

**DESTINATION**

# North Bengal



**INVESTORS MEET 2003**

21st February 2003 at Sinclairs, Siliguri

## **INDUSTRIAL INFRASTRUCTURE IN NORTH BENGAL & Assessment of Industrial Potential**



Organised by:



**SJDA**

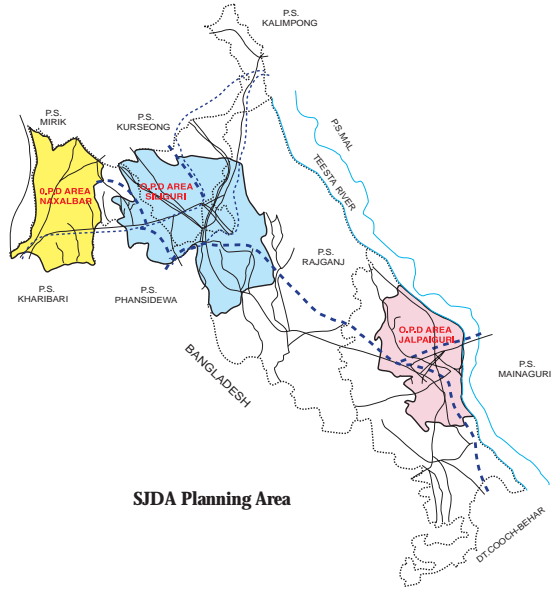
In collaboration with:



**WBIDC**

# About SJDA

Siliguri Jalpaiguri Development Authority was formed w.e.f. 1.4.1980 under West Bengal Town & Country (Planning & Development) Act, 1979 vide Notification No. 1876-T&CP/1R-6/80, dated 17.3.1980. Initially an area comprising 4 Police Stations namely Siliguri (now divides as Rajganj and Bhaktinagar) and Jalpaiguri has been included in the SJDA Area. Proposal was sent for inclusion of an area of 104.64 sq.km. comprising 50 mouzas falling under Phansidewa P.S. as per decision of the 78th Board Meeting. The Govt. Notification vide Memo No. 1165-T&CP/C-2/S-2/2001, dated 28.3.2002 has included this area in the planning jurisdiction of SJDA.



SJDA Planning Area

## Completed projects of SJDA during last financial year

### Himanchal Vihar Residential Complex, Phase - I.

#### Brief Description

This land development project of SJDA in Siliguri will fulfill the growing demand of developed land for housing purpose. In the project of phase—I it has a total area of 35 acres and provision for all civic amenities like water supply, street lighting, drainage with wide roads, open spaces, convenient shopping centre and a primary school at a cost of Rs. 500.00 Lac.



### Residential Complex (Himanchal Vihar -Phase-II)

#### Brief Description

The Phase-II of Himanchal Vihar comprises of bulk area plots, (45 kathas and above) for government department, business houses & others for residential

purpose. Phase-II has a total area of 25 acres. Phase II has the same facility of all civic amenities as in phase I. The project cost is Rs. 495.00 Lac.

### Dr. B. R. Ambedkar & Sahid Khudiram Bipanan Kendra-Phase-II

#### Brief Description

In this project there are office floors in each block. The first block, named as Dr B.R. Ambedkar Bipanan Kendra has got total office floor area of 1713.4sqm and the second block, named Sahid Khudiram Bipanan Kendra has got total office floor area of 844sqm. There are provisions of separate access for Office floors and parking place at the ground floor. The project cost is Rs. 125.00 Lac.



### **Dormitory Cum Market Complex, Jalpaiguri**

#### **Brief Description**

This project has been done to provide night shelter to the relatives of patients at Sadar Hospital in the ground floor roadside hawkers has been rehabilitated. The first floor has dormitory with 28 beds in 8 rooms. The project cost is Rs. 45.00 Lac.

### **Mini Bus Stand At Kadamtala, Jalpaiguri**

#### **Brief Description**

In this project seven nos mini bus and five nos of taxi can be accommodated at a time to provide systematic vehicular to Siliguri and Jalpaiguri Town. There are toilet facility, waiting space & ticket counter for passengers with adequate lightening facility at night. The project cost is Rs. 25.00 Lac.



### **Open Air Theatre at Ghughumali & Pradhannagar**

#### **Brief Description**

Two Open Air Theatres has been constructed at Ghughumali & Pradhannagar to facilitate for multipurpose cultural activities of the local communities at a cost of 16.00 Lac.

