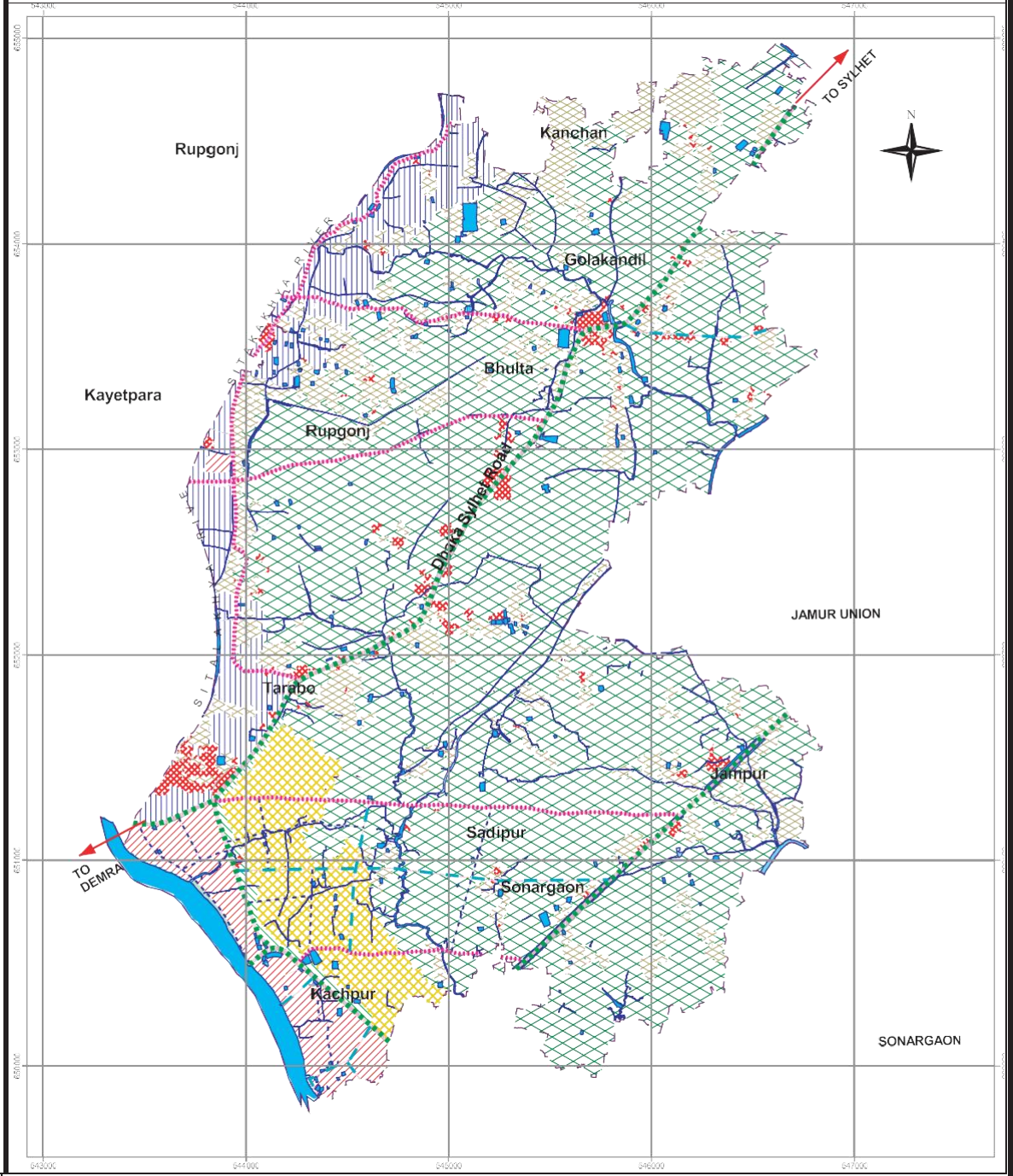


MAP 3.13: PROPOSED LANDUSE PLAN OF DPZ 10



<p><b>CONSULTANT</b>                  Development Design Consultants Ltd.                  47 Mirnakhata, Dhaka 1212, Bangladesh                  Divine Associates Limited                  House No. 8, Road No. 14, New, Diamond                  Circle 1205, Bangladesh</p>	<p><b>Detailed Area Plan for DMDP Area, Group-A</b></p> <p>1000 0 1000 2000 3000 Meters</p>	<p><b>CLIENT</b>                  Government of the People's Republic of Bangladesh                  Ministry of Housing and Public Works                  Rajdhani Unnayan Kartripakkha (RAJUK)</p>			
<p>INDEX MAP                  DMDP AREA</p> <p>Study area</p>	<p><b>LEGEND</b></p> <table border="0"> <tr> <td> <ul style="list-style-type: none"> <li>DPZ Boundary</li> <li>Proposed Road (Feet)                             <ul style="list-style-type: none"> <li>24</li> <li>30</li> <li>40</li> <li>60</li> <li>80</li> <li>100</li> <li>120</li> <li>130</li> <li>160</li> <li>170</li> <li>272</li> </ul> </li> </ul> </td> <td> <p><b>Proposed Landuse</b></p> <ul style="list-style-type: none"> <li>Administrative Zone</li> <li>Agricultural Zone</li> <li>Commercial Zone (Business)</li> <li>Commercial Zone (Office)</li> <li>Transportation &amp; Communication</li> <li>Flood Flow Zone</li> <li>General Industrial Zone</li> <li>Heavy Industrial Zone</li> <li>Institutional Zone</li> <li>Non-Conforming Use</li> <li>Open Space</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>Overlay Zone</li> <li>Proposed Road Network</li> <li>Rural Settlement Zone</li> <li>Transportation Facilities</li> <li>Urban Residential Zone</li> <li>Water Retention Area</li> <li>Waterbody</li> <li>Mixed Use Zone (Commercial-General Industrial)</li> <li>Mixed Use Zone (Residential-Commercial)</li> <li>Mixed Use Zone (Residential-Commercial-General Industrial)</li> <li>Mixed Use Zone (Residential-General Industrial)</li> </ul> </td> </tr> </table>		<ul style="list-style-type: none"> <li>DPZ Boundary</li> <li>Proposed Road (Feet)                             <ul style="list-style-type: none"> <li>24</li> <li>30</li> <li>40</li> <li>60</li> <li>80</li> <li>100</li> <li>120</li> <li>130</li> <li>160</li> <li>170</li> <li>272</li> </ul> </li> </ul>	<p><b>Proposed Landuse</b></p> <ul style="list-style-type: none"> <li>Administrative Zone</li> <li>Agricultural Zone</li> <li>Commercial Zone (Business)</li> <li>Commercial Zone (Office)</li> <li>Transportation &amp; Communication</li> <li>Flood Flow Zone</li> <li>General Industrial Zone</li> <li>Heavy Industrial Zone</li> <li>Institutional Zone</li> <li>Non-Conforming Use</li> <li>Open Space</li> </ul>	<ul style="list-style-type: none"> <li>Overlay Zone</li> <li>Proposed Road Network</li> <li>Rural Settlement Zone</li> <li>Transportation Facilities</li> <li>Urban Residential Zone</li> <li>Water Retention Area</li> <li>Waterbody</li> <li>Mixed Use Zone (Commercial-General Industrial)</li> <li>Mixed Use Zone (Residential-Commercial)</li> <li>Mixed Use Zone (Residential-Commercial-General Industrial)</li> <li>Mixed Use Zone (Residential-General Industrial)</li> </ul>
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## **Chapter-4**

# **PLAN IMPLEMENTATION**

## Chapter - 4

# PLAN IMPLEMENTATION

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### 4.1 Implementation Strategy

Traditionally owing to administrative complexities, government does not usually advocate people's participation in the formulation and planning process of any infrastructure project and attempts to implement it with own fund through land acquisition. Such policy has some built-in insurmountable problems that strongly resist its implementation at later stage.

People feel that they have the right to know about the plan which has direct bearing on their future livelihood and property. There has been instances in the past that govt. plan, regardless of its quality and benevolent objectives and goals, uproots many people from their roots and community they belong. Thus a strong and desperate group of affected people together with their friends and allies resist the implementation process. with their united strength

In Bangladesh, during Registration of immovable Land properties, there is a tendency among the people to record land at a considerably lower price than that which actually prevails in the market. This reality ultimately makes people financially looser. Land Compensation all over the world is a complicated process. Brokers prop up to bridge the gap between innocent people and the government administrative machinery. Money sticks to brokers' hands. Eventually another group of victimized people emerges to resist plan implementation process.

Plan Implementation through Active Community Participation Technique is the answer to offset these insurmountable obstacles on the way to plan implementation.

### 4.2 Land Management

Land Management is the process to make best use of the resources of land to achieve sustainable food and other agricultural products in the future. It covers all activities concerned with the management of land as a resource both from an environmental and from an economic perspective. It includes farming, mineral extraction, property and estate management and physical planning of towns and countryside. It embraces such matters as:

- Property conveyance including decisions on mortgages and investment
- Property assessment and valuation
- Development and management of utilities and services
- Management of land resources such as forestry, soils, or agriculture
- Formation and implementation of land use policies
- Environmental impact assessment
- Monitoring of all activities on land that effect the best use of that land.

(Ref. *UN Economic Commission for Europe, Land Administration Guidelines, final draft-June 14, 1995*)

Land management can be defined as the process of managing the use and development (in both urban and rural settings) of land resources in a sustainable way. Land resources are used for a variety of purposes which interact and may compete with one another; therefore, it is desirable to plan and manage all uses in an integrated manner.

Although Land is part of people's natural heritage, access to land will have to be controlled by ownership patterns. Land is divided for administrative and economic purposes, and it is used and transformed in a myriad ways. This is the reason why land management is so important for all of the associated professional groups.

Under the inevitable urbanization of poverty, particularly during the last decade, there has been a clear recognition of the importance of urban land management in helping to alleviate urban poverty in the developing countries.

Land is both an economic asset and a means to achieve social goals. Therefore, development of land markets and their competitiveness should be among the primary objectives of a land management strategy. But land cannot be treated only as a commodity subject to markets. Access to land and tenure security by the urban poor should also be considered among the primary objectives of land management. The demands on land management includes security of tenure, land market regulation, land use control and land use planning, land registration and land information, land reform etc.

Land is the scarcest commodity since it is of fixed quantum in terms of supply having ever increasing demand with the population influx. In Dhaka the scenario is even worse due to unplanned and uncontrolled development race.

#### **4.2.1 Land Management Techniques**

Experts worldwide optimize the benefit through adoption of appropriate Land Development Techniques and thereby create humane living environment. A general understanding and the appropriateness of some popular techniques are furnished follow:

- Urban Renewal
- Urban Upgrading
- Land Readjustment
- Guided Land Development
- Land Sharing
- Taxation
- Land Pooling
- Land Banking

Application of these techniques as implementation strategy for Participatory Action Plan at some smaller cohesive parts within Group-A area has been proposed. It may be mentioned that one well known technique, namely, Site and Services, is not being included here for description due to that it has been successfully managed and implemented by RAJUK and many private land developers in Dhaka since long.

##### **Urban Renewal**

Urban Renewal is the process of redeveloping the deteriorated section of a city, often through demolition and new construction. Although urban renewal may be privately funded, it is most often associated with government renewal programs. The typical program attempts to demolish concentrations of dilapidated housing and attract developers of middle-income or mixed housing. Often, however, urban renewal areas become sites for new public buildings, such as civic auditoriums, sports arenas, and universities.

##### **Urban Upgrading**

Upgrading or slum improvement as it is also called - in low income urban communities, involve a package of basic services: clean water supply and adequate sewage disposal to improve the living environment of the community. But fundamental 'legalizing' and 'regularizing' of properties in situations of insecure or unclear tenure causes hindrances.

Upgrading customarily provides a package of improvements of streets, footpaths and drainage as well. Solid waste collection is frequently included with its positive impact on health, along with street lights for security and activities during night. Electricity supply to houses is often initiated at a later stage - and sometimes even before- by private companies.

These technique would specially fit in for the improvement of living conditions of thousands of our urban poor, who deserves a safe and secure shelter to return to after dawn to dusk hard work and this mechanism helps running the mega city Dhaka as a vibrant capital.

### **Land Readjustment**

Land Readjustment (LR) is an operation by which land parcels in a LR project area shall be re-distributed to the respective former landowners after adjustment or consolidation of all parcels of land according to the project layout and land use plan.

### **Guided Land Development**

Guided Land Development is similar to Land Pooling but with less public sector involvement. Government provides secondary road network and owners/ developers develop the land subject to approved planning and building standards set out by regulating authorities. Guided land development uses the provision of infrastructure as a mechanism to guide urban development. It is done in partnership with landowners who pay for the cost of servicing their land through donation of land for public infrastructure and payment of a betterment levy.

### **Land Sharing**

Land sharing is such a process where tenure of land is divided among the groups, which is more or less similar to land readjustment. Land sharing usually results in major improvements in housing and a significant increase in asset formation. The conditions for its success are assessed by comparing land sharing slums with other slums with potential for land sharing. It is not successful where communities are weak, and once implemented, may result in the resale of some of the houses, which then command a higher market value.

### **Land Pooling**

Land Pooling (LP) is a technique for managing the planned development of urban-fringe lands, whereby a government agency consolidates a selected conglomeration of land parcels and then designs, services and subdivides them into a layout of streets, open spaces and serviced building plots, with the sale of some of the plots for cost recovery and the distribution of the remaining plots back to the landowners to develop or to sell for development. Widely used in Japan, South Korea and Taiwan, LP is being adopted in Indonesia, Nepal and Malaysia. The community benefits that the technique provided under Thailand situation of weak urban land-use controls and inadequate provision of urban network infrastructure are outlined as reference. The landowner benefits accrued from the technique makes it a fully acceptable and feasible technique.

### **Land Banking**

In anticipation of future development, investors and city, county or state governments may purchase and hold land that is vacant, rural or underutilized at a relative bargain before its value skyrockets once it eventually falls in the path of development. This practice is called land banking and it is the practice of acquiring land and holding it for future use. It may be defined as the purchase of properties by a government, presumably to reduce development pressure or to preserve the parcel as a park or as open space or any other type of community facility use. Land banking is done for a number of reasons. Local governments can engage in it in order to preserve stretches of land or to have the option of changing their use at some time in the future. Individuals also utilize land banking as a potentially very lucrative investment.

#### **4.2.2 Area Specific Appropriate Land Management Techniques**

Community Based Area Development Plan (CBADP): Community Based Area Development Plan (CBADP) is prepared for control of existing spontaneous sprawl and unplanned development responsible for degradation of physical environment. Community based Committees may be formed with some members headed by the Ward Commissioner. He is considered as the legal authority to organize the meeting regarding the problems of that community. Objective of such plans will be to promote civic facilities and improvement of livable environment. The main features of CBADP are as follows:

- a) Development authority should provide road and other basic infrastructure.
- b) Community may or may not share space with others or the cost of infrastructure and services development.
- c) Development authority will create livable environment and enable the landowners to build their structures.
- d) Widening of existing narrow roads up to appropriate level to allow smooth movement of traffic and easy accessibility.
- e) New link roads will be created to open up congested areas.
- f) Solid waste disposal, environmental issues, health and sanitation facilities, educational issues may be provided through participatory program.
- g) Contributions from local communities may be provided to share development cost in the form of land or money; development authority will bear the initial cost of development.
- h) In case the beneficiaries fail to share development cost, development authority can charge betterment fees as per their applicable Ordinances to minimize the cost.
- i) Development cost may be minimized from the beneficiaries through development of appropriate mechanism.

People's participation: It confirms that the plan is for the betterment of people and all the benefit of the planning task will be enjoyed by the masses. Therefore, people should be allowed to perform significant role on the implementation of planned development as proposed in the detailed area plan. On the basis of this objective, people should involve themselves on some particular aspects like –

- Widening of some existing roads as proposed in the plan. The roads having 20 feet (6.09 meter) width in the plan should be widened by the process of people's participation.
- People should remove their unauthorized construction from public property at their own cost and effort.
- The local authorities supported by the local peoples should process demand on environmental facilities. The local people should maintain those facilities. All public efforts on those aspects must be considered with local masses.
- People should be aware of their responsibilities on the planned development of their areas.

Procedure of involvement: People should involve themselves with the planned development through some procedures, which are as follows:

- Formulation of community base awareness. The term community may vary according to the necessity and responsibilities. As an example, for widening of a road, participation of the community should be ensured with all the establishments existing along the road. The said community may be named as road widening community. This community should perform all the activities for the widening of a particular road.
- To increase people's awareness about planned city and better living environment, all the public authorities should be notified about their role and people's awareness from time to time through local seminar, wall sticker, handbill and with the use of mass media.

Primarily, the local people with a written statement should follow any type of demand by the people regarding sustainable environment. Secondly, the local authority such as Union Parishad or Ward Commissioner with a further statement should refer to the concerned public authority. Thirdly, the statement should be placed with the concerned authority who will try to fulfill the demand according to the process followed by the local people.

### 4.3 Areas for Action Plan

There are several patches of land in Tongi and Gazipur areas where planned development can be achieved through the use of Land Readjustment Technique. Those areas are designated as areas for Action Area Plan to be prepared by RAJUK on completion of DAP. Development of Purbachal new town, hundred percent uses of Tongi Industrial Area, Shifting of Gazipur Rail Station and Construction of Container Port at Dhirassram are recommended to be developed through Action Area Plan.

#### 4.4 Public Sector Action Program

Two irrigation projects in Kaliganj and Rupganj are in operation in the study area. According to the Annual Development Plan of 2007-2008, no public sector development program has been proposed. Some private industrial development proposals have been registered in the Board of Investment in 2006 localized in Tongi. Up to the year 2015, three-commuter train line will be constructed. Furthermore, new irrigation project may be discouraged. Public sector through different authority, local government and private sector, should be encouraged for all types of physical development.

#### 4.5 Area Development Priorities and Phasing

##### 4.5.1 Phasing

The DAP implementation phases are categorized as Phase-1: Short Term (2010-2012), Phase-2: Medium Term (2013-2015) and Phase-3 : Long Term (Beyond 2015).

