

PLANNING METHOD
for the
Preparation of Urban Development Plan
Gazipur City Corporation Area

Let's we see the name of the plan presents in the ToR (for the preparation of Urban Development Plan, Gazipur City Corporation Area). Name of the plan identifies character, subjectmatter and component. Followings are those names.

In the ToR, page 4, Scope of Work of the Consultancy Services, 1st para, the project will cover 8 type of plan, namely –

1. Structure Plan
2. Composite Development Management Plan
3. Land Use Plan
4. Area Action Plan
5. Traffic & Transportation Management Plan
6. Drainage & Environmental Management Plan
7. Urban Services Plan
8. Project Prioritization and Phasing Plan

Again, in the ToR, page 6, Scope of Work of the Consultancy Services, Sl. No. xi), the plan will consist 8 plans, namely –

1. Structure Plan
2. Land Use Plan
3. Composite Development Management Plan
4. Traffic & Transportation Management Plan
5. Drainage & Utility Services Plan
6. Environmental Management Plan
7. Urban Services Plan
8. Area Action Plan

In the page 7 of the ToR, title of the plan again changes and presents as follows (9 plans) -

1. Structure Plan
2. Composite Development Management Plan
3. Land Use Plan
4. Traffic & Transportation Management Plan
5. Drainage & Environmental Management Plan
6. Utility and Socio-economic Infrastructure Plan
7. Hazard Management Plan
8. Area Action Plan
9. Project Prioritization and Phasing Plan

SL. No.	Page 4 of the ToR	Page 6 of the ToR	Page 7 of the ToR
1.	Structure Plan	Structure Plan	Structure Plan
2.	Composite Development Management Plan	Composite Development Management Plan	Composite Development Management Plan
3.	Land Use Plan	Land Use Plan	Land Use Plan
4.	Area Action Plan	Area Action Plan	Area Action Plan
5.	Traffic & Transportation Management Plan	Traffic & Transportation Management Plan	Traffic & Transportation Management Plan
6.	Drainage & Environmental Management Plan	Drainage & Utility Services Plan	Drainage & Environmental Management Plan
7.	Urban Services Plan	Urban Services Plan	Utility and Socio-economic Infrastructure Plan
8.	Project Prioritization and Phasing Plan	Environmental Management Plan	Project Prioritization and Phasing Plan
9.			Hazard Management Plan

Planning method describes design criteria, considerable component and how to prepare the plan (presented here). Title of the plan presents in the page 7 of the ToR is considered here to prepare the planning method.

Structure Plan

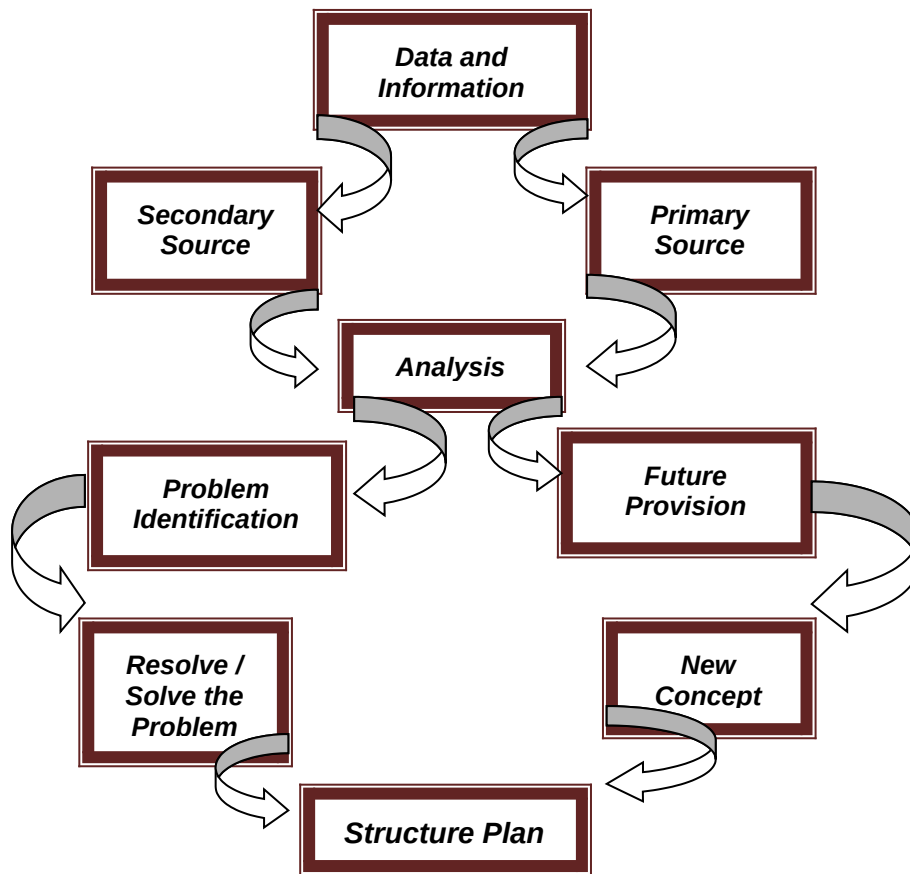
The Structure Plan is a framework to guide all physical development or redevelopment of an area by defining future development including land use pattern, areas of open space, layout and nature of infrastructure (including transportation links), and other key features and constraints that influence how the effects of development are to be managed in a long-run process.

The Structure Plan prepare with one or more maps, plans or diagrammatic representations of the proposed layout, features, character and links for areas being developed or redeveloped. The maps or plans do not typically go into such detail as to define individual lot boundaries or the physical form of buildings and structures. The maps, plans or representations usually supports by text explaining the background to the issues and the approaches to manage those issues.

