sen said. A consortium may also come up to develop the 52 acres of the proposed city by Kalyani Expressway, he added. Speaking on the occasion, Technical Education and Training Minister Ujjal Biswas said the project could leverage the advantage of intellectual manpower coming from the state's premier higher education institutions like IIT, ISI, IEST, JU and IIM.

Immediate past President of the BCC&I Kallol Dutta described the proposed project as 'niche city' which would mean promoting a select skill-set like analytics, just as Silicon Valley in the USA is known to be the home of technology companies and start-ups.

## **State government sorts out Kalyani expressway four planing project hurdles**

DumDum-Barrackpore-Kalyani expressway extension and four laning project under the Centre's Jawaharlal Nehru National Urban Renewal Mission (JNNURM) scheme.

"There has been some problems over the four laning project of Kalyani expressway. There has been some encroachments problems. The matter is now being sorted out," At present, a stretch of about 40 kilometres, out of the total 43 kilometres stretch of the expressway, from Kalyani to Madhusudan Banerjee Road is in operation.

The four laning and extension work of Kalyani - Barrackpore- Dum Dum expresway have been going on for several years. The project that was listed under the JNNURM scheme got stuck after almost nearing completion for the three kilometer odd stretch towards Dum Dum for encroachments and other land acquisition problems. The total stretch will be about 43 kilometers. Once completed, it will take less than an hour for motorists to drive the distance from Kolkata airport to Kalyani. Those commuting to Dum Dum from Barrackpore and Barasat will be able to avoid the congested BT and Jessore roads, respectively.

KMDA had also worked on preparing a Land Use and Development Control Plan (LUDCP) of the areas lying within 500 meters of either side of the expressway to prevent unplanned development.

Officials have noticed that the areas on both sides of the expressway have been witnessing unplanned growth and the accessibility of the adjoining areas of the expressway had also increased rapidly with development activities.



## **Centre approves AIIMS-like project at Kalyani in WB**

The Centre has approved West Bengal government's proposal to set up an AIIMS-like institution at Kalyani's Basantapur in Nadia district, a senior official of the state Health Department said today.

"The Union Health ministry has approved the land suggested by state government for the All India Institute of Medical Sciences (like) project in Kalyani, 50 kms off Kolkata. The Centre has also sought state's assistance for providing basic infrastructure," the official said.

The official also confirmed that the preliminary work (laying of the boundary wall, levelling of land, including landfill, power and water supply), the initial responsibility of the state government, would start in the next financial year.

A 150-acre land has been identified for the project with an estimated project cost of over Rs 800 crore, he said.

"The Detailed Project Report (DPR) is yet to be prepared, so the exact budget for it cannot be ascertained right now. But it may cross the Rs 800-crore mark," the official said.

Talking about the time frame for completion of the project, the state official said, "It's expected that some of the operations will be started within three years' time. I think it will take five years to complete it."

The Kalyani project is one of the four similar projects announced by Union Finance Minister Arun Jaitley during presentation of the Budget for 2014-15. The other three being in Andhra Pradesh, West Bengal, Vidarbha (Maharashtra) and Poorvanchal (UP).

Former Union Minister Deepa Dasmunshi during the previous UPA-II rule at the Centre had tried to take the project to Raiganj, her constituency, in North Dinajpur district but the Trinamool Congress government in the state requested the Centre to set up the facility at Kalyani on the ground of it being closer to the city.

## **West Bengal Cabinet okays six smart cities in the state**

The West Bengal Government will develop six smart cities in the state on the basis of importance of those areas in trade, industry and technical education.

"The projects have been cleared by the state cabinet today," Higher Education Minister Partha Chatterjee said in Kolkata on Friday after the Cabinet meeting. The six smart cities included airport city developed by the Bengal Aerotropolis Pvt Limited (BAPL) at Andal in Burdwan district, tannery and IT hub at Bantala near here, Durgapur in Burdwan district, Bolpur in Birbhum district, Kalyani in Nadia district and Siliguri in Darjeeling district.

State Cabinet also identified these six cities by six different names, Chatterjee said adding "While the city developed by BAPL at Andal will be known as 'Golden City' and the City at Bantala as 'Sector-VI', Durgapur will be known as 'Silver City', Bolpur as 'Nobel City', Kalyani as 'Knowledge City' and Siliguri as 'Sunrise City,'" state's Urban Development Minister Firhad Hakim said.

In all these smart cities, 25% space will be earmarked for those under Economically Weaker Section (EWS), besides earmarking 40 per cent area as 'open space', Hakim said. "Now the government will ask for preparing Detailed Project Report for all these cities. After submission of DPR before the government, we will be able to follow next steps," the minister said.

During the day, state cabinet also cleared deck for much awaited deep sea port at the Sagar Island in joint venture, Chatterjee said without elaborating the project. Chatterjee also said that altogether nine new medical colleges, five by the state government and four by private, in the state have been cleared by the state cabinet on Friday.



## State Govt To Build Up Analytics Hub In Kalyani

In an attempt to build up a niche for IT industries, the state urban development department has envisaged a plan to build up an 'analytics' township in Kalyani, titled 'Samriddhi'. The department would invite the entrepreneurs to place its demand for land from 52-acres land identified for the project located at the outskirts of Kalyani, for which e-auction would be held very soon.

The 'Samriddhi' analytics township in Kalyani would be one of the six theme based townships envisaged by the state government, which are also aimed to explore employment opportunities in the state.

The other five theme based towns to be built up soon are – Bolpur, Asansol, Siliguri, Howrah and Baruipur.

The government would issue advertisement in next week seeking 'request for information' (RFI) from the interested entrepreneurs for the Kalyani's analytics township.

Analytics means studying of data and its analysis which include research, finding potential trend, evaluation of certain decision and performance by gaining knowledge. The members of the Bengal chamber of commerce and industries which encourage the state government to take up the project, think that 'analytics' is at present is the most popular segment with aggressive scope of development, which has no presence in eastern India.

On behalf of the urban development department, state technical education minister Ujjwal Biswas announced the project details in Kalyani on Friday.

Biswas said this in presence of a team of state urban development department led by its principal secretary Debasish Sen and a delegation of Bengal Chamber of commerce and industries.

"The state government has taken up the project on the initiative of the Bengal chamber of commerce and industries which envisioned the analytics township, a niche city on information technology, a small model like silicon valley where IT companies", minister Ujjwal Biswas said.

"We have made an initial outlay of the project which would require 2600 crores of rupees for development of township and its infrastructure which include R&D sector, residential sector, education sector etc", the minister said.

President designate of BCCI Ambarish Dasgupta said: "We proposed the state government to build up the analytics township in Kalyani because we have observed that at present 'analytics' is the most popular among IT entrepreneurs and professionals. This is a new age segment which has no presence in our state. So we proposed to build up the township as a niche of IT close to Calcutta for promotion of select skills. We wanted to see Bengal taking advantage of the most happening of business all around the globe – analytics".

Principal Secretary of UD department Debasis Sen said: "Analytics is one the themes which the government has taken up to promote and to invite entrepreneurs. We have identified a 52 acres land. This land will be auctioned soon. However, prior to that we would seek 'request for information' (RFI) from the entrepreneurs. The government will issue advertisement for the RFI in next week. Independent entrepreneurs or consortium of entrepreneurs may submit the RFI".



Dr. Bidhan Chandra Roy was born on July 1, 1882, at Bankipore in Patna, Bihar. His father Prakash Chandra was an Excise Inspector. Bidhan was the youngest of five children and was greatly influenced by the simplicity, discipline and piety of his parents. His parents inculcated in him the idea of service by taking care of people other than relatives with affection and understanding.

Bidhan's mother passed away when he was 14. His father played the role of both father and mother to his five children. He promised never to compel them to do anything but to just guide them on their path. All five children were required to do the household chores themselves. This was very helpful for Bidhan in his college days.

Bidhan did his B.A. from Patna College with Honors in Mathematics. He applied for admission to the Sibpur Engineering College and the Calcutta Medical College. He was accepted to both institutions but opted to go to medical school. Bidhan left for Calcutta in June 1901. While at medical school Bidhan came upon an inscription which read, "Whatever thy hands findeth to do, do it with thy might." Bidhan was deeply impressed by these words and they became a source of inspiration for him throughout his life.

Bidhan's term in medical school was fraught with hardships. His father retired as a Deputy Collector after the first year and could no longer send Bidhan any money. Bidhan fended for himself by getting a scholarship and living frugally, saving on books by borrowing notes and relying on books in the library.

The partition of Bengal was announced while Bidhan was in college. Opposition to the partition was being organized by nationalist leaders like Lala Lajpat Rai, Arvinda Ghosh, Tilak and Bipin Chandra Pal. Bidhan resisted the immense pull of the movement. He controlled his emotions and concentrated on his studies realizing that he could better serve his nation by qualifying in his profession first.

Immediately after graduation, B.C. Roy joined the Provincial Health Service. He exhibited immense dedication and hard work. He was prepared to prescribe medicine to patients and even serve as a nurse when necessary. In his free time he practiced privately, charging a nominal fee of Rs. 2 only.

Bidhan sailed for England with only Rs. 1,200 in February of 1909 intending to enroll himself at St. Bartholomew's to further his education. The Dean, reluctant to accept a student from Asia, rejected Bidhan's application. Dr. Roy did not lose heart. Again and again he submitted his application until finally the Dean, after 30 admission requests, accepted Bidhan to the college. Within two years and three months, Bidhan completed his M.R.C.P and F.R.C.S and returned home from England in 1911. On his return he taught at the Calcutta Medical College, then the Campbell Medical School and finally at the Carmichael Medical College.



Dr. Roy believed that swaraj would remain a dream unless the people were healthy and strong in mind and body. He made contributions to the organization of medical education. He established the Jadavpur T.B. Hospital, Chittaranjan Seva Sadan, R.G. Khar Medical College, Kamala Nehru Hospital, Victoria Institution, and Chittaranjan Cancer Hospital. The Chittaranjan Seva Sadan for women and children was opened in 1926. The women were unwilling to come to the hospital initially but thanks to Dr. Roy and his teams hard work, the Seva Sadan was embraced by women of all classes and communities. He opened a center for training women in nursing and social work.

In 1942, Yangon fell to Japanese bombing and caused an exodus from Calcutta fearing Japanese insurgency. Dr. Roy was serving as the Vice-Chancellor of the University of Calcutta. He acquired air-raid shelters for schools and college students to have their classes in, and provided relief for students, teachers and employees alike. In recognition for his efforts, the Doctorate of Science was conferred upon him in 1944.

Dr. Roy believed that the youth of India would determine the future of the nation. He felt that the youth must not take part in strikes and fasts but should study and commit themselves to social work. At his Convocation Address on December 15, 1956 at the University of Lucknow, Dr. Roy said, "My young friends, you are soldiers in the battle of freedom-freedom from want, fear, ignorance, frustration and helplessness. By a dint of hard work for the country, rendered in a spirit of selfless service, may you march ahead with hope and courage... ."

Dr. Roy was both Gandhiji's friend and doctor. When Gandhiji was undergoing a fast in Parnakutivin, Poona in 1933 during the Quit India Movement, Dr. Roy attended to him. Gandhiji refused to take medicine on the grounds that it was not made in India. Gandhiji asked Dr. Roy, "Why should I take your treatment? Do you treat four hundred million of my countrymen free?" Dr. Roy replied, "No Gandhiji, I could not treat all patients free. But I came... not to treat Mohandas Karamchand Gandhi, but to treat "him" who to me represents the four hundred million people of my country." Gandhiji relented and took the medicine.

Dr. Roy entered politics in 1925. He ran for elections from the Barrackpore Constituency as an Independent candidate for the Bengal Legislative Council and defeated the "Grand Old Man of Bengal," Surendranath Banerjea. Even though an independent he voted with the Swaraj Party (the Parliamentary wing of the Congress). As early as 1925, Dr. Roy tabled a resolution recommending a study of the causes of pollution in Hoogly and suggested measures to prevent pollution in the future.

Dr. Roy was elected to the All India Congress Committee in 1928. He kept himself away from rivalry and conflicts and made a deep impression on the leaders.

Dr. Roy efficiently conducted the Civil Disobedience in Bengal in 1929 and prompted Pandit Motilal Nehru to nominate him Member of the Working Committee (CWC) in 1930. The CWC was declared an unlawful assembly and Dr. Roy along with other members of the committee were arrested on August 26, 1930 and detained at Central Alipore Jail.

During the Dandi March in 1931, many members of the Calcutta Corporation were imprisoned. Congress requested Dr. Roy to remain out of prison and discharge the duties of the Corporation. He served as the Alderman of the Corporation from 1930-31 and Mayor in 1933. Under him, the Corporation made leaps in the expansion of free education, free medical aid, better roads, improved lighting, and water supply. He was responsible for setting up a framework for dispensing grant-in-aid to hospitals and charitable dispensaries.

The Congress Party proposed Dr. Roy's name for Chief Minister of Bengal. Dr. Roy wanted to devote himself to his profession. On Gandhiji's advice, however, Dr. Roy accepted the position and took office on January 23, 1948. Bengal at the time had been torn by communal violence, shortage of food, unemployment and a large flow of refugees in the wake of the creation of East Pakistan. Dr. Roy brought unity and discipline amongst the party ranks. He then systematically and calmly began to work on the immense task in front of him. Within three years law and order was returned to Bengal without compromising the dignity and status of his administration. He told the people,

"We have the ability and if, with faith in our future, we exert ourselves with determination, nothing, I am sure, no obstacles, however formidable or insurmountable they may appear at present, can stop our progress... (if) all work unitedly, keeping our vision clear and with a firm grasp of our problems."

The nation honored Dr. Roy with the Bharat Ratna on February 4, 1961. On July 1, 1962, after treating his morning patients and discharging affairs of the State, he took a copy of the "Brahmo Geet" and sang a piece from it. 11 hours later Dr. Roy died. He gifted his house for running a nursing home named after his mother, Aghorkamani Devi. The B.C. Roy National Award was instituted in 1976 for work in the area of medicine, politics, science, philosophy, literature and arts. The Dr. B.C. Roy Memorial Library and Reading Room for Children in the Children's Book Trust, New Delhi, was opened in 1967



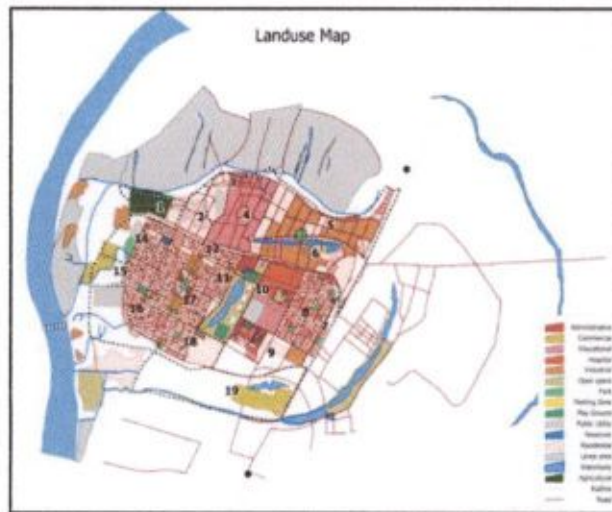
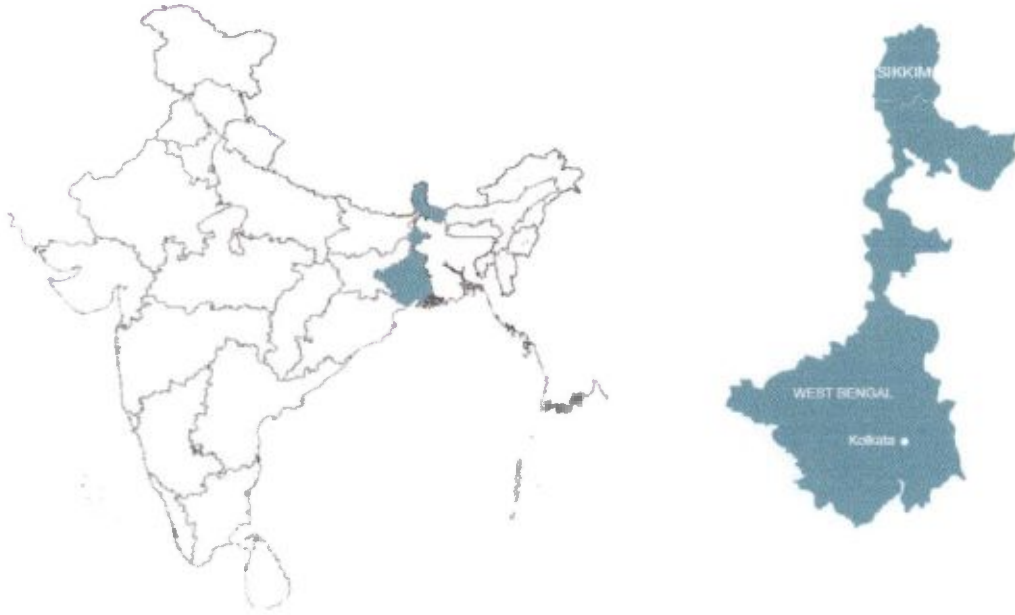


Fig-1

**Kalyani**

<b>City</b>
<b>Kalyani</b>
<b>কল্যাণী</b>

Location in West Bengal, India

Coordinates: 22°58'30"N 88°26'04"ECoordinates: 22°58'30"N 88°26'04"E

**Country** India

**State** West Bengal

**District** Nadia

**Founded by** Bidhan Chandra Roy

**Government**

- **Type** Municipal
- **Body** Kalyani Municipality

**Area**

- **Total** 29.14 km<sup>2</sup> (11.25 sq mi)
- Elevation** 11 m (36 ft)

**Population (2011)**

- **Total** 100,620
- **Density** 3,500/km<sup>2</sup> (8,900/sq mi)

**Languages**

- **Official** Bengali, English

Time zone IST (UTC+5:30)

PIN 741235

**Telephone code** 033

Vehicle registration WB-89/WB-90

Sex ratio 978 ♂/♀

Lok Sabha constituency Bangaon

Vidhan Sabha constituency Kalyani

**Website** [www.kalyanimunicipality.com](http://www.kalyanimunicipality.com)

**About Kalyani**

Kalyani was planned to be a self-sufficient township together with university, excellent medical facility, fertile farming hinterland, progressive industry and sprawling cultural and entertainment centre. This is perhaps one of the very few places in India with well planned water-supply, sewage & drainage, together with spacious housing plots. Founder father of the town, Dr. B. C. Roy, created this town with much affection and vision. Subsequent administrators failed to complete the vision and most of the resource and infrastructure are now in shambles. In the post 1971 era, unscrupulous refugees inhabitation in the outskirts of the town has further affected the social fabric and law & order situation. As of now, two universities, four technical institutions, three hospitals, several other medical facilities and few small-scale industry, thrives. The original towns-people are mostly in the advancing years and have retired from social life. The new-comers are either neo-intellectuals or carpet-baggers, having little value for social interaction. Even amidst the reduced shine, a person coming to the city for the first time would be amazed by the beauty of this place. Central Park is the central point of Block B and known as the heart of the city.

Kalyani is a town which was the brain child of Dr. Bidhan Chandra Roy, who wanted the place to be an industrial powerhouse like Durgapur. But unfortunately it never happened. The most likely reason being most companies, which wanted to, set up their shops in Kolkata, which being just a stone's throw away. But Kalyani is a good place to stay in. And have attracted retired and relaxed people by the



droves.

The A-Block which is near the Kalyani Main station is the newer part of Kalyani, B-Block being the older. But the A-Block is definitely better connected since its on the Sealdah trunk line.

## History

Kalyani, located in Nadia district in the state of West Bengal, is a relatively young town. During the Second World War, Kalyani, was the site of an American military airbase, formed out of 45 villages in the district of Nadia.<sup>[4]</sup> The military garrison town, was named after the American president, Franklin D. Roosevelt as "Roosevelt Town" or "Roosevelt Nagar". Hangars and other reminders of the air-field are still visible in the 'A' Block and some areas around Kalyani University, whose buildings were built on or over the runways.<sup>[4]</sup> After the WWII, the American Military left the base, and the airfield and hangars went into disuse.

Development of modern Kalyani is credited to then Chief Minister of West Bengal, Dr. Bidhan Chandra Roy, who named the city "Kalyani", after the daughter of Nilratan Sircar. After Independence of India, in 1950, the master plan of the town was developed and the foundation stone for the town was laid by then Governor of West Bengal, Kailashnath Katju, on 24 February 1951.<sup>[4]</sup> This town was built in a short time in order to host the 51st Indian National Congress meeting in 1954. In the same year, the name of the current Kalyani railway station, was changed from "Chandmari Halt". In 1957, the Kalyani police station was formed. In 1979, the rail line was extended from Kalyani main to Kalyani Simanta station and also established direct connectivity to Kolkata thorough Kalyani local EMU trains.<sup>[4]</sup>

In 1995, Kalyani Municipality was established, which has been crucial in development of infrastructure in Kalyani.<sup>[4]</sup> In 2014, Kalyani was selected as a candidate for "Smart City" project.

## Geography and urban structure

Kalyani is located in the Nadia district of West Bengal, within the Kolkata metropolitan area. Kalyani lies along the east bank of the Hooghly River, within the upper Ganges Delta. As with most of the Indo-Gangetic Plain, the soil and water are predominantly alluvial in origin. Kalyani is located over the "Bengal basin", a pericratonic tertiary basin.<sup>[5]</sup> According to the Bureau of Indian Standards, on a scale ranging from I to V in order of increasing susceptibility to earthquakes, the city lies inside seismic zone III,<sup>[6]</sup> according to a United Nations Development Programme report, its wind and cyclone zone is "very high damage risk".<sup>[6]</sup>

Kalyani is a planned city, having underground drainage systems, tree lined avenues, community parks, paved roads intersecting each other at 90 degree. The city itself is divided into four blocks — Block A, Block B, Block C and Block D, which are further divided into sub-blocks. Block A is mostly residential in character with commercial market in A-2 and near the Kalyani Main Railway station. Development in Kalyani started from Block B, which has residential as well as mixed use patterns. The Kalyani Main Post Office, Kalyani Town Club, Industrial Training Institute, Electricity, Telephone offices and the Public Library along with offices of major Banks is situated in Block B. 2 No Market, Saptaparni Market and 3 No Market are the major markets in Kalyani, all of which is situated in Block B. Major parks like the Central Park, Lake Park and Picnic Garden is located in Block B. Block C and Block D are located north of the Kalyani Simanta branch line. Block C is reserved for institutional use and is largely occupied by the Kalyani University and Kalyani Government Engineering College. Block D is the industrial zone, consisting of many small and medium-sized industries.



In June 2015, the Government of West Bengal declared establishment of an "Analytics City" in Kalyani, which is likely to attract investments of more than Rs 3,000 crore in next three years.<sup>[7]</sup> In the first phase, being developed over 52 acres off Kalyani Expressway, the hub will accommodate academic, residential and commercial centers apart from real estate projects.<sup>[7]</sup>

## Demographics

As of 2011 India census, Kalyani has a population of 100,620. Males constitute 50.55% of the population and females 49%. Kalyani has an average literacy rate of 88.75%, higher than the national average of 59.5%: male literacy is 92.79%, and female literacy is 84.65%. In Kalyani, 7.55% of the population is under 6 years of age. The sex ratio of Kalyani is 978. As per 2001 Census, the average household size of Kalyani is approximately 4.61. Percentage of main workers out of total population is 29%.

## Education

Kalyani's schools are run by the state government or private organisations. Bengali and English are the primary languages of instruction. Schools in Kalyani follow the "10+2+3" plan. After completing their secondary education, students typically enroll in schools that have a higher secondary facility and are affiliated with the West Bengal Council of Higher Secondary Education, the ICSE, or the CBSE. They usually choose a focus on liberal arts, business, or science. Vocational programs are also available. Among the schools in Kalyani whose mode of instruction is English includes, Julien Day School, Springdale High School, Kalyani Central Model School, Jawahar Navodaya Vidyalaya; while Kalyani University Experimental High School, Pannalal Institution, Bidhan Chandra Memorial Government Girls' High School, Kalyani Shikshaytan instructs in Bengali. There are some pre-schools in Kalyani, which include The Caterpillar Clubhouse, Tiny Tots, etc.

