

## **Minutes of the meeting in connection with implementation of 'Chaa Sundari' Housing Scheme for Tea Garden workers**

**Date & Time** : 04<sup>th</sup> December, 2020 at 04:30 PM  
**Venue** : Conference Hall, Rabindra Sadan  
**Agenda** : To review implementation of the 'Chaa Sundari' Housing Scheme in Jalpaiguri and Alipurduar and work out modalities for implementation in other areas.

The list of members present is enclosed as Annexure-I.

Chief Secretary, Government of West Bengal, took the chair and initiated the discussions.

Secretary, Housing Department briefed the house on decisions taken in the earlier meeting held in the Chief Secretary's Conference Hall, 13<sup>th</sup> Floor, Nabanna on 08<sup>th</sup> July, 2020 towards implementation of the 'Chaa Sundari' Housing Scheme.

As was decided in the last meeting on 08/07/2020, phase-I of the project would be implemented in the closed/sick tea gardens of Jalpaiguri and Alipurduar districts. Based on the field verification reports, the respective DMs identified total 4022 number of eligible permanent workers of 07 tea gardens out of the list of 14 tea gardens shared by Labour Department.

Secretary, Housing Department appraised that a team of 10 Engineers and Surveyors from Housing Department conducted field survey of all the Tea Gardens jointly with District Administration, officials from L&LR Department, Labour Department, PHE Department, WBSEDCL and local representatives of Tea Garden Workers during October and November 2020, immediately after launch of the scheme by Hon'ble Chief Minister on 29<sup>th</sup> September, 2020. These teams have meanwhile completed surveys, demarcated suitable land and prepared layout plans and detail project reports for 13 sites covering an area of 155.731 Acres in two districts (Annexure-II). Draft layout plans, which were prepared taking into account suggestions from locals, have been supplied to DMs for stakeholder consultation before approvals.

Single storied units, each having covered area of 394 Sq. Ft., would be constructed at the unit cost of Rs. 5.43 lakhs and offsite infrastructure costs @ 15% of DPRs for each site. After that, Secretary, Housing Department made a presentation on the progresses made so far towards implementation of Phase-I of the scheme for appraisal of all the members present in the house. Design of the house, perspective, etc. were explained and appraised to the house. Salient features of house design, layout plan and perspective plan, etc. are attached at Annexure-III.

After detailed discussions at length, following decisions were taken towards implementation of the scheme:-

1. The DMs of Jalpaiguri and Alipurduar would prepare the verified list of permanent tea garden workers, site layout wise, duly confirmed and authenticated by the concerned officials of Labour Department as regards eligibility for getting benefit under the 'Chaa Sundari' Housing Scheme. Offer letters of allotment of pucca house under the 'Chaa Sundari' Housing Scheme may then be delivered to such eligible

beneficiaries from the end of the respective DM & Collector. Housing Department, in consultation with L&LR Department, will communicate draft format of such allotment letters at the earliest.

2. The DMs of Jalpaiguri and Alipurduar would make available the exact schedule of lands and free from encumbrances report/ no litigation confirmation report for each site to Housing Department for getting approval of L&LR Department for use of lands for the purpose of allotment under the 'Chaa Sundari' Housing Scheme. The respective DMs would submit such reports to Housing Department with copy to L&LR Department. Allotment letters would be issued by the respective Collectors in accordance with this land schedule and as per the approved format to be provided by Housing Department.

3. Detailed layout plans, house designs and perspective plan of the sites as jointly surveyed by the officials of Housing Department, Labour Department and District Administration for the 7 tea gardens may be shown to the stakeholders and widely consulted by the respective DMs and a copy of the approved plans of each site would be forwarded to the Housing Department. The concerned DMs of Jalpaiguri and Alipurduar should keep the documentation and minutes of consultation with stakeholders as regards user acceptance of house design and layout for future reference. It is also to be ensured that the house design, size and perspective plan, distance between the houses, etc. are broadly acceptable to the prospective beneficiaries. Suggestions, for changes in the draft layout plan or perspective plan may be suitably incorporated by the DMs while according approvals of final plans and submit to Housing Department.

4. Housing Department will take steps to float tenders as per the approved DPRs immediately and commence the works at ground level.