**Table-4.1: Phasing of Development Proposals**

ID	Location (Ward)	Development Proposal	Implementation Authority	Phasing of Development
1	Ward 01	Development of playground at Bhurulia	Municipal Authority	2010-2012
2	Ward 01	Development of Graveyard at Bhurulia	Municipal Authority	2010-2012
3	Ward 01	Construction of Community Center beside BIDD Road	Municipal Authority	2010-2012
4	Ward 01	Construction of Clinic at Bhurulia	Ministry of Health	2010-2012
5	Ward 01	Construction of Post Office at Bhurulia	Department of post offices	2013-2015
6	Ward 01	Construction of Community Center at Bhurulia	Municipal Authority	2013-2015
7	Ward 01	Construction of College at Bhurulia	Ministry of Education	2013-2015
8	Ward 01	Construction of Dumping Ground at Bhurulia	Municipal Authority	2013-2015
9	Ward 02	Construction of Clinic at Chupalia	Ministry of Health	2010-2012
10	Ward 02	Development of playground at Chupalia	Municipal Authority	2010-2012
11	Ward 02	Development of Graveyard at Chatar	Municipal Authority	2010-2012
12	Ward 02	Construction of Community Center at Chupalia	RAJUK/Municipal Authority	2010-2012
13	Ward 02	Construction of Community Center at Chupalia	RAJUK/Municipal Authority	2013-2015
14	Ward 02	Construction of Clinic at Chatar	Ministry of Health	2010-2012
15	Ward 02	Construction of Community Center at Chatar	Municipal Authority	2013-2015
16	Ward 02	Development of recreational park at Chatar	Municipal Authority	2010-2012
17	Ward 02	Construction of Post Office at Chatar	Department of post offices	2013-2015
18	Ward 02	Construction of Hospital at Chatar	Ministry of Health	2013-2015
19	Ward 02	Construction of College at Chatar	Ministry of Education	2013-2015
20	Ward 02	Construction of Petrol Pump Shop at Fakail	Private Sector	2010-2012
21	Ward 03	Construction of Bus Terminal at Mariali	Municipal Authority	2010-2012
22	Ward 03	Development of Recreational Park in Joydevpur	Municipal Authority	2010-2012
23	Ward 03	Construction of Clinic at Mariali	Ministry of Health / Private Sector	2010-2012

ID	Location (Ward)	Development Proposal	Implementation Authority	Phasing of Development
24	Ward 03	Construction of Community Center in Joydevpur	Municipal Authority	2010-2012
25	Ward 03	Construction of Community Center at Mariali	Municipal Authority	2013-2015
26	Ward 03	Construction of College at Mariali	Ministry of Education	2013-2015
27	Ward 03	Construction of Post office at Mariali	Municipal Authority / GPO	2013-2015
28	Ward 03	Construction of Hospital at Mariali	Ministry of Health / Private Sector	2013-2015
29	Ward 03	Construction of Community Center in Joydevpur	Municipal Authority	2010-2012
30	Ward 03	Construction of Graveyard at Mariali	Municipal/Private Sector	2010-2012
31	Ward 03	Construction of Market at Mariali	Private Sector	2010-2012
32	Ward 03	Construction of College at Mariali	Ministry of Education / Private Sector	2013-2015
33	Ward 03	Construction of Secondary School at Mariali	Ministry of Education / Private Sector	2013-2015
34	Ward 03	Construction of Secondary School in Joydevpur	Ministry of Education / Private Sector	2013-2015
35	Ward 03	Construction of Playground in Joydevpur	Municipal Authority	2010-2012
36	Ward 03	Construction of Corner Shop in Joydevpur	Private Sector	2010-2012
37	Ward 03	Construction of Petrol Pump in Joydevpur	Private Sector	2013-2015
38	Ward 04	Construction of Market in Joydevpur	Municipal Authority / Private Sector	2010-2012
39	Ward 04	Construction of Market in Joydevpur	Municipal Authority / Private Sector	2010-2012
40	Ward 04	Construction of Park in Joydevpur	Municipal Authority	2010-2012
41	Ward 04	Construction of College in Joydevpur	Ministry of Education / Private Sector	2013-2015
42	Ward 04	Construction of Community Center in Joydevpur	Municipal Authority	2010-2012
43	Ward 04	Construction of Stadium in Joydevpur	Directorate of youth and sports	2013-2015
44	Ward 04	Relocation of Shahid Minar in Joydevpur from its original location	Municipal Authority	2010-2012
45	Ward 04	Construction of Post Office in Joydevpur	Department of post offices	2013-2015
46	Ward 04	Construction of Community Center in Joydevpur	Municipal Authority	2010-2012
47	Ward 04	Construction of Community Center in Joydevpur	Municipal Authority	2013-2015
48	Ward 04	Construction of Cinema Hall in Joydevpur	Private Sector	2013-2015
49	Ward 04	Construction of Playground in Joydevpur	Municipal Authority	2010-2012
50	Ward 04	Construction of Clinic in Joydevpur	Ministry of Health / Private Sector	2010-2012

ID	Location (Ward)	Development Proposal	Implementation Authority	Phasing of Development
51	Ward 04	Construction of Playground in Joydevpur	Municipal Authority	2013-2015
52	Ward 04	Construction of Bank in Joydevpur	Private Sector	2013-2015
53	Ward 04	Construction of Bank in Joydevpur	Private Sector	2010-2012
54	Ward 04	Construction of Bank in Joydevpur	Private Sector	2013-2015
55	Ward 04	Construction of Recreational Park in Joydevpur	Municipal Authority	2013-2015
56	Ward 04	Construction of Graveyard in Joydevpur	Municipal Authority	2013-2015
57	Ward 04	Construction of Petrol Pump in Joydevpur	Private Sector	2013-2015
58	Ward 04	Construction of Petrol Pump in Joydevpur	Private Sector	2013-2015
59	Ward 04	Construction of Police Box in Joydevpur	Ministry of Home Affairs	2013-2015
60	Ward 04	Construction of Police Box in Joydevpur	Ministry of Home Affairs	2013-2015
61	Ward 04	Construction of Community Center in Joydevpur	Municipal Authority	2013-2015
62	Ward 04	Construction of Recreational Park at Harinal	Municipal Authority	2013-2015
63	Ward 04	Construction of Playground at Harinal	Municipal Authority	2013-2015
64	Ward 04	Construction of Community Center at Harinal	Municipal Authority	2010-2012
65	Ward 05	Construction of Community Center at Harinal	Municipal Authority	2013-2015
66	Ward 05	Construction of Park at Harinal	Municipal Authority	2013-2015
67	Ward 05	Construction of Community Center at Harinal	Municipal Authority	2013-2015
68	Ward 05	Construction of Bank at Harinal		2010-2012
69	Ward 05	Construction of Secondary School at Harinal	Ministry of Education	2010-2012
70	Ward 05	Construction of Secondary School at Harinal	Ministry of Education	2013-2015
71	Ward 05	Construction of Playground at Harinal	Municipal Authority	2013-2015
72	Ward 05	Construction of Bank at Harinal		2013-2015
73	Ward 05	Construction of Market at Harinal	Municipal Authority	2013-2015
74	Ward 06	Construction of Industrial Waste Treatment at Nilerpara	Department of Environment	2013-2015
75	Ward 06	Construction of Low Income Housing Area at Nilerpara	Municipal Authority / Private Sector	2013-2015
76	Ward 06	Construction of Community Center at Nilerpara	Municipal Authority	2010-2012
77	Ward 06	Construction of Secondary School at Nilerpara	Ministry of Education / Private Sector	2013-2015
78	Ward 06	Construction of Playground at Nilerpara	Municipal Authority	2013-2015
79	Ward 06	Construction of Community Center at Banglagatch	Municipal Authority	2013-2015
80	Ward 06	Construction of Market at Nilerpara	Municipal Authority / Private Sector	2013-2015

Any such program will require top-level government decisions as it involves many Ministries and Departments. Coordinated public sector action program is very much essential for Multi-Sectoral Investment Planning (MSIP). MSIP is an extremely difficult task and cannot be accomplished by any single organization like, RAJUK and Pourashavas. To make the decisions of MSIP binding on every Ministry and its affiliated agencies it may need involvement of legislative provisions. Prime responsibilities depend on the executing authority. Phasing considers sector-wise projects against thumb rule budgets. But such projects possibly carry very little significance to other Ministries than the Ministry of Housing and Public Works. The Structure Plan proposed many such policies and development proposals involving a number of line Ministries/Organizations, but very few of them received any response from other ministries / departments as no initiative was taken to carry out MSIP by the RAJUK

It is proposed that RAJUK will have to move with the issue of MSIP and convince other relevant Ministries to undertake coordinated development projects for mega city Dhaka including coordination of development budget allocations.

#### 4.5.2 Priorities

Priority-1 considers the core areas of Tongi and Gazipur. Those areas are to be developed at the beginning of development in the study area. Highest concentration of population and services are involved in those areas. All development activities are in informal shape. Roads are narrow and irregular.

Priority-2 considers the Eastern Bypass Road. It is considered that the highest number of traffic should flow through this road. Priority should be taken according to the following aspects:

- Development of roads in a regular shape as proposed in the detailed area plan.
- Control on residential development should be emphasized according to the setback rule prescribed in the Dhaka City Building Construction Rules, 2008.
- Any type of new industrial development will be encouraged in the areas prescribed for this category of landuse prescribed in the Detailed Area plan and existing industries should be rearranged or re-located according to the Factories Act, 1965 and environmental regulations prescribed in the Environment Conservation Act, 1995.
- Improvement of existing daily bazars will be highly emphasized with proper sanitary and garbage disposal facilities.
- Injection of sewerage facilities is highly recommended as with including other facilities related with the public health.
- Re-excavation of existing drainage channels should be necessary as proposed in the detailed area plan.

#### 4.6 Landuse Zoning

Zoning is a form of legal power which is delegated to development authorities/municipalities through enabling legislation to ensure the welfare of the community by regulating the most appropriate use of the land. Zoning is a classification of land uses that limits what activities can or cannot take place on a parcel by establishing a range of development options. Zoning has been defined as an action through legislation provided to a development authority/municipality to control...

- a) the heights to which buildings may be erected;
- b) the area of lots that must be left un-built upon; and
- c) the uses to which buildings and lots may be put.

- **Area Zoning**

The objective of area zoning is to specify which types of land use are considered appropriate for different areas or 'zones', and it therefore indicates the planning control objectives of the authority or municipality within

its administrative area. The authority is obliged under the planning acts to designate in its development plan objectives for the use solely and primarily of particular areas for particular purposes.

- **Density Zoning**

The aim of the density zoning is to provide an acceptable density which is related to the designed facilities and amenities especially in the residential areas. This will ensure a healthy community and enjoyable community life.

- **Height Zoning**

This zoning provides height limits for structures and objects of natural growth and standards for use in a designated area which encourage and promote the proper and sound development. It is also applicable to height restrictions for flight safety around airports or other similar purposes.

For effective development control, in addition to landuse zoning, individual facility and the structures therein is to comply with regulations imposed to ensure desirable end. Relation between ground cover of buildings and the land parcel that house it, minimum setback of building from the adjoining plot boundaries, and the maximum floor area that can be constructed in relation to plot size and the connecting roads, among many other details, are controlled by RAJUK's Building Construction Rules. Besides, Bangladesh National Building Code focuses on the appropriate materials, construction method, building safety and associated issues. In absence of DAP the above rules did not have scope for area specific rules and hence were common for the whole development process.

According to the Building Construction Rule, 2008, minimum permissible road width for obtaining plan permit is to be shown, construction is allowed on plots connected by narrow roads provided the plot owner leaves formally half of the additional land area needed to make the road 6m for widening the road to the permitted minimum. Perhaps the intension behind this was that gradually the whole road would raise up to 6m in short time and it is true for new areas coming under urban development as most of the structures are not permanent and they are to correct under this rule to permanent buildings making the whole road 6m in the process. But congested unplanned Dhaka represents an alarming picture. Most of the plots are occupied almost entirely by pucca structures several storied high soaring right from the property line connected by the narrow pathways, these owners did not bother for RAJUK's plan permit and a handful of those who obtained a plan permit did not bother to follow them.

#### 4.6.1 Landuse Classification

Detailed Area Plan as its Area Zoning responsibility classified the Landuse of DMDP area into the following zones:

- a. Urban Residential Zone
- b. Commercial Zone (Business)
- c. Commercial Zone (Office)
- d. General Industrial Zone
- e. Heavy Industrial Zone
- f. Mixed Use Zone (Commercial-General Industrial)
- g. Mixed Use Zone (Residential-Commercial)
- h. Mixed Use Zone (Residential-Commercial-General Industrial)
- i. Mixed Use Zone (Residential-General Industrial)
- j. Institutional Zone
- k. Administrative Zone
- l. Agricultural Zone
- m. Flood Flow Zone

- n. Open Space
- o. Rural Settlement Zone
- p. Water Retention Area
- q. Water Body

The following sections deal with the general definition of these uses and description of associated permitted and conditionally permitted uses under each Landuse zone one by one. The uses not listed here in any of the category shall be treated as **Restricted Use** for the corresponding landuse category and shall not be permitted only except unanimously decided otherwise by the Nagar Unnayan Committee. In such situations, the use shall get permission in the category of **New Use**.

#### a. **Urban Residential Zone**

Urban Residential Zone is intended primarily for housing development but may also include a range of other uses particularly those that have the potential to foster the development of new residential communities such as schools, small shops, doctors' chambers, open space like playing fields and so on. Limited commercial facilities within this zone shall be planned and developed as an integral retail or business unit which, comply with the planned mixed-use concept of the Urban Area Plan.

#### **Purpose**

The prime objective of this zone is to provide the space for living as well as to meet the daily needs of the residents. The main purposes of this zone are:

- To provide for residential development, associated services and to protect and improve residential amenities.
- To improve the quality of existing residential areas and strengthen the provision of local community services and amenities.
- To control unscheduled development on individual lots or tracts, promote economical and efficient land use.
- To provide for a variety of housing types and densities to meet current and future residential needs.
- To provide an appropriate mix of house sizes, types and tenures in order to meet household needs; to promote balanced communities; and to promote higher densities in the development centre to facilitate day and evening activity and ensure a 'living' centre.

The urban areas that are already densely and haphazardly built are termed here as Spontaneous Residential Zone. These zones primarily support living with some civic facilities. The main purpose of this landuse zone is to provide enough space for residence. There will have some supporting uses, too, for the residents.

The areas that have some scope to develop as a planned area are declared as Planned Residential Zone. In Planned Residential Zone, there will have a variety of supporting uses such as small retail, parking, post box etc. with primarily residential use. Planned residential area in the neighbourhood form should be followed for new urban development.

The neighbourhood is a walk able community in human scale, with a frequently interconnected street network which weave a mix of housing types, and small local scale retail and service uses that serve the local population. The services designed here are in walking distances considering the day to day needs. Service standards for neighbourhood level are already mentioned in the previous standard section of this chapter. For purposes of administering the DAP Permitted Land Uses in the neighborhood, the design specification, standards and guidelines about the area and number must be maintained.

#### **Landuse Permitted**

The following uses in the tables are proposed to be applicable for this zone only.

**Table No. 4.2: Landuse Permitted for Urban Residential Zone**

All Types of Residential House	(No Outside Storage)
Apartment Housing	Housing Project
Artisan's Shop	Housing Projects
Assisted Living or Elderly Home	Landscape and Horticultural Services
ATM Booth	Memorial Structure (Ancillary)
Barber Shop	Monument (Neighborhood Scale)
Bill Payment Booth	Mosque, Place of Worship
Boarding and Rooming House	Newspaper Stand
Book Stall	Nursery School
CBO Office	Orphanage
Child Daycare / Pre-school	<b>Permitted</b>
Children's Park (Must Have Parking)	Photocopying and Duplicating Services (No Outside Storage)
Cleaning / Laundry Shop	Pipelines and Utility Lines
Communication Service Facilities	Playing Field
Communication Tower Within Permitted Height	Primary School
Community Center	Private Garages (Ancillary Use)
Condominium or Apartment	Project Identification Signs
Confectionery Shop	Property Management Signs
Cottage	Public Transport Facility
Cultural Exhibits and Libraries	Retail Shops / Facilities
Cyber Café	Satellite Dish Antenna
Daycare Center (Commercial or Nonprofit)	Shelter (Passers By)
Departmental Stores	Shoe Repair or Shoeshine Shop (Small)
Doctor / Dentist Chamber	Special Dwelling
Dormitory	Specialized School: Dance, Art, Music, Physically Challenged & Others
Drug Store or Pharmacy	Stationery Store
Dwelling	Temporary Pandle for Permitted Function
Eidgah	Temporary Tent
Employee Housing (Guards / Drivers) / Ancillary Use	Transmission Lines
Fast Food Establishment / Food Kiosk	Urban-Nature Reserve
Fitness Centre	<b>Uses in Neighborhood Center*</b> (Where Neighborhood Center exists)
Flowers, Nursery Stock and Florist Supplies	Water Pump / Reservoir
Gaming Clubs	Woodlot
General Store	
Grocery Store	
High School	
Household Appliance and Furniture Repair Service	

\*Permit of Neighborhood Center Facilities in absence of formal neighborhood should be subject to Landuse Permit Committee

#### Landuse Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee following appropriate procedures while the application meets the criteria mentioned in the requirement.

**Table No. 4.3: Landuse Conditionally Permitted for Urban Residential Zone**

Addiction Treatment Center	Graveyard / Cemetery
Amusement and Recreation (Indoors)	Guest House
Art Gallery, Art Studio / Workshop	Market (Katcha Bazaar) Place
Automobile Driving Academy	Neighborhood Co-Operative Office
Beauty and Body Service	Optical Goods Sales
Billiard Parlor / Pool Hall	Outdoor Café
Building Maintenance/Cleaning Services, No Outside Storage	Overhead Water Storage Tanks
Bus Passenger Shelter	Paints and Varnishes Store
Coffee Shop / Tea Stall	Parking Lot
Community Hall	Patio Homes
Correctional Institution	Photofinishing Laboratory
Courier Service	Plantation (Except Narcotic Plant)
Crematorium	Police Station
Electrical Sub Station	Post Office
Emergency Shelter	Postal Facilities
Energy Installation	Row House
Fire Brigade Station	Slaughter House
Flood Management Structure	Sports and Recreation Club
Fruit Markets	Static Transformer Stations
Funeral Services	Telephone Sub Station
Furniture & Variety Stores	Temporary Rescue Shed
Garages	Tennis Club
Garden Center or Retail Nursery	Tourist Home or Resort

**Restricted Uses**

All uses except permitted and conditionally permitted uses.

**b. Commercial Zone (Business)**

Commercial areas generally contain one or more of a wide variety of uses that includes business uses, offices, hotel, public houses, and limited forms of retailing. Uses that are particularly appropriate to these areas include wholesale, business service uses, the sale of motor vehicles and limited forms of retailing that involve the sale of bulky goods unsuitable to be carried away by pedestrians. This would allow uses that are compatible with, or reinforce, the commercial function of the area. As a whole, Commercial Zone is intended to provide all the facilities & services with the commercial landuse that are designed for basically trade and business.

Commercial zones are classified into two types: office and business predominated zones. Commercial Business Zone is a business predominated commercial zone that mainly supports business. This zone is intended to support large commercial developments in major incorporated areas such as retail distribution, retail warehouse, retail storage and retail logistics facilities.

The Commercial Business Zone is intended to provide areas for logistical and retail warehousing activities, including storage, distribution and packaging of goods and products as well as activities which require a large site and space.

**Purpose**

- The intent of this zone is to provide commercial nodes in convenient and strategic locations of the area to meet urban needs and to encourage clustering commercial development as opposed to strip commercial development and commercial sprawl.

- The main objective for designating this zone is to promote trade and commerce compactly associated with all other facilities.

Commercial business zone is mainly intended for supporting the business and associated works. There are several functions that are permitted in this zone.

#### Landuse Permitted

Commercial Zone (Business) is mainly intended for supporting the Business related activities. There are several functions that are permitted in this zone.

**Table No. 4.4: Landuse Permitted for Commercial Zone (Business)**

Accounting, Auditing or Bookkeeping Services	Construction Company Offices
Agri-Business	Courier Service
Agricultural Sales and Services	Cyber Café
Ambulance Service	Day-care Center (Commercial or Nonprofit)
Antique Store	Department Stores, Furniture & Variety Stores
Appliance Store	Doctor / Dentist Chamber
ATM Booth	Drug Store or Pharmacy
Auction Market	Electrical and Electronic Equipment & Instrument Sales
Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention	Fast Food Establishment / Food Kiosk
Auto Leasing or Rental Office	Freight Handling, Storage & Distribution
Auto Paint Shop	Freight Transport Facility
Auto Parts and Accessory Sales (Indoors)	Freight Yard
Auto Repair Shop (With Garage)	Fruit and Vegetable Markets
Automobile Sales	General Store
Automobile Wash	Grocery Store
Bakery or Confectionery Retail	Guest House
Bank & Financial Institution	Hotel or Motel
Barber Shop	Inter-City Bus Terminal
Beauty and Body Service	Jewelry and Silverware Sales
Bicycle Shop	Market (Bazar) Place
Billboards, Advertisements & Advertising Structure	Mosque, Place of Worship
Billiard Parlor/Pool Hall	Motorcycle Sales Outlet
Book or Stationery Store	Multi-Storey Car Park
Building Material Sales or Storage (Indoors)	Newspaper Stand
Bulk Mail and Packaging	Outdoor Recreation, Commercial Outdoor Recreation
Bus Passenger Shelter	Parking Lot (Commercial)
Cinema Hall	Pet Store
Commercial Office	Photocopying and Duplicating Services
Communication Service Facilities	Photofinishing Laboratory & Studio
Communication Tower Within Permitted Height	Pipelines and Utility Lines
Computer Maintenance and Repair Shop	Post Office
Computer Sales & Service Shops	Preserved Fruits and Vegetables Facility/ Cold Storage
Confectionery Shop	Printing, Publishing and Distributing House
Conference Center	Professional Office

Project Identification Signs
Property Management Signs
Public Transport Facility
Refrigerator or Large Appliance Repair
Resort
Restaurant
Retail Shops / Facilities
Satellite Dish Antenna
Shelter (Passers By)
Shopping Mall/ Plaza
Slaughter House
Social Forestry
Software Development Firm
Sporting Goods and Toys Sales Centers

Super Store
Taxi Stand
Telephone Exchanges
Television, Radio or Electronics Repair (No Outside Storage)
Theater (Indoor)
Transmission Lines
Utility Lines
Vehicle Sales & Service, Leasing or Rental
Veterinarian Clinics, Animal Hospitals
Warehousing
Water Pump / Reservoir
Wood Products
Woodlot

### Landuse Conditionally Permitted

Some functions are permitted with some condition in this zone.