Kalyani has two universities — University of Kalyani and Bidhan Chandra Krishi Viswavidyalaya; one central institute of higher importance - Indian Institute of Information Technology, Kalyani, three engineering colleges - Kalyani Government Engineering College, Ideal College of Engineering and JIS College of Engineering; one medical college - College of Medicine & JNM Hospital and other institutes of higher education and research, including National Institute of Biomedical Genomics, Institute of Public Health and Policy, Eastern Regional Station of National Dairy Research Institute. Kalyani Mahavidyalaya - a general degree college under University of Kalyani and S.K. Acharya Institute of Law are among the other institutes of higher education. Netaji Subhas Chandra Bose Telecom Training Center, Netaji Subhas Regional Institute of Cooperative Management and State Institute of Panchayats and Rural Development are among the state level training and development institutes in their respective field.

The main campus of the Indian Institute of Science Education and Research, Kolkata (IISER-K) is located in nearby Haringhata. The main campus of BCKV, University college of West Bengal University of Technology is located at Mohanpur near Kalyani. Clinical training of the students of West Bengal University of Animal and Fishery Sciences are imparted at Mohanpur campus

### Department of Environmental Science, Faculty of Science

Department of Environmental Science, University of Kalyani was established as a School under recommendation of UGC in 1985. Since then, this department is offering M.Sc, M.Phil and Research Programmes.

Environmental Science is a multidisciplinary subject and keeping with this fact, this small Department has six permanent Faculty Members with diverse research areas - from Biodiversity,



Ecology, Geology, Atmospheric Science, Pollution Chemistry up to Cell signalling & Toxicology. The Department has six well developed specialised and one general laboratories all of which are aimed towards continual improvement.

The faculties undertake consultancies and projects in collaboration with Industry.

This Department is an ENVIS Centre on Environmental Biotechnology (MoEF Supported) since 2002 and also a part of Sustainable Development Network Programme (SDNP) since the year 2005.

Thus, education, research, networking and industry-institute relationship - all of these factors are taken care of in the Department of Environmental Science, University of Kalyani.

This small department has an Alumni Organisation - KUESAA (Kalyani University Env Science Alumni Association). This organisation is a repository of the Professional Environmentalists.

- **Kalyani Government Engineering College**

Kalyani Government Engineering College[1], established in 1995, has been ranked 3rd best among engineering colleges in West Bengal. It offers B.Tech, M.Tech and M.C.A degree programmes under the West Bengal University of Technology Computer Science, Information Technology, Electronics, Mechanical and Electrical engineering departments of this college are accredited by the National Board of Accreditation. In the last few years after its establishment most of its alumni spread over world's top MNCs, like Intel, Cadence Design Systems, ST Microelectronics, Motorola, Qualcomm, Texas Instruments, IS to name a few and Indian companies and public sector units like IBM, Infosys, TCS, Wipro, Satyam, HCL, Tech Mahindra, CTS, BHEL, ABB, ALSTOM, Bhabha Atomic Research Centre, DAE, DSP BSNL, ISRO, HP, ONGC, IOC, DRDO, Reliance, Tata Elxsi to name a few. Besides this some students of this college are also in some prestigious institutes like IITs, IIMs, ISI University of British Columbia, Michigan State University, Oregon State University, Frankfurt University Indian Institute of Science and many more for higher studies. Prof(Dr) Krishnendu Chakraborty is the principal of this college.

The college is equipped well in terms of modern laboratory, workshop and computational facilities. However as is the general trend all over in Indian educational institutes, paucity of teachers is affecting the growth of the college

In August, 2006, this college signed a Memorandum Of Understanding (MOU) with India's biggest software company TCS for academic development of students, faculty members and staff. Sprawled across the campus of Kalyani University, the college campus is well connected by LAN and also uses wireless technology for high speed net connectivity among the five hostels- Raja Rammohan Roy Hall(New Hall), Vidyasagar Chhatrabas, Rishi Bankim Chandra Hall, Acharya Prafulla Chandra Roy Hall and Pritilata Chhatrinivas. The college is also equipped with an Astronomical Observatory.

- **JIS college of engineering**

The JIS Foundation, under Chairman Sardar Jodh Singh, manages the JIS College of Engineering, Kalyani, West Bengal.

JIS College of Engineering is a technical institutes in West Bengal, and is located in Kalyani, the Clean City. The college was established by Sardar Jodh Singh, a self-build industrialist. The institute runs under the supervision of the JIS Foundation. JIS College of Engineering was set up



with the idea of providing high quality technical education and shape up the students to meet the growing needs of the industry.

- **Snehangshu Kanta Acharya Institute of Law**

SKAIL offers B.A., LL.B. (Honours) 5-year integrated degree programme as the principal undergraduate degree programme in law. It contemplates to introduce LL.M. degree programme and the Ph. D. degree programme in Law from the academic year 2009-2010. Kalyani also now has a Medical College called Jawahar Lal Nehru Medical College. After establishing the Law college the importance of Kalyani increase a lot. Thanks law college from Arindam Chattopadhyay.



College of Medicine & JNM Hospital

Healthcare system in Kalyani consists of both government and private healthcare facilities. Army Hospital established during Second World War by American and British alliance is the first Hospital in Kalyani. Later former Chief Minister of West Bengal, Dr. B.C. Roy converted it into a hospital for Tuberculosis patients in 1960's, currently known as Netaji Subhash Sanatorium. Jawaharlal Nehru Memorial Hospital, a 500 bedded hospital, is one of the major hospitals in the town. A medical college, College of Medicine & JNM Hospital, established in 2009, which acts as the University college of West Bengal University of Health Sciences.<sup>[13]</sup> Gandhi Memorial Hospital has a dedicated cardiac surgery and cardiology department.<sup>[14]</sup> ESI Hospital, provides healthcare to workers under Employees' State Insurance scheme.

In June 2014, the central Government has given in-principle clearance for setting up All India Institute of Medical Sciences at Kalyani. This project has been shifted from earlier plans of setting up the AIIMS at Raiganj because of problems in land acquisition. The project will cost nearly about Rupees 850 Crores.<sup>[15]</sup>

College of Medicine & JNM Hospital, Kalyani, Nadia, was set up under the ownership and administrative control of the WBUHS, in the year 2009. The College and the Hospital are located in same campus of 76.3 acres of land. The Hospital has 450 teaching beds with extra admissions in all departments due to heavy rush of patients. The institution is situated at a distance of 100 meters from Kalyani Shlipanchal Railway Station and 1.5 Km from Kalyani Railway Station. It is the constituent College of the West Bengal University of Health Sciences. Since inception Medical Council of India has granted LOI, LOP, permissions for 1<sup>st</sup> and 2<sup>nd</sup> Renewal for admission of 1<sup>st</sup> (2010-11), 2<sup>nd</sup> (2011-12) & 3<sup>rd</sup> (2012-13) Batches of MBBS. Each batch consists 100 MBBS students, 85 seats from WBUJEE and 15 from AIPMT, till now.



**The institution consists of:-**

1. Anatomy Block - having a state of art air-conditioned Dissection Hall, the finest in the state of West Bengal.
2. Academic Block - 3 storied massive structure of hexagonal shape comprises all the preclinical and paraclinical departments, each having floor space more than required.
3. Administrative Block – 2 storied having all the offices of Principal, Medical Superintendent, and Accounts Officers etc. 3 storied Library, fully centrally air-conditioned (3016 sq. meter)
4. JNM Hospital - The attached Jawaharlal Nehru Memorial Hospital has 450 teaching beds belonging to different specialities according to MCI stipulations. The bed occupancy most of the time is more than 100%, particularly in specialities of Medicine, Pediatrics and Obstetrics & Gynaecology.

Kalyani has good medical facility's. Both hospital and nursing home situated at kalyani. Well known doctors chamber located in kalyani.

This city has three hospital with best medical facility. One of the most important is J.N.M HOSPITAL. It also known as 500 bed. It located near kalyani silpanchal railway station. Gandhi Memorial Hospital is best for heart Surgery. It located near kalyani main railway station. ESI HOSPITAL is located opposite of J.N.M hospital.

## Transport



A [Sealdah](#) bound train at Kalyani station

Kalyani main station is on the [Sealdah-Ranaghat Line](#) of the [Kolkata Suburban Railway](#). Apart from the Kalyani main station, there are three other stations on the branch line which goes deeper into the Kalyani town — Kalyani Silpanchal, Kalyani Ghoshpara and Kalyani Simanta. Kalyani is connected directly with Kolkata through [Kalyani Expressway](#), which is currently being expanded to four-lanes. An extension of Kalyani Expressway connects the [National Highway 2](#) near [Bansberia](#) through [Iswar Gupta Setu](#). Kalyani is also accessible through [National Highway 34](#), which is around 10 kilometres (6.2 mi) away. Rickshaws and Auto-rickshaws are used for local conveyance. Intra-city buses to important cities and towns in West Bengal, including Kolkata and [Siliguri](#) are operated by both Government and private operators. [Netaji Subhas Chandra Bose International Airport](#), located around 45 kilometres (28 mi) south, operates domestic and international flights.



#### CTC Bus

- E16 Santragachi – Kalyani
- E26 Barasat – Kalyani

#### STA Bus

- Esplanade – Kalyani

#### Nadia Bus

- 27 Kanchrapara - Kalyani Simanta

The daughter born to Dr.B.C.Roy's fancy, Kalyani, became an easy access to the rest of Bengal and vice-versa only after the extension of railway communication upto "Simanta", in the year 1978. Since then transport connections within the town and also to/from other significant communication points have expanded substantially.

- **Railway Links:**

Kalyani to Ranaghat / Shantipur / Krishnanagar / Lalgola.

Kalyani to Shealdah / Naihati / Dum Dum / Bajbaj.

Kalyani Local (Connecting Simanta, Ghoshpara and Shilpanchal to Shealdah)

- **Road Links:ROADS**

#### Connecting Bengal to the World...

The state of West Bengal is served by 92,023 km of roads within which, the National Highways cover a span of 2578 kms and State Highways 2,393 Km. The road density is 1.04 km per sq km, which is considerably higher than the national average of 0.75 km. Keeping in mind the need for speed and quality in connectivity and a vehicle population that is growing at over 11% per annum, the GoWB has taken up an ambitious infrastructure renewal and expansion program





**Some of the key initiatives in the roads sector are:**

- The North South Economic Order developed with the support of ADB at a cost of US\$ 210 million with a view to link the southern ports of Haldia and Kolkata with the northern hinterland of the State.
- The North South Corridor
- Dankuni - Kolaghat, Dankuni – Kharagpur National Highway project. Vivekananda Bridge which is an approach to NH2 has been completed.
- Four laning of NH41 from Kolkaghat to Haldia, NH31 passing through North Bengal, NH117 from Kona to Netaji Subhas Docks, NH35 from Barasat to Petrapole and NH31 from Kolkata to Dalkhola.
- The State Government has also taken up Eastern link Highway project (100km) connecting Barasat to Raichak.
- 31 km long State Highway linking NH31 from Siliguri to Jalpaiguri via Falakata to be upgraded to National Highway

Some major stretches of the Golden Quadrilateral project undertaken by the National Highway Authority of India (NHAI) will pass through major North Bengal Districts.

Entire stretch of roads connecting Bengal with the North Eastern States and Bihar has been strengthened and improved.

Entire stretch of NH2 connecting Kolkata to New Delhi is being widened to 4 lanes. The Durgapur and Kona Expressways are fully operational and provide easier access to Kolkata from NH2

Under the Jawaharlal Nehru National Urban Renewal Mission, the State Government has taken the initiative to come up with a Rs. 27 billion action plan which includes extension and widening of arterial roads, widening and strengthening of secondary roads, construction of pedestrian underpasses, bridges, flyovers, elevated roads, traffic and transportation systems including modern passenger dispersal systems. Several foreign companies are already in the fray to partner the GoWB in its efforts for improvement of roads. Indonesia based Salim Group would be constructing the Eastern Link Highway from Barasat to Raichak, and two Four Lane Road Bridges across the Hooghly and Haldi rivers facilitating connectivity between Kolkata and the port city of Haldia.

Total length - About 220 kms.

National Highways - 1, Express Road.

Kalyani is linked with other two very important National Highways through Iswar Gupta Bridge - Delhi Road and Mumbai Road.

• **Domestic Public Transport:**

**Bus Routes:**

(1) Kanchrapara to Jaguli via Kalyani Station.

(2) Kanchrapara to Birahi via Kalyani Station.

- **Mini-Bus:**

Kalyani Station to Bandel Train Station.

- **Auto- Rickshaws:**

Around 100 in numbers.

Kalyani Station to J.N.M. Hospital.

Kalyani Station to Ghoshpara.

Kalyani Station to Central Park.

Kalyani Station to Jaguli.

Several hundred rickshaws operating from about 50 rickshaw stands carry people to different places within the city and even outside to nearby destinations.

- **Long Distance Bus Services:**

People can conveniently travel long distances by bus from Kalyani to different places of West Bengal and even outside. Long distance bus services from Kalyani ply to the following places:

Krishnanagar.

Bongaon.

Nabadwip.

Siliguri.

Digha.

Garia.

Kolkata

- **Distance from city Kalyani to 25 biggest cities of country: India**

**Distance (Km)**

Kalyani - <a href="#">Bombay</a>	1 685 km
Kalyani - <a href="#">Delhi</a>	1 292 km
Kalyani - <a href="#">Bangalore</a>	1 601 km
Kalyani - <a href="#">Calcutta</a>	47 km
Kalyani - <a href="#">Madras</a>	1 401 km
Kalyani - <a href="#">Ahmadabad</a>	1 624 km
Kalyani - <a href="#">Hyderabad</a>	1 216 km
Kalyani - <a href="#">Pune</a>	1 598 km
Kalyani - <a href="#">Surat</a>	1 622 km
Kalyani - <a href="#">Kanpur</a>	908 km



Kalyani - <a href="#">Jaipur</a>	1 349 km
Kalyani - <a href="#">Lakhnau</a>	876 km
Kalyani - <a href="#">Nagpur</a>	988 km
Kalyani - <a href="#">Indore</a>	1 297 km
Kalyani - <a href="#">Patna</a>	449 km
Kalyani - <a href="#">Bhopal</a>	1 134 km
Kalyani - <a href="#">New Patna</a>	449 km
Kalyani - <a href="#">Ludhiana</a>	1 529 km
Kalyani - <a href="#">Thana</a>	1 663 km
Kalyani - <a href="#">Agra</a>	1 153 km
Kalyani - <a href="#">Vadodara</a>	1 570 km
Kalyani - <a href="#">Gorakhpur</a>	1 464 km
Kalyani - <a href="#">Nasik</a>	1 555 km
Kalyani - <a href="#">Pimpri</a>	1 601 km
Kalyani - <a href="#">Faridabad</a>	1 272 km

▪ **Distance from city: Kalyani to Top 10 cities of the world**

**Distance (Km)**

Kalyani - <a href="#">Berlin</a>	7 037 km
Kalyani - <a href="#">London</a>	7 943 km
Kalyani - <a href="#">Los Angeles</a>	13 091 km
Kalyani - <a href="#">Moscow</a>	5 512 km
Kalyani - <a href="#">New York</a>	12 783 km
Kalyani - <a href="#">Paris</a>	7 881 km
Kalyani - <a href="#">Peking</a>	3 151 km
Kalyani - <a href="#">Rio De Janeiro</a>	15 057 km
Kalyani - <a href="#">Sydney</a>	9 092 km
Kalyani - <a href="#">Tokyo</a>	5 038 km
Kalyani - <a href="#">Prague</a>	6 983 km

**AIRWAYS**

Kolkata is well connected to the rest of India and all other prime locations of the world by the Netaji Subhas Chandra Bose International

Airport. Kolkata Airport had international traffic of 1.01 million and domestic traffic of 6.45 million in 2007-08. Currently, the Kolkata International Airport is being modernized with an investment of US\$ 30 million, which includes the development of a new integrated cargo complex. There is another airport at Bagdogra, which links Siliguri with the important destinations within the country. The importance of Bagdogra airport has increased with Siliguri becoming the gateway to North Eastern States and a vital trade and logistics hub for the entire region. The State Government has set up a perishable goods cargo complex at Bagdogra airport. The State Government is actively engaged in making the existing airport at



Cooch Behar fully operational with the help of the Airports Authority of India.

### Passengers handled in major Airport in West Bengal

Airport	Category	2007-08	2006-07	% Change	2005-06	% Change
NSCBI	Domestic	6451430	5187867	24.36	3664548	41.57
Airport	International	1007502	805191	25.13	742247	8.48
	Total	7458932	5993058	24.46	4406795	36.00
Bagdogra	Domestic	338065	259134	30.96	186837	38.70
Airport	International	NIL	NIL	NIL	NIL	NIL
	Total	338065	259134	30.46	186837	38.70

Source: Airports Authority of India

## TRAFFIC STUDIES

### The Proposed Site and Spatial Linkage:-

you want to go by train, you can easily go by boarding from Sealdah Station or Dumdum Junction Station. The trains that go to Kalyani are: Kalyani Simanta Local, Ranaghat Local, Krishnanagar City Local, Shantipur Local,gede local, Lalgola Fast Passenger,etc.

The Scheduled Train journey is approximately 1hr 05mins from Sealdah Station to Kalyani Main Station. But it's good to be aware that owing to the numerous junctions (Dumdum, Barrackpore, Naihati) and adding to the wait for Express and or Goods Trains switching from the Sealdah line to Howrah Line via the Naihati-Bandel connection, it would take you generally 1hr30 to 1hr 45min on a regular normal day.

### Status of transport facilities ,kalyani

Kalyani Main Station. This is located in A-Block. This is the place to get down if you are going to the Gandhi Memorial Hospital or Julien Day School, also you are well connected to the B-Block thru auto rickshaws, taking you to destinations as JNM Hospital, Central Park, ITI more and also to Tribeni across the river into Hooghly. Bus facilities are also available in the form of Route 37, that starts from the Kalyani Main Station and circles Kalyani on the outer route via JNM Hospital, ITI more, Picnic garden, Central Park, Budhdha Park and then goes into Kanchrapara. There is also the Tribeni-Gayeshpur minibus connectivity to help you on your way.

The Kalyani Simanta Local takes the Branch line which takes you deeper into Kalyani, the stations on your way in would be Kalyani Silpanchal (connecting you to the Industrial Area and the Jawaharlal Nehru Memorial Hospital ,also known as JNM Hospital and (panchso bedor )500 beds in local terms. This is also the nearest Station if you intend to go to the Springdale School.

The Next Stop is Kalyani Ghoshpara, your stop if you are headed to the Kalyani University or the law College.

The final destination on this route is Kalyani Simanta, which is nearer to the training centre for SIPRD, Rural development centre and the BSNL Training Centre. Also the once favourite, Kalyani Picnic Garden is just a few minutes from here.



## COMMUNICATION INFRASTRUCTURE

Kolkata, the state's capital offers more than 580 Mbps of international satellite connectivity through VSNL & 5 STPI Earth Stations at Kolkata, Durgapur, Kharagpur, Haldia and Siliguri. Cable connectivity is provided through leased BSNL lines to Mumbai & onward connectivity through submarine cables. Besides BSNL, private players like Reliance Infocomm, Vodafone & Bharti Airtel also connect Kolkata to the rest of the world. A submarine cable landing station is likely to be set up at Digha. The State considers IT a basic mission that can help the people uplift their standard of living. The Government of West Bengal has adopted measures to spread IT infrastructure right across the state. Reliance Group has set up a well spread out Optical Fiber Cable network in the State, which is a part of their National Broadband Access Project. The BSNL optical fiber network extends over 15,000 route kilometers and has ensured connectivity on demand even at the block level. This has facilitated e-governance, telemedicine, and wide connectivity throughout the state. Connectivity up to block level has been established in all nineteen districts. The BSNL optical fiber network has ensured connectivity at the block level. The cellular network has made spectacular inroads into the state. The state as a whole had 27.22 million mobile subscribers during 2008-09 as against 17.22 million in 2007-08 registering an increase by 58%. The share of West Bengal mobile subscribers on an all India basis stood at 6.9% during 2008-09 as against 6.6% during 2007-08.

### Climate :

The climate is conducive, summer extends from march to may with the maximum temperature around 42°C followed by south west monsoon from June to September, autumn during October – November , dry winter during December to February with the lowest temperature around 10°C. The heaviest rainfall is experienced during August. The annual rainfall is about 1360mm.

### ❖ The Township Location:

The beautiful township of Kalyani is located at the northern tip of the Kolkata Metropolitan District, 48 Kms. away from Calcutta proper. Kalyani forms the northern end of the continuous urban agglomeration which has developed along the twin axes of the Hooghly river and the Railway line connecting Calcutta to North Bengal and Assam.

### Kalyani's Modern Face:



The modern township of Kalyani was mooted at a time when the City-of-Joy, Calcutta was reeling under the pressure of the influx and the then Chief Minister of Bengal, Bidhan Chandra Roy, had dreamt of a satellite township to ease the population from the city and that is how Kalyani was



born, phoenix-like, out of the ashes of World War II, at the site of what was once an American Base, Roosevelt Town.

The Township Layout:



The township planned in a grid pattern and spread over an area of about 4000 acres were divided into four main sectors - A,B,C & D. Of these, the first two were residential areas, the last comprised the industrial zone. The residential sector consisted of plots of varying sizes with parks and playgrounds. Civic amenities like a 500-bed General Hospital, a 250- bed E.S.I. Hospital, Gandhi Hospital, a Vaccine Institute, apart from a host of other facilities had also been provided to ensure the best of living. The infrastructure too was quite modern with miles of underground sewerage, electrical transmission lines, overhead reservoirs for piped water supply and an out-station for disposing sewage. Initially many big companies like Kalyani Spinning Mill, Andrew Yule, United Brewery, Dabur to name just a few put up their placards in the industrial area.

- AREA

Kalyani township is spread over 5720.54 acres of land and is considered to be among one of the best planned townships of India. In Kalyani the land use pattern has been evenly distributed and each particular plot has been earmarked for a specific purpose with hospitals, city center area and open space separating the residential areas. Land for commercial, educational and industrial areas too has been separately assigned. All of which means that the township virtually appears to be a landscaped city with tree lined streets, wide open space, verdant surroundings and a splendid isolation which is surprising in the context of India's population boom. In Kalyani, however, it is the other way round i.e. Kalyani is under populated which is indeed very pleasant.

Kalyani has a rich virile past . In fact, taking a trip to Kalyani's past is like embarking upon a historical adventure of unparalleled dimension . It is full of life and everything that is noble and with a great cultural tapestry, unfathomable spiritual zest and fervour, mesmerising folklore and tradition that is simply too elevating and something that is too good to be neglected any further. Discovering Kalyani's past is like a veil slipping from the face of a beautiful woman .



In those days Kalyani had three layers of human habitation. The first layers consisted of Kanchrapara, Rathtala, Majerchar, Nandanbatichar, Jadubatichar, Gusthiya, and North Bishnupur. Today, in the periphery of this area the Iswar Gupta Setu (flyover) has been built which connects Kalyani with the towns located on the other side of the Ganges.

The second layer of habitation consisted of the following places - Singha, Jadav Kathi, Manikchada, Dharmabati , Schooldanga , Ghoshpara south and



Moradipur. Today this second layer is made up of Buddha Park, Central Park, Market No. 2, Ghoshpara Station, Western side of Kalyani University and the estate of Sati Ma. While the third layer of habitation consisted of Sautal Palli, ( a dwelling place of one of the most colourful indigenous ethnic tribes of West Bengal the "Sautals") and the peripheral areas of the railway network in Kalyani Railway Station. The northern fringes of Kalyani's Railway network were once dominated by places like Kuliya, Uttarpara, Joydebbatti, Kolepota and other village settlements where a colorful and exotic lifestyle of rural Bengal prevailed. But today, rapid urbanization has uprooted all the remnants of the once glorious past.



