

## DPZ-04 GACHHA

This is a union, situated in the southwest side of Gazipur Pourashava and the area is predominantly rural in character. It covers about 6279 acres of land and lies immediate to north side of the Tongi Pourashava. It is a fast growing new urban area. There are clear signs of some industrial development along the Mymensingh road and several institutions are also found. Large-scale urban development can be expected in near future including available flood free land due to FAP- 8A.

Total population is 99959 in 2010 and 120667 (projected for 2015). It is a new urban area and growing fast. Distribution of population by Thana identifies a low density of population in this area.

**Table-3.20: Administrative boundary and population of the DPZ-4**

Union name	Area in acre	No. Mouza	Population			Population Density Per Acre		
			2005	2010	2015	2005	2010	2015
Gacha	6279	23	81559	99959	120667	20	24	29

### Existing Landuse

As ascertained through field survey, DPZ-4 area exhibits an admixture of a variety of landuses. Broadly, the areas served by good road facilities have experienced spatial growth of new urban character comprising housing, commerce, industries, institutions and services. The table below shows the existing landuse features of the study area.

**Table-3.21: Existing Landuse of DPZ-4**

Types	Area in acre	%
Residential	3642.68	58.00
Agriculture	2181.47	34.75
Water body	230.91	3.68
Transport & Communication	123	1.96
Education & Research	87.81	1.40
Commercial Activity	9.84	0.16
Open Space	1.67	0.03
Manufacturing & Processing Activity	0.66	0.01
Community Service	0.4	0.01
Service Activity	0.35	0.01
Governmental Services	0.27	0.00
<b>Total</b>	<b>6279.6</b>	<b>100.00</b>

Source: Landuse survey, 2006.

From the landuse survey it is observed that the present dominant landuses of the study area are residential, agriculture, water body and transport and communication respectively. Residential land covers 58% while 35% land is agriculture, 3.68% water body and 1.96% is under transportation use.

### Major Problems

- The zone consists of comparatively high land, but is mostly under cultivation.
- Absence of access facilities makes it difficult to develop, as substantial investment is required for providing access facility and essential utility services.

- Land value is comparatively high which makes it difficult for the low-income people to move in the zone.
- Industries are being setup haphazardly, which make delivery of utilities expensive.
- The zone suffers from short supply of irrigation water as well as drinking water.

#### **Opportunities**

- The zone is a buffer between Gazipur and Tongi and may be benefited from the rail road, Mymensingh road and Jamuna Bridge road. This may induce some industrial growth outside the established industrial areas.
- Mymensingh road provides access to sites alongside the road. The road is included in a current program of widening and improvement.
- The proposed Eastern by-pass road will connect the Tangail Road in the north, provide additional accessibility.
- If the FAP projects are not implemented in the Eastern Fringe areas, this area may be a prime node of development.
- The industrial facilities are likely to be benefited by gas network development.
- Availability of fast, cheap and comfortable mass transportation system may encourage commuting and may stabilize the communities.

#### **Actions Required**

- The zone is maintaining its present rural status for many years.
- The authority should discourage development and keep its urban township / private development at minimum. If the area develops as an industrial township, private developers should be encouraged to participate in the development of industrial estates and all industrial development should be directed in those industrial parks presented in the plan. The railway connecting Jamuna Bridge should in future connect Chittagong and Sylhet lines and thereby shifting of railway junction from Tongi to this area is envisaged.

#### **Detailed Area Development Proposals**

Proposed landuses are considered on the basis of the existing landuse pattern of the study area. Table-3.26 presents areas proposed for Gachha Union where 2859 acres are proposed for residential purposes and 811 acres for agriculture with rural homestead. The proposal does not contain any allocation for commercial use, low hazard industrial zone and restricted use. Commercial landuse is considered as mixed-use and provided in the mixed-use zone.

#### **Rural Settlement Zone**

A large area of Gachha Union is under agricultural use including rural homestead. It is proposed that agriculture land with rural homestead should be preserved as agriculture land rather than residential development.