5. The arrangements for water supply and electricity to the sites would be done by PHE Department and WBSEDCL respectively as part of their development plans. Funds from 'Chaa Sundari' Housing Scheme would be broadly used by Housing Department to meet cost of construction of houses and internal infrastructure at each site. Road connectivity to the sites, social infrastructure, etc. would be covered by the DMs under existing development schemes.

6. Labour Department would make available the list of Tea Gardens that may be covered under the scheme in Phase-II including Darjeeling and Kalimpong.

As there was no other point to discuss, the meeting ended with vote of thanks to and from the chair.



**Chief Secretary**

## Annexure I

**Members present in the meeting held at Rabindra Sadan Conference Hall on 04<sup>th</sup> December, 2020 at 04:30 PM in connection with implementation of 'Chaa Sundari' Housing Scheme for Tea Garden workers**

1. Shri Alapan Bandyopadhyay, Chief Secretary
2. Shri A. R. Bardhan, Additional Chief Secretary, Labour Department
3. Shri Manoj Pant, Principal Secretary, Finance Department and L&LR Department
4. Shri Rajesh Pandey, Principal Secretary, PHE Department
5. Shri Onkar Singh Meena, Secretary, Housing Department
6. Shri Santanu Basu, Chairman & Managing Director, WBS&EDCL
7. Shri Ujjal Kumar Mukherjee, Engineer-in-Chief, Housing Department
8. Shri Dibyendu Das, Special Secretary, P&RD Department

**Annexure II**

**BRIEF STATUS OF THE "CHAA SUNDARI HOUSING SCHEME" (As on 4<sup>th</sup> Dec 2020)**

SI No	Name of the Tea Garden selected	District	Total land parcels/project sites	Land identified by DM (in Acres)	Land surveyed and Layout Plan Completed (in Acres)	No of Units
1	Mujnai	Alipurduar	3 (2.35, 9.21 and 19.18 Acres)	30.7	30.7	792 (66+258+468)
2	Dhekalapara	Alipurduar	2 (11.46 and 5.39 Acres)	16.86	16.86	478 (327+151)
3	Toorsa	Alipurduar	2 (11.194 and 12.937 Acres)	24.131	24.131	476 (256+220)
4	Lankapara	Alipurduar	3 (25.97, 4.30 and 13.47 Acres)	43.74	43.74	1223 (731+117+375)
5	Redbank	Jalpaiguri	1 (20.61 Acres)	20.61	20.61	562
6	Dharanipur	Jalpaiguri	1 (11.21 Acres)	11.21	11.21	285
7	Manabari	Jalpaiguri	1 (8.48 Acres)	8.48	8.48	206
		<b>Total</b>	<b>13 Sites</b>	<b>155.731</b>	<b>155.731</b>	<b>4022</b>

### Annexure III

#### Specification and features of Chaa Sundari houses and Layout Plans:

- 1) Each unit consist of Two Bed Room, One Living Room, Kitchen, Toilet & Verandah, roof cover with GCI sheet and total area of each unit 394 Sft.
- 2) Bed Rooms having dimension 8'-6" x 10'-10" & 8'-6" x 8'-8" with Indian Patent Stone flooring , flush door& steel window fitted with glass panes. White washing is considered in inside walls ceiling covered with false ceiling works.
- 3) Living Room having dimension 9'-8" x 8'-8" with Indian Patent Stone flooring , flush door& steel window fitted with glass panes. White washing is considered in inside walls ceiling covered with false ceiling works.
- 4) Kitchen having dimension 5'-5" x 7'-3" with Indian Patent Stone flooring , flush door& steel window fitted with glass panes. White washing is considered in inside walls, Kitchen platform made of Black stone works and side of kitchen platform is covered with ceramic tiles.
- 5) Toilet having dimension 4'-0" x 7'-3" with ceramic flooring , FRP door & steel window fitted with glass panes. Door of toilet is open from outside. Side of the walls are covered with ceramic tiles up to 5'-0" and rest with white washing.
- 6) Verandah having dimension 3'-9" x 9'-8" with Indian Patent Stone flooring . White washing is considered in inside walls,
- 7) Side open space between two dwelling unit is 10'-0".
- 8) Front open space of dwelling unit from road 4'-0".
- 9) Rear open space between two dwelling unit is 13'-9".
- 10) Width of main road is 12'-4".
- 11) Width of branch road is 10'-0".
- 12) No. of dwelling units per acre is 28, Land area for each unit is 2.08 decimal.