

Vol III Issue IX June 2014

ISSN No : 2249-894X

---

*Monthly Multidisciplinary  
Research Journal*

*Review Of  
Research Journal*

Chief Editors

---

**Ashok Yakkaldevi**  
A R Burla College, India

**Flávio de São Pedro Filho**  
Federal University of Rondonia, Brazil

**Ecaterina Patrascu**  
Spiru Haret University, Bucharest

**Kamani Perera**  
Regional Centre For Strategic Studies,  
Sri Lanka

## Welcome to Review Of Research

**RNI MAHMUL/2011/38595**

**ISSN No.2249-894X**

Review Of Research Journal is a multidisciplinary research journal, published monthly in English, Hindi & Marathi Language. All research papers submitted to the journal will be double - blind peer reviewed referred by members of the editorial Board readers will include investigator in universities, research institutes government and industry with research interest in the general subjects.

### Advisory Board

Flávio de São Pedro Filho Federal University of Rondonia, Brazil	Horia Patrascu Spiru Haret University, Bucharest, Romania	Mabel Miao Center for China and Globalization, China
Kamani Perera Regional Centre For Strategic Studies, Sri Lanka	Delia Serbescu Spiru Haret University, Bucharest, Romania	Ruth Wolf University Walla, Israel
Ecaterina Patrascu Spiru Haret University, Bucharest	Xiaohua Yang University of San Francisco, San Francisco	Jie Hao University of Sydney, Australia
Fabricio Moraes de Almeida Federal University of Rondonia, Brazil	Karina Xavier Massachusetts Institute of Technology (MIT), USA	Pei-Shan Kao Andrea University of Essex, United Kingdom
Catalina Neculai University of Coventry, UK	May Hongmei Gao Kennesaw State University, USA	Loredana Bosca Spiru Haret University, Romania
Anna Maria Constantinovici AL. I. Cuza University, Romania	Marc Fetscherin Rollins College, USA	Ilie Pinte Spiru Haret University, Romania
Romona Mihaila Spiru Haret University, Romania	Liu Chen Beijing Foreign Studies University, China	
Mahdi Moharrampour Islamic Azad University buinzahra Branch, Qazvin, Iran	Nimita Khanna Director, Isara Institute of Management, New Delhi	Govind P. Shinde Bharati Vidyapeeth School of Distance Education Center, Navi Mumbai
Titus Pop PhD, Partium Christian University, Oradea, Romania	Salve R. N. Department of Sociology, Shivaji University, Kolhapur	Sonal Singh Vikram University, Ujjain
J. K. VIJAYAKUMAR King Abdullah University of Science & Technology, Saudi Arabia.	P. Malyadri Government Degree College, Tandur, A.P.	Jayashree Patil-Dake MBA Department of Badruka College Commerce and Arts Post Graduate Centre (BCCAPGC), Kachiguda, Hyderabad
George - Calin SERITAN Postdoctoral Researcher Faculty of Philosophy and Socio-Political Sciences Al. I. Cuza University, Iasi	S. D. Sindkhedkar PSGVP Mandal's Arts, Science and Commerce College, Shahada [ M.S. ]	Maj. Dr. S. Bakhtiar Choudhary Director, Hyderabad AP India.
REZA KAFIPOUR Shiraz University of Medical Sciences Shiraz, Iran	Anurag Misra DBS College, Kanpur	AR. SARAVANAKUMARALAGAPPA UNIVERSITY, KARAIKUDI, TN
Rajendra Shendge Director, B.C.U.D. Solapur University, Solapur	C. D. Balaji Panimalar Engineering College, Chennai	V.MAHALAKSHMI Dean, Panimalar Engineering College
	Bhavana vivek patole PhD, Elphinstone college mumbai-32	S.KANNAN Ph.D , Annamalai University
	Awadhesh Kumar Shirotriya Secretary, Play India Play (Trust), Meerut (U.P.)	Kanwar Dinesh Singh Dept.English, Government Postgraduate College , solan

More.....