Issues that will be managed with a Structure Plan include:

- Urban consolidation and greenfield expansion.
- Type and location of land uses that will be permitted, including development type, density and staging.
- Multi-modal transport links and connectivity (such as road, rail, water and air links, public transport, cycle and pedestrian access).
- The location, type, scale and staging of infrastructure required to serve an area, including stormwater, drinking water and sewerage.
- Integration of new development (with expansion) and growth with infrastructure and existing development.
- Landscape character and amenity.
- Reserve land and open spaces.
- Natural hazards.
- Provision of community facilities.
- Protection of sites, features or values (which may be cultural, ecological, historical or amenity related).
- Areas of contamination.

Generally, Structure Plan preparation process depends on the nature of the plan, primary focus and scale of the considerable components (may differ slightly of the other plans). Following diagram presents the planning method of the Structure Plan.



Composite Development Management Plan

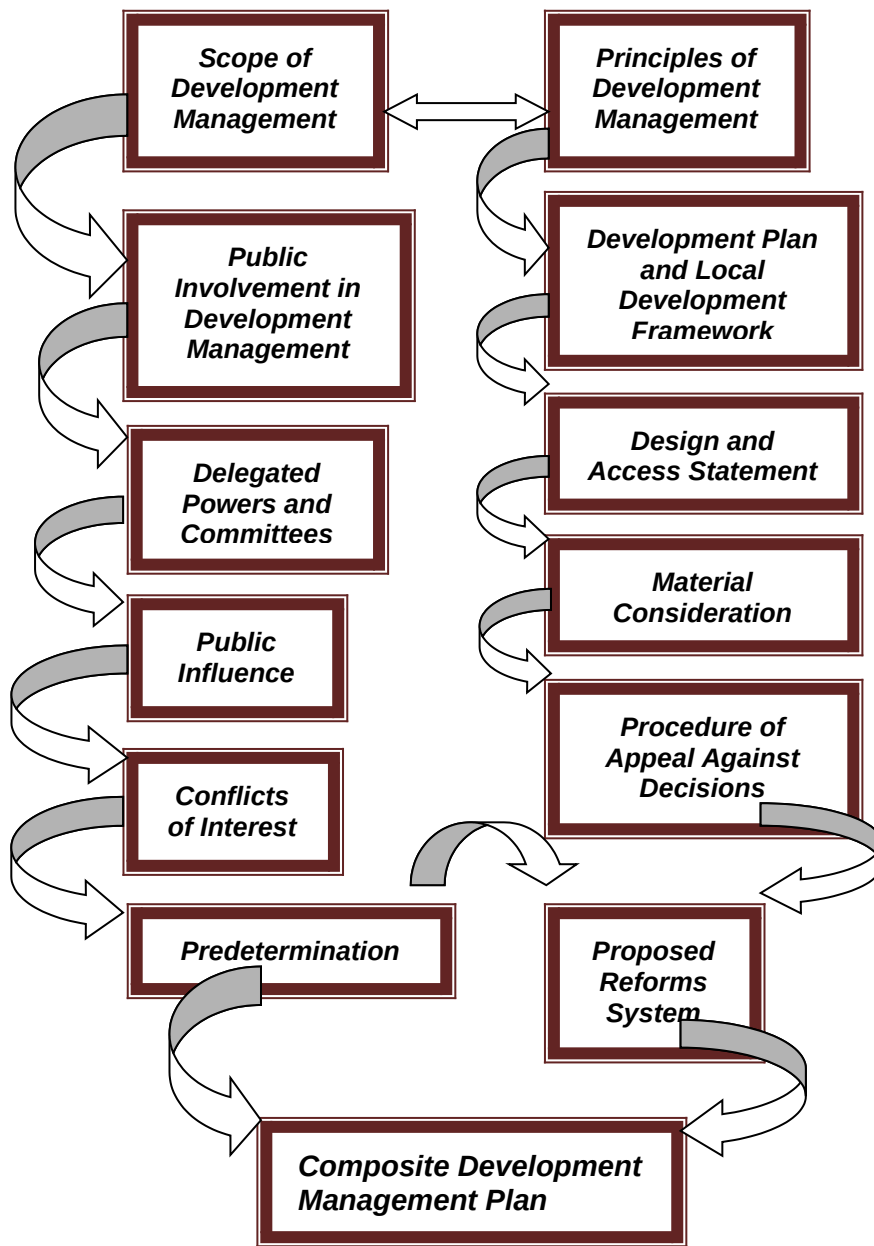
Composite Development Management Plan refers two type of plan - [Composite Management Plan](#) and Composite Development Plan, practices in world wide. The Gazipur City Corporation likes to prepare an extraordinary plan named as Composite Development Management Plan.

Composite Development Plan reflects additional information related to the development of lots proposed and constructed after Gazette Notification of the plan (Urban Development Plan). Notes on this plan or map are for informational purposes and indicate conditions and criteria exist on the property that were known and identified as of the date of the preparation of the plan (mostly Structure Plan).

Composite Management Plan means the management plan prepare for all the Wards situated within the jurisdiction of Paurashava for a period of 20 years. The plan will be in the shape of a single document and will consist of general description of Wards and the guiding principles for the preparation of micro-plans or the management of physical development designed in the Action Plan.

Again, the words **Development Management**, formerly known as **planning control** or **development control**, is the element of the United Kingdom's system of town and country planning through which local government or the Secretary of State, regulates land use and new building, i.e. development. It relies on a "plan-led system" whereby development plans are produced, involving various stages of public consultation prior to being adopted. Subsequently, development that requires planning permission, which is sanctioned or refused with reference to the development plan as the starting point, then other material considerations are taken into account.