**Table No. 4.5: Landuse Conditionally Permitted for Commercial Zone (Business)**

Amusement and Recreation (Indoors)
Bicycle Assembly, Parts and Accessories
Broadcast Studio / Recording Studio (No Audience)
Coffee Shop / Tea Stall
Concert Hall, Stage Shows
Construction, Survey, Soil Testing Firms
Container Yard
Trade Shows
Craft Workshop
Plantation (Except Narcotic Plant)
Energy Installation
Re-fuelling Station
Firm Equipment Sales & Service
Agricultural Chemicals, Pesticides or Fertilizers Shop
Fitness Centre
Flowers, Nursery Stock and Florist Supplies
Forest Products Sales
Fuel Dealers
Garages
Garden Center or Retail Nursery
Police Box / Barrack

Fire / Rescue Station
Grain & Feed Mills
Household Appliance and Furniture Repair Service
Incineration Facility
Indoor Amusement Centers, Game Arcades
Indoor Theatre
Junk / Salvage Yard
Lithographic or Print Shop
Motor Vehicle Fuelling Station / Gas Station
Musical Instrument Sales or Repair Shop
Optical Goods Sales
Painting and Wallpaper Sales
Paints and Varnishes Store
Parking Lot
Patio Homes
Private Garages
Retail Shops Ancillary To Studio / Workshop
Stone / Cut Stone Products Sales
Salvage Processing Activities
Truck/Covered Van Stand

### Restricted Uses

All uses except permitted and conditionally permitted uses.

#### c. Commercial Zone (Office)

The Commercial Zone (Office) is intended to provide all the facilities and services with commercial landuse.

Commercial Office Zone is an office pre-dominated commercial zone that mainly supports the official works. It

supports other types of commercial activities, too. Proposals for these areas involve large-scale buildings and require a high degree of accessibility and parking space for car users and delivery vehicles.

**Landuse Permitted**

The following uses in the tables are proposed to be applicable for this zone only.

**Table No. 4.6: Landuse Permitted for Commercial Zone (Office)**

Accounting, Auditing or Bookkeeping Services	Freight Transport Facility
Ambulance Service	General Store
Antique Store	Government Office
Art Gallery, Art Studio / Workshop	Health Office
ATM Booth	Hotel
Auditorium, Meeting Halls, and Conference Facilities, Convention Center	Hotels
Auto Leasing or Rental Office	Indoor Amusement Centers, Game Arcades
Automobile Driving Academy	Mosque, Place of Worship
Automobile Wash	Multi-Storey Car Park
Bank & Financial Institution	Newspaper Stand
Billboards, Advertisements & Advertising Structure	Parking Lot (Commercial)
Boarding and Rooming House	Pathological Lab
Book Stall	Photocopying and Duplicating Services
Bulk Mail and Packaging	Photofinishing Laboratory & Studio
Bus Passenger Shelter	Post Office
Catering Service	Professional Office
Chinese Restaurant	Project Identification Signs
Cinema Hall	Project Office
Clinic	Property Management Signs
Coffee Shop / Tea Stall	Public Transport Facility
Commercial Office	Real Estate Office
Communication Service Facilities	Restaurant
Communication Tower Within Permitted Height	Retail Shops / Facilities
Computer Maintenance and Repair	Sales Office of Industries
Computer Sales & Services	Satellite Dish Antenna
Confectionery Shop	Software Development Firm
Conference Center	Stationery Store
Construction Company	Taxi Stand
Construction, Survey, Soil Testing Firms	Telephone Exchanges
Courier Service	Toys and Hobby Goods Processing and Supplies
Cyber Café	Training Centre
Day-care Center (Commercial or Nonprofit)	Utility Lines
Dental Laboratory	Utility Lines
Department Stores, Furniture & Variety Stores	Vehicle Sales & Service, Leasing or Rental
Diagnostic Center	Veterinarian Hospitals
Doctor / Dentist Chamber	Water Pump / Reservoir
Food Court	Woodlot
Freight Handling, Storage & Distribution	

**Landuse Conditionally Permitted**

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee following appropriate procedure.

**Table No. 4.7: Landuse Conditionally Permitted for Commercial Zone (Office)**

Amusement and Recreation (Indoors)	Outdoor Café
Beauty and Body Service	Painting & Wallpaper Sales
Broadcast Studio / Recording Studio (No Audience)	Paints and Varnishes Store
Civic Administration	Parking Lot (Commercial)
Concert Hall, Stage Shows	Patio Homes
Counseling Services	Plantation (Except Narcotic Plant)
Dental Clinic / Lab	Police Box / Barrack
Diagnostic Center / Pathological Lab	Printing, Publishing and Distributing
Drug Store or Pharmacy	Psychiatric Hospital
Fast Food Establishment / Food Kiosk	Radio / Television or T&T Station With Transmitter Tower
Fire / Rescue Station	Retail Shops Ancillary To Studio / Workshop
First Aid & Ambulance Service	Super Store
Fitness Centre	Theater (Indoor)
Flowers, Nursery Stock and Florist Supplies	Transmission Lines
Fuelling Station	Vulcanizing Services
Garage	Workers' Dormitory
Lithographic or Print Shop	
Optical Goods Sales	

**Restricted Uses**

All uses except permitted and conditionally permitted uses.

**d. General Industrial Zone**

Promoting the development of industrial areas as the primary locations for uses including manufacturing, repairs, warehousing, distribution, open-storage, waste materials treatment and recovery, and transport operating centers, industrial zone has been earmarked. The development of inappropriate mixes of uses, such as office based industry and retailing will not normally be encouraged here.

It is an objective to ensure that, normally, new buildings in primarily industrial areas are single storey with high ceilings to provide versatility and adaptability to accommodate a broad range of types of plant, machinery and delivery vehicles throughout their design life.

It is an objective to ensure that the likely demand for car parking and delivery vehicle facilities are fully met within the site, to apply the highest standards of design, hard and soft landscaping and to ensure that pedestrian access is provided and that provision is made for public transport.

**Purpose**

The intent of this zone is to accommodate certain industrial uses which, based on their operational characteristics, is incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such zones shall be restricted to areas geographically buffered from such environs, and the operations of such uses monitored by performance standards to ensure environmental compatibility.

- The purpose and intent of industrial zone is to provide areas in appropriate locations where various light and heavy industrial operations can be conducted without creating hazards to surrounding land uses. Industrial zones are cohesive, planned tracts, with all elements sharing the same or compatible architectural and landscaping themes within a parcel.

- Areas intended to accommodate a variety of industrial establishments which: 1) employ high environmental quality standards; 2) may function as an integral part of an overall development area; and, 3) have minimal impacts on adjacent uses.
- The purpose and intent of General industrial zone is to provide areas in appropriate locations for certain types of light manufacturing, processing or fabrication, warehousing establishments of non-objectionable products or adjacent uses because they are characterized by a minimum of material, processes or machinery likely to cause undesirable effects upon nearby or adjacent residential or commercial property.

General Industrial Zone is to accommodate Green, Orange A, Orange B types of industries of Department of Environment (DOE) prepared categories and Urban Area Plan designated light industries and general industries along with some other new types. Here the industries will not be noxious and heavy.

### Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

**Table No. 4.8: Landuse Permitted for General Industrial Zone**

Aluminum products	Factory for production of chocolate and lozenge.
Artificial Fiber Production	Fire / Rescue Station
Assembling and manufacturing of clocks and watches	Flour (large) Mill
Assembling and manufacturing of electrical and Electronic home products etc.	Freight Transport Facility
Assembling and manufacturing of electrical and Electronic home products etc.	Furniture Manufacture of wood/iron, aluminium, etc.
Assembling and manufacturing of toys (except plastic items)	Galvanizing
Assembling of motor vehicles	Garments and sweater Factory
Assembling of telephones	Glass factory
ATM Booth	Glue (excluding animal glue)
Automatic rice mill.	Grinding/husking wheat, rice, turmeric, chilly, pulses - machine above 0 Horse Power
Bakery	Grocery Store
Bakery.	Hotel, multi-storied commercial building.
Bank & Financial Institution	Household Appliance and Furniture Repair Service
Bicycle Assembly, Parts and Accessories	Ice-cream
Blacksmith	Jute mill
Bus Passenger Shelter	Lime
Chocolate and lozenge Factory	Machine Sheds
Cinema Hall	Manufacture of Agricultural tools, equipments and small machinery.
Clinic and Pathological lab	Manufacture of Industrial tools, equipment and machinery.
Cold storage	Manufacturing of wooden vessel
Communication Tower Within Permitted Height	Match Factory
Confectionery Shop	Meat and Poultry (Packing & Processing)
Dry-cleaning	Metal utensils/spoons etc
Edible oil	Mosque, Place Of Worship
Effluent Treatment Plant	Motor vehicles repairing works
Electric cable	Newspaper Stand
Engineering works	Packaging Industries
Fabric washing Plant	Perfumes, cosmetics
	Pharmaceutical Industry

Photocopying and Duplicating Services
Photographic Film Factory
Pipelines and Utility Lines
Plastic & rubber goods (excluding PVC)
Police Box / Barrack
Power Loom
Printing and writing ink manufacturing Industry
Printing Press
Printing, Publishing and Distributing
Processing : fish, meat and food
Processing and bottling of drinking water and carbonated drinks
Production of artificial leather goods
Production of Artificial leather goods
Production of Comb, hair band, hair clip etc.
Production of gold ornaments.
Production of Pin, board pin, U Pin etc.
Production of powder milk/condensed milk/dairy.
Production of shoes and leather goods
Production of spectacles frames.
Production of utensils and souvenirs of brass and bronze.
Public Transport Facility
Repairing of refrigerators
Restaurant
Restaurant
Retail Shops / Facilities
Salt Industry
Salt production
Salvage Processing

Salvage Yards
Satellite Dish Antenna
Sawmill, Chipping and Pallet Mill
Shelter (Passers By)
Shoes and leather goods production
Soap
Social Forestry
Sodium silicate Factory
Spinning mill
Sports goods Production
Starch and glucose factory
Stone grinding, cutting and polishing
Tea processing
Television, Radio or Electronics Repair (No Outside Storage)
Tire re-treading
Transmission Lines
Truck Stop & Washing or Freight Terminal
Utensils made of clay and china clay/sanitary wares (ceramics)
Utility Lines
Water Pump / Reservoir
Water Purification Plant
Weaving and handloom.
Wood Products
Wood treatment
Wood/iron/aluminum Furniture production
Woodlot

### Landuse Conditionally Permitted

The following uses may be permitted or denied in this zone after review and approval by the authority/committee following appropriate procedure.

**Table No. 4.9: Landuse Conditionally Permitted for General Industrial Zone**

Amusement and Recreation (Indoors)
Appliance Store
Assembling and manufacturing of clocks and watches
Assembling and manufacturing of electrical and Electronic home products etc.
Assembling and manufacturing of toys (except plastic items)
Assembling of motorcycles, bicycles and toy cycles
Assembling of scientific and mathematical instruments
Assembling of telephones

Bamboo and cane goods
Book-binding
Candle Production
Carpet and mat production
Cork items Production
Cyber Café
Daycare Center (Commercial or Nonprofit)
Doctor / Dentist Chamber
Electrical and Electronic Equipment and Instruments Sales
Employee Housing
Energy Installation

Fast Food Establishment / Food Kiosk
Garages
Gold ornaments Production
Grain & Feed Mills
Incineration Facility
Laundry
Lithographic or Print Shop
Manufacturing of Artificial flower
Medical and surgical instrument production
Motor Vehicle Fuelling Station / Gas Station
Motorcycle Sales Outlet
Musical instruments
Outdoor Fruit and Vegetable Markets
Outside Bulk Storage
Overhead Water Storage Tanks
Painting and Wallpaper Sales

Paints and Varnishes
Parking Lot
Parking Lot (Commercial)
Pen and ball-pen Factory
Photographic Lab (except ultra violet and infra red)
Plantation (Except Narcotic Plant)
Private Garages
Production of artificial leather goods
Re-packing of milk powder (excluding production)
Retail Shops Ancillary To Studio / Workshop
Rope and coir mat production
Sports goods (excluding plastic made items)
Super Store
Tea packing (excluding processing)
Washing Plant

**Restricted Uses**

All uses except permitted and conditionally permitted uses.

**e. Heavy Industrial Zone**

The purpose and intent of Heavy Industrial Zone is to provide areas in appropriate locations where various heavy industrial operations can be conducted without creating hazards to surrounding land uses.

Areas are intended to accommodate manufacturing and fabricating establishments that are generally characterized as producing noise, vibration, heavy freight traffic, fumes, and other forms of pollution which may be objectionable to adjacent uses is characterized as Heavy Industrial Zone.

Heavy industries are those industries listed as red industries in the DOE Industry Type list and industries listed in the Urban Area Plan as noxious industries including mining/quarrying.

**Purpose**

- To confine heavy, noisy and vibration generating industries as they harm human living in the surrounding area.
- To ensure that industrial development achieves high environmental standards of cleaner production, waste disposal, noise and air quality
- To encourage the design and construction of energy-efficient, functional and flexible industrial and commercial facilities.
- To restrict heavy and noxious industrial developments along major approach routes and major roads.

**Landuse Permitted**

The following uses in the tables are proposed to be applicable for this zone only.

**Table No. 4.10: Landuse Permitted for Heavy Industrial Zone**

Acids and their salts (organic or inorganic) Industry	Ordnance Factory
Animal Glue	Other Chemicals Industry
Artificial Rubber Industry	Outside Bulk Storage
Asbestos Factory	Paper and Pulp Mill
ATM Booth	Pesticides, Fungicides and Herbicides Industry
Bank & Financial Institution	Phosphorus and its Compounds/Derivatives Industry
Basic Industrial Chemicals Industry	Photo Films,
Battery Industry	Photo papers and Photo Chemicals Industry
Bicycle Assembly, Parts and Accessories	Pipelines and Utility Lines
Bitumen Industry	Plastic Raw Materials (PVC, PP/Iron, Polyesterin etc.) Factory
Board Mills	Police Box / Barrack
Bus Passenger Shelter	Power plant
Carbon rod Industry	Public Transport Facility
Cement Industry	Raw materials of Medicines and Basic Drugs Industry
Chemical dyes, Polish, Varnish, Enamel Paint Factory	Refractory
Chemical Industry	Refrigerator/Air-conditioner/Air-cooler manufacturing
Chlorine, Fluorine, Bromine, Iodine and their Compounds/Derivatives Industry	Re-rolling Mills
Communication Tower Within Permitted Height	Re-rolling Mills
Detergent Factory	Road Network
Distillery	Rodenticide Industry
Effluent Treatment Plant	Satellite Dish Antenna
Electroplating	Saw Mills
Explosive Industry	Scrap industry
Fabric Dyeing and Chemical Processing Industry	Sewage Treatment Plant
Fibre-glass Factory	Shelter (Passers By)
Fire / Rescue Station	Ship Manufacturing
Flood Control Structures	Social Forestry
Formaldehyde Industry	Sugar Mill
Fuel Oil Refinery	Tannery
Grocery Store	Tire and Tubes
Heavy Engineering Workshop	Tobacco Processing, Cigarette/Bidi Factory
Heavy Repairing of Motor Vehicles	Transmission Lines
Hospital	Truck Stop & Washing
Incineration Facility	TSP Fertilizer Factory
Industrial Estate	Urea Fertilizer Factory
Industrial Gas (Oxygen, Nitrogen & Carbon-dioxide) Industry	Utility Line
Iron and Steel Mill	Utility Lines
Jute Mill	Various Products made from Petroleum and Coal Industry
Life Saving Drugs Industry	Waste Incinerator
Lumber and building supply	Water Pump / Reservoir
Metallic Boat Manufacturing	Water Treatment Plant
Mosque, Place of Worship	Wooden Boat Manufacturing
Murat of Potash Manufacturing	Woodlot
Newspaper Stand	
Non-iron Basic Metals Industry	

### Landuse Conditionally Permitted

The following uses may be permitted or denied in this zone after review and approval by the authority/committee following appropriate procedure.

**Table No. 4.11: Landuse Conditionally Permitted for Heavy Industrial Zone**

Amusement and Recreation (Indoors)	Motor Vehicle Fuelling Station / Gas Station
Cyber Café	Nitrogen Compounds (Cyanide, Cyanamid etc.)
Daycare Center (Commercial or Nonprofit)	Industry
Doctor / Dentist Chamber	Parking Lot
Employee Housing	Parking Lot (Commercial)
Energy Installation	Plantation (Except Narcotic Plant)
Freight Transport Facility	Private Garages
Garages	Retail Shops Ancillary To Studio / Workshop
Machine Sheds	

Source: Compiled by the Consultants

### Restricted Uses

All uses except permitted and conditionally permitted uses.

#### f. Mixed Use Zone (Commercial-General Industrial)

There are areas where the mixture of uses is such that they can't be segregated, the areas are declared as mixed use zone. An appropriate mix of landuses will be maintained in these types of zones. Four types of mixed use zones have been proposed here. Each of them has unique characteristics.

In Industrial cum Commercial area exclusive residential landuse will not be permitted except in the form of quarters for the employees within the Industrial complex.

### Purpose

The purpose of the Commercial-Industrial zone is to provide areas in the city primarily for medium to high density mixed-use developments, with commercial, office and industrial uses that are sensitive to the adjacent residential areas; to support an urban growth centre where there will be a bulk of trade and commerce. The Commercial-Industrial zone is intended to achieve cohabitation of uses, while ensuring that negative impacts on residents are minimized. The spaces created in the Commercial-Industrial zone are intended to encourage a diminished need for motorized travel and shall possess characteristics of the both area of commercial and industrial. The Mixed Use Zone allows a wide variety of uses including, warehouse, shop, office and accommodation with condition.

- To preserve and promote viable industries that can coexist with more commercially oriented uses,
- To meet the need for a mix of lower rent bulky goods retailing, specialized industrial, commercial and service activities alongside general industry.

### Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

**Table No. 4.12: Landuse Permitted for Mixed Use Zone (Commercial-General Industrial)**

Accounting, Auditing or Bookkeeping Services	Grocery Store
Agricultural Chemicals, Pesticides or Fertilizers Shop	Home Furnishings
Agricultural Sales and Services	Mosque, Place of Worship
Agro-Based Industry (Rice Mill, Saw Mill, Cold Storage)	Motorcycle Sales Outlet
Antique Store	Multi-Storey Car Park
Appliance Store	Musical Instrument Sales or Repair
Art Gallery, Art Studio / Workshop	Newspaper Stand
Artisan's Shop	Photocopying and Duplicating Services
ATM Booth	Pipelines and Utility Lines
Auto Leasing or Rental Office	Preserved Fruits and Vegetables Facility / Cold Storage
Auto Paint Shop	Project Identification Signs
Auto Parts and Accessory Sales (Indoors)	Property Management Signs
Auto Repair Shop (With Garage)	Public Transport Facility
Automobile Sales	Public Utility Stations & Substations
Automobile Wash	Real Estate Office
Bakery or Confectionery Retail	Refrigerator or Large Appliance Repair
Barber Shop	Research organization (Agriculture / Fisheries)
Bicycle Shop	Restaurant
Billboards, Advertisements & Advertising Structure	Retail Shops / Facilities
Billiard Parlor / Pool Hall	Rickshaw / Auto Rickshaw Stand
Blacksmith	Satellite Dish Antenna
Boarding and Rooming House	Shelter (Passers By)
Book or Stationery Store or Newsstand	Social Forestry
Broadcast Studio / Recording Studio (No Audience)	Sporting Goods and Toys Sales
Building Material Sales or Storage (Indoors)	Stone / Cut Stone Products Sales
Bulk Fuel Sales Depot	Storage & Warehousing
Bulk Mail and Packaging	Television, Radio or Electronics Repair (No Outside Storage)
Bus Passenger Shelter	Toys and Hobby Goods Processing and Supplies
Cinema Hall	Training Centre
Commercial Recreational Buildings	Transmission Lines
Communication Service Facilities	Truck Stop & Washing or Freight Terminal
Communication Tower Within Permitted Height	Utility Lines
Confectionery Shop	Vehicle Sales & Service, Leasing or Rental
Construction, Survey, Soil Testing Firms	Warehousing
Courier Service	Water Pump / Reservoir
Doctor / Dentist Chamber	Wood Products
Firm Equipment Sales & Service	Woodlot
Fuel and Ice Dealers	
Funeral Services	
General Store	

**Landuse Conditionally Permitted**

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee.

**Table No. 4.13: Landuse Conditionally Permitted for Mixed Use Zone (Commercial-General Industrial)**

Assembling and manufacturing of clocks and watches	Forest Products Sales
Assembling and manufacturing of electrical and Electronic home products etc.	Freight Handling, Storage & Distribution
Assembling and manufacturing of electrical and Electronic home products etc.	Freight Transport Facility
Assembling and manufacturing of toys (except plastic items)	Freight Transport Facility
Assembling of telephones	Gallery / Museum
Auction Market	Garages
Bank & Financial Institution	Government Office
Beauty and Body Service	Grain & Feed Mills
Bicycle Assembly, Parts and Accessories	Grocery Store
Blacksmith	Hotel or Motel
Bus Passenger Shelter	Household Appliance and Furniture Repair Service
Coffee Shop / Tea Stall	Household Appliance and Furniture Repair Service
Communication Tower Within Permitted Height	Machine Sheds
Computer Maintenance and Repair	Meat and Poultry (Packing & Processing)
Computer Sales & Services	Meat and Poultry (Packing & Processing)
Concert Hall, Stage Shows	Optical Goods Sales
Confectionery Shop	Outdoor Fruit and Vegetable Markets
Conference Center	Outside Bulk Storage
Construction Company	Painting and Wallpaper Sales
Cottage	Paints and Varnishes
Counseling Services	Plantation (Except Narcotic Plant)
Craft Workshop	Police Box / Barrack
Cyber Café	Printing, Publishing and Distributing
Department Stores, Furniture & Variety Stores	Project Office
Drug Store or Pharmacy	Retail Shops Ancillary To Studio / Workshop
Energy Installation	Telephone Exchanges
Fabric Store	Television, Radio or Electronics Repair (No Outside Storage)
Fast Food Establishment / Food Kiosk	Theater (Indoor)
Fire / Rescue Station	Trade Shows
	Transmission Lines
	Truck Stop & Washing or Freight Terminal

**Restricted Uses**

All uses except permitted and conditionally permitted uses.

