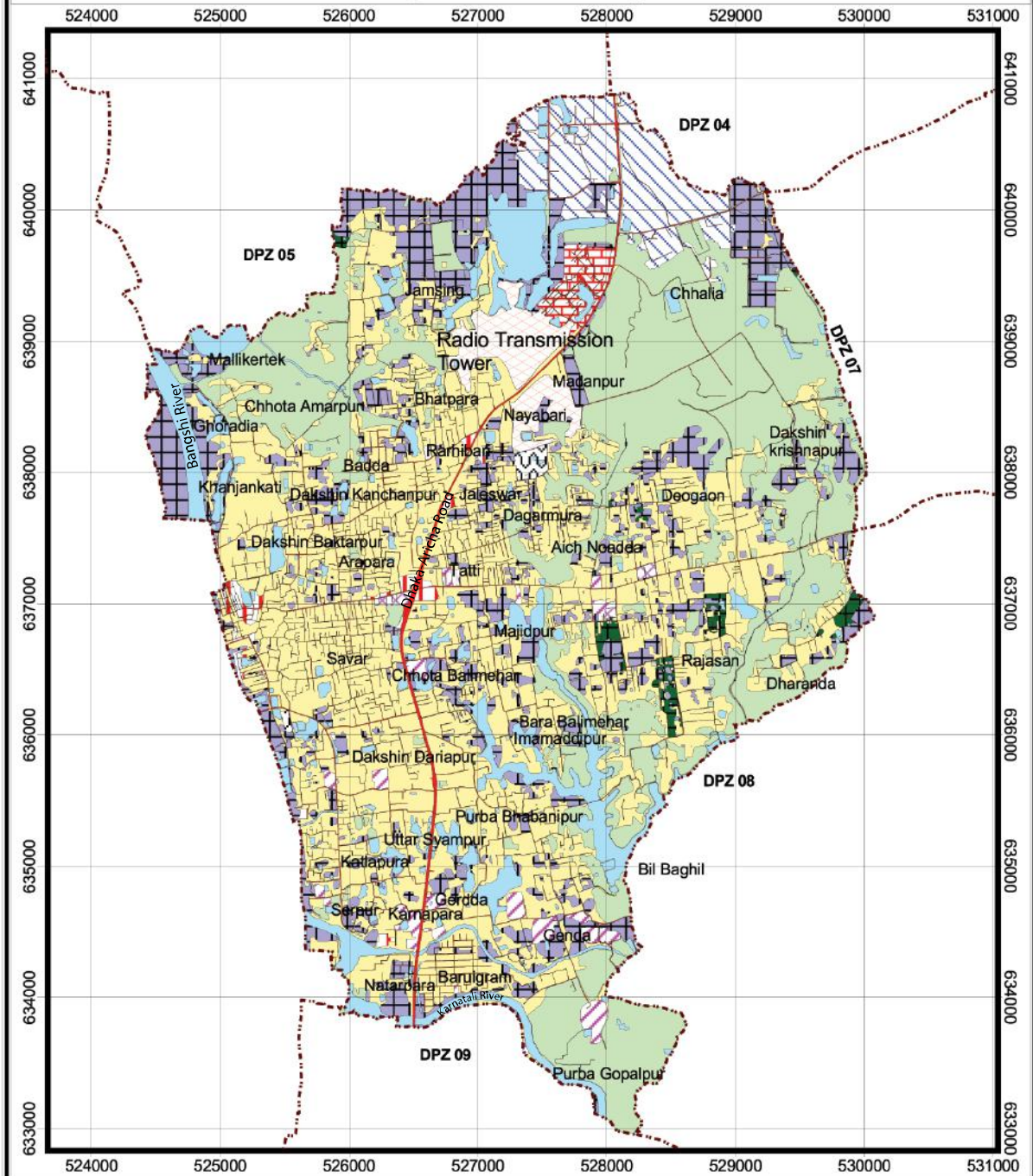


MAP 3.13A: Existing Landuse and Developments of DPZ - 06



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

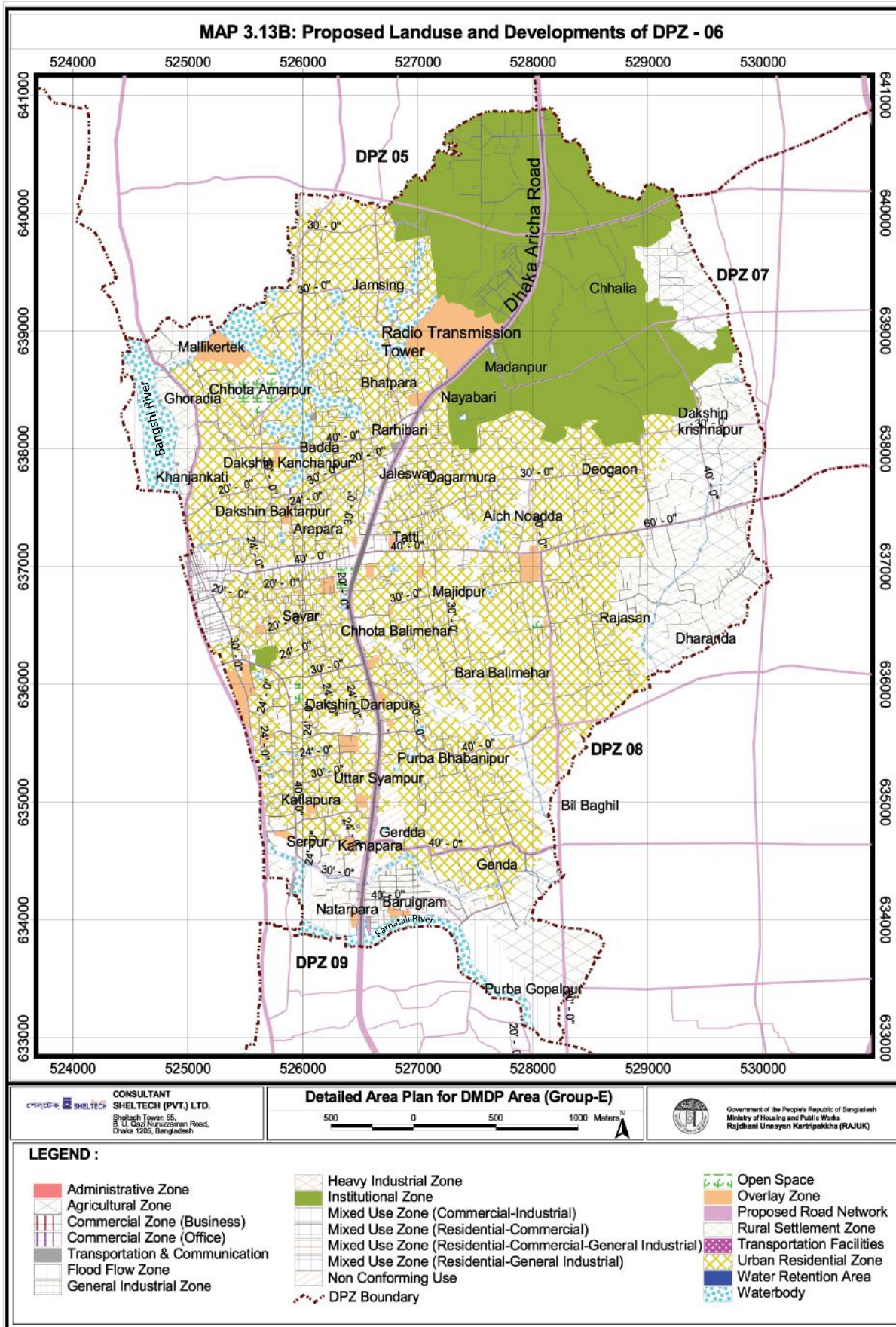
Detailed Area Plan for DMDP Area (Group-E)



Government of the People's Republic of Bangladesh
 Ministry of Housing and Public Works
 Rajshah Ummayyaz Kartripaksho (RAJUK)