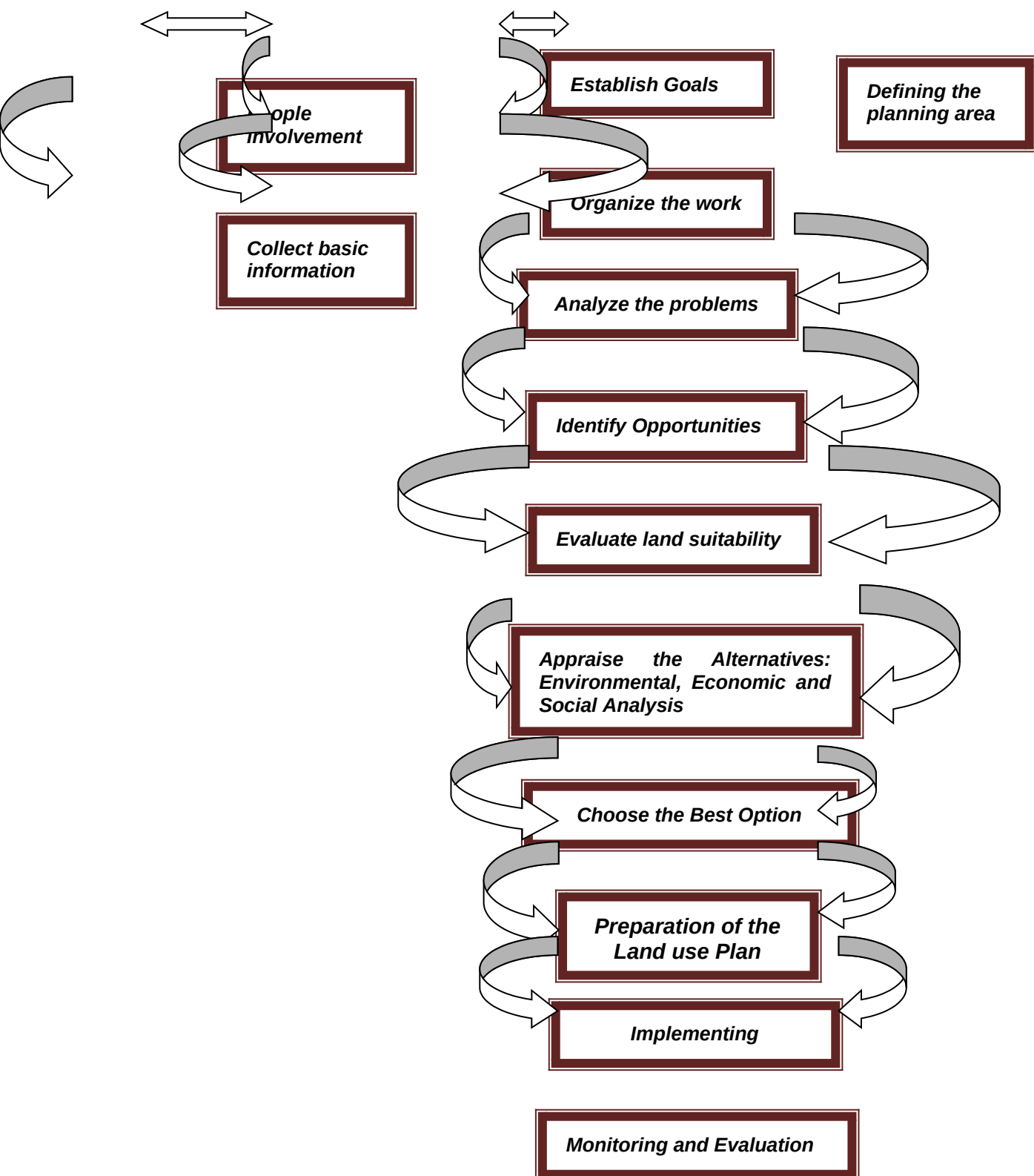
Following planning method brings clear view on the Composite Development Management Plan and its preparation procedure.



Land use plan is essentially a zoning plan, outline the future location and type (residential, administrative, commercial, industrial, etc.) of development activity, may be permitted or not permitted (i.e. green space, parks, etc.) within the jurisdiction for a specific horizon period (normally 20–50 years).

Land use planning is the process of regulating the use of land by the authority. Generally, it emphasizes to promote more desirable social and environmental outcomes as well as a more efficient use of resources. More specifically, the goals of modern land use planning often include environmental conservation, restraint urban sprawl, minimize transport cost, prevent land use conflicts, and a reduction in exposure to pollutants. In pursuit of these goals, planners assume that regulating the use of land will change the patterns of human behavior, and those changes are beneficial. The first assumption, that regulating land use changes the patterns of human behavior is widely accepted. The second assumption - that those changes are beneficial - is contested, depends on the location and regulations.