**g. Mixed use zone (Residential–Commercial)**

Mixed-use development shall mean a development consisting of one or more lots developed as a cohesive project and designed with a blend of various compatible uses such as commercial and residential. These landuse areas will contain residential and limited commercial activities only, such as small retail, general store, food kiosk etc.

**Purpose**

Industrial uses within the Mixed Use zone should be restricted to those uses that have a minimal amenity impact on adjoining uses and surrounding residential use. The main purposes of this type of landuse classification are:

- To provide for a mixed use development centre in conjunction with the development plan for the overall development, and to provide for high-density residential development, and to identify, reinforce, strengthen and promote urban design concepts and linkages with the existing town centre activity areas so that the pressure on vacant land are minimized.
- The aim is to develop a zone scale retail development in a mixed use centre by densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, community, educational, civic, cultural, leisure, residential uses, urban streets and urban open spaces, while delivering a quality urban environment which will enhance the quality of life of resident, visitor and workers alike.
- Provide for a range of commercial and service activities at a scale that will protect the planned hierarchy of commercial centres and the territory's preferred locations for office development.

### Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

**Table No. 4.14: Landuse Permitted for Mixed use zone (Residential–Commercial)**

Accounting, Auditing or Bookkeeping Services	Condominium or Apartment
Addiction Treatment Center	Confectionery Shop
Agricultural Sales and Services	Correctional Institution
Antique Store	Courier Service
Apartments	Cyber Café
Appliance Store	Daycare Center (Commercial or Nonprofit)
Art Gallery, Art Studio / Workshop	Doctor / Dentist Chamber
Artisan's Shop	Dormitory
Assisted Living or Elderly Home	Employee Housing
ATM Booth	Fabric Store
Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention	Fast Food Establishment / Food Kiosk
Auto Leasing or Rental Office	Funeral Services
Automobile Driving Academy	General Store
Automobile Wash	Grocery Store
Bakery or Confectionery Retail	Guest House
Bank & Financial Institution	Hospital
Barber Shop	Housing Projects
Bicycle Shop	Individual Housing
Billboards, Advertisements & Advertising Structure	Jewelry and Silverware Sales
Billiard Parlor / Pool Hall	Landscape and Horticultural Services
Blacksmith	Mosque, Place of Worship
Boarding and Rooming House	Newspaper Stand
Book or Stationery Store or Newsstand	Nursery School
Bus Passenger Shelter	Photocopying and Duplicating Services
Child Daycare / Preschool	Pipelines and Utility Lines
Children's Park	Primary School
Cleaning / Laundry Shop	Project Identification Signs
Commercial Recreational Buildings	Property Management Signs
Communication Service Facilities	Public Transport Facility
Communication Tower Within Permitted Height	Resort
Community Center	Rickshaw / Auto Rickshaw Stand
	Satellite Dish Antenna

Shelter (Passers By)
Shoe Repair or Shoeshine Shop (Small)
Slaughter House
Social Forestry
Social organization
Software Development
Special Dwelling
Toys and Hobby Goods Processing and Supplies

Training Centre
Transmission Lines
Utility Lines
Vehicle Sales & Service, Leasing or Rental
Warehousing
Water Pump / Reservoir
Woodlot

### Landuse Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee.

**Table No. 4.15: Landuse Conditionally Permitted for Mixed use zone (Residential–Commercial)**

Agricultural Chemicals, Pesticides or Fertilizers Shop	Health Office, Dental Laboratory, Clinic or Lab
Amusement and Recreation (Indoors)	Hotel or Motel
Beauty and Body Service	Household Appliance and Furniture Repair Service
Broadcast Studio / Recording Studio (No Audience)	Indoor Amusement Centers, Game Arcades
Building Maintenance / Cleaning Services, No Outside Storage	Indoor Theatre
Building Material Sales or Storage (Indoors)	Lithographic or Print Shop
Coffee Shop / Tea Stall	Market (Bazar)
Commercial Office	Musical Instrument Sales or Repair
Computer Maintenance and Repair	Optical Goods Sales
Computer Sales & Services	Outdoor Café
Concert Hall, Stage Shows	Outdoor Fruit and Vegetable Markets
Conference Center	Painting and Wallpaper Sales
Construction Company	Paints and Varnishes
Construction, Survey, Soil Testing Firms	Patio Homes
Cottage	Photofinishing Laboratory & Studio
Counseling Services	Plantation
Craft Workshop	Poultry
Crematorium	Printing, Publishing and Distributing
Cultural Exhibits and Libraries	Project Office
Department Stores, Furniture & Variety Stores	Psychiatric Hospital
Drug Store or Pharmacy	Radio / Television or T&T Station With Transmitter Tower
Energy Installation	Refrigerator or Large Appliance Repair
Fitness Centre	Restaurant
Flowers, Nursery Stock and Florist Supplies	Retail Shops / Facilities
Freight Handling, Storage & Distribution	Retail Shops Ancillary To Studio / Workshop
Freight Transport Facility	Sporting Goods and Toys Sales
Gaming Clubs	Sports and Recreation Club, Firing Range: Indoor
Garages	Telephone Exchanges
Garden Center or Retail Nursery	Television, Radio or Electronics Repair (No Outside Storage)
Government Office	
Graveyard / Cemetery	

### Restricted Uses

All uses except permitted and conditionally permitted uses.

**h. Mixed Use Zone (Residential-Commercial-General Industrial)**

The Residential- Commercial- General Industrial zone is intended to achieve cohabitation of uses, while ensuring that negative impacts on residents are minimized. The spaces created in this zone are intended to encourage a diminished need for motorized travel and shall possess characteristics of all of the three- Residential, Commercial and Industrial.

**Purpose**

The main purpose of this zone is to support the diversification and expansion of the area's industrial base and employment growth as well as to facilitate investment in a wide range of industrial and related activities, with efficient land utilization and provision of infrastructure. To make provision for small-scale services that support surrounding industrial activities, or which meet the needs of the local workforce is a primary aim of this type of landuse. Provide convenient access for the area and regional residents to industrial goods, services and employment opportunities, too, is an important purpose of this zone.

**Landuse Permitted**

The following uses in the tables are proposed to be applicable for this zone only.

**Table No. 4.16: Landuse Permitted for Mixed Use Zone (Residential-Commercial-General Industrial)**

Accounting, Auditing or Bookkeeping Services	Courier Service
Antique Store	Fire / Rescue Station
Appliance Store	General Store
ATM Booth	Grocery Store
Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention	Guest House
Auto Leasing or Rental Office	Hospital
Auto Paint Shop	Landscape and Horticultural Services
Auto Parts and Accessory Sales (Indoors)	Mosque, Place of Worship
Auto Repair Shop (With Garage)	Newspaper Stand
Automobile Driving Academy	Nursery School
Automobile Sales	Photocopying and Duplicating Services
Automobile Wash	Pipelines and Utility Lines
Bakery or Confectionery Retail	Police Box / Barrack
Bank & Financial Institution	Primary School
Barber Shop	Project Identification Signs
Bicycle Assembly, Parts and Accessories	Property Management Signs
Bicycle Shop	Public Transport Facility
Billboards, Advertisements & Advertising Structure	Rickshaw / Auto Rickshaw Stand
Billiard Parlor / Pool Hall	Satellite Dish Antenna
Blacksmith	Service Garage
Boarding and Rooming House	Service Stations, Full Service (With Minor Repair)
Book or Stationery Store or Newsstand	Sewage Treatment Plant
Bulk Mail and Packaging	Shelter (Passers By)
Bus Passenger Shelter	Shoe Repair or Shoeshine Shop (Small)
Children's Park	Social Forestry
Cleaning / Laundry Shop	Social organization
Commercial Recreational Buildings	Solid Waste Recycling Plant
Communication Service Facilities	Special Dwelling
Communication Tower Within Permitted Height	Transmission Lines
Confectionery Shop	Utility Lines
Construction, Survey, Soil Testing Firms	Water Pump / Reservoir
	Woodlot

### Landuse Conditionally Permitted

The following uses may be permitted or denied in this zone after review and approval by the authority/committee.

**Table No. 4.17: Landuse Conditionally Permitted for Mixed Use Zone (Residential-Commercial-General Industrial)**

Agricultural Chemicals, Pesticides or Fertilizers Shop	Garages
Amusement and Recreation (Indoors)	Garden Center or Retail Nursery
Auction Market	Government Office
Beauty and Body Service	Grain & Feed Mills
Building Maintenance / Cleaning Services, No Outside Storage	Health Office, Dental Laboratory, Clinic or Lab
Building Material Sales or Storage (Indoors)	Hotel or Motel
Bulk Fuel Sales Depot	Household Appliance and Furniture Repair Service
Coffee Shop / Tea Stall	Incineration Facility
Computer Maintenance and Repair	Indoor Theatre
Computer Sales & Services	Jewelry and Silverware Sales
Concert Hall, Stage Shows	Lithographic or Print Shop
Condominium or Apartment	Market (Bazar)
Conference Center	Musical Instrument Sales or Repair
Construction Company	Outdoor Fruit and Vegetable Markets
Correctional Institution	Painting and Wallpaper Sales
Counseling Services	Paints and Varnishes
Craft Workshop	Pet Store
Cyber Café	Photofinishing Laboratory & Studio
Daycare Center (Commercial or Nonprofit)	Plantation
Department Stores, Furniture & Variety Stores	Project Office
Drug Store or Pharmacy	Psychiatric Hospital
Employee Housing	Refrigerator or Large Appliance Repair
Energy Installation	Restaurant
Fabric Store	Retail Shops / Facilities
Fast Food Establishment / Food Kiosk	Retail Shops Ancillary To Studio / Workshop
Firm Equipment Sales & Service	Sporting Goods and Toys Sales
Fitness Centre	Sports and Recreation Club, Firing Range: Indoor
Flowers, Nursery Stock and Florist Supplies	Telephone Exchanges
Forest Products Sales	Television, Radio or Electronics Repair (No Outside Storage)
Freight Transport Facility	
Gaming Clubs	

### Restricted Uses

All uses except permitted and conditionally permitted uses.

#### i. Mixed Use Zone (Residential-General Industrial)

The areas with the mix of residence and industry will make up the Residential-General Industrial zone that will create an industrial urban environment to strengthen the industrial base of the area as well as the entire country.

## Purpose

The main purpose of this zone is to provide an industrial area supported by employees' housing, additional civic amenities, utilities and services. This zone will be composed of some light industries that are declared as green categories of industries by Department of Environment (DoE) with some additional facilities like appliance store; bakery or confectionery shop; bank & financial institution; barber shop; book or stationery store or newspaper stand; caretaker dwelling; child day-care or preschool; cleaning or laundry shop; communication service facilities, cyber café; addiction treatment centre etc.

## Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

**Table No. 4.18: Landuse Permitted for Mixed Use Zone (Residential-General Industrial)**

Addiction Treatment Center	Cyber Café
Appliance Store	Fire / Rescue Station
Art Gallery, Art Studio / Workshop	General Store
Assisted Living or Elderly Home	Grocery Store
ATM Booth	Newspaper Stand
Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention	Nursery School
Auto Leasing or Rental Office	Photocopying and Duplicating Services
Bank & Financial Institution	Pipelines and Utility Lines
Barber Shop	Police Box / Barrack
Bicycle Assembly, Parts and Accessories	Project Identification Signs
Bicycle Shop	Property Management Signs
Billiard Parlor / Pool Hall	Public Transport Facility
Blacksmith	Rickshaw / Auto Rickshaw Stand
Book or Stationery Store or Newsstand	Satellite Dish Antenna
Broadcast Studio / Recording Studio (No Audience)	Service Garage
Bulk Fuel Sales Depot	Service Stations, Full Service (With Minor Repair)
Bus Passenger Shelter	Shelter (Passers By)
Child Daycare / Preschool	Shoe Repair or Shoeshine Shop (Small)
Children's Park	Social Forestry
Cleaning / Laundry Shop	Social organization
Commercial Recreational Buildings	Special Dwelling
Communication Service Facilities	Training Centre
Communication Tower Within Permitted Height	Transmission Lines
Condominium or Apartment	Utility Lines
Confectionery Shop	Water Pump / Reservoir
	Woodlot

## Landuse Conditionally Permitted

The following uses may be permitted or denied in this zone after review and approval by the authority/committee.

**Table No. 4.19: Landuse Conditionally Permitted for Mixed Use Zone (Residential-General Industrial)**

Amusement and Recreation (Indoors)	Hotel or Motel
Beauty and Body Service	Household Appliance and Furniture Repair Service
Building Maintenance / Cleaning Services, No Outside Storage	Incineration Facility
Building Material Sales or Storage (Indoors)	Lithographic or Print Shop
Coffee Shop / Tea Stall	Market (Bazar)
Computer Maintenance and Repair	Musical Instrument Sales or Repair
Computer Sales & Services	Outdoor Fruit and Vegetable Markets
Concert Hall, Stage Shows	Overhead Water Storage Tanks
Conference Center	Painting and Wallpaper Sales
Daycare Center (Commercial or Nonprofit)	Plantation
Department Stores, Furniture & Variety Stores	Psychiatric Hospital
Drug Store or Pharmacy	Refrigerator or Large Appliance Repair
Employee Housing	Restaurant
Energy Installation	Retail Shops / Facilities
Fast Food Establishment / Food Kiosk	Retail Shops Ancillary To Studio / Workshop
Firm Equipment Sales & Service	Sporting Goods and Toys Sales
Flowers, Nursery Stock and Florist Supplies	Sports and Recreation Club, Firing Range: Indoor
Forest Products Sales	Telephone Exchanges
Freight Transport Facility	Television, Radio or Electronics Repair (No Outside Storage)
Garages	

**Restricted Uses**

All uses except permitted and conditionally permitted uses.

**j. Institutional Zone**

Institutional Zones are designed to provide some institutional boundaries. These will help improving the socio-economic condition of the area by enhancing educational status.

**Purpose**

The purpose of these zones is mainly to provide locations for institutional uses such as libraries, public and private schools of special needs, colleges or universities, research centres, cultural academies etc. Housing facilities for the students, teachers, employees and their families within the compound are also allowed in the zone.

**Landuse Permitted**

The following uses in the tables are proposed to be applicable for this zone only.

**Table No. 4.20: Landuse Permitted for Institutional Zone**

Addiction Treatment Center	Newspaper Stand
Art Gallery, Art Studio / Workshop	Nursery School
ATM Booth	Outdoor Religious Events
Automobile Driving Academy	Photocopying and Duplicating Services
Billboards, Advertisements & Advertising Structure	Post Office
Bus Passenger Shelter	Primary School
Child Daycare / Preschool	Professional Office
College, University, Technical Institute	Project Identification Signs
Communication Service Facilities	Property Management Signs
Communication Tower Within Permitted Height	Public Transport Facility
Confectionery Shop	Satellite Dish Antenna
Conference Center	School (Retarded)
Correctional Institution	Scientific Research Establishment
Cultural Exhibits and Libraries	Shelter (Passers by)
Cyber Café	Social Forestry
Dormitory	Specialized School: Dance, Art, Music & Others
Freight Transport Facility	Training Centre
General Store	Transmission Lines
Grocery Store	Utility Lines
High School	Veterinary School / College and Hospital
Hospital	Vocational, Business, Secretarial School
Lithographic or Print Shop	Water Pump / Reservoir
Mosque, Place of Worship	Woodlot
Multi-Storey Car Park	

**Landuse Conditionally Permitted**

The following uses may be permitted or denied in this zone after review and approval by the authority/committee.

**Table No. 4.21: Landuse Conditionally Permitted for Institutional Zone**

Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention	Flowers, Nursery Stock and Florist Supplies
Bank & Financial Institution	Gallery / Museum
Barber Shop	Garages
Boarding and Rooming House	Indoor Theatre
Coffee Shop / Tea Stall	orphanage
Counseling Services	Outdoor Café
Courier Service	Parking Lot
Daycare Center (Commercial or Nonprofit)	Pipelines and Utility Lines
Doctor / Dentist Chamber	Plantation
Drug Store or Pharmacy	Postal Facilities
Fast Food Establishment / Food Kiosk	Psychiatric Hospital
	Stationery Store or Newsstand

**Restricted Uses**

All uses except permitted and conditionally permitted uses.

**k. Administrative Zone**

Administrative zone will allow agglomeration of administrative structures to make a convenient communication among them. This zone houses important government machinery such as the National Assembly Complex, Nagar Bhaban, Secretariate, High Court Complex etc.

**Purpose**

The main purpose of this zone is to agglomerate the administrative structures within a certain boundary for convenience of people.

**Landuse Permitted**

The following uses in the tables are proposed to be applicable for this zone only.

**Table No. 4.22: Landuse Permitted for Administrative Zone**

Accounting, Auditing or Bookkeeping Services	Newspaper Stand
ATM Booth	Outdoor Religious Events
Bus Passenger Shelter	Photocopying and Duplicating Services
Civic Administration	Post Office
Communication Service Facilities	Professional Office
Communication Tower within Permitted Height	Project Office
Confectionery Shop	Public Transport Facility
Construction, Survey, Soil Testing Firms	Satellite Dish Antenna
Cultural Exhibits and Libraries	Scientific Research Establishment
Cyber Café	Shelter (Passers By)
Emergency Shelter	Social Forestry
Freight Transport Facility	Training Centre
General Store	Transmission Lines
Government Office	Utility Lines
Grocery Store	Water Pump / Reservoir
Guest House	Woodlot
Multi-Storey Car Park	

**Landuse Conditionally Permitted**

The following uses may be permitted or denied in this zone after review and approval by the authority/committee.

**Table No. 4.23: Landuse Conditionally Permitted for Administrative Zone**

Amusement and Recreation (Indoors)	Flowers, Nursery Stock and Florist Supplies
Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention	Freight Handling, Storage & Distribution
Bank & Financial Institution	Freight Yard
Boarding and Rooming House	Gallery / Museum
Book or Stationery Store or Newsstand	Garages
Coffee Shop / Tea Stall	Lithographic or Print Shop
Conference Center	Mosque, Place of Worship
Courier Service	Outdoor Café
Daycare Center (Commercial or Nonprofit)	Parking Lot
Detention Facilities	Parking Lot (Commercial)
Doctor / Dentist Chamber	Pipelines and Utility Lines
Energy Installation	Plantation (Except Narcotic Plant)
Fast Food Establishment / Food Kiosk	Police Box / Barrack
Fire / Rescue Station	Postal Facilities

**Restricted Uses**

All uses except permitted and conditionally permitted uses.

**I. Agricultural Zone**

Agricultural Zone is the zone of ‘food production’ where predominantly agricultural production will be encouraged. All types of agricultural activity such as crop production; aquaculture etc. will be dominant and will be permitted to ensure food security. The Agricultural zone is intended to prevent scattered indiscriminate conversion of crop land into settlements.

**Purpose**

- To safeguard food security by protecting agricultural land from indiscriminate conversion in the name of development.
- To promote farming activity and farming operation in the land especially suitable for the purpose.
- To conserve agricultural lands within urban areas and encourage the long term viability of agricultural operations and the supporting agricultural industry.

**Landuse Permitted**

The following uses in the tables are proposed to be applicable for this zone only.

**Table No. 4.24: Landuse Permitted for Agricultural Zone**

Animal Shelter	Wall etc)
Aquaculture	Shallow Tube Well
Aquatic Recreation Facility (Without Structure)	Social Forestry
Arboriculture	Static Transformer Stations
Cash Crop Cultivation	Temporary Structure (Agricultural)
Dairy Farming	Transmission Lines
Deep Tube Well	Tree Plantation (Except Narcotic Plant)
Duckery	Utility Lines
Food Grain Cultivation	Vegetable Cultivation
Horticulture	Woodlot
Irrigation Facilities (Irrigation Canal, Culvert, Flood	

**Landuse Conditionally Permitted**

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee following appropriate procedure subject to compliance of the condition mentioned in the requirement by the applicant.

