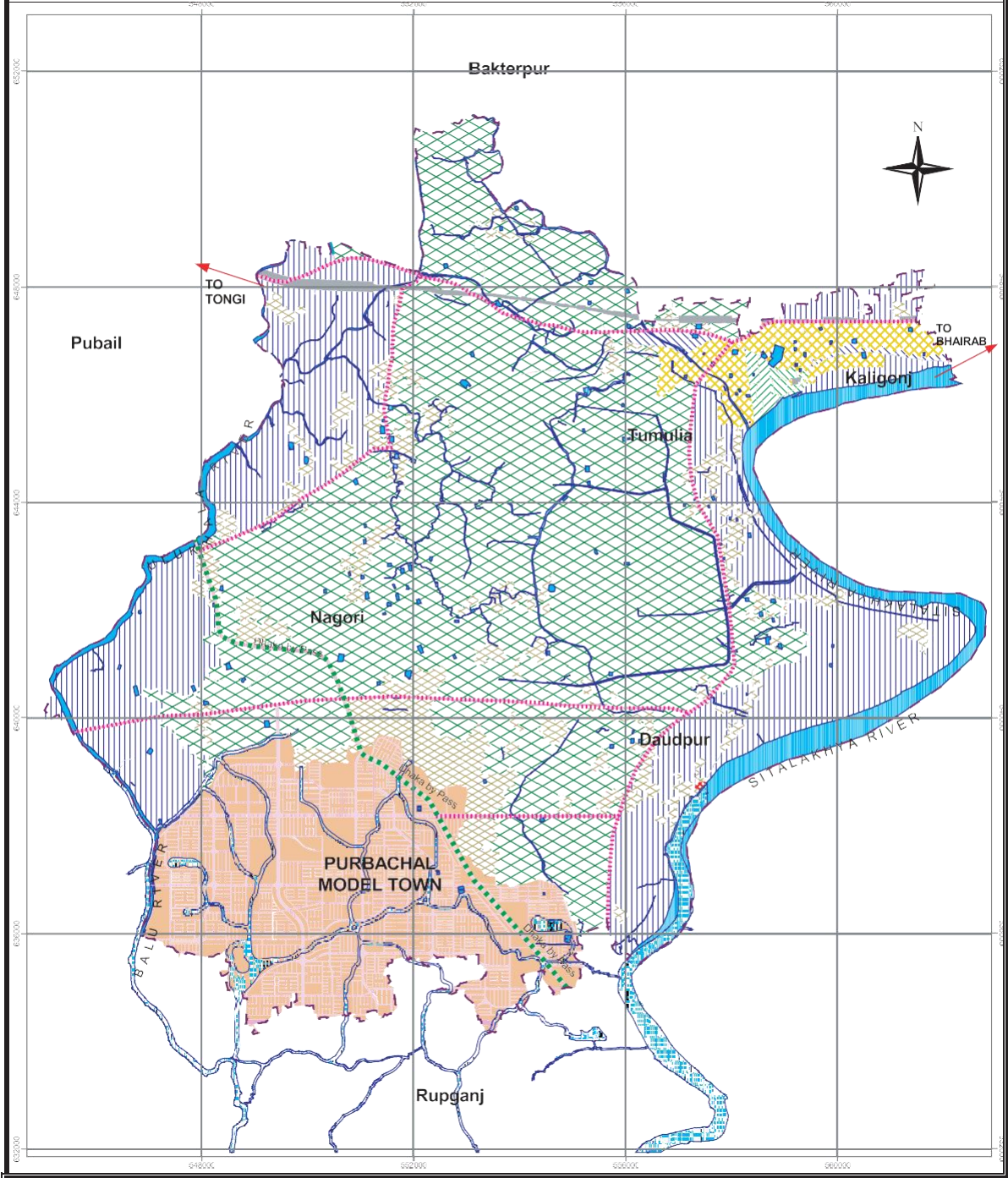


MAP 3.11: PROPOSED LANDUSE PLAN OF DPZ 08



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INDEX MAP
 DMDP AREA

Study area

Detailed Area Plan for DMDP Area ,Group-A

1000 0 1000 2000 3000 Meters

LEGEND

<ul style="list-style-type: none"> Urban boundary Proposed Road (Feet) <ul style="list-style-type: none"> 24 30 40 60 80 100 120 150 160 170 272 	<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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CLIENT
 Government of the People's Republic of Bangladesh
 Ministry of Housing and Public Works
 Rajdhami Unnayan Kartripakha (RAJUK)

DPZ-09 RUPGANJ, SITALAKHYA WEST

DPZ-9 comprises with Rupganj Thana and western side of the Sitalakkhya River with an area of 13997.2 acres. Estimated population of the DPZ was 115181 (2005) and will be 118029 in 2015. This zone is formed on the basis of rural-agricultural land use with an irrigation project. There are pucca and katcha roads, business centers and planned residential development named Purbachal. Large-scale urban development is expected in near future due to the existence of Purbachal.