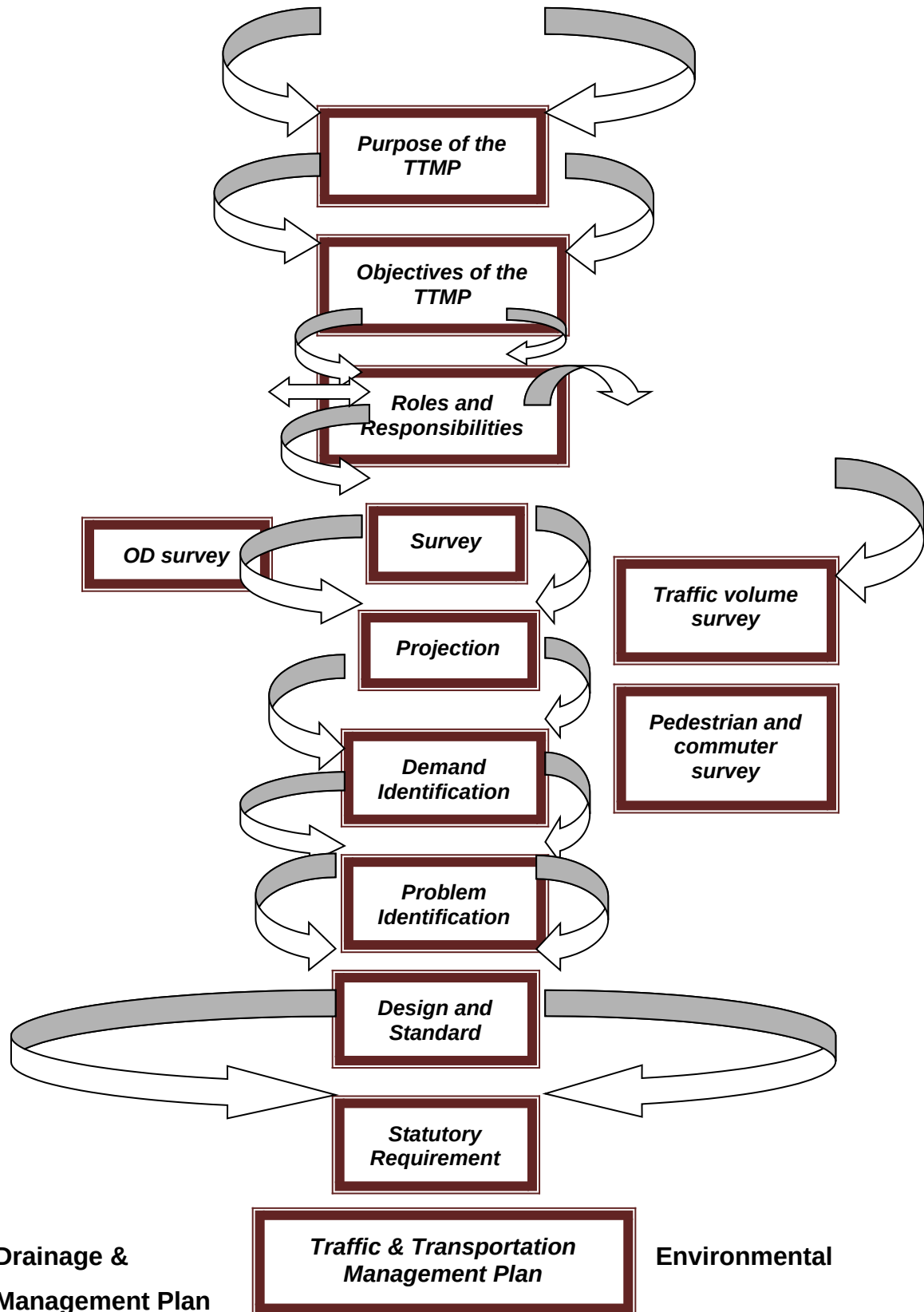
In urban planning, land use planning seeks to order and regulate land use in an efficient and ethical way and prevent land use conflicts. Government follows the land use planning to manage land development within the jurisdiction. In doing so, the government prepare plan for the needs of the community while safeguarding natural resources. To this end, it is the systematic assessment of land and water potential, alternatives for land use, and economic and social conditions in order to select and adopt the best land use options. Land use plan provides a vision for the future possibilities of development in neighborhoods, districts, cities, or any defined planning area.



Traffic & Transportation Management Plan (TTMP)

The Traffic and Transportation Management Plan follows a set of coordinated transportation management strategies and describes how they will be used to manage the traffic volume and transportation parameters. The scope, content of a Traffic and

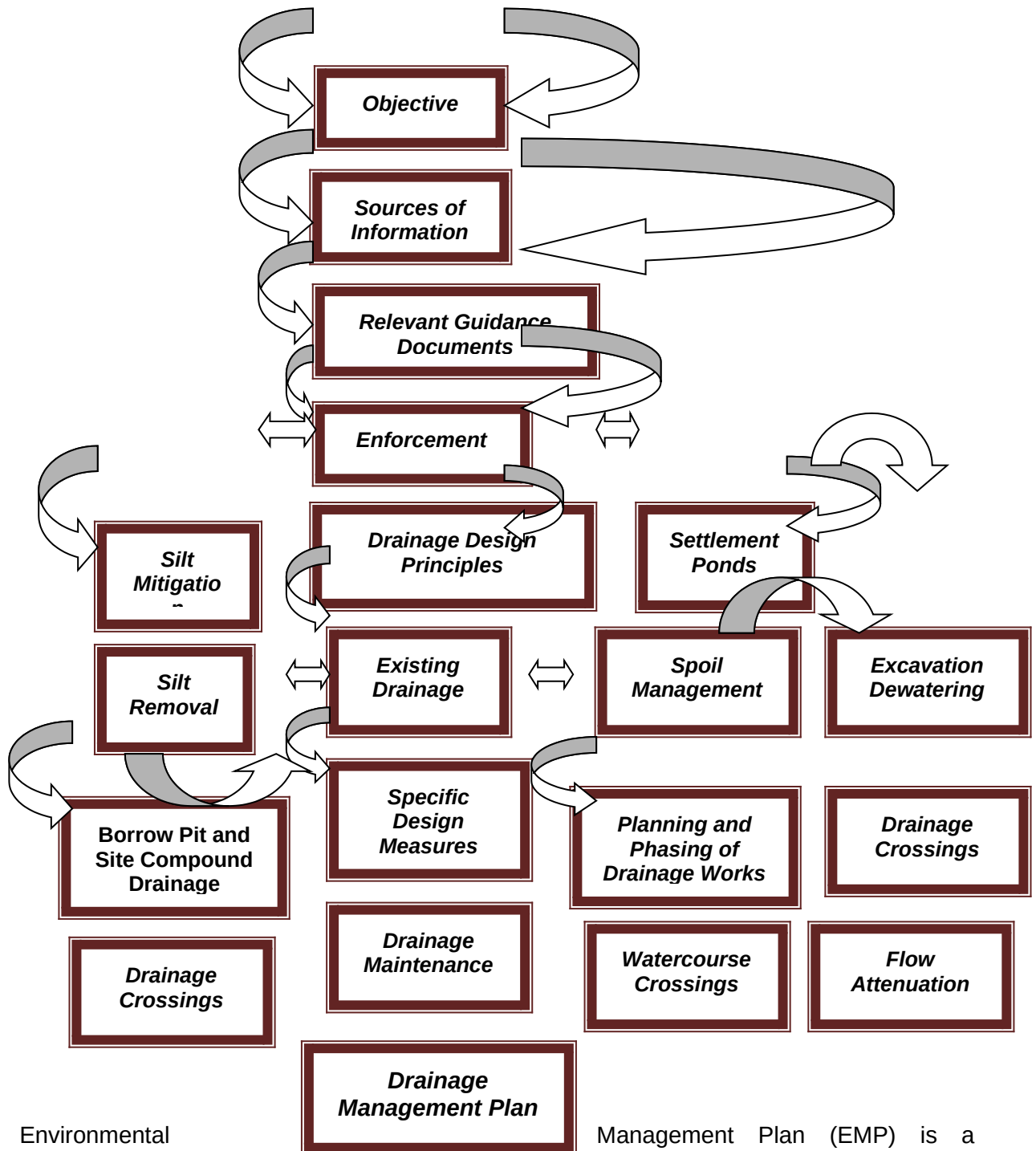
Transportation Management Plan may vary based on the area. Following diagram is the preparation process of a Traffic & Transportation Management Plan.