Address:-Ashok Yakkaldevi 258/34, Raviwar Peth, Solapur - 413 005 Maharashtra, India  
Cell : 9595 359 435, Ph No: 02172372010 Email: ayisrj@yahoo.in Website: www.ror.isrj.net



## SILIGURI IS CHANGING (?): UTTORAYON TOWNSHIP AND THE PROSPECTS AND PROBLEMS OF URBANISATION IN NORTH BENGAL

Gopal Sharma

Assistant Professor , Department of Political Science Sitalkuchi College  
Sitalkuchi, Cooch Behar West Bengal, India

### Abstract:

*One of the most recent and important phenomena observed in India is the formation of urban agglomeration, which is defined as geographic concentration of urban population and economic activities. But, there are both positive and negative impacts of urbanisation. On the one hand urbanisation leads to prosperity and development on the other hand it creates a big gap in between rural and urban facilities. The present paper is trying to highlights the prospects and problems of urbanisation with special reference to Uttorayon Township in Siliguri, district Darjeeling in the state of West Bengal. The study is based on 50 randomly selected respondents (30 males and 20 females). This is a field based study, with the help of prepared questionnaires and interview schedules the informations and relevant data were collected. The sampling methods for choosing the respondents are purposive random sampling. The socio-economic and psychological status of the respondents before and after rehabilitation (From Chandmoni Tea Estate to Subalvita) have been analysed thoroughly.*

### KEY WORDS:

Rural population, urban population, rural-urban imbalance, housing, growth and wealth distribution

### INTRODUCTION

The oldest tea garden of this region the Chandmoni Tea Estate was established in 1922 which approximately four kilometres from Siliguri town. Before independence the area of the garden was 850 acres. After independence 74.19 acres of land were acquired Siliguri junction station in 1950. In 1962, 42.215 acres were acquired for the construction of National Highway 31. In 1975 another 7.210 acres were acquire for a police outpost, in 1991, 59.44 acres for a transport centre and 2.550 acres in 1992 for a substation of the West Bengal State Electricity Board (Biswas, 2013). Before independence the garden was owned by renowned tea magnate of Jalpaiguri S.P. Ray. After independence in 1980s there was a labour unrest and was lockout in 1986. Again in 1992 the garden was bought by Dipankar Chatterjee. In November 13, 1997 a MoU was signed in presence of Jyoti Basu, the then Chief Minister and Somnath Chatterjee between Government of West Bengal and Dipankar Chatterjee. Slowly and gradually the tea garden was converted into heavenly place for new projects popularly known as 'Uttorayon Township'. After the finalisation of new projects new problems arises regarding urbanisation and rehabilitation. More than 100 labourers of Chandmoni Tea Estate were shifted to Subalvita Division of Fulbari Tea Estate. After shifting there they have become the victim of urbanisation in North Bengal region.

Title: "SILIGURI IS CHANGING (?): UTTORAYON TOWNSHIP AND THE PROSPECTS AND PROBLEMS OF URBANISATION IN NORTH BENGAL" , Source: Review of Research [2249-894X] Gopal Sharma yr:2014 | vol:3 | iss:9

### Objectives

The main objectives of this paper are:

1. To analyse the economic condition of the people of Chandmoni Tea Estate before and after rehabilitation to Subalvita division of Fulbari Tea Estate.
2. To analyse the problems of urbanisation with reference to Uttorayon township in Siliguri;
3. To analyse the prospect of urbanisation with reference to Uttorayon township in Siliguri.

### Reviews

By definition, urbanisation refers as a process by which rural areas became urbanised as a result of industrialisation and economic development. It is a term which denotes the redistribution of populations from rural to urban settlements over time. It is the process by which large numbers of people become permanently concentrated in relatively small areas, forming cities. A country is considered to urbanised when over 50 percent of its population live in urban areas (Long, 1998). One of the most recent phenomena observed in India is the formation of urban agglomeration, which is defined as geographic concentration of urban population and economic activities. Urbanisation is an index of transformation from traditional rural economies to modern industrial one. It is progressive concentration of population in urban unit (Davis, 1965). It is a process – a finite process or a cycle through which a nation pass as they evolve from agrarian to industrial society (Davis and Golden, 1994). Urbanisation is not a product. It is a process by which a people, instead of living in predominantly dispersed agricultural villages, start living in towns and cities dominated by industrial and service function ( Misra, 1998)

Ashok K. Dutta, Allen G. Noble, G. Venugopal, and S. Subbiah (2003) – This book brings forth the nature and characteristics of 21st Century Asian urbanisation. They thoroughly discussed the urban structural models in relation to their applicability and non-applicability.

Mei Ghand (2003) – This book investigates the problem of poverty in China's region, discussing in particular the role of rural-urban migration of poverty. The number of poor people in China is huge, despite recent economic advances. It surveys the distribution and characteristics of poverty, examines anti-poverty initiatives by the Chinese government and includes the result of original research conducted in Shanxi, a typical province in Central China.