Table-3.38: Population and density of the DPZ-9

Union	Area in acre	Population				Population Density Per Acre			
		2001	2005	2010	2015	2001	2005	2010	2015
Rupgonj (p)	6978	43213	44160	45047	45252	6	6	6	6
Kayetpara	6586	64650	71021	72453	72777	10	11	11	11
Total	13564	107863	115181	117500	118029	8	8	9	9

Source: BBS, 2001.

Existing Landuse

Overflow of water from the nearby rivers and canals causes floods in this area. Areas that are experiencing or have chance to experience such flood are identified as flood flow zone in the Structure Plan. But at present the area is developing rapidly just for the proposed Purbachal New Town and about 14.56 % of land is using for residential purposes. Agriculture land with rural homestead includes 1053 acres. Manufacturing and processing activity includes dyeing industry and spinning mill location at Sitalakkhya west. Further expansion of those industrial areas is expecting.

Table-3.39: Existing landuse of the DPZ-9

Landuse Type	Area in Acres	%
Agriculture	9660.6	70.37
Purbachol	2131.02	14.56
Residential	1053.92	7.20
Water body	1014.14	6.93
Circulation Network	62.96	0.43
Vacant Land	52.04	0.36
Commercial Activity	11.51	0.08
Miscellaneous	4.31	0.03
Manufacturing & Processing Activity	3.12	0.02
Community Service	2.96	0.02
Service Activity	0.91	0.01
Education and Research	0.68	0.00
Total	13997.2	100.00

Source: Landuse Survey 2006.

Major Issues / Problems

- Low lying land is the major problem in this area.
- A large area on the south is affected by annual flooding every year.
- The poor accessibility and predominantly rural nature make the area unsuitable for urban development.

Opportunity

- Proposed Purbachal Housing Project may influence the southern part for future urban expansion.
- In near future, certain part may developed as industrial zone mainly on the bank of Sitalakkhya River for water way.

Actions Required

- Dhaka's main source of drinking water will be Sitalakkhya River. All developments in the upstream of this river should be regulated to save the river water from large-scale pollution, because treatment of polluted water is expensive.

Detailed Area Development Proposals

As a large-scale peripheral expansion of the area, the consultant recommends that the area covered by the Detailed Plan should contain a wide use of residential and industrial use. Taking into consider all the demand for different activity, the present study of DAP recommends following issues.

Rural Settlement Zone

R-09-01 : In order to preserve agriculture land of this DPZ rural settlement zone in various places have been proposed. The intent of this proposal is to preserved, sustain and protect rural areas and resources particularly agriculture from sub urban encroachment.

Table-3.40: Proposed Landuse of the DPZ-9

Proposed Landuse Type	Area in acre	%
Flood Flow Zone	7972.1	57.0
Rural Settlement Zone	2107.1	15.1
Waterbody	1706.6	12.2
Overlay Zone	1386.9	9.9
Proposed Road Network	748.0	5.3
Agricultural Zone	61.6	0.4
Transportation & Communication	8.0	0.1
Non-Conforming Use	6.9	0.0
Total	13997.2	100.0

Drainage

In according with the FAP 8a and FAP 8b, DPZ-10 falls out of these proposals. DAP study has identify some drainage proposals for DPZ-10. These are detailed below:

- Rehabilitation of Sitalakkhya and Balu Rivers (up to 200 feet) to protect the river from encroachment, a green corridor reserve is proposed on both sides.
- Rehabilitation (up to 60 feet) of existing two khals which passes through east-west direction of this zone. The locations are identified in the proposed landuse plan.
- Retaining and preservation of 741 ponds of 0.5 acre and above. The accumulated size of these existing ponds and marshland proposed for preservation.
- Where not shown specifically in the land use map, Drainage Guiding Principles / guidelines will apply

Environmental Protection and Enhancement (Implementing Agency: Forest Department/ Private sector/NGOs/BWD/CBOs)

In this zone, the area is proposed to be developed as a new township. Water logging, flooding and preservation of ponds / waterbody are the major considerations. Some guiding principles are:

En 09-01: Considering the spectacular river side view of the Sitalakkhya and Balu river, a river side forest area has been proposed at the confluence with the river. No artificial blockage would be allowed to obstruct the natural inundation of this forest. This forest would be rich in bio-diversity and used as wildlife reserve and sanctuaries. Moreover, a 100 m wide green belt is proposed along the river excluding the proposed landuse.

En-09-02: To reduce the current trend of water pollution by industrial, industrial waste treatment plant must be installed immediately. No industry would be allowed to discharge their effluences without treatment.

En-09-03: All along the natural khals a width of 100 ft. land will be kept free from all development and turned into a green walkway.

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.

T-09-01 Newly Proposed Road: Two new roads are proposed (130 ft) in east-west direction in this DZP.

T-09-02 Road Widening: The Detailed Area Plan proposed an important north-south road in this zone. The existing road is not wide enough to provide smooth circulation. So it is therefore, proposed to widen these roads as much as possible, say up to 130 ft. and at the same time it can be used as embankment beside the Sitalakkhya River which will protect the bank of the river.