The ToR encompasses two different type of plan in one head named Drainage & Environmental Management Plan. Those two plans are Drainage Management Plan and

Environmental Management Plan. It is better to prepare two plans with two separate names. The planning method also presents here in two dimensions.

Drainage Management Plan is a set of drawings and other documents that comprise all the information and specifications for the programs, drainage systems, structures, BMPs, concepts and techniques intended to maintain or restore quality and quantity of storm water runoff to pre-development levels. Again, storm water management system is a surface water management system, designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse water to prevent or reduce flooding, over drainage, environmental degradation, water pollution or otherwise affect the quantity and quality of discharges from the system.

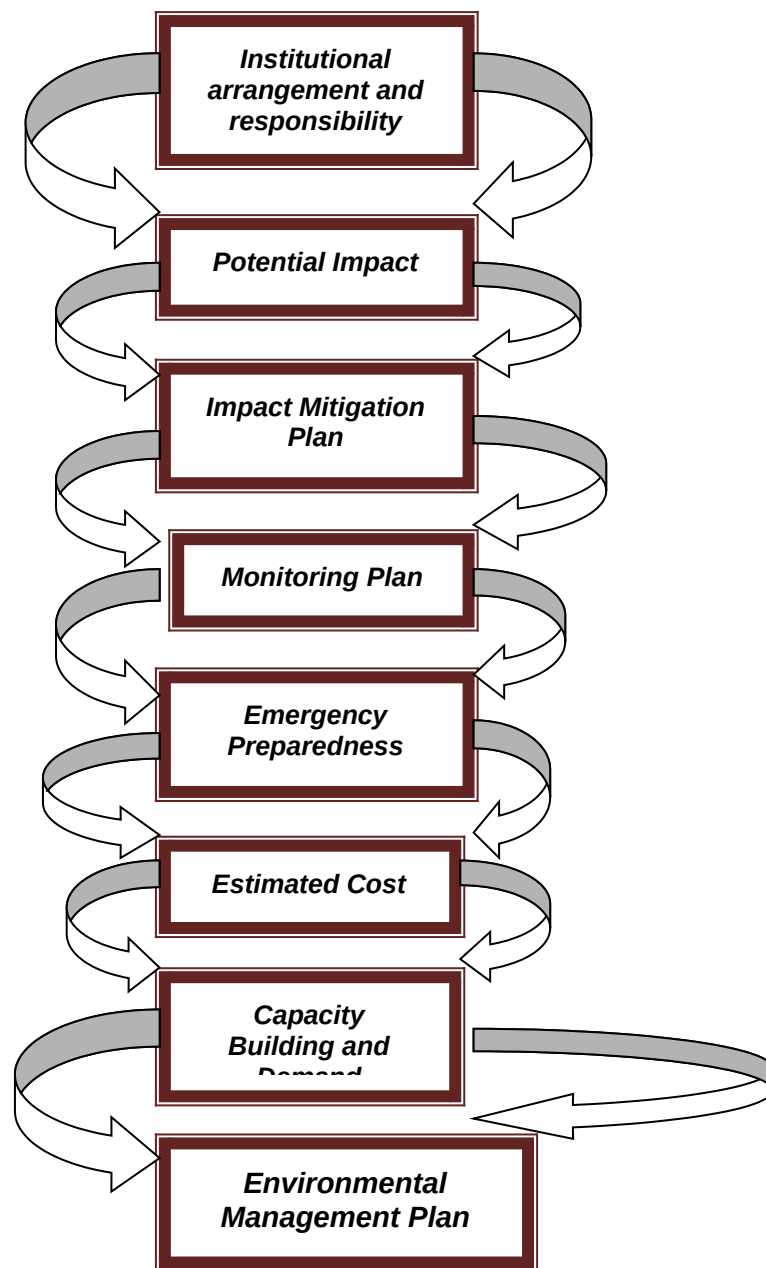


Environmental detailed plan proposes

Management Plan (EMP) is a measures for eliminating,

minimizing or mitigating adverse impacts on environment including the cost, timeframe, responsibility and monitoring mechanisms. Again, Environmental Management Plan (EMP) is a guidance document to measure and achieve compliance with the environmental protection and mitigation requirements of a project, which are typically requirements for project permits/approvals. EMP guidance documents use at the project planning and approval application stage to inform regulatory agencies that the proponent has agreed to follow management strategies to avoid and mitigate environmental impacts during project works.

In addition, Environmental Management Plan is a process that an organization will follow to maximize its compliance and minimize harm to the environment. This plan also helps an organization to map its progress toward achieving continual improvements. The Environmental Management Plan (EMP) is also includes mitigation measures for significant environmental impacts during implementation of the Project. Following diagram presents planning method to prepare an Environmental Management Plan.



