

ii. Community/Utility Service

This category accommodates many establishments used for providing essential services to the citizens. The category includes telephone exchange, post office, fire station, water extraction pump station, electricity supply sub-station, waste water treatment plant etc. The total land under this category stands at 51.30 acres, which is about 0.07% of the planning area.

iii. Forest

An area of 144.55 acres (0.19%) has been reserved for forest use. Biodiversity and ecological balance deteriorates with the advent of urbanization. Because of economic prosperity have become people land hungry and to maximize use of land the land owners often destroy bio-diversity. However, in a land scarce country like Bangladesh where farm and non-farm uses are in hard competition in the urban fringe, it is extremely difficult to maintain biodiversity all over the area. Wild animals of various types will be released in proposed forest land creating a natural habitat for the animals. This will become an attractive place of tourist destination if properly developed and maintained.

iv. Heritage Site

The heritage site includes existing historic sites and also includes, ruins of the palace of Raja Harsh Chandra in Rajashan area and Kashimpur Jamindar Bari, etc comprising about 7.17 acres of land.

v. Institutional Zone

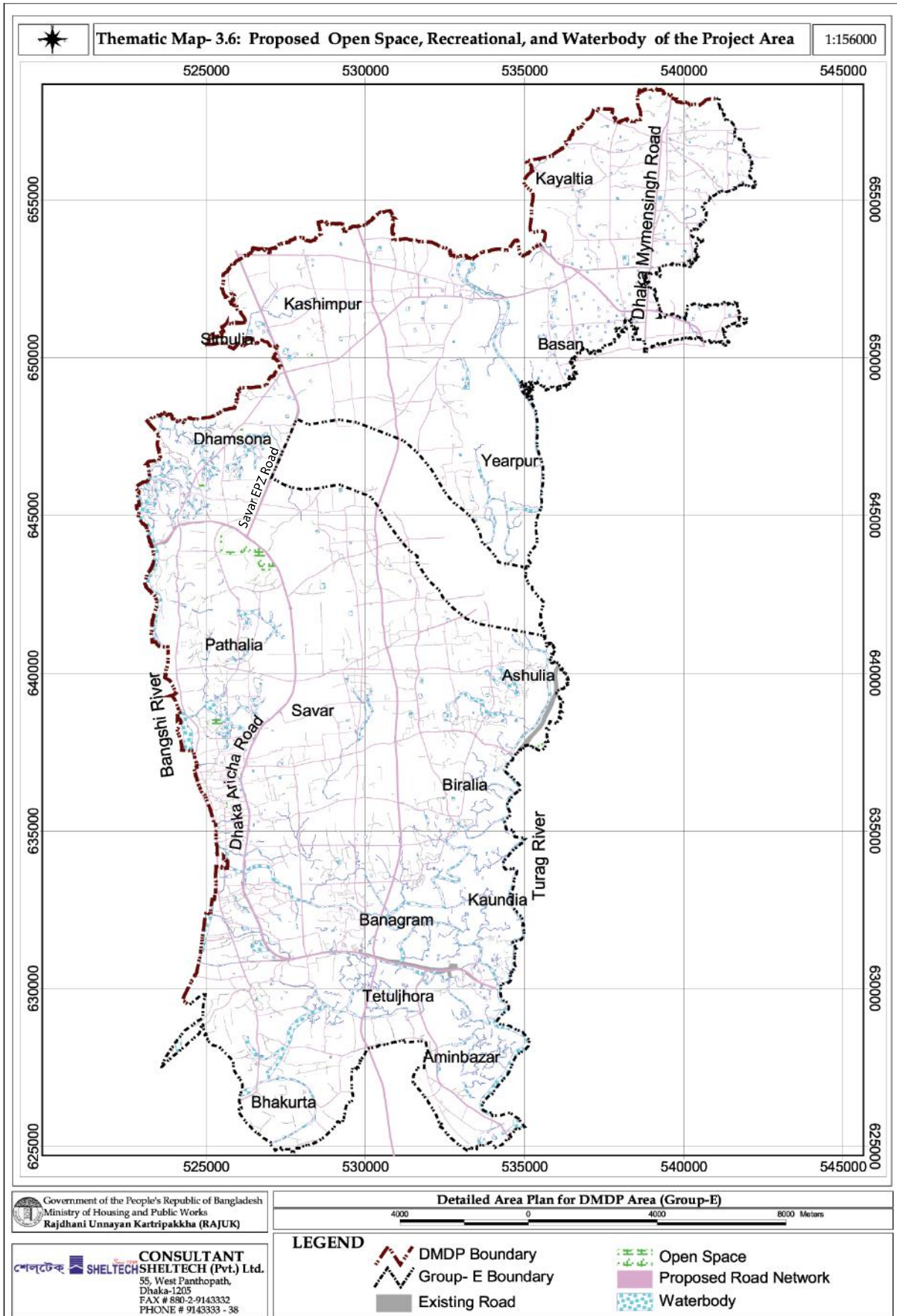
All types of institutional area which are located in previous structure plan designated flood flow zone, sub flood flow zone and agricultural zone have been shown as overlay zone in the plan. This includes educational institute, BKSP, BRAC Training Complex, Bangabandhu Agricultural University, BADC, and BTRC Training Institute etc, which cover an area of 356.34 acres of land of the planning area.

