

Chapter-5 Project Plan

5.1 Introduction

In this part of the Planning Report the consultant highlights the projects with preliminary cost estimates and design. The projects included in this chapter are to be executed in the first phase of implementation that is in 2010-2012. The projects categories are, site and services, park and play ground, lake and road development.

5.2 Description of Projects

There are several projects for the Group-E area, which has been presented in **Annex-5.1**. Description of Bangshi River front development project is given as follows.

1. **Name of Project:** “Bangshi River Front Recreational Development Project”

2. Description of the Project

A River front development project along Bangshi River has been suggested for the planning area. The project site is located in Dakshin Dariapar mouza of Savar Paurashava with an area of 10.24 acres of land, this is basically a park based recreational project.

Detailed Landscape

An extensive landscape is proposed in the site considering the visitors convenience. It is given due aesthetic considerations too. Different scales of trees and plants as well as materials are to be provided for creating an attractive boulevard. Please see **Figure-5.1**.

Table-5.1: Proposed Materials

Elements	Materials
Walkways	Concord pavers or any other item equivalent
Raised seats	Combination of concrete, granite and tiles
Umbrella shaped roofs	Combination of concrete, Mirpur clay roof tiles or equivalent
Embankments or Ghats	Concord pavers or any other item equivalent
Raised Planter Boxes	Combination of concrete, granite and tiles and stainless steel pipes
Illumination	Shwash garden lighting fixture or equivalent

Internal trails

There will be a trail along the bank of the pond. This trail will increase the mobility of the visitors within the park and also work as a continuous loop for the walkers. This would be linked with nearer roads at a few points.

Landscaped Garden

A module of a landscaped garden is proposed at particular intervals. Then will be raised seats with granite top as well as designed wrought iron concrete seats. The idea is to provide the visitors places for having the lake view in the midst of designed garden areas.



Sample of Concrete sitting tool

Illumination

The whole project area has been proposed to be tastefully and creatively illuminated so that after sun set the spot will become another dreamland

3. Objective of the Project

- Develop recreation resources along the River front to provide opportunities to experience and enjoy the River front in many different ways.
- Provide a set of amenities and commercial system for the sustainability of the project and its different recreational activities. The greater the amenities provided by the project and the heavier the potential use, the greater the potential economic benefits are likely to be derived.
- The development will contain something for everyone- the young and the old, the health-conscious and the food connoisseur, the nature lover and the culture star.
- Preserve and strengthen the sustainability of this kind of sites through proper planning and beautification.
- To develop urban breathing space in the form of park development keeping aesthetics and values of the area;
- To provide parks and playground, walking routes, gardens etc along the lake front;
- To create beautifully land out promenade, suitable for recreation;
- To create better living and working environment;

4. Implementing Authority: RAJUK/Savar Paurashava

5. Feasibility Report

A feasibility study's main goal is to assess the economic viability of the proposed project. The outcome of the feasibility study will indicate whether or not to proceed with the proposed venture. If the results of the feasibility study is positive, then one can proceed to develop a business plan. It has been ascertained that the proposed park development project is economically viable as it is a low cost project but the indirect economic benefit of this project is enormous. At the same time, technical and organizational requirements for the development of the project are easily accessible.

6. Detailed Cost Breakup

Sl. No.	Description of Item	Unit	Quantity	Rate	Total Cost
1.	Land acquisition	katha	614.4	Tk. 200000.00	TK. 122880000
2.	Land Development	Sft.	442368	Tk. 60.00	Tk. 26542080
3.	Plantation in the park	katha	614.4	Tk. 1500.00	Tk.921600
Total:					Tk. 150343680



7. Source of Fund: GOB/ RAJUK/Savar Paurashava

8. Land Requirement: 10.24 acres or 4.14 hectares

9. Impact Assessment:

Economic Benefit

- Creation of jobs
- Increase the quality of life styles
- Enhance property values
- Expand local business
- Increase local tax revenues
- Attract or relocating businesses
- Promote local community

Environmental Quality Impact

- Ecological functions of the Banghi River will be maintained / improve

Social Impact

- The Development will increase social interaction amongst people
- It will encourage people to visit the river-bank
- Participatory planning process will encourage community ownership of the project

Expected Benefits:

- Open Space development into planned prime recreational zone;
- Better opportunity for people to relax and recreation;
- Planned Landuse development;

10. Implementation Period: 2010 – 2012

11. Catchment Area:

There is a great dearth of large scale recreational park in the study area. If the project is implemented, the entire area of Savar Paurashava and adjacent areas would be benefited.