Utility and Socio-economic Infrastructure Plan

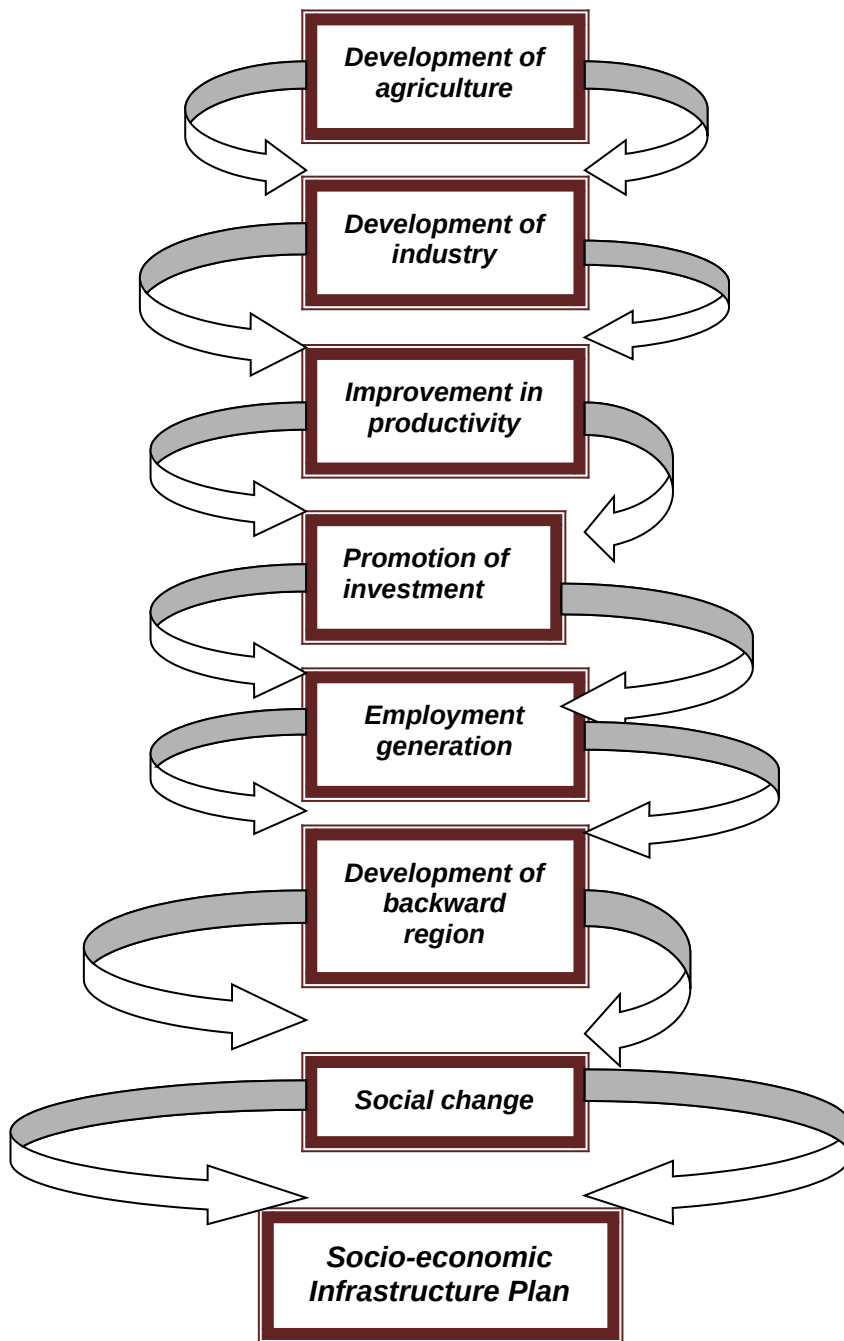
The words 'utility' and 'infrastructure' is synonyms. Therefore, two type of plan incorporates in a head and named **Utility and Socio-economic Infrastructure Plan**. In worldwide practice, we find **Utility Plan** and **Socio-economic Infrastructure Plan**. Two type of planning method follows for those two type of plan.

Utility service provides basic needs that significantly improve a community's quality of life, spurring social and economic growth. Improper planning and maintenance of utilities, can limit the economic viability of an area. Utilities and infrastructure planning and maintenance involve a large number of authorities and stakeholders. Inter-authority coordination, especially when it comes to street works, is critical. Common issues include high costs and lack of cost certainty, complex regulatory processes, lack of coordination, the state of existing utility plans, and spatial impacts. Integrated planning is also critical; the opportunities and vision for landscaping and green infrastructure is coordinated with the planning of utilities.

There are 2 broad classifications of **Socio-economic infrastructures**. They are:

Social infrastructure: They concern with the supply of such services as to meet the basic needs of a society. In simple words, social infrastructures refer those basic services such as [education](#) and training. It also includes health and sanitation, drinking water, housing, sewerage, electricity, gas, etc. Social infrastructures are also termed as 'social overheads'. The social overheads indirectly support the economic systems of an area. They indirectly increase the productivity and the economy sees the impact after some time. Social infrastructures lead to growth in the long run.