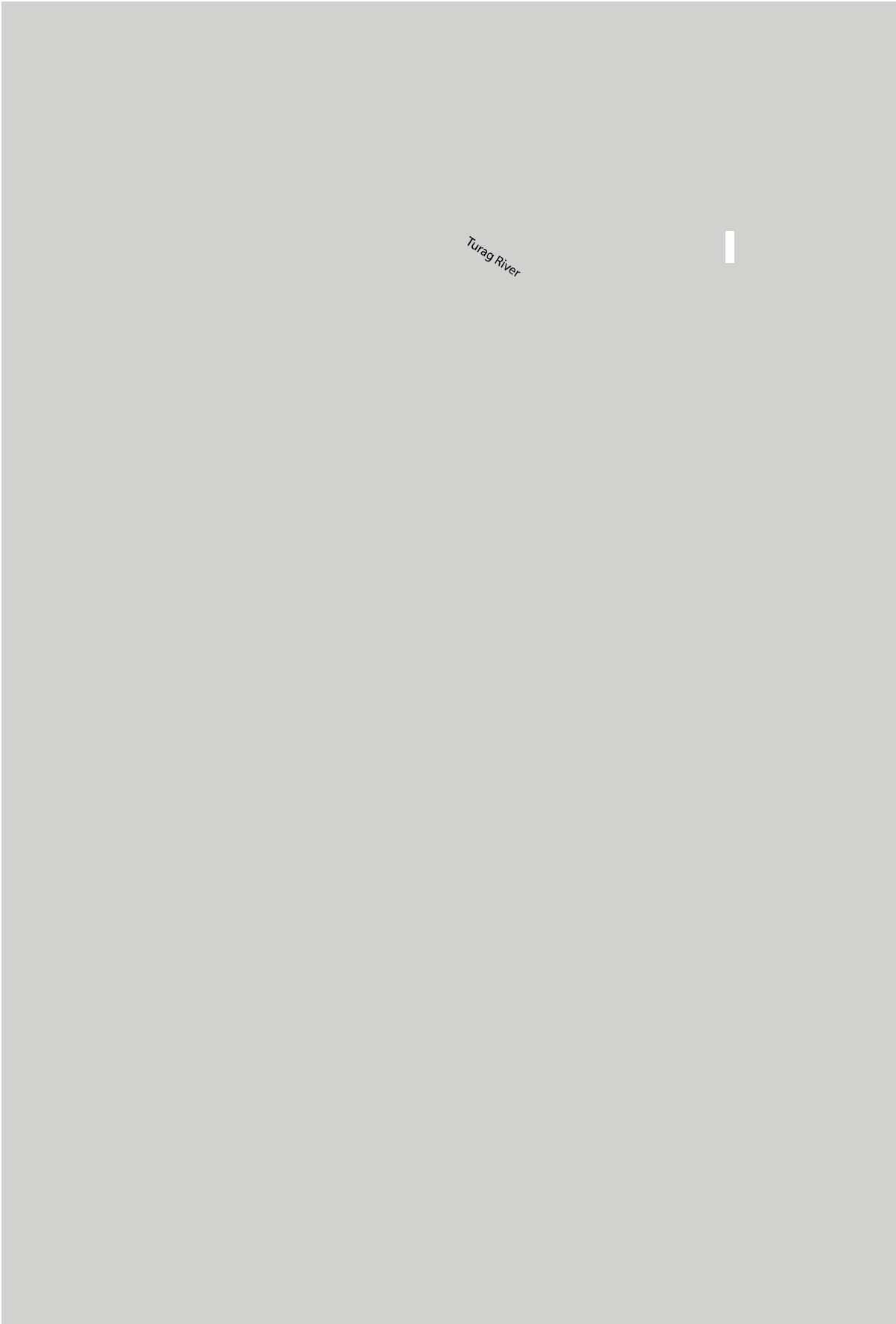
LEGEND:

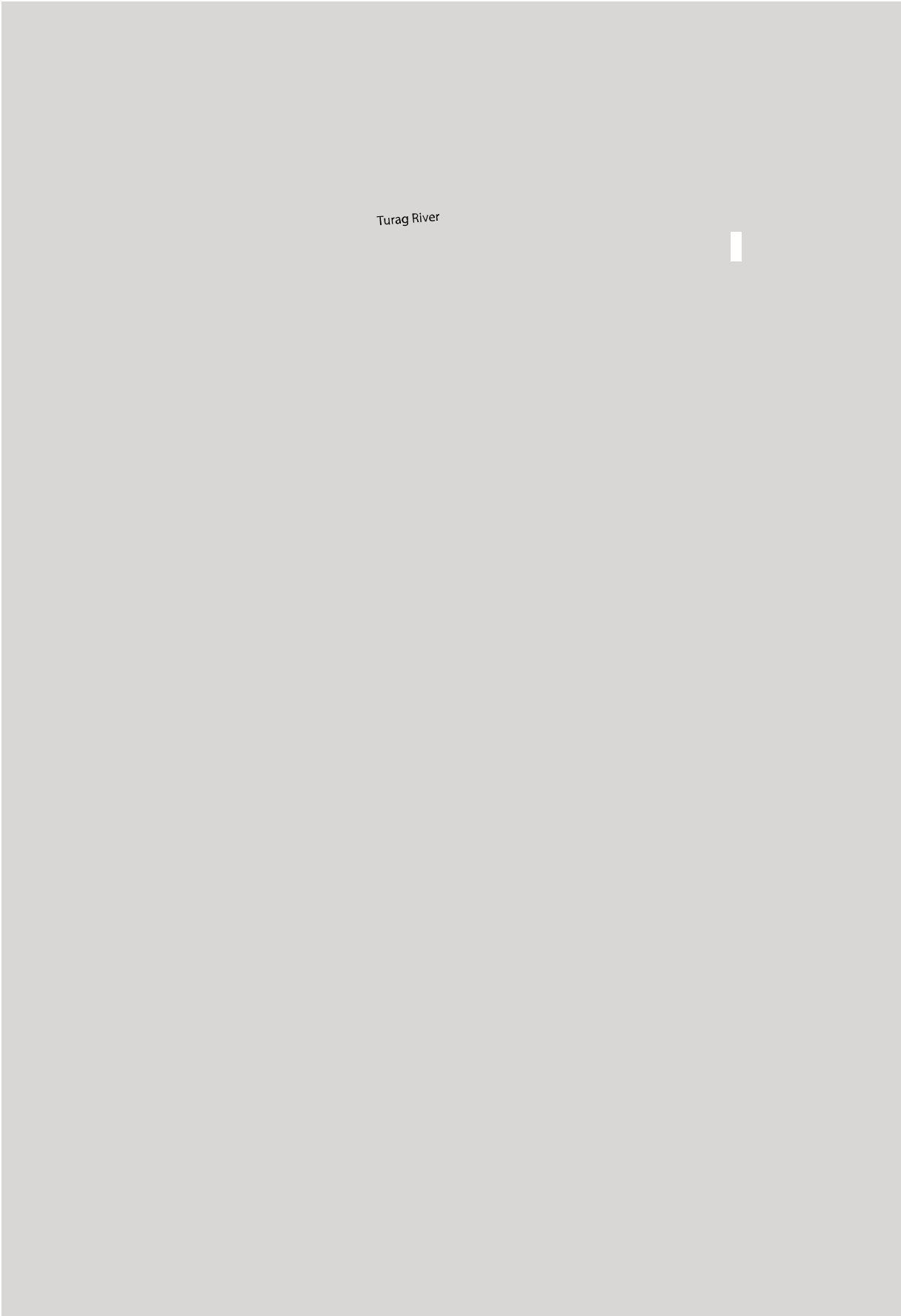
- | | | |
|----------------------|------------------------------|-----------------------|
| Agriculture | Manufacturing and Processing | Vacant Land |
| Circulation Network | Recreational Facilities | Water Body |
| Commercial Activity | Residential | Governmental Services |
| Education & Research |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