Rober J. Corner, Ashraf M. Dewan (2014) – This book address a number of environmental issues, including land use change, climatic variability, urban sprawl, population density modelling, flooding, environmental health, water quality, energy resources, and the quality of life by using geospatial techniques on the Megacity of Dhaka in Bangladesh.

Isher Judge Ahluwalia, Ravi Kanbur and PK Mohanty (2014) – They said that urban areas are accounting for around two-third of the country's GDP. This book addresses critical issues of urbanisation with solutions. They have given emphasis on better planning, better governance and so on.

### Significance

From the overview of the existing literatures it appears that there are large numbers of research works on the problems and prospects of urbanisation in both international and national level, but the work on the prospects and problems of urbanisation in North Bengal level in its micro-coverage has been ignored. Here in lies the research gap. Thus, the present article seeks to make an in depth study of the problems and prospects of urbanisation in the North Bengal region of Darjeeling district with special reference to Uttorayon Township in Siliguri subdivision. The present research work will enhance the existing knowledge on problems and prospects of urbanisation in North Bengal. It will help to answer the research questions, evaluate the theoretical framework, identify the problems and prospects of urbanisation, and finally suggests some measures for the future course of action in the form of policy-inputs.

#### Research Questions

Given the aforesaid objectives, the present study has sought to answer the following questions:

- a. What were the sources of income of the people of Chandmoni Tea Estate?
- b. What are the problems of urbanisation with special reference to Uttorayon Township in Siliguri?
- c. What are the prospects of urbanisation with special reference to Uttorayon Township in Siliguri?

### Methodology

This paper specifically attempts to study the characteristics, cause and impacts of urbanisation

---

with special reference to North Bengal in general and Uttorayon Township in Siliguri subdivision of Darjeeling district of West Bengal in particular. For the purpose of the study, the observations of the 50 (30 men and 20 women) respondents of Subalvita division of Fulbari Tea Estate after rehabilitation from Chandmoni Tea Estate are taken into account. Informations are collected from several observations and interview schedules and to conclude, purposive and analytical methods are applied. The socio-economic conditions of the rehabilitee people before and after rehabilitation in new village (Chandmoni Tea Estate to Subalvita) have been analyzed thoroughly

#### **Types of Data Collected**

In order to carry out this research work, the following types of data are required:

- (i) To carry out the first objective, researchers are required to examine the economic condition the rehabilitee before and after rehabilitation in the new village.
- (ii) For the second objective, data related to the problems of urbanisation with special reference to Uttorayon Township in Siliguri of North Bengal region in the district are essential.
- (iii) For the third objective, data related to the prospects of urbanisation with special reference to Uttorayon Township in Siliguri of North Bengal region in the district are essential.

#### **Sources of Data**

Both primary and secondary data are necessary for carrying out this research project. The data (both primary and secondary) can be collected by using the following methods: (i) through literature that is Government report, NGOs report, Books, newspapers, internet, etc. (ii) For primary source informal interviews, field survey, etc. were used.

#### **Process of Data Collection**

In the present study, data were collected in two phases. In the first phase data (both primary and secondary) can be collected by using the following methods: (i) through literature, i.e. the Government report, NGOs report, Books, newspapers, internet, etc. (ii) For primary source, informal interviews, field survey, etc. were used. In the second phase, interview was conducted to the selected respondents in the area under study

#### **Sampling**

A purposive random sampling technique was used to select the persons. With a view to removing bias, the 50 persons (30 men and 20 women) from the area under study are randomly selected. The sample pattern is representative of the universe.

#### **Analysis of Data**

Once the data had been collected, the codebooks were developed, based on the responses in the interview schedules. Thereupon, the data in all the schedules, which had been duly filled in, were coded. The task included feeding in the data, verification, computation, validation and presentation of tables to facilitate data analysis and interpretation. The interpretation of the primary data was carried out keeping in view the overall perspective of the study and by comparing, correlating or regressing data, wherever possible. This quantitative data was now ready for interpretation and chapter writing. Efforts were made to integrate the data received from the different categories of schedules and also to achieve a harmonious blend of quantitative and qualitative data. The collected data were processed by statistical tools like averages, percentages, ratios; tables and charts whenever possible and necessary.