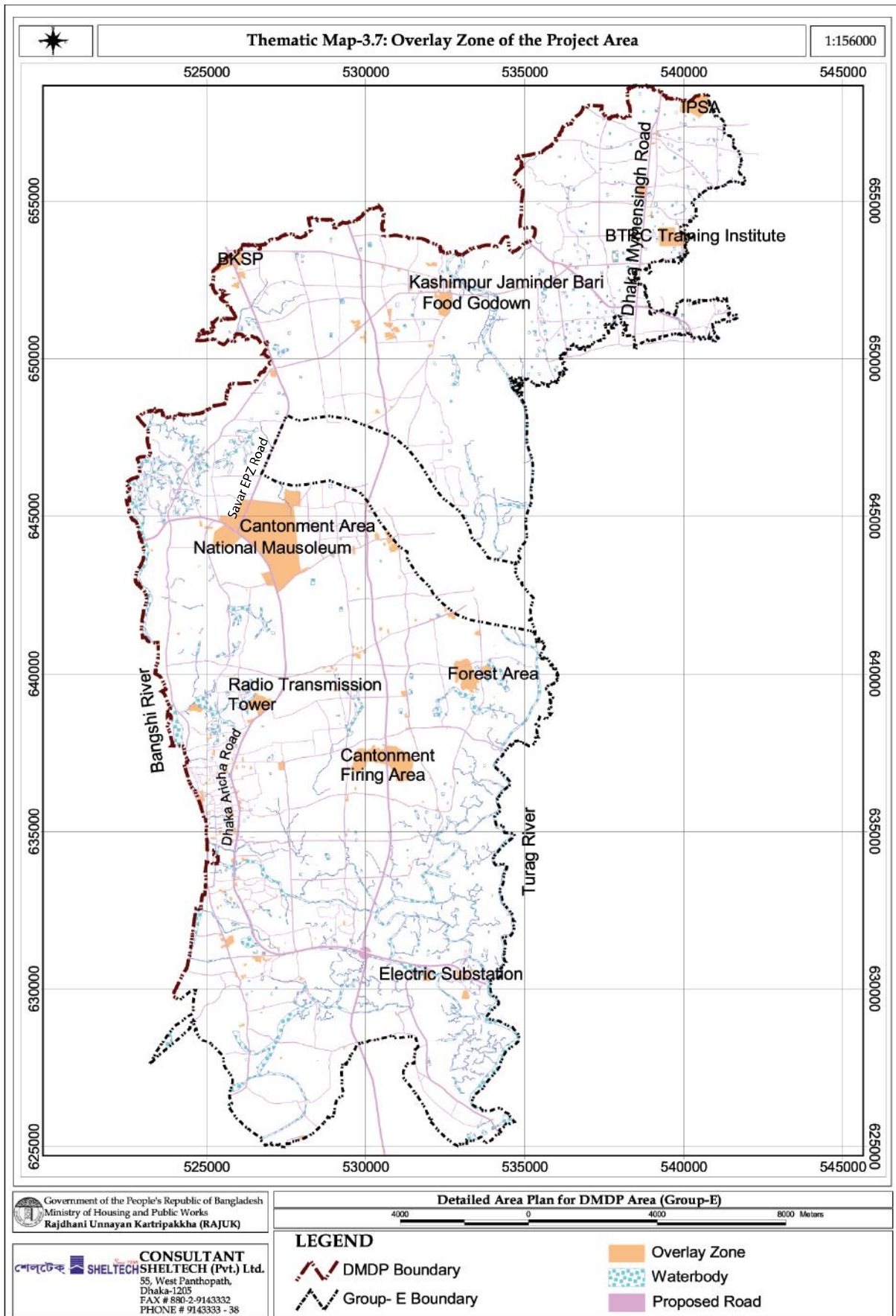
vi. Industrial Use

Industrial category like Orange A and Green type of industry which are located in structure plan designated flood flow, sub flood flow and agricultural zone, have also been included in overlay zone covering an area of 308.31 acres of land in the planning area.

vii. Graveyard

There are number of existing graveyards in the planning area. The area under this category stands at 11.94 acre.