DPZ-7: Central-East Savar-1

List of Mauzas	Existing Conditions	Proposed Land Uses and Development
<p>Akran, Aukpara, Bara Ashulia, Bara Kakar, Bara Paragaon, Basaid, Biralia, Chandgaon, Chaubaria, Chhota Kakar, Chhota Kaliakair, Dampara, Deul, Gauripur, Kalma, Khagan, Mirer, Chandgaon, Rostampur, Sadhupara, Saipara, Samair, Sujabad, Uttar Dattapara, Zinzira.</p>	<p>This is the central-east part of the planning area comprising Mauzas as shown in column. The vast part of the DPZ is under high value agricultural land category. About 40% of the DPZ is still under agriculture and rural settlement. Residential concentrations are observed on the road side areas. Eastern part of the DPZ is naturally an agriculture-flood flow area. Please see Map-3.14A</p>	<p>In this DPZ, the land use proposals are, mixed use area, residential area, utility services area and water channel.</p> <p>The consultant has retained almost the entire flood flow and agricultural zone proposed by Structure Plan. A small part on the eastern periphery is proposed for residential use.</p> <p>An area of 144.55 acres has been designated for forest land as overlay zone in Dampara mauza of Biralia union. Please see Map-3.14B</p>





DPZ-8: Central-East Savar-2

List of Mauzas	Existing Conditions	Proposed Land Use and Development
<p>Akran, Bagbari, Banagram, Bara Kakar, Bhomka, Bil Baghil, Biralia, Chakulia, Chandpara, Chhota Kaliakair, Chhota Oalia,, Dewanbari, Gandharia, Kamalapur,, Konda, Kumar Khonda, Kumaran, Mostapara, Nikrail, Pipulia, Purulia, Rajar Bag, Sadhapur, Sadullapur, Samair, Sarulia, Sirajer Tek, Sisarchar, Uttar Ulumora.</p>	<p>This zone is with mostly agricultural area dispersed rural settlement and water body. Due to lack of good road infrastructure, power, gas and water supply most areas have remained in their original character. However, non-farm growth is gradually creeping into the area. Most high lands have already been sold to outsiders. Dispersed urban settlements with handful of manufacturing units are observed in this DPZ. Existing roads are narrow without having rational linkage with other roads. Lands are mostly high, except on the south-eastern periphery, where flood water flows during monsoon. Structure Plan termed the lands in this zone as high value agricultural land. Please see Map-3.15 A</p>	<p>The development trend shows that these high lands, due to their topographical advantage, will ultimately go into urban use. Land use restriction will not be able to protect the lands as high value agricultural land. Rural Settlement zones have been recommended in the central areas of the DPZ because of the topographical advantage. Proposed north-south Baliarpur Road passes through the heart of the DPZ. Akran, Bagbari, Bhomka, Chhalia are major areas of rural settlement.</p> <p>About 297.13 acres of land has been used for Cantonment firing area which has been shown as overlay zone in the plan.</p> <p>The existing flood zone and agricultural areas along the river have been retained as flood zone. Agriculture has also been marked on scattered central areas where farming is still continuing. Please see Map-3.15 B</p>

