



RECORD of STAKEHOLDERS' MEETING

FOR

REMODELING, RETROFITTING AND IMPROVEMENT OF KANCHENDZONGA PLAZA
AND SURROUNDING AREA, GANGTOK

ICCC Conference Hall, Level 5,

Kissan Bazaar

Gangtok Smart City Development Limited

A Gangtok Smart City Stakeholders' meeting was organized for consultation on proposed Improvement of Kanchendzonga Plaza and surrounding areas at 5th floor, Conference Room of Kisaan bazaar on 9th July, 2020.

Hon'ble Minister for Urban Development Department, (UDD) Shri Arun Kumar Upreti chaired the meeting. The meeting was also attended by the Hon'ble Mayor-GMC, Executive Councilor (of concerned Ward)-GMC, stakeholders and representatives from the associations of Traders, Hawkers, Taxi Drivers, local gentries and media personnel. The Departmental representatives were the Secretary, UDD cum Mission Director, Smart City Mission, DC East, SP-East, Commissioner GMC, Addl CE PHED, S.E. Power Department and concerned officials of GSCDL and PDMS- List of Attendees is appended.

The meeting was mainly held to discuss the Remodelling, Retrofitting and Improvement of Kanchengdzonga Plaza and its surrounding area at Lal Bazaar, Gangtok.



A presentation regarding the existing scenario and the proposed feasible improvements was made by CEO Gangtok Smart city. The existing Kanchendzonga shopping plaza building is in poor condition and needs

redevelopment and retrofitting for the convenience of the public. Since there is high footfall movement in the area, accessibility and pedestrian movement can be improved with various design interventions. The surrounding area can be improved through various urban design interventions.

He also presented a backdrop of Gangtok Smart City Development Limited and highlighted on all the infrastructural measures to be taken. The Ppt for the specific project included the proposed augmentation of lighting, building of external staircase for lesser crowding, restoration of electrical wires and transformers, new flooring and tiling, improved safety with installation of CCTV cameras, PA systems, revamped firefighting system, signages, relocation of toilet etc.



The meeting also included an open house discussion among all the attendees wherein all the future aspects and challenges relating to the execution of the overall project was discussed at length. The issues and concerns were noted and to address the same as per feasibility.

Points of discussion:

- The DC, East suggested a few points which are as follows-
 - i. After project completion, the management can be handed over to a private company/agency for effective and timely maintenance especially for public restrooms, fire emergency, CCTV/surveillance, etc.

- ii. Screening should be started at the entrance of the shopping plaza as a safety and security measure.
- iii. The entrance of the plaza should be free for better mobility of people for which the locals farmers/shopkeepers need to be relocated within the plaza itself. This is also one of the ways to avoid congestion and maintain social distancing. Shopkeepers should be prohibited from keeping things on display beyond their designated area or beyond their shutter to avoid overcrowding and congestion.
- iv. Front face of the plaza can be designed better using glass making it more aesthetically pleasing contrary to the present condition. Walls and floors of the plaza can be tiled for easy maintenance.
- v. Mobility of cars/taxis need to stop beyond a certain point for better accessibility to the market.
- vi. Instead of lift, ramp/walkway can be made for shopkeeper's convenience. Lift would be a wastage of space and would have minimum usage and problem of O&M.
- vii. Rain Water Harvesting tanks can be constructed from which water can be pumped during fire emergencies instead of water sprinklers for quick response.
- The SP, East also mentioned few points-
 - i. Smart Parking should be given priority as solution to traffic problem in the area.
 - ii. There should be a Control Room for monitoring the CCTVs where a full-time employee should be hired.
- Mayor, GMC suggested that
 - i. electronic hoardings can be placed in the stairways for advertisement and lighting purpose as well. This will also be useful for generating revenue.
 - ii. The already existing control room can be redesigned and made smaller for increasing the parking space.
 - iii. The bridge that connects the terrace of the plaza to MG Marg needs to be retrofitted and the railing height needs to be increased for safety purpose.
- The Commissioner, GMC suggested that a 'chute' can be designed from where the organic waste can be directly dumped into the garbage vehicle because the current practice of backpackers carrying waste till the vehicle is unhygienic. He also suggested that there should be more exit points during cases of emergency.
- The ASP (Traffic) suggested for construction of road behind Lal Bazar to exit at Namnang for smooth flow of traffic, however survey needs to be conducted for feasibility and land availability.
- Secretary, UDD mentioned that GMC should monitor so that public do not dump garbage above the water tanks. She also suggested a

'mock drill' for cases of emergency can be organized once a month to train shopkeepers and residents of Lal Bazar.

