

## Table of Content

- EXECUTIVE SUMMARY
  
- 1. APPROACH TO THE CITY DEVELOPMENT PLAN AND METHODOLOGY ..... 1-1
  - 1.1. INTRODUCTION ..... 1-1
  - 1.2. BASIC PRINCIPLES OF CDP ..... 1-2
  - 1.3. APPROACH AND METHODOLOGY FOR PREPARTION OF CDP ..... 1-3
  - 1.4. STAKE HOLDERS CONSULTATION ..... 1-3
  - 1.5. AREA COVERAGE FOR CDP ..... 1-4
  - 1.6. CITY DEVELOPMENT STRATEGY ..... 1-6
  - 1.7. SWOT ANALYSIS ..... 1-7
  - 1.8. EMERGING ISSUES THROUGH STAKE HOLDERS MEETINGS ..... 1-9
  - 1.9. DATA LIMITATION ..... 1-12
  
- 2. INTRODUCTION TO THE STATE AND ITS CAPITAL ..... 2-1
  - 2.1. INTRODUCTION ..... 2-1
  - 2.2. LOCATION AND CONNECTIVITY ..... 2-2
  - 2.3. PHYSIOGRAPHY ..... 2-2
  - 2.4. GEOMORPHOLOGY AND SOIL ..... 2-3
  - 2.5. CLIMATE ..... 2-4
  - 2.6. FLORA AND FAUNA ..... 2-5
  - 2.7. AGRICULTURE ..... 2-6
  
- 3. SOCIAL, DEMOGRAPHIC & ECONOMIC PROFILE ..... 3-1
  - 3.1. POPULATION ..... 3-1
  - 3.2. ETHNIC COMPOSITION AND CULTURE ..... 3-6
  - 3.3. EDUCATION ..... 3-6
  - 3.4. ECONOMY OF THE STATE ..... 3-6
  - 3.5. ENVIRONMENT ..... 3-10
  - 3.6. TOURISM ..... 3-11
  - 3.7. THE OPENING OF NATHULA PASS AND THE IMPACT ON THE ECONOMY OF SIKKIM ..... 3-11
  - 3.8. FAMOUS TOURSIT DESTINATIONS AT GANGTOK ..... 3-13
  
- 4. CITY ASSESSMENT ..... 4-1
  - 4.1. PHYSICAL CHARACTERISTICS OF DEVELOPMENT ..... 4-1
  - 4.2. EXISTING LAND USE PATTERN ..... 4-6

4.3.	SITUATIONAL ANALYSIS .....	4-9
4.4.	PHYSICAL INFRASTRUCTURE .....	4-22
4.5.	SOCIAL INFRASTRUCTURE .....	4-49
<b>5.</b>	<b>URBAN POOR AND HOUSING SITUATION.....</b>	<b>5-1</b>
5.1.	HOUSING .....	5-1
5.2.	SLUMS AND URBAN POVERTY - IMPACTS OF URBANIZATION AND THE EMERGENCE OF URBAN POOR .....	5-4
5.3.	KNOWLEDGE ATTITUDE AND PRACTICES (KAP) OF THE URBAN POOR.....	5-10
5.4.	CASE STUDIES OF URBAN POOR .....	5-14
5.5.	POVERTY ISSUES AND INTERVENTION AREAS .....	5-16
<b>6.</b>	<b>VISION &amp; STRATEGIES FOR THE CITY .....</b>	<b>6-1</b>
6.1.	REALITY .....	6-2
6.2.	STATE VISION : GANGTOK AS AN ENTERPRISE.....	6-3
6.3.	SECTOR VISIONS FOR THE CITY.....	6-5
6.4.	STRATEGY : URBAN DEVELOPMENT AT STATE LEVEL .....	6-6
6.5.	STRATEGY : DEVELOPMENT AT CITY LEVEL.....	6-7
6.6.	PROVISION OF URBAN SERVICES : VISION AND STRATEGIES.....	6-19
6.7.	SECTOR GOALS AND STRATEGIES.....	6-43
<b>7.</b>	<b>PROJECTS AND CAPITAL INVESTMENT PALN.....</b>	<b>7-1</b>
7.1.	INTRODUCTION.....	7-1
7.2.	PROPOSALS .....	7-1
7.3.	BETTER AND SPEEDY TRANSPORTATION .....	7-3
7.4.	WATER SUPPLY .....	7-9
7.5.	SEWERAGE WORKS.....	7-13
7.6.	SOLID WASTE MANAGEMENT .....	7-16
7.7.	URBAN GOVERNANCE AND INSTITUTIONAL STRENGTHENING .....	7-18
7.8.	PROJECT SCOPE AND COST ESTIMATES.....	7-19
<b>8.</b>	<b>CITY MANAGEMENT AND INSTITUTIONAL STRENGTHENING.....</b>	<b>8-1</b>
8.1.	INTRODUCTION.....	8-1
8.2.	URBAN DEVELOPMENT & HOUSING DEPARTMENT (UD&HD).....	8-5
8.3.	PUBLIC WORKS DEPARTMENT (PWD).....	8-9
8.4.	WATER SECURITY & PUBLIC HEALTH ENGINEERING DEPARTMENT (WS&PHED).....	8-9
8.5.	THE AGENDA FOR REFORMS IN LEGAL FRAMEWORK .....	8-10

8.6.	SUGGESTIVE AMENDMENTS IN LEGAL FRAMEWORK.....	8-10
9.	FINANCIAL OPERATING PLAN.....	9-1
9.1.	STRATEGY.....	9-1
9.2.	FINANCIAL OPERATING PLAN.....	9-2