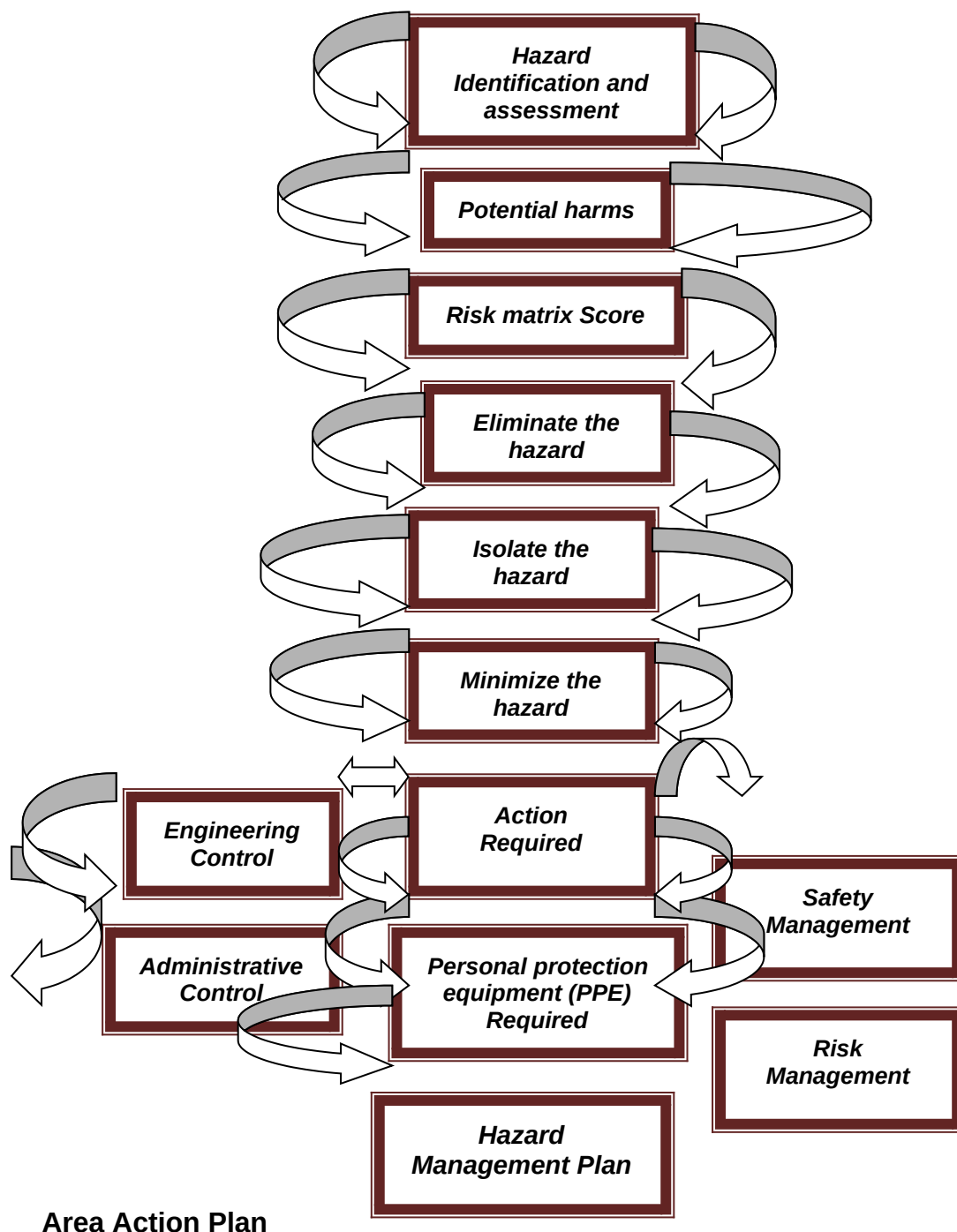
Economic infrastructure: Economic infrastructure is those infrastructures which directly concern with the needs of production sectors as agriculture, industry, trade, etc. In simple words, economic infrastructure directly supports the economic production. They also directly support the process of production and distribution in the economy. A few such examples are energy, irrigation, telecommunication, banking, insurance, technology, finance, etc. Economic infrastructures directly increase the productivity and the economy sees the impact immediately. They also lead to an immediate growth in the short run.



Hazard Management Plan

The Hazard Management Plan (HMP) is a written safety and environmental plan, which provides a framework for ensuring compliance with regulations pertaining to protection of personnel and the environment.

Hazard Management Plan (HMP) and Hazard Control Plan (HCP) is not synonym. Hazard Control Plan (HCP) is a standard operating procedure for a specific process performs in the laboratory or department. The HCP describes the hazardous materials or equipment in use and details the controls, put in place to minimize risk of exposure, injury and other incidents. It also includes experimental procedures, purpose is primarily to document the hazards and controls for the process. The HCP is typically written for procedures with particularly high hazards or when new hazards are introduced for the first time. A hazard assessment must be repeated and the HCP amended whenever changes are made to the process. Following is the procedure for the preparation of Hazard Management Plan.

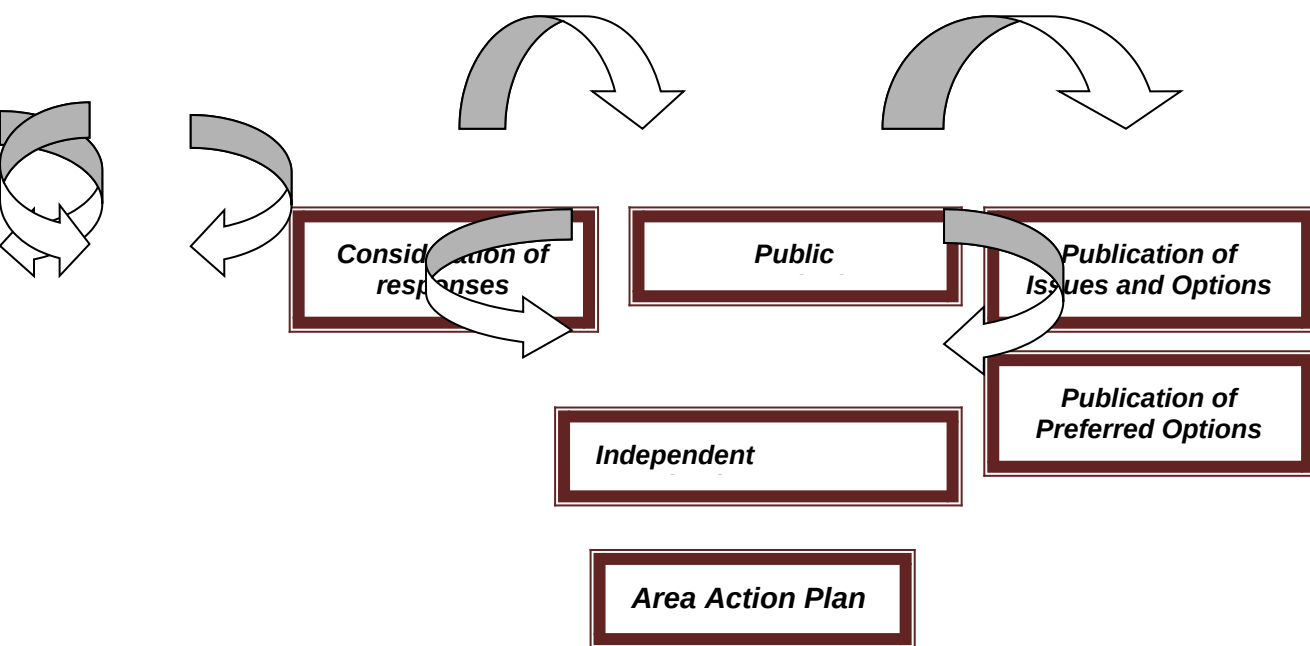


Area Action Plan (AAP) is a development plan document focuses on a specific location or an area subject to conservation or significant change, including major regeneration or growth areas.