### **Widening & Strengthening of road from Sahudangi to Ambari (Phase II)**

#### **Brief Description**

In this project 2.6 km. stretch has been taken up for widening of the existing road to 5.5m wide with 1.5 m shoulder of each side. This road will provide an alternate route from eastern bypass to Jalpaiguri. Besides rural hats like Ambari hat and Sahudangi hat with various rural settlements in Binnaguri and Shimulguri mouzas will be connected with this road. The project cost is Rs. 72.00 Lac.

### **Widening & Strengthening of Thakur Panchanan Sarani from St. Joseph's School, Shibmandir**

#### **Brief Description**

This road has been developed as service road to the vast hinterland from St. Joseph School to Shibmandir. As this area is developing rapidly by means of settlement of peoples by construction of their houses, it is presumed that this road will fulfill the development need of the area. The project cost is Rs. 47.00 Lac.

### **Beautification of Bank of River Karala, Jalpaiguri**

#### **Brief Description**

The riverbank of Karala at the stretch from Arya Natya Samaj to the Students Health Home has been developed as a small promenade. It has got the facility of 3 m wide elevated walkway with lighting and sitting facilities. The project cost is Rs. 25.00 Lac.



### **Nature Interpretation Centre, Matigara**

#### **Brief Description**

The SJDA has coordinated as a modal agency for constructing a Nature Interpretation Centre for presenting the diverse ecosystems of North Bengal. The center is situated within the premises of the North Bengal Science Centre. Visitors can learn about the natural flora, fauna, dialect, language, customs etc. of North Bengal. The project cost is Rs. 32.00 Lac.

### **SAP Housing at Dabgram**

#### **Brief Description**

As per the request of the District Magistrate, Jalpaiguri, SJDA has constructed 12 nos of blocks of Police Housing at Dabgram. The built up area per flat is 475 sqft at a cost of Rs. 420.00 Lac.



## About Siliguri & North Bengal

Siliguri stands on the verge of Terai and at the foothills of Himalayas and situated in Darjeeling district, West Bengal. Because of its strategic location straddling NH31, it is the most important town in West Bengal and is rightly called Gateway of the North-Eastern States. The entire road & train traffic to the north-east passes through the narrow corridor that is North Bengal which links it to the rest of India. Its proximity to the international borders of Nepal, Bhutan, Bangladesh and China further increases its importance and is evident in the explosive growth seen in recent years and is now considered the second capital of West Bengal.

The advantageous location of Siliguri make it an ideal Centre for trade, commerce and transit tourist traffic. Major trade and commerce infrastructure exists in the three most northerly districts of Darjeeling, Jalpaiguri and Coochbehar with Siliguri as the main hub. Historically, Siliguri lies on the traditional trade route to Sikkim, Nepal, Bhutan and Tibet, and even in its initial growth period, it attracted people from its vast hinterlands stretching as far as Bihar, eastern fringes of Uttar Pradesh and Assam. As a result Siliguri has acquired a cosmopolitan character.



## Land Availability

Siliguri Jalpaiguri Development Authority (SJDA) is primarily responsible for acquiring and making available land for both residential, commercial and industrial purposes. Currently, SJDA is in the process of acquiring of land in different location of Siliguri, Jalpaiguri and its outskirts.

1. Food Park at Rupsingh: SJDA has earmarked an area of 23.2 acre of land for FOOD PARK at Rupsingjote Gosaiपुर in the District of Darjeeling besides NH-31 on the way to Bagdogra Airport. It is about 5 km away from Siliguri town and falls within mouza Rupsing & Bairatisal. This food park will accommodate 32 nos Industrial plots of sizes varying from 0.19 acre to 1.05 acre. The park will have all the infrastructural facilities like Ware House, Ice Plant, Container Freight Station, Effluent Treatment Plant, etc.

2. The District Administration and Directorate of Cinchona has identified approx 1000 acres of land at Mungpoo which is very ideally suitable for Floriculture/Horticulture/Medicinal Plants and can be allotted immediately.

3. SJDA has a identified approximately 500 acres of land in the western side of the Mahananda river in Dabgram, Kawakhali, Thiknikata & Pelku Mouza, near North Bengal Medical College. Out of which 200 acre of land can be developed for Industrial purpose and the rest can be developed for residential / commercial purposes.

4. In the vicinity of Food Park another 200 acres of land is available, which can be developed for industrial estate.

5. Approximately 118.82 acres of land has been identified in mouza Rangia & Nemai in Matigara Block, which can be developed as industrial estate.