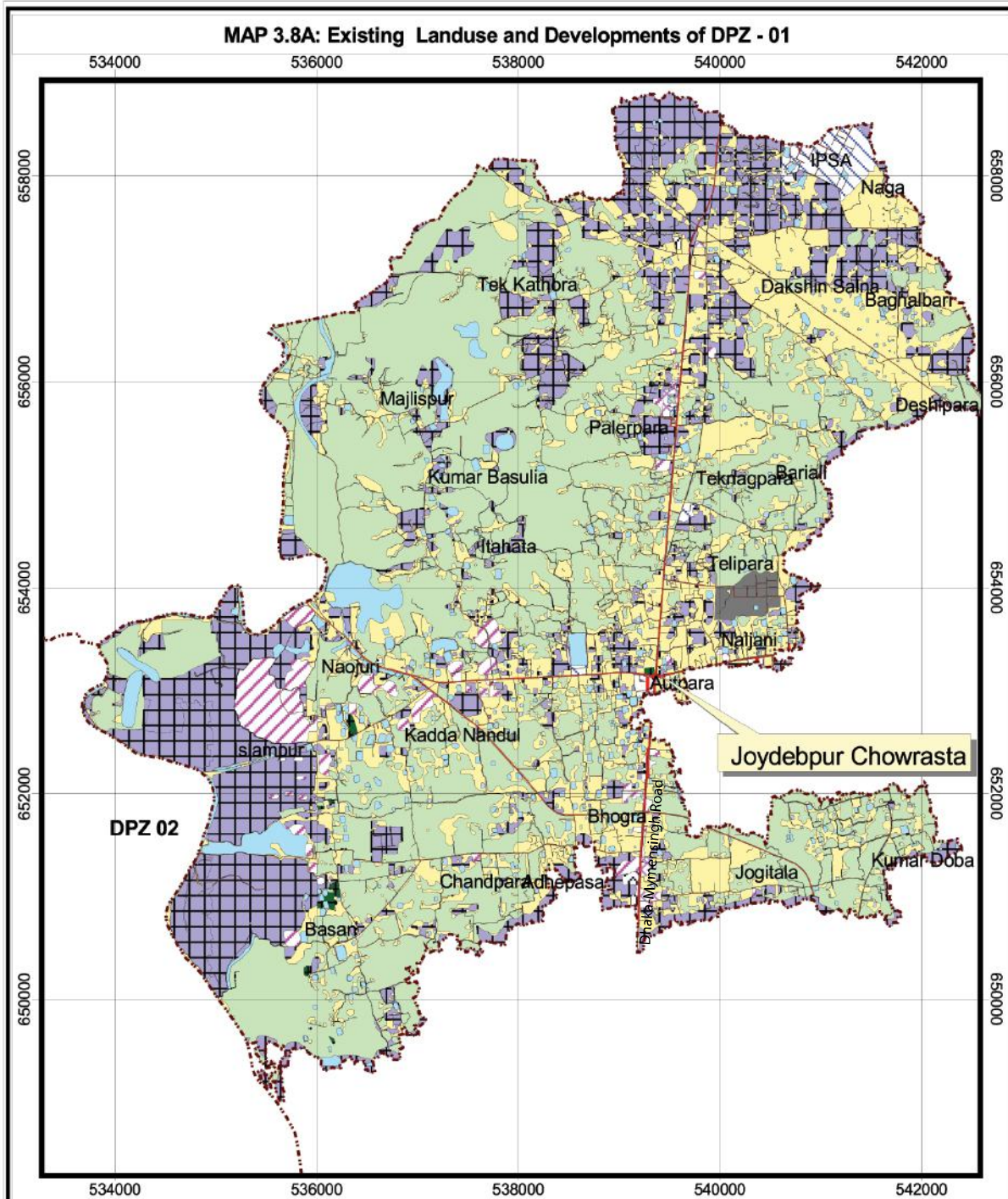


3.7 DPZ Wise Description of Land Use and Development Proposals

The consultant regrouped the entire planning area in to 12 Detailed Planning Zones (DPZ). The zone based on development trend, population density and physical boundary as lines of demarcation between DPZs. The list of Mauzas under DPZs is presented in **Annex-3.3**. In the following sections short description has been carried out about each DPZ – its existing conditions and the recommended land use and development proposals.

DPZ-1: South-western End of Gazipur Paurashava and Adjoining Areas

List of Mauzas	Existing Conditions	Proposed Land Uses and Development
Autpara, Adhepasa, Baghalbari, Naljani, Bhogra, Telipara, Bariali, Deshipara, Naga, Tek Kathora, Majlishpur, Kumar Basulia, Dakshin Salna, Palerpara, Itahata, Jogitala, Teknagpara, Kumar Doba, Basan, Bhogra, Chandpara, Naojuri, Kadda Nandul, Islampur	Dhaka-Mymensingh Road passes through the central-eastern part of the zone. Dhaka-Tangail Railway line runs on the north-eastern part. In the central-southern part Dhaka-Tangail Road crosses Dhaka-Mymensingh Road and forms Joydebpur Chow rasta. Fast growth is observed in this DPZ along major roads. Large number of factories are found on the Dhaka-Gazipur Road. However, substantial part in the peripheral areas remains rural-agricultural land uses with some flood flow areas on the western periphery. (Please see Map-3.8A)	Agricultural land use will remain one of the dominant land uses (4725.78 acrs) in this DPZ. In observation of the trend of development, mixed land use have been suggested along the major roads. Urban residential zone proposed in this zone will be about 645.17 acres. Areas with existing residential use and potential for residential development have been put under residential use. Rural settlement will also be second most land use (2254.57 acres). Kumar Doba, Naljani, Itahata, Kadda Nandul and Naojuri are the Mauzas where most residential zones have been proposed. Vast rural agricultural areas will remain as they are, while the western part of the DPZ has been proposed as flood zone, because of the present flood flowing character of the area, which is about 1995.84 acres of total area of DPZ 01. (Please see Map-3.8B)



CONSULTANT
SHELTECH (PVT.) LTD.
Sheltech Tower, 55,
B. U. Gazi Nuruzzaman Road,
Dhaka 1205, Bangladesh