#### **Field of Study**

The present study area falls under the district of Darjeeling in the state of West Bengal. It is a frontier district, running up between Nepal and Bhutan and stretching from the plains of Bengal on the south to the state of Sikkim on the north. The Darjeeling district lies between 26° 31' and 27° 13' north latitude and between 87° 59' and 88° 53' east longitude. The district comprises four subdivisions: Darjeeling Sadar, Kalimpong, Kurseong and Siliguri. Darjeeling Sadar consists of Darjeeling city and three community development blocs: Darjeeling Pulbazar, Rangli Rangliot and Jorebunglow Sukiapokhri.

**SILIGURI IS CHANGING (?): UTTORAYON TOWNSHIP AND THE PROSPECTS AND PROBLEMS OF .....**

Kalimpong subdivision consists of Kalimpong city and three community development blocs: Kalimpong - I, Kalimpong -II and Gorubathan. Kurseong subdivision consists of Kurseong city and two community development blocs: Mirik and Kurseong. Siliguri subdivision consists of Siliguri city and four community development blocs: Matigara, Naxalbari, Phansidewa and Kharibari. Darjeeling is the district headquarters. There are 17 police stations, 12 development blocks, 3 municipalities, 1 Municipal Corporation and 134 Gram Panchayats in this district. Uttorayon Township is in the Siliguri Subdivision of the district.

**Limitations**

It is necessary to point out the caveats to this study due to the small (and unequal) sample sizes of the respondents. Furthermore, the samples, respondents are not a systematic sample. The work has been prepared on the basis of data collected from the field and published secondary data. The study findings are based on the limited coverage and there is poor availability of secondary sources of data. More than this it is very difficult to collect all the necessary information because of limitation of time.

**Demographic profile of the district**

Darjeeling district is a multi-ethnic, multicultural and multi-lingual area. Darjeeling Himalaya is a blend of diverse ethnic and cultural elements and region is the abode of a large variety of inhabitants. When the British first acquired the hill territory in 1835, it was almost entirely under forest, and what small population it had, had been driven out by the oppression of the petty ruler whom they replaced. It was, in fact, estimated that the whole of this tract, comprising 138 square miles, contained only 100 souls (O'Malley, 1907).

It is very fact that the population of the District is steadily increasing since its inception. The following table gives the details of population growth in the last few decades.

Table: 1 Population Growth rates in Darjeeling District

Year	Population	Decadal Growth	Increase	Percent
1872	94712	-	-	-
1881	155179	-	60467	63.84
1891	223314	3.71	68135	43.91
1901	249117	1.75	25803	11.55
1911	265550	0.52	16433	6.6
1921	282748	0.50	17198	6.48
1931	319635	1.22	36887	13.04
1941	376369	1.64	56734	17.75
1951	459617	1.63	83248	22.12
1961	624640	3.11	165023	35.90
1971	781777	2.77	157137	25.16
1981	1006434	2.56	242492	31.2
1991	1335687	-	275650	26.91
2001	1609172	-	309253	

Source: Dash 1947; Census of India of respective years

The population growth is not static rather it is of fluctuating in nature. Table 1 show that the total population of the people of Darjeeling district in 1891 was 223314 which increased to 249117 in 1901 with the decadal growth of 1.75. On the other hand, the decadal growth rate was comparatively much low in 1911 and 1921. Again, from 1931 it started increasing and reached its highest point in 1961. The political independence of Bangladesh has ushered a lot in the increase of population in the District as compared to the other parts of the state.

Majority of the population of the District are the inhabitants of the rural areas and the unique feature of the District is sex ratio is high in the rural areas than the urban areas. The following table represents the population by sex and sex ration in the District.

**Table: 2 Population by Sex and Sex ratio**

Area	Persons	Male	Female	Sex Ratio
Rural	1088740	556633	532107	956
Urban	520432	274011	246421	899
Total	1609172	830644	778528	937

Source: Census of India, 2001

As per the Census of India, 2001 the male and female population of the district was 830644 and 778528 respectively. The male population is comparatively higher than that of the female as the sex ratio stands as 937.

There are multi-lingual people in the society who are residing in the District. The district under discussion displays a prominent Linguistic Breakup among its inhabitants. The variation in the use of daily language by the people of Darjeeling is shown in the following table:

**Table: 3 Population by religion in the District of Darjeeling**

Area	Population		Literacy Rate (%)		Gender Gap in Literacy
	Males	Females	Males	Females	
Rural	556633	532107	76.1	55.4	20.7
Urban	274011	246421	87.7	78.5	9.1
Total	830644	77528	80.1	62.9	17.1

Source: Census of India, 1991 & 2001

According to table, majority of the people of the district are Hindus followed by the Buddhists whereas people belonging to other religions are comparatively less.