Area Action Plan needs in order to:

- Deliver proposed growth of the area.
- Stimulate Regeneration.
- Protect built heritage whilst accommodating new development.
- Ensure development on appropriate scale, mix and quality.

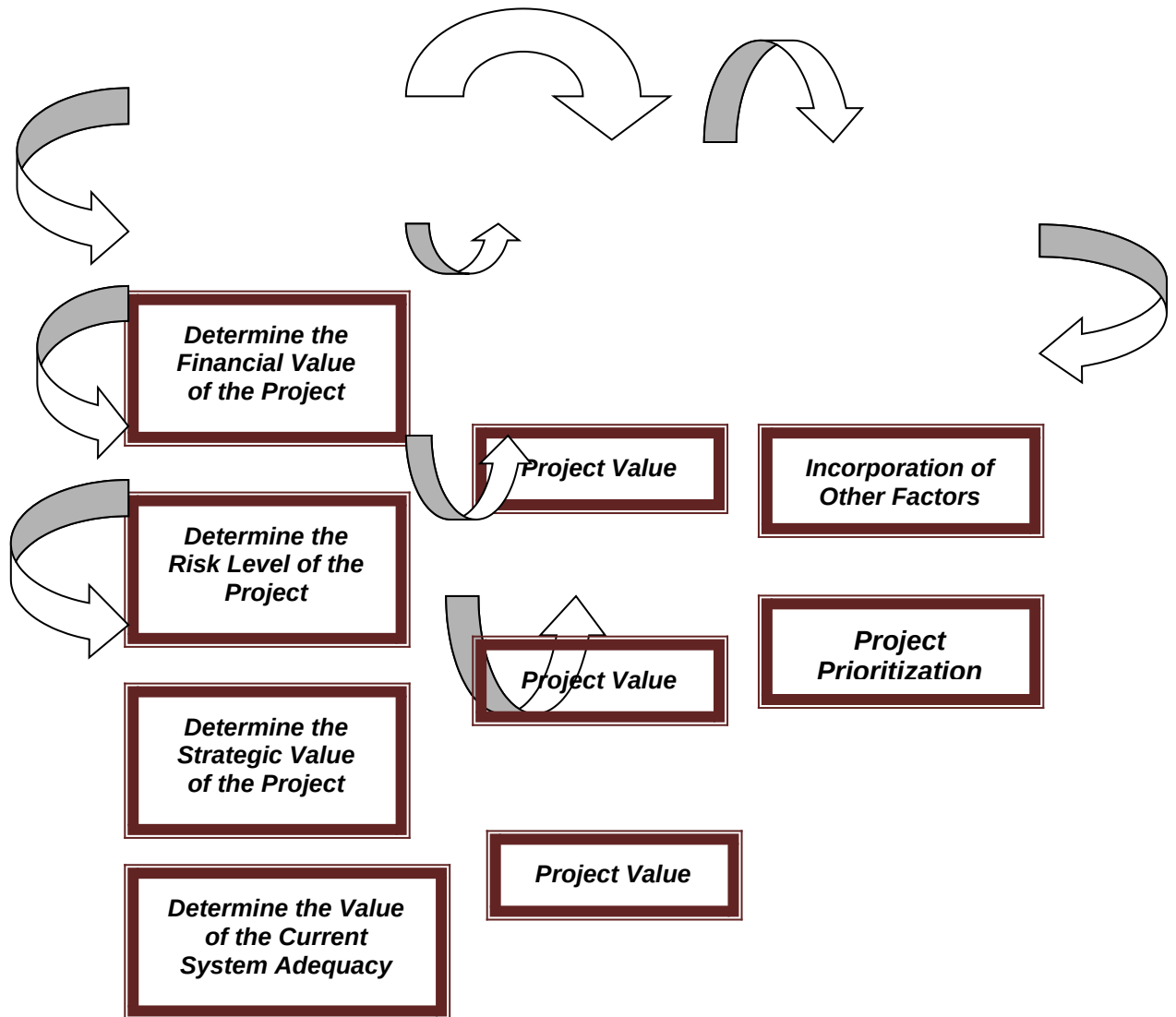
The Area Action Plan considers as a part of Local Development Framework and sets planning policies to guide development proposals, along with details of how those proposals will be delivered. It is also uses to make decisions when people apply for planning permission. Following is the planning procedure of an Area Action Plan.



Project Prioritization and Phasing Plan

The process of project prioritizing task starts in the project planning phase. The root-level processes prepare in the initial planning environment. Developing and positioning the priority level in the planning-phase assure project success. Prioritizing task becomes difficult if the processes are too complex. Simplifying the processes is helpful for completing them without many hassles. Set priorities are the project deadline, milestones, payment terms and other consequences.

The effective project prioritization task is vital to on-time project completion. The authority (like Local Government) handles multiple projects where they prioritize tasks depending on the criticality of one project over another. At the same time, there are different tasks within a project which require different attention levels at different periods. Those variances impact the project deliverables. Following diagram shows project prioritization method.



Phasing Plan is a detailed plan, prepared when preliminary development plan outlined. The phasing plan identifies or selects the component to be developed according to the importance. Method to prepare the phasing plan is as follows.

