

EXECUTIVE SUMMARY

A. CITY DEVELOPMENT PLAN-THE APPROACH

The City Development Plan (CDP) for Gangtok city is initiated by Government of Sikkim under the Jawaharlal Nehru National Urban Renewal Mission (JNNURM), a scheme of Government of India. The objective of the JNNURM scheme is to improve the economic and physical infrastructure for the rapidly increasing urban population and also to provide essential facilities and services across the fast growing cities using public private partnership. The projects that qualify under this scheme include sub-sectors of water supply, sewerage and sanitation, drainage, solid waste management, roads and street lighting, urban transport, housing, urban governance etc.

The process adopted for CDP preparation is shown in the figure below:



B. THE STATUS - CITY SWOT ANALYSIS

A city level “strengths, weaknesses, opportunities and threats” (SWOT) analysis has been done based on an assessment of the status of various urban infrastructure sectors of Gangtok. These are discussed in detail in the subsequent sections.

Strengths	Weakness
<ul style="list-style-type: none"> • Prime location in Sikkim • Centre for Administrative, Economic and Political power • Nathula Pass for International Trade and Commerce • Availability of developable land in peri-urban sector • Considerable greenery in the city • Cultural & Traditional Heritage • Skilled manpower available • Peaceful and Safe City • Vicinity to International Border 	<ul style="list-style-type: none"> • Difficult topography and poor infrastructure • Public transport is virtually non-existent • Inadequate sewerage system • Inadequate solid waste disposal • Lack of a citywide storm water drainage system • Lack of public utility Infrastructure • Presence of many slum areas • Inadequate employment opportunities for educated people
Opportunity	Threat
<ul style="list-style-type: none"> • IT and infrastructure development • Opportunities for development of trade and commerce • Development of special education areas • Considerable tourism potential • Development of international class of connectivity • External financial assistance • Preference under Gol Schemes • Potential private sector investment in developmental activities 	<ul style="list-style-type: none"> • Competing economic activities in the adjoining areas • Lack of industrial investment inspite of liberal policies • Infrastructure deficiencies • Resources constraint

Out come: The driving force for all round development of the city could be the uniqueness in its location, its natural beauty, flora and fauna for which it could be developed into a world class tourist destination for religious tourists, nature lovers, adventure sports, ecological study, pleasure and business tourism. To achieve such desired goals, it is important to provide better and faster connectivity, improved roads, water supply, solid waste management. Addressing Environmental problems, Drainage of storm water, Slum rehabilitation, Development of hotels and other residential facilities for both budget tourists and high end tourists preferably through PPP mode, Rain water harvesting and so on to ensure comfortable living of the people with all civic amenities. The JNNURM gives the opportunity to fulfil the dream. The mission is very generous in nature to provide the financial assistance for the Detailed Project Reports to fulfil the vision envisaged in report.

C. STAKE HOLDERS CONSULTATION

In order to ensure peoples' participation in developing and implementing the program wide scale consultations were held at Gangtok.

On 6th Nov. 2006 a presentation was made before the Pr. Secretary UD & HD where the Spl. Secretary, Addl. Chief Engineer, Sr. Town planner and a host of other officials were present. A number of constructive suggestions were made to be incorporated in the CDP report to make it a holistic development program.

Vision Statements Emerging From Consultation: The CDP has a vision of developing Gangtok as “the growth nucleus of north eastern India”.

Further elaboration of the vision is described as under: “An eco-city that provides adequate, equitable, sustainable access of urban services for all cities - a city that is safe, liveable, and that promotes growth of its citizens.”

D. STRATEGIES FOR GANGTOK CITY DEVELOPMENT

To give shape to the vision for the city, the city government has drawn up concrete project plans for different sectors like Social Infrastructure including education, environment, health, employment generation, social amenities and Physical Infrastructure including roads, water supply, sewerage system, solid waste management etc. The realization of this through the medium of these projects promises to transform Gangtok into a city of Quality life.