Apart from the linguistic and religions diversities, Darjeeling District also displays a distinct categorisation among its population namely the Scheduled Castes and the Scheduled Tribes. Their proportion to the total population of the district is shown in the following table as:

**Table: 4 Population of SCs and STs and their proportion to the total population**

Area	Total Population	SCs	%	STs	%
Rural	1088740	207422	19.1	178878	16.4
Urban	520432	51459	9.9	25289	4.9
Total	1609172	258881	16.1	204167	12.7

Source: Census of India, 2001

The people belonging to the Scheduled Castes and the Scheduled Tribes categories comprise of a noticeable percentage of population- be it in the rural or in the urban areas. Table shows that the rural areas of Darjeeling district have a total population of 1088740 people among which 207422 (19.1%) belongs to the Scheduled Caste category. In the urban areas too, the total population being 520432, the Scheduled Caste categorised people numbers in 51459 (9.9%). Hence 16.1% of the total population comprises the Scheduled Caste people and 12.7% are those belonging to the Scheduled Tribe category.

The total literacy rate of male and female of the District is 80.1 and 62.9 according to the Census of 2001. The literacy of women is less as compared with men in the District. The following table represents the literacy rate of by sex and gender and gender gap in literacy rate in the District.

**Table: 5 Literacy rate by Sex and Gender and Gender gap in literacy rate**

Area	Population		Literacy Rate (%)		Gender Gap in Literacy
	Males	Females	Males	Females	
Rural	556633	532107	76.1	55.4	20.7
Urban	274011	246421	87.7	78.5	9.1
Total	830644	77528	80.1	62.9	17.1

Source: Census of India, 2001

Discussing about the literacy rate among the male and female inhabitants, Darjeeling differs from other Districts of the state. The gender gap in literacy between the male and female in the rural area is 20.7 whereas in the urban area, it is 9.1 and in total, it is 17.1. Most strikingly, this is much higher than the other states of the country.

**UTTORAYON: Prospects and Problems of Urbanisation in North Bengal**

The oldest tea garden of this region the Chandmoni Tea Estate was established in 1922 which approximately four kilometres from Siliguri town. Before independence the area of the garden was 850 acres. After independence 74.19 acres of land were acquired Siliguri junction station in 1950. In 1962, 42.215 acres were acquired for the construction of National Highway 31. In 1975 another 7.210 acres were acquire for a police outpost, in 1991, 59.44 acres for a transport centre and 2.550 acres in 1992 for a substation of the West Bengal State Electricity Board (Biswas, 2013). Before independence the garden was owned by renowned tea magnate of Jalpaiguri S.P. Ray. After independence in 1980s there was a labour unrest and was lockout in 1986. Again in 1992 the garden was bought by Dipankar Chatterjee. In November 13, 1997 an MOU was signed in presence of Jyoti Basu, the then Chief Minister and Somnath Chatterjee between Government of West Bengal and Dipankar Chatterjee and the main contents are as follows:

- i. Chandmoni has represented to the State Government that it is no longer worthwhile to carry on cultivation of tea on the land they hold on lease near Siliguri since it is not economically viable.
- ii. Hence Chandmoni has been in dialogue with the state government to surrender a part of their leasehold land at present under the cultivation of tea, to the state government. They have also suggested that since their tea garden is situated contiguous to Siliguri city, the surrendered land may be developed for setting up a satellite township to meet the growing demand of the people for housing and other social infrastructure.
- iii. As Siliguri has become congested with the growth of new industrial areas at Dabgram and Ranninagar, etc., it is also felt necessary by the state government that an integrated township with adequate social and physical infrastructure be built up in order to ease the pressure on Siliguri.
- iv. Accordingly it has been decided that 406.64 acres of land which is now held by Chandmoni Tea Company Limited on lease for cultivation of tea, be resumed by the state government out of total land holding of the company, for ultimate settlement with a "New Company" promoted by Chandmoni Tea Company Limited for development of a satellite township. The balance land of the tea estate will continue to be held by Chandmoni on existing term of lease.
- v. The valuation of 406.64 acres of land has been fixed at Rs. 13,92,87,947. The lease will be for a period of 99 years.
- vi. The existing workers who are likely to be displaced because of construction of the satellite township will be rehabilitated by the Chandmoni Tea Company Limited. There shall be no loss of employment for the workers.
- vii. To enable the 'New Company' to proceed with the development of the township the Government of West Bengal will render all assistance and cooperation in procuring the required approvals.
- viii. The state government shall allow the Satellite Township to integrate its internal power, drainage, sewerage, road, etc., with the off-site infrastructure of the locality.
- ix. The 'New Company' will transfer 20 acres of developed land out of 406.64 acres to Siliguri Jalpaiguri Development Authority, free of cost for ultimate end-use to be decided by the authority.
- x. The parties agree to cooperate with each other with the intent that the construction of the township shall not be hampered.
- xi. The validity of this MOU will remain in force for a period of one year from the date hereof provided that the period of validity may be extended on such terms as may be mutually agreed upon between the



