

Chapter- 4

Plan Implementation

4.0 Introduction

This chapter of the planning report contains implementation phasing and priorities of development proposals. It also covers the development control procedures to be followed for approval of various structures and land uses and deliberations on, formation of new paurashava, land reservation for infrastructure development, restriction on land use clearance and environmental impacts.

4.1 Implementation Strategy

Traditionally, owing to complexities, government does not involve people in the planning and development process of any project and attempt to implement it with own or procured fund through land acquisition. Such a policy has some built-in problems that sometimes strongly resist its implementation.

People rightly feel that they have the right to know about the plan which has direct bearing on their life and property. The plan regardless of its quality uproots many people from their home and community they belong to. Thus sometimes a strong and desperate group of affected people together with their friends and allies resist, with their united strength, the implementation process of a development project.

In our country, during land purchase people records land at considerably low price than the actual. This reality makes people financially looser when the land is acquired by government. Compensation all over the world is a complicated process. Brokers prop up to bridge the gap between innocent people and the government machinery. Money sticks to broker's hands. Plan Implementation through Active Community Participation Technique is the answer to offset these impossible obstacles on the way to plan implementation. The plan recommends involving beneficiaries in plan implementation.

4.2 Land Management

Effective land management is one of the most important tools for the implementation of spatial development plans. For existing urban areas of middle to high densities, the most effective approaches are urban rehabilitation/upgrading and land sharing, either or not engaging community based development techniques for which proper institutional and financial mechanisms have to be established. On the contrary, for existing urban areas with relatively low densities, government agencies may acquire land for construction of infrastructure and provision of urban service, and also for the implementation of site and services schemes that can offer low cost plots to low income households. Mechanism for institutional and financial support for disadvantaged group may be adopted like cross subsidy, etc.

4.2.1 Land Management Techniques

Urban Renewal

Urban renewal is necessary for a built up urban areas where there is considered blight and obsolescence and derelict and not fit for human habitation. Urban renewal will be required for old Savar. It is necessary for those areas that is already threatened by degradation of physical environment due to over population, congestion and unplanned development, also where the land uses are haphazard, unsystematic and incompatible. The basic essential infrastructure urban services and community facilities are not properly exist, in the area where there is existence of heritage and which are in decaying stage.

Site and Service Scheme

Site and service schemes would be offered by private developers, including cross subsidization as part of the conditions. Such schemes will fulfill the conditions in order to obtain a development license for a larger area. Here too, institutional provisions will be needed to make this spatial land management technique work effectively. In the Site and Services schemes the most important issue is matching the plot size distribution to the income of the expected/targeted beneficiary. Community based development of (hard core poor) low-income housing including facilities in the existing urban area and the urban fringe area through consulting with facilitator and users will be the responsibilities of the public sector urban development agencies.

Land Readjustment/Guided Land Development

Land readjustment and guided land development both aim at improving accessibility and at providing better services without the (compulsory) land acquisition by government agencies. In this type of plan the development authority can play a vital role in planning and development in co-operation with land owners and other service giving agencies. Success depends to a high degree on limiting the amount of land that is needed for these purposes. Therefore, improvement of accessibility should aim at widening and improving capacity of existing roads (and providing some missing links) rather than the construction of completely new roads. Similarly, the provision of services should not go beyond strict minimum standards. New neighbourhood centers (in which most services should be concentrated) in newly developing areas can be located just outside existing urban areas, so that they serve both the new development and existing area. For good accessibility these centers should be situated near the major junctions of the road network. Minimum standards for some urban services are given in the Urban Area Plan. For other services minimum standards has to be prepared. In land readjustment and guided land development schemes some space will be available for new development, but improving the existing situation deserves more attention. Here, one of the most important issues is giving support to occupants to improve the quality of their own shelter (security of tenure, access to small scale loans, cheap building materials), including sanitation, water supply and garbage disposal.

4.2.2 Use of Appropriate Land Management Techniques

Land management in the study area will be done in three possible ways:

1. Private sector development
2. Public sector development and,
3. Development control.

Private sector will be the largest contributor to land development. There are three categories of private sector land developers,

- individual developers in spontaneous areas,
- commercial developers and
- housing cooperative developers.

Individual developers are the largest in number and most of them own small lots and they mostly develop their lands on incremental basis. The lots of these land owners are usually located in spontaneous areas that are characterized by narrow and zigzag roads developed by community efforts. Spontaneous areas are marked by limited municipal services or without having any community facilities, like, open space, school and other social services.

Commercial developers purchase land from several individual owners, develop the land in a planned way, divide the land into several lots and sell them to individual buyers. The buyers as individual developers develop structures on purchased plots in their suitable time. These areas are planned and provided with wider road network and some community facilities.

The cooperative housing estate is developed by formation of a housing cooperative under cooperative law. The cooperative society purchase land, develop the land, provide with road network and services in the same way as the real estate company and allot the developed plots to their members who develop buildings in their lots. The only difference between housing cooperatives and housing companies is that the cooperatives often incrementally do not make profits from their members.

Public sector land development is usually a lengthy process, but imbued with many characteristics of commercial and cooperative housing. The serviced lots supplied by public sector housing agencies are attractive to middle income people for their easy terms and conditions. But execution of public sector projects takes along time as land is acquired through the law of compulsory land acquisition, which is very cumbersome and lengthy process of acquiring land.

In study area, except public sector land development, all other processes of land development are going on for long without any control over them. Cheap flood free high land with excellent communication with Dhaka made the area a great attraction for investors in housing and industry.

As spelled out in various donor reports, international agencies and national policies, public sector should only play the role of facilitator in promoting private developments. These facilitating activities will be in the form of all kinds of infrastructure necessary for development. However, at the same time mechanisms have to be developed so that cost of infrastructure development can be realized from the individual developers, housing cooperative and real estate companies, who will users of services developed at the cost of public money.

The development control over commercial and cooperative housing societies has not been effective due to slack in exercising power by RAJUK, despite prevalence of all the rules and regulations to control them. RAJUK, National Housing Authority (NHA) or any other public sector housing authority is yet to initiate any housing project in the study area. Apart from conventional compulsory land acquisition based site and services type development, housing agencies like, RAJUK and NHA can go for new land development approaches like, Land Readjustment, Guided Land Development, Infrastructure Based Area Development and area specific action programs. The new approaches will be very much self financed and participatory, without going for the complexities of compulsory land acquisition. Since these projects do not go for compulsory land acquisition they will be very popular among the small land owners once a project is successfully executed. However, before going for full scale development program on above participatory approach, the agencies should go for a few pilot projects first.

Land Reservation for Infrastructure and Restriction on Land Use Clearance

Structure Plan policy recommends (Section 3.2.1 (i)) to reserve land earmarked for infrastructure (suggested in the current plan as advance acquisition). It is very likely that it would not be possible to implement all development proposals in a short time due to resource constraint. So, there will be need to reserve the lands earmarked for infrastructure development. This reservation may be made by way of pegging the earmarked area/boundary using marking materials. Besides, strict restriction be imposed on according permission to any development other than mentioned in the development plan proposals for that area. This however, might necessitate amending the immovable property acquisition and requisition act.

Special Area Treatment

Structure Plan mentioned (Section 1.3.6, Page. 29) about taking “special treatment” regarding some special areas “to allow their present function and future expansion to be secured.” They include places of national importance, places of heritage, security establishments, etc. The Building Construction Rules 2008 (Section 61, Page 3058) also calls for conservation and preservation of important establishments and buildings of heritage. It suggests preparation of rules and regulations for proper conservation and preservation of such establishments. Study area has a number of such establishments, like, National Mausoleum, Radio Transmission Centre, Atomic Energy Commission, Military Establishments including Savar Cantonment, and the ancient relics scattered over a large area. The following rules and regulations are recommended for establishments of national importance, security and heritage.

a. National Mausoleum

National mausoleum at Savar is a splendid monument of national pride. Its sanctity and security is of utmost importance for the nation. So care must be taken to uphold its visual sanctity and aesthetics. The consultant proposes to keep hundred meter area from its boundary (**Zone-A**) free of any man made structure. Only vegetation should be allowed in this area. And from the outer boundary of hundred meters to next half a kilometer (**Zone-B**) no building beyond 3 storey high should be allowed. If structures of three storey have already been built in both the zones, no further vertical expansion should be allowed. These restriction areas have been marked in mauza map.

b. Radio Transmission Centre

Radio transmission center near PATC is an important KPI whose security needs to be ensured. No building except vegetation should be allowed within 183 meter around the transmission towers. This restriction area has been marked in mauza map.

c. Sites of Ancient Relics

For conservation of all historic heritage sites it is necessary to impose control over land use of the site itself and their surroundings. All the mandirs from serial 1 to 4 and serial 6 and 7 deserve for preservation by the Department of Archaeology. Buildings within hundred meters from the boundary of these relics and historic sites should be restricted to 3 storeys only. It is expected that akhras will be maintained by the local devotees themselves through formation of committees. Special care should be taken about the site of the palace of Raja Harish Chandra. However, regarding conservation the most important problem remains, who will preserve the sites and the establishments. Some agency must come forward to be the custodian of the sites and responsible for their management and maintenance. The possible agencies can be, Parjatan Corporation, Department of Archaeology and RAJUK.

4.3 Areas for Action Area Plan

There are several patches of land in the planning area where planned development can be achieved through use of Land Readjustment Technique and site and service scheme. Some areas are highly dense but developed in an unplanned manner. The road networks are very narrow and urban community facilities are absent. These areas are designated as areas for Action Area Plan to be prepared by RAJUK on completion of DAP. It may be mentioned here that ultimately entire potential urban areas of DMDP area must be developed under the concept with appropriate techniques.

i. Participatory Housing Area Development

The informal housing developments will continue as usual in all areas marked as housing zone in the land use plan, but the problems of informal settlements will be eased substantially if the road and infrastructure proposals of DAP area implemented. In the older parts of the planning area there will be infilling of vacant plots, where there is little scope for providing road and other space based facilities. In the new or undeveloped areas opportunities are still there to have new infrastructure facilities. The new and less developed and undeveloped areas also offer opportunities for organized housing development through private commercial or cooperative initiatives or through public-private partnership basis. The consultant has marked potential areas for new housing area development where organized housing can be developed for different income groups. Structure Plan has also made proposals about developing new housing areas using different participatory techniques. Important participatory approach housing proposals include,

1. Land Readjustment Plan;
2. Guided Land Development Plan;
3. Community Based Area Improvement Plan.

In such participatory techniques, land remains with private ownership and space for infrastructure including roads are shared by land owners. If government pays for development of infrastructure the cost will have to be realized from beneficiaries. Lands have been delineated in just growing or extremely low density urban fringe areas for above mentioned projects. However, new road proposals and urban service facilities if implemented will encourage private real estate developers. Private developers are already making important contributions in serviced land supply in the area.

While the first two of the above approaches are meant for growing or urban fringe areas, the last approach is for the old built up part of the existing urban area. Situation based innovative methods can be evolved to work out local improvement plans for old areas through continuous negotiations with the land building owners. Besides, the housing areas can be developed on commercial initiative or through cooperative efforts using site and services approach in the entire area marked as housing zone in the land use plan. As a part of detailed area plan the consultant has interacted with a community in high density Bordeshi area at Amin Bazar surrounded by low lands. There is no scope for lateral expansion of this compactly built area. The road infrastructure is extremely narrow and tortuous.

Though the area has very high density and there is no scope for vehicular traffic movement. It is proposed to create a few major accesses from the main road through 'conservative surgery' of the area. This will ease life of the people living in the area. Old Savar Bazar area has been recommended for redevelopment through Guided Land Development approach, while Bordeshi area at Amin Bazar area has been suggested for Community Based Area Improvements.

Resettlement of Affected Families

A large number of families will be affected if of development all the development proposals set in the plan are implemented. Some families will lose all their properties including shelter. Others may lose only their land additional to homestead. According to the law of the land all affected people will be paid compensation for their properties affected due to development through compulsory land acquisition.

4.4 Public Sector Action Program

The current public sector investment in the study area is listed below. A list of Public Sector Action Program has been furnished in **Chapter-2**. A Multi Sectoral Investment Plan (MSIP) has been provided in **Map-2.2** that shows the first phase projects to be implemented by various agencies.

4.5 Area Development Priorities and Phasing

The spatial activity trend does not show any uniformity of development all over the planning area. The emphasis of development is more at some places, while it is low at other places because of many locational advantages and disadvantages and availability of infrastructure and services. To expedite economic activities in the planning area it is better to encourage development in growing potential areas. Such approach would create economies of scale in these areas for new enterprises. Economies of scale help lower cost of production and increases profit margin of investors. Concentration of economic activities invites investment in housing and other supporting services and establishments. The consultant, therefore, suggests promotion of development in selected areas that are highly potential for immediate urbanization. On this perspective proposed development areas of the study area has been classified into three groups according to phases of development. The phasing has been done on mauza basis. The mauzas that are closer to the major road or the mauza where extensive development has already been taken place or likely to occur very soon, have been placed in the first phase that is the Short Term Phase, (2010-2012). Comparatively inner mauzas from the main road have been placed in the Second Phase that is Medium Term, (2012-2015), while the most remote mauzas have been placed in the long term phase that is likely to be developed beyond 2015. The details are presented in **Annex-4.1**.

