Sriniketan – Santiniketan: Boundary & Buffer Zone Delineation

Boundary Delineation criteria for Khowai
- Land ownership data
- Geomorphological character
- Eco – Sensitivity of the region

Buffer Zone Delineation criteria for Khowai
- Influence area of shonebaar haat
- Tribes settlements in the region
- Availability of land

Buffer Zone Delineation criteria for Visva Bharati
- Territorial limit as per Visva Bharati act
- Heritage structures within Visva Bharati
- Tribal Villages adopted by Visva Bharati
- Accessibility to private lands

The buffer zones could then be categorized as prohibited zone, permissible zone and permitted zone.

Creation of Physical & Social Buffer Zone.

Territorial limit of Visva Bharati as per the Visva-Bharati Act No. XXIX of 1951 and The Statutes of the University, incorporating amendments upto March, 2012.

The area known as Santiniketan in the District of Birbhum in West Bengal, admeasuring 3000 hectares, bounded -
- on the north by the Kopai River,
- on the west by a line running from Ballavpur and Benuria villages to Bandhgora,
- on the south by a line running from Bandhgora via Bolpur Dak Bungalow to the bridge over the Eastern Railway
- on the east by the Eastern Railway line.

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Client
Sriniketan – Santiniketan Development Authority
(A statutory Authority under Govt. of West Bengal)

Consultant
Indian Institute of Technology Kharagpur

Revised Land Use & Development Control Plan for Sriniketan – Santiniketan Planning Area
Background

- Shantiniketan is the living legacy of Rabindranath Tagore.
- Various heritage buildings and structures symbolizing the cultural renaissance of undivided Bengal.
- Khoai land, a rare geological phenomenon created by the natural process of running rainwater for millennia, which, if destroyed, cannot be restored even with the help of science and thus requires preservation.
- Traditional Craft - Kantha is an indigenous household craft, made by the rural women in West Bengal; it is a specialty of Bolpur-Shantiniketan and the most creative of all embroidery styles in this part of India.

Area of Interest of revised LUDCP

- Total area of SSPA i.e. 108.08 Sq.Km.
- Major concern – 11 mouzas adjoining Visva Bharati (Bolpur, Bandhgora, Suri, Banuria, Ballavpur, Bankimnagar, Goalpara, Bayradihi, Bhabanshila, Madhusudanpur, Talbona)

Land Use Map: Creation of Parcel Level Geo Database for Land Use and Infrastructure

**Methodology**

- Projecting the vector Data to a Coordinate System.
- Stitching of the vector mouza maps.
- Superimposing and Spatial Adjustment of Mouza Maps w.r.t the satellite imagery.

Focused Group Survey

- Stakeholders
  - SHGs
  - Builders
  - Tourist guide
  - NGOs
  - Health workers
  - Bus & Truck owner association
  - Hoteliers
  - Trade association

Issue of buffer zones and Khoai boundary

- Construction in and around Khoai affecting the natural drainage pattern
- Land Conversion leading to unplanned development Visva Bharati
- Various types & height of building around the Visva Bharati affecting its character
- Landownership conflicts within Visva Bharati - access to private lands through Visva Bharati area
- Public thoroughfares within Visva Bharati campus
- Commercial setups in vicinity of and with access from Visva Bharati creating traffic problems
- Encroachment issues at various locations
- Issue of illegal construction in recent times in vicinity of deer park
- Issue of conversion of lake within deer park as a water park
- Reclamation of land by filling up of existing water bodies in the region is also a matter of concern.