Specific plans and strategies need to be formulated for area development and town development. The objectives are:

- Social and economic upliftment of citizen
- Opportunities for availability of good social infrastructure
- Opportunities for physical infrastructure
- Affordable and comfortable housing

Following are the list of strategic assumptions before conceptualizing the Comprehensive City Development Plan for the Capital City of Gangtok.

- Area to be considered for CDP is named as “Greater Gangtok Planning Area (GGPA)”.
- Decongesting Gangtok for new development.
- Encouraging peri-urban areas as counter magnets.
- Interconnecting Gangtok and new counter magnets.
- Accommodating economic activities emerging from re-opening of Nathula pass.
- Diversified activities in identified counter magnet towns.

- Encouraging peoples’ participation in developmental activities.
- Modifying legal & regulatory system for the parastatal bodies.
- Capacity building of parastatal bodies. *Democratic decentralization and devolution of financial powers to the grass root level institutions in accordance with the 74th amendment shall be the main focus areas. Positioning of ULB for Gangtok that will stress on grass root level planning and the process for municipalisation of Gangtok to be initiated.*
- Encouraging agriculture for strengthening rural economy discouraging migration.
- Poverty alleviation of urban poor.
- Establishment of an Urban Arts Commission for aesthetic impression of the City.
- Drafting a new Housing Policy to plan for the present demand and future projections.
- Provide a rehabilitation programme for urban slum dwellers and assist in alleviating poverties.
- Provide cable ducts for GGPA to enhance infrastructure with “Users Must Pay” principle.
- Incorporate a disaster management mechanism with a comprehensive network of fire fighting system in place.

E. SECTOR GOALS AND STRATEGIES

The development strategies for each of the sector with respect to their issues have been detailed out (Table 1). The strategies aim at giving shape to the envisioned goals for the city.

Table 1. Sector Goals and Strategies

Sector	Issues	Strategies
Sewerage and Sanitation	<ul style="list-style-type: none"> - Lack of formal assets register - Lack of formal asset management plan - Long-term financial plan - Lack of implementation plan - Lack of institutional action plan 	<ul style="list-style-type: none"> - Increase in water supply will affect the sewer hydraulics - Proper estimation of floating population as tourist - Planning for segregated systems for areas of floating population as far as possible - Stopping of discharge into Jhoras - Proper plan for periodic replacement and repairs of old pipes and system - Strict implementation of Rules and Regulation - Penalties for the defaulter - Capacity building of implementing authority

Sector	Issues	Strategies
Drainage	<ul style="list-style-type: none"> - Mapping of drains in Gangtok - Inflow and MFL assessment - Mapping of watershed areas - Documentation of landslides - Awareness campaign to educate the community 	<ul style="list-style-type: none"> - Developing a better understanding of the situation through detailed investigation - Awareness campaign to educate community for confirming the development control rules - Establishing the institutional and financial mechanism - Water Harvesting to be explored
Solid Waste Management	<ul style="list-style-type: none"> - Improvement of efficiencies in collection - Improvement in existing system for transportation of waste - Treatment and disposal of waste in accordance with Solid Waste Handling Rules (SWHR) - Lack of Landfill areas - Martam Landfill Area; public demand for relocation 	<ul style="list-style-type: none"> - Source segregation of biodegradable from non-biodegradable - Manual handling to be reduced - Separate collection and treatment facility to be arranged for biomedical and hazardous waste - Storage of waste in mechanized containers - Providing personal protective equipments to sanitary workers - Capacity building and educating workers - Awareness of community to be upgraded with the help of NGO's - Employment generation aspects need to be explored - Sustainability aspects need to be given a look by corporatising its activities
Roads and Transportation	<ul style="list-style-type: none"> - Encroachments by vehicles - Low operating speeds. - Congestion in the city. - Inadequate parking space. - Improper traffic management - Poor public transportation system - Lack of pedestrian facilities - Inadequate road 	<ul style="list-style-type: none"> - New links and improvement in old ones - Mass transport system for commuters in the form of mono rail / LRTS / multimodal transport etc. - Pollution free vehicles - Pay and use rental, two and four wheelers for tourists - Difficult junctions improvements - Development of bus terminals - Development of truck terminals. - Development of parking areas for public vehicles - Development of parking areas in existing