**Annexure**

Annexure 1.1: List of Stakeholder

## List of Tables

Table 1.1. Greater Gangtok Planning Area .....	1-5
Table 2.1. Traffic composition at intersections (%).....	2-2
Table 2.2. Area Statistics for Sikkim (Sq. Kms.).....	2-3
Table 3.1. Demographic Profile of Sikkim .....	3-1
Table 3.2. Statistics of the Urban Population of Sikkim in 2001.....	3-2
Table 3.3. Urban Centers in Sikkim .....	3-2
Table 3.4. Growth of Population in Gangtok Subdivision and Gangtok Notified Town Area .....	3-4
Table 3.5. Population Statistics in Gangtok Subdivision .....	3-5
Table 3.6. Statistics of Working Population .....	3-7
Table 3.7. Distribution of Working Population.....	3-8
Table 4.1. Land-use Changes 1975-95.....	4-6
Table 4.2. Projected population of Gangtok.....	4-9
Table 4.3. Origin Destination Findings .....	4-25
Table 4.4. Distribution of Taxi Users by Purpose , Gangtok.....	4-25
Table 4.5. Registered Vehicles .....	4-27
Table 4.6. Traffic at intersections/mid-block .....	4-30
Table 4.7. Peak Hours Pedestrian Flows (Along the Road) .....	4-30
Table 4.8. Traffic Composition at Intersection (%).....	4-30
Table 4.9. Ongoing Schemes .....	4-41
Table 4.10. Educational Institutions .....	4-49
Table 4.11. Health Infrastructure In Sikkim .....	4-51
Table 4.12. Social Infrastructure at Gangtok.....	4-52
Table 4.13. Police Stations and Check Posts .....	4-52
Table 5.1. Statement of Housing Flats constructed / disposed off by Sikkim Housing & Dev. Board during 1980 - 2001.....	5-3
Table 5.2. Population of Notified Slums .....	5-6
Table 5.3. General Condition Of Slums .....	5-10
Table 5.4. Per Capita Requirement Of Water Based on Practices.....	5-13
Table 5.5. Satisfaction Levels .....	5-13
Table 5.6. Perceptions : Improvements In Water and Sanitation.....	5-13
Table 5.7. Ranking of Priorities of Slum Dwellers.....	5-13

Table 5.8. Sectoral Issues Related to Poverty & Slums.....	5-16
Table 6.1. Sector Vision .....	6-5
Table 6.2. Sector Goals and Strategies .....	6-43
Table 7.1. Cost Estimates for Transportation Facilities and Road network improvement .....	7-9
Table 7.2. Population Projection.....	7-9
Table 7.3. Water requirement and design capacities in the horizon years .....	7-10
Table 7.4. Projections and Costing for Water Supply and Sewerage.....	7-14
Table 7.5. Estimated Cost for SWM (Gangtok).....	7-18
Table 7.6. Cost Estimate for All the Projects .....	7-19
Table 7.7. Prioritization and Phasing of Projects .....	7-21
Table 9.1. Project Funding Pattern.....	9-3
Table 9.2. Financial Operating Plan .....	9-4

## List of Figures

Figure 1.1: Greater Gangtok Planning Area .....	1-5
Figure 1.2: Methodology .....	1-8
Figure 3.1: Distribution of Urban Population in the Districts .....	3-3
Figure 3.2: Distribution of Population in Towns .....	3-4
Figure 3.3: Population Statistics of Gangtok Sub - Division .....	3-4
Figure 3.4: Population Distribution - Gangtok Subdivision .....	3-5
Figure 4.1: Land-use Distribution in 1975 .....	4-7
Figure 4.2: Land-use Distribution in 1995 .....	4-7
Figure 4.3: Vehicle Distribution in Gangtok .....	4-28
Figure 4.4: Distribution of Storage Tanks at Gangtok .....	4-34
Figure 5.1: Treatment Of Drinking Water.....	5-12
Figure 6.1: Strategy for Gangtok City Development .....	6-8
Figure 7.1: Coverage Area for Transportation.....	7-6
Figure 8.1: Organisational Structure of Public Woks Department.....	8-3
Figure 8.2: Organisation Structure of PHED .....	8-4
Figure 8.3: Organisational Setup of Urban Development and Housing Department.....	8-5
Figure 8.4: Engineering Section : UD & HD.....	8-6
Figure 8.5: Town Planning Section : UD & HD .....	8-6
Figure 8.6: Administrative Section : UD & HD .....	8-7
Figure 8.7: SJSRY Section : UD & HD .....	8-7
Figure 8.8: Municipal Function Section .....	8-7
Figure 8.9: Amusement Tax Collection .....	8-8
Figure 8.10: Accounts Section.....	8-8
Figure 8.11: Sanitation and License Section .....	8-8

**List of Maps**

Map 1. Gangtok Base Map .....	4-4
Map 2. Census Town .....	4-5
Map 3. Existing Land Use of Gangtok .....	4-8
Map 4. Pani House Building Information.....	4-13
Map 5. Arithang Area Building Information .....	4-14
Map 6. M.G Marg & Its Environs .....	4-19
Map 7. Tadong & its Environs.....	4-21
Map 8. Gangtok Transportations .....	4-24
Map 9. Gangtok Road Classifications.....	4-26
Map 10. Gangtok Land Stability & Water Distribution Network. ....	4-37
Map 11. Gangtok Solid Waste Management. ....	4-45
Map 12. Area Favourable for Establishing an Integrated Bus/Truck Terminal .....	6-14
Map 13. Proposed New Roads in Gangtok NTA .....	6-38