4.5.1 Phasing

DMDP Structure Plan proposed phasing was as follows:

Table- 4.1: Structure Plan Phasing

Structure Plan Phase	Period
Short-term	1995-2000
Medium-term	2000-2005
Long-term	2005-2015

Source: Structure Plan, DMDP

The development proposals under Detailed Area Plan for Group-E should have been implemented by 2015 period. But there are proposals which may neither be possible to implement within this period nor does it require so. But in order to secure right of way many proposals (especially for a number of new primary roads) have been included in the plan which are not meant for implementation within the plan period. Thus the consultant proposes following three phases for implementation various development proposals of the current DAP. The phases are

Phase-I	2010-2012
Phase-II	2012-2015
Phase-III	Beyond the plan period, that in 2015.

4.5.2 Fixation of Priorities

On formulation of DAP, the Consultant moved towards figuring out the development proposals to be undertaken. Specific projects proposals have also been listed up from the development proposals, and have been prioritized for implementation. These priorities will be implemented based on phasing of DAP implementation. A list of projects has been provided in detail and fixed their respective priorities based on the needs, desires and demands of the local area as well as in the national interest.

All projects under the DAP will be executed during above time frames. The projects will be sequenced as short term and medium term based on priority. Determinants of prioritization of projects are,

- potentiality of urban development in the area concerned;
- urgency of resolving problems;
- the projects that can serve urban growth in existing as well as new areas.

The projects that will not be possible to be executed during the above two phases will be carried over to the long term period through extension of the Structure Plan period. The purpose of phasing is to streamline and organize execution of projects and establish development priorities. To achieve targets of Structure Plan objectives, both, sequencing and phasing of projects are important. Sequencing allows flexibilities in response to changes or fluctuations and phasing fits the projects at the right time period. The **Annex-4.2** shows the phasing of development proposals in DAP project.

4.6 Development Control

Development control function consists of four distinct complementary streams of activities: Landuse Zoning, Development Permit, Field level Vigilance and Interaction with people. Following paragraphs embody the plan proposals under these activity heads.

4.6.1 Landuse Zoning

Landuse Zoning is a form of legal power which is delegated to development authorities/municipalities through enabling legislation to ensure the welfare of the community by regulating the most appropriate use of the land. Zoning is a classification of land uses that limits what activities can or cannot take place on a land parcel by establishing a range of development options.

Zoning has been defined as an action through legislation provided to a development authority/municipality to control

- a) The heights to which buildings may be erected
- b) The area of lots that must be left un-built upon, and
- c) The uses to which buildings and lots may be put.

- **Area Zoning**

Area zoning is to specify which types of landuse are considered appropriate for different areas or 'zones' and it therefore indicates the planning control objectives of the authority or municipality for its administrative area. This is therefore the primary objective of the DAP.

- **Density Zoning**

The aim of the density zoning is to provide an acceptable population density which is related to the designed facilities and amenities especially in the residential areas. This ensures a healthy community and enjoyable community life. Presently within DMDP jurisdiction there is no effective rule to control population density of different areas according to their physical and socioeconomic characteristics or trend. Floor Area Ratio (FAR) adopted in the Building Construction Rules 2008 is the only tool to control population density. It too did not consider the above factors and in many instances proved to be impractical to serve the desired end. FAR should vary from place to place due to variation of the governing factors, specially, income level of the residents. Apart from FAR, there are several standards to achieve desired population density such as number of dwelling units per acre, maximum room occupancy etc. each with their comparative effectiveness. Determining the most appropriate unit and value of

standard needs fair knowledge about the likely structures, number and size of land-parcels (not the mauza-plot number since one mauza plot may contain several smaller land-parcels) in addition to socio economic condition of the residents. Determining density at this stage therefore cannot be done. Consultants recommend that FAR should be carefully determined during the preparation of Action Plans since the needful information to do so would be available and adopted in the Building Construction Rules.

- **Height Zoning**

This zoning provides height limits for structures and objects of natural growth and standards for use of an area which encourage and promote the proper and sound development of areas. It is also applicable to height restrictions for flight safety around airports or other similar purposes.

For effective development control, in addition to landuse zoning individual facility and the structures therein is to comply with certain regulations imposed to ensure desirable end. Relation between ground cover of buildings and the land parcel that house it, minimum setback of building from the adjoining plot boundaries and the maximum floor area that can be constructed in relation to the plot size and the connecting road, among many other details, are controlled by RAJUK's Building Construction Rules. Besides, Bangladesh National Building Code focuses on the appropriate materials, construction method, building safety and associated issues.

4.6.2 Landuse Classification

- a. Urban Residential Zone
- b. Commercial Zone (Business)
- c. Commercial Zone (Office)
- d. General Industrial Zone
- e. Heavy Industrial Zone
- f. Mixed Use Zone (Commercial-General Industrial)
- g. Mixed Use Zone (Residential-Commercial)
- h. Mixed Use Zone (Residential-Commercial-General Industrial)
- i. Mixed Use Zone (Residential-General Industrial)
- j. Institutional Zone
- k. Administrative Zone
- l. Agricultural Zone
- m. Flood Flow Zone
- n. Open Space
- o. Overlay Zone
- p. Rural Settlement Zone
- q. Water Retention Area
- r. Water Body

The following sections deal with the general definition of the use and description of associated permitted and conditionally permitted uses under each Landuse zone one by one. The uses not listed here in any of the category shall be treated as **Restricted Use** for the corresponding landuse category and shall not be permitted only except unanimously decided otherwise by the Nagar Unnayan Committee. In such situations the use shall get permission in the category of **New Use**.

a. Urban Residential Zone

Urban Residential Zones are intended primarily for housing development but may also include a range of other uses particularly those that have the potential to foster the development of new residential communities such as schools, small shops, doctor's chambers, open space like playing fields and so on. Limited Commercial facilities within this zone shall be planned and developed as an integral retail or business unit which, comply with the planned mixed-use concept of the Urban Area Plan.

Purpose

The prime objective of this zone is to provide the space for living as well as to meet the daily needs of the residents.

Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table- 4.2: Landuse Permitted for Urban Residential Zone

Permitted	
All Types of Residential House	High School
Apartment Housing	Household Appliance and Furniture Repair Service (No Outside Storage)
Artisan's Shop	Housing Project
Assisted Living or Elderly Home	Housing Projects
ATM Booth	Landscape and Horticultural Services
Barber Shop	Memorial Structure (Ancillary)
Bill Payment Booth	Monument (Neighborhood Scale)
Boarding and Rooming House	Mosque, Place of Worship
Book Stall	Newspaper Stand
CBO Office	Nursery School
Child Daycare / Pre-school	Orphanage
Children's Park (Must Have Parking)	Permitted
Cleaning / Laundry Shop	Photocopying and Duplicating Services (No Outside Storage)
Communication Service Facilities	Pipelines and Utility Lines
Communication Tower Within Permitted Height	Playing Field
Community Center	Primary School
Condominium or Apartment	Private Garages (Ancillary Use)
Confectionery Shop	Project Identification Signs
Cottage	Property Management Signs
Cultural Exhibits and Libraries	Public Transport Facility
Cyber Café	Retail Shops / Facilities
Daycare Center (Commercial or Nonprofit)	Satellite Dish Antenna
Departmental Stores	Shelter (Passers By)
Doctor / Dentist Chamber	Shoe Repair or Shoeshine Shop (Small)
Dormitory	Special Dwelling
Drug Store or Pharmacy	Specialized School: Dance, Art, Music, Physically Challenged & Others
Dwelling	Stationery Store
Eidgah	Temporary Pandle for Permitted Function
Employee Housing (Guards / Drivers) / Ancillary Use	Temporary Tent
Fast Food Establishment / Food Kiosk	Transmission Lines
Fitness Centre	Urban-Nature Reserve
Flowers, Nursery Stock and Florist Supplies	Uses in Neighborhood Center* (Where Neighborhood Center exists)
Gaming Clubs	Water Pump / Reservoir
General Store	Woodlot
Grocery Store	

Source: Compiled by the Consultants

*Permission of Neighborhood Center Facilities in absence of formal neighborhood should be subject to Landuse Permit Committee

Landuse Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee following appropriate procedure while the application meets the criteria mentioned in the requirement.

Table- 4.3: Landuse Conditionally Permitted for Urban Residential Zone

Conditional	
Addiction Treatment Center	Graveyard / Cemetery
Amusement and Recreation (Indoors)	Guest House
Art Gallery, Art Studio / Workshop	Market (Katcha Bazaar) Place
Automobile Driving Academy	Neighborhood Co-Operative Office
Beauty and Body Service	Optical Goods Sales
Billiard Parlor / Pool Hall	Outdoor Café
Building Maintenance/Cleaning Services, No Outside Storage	Overhead Water Storage Tanks
Bus Passenger Shelter	Paints and Varnishes Store
Coffee Shop / Tea Stall	Parking Lot
Community Hall	Patio Homes
Correctional Institution	Photofinishing Laboratory
Courier Service	Plantation (Except Narcotic Plant)
Crematorium	Police Station
Electrical Sub Station	Post Office
Emergency Shelter	Postal Facilities
Energy Installation	Row House
Fire Brigade Station	Slaughter House
Flood Management Structure	Sports and Recreation Club
Fruit Markets	Static Transformer Stations
Funeral Services	Telephone Sub Station
Furniture & Variety Stores	Temporary Rescue Shed
Garages	Tennis Club
Garden Center or Retail Nursery	Tourist Home or Resort

Source: Compiled by the Consultants

Restricted Uses

All uses except permitted and conditionally permitted uses are restricted in this zone.

b. Commercial Zone (Business)

Commercial areas generally contain one or more of a wide variety of uses that includes business uses, offices, hotel, public houses, and limited forms of retailing.

Landuse Permitted

Commercial office zone is mainly intended for supporting the official works. There are several functions that are permitted in this zone.

Table-4.4: Landuse Permitted for Commercial Zone (Business)

Permitted	
Accounting, Auditing or Bookkeeping Services	Grocery Store
Agri-Business	Guest House
Agricultural Sales and Services	Hotel or Motel
Ambulance Service	Inter-City Bus Terminal
Antique Store	Jewelry and Silverware Sales
Appliance Store	Market (Bazar) Place
ATM Booth	Mosque, Place of Worship
Auction Market	Motorcycle Sales Outlet
Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention	Multi-Storey Car Park
Auto Leasing or Rental Office	Newspaper Stand
Auto Paint Shop	Outdoor Recreation, Commercial Outdoor Recreation
Auto Parts and Accessory Sales (Indoors)	Parking Lot (Commercial)
Auto Repair Shop (With Garage)	Pet Store
Automobile Sales	Photocopying and Duplicating Services
Automobile Wash	Photofinishing Laboratory & Studio
Bakery or Confectionery Retail	Pipelines and Utility Lines
Bank & Financial Institution	Post Office
Barber Shop	Preserved Fruits and Vegetables Facility/ Cold Storage
Beauty and Body Service	Printing, Publishing and Distributing House
Bicycle Shop	Professional Office
Billboards, Advertisements & Advertising Structure	Project Identification Signs
Billiard Parlor/Pool Hall	Property Management Signs
Book or Stationery Store	Public Transport Facility
Building Material Sales or Storage (Indoors)	Refrigerator or Large Appliance Repair
Bulk Mail and Packaging	Resort
Bus Passenger Shelter	Restaurant
Cinema Hall	Retail Shops / Facilities
Commercial Office	Satellite Dish Antenna
Communication Service Facilities	Shelter (Passers By)
Communication Tower Within Permitted Height	Shopping Mall/ Plaza
Computer Maintenance and Repair Shop	Slaughter House
Computer Sales & Service Shops	Social Forestry
Confectionery Shop	Software Development Firm
Conference Center	Sporting Goods and Toys Sales Centers
Construction Company Offices	Super Store
Courier Service	Taxi Stand
Cyber Café	Telephone Exchanges
Day-care Center (Commercial or Nonprofit)	Television, Radio or Electronics Repair (No Outside Storage)
Department Stores, Furniture & Variety Stores	Theater (Indoor)
Doctor / Dentist Chamber	Transmission Lines
Drug Store or Pharmacy	Utility Lines
Electrical and Electronic Equipment & Instrument Sales	Vehicle Sales & Service, Leasing or Rental
Fast Food Establishment / Food Kiosk	Veterinarian Clinics, Animal Hospitals

Permitted	
Freight Handling, Storage & Distribution	Warehousing
Freight Transport Facility	Water Pump / Reservoir
Freight Yard	Wood Products
Fruit and Vegetable Markets	Woodlot
General Store	

Source: Compiled by the Consultants

Landuse Conditionally Permitted

Some functions are permitted with some condition in this zone.