- Fire Department suggested that sensors and automatic water sprinklers during fire emergency play a vital role especially during the night as it is automatic. This plays a vital role especially in the parking premises which is a highly inflammable zone. The road also should be accessible to fire tenders. DC East suggested that the O&M of such automated systems are always an issue and it is preferable to have a manual pumping type firefighting system with adequate underground fire tank. Pipes and outlets should be suitably located on all floors for quick deployment. Subject to Government orders, the Fire Department are ready to take their part of this responsibility for operation and maintenance and permanent deployment of personnel.
- The representative of the Hawkers association expressed the problem of electricity billing and suggested for providing individual metering system.
- One local informed that the water pipelines need to be laid in a duct so that the pedestrian footpath was not disturbed. The co-operation of the PHE Department is essential.
- Another local gentry pointed out that there is a heavy over flow of water from the terrace especially during rainy season due to which there is water logging in the road and footpath surrounding the area obstructing the mobility of people. The sewerage line also needs to be examined and revamped accordingly.
- The representative of Taxi driver's association informed that the parking place at the ground floor of the plaza also needs to be revamped. If possible, the pillars existing inside can be re-designed, preferably as circular columns, making it convenient for cars to move around. This area also needs to be better lighted to avoid any mishap.
- A concern was also pointed out that during the project implementation the shopkeepers inside should not be affected for which the CEO mentioned that the flooring work would be carried out only on Thursdays so that their business is carried out smoothly with least disturbance. Apart from flooring work other works be carried out throughout the week.
- There was concern raised about rent as well and that the government should consider the hike in rent after project completion.
- The entire area needs to be designed in a sustainable manner considering the hygiene factor as prime.
- One local gentry suggested for extending the parking in the other floor of Lal Bazar by shifting vegetable and fruit vendors to Kisaan Bazar at the later stage.
- Suggestions were also made for converting the terrace of the plaza into a park where the youth and elders could take timeout for relaxing and refreshments



Addressing the gathering, Hon'ble Minister, Shri Arun Upreti thanked all the stakeholders and HoDs for their valuable presence and putting forth vital suggestions during the course of the meeting.

In his address, the Minister said that for proper implementation consultation with stakeholders is very important; the task ahead can be effectively resolved by active participation in the planning process, in order to achieve a Smart Gangtok City. Further, he also sought active participation and vital cooperation from all the major stakeholders. Regarding the terrace improvement, the HM informed that the terrace rights had already been leased out by the previous Government and it may have legal implications for taking up any remodeling/repair activities there.



He stated that the Power Department has already been requested to restore the electricity lines at some parts of Lal Bazaar and to further work out to replace all the old transformers and electricity wires simultaneously. He further spoke on increasing the capacity of water supply for the people of Lal Bazaar and its surroundings and added that viable solutions are being opted out for the construction of water tanks in coordination with the PHE Department. The Hon'ble Minister specifically mentioned that the contractors should ensure proper execution of works and added that the citizens should also monitor the quality and progress of the works done by the contractors at regular intervals. He also urged all the stakeholders and staff of GSCDL to work diligently on all the feedback and suggestions.

During the Vote of Thanks, the CEO informed that amidst COVID 19 large gatherings were restricted and kept to minimum. However, the presentation was shared on the website smartcitygangtok.com to seek any comments of the general public. Comments received in gangtoksmartcity@gmail.com till 16th July, 2020 shall be duly considered before finalizing the proposal.

END



GANGTOK SMART CITY
DEVELOPMENT LTD

09.07.2020
Time:11 am

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FOR REMODELING, RETROFITTING AND IMPROVEMENT OF KANCHENDZONGA
PLAZA AND SURROUNDING AREA, GANGTOK

ICCC Conference Hall, Level 5,
Kissan Bazaar
Gangtok Smart City Development Limited

Sl. No	Name	Designation	Organisation/ Department/ Public	Signature
1.	Arun Kr. Upreti	Minister U.D. HD.		
2	Shakte Singh choudhary	Mayor gmc.	G.M.C.	 09/07/2020
3.	Smela Kim	Secretary UDD	UDD	 9.7.20
4.	Sandhya R.P	Executive Councillor	GMC	 9/7/2020
5.	Raj yadao	Secretary	LEO.	
6	Siva Prasad Y.	SP/CRAT	Police	