**Table No. 4.25: Landuse Conditionally Permitted for Agricultural Zone**

Communication Tower Within Permitted Height	Graveyard / Cemetery
Crematorium	

**Restricted Uses**

All uses except permitted and conditionally permitted uses.

**m. Flood Flow Zone**

The area over which the flow of floodwater during monsoon passes through is termed here as flood flow zone.

**Purpose**

The intent of the Flood Flow Zone is to protect adverse hydrological impact, human life and health, minimize property damage, encourage appropriate construction practices, and minimize public and private losses due to overflow of water.

Additionally, this zone is intended to maintain the sound use and development of flood-prone areas and to restrict potential home buyers by notifying that property is in a flood area. The provisions of this zone is intended to minimize damage to public facilities and utilities such as water and gas mains, electricity, telephone, and sewer lines, street and bridges located in the floodplain, and prolonged business interruptions; and to minimize expenditures of public money for costly flood control projects and rescue and relief efforts associated with flooding.

**Landuse Permitted**

In the zone, uses permitted by the Authority are:

**Table No.4.26: Landuse Permitted for Flood Flow Zone**

Aquatic Recreation Facility (Without Structure)	Plantation (Except Narcotic Plant)
Dry Season Play Field	Static Transformer Stations
Marina / Boating Facility	Transmission Lines
Pipelines and Utility Lines	Utility Lines

**Landuse Conditionally Permitted**

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee.

**Table No. 4.27: Landuse Conditionally Permitted for Flood Flow Zone**

Communication Tower Within Permitted Height	Poultry
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**Restricted Uses**

All uses except permitted and conditionally permitted uses.

**n. Open Space**

The primary uses in these areas include playgrounds, parks, and other areas for outdoor activities, sports centers, sports pitches, outdoor recreation and landscaped areas. High standards of accessibility are essential in this zone. Accessibility standard is related to the use of that particular open space. For example, local amenity areas and playgrounds may require emphasis on access for pedestrians and cyclists. Sports Centers serving a wider catchments area will require accessibility by public transport and car users.

**Purpose**

To provide for the active and passive recreational needs of the city and the protection of its bountiful natural resources as well as to protect the natural and aesthetic qualities of the area for the general welfare of the community. The purpose of this zone is:

- To provide for, protect and improve the provision, attractiveness, accessibility and amenity value of public open space and amenity areas.
- To provide for, protect and improve the provision, attractiveness and accessibility of public open space intended for use of recreational or amenity purposes. Only development that is incidental to, or contributes to the enjoyment of open space, amenity or recreational facilities will be permitted within this zone.
- To preserve and provide for open space and recreational amenities. The zoning objective seeks to provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority.

**Landuse Permitted**

The following uses in the tables are proposed to be applicable for this zone only.

**Table No. 4.28: Landuse Permitted for Open Space**

Botanical Garden & Arboretum
Bus Passenger Shelter
Carnivals and Fairs
Circus
Landscape and Horticultural Services
Memorial Structure
Open Theater
Park and Recreation Facilities (General)
Pipelines and Utility Lines
Plantation (Except Narcotic Plant)

Playing Field
Social Forestry
Special Function Tent
Tennis Club
Transmission Lines
Urban-Nature Reserve
Utility Lines
Woodlot
Zoo

**Landuse Conditionally Permitted**

The following uses may be permitted or denied in this zone after review and approval by the authority/committee.

**Table No. 4.29: Landuse Conditionally Permitted for Open Space**

Communication Tower Within Permitted Height
Fitness Centre
Flowers, Nursery Stock and Florist Supplies

Motorized Recreation
Trade Shows

**Restricted Uses**

All uses except permitted and conditionally permitted uses.

**o. Overlay Zone**

The uses that are not compatible to the surrounding landuse but to honour the aspiration of the people or for any other unavoidable reason shall continue to maintain its present status are called overlay sites and the sites compose the Overlay Zone.

**Purpose**

There are some very important purposes of overlay zones. These are not zones; actually, these are sites only. The locally, regionally or nationally important things or uses that don't conform to surrounding landuses will remain unchanged that are called Overlay Zone. No other use except the use of overlay site is permitted in this zone.

There is no scope for permitting or conditionally permitting the functions or uses as the zone itself is an overlay. The present and proposed use of the zone will continue until the next zoning regulation is imposed on those specific parcels of land.

There are a variety of overlay zones within the project area. Some of the important types of overlay and their purpose are listed below:

#### Υ **Historic Preservation Overlay Site**

The places that are historically important as fort or historic building will not be demolished and these will remain as Historic Preservation Overlay Site. Recognizing the area's unique character and promoting the conservation and preservation of the area's historic resources and properties, to maintain, preserve, protect and enhance the architectural excellence, cultural significance, economic vitality, visual quality and historic importance of the area overlay zone is delineated.

#### **Purpose**

The purpose of this zone is to provide for protection against destruction or encroachment upon historic areas, buildings, monuments or other features or buildings and structures of recognized architectural significance which contribute or will contribute to the cultural, social, economic, political, artistic or architectural heritage. The main purposes of this zone are:

To protect the area's valuable cultural and historic resources from degradation or destruction and promote the adaptive reuse of older buildings and structures, and enhance residents' experience of the area's environmental resources through the protection of scenic landscapes and roads, to maintain non-residential uses in historic structures in the historic Preservation Overlay Zone.

The Zone is designed to protect designated landmarks and other historic or architectural features and their surroundings within a reasonable distance from destruction, damage, defacement and obviously incongruous development or uses of land. It is also designed to ensure that buildings, structures or signs shall be erected, reconstructed, altered or restored so as to be architecturally compatible with the historic landmark buildings or structures within the Zone.

It is the intent and purpose of the Historic Preservation Overlay Site is to encourage and promote the educational and cultural welfare of the citizens by preserving and protecting historic structures, sites, monuments, streets, areas etc. which serve as visible reminders of the history and cultural heritage of the community. Furthermore, the purpose is, by stabilizing and improving property values in historic areas, and to encourage construction and development that will be harmonious with existing historic structures and areas.

#### Υ **Environmental Protection Overlay Site**

To preserve, protect and manage the area's natural resources including streams and other water bodies, wetlands, woodlands, and wildlife habitats, development in some areas will be precluded. These will be treated as Environmental Protection Overlay Site.

#### **Purpose**

The purpose of this zone is to protect from misuse and to ensure, for future generations the areas of environmentally sensitive, wetlands, marshes, rivers, creeks, and other natural resources critical to the ecosystems they support, and however, the above is not intended to discourage quality development.

Due to the fragile nature of these resources, development standards for this zone generally are more rigid than elsewhere in the area, requiring closer attention to the environment, and mitigation of land disturbing activity which would negatively impact such resources.

To promote the use of flexible and creative planning, open space management, land stewardship, and engineering practices to facilitate protection and enhancement of the natural, cultural, agricultural, scenic, historic and recreational resources of the area.

To encourage an attractive community that represents the natural environment provides for land uses located in proper relationship to each other, and to land, energy, water and air resources, and to further development at an orderly pace.

#### Y **Graveyard Overlay Site**

The existing graveyards have been treated as Graveyard Overlay Site where there will have restrictions to build it other way.

#### Y **Sports and Recreation Overlay Site**

Some open spaces, water bodies etc. are demarcated as Sports and Recreation Overlay Site to safeguard the future need of the people. Here no use will be permitted except sports and recreation.

#### Y **Special Use Overlay Site**

There are some areas that will be used for special use. These are termed as Special Use Overlay Site. Special Temporary Events like Carnivals, Fairs, Hats etc. will be permitted in this zone.

#### p. **Rural Settlement Zone**

Rural Settlement Zones are the island like isolated clusters of rural homestead that preserve country's traditional agrarian community beside agricultural zones within DMDP jurisdiction from indiscriminate and insane conversion into urban use so as to safeguard food security; preserve appropriate opening in between mounds that are essential to allow uninterrupted flow of annual flood water and safeguard our complex hydrological system.

The intent of this classification is to preserve, sustain, and protect rural areas and resources, particularly forest and agricultural land from suburban encroachment and maintain a balanced rural-urban environment.

The retention of open lands, woodlands, plantations, and farmlands, which make up a large part of this area, are essential to clean air, water, wildlife, many natural cycles, and a balanced environment, among other things. Even more essential from an economic perspective are the agricultural lands and farming operations in this area.

#### **Purpose**

The purpose of this zone is to protect the natural environment; promote appropriate compact development and to promote creative developments that provide a range of housing styles and prices that suit the needs of local people.

- Protect the natural environment,
- Making development economically viable by concentrating the activities,
- To provide for development in an orderly manner that preserves the rural character of the area by guiding higher density residential and commercial development according to compatible and supportive land uses, available infrastructure, and other facilities and services.

#### Y **Rural Homestead**

Rural homestead zone is the zone that contains the traditional rural character of the area. In this zone housing that are compatible to this character, mainly farmhouse, single or multifamily housing are the focus of this area. These buildings should be maximum two-storied so as to maintain the rural nature.

### Purpose

As stated earlier, Isolated Rural Homestead will preserve the rural and traditional Character of the area. Isolated Rural Homestead zone will be composed of dwelling, small shops, some special uses and pure landscaping elements. Cluster uses that are compatible with and complementary to existing facilities, particularly with regard to food processing and warehousing and the markets, including some small scale food retailing are permitted here.

### Landuse Permitted

The following uses in the tables are proposed to be applicable for this zone only.

**Table No. 4.30: Landuse Permitted for Rural Settlement Zone**

Agricultural Dwellings	Nursery School
Animal Husbandry	orphanage
Animal Shelter	Outdoor Religious Events (Eidgah)
Child Daycare / Preschool	Plantation (Except Narcotic Plant)
Communication Tower Within Permitted Height	Playing Field
Cottage	Primary School
Crematorium	Satellite Dish Antenna
Dairy Farming	Social Forestry
General Store	Special Dwelling (E.G. Dorm For Physically Challenged Etc.)
Graveyard / Cemetery	Specialized School: Dance, Art, Music, Physically Challenged & Others
Grocery Store	Static Electrical Sub Stations
Handloom (Cottage Industry)	Temporary Shed / Tent
Housing For Seasonal Firm Labor	Transmission Lines
Memorial Structure	Utility Lines
Mosque, Place of Worship	Woodlot
Newspaper Stand	
NGO / CBO Facilities	

### Landuse Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee following appropriate procedure while the application meets the criteria mentioned in the requirement.

**Table No. 4.31: Landuse Conditionally Permitted for Rural Settlement Zone**

Artisan's workshop (Potter, Blacksmith, Goldsmith Etc.)	Fish Hatchery
Emergency Shelter	Garden Center or Retail Nursery
Energy Installation	Research organization (Agriculture / Fisheries)
	Sports and Recreation Club, Firing Range: Indoor

### Restricted Uses

All uses excepting permitted and conditionally permitted uses.

### γ Growth Center

According to the location theorists, "Such settlements which are nuclei or central to their influence area are called growth centres". In the context of Bangladesh, growth Centres are rural market places that have been identified by the Planning Commission on the basis of socio-economic and administrative criteria for making development investment.

There are about 8,000 rural market places throughout Bangladesh that are popularly known as 'hat' or 'bazaar'. Realizing their importance in the rural sector, the government felt the need to upgrade them with some infrastructure facilities in order to enhance their efficiency. However, due to fund constraint it was not possible to include all the 'hats' or 'bazaars' for development investment. Thus, initially 1,400 of them were selected in 1984 and later in 1993; another 700 'hats' or 'bazaars' were added to this list to take the final number to 2,100. In our planning area, there are some growth centres that contain substantially the following characteristics:

- It incorporates a mix of uses that typically include or have the potential to include the following: retail, office, services, and other commercial, civic, recreational, industrial, and residential uses, within a densely developed, compact area;
- It incorporates existing or planned public spaces that promote social interaction, such as public parks, civic buildings (e.g., post office, municipal offices), community gardens, and other formal and informal places to gather.
- It is organized around one or more central places or focal points, such as prominent buildings of civic, cultural, or spiritual significance or a square.
- It results in compact concentrated areas of land development that are served by existing or planned infrastructure and are separated by rural countryside or working landscape.

Rural commercial centre in the “Growth centre” form is one of important feature for rural economic sustainability. In growth centre, people can find their necessary service activity in a easy accessible distance apart from the urban area. In this sense the permitted uses for growth centre are the following:

**Table No. 4.32: Landuse Permitted for Growth Center**

Accounting, Auditing or Bookkeeping Services	Based Trading
Addiction Treatment Center	Communication Service Facilities
Agricultural Chemicals, Pesticides or Fertilizers Shop	Communication Tower Within Permitted Height
Agricultural Dwellings	Community Center
Agricultural Product Sales	Computer Maintenance and Repair
Agro-Based Industry (Rice Mill, Saw Mill, Cold Storage)	Computer Sales & Services
Agro-Based Industry (Rice Mill, Saw Mill, Feed mill)	Confectionery
Ambulance Service	Courier Service
Amusement and Recreation (Indoors)	Craft Workshop
Ancillary Dwelling	Cyber Café
Animal Husbandry	Dairy Farming
Antique Store	Daycare Center (Commercial or Nonprofit)
Appliance Store	Department Stores
Auction Market	Doctor / Dentist Chamber
Auto Repair Shop (With Garage)	Dormitory
Bank & Financial Office	Drug Store or Pharmacy
Barber Shop	Electrical and Electronic Equipment and Instruments Sales
Barber Shop	Emergency Shelter
Billboards, Advertisements & Advertising Structure	Energy Installation
Blacksmith	Fabric Store
Boarding and Rooming House	Family Welfare Center
Book or Stationery Store or Newsstand	Fast Food Establishment / Food Kiosk
Bus Passenger Shelter	Firm Equipment Sales & Service
Cinema Hall	Fish Hatchery
Cleaning / Laundry Shop	Fitness Centre
Coffee Shop / Tea Stall	Flowers, Nursery Stock
Cold Storage	Freight Transport Facility
College/Technical Training School / Centers / Agro	Fuel and Ice Dealers

Funeral Services
Furniture Stores
Garages
Garden Center or Retail Nursery
General Store
Grain & Feed Mills
Grocery Store
High School
Motel
Household Appliance and Furniture Repair Service
Housing For Seasonal Firm Labor
Indoor Amusement Centers
Indoor Theatre
Jewelry and Silverware Sales
Katcha Bazar
Loom (Cottage Industry)
Mosque, Place of Worship
Newspaper Stand
NGO / CBO Office
Nursery School
Open Theater
Optical Goods Sales
Orphanage
Outdoor Fruit and Vegetable Markets
Outdoor Religious Facility (Eidgah)
Paints and Varnishes Shop
Photo Studio
Photocopying and Duplicating Services
Postal Facilities
Primary School

Public Utility Stations & Substations
Research organization (Agriculture / Fisheries)
Restaurant
Retail Shops / Facilities
Rickshaw / Auto Rickshaw Stand
Satellite Dish Antenna
Sawmill
Shoe Repair or Shoeshine Shop (Small)
Signboard / Billboard
Slaughter House
Small Workshop
Social Forestry
Specialized School: Dance, Art, Music & Others
Specialized School: Dance, Art, Music, Physically Challenged & Others
Static Transformer Stations
Storage & Warehousing
Taxi Stand
Television, Radio or Electronics Repair
Theater (Indoor)
Transmission Lines
Truck Stand & Freight Terminal
Utility Lines
Variety Stores
Vehicle, Leasing or Rental Service
Veterinary Centre
Veterinary Clinic / Center
Wood Products
Woodlot

### Landuse Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee following appropriate procedure while the application meets the criteria mentioned in the requirement.

**Table No. 4.33: Landuse Conditionally Permitted for Growth Centre**

Artisan's Shop	Library
Auto Leasing or Rental Office	Motor Vehicle Fuelling Station / Gas Station
Beauty Parlor	Musical Instrument Sales or Repair
Building Maintenance/Cleaning Services (No Outside Storage)	Pet Store
Building Material Sales or Storage (Indoors)	Plantation (Except Narcotic Plant)
Carnivals and Fairs	Police Station
Circus	Poultry
Correctional Institution	Preserved Fruits and Vegetables Facility / Cold Storage
Fire Brigade Station	Sports and Recreation Club
Freight Handling, Storage & Distribution	Stage Shows
Freight Yard	Temporary Rescue Shed
Guest House	Trade Shows

*\*All of the Commercial Activities shall be located at Growth Centres*

**Restricted Uses**

All uses except permitted and conditionally permitted uses.

**q. Water Retention Area**

Retaining water is the main purpose of this type of Landuse.

**Landuse Permitted**

The following uses in the tables are proposed to be applicable for this zone only.

**Table No. 4.34: Landuse Permitted for Water Retention Area**

Aquatic Recreation Facility (Without Structure)
Fishing Club (non-structural)
Utility Lines
Water Parks

**r. Waterbody**

Water body serves the natural flow of water along their alignment.

**Purpose**

This zone tends to preserve flow and level of water across all seasons along their natural alignment. DMDP area is covered by a network of natural water body including river, canal and pond. To promote and provide environmentally safe and sound living for the people of the area and for the future generation, water body has an immense important. Water body should be preserved not only for environmental concern but also for active and passive recreation purposes.

**Landuse Permitted**

The following uses in the tables are proposed to be applicable for this zone only.

**Table No. 4.35: Landuse Permitted for Waterbody**

Aquatic Recreation Facility (Without Structure)
Fishing Club (Non-structural)
Utility Lines
Water Parks

**Landuse Conditionally Permitted**

The following uses may be permitted or denied in this zone after review and approval by the authority/committee.

**Table No. 4.36: Landuse Conditionally Permitted for Waterbody**

Marina / Boating Facility
Water based Recreation

**Restricted Uses**

All uses except permitted and conditionally permitted uses.

### a. Special Functional Options

Besides above categories of landuse, some situations are not so infrequent in nature. Successful control of development needs specific regulations for handling such functional options too.

#### **New Use**

Considering a scenario where a new electric substation needs to be installed in a residential neighborhood to cover the additional demand load. The plot in which it is to be installed is of course, earmarked as urban residential landuse. But since this facility is not permitted within the urban residential zone, this electric substation cannot be legally installed in the zone unless the landuse of the plot is altered to allow it. This process of changing the permitted use of a particular plot or land parcel to allow uses not presently permitted in the corresponding landuse zone is termed as New Use. Conversion of the permitted use to accommodate new function shall require formal permission of the Nagar Unnayan Committee.

#### **Nonconforming Use**

Some functions, structures or facilities may have been in the area prior to landuse zone declaration and the facility does not conform to the new landuse zone. Considering the degree of incompatibility or the adverse impact on the surrounding landuse, such functions, structures or facilities have been termed as non-conforming to the permitted facilities of the zone. Nonconforming use/function, structure or facility may either be legal or illegal depending on the plan permit status but in either case they have to be discontinued in the corresponding zone and may be relocated in the prescribed zone in due course.

#### **Basic Nonconforming Elements**

Any nonconforming facility is comprised of one or a combination of two or three of basic nonconforming elements in varying combinations, namely, use/function, structure and development over the site. In case of relocation of many nonconforming use/functions, especially foot loose industries such as RMGs and RKGs, packaging industries, small engineering works etc., structure need not to be demolished since it can house zone permitted functions and continue. Few industries and plants such as chemical industries, reolling mills, brick fields etc., may require demolition of structures or plants that are meant specifically for that facility. Besides these, some nonconforming developments, such as land fill in flood flow, water retention area and agricultural zones requires clearing of landfill materials to restore uninterrupted flow of perennial flood water, to maintain design capacity for water retention and to safeguard food security respectively.

#### **General Regulatory Provisions**

The continued existence of nonconformities is frequently inconsistent with the purposes for which the “zoning” of the area has been worked out and thus, the gradual elimination of such nonconformities is generally desirable.

The following provisions shall apply to all uses/functions, structures and/or developments set forth as nonconforming to the respective zone as per this Zoning Regulation.

- There must be a time frame of up to 5 years within which the non conforming uses have to be relocated to places where those specific uses are permitted according to this regulation. This time frame for relocating a particular non conforming use will be determined by RAJUK subject to approval by the Nagar Unnayan Committee. However, the time frame may vary depending on that particular use but shall not exceed five years unless decided otherwise by the Nagar Unnayan Committee.
- RAJUK shall formulate strict conditions for nonconforming facilities restricting enlargement, alteration, expansion, restoration of those uses within interim period till its relocation to permitted zone.
- RAJUK shall closely monitor non conforming facilities to guard against non-compliance of the abiding conditions and also to ensure relocation to permitted zone. In case of non compliance in terms of conditions or of relocation to permitted location within set time frame, action to ensure immediate discontinuation or to restrict the facility or to relocate it in the permitted zone shall be initiated by RAJUK.

- To expedite relocation of nonconforming facilities to permitted zones, imposing higher tax for continuation in the present location as opposed to incentives in the form of subsidy, tax holiday etc. if relocated to the prescribed zone may be actively considered by the government.