Government of West Bengal and Chandmoni Tea Company Limited.

The name of the 'New Company' was 'Laxmi Township Limited.' The land department of Government of West Bengal acquired the land on October 18, 1998 and leased it out to Laxmi Township on March 8, 2001. The Laxmi Township Limited later on entered in to joint venture with Bengal Ambuja Housing Development Project.

**Data interpretation**

Here the responses the 50 (30 men and 20 women) respondents who were the labourers of Chandmoni Tea Estate who are presently shifted to Subalvita division of Chandmoni Tea Estate under Fulbari Tea Estate have been analysed thoroughly.

**Table: 6 Different types of facilities**

Different type of facilities	At Chandmoni Tea Estate		At Subalvita Division	
	Male	Female	Male	Female
Very Satisfied	15 (30)	12 (24)	-	-
Satisfied	15 (30)	8 (16)	2 (4)	1 (2)
Not Satisfied	-	-	28 (56)	19 (38)

(Source: Field Survey)

Note: Given in () is the percentage of the respondents

The table shows that 30% male and 24% female were very satisfied and again 30% and 16% female were satisfied with the different types of facilities that they had enjoyed at Chandmoni Tea Estate respectively. But, after shifted there only 4% male and 2% female are satisfied and 56% male 38% female are not satisfied with the different type of facilities that they are getting in the Subalvita.

**Table: 7 Earning Level**

Level of satisfaction	At Chandmoni Tea Estate		At Subalvita	
	Male	Female	Male	Female
Very Satisfied	22 (44)	5 (10)	2 (4)	1 (2)
Satisfied	8 (16)	15 (30)	4 (8)	1 (2)
Not Satisfied	-	-	24 (48)	18 (36)

(Source: Field Survey)

Note: Given in () is the percentage of the respondents

The table shows the earning level satisfaction before and after shifting. At the Chandmoni Tea Estate 44% male and 10% female were very satisfied with their earnings. Again 16% male and 30% female were satisfied with their earnings. Now, after shifting there only 4% male 2% female are very satisfied and 8% male and 2% female are satisfied with their earnings. The 48% male and 36% female are not satisfied at Subalvita with their earnings.

**Table: 8 Drinking water facilities**

Level of satisfaction	At Chandmoni Tea Estate		At Subalvita	
	Male	Female	Male	Female
Very Satisfied	8 (16)	8 (16)	2 (4)	1 (2)
Satisfied	15 (30)	6 (12)	8 (16)	9 (18)
Not Satisfied	7 (14)	6 (12)	20 (40)	10 (20)

(Source: Field Survey)

Note: Given in () is the percentage of the respondents

The table predicts the level of satisfaction regarding drinking water facilities. The 16% male and 16% female were very satisfied and 30% male and 12% female were satisfied and 14% male and 12% women were not satisfied with the drinking water facilities at Chandmoni Tea Estate respectively. The picture is another at Subalvita. Here 40% male and 20% female are not satisfied and only 4% male and 2% are very satisfied with the drinking water facilities getting there in Subalvita.

**Table: 9 Doctors' facilities**

Level of satisfaction	At Chandmoni Tea Estate		At Subalvita	
	Male	Female	Male	Female
Very Satisfied	8 (16)	4 (8)	1 (2)	1 (2)
Satisfied	12 (24)	12 (24)	6 (12)	5 (10)
Not Satisfied	10 (20)	2 (4)	23 (46)	14 (28)

(Source: Field Survey)

Note: Given in () is the percentage of the respondents

The facilities and availability of the doctors are very important for the better health. The respondents were almost satisfied with the different type of treatment and facilities providing by the doctors at Chandmoni Tea Estate. But after shifting there in Subalvita the labourers are not getting well facilities regarding doctors and health.