6. Another 165.81 acres of land is available in Hatiram, Rahamu, Md. Baksa, Narayan in Phansidewa P.S., of which 29.98 acre is vested land. Total area can be developed as Industrial Estate.

There are other proposals for acquisition of lands, like 250 acres near Gulma Rail Station at Champasari and approx 50 acres in Phansidewa. Presently private industries are growing in Fulbari, Patharghata, along the SH-12A and around Eastern Bye Pass.

## Water Supply

The main water source for the perennial rivers of the district is the snowmelt from the Himalayas and hence, there is plenty of water on their beds throughout the year. Main water channels in this area are Teesta, Jaldhaka and Mahananda. Other important rivers include Leesh, Geesh and Chel to the east of Teesta and Mahananda, Balason and Mechi to the West of it. This river network provides sufficient surface water all over the district. Underground water in huge quantities is also readily available within a maximum depth of 10-15 ft. in the plains. As far as quality of water is concerned river water is soft but underground water has little hardness.

## Transport

Siliguri is well connected by road, rail and air. Siliguri has developed as an important node for all surface communication systems of this region. Siliguri is linked to the other parts of India and the neighbouring Himalayan Kingdoms by NH-31, NH 31A, NH-55, Lateral Road and a number of major state highways (SH-2, 12A). All the three types of railway links viz. broad gauge, meter gauge and narrow gauge connect Siliguri with the national Capital and a large number of other state Capital and the Darjeeling District Hill Stations. Important trains such as the prestigious Rajdhani Express and Darjeeling Mail touch its major railhead at New Jalpaiguri (NJP). Siliguri is also connected by Air-links from Bagdogra with the national capital and a number of other state capitals by daily services and plans are afoot to connect it with Nepal and Bhutan too. A helicopter service also flies regularly to Gangtok, Sikkim.

### Major Transport & Communication Points

Bagdogra Civil Air Terminal  
Tenzing Norgay Bus Terminus  
PC Mittal Memorial Bus Terminus  
SNT Transport Complex  
SF Road Bus Stand  
Truck Terminus at Parivahan Nagar  
Truck Terminus at Fulbari  
New Jalpaiguri Railhead (All 3 gauges)  
Siliguri Railway Junction (Metre & narrow gauge)

## Power

Siliguri and its surroundings has surplus power served by (at least) one 132/33/11 KV substation, one 132/33 KV substation, six 33/11KV substation and one 66/11 KV substation. Further two 132/33 KV and one 220/132/33 KV substation are already under commissioning to meet the future demand of this area. The details of Power availability is as below: -

### Existing Capacity

District	Darjeeling	Jalpaiguri	Coochbehar	Total
Sub-Stations	4	8	1	13
Transformers	14	24	5	43
Total Capacity (MVA)	166.8	216	33	415.8

### Improvement Programme for 2002-05

District	Darjeeling	Jalpaiguri	Coochbehar	Total
Total Capacity (MVA)	40.95	22.20	9.60	72.75

## Telecommunication

All type of modern telecommunication facilities and postal services are available at Siliguri. The details of various facilities as available are given below:

### BSNL

Basic Telephony, Leased Lines  
Internet/DIASnet  
IN Services  
ISDN, WLL

### Postal Services

Ordinary post, Speed post and others apart from numerous courier services.

### Cellular Services

Services are available in a number of towns namely Siliguri, Darjeeling, Kurseong, Kalimpong, Mirik, Jalpaiguri, Malbazar, Gangtok, Coochbehar, Malda and Burdwan from Reliance Mobile Network and is being extended to Alipurduar, Jaigaon, Birpara and other districts. Of late BSNL has also launched its Mobile Services in this region covering various towns, railway routes and National Highways.

## ***Social Infrastructure***

SJDA has taken up many new housing development projects, where small plots and bulk plots are available on lease, besides the ones which have been successfully completed. Recently, SJDA has taken up the project of development of an Amusement Park at Dagapur which shall be having State-of-the-Art facilities and latest recreational models.

There are many reputed schools and colleges in Siliguri, like Don-Bosco, St. Joseph, Lincolns, St Xaviers, Siliguri College etc.