Sometime in the middle of the 18th century, a sage named Aul Chand had come to Kalyani with the sole aim of meditating in the lush green verdant surroundings of Kalyani and also to preach Dharma (Religion) and philosophy as well as to conduct philanthropic and charitable works for mankind. During those days, there used to be a road from Kanchrapara to Ghoshpara which was frequently used by the Muslim horsemen who operated horse cart rides on tastefully decorated horse carts to transport people to their destination. The entire horse trail used

to be a fascinating journey in those days which provided spectacular panoramic views of the country side. Today, however no trace can be found of those horse carts and the fabled horsemen's community too doesn't exist anymore. They are lost in the realms of history. Instead what is found today is a metalled road - Ghoshpara Road and concrete structures promoting urbanization. However, one great landmark depicting the gracefulness and religious way of life that prevailed in this part of the world is the renovated Krishna-Rai temple with the magnificent idol of Radha and Krishna that was installed in the year 1886 by a wealthy business community of Kanchrapara - the Mullick family. It is said that this famous Radha -Krishna temple which was the essence of peace, blessedness and transcendental love was first built by Shivananda Sen and Kachu Roy of Rathtola but was ravaged by unforeseen circumstances and it was upto the noble hearted Mullick family to restore the idol which still stands today but is in dire need of further renovation.

On the other hand a couple - Ramcharan Pal and his beloved wife Saraswati Pal (Satima) were both mesmerised by sage Aul Chand. Satima stood as a beacon of hope for them. For a long, long time the family of Satima along with other monks and sadhus spread the noble teachings based on the tenants of Hindu religion through song and dance recitals and religious discourses through which Satima's influence spread to far flung areas. Today there is an Estate which belonged to Satima located towards the Western side of the Agriculture Reseach Centre where even today there is a small pond and a mango orchard (Amro-Kunja) in the memory of Satima. A 400 hundred year old fair in the memory of late Satima is held every year at her estate with thousands of spirited crowds, intoxicating Baul music, tremendous spiritual zest and of course lots of food and merry making.

As far as the question of spirituality is concerned it would perhaps be apt to state that the district of Nadia where the township of Kalyani is located had a great spiritual past and that great spiritual heritage and tradition of thousands of years is still alive. In fact Nabadweepdham, a small town of West Bengal happens to be the birth place of one of India's greatest spiritual personality Sri Caitanya Mahaprabhu who is regarded as the avatara of lord Krishna in this age whose mission it was to teach love of god through chanting of the holy name. Also in the district of Nadia there is Mayapur where the headquarters of the world famous International Society for Krishna Consciousness (ISKCON) is located. The Hare- Krishna movement made so popular and acceptable in the modern era by one of the world's most outstanding spritual teachers -His Divine



Grace A.C. Bhaktivedanta Swami Srila Prabhupada has its magnificent headquarters at Mayapur which is just 3 1/2 hours drive from Kalyani.

During the days of the British Raj, Kalyani's Ghoshpara area was frequented by Alexander Duff who was a crusader for spreading English education in West Bengal . On his initiative a school was built up and to keep the memory of Alexender Duff alive an entire village was named "Schooldanga" . Iswar Gupta who was the famous poet of Bengali literature in those heady days of Bengali renaissance belonged to a tiny village of South Kachrapara while up north in Gayeshpur's Dogachiya hamlet, the Dargah (tomb) of Manik Pir is located . Every year during the popular Bengali festival of Paush Sankranti which is held in the month of January the spectacular Ghazi Saheber Mela or "Ghazi's Saheb's Fair" is held even today which reminds one of the rich virile past . While the village of Saguna located some distance away was the birth place of Mohendra Nath Ghosh who was a renowned teacher and a great educationist in those days.

On the lighter side of life , towards the end of the 19th century , an anonymous German gentleman with a taste of good life bought 12 to 14 acres of land in North Kalyani by the side of a breathtaking stream to design a garden of his dreams which had a wide variety of plants and flower species . On a giant tree by the side of the stream , this anonymous German built a tree house to savour the simple delights of his magnificent garden and down below was the gushing stream where the simple village folks enjoyed their boating stints. The tree house was called "Tong Ghar" in those days . Later on, in the early part of the 20th century, an Englishman by the name of Mr. Thomas bought this garden . But today the garden is a dream of the past and is virtually nonexistent. The garden aside, in the 1920's rich landlords like Gopal Krishna Pal , Sadashiv Pal and others celebrated Durga Puja festival of Bengalees with great pomp and grandeur . These landlords were not only wealthy but also had very noble intentions and a taste of good life . Other landlords in nearby areas of Kautiya, Moratipur, Joydebbati , Krishnapur and Saguna too celebrated the Durga Puja festival with great enthusiasm and merry making . It is said that Kalyani in those days reverberated with a mesmerising spirit of Joy -De- Verve and gay abandon and the Rath Yatras on streets used to spread the happiness all around which was very infectious.

During the Second World War when Asia became the centre of war activity, Kalyani was chosen as a U.S military base and was named Roosevelt Town . The Air Force Station at Kapa , the military barracks of Dharampur , truck and tractor garages , Uttorbora's Army Hospital (now renovated and renamed as Netaji T.B hospital) are all remnants of World War II. Kalyani's old folks still recall the day when two unused bomb sheels were found lying buried sometimes in the year 1970. Bomb Disposal squad from Fort William , the Eastern Command headquarters of the Indian army were pressed into service and the entire population of Kalyani were asked to vacate their residential premises and converge in the park lands located in B-Block and the Central Park area as the two powerful bombs were diffused by the experts which caused quite a tremor and a few hearts to flutter. At the end of the War in 1946 , the soldiers left their barracks.

In 1954 the Congress Session was held in Kalyani and great leaders of India like Jawaharlal Nehru, Vijaylaxmi Pandit and others set foot on Kalyani . The present Congress Road's No. 1 Sub Block , is today better known as Bee House (Moumachir Bari ) where the grand Congress Session was held . Sub Block No. 12 that housed Vijay Laxmi Pandit during the Congress Session is today the residence of the Vice Chancellor of Kalyani University.



### **Electricity :**



Each house and establishment in Kalyani is well connected through the 100 Km long network of transmission links and sub-stations.

### **Postal & Telecommunication Service :**

Kalyani has 11 Post offices which provide efficient services and the telephone exchanges are regularly updated with modern technology.

### **Water supply and sewerage :**

Kalyani has 100% piped water supply through a 170 Kms.long network and as far as sewerage system is concerned a 190 Kms.long efficient sewerage system exists along the metal roads. A sewerage treatment plant of 6400 acres is also there.

### **Sports Sub- center:-**



It can be the sub centre of sports activity .there is a stadium ,which has recently developed can be use as one of the fundamental infrastructure, training institutes

### **Improvement Market Mechanism :-**

Though Kalyani is mostly a planned city there is enough availability of land The population at the heart of city is low and that's why there is plenty of space to develop kalyani as a commercial sub center too.

### **See:-**

Kalyani is a beautiful town.

- Kalyani Medical College. Known for its scenic beauty. Its fine
- Kalyani Picnic Garden. Another place where you can enjoy a day long picnic. It is at the

western end of Congress road that leads straight from Kalyani main station. Good for group picnics. Carry utensils and cook food here, but keep clean and dont litter.

**Do:-**

- Kalyani mela, kalyani Utsab Annual. An event worth visiting.
- Sati mayer mela, (near ghosh para station, the easiest way to go there is by train, board Kalyani Simanta local and get down at Kalyani ghoshpara station, you may go by bus, auto or rickshaw from Kalyni mail station). Annual. A religious gathering.
- kuler pather mela etc
- Lake Park.

**Buy:-**

cool jute stuff and other hand made utensils and decors in extremely cheap rates

**eat:-**

The Central Park area has many eating joints where you can enjoy a lot of delicacies. Radha Govinda and various sweet shops will get your mouth rocking

**Drink:-**

A decent 3star hotel Aquaticpalace and Dreamland where u can have a toast of cool and hot drinks the ambience of the aquatic simply blows your mind to the world of peace and beauty and also cafe adda (kalyani central park), kalyani.

**Sleep:-**

- Aquatic Palace, Kalyani Highway, near JIS College of Engineering.
- Anurag Guest House, Near ITI more, Gitanjole, Dhakashore palace,. Nice Decent place to receive your guests, AC , Non-Ac rooms Available

**background :**

Being located at about 50 km form Kolkata, Kalyani is connected by both railway and roads with the core of metro city. Kalyani main station on the suburban railway caters mostly to the daily commuters to and from the township Ghospara road and Barrackpore kalyani expressway the two national and state highway corridors also connect kalyani with areas in the end of seventies, a branch railway line was extended to the west up to kalyani simanto station.

**Objective:-**

The main objective of this project is not to construct a football stadium but also to create adequate infrastructure to convert Kalyani form sub divisional city to a planned city. To develop Kalyani as a sport city connecting neighbouring areas and to create necessary infrastructure for business and tourism related service sector .



## **The Catchment area :-**

No exhaustive demand study has so far been conducted regarding the catchments areas need to be served Kalyani, Gayeshpore, Kancharapara and most of area of Nadia, 24pargana and Hoogly.

## **Problems and future prospects**

With regard to land use, the main problem facing Kalyani is that the municipality has no authority over the land of

Municipal area, the land is under the control of State manager's office of Government of West Bengal and the function of

Municipality is maintenance of land and people dwelling on the land. Moreover lands are allotted on "lease hold" basis

resulting in restriction of transfer of land. Due to this system many plots remain vacant encouraging illegal settlement and garbage dumping (Kalyani Municipality DDP, 2007-12).

The status of Kalyani as Industrial Township is losing because of closing as well as sickness of many industries

(table-2). Problem of water logging in the peripheral colony areas (fig. 12) is another matter of concern. Unauthorized

settlement and their handling is a major problem.

It is to be mentioned that Kalyani conceived as satellite to Calcutta (Milner, 1968) which presents a case of both

success and failure as a satellite, success as a self contained new town and failure as a satellite to Kolkata Metro; even this

failure as a satellite can be considered temporary as the necessary external inputs for making Kalyani a successful satellite

has not been materialized so far (Mondal, 2000).

In spite of the above problems it is also found that there is a rapid rate of residential apartments' growth in Kalyani

for last few years which indicates the growth of in migrants from surrounding urban and rural areas towards Kalyani,

notwithstanding from Kolkata because the infrastructural and the development growth rate of Kalyani is less than that of

the Kolkata Metropolitan Area. In this connection it should be mentioned that in developing countries like, India

infrastructural development basically occur in a polarized manner around the greater metropolises. So in future major

activities will be found in Kalyani is the handling of this huge influx of population with the provision of necessary urban

basic services.

## Overview of the Kalyani Municipality



কল্যাণী পৌরসভা



### Introduction and Background

Kalyani has very quickly registered itself as a self-sufficient township. Its gradual development continued as a notified area. In 1995, it was upgraded to a municipality. It is a sub divisional town in the district of Nadia.. kalyani is one of the pioneering towns of West Bengal to initiate several urban reforms and is constantly thriving to provide better services to its citizens through numerous initiatives. Several reform projects are underway with funding support from JNNURM, , besides other Gol and GoMP schemes. Reform projects such as the following are initiated and monitored constantly:

- Citizen Charter
  - Self-assessment of Property tax
  - Call Centre facilities
  - City Development Plan
  - Pro-poor programs like slum infrastructure development, social mobilization and environmental improvement
  - Financial reforms like double-entry system, opening balance sheet, Accruals etc
  - E-governance programs , Multi-purpose household survey,
  - Document Record Management Systems
  - Land acquisition and Urban Resettlement project
  - Solid Waste Management Program
  - Construction of Various Infrastrure works
  - Right to Information and similar plans
- 
- Township conceived and planned with lot of ambition and fanfare
  - During World War II USA established "Roosvelt City" as an army supply depot
  - In post independence period site was chosen for a satellite urban area



- Town administration remained with "notified area authority" since its inception and in mid nineties it had its own municipality.
- Location and linkages
- Kalyani located at the northern tip of Kolkata metropolitan District, 48 Km away from Kolkata proper
- Linked with Kolkata by Eastern Railway mainline and the State Highway No.1 and is bypassed by NH-34

**Physical & Social Infrastructure**

- Water Supply :At present ULB is supplying water to is residents at 180 I.P.C.D.

Regarding Drinking Water, as per Socio Economic Survey of DDP:-

√ 72% of Kalyani Municipality is supplied by municipality pipe line and 10% by tube wells installed by municipality. Rest 16% use tubewells installed through private initiative, but 2% use drinking water from other sources, presumably local water bodies.

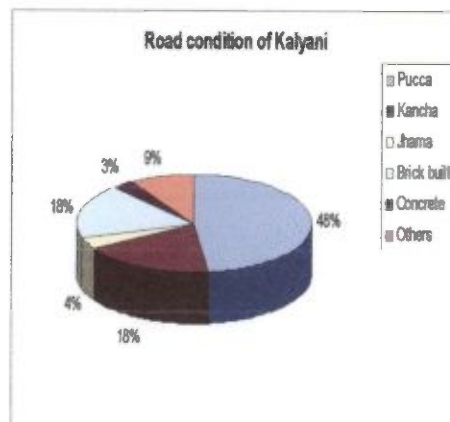
√ In keeping with the above mode of supply, majority of the dwellers expressed their satisfaction about the quantity of water supplied, 28% expressed dissatisfaction and 5% remained non committal.

√ 84% of the population rate quality of drinking water supplied as very good or good. Complaints of quality from 12% of the residents may be arising out of contamination pipe line water due to leakage and chocking Sewerage in 190 k.m. long sewerage system. A sewerage treatment plant of 6400 acres is located on the western boundary of Block-B.

- Surface Drain: It was observed during Socio Economic Survey that 41% of the drains in Kalyani Municipality are pucca, 28% are kancha and status of balance 31% is not known.

Electricity: provision for providing connections to household, establishment and industry in Kalyani

- Roads & Communication: complete network of for developed portion has been built. All roads are metalled. T road system has a length of about 200 However, from Socio Economic Survey it was observed that only 48% of the roads are pucca.



every  
roads  
k.m.

- Solid Waste Management: About 13.9 MT solid wasteis being generated per day in Kalyani. House to house collection is achieved in 12 wards. Biodegradable wastes are being transformed into manures i.e. Vermicomposting. The autoclaving and incineration is followed for industrial and medical wastes. However during Socio Economic Survey 56% of the dwellers were of the opinion that removal is not regular and 38% accepted regularity of removal

■ Education: Highest order educational facilities which have regional importance.

- Kalyani University
- Bidhan Chandra Krishi Viswavidyalaya
- Kalyani Law College
- Teachers' Training Institute
- Industrial Training Institute
- Engineering College – 2 nos.
- Kalyani College
- Higher Secondary School - 8 nos.
- Secondary School-2nos.
- Navoday Vidyalaya
- Primary School - 22nos.
- Private primary School - 12nos.
- Sishu Siksha Kendra - 19 nos.

■ Health Facilities:

Kalyani is having 4 Nos. of Hospital, several nursing homes, health clinics and IPPVIII health sub centres. However, Socio Economic Survey reveals that 52% families of Kalyani avail of treatment in municipality hospital, 17% go for private nursing home, 28% depend on local clinics and only 1% travels outside ULB for treatment. Primary health care and preventive health care centres covers 60% of the dwellers of ULB.

■ Industries

- Kalyani has a full-fledged industrial area known as "Silpanchal"
- A large number of people earn their livelihood from Silpanchal.
- Kalyani has been declared a Growth Centre for industries in the state by W.B.I.D.C.
- In different blocks of Kalyani numerous industries with varying capacities are in operation as listed below, some of whom have won world-wide recognition.

- IFL (International Ferrites Limited)
- Kalyani Spinning Mills Ltd.
- Indian Oil Corporation
- Andrew Yule & Co. Ltd
- Ellenbery Industrial Gas
- Dr. Bake & Co.
- Factory of Wood Industry
- Colmac Chemical Ltd.
- Tega India Ltd.
- Rupnarayan Paper Mills Ltd.



Company	- Concast Products Ltd.
- Kalyani Breweries	- India Pvt. Ltd.
- K.R.Steel	- Stain House India Pvt. Ltd.
- Ramswarup Industries	- Gloria Chemical Industries Ltd.
- Tele Linc Nicco	- Perfect Steel Ltd. (Belting Division)
- National Rubber Manufacture	- Websem Ltd.
- Kalyani Feed Milling Plant	- Kanoriawis Skeension Centrifugal Ltd.
- Dabur	- U.I.C. Wire Ltd.
- Bengal Ferro Alloy Steel	- Village, Handicrafts & Handloom Industries
- Papyrus Paper Ltd.	

- Local Market and Playground

√ From House hold Socio Economic Survey it was observed that though 54% of the dwellers enjoy the facility of local market, 62% of them are not satisfied with market conditions.

- The Sports Facilities of Kalyani:

- The green surroundings of Kalyani with its wide open spaces and well maintained parks are sports lover's delight.

Football and Cricket Tournaments are conducted by Kalyani Zonal Sports Association.

- Football: Football matches are conducted as per the rules and regulations of IFA (Indian Football Association).

- Cricket:

- Cricket matches are conducted by Kalyani Zonal Sports Association
  - Every year Cricket Coaching Camps are held at Kalyani
  - Apart from all these, Football teams in tribal area have excellent records
  - Football academy, cricket academy and table tennis academy have been developed by Kalyani Municipality.

- Water bodies

Water bodies are available in 42% of the ULB areas, but majority of the dwellers (Over 70%) felt that they were not being maintained properly.

■ **Tourism and Recreation :**

- The long inland water bodies of Kulia Beel, Mathura Beel, the Central Lake.
- Long canals of Chandmari and Birpara in the north meeting the river Hooghly and associated water-bound recreational activities.
- The Ghosh Para mela characterized by gathering of "Bauls" near the temple of Satima offers scope of organizing traditional culture

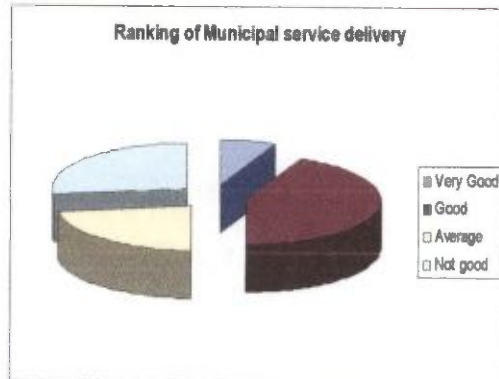
Opinion on Municipal activities:

It is clear from above that barring small majority of the ULB dwellers are satisfied about services rendered to them by Kalyani Municipality.

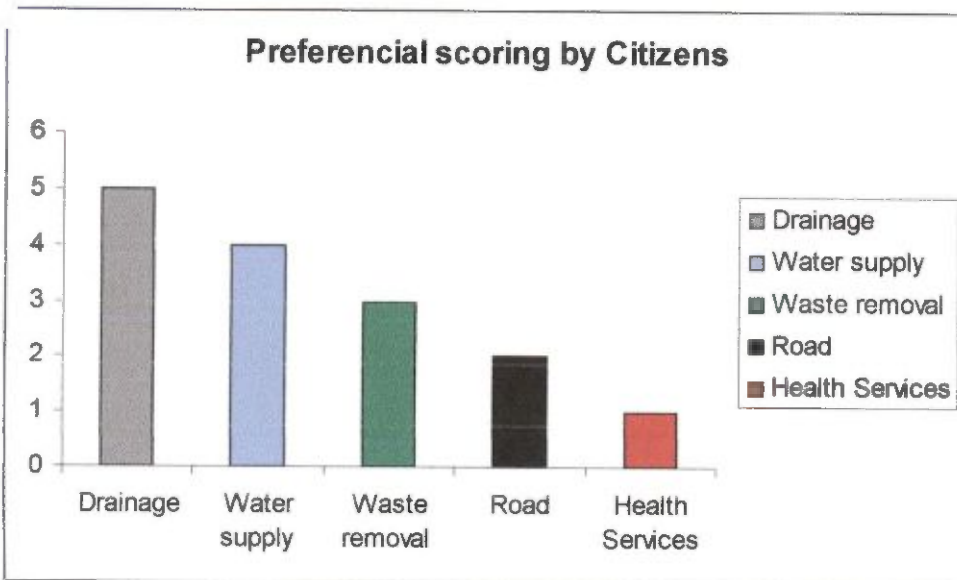
**Overall ranking of municipal services:**

Overall ranking of six vital municipal ascending order as per socio economic works out as under:

Drainage	–	Priority 1
Water supply	–	Priority 2
Waste removal	–	Priority 3
Road	–	Priority 4
Health Services	–	Priority 5
Pollution	–	Priority 6



fractions,  
municipal  
services, in  
survey





## Problems and future prospects

With regard to land use, the main problem facing Kalyani is that the municipality has no authority over the land of Municipal area, the land is under the control of State manager's office of Government of West Bengal and the function of Municipality is maintenance of land and people dwelling on the land. Moreover lands are allotted on "lease hold" basis resulting in restriction of transfer of land. Due to this system many plots remain vacant encouraging illegal settlement and garbage dumping (Kalyani Municipality DDP, 2007-12). The status of Kalyani as Industrial Township is losing because of closing as well as sickness of many industries (table-2). Problem of water logging in the peripheral colony areas (fig. 12) is another matter of concern. Unauthorized settlement and their handling is a major problem. It is to be mentioned that Kalyani conceived as satellite to Calcutta (Milner, 1968) which presents a case of both success and failure as a satellite, success as a self contained new town and failure as a satellite to Kolkata Metro; even this failure as a satellite can be considered temporary as the necessary external inputs for making Kalyani a successful satellite has not been materialized so far (Mondal, 2000). In spite of the above problems it is also found that there is a rapid rate of residential apartments' growth in Kalyani for last few years which indicates the growth of in migrants from surrounding urban and rural areas towards Kalyani, notwithstanding from Kolkata because the infrastructural and the development growth rate of Kalyani is less than that of the Kolkata Metropolitan Area. In his connection it should be mentioned that in developing countries like, India infrastructural development basically occur in a polarized manner around the greater metropolises. So in future major activities will be found in Kalyani is the handling of this huge influx of population with the provision of necessary urban basic services.

## Citywide Slum Development in kalyani : Vision and Objectives

kalyani is envisaged as a slum free city. This vision has been articulated in the Slum Free City Plan of Action for Kalyani being developed by the Kalyani Municipality. Slum Upgrading in Kalyani Every slum family has a legal and pucca house actualized with minimum relocation; a house where they can live and work, and sell; a house with private municipal services and access to schools, health care, food security and social security; and a City where every poor family who migrates to the City gets access to affordable rental or for-sale housing with basic services.

### a) Goal and Objectives

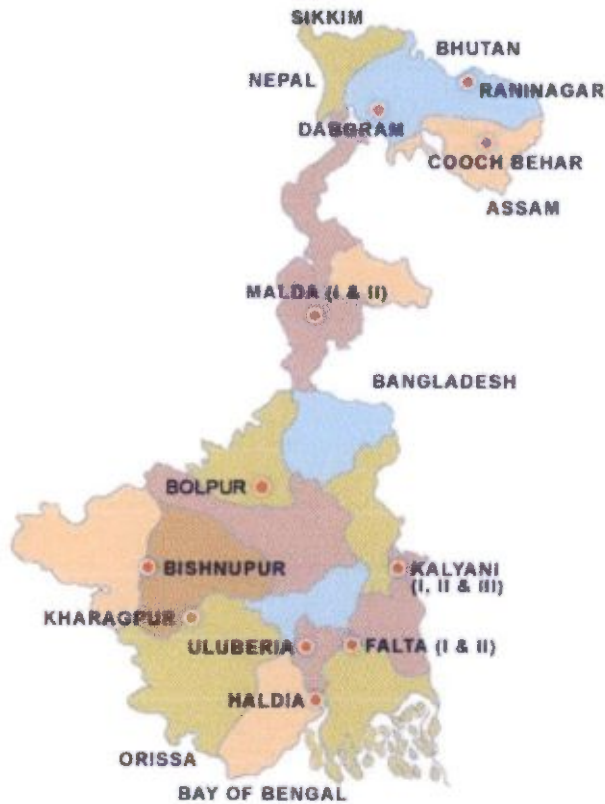
The overarching goal is to have a Slum Free Kalyani by upgrading, redeveloping or resettling all slums in the City, authorized and unauthorized, in a phased and incremental manner and through provision of appropriate land tenure and network services.