**Table: 10 Communication and Transport facilities**

Level of satisfaction	At Chandmoni Tea Estate		At Subalvita	
	Male	Female	Male	Female
Very Satisfied	20 (40)	10 (20)	2 (4)	2 (4)
Satisfied	10 (20)	10 (20)	10 (20)	6 (12)
Not Satisfied	-	-	18 (36)	12 (24)

(Source: Field Survey)

Note: Given in () is the percentage of the respondents

We know that Chandmoni Tea Estate was situated near National Highway 31 so there were different type facilities so far communication is concerned and the respondents were either very satisfied or satisfied with the communication facilities. But after shifting there in Subalvita 36% male and 24% women are not satisfied with the communication facilities getting by them.

**Table: 11 Infrastructural facilities**

Level of satisfaction	At Chandmoni Tea Estate		At Subalvita	
	Male	Female	Male	Female
Very Satisfied	12 (24)	10 (20)	5 (10)	4 (8)
Satisfied	15 (30)	8 (16)	5 (10)	3 (6)
Not Satisfied	3 (6)	2 (4)	20 (40)	13 (26)

(Source: Field Survey)

Note: Given in () is the percentage of the respondents

For the development of any region different types of infrastructures play very important role. In comparing satisfaction level regarding infrastructure facilities, the respondents were more satisfied at Chandmoni Tea Estate than at Subalvita.

**Table: 12 Electricity facilities**

Level of satisfaction	At Chandmoni Tea Estate		At Subalvita	
	Male	Female	Male	Female
Very Satisfied	10 (20)	12 (24)	2 (4)	1 (2)
Satisfied	17 (34)	7 (14)	4 (8)	2 (4)
Not Satisfied	3 (6)	1 (2)	24 (48)	17 (34)

(Source: Field Survey)

Note: Given in () is the percentage of the respondents

The respondent thinks that electricity facilities were good at Chandmoni Tea Estate than Subalvita. At Chandmoni Tea Estate only 6% male and 2% female were not satisfied but in Subalvita 48% male and 34% women are not satisfied with the electricity facilities.

**Table: 13 Educational facilities**

Level of satisfaction	At Chandmoni Tea Estate		At Subalvita	
	Male	Female	Male	Female
Very Satisfied	18 (36)	8 (16)	5 (10)	5 (10)
Satisfied	12 (24)	12 (24)	8 (16)	5 (10)
Not Satisfied	-	-	17 (34)	10 (20)

(Source: Field Survey)

Note: Given in () is the percentage of the respondents

The table shows that 36% male and 16% women were very satisfied at Chandmoni Tea Estate whereas 34% male and 20% women are not satisfied at Subalvita regarding educational facilities are concerned.

**Table: 14 Facilities of Quarters**

Level of satisfaction	At Chandmoni Tea Estate		At Subalvita	
	Male	Female	Male	Female
Very Satisfied	6 (12)	5 (10)	4 (8)	3 (6)
Satisfied	14 (28)	10 (20)	12 (24)	2 (4)
Not Satisfied	10 (20)	5 (10)	14 (28)	15 (30)

(Source: Field Survey)

Note: Given in () is the percentage of the respondents

The respondents were more or less satisfied with the quarters at Chandmoni Tea Estate. But 28% male and 30% female are not satisfied with the quarters that they are getting at Subalvita.

**Findings of the study**

**The following are the main findings of the study:**

1. The people are less satisfied with the different type of facilities that they are getting in Subalvita.
2. The communication facilities are not much developed in Subalvita in comparison to Chandmoni Tea Estate.
3. The facilities and availability of doctors are less at Subalvita.
4. The educational facilities are less in Subalvita division because there are good numbers of reputed institutions near Chandmoni Tea Estate.
5. The size of quarters is very small in Subalvita division.
6. The income generating options are very limited in Subalvita division.

7. The drinking water facilities are not upto the mark at Subalvita.
8. The cultivation is newly initiated in Subalvita division.
9. There is a great question regarding the possession of land at Subalvita.