Table- 4.5: Landuse Conditionally Permitted for Commercial Zone (Business)

Conditional	
Amusement and Recreation (Indoors)	Fire / Rescue Station
Bicycle Assembly, Parts and Accessories	Grain & Feed Mills
Broadcast Studio / Recording Studio (No Audience)	Household Appliance and Furniture Repair Service
Coffee Shop / Tea Stall	Incineration Facility
Concert Hall, Stage Shows	Indoor Amusement Centers, Game Arcades
Construction, Survey, Soil Testing Firms	Indoor Theatre
Container Yard	Junk / Salvage Yard
Trade Shows	Lithographic or Print Shop
Craft Workshop	Motor Vehicle Fuelling Station / Gas Station
Plantation (Except Narcotic Plant)	Musical Instrument Sales or Repair Shop
Energy Installation	Optical Goods Sales
Re-fuelling Station	Painting and Wallpaper Sales
Firm Equipment Sales & Service	Paints and Varnishes Store
Agricultural Chemicals, Pesticides or Fertilizers Shop	Parking Lot
Fitness Centre	Patio Homes
Flowers, Nursery Stock and Florist Supplies	Private Garages
Forest Products Sales	Retail Shops Ancillary To Studio / Workshop
Fuel Dealers	Stone / Cut Stone Products Sales
Garages	Salvage Processing Activities
Garden Center or Retail Nursery	Truck/Covered Van Stand
Police Box / Barrack	

Restricted Uses

All uses except permitted and conditionally permitted uses.

c. Commercial Zone (Office)

Commercial zones are designed into two types: office and business predominated. Commercial Office Zone is an office pre-dominated commercial zone that mainly supports the official works. It supports other types of commercial activities, too. Proposals for these areas involve large-scale buildings and require a high degree of accessibility and parking space for car users and delivery vehicles.

Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table- 4.6: Landuse Permitted for Commercial Zone (Office)

Permitted	
Accounting, Auditing or Bookkeeping Services	Freight Transport Facility
Ambulance Service	General Store
Antique Store	Government Office
Art Gallery, Art Studio / Workshop	Health Office
ATM Booth	Hotel
Auditorium, Meeting Halls, and Conference Facilities, Convention Center	Hotels
Auto Leasing or Rental Office	Indoor Amusement Centers, Game Arcades
Automobile Driving Academy	Mosque, Place of Worship
Automobile Wash	Multi-Storey Car Park
Bank & Financial Institution	Newspaper Stand
Billboards, Advertisements & Advertising Structure	Parking Lot (Commercial)
Boarding and Rooming House	Pathological Lab
Book Stall	Photocopying and Duplicating Services
Bulk Mail and Packaging	Photofinishing Laboratory & Studio
Bus Passenger Shelter	Post Office
Catering Service	Professional Office
Chinese Restaurant	Project Identification Signs
Cinema Hall	Project Office
Clinic	Property Management Signs
Coffee Shop / Tea Stall	Public Transport Facility
Commercial Office	Real Estate Office
Communication Service Facilities	Restaurant
Communication Tower Within Permitted Height	Retail Shops / Facilities
Computer Maintenance and Repair	Sales Office of Industries
Computer Sales & Services	Satellite Dish Antenna
Confectionery Shop	Software Development Firm
Conference Center	Stationery Store
Construction Company	Taxi Stand
Construction, Survey, Soil Testing Firms	Telephone Exchanges
Courier Service	Toys and Hobby Goods Processing and Supplies
Cyber Café	Training Centre
Day-care Center (Commercial or Nonprofit)	Utility Lines
Dental Laboratory	Utility Lines
Department Stores, Furniture & Variety Stores	Vehicle Sales & Service, Leasing or Rental
Diagnostic Center	Veterinarian Hospitals
Doctor / Dentist Chamber	Water Pump / Reservoir
Food Court	Woodlot
Freight Handling, Storage & Distribution	

Source: Compiled by the Consultants

Landuse Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee following appropriate procedure.

Table- 4.7: Landuse Conditionally Permitted for Commercial Zone (Office)

Conditional	
Amusement and Recreation (Indoors)	Optical Goods Sales
Beauty and Body Service	Outdoor Café
Broadcast Studio / Recording Studio (No Audience)	Painting & Wallpaper Sales
Civic Administration	Paints and Varnishes Store
Concert Hall, Stage Shows	Parking Lot (Commercial)
Counseling Services	Patio Homes
Dental Clinic / Lab	Plantation (Except Narcotic Plant)
Diagnostic Center / Pathological Lab	Police Box / Barrack
Drug Store or Pharmacy	Printing, Publishing and Distributing
Fast Food Establishment / Food Kiosk	Psychiatric Hospital
Fire / Rescue Station	Radio / Television or T&T Station With Transmitter Tower
First Aid & Ambulance Service	Retail Shops Ancillary To Studio / Workshop
Fitness Centre	Super Store
Flowers, Nursery Stock and Florist Supplies	Theater (Indoor)
Fuelling Station	Transmission Lines
Garage	Vulcanizing Services
Lithographic or Print Shop	Workers' Dormitory

Source: Compiled by the Consultants

Restricted Uses

All uses except permitted and conditionally permitted uses.

d. General Industrial Zone

The purpose and intent of general industrial zone is to provide areas in appropriate locations where various light and heavy industrial operations can be conducted without creating hazards to surrounding land uses. Industrial zones have been categorized into two zones like general industrial and heavy industrial zones.

General Industrial Zone is to accommodate Green, Orange A, Orange B types of industries of Department of Environment (DOE) prepared categories and Urban Area Plan (DMDP Urban Area Plan, Volume-II, Part-3, Page # 25-30) designated light industries and general industries along with some other new types.

Permitted Landuse

The following uses in the tables are proposed to be applicable for this zone only.

Table- 4.8: Landuse Permitted for General Industrial Zone

Permitted	
Aluminium products	Pharmaceutical Industry
Artificial Fibre Production	Photocopying and Duplicating Services
Assembling and manufacturing of clocks and watches	Photographic Film Factory
Assembling and manufacturing of electrical and Electronic home products etc.	Pipelines and Utility Lines
Assembling and manufacturing of electrical and Electronic home products etc.	Plastic & rubber goods (excluding PVC)
Assembling and manufacturing of toys (except plastic items)	Police Box / Barrack
Assembling of motor vehicles	Power Loom
Assembling of telephones	Printing and writing ink manufacturing Industry
ATM Booth	Printing Press
Automatic rice mill.	Printing, Publishing and Distributing
Bakery	Processing : fish, meat and food
Bakery.	Processing and bottling of drinking water and carbonated drinks
Bank & Financial Institution	Production of artificial leather goods
Bicycle Assembly, Parts and Accessories	Production of Artificial leather goods
Blacksmith	Production of Comb, hair band, hair clip etc.
Bus Passenger Shelter	Production of gold ornaments.
Chocolate and lozenge Factory	Production of Pin, board pin, U Pin etc.
Cinema Hall	Production of powder milk/condensed milk/dairy.
Clinic and Pathological lab	Production of shoes and leather goods
Cold storage	Production of spectacles frames.
Communication Tower Within Permitted Height	Production of utensils and souvenirs of brass and bronze.
Confectionery Shop	Public Transport Facility
Dry-cleaning	Repairing of refrigerators
Edible oil	Restaurant
Effluent Treatment Plant	Restaurant
Electric cable	Retail Shops / Facilities
Engineering works	Salt Industry
Fabric washing Plant	Salt production
Factory for production of chocolate and lozenge.	Salvage Processing
Fire / Rescue Station	Salvage Yards
Flour (large) Mill	Satellite Dish Antenna
Freight Transport Facility	Sawmill, Chipping and Pallet Mill
Furniture Manufacture of wood/iron, aluminium, etc.	Shelter (Passers By)
Galvanizing	Shoes and leather goods production
Garments and sweater Factory	Soap
Glass factory	Social Forestry
Glue (excluding animal glue)	Sodium silicate Factory
Grinding/husking wheat, rice, turmeric, chilly, pulses - machine above 0 Horse Power	Spinning mill
Grocery Store	Sports goods Production
Hotel, multi-storied commercial building.	Starch and glucose factory
Household Appliance and Furniture Repair Service	Stone grinding, cutting and polishing
Ice-cream	Tea processing
Jute mill	Television, Radio or Electronics Repair (No Outside Storage)
Lime	Tire re-treading
Machine Sheds	Transmission Lines

Permitted	
Manufacture of Agricultural tools, equipments and small machinery.	Truck Stop & Washing or Freight Terminal
Manufacture of Industrial tools, equipment and machinery.	Utensils made of clay and china clay/sanitary wares (ceramics)
Manufacturing of wooden vessel	Utility Lines
Match Factory	Water Pump / Reservoir
Meat and Poultry (Packing & Processing)	Water Purification Plant
Metal utensils/spoons etc	Weaving and handloom.
Mosque, Place Of Worship	Wood Products
Motor vehicles repairing works	Wood treatment
Newspaper Stand	Wood/iron/aluminium Furniture production
Packaging Industries	Woodlot
Perfumes, cosmetics	

Source: Compiled by the Consultants

Landuse Conditionally Permitted

The following uses may be permitted or denied in this zone after review and approval by the authority/committee following appropriate procedure.

Table- 4.9: Landuse Conditionally Permitted for General Industrial Zone

Conditional	
Amusement and Recreation (Indoors)	Lithographic or Print Shop
Appliance Store	Manufacturing of Artificial flower
Assembling and manufacturing of clocks and watches	Medical and surgical instrument production
Assembling and manufacturing of electrical and Electronic home products etc.	Motor Vehicle Fuelling Station / Gas Station
Assembling and manufacturing of toys (except plastic items)	Motorcycle Sales Outlet
Assembling of motorcycles, bicycles and toy cycles	Musical instruments
Assembling of scientific and mathematical instruments	Outdoor Fruit and Vegetable Markets
Assembling of telephones	Outside Bulk Storage
Bamboo and cane goods	Overhead Water Storage Tanks
Book-binding	Painting and Wallpaper Sales
Candle Production	Paints and Varnishes
Carpet and mat production	Parking Lot
Cork items Production	Parking Lot (Commercial)
Cyber Café	Pen and ball-pen Factory
Daycare Center (Commercial or Nonprofit)	Photographic Lab (except ultra violet and infra red)
Doctor / Dentist Chamber	Plantation (Except Narcotic Plant)
Electrical and Electronic Equipment and Instruments Sales	Private Garages
Employee Housing	Production of artificial leather goods
Energy Installation	Re-packing of milk powder (excluding production)
Fast Food Establishment / Food Kiosk	Retail Shops Ancillary To Studio / Workshop
Garages	Rope and coir mat production
Gold ornaments Production	Sports goods (excluding plastic made items)
Grain & Feed Mills	Super Store
Incineration Facility	Tea packing (excluding processing)
Laundry	Washing Plant

Source: Compiled by the Consultants

Restricted Uses

All uses except permitted and conditionally permitted uses.

e. Heavy Industrial Zone

The purpose and intent of Heavy Industrial Zone is to provide areas in appropriate locations where various heavy industrial operations can be conducted without creating hazards to surrounding land uses.

Areas are intended to accommodate manufacturing and fabricating establishments that are generally characterized as producing noise, vibration, heavy truck traffic, fumes, and other forms of pollution which may be objectionable to adjacent uses is characterized as Heavy Industrial Zone.

Heavy industries are those industries listed as red industries in the DOE Industry Type list and industries listed in the Urban Area Plan as noxious industries including mining/quarrying. (*DMDP Urban Area Plan, Volume-II, Part-3, Page # 25-30*)

Purpose

- The purpose of this type of landuse zone is to segregate the heavy, noisy and vibrating industries as they cannot harm human living of the project area.
- To encourage the design and construction of industrial and commercial buildings that are energy efficient, functional and flexible
- Ensure that development along major approach routes and major roads meets appropriate standards of urban design

Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table- 4.10: Landuse Permitted for Heavy Industrial Zone

Permitted	
Acids and their salts (organic or inorganic) Industry	Non-iron Basic Metals Industry
Animal Glue	Ordnance Factory
Artificial Rubber Industry	Other Chemicals Industry
Asbestos Factory	Outside Bulk Storage
ATM Booth	Paper and Pulp Mill
Bank & Financial Institution	Pesticides, Fungicides and Herbicides Industry
Basic Industrial Chemicals Industry	Phosphorus and its Compounds/Derivatives Industry
Battery Industry	Photo Films,
Bicycle Assembly, Parts and Accessories	Photo papers and Photo Chemicals Industry
Bitumen Industry	Pipelines and Utility Lines
Board Mills	Plastic Raw Materials (PVC, PP/Iron, Polyesterin etc.) Factory
Bus Passenger Shelter	Police Box / Barrack
Carbon rod Industry	Power plant
Cement Industry	Public Transport Facility
Chemical dyes, Polish, Varnish, Enamel Paint Factory	Raw materials of Medicines and Basic Drugs Industry
Chemical Industry	Refractory
Chlorine, Fluorine, Bromine, Iodine and their Compounds/Derivatives Industry	Refrigerator/Air-conditioner/Air-cooler manufacturing
Communication Tower Within Permitted Height	Re-rolling Mills
Detergent Factory	Re-rolling Mills
Distillery	Road Network
Effluent Treatment Plant	Rodenticide Industry
Electroplating	Satellite Dish Antenna
Explosive Industry	Saw Mills
Fabric Dyeing and Chemical Processing Industry	Scrap industry
Fibre-glass Factory	Sewage Treatment Plant
Fire / Rescue Station	Shelter (Passers By)
Flood Control Structures	Ship Manufacturing
Formaldehyde Industry	Social Forestry
Fuel Oil Refinery	Sugar Mill
Grocery Store	Tannery
Heavy Engineering Workshop	Tire and Tubes
Heavy Repairing of Motor Vehicles	Tobacco Processing, Cigarette/Bidi Factory
Hospital	Transmission Lines
Incineration Facility	Truck Stop & Washing
Industrial Estate	TSP Fertilizer Factory
Industrial Gas (Oxygen, Nitrogen & Carbon-dioxide) Industry	Urea Fertilizer Factory
Iron and Steel Mill	Utility Line
Jute Mill	Utility Lines
Life Saving Drugs Industry	Various Products made from Petroleum and Coal Industry
Lumber and building supply	Waste Incinerator
Metallic Boat Manufacturing	Water Pump / Reservoir
Mosque, Place of Worship	Water Treatment Plant
Murat of Potash Manufacturing	Wooden Boat Manufacturing
Newspaper Stand	Woodlot

Source: Compiled by the Consultants

Landuse Conditionally Permitted

The following uses may be permitted or denied in this zone after review and approval by the authority/committee following appropriate procedure.