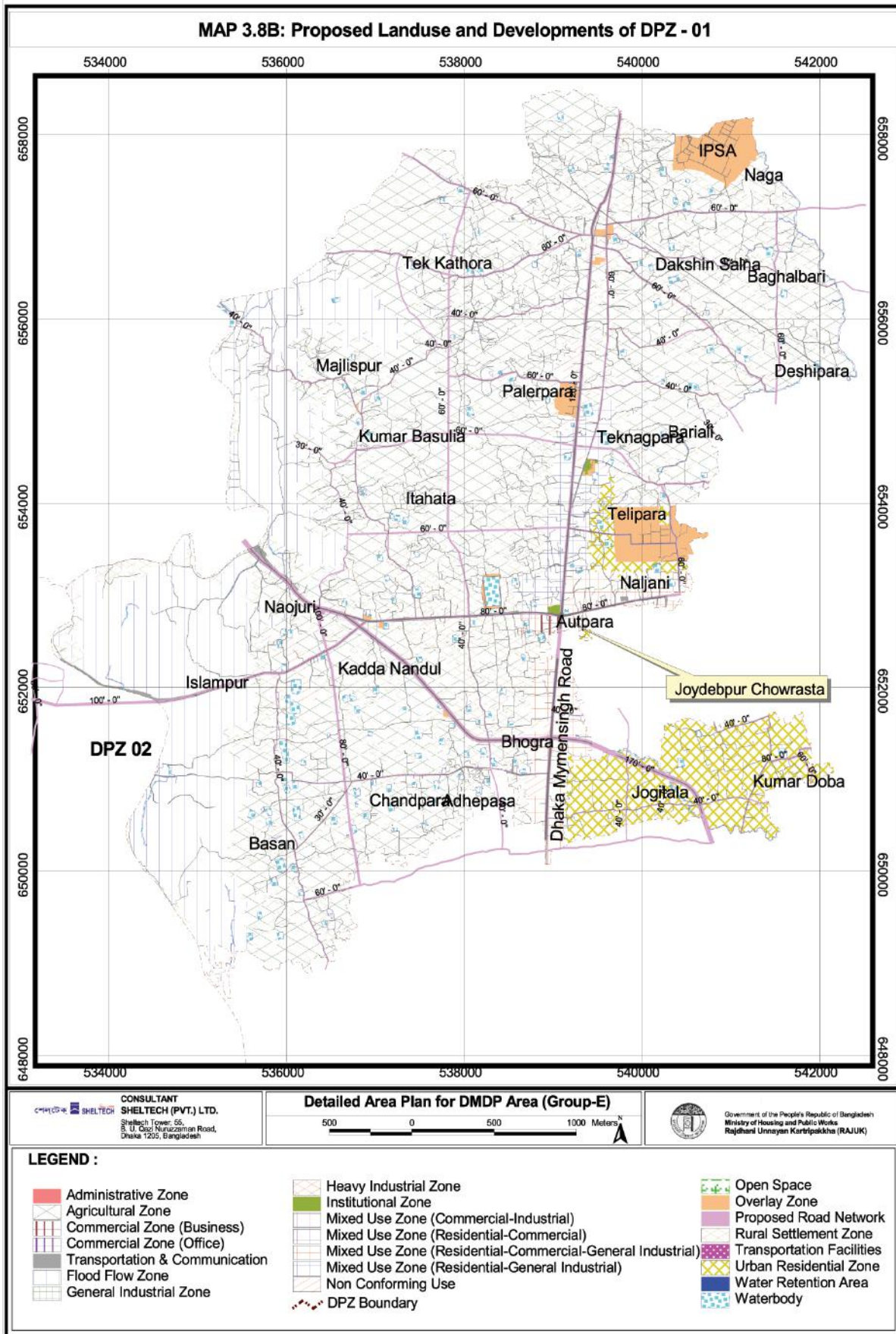
Detailed Area Plan for DMDP Area (Group-E)