Sector	Issues	Strategies
	capacity	residential area for private vehicles <ul style="list-style-type: none"> - Street fixtures for pedestrian - Provision of goods signage and landmarks highlighting systems
Urban Renewal and Urban Environment	<ul style="list-style-type: none"> - Congestion & poor infrastructure - Contamination of water along down streams - Conservation of Forest and Improve the Scenic Beauty - Absence of parks and open recreation spaces - Absence of adequate Tourist Infrastructure 	<ul style="list-style-type: none"> - Redevelopment of degraded area. - Protective measures in landslide prone areas. - Water body conservation. - Development of embankments. - Afforestation in Khasmal and Gorucharan. - Afforestation for protecting the soil cover. - Development of botanical garden. - Development and exhibition of flowering plants, gardens, picnic spots. - Development of adventure sports and infrastructure development for it
Slum Upgradation and Public Facilities	<ul style="list-style-type: none"> - Non-access to water supply, major water source being springs - Most of the population are daily wage labourers - Non-functional toilets - Waste disposal to jhoras - No organized employment for the slum dwellers 	<ul style="list-style-type: none"> - Upgrading the house building condition upto the standards - Upgrading the economic condition of urban poor - Upgrading the social awareness towards good and hygienic living conditions - Meeting the gaps in infrastructure available - Providing better social infrastructure
Urban Governance and Institutional Strengthening	<ul style="list-style-type: none"> - Absence of Municipal Council - Inadequate mechanism for collection of taxes and maintaining the accounts - Lack of proper urban 	<ul style="list-style-type: none"> - Introduction / Amendments in legal framework (building regulations, environmental sustainability regulations etc.) - Sharing responsibilities in new framework. - Capacity building of authorities (GMC,

Sector	Issues	Strategies
	governance mechanism	UD&HD, autonomous WS & Sewerage & Drainage Agency, Transport Authority etc.) <ul style="list-style-type: none"> - Involvement of NGO, community groups and social organizations for inducing awareness in people. - Transparent functioning of parastatal body or local body. - Effective accounting of local funds (introduce double entry accounting system). - Introduction of performance based Human Resources Management System. - Methods of constant monitoring and modifying the schemes. - Introduction of E-Governances

F. CITY INVESTMENT NEEDS

The summary of sector-wise investment requirements are as in Table 2. below. The total investment required would be nearly **Rs. 2217 Crores**.

Table 2. Cost Estimate for All the Projects

S.No.	Items	Amount (in lacs)
1	Urban renewal projects	5000
2	Water Supply And Integrated Fire Fighting Network	19540
3	Sewerage	10815
4	Solid Waste Management	650
5	Drainage and Landslip Protection	10000
6	Traffic and Transport and Street Lighting	36800
7	Urban Transport	100000
8	Tourism and Environment	9200
9	Crematoria / Burial grounds	600

S.No.	Items	Amount (in lacs)
10	Upgradation of Slums - Facility for Urban Poor	6200
11	Heritage	1995
12	Social Housing	3000
13	Land Acquisition	10000
14	Other Development Projects	6000
15	Urban Governance and Institutional Strengthening including IEC	1900
	Total *	221700

* Inclusive of introduction of Mass Transport System to the tune of Rs.100000 Lacs.

G. FUND REQUIREMENTS

The overall Fund Requirement is proposed, taking full efforts to expedite the project development. In line with JNNURM Guidelines for the North Eastern region, the Projects are proposed to be funded as per the following table:

Table 3. Project Funding Pattern

Mode of Financing	Amount (Rs. In Lacs)	% of Total Investment
Identified Investment	221700	100%
Grants	199530	90%
Loan/ ULBs	22170	10%