Specific objectives are to:

- Upgrade through in-situ development all tenable slums in the city;
- Relocate the untenable settlements in near-site resettlement with livelihood rehabilitation;
- Ensure affordable housing for all slum families in upgraded, redeveloped and resettled slums;
- Mainstream all slums/resettlement areas with City systems with provision of legitimate, equitable and paid services;
- Implement appropriate land tenure arrangements for enabling in-situ slum upgrading/redevelopment;
- Converge all social components of education, health, welfare, transportation, etc. for sustainable poverty reduction among slum families;

- Include people in the planning, implementation, monitoring, financing, and maintenance of slum development projects;
- Make provisions for affordable housing for new migrants; and
- Strengthen institutional arrangements and build local capacity to implement slum upgrading

❖ **Kalyani Industrial Growth Centre**



## Industrial Growth Centres

- Kalyani - I, II, III
- Kharagpur
- Uluberia
- Haldia
- Falta - I, II
- Bishnupur
- Malda - I, II
- Dabgram
- Rani Nagar



- ▶ [Cooch Behar](#)
- ▶ [Bolpur Industrial Park](#)

### Kalyani Industrial Growth Centre

#### Kalyani Phase - I



[View Enlarged Image](#)

District	Nadia
District H.Q.	Krishnanagar, 100 Kms. from Kolkata
Sub Division H.Q.	Kalyani, 48 Kms. Away from Kolkata
Location of Growth Centre	Within Kalyani Township – under Gayespur Municipality
Area of land	102 acres
Allotable land	92 acres
Already Allotted	92 acres
Infrastructure Facilities Arranged	- Developed Land - 24 hours water supply - Uninterrupted Power - Drainage - Street lights - Telecommunication Service

Lease Premium	Rs. 17.00 Lakh / Acre (Received in Sept., 2008)
Water Charge	Rs. 8.00 /K.L.
Prominent Industries	Tega India Ltd., International Ferrities Ltd., Phonix Yule Ltd., Kolmak Chemicals Ltd.
Manpower	Kalyani is one of the major industrial town of State. Besides, Govt. & Private Engineering Colleges. Polytechnic institution, University and Reputed Schools & Colleges ensure the availability of skilled labourers. As it is known industrial town unskilled labourers are also available. (As on 30/04/2010)

#### Kalyani Phase - II

[View Enlarged Image](#)

Location of Growth Centre	Within Kalyani Township – under Kalyani Municipality.
Area of land	134 acres
Allotable land	134 acres
Already Allotted	134 acres

Lease Premium Rs. 1.70 Lakh / Acre  
(As on 30/04/2010)

### Kalyani Phase - III



[View Enlarged Image](#)

Location of Growth Centre Within Kalyani Township – under Kalyani Municipality.  
Area of land 88 acres  
Allotable land 78 acres  
Already Allotted 67 acres  
Infrastructure Facilities Arranged - Developed Land  
- 24 hours water supply  
- Uninterrupted Power  
- Drainage  
- Street lights  
- Telecommunication Service

Lease Premium Rs. 22.15 Lakh / Acre  
Service Charge Rs. 4.00 sq. mtr. / year  
Water Charge Rs. 8.00 /K.L.  
Prominent Industries UIC Wires Ltd., Global Environment Research Foundation, Shiv Raj Kiran Caps Pvt. Ltd., JIS.  
Local Contact Office Office of the Executive Engineer (C), WBIIDC, Chandmari More, Kalyani, Nadia.  
Pin. – 741235.  
Ph: 033-2589-8566 / 1866  
(As on 30/04/2010)

### ❖ Face of kalyani

Every description about kalyani is not enough, because it's kalyani. to know better, to understand you must come here to realize the beauty and the nature associates with kalyani.

Kalyani has a rich virile past. In fact, taking a trip to Kalyani's past is like embarking upon a historical adventure of unparalleled dimension . It is full of life and everything that is noble and with a great cultural tapestry, unfathomable spiritual zest and fervour, mesmerising folklore and tradition that is simply too elevating and something that is too good to be neglected any further. Discovering Kalyani's past is like a veil slipping from the face of a beautiful woman.

In those days Kalyani had three layers of human habitation. The first layers consisted of Kanchrapara, Rathtala, Majerchar, Nandanbatichar, Jadubatichar, Gusthiya, and North Bishnupur.



Today, in the periphery of this area the Iswar Gupta Setu (flyover) has been built which connects Kalyani with the towns located on the other side of the Ganges.

The second layer of habitation consisted of the following places - Singha, Jadav Kathi, Manikchada, Dharmabati, Schooldanga, Ghoshpara south and Moradipur. Today this second layer is made up of Buddha Park, Central Park, Market No. 2, Ghoshpara Station, Western side of Kalyani University and the estate of Sati Ma. While the third layer of habitation consisted of Sautal Palli, (a dwelling place of one of the most colourful indigenous ethnic tribes of West Bengal the "Sautals") and the peripheral areas of the railway network in Kalyani Railway Station. The northern fringes of Kalyani's Railway network were once dominated by places like Kuliya, Uttarpara, Joydebbatti, Kolepota and other village settlements where a colorful and exotic lifestyle of rural Bengal prevailed. But today, rapid urbanization has uprooted all the remnants of the once glorious past.

Sometime in the middle of the 18th century, a sage named Aul Chand had come to Kalyani with the sole aim of meditating in the lush green verdant surroundings of Kalyani and also to preach Dharma (Religion) and philosophy as well as to conduct philanthropic and charitable works for mankind. During those days, there used to be a road from Kanchrapara to Ghoshpara which was frequently used by the Muslim horsemen who operated horse cart rides on tastefully decorated horse carts to transport people to their destination. The entire horse trail used to be a fascinating journey in those days which provided spectacular panoramic views of the country side. Today, however no trace can be found of those horse carts and the fabled horsemen's community too doesn't exist anymore. They are lost in the realms of history. Instead what is found today is a metalled road - Ghoshpara Road and concrete structures promoting urbanization. However, one great landmark depicting the gracefulness and religious way of life that prevailed in this part of the world is the renovated Krishna-Rai temple with the magnificent idol of Radha and Krishna that was installed in the year 1886 by a wealthy business community of Kanchrapara - the Mullick family. It is said that this famous Radha - Krishna temple which was the essence of peace, blessedness and transcendental love was first built by Shivananda Sen and Kachu Roy of Rathtola but was ravaged by unforeseen circumstances and it was upto the noble hearted Mullick family to restore the idol which still stands today but is in dire need of further renovation.

On the other hand a couple - Ramcharan Pal and his beloved wife Saraswati Pal (Satima) were both mesmerised by sage Aul Chand. Satima stood as a beacon of hope for them. For a long, long time the family of Satima along with other monks and sadhus spread the noble teachings based on the tenants of Hindu religion through song and dance recitals and religious discourses through which Satima's influence spread to far flung areas. Today there is an Estate which belonged to Satima located towards the Western side of the Agriculture Research Centre where even today there is a small pond and a mango orchard (Amro-Kunjia) in the memory of Satima. A 400 hundred year old fair in the memory of late Satima is held every year at her estate with thousands of spirited crowds, intoxicating Baul music, tremendous spiritual zest and of course lots of food and merry making.

As far as the question of spirituality is concerned it would perhaps be apt to state that the district of Nadia where the township of Kalyani is located had a great spiritual past and that great spiritual heritage and tradition of thousands of years is still alive. In fact Nabadweepdham, a small town of West Bengal happens to be the birth place of one of India's greatest spiritual personality Sri Caitanya Mahaprabhu who is regarded as the avatara of lord Krishna in this age whose mission it



was to teach love of god through chanting of the holy name . Also in the district of Nadia there is Mayapur where the headquarters of the world famous International Society for Krishna Consciousness (ISKCON) is located . The Hare- Krishna movement made so popular and acceptable in the modern era by one of the world's most outstanding spritual teachers-His Divine Grace A.C. Bhaktivedanta Swami Srila Prabhupada has its magnificent headquarters at Mayapur which is just 3 1/2 hours drive from Kalyani.

During the days of the British Raj, Kalyani's Ghoshpara area was frequented by Alexander Duff who was a crusader for spreading English education in West Bengal. On his initiative a school was built up and to keep the memory of Alexender Duff alive an entire village was named "Schooldanga" . Iswar Gupta who was the famous poet of Bengali literature in those heady days of Bengali renaissance belonged to a tiny village of South Kachrapara while up north in Gayeshpur's Dogachiya hamlet, the Dargah (tomb) of Manik Pir is located . Every year during the popular Bengali festival of Paush Sankranti which is held in the month of January the spectacular Ghazi Saheber Mela or "Ghazi's Saheb's Fair" is held even today which reminds one of the rich virile past . While the village of Saguna located some distance away was the birth place of Mohendra lath Ghosh who was a renowned teacher and a great educationist in those days.

On the lighter side of life , towards the end of the 19th century , an anonymous German gentleman with a taste of good life bought 12 to 14 acres of land in North Kalyani by the side of a breathtaking stream to design a garden of his dreams which had a wide variety of plants and flower species . On a giant tree by the side of the stream , this anonymous German built a tree house to savour the simple delights of his magnificent garden and down below was the gushing stream where the simple village folks enjoyed their boating stints. The tree house was called "Tong Ghar" in those days . Later on, in the early part of the 20th century, an Englishman by the name of Mr. Thomas bought this garden . But today the garden is a dream of the past and is virtually nonexistent. The garden aside, in the 1920's rich landlords like Gopal Krishna Pal , Sadashiv Pal and others celebrated Durga Puja festival of Bengalees with great pomp and grandeur . These landlords were not only wealthy but also had very noble intentions and a taste of good life. Other landlords in nearby areas of Kautiya, Moratipur, Joydebbati , Krishnapur and Saguna too celebrated the Durga Puja festival with great enthusiasm and merry making . It is said that Kalyani in those days reverberated with a mesmerising spirit of Joy -De- Verve and gay abandon and the Rath Yatras on streets used to spread the happiness all around which was very infectious.

During the Second World War when Asia became the centre of war activity, Kalyani was chosen as a U.S military base and was named Roosevelt Town. The Air Force Station at Kapa , the military barracks of Dharampur , truck and tractor garages , Uttarborath's Army Hospital (now renovated and renamed as Netaji T.B hospital) are all remnants of World War II. Kalyani's old folks still recall the day when two unused bomb sheels were found lying buried sometimes in the year 1970. Bomb Disposal squad from Fort William , the Eastern Command headquarters of the Indian army were pressed into service and the entire population of Kalyani were asked to vacate their residencial premises and converge in the park lands located in B-Block and the Central Park area as the two powerful bombs were diffused by the experts which caused quite a tremor and a few hearts to flutter. At the end of the War in 1946 , the soldiers left their barracks.

In 1954 the Congress Session was held in Kalyani and great leaders of India like Jawaharlal Nehru, Vijaylaxmi Pandit and others set foot on Kalyani . The present Congress Road's No. 1 Sub



Block , is today better known as Bee House (Moumachir Bari ) where the grand Congress Session was held . Sub Block No. 12 that housed Vijay Laxmi Pandit during the Congress Session is today the residence of the Vice Chancellor of Kalyani University.

- **Water supply and sewerage :**

Kalyani has 100% piped water supply through a 170 Kms.long network and as far as sewerage system is concerned a 190 Kms.long efficient sewerage system exists along the metal roads. A sewerage treatment plant of 6400 acres is also there.

- ❖ **Kalyani – Discovering an American Town in India**

West Bengal is land of stupendous dimensions – colorful, traditional and modern. Bengal meets the expectations of every type of tourist. With her varied topography, picturesque valleys, high mountain peaks, cascading rivers, haunting wilderness, she never ceases to surprise them. Nevertheless, in terms of tourism the state is still a backbencher as compared to other Indian states.



The breathtaking Kalyani Lake

The eco-friendly township of Kalyani, located at a distance of 45 km from Kolkata, though comes as a breath of fresh air for the discerning tourists. This township in the district of Nadia, renowned for its spiritual legacy was mooted at a time when Kolkata was reeling under the pressure of the influx of refugees and the then Chief Minister Dr. Bidhan Roy had dreamt of a satellite township to ease the population from the city and that is how Kalyani was born, phoenix-like.

In its present avatar as India's "*Cleanest Urban City*" or India's first "*Open Defecation Free City*" Kalyani has evolved into a much sought after residential district and for the past decade has been attracting a lot of NRBs (Non Resident Bengalis); many of whom have set up their dream homes in Kalyani's pristine environment. Much of the credit for winning the hearts of the discerning global Bengali Diaspora goes to Kalyani Municipality, which has been consistently receiving the coveted "*Best Municipality Award*" for a number of years now.

A leisurely stroll through the township's metalled roads and tree lined avenues, reveal remnants of World War II like the military barracks, truck and tractor garages, Utarborath's Army Hospital, the Air Force Station at Kapa, a drinking well with names of soldiers engraved etc.

As we were visiting Kalyani in the rainy season, it puts on a show no entertainer can ever recreate. The trees wore a fresh, washed look, the animals' new coats and the earth took on the distinctive smell of fresh rain. Truly wizardry at work!

After lazing around in the hotel balcony for almost an hour, our tour guide took us on a walking tour of Kalyani. As we walked leisurely on the tree lined avenues, an overwhelming sense of peace engulfed us. At times it felt like we were in a very fortunate place, far from the din and bustle of metropolitan India.



#### Horse Driven Carriage - A Unique Way to Discover Kalyani

Our first stop was the Estate of Sati Ma, which is located on the outskirts of Kalyani. According to our guide Binoy, every year the place comes alive during the annual Sati Ma's Mela or fair, which in itself is more than 300 years old. The estate is looked after by the descendants of Sati Ma, who, in fact was a renowned spiritual figure during the mid 18<sup>th</sup> century.

As we were about to leave the estate and pay our obeisance to Sati Ma at the "Amro Kunja"(Mango Orchard), a group of devotees from far away Bolpur descended. They would stay overnight and leave early next morning. Sensing an opportunity, Binoy thought that this was one great occasion for us to be acquainted with the nomadic Bauls of Bengal, who are wandering musicians and Bengal's equivalent to the nomadic Rabari tribe of Gujarat. With due permission from Sati Ma's Estate, all of us were granted permission for an overnight stay and what followed was a night of revelry, intoxicating Baul music and tremendous spiritual zest. These folk musicians have a belief that spending a night or two at the Estate and singing melodies in praise of her will estow them with good "Karma".

On our way back to our hotel, we decided to have lunch at one of Kalyani's upscale restaurants – Dhakeshwari. Here in Bengal, fish curry and rice is the staple food and we opted for the steamed "Hilsa", which is the signature fish dish of Bengal.

We made a small request to the manager that would enable us to see how this prized Bengali fish dish is prepared and we were graciously ushered into the kitchen, which looked decently tidy by Indian standards. With deft hands, the *Hilsa* is first put in spicy mustard oil and is allowed to steam to perfection. We were told by the resident chef that one can even get the fish steamed in a pressure cooker. But the fish tastes infinitely better in a steamer.

There was one middle aged American lady – Mrs. Bridgette from far away Las Vegas, whose daughter is married to an Indian and whose hometown is Kalyani. She claimed that every year she makes it a point to visit here just for this delectable *Hilsa* fare. According to Bridgette, the Mustard oil recipe tastes great with Salmon and Herring too.

After a sumptuous lunch that ended with *mishti doi* (yogurt) and *rossogolla* (sweet cheese balls), we were provided with the option of going on a horse driven carriage and explore the scenic



country sides. We started off from Central Park, the commercial hub of Kalyani and as we proceeded on our leisurely jaunt, a bunch of onlookers were hilariously wondering as to the sudden and unexpected emergence of this royal horse driven carriage.

The most exhilarating part of the drive was from the bifurcation at Kalyani Breweries all the way to the virgin and unexplored Saguna farmlands. The road is wide and makes for a truly invigorating drive as you pass by the quaint Bengal countryside. The hinterland, we were told is a rich zone for handicrafts and handlooms.

After the day's adventure, we retired for the night only to wake up to the chirping of the birds early next morning. We spent the entire day at the global headquarters of ISKCON (International Society of Krishna Consciousness) located at Mayapur, which is a mere 2.5 hours journey by road from Kalyani.



Roof top Restaurant at Kalyani

After going around the temple premises and short visit to Nabadweep Dham, the birth place of Chaitanya Mahaprabhu, it would perhaps be apt to state that the great spiritual past of the district of Nadia is still alive. We were told by a senior *swami* that ISKCON in particular has mega tourism plans for Mayapur and Nabadweep Dham and the government was effectively playing the role of a catalyst. We had sumptuous lunch and waited with bated breath for the evening *aarti*, which was a grandiose affair. Hundreds of devotees, both Indian and foreigners danced to the "*Hare Krishna Hare Krishna, Krishna Krishna Hare Hare*" theme.

On the last day of our trip, we ventured for some bird watching and fishing activities in the wetlands surrounding Kalyani. In the local parlance, wetland areas are referred to as "*Beels*" and we found numerous small and big water bodies that are in close proximity to Kalyani. These areas, we were told were also the breeding grounds for migratory birds. More than 40 avian species have been sighted in these wetlands. I was particularly amazed by the ethereal sunrise and sunset views from the Kalyani Lake.

Kalyani Municipality has tentatively identified a bunch of fishing villages for accelerated tourism development. The pivotal idea is to construct rural fishermen's huts made of straw and bamboo alongside the water bodies so as to provide shelter to the tourists. Plans are also afoot to showcase their unique folk songs and traditions in the central podium of the fishing villages.

Trail walking and outback touring was great fun and Ananda, our cook was basting a butterfly-boned leg of a chicken on the barbecue, with his secret marinade as we climbed the lawn. Thrilled by our adventure, we planned some action that night and approached the hotel management for a mid night bash. All of us had to drape in white. Tribal Sauthal dancers performed a dance to the



percussion beat of native Bengal. A starlit dinner was exactly what the doctor ordered to finish off a truly memorable Kalyani sojourn.

## ❖ Kalyani in NEWS

### **Community Led Total Sanitation (CLTS) Made KALYANI an ODF CITY in 2008**

More than half of the 1.2 billion population of India has no access to sanitary toilets

Government is trying to address this issue by providing free or subsidised toilets

This is causing dependence on government. This does not address the issue of behaviour change

Over the past ten years before Community Led Total Sanitation (CLTS) Programme

to improve the sanitation profile of the slums of Kalyani

MDP sector built 700 toilets costing Rs. 5,000/each

Refugee Rehabilitation Department built 3300

toilets costing about Rs. 8,500 each

USP built 365 toilets costing Rs. 9,900/each

More than 35 million Rupees spent for

construction of H/H toilets by Govt., free for slum dwellers But open defecation was practised even by many of those who had their own toilets.

Unanimous decision taken in January 2006: To stop subsidy for construction of toilets To give full support to CLTS Pilot in 5 slums To give support to the communities who stop open defecation totally 5 most backward slums were selected for piloting

It was made clear to all There was no more subsidy for construction of toilets

Increasing the number of toilets only was not our goal. Goal was to create ODF environment It was behavioural change, and not the model of toilet which was important to achieve this goal.

A total Participatory approach adopted where PRA tools were used extensively

No outsider advised to construct toilets or lectured on the problems of Open Defecation or model of appropriate toilet. Exposure given on concept of Sanitary Toilet Participatory Planning was facilitated

### **Kalyani Municipality in Nadia has inaugurated their academies of 'Women's Football'**

**STING NEWZ BUREAU (KALYANI), FEB. 15 :** In addition to Cricket, Football, Table Tennis, Body building Yoga, Karate, the Kalyani Municipality in Nadia has inaugurated their academies of 'Women's Football' and 'Athletic for Boys and Girls' through a friendly match between two groups of the gathered women footballers on Thursday. The academies were inaugurated by Pradip Kumar Sur, the Chairman, Kalyani Municipality. Initially there are 27 women footballers in the academy and 35 athletes. "We have a target to include the women team in Kolkata league next year." The Municipality has sanctioned rupees 2, 31,280 for the Women football academy at first phase. On the other rupees two lakh has been sanctioned for athlete academy.

The Municipality has plans to start academies on Archery, Kick Boxing, and Air Rifle in near future, Sur said. "The Municipality has sanctioned rupees 20 lakh for all the academies," Chairman added. The field of Kalyani Stadium was praised by Sandip Patil and Karson Ghavri, the Indian Test Cricketers who recently came here. Two National levels' Cricket Tournaments like



Cooachbihar Trophy and C.K.Naidu Trophy organised by BCCI were played in the Stadium Ground.

## Road construction using plastic waste begins in West Bengal

Ratna Ganguli, ET Bureau May 7, 2009, 09.43pm IST

KOLKATA: Though a belated move, experiment with using plastic waste in road construction, as one of the solutions to plastic waste disposal has finally begun in West Bengal. Such experiments are already underway in Tamil Nadu, Karnataka and Maharashtra.

Leading the initiative is Indian Plastic Federation (IPF) which for sometime has been eying suitable partners to undertake the experiment. Of late, it has been successful in convincing the Kalyani municipality to launch a pilot project in using plastic litter in road construction.

Under the joint initiative, the project will be executed by Kalyani municipality with technology support from IPF. The West Bengal Pollution Control Board (WBPCB) has been also roped in as an associate.

For starters, a 1 km road within the Kalyani municipality area will be laid using polymer blended bitumen. One of the unique features of the project is that waste laminated plastic bags/ pouches, largely used for food packaging, would be used for the first time in road construction. Used plastics in shredded form will be procured by the municipality from a private plastic goods recycling unit.

IPF president KK Seksaria said the industry body, representing plastic goods manufacturers, is keen to see the success of the project to spread the scheme to other municipalities. If other municipalities follow in the footsteps of Kalyani municipality and take similar such initiatives, it would go a long way to solve the long standing problem of environmental pollution by plastic goods, he added.

Usage of plastic waste in road construction also helps cut down road building cost. Using of plastic waste to the extent of 10-15% of the total concrete mix, inclusive of bitumen, would save road construction cost significantly with bitumen price moving currently between Rs 35-40 per kg.

Earlier, similar such experiments on a mini scale has been undertaken at IIT (Kharagpur) campus and within the area of Haldia Petrochemicals. In a show of the industry's responsibility of disposing of plastic litters, IPF collaborated with several municipalities in the state in garbage collection in a scientific way, approved by WBPCB.

The technology for blending polymer with bitumen in road has been pioneered by Dr. R Vasudevan, head, department of chemical engineering, Madurai University. Later, the Delhi-based Indian Centre for Plastics in Environment has come forward to spread the technology across the country. Kalyani municipality, Chinese firm set to remodel stadium

From Bob Houghton to Wim Koevermans, when it came to preparing the national team for a major tournament, coaches have preferred to set up their training base either in Europe or one of the Gulf nations.

Two years from now, Kalyani Stadium -located 50 km north of Kolkata -could emerge as a viable option in this regard.

Kalyani municipality, in association with a Chinese firm, is set to turn its ground into a full-fledged modern stadium, which could well be the new hub of Indian football.



As per the plans, the stadium -which hosted I-League matches till the last season -will be remodeled into a three-storied structure with a number of added facilities like indoor stadiums as well as a shopping mall.