500 0 500 1000 Meters

Government of the People's Republic of Bangladesh
Ministry of Housing and Public Works
Rajshahi Unnayan Kartripakkha (RAJK)

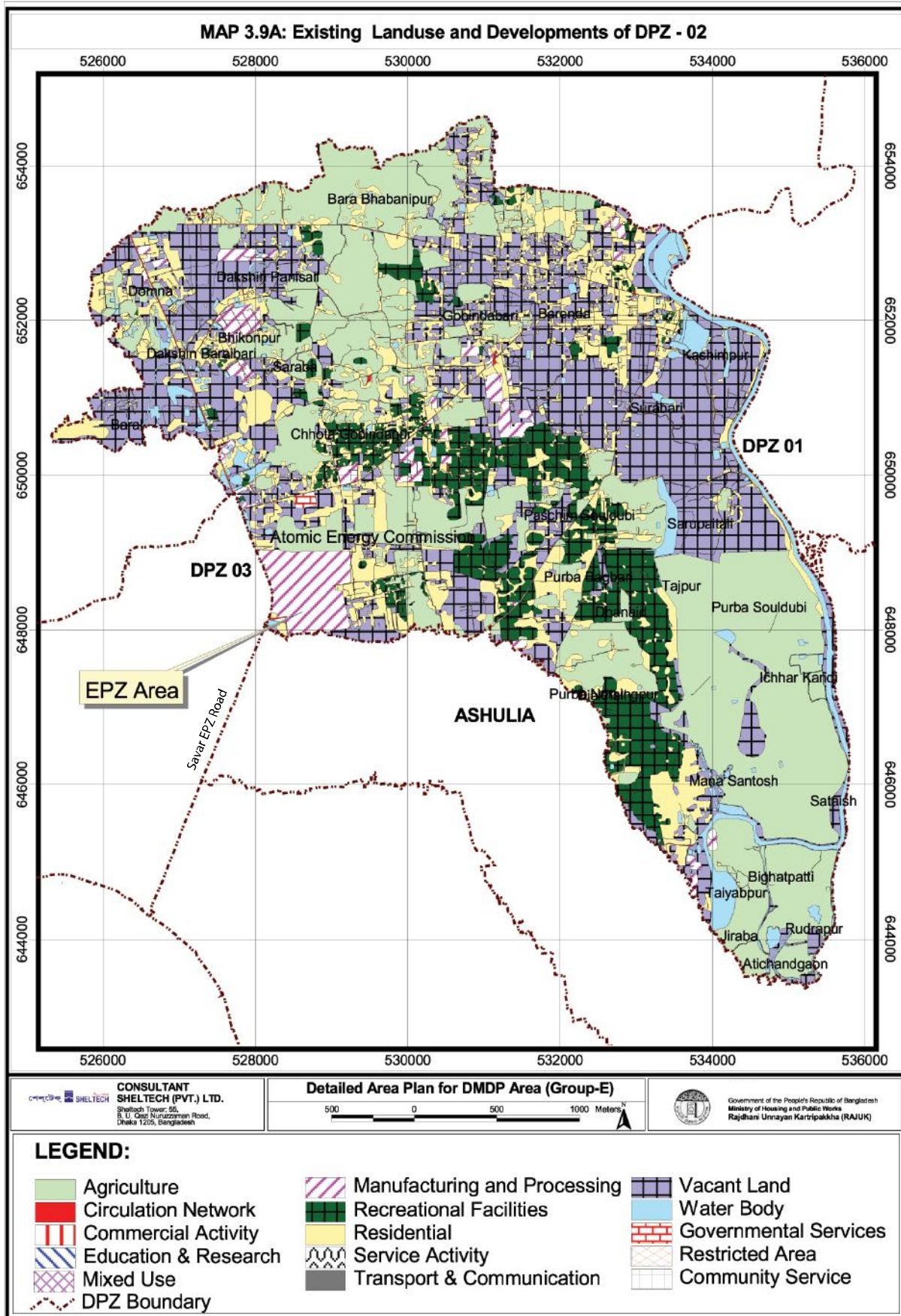
LEGEND:

