

DPZ-06 BARIA AND BAKTERPUR

Baria and Bakterpur Unions are defined as DPZ-6 situated on the bank of Chilai Khal. Overflow from the Chilai Khal makes this area flood flow zone. The existing population is about 42140 and it will be about 43620 in 2015. The area is primarily agricultural and isolated rural homestead are developing in scattered manner. The area being flood flow zone, major physical development should not be encouraged in this DPZ.

Existing Landuse

In DPZ 06 agriculture is the most significant landuse which covers the area 8523 acres (76 %). the other important landuses found in this DPZ area residential and waterbody which covers around 20% and 4% area respectively.

Table-3.28: Existing Landuse of the DPZ-06

Landuse Type	Area in Acres	(%)
Agriculture	8512.70	76.26
Residential	2200.94	19.69
Water body	401.3	3.59
Circulation Network	50.15	0.45
Commercial Activity	0.29	0.00
Education & Research	0.17	0.00
Open Space	0.65	0.01
Total	11158.2	100.00

Source: Landuse Survey 2006.

Detailed Area Development Proposals

For developing the transport and communication networks, new construction and extension/widening of existing networks are proposed. Currently existing infrastructures cover 50.15 acres of land, and the proposed network will cover 339 acres of land.

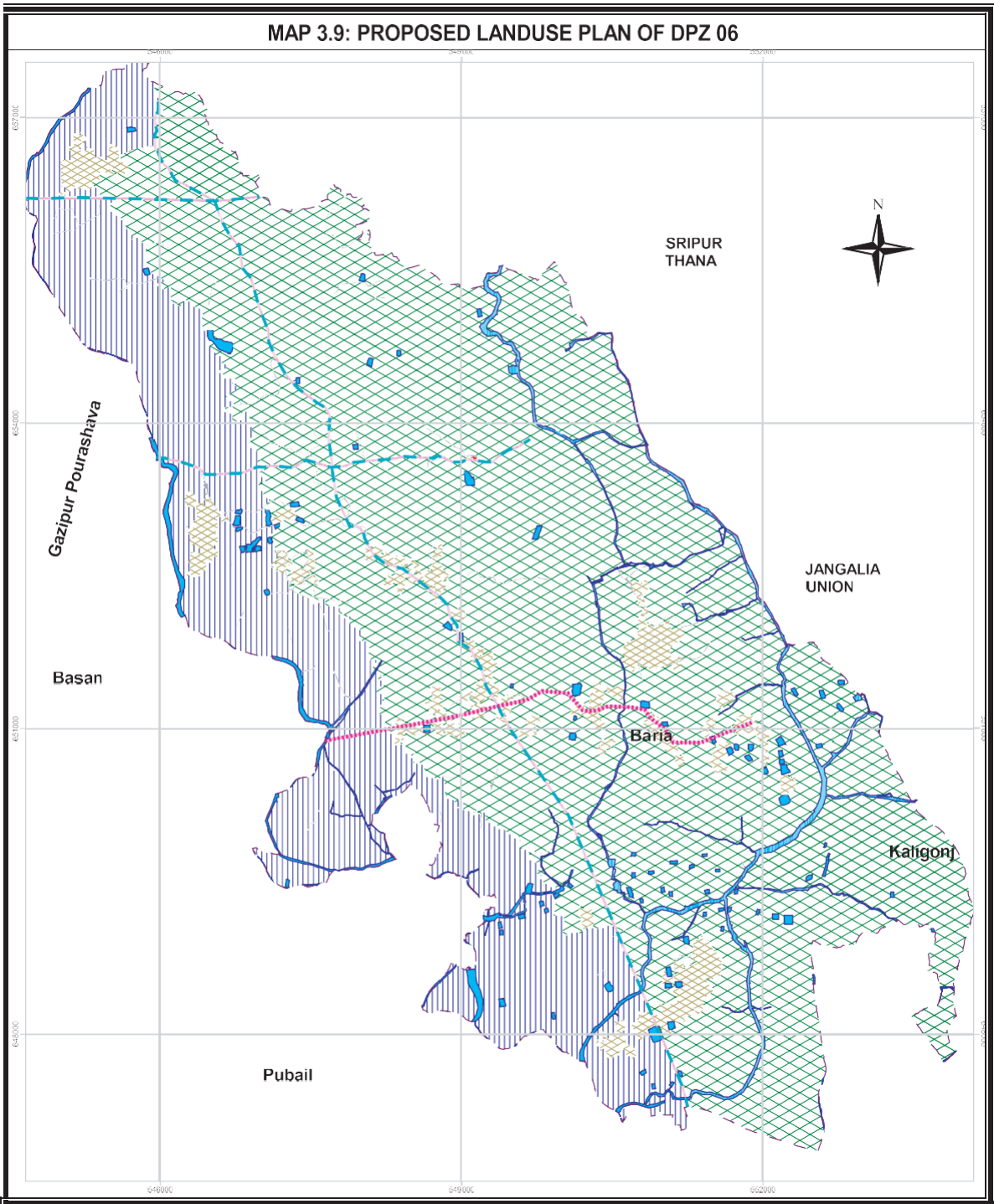
Table-3.29: Proposed Landuse of the DPZ-06

