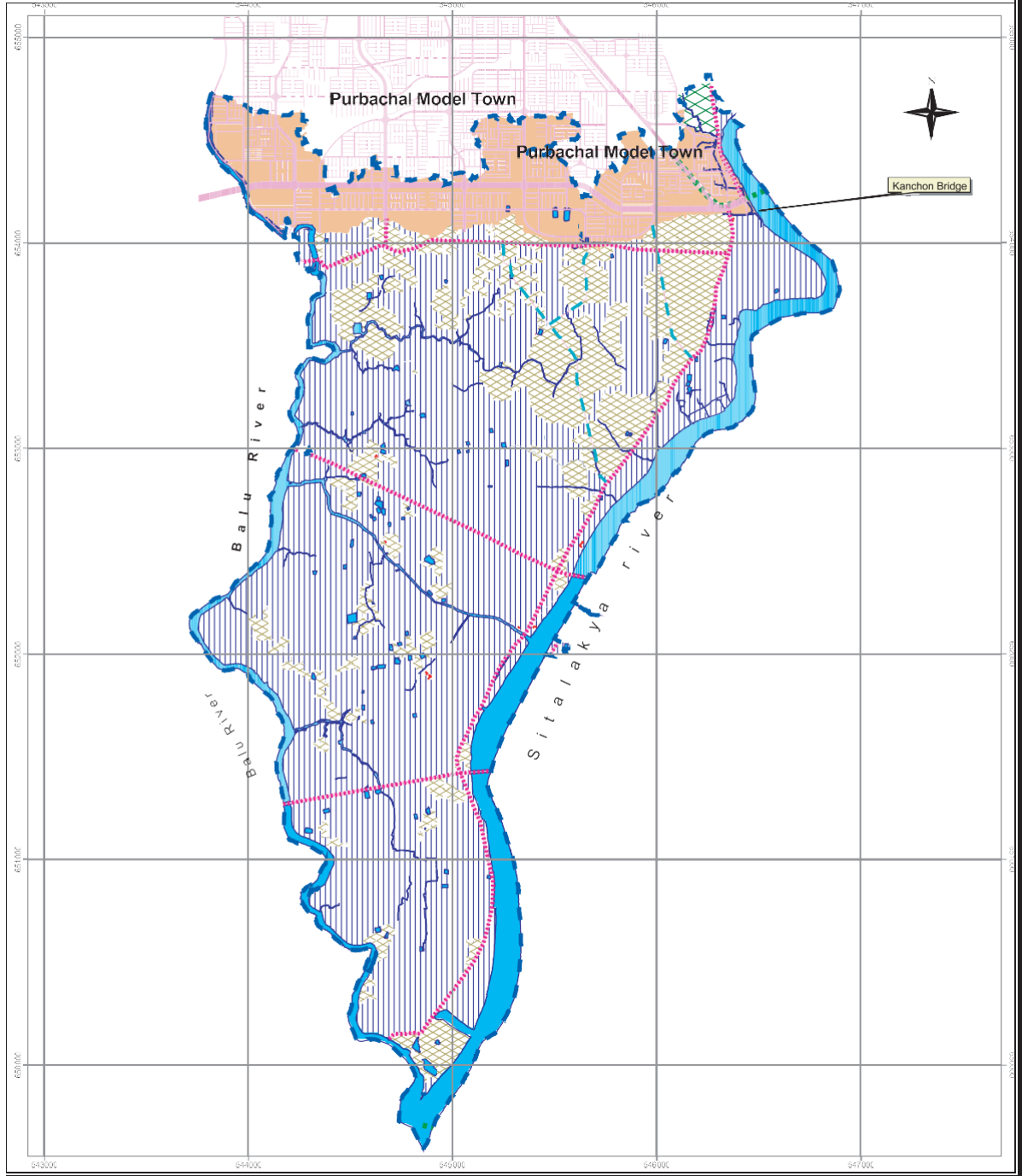


MAP 3.12: PROPOSED LANDUSE PLAN OF DPZ 09



<p>CONSULTANT Development Design Consultants Ltd. 47 Mohammad Ali, Dhaka-1212 Bangladesh Divine Associates Limited House No. 8, Road No. 14, Phase-1, Dharmoad Dhaka-1208, Bangladesh</p>	<p>Detailed Area Plan for DMDP Area ,Group-A</p> <p>1000 0 1000 2000 3000 Meters</p>	<p>CLIENT Government of the People's Republic of Bangladesh Ministry of Housing and Public Works Rajdhami Unnayan Kartipakkha (RAJUK)</p>			
<p>INDEX MAP DMDP AREA</p> <p>Study area</p>	<p>LEGEND</p> <table border="0"> <tr> <td> <ul style="list-style-type: none"> Proposed Rdz boundary line Proposed Road (Feet) <ul style="list-style-type: none"> 24 30 40 60 80 100 120 130 160 170 272 </td> <td> <ul style="list-style-type: none"> Proposed Landuse <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 </td> <td> <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) </td> </tr> </table>		<ul style="list-style-type: none"> Proposed Rdz boundary line Proposed Road (Feet) <ul style="list-style-type: none"> 24 30 40 60 80 100 120 130 160 170 272 	<ul style="list-style-type: none"> Proposed Landuse <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-10 RUPGANJ, SITALAKHY EAST

This zone is situated to the south-east part of Sitalakkhya River where Rupganj and Baiddyer bazar comprises 22503.7 acres of land including Tarabo Pourashava. In total 94 mouzas, 60940 households and 274166 populations (estimated in 2005) are involved in this DPZ. Existing population density is about 12 persons per acre (average) functional integration between the new town (Purbachal) and main city (Dhaka City) is considered to prepare the Detailed Area Plan.

Table-3.41: Population and density of the DPZ-10

Union Name	Area in Acre	Population				Population Density Per Acre			
		2001	2005	2010	2015	2001	2005	2010	2015
Murapara	2173	27009	29440	30030	30168	12	14	14	14
Golakandail,	4486	24135	27124	27671	27795	5	6	6	6
Kanchan (p).	156	696	800	816	820	4	5	5	5
Tarabo (p)	5016	85890	103279	105361	106632	17	21	21	21
Bholta	2149	28647	30110	30717	30854	13	14	14	14