One Engineering College and one Polytechnic College are functioning here in Siliguri. Siliguri has abundant skilled and semi-skilled manpower. Well developed Health & Medicare facilities are available, including North Bengal Medical College, Sub-divisional Hospital and there are many private clinics, nursing homes and hospitals in Siliguri. There are many tourists' spots and hill stations accessible within 30 minutes to 3 hour's journey backed by a number of Star Hotels and restaurants for ever increasing tourists, businessmen, and traders. However a summary of various facilities available in the three districts is given in the next column:

### **Siliguri**

Medical College-1  
Engineering College-1  
Polytechnic-1  
Sub Division Hospital-1  
Nursing Homes, Cinema Halls  
Open Air Theatres, Market Complexes  
Recreational Parks, Public Schools  
Good Hotels and Restaurants

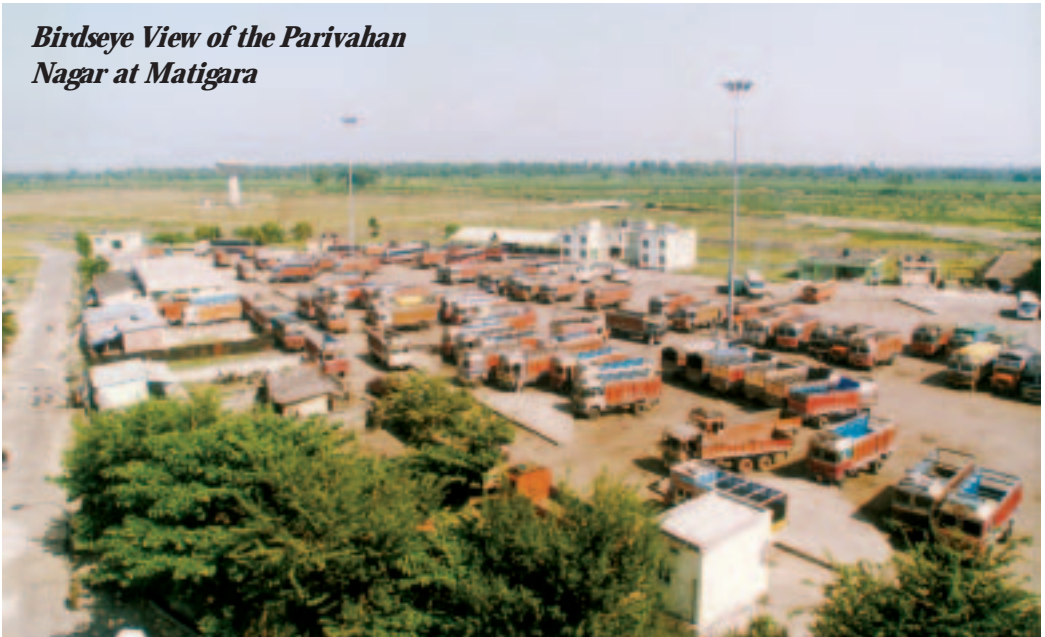
### **Jalpaiguri**

Engineering College-1  
Polytechnic-1  
Hospital-1  
Nursing Homes, Cinema Halls, Market Complexes  
Recreational Parks, Public Schools

### **Cooch Behar**

Agriculture University-1  
Polytechnic-1  
Hospital-1  
Nursing Homes, Cinema Halls  
Market Complexes, Recreational Parks  
Dighis, Heritage Sites, Public Schools

### ***Birdseye View of the Parivahan Nagar at Matigara***



# Major Industries in North Bengal

## DARJEELING DISTRICT

1. M/s. Mahakal Roller Flour Mills Pvt. Limited, Pradhannagar
2. M/s. Metal Craft, Panighata More, Post: Naxalbari
3. M/s. Health Care Plus, Mallaguri, Siliguri.
4. M/s. Canon Paper Industries Pvt. Limited, New Rangia, PS: Matigara
5. M/s. Bimal Jute Industries, Post: New Chamta (Matigara Block)
6. M/s. R.K. Polytech, Post: NIMAI, PS: Matigara
7. M/s. Aswin Paper Products Pvt. Ltd., Panchkulguri, Matigara
8. M/s. Sant Distributors and Products(P) Ltd. Matigara, Post: NIMAI
9. M/s. Kanchanjangha Rotoflex Pvt. Ltd., Pankhabari Road, Matigara.
10. M/s. Penco Cement Pvt. Ltd., Panchkulguri, Pankhabari Road
11. M/s Prakash Distillery and Chemical Corpn. Ltd. Siliguri.
12. M/s. Palcon Tubes Pvt. Ltd., Panchkelbari Road, Post: Nimai.
13. M/s. Oswal Poly Plast, Burdwan Road, Siliguri.
14. Siliguri Foods Pvt. Limited, Panchkelguri, Post; NIMAI
15. M/s. Loknath Food Processing Industries, Champasari
16. M/s. Deepak Industries, Khalpara, Siliguri
17. M/s. Poly Packaging, Dagapur, Post: Prodhannagar, Siliguri