Proposed Landuse Type	Area in acre	%
Agricultural Zone	7602.8	68.1
Flood Flow Zone	2608.5	23.4
Rural Settlement Zone	441.9	4.0
Waterbody	328.4	2.9
Proposed Road Network	141.7	1.3
Transportation & Communication	34.7	0.3
Non-Conforming Use	0.4	0.0
Total	11158.4	100.0

Road Network Proposals

To promote development in a planned manner, a network of Primary and Secondary roads have been proposed. These roads can be seen in the detailed map.

MAP 3.9: PROPOSED LANDUSE PLAN OF DPZ 06

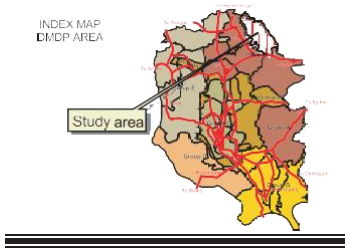


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Detailed Area Plan for DMDP Area, Group-A

700 0 700 1400 2100 Meters

CLIENT
 Government of the People's Republic of Bangladesh
 Ministry of Housing and Public Works
 Rajdhan Unnayan Kartripaksha (RAJUK)



LEGEND

<ul style="list-style-type: none"> UPLZ boundary Proposed Road (Feet) <ul style="list-style-type: none"> 24 30 40 60 80 100 120 130 160 170 1272 	<p>Proposed Landuse</p> <ul style="list-style-type: none"> Administrative Zone Agricultural Zone Commercial Zone (Business) Commercial Zone (Office) Transportation & Communication Flood Flow Zone General Industrial Zone Heavy Industrial Zone Institutional Zone Non-Conforming Use Open Space 	<ul style="list-style-type: none"> Overlay zone Proposed Road Network Rural Settlement Zone Transportation Facilities Urban Residential Zone Water Retention Area Waterbody Mixed Use Zone (Commercial-General Industrial) Mixed Use Zone (Residential-Commercial) Mixed Use Zone (Residential-Commercial-General Industrial) Mixed Use Zone (Residential-General Industrial)
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DPZ-07 Pubail

The Pubail Union has an area of 48.91 sq. km. and a core urban area of approximately 10.96 sq. km. The area covered by the Detailed Area Plan lies within Pubail Union and comprises 40 Mouzas. Out of total area 11881 acres, 2663 acres is urban.

Total population of the area as recorded in the year 2005 was 60060. After 2005, total population will be increased 64701 in 2010 and 69702 in 2015 considering an average annual growth rate (compound) is 2.0. Distribution of population within the union identifies a higher density of population in the northern part of the area in comparison to southern part and average density will be 26 persons per acre in 2015.

Table-3.30: Administrative boundaries and population of the DPZ-7

Area in Acre	Union Name	Number of Mouza	Population			Population Density Per Acre		
			2005	2010	2015	2005	2010	2015
11888	Pubail	40	60060	64701	69702	23	24	26

Source: BBS, 2001.