Table- 4.11: Landuse Conditionally Permitted for Heavy Industrial Zone

Conditional	
Amusement and Recreation (Indoors)	Machine Sheds
Cyber Café	Motor Vehicle Fuelling Station / Gas Station
Daycare Center (Commercial or Nonprofit)	Nitrogen Compounds (Cyanide, Cyanamid etc.) Industry
Doctor / Dentist Chamber	Parking Lot
Employee Housing	Parking Lot (Commercial)
Energy Installation	Plantation (Except Narcotic Plant)
Freight Transport Facility	Private Garages
Garages	Retail Shops Ancillary To Studio / Workshop

Source: Compiled by the Consultants

Restricted Uses

All uses except permitted and conditionally permitted uses are restricted here.

Mixed Use Zone

There are areas where the mixture of uses is such that they can't be segregated, the areas are declared as mixed use zone. An appropriate mix of landuses will be maintained in these types of zones. There are four types of mixed use zones here. Each of them has unique characteristics.

f. Mixed Use Zone (Commercial – General Industrial)

This area will be an industrial cum commercial area where there will be prohibition of residential use of land. This zone will support the entire area by providing industrial goods and services.

Purpose

The main purposes of this zone are:

- To preserve and promote viable industries that can coexist with more commercially oriented uses,
- To meet the need for a mix of lower rent bulky goods retailing, specialized industrial, commercial and service activities alongside general industry.
- Encourage higher density residential development in locations with convenient access to transport corridors, commercial and employment Centers
- Create an efficient and sustainable urban environment and provide for a diversity of living, working and recreation opportunities
- Maintain and enhance environmental amenity and undertake development using best practice environmentally sustainable development principles
- Encourage a standard of urban design that is consistent with selected major avenues, approach routes and other strategically located areas
- Encourage activities particularly at street frontage level that contribute to an active public realm

Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table- 4.12: Landuse Permitted for Mixed Use Zone (Commercial – General Industrial)

Permitted	
Accounting, Auditing or Bookkeeping Services	General Store
Agricultural Chemicals, Pesticides or Fertilizers Shop	Grocery Store
Agricultural Sales and Services	Home Furnishings
Agro-Based Industry (Rice Mill, Saw Mill, Cold Storage)	Mosque, Place of Worship
Antique Store	Motorcycle Sales Outlet
Appliance Store	Multi-Storey Car Park
Art Gallery, Art Studio / Workshop	Musical Instrument Sales or Repair
Artisan's Shop	Newspaper Stand
ATM Booth	Photocopying and Duplicating Services
Auto Leasing or Rental Office	Pipelines and Utility Lines
Auto Paint Shop	Preserved Fruits and Vegetables Facility / Cold Storage
Auto Parts and Accessory Sales (Indoors)	Project Identification Signs
Auto Repair Shop (With Garage)	Property Management Signs
Automobile Sales	Public Transport Facility
Automobile Wash	Public Utility Stations & Substations
Bakery or Confectionery Retail	Real Estate Office
Barber Shop	Refrigerator or Large Appliance Repair
Bicycle Shop	Research organization (Agriculture / Fisheries)
Billboards, Advertisements & Advertising Structure	Restaurant
Billiard Parlor / Pool Hall	Retail Shops / Facilities
Blacksmith	Rickshaw / Auto Rickshaw Stand
Boarding and Rooming House	Satellite Dish Antenna
Book or Stationery Store or Newsstand	Shelter (Passers By)
Broadcast Studio / Recording Studio (No Audience)	Social Forestry
Building Material Sales or Storage (Indoors)	Sporting Goods and Toys Sales
Bulk Fuel Sales Depot	Stone / Cut Stone Products Sales
Bulk Mail and Packaging	Storage & Warehousing
Bus Passenger Shelter	Television, Radio or Electronics Repair (No Outside Storage)
Cinema Hall	Toys and Hobby Goods Processing and Supplies
Commercial Recreational Buildings	Training Centre
Communication Service Facilities	Transmission Lines
Communication Tower Within Permitted Height	Truck Stop & Washing or Freight Terminal
Confectionery Shop	Utility Lines
Construction, Survey, Soil Testing Firms	Vehicle Sales & Service, Leasing or Rental
Courier Service	Warehousing
Doctor / Dentist Chamber	Water Pump / Reservoir
Firm Equipment Sales & Service	Wood Products
Fuel and Ice Dealers	Woodlot
Funeral Services	

Source: Compiled by the Consultants

Landuse Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee.

Table- 4.13: Landuse Conditionally Permitted for Mixed Use Zone (Commercial – General Industrial)

Conditional	
Assembling and manufacturing of clocks and watches	Freight Handling, Storage & Distribution
Assembling and manufacturing of electrical and Electronic home products etc.	Freight Transport Facility
Assembling and manufacturing of electrical and Electronic home products etc.	Freight Transport Facility
Assembling and manufacturing of toys (except plastic items)	Gallery / Museum
Assembling of telephones	Garages
Auction Market	Government Office
Bank & Financial Institution	Grain & Feed Mills
Beauty and Body Service	Grocery Store
Bicycle Assembly, Parts and Accessories	Hotel or Motel
Blacksmith	Household Appliance and Furniture Repair Service
Bus Passenger Shelter	Household Appliance and Furniture Repair Service
Coffee Shop / Tea Stall	Machine Sheds
Communication Tower Within Permitted Height	Meat and Poultry (Packing & Processing)
Computer Maintenance and Repair	Meat and Poultry (Packing & Processing)
Computer Sales & Services	Optical Goods Sales
Concert Hall, Stage Shows	Outdoor Fruit and Vegetable Markets
Confectionery Shop	Outside Bulk Storage
Conference Center	Painting and Wallpaper Sales
Construction Company	Paints and Varnishes
Cottage	Plantation (Except Narcotic Plant)
Counseling Services	Police Box / Barrack
Craft Workshop	Printing, Publishing and Distributing
Cyber Café	Project Office
Department Stores, Furniture & Variety Stores	Retail Shops Ancillary To Studio / Workshop
Drug Store or Pharmacy	Telephone Exchanges
Energy Installation	Television, Radio or Electronics Repair (No Outside Storage)
Fabric Store	Theater (Indoor)
Fast Food Establishment / Food Kiosk	Trade Shows
Fire / Rescue Station	Transmission Lines
Forest Products Sales	Truck Stop & Washing or Freight Terminal

Source: Compiled by the Consultants

Restricted Uses

All uses except permitted and conditionally permitted uses are restricted here.

g. Mixed use zone (Residential–Commercial)

Mixed-use development shall mean a development consisting of one or more lots developed as a cohesive project and designed with a blend of various compatible uses such as commercial, residential and industrial. These landuse areas will contain residential and limited commercial activities only such as small retail, general store, food kiosk etc.

Purpose

Industrial uses within the Mixed Use zone should be restricted to those uses that have a minimal amenity impact on adjoining uses and surrounding residential use. The main purposes of this type of landuse classification are:

- To provide for a mixed use development centre in conjunction with the development plan for the overall development, and to provide for high-density residential development, and to identify, reinforce, strengthen and promote urban design concepts and linkages with the existing town centre activity areas so that the pressure on vacant land are minimized.
- The aim is to develop a zone scale retail development in a mixed use centre by densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, community, educational, civic, cultural, leisure, residential uses, urban streets and urban open spaces, while delivering a quality urban environment which will enhance the quality of life of resident, visitor and workers alike.
- Provide for a range of commercial and service activities at a scale that will protect the planned hierarchy of commercial centres and the Territory's preferred locations for office development.

Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table- 4.14: Landuse Permitted for Mixed use zone (Residential–Commercial)

Permitted	
Accounting, Auditing or Bookkeeping Services	Employee Housing
Addiction Treatment Center	Fabric Store
Agricultural Sales and Services	Fast Food Establishment / Food Kiosk
Antique Store	Funeral Services
Apartments	General Store
Appliance Store	Grocery Store
Art Gallery, Art Studio / Workshop	Guest House
Artisan's Shop	Hospital
Assisted Living or Elderly Home	Housing Projects
ATM Booth	Individual Housing
Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention	Jewelry and Silverware Sales
Auto Leasing or Rental Office	Landscape and Horticultural Services
Automobile Driving Academy	Mosque, Place of Worship
Automobile Wash	Newspaper Stand
Bakery or Confectionery Retail	Nursery School
Bank & Financial Institution	Photocopying and Duplicating Services
Barber Shop	Pipelines and Utility Lines
Bicycle Shop	Primary School
Billboards, Advertisements & Advertising Structure	Project Identification Signs
Billiard Parlor / Pool Hall	Property Management Signs
Blacksmith	Public Transport Facility
Boarding and Rooming House	Resort
Book or Stationery Store or Newsstand	Rickshaw / Auto Rickshaw Stand
Bus Passenger Shelter	Satellite Dish Antenna
Child Daycare / Preschool	Shelter (Passers By)
Children's Park	Shoe Repair or Shoeshine Shop (Small)
Cleaning / Laundry Shop	Slaughter House
Commercial Recreational Buildings	Social Forestry
Communication Service Facilities	Social organization
Communication Tower Within Permitted Height	Software Development
Community Center	Special Dwelling
Condominium or Apartment	Toys and Hobby Goods Processing and Supplies
Confectionery Shop	Training Centre
Correctional Institution	Transmission Lines
Courier Service	Utility Lines
Cyber Café	Vehicle Sales & Service, Leasing or Rental
Daycare Center (Commercial or Nonprofit)	Warehousing
Doctor / Dentist Chamber	Water Pump / Reservoir
Dormitory	Woodlot

Source: Compiled by the Consultants

Landuse Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee.

Table- 4.15: Landuse Conditionally Permitted for Mixed use zone (Residential–Commercial)

Conditional	
Agricultural Chemicals, Pesticides or Fertilizers Shop	Graveyard / Cemetery
Amusement and Recreation (Indoors)	Health Office, Dental Laboratory, Clinic or Lab
Beauty and Body Service	Hotel or Motel
Broadcast Studio / Recording Studio (No Audience)	Household Appliance and Furniture Repair Service
Building Maintenance / Cleaning Services, No Outside Storage	Indoor Amusement Centers, Game Arcades
Building Material Sales or Storage (Indoors)	Indoor Theatre
Coffee Shop / Tea Stall	Lithographic or Print Shop
Commercial Office	Market (Bazar)
Computer Maintenance and Repair	Musical Instrument Sales or Repair
Computer Sales & Services	Optical Goods Sales
Concert Hall, Stage Shows	Outdoor Café
Conference Center	Outdoor Fruit and Vegetable Markets
Construction Company	Painting and Wallpaper Sales
Construction, Survey, Soil Testing Firms	Paints and Varnishes
Cottage	Patio Homes
Counseling Services	Photofinishing Laboratory & Studio
Craft Workshop	Plantation
Crematorium	Poultry
Cultural Exhibits and Libraries	Printing, Publishing and Distributing
Department Stores, Furniture & Variety Stores	Project Office
Drug Store or Pharmacy	Psychiatric Hospital
Energy Installation	Radio / Television or T&T Station With Transmitter Tower
Fitness Centre	Refrigerator or Large Appliance Repair
Flowers, Nursery Stock and Florist Supplies	Restaurant
Freight Handling, Storage & Distribution	Retail Shops / Facilities
Freight Transport Facility	Retail Shops Ancillary To Studio / Workshop
Gaming Clubs	Sporting Goods and Toys Sales
Garages	Sports and Recreation Club, Firing Range: Indoor
Garden Center or Retail Nursery	Telephone Exchanges
Government Office	Television, Radio or Electronics Repair (No Outside Storage)

Source: Compiled by the Consultants

Restricted Uses

All uses except permitted and conditionally permitted uses are restricted in this zone.

h. Mixed Use Zone (Residential-Commercial-General Industrial)

The Residential- Commercial- General Industrial zone is intended to achieve cohabitation of uses, while ensuring that negative impacts on residents are minimized. The spaces created in this zone are intended to encourage a diminished need for motorized travel and shall possess characteristics of all of the three- Residential, Commercial and General Industrial.

Purpose

The main purpose of this zone is to support the diversification and expansion of the area's industrial base and employment growth as well as to facilitate investment in a wide range of industrial and related activities, with efficient land utilization and provision of infrastructure. To make provision for small-scale services that support surrounding industrial activities, or which meet the needs of the local workforce is a primary aim of this type of landuse. Provide convenient access for the area and regional residents to industrial goods, services and employment opportunities, too, is an important purpose of this zone.

Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table- 4.16: Landuse Permitted for Mixed Use Zone (Residential-Commercial-General Industrial)

Permitted	
Accounting, Auditing or Bookkeeping Services	Fire / Rescue Station
Antique Store	General Store
Appliance Store	Grocery Store
ATM Booth	Guest House
Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention	Hospital
Auto Leasing or Rental Office	Landscape and Horticultural Services
Auto Paint Shop	Mosque, Place of Worship
Auto Parts and Accessory Sales (Indoors)	Newspaper Stand
Auto Repair Shop (With Garage)	Nursery School
Automobile Driving Academy	Photocopying and Duplicating Services
Automobile Sales	Pipelines and Utility Lines
Automobile Wash	Police Box / Barrack
Bakery or Confectionery Retail	Primary School
Bank & Financial Institution	Project Identification Signs
Barber Shop	Property Management Signs
Bicycle Assembly, Parts and Accessories	Public Transport Facility
Bicycle Shop	Rickshaw / Auto Rickshaw Stand
Billboards, Advertisements & Advertising Structure	Satellite Dish Antenna
Billiard Parlor / Pool Hall	Service Garage
Blacksmith	Service Stations, Full Service (With Minor Repair)
Boarding and Rooming House	Sewage Treatment Plant
Book or Stationery Store or Newsstand	Shelter (Passers By)
Bulk Mail and Packaging	Shoe Repair or Shoeshine Shop (Small)
Bus Passenger Shelter	Social Forestry
Children's Park	Social organization
Cleaning / Laundry Shop	Solid Waste Recycling Plant
Commercial Recreational Buildings	Special Dwelling
Communication Service Facilities	Transmission Lines
Communication Tower Within Permitted Height	Utility Lines
Confectionery Shop	Water Pump / Reservoir
Construction, Survey, Soil Testing Firms	Woodlot
Courier Service	

Source: Compiled by the Consultants

Landuse Conditionally Permitted

The following uses may be permitted or denied in this zone after review and approval by the authority/committee.

Table- 4.17: Landuse Conditionally Permitted for Mixed Use Zone (Residential-Commercial-General Industrial)

Conditional	
Agricultural Chemicals, Pesticides or Fertilizers Shop	Gaming Clubs
Amusement and Recreation (Indoors)	Garages
Auction Market	Garden Center or Retail Nursery
Beauty and Body Service	Government Office
Building Maintenance / Cleaning Services, No Outside Storage	Grain & Feed Mills
Building Material Sales or Storage (Indoors)	Health Office, Dental Laboratory, Clinic or Lab
Bulk Fuel Sales Depot	Hotel or Motel
Coffee Shop / Tea Stall	Household Appliance and Furniture Repair Service
Computer Maintenance and Repair	Incineration Facility
Computer Sales & Services	Indoor Theatre
Concert Hall, Stage Shows	Jewelry and Silverware Sales
Condominium or Apartment	Lithographic or Print Shop
Conference Center	Market (Bazar)
Construction Company	Musical Instrument Sales or Repair
Correctional Institution	Outdoor Fruit and Vegetable Markets
Counseling Services	Painting and Wallpaper Sales
Craft Workshop	Paints and Varnishes
Cyber Café	Pet Store
Daycare Center (Commercial or Nonprofit)	Photofinishing Laboratory & Studio
Department Stores, Furniture & Variety Stores	Plantation
Drug Store or Pharmacy	Project Office
Employee Housing	Psychiatric Hospital
Energy Installation	Refrigerator or Large Appliance Repair
Fabric Store	Restaurant
Fast Food Establishment / Food Kiosk	Retail Shops / Facilities
Firm Equipment Sales & Service	Retail Shops Ancillary To Studio / Workshop
Fitness Centre	Sporting Goods and Toys Sales
Flowers, Nursery Stock and Florist Supplies	Sports and Recreation Club, Firing Range: Indoor
Forest Products Sales	Telephone Exchanges
Freight Transport Facility	Television, Radio or Electronics Repair (No Outside Storage)

Source: Compiled by the Consultants

Restricted Uses

All uses except permitted and conditionally permitted uses are restricted in this zone.

i. Mixed Use Zone (Residential-General Industrial)

The areas with the mix of residence and industry will make up the Residential-General Industrial zone that will create an industrial urban environment to strengthen the industrial base of the area as well as the entire country.

Purpose

The main purpose of this zone is to provide an industrial area supported by employees' housing, additional civic amenities, utilities and services. This zone will composed of some light industries that are declared as green categories of industries by Department of Environment (DoE) with some additional facilities like appliance store; bakery or confectionery shop; bank & financial institution; barber shop; book or stationery store or newsstand; caretaker dwelling; child day-care or preschool; cleaning or laundry shop; communication service facilities, cyber café; addiction treatment centre etc.

Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table- 4.18: Landuse Permitted for Mixed Use Zone (Residential-General Industrial)

Permitted	
Addiction Treatment Center	Fire / Rescue Station
Appliance Store	General Store
Art Gallery, Art Studio / Workshop	Grocery Store
Assisted Living or Elderly Home	Newspaper Stand
ATM Booth	Nursery School
Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention	Photocopying and Duplicating Services
Auto Leasing or Rental Office	Pipelines and Utility Lines
Bank & Financial Institution	Police Box / Barrack
Barber Shop	Project Identification Signs
Bicycle Assembly, Parts and Accessories	Property Management Signs
Bicycle Shop	Public Transport Facility
Billiard Parlor / Pool Hall	Rickshaw / Auto Rickshaw Stand
Blacksmith	Satellite Dish Antenna
Book or Stationery Store or Newsstand	Service Garage
Broadcast Studio / Recording Studio (No Audience)	Service Stations, Full Service (With Minor Repair)
Bulk Fuel Sales Depot	Shelter (Passers By)
Bus Passenger Shelter	Shoe Repair or Shoeshine Shop (Small)
Child Daycare / Preschool	Social Forestry
Children's Park	Social organization
Cleaning / Laundry Shop	Special Dwelling
Commercial Recreational Buildings	Training Centre
Communication Service Facilities	Transmission Lines
Communication Tower Within Permitted Height	Utility Lines
Condominium or Apartment	Water Pump / Reservoir
Confectionery Shop	Woodlot
Cyber Café	

Source: Compiled by the Consultants

Landuse Conditionally Permitted

The following uses may be permitted or denied in this zone after review and approval by the authority/committee.

Table- 4.19: Landuse Conditionally Permitted for Mixed Use Zone (Residential-General Industrial)

Conditional	
Amusement and Recreation (Indoors)	Hotel or Motel
Beauty and Body Service	Household Appliance and Furniture Repair Service
Building Maintenance / Cleaning Services, No Outside Storage	Incineration Facility
Building Material Sales or Storage (Indoors)	Lithographic or Print Shop
Coffee Shop / Tea Stall	Market (Bazar)
Computer Maintenance and Repair	Musical Instrument Sales or Repair
Computer Sales & Services	Outdoor Fruit and Vegetable Markets
Concert Hall, Stage Shows	Overhead Water Storage Tanks
Conference Center	Painting and Wallpaper Sales
Daycare Center (Commercial or Nonprofit)	Plantation
Department Stores, Furniture & Variety Stores	Psychiatric Hospital
Drug Store or Pharmacy	Refrigerator or Large Appliance Repair
Employee Housing	Restaurant
Energy Installation	Retail Shops / Facilities
Fast Food Establishment / Food Kiosk	Retail Shops Ancillary To Studio / Workshop
Firm Equipment Sales & Service	Sporting Goods and Toys Sales
Flowers, Nursery Stock and Florist Supplies	Sports and Recreation Club, Firing Range: Indoor
Forest Products Sales	Telephone Exchanges
Freight Transport Facility	Television, Radio or Electronics Repair (No Outside Storage)
Garages	

Source: Compiled by the Consultants

Restricted Uses

All uses except permitted and conditionally permitted uses are restricted in this zone.

j. Institutional Zone

Institutional Zones are designed to provide some institutional boundaries. These will help improving the socio economic condition of the area by enhancing educational status.

Purpose

The purpose of these zones is mainly to provide locations for institutional uses such as libraries, public and private schools, colleges or Universities as well as to provide some housing opportunities for the students, teachers, employees and their families. These zones will ensure the site requirements especially for drainage and amenities, including vehicle, pedestrian, and bicycle circulation and parking, landscaping, usable open space, lighting, public areas, utilities, and other necessary and desirable elements. Finally, Institutional Zone focuses on the academic use for the advancement of education and intellectual endeavours of the area.

Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table- 4.20: Landuse Permitted for Institutional Zone

Permitted	
Addiction Treatment Center	Newspaper Stand
Art Gallery, Art Studio / Workshop	Nursery School
ATM Booth	Outdoor Religious Events
Automobile Driving Academy	Photocopying and Duplicating Services
Billboards, Advertisements & Advertising Structure	Post Office
Bus Passenger Shelter	Primary School
Child Daycare / Preschool	Professional Office
College, University, Technical Institute	Project Identification Signs
Communication Service Facilities	Property Management Signs
Communication Tower Within Permitted Height	Public Transport Facility
Confectionery Shop	Satellite Dish Antenna
Conference Center	School (Retarded)
Correctional Institution	Scientific Research Establishment
Cultural Exhibits and Libraries	Shelter (Passers by)
Cyber Café	Social Forestry
Dormitory	Specialized School: Dance, Art, Music & Others
Freight Transport Facility	Training Centre
General Store	Transmission Lines
Grocery Store	Utility Lines
High School	Veterinary School / College and Hospital
Hospital	Vocational, Business, Secretarial School
Lithographic or Print Shop	Water Pump / Reservoir
Mosque, Place of Worship	Woodlot
Multi-Storey Car Park	

Source: Compiled by the Consultants

Landuse Conditionally Permitted

The following uses may be permitted or denied in this zone after review and approval by the authority/committee.

Table- 4.21: Landuse Conditionally Permitted for Institutional Zone

Conditional	
Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention	Gallery / Museum
Bank & Financial Institution	Garages
Barber Shop	Indoor Theatre
Boarding and Rooming House	orphanage
Coffee Shop / Tea Stall	Outdoor Café
Counseling Services	Parking Lot
Courier Service	Pipelines and Utility Lines
Daycare Center (Commercial or Nonprofit)	Plantation
Doctor / Dentist Chamber	Postal Facilities
Drug Store or Pharmacy	Psychiatric Hospital
Fast Food Establishment / Food Kiosk	Stationery Store or Newsstand
Flowers, Nursery Stock and Florist Supplies	

Source: Compiled by the Consultants

Restricted Uses

All uses except permitted and conditionally permitted uses are restricted in this zone.

k. Administrative Zone

Administrative zone will provide some space for agglomeration of administrative structures to make a convenient communication among them. Here all of the important government or non government structures will be placed.

Purpose

The main purpose of this zone is to agglomerate the administrative structures within a certain boundary for convenience of people.

Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table- 4.22: Landuse Permitted for Administrative Zone

Permitted	
Accounting, Auditing or Bookkeeping Services	Newspaper Stand
ATM Booth	Outdoor Religious Events
Bus Passenger Shelter	Photocopying and Duplicating Services
Civic Administration	Post Office
Communication Service Facilities	Professional Office
Communication Tower within Permitted Height	Project Office
Confectionery Shop	Public Transport Facility
Construction, Survey, Soil Testing Firms	Satellite Dish Antenna
Cultural Exhibits and Libraries	Scientific Research Establishment
Cyber Café	Shelter (Passers By)
Emergency Shelter	Social Forestry
Freight Transport Facility	Training Centre
General Store	Transmission Lines
Government Office	Utility Lines
Grocery Store	Water Pump / Reservoir
Guest House	Woodlot
Multi-Storey Car Park	

Source: Compiled by the Consultants

Landuse Conditionally Permitted

The following uses may be permitted or denied in this zone after review and approval by the authority/committee.

Table- 4.23: Landuse Conditionally Permitted for Administrative Zone

Conditional	
Amusement and Recreation (Indoors)	Flowers, Nursery Stock and Florist Supplies
Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention	Freight Handling, Storage & Distribution
Bank & Financial Institution	Freight Yard
Boarding and Rooming House	Gallery / Museum
Book or Stationery Store or Newsstand	Garages
Coffee Shop / Tea Stall	Lithographic or Print Shop
Conference Center	Mosque, Place of Worship
Courier Service	Outdoor Café
Daycare Center (Commercial or Nonprofit)	Parking Lot
Detention Facilities	Parking Lot (Commercial)
Doctor / Dentist Chamber	Pipelines and Utility Lines
Energy Installation	Plantation (Except Narcotic Plant)
Fast Food Establishment / Food Kiosk	Police Box / Barrack
Fire / Rescue Station	Postal Facilities

Source: Compiled by the Consultants

Restricted Uses

All uses except permitted and conditionally permitted uses are restricted in this zone.

I. Agricultural Zone

Agricultural Zone is the zone of 'food production' where agricultural production will be encouraged predominantly. Here any type of agricultural activity such as crop production; aquaculture etc. will be predominant and will be permitted to ensure food security. The Agricultural zone is intended to prevent scattered and indiscriminate urban development.

Purpose

- To protect agricultural land from development that would restrict its use, and to provide for the development of existing established uses. To prevent the development of premature urban growth on un-serviced or unsuitable agricultural land.
- These zones intended to maintain agricultural use of those areas best suited to farming activity, and, recognizing that prime farm land is a non-renewable resource, to protect and preserve such land for agricultural usage. The intent is to provide for an environment of predominantly agricultural activity, wherein residential development is clearly an accessory and ancillary use to a farming operation.
- To conserve the agricultural lands and encourage the long term viability of agricultural operations and the supporting agricultural industry.

Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table- 4.24: Landuse Permitted for Agricultural Zone

Permitted	
Animal Shelter	Irrigation Facilities (Irrigation Canal, Culvert, Flood Wall etc)
Aquaculture	Shallow Tube Well
Aquatic Recreation Facility (Without Structure)	Social Forestry
Arboriculture	Static Transformer Stations
Cash Crop Cultivation	Temporary Structure (Agricultural)
Dairy Farming	Transmission Lines
Deep Tube Well	Tree Plantation (Except Narcotic Plant)
Duckery	Utility Lines
Food Grain Cultivation	Vegetable Cultivation
Horticulture	Woodlot

Source: Compiled by the Consultants

Landuse Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee following appropriate procedure subject to compliance of the condition mentioned in the requirement by the applicant.

Table- 4.25: Landuse Conditionally Permitted for Agricultural Zone

Conditional	
Communication Tower Within Permitted Height	Graveyard / Cemetery
Crematorium	

Source: Compiled by the Consultants

Restricted Uses

All uses except permitted and conditionally permitted uses are restricted in this zone.

m. Flood Flow Zone

The area over which the flow of floodwater during monsoon passes through is termed here as flood flow zone.

Purpose

The intent of the Flood Flow Zone is to protect human life and health, minimize property damage, encourage appropriate construction practices, and minimize public and private losses due to overflow of water.

Additionally, this zone is intended to maintain the sound use and development of flood-prone areas and to restrict potential home buyers by notifying that property is in a flood area. The provisions of this zone is intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, street and bridges located in the floodplain, and prolonged business interruptions; and to minimize expenditures of public money for costly flood control projects and rescue and relief efforts associated with flooding.

Landuse Permitted

In the zone, uses permitted by the Authority are:

Table- 4.26: Landuse Permitted for Flood Flow Zone

Permitted	
Aquatic Recreation Facility (Without Structure)	Plantation (Except Narcotic Plant)
Dry Season Play Field	Static Transformer Stations
Marina / Boating Facility	Transmission Lines
Pipelines and Utility Lines	Utility Lines

Source: Compiled by the Consultants

Landuse Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee.

Table- 4.27: Landuse Conditionally Permitted for Flood Flow Zone

Conditional	
Communication Tower Within Permitted Height	Poultry

Source: Compiled by the Consultants

Restricted Uses

All uses except permitted and conditionally permitted uses are restricted in this zone.

n. Open Space

The primary uses in these areas include playgrounds, parks, and other areas for outdoor activities, sports centers, sports pitches, outdoor recreation and landscaped areas. High standards of accessibility are essential in this zone. Accessibility standard is related to the use of that particular open space. For example, local amenity areas and playgrounds may require emphasis on access for pedestrians and cyclists. Sports Centers serving a wider catchments area will require accessibility by public transport and car users.

Purpose

To provide for the active and passive recreational needs of the City and the protection of its bountiful natural resources as well as to protect the natural and aesthetic qualities of the area for the general welfare of the community. The purpose of this zone is:

- To provide for, protect and improve the provision, attractiveness, accessibility and amenity value of public open space and amenity areas.
- To provide for, protect and improve the provision, attractiveness and accessibility of public open space intended for use of recreational or amenity purposes. Only development that is incidental to, or contributes to the enjoyment of open space, amenity or recreational facilities will be permitted within this zone.
- To preserve and provide for open space and recreational amenities. The zoning objective seeks to provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority.

Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table- 4.28: Landuse Permitted for Open Space

Permitted	
Botanical Garden & Arboretum	Playing Field
Bus Passenger Shelter	Social Forestry
Carnivals and Fairs	Special Function Tent
Circus	Tennis Club
Landscape and Horticultural Services	Transmission Lines
Memorial Structure	Urban-Nature Reserve
Open Theater	Utility Lines
Park and Recreation Facilities (General)	Woodlot
Pipelines and Utility Lines	Zoo
Plantation (Except Narcotic Plant)	

Source: Compiled by the Consultants

Landuse Conditionally Permitted

The following uses may be permitted or denied in this zone after review and approval by the authority/committee.

Table- 4.29: Landuse Conditionally Permitted for Open Space

Conditional	
Communication Tower Within Permitted Height	Motorized Recreation
Fitness Centre	Trade Shows
Flowers, Nursery Stock and Florist Supplies	

Source: Compiled by the Consultants

Restricted Uses

All uses except permitted and conditionally permitted uses are restricted.

o. Overlay Zone

The uses that are not compatible to the surrounding landuses but will not be removed are called overlay sites and the sites compose the Overlay Zone.

Purpose

There are some very important purposes of overlay zones. These are not zones; actually, these are sites only. The locally, regionally or nationally important things or uses that don't conform to surrounding landuses will remain unchanged that are called Overlay Zone. No other use except the use of overlay site is permitted in this zone.

There is no scope for permitting or conditionally permitting the functions or uses as the zone itself is an overlay. The present and proposed use of the zone will continue until the next zoning regulation is imposed on those specific parcels of land.

There are a variety of overlay zones within the project area. Some of the important types of overlay and their purpose are listed below:

- **Historic Preservation Overlay Site**

The places that are historically important as fort or historic building will not be demolished and these will remain as Historic Preservation Overlay Site. Recognizing the area's unique character and promoting the conservation and preservation of the area's historic resources and properties, to maintain, preserve, protect and enhance the architectural excellence, cultural significance, economic vitality, visual quality and historic importance of the area overlay zone is delineated.

Purpose

The purpose of this zone is to provide for protection against destruction or encroachment upon historic areas, buildings, monuments or other features or buildings and structures of recognized architectural significance which contribute or will contribute to the cultural, social, economic, political, artistic or architectural heritage.

The Zone is designed to protect designated landmarks and other historic or architectural features and their surroundings within a reasonable distance from destruction, damage, defacement and obviously incongruous development or uses of land. It is also designed to ensure that buildings, structures or signs shall be erected, reconstructed, altered or restored so as to be architecturally compatible with the historic landmark buildings or structures within the Zone.

- **Environmental Protection Overlay Site**

To preserve, protect and manage the area's natural resources including streams and other water bodies, wetlands, woodlands, and wildlife habitats, development in some areas will be precluded. These will be treated as Environmental Protection Overlay Site.

Purpose

The purpose of this zone is to protect the areas of environmentally sensitive, wetlands, marshes, rivers, creeks, and other natural resources critical to the ecosystems they support for the future generation.

Due to the fragile nature of these resources, development standards for this zone generally are more rigid than elsewhere in the area, requiring closer attention to the environment, and mitigation of land disturbing activity which would negatively impact on such resources.

- **Graveyard Overlay Site**

The existing graveyards have been treated as Graveyard Overlay Site where there will have restrictions to build it other way.

Purpose

To safeguard future provision; such provision will be important in maintaining viable and stable communities and it will be necessary to provide for this use in line with the pace of development, as it is required.

- **Sports and Recreation Overlay Site**

Some open spaces, water bodies etc. are demarcated as Sports and Recreation Overlay Site to safeguard the future need of the people. Here no establishment will be permitted except sports and recreation.

Purpose

To provide for, protect and improve the provision, attractiveness, accessibility and amenity value of sporting and recreational facilities, this zone is preserved. Only development that is incidental to, or contributes to the enjoyment of recreation or leisure will be permitted within this zone, and development that enhances the amenity value of such areas will be encouraged. The development of such uses will have regard to the requirements in the area and needs of changing communities, as well as the quality of landscaping, usability and accessibility of areas and facilities. The Council will encourage the provision for a variety of sporting and recreation activities as required.

- **Special Use Overlay Site**

There are some areas that will be used for special use. These are termed as Special Use Overlay Site. Special Temporary Events like Carnivals, Fairs, Hats etc. will be permitted in this zone.

Purpose

The purpose for declaring this zone is to demarcate those areas from non-conforming use as well as people can get some additional benefit from those areas for the upcoming future.

p. Rural Settlement Zone

Rural Settlement Zones are the island like isolated clusters of rural homestead that preserve country's traditional agrarian community beside agricultural zones within DMDP jurisdiction from indiscriminate and insane conversion into urban use so as to safeguard food security; preserve appropriate opening in between mounds that are essential to allow uninterrupted flow of perennial flood water and safeguard our complex hydrological system.

The intent of this classification is to preserve, sustain, and protect rural areas and resources, particularly forest and agricultural from suburban encroachment and maintain a balanced rural-urban environment.

Purpose

The purpose of this zone is to protect the natural environment; promote appropriate compact development and to promote creative developments that provide a range of housing styles and prices that suit the needs of local people.

- Protect the natural environment,
- Making development economically viable by concentrating the activities,
- To provide for development in an orderly manner that preserves the rural character of the area by guiding higher density residential and commercial development according to compatible and supportive land uses, available infrastructure, and other facilities and services.

Rural Homestead

Rural homestead zone is the zone that contains the traditional rural character of the area. In this zone housing that are compatible to this character, mainly farmhouse, single or multifamily housing are the focus of this area. These buildings should be maximum two-storied so as to maintain the rural nature.

Purpose

Isolated Rural Homestead will preserve the rural and traditional Character of the area. Isolated Rural Homestead zone will be composed of dwelling, small shops, some special uses and pure landscaping elements. Cluster uses that are compatible with and complementary to existing facilities, particularly with regard to food processing and warehousing and the markets, including some small scale food retailing are permitted here.

Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table- 4.30: Landuse Permitted for Rural Homestead Zone

Permitted	
Agricultural Dwellings	NGO / CBO Facilities
Animal Husbandry	Nursery School
Animal Shelter	orphanage
Child Daycare / Preschool	Outdoor Religious Events (Eidgah)
Communication Tower Within Permitted Height	Plantation (Except Narcotic Plant)
Cottage	Playing Field
Crematorium	Primary School
Dairy Farming	Satellite Dish Antenna
General Store	Social Forestry
Graveyard / Cemetery	Special Dwelling (E.G. Dorm For Physically Challenged Etc.)
Grocery Store	Specialized School: Dance, Art, Music, Physically Challenged & Others
Handloom (Cottage Industry)	Static Electrical Sub Stations
Housing For Seasonal Firm Labor	Temporary Shed / Tent
Memorial Structure	Transmission Lines
Mosque, Place of Worship	Utility Lines
Newspaper Stand	Woodlot

Source: Compiled by the Consultants

Landuse Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee following appropriate procedure while the application meets the criteria mentioned in the requirement.

Table- 4.31: Landuse Conditionally Permitted for Rural Homestead Zone

Conditional	
Artisan's workshop (Potter, Blacksmith, Goldsmith Etc.)	Garden Center or Retail Nursery
Emergency Shelter	Research organization (Agriculture / Fisheries)
Energy Installation	Sports and Recreation Club, Firing Range: Indoor
Fish Hatchery	

Source: Compiled by the Consultants

Restricted Uses

All uses except permitted and conditionally permitted uses are restricted in this zone.

Growth Center

According to the location theorists, "Such settlements which are nuclei or central to their influence area are called growth centres". In the context Bangladesh, growth Centres are rural market places that have been identified by the Planning Commission on the basis of socio-economic and administrative criteria for making development investment. There are about 8,000 rural market places throughout Bangladesh that are popularly known as 'hat' or 'bazaar'. Realizing their importance in the rural sector, the government felt the need to upgrade them with some infrastructure facilities in order to enhance their efficiency. However, due to fund constraint it was not possible to include all the 'hats' or 'bazaars' for development investment. In planning area, there are some growth centres that contain substantially the following characteristics:

- It incorporates a mix of uses that typically include or have the potential to include the following: retail, office, services, and other commercial, civic, recreational, industrial, and residential uses, within a densely developed, compact area;

- It incorporates existing or planned public spaces that promote social interaction, such as public parks, civic buildings (e.g., post office, municipal offices), community gardens, and other formal and informal places to gather.
- It is organized around one or more central places or focal points, such as prominent buildings of civic, cultural, or spiritual significance or a square.
- It results in compact concentrated areas of land development that are served by existing or planned infrastructure and are separated by rural countryside or working landscape.