#### **Urban Residential Zone**

A newly developed urban area close to Tongi and Gachha Union has drawn attention of people from different parts of the Dhaka city. As a result, unplanned residential area development has proliferated in Gachha Union. In this Union, the land areas are not so dense with structures; horizontal expansion may be possible. The central part of the Gachha Union is densely populated in comparison to the outlying areas where proper planning needs to be implemented. The private sectors may be encouraged to make low-cost housing schemes for industrial workers.

#### **Mixed Use (Residential-Commercial)**

With the residential development, supporting commercial activities will take place for serving the residential area. Considering this demand, some effective places have been recognized for mixed-uses (commercial and residential) in various parts of the study area rather than designing a separate commercial area. Mainly, mixed-use zone bounds a 100 feet area from both sides of existing and proposed primary and secondary road (as buffer). It will ensure commercial facility within a ½ km distance from dwelling unit.

**Table-3.22: Proposed Landuse of the DPZ-4**

Proposed Land use Type	Area in acre	%
Urban Residential Zone	3534.6	56.3
Agricultural Zone	1014.8	16.2
Proposed Road Network	402.8	6.4
Flood Flow Zone	294.1	4.7
Rural Settlement Zone	258.3	4.1
Open Space	215.5	3.4
Mixed Use Zone (Residential+Commercial+General Industry)	174.1	2.8
Waterbody	166.4	2.6
Institutional Zone	76.1	1.2
Heavy Industrial Zone	69.8	1.1
Mixed Use Zone (Residential-Commercial)	58.2	0.9
Transportation & Communication	10.7	0.2
General Industrial Zone	4.1	0.1
<b>Total</b>	<b>6279.6</b>	<b>100.0</b>

### Flood Flow Zone

At least 500m from the Turag River bank in the west side is proposed as sub flood zone and same for east side as has been demarked by the proposed embankment.

### Recreational Area

There are many khal / canal around and inside the area but there is no sufficient facility for recreation activities in this area. For better mental and health improvement of the local people it is mandatory to provide land for different types of recreational activities like parks, playground, etc. So, all of those khals must be preserved and Model Parks for recreational use has to be established.

### Community Facility

For the future development of this area, 25 educational institutions, 7 health facilities, 12 recreational facilities and 24 service facilities including Bank, Post office, Police station, Community center, Graveyard, Dumping ground, Hat / bazar etc. have been proposed (including existing). To provide these facilities, about 595 acres of land will be needed. Details of existing and proposed community facilities covered by DPZ-4 are shown in Table-3.23.

### Road Network Proposals

To promote developed in a planned manner, a network of Primary and Secondary roads have been proposed. Within the framework of these major roads, tertiary and access roads have been proposed to improve circulation in the inner areas. These roads are represented in the detailed map.

**Table-3.23: Existing and proposed community facilities of the DPZ-4**

Type of community facilities	Existing		Proposed	
	Unit / No	Land (Acre)	Unit / No	Land (Acre)
Nursery school	2	0.1	3	2.8
Primary School	5	1.4	3	3.7
Secondary School	1	0.6	5	7.6
College	0	0	3	9.6
University	1	83.1	0	0
Hospital	0	0	1	6.9
Park	0	0	4	326
Graveyard	0	0	4	117.5
Dumping ground	0	0	2	8.5
Bazar / hat	0	0	6	8.5
<b>Gross total</b>	<b>9</b>	<b>85.2</b>	<b>31</b>	<b>491.1</b>

**Waterbody**

Large tanks and ponds, Dighis, lakes etc. serve as immediate retention areas for storm water. Those areas are man-made and also natural; may be privately owned or government owned or khas land. Those areas may be preserved for drainage relief and source of water for emergency use, fisheries, duckeries, irrigation, environment and use for natural purposes. Those water bodies (whose size is more than 0.3 acre) should not be disturbed or removed by physical interventions, or by fillings or other means and should be properly maintained and preserved.