Sadipur,Jampur(p)	4928	35652	39084	39872	40050	7	8	8	8
Kanchpur (p)	3097	33992	44329	45223	45425	11	14	15	15
Total	22005	236021	274166	279690	281744	11	12	13	13

Source: BBS, 2001.

This zone is the eastern most area of RAJUK and totally rural and limited links with the metropolis. Few industries are developed in the southern part of the Dhaka-Narsingdi Road. Urban development of any significance is unlikely in the near future. The Dhaka Structure Plan designates this zone as water protection zone and a large part is located in the catchment area of the Dhaka Water Supply Treatment Plant (at Saidabad). Other areas are identified with high agricultural value.

Existing Landuse

The area grew haphazardly without any guidance. Day by day the riverside and adjoining area has become industrial hub of the city. The significant uses of this zone are agriculture practices (62%). There are two FCDI projects which are still using for agriculture purposes. The both sides of Dhaka-Sylhet road have been occupied by moderate hazard industry. At present industries occupied 38.74 acres (0.17%) of the total land.

Overflow of the Sitalakkhya and Balu Rivers causes floods in this area in summer season. Areas that experiencing or have chance for such flood is in the group of main flood flow zone. Amount of such land is 6983 acres and is now being utilized for dwelling purpose.

Major Issues / Problems

- Eastern Part of the Sitalakkhya River is generally low lying except small.
- A large area on the east is being protected from annual flooding to promote agriculture with Japanese assistance.
- The poor accessibility and predominantly rural nature make the area unsuitable for urban development.

Table-3.42: Existing landuse of the DPZ-10

Landuse Type	Area in Acres	%
Agriculture	14010.83	62.24
Residential	6983.30	31.04
Water body	1193.93	5.31
Circulation Network	246.29	1.09
Manufacturing & Processing Activity	38.74	0.17
Commercial Activity	28.25	0.13
Community Service	3.02	0.01
Open Space	0.75	0.00
Service Activity	0.63	0.00
Education and Research	0.23	0.00
Miscellaneous	0.13	0.00
Mixed Use	0.03	0.00
Total	22503.7	100.00

Source: Landuse Survey 2006.