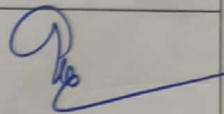
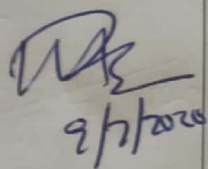
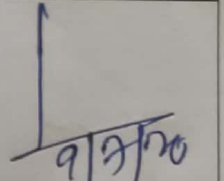
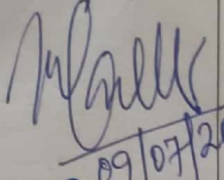
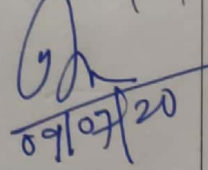
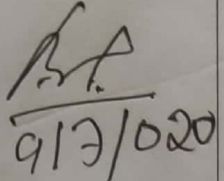
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Sl. No	Name	Designation	Organisation/ Department/ Public	Signature
7	Hk Chithi	JAC	Gme	
8	T. P. Dorji	Rtd. Secy GDS.	Stakeholder	 9/7/2020
9	Arjun Tamang	ASP/Traffic	POWER	 9/7/20
10	J. B. BASNETT.	ACE	PHED	 09/07/20
11	O. P. Pradhan	SE(HQ)	POWER	 09/07/20
12.	L. B. Basnet	President	L. B. T. A	 9/7/2020



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Sl. No	Name	Designation	Organisation/ Department/ Public	Signature
13	Karma Sharpa	President	Laxi Association Hall Bazaar	
14	Sangey Sharpa	All Sikkim Traders Ass.	Laxi Bazaar	
15	Zamyang P. Thakpa	Dy. CFO	Sikkim Fire & Emergency Service.	
16	L.T. Paljor			
17	Chetan Kay Shrestha	Architect	Private	
18	UPENDRA GURUNG	ARCHITECT.		



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Sl. No	Name	Designation	Organisation/ Department/ Public	Signature
19	Kailesh Pradhan	Architect	Pvt.	
20	TENZING TSUNDU BHUTIA	President SKATE COMMUNITY	Pvt.	
21	Suman Kheran Bhunia	IA	PR Dept	
22.	Isabelle Guung	Reporter	Sikkim Express	
23	Kanaya Lal Gupta	vice president Lal Bazar Trade Association 9932049049	Pvt	
24	KARMA LODRO	EXECUTIVE ENGINEER	POWER DEPT.	



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Sl. No	Name	Designation	Organisation/ Department/ Public	Signature
25	Darshana-Deokota	J.E	Power Department	
26	Vireh Raj Pradhan	JE	Power Department	
27	Lekpa Sherpa	-	-	
28	नि ११ in 11			
29	Raja Sanar		Youth	
30	Jitu Bahadur Tamang			J.B. Tamang



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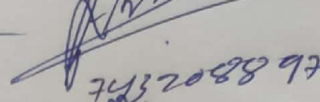
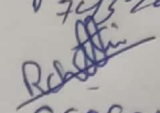
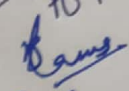
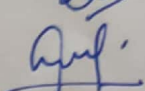
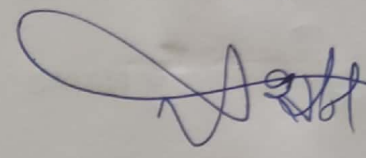

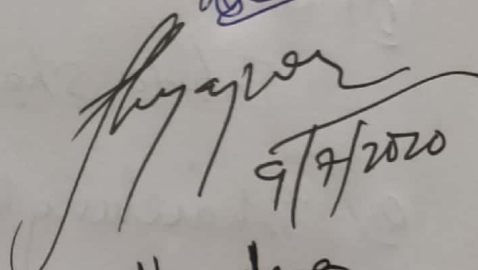
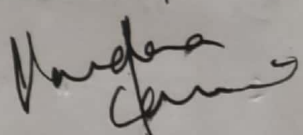
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Sl. No	Name	Designation	Organisation/ Department/ Public	Signature
31	Sabita Sharma		Signis Lal Bazar	SShama
32	Bhanchung Bhutia	Contributor		
33	Suresh Sulela	Businessman	Lal Bazar	
34	Samrajy Lama	Self employed	GTC	
35	Gyambro Kenyang	Self employed	Arithang	
36	Tsheering Sherpa	Self "	Arithang	
37	Paraklagyal	Self "	Arithang	

38) SHOK KUMAR JANGAP	BOSSINES	LALLMARIKAT	 7432088977
39 Raju chetti	youth	lal Bazar	 9609021747
40 Indra Bbrochetti	youth.	lal Bazar	INDRA
41) Lucky Ali	youth	lal Bazar	Lucky 7679097722
42) Binay Lama	DE	GSCDL	 Bans
43) Lendup Tshetun sherpa	AE	GSCDL	 L.
44) Deepankar	NO	GSCDL	
45) Aarvin Nirola	AE	GSCDL	
46 Dorjee Ladu	SE	GSCDL	
47. Jigmy Norbu Bhutia	A.E.	GSCDL	 9/7/2020
48 VANDANA KAUSHIK	TEAM LEADER, PDMC		Vandana  Bhutia
49 VIKAS BINDAL	PDMC		
50. Norjee Bhutia	SDS, PDMC		Norjee Bhutia