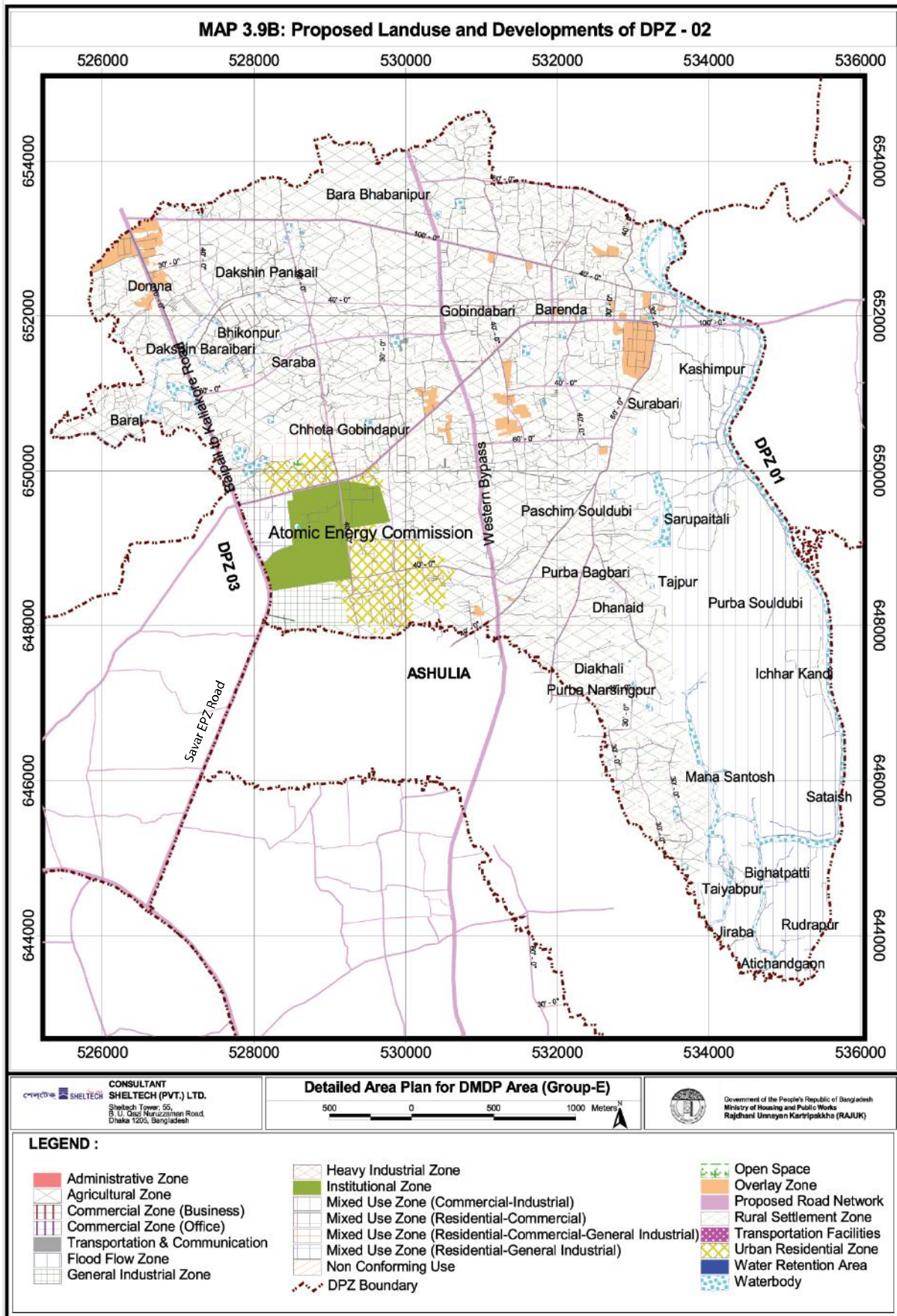
Agriculture	Manufacturing and Processing	Vacant Land
Circulation Network	Recreational Facilities	Water Body
Commercial Activity	Residential	Governmental Services
Education & Research	Service Activity	Restricted Area
Mixed Use	Transport & Communication	Community Service
DPZ Boundary		