Opportunity

- The area comprises of high value agriculture land and is suitable for promotion of agriculture and agro-based industry (restricted in the water protection zone). Export-oriented vegetable cultivation firms have already been established.
- Some areas are famous for handloom industries especially for the manufacturing of famous Jamdani Saree. BSCIC has taken a project to setup a Jamdani Saree village in Tarabo area of the zone. This will help substantially to strengthen economic base of the people of this area Jamdani Saree village can also become a tourist spot.
- The on going irrigation development project will help to boost agricultural output.

Actions Required

- The area will remain predominantly rural for many years. To supplement the existing rural economy the Jamdani Saree village should be developed as planned.
- 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.
- The existing irrigation project should preserve through discouragement of any kind of feature development in this area

Detailed Area Development Proposals

Improving the water logging and drainage, revitalizing the formal areas, improving the environment and the haphazardly fringe areas will be a major challenge for the area. Provision of community amenities and creation of economic areas will be a major aim.

Urban Residential Zone (Implementing Agency: RAJUK/DCC/Land owners/Private land and housing Developers)

R-10-01 : Improving of haphazardly developed housing areas will be a major aim. So land readjustment and guided land development schemes may be made mandatory. The Tarabo Pourashava is developing in a disorderly way. Opportunities exist to guide development of these areas and improve the urban environment. The aim would be to provide urban amenities and make provision for local employment.

R-10-02 : The surround area of Sonargaon and Kancpur are spontaneously growing so the authority may guide to ensure planned developed through guided land developed technique. Opportunities for small commerce and urban facilities have to be incorporated.

R-10-03 : The DAP study proposed the northern part Tarabo Pourashava beside the Dhaka-Sylhet road as industrial hub. Industrial workers will get highest priority to live in this place but middle-income group may also have access to this area.

Low Income Housing (Implementing Agency: RAJUK/DCC/Real estate private company)

LH-10-01: About 70 acre of land in Golakandail is proposed for low income people to support the surrounding industry. The existing Chandpara slum is recommended to update through site and service land management technique.

Heavy Industrial Zone (Implementing Agency: RAJUK/BSCIC/Private landowners)

In-10-01: A heavy industrial hub is proposed beside the Sitalakkhya River adjacent to katchpur. 831 acres of land is proposed for this purpose. It is strongly recommended that all of the industrial development must be confined in the designated zone. No further land should be designated for industries unless these serviced plots are fully utilized under a legal mechanism. A tentative buffer zone must remain with plantation and green surrounding the industrial areas that may vary from 50ft to 100 ft on the basis of prevailing physical situation of particular places. The industrial estates will be responsible to provide the required land or this buffer zone.

Table-3.43: Proposed Landuse of the DPZ - 10

Proposed Land use Type	Area in acre	%
Agricultural Zone	14146.2	62.9
Rural Settlement Zone	2678.9	11.9
Flood Flow Zone	1485.8	6.6
Urban Residential Zone	1244.5	5.5
Waterbody	933.0	4.1
Heavy Industrial Zone	771.6	3.4
Proposed Road Network	649.4	2.9
Non-Conforming Use	377.4	1.7
Mixed Use Zone (Residential+Commercial+General Industry)	115.9	0.5
Transportation & Communication	86.6	0.4
Open Space	14.5	0.1
Total	22503.7	100.0

Drainage

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

- Rehabilitation of Sitalakkhya River and to protect the river from encroachment, a green corridor reserve is proposed on both sides.
- Retaining and preservation of 576 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)

For the future development activities of this planning zone the principal aim is to reduce water logging, stop industrial pollution (water), creating green belts and open spaces and stop loss of water ponds/dighis. It is necessary to develop the area in an environment friendly manner. Some guiding principles are:

En 10-01: unplanned urbanization and encroachment in FCDI projects and beside the Sitalakkhya River the area is filled up day by day. Immediate improvement o these khals, removal of all illegal obstacles, re-excavation, and fixation of the bank-lines y walkway is required.

En-10-02: 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-10-03: this planning zone is rich in ponds and dighis. The community is using water of many of these ponds. Such ponds, under any form of ownership, should not be allowed to be filled up.

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.

T-10-01 East-West Connecting Road: in order to develop a grid-iron pattern of road network, a number of important east-west links have been proposed whose width (120-100) feet.

T-10-02 North-South Connecting Road: The Detailed Area Plan also proposed two important north-south roads in this zone. One of these is Dhaka-Sylhet road, which is proposed 120 feet wide on existing road. Another one is road cum embankment beside the Sitalakkhya River which will protect the bank of the river.