Existing Landuse

As ascertained through field survey, the study area exhibits an admixture of a variety of landuses. Broadly, the area is served by good road facilities experienced spatial growth of urban character comprising housing, commerce, institutions and services. Inaccessible remote areas away from major roads are remained with their original rural character comprising homestead, farmland, fellow land and areas of water bodies. The table below shows the existing landuse of the study area.

Table-3.31: Existing landuse of the DPZ-7

Types	Area in acre	%
Agriculture	7965	67.07
Residential	3269	27.49
Water body	478.9	4.03
Transport and Communication	145.9	1.23
Commercial Activity	16.4	0.14
Education and Research	1.6	0.01
Open Space	1.5	0.01
Service Activity	1.2	0.01
Community Service	0.8	0.01
Manufacture and Processing	0.5	0.00
Vacant land	0.2	0.00
Total	11881	100.00

Source: Landuse Survey 2006.

From the landuse survey it is observed that the present dominant landuses of the study area are agriculture, residential, water body, transport and communication. Amount of land occupied by those uses are 11893 acres. Agriculture land covers 67% while 27% land is residential and 4% land is water body and 1% land goes to transport and communication use.

Detailed Area Development Proposals

Urbanization in the northern Pubail union is faster in comparison to the southern part. As a result, northern Pubail is experiencing rapid development pressure in an unplanned way. Rapid urbanization along with a lack of control over the urban growth and lack of financial and institutional resources has adversely affected development and environmental conditions, resulting undue pressure on available urban services and infrastructures of the Pubail union. Here, the township has developed largely in unplanned way and most developments are single storied katcha

and semi-pucca structures. In southern Pubail area, rural habitation is covering more areas in comparison to past. Agriculture lands are being replaced with habitations. But very soon southern Pubail area will include in urbanization stage as nearby northern Pubail is urbanizing rapidly.

In this section, based on the existing landuse pattern of the study area as ascertained from the field survey, a revised broad landuse have been proposed.

Table-3.32: Proposed Landuse for the DPZ-7

Proposed Land use Type	Area in acre	%
Agricultural Zone	4655.6	39.2
Flood Flow Zone	4591.1	38.6
Rural Settlement Zone	1517.1	12.8
Proposed Road Network	462.1	3.9
Waterbody	413.9	3.5
Urban Residential Zone	112.0	0.9
Transportation & Communication	108.4	0.9
Overlay Zone	14.2	0.1
Non-Conforming Use	6.6	0.1
Total	11881.1	100.0

At a close distance from main Dhaka city and having a common boundary with rapid developing Tongi and Pubail Union is expecting high attention by the different part of the Dhaka city. Day by day residential units are developing and for this reason economic activities are also generating. Haphazard growth of residential area is also found here. Under the present study of Detailed Area Plan for zone 07, an attempt is taken to identify the proper location of future housing development for the people with some guidelines. As the core city area is with high living expenses, people are concentrating to live outside but closer to the city area. Private sectors are being encouraged to construct low-cost housing schemes for the middle-income people.

Pubail Union is found agriculture dominating landuse where flood flow zones are being utilized for agriculture purposes. Therefore, agriculture with rural homestead out of flood flow zone is proposing.

Road Network Proposals

To promote development 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 can be seen in the detailed map.

Table-3.33: Existing and proposed community facilities of the DPZ-7

Type	Existing		Proposed		Total	
	Unit / No	Land(Acre)	Unit / No	Land(Acre)	Unit / No	Land (Acre)
Nursery school	2	0.1	2	1.1	4	1.2
Primary School	9	0.9	1	0.5	10	1.4
Secondary School	2	2.1	2	3.2	4	5.2
College	1	0.4	2	3.2	3	3.6
Hospital	1	1	1	1.9	2	2.9
Community Centre	0	0	1	0.1	1	0.1
Graveyard	0	0	1	4.9	1	4.9
Gross total	15	4.5	10	14.9	25	19.3