### **Identification and Registration of Non-conforming Uses and Structures**

All uses and structures existing at the effective date of this Regulation which do not conform to the requirements set forth in this Regulation, or any amendments thereto, should be identified and registered by RAJUK. Failure or negligence of the authority to identify or register uses or structures which are non-conforming as defined in this Regulation or subsequent amendments does not exempt such use or structures from the applications of this Regulation.

### **Continuation of Non-conforming Uses and Structures**

Any non-conforming use or structure may be continued up to their time frame, provided such use or structure:

- (1) Shall not be moved to another location where such use or structure would be non-conforming.
- (2) Shall not be changed to another non-conforming use or structure without approval of NUC and then only to a use or structure which, in the opinion of the NUC is of the same or of a more restricted nature in accordance with the Restrictions above.
- (3) Shall not be re-established if such use or structure has been discontinued for any reason for a period of twelve (12) months or more, or has been changed to, or replaced by, a conforming use or structure. Intent to resume a non-conforming use shall not confer the right to do so.
- (4) Shall not be restored for other than a conforming use after damage from any cause, unless the non-conforming use or structure is reinstated within twelve (12) months of such damage; if the restoration of such structure is not completed within the said twelve (12) month period, the non-conforming use of such structure shall be deemed to have been discontinued, unless such non-conforming use is carried on without interruption in the undamaged portion of such structure.

### **Maintenance**

Maintenance of a building or other structure containing or used for a non-conforming use will be permitted when it includes necessary non-structural repairs and incidental alterations which do not extend or intensify the non-conforming building or use.

### **Reconstruction**

A non-conforming use which has been damaged by fire, explosion, or an act of God, to the extent of sixty (60%) percent of its reproduction value at the time of damage shall be restored in conformity with the current regulations of the zone in which it is located. When damaged by less than sixty (60%) percent of its reproduction value a non-conforming use may be repaired or reconstructed and used as before the time of damage, provided such repairs or reconstruction are started within one (1) year from the date of such damage.

### **Discontinuance or Abandonment**

A non-conforming structure occupied by a non-conforming use may be re-occupied by a conforming use following relocation of the nonconforming use. If a non-conforming use is abandoned for a period of two (2) years, any future use of the premises shall be in conformity with the provisions of this Resolution and shall not again be used except in conformity with the current regulations of the zone in which it is located.

### Unsafe Structure

Any non-conforming structure or portion thereof containing a non-conforming use is allowed to undergo routine and ordinary maintenance, repairs or replacement of non-load bearing walls, fixtures, wiring, or plumbing, provided that the floor area and floor height shall not be increased. However, only in case the structure/s or a portion thereof declared to be unsafe by any official in charge of protecting public safety, strengthening or restoring of any building or part thereof to make it safe upon order of such official shall be allowed. But in such cases it will require approval of the Nagar Unnayan Committee.

### Termination and Removal of Non-Conforming uses, Structures or Developments

Uses, structures or developments of land listed as non-conforming shall be brought into compliance with the Zoning Regulation or be completely removed from the premises on or before the expiration within maximum five year period.

#### b. Principal Use and Accessory Use

Use of any facility may be categorized under two broad heads: Principal Use and Accessory Use. Any use may be principal in one zone while accessory in another or vice versa. Also, same use may simultaneously be principal and accessory in the same zone based on the nature of facility that house it. Principal Use indicates functions which the facility is primarily intended for. The Academic Building in a school is definitely its principal use. But an entire primary school would fall under accessory use category when it is located in the university complex to facilitate children of the teachers and officials working there. Ancillary functions of any facility are grouped as accessory use. A garage of a residence is an accessory use. But multi storied commercial parking in Motijheel is definitely its primary function.

The functional uses belonging to different landuse classes under both unconditional and conditional category have been further labeled as principal and accessory uses in the following paragraphs:

#### 4.6.2 Development Permit

Development Permit is the most important function of RAJUK and for that matter of any City Development Authority. DAP will have no bearing unless development can be channelized to its desirable direction through effective permit procedure. DAP has developed its plan using GIS database and other advanced computer software of world standard. The number of planners necessary to handle this database is presently available in the country. This combination provides RAJUK the unique opportunity to make its plan permit procedure fast, well managed and transparent. This is also in line with the idea of digital Bangladesh pronounced by the present govt.

##### a. Computerization of the Permit procedure

Maintaining information of all the development activities within the DMDP jurisdiction is a mammoth task and maintaining these in the present manual method is neither possible nor necessary. Consultants recommend development of customized software for this purpose. Necessary software expertise are currently available locally. The system would prove worthwhile by saving in the form of time, cost, ease of management, ease of upgrading of information, control of corruption and so forth.

##### b. Landuse Permit

RAJUK has the legal responsibility to develop plan for the wellbeing of the citizens within its jurisdiction and implement the same by channelizing all developments through appropriate control mechanisms. And also to Issue Plan Permit to private plot owners or developers working with the consent of the owners that comply the set regulations that constitute the most part of development control activity conducted by RAJUK. In the following paragraphs, the structures of the proposed landuse control Authority has been elaborated considering that RAJUK shall be strengthened adequately and that in that situation planner's ranks would be as under [in light of the Sthapatya Adhidaptar]:

- Chief Town Planner
- Additional Chief Town Planner
- Deputy Chief Town Planner
- Assistant Chief Town Planner
- Assistant Town Planner

### **Structure of Landuse Permit Authority**

The Landuse Permit Authority shall be comprised of three vertically linked tiers:

- At the entry level Landuse Permit Planner [LPP]
- At the mid level Landuse Permit Committee [LPC] to control LPPs, clarify legal provisions regarding land use permit decisions on a case to case basis, and
- At the top level Nagar Unnayan Committee comprised of representatives from planning departments, professional institutions, eminent scholars and citizens of the city.

Figure No. 4.1 shows the tiers along with their inter links.

### **Landuse Permit Planner**

Landuse Permit will be issued under the signature of Landuse Permit Planner [LPP] appointed by the Chairman, RAJUK from among the Planners not below the rank of Assistant Town Planner. Landuse Permit issued by the LPP/s shall be null and void, even if signed, unless the use sought for is permitted in the landuse options of the respective zone that contains the plot.

To cover the vast DMDP area under RAJUK jurisdiction, Paurashava Planners [PP] working in the Paurashava within the DMDP area, in addition to RAJUK's main stream LPPs, may be delegated with the power to act as LPP and issue Plan Permit and control development within the provision of DAP on RAJUK's behalf. He/she must have needful Inspectors and GIS facility with logistics and knowledgeable personnel to operate so as to accomplish such responsible job. For all plan permit activities PPs shall be accountable to, controlled by and act in close communication with Landuse Permit Committee at RAJUK.

### **Landuse Permit Committee**

At the mid level Landuse Permit Committee [LPC] shall function for effective control of LPPs [both main stream and Paurashava] and to clarify legal provisions regarding landuse permit decisions on a case to case basis. LPC shall be a maximum seven member committee headed by RAJUK's Chief Town Planner [CTP]. LPC Members shall be not below the rank of Assistant Chief Town Planner while Deputy Chief Town Planner, Development Control shall act as the Member Secretary of this Committee. The activities of LPC will include

- Clarify the legal provisions for the LPPs as per their request.
- Make recommendations in case of New Use or Conditional Use and send it to the Nagar Unnayan Committee [NUC] for decision.
- Earmark plot numbers under non-conforming uses and notify the owners about the time span to relocate the facility, procedure and conditions that must be strictly maintained to avoid immediate eviction.

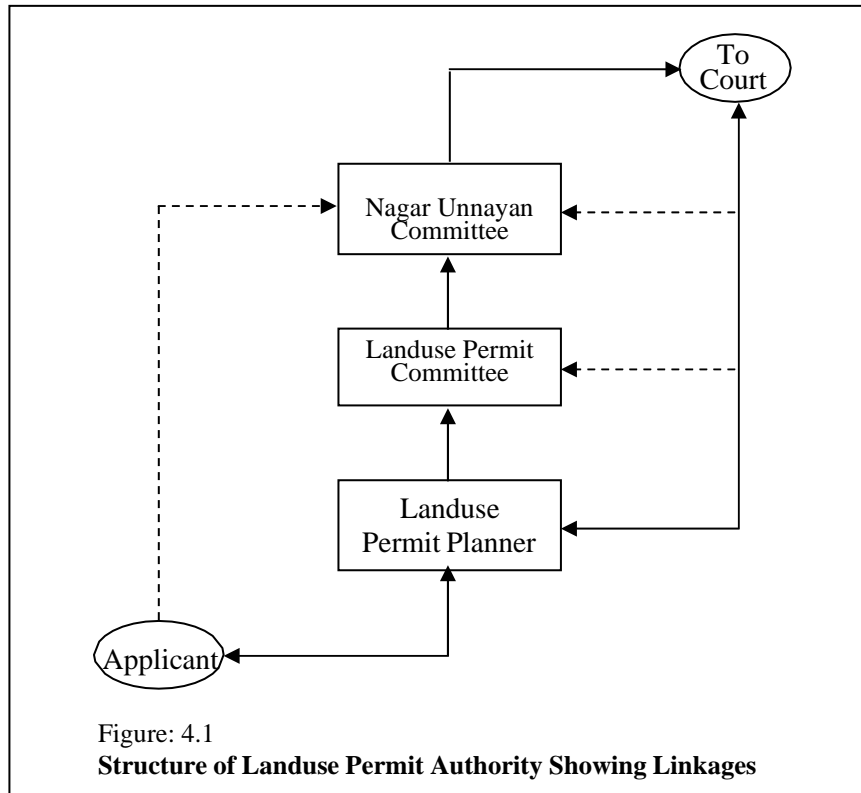


Figure: 4.1

Structure of Landuse Permit Authority Showing Linkages

### ***Nagar Unnayan Committee***

Nagar Unnayan Committee [NUC] shall be the supreme authority regarding Landuse Permit within RAJUK jurisdiction. The Members of the Nagar Unnayan Committee are (not as per the protocol):

- Head : Secretary, Ministry of Housing and Public Works, GoB
- Member Secretary : Chief Town Planner of RAJUK
- Members : Chairman RAJUK  
: Head of the Department of URP, BUET  
: President BIP  
: President IAB  
: Chief Town Planner, Dhaka City Corporation  
: Mayor, Paurashava [within RAJUK jurisdiction]  
: Chief of Concerned Line Agencies  
: Three eminent citizens of Dhaka

NUC shall be well supported by a secretariat and shall be empowered both authoritatively and financially to carry out study and/or survey, arrange public hearing, round table conference, seminar, or if necessary, engage experts.

NUC shall decide whether the proposed New Uses should be permitted or denied; in case of Conditional Permit impose the conditions to comply; accept variances for specific cases and so forth. Besides, NUC shall decide strict conditions to nonconforming uses and the action against its violation if so happens.

### **Landuse Permit Option**

For a plot seeking landuse permit there can be three possible options:

- Landuse permitted
- Landuse conditionally permitted, or
- Landuse restricted

#### ***Landuse Permitted***

Landuse that unconditionally permitted in the zone are listed in this category. When permission is sought for a residential landuse on a plot earmarked as urban residential zone then it falls under this category.

#### ***Landuse Permitted with Condition***

Landuse that generally not incompatible or harmful for the community but whose number, location or specific use nature may pose threat to community's lifestyle, privacy, safety or security etc. then the landuse is permitted but with a condition to fulfill so that the potential threat is avoided. For example, in a Residential-General Industrial Mixed use zone a request is made seeking landuse permit for a composite textile mill with a dyeing unit. Since the use is compatible in the zone except for the release of noxious effluent to the surrounding, the permit may be issued with a pre condition to exclude the dyeing unit in order to get landuse permit. Now, following the formal agreement by the applicant to comply the condition the permit is issued against the plot. A list of such conditional uses is maintained in this category.

#### ***Landuse Restricted***

Landuse that is harmful for the community are restricted by law. Such harmful landuse is listed in this category. A cinema hall in a neighborhood may be cited as an example under this category. But for convenience, any use not listed in the permitted and conditionally permitted use category is considered as restricted for the zone.

### **Landuse Permit Procedures**

Land use permit procedure is a product of a number of interlinking activities. The whole process has been shown in a flow diagram for clearer understanding in Figure 4.2.

The procedure is commenced with the submission of formal application by the applicant to the Chairman of RAJUK. The applicant must submit along with other information and documents a mauza map showing his plot including plot no, mauza name etc. The concerned official designated as Landuse Permit Planner (LPP), will then check the compliance of the land use desired by the applicant with the land use zone containing his plot and the uses permitted therein.

Four situations may be possible:

- Desired Use is listed as Permitted in the zone
- Desired Use overlaid
- Desired Use is listed as Conditionally Permitted in the zone, and
- Desired is not listed under any of the categories and may be permitted as New Use

If the desired use is listed as Permitted or Overlaid then it will be permitted without any question. If the desired use is listed as Conditionally Permitted the LPP would refer it to the LPC for further action.

In case of desired use not found in the permitted or conditionally permitted lists of the zone, the LPP shall reject the desired landuse as it is not allowed in the zone. At this stage if the rejection decision taken by the LPP is not

satisfactory to the applicant, he/she can appeal to the NUC. If the decision of the NUC goes in favor of the applicant, LPP shall then issue the permit. NUC may also ask the applicant to make some modifications to make his/her claim appropriate for approval. The applicant may comply accordingly and apply afresh.

If the applicant is not satisfied with the decision of the NUC he/she may go to the court for decision.

If the LPP is convinced that the desired use should be allowed for the greater interest of the people and therefore deserves to be considered under New Use category, he may recommend it to the LPC furnishing reasons in favour. The LPC if convinced by the reasoning will send the case to the NUC with recommendation to permit desired land use in the New Use category. Following necessary study and investigation if the NUC is also convinced about permitting the use as recommended by the LPC, they may decide so and authorize the LPP to issue permit for the desired land use in the New Use category.

### **c. Field Level Vigilance**

Development cannot be channelized as per the plan unless an effective control at the field level is achieved. Due to unhealthy concentration of political, administrative, financial and even judicial power in the capital city, almost entire in-migrant population from all over the country rush to Dhaka to try their luck. This is the root cause of all the problems Dhaka has been and will be facing in time. Land value and rent of space within the city soaring sky high exerting tremendous development pressure that tempts opportunists to fill out low lying areas completely disregarding its legality provisions set by the plan. Land classified in plan as agriculture, flood flow or retention pond is indiscriminately filled out for making plots every day. Such environmentally catastrophic activities must be guarded to save our city through effective Field level vigilance. And as a custodian of DAP the responsibility falls on to RAJUK's shoulder.

Another kind of damage to plan takes place at the implementation level in the form of illegal structures, unauthorized structures, deviation from the approved plan and so forth. These too need close vigilance from RAJUK's end.

Vigilance is very vital for identification of overlay and non-conforming structures and to ensure their compliance to plan permitted use and maintenance protocols.

Consultants recommend a large, strong, committed and effective department with appropriate personnel and logistics to guard against all such evil activities.

### **d. Interaction with People**

Plans and Reports furnish various information that has direct bearing on the people since they need to follow the guidelines provided in these documents while developing their parcel of land/s. Presently RAJUK makes it difficult for the common people to gather information that are necessary for various development ventures on their land parcel/s. This attitude makes way for unplanned developments and people feel reluctant to come to RAJUK for plan permit. But in reality availability of information has a vital role to play towards effective plan implementation.

Planning Department of RAJUK should have close interaction with the citizen of Dhaka at large in order to make people aware of the benefits of a good plan which in turn steer people's social responsibility to promote plan implementation and resist contraventions. A specific Interactive Cell is recommended to be put to operation in this respect with following objectives:

- Provide pre-application advice to residents, consultants and developers about land use management issues and application procedures for the submission of development applications.
- Interact with communities, especially spontaneously developed ones, lacking specific needs and provide them with proper planning guidance to overcome them through collective efforts.
- Listen to people informing about contraventions, deviations to approved plans, damage to planned developments, obstruction to flow of water or filling out of retention areas for personal or group benefits and inform them about the remedial measures taken and thereby encouraging inclusion of people in guarding the implemented plan.

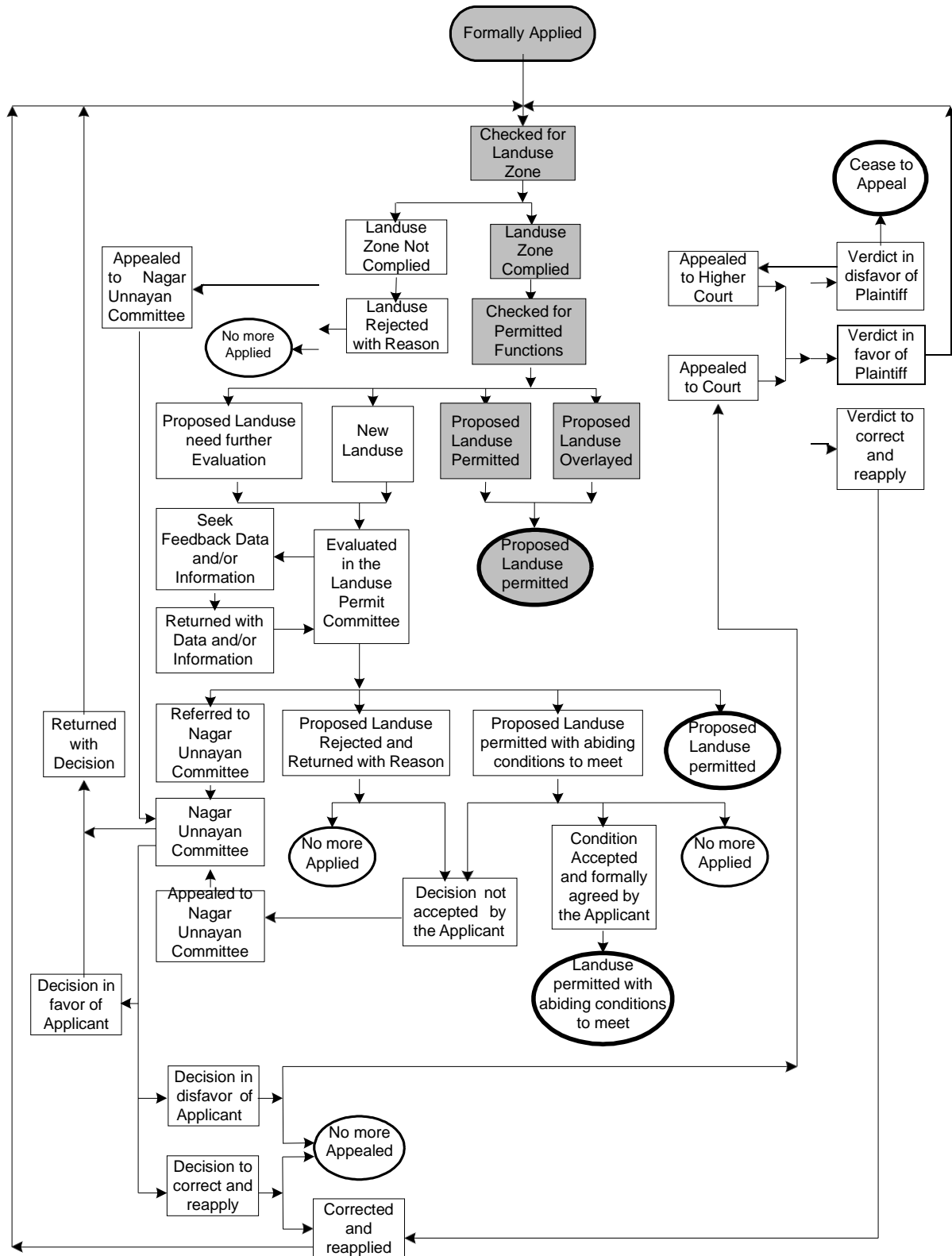


Figure No: 4.2 Flow Diagram Showing Activity Linkage of Plan Permit Procedure

- Appraise the citizens about the planning and landuse management related legislation and zoning scheme regulations.
- Investigate and report to the higher authority about complaints made by the citizens about plan violation, violation of landuse of a zone and miscellaneous complaints.

Such interactive windows may be opened at convenient locations. Answers to frequently asked questions may be provided in the internet. Besides, these may be publicized in the print and electronic media time to time.

RAJUK should immediately open up in all possible ways to reach people and earn their confidence.

## **Chapter-5**

# **PROJECT PLAN**

## Chapter - 5

# PROJECT PLAN

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### 5.1 Introduction

In this part of the Detailed Area Plan, the consultant highlights the projects with preliminary cost estimates and design. The projects included in this chapter are to be executed in the first phase of implementation that is 2007-2011. The project categories as - site and services, park and play ground, lake and road development.

### 5.2 Description of Projects

#### a. Site and Services Project for Low income Group

Site and services project for the working class people on long term hire purchase basis to enable them to have a housing plot at an affordable cost.