Rural commercial centre in the “Growth centre” form is one of important feature for rural economic sustainability. In growth centre, people can find their necessary service activity in a easy accessible distance apart from the urban area. In this sense the permitted uses for growth centre are the following:

Table-4.32: Landuse Permitted in Growth Center

Permitted	
Accounting, Auditing or Bookkeeping Services	Garages
Addiction Treatment Center	Garden Center or Retail Nursery
Agricultural Chemicals, Pesticides or Fertilizers Shop	General Store
Agricultural Dwellings	Grain & Feed Mills
Agricultural Product Sales	Grocery Store
Agro-Based Industry (Rice Mill, Saw Mill, Cold Storage)	High School
Agro-Based Industry (Rice Mill, Saw Mill, Feed mill)	Motel
Ambulance Service	Household Appliance and Furniture Repair Service
Amusement and Recreation (Indoors)	Housing For Seasonal Firm Labor
Ancillary Dwelling	Indoor Amusement Centers
Animal Husbandry	Indoor Theatre
Antique Store	Jewelry and Silverware Sales
Appliance Store	Katcha Bazar
Auction Market	Loom (Cottage Industry)
Auto Repair Shop (With Garage)	Mosque, Place of Worship
Bank & Financial Office	Newspaper Stand
Barber Shop	NGO \ CBO Office
Barber Shop	Nursery School
Billboards, Advertisements & Advertising Structure	Open Theater
Blacksmith	Optical Goods Sales
Boarding and Rooming House	Orphanage
Book or Stationery Store or Newsstand	Outdoor Fruit and Vegetable Markets
Bus Passenger Shelter	Outdoor Religious Facility (Eidgah)
Cinema Hall	Paints and Varnishes Shop
Cleaning \ Laundry Shop	Photo Studio
Coffee Shop \ Tea Stall	Photocopying and Duplicating Services
Cold Storage	Postal Facilities
College\Technical Training School \ Centers \ Agro Based Trading	Primary School
Communication Service Facilities	Public Utility Stations & Substations
Communication Tower Within Permitted Height	Research organization (Agriculture \ Fisheries)
Community Center	Restaurant
Computer Maintenance and Repair	Retail Shops \ Facilities
Computer Sales & Services	Rickshaw \ Auto Rickshaw Stand
Confectionery	Satellite Dish Antenna

Permitted	
Courier Service	Sawmill
Craft Workshop	Shoe Repair or Shoeshine Shop (Small)
Cyber Café	Signboard \ Billboard
Dairy Farming	Slaughter House
Daycare Center (Commercial or Nonprofit)	Small Workshop
Department Stores	Social Forestry
Doctor \ Dentist Chamber	Specialized School: Dance, Art, Music & Others
Dormitory	Specialized School: Dance, Art, Music, Physically Challenged & Others
Drug Store or Pharmacy	Static Transformer Stations
Electrical and Electronic Equipment and Instruments Sales	Storage & Warehousing
Emergency Shelter	Taxi Stand
Energy Installation	Television, Radio or Electronics Repair
Fabric Store	Theater (Indoor)
Family Welfare Center	Transmission Lines
Fast Food Establishment \ Food Kiosk	Truck Stand & Freight Terminal
Firm Equipment Sales & Service	Utility Lines
Fish Hatchery	Variety Stores
Fitness Centre	Vehicle, Leasing or Rental Service
Flowers, Nursery Stock	Veterinary Centre
Freight Transport Facility	Veterinary Clinic \ Center
Fuel and Ice Dealers	Wood Products
Funeral Services	Woodlot
Furniture Stores	

Source: Compiled by the Consultants

Landuse Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee following appropriate procedure while the application meets the criteria mentioned in the requirement.

Table-4.33: Landuse Conditionally Permitted in Growth Center

Conditional	
Artisan's Shop	Library
Auto Leasing or Rental Office	Motor Vehicle Fuelling Station \ Gas Station
Beauty Parlor	Musical Instrument Sales or Repair
Building Maintenance\Cleaning Services (No Outside Storage)	Pet Store
Building Material Sales or Storage (Indoors)	Plantation (Except Narcotic Plant)
Carnivals and Fairs	Police Station
Circus	Poultry
Correctional Institution	Preserved Fruits and Vegetables Facility \ Cold Storage
Fire Brigade Station	Sports and Recreation Club
Freight Handling, Storage & Distribution	Stage Shows
Freight Yard	Temporary Rescue Shed
Guest House	Trade Shows

Source: Compiled by the Consultants

*All of the Commercial Activities shall be located at Growth Centres

Restricted Uses

All uses except permitted and conditionally permitted uses.

q. Water Retention Area

Retaining water is the main purpose of this type of Landuse.

Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table- 4.34: Landuse Permitted for Water Retention Area

Permitted	
Aquatic Recreation Facility (Without Structure)	Utility Lines
Fishing Club (non-structural)	Water Parks

Source: Compiled by the Consultants

Landuse Conditionally Permitted

The following uses may be permitted or denied in this zone after review and approval by the authority/committee.

Table- 4.35: Landuse Conditionally Permitted for Water Retention Area

Conditional	
Marina / Boating Facility	Water based Recreation

Source: Compiled by the Consultants

r. Water body

Water body serves the natural flow of water along their alignment.

Purpose

This zone tends to preserve flow and level of water across all seasons along their natural alignment. DMDP area is covered by a network of natural water body including river, canal and pond. To promote and provide environmentally safe and sound living for the people of the area and for the future generation, water body has an immense important. Water body should be preserved not only for environmental concern but also for active and passive recreation.

Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table- 4.36: Landuse Permitted for Water body

Permitted	
Aquatic Recreation Facility (Without Structure)	Utility Lines
Fishing Club (Non-structural)	Water Parks

Landuse Conditionally Permitted

The following uses may be permitted or denied in this zone after review and approval by the authority/committee.

Table- 4.37: Landuse Conditionally Permitted for Water body

Conditional	
Marina / Boating Facility	Water based Recreation

Source: Compiled by the Consultants

Restricted Uses

All uses except permitted and conditionally permitted uses are restricted.

4.6.3 Special Function Options

Besides above categories of landuse, some situations are not so infrequent in nature. These may belong to either of the followings.

New Use

Suppose a new electric substation needs to be installed in a residential neighborhood to cover the additional load. The plot in which it is to be installed is of course, earmarked as urban residential landuse, yet in consideration to the benefit the landuse may be altered to accommodate the facility in the plot.

Nonconforming Use

Some functions may have been in the area prior landuse declaration and the facility does not conform to the new landuse. In such case if the facility is harmful to the new landuse, it needs to be relocated in due course. But if the landuse does not affect the surrounding landuse, it is allowed to continue till its natural termination. In both of the cases these uses are termed as nonconforming use and stricter conditions are imposed on the facility to restrict its growth to confine its activities.

Regulations regarding Nonconforming Use

“Nonconforming use” is a use or structure that was legally or illegally established but is no longer permitted because of the zoning regulations that have been applied or changed after the use or structure was established.

In addition, a non-conforming use is any use, whether of land or of structure, or both, which does not comply with the applicable use provisions in this Regulation, where such use was lawfully in existence prior to the enactment of this Regulation or subsequent amendments.

Moreover a non-conforming structure is any structure or part of a structure manifestly not designed to comply with the applicable use provisions of this Regulation or subsequent amendment, where such structure lawfully existed prior to the enactment of this Regulation or subsequent amendments.

The continued existence of nonconformities is frequently inconsistent with the purposes for which the “zoning” of the area has been worked out and thus, the gradual elimination of such nonconformities is generally desirable.

General Provisions

The following provisions shall apply to all uses existing on the effective date of this Plan that do not conform to the requirements set forth in this Zoning Regulation, to all uses that become non-conforming by reason of any subsequent amendment to this Zoning Regulation, and to all buildings containing such uses.

- There must be a time frame of up to 5 years within which the non conforming uses have to be relocated to places where those specific uses are permitted or conforming according to this regulation. This time frame may vary from 2 to 5 years depending on that particular use. This time frame for relocating a particular non conforming use will be determined by the RAJUK.
- Some mid level provisions/ functions have to be determined by the RAJUK which functions will be allowed there until the relocation period. But no enlargement, alteration, expansion, restoration of those uses will be allowed during this time frame in that particular location where the use is declared non-conforming by this regulation.
- Regular monitoring of the non conforming uses and their functions by RAJUK is a must. If the restrictions are not followed in any of that very uses, then immediate action have to be taken by the authority to discontinue or restrict that function or to relocate it in locations where those uses are conforming or permitted.
- The authority has to select the place where the particular use will be relocated. And for regulating this relocation some measures like tax, subsidy etc. have to be provided by that authority.

Identification and Registration of Non-conforming Uses and Structures

All uses and structures existing at the effective date of this Regulation which do not conform to the requirements set forth in this Regulation, or any amendments thereto, should be identified and registered by the RAJUK. Failure or neglect of the authority to identify or register uses or structures which are non-conforming as defined in this Regulation or subsequent amendments does not exempt such use or structures from the applications of this Regulation.

Continuation of Non-Conforming Uses and Structures

Any non-conforming use or structure may be continued up to their time frame, provided such use or structure:

- (1) Shall not be moved to another location where such use or structure would be non-conforming.
- (2) Shall not be changed to another non-conforming use or structure without approval of NUC and then only to a use or structure which, in the opinion of the NUC is of the same or of a more restricted nature in accordance with the Restrictions above.
- (3) Shall not be re-established if such use or structure has been discontinued for any reason for a period of twelve (12) months or more, or has been changed to, or replaced by, a conforming use or structure. Intent to resume a non-conforming use shall not confer the right to do so.
- (4) Shall not be restored for other than a conforming use after damage from any cause, unless the non-conforming use or structure is reinstated within twelve (12) months of such damage; if the restoration of such structure is not completed within the said twelve (12) month period, the non-conforming use of such structure shall be deemed to have been discontinued, unless such non-conforming use is carried on without interruption in the undamaged portion of such structure.

Maintenance

Maintenance of a building or other structure containing or used for a non-conforming use will be permitted when it includes necessary non-structural repairs and incidental alterations which do not extend or intensify the non-conforming building or use.

Reconstruction

A non-conforming use which has been damaged by fire, explosion, or an act of God, to the extent of sixty (60%) percent of its reproduction value at the time of damage shall be restored in conformity with the current regulations of the district in which it is located. When damaged by less than sixty (60%) percent of its reproduction value a non-conforming use may be repaired or reconstructed and used as before the time of damage, provided such repairs or reconstruction are started within one (1) year from the date of such damage.

Discontinuance or Abandonment

A non-conforming structure occupied by a non-conforming use may be re-occupied by a conforming use following abandonment of the nonconforming use. If a non-conforming use is abandoned for a period of two (2) years, any future use of the premises shall be in conformity with the provisions of this Resolution and shall not again be used except in conformity with the current regulations of the district in which it is located.

Unsafe Structure

Any non-conforming structure or portion thereof containing a non-conforming use, work may be done on ordinary maintenance repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, provided the cubic content that existed when it became non-conforming shall not be increased. Nothing in this article shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof, declared to be unsafe by any official charged with protecting public safety, upon order of such official. Where appropriate, a Zoning Permit shall be required.

Termination and Removal of Non-Conforming Buildings, Structures or Uses

The period of time during which the non-conforming buildings, structures or uses of land listed may continue or remain until five years after the effective date of this Zoning Regulation, or of any amendments hereto, which cause the use to be non-conforming. Every such non-conforming building, structure or use shall be brought into compliance with this Zoning Regulation or completely removed from the premises on or before the expiration of the five year period.

4.6.4 Development Permit

Development Permit is the most important function of RAJUK and for that matter of any City Development Authority. DAP will have no bearing unless development can be channelized to its desirable direction through effective permit procedure. DAP has developed its plan using GIS database and other advanced computer software of world standard. The necessary planner to handle this database is quite available in the country. This combination provides RAJUK the unique opportunity to make its plan permit procedure fast, well managed and transparent. This is also in line with the idea of digital Bangladesh pronounced by the present govt.

a. Computerization of the Permit procedure

Maintaining information of all the development activities within the DMDP jurisdiction is a mammoth task and maintain them in the present manual method is neither possible nor necessary. Consultant recommends development of customize software for the purpose. Necessary software experts are available locally. The system would prove worthwhile by saving in the form of time, cost, ease of management, ease of upgrading of information, control of corruption and so forth.

b. Landuse Permit

RAJUK has the legal responsibility to develop plan for the wellbeing of the citizens within its jurisdiction and implement the same by channelizing all developments through appropriate control mechanisms. Issue Plan Permit to private plot owner/s or developers working with the consent of the owner/s that comply the set regulations constitute the most part of development control activity conducted by RAJUK. In the following paragraphs the structures of the proposed landuse control Authority has been elaborated considering that RAJUK shall be strengthened adequately and that in that situation planner's ranks would be as under [in light of the Sthapatya Adhidaptar]:

- Chief Town Planner
- Additional Chief Town Planner
- Deputy Chief Town Planner
- Assistant Chief Town Planner
- Assistant Town Planner

Structure of Landuse Permit Authority

The Landuse Permit Authority shall be comprised of three vertically linked tiers:

- At the entry level Landuse Permit Planner [LPP]
- At the mid level Landuse Permit Committee [LPC] to control LPPs, clarify legal provisions regarding land use permit decisions on a case to case basis, and
- At the top level Nagar Unnayan Committee comprised of representatives from planning departments, professional institutions, imminent scholars and citizens of the city.

Figure No. 4.1 shows the tiers along with their inter links.

Landuse Permit Planner

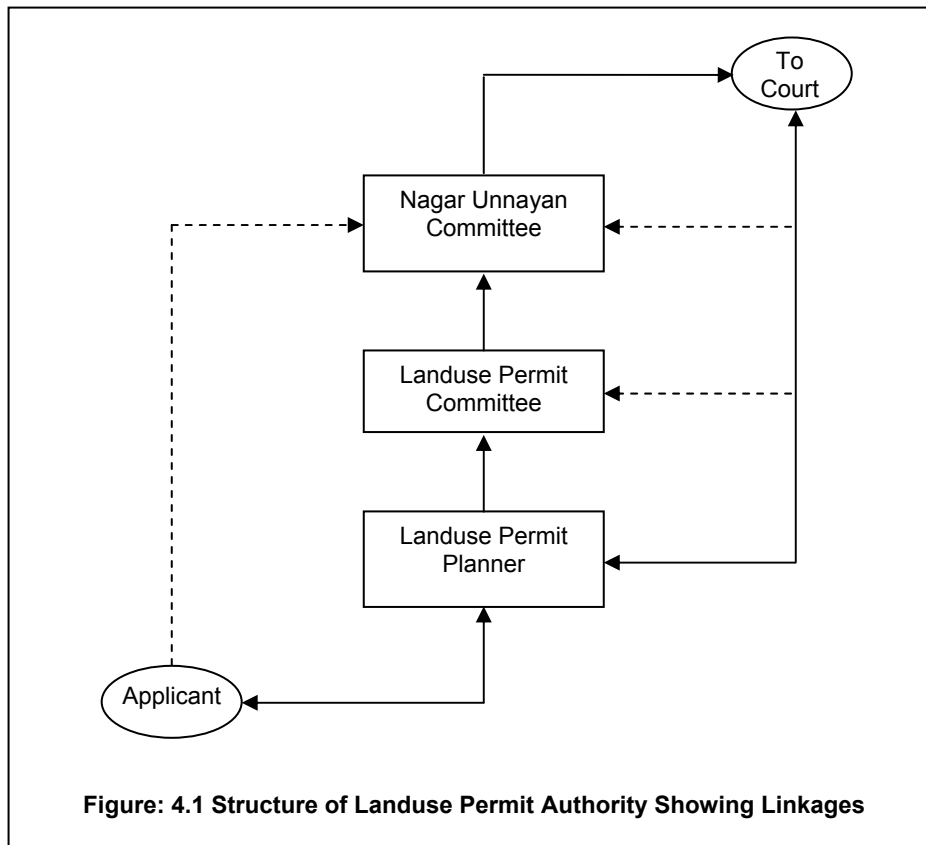
Landuse Permit will be issued with the sign of Landuse Permit Planner [LPP] appointed by the Chairman, RAJUK from among the Planners not below the rank of Assistant Town Planner. Landuse Permit issued by the LPP/s shall be null and void, even if signed, unless the use sought for is permitted in the landuse options of the respective zone that contains the plot.

