

Chapter- 6

Follow Up Actions

6.1 Introduction

Town planning is yet become a part of our urban development culture. Individuals love to go at their will without respect to planning norms and the concerned authorities are unable to exercise full control over development. Strict measures are necessary to make stakeholders follow plans and development rules. Awareness is to be built among the people to follow the plan. Government agencies must be compelled to follow plans. Existing laws in this regard have to be updated incorporating provisions of plan execution. In order to accomplish the goals set forward in the plan, some follow up actions are required.

6.2 Follow up Actions

6.2.1 Awareness Building

Town planning has not become a part of our cultural practice, mostly due to ignorance about the benefit of planned development and the evils of haphazard /sprawl development. This can be achieved by the way of propagation and direct contact with people. Easy availability of plan document also enables people to become aware of the plan and thereby follow the guidelines. As such RAJUK should take initiatives so that the plan document can be easily accessible to the people.

6.2.2 Willingness of the Authorities to implement the Plan

RAJUK on adoption of the planning document should show its intent to implement the plan through effective control measures and budget allocation. RAJUK needs to be better equipped with necessary logistic and efficient manpower to implement the plan smoothly.

6.2.3 Revision of existing and formulation of new Legal provisions relevant to DAP

There are a number acts and regulation in use for development and development control. But with the passage of time these acts and regulations have become obsolete which need review and refurbishment in the light of present requirement. Particular mention may make of TI Act which empowers RAJUK to prepare Master Plan. But now a days Master Plan concept has become outdated and three tier development plans in the form of Structure Plan, Urban Area Plan and Detailed Area plans are prepared. This has to be accommodated in the TI Act 1953.

Recommendations have been made to implement DAP through Action Area Plans with people's participation. This is a new concept, hence it requires legal coverage and thereby it is necessary to enact new law for this purpose.

6.2.4 Identification and Preparation of Policies for Non Conforming Uses

There have been many structures constructed in various areas which do not conform to the existing landuse of the area. These have been identified as non conforming use. Non-conforming use structures have to be relocated and structure use has to be changed in conformity with the Landuse of the area. To implement these legal coverage have to be included in the TI Act and other relevant acts and regulation.

6.2.5 Preparation of Action Plans for Participatory Development

Only preparation of Detailed Area Plan will not be enough to ensure development due to resource constraint. Securing right of way for circulation network and utility corridors need huge funds which cannot be met by the public exchequer. To minimize the cost of development, RAJUK should involve the land owners in the development process. This can be achieved by declaring some of the developing corridors as concession for development through people's participation where land-owners will become development partners and share the development cost through contribution of a portion of their land. RAJUK has to prepare Action Area Plan for those areas utilizing development techniques like Guided Land Development or Land Readjustment. RAJUK has to show strong determination and willingness as this is a very difficult task to accomplish involving hundreds of people. RAJUK has to increase its efficiency and do the work at the appropriate time. A separate cell under Planning Department may be set up with sufficient number of professionals.

6.2.6 Resolving Duality of Power in Granting Planning Permit

It is found that local authorities like Paurashava or Union Parishad accord planning permit within RAJUK's jurisdiction area. The Local Government Ordinance provides power to the local government agencies to issue planning permits. This has given duality in the performance of development control functions resulting in chaos.

6.2.7 Decentralization of RAJUK Function

RAJUK zonal office should be more powerful and zonal offices should be set up at Paurashava level, if not at union level. The zonal office should be given appropriate authority.

6.2.8 Bringing Potential Urban Areas under Municipal Authority and Creation of New Municipality

There are many urban clusters within Group-E area jurisdiction, but only one Paurashava makes management of utility provision very much difficult. Some of these areas are adjacent to Savar Paurashava. These should be brought under municipal coverage both for utility management as well as for effective development control.

For last few decades the country has witnessed a remarkable growth in the export market due to globalisation, particularly by the RMG and the knitwear sector. This has led to high rate of growth in the industrial sector. Core Dhaka City land area is being saturated fast and hardly has enough space to accommodate new industries. Development of EPZ in the northern part of the planning area further influenced growth of new industries largely RMG and Knitwear around it, mainly as backward and forward linkage units. Savar Paurashava is about 8 km away from the EPZ. The industrial agglomerations surrounding EPZ took place in rural settings with no municipal services available around. New developments still continues that lead to further urbanization in the area. There is no way to provide and manage municipal services in these areas. The consultant, therefore, suggests creating Paurashavas in the Group-E planning area to cater to the services needs of the growing urban areas.

Tetuljhora Union of Savar Upazila is an important area where rapid urban transformation is taking place. The Dhaka-Aricha/Paturia Road passes through the heart of this union. Taking advantage of excellent road communication and proximity to the markets of Dhaka city industries are cropping up in a number of pockets and along the major roads. Industries have developed in areas like, Bilamalia, Kulsur, Dkashin Shyampur, Tetuljhora, Jamur Khidragati, Nandakhali and Fulbari, and along Dhaka-Aricha Road at Hemayetpur area.