The stadium had also housed the AIFF's under-16 regional academy before it was shifted to Goa at the start of this season.

"Our main aim is to complete the infrastructure development before the Under-17 World Cup in 2017 so that the ground gets ready to host a few matches", Kalyani municipality chairman Nilimesh Roychowdhury said on Tuesday. According to Shine Liu Duo, director of the Chinese firm Direct Sports Management, it will be a 25,000-30,000 capacity stadium.

"We are about to undertake a grand project. It will be an architectural beauty, a new-age stadium with all modern facilities," Shine told TOI after visiting the ground on Tuesday. "We are hopeful of completing the project by the end of 2016," he added.

The new look Kalyani stadium will also have 65 rooms of top-class quality by way of accommodation.

"We are a group of talented architects, looking forward to delivering something really special to Kalyani and Indian football," Shine added.

On his tour of China last year, Roychowdhury met several construction companies, including the one which built the famous Bird's Nest for the Beijing Olympics 2008, and eventually handed the contract to Shine's company to remodel the stadium.

The municipality has earmarked Rs 12 crore for the initial phase of the project. Kalyani municipality also has plans of sending age-group football team to China for promotional tours.

## **CHALLENGES OF MICRO and small SCALE ENTERPRISE DEVELOPMENT**

ONE DAY WORKSHOP ON CHALLENGES OF MICRO & SMALL SCALE ENTERPRISE DEVELOPMENT AT KALYANI MUNICIPALITY SEMINAR HALL ON 3rd DECEMBER 2010.  
DRAFT PROGRAMME SCHEDULE 0930-1000 REGISTRATION SESSION-I 1000-1025 INAUGURAL SESSION (INVOCATION, FELICITATION etc) 1025-1030 WELCOME ADDRESS: ..Jr. Mrinmoy Das, Secretary, HNI 1030-1040 INAUGURAL ADDRESS: Chief Guest (yet to be confirmed) 1040-1055 Tea Break 1055-1235 SESSION-II Chairman: Prof. Partha Kumar Mukhopadhyay 1. Go Global SMEs in rural Bengal: Mr. N. N. Debnath, Director, MSME-DI, 1055-1105 2. Challenges of M&SSE for LGP : Mr. Prabir Kumar Sarkar, Retd. Jt. Director M&SSE, Govt. of WB. 1105-1120 3. Nadia's SWOT for Growth of SMEs: Mr. Saikat Dutta, GM, DIC, Nadia 1120-1135 4. SME Brand ventures suitable for Nadia: Mr. Chanchal Mitra, AGM, NABARD, Nadia 1135-1150 5. Role of Lead Bank for SMEs Finances: Mr. S. C. Chaklader, AGM, UBI Nadia 1150-1200 6. Access support from Schemes of SIDBI: Mr. Ram Nath, CGM, EZO 1200-1210 7. Competitiveness in contemporary Business Scenario: Dr Mukul Mitra, Management, Faculty 1210-1220 8. EGB & UNGC impact: Dr. Debanjan Sur, HNI-CC-OLDBE 1220-1335 1235-1300 Q & A on Session 1300-1315 Tea Break SESSION-III 1315-1415 TECHNICAL SESSIONS CHAIRMAN: Mr. N. N. DEBNATH, DIRECTOR, MSME-DI, KOLKATA GROUP- I (Entrepreneurs with self finance) Chairman: Gargi Mitra, DD-CII Rapporteur: Mr. Bhaskar Roychowdhury, IDO, DIC, NADIA 1315-1335 GROUP-II (Entrepreneurs with Bank finance) Chairman: Mr. S. C. Chaklader, AGM Nadia, UBI Rapporteur: Dr. Moumita Chakraborty, Field Officer SBI Kalyani 1335-1355 GROUP-III (New prospective entrepreneurs) Chairman: Dr Mukul Mitra, Management, Faculty Rapporteur: Mr. Dhurjati Bose, Manager DIC Nadia 1355-1415 N.B. Technical Session of all the three group will run simultaneously and their Recommendations will be presented at the



Concluding session for the final recommendation to the Knowledge Commission, GOI. 1415-1500  
LUNCH BREAK SESSION IV 1500-1640 CONCLUDING SESSION Chairman: Mr. Prabir Sarkar,  
Retd. Jt. Director M&SSE, Govt. of WB Co Chairman: Mr. Saikat Rakshit, GM, DIC Rapporteur:  
Mr. Sitanath Mukhapadhyay, Ass Director, MSME-DI VOTE OF THANKS: Dr. Debanjan Sur (Pro.  
Coordnator) 1640-1645

### **The Kalyani Municipality has got the best municipality award in 2004**

India officially the Republic of India, is a country in South Asia. It is the seventh-largest country by geographical area, the second most populous country, and the most populous liberal democracy in the world. India is a union of twenty-eight states and seven federally-governed union territories. New Delhi is the capital of India.

Kalyani is one of the famous cities in India. Kalyani is a city and a municipality in Nadia district in the Indian state of West Bengal. It is a planned town and an important centre of education. It can be considered a university town with two universities and many colleges. It is a small and quiet town. However, there are many refugees from Bangladesh living in makeshift structures in the town. The Kalyani Municipality has got the best municipality award in 2004 along with the Durgapur Municipality of Burdwan district and Ingrejbajar Municipality of Malda district. It has an average elevation of 11 meters. Kalyani had a population of 81,984 in 2001.

Kalyani is a relatively young town. During the Second World War, Kalyani, was the site of a military airbase. Hangars and other reminders of the air-field are still visible in the A' Block and some areas around Kalyani University, whose buildings were built on or over the runways, thereby thoroughly destroying a very valuable asset. Kalyani has two universities. One is Kalyani University, and other one is Bidhan Chandra University Of Agriculture. Kalyani divided into 4 blocks.

Kalyani is perhaps the best managed town in the whole of Nadia district. With its underground drainage systems, well built tree lined avenues and lush green parks, it certainly emerges as a clean and green town. It has a big stadium conducting both football and cricket match. There are four railway stations here Kalyani, Kalyani Silpanchal, Kalyani Ghoshpara and Kalyani Simanta. This is the only industrial township in Nadia district.

The serene beauty of Kalyani simply enthralls the mind and soul. Far from the hustle and bustle of big cities and yet providing all the amenities of life, Kalyani has very quickly registered itself as a self-sufficient township. Its gradual development continued as a notified area. After 1996 it was upgraded to a municipality. Kalyani is the kind of town you daydream about. It is a city with endless recreational opportunities, rich history, and modern day luxuries.

### **Existing morphological characteristics**

#### **A) Urban Land uses**

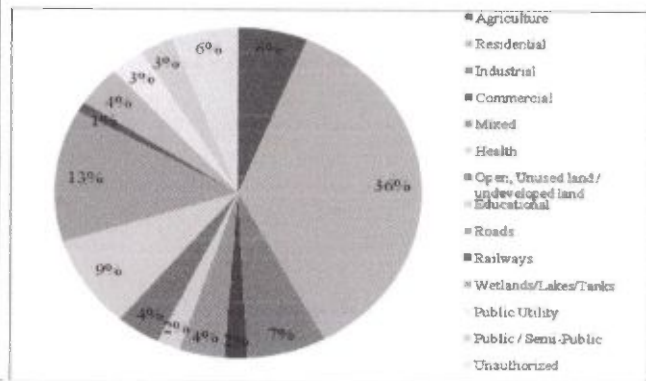
The net effect of the socio-spatial processes is revealed most clearly in the land-use structure of the city (Pacione, 2005). The major land use zones, subdivided conveniently, are as follows:

#### **1. Central Business district (CBD)**

Central business functions are distributed in different parts of town and the commercial markets are distributed evenly in the residential blocks to reach to the residents. The principal central business district is in the central park area of block-B and it is the largest CBD of Kalyani and many of the commercial, financial and administrative institutions are located. The next important CBD of the town is in the central part of the town, i.e. the City Centre area where municipal office, sub-divisional, judicial and financial offices are located and it is basically administrative CBD. This is situated in between the two main residential blocks from where it is equally accessible. Another important Business District is situated in the east central part of the town, i.e. near the Kalyani main railway station of block-A where some financial, government and commercial institutions are located. Other important commercial hubs are located at the Simanta area in the eastern part of the town. All these are located in the most accessible zones of the town (fig. 3).



Fig. 3: Detailed land use map of Kalyani, 2010



Source: Kalyani

Fig. 4: Percentage area covered by different categories of land uses

## 2.Upper Class Residence

The upper and upper middle class people reside exclusively in two distinct residential blocks namely block-A and block-B covering an area of 27% of the total area of the town (fig.3). In between these two residential blocks the main administrative CBD as well as main area of facilities and utilities are located.

### .Lower class residence

The most unplanned development of the planned town Kalyani is its uncontrolled growth of colonies or slums (52 in numbers) situated basically in the peripheral areas though some small colonies are scatteredly distributed in the upper middle class residential areas (figs. 5 and 6). These are the refugee inflow from the then East Pakistan. Most of inflow occurred after 1947 and 1971.

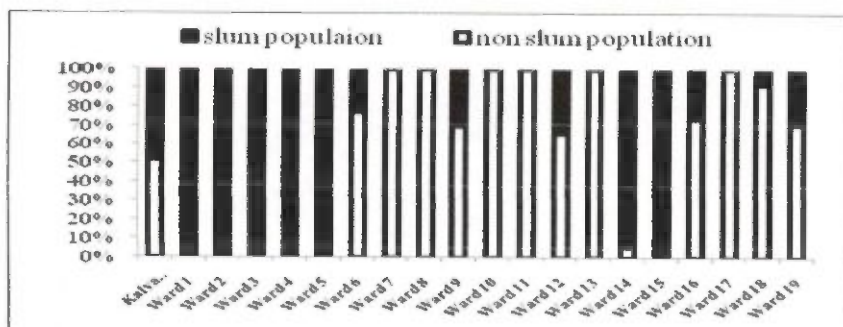


Fig.5: Ward wise distribution of slum population, 2001



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Fig.6: Slum areas of Kalyani

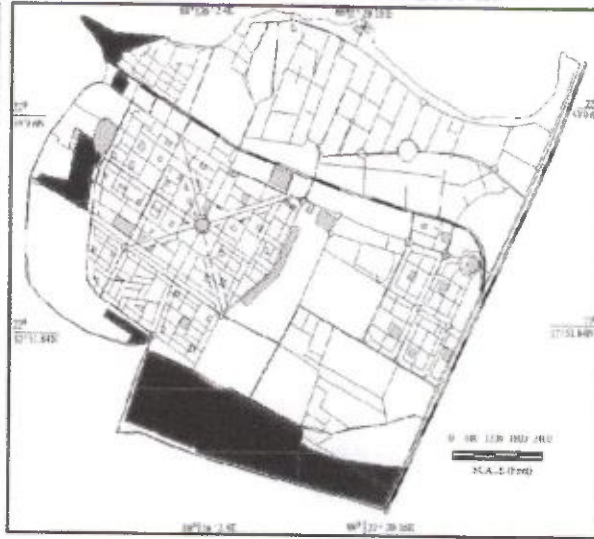


Fig. 7: Green covered areas

## 2. Facilities and Utilities

Various public, semi-public and municipal utilities are arranged in a planned way during the establishment of the town and different categories are located in different parts of the town. For example, the hospitals, medical college, are located in between the two main residential blocks for easy access from both the residential blocks. On the other hand Kalyani University covers the entire C block (fig. 3). All the categories of facilities and utilities together cover 15% of the total municipal area (fig. 4).

## 3. Industries

Kalyani is developed as new Industrial Township and for this purpose the entire D block has been left for various large and small scale industries to set up (fig. 3). Most important morphological feature is that industrial area is entirely separated from the residential areas and located in the north-eastern side of the town obeying the wind circulation in the area as most of the time wind blow southerly and south-westerly. The area covered by industries is 7% of the total municipal area (fig 4). There were total 84 industrial units established in Kalyani out of which 5 large scale, 15 medium scale and 64 small scale industries. But the most frustrating incidence is the closing and sickness of many of the industrial units once established in Kalyani which is a question of another research. The numbers of industries with presently running industries are given below (table-2)

Table-2: Status of industries in Kalyani

Sector	Nos. of Industries	Status	Person Employed
Formal			
Large Scale Industry	5	2 operational	1463
Medium Scale Industry	15	5 operational	2668
Small Scale Industry	64	56 operational	1048

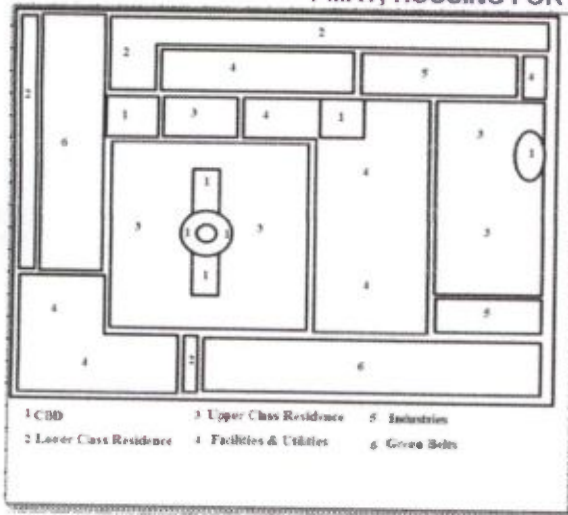


Fig. 8: General land use map of Kalyani

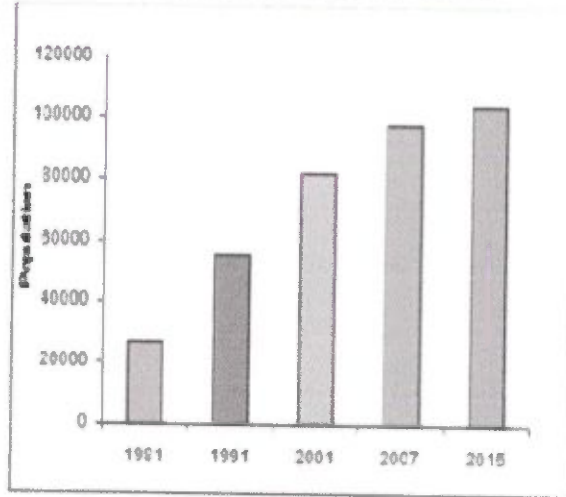


Fig. 13: Growth of population in Kalyani

## 2. Green Belt

During the planning of Kalyani the area of green belt has been determined and kept in the peripheral belt of the six blocks. Presently this green belt includes the State Live stock Farm, Seed Farm Area of Bidhan Chandra Krishi Bishwavidyalaya, Picnic Garden Area etc. covering about 6% of the municipal area. Not only the green belt but also there are green covers in the town which includes parks (tables 3 and 4), road side and road middle plantation etc. which also contributing to the green covers of the town (fig. 7).

Table.3: Shapes of Parks

shapes	Number	%
Quadrilateral	33	38
Circular	13	15
Triangular	30	35
Other	10	12

Table.4: Park location

Types	Number	%
Within settlement	57	66
Park and picnic spot	2	3
At route junction	27	31

## B. Internal structure of the town

### 1. Street pattern

In the time of planning and development maximum possible number of roads are constructed and all the roads are straight except some peripheral roads and roads are meet with each other diagonally or perpendicularly (fig. 9). Roads are enough wide (7 m-24 m) and width of the roads varies according to the importance of roads. In the upper class residential areas the roads are 6 m to 24 m wide. Major roads are 24 m wide. Internal roads are 6 m wide. A complete circuit is formed by the roads and networks are well connected (alpha index= 0.4, gamma index= 0.61). Grid pattern road alignment is observed.

Table.5: Types of roads' meeting points

Type of road connection	non slum area	slum area
1. Perpendicular	447 (74%)	122 (71%)



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<b>2. Diagonal</b>	160 (26%)	26 (15%)
<b>3. Irregular</b>	0 (0%)	24 (14%)
<b>Total</b>	607	172

There are enough spaces beside the roads (2.5 m- 6 m) as well as in between lanes for plantation and further widening of road (plate-1).

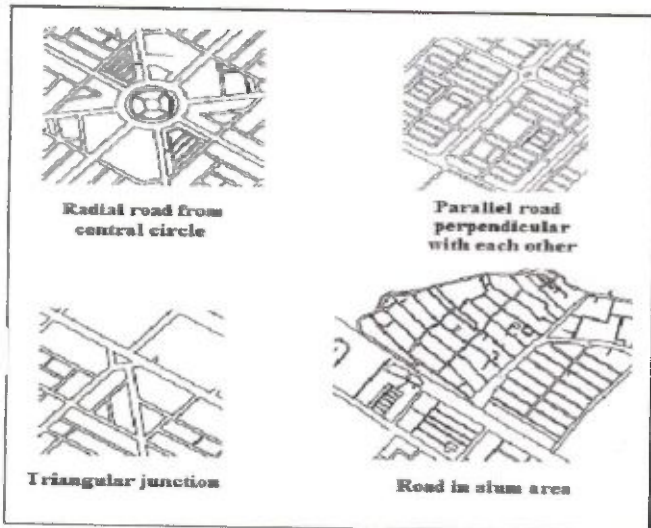


Fig. 9: Street pattern of Kalyani

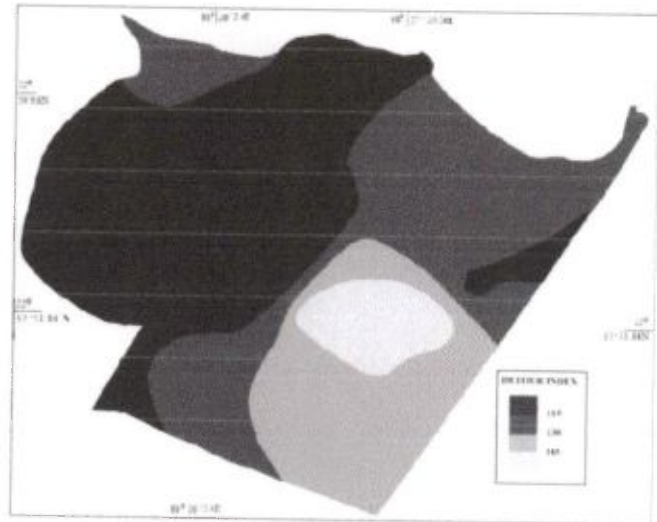


Fig. 10: Detour Index showing accessibility

**1. Building pattern**

Most of the residential buildings are two storied and few number of three storied are found. Along the main roads and in commercial CBD areas mixed uses are noticed e.g. ground floor in commercial uses and top floors are in residential uses. Residential buildings are distributed in two specific clusters of A and B blocks (figs. 3 and 8). Administrative buildings are situated in the CBD areas of city centre and central park area. Govt. housing complexes are situated in the CBD area of city centre as well as in the industrial belt and most of two to four storied. Residential apartment buildings are rapidly growing in number and most of these are four storied. All the residential plots in Kalyani are owned by the government and plots are leased to the private owners for 99 years. Plots are started from 2 -6 m away from roads (plate-1 and plate-2). Residential plots are also varying sizes (4 kotta to 9.5 kotta) with 50 % space for open and unused space. There is also vertical limit for all buildings and which is 49 feet. Most of the buildings are pucca, and kutcha and sei-pucca building are found along the brown belt of slum dwellers. Although in slum areas such restrictions are not noticed and the plot sizes are small with average size 1.71 kotta (household survey, 2011) Most of the buildings are faced towards the roads and no particular direction is found.

**2. Drainage (sewerage) pattern**

Kalyani has underground sewerage system except in peripheral colony area (fig. 11). The total length is 200 km. In colony areas they have septic tanks. 60 % families (mostly upper class residents) connected with underground sewerage. There is also surface drainage with length 370 km which is totally open and pucca. As in the peripheral colony areas no underground sewerage line is there and all are surface drainage which are also narrow and insufficient for draining water during rainy season and thus face water logging problems (fig.12).

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Fig.11: Underground sewerage line

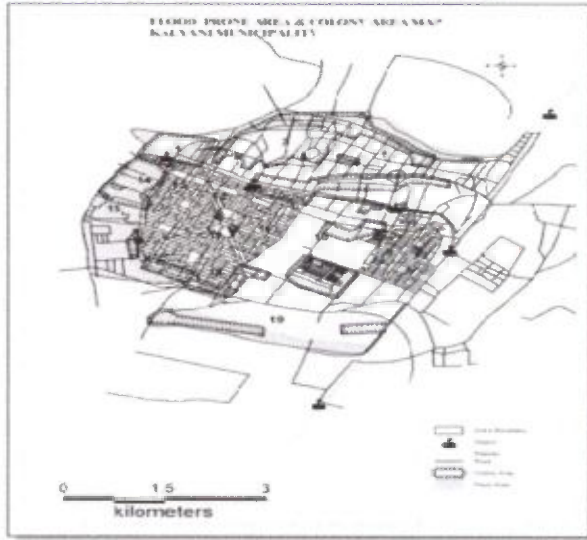


Fig.12: Area affected by water logging



Plate.1: Road side plantation, Kalyani



Plate.2: Linear arrangement of buildings



**DETAILED ESTIMATE FOR THE CONSTRUCTION OF SINGLE UNIT DWELLING HOUSE**

**Pradhan Mantri Awas Yojana Housing For All (Urban)**

**Total Covered Area- 32.18 sq.m (With Electrical Works)**

Reference of Schedule of Rates : PWD (W.B.), Schedule of Rates Building & Sanitary w.e.f-01.07.2014 & Corrigenda  
Pgs (N & S)/ Kalyani Sub Div.)