To cover the vast DMDP area under RAJUK jurisdiction, Paurashava Planners [PP] working in the Paurashava within the DMDP area, in addition to RAJUK's main stream LPPs, may be delegated with the power to act as LPP and issue Plan Permit and control development within the provision of DAP on RAJUK's behalf. He/she must have needful Inspectors and GIS facility with logistics and knowledgeable personnel to operate so as to accomplish such responsible job. For all plan permit activities PPs shall be accountable to, controlled by and act in close communication with Landuse Permit Committee at RAJUK.

Landuse Permit Committee

At the mid level Landuse Permit Committee [LPC] shall function for effective control of LPPs [both main stream and Paurashava] and to clarify legal provisions regarding landuse permit decisions on a case to case basis. LPC shall be a maximum seven member committee headed by RAJUK’s Chief Town Planner [CTP]. LPC Members shall be not below the rank of Assistant Chief Town Planner while Deputy Chief Town Planner, Development Control shall act as the Member Secretary of this Committee. The activities of LPC will include

- Clarify the legal provisions for the LPPs as per their request.
- Make recommendations in case of New Use or Conditional Use and send it to the Nagar Unnayan Committee [NUC] for decision.
- Earmark plot numbers under non-conforming uses and notify the owners about the time span to relocate the facility, procedure and conditions that must be strictly maintained to avoid immediate eviction.



Nagar Unnayan Committee

Nagar Unnayan Committee [NUC] shall be the supreme authority regarding Landuse Permit within RAJUK jurisdiction. The Members of the Nagar Unnayan Committee are (not as per the protocol):

- Head : Secretary, Ministry of Housing and Public Works, GoB
- Member Secretary : Chief Town Planner of RAJUK
- Members : Chairman RAJUK
: Head of the Department of URP, BUET
: President BIP
: President IAB
: Chief Town Planner, Dhaka City Corporation
: Mayor, Paurashava [within RAJUK jurisdiction]
: Chief of Concerned Line Agencies
: Three Eminent citizens of Dhaka

NUC shall be well supported by a secretariat and shall be empowered both authoritatively and financially to carry out study and/or survey, arrange public hearing, round table conference, seminar, or if necessary, engage experts.

NUC shall decide whether the proposed New Uses should be permitted or denied; in case of Conditional Permit impose the conditions to comply; accept variances for specific cases and so forth. Besides, NUC shall decide strict conditions to nonconforming uses and the action against its violation if so happens.

Landuse Permit Option

For a plot seeking landuse permit there can be three possible options:

- Landuse permitted
- Landuse conditionally permitted, or
- Landuse restricted

Landuse Permitted

Landuse that unconditionally permitted in the zone are listed in this category. When permission is sought for a residential landuse on a plot earmarked as urban residential zone then it falls under this category.

Landuse Permitted with Condition

Landuse that generally not incompatible or harmful for the community but whose number, location or specific use nature may pose threat to community's lifestyle, privacy, safety or security etc. then the landuse is permitted but with a condition to fulfill so that the potential threat is avoided. For example, in a Residential-General Industrial Mixed use zone a request is made seeking landuse permit for a composite textile mill with a dyeing unit. Since the use is compatible in the zone except for the release of noxious effluent to the surrounding, the permit may be issued with a pre condition to exclude the dyeing unit in order to get landuse permit. Now, following the formal agreement by the applicant to comply the condition the permit is issued against the plot. A list of such conditional uses is maintained in this category.

Landuse Restricted

Landuse that is harmful for the community are restricted by law. Such harmful landuse is listed in this category. A cinema hall in a neighborhood may be cited as an example under this category. But for convenience, any use not listed in the permitted and conditionally permitted use category is considered as restricted for the zone.

Landuse Permit Procedures

Land use permit procedure is a product of a number of interlinking activities. The whole process has been shown in a flow diagram for clearer understanding in **Figure 4.2**.

The procedure is commenced with the submission of formal application by the applicant to the Chairman of RAJUK. The applicant must submit along with other information and documents a mauza map showing his plot including plot no, mauza name etc. The concerned official designated as Landuse Permit Planner (LPP), will then check the compliance of the land use desired by the applicant with the land use zone containing his plot and the uses permitted therein.

Four situations may be possible:

- Desired Use is listed as Permitted in the zone
- Desired Use overlaid
- Desired Use is listed as Conditionally Permitted in the zone, and
- Desired is not listed under any of the categories and may be permitted as New Use

If the desired use is listed as Permitted or Overlaid then it will be permitted without any question. If the desired use is listed as Conditionally Permitted the LPP would refer it to the LPC for further action.

In case of desired use not found in the permitted or conditionally permitted lists of the zone, the LPP shall reject the desired landuse as it is not allowed in the zone. At this stage if the rejection decision taken by the LPP is not satisfactory to the applicant, he/she can appeal to the NUC. If the decision of the NUC goes in favor of the applicant,

LPP shall then issue the permit. NUC may also ask the applicant to make some modifications to make his/her claim appropriate for approval. The applicant may comply accordingly and apply afresh.

If the applicant is not satisfied with the decision of the NUC he/she may go to the court for decision.

If the LPP is convinced that the desired use should be allowed for the greater interest of the people and therefore deserves to be considered under New Use category, he may recommend it to the LPC furnishing reasons in favour. The LPC if convinced by the reasoning will send the case to the NUC with recommendation to permit desired land use in the New Use category. Following necessary study and investigation if the NUC is also convinced about permitting the use as recommended by the LPC, they may decide so and authorize the LPP to issue permit for the desired land use in the New Use category.

c. Field Level Vigilance

Development cannot be channelized as per the plan unless an effective control at the field level is achieved. Due to unhealthy concentration of political, administrative, financial and even judicial power in the capital city, almost entire in-migrant population from all over the country rush to Dhaka to try their luck. This is the root cause of all the problems Dhaka has been and will be facing in time. Land value and rent of space within the city soaring sky high exerting tremendous development pressure that tempts opportunists to fill out low lying areas completely disregarding its legality provisions set by the plan. Land classified in plan as agriculture, flood flow or retention pond is indiscriminately filled out for making plots every day. Such environmentally catastrophic activities must be guarded to save our city through effective Field level vigilance. And as a custodian of DAP the responsibility falls on to RAJUK's shoulder.

Another kind of damage to plan takes place at the implementation level in the form of illegal structures, unauthorized structures, deviation from the approved plan and so forth. These too need close vigilance from RAJUK's end.

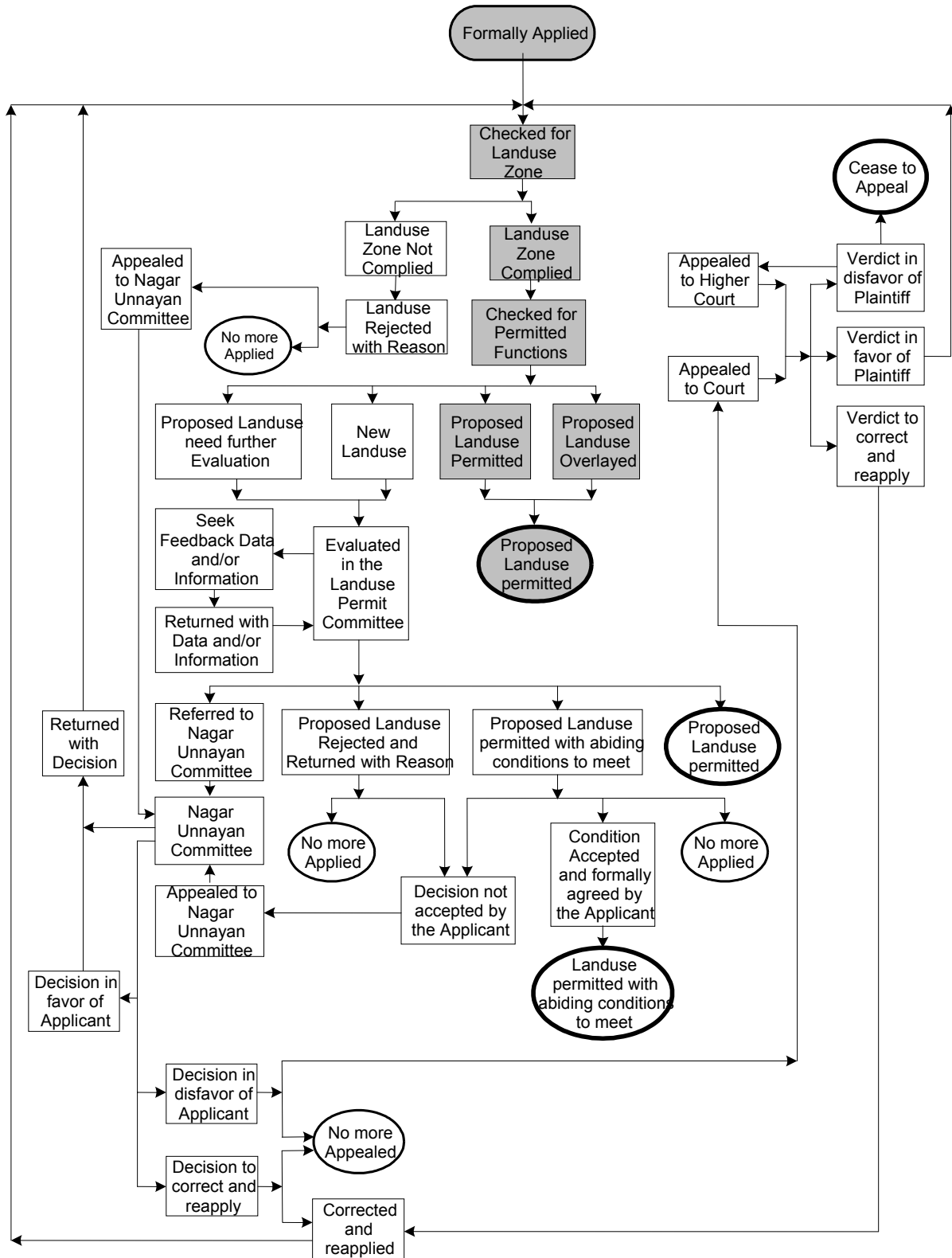


Figure- 4.2 Flow Diagram Showing Activity Linkage of Plan Permit Procedure

Vigilance is very vital for identification of overlay and non-conforming structures and to ensure their compliance to plan permitted use and maintenance protocols.

Consultants recommend a large, strong, committed and effective department with appropriate personnel and logistics to guard against all such evil activities.

d. Interaction with People

Plans and Reports furnish various information that has direct bearing on the people since they need to follow the guidelines provided in these documents while developing their parcel of land/s. Presently RAJUK makes it difficult for the common people to gather information that are necessary for various development ventures on their land parcel/s. This hiding attitude makes way for unplanned developments and people feel reluctant to come to RAJUK for plan permit. But in reality availability of information has a vital role to play towards effective plan implementation.

Planning Department of RAJUK should have close interaction with the citizen of Dhaka at large in order to make people aware of the benefits of a good plan which in turn steer people's social responsibility to promote plan implementation and resist contraventions. A specific Interactive Cell is recommended to be put to operation in this respect with following objectives:

- Provide pre-application advice to residents, consultants and developers about landuse management issues and application procedures for the submission of development applications.
- Interact with communities, especially spontaneously developed ones, lacking specific needs and provide them with proper planning guidance to overcome them through collective efforts.
- Listen to people informing about contraventions, deviations to approved plans, damage to planned developments, obstruction to flow of water or filling out of retention areas for personal or group benefits and inform them about the remedial measures taken and thereby encouraging inclusion of people in guarding the implemented plan.
- Appraise the citizens about the planning and landuse management related legislation and zoning scheme regulations.
- Investigate and report to the higher authority about complaints made by the citizens about plan violation, violation of landuse of a zone and miscellaneous complaints.

Such interactive windows may be opened at convenient locations. Answers to frequently asked questions may be provided in the internet. Besides, these may be publicized in the print and electronic media time to time.

RAJUK should immediately open up in all possible ways to reach people and earn their confidence.