**Location :** Tongi, Ershad Nagar, Dattapara mouza, Sheet No. 1, DPZ - 5

**Area of Land :** 91.71 acres

**Location :** Tongi, Jamaldia and Vadam Mouzas, DPZ - 5

**Area of Land :** 72 acres

**Location :** Gazipur, Basura mouza, DPZ - 3

**Area of Land :** 66 acres

**Location :** Rupganj, Adhuria and Amlaba mouzas, DPZ - 10

**Area of Land :** 70.97 acres

#### b. Recreational Development Near Purbachal and bank of Sitalakhya River

Development of Recreational facilities near **Purbachal New Town and bank of Sitalakha River**. This project will be implemented with riverine recreational facilities.

**Location :** Near Purbachal and bank of Sitalakhya River, DPZ -8 & 9

**Area of Land :** 496 & 262 acres

### 5.3 Indication of Project Cost

The identified project is based on site and services component. Location of the project is primarily selected in different parts of the study area. The area should be facilitated with the improved accessibility. Detail of the project is presented in the following steps.

**a. Site and Services Project for Low income Group**

**Location :** Tongi, Ershad Nagar, Dattapara mouza, Sheet No. 1, DPZ – 5

**Cost breakdown for each unit:**

Unit Area= 450 sft. per flat

Cost: Tk. 1,000 per sft.

Cost per Flat: Tk. 4,50,000

**Community Services Cost:**

School: 3000 sft @ Tk. 1,000 = Tk. 30 Lac

Mosque: 2,500 sft. @ Tk. 1000 = Tk. 25 Lac

Community Centre: 2,000 sft @ Tk. 1,000 = Tk. 20 Lac

Clinic: 2,000 sft @ Tk. 1,000 = Tk. 20 Lac

## **Chapter-6**

# **FOLLOW UP ACTIONS**

## Chapter – 6

### FOLLOW UP ACTION

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#### 6.1 Introduction

This chapter is the concluding part of the planning report that illustrates the actions that are necessary to be undertaken in order to effectively execute the plan proposals. It also includes issues, such as measures needed for plan document circulation and publicity of the plan, recommended actions for plan deviation and other legal and institutional issues.

It should be realized that implementation of Detailed Area Plan is a time consuming, huge task and needs a group of capable professionals from multi-disciplinary sectors. Though planning role is prominent but other activities are also important including administration. Planning is a continuous process and this process should be followed according to the present demand and development of the society. Planning is not rigid, it is flexible and this flexibility should be considered with the continued supervision and study of the development trend.

Implementation, monitoring and evaluation are the prerequisites of the Detailed Area Plan. An efficient implementation of the plan depends on a team of capable and efficient manpower of the authority responsible for the same. Availability of technology and technical know-how of the employees may support the implementation procedure effectively. In this case, RAJUK should be enriched with those two. Government commitment is also helpful for the implementation of the Detailed Area Plan. Monitoring of the implementation activities and procedures are also related with technology and efficiency. But, monitoring should be specific and timely. At present, RAJUK is not capable enough for implementation and monitoring of the Detailed Area Plan efficiently due to its inherent structural weakness. As such RAJUK should be strengthened with the re-organization of the organizational set up.

RAJUK should act as the key agency for monitoring the development work and exercising the development control within the study area as stipulated in the Plan. Annual Development Plan should be prepared by the Local Government involved within the jurisdiction of the Detailed Area Plan and it should be approved by the government on a project to project basis. The Local Government should seek advice from RAJUK in case of any difficulty in the implementation of the plan.

Since all development agencies in the study area are integrated for the purpose of carrying out development work, the Local Government will also monitor the progress with the Sectoral Agencies at Regional and National levels.

#### 6.2 Follow up Actions

##### 6.2.1 Awareness Building

It has been mentioned that town planning has not become a part of our cultural practice. This is mostly due to ignorance about the benefit of planned development and the evils of haphazard sprawl development. This can be achieved by 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 is available easily and at minimum cost.

##### 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. This calls for equipping it with necessary logistic and efficient manpower.

### 6.2.3 Revision of Existing and Formulation of New Legal Provisions Relevant to DAP

A large number of regulatory involvements are found in the Town Improvement Act, 1953. That attachment proves importance of RAJUK activities. Implementation of the planning activities and development control are the key issues of RAJUK activities. The regulations prescribed in the Town Improvement Act, 1953 are as follows:

1. Building Construction Act, 1952 [Section 77(6) of the T.I Act, 1953].
2. Acquisition and Requisition of Immovable Property Ordinance, 1982 [Section 79(2) of the T.I Act, 1953].
3. Dacca Municipal Corporation Act, 1974.
4. Pourashava Ordinance, 1977.
5. Contract Act, 1872 [Section 109 of the T.I Act, 1953].
6. Trust Act, 1882 [Section 130(b) of the T.I Act, 1953].
7. Penal Code, 1860 [Section 159 of the T.I Act, 1953].
8. Telegraph Act, 1885 [Section 164 of the T.I Act, 1953].
9. Railways Act, 1890 [Section 164 of the T.I Act, 1953].
10. Code of Criminal Procedure, 1898 [Section 165 of the T.I Act, 1953].
11. Public Demands Recovery Act, 1713 [Section 193 of the T.I Act, 1953].
12. Dhaka Metropolitan City Building Construction Rules, 2008.

All of the above laws are involved in different sections of the Town Improvement Act, 1953. Most of those regulations are found to be obsolete, not appropriate for efficient implementation of the Detailed Area plan.

Except the above regulatory involvement, a large number of laws will be needed during the implementation of the Detailed Area Plan. Those laws are as follows:

1. Agricultural and Sanitary Improvement Act, 1920.
2. Ancient Monuments Preservation Act, 1904.
3. Bangladesh Cottage Industries Corporation Act, 1973.
4. Canal and Drainage Act, 1873.
5. Canals Act, 1864.
6. Civil Aviation Authority Ordinance, 1965.
7. Displaced Person (Compensation and Rehabilitation) Act, 1958.
8. Irrigation Act, 1876.
9. Bengal Alluvial Land Settlement Act, 1858.
10. Bengal Alluvion and Diluvion Act, 1847.
11. Public Parks Act, 1904.
12. Survey Act, 1875.
13. Tolls Act, 1888.
14. Water Hyacinth Act, 1936.
15. Bangladesh Hotels and Restaurants Ordinance, 1982.
16. Local Government Ordinance, 1976.
17. Environment Pollution Control Ordinance, 1977.
18. Ground Water Management Ordinance, 1985.
19. Inland Shipping Ordinance, 1976.
20. Land Development Tax Ordinance, 1976.
21. Land Development Tax (2<sup>nd</sup> Amendment) Ordinance, 1986.
22. Paurashava Ordinance, 2009.
23. Town Improvement Act, 1953.

24. Dhaka City Corporation Ordinance, 1983.
25. Conservation of Environment Act, 1995.
26. Local Government Ordinance, 1976.
27. *Besharkari Abashik Prokalper Bhumi Unnayan Bidhimala*, 2004.
28. Playfield, open space, garden and natural tank in urban areas preservation Act, 2000.

Above laws should be referred to the Town Improvement Act, 1953 for implementation of the Detailed Area Plan or a separate Act may be formulated accompanying with those laws.

Necessary Reformation of the contemporary regulations: It is obvious that specific regulation on the Detailed Area Plan is absent. Contemporary regulations are in the Master Plan. According to the planning context, both of those two plans are different with different meaning. In another sense, according to the Town Improvement Act, 1953, RAJUK can do anything whatever it likes. It can prepare any type of plan and change that whenever it thinks fit. Different sections of the Town Improvement Act, 1953 support these views.

Section 74(2) of the Town Improvement Act, 1953 (E.B.Act XIII of 1953) states, “the Kartipakkha may, from time to time, with the approval of the government and the government may at any time, **amend or alter any specific provision of the Master Plan**. Any such amendment or alteration shall be published in the Official Gazette.” Such provision should be removed from the Act.

Changes of any landuse (prescribed in the Detailed Area plan) by the private landowner is possible if the landowner follow the regulations prescribed in the section 75(1) of the Town Improvement Act, 1953 (E.B.Act XIII of 1953). It is said in the section that, “if **any person** desires to use any land for any purpose other than that laid down in the Master Plan approved under sub-section (5) of section 73, he may apply in writing to the **Chairman** for permission so to do.” In this case, Chairman of the RAJUK preserves sole right to make opinion against the Detailed Area plan. Such provision should be removed.

Dhaka City Corporation and Pourashavas are obliged to submit their building plans to RAJUK for approval. Section 77(1) of the Town Improvement Act, 1953 (E.B.Act XIII of 1953) states: “all plans for the erection of building approved under the provisions of the [Pourashava Ordinance, 1977 (XXVI of 1977)] and the Dacca Municipal Corporation Act, 1974 (LVI of 1974) **shall be submitted to the Chairman for sanction**.” Again, it is said in the section 77(5) of the Town Improvement Act, 1953 (E.B.Act XIII of 1953) that, “the Corporation or Pourashava shall refuse to grant permission for erection of any structures **which have not been sanctioned by the Chairman or the Kartipakkha** under this section.” According to the regulations, Chairman of the RAJUK or any employee authorized by the Chairman of RAJUK may refuse or sanction the building plan within the jurisdiction of the City Corporation or Pourashava. Because, RAJUK performs sole responsibility to execute the Building Construction Act and to perform such responsibility an Authorized Section is established in RAJUK (no such section is in the Pourashava). Section 77(6) of the Town Improvement Act, 1953 (E.B.Act XIII of 1953) is more clear about the execution of the Building Construction Act, 1953. It is said in the section that, “the Chairman or any other member or any officer of the Kartipakkha, from such date as the Government may, by notification, declare, shall be deemed to be only “authorized officers” within the meaning of **clause (a) of section 2 of the Building Construction Act, 1952 (E.B.Act II of 1953)**, which Act shall be deemed to be modified to that extent, so far as it relates to the area within the jurisdiction of the Kartipakkha.” (*Section 2 (a) of the Building Construction Act, 1952 (E.B.Act II of 1953)*, “Authorized Officer” means an officer appointed by the Government, by notification in the Official Gazette, to exercise in any area the **functions of an Authorized Officer** under this Act.)

RAJUK can change the character of any land whether the land is flood flow, sub-flood flow or high value agriculture. But, those changes may be possible under a scheme approved by the Government. The permission has been given by the section 40(g) of the Town Improvement Act, 1953 (E.B.Act XIII of 1953). It is said in the section that “RAJUK may involve with the raising, lowering or leveling of any land in the area comprised in the scheme.” Such type of regulation will always encourage RAJUK to change the Detailed Area plan. This should be reviewed.

New attachment / formation of regulations:

1. To control the zoning provision prescribed in the Detailed Area plan, separate regulation may be prescribed in the Town Improvement Act, 1953 as a new attachment or a detailed zoning regulation as a new Rule may be framed.
2. Section 69 of the Town Improvement Act, 1953 is not sufficient to maintain the building line and street line, it should be detailed as new attachment. The regulations on open space prescribed in the Town Improvement Act, 1953 should be detailed.
3. There is no regulation in the Town Improvement Act, 1953 on functional change of building. Such change should be controlled through regulations. New regulation on functional change of building may be incorporated in the Town Improvement Act, 1953 as an attachment.
4. Locational control on the Filling Station, Hotel and Cinema Hall should be guided through the regulations. Side affect of those establishments creates urban environmental problems. New attachment may be prescribed in the Town Improvement Act, 1953 to control their haphazard location.
5. New regulation on Ward Action Plan may be prescribed in the Town Improvement Act, 1953 as a new attachment or separate regulation as a Rule on Ward Action Plan may be formed.

#### **6.2.4 Identification and Preparation of Policies for Non Conforming Uses**

There are many structures constructed in various areas, not conforming to the landuse of the area. Those structures were identified through Physical Feature Survey and proposed as of non conforming use in the Detailed Area Plan. Those identified structures should be relocated gradually in the relevant landuse zone or existing use of those structures should be changed in conformity with the landuse proposed for that area. To implement such procedure, a legal coverage should be included in the TI Act or a separate regulation may be formed.

#### **6.2.5 Preparation of Action Area Plan**

Mere preparation of Detailed Area Plan will not be sufficient due to resource constraint. Securing Right of way for circulation network and utility corridor needs huge funds which cannot be met from 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.

#### **6.2.6 Resolving Duality of Power in Granting Planning Permit**

It is found that local authorities like Paurashava or Union Parishad grant planning permits within RAJUK's jurisdiction area. The Local Government Ordinance provides power to the local government institutes to issue planning permits. This has given rise to duality in the performance of development control function resulting in chaos as RAJUK and local government institutes follow different rules.

#### **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 union level. The zonal office should be given appropriate authority to enable them to handle these functions more prudently.

### 6.2.8 Bringing Potential Areas for Urban Growth under Municipal Authority

At present, different Pourashavas are involved in the current jurisdiction of the Detailed Area Plan. Except those Pourashavas, Dhaka City Corporation is also involved for the core areas of the Detailed Area Plan. It is not necessary to re-arrange the present municipal coverage up to the year 2015. It is necessary that all planning activities of the Local Government jurisdiction should be guided according to this Detailed Area Plan. But, Government should promulgate a Gazette Notification about the involvement of those Local Governments with the activities of the Detailed Area Plan.

### 6.2.9 Strengthening of Planning Department of RAJUK

Substantial agency support would be necessary for the implementation of the Detailed Area Plan. This support needs to be forth-come from different sectors of urban management and development at the initial stage. The important public agencies will be involved directly in implementation phase's are-

- RAJUK, Upazila Parishad, Pourashava, LGED, RHD.
- Bangladesh Water Development Board (BWDB).
- Department of Public Health Engineering (DPHE).
- Power Development Board (PDB) and Rural Electrification Board (REB).
- Bangladesh Telecommunication Company Limited (BTCL).
- Titas Gas Transmission and Distribution Authority.
- Directorate of Health.
- Directorate of Environment.
- Bangladesh Agriculture Development Corporation.
- Dhaka City Corporation.

A close co-ordination among the above public authorities will be needed for implementation of the Detailed Area Plan. For this, planning section of RAJUK should be strengthened with the involvement of experienced employees from different background. Furthermore, to strengthen the planning section of RAJUK, following steps should be followed:

1. Three more branch offices of RAJUK should be established headed by a Deputy Town Planner for maintaining development control. Those branch offices should be accompanied with planning section, authorized section and land clearance section.
2. Except development control, a small scale project based on the Detailed Area Plan may be prepared by those branch offices and they will implement those projects. That might provide sufficient inputs / guidelines for taking up the project on a bigger scale. In all cases, planned development of Dhaka City should be ensured by the project.
3. Different committee for planning activities and development control should be formed. Stakeholders including political decision makers at local level should be the member of the committee.
4. Since RAJUK is a service providing agency, its activities should be transparent to the service recipients. The people should know details of its day to day activities, functions and operations in general. Status of files should be notified for knowledge of the applicants. It should go for automation immediately to augment transparency through E-governance. Targets of transparency can be better achieved through changes in legal provisions. RAJUK should be made accountable to its service recipients for its activities and this accountability provision should be incorporated in the new Act.

### 6.2.10 Co-ordination among Related Authorities/ Agencies

RAJUK should take initiative to foster better co-ordination among the stakeholders especially 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

The Detailed Area Plan is a broad guideline for development work. The proposals of the plan are prepared on the basis of existing conditions and the trend of future growth. Therefore, for any significant change in the proposal, revision of some of the proposals may be required. Hence, the plan should be reviewed periodically and should accommodate necessary unforeseen changes in the plan. RAJUK may undertake a Five Yearly Program to review the plan.

The Detailed Area Plan of RAJUK should be a guideline for development and control of development trend in a systematic and well regulated manner through the imposition of development control. This plan is a basis on those development efforts, which will be further practiced by the related agencies.

The plan is a rural based urban plan. Part of the study area will be controlled with rural character. It will be highly effective to control environment pollution. At the same time, it will result in preserving agriculture land.

All private housing should be controlled according to the objective of the plan. Private housing estate should follow the garden city concept. Only Building Construction Rules, 2008, Private Housing Rules, 2004 should not be the prime controlling regulations of building construction in the study area. Some of the rules are needed as the guidelines for the development of private housing estate, because the planning area has been considered as rural-based urban area.

It is observed in the implementation of Master Plan 1959 that the development control authority defined every component of the master plan according to their wishful practice. The regulation also encourages their practice. Section 74(2) of the Town Improvement Act, 1953 (E.B.Act XIII of 1953) says, “the Kartipakkha may, from time to time, with the approval of the government and the government may at any time, **amend or alter any specific provision of the Master Plan**. Any such amendment or alteration shall be published in the Official Gazette.” As a result, negative impact of the planning will be viewed and the city will lose her living environment. Such type of decision is not acceptable. Most of those violations are the causes of twin practices, one is the order of the political decision makers and other is the malpractice by the officers and employees.

### 6.2.12 Provision of Penalty for Plan Violation

Change of Detailed Area Plan should follow a procedure like –

1. Show the importance of change and identify the causes and prepare a Report.
2. Send the Report to the related Ministry for approval.
3. The Steering Committee who approves the plan before Gazette Notification. Such type of a Committee should analyze the Report before approval. This is not fair and justified that a Technical Management Committee and a Steering Committee prepare the plan but a political decision maker or an officer / employee (whoever the officer / employee is or political decision maker) change the plan as his wishful practice.
4. Any violation and change of the plan should be punishable according to the Penal Code of 1860, Official Secrets Act, 1923, Patents and Designs Act, 1911 and Prevention of Corruption Act, 1911, Anti-Corruption Commission Act, 2004, not by the Bangladesh Service Rule.
5. Court case may be filed without any restriction by any person as a citizen of Bangladesh against the person who changes the Detailed Area Plan.

### 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.

## **Chapter-7**

# **CONCLUSION**

## Chapter - 7

# CONCLUSION

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### 7.1 Conclusion

Dhaka as the capital city of the country encounters a host of problems perpetuating for decades. With the growing importance of the city and mounting up pressure of population, the problems are getting more and more precarious every year. Amid all these problems, uncontrolled sprawl development is perhaps the most irritating one particularly for a development control agency like RAJUK. The unwanted sprawl originates not only due to ineffective development control but also due to failure of the equilibrium between demand and supply of buildable and livable urban land.

The DMDP plan package was correctly framed to address the development issues of the city that covers development. The Detailed Area Plan components of the plan package have the most direct and practical implications on micro level development. Understanding of the framework, concept and ideas stated in the Structure Plan interacted with the site and its environments to produce a plausible solution. A realistic and adequately accurate assessment of the existing situation was a pre-condition to form an effective basis for this planning effort. In order to accomplish those stated objectives, the Consultants have taken utmost care to best analyze and understand the study area by making a comprehensive survey in order to expose all details of its physical, social and economic aspects.

The experts and staff of the project teams made constant liaison with RAJUK to keep the activities on track all through various levels of the plan preparation. Needs and requirements of RAJUK regarding the content, form and principles of the specific object for Detailed Area Plan was well taken care of through repeated discussion with Project Director, Project Manager of RAJUK or their designated/nominated officials and professionals.

It may be emphasized here that planning works are not always limited to physical exercises of surveys, analyses and production of maps. Planning process is also one kind of mental exercise. In Detailed Area Planning, there were involvements of the client, consultants, beneficiaries, stakeholders, developers, GO and NGOs. As a result, all issues of proper planning and opinions were considered and expressed by the Consultants.

The Consultants prepared the Detailed Area Plan in considering the details requirements of the ToR. However, though late, RAJUK took up the preparation of Detailed Area Plan in one go, although initially the idea was to proceed selectively, taking the high pressure zones first and then gradually taking up lesser priority zones. This strategy was adapted as Structure Plan which accepts and recognizes the uncertainty of future and leaves more detailed problems for resolution nearer the time they occur. This is more applicable for areas where growth of population and economic development cannot be determined with any degree of precision. But events in metro-Dhaka overtook this assumption and it is observed that in reality development has been initiated by private and individual developers in areas designated as of low priority, flood flow zones and retention pond reserves. Naturally, it was an imperative to prepare Detailed Area Plan for whole of metro-Dhaka and this bold decision by RAJUK may prove to be beneficial for the city in particular in the long run and the country as a whole.