(Kolkata /24

**Floor Area 25.37 sqm**

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
1	Earthwork in excavation in foundation trenches or drains, in all sorts of soil ( including mixed soil but excluding laterite or sandstone) including removing spreading or stacking the spoils within a lead of 75 m as directed including trimming the sides of trenches, levelling, dressing and ramming the bottom, bailing out water etc. as required complete. a) Depth of excavation not exceeding 1500mm .  <b>SOR, PWD, P-1, I -2 a</b>	13.000	%cu.m.	12047.00	1566.11
2	Earth work in filling in foundation trenches or plinth with good earth in layers not exceeding 150 mm. including watering and ramming etc. layer by layer complete. ( Payment to be made on the basis of measurement of finished quantity of work )  a) With earth obtained from excavation of foundation. <b>SOR, PWD, P-1, T/3 a</b>	11.120	%cu.m.	7831.00	870.81
3	Supplying Laying Polithin Sheets etc. <b>SOR, PWD, P-45, T - 13</b>	22.000	sqm	25.00	550.00
4	Cement concrete with graded Stone ballast (40 mm.) excluding shuttering.a) In ground floor and foundation.6 : 3 : 1 proportion Pakur variety <b>SOR, PWD, Page 24 ; Item -10 a</b>	3.500	cu.m.	5823.00	20380.50
5	25 mm. thick damp proof with cement concrete (4:2:1) (with graded stone aggregate 10 mm. Normal size) and painting the top surface with a coat of bitumen using 1.7 kg. per sq.m. including heating the bitumen and cost and carriage of all materials complete.  <b>SOR, PWD, P-45, T-12</b>	6.810	sqm.	297.00	2022.57
6	Brick work with 1st class bricks in cement mortar (6:1) a) In foundation and plinth. b) In super structure <b>SOR, PWD, P-29, T -22(a), (b)</b>	10.430 15.240	cum cum	5719.00 5943.00	59649.17 90571.32
7	125mm thick brick work with 1st. class bricks in cement mortar (4:1). a) In ground floor <b>SOR, PWD, P-73, I -29</b>	23.220	sq.m.	783.00	18181.26
8	Ordinary Cement concrete (mix 1:1.5:3) with graded stone chips (20 mm nominal size) excluding shuttering and reinforcement if any, in ground floor as per relevant IS codes.  (i) Pakur Variety <b>SOR, PWD, P-14, T -7(i)</b>	3.940	cu.m.	6851.66	26995.54
9	Reinforcements for reinforced concrete work in all sorts of structures including distribution bars, stirrups, binders etc. including supply of rods, initial straightening and removal of loose rust (if necessary), cutting to requisite length, hooking and bending to correct shape, placing in proper position and binding with 16G black annealed wire at every inter-section, complete as per drawing and direction.  (a) For works in foundation, basement and upto roof of ground floor / upto 4m. (i) Tor steel/Mild steel. <b>SOR, PWD, P-27, T -15(i)</b>	0.309	MT	60705.93	18775.74

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
10	Hire and labour charges for shuttering with centring and necessary staging upto 4 m. using approved stout props and thick hard wood planks of approved thickness with required bracing for concrete slabs, beams, columns, lintels curved or straight including fitting, fixing and striking out after completion of works. (upto roof of ground floor). (When the height of a particular floor is more than 4 m. the equivalent floor ht. shall be taken as 4 m. and extra for works beyond the initial 4 m. ht. shall be allowed under 12(e) for every 4 m. or part thereof.) <b>SOR, PWD, P-66, T -12(a)</b>  25 mm. to 30 mm. thick wooden shuttering as per decision & direction of Engineer-in-charge. Ground Floor	37.063	M <sup>2</sup>	360.00	13342.68
11	Plaster ( to wall, floor, ceiling etc.) with sand and cement mortar including rounding off or chamfering corners as directed and raking out joints or roughening of concrete surface. including throating, nosing and drip course where necessary . In ground floor. A) With 6:1 cement mortar. a) Inside wall 20 mm thick plaster <b>SOR, PWD, P-151, T -2 (i)(b)</b>  b) Out side Wall, 15mm th. <b>SOR, PWD, P-151, I -2 (i)(c)</b>  B)10mm th ceiling plaster (4:1) <b>SOR, PWD, P-151, I -2 (i)(c)</b>	116.940	sq.m.	181.00	21166.14
		111.950	sq.m.	156.00	17464.20
		23.330	sq.m.	140.00	3266.20
12	Neat cement punning about 1.5mm thick in wall, dado, window, sills, floor, drain etc. <b>SOR, PWD, P-152, I -8</b>	26.700	sq.m.	38.00	1014.60
13	Artificial stone in floor,dado, staircase etc. with cement concrete (4:2:1) with stone chips laid in panels as directed with topping made with ordinary or white cement (as necessary) and marble dust in proportion (2:1) including smooth finishing and rounding off corners and including application of cement slurry before flooring works, using cement @ 1.75 kg./sq.m. all complete including all materials and labour. In ground floor. 3 mm. thick topping (High polishing grinding on this item is not permitted) with ordinary cement. 20mm thick <b>SOR, PWD, P-40, I -3 (i)</b>	26.490	sq.m.	265.00	7019.85
14	Supplying, fitting & fixing MS clamp for fixing door and window frame made of flat bent bar, end bifurcated, fixed in cement concrete with stone chips (4:2:1)a fitted and fixed omplete as per direction. 40mm x 6mm x 125 mm length. (Cost of cement concrete will be paid separately) <b>SOR, PWD, P-90, I -18 (c)</b>	34	each	22.00	748.00
15	Wood work in door and window frame fitted and fixed complete including a protective coat of painting at the contact surface of the frame other Local wood <b>SOR, PWD, P-85, T -1(i)</b>	0.213	cu.m.	46171.00	9834.42
16	Panel Shutter of door & Window (each Panal Consisting Of single Plan without Join) 25 mm thick shutter with 12 mm thick Panal of size 30 to 45 cm. Other Local wood <b>SOR, PWD, P-105, I -84 (iv)c</b>	8.520	sq.m.	1567.00	13350.84
17	Iron butt hinges of approved quality fitted and fixed with steel screws, with ISI mark. a)75mm x 47mm x 1.70mm <b>SOR, PWD, P-91, T -20(iv)</b>	32.000	each	34.00	1088.00
18	Iron Socket Bolt of approved quality fitted and fixed complete. i) 150 mm long x 10 mm dia <b>SOR, PWD P-93, I-25,c</b>	11.000	each	71.00	781.00
19	White washing including cleaning and smoothening surface thoroughly (5 parts of stone lime and 1 part of shell lime should be used in the finishing coat). Two Coats <b>SOR, PWD, P-155, I -3 (b)</b>	124.960	%sq.m.	1887.00	2358.00
20	Colour washing with ella with a coat of white wash priming including cleaning and smoothing surface thoroughly external surface One Coat <b>SOR, PWD, P-155, I - 4(ii)(a)</b>	100.560	%sq.m.	1514.00	1522.48



SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
21	Priming one coat on timber, plastered or on steel or other metal surface with synthetic enamel/oil bound primer of approved quality including smoothening surfaces by sand papering etc. 1) On timber surface <b>SOR, PWD, P - 162, I - 7(a)</b> 2) On Steel Surface <b>SOR, PWD, P - 162, I - 7(b)</b>	21.690 2.700	sq.m. sq.m.	41.00 31.00	889.29 83.70
22	Painting with best quality synthetic enamel paint of approved make and brand including smoothening surface by sand papering etc. including using of approved putty etc. on the surface, if necessary : With super gloss (hi-gloss)-With any shade except white. a) On timber or plastered surface Two Coats b) On Steel surface Two Coats <b>SOR, PWD, P - 162, - 8A(aif),(bii)</b>	21.690 2.700	sq.m. sq.m.	89.00 86.00	1930.41 232.20
23	Iron hasp bolt of approved quality fitted and fixed complete (oxidised) with 16 mm diad with center bolt and round fitting. 300 mm long <b>SOR, PWD, P-93, I - 27c</b>	2.000	each	193.00	386.00
24	Precast piered concrete jally work as per design and manufacture's specification including moulding etc. with stone chips and necessary reinforcement shuttering complete including fitting, fixing in position in all floors. (a) 37.5 mm th. panels Cement & steel required for this item <b>will not be</b> issued by deptt. <b>SOR, PWD, P-32, I - 38 (b)</b>	1.690	sq.m.	351.00	593.19
25	Supplying, fitting and fixing UPVC down pipes A type and fittings conforming to IS 13592-1992 with necessary clamps nails including making holes in walls, etc. and cutting trenches in any soil, through masonry concrete structure etc. if necessary and mending good damages including jointing with jointing materials ( Spun yarn, valamoid / bitumen / M. seal etc.) complete. <b>P-173, I-21 A (ii), C(ii), D(ii)</b> <b>SOR, PWD, P173, I - 21 A (ii), C(ii), D(ii)</b> i) UPVC Pipe 110 mm dia ii) UPVC Bend 87.5 degree 110 mm dia iii) UPVC Shoe 110 mm	9.000 5.000 1.000	Mtr. each each	291.00 162.00 128.00	2619.00 810.00 128.00
26	M.S.or W.I. Ornamental grill of approved design joints continuously welded with M.S, W.I. Flats and bars of windows, railing etc. fitted and fixed with necessary screws and lugs in ground floor. Grill weighing 10 kg/sq m to 16 kg/m2 <b>SOR, PWD, P - 76, I - 10 (i)</b> <b>(2.70sqm @ 10.5kg per sqm = 28.35 kg)</b>	0.284	Qntl	8247.00	2342.15
27	Shallow water closet Indian pattern(I.P.W.C.) of approved make in white vitreous chinaware supplied, fitted and fixed in position (excluding cost of concrete for fixing). 450 mm long <b>SOR, PWD, (Sanitary) P - 65, I - 1 (iii)</b>	1.000	each	1062.00	1062.00
28	Foot rest for water closet of size 275 mm X 125 mm with Artificial stone(4:2:1) with 6 mm stone chips and chequered including adding colour as necessary. <b>SOR, PWD, (Sanitary) P - 66, I - 9</b>	1.000	Pair	70.00	70.00
29	Supplying, fitting and fixing cast iron 'P' or 'S' trap conforming to I.S. 3989 / 1970 and 1729 / 1964 including lead caulked joints and painting two coats to the exposed surface. S Trap 100 mm <b>SOR, PWD, (Sanitary) P - 54, I - 14(B-iii)</b>	1.000	each	923.00	923.00
30	Supplying, fitting fixing CI Round Gratings 150mm dia <b>SOR, PWD, (Sanitary) P - 55, I - 18(ii)</b>	1.000	Each	100.00	100.00
31	Supply fitting fixing G.I pipes of TATA make with all necessary accessories specials viz. socket band tee short piece etc fitted with holder bats clamps including cutting pipes making threads fitting fixing etc complete in all respect including cost of all necessary fitting as required joining maturing cost of all nessary fitting as required joining materials and two coats of painting with approved paint in any position above ground. (Payement will be made on the center line measurement of total pipe line including all specials. No separate payement will be made for accesories, special. Payement for painting will be seperately) <b>(A) For Exposed work.</b> <b>SOR, PWD, PLUMBING (A)-(II) PIPE WORKS</b> <b>AND FITTING I- 1</b>				
	(a) (II)15mm dia medium quality.	5.690	Mtr.	220.00	1251.80

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
	(b)(II)20mm dia medium quality	10.000	Mtr.	260.00	2600.00
32	Supplying, fitting and fixing gunmetal wheel valve of approved brand and make tested to 21 kg per Sq. cm. (for water line only) <b>SOR, PWD, PLUMBING (A)-(II) PIPE WORKS AND FITTING I- 5</b>				
	(ix) 15mm dia	1.000	Each	523.00	523.00
33	Supplying fitting and fixing bib cocor stop cock (g) Supplying fitting fixing alloy iron with brash spindle bib cock / stop cock of approved brand and make, spray painted and tested to 21 kg per sq. cm. <b>SOR, PWD, PLUMBING (A)-(II) PIPE WORKS AND FITTING I- 7</b>				
	(i) 15 mm	3.000	Each	195.00	585.00
	(ii) 20 mm	1.000	Each	352.00	352.00
	<b>TOTAL AMOUNT</b>			<b>Rs.</b>	<b>350000.16</b>
	<b>Say</b>			<b>Rs.</b>	<b>350000.00</b>
	<b>Add for Electrical Works (ANNEXURE-I)</b>			<b>Rs.</b>	<b>17858.00</b>
	<b>TOTAL AMOUNT</b>			<b>Rs.</b>	<b>367858.00</b>
<b>(Rupees Three lakh Sixty seven thousand Eight hundred &amp; Fifty eight only)</b>					



ESTIMATE FOR ELECTRICAL WORKS FOR ONE DWELLING UNIT UNDER RAY					
(ANNEXURE-I)					
Sl.No.	Item of works	Unit	Rate	Quantity	Amount
1	Supplying & fitting polythene pipe complete with fittings as necessary. Under celing /beam/bound with 22SWG GI wire inclusive S & Drawing 1x18 SWG GI wire as fish wire inside the pipe & fittings and providing 55 mm dia disc of MS sheet (20SWG) having colour paint at one face first ended at the load point end of the polythene pipe with fish wire (synchronizing with roof/beam casting work of building construction) 19 mm dia 3 mm thick polythene pipe	RM	39.00	25.00	975.00
2	Powerckt wiring supplying and drawing 1 : 1KV grade single core stranded FR PVC insulated & unseathed single core stranded Copper wire (Finolex make) 2 x 2.5 sqmm (PH & N) + 1x1.5 sqmm (ECC) per laid polythene pipe and by the prelaid GI fish wire & making necessary connections as required.	RM	76.00	50.00	3800.00
3	Concealed Distribution wiring in in 2x1.5 sqmm single core standard *FR* insulated and unseathed cop per wire Finolex make & 1x1.5 sq mm single core stranded PVC insulated and unseathed cop per (Finolex make) wire used as ECC in 19 mm bore 3 mm thk. polythene pipe complete with all accessories embedded in wall smooth run to light / fan/call bell point with pino key type switchb (6 Amps) (Anchor make) fixed on sheet metal (16 SWG) Switch Board with bakelite/ perspex (wall machining colour) Top cover (3 mm thick) flushed in wall including mending all good damages to original finish Average per point 6.00 mt.	points	828.00	10.00	8280.00
4	Deistribution concealed wiring with 2x1.5 sq mm (PH & N ) single core stranded FR PVC insulated & unseathed single core stranded 1.1 KV grade Copper Wire (finolex) & 1x1.5 sq mm (ECC) single core stranded (PH & N ) 1.1 KV grade cu wire (finolex) & 1 x 1.5 sq mm single core stranded PVC insulated & unseathed cu wire (finolex) used as ECC in 19 mm bore, 3 mm thick polythene pipe complete with all accessories embedded in wall 250 volt 5 amp 3 pin plug point including S & F 250 Volt 5 amp 3 pin flush type plug socket & piano key type swich (Anchor make) on existing switch board as mentioned sl. no.3	points	76.00	2.00	152.00
5	Supplying & drawing 1.1 KV grade single core stranded FR PVC insulated & unseathed single core stranded cu Wire 3x2.5 sq mm (finolex make) in the prelaid polythene pipe & by the prelaid GI fishwire & making necessary connection as required (CESC supply to consumer DP near to CESC & inside the room another DP near CESC & inside the room another DP of dwelling units)	RM	86.00	15.00	1290.00

Sl.No.	Item of works	Unit	Rate	Quantity	Amount
6	Supplying Delivery & instalation on wall of 30/32 amp DP MCBof Havel's make with enclosed box along with all its necessary l connection complete.(Anchor)	nos	808.00	2	1616.00
7	Earthing in soft soil with 50 mm dia GI pipe (TATA make Medium ) 3.64 mm th. X 3.04 Mtr long and 1 x 4 SWG GI ( hot dip) wire (4 m long) 13 mmdia x 80 mm long GI bolts, double nuts, double washer including S & F 15 mm dia GI protection (1 mtr long) to be filled with bitumen partlyunder the ground level & partly above GL driven to an average depth of 3.65 m below the GL & restoring surface duly rammed.	each	1715.00	1	1715.00
8	Connecting the equipment to earth BUSbar inlussive S&F 10 SWG (Hot Dip) GI wire on wall /floor with a staples buried inside wall /floor as required & making connection to equipments with bolt, nut, washer, cable lugs etc. as required & mending good damages.	M	6.00	5	30.00
			TOTAL		17858.00
<b>Rupees Thirteen Thousand Eight Hundred Seventy Eight Only</b>					<b>17858.00</b>



**Detailed Estimate for Single Dwelling unit**  
**Floor area 25.36 sqm Built up area 32.18 sqm**

	C/L of main outer wall			125 mm Partitionwall		Varandah C/L	
	4.65			3.375		1.275	
	0.8			1.15		0.9	
	1.15			1.15	2.3	2.175	
	3.45			2.187			
	1.15			1.9			
	1.7			1.387	5.474		
	3.375			11.149			
	1.275						
	2.825						
	3.125						
	23.5						
	X wall	1.25					
Sl.no.							
1	Earth workin excavation						
	250 mm wall						
	1	23.5	0.75	0.7	12.34		
		0.875	0.75	0.7	0.46		
		24.375			12.8	ms	
	125 mm Wall						
		2.625	0.4	0.225	0.24		
	WC	0.4	0.4	0.225	0.04		
	Bath	0.65	0.4	0.225	0.06		
	5.474	0.75		0.225			
		4.724	0.4	0.225	0.43		
	Varanda	1.425	0.4	0.225	0.13		
					0.88		
	Step	0.5	0.9	0.075	0.034		
					13.715	ms	
2	Soling						
		24.375	0.75		18.281		
		11.45	0.4		4.58		
					22.861		
3	Polythene sheet						
		2.575	3.125		8.047		
		2.875	2.625		7.547		
		2	1.65		3.3		
	passage	0.625	2.375		1.484		
	Bath&WC	2.7	0.9		2.43		
	Varndah	1.025	0.6		0.615		
	step	0.9	0.5		0.45		
					23.873		
4	Jhama concrete						
			18.28	0.075	1.371		
			4.58	0.075	0.344		
			23.93	0.075	1.795		
					3.51		
5	Earth work in filling 1/5 excavation						
			13.715	5	2.743		
			23.48	0.375	8.805		
					11.548	ms	

6	B.W (6:1) in Foundation of plinth							
		23.5	0.625	14.6875				
		23.5	0.5	11.75				
		23.5	0.375	8.8125				
				35.25	0.15	5.288		
		23.5	0.25		0.525	3.084		
	X wall	0.938	0.625	0.586				
		1	0.5	0.5				
		1.063	0.375	0.399				
				1.485	0.15	0.223		
		1.125	0.25		0.525	0.148		
	125mm	3.125	0.25		0.525	0.41		
	Bath&WC		2.0.9	0.25	0.523	0.235		
	Kit	5.224	0.25		0.525	0.686		
	Vard	1.925	0.25		0.525	0.253		
	Steps		0.5	0.9		0.15	0.068	
			0.25	0.9		0.15	0.034	
						10.427	ms	
7	DPC	23.5						
		1.125						
		24.625		0.25		6.156		
		3.125						
		1.8						
		5.224						
		10.149		0.125		1.269		
						7.425		
	Less		0.9	0.25	0.225			
			0.9	0.125	0.113			
	3		0.75	0.125	0.281			
						0.619		
						6.806	sqm	
8	BW in super structure (6:1)							
		23.5						
		1.125						
		24.625	2.75	0.25	16.93			
	Parapet	23.8	0.075	0.25	0.446			
						17.376		
	Less opens							
		1	0.9	2.1	1.89			
		4	0.9	0.9	3.24			
		1	0.75	0.9	0.675			
		3	0.75	0.75	1.688			
					7.493	0.25	1.873	
	Lintel							
		1	1.525	1.525				
		4	1.2	4.8				
		1	1.05	1.05				
				7.375	0.25	0.1	0.184	
	Wo2							
		1	3.05	3.05	0.25	0.1	0.076	



					(-)	2.134			
	Net brick work						15.242	m <sup>3</sup>	
9	125 th. Brick work (6:1)								
	room		3.125	2.6	8.125				
	kit		2.125	2.75	5.844				
			1.65	2.75	4.5375				
			1.45	2.65	3.8425				
	2		0.9	2.1	3.78				
							26.12875		
	Less opening								
	1	0.9	0.9						
	3	0.75	2.25						
			3.15	2.1	6.615				
	Lintel								
	1	1.3	1.3						
	1	1.025	1.025						
			2.325	0.1	0.2325				
							6.8475		
							19.28125		
	Parapet								
	23.5			0.15			3.525		
							22.806		
	passage	0.75		0.55			0.4125		
							23.219	sqm	
10	Conc M-20								
	Roof slab								
	32.15	1.1475	31.003		0.1	3.1			
	Beam		3.625	0.25	0.15	0.136			
			2.575	0.25	0.1	0.064			
	Lintel						3.301		
	D1	1	1.525	1.525					
	W1	4	1.2	4.8					
	W2	1	1.05	1.05					
	W02	1	3.05	3.05					
				10.425	0.25	0.1	0.261		
	D1	1	1.39	1.39					
	D2	1	1.025	1.025					
	D2	2	1.4	2.8					
	O2	1	0.875	0.875					
	D2	2		6.09	0.125	0.1	0.076		
	Chaja								
	W1	4	1.2	4.8					
	W2	1	1.03	1.03					
	D1	1	1.275	1.275					
	W02	1	3.05	3.05					
				10.155	0.3	0.075	0.228		
							3.866	m <sup>3</sup>	
11	Reinforcement								
		3.866	0.80%	1	7850	0.243	MT		

12	Shuttering							
	31	23.5	1.125					
			24.63	0.25				
	31			6.156	24.844			
	Side beam	2	3.125	0.15	0.9375			
		2	2.325	0.1	0.465			
	side slab	1	25.3	0.1	2.53			
	Lintel	1	0.9	0.25	0.225			
		1	1.525	0.1	0.153			
		1	1.275	0.35	0.446			
		1	0.3	0.05	0.015			
						29.615	sqm	
	4W1	4	0.9	0.25	0.9			
		4	1.2	0.1	0.48			
		4	1.2	0.35	1.68			
	2	4	0.3	0.05	0.12			
	1W2	1	0.75	0.25	0.188			
		1	1.05	0.1	0.105			
		1	1.05	0.35	0.368			
	2	1	0.3	0.05	0.03			
	WO2	3	0.75	0.25	0.563			
	1	1	3.05	0.1	0.305			
		1	3.05	0.35	1.068			
	2	1	0.3	0.05	0.03			
	Lintel 125 Wall							
	D1	1	0.9	0.125	0.113			
		2	1.3	0.1	0.26			
	D2	2	0.75	0.125	0.188			
	2	2	1.15	0.1	0.46			
	D2	2	0.75	0.125	0.188			
		2	1.9	0.1	0.38			
						7.423		
						37.038	sqm	
13	Plaster (6:1)							
	Out side 15 mmth.							
			2.85	1.125	0.45			
	25.3				4.425	111.953	sqm	
	Inside 20 mm th.							
	2	2.7	3.125	2.75	32.038			
	2	2.875	2.625	2.75	30.25			
	2	2	1.65	2.75	20.075			
	2	2.075		2.75	11.413			
	Above lintel							
	1	0.75		0.65	0.488			
	Bath							
	2	0.9		2.75	4.95			
	WC							
	1	2.95		2.75	8.113			
	1	2.25		2.75	6.188			
	4	2.2		0.9	7.92			
	T. 125 wall							



	2	0.9		0.125	0.225				
						121.658			
	Open out side less								
	3	0.75		2.1	4.725				
					(-)	4.725			
						116.933	Sqm		
	Celling Plaster								
						24.47			
	Less								
						1.14			
						23.33	Sqm		
14	Neat cement punning								
	Out side	Plinth							
		25.3	0.45			11.385	Sqm	11.385	
	Inside		2.7	3.125					
			2	5.825	0.1	1.165	Sqm		
			2.875	2.625					
			2	5.5	0.1	1.1	Sqm		
	Kithen		2	1.65					
			2	3.65	0.45	3.285	Sqm		
			1	1.65	0.45	0.743	Sqm		
			2	2.075	0.1	0.415	Sqm		
	Varanda			1.775	0.1	0.178	Sqm		
	step WC	1		3	0.45	1.35	Sqm		
	Bath			3.5	2	7	Sqm		
				0.75	0.1	0.075	Sqm		
	In side punning								
							15.31	15.31	
	Total								
								26.695	Sqm
15	Art. Stone flooring								
	Floor area								
						25.37	Sqm		
	Step	2	0.9	0.25		0.45			
	W1	4	0.9	0.1		0.36			
	W2	1	0.75	0.1		0.075			
	W3	3	0.75	0.1		0.225			
							26.48	Sqm	
16	Ms Clamp for door & window								
	D1+D2	4		6		24			
	W1+W2	5		2		10			
							34 nos.		
17	Wood work in Door & window frame								
	D1	2	5.1	10.2					
	D2	2	4.95	9.9					
	W1	4	3.6	14.4					
	W2	1	3.3	3.3					
				37.8	0.075	0.075	0.213	m <sup>3</sup>	
18	Z batten shutter								
	D1	2	0.775	2.025		3.139			
	D2	2	0.625	2.025		2.531			
	W1	4	0.775	0.775		2.403			
	W2	1	0.775	0.625		0.484			
							8.557	Sqm	
19	Iron Butt Hinges								

	D1+D2					12		
	W1	4	4			16		
	W2	1	4			4		
							32 nos.	
20	Iron socket bolt							
	Door				6			
	Window				5			
							11 nos.	
21	White wash							
	Inside+Ceiling Plaster- inside punning							
			116.933	23.33	15.31		124.953	sqm
22	Colour wash							
	Out side Plaster- out side punning							
			111.953	11.385			100.568	sqm
23	Priming on timber surface							
	2	2	0.9	2.1		7.56		
	2	2	0.75	2.1		6.3		
	4	2	0.9	0.9		6.48		
	1	2	0.75	0.9		1.35		
							21.69	sqm
24	Painting best quality on wooden surface							
	same sl.no. 23							
							21.69	sqm
25	MS ornamental gril....10Kg-16 Kg							
	W1	4	0.75	0.75	2.25			
	W2	1	0.75	0.6	0.45			
					2.7			
					@12Kg/sqm		32.4	Kg
26	Priming on Steel surface						2.7	sqm
27	Painting best quality on steel surface						2.7	sqm
	same sl.no. 24							
28	R.C.C Shelf							
		1.75	0.5				0.875	sqm
29	Roof treatment with cow dang							
					32.18			
	Deduct	1.14	(varanda)	1.14				
	Cornice	25	0.125	3.125				
					27.915		27.915	sqm



