

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
- Tribal 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

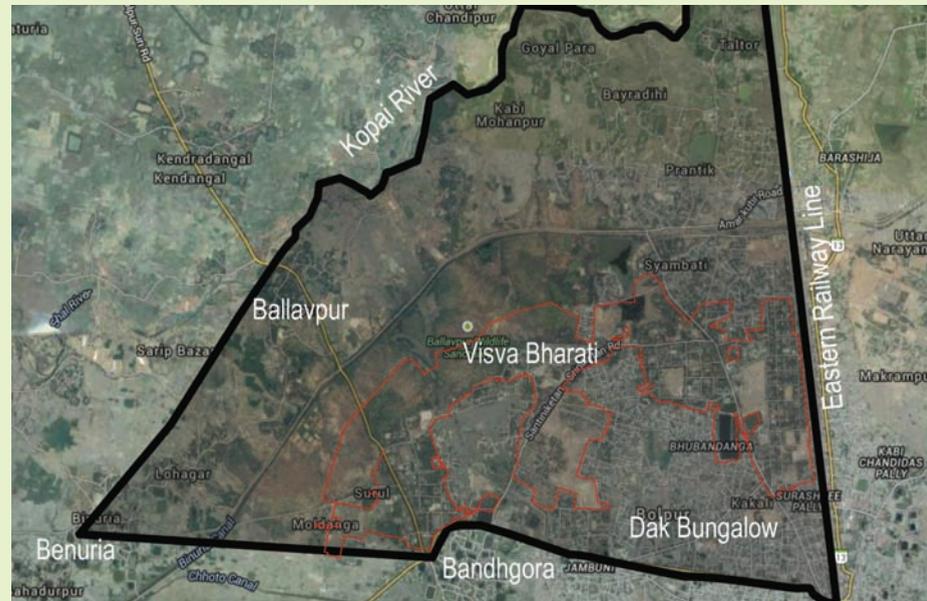
The buffer zones could then be categorized as prohibited zone, permissible zone and permitted zone.

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



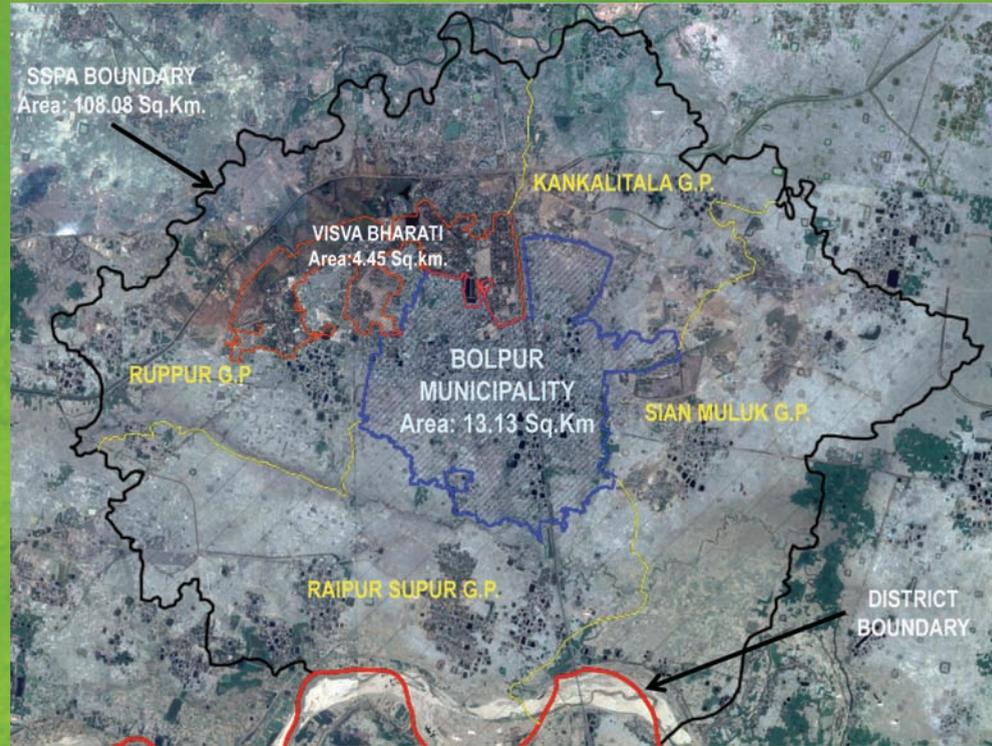
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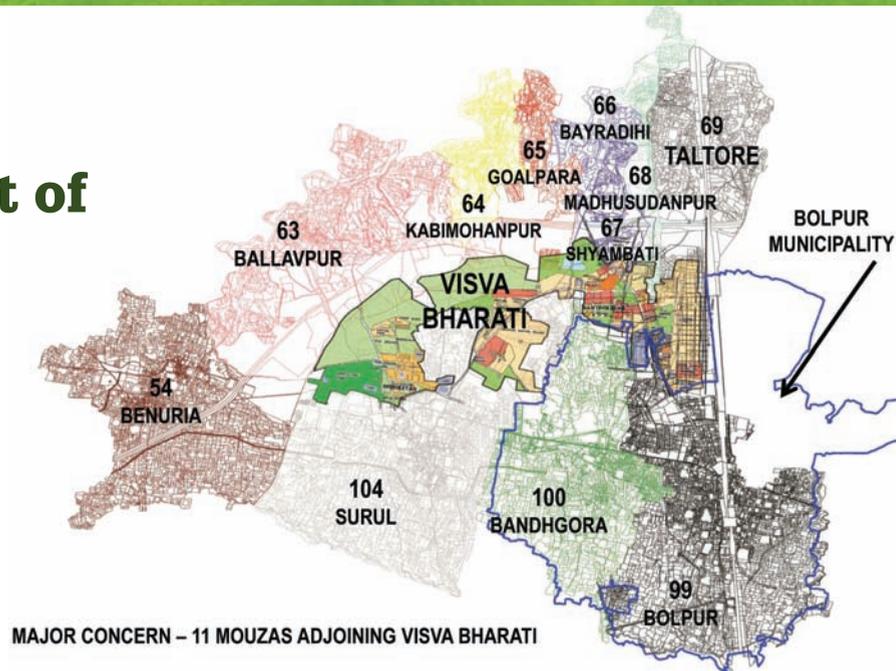
Background

- 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 rain water 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 - Santiniketan 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, Surul, Benuria, Ballavpur, Kabimohanpur, Goalpara, Bayradihi, Shyambati, Madhusudanpur, Taltore*)



MAJOR CONCERN – 11 MOUZAS ADJOINING VISVA BHARATI

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

METHODOLOGY

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



Focused Group Survey



Issue of buffer zones and Khowai boundary

Khowai Area

- Construction in and around Khowai 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 thoroughfare within visva bharati campus
- Commercial setups in vicinity of and with access from Visva Bharati creating traffic problems.
- Encroachment issues at various location

Ballavpur Wildlife Sanctuary

- Issue of illegal construction in recent times in vicinity of deer park
- Issue of conversion of lake within deer park as water park
- Reclamation of land by filling up of existing water bodies in the region is also a matter of concern.