Kashimpur Upazila of Gazipur is another area where rapid urban growth is observed. Kashimpur, Surabari, Barendra and Gobindabari are important areas of urban agglomeration. New industrial enterprises and residential development is taking place in the area. This area enjoys good road communication with Dhaka City.

Although rapid urban growth is observed in these areas but they are still under the administrative control of Union Parishad local government. Union Parishad has no budget or manpower to provide urban basic services to the growing establishments and settlers. Without presence of any urban local government management of urban basic services, like, water supply, drainage, waste management is in a state of disarray in these areas. As a result environmental situation in these areas is gradually deteriorating. The consultant, therefore, recommends that Paurashavas should be constituted in all these areas to take care of urban basic services. Due to presence of large number of industrial and commercial establishments, the Paurashavas will be able earn enough revenue to bear their management and development expenditures through collection of holding tax. Structure Plan, about 14 years back recommended for a paurashava in the Ashulia area.

In view of the highly scattered development in the vast high lands of Savar mere extension of existing Savar Paurashava will not be able to cover newly growing areas. The consultant studied developments in and around the entire study area and came to the conclusion that there is need for at least three Paurashavas to cover the maximum of existing and potential built up areas of the study area. This is necessary bring under control all the developments that have already taken place and the development that are imminent in near future. Following is a description of the areas recommended for Paurashava:

Tetuljhora Paurashava

This will be in the southern part of the study area, south-western part of Savar Upazila. The proposed Paurashava will cover the already developed industrial cluster in Tetuljhora Union. New business centers and housing areas are being developed based on the industries where large number of workers will find their jobs. There is need to bring

these areas under control not only to enforce development control regulations but also to provide basic urban services to the enterprises which will be a crying need soon as population increases.

Ashulia Paurashava

Ashulia is the fastest expanding settlement in the study area mainly under Dhamsona Union. Existence of EPZ, large number of garment and knit wear factories and other footloose industries and an entertainment park has made the area attractive for new investors. Development of new road and improvement of the existing ones is already overdue. Without immediate planning intervention the area is likely to turn into unplanned settlement with jumble of concretes and bricks creating severe problems of living and working. Drainage and water supply will soon pose a serious problem as there is no authority to look into these services.

Kashimpur Paurashava

Kashimpur area is a part of Gazipur Sadar Upazila that comprises flood free high land attractive for new developments. However, roads in the area are not designed in a planned manner and have narrow width. When considered in terms of future growth these roads will turn into severe traffic and transportation problem for the local people and industries, that might even lead negative impact on investment in the area. In Kashimpur, proper industries and residential areas have already cropped up in scattered manner. New industrial investments are coming up every year as land have already been sold to the potential investors. New development will make the area more congested and problematic without having basic urban services, like, water supply, link roads, drainage facilities and waste management. The proposed Kashimpur Paurashava will comprise mauzas from Savar Upazial and from Kashipur Union Upazila.

On legal grounds, a rural settlement, to become a Paurashava needs to fulfill certain conditions.

According to the Paurashava Ordinance 1977, Section 3(2), *“The Government shall not declare any rural area to be an urban area unless it is satisfied that three-fourths of the adult male population of the to which it refers are chiefly employed in pursuits other than agriculture, and such contains not less than fifteen thousand population, and average number of not less than two thousand inhabitants per square mile.”*

Similar conditions have been set by the new Local Government (Paurashava) Ordinance 2008. According to the Sub-section (2) of Section 3 of the Ordinance, any rural area can be declared a Paurashava if it fulfils the following conditions,

- (a) Three fourth of the people's are engaged in non agricultural profession
- (b) About 33 percent of the lands are non agricultural type
- (c) Average population density per square km would not be less than 1500
- (d) Population would not be less than 50000

It is not possible to know the exact position of above variables in mauzas likely to comprise three Paurashavas. Review of above statistics for relevant mauzas of the three proposed Paurashavas reveal that they do not fulfill all the above four conditions. Particularly density of population is still low. But it is expected that the density condition will be fulfilled during population census of 2011. So it is proposed to move for constituting three Paurashava after 2011.

6.2.9 Strengthening Planning Department of RAJUK

RAJUK's Planning Department especially plan implementation and monitoring wing should be equipped with sufficient number of qualified planners and logistic to enable them monitor the development trend within the RAJUK area. This will help them effectively guide developments in preferred areas of urban expansion.

6.2.10 Co-ordination among Related Authorities/Agencies

RAJUK should take initiative to foster better co-ordination among the stakeholders especially with line agencies. Through this, RAJUK will be able to stop unauthorized construction by public sector agencies.

6.2.11 Enforcement of Law for Restoring Plan

There are many Acts and regulation for development and development control, but without application. In absence of enforcement plan violation has become common. As such efforts have to be made to ensure application of the existing acts and regulation in order to strengthen development control function.

6.2.12 Provision of Penalty for Plan Violation

There should be provision of punishment for violation of the plan provision by individuals as well as private and public sector agencies. Violation of planning provision will make it difficult to implement planning provisions properly.

6.2.13 Plan Review

RAJUK should take initiative to review the performance and functioning of the plan during the planning period. It should also make arrangement for regular updating of the plan. Provision should also be made to prepare fresh plans on expiry of a plan period.