## JALPAIGURI DISTRICT

1. M/s. PCM Cement Concrete Pvt. Ltd., Siliguri
2. M/s. North Bengal Chemical & Paper Industries Pvt. Ltd., Siliguri Industrial Estate
3. M/s. Partner, Mech. Industries, Tinbatti More, Jalpaiguri
4. M/s. S.N. Polymer Pvt. Ltd. Fulbari, Jalpaiguri
5. M/s. Peak Petro Chemicals, Jatiyakhali, Jalpaiguri
6. M/s. Sundaram Agro Product Pvt. Ltd., Mohan Vitta, Jalpaiguri

7. M/s. Super Class Tea Company Ltd., K.C. Dey Road, Siliguri
- M/s. Teesta Agro Industries Limited, Rajganj

## COOCHBEHAR DISTRICT

1. M/s. Tulsi Mahapragya Pvt. Limited, Chak Chaka Industrial Estate
2. M/s. ESSCM Jute Pvt. Ltd., Chak Chaka Industrial Estate
3. M/s. Srachi Monophlament Pvt. Limited, Chak Chaka Industrial Estate
4. M/s. Tosh Agrotech Pvt. Ltd., Chak Chaka Industrial Estate
5. M/s. Dinjata Mahakuma Babasayee Samity, Dinjata
6. M/s. PVC Regin Factory, Chak Chaka Industrial Estate
7. M/s. Food Product, Chak Chaka Industrial Estate

## Suggested Industries:

1. Food Grade Potato Flour and Flakes
2. Bottles & Mineral Water
3. Canned Juice / Jam /Jellies
4. Fruit Concentrates & Dehydrated Vegetables
5. Freeze-dried Fruit Slices
6. Blended Spices
7. Whole Peeled / Diced / Tomato Puree
8. Modern Integrated Rice Mill
9. Jute Composites/Bags/Laminated bags
10. PVC Bags & Speciality Polymers
11. Alcoholic Products
12. Floriculture
13. Hotels / Motels
14. Eco-Tourism / Resort Complex
15. Cement / Paper
16. Clocks & Watch Assembly
17. IT & Knowledge based industries
18. Plastic Water Storage Tanks
19. Digital Press
20. Multi-speciality Hospitals
21. Disposable Syringes and Needles
22. Wooden Furniture
23. Rubber-based Industries
24. Sericulture
25. Timber-based Industries
26. Bio-Fertilizers
27. Amusement Park
28. Adventure Tourism
29. Tea Bags

## Layout of the Proposed Food Park at Rupsingh

SJDA has appointed West Bengal Consultancy Organisation Ltd (WEBCON) to submit feasibility cum Detailed Project Report (DPR) for setting up of a Food Park at Rupsing Mouza. Considering the fact that lot of fruits and vegetables are abundantly available and also considering that Govt. of India has recently declared Siliguri and Jalpaiguri as Pine Apple export zone, this has got a very high potential for development of industries in the Food/Fruit Processing Sector. It has been preliminarily estimated by WEBCON that various industries in the field of processing, packaging, grading/sorting etc. can come up in this food park. Recently, the Hindustan Lever Limited has approached District Magistrate, Darjeeling for providing suitable land for setting up a Food Processing Unit.

A suitable location, under the Siliguri ODP area (encompassing an area of 260.0 sq. km. and about 22.7% of the total area under SJDA) has been identified for construction of this Food Park. The identified area measures around 23.2 acres at Rupsingjote Gosaipur in the District of Darjeeling besides NH-31 on the way to Bagdogra Airport. It is about 5 km away from Siliguri town and falls within mouza Rupsing & Bairitala (PS Naxalbari).

The site is:

- A part of an undulated, elongated piece of land having approach from National Highway - 31.
- Situated just beyond the city limit and hence almost all service facilities available in the city of Siliguri are within close reach.
- Facilitated with a 33 KV power line of West Bengal State Electricity Board that moves through the site making the layout more critical in terms of land uses.
- So situated that it has ample scope for expansion alongside the northern boundary as well as along the eastern boundary beyond River Laska. As such, future demand for industrial plots can be catered at ease.
- The Food Park is conceived to provide necessary infrastructure like roads, sewerage, drainage, water supply, power supply, effluent treatment facilities etc. along with common facilities to cater to the requirement of entrepreneurs intending to set up food processing units in this part of the state.