**Rate Analysis**  
**Brick Work 4:1 in foundation & plinth**

Step - 1	Schedule Rate	Rs	<b>6068.00(A)</b>
Step - 2	Deduct cost of cement=(Qty of cement)x(issue rate of cement vide item no-1 column-4 Table1-1 of Annexure-1  0.055x8100	Rs	<b>672.30(B)</b>
Step - 3	Add cost of cement supplied by cost contractor including 10% proffite = 1.1x(Qnty of cement)x(Basik price of cement vide item no -1 column- 5 table-1-1 of annexure -1  1.1x.055x7364	Rs	<b>672.33 (C.)</b>
	Note;- Quantity of cement shall be same as step-2 Final Rate of item = Rs A - Rs B + Rs C = Rs D	Rs	<b>6068.03 (D)</b>

**Rate Analysis**  
**Ordinary Mix Concreate 1:1.5:3**

Step - 1	Schedule Rate	Rs	<b>6802.63 (A)</b>
Step - 2	Deduct cost of cement=(Qty of cement)x(issue rate of cement vide item no-1 column-4 Table 1-1 of Annexure-1  0.286x8100	Rs	<b>2316.6 (B)</b>
Step - 3	Add cost of cement supplied by cost contractor including 10% proffite = 1.1x(Qnty of cement)x(Basik price of cement vide item no -1 column- 5 table-1-1 of annexure -1  1.1x.286x7364	Rs	<b>2316.71 (C.)</b>
	Note;- Quantity of cement shall be same as step-2 Final Rate of item = Rs A - Rs B + Rs C = Rs D	Rs	<b>6802.74 (D)</b>

**Rate Analysis**  
**P.C.C 1:3:6 With Jhama Khoa**

Step - 1	Schedule Rate	Rs	<b>5803.00 (A)</b>
Step - 2	Deduct cost of cement=(Quanty of cement)x(lissue rate of cement vide item no-1 column-4 Table 1-1 of Annexure-1 0.16x8100	Rs	<b>1296.00(B)</b>
Step - 3	Add cost of cement supplied by cost contractor including 10% proffite = 1.1x(Quanty of cement)x(Basik price of cement vide item no -1 column- 5 table-1-1 of annexure -1 1.1x.16x7364	Rs	<b>1296.06 (C.)</b>
	Note;- Quantity of cement shall be same as step-2 Final Rate of item = Rs A - Rs B + Rs C = Rs D	Rs	<b>5803.06 (D)</b>



**Annexure - II**

**Format - A**

(Format for Rate Analysis of Cement Concrete Item)

Item 7. Ordinary Cement concrete (mix 1:1.5:3) with graded stone chips (20 mm nominal size) excluding

Consumption of Stone aggregate ( Page B-59)

20 mm = 0.573 Cum

10 mm = 0.287 Cum

Distance of site considered =

10 Km

Steps	Quantity	Unit	Rate	Amount
Step - 1 Rate of item as per relevant section of this Schedule A =	1.00	CUM	5389.00	5389.00
Step - 2 Add cost of stone aggregate of different grading as per consumption required for one cum of concrete. ( As per table:T-1)				
Station : kalyani				
20mm Nominal Size:	0.573	CUM	1463.00	838.30
10mm Nominal Size:	0.287	CUM	1296.00	371.95
Total B =				1210.25
Step - 3 Add cost of carriage of stone aggregate as per consumption required for one cum of concrete. ( As per table:T-2)				
20mm Nominal Size:	0.573	CUM	178.50	102.28
10mm Nominal Size:	0.287	CUM	178.50	51.23
Total C =				153.51
Step - 4 Add cost for loading and unloading of stone aggregate ( As per table:T-3)				
20mm Nominal Size:	0.573	CUM	58.00	33.23
10mm Nominal Size:	0.287	CUM	58.00	16.65
Total D =				49.88
Final Rate of Item = [Rs. A - Rs.B + Rs.C + Rs.D] = Rs.				6802.64





Office of the  
**Kalyani Municipality**

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City Centre Complex : Kalyani : Nadia : West Bengal : PIN-741235

(1200)<sup>m</sup> (250x250)  
(2150<sup>f</sup>) WPA

Estimate for Construction of Surface Brick Drain from A-8/336 to A-8/404 via A-8/341, A-8/517 to A-8/527, A-8/463 to A-8/475, A-8/431 to A-8/442, A-8/134 to A-8/143 and in front of A-8/486, in ward No-16, Under Kalyani Municipality.

SL No	Item Description	Quantity	Rate Rs.	Unit	Amount Rs.
1	Earth work in excavation of foundation trenches or drains, in all sorts of soil (including mixed soil but excluding laterite or sand stone) including removing, spreading or stacking the spoils within a lead of 75 m as directed. The item includes necessary trimming the sides of trenches, levelling, dressing and ramming the bottom, bailing out water as required complete. (a) Depth of excavation not exceeding 1.5 m Ref. page -1, Item -2 a), PWD SOR Vol-I w. e. f. 1.11.2017				
	i) A-8/336 to A-8/404 via A-8/341	360.00	0.850	0.575	175.95
	ii) A-8/517 to A-8/527	350.00	0.800	0.525	147.00
	iii) A-8/463 to A-8/475	177.00	0.800	0.525	74.34
	iv) A-8/431 to A-8/442	178.00	0.850	0.575	87.00
	v) A-8/134 to A-8/143	165.00	0.800	0.475	62.70
	vi) in front of A-8/486	35.00	1.000	0.575	20.13
		567.11	11927.00	% Cum	67,639.21
2	Earth work in filling in foundation trenches or plinth with good earth, in layers not exceeding 150 mm including watering and ramming etc. layer by layer complete. (Payment to be made on the basis of measurement of finished quantity of work) (a) With earth obtained from excavation of foundation Ref. Page 1, Item -3 a). PWD SOR Vol-I w. e. f. 1.11.2017				
		0.20	567.11		113.42
		113.42	7754.00	% Cum	8,794.59
3	Supplying and laying Polythene Sheet (150gm / Sq.M) over damp proof course or below flooring or roof terracing or in foundation or in foundation trenches. Ref. Page -47, Item -3, PWD SOR Vol-I w. e. f. 1.11.2017				
	i) A-8/336 to A-8/404 via A-8/341	360.00	0.800		306.00
	ii) A-8/517 to A-8/527	350.00	0.800		280.00
	iii) A-8/463 to A-8/475	177.00	0.800		141.60
	iv) A-8/431 to A-8/442	178.00	0.850		151.30
	v) A-8/134 to A-8/143	165.00	0.800		132.00
	vi) in front of A-8/486	35.00	1.000		35.00
		1045.90	24.00	Sqm.	25,101.00
4	Cement concrete with graded jhama khoz (30 mm size) excluding shuttering in ground floor and foundation. (a) 1:3:6 proportion Ref. Page -23, Item -1a), PWD SOR Vol-I w. e. f. 1.11.2017 and P-9 of 96, Item -26, 3rd Area Same As item No. -3				
		1045.90	0.075	78.44	
		78.44	4761.00	Cum	3,73,452.84
5	Brick work with 1st class bricks in cement mortar (1:6) (a) in foundation and plinth Ref. Page -15, Item -8 a), PWD SOR Vol-I w. e. f. 1.11.2017 and P-2 of 96, Item -4, 3rd CORRIGENDA & ADDENDA wef 04.06.2018				
	i) A-8/336 to A-8/404 via A-8/341	360.00	0.250	0.500	45.00
	ii) A-8/517 to A-8/527	350.00	0.250	0.450	39.38
	iii) A-8/463 to A-8/475	177.00	0.250	0.450	19.91
	iv) A-8/431 to A-8/442	178.00	0.250	0.500	22.25
	v) A-8/134 to A-8/143	165.00	0.250	0.400	16.50
	vi) in front of A-8/486	35.00	0.250	0.500	8.75
		151.79	5609.00	Cum	8,51,390.11
6	125 mm. thick brick work with 1st class bricks in cement mortar (1:4) in ground floor. Ref. Page -16, item -16, PWD SOR Vol-I w. e. f. 1.11.2017				
	i) A-8/336 to A-8/404 via A-8/341	360.00	0.500		180.00
	ii) A-8/517 to A-8/527	350.00	0.450		157.50
	iii) A-8/463 to A-8/475	177.00	0.450		79.65
	iv) A-8/431 to A-8/442	178.00	0.500		89.00



A-8/134 to A-8/143	165.00	0.400		66.00	572.15	736.00	Sqm.	4,21,102.40
Ordinary Cement concrete (mix 1:2:4) with graded stone chips (6 mm nominal size) excluding shuttering and reinforcement, if any, in ground floor as per relevant IS codes. (a) Pakur Variety Ref. Page -41, Item -33). PWD SOR Vol-I w. e. f. 1.11.2017 3rd CORRIGENDA & ADDENDA wef 04.06.2018								
i) A-8/336 to A-8/404 via A-8/341	360.00	0.350	0.025	3.15				
ii) A-8/517 to A-8/527	350.00	0.300	0.025	2.63				
iii) A-8/463 to A-8/475	177.00	0.300	0.025	1.33				
iv) A-8/431 to A-8/442	178.00	0.350	0.025	1.56				
v) A-8/134 to A-8/143	165.00	0.300	0.025	1.24				
vi) in front of A-8/486	35.00	0.400	0.025	0.35	10.25	5449.00	Cum	55,852.25
6 Plaster (to wall, floor, ceiling etc.) with sand and cement mortar including rounding off or chamfering corners as directed and raking out joints including throating, nosing and drip course, scaffolding / staging where necessary (Ground floor). (i) With 1:6 cement mortar (c) 15 mm thick plaster Ref. Page -189, Item -1. PWD SOR Vol-I w. e. f. 1.11.2017 and P-49-50 of 96, item -1. 3rd CORRIGENDA & ADDENDA wef 04.06.2018								
i) A-8/336 to A-8/404 via A-8/341	360.00	1.675		603.00				
ii) A-8/517 to A-8/527	350.00	1.525		533.75				
iii) A-8/463 to A-8/475	177.00	1.525		269.93				
iv) A-8/431 to A-8/442	178.00	1.675		298.15				
v) A-8/134 to A-8/143	165.00	1.425		235.13				
vi) in front of A-8/486	35.00	1.850		64.75	2004.70	151.00	Sqm.	3,02,709.70
9 Neat cement punning about 1.5 mm. thick in wall, dado, window, sills, floor, drain etc. NOTE : Cement 0.152 cu.m. per 100 sq.m. Ref. Page -192, Item -15. PWD SOR Vol-I w. e. f. 1.11.2017								
Area Same As item No. -8					2004.70	151.00	Sqm.	3,02,709.70
<b>Total - 2144451.66</b>					2144451.66		Total	21,74,202.50
<b>Gst - 252234.20</b>					252234.20		Add 12 % G.S.T	2,60,904.80
<b>Contd - 2401785.86</b>					2401785.86		Total	24,35,106.80
<b>Cms % - 24017.86</b>					24017.86		Add 1 % Cess	24,351.07
<b>Total - 2125803.32</b>					2125803.32		Add 3 % Contingency	73,053.20
<b>Say - 2125804.00</b>					2125804.00		Total	25,32,511.07
<b>for 1200 m</b>					2125804.00		Sqr.	25,32,511.00

Paliper mlr - 2022 / Twenty One Lakh Ninety Seven Thousand Eight Hundred Fifty Seven Only

*[Signature]*  
04/02/19  
Sub-Assistant Engineer

*[Signature]*  
06/2/19  
Assistant Engineer

*[Signature]*  
Chairman  
Kalyani Municipality  
*[Signature]*  
Chairman  
Kalyani Municipality

Sub-Assistant Engineer  
Kalyani Municipality

Assistant Engineer  
Kalyani Municipality

**VETTED**

*[Signature]*  
25.06.19  
Junior Engineer (CIVIL)  
Nadia Division  
M.E. Dte., M.A. Deptt.  
Govt. of West Bengal.

*[Signature]*  
26/6/19  
Assistant Engineer  
Nadia Division  
M.E. Dte., M.A. Deptt.  
Govt. of West Bengal

*[Signature]*  
26.6.19  
Executive Engineer  
Nadia Division M.E. Dte  
Deptt. of M.A. W.B



(350 x 500) (31105)  
1080 m



# Office of the Kalyani Municipality

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e-mail : info@kalyanmunicipality.org

City Centre Complex : Kalyani : Nadia : West Bengal : PIN-741235

Estimate for Construction of Surface Brick Drain from A-10X/38 to A-10X/43, A-10X/1 to A-10X/4, A-10X/46 (A) to A-10X/56, A-10X/96 to A-10X/102, A-10X/95 to A-10X/90, A-10X/27 to A-10X/78 and A-10X/137 to A-10X/127 in ward No-21, Under Kalyani Municipality.

Sl. No	Item Description	Quantity	Rate Rs.	Unit	Amount Rs.	
1	Earth work in excavation of foundation trenches of drains, in all sorts of soil (including mixed soil but excluding laterite or sand stone) including removing, spreading or stacking the spoils within a lead of 75 m as directed. The item includes necessary trimming the sides of trenches, levelling, dressing and ramming the bottom, bailing out water as required complete. (a) Depth of excavation not exceeding 1.5 m Ref. Page -1, Item -2 a), PWD SOR Vol-I w. e. f. 1.11.2017					
	1) A-10X/38 to A-10X/43	2	160.00	0.800	0.425	108.80
	2) A-10X/1 to A-10X/4	2	60.00	0.800	0.375	36.00
	3) A-10X/46 (A) to A-10X/56	2	210.00	0.800	0.425	142.80
	4) A-10X/96 to A-10X/102	2	140.00	0.800	0.425	95.20
	5) A-10X/95 to A-10X/90	2	90.00	0.800	0.375	54.00
	6) A-10X/27 to A-10X/78	2	135.00	0.800	0.425	91.80
	7) A-10X/137 to A-10X/127	2	225.00	0.800	0.475	171.00
		699.60	11927.00	% Cum	83441.29	
2	Earth work in filling in foundation trenches or plinth with good earth, in layers not exceeding 150 mm including watering and ramming etc. layer by layer complete. (Payment to be made on the basis of measurement of finished quantity of work) (a) With earth obtained from excavation of foundation Ref. Page 1, Item -3 a), PWD SOR Vol-I w. e. f. 1.11.2017					
		0.20	699.60		139.92	
		139.92	7754.00	% Cum	10,849.40	
3	Supplying and laying Polythene Sheet (150gm / Sq.M) over damp proof course or below flooring or roof terracing or in foundation or in foundation trenches. Ref. Page -47, Item -3, PWD SOR Vol-I w. e. f. 1.11.2017					
	1) A-10X/38 to A-10X/43	2	160.00	0.800		256.00
	2) A-10X/1 to A-10X/4	2	60.00	0.800		96.00
	3) A-10X/46 (A) to A-10X/56	2	210.00	0.800		336.00
	4) A-10X/96 to A-10X/102	2	140.00	0.800		224.00
	5) A-10X/95 to A-10X/90	2	90.00	0.800		144.00
	6) A-10X/27 to A-10X/78	2	135.00	0.800		216.00
	7) A-10X/137 to A-10X/127	2	225.00	0.800		360.00
		1632.00	24.00	Sqm.	39168.00	
4	Cement concrete with graded Jhama khoa (30 mm size) excluding shuttering in ground floor and foundation. (a) 1:3:6 proportion Ref. Page -23, Item -1a), PWD SOR Vol-I w. e. f. 1.11.2017 and P-9 of 96, Item -26, 3rd					
	1) A-10X/38 to A-10X/43	2	160.00	0.800	0.075	19.20
	2) A-10X/1 to A-10X/4	2	60.00	0.800	0.075	7.20
	3) A-10X/46 (A) to A-10X/56	2	210.00	0.800	0.075	25.20
	4) A-10X/96 to A-10X/102	2	140.00	0.800	0.075	16.80
	5) A-10X/95 to A-10X/90	2	90.00	0.800	0.075	10.80
	6) A-10X/27 to A-10X/78	2	135.00	0.800	0.075	16.20
	7) A-10X/137 to A-10X/127	2	225.00	0.800	0.075	27.00
		122.40	4761.00	Cum	582746.40	



Item Description						Quantity	Rate Rs.	Unit	Amount Rs.
Brick work with 1st class bricks in cement mortar (1:6) in foundation and plinth Ref. Page -15, Item -8 a), PWD SOR Vol-I w. e. f. 1.11.2017 and P-2 of 96, Item -4, 3rd CORRIGENDA & ADDENDA wef 04.06.2018									
1) A-10X/38 to A-10X/43	2	160.00	0.250	0.350	28.00				
2) A-10X/1 to A-10X/4	2	60.00	0.250	0.300	9.00				
3) A-10X/46 (A) to A-10X/56	2	210.00	0.250	0.350	36.75				
4) A-10X/96 to A-10X/102	2	140.00	0.250	0.350	24.50				
5) A-10X/95 to A-10X/90	2	90.00	0.250	0.300	13.50				
6) A-10X/27 to A-10X/78	2	135.00	0.250	0.350	23.63				
7) A-10X/137 to A-10X/127	2	225.00	0.250	0.400	45.00				
6) 125 mm. thick brick work with 1st class bricks in cement mortar (1:4) in ground floor. Ref. Page -16, Item -16, PWD SOR Vol-I w. e. f. 1.11.2017						180.38	5413 5609.00	Cum	976396.04 1011751.42
1) A-10X/38 to A-10X/43	2	160.00	0.350		112.00				
2) A-10X/1 to A-10X/4	2	60.00	0.300		36.00				
3) A-10X/46 (A) to A-10X/56	2	210.00	0.350		147.00				
4) A-10X/96 to A-10X/102	2	140.00	0.350		98.00				
5) A-10X/95 to A-10X/90	2	90.00	0.300		54.00				
6) A-10X/27 to A-10X/78	2	135.00	0.350		94.50				
7) A-10X/137 to A-10X/127	2	225.00	0.400		180.00				
7) Ordinary Cement concrete (mix 1:2:4) with graded stone chips (6 mm nominal size) excluding shuttering and reinforcement, if any, in ground floor as per relevant IS codes. (a) Pakur Variety Ref. Page -41, Item -33), PWD SOR Vol-I w. e. f. 1.11.2017 3rd CORRIGENDA & ADDENDA wef 04.06.2018						721.50	736.00	Sqm.	5,31,024.00
1) A-10X/38 to A-10X/43	2	160.00	0.300	0.025	2.40				
2) A-10X/1 to A-10X/4	2	60.00	0.300	0.025	0.90				
3) A-10X/46 (A) to A-10X/56	2	210.00	0.300	0.025	3.15				
4) A-10X/96 to A-10X/102	2	140.00	0.300	0.025	2.10				
5) A-10X/95 to A-10X/90	2	90.00	0.300	0.025	1.35				
6) A-10X/27 to A-10X/78	2	135.00	0.300	0.025	2.03				
7) A-10X/137 to A-10X/127	2	225.00	0.300	0.025	3.38				
8) Plaster (to wall, floor, ceiling etc.) with sand and cement mortar including rounding off or chamfering corners as directed and raking out joints including throating, nosing and drip course, scaffolding / staging where necessary (Ground floor). (i) With 1:6 cement mortar (c) 15 mm thick plaster Ref. Page -189, Item -1, PWD SOR Vol-I w. e. f. 1.11.2017 and P-49-50 of 96, Item -1, 3rd CORRIGENDA & ADDENDA wef 04.06.2018						15.31	5449.00	Cum	83424.19
1) A-10X/38 to A-10X/43	2	160.00	1.375		440.00				
2) A-10X/1 to A-10X/4	2	60.00	1.275		153.00				
3) A-10X/46 (A) to A-10X/56	2	210.00	1.375		577.50				
4) A-10X/96 to A-10X/102	2	140.00	1.375		385.00				
5) A-10X/95 to A-10X/90	2	90.00	1.275		229.50				
6) A-10X/27 to A-10X/78	2	135.00	1.375		371.25				
7) A-10X/137 to A-10X/127	2	225.00	1.475		663.75				
						2820.00	151.00	Sqm.	425820.00



Item Description	Quantity	Rate Rs.	Unit	Amount Rs.
Best cement punning about 1.5 mm. thick in wall, dado, window, sills, floor, drain etc. Cement 0.152 cu.m. per 100 sq.m. Ref. Page-192, Item -15, PWD SOR Vol-I w. e. f. 1.11.2017				
Area Same As Item No. -8	2820.00	34.00	Sqm.	95,880.00
total - 2828750.22	2828750.22		Total	28,64,104.70
Cost 12% - 339450.03	339450.03		Add 12 % G.S.T	3,43,692.56
total - 3168200.25	3168200.25		Total	32,07,797.26
Cost 1% - 31682.00	31682.00		Add 1 % Cess	32,077.97
total - 3199882.25	3199882.25		Add 3 % Contingency	96,233.92
Say - 3199882.00	3294928.26		Total	33,36,109.15
	3294928.10		Say	33,36,109.00

For 1080 <sup>Mr</sup> Three Two Nakh Ninety Four Thousands nine hundred twenty eight only  
Rate per Mr - 2963.00/-

*[Signature]*  
Sub-Assistant Engineer  
Kalyani Municipality

*[Signature]*  
Assistant Engineer  
Kalyani Municipality

*[Signature]*  
Chairman  
Kalyani Municipality  
*[Signature]*  
Chairman  
Kalyani Municipality