### Problems

There are some problems of urbanisation and Siliguri cannot be an exception. The main problems of urbanisation in North Bengal region with special reference to Uttorayon Township are as follows:

1. The population of the town is increasing rapidly day by day but the space is limited.
2. Uttorayon is not a planned city rather it is a place for economic gain for the builders.
3. The costs of the flats and lands are so high so the poor people cannot think to buy it.
4. The front portion of the project areas is totally for the economical activities and only the back side of the areas are for residential purpose.
5. There is a great question regarding the quality of the flats that are made for sale.

### Prospects

1. For the well expansion of Siliguri Uttorayon was one of the best options.
2. The people living in Sikkim, Darjeeling and Duars are getting almost like metros facilities from Uttorayon Township.
3. Expansion of Siliguri was prime importance from the business view point.
4. The educated youths are getting some employment opportunities.

### Suggestions

There is no denial of the fact that Uttorayon Township is providing urban facilities to the large number of people. At the same time if we compare the socio-economic condition of the labourer before and after transferred there in Subalvita then definitely their status before transformation were healthy ones. In this context the following suggestion can be drawn.

1. The labourers who have been transferred to Subalvita should provide better economic opportunities.
2. Before finalisation of any projects care should be taken of rehabilitation.
3. One should respect their emotions and feelings.
4. The new option also should not be far away from town areas.
5. Better communication facilities should develop first before transformation into new places.

### Conclusion

We all know that Uttorayon Township is providing different types of urban facilities to the large number of people. Some modern concepts and facilities are enjoying by the people. Each and everywhere there is hoarding that 'Siliguri is changing'. But there is a big question. In which sense Siliguri is changing? It has been changed for whom? If we analyse the answers of these questions then it will be a very difficult tasks. After observing the emotions, aspiration, socio-economic conditions of the rehabilitated people it may not be appropriate to utter 'Siliguri is changing'.

### References

1. Ashok K. Dutta, Allen G. Noble, G. Venugopal, and S. Subbiah (2003). Challenges to Asian Urbanisation in the 21st Century, Kluwer Academic Publishers, Netherland.
2. Davis K. and Golden H.H. (1954). Urbanization and development in pre-industrial areas, Economic Development and Cultural Change, Vol. 3, No. 1.
3. Davis, K. (1965). The urbanization of the human population, Scientific American, 213 (3), pp. 41-53.
4. Isher Judge Ahluwalia, Ravi Kanbur, PK Mohanty (2014). Urbanisation in India: Challenges, Opportunities and the Way Forward, Sage Publication Pvt. Ltd. New Delhi.
5. Mei Zhang (2003). China's Poor Region – Rural-Urban Migration, Poverty, Economic Reform, and Urbanization, Routledge Curzon, New York.
6. O'Malley, L.S.S.S., (1907), Darjeeling: Bengal District Gazetteers, Logos Press, New Delhi.
7. R.P. Misra (1998). Urbanisation in India: Challenges and Opportunities, Regency Publication, New Delhi.
8. Robert J. Corner, Ashraf M. Dewan (2014). Dhaka Megacity: Geospatial Perspective on Urbanisation, Environment and Health, Springer.
9. Saswati Biswas (2013). Township for successful People – Urbanisation and Marginalisation in North

**SILIGURI IS CHANGING (?): UTTORAYON TOWNSHIP AND THE PROSPECTS AND PROBLEMS OF .....**

---

Bengal, Man & Development, p. 132.

# Publish Research Article International Level Multidisciplinary Research Journal For All Subjects

Dear Sir/Mam,

We invite unpublished Research Paper, Summary of Research Project, Theses, Books and Books Review for publication, you will be pleased to know that our journals are

## Associated and Indexed, India

- ★ Directory Of Research Journal Indexing
- ★ International Scientific Journal Consortium Scientific
- ★ OPEN J-GATE

## Associated and Indexed, USA

- DOAJ
- EBSCO
- Crossref DOI
- Index Copernicus
- Publication Index
- Academic Journal Database
- Contemporary Research Index
- Academic Paper Database
- Digital Journals Database
- Current Index to Scholarly Journals
- Elite Scientific Journal Archive
- Directory Of Academic Resources
- Scholar Journal Index
- Recent Science Index
- Scientific Resources Database

Review Of Research Journal  
258/34 Raviwar Peth Solapur-413005, Maharashtra  
Contact-9595359435  
E-Mail-ayisrj@yahoo.in/ayisrj2011@gmail.com  
Website : www.ror.isrj.net