DPZ-2: Kashimpur and Northern Savar

List of Mauzas	Existing Conditions	Proposed Land Uses and Development
<p>Atichandgaon, Baipail, Bara Bhabanipur, Baral, Barendra, Basan, Bhikonpur, Bighatpatti, Chhota, Gobindapur, Dakshin Baraibari, Dakshin Panisail, Dhanaid, Diakhali, Domna, Ganakbari, Gobindabari, Ichhar Kandi, Itahata, Jiraba, Kashimpur, Mana Santosh, Paschim Souldubi, Purba Bagbari,</p>	<p>This DPZ has Nabinagar-Chandra Road on the west with a small part extended beyond the road, the Turag river on the east and north-east. This DPZ accommodates Kashimpur and north-eastern areas of Dhaka EPZ. Development is scattered and taking place mostly on the high lands. About 40% of the DPZ is still under agriculture and rural land use. (Please see Map-3.9A)</p>	<p>Agricultural land use will remain one of the dominant land uses (4614.71 acrs) in this DPZ.</p> <p>The existing monsoon flooding areas have been put under flood zone, and also the second most dominating land use in this zone (3353.45 acres).</p> <p>A general industrial zone has been proposed on the eastern part of Surabari mauza.</p> <p>Existing village settlements in Surabari, Gobindabari, Barendra, Dakshin Panishail, Diakhali and Purba Bagbari have been shown as rural settlement zones with an area of 3233.54 acres.</p> <p>Large areas on the east of Nabinagar-Chandra Road in Dkashin Panishail and Bhikonpur have been put under industrial use. (Please see Map-3.9 B)</p>





DPZ-3: North-East Savar

List of Mauzas	Existing Conditions	Proposed Land Use and Development
<p>Bagdhania, Baipail, Banshbari, Dhania, Enayetpur, Ganakbari, Hatubhanga, Kamalsi, Nalam, Nalam Bagbari, Palashbari, Pathalia, Taksur, Tattibari, Uttar Ramchandrapur</p>	<p>Areas along the major road are developing fast in this DPZ-3. This DPZ comprises Dhaka EPZ, part of Cantonment area, establishments of Gono Shsthaaya Kendra, Kohinoor Spinning Mills, and areas on the north of Dhaka-Aricha Road upto the Nayarhat Bridge. Major road side part is substantially built up, while interior areas have agriculture with rural settlement and waterbody. Small areas near the Nabinagar-Chandra Road are under urban residential use. Please see Map-3.10A</p>	<p>Urban Residential Zone is the most dominating land use (1636.75 acres) in this DPZ.</p> <p>North-western part of the DPZ has been substantially retained as agricultural use with an area of 586.75 acres of land.</p> <p>Three small clusters in this area have been delineated as water retaining areas and another small area as institutional use, proposed for an educational institution.</p> <p>Substantial areas on the north have been delineated as agriculture with existing water channels and flood water flowing paths. Mixed use zone has been marked on the north and south of Dhaka EPZ of this zone. DAP proposes an open space in the middle part of this DPZ and an institutional area in the southern part and residential use on the south-eastern part in Mauzas like, Polashbari and Banshbari. An educational zone has been marked in Polashbari and Banshbari area as well.</p> <p>A park of 16.56 acres and a playground of 5.80 acres have been proposed in Banshibari mauza of Dhamsona union of this planning zone. Please see Map-3.10B</p>