Sub-Assistant Engineer  
Kalyani Municipality

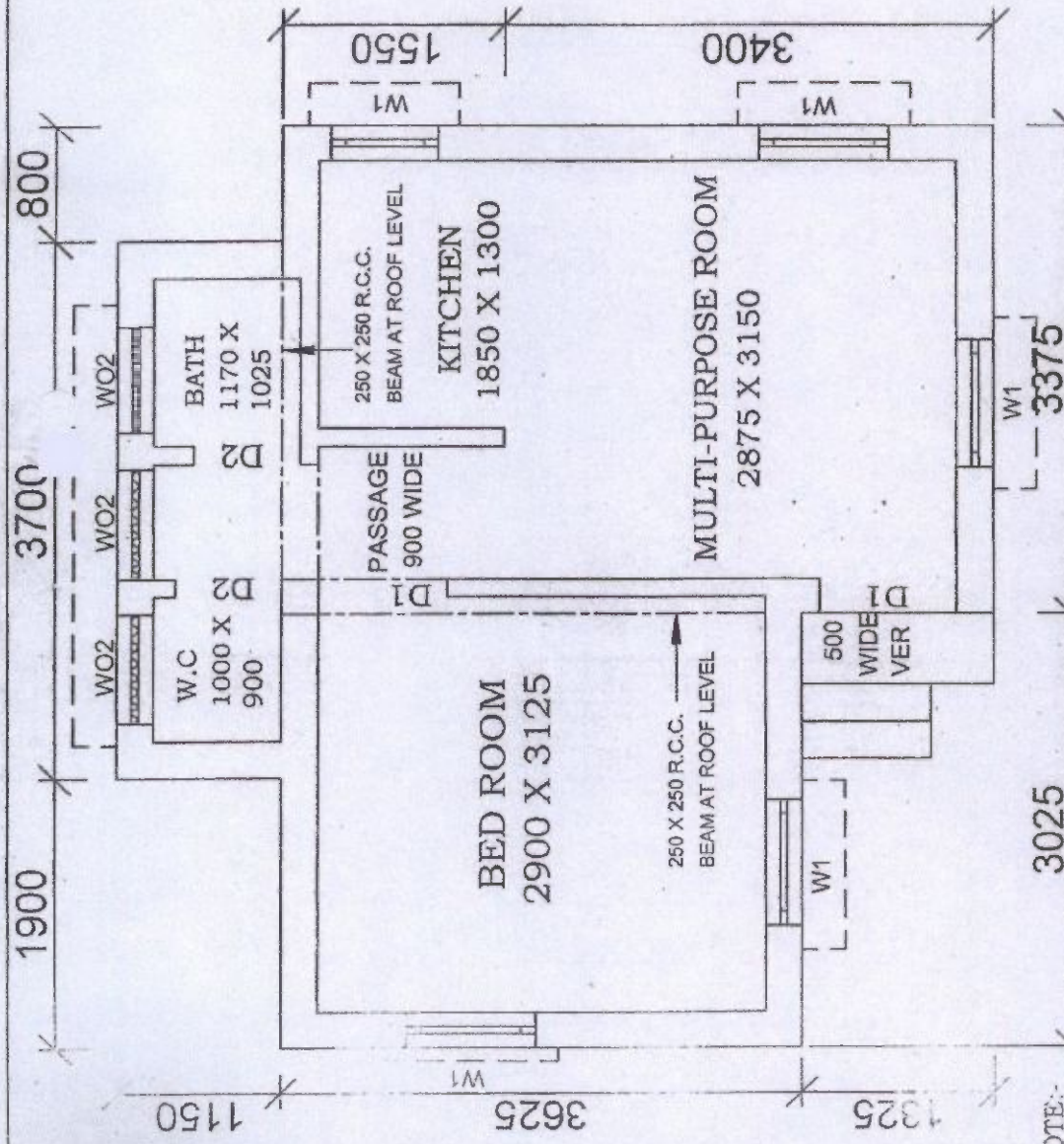
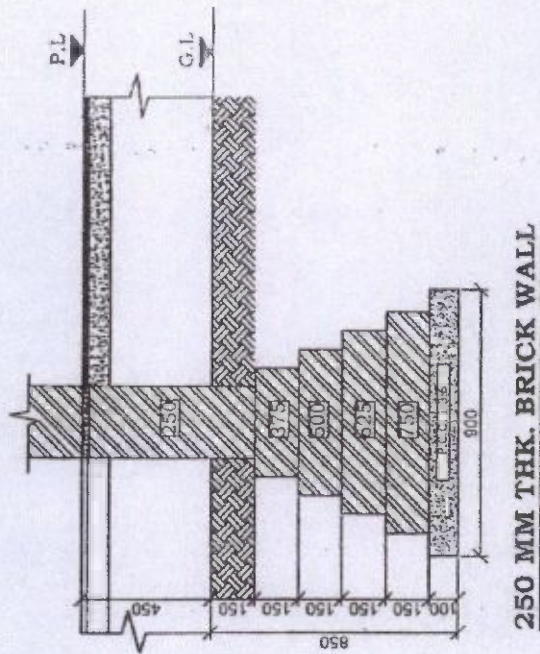
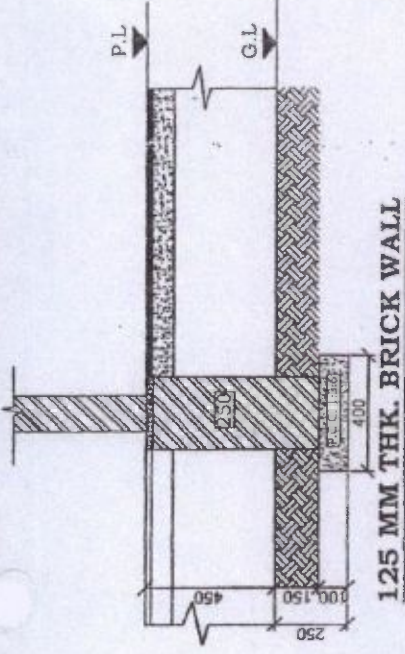
*[Signature]*  
25.06.19  
Junior Engineer (CIVIL)  
Nadia Division  
M.E. Dte., M.A. Deptt.  
Govt. of West Bengal.

*[Signature]*  
26/6/19  
Assistant Engineer  
Nadia Division  
M.E. Dte., M.A. Deptt.  
Govt. of West Bengal.

**VETTED**  
*[Signature]*  
26.6.19  
Executive Engineer  
Nadia Division M.E. Dte  
Deptt. of M.A. W.B



**FOUNDATION DETAILS**



DOORS & WINDOWS SCHEDULE	
MARKING	DIMENSION
W1	900 X 900
W2	750 X 900
W02	750 X 750
D1	900 X 2100
D2	750 X 2100

FLOOR AREA - 25.77 SQM.  
BUILT UP AREA - 32.58 SQM.

**NOTE:-**

1. ALL WINDOW OPENINGS (W1&W2) WILL BE PROVIDED WITH Z-BATTEN SHUTTERS.
2. ALL DOORS (D1&D2) -25TH Z-BATTEN SHUTTERS, SINGLE LEAF.
3. W02 - OPENING PROVIDED WITH R.C.C. JALLI.
4. PLINTH HEIGHT - 450 TH.
5. CEILING HEIGHT - 2750 TH.
6. MAIN WALL - 250 TH.
7. PARTITION WALL - 125 TH.
8. ROOF SLAB, BEAM, LINTEL, ETC. WITH REINFORCED CEMENT CONCRETE M20 GRADE.
9. FLOOR OF VERANDAH, WC, BATH, & KITCHEN ROOM TO BE KEPT 15 MM BELOW THE FLOOR LEVEL OF ROOM & PASSAGE.
10. 100 MM TH. PIECE LINTEL OVER OPENING HAVE BEEN PROVIDED.
11. ALL DIMENSION ARE IN MM.

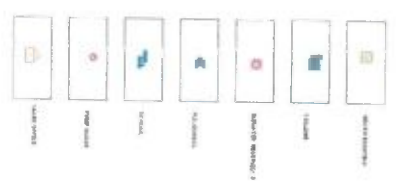
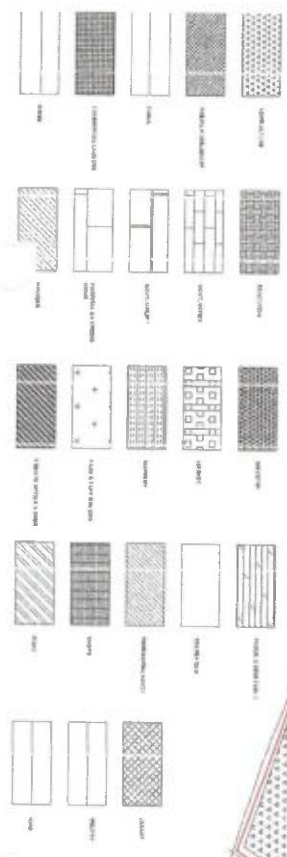
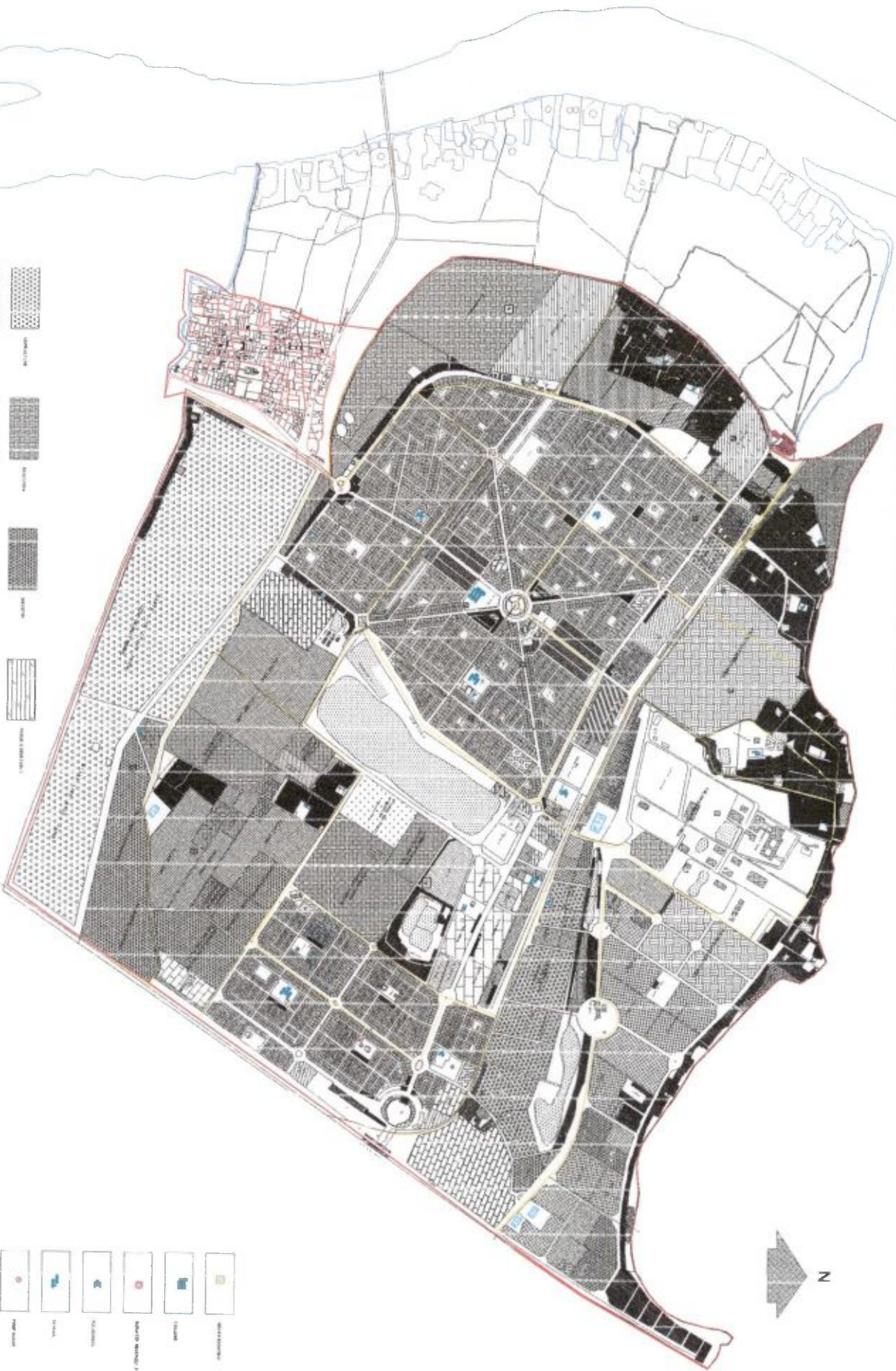
**PRADHAN MANTRI AWAS YOJANA**  
HOUSING FOR ALL (URBAN)

OFFICE OF THE CHIEF ENGINEER  
MUNICIPAL ENGINEERING DIRECTORATE  
GOVT. OF WEST BENGAL

DWG. NO. \_\_\_\_\_ SCALE :- 1:50 & 1:25



# KALYANI MUNICIPAL AREA



LAYOUT OF KALYANI MUNICIPALITY

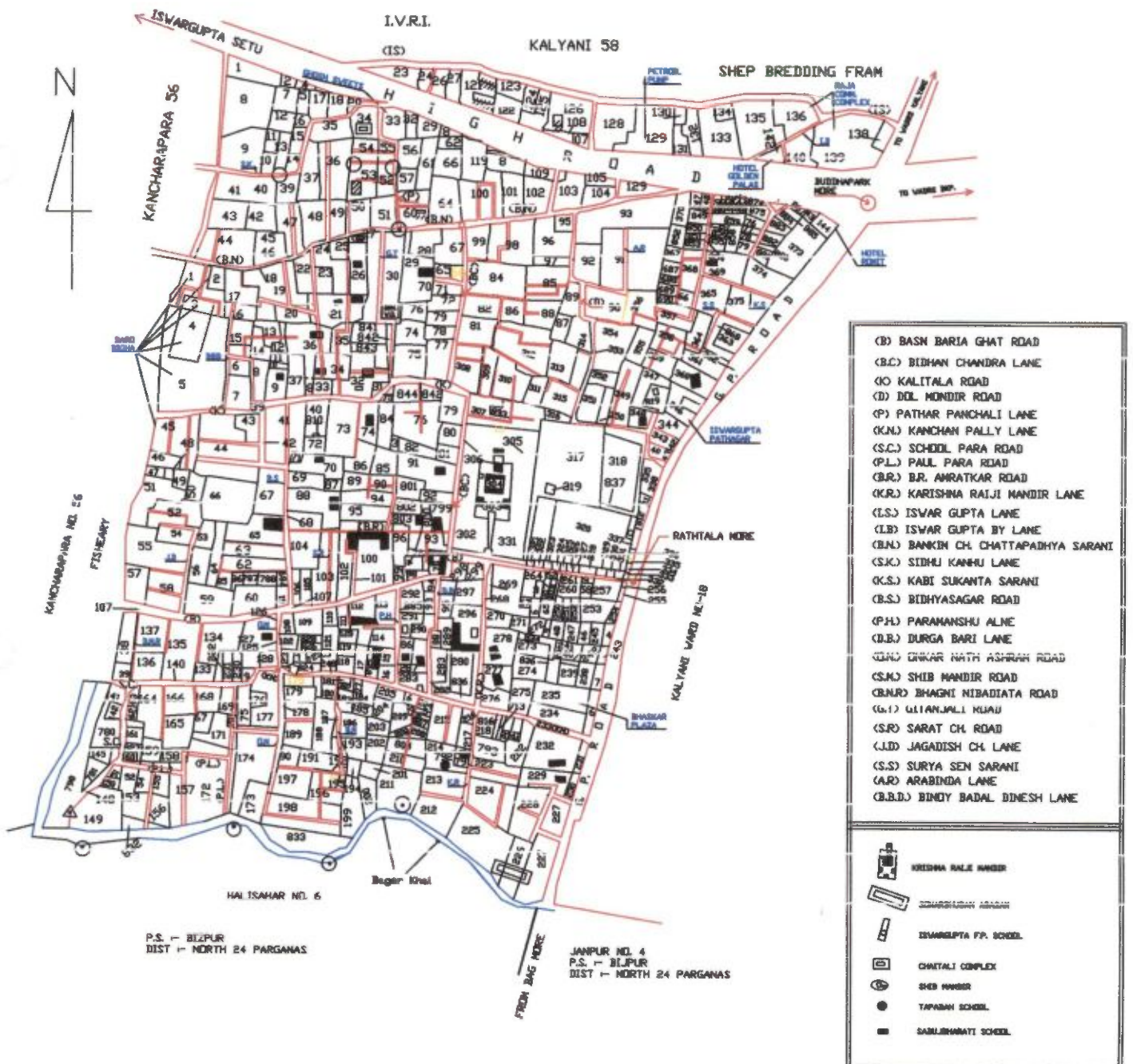
SCALE

BY: EARTH SOFT



MOUZA :- KANCHARAPARA&KRISHNA DEB BATI  
SHEET NO :- X,  
J.L. NO :- 57&60 R.S. NO :- 16,  
P.S. :- KALYANI, WARD NO :- 20,  
UNDER KALYANI MUNICIPALITY  
DIST :- NADIA.

NOT TO SCALE









OFFICE OF THE  
**KALYANI MUNICIPALITY**  
 P.O. KALYANI, NADIA

WARD NO- 5







OFFICE OF THE  
**MUNICIPALITY**  
 KALYANI, NADIA

WARD NO- 5


**KALYANI MUNICIPALITY**

**PMAY (HFA- 2019-20)**

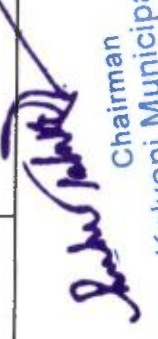
**BENEFICIARY LIST OF KALYANI MUNICIPALITY**

Sl. No.	Ward No	SLUM /Non Slum	Name of Beneficiary	Father's Name / Husband's Name	Holding No./Address	Category		Gender	Adhaar No.	Photo	Mob No.
						General/S.C./O.B.C./S.T	Minority				
1	10	B-6 I.t.I Colony	Anjali Biswas	Khagendranath Biswas	E-22/29/33	SC		Female	510740347721		9883279820
2	10	B-6 I.t.I Colony	Miritunjoy Majumder	Bhola Majumder	E-22/170	Gen		Male	672613156678		9681647261
3	10	B-6 I.t.I Colony	Runa Saha	Susanta Saha	E-22/195	Gen		Female	280707563491		7890114957
4	10	B-6 I.t.I Colony	Manoj Kumar Das	Nirmal Das	E-22/144	SC		Male	567326240668		7044709539
5	10	B-6 I.t.I Colony	Sabita Das	Prasanta Das	E-22/145	SC		Female	596186536086		8442956753

  
Chairman  
Kalyani Municipality




6	10	B-6 I.t.I Colony	Krishna Ghosh	Kamal Ghosh	E-22/146	Gen		Female	723133066335		8584898407
7	10	B-6 I.t.I Colony	Bishnupriya Bairagi	Ramesh Bairagi	E-22/147	Gen		Female	985121043219		8820877295
8	10	B-6 I.t.I Colony	Shanti Bairagi Halder	Manoranjan Bairagi	E-22/149	Gen		Female	946637493096		9143143033
9	10	B-6 I.t.I Colony	Shambhu Shaw	Motilal Shaw	E-22/130	S.C		Male	810382238373		9088611468
10	10	B-6 I.t.I Colony	Sujata barui	Radheshyam Barui	E-22/131	S.C		Female	891901170047		8336068504
11	10	B-6 I.t.I Colony	Ranjit Kirtanaiya	Anil Kirtanaiya	E-22/132	Gen		Male	696839952561		9831607418
12	10	B-6 I.t.I Colony	Pabitra Biswas	Arabinda Biswas	E-22/133	S.C		Male	951919235681		8296195610

  
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13	10	B-6 I.t.I Colony	Raj Kumar Shaw	Hansanath Shaw	E-22/134	S.C		Male	897635631995		9051680864
14	10	B-6 I.t.I Colony	Hemanta Ghosh	Adhir Ghosh	E-22/135	Gen		Male	537545879863		9681744388
15	10	B-6 I.t.I Colony	Murali Shingh	Chitteshwar Singh	E-22/136	Gen		Male	709136410791		7044647571
16	10	B-6 I.t.I Colony	Joydeb Majumder	Tapan Majumder	E-22/137	Gen		Male	739698819989		8336889331
17	10	B-6 I.t.I Colony	Shipra Das	Rajesh Das	E-22/139	S.C		Female	640460920503		9330758736
18	10	B-6 I.t.I Colony	Arati Biswas	Bijay Biswas	E-22/142	S.C		Female	212299915737		7278554068
19	10	B-6 I.t.I Colony	Rajugopal Shingh	Ramphai Singh	E-22/141	Gen		Male	817029125778		9432919333

  
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20	10	B-6 I.T.I Colony	Dilip Hela / Babulal Hela	Babulal Hela	E-22/172	Gen		Male	556728813526		8420569451
21	10	B-6 I.T.I Colony	Jotish Bachar	Parimohan Bachar	E-22/138	S.C		Male	449011683175		9748058956
22	10	B-6 I.T.I Colony	Uma Majumder	Milon Majumder	E-22/148	Gen		Female	641100984961		7890492712
23	10	B-6 I.T.I Colony	Rabindra Sarkar	Rajen Sarkar	E-22/188	Gen		Male	832071536402		8420836178
24	10	B-6 I.T.I Colony	Parsuram Chowdhury	Jaylal Chowdhury	E-22/193	Gen		Male	625532789380		9903921649
25	10	B-6 I.T.I Colony	Binod Kumhar	Ramnath Kumhar	E-22/189	S.C		Male	729654856537		9903897619
26	10	B-6 I.T.I Colony	Swapna Bairagi	Ramesh Bairagi	E-22/190	Gen		Female	453851374679		7003250081

*Sudhakar*  
Chairman  
Kalyani Municipality








27	10	B-6 I.t.I Colony	Mandira Majumder(Bairagi)	Subroto Bairagi	E-22/191	Gen		Female	973051884146		9134713185
28	10	B-6 I.t.I Colony	Shoma Biswas	Nikhil Biswas	E-22/192	S.C		Female	592207521588		8820043925
29	10	B-6 I.t.I Colony	Sabita Majumder	radheshyam Majumder	E-22/196	Gen		Male	594045293331		9748224560
30	10	B-6 I.t.I Colony	Sita Das	Debendra das	E-22/194	S.C		Female	795982141360		8697726428
31	10	B-6 I.t.I Colony	Bidhan pal	Bimal Kanti Pal	E-22/198	Gen		Male	839190030718		8697231733
32	10	B-6 I.t.I Colony	Shyamal Biswas	Rakhal Chandra biswas	E-22/197	S.C		Male	850758257316		8981598754
33	10	B-6 I.t.I Colony	Biju Roy	Biren Roy	E-22/199	Gen		Male	577058926089		8296860276

  
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34	10	B-6 I.t.I Colony	Dipankar Mandal	Shambhu Mandal	E-22/201	S.C		Male	676698351584		7998025519
35	10	B-6 I.t.I Colony	Nandarani Roy	Biraban Roy	E-22/200	Gen		Female	736695546915		7596855931
36	10	B-6 I.t.I Colony	Sujit Barai	Nanigopal barai	E-22/202	S.C		Male	557517101424		9883185598
37	10	B-6 I.t.I Colony	Josna Dasgupta	Bibhutibhushan Dasgupta	E-22/203	S.C		Female	494515255217		6289283502
38	10	B-6 I.t.I Colony	Sudama Chowdhury	Joy lal Chowdhury	E-22/204	Gen		Male	217831336345		9903861190
39	10	B-6 I.t.I Colony	Shikha Das Gupta	sambhu Das Gupta	E-22/206	S.C		Female	212523285782		9123855895
40	10	B-6 I.t.I Colony	Paritosh Debnath	Prafulla Debnath	E-22/205	Gen		Male	847350265073		9804587529

  
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41	10	B-6 I.t.I Colony	Hare ram Thakur	kamala Thakur	E-22/168	Gen		Male	386848341573		9073049754
42	10	B-6 I.t.I Colony	Santu rani Das	Nirmal Das	E-22/169	S.C		Female	633885597384		8013988936
43	10	B-6 I.t.I Colony	Dulal Ghosh	Adhir Ghosh	E-22/171	Gen		Male	277622818963		9330945475
44	10	B-6 I.t.I Colony	Pratima Majumder	Bhola majumder	E-22/173	Gen		Female	447438550197		9339817292
45	10	B-6 I.t.I Colony	Amal Mondal	Anil Mondal	E-22/174	S.C		Male	389934177274		9331044924
46	10	B-6 I.t.I Colony	Shyamal Sarkar	Chittaranjan Sarkar	E-22/175	Gen		Male	859695201611		8420913073
47	10	B-6 I.t.I Colony	Tarun Bala	Jatindranath Bala	E-22/176	Gen		Male	849358423651		9123347793

  
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48	10	B-6 I.t.I Colony	Rinku Barui	Prankrishna Barui	E-22/177	Gen		Female	923296351859		6291194980
49	10	B-6 I.t.I Colony	Santi Saha	Lt. Rabindranath saha	E-22/179	Gen		Female	468487370200		8820316694
50	10	B-6 I.t.I Colony	Subhash Mondal	Anil Mondal	E-22/180	S.C		Male	684240764017		9088158386
51	10	B-6 I.t.I Colony	Manju Tarafdar Talukder	Sanju Tarafdar	E-22/181	S.C		Female	455699218099		8017167232
52	10	B-6 I.t.I Colony	Nirmal Tarafder	Dulal Tarafder	E-22/182	S.C		Male	403438517921		9830285357
53	10	B-6 I.t.I Colony	Rina Sarkar	Samir Sarkar	E-22/183	Gen		Female	209750203854		9883940321
54	10	B-6 I.t.I Colony	Jyostna Satra	Mantu Satra	E-22/184	S.C		Female	979243207708		9007829718

  
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