# **ANNEXURES**

## Annexure 01

### List of RS Mouzas of the Project Area

Mauza Name_JL_Sheet	Area (Sq meter)	Area (acre)	Mauza Name_JL_Sheet	Area (Sq meter)	Area (acre)
Bara Deora 038 00	1716217.01	424.09	Karan 009 00	175534.91	43.38
Adabai 064 00	1169970.49	289.11	Karandia 087 00	454175.08	112.23
Adhuria 170 00	1552791.76	383.70	Karongop 203 01	1432158.01	353.89
Agla 043 00	739463.97	182.73	Karongop 203 02	723428.81	178.76
Alampur 016 00	128361.59	31.72	Kathora 017 00	805868.03	199.13
Amlaba 174 01	1670634.10	412.82	Kayer 029 01	1550177.15	383.06
Amlaba 174 02	1355529.29	334.96	Kayer 029 02	2896780.98	715.81
Amuna 007 00	688482.43	170.13	Kayer 029 03	3167343.19	782.66
Andarul 025 00	255135.41	63.05	Kearia 105 00	735391.73	181.72
Ara 017 01	788239.35	194.78	Keodala 120 00	351165.38	86.78
Ara 017 02	1712069.28	423.06	Keraniganj 118 01	1234259.38	304.99
Argaria 010 00	418664.94	103.45	Keraniganj 118 02	1722890.88	425.73
Arijpur 049 00	1362252.66	336.62	Keshorita 008 01	474572.04	117.27
Ariyab 202 00	509457.53	125.89	Keshorita 008 02	1974784.57	487.98
Aturi 017 00	1751588.30	432.83	Kesraba 166 01	1441779.52	356.27
Auchhpara 041 01	1180087.42	291.61	Kesraba 166 02	1322270.90	326.74
Auchhpara 041 02	855165.71	211.32	Ketun 076 01	1062562.52	262.56
Bade Kalameswar 015 00	725139.28	179.19	Ketun 076 02	1128817.06	278.94
Bade Palasana 022 00	406769.98	100.52	Khadon 198 00	1203723.10	297.45
Baghber 104 01	711269.71	175.76	Khaita 028 00	1484871.06	366.92
Baghber 104 02	1601540.51	395.75	Khalikair 014 01	1591221.14	393.20
Baghdi 007 00	925171.05	228.61	Khalikair 014 02	1975277.56	488.10
Bagherdia 019 00	198220.58	48.98	Khalikair 014 03	793028.86	195.96
Baghpara 046 00	1227615.25	303.35	Khartail 037 00	569984.77	140.85
Baghuri 014 00	1489817.80	368.14	Khashpara 003 00	571753.57	141.28
Baildia 055 00	328014.69	81.05	Khayshar 037 00	2179681.93	538.61
Baimakanda 070 00	483965.18	119.59	Khilgaon 101 00	2241179.70	553.81
Baligaon 081 01	1361831.47	336.52	Khonjona 072 00	110897.60	27.40
Baligaon 081 02	1514120.16	374.15	Khude Bormi 001 01	1944304.63	480.45
Baliwara 008 00	756032.96	186.82	Khude Bormi 001 02	501925.36	124.03
Balu Dakshinpara 119 00	596399.58	147.37	Khundia 004 01	1339939.47	331.11
Baluchakuli 066 00	1435772.11	354.79	Khundia 004 02	593698.20	146.71
Bamoni Chamoni 020 00	309573.50	76.50	Khuraid 081 00	673107.42	166.33
Bandakhola 013 00	1714855.04	423.75	Kolinga 036 00	552528.95	136.53
Bangalgatch 062 00	761321.34	188.13	Kotbhadun 090 00	157949.09	39.03
Bankar Amuna 005 00	366318.16	90.52	Kudaba 093 00	1340950.00	331.36
Baragaon 020 00	720026.25	177.92	Kuliadi 088 00	1074526.18	265.52
Baraloparagaon 124 01	1376634.71	340.17	Kumun 022 00	1265555.78	312.72
Baraloparagaon 124 02	509521.98	125.91	Kunia 035 00	1618496.59	399.94
Baria 026 00	2407712.42	594.96	Kuohilarari 075 00	431236.06	106.56
Barihathi 035 00	344874.42	85.22	Kusabo 013 00	1440744.05	356.01
Baruna 112 00	1473232.05	364.04	Lagalia 061 00	595126.36	147.06
Bastal 031 00	1239138.94	306.20	Lakhya Kutubpur 002 00	484226.28	119.65
Basugaon 100 00	943169.94	233.06	Lakkha Monoharpur 050 00	154978.47	38.30

Mauza Name_JL_Sheet	Area (Sq meter)	Area (acre)	Mauza Name_JL_Sheet	Area (Sq meter)	Area (acre)
Basulia 113 00	674922.82	166.78	Lakshandia 082 00	436737.31	107.92
Basura 011 00	1005105.47	248.37	Lakshya Jatrapari 133 00	154393.09	38.15
Bayra Sony 107 00	1849125.06	456.93	Lakshya Simulia 092 00	819030.46	202.39
Behakair 007 01	742785.65	183.55	Lalati 012 00	677081.73	167.31
Behakair 007 02	2854436.05	705.34	Lodaria 011 00	206918.75	51.13
Beldi 049 00	1134436.71	280.32	Madhobpur 062 00	638061.47	157.67
Berock 176 00	892801.62	220.62	Mahana 167 02	1094807.43	270.53
Bhadam 029 00	884749.45	218.63	Mahishertek 001 00	471920.79	116.61
Bhadratola 030 00	65790.43	16.26	Maijghaon 084 00	1017505.26	251.43
Bhaiasuti 045 00	1035207.72	255.80	Mairan 012 00	896304.09	221.48
Bhakral 027 01	889372.13	219.77	Maishtek 021 00	347318.82	85.82
Bhakral 027 02	889585.73	219.82	Majhina 125 01	2027371.22	500.97
Bhararipara 005 00	128627.29	31.78	Majhina 125 02	1160915.52	286.87
Bhararul 074 01	1097410.83	271.18	Majukhan 094 00	1563647.98	386.38
Bhararul 074 02	674717.44	166.73	Malibanda 044 01	1598744.93	395.06
Bharat 023 00	1742624.94	430.61	Malibanda 044 02	173889.72	42.97
Bheala 180 00	1146824.85	283.39	Mangalkhali 131 00	175626.07	43.40
Bhejukaba 172 00	303608.04	75.02	Mariali 042 00	1526113.54	377.11
Bholanathpur 081 00	1872918.12	462.81	Markua 095 00	1612609.26	398.48
Bhora 063 00	945041.49	233.52	Markun 044 01	471621.98	116.54
Bhulta 181 01	2035570.91	503.00	Markun 044 02	1201806.36	296.97
Bhulta 181 02	578829.72	143.03	Masab 205 00	1252086.80	309.40
Bhurulia 025 01	1985420.46	490.61	Masimabad 175 00	585546.14	144.69
Bhurulia 025 02	1236223.50	305.48	Masimpur 047 01	931873.28	230.27
Bibadia 006 00	124725.77	30.82	Masimpur 047 02	978878.70	241.89
Bil Belai 030 01	1215623.58	300.39	Mathbari 074 01	1901523.52	469.88
Bil Belai 030 02	1362451.22	336.67	Mathbari 074 02	1805193.68	446.07
Bil Belai 030 03	718246.66	177.48	Meghdubi 080 01	1538576.77	380.19
Bil Belai 030 04	1997063.50	493.48	Meghdubi 080 02	1073766.39	265.33
Bilasara 084 00	620449.44	153.32	Mirkuti 182 00	84453.40	20.87
Bindan 112 01	1955497.48	483.21	Mirkutichow 183 00	208814.60	51.60
Bindan 112 02	523514.48	129.36	Mithaba 134 01	724336.33	178.99
Binraba 100 00	908834.25	224.58	Mithaba 134 02	461324.87	114.00
Bir Hataba 089 00	433846.36	107.21	Mizegaon 088 00	912020.78	225.36
Birohi 002 00	57057.04	14.10	Moglan 097 00	200981.51	49.66
Birua 012 00	477418.62	117.97	Moukuli 199 00	504441.58	124.65
Bniadi 132 00	1059094.40	261.71	Mudipara 020 00	410482.41	101.43
Boali 027 00	627306.70	155.01	Munsurpur 071 00	615882.82	152.19
Boldha 015 00	650928.17	160.85	Murapara 129 00	353294.42	87.30
Bondan 021 00	961063.50	237.48	Musurigram 103 01	954063.30	235.75
Bongsida 052 00	52796.68	13.05	Musurigram 103 02	1085975.93	268.35
Borab 005 00	1178343.31	291.17	Nagarhela 071 00	289870.62	71.63
Boran 114 00	354859.76	87.69	Nagari 008 00	862314.25	213.08
Boro Amdia 053 01	403689.63	99.75	Nagpara 085 00	933953.53	230.78
Boro Amdia 053 02	1683823.55	416.08	Nanakhi 015 01	1764891.98	436.11
Boro Cow 079 01	2200110.20	543.66	Nanakhi 015 02	652885.80	161.33
Boro Cow 079 02	1275162.89	315.10	Nandibari 109 01	1139421.98	281.56
Boroibari 011 00	399296.35	98.67	Nandibari 109 02	1589149.56	392.69

Mauza Name_JL_Sheet	Area (Sq meter)	Area (acre)	Mauza Name_JL_Sheet	Area (Sq meter)	Area (acre)
Boropa 201 00	1763688.53	435.82	Naogaon 058 00	397933.31	98.33
Bortul 034 00	420212.20	103.84	Naogaow 060 00	1098791.57	271.52
Bortul tek 067 00	1301133.43	321.52	Naora 109 01	1964478.22	485.43
Brahman Khali 093 01	765061.53	189.05	Naora 109 02	541965.00	133.92
Brahman Khali 093 02	622885.03	153.92	Naora 109 03	1783561.39	440.73
Brahmangaon 126 01	1474390.26	364.33	Naora 109 04	1528575.67	377.72
Brahmangaon 126 02	1696802.33	419.29	Naraba 173 00	341096.89	84.29
Brahmangaon 126 03	1628963.35	402.52	Narankul 107 00	1084023.17	267.87
Chak Vadar 028 00	512350.18	126.60	Nasaran 018 00	624754.73	154.38
Chamudda 092 00	467652.71	115.56	Nashinggol 186 00	609792.11	150.68
Chandana 044 01	1176467.24	290.71	Naubari 091 00	287253.02	70.98
Chandana 044 02	3211013.64	793.46	Nilerpara 065 01	1171195.21	289.41
Chandana 044 03	822203.05	203.17	Nilerpara 065 02	2098899.35	518.65
Chandana 044 04	1337407.34	330.48	Noagaon 188 00	1546927.71	382.25
Chandkhola 018 00	237319.93	58.64	Noapara 193 00	627622.86	155.09
Chandura 034 00	1212996.75	299.74	Nobogram 057 00	90201.36	22.29
Changerbaid 111 00	1092637.80	270.00	Noyapur 019 01	1021761.62	252.48
Chapulua 024 00	1905996.15	470.98	Noyapur 019 02	1077394.25	266.23
Char Gandhabpur 190 00	374333.38	92.50	Oirab 206 00	794889.42	196.42
Charerkhola 023 00	1724350.41	426.10	Ojharpara 004 00	696170.54	172.03
Charipara 041 00	310663.60	76.77	Pachikha 179 00	689194.41	170.30
Chatar 026 01	1840764.21	454.86	Paderbaid 096 00	1199423.10	296.38
Chatar 026 02	2154268.68	532.33	Pagar 051 01	1514048.97	374.13
Chengial 004 00	1599201.07	395.17	Pagar 051 02	1180242.78	291.64
Chhatian 123 00	401351.69	99.18	Pakerdasi 071 00	469332.50	115.97
Chhayadana 007 00	752768.65	186.01	Pakuria 009 01	1502803.75	371.35
Chhota Baniandi 130 00	110767.04	27.37	Pakuria 009 02	1952913.04	482.57
Chilani 024 00	545387.44	134.77	Pakuria 021 00	303871.52	75.09
Chota Karnagop 184 00	63311.71	15.65	Palasana 021 00	1804191.75	445.82
Choto Darikandi 209 00	65957.84	16.30	Panaba 171 00	557773.70	137.83
Choto Daura 057 00	891934.00	220.40	Panjora 065 01	2288320.94	565.45
Choto Joynagar 113 00	166597.72	41.17	Panjora 065 02	1770377.34	437.47
Choto Kathaldia 040 00	522787.50	129.18	Panjora 065 03	820890.15	202.85
Chuarua Khola 025 01	1377266.66	340.33	Paraba 177 00	456390.68	112.78
Chuarua Khola 025 02	2143718.59	529.72	Parabartha 078 01	1909650.47	471.88
Chuarua Khola 025 03	699091.55	172.75	Parabartha 078 02	1371047.49	338.79
Chuarua Khola 025 04	1851649.08	457.55	Paragaon 016 00	1169804.84	289.06
Dakhil Khana 076 00	1665171.93	411.47	Paragaon 178 00	1675479.76	414.02
Dakshin Bhadarti 028 00	583272.21	144.13	Parain 185 00	539191.46	133.24
Dakshin Dighadia 003 00	995155.10	245.91	Paran 083 00	404762.28	100.02
Dakshin Nabagram 102 00	527433.10	130.33	Paratek 063 00	476965.22	117.86
Dakshin Rajngar 026 00	831735.44	205.53	Parona 066 00	1165062.91	287.89
Dakshin Rupsi 192 00	356899.37	88.19	Paschimgaon 121 01	561435.96	138.73
Darail 032 00	650701.65	160.79	Paschimgaon 121 02	796993.84	196.94
Darikandi 168 01	2052384.11	507.15	Piprasoir 024 00	517317.50	127.83
Darikandi 168 02	1189471.33	293.92	Pipulia 003 01	1355566.55	334.97
Darisom 070 00	191717.39	47.37	Pipulia 003 02	937917.02	231.76
Darokandi Chak 208 00	14333.14	3.54	Pitalganj 098 01	1504501.03	371.77

Mauza Name_JL_Sheet	Area (Sq meter)	Area (acre)	Mauza Name_JL_Sheet	Area (Sq meter)	Area (acre)
Dasnaogaon 024 00	528774.36	130.66	Pitalganj 098 02	1756927.92	434.15
Dattapara 042 01	2686132.20	663.76	Poranmostaltek 039 00	131981.23	32.61
Dattapara 042 02	1248366.95	308.48	Poshi 083 01	836050.88	206.59
Datterkandi 210 00	136357.86	33.70	Poshi 083 02	1499398.36	370.51
Daudpur 038 00	1825808.06	451.17	Poshi 083 03	811205.29	200.45
Daulatpur 002 00	616714.44	152.39	Pubail 102 01	1536088.38	379.57
Debagram 090 00	1297536.47	320.63	Pubail 102 02	1165866.57	288.09
Debai 187 00	841379.92	207.91	Pubail 102 03	803049.06	198.44
Demarpara 068 00	1412372.38	349.00	Pubgaon 122 02	1258314.92	310.94
Dharpara 089 00	534208.72	132.01	Pubgaon 122 01	1361672.16	336.48
Dhirasram 075 01	1431506.03	353.73	Pubgaon 122 03	711092.64	175.71
Dhirasram 075 02	1632098.17	403.30	Pubgaon 122 04	1597890.68	394.85
Dhonun 004 00	683755.41	168.96	Putina 040 00	588771.66	145.49
Dhopapara 115 00	921690.69	227.75	Raghunathpur 094 00	1641632.14	405.66
Dighi Barab 197 01	1614360.67	398.92	Rahapara 073 00	644468.30	159.25
Dighi Barab 197 02	700844.41	173.18	Rajkur 026 00	126140.64	31.17
Doanirtek 014 00	157183.37	38.84	Rathura 064 01	1585013.10	391.66
Dori Boldha 014 00	1059331.16	261.77	Rathura 064 02	1127945.03	278.72
Duara 048 00	595783.03	147.22	Rayan 005 00	234461.34	57.94
Fakail 023 00	874472.67	216.09	Rayerdia 072 00	632938.14	156.40
Firinda 022 00	191208.31	47.25	Reola 027 00	1148744.31	283.86
Gabtaliht 211 00	85050.95	21.02	Rohila 047 00	510324.59	126.10
Gachha 018 01	1867726.88	461.52	Rosadia 023 00	380799.20	94.10
Gachha 018 02	946936.28	233.99	Rupganj 110 00	1434580.89	354.49
Gajaria 108 00	124630.46	30.80	Sadipur 009 01	1692387.58	418.20
Galan 077 00	701092.36	173.24	Sadipur 009 02	1404930.48	347.16
Gandhar Bapur 189 00	1120526.80	276.89	Sahapur 101 00	221064.99	54.63
Gararia 006 00	1077515.27	266.26	Sailargati 046 00	57156.47	14.12
Gazipura 036 00	1078102.00	266.40	Sairpa 006 00	294712.01	72.83
Golakamdail 207 01	1427001.94	352.62	Samarsingh 106 00	842904.05	208.29
Golakamdail 207 02	2581515.60	637.90	Saraia 019 00	1002713.03	247.78
Golakamdail 207 03	613487.46	151.60	Sariatganj 128 00	197422.56	48.78
Gopalpur 050 00	329707.21	81.47	Satais 033 01	1349869.46	333.56
Gusulia 024 00	570571.08	140.99	Satais 033 02	1015189.64	250.86
Gutia 023 00	1051738.51	259.89	Satpoa 098 00	368306.11	91.01
Gutiaba 096 01	1701305.02	420.40	Sekrauri 009 00	141354.40	34.93
Gutiaba 096 02	1193871.65	295.01	Senpara 069 00	872080.04	215.50
Gutiaba 096 03	2427075.23	599.74	Shamantapur 056 00	1134020.51	280.22
Gutiaba 096 04	625426.40	154.55	Shewghata 169 00	809640.70	200.07
Haidarabar077 00	23634.85	5.84	Shicklia 104 00	1184191.94	292.62
Hankur 061 00	952919.26	235.47	Sibganj 127 00	46161.07	11.41
Hararbari 085 00	221650.19	54.77	Simlun 043 00	1157561.48	286.04
Harbaid 110 00	669499.83	165.44	Simulia 001 00	233071.66	57.59
Harinagram 111 00	934663.60	230.96	Simultala 091 00	196658.89	48.60
Harinal 059 00	1080149.18	266.91	Sinrabo 010 00	467010.92	115.40
Hatdapara 018 00	376743.71	93.10	Sirabo 022 00	324581.14	80.21
Himardighi 045 00	656175.33	162.14	Solpina 095 00	556382.63	137.49
Hirnal 087 01	332720.76	82.22	Som 032 01	714992.01	176.68

Mauza Name_JL_Sheet	Area (Sq meter)	Area (acre)	Mauza Name_JL_Sheet	Area (Sq meter)	Area (acre)
Hirnal 087 02	1248542.43	308.52	Som 032 02	999524.87	246.99
Hoidorabad 077 01	2673679.76	660.68	Sonda 006 00	1495333.17	369.50
Hoidorabad 077 02	1369063.15	338.30	Sorpara 054(00	171474.90	42.37
Hoidorabad 077 03	1637129.41	404.54	Sorul 086 01	1358557.41	335.71
Ichapur 033 00	340900.31	84.24	Sorul 086 02	917492.25	226.72
Ichhali 069 00	939049.76	232.04	Sujapur 010 00	636113.12	157.19
Ichharkandi 019 01	605251.69	149.56	Sukundi 002 00	780289.83	192.81
Ichharkandi 019 02	719476.26	177.79	Sukundi 078 00	530261.26	131.03
Iswarda 013 00	284014.88	70.18	Sutalara 200 00	607060.81	150.01
Jajhar 010 01	877637.31	216.87	Talaskot 115 00	350563.04	86.63
Jajhar 010 02	637726.17	157.59	Talatia 108 01	1173431.09	289.96
Jamaldia 030 00	223631.31	55.26	Talatia 108 02	727334.82	179.73
Jamuna 013 00	811909.02	200.63	Talia 073 00	485357.65	119.93
Jangir 099 01	2651169.31	655.12	Tangra 042 00	51149.85	12.64
Jangir 099 02	331684.41	81.96	Tarab 194 00	1595911.55	394.36
Jatramura 195 00	344228.83	85.06	Taratpara 055 00	633677.89	156.59
Jiraitali 079 00	252944.94	62.50	Tatki 196 00	784064.17	193.75
Joydevpur 058 01	1567638.54	387.37	Tek Baserdia 054 00	306189.47	75.66
Joydevpur 058 02	1227371.82	303.29	Tek Bhararia 043 00	29598.39	7.31
Joydevpur 058 03	1659540.08	410.08	Tek Chatan 016 00	201362.42	49.76
Kachpur 001 01	2221766.95	549.01	Tek Manikpur 020 00	1290990.38	319.01
Kachpur 001 02	1145053.48	282.95	Tek Noadda 106 00	599560.63	148.15
Kaemsar 114 01	518147.55	128.04	Tekipara 070 00	427454.46	105.63
Kaemsar 114 02	1225499.32	302.83	Telenagar 072 00	298314.52	73.72
Kahetpara 116 00	730310.46	180.46	Tetlaba 204 00	1101533.58	272.19
Kakail Stais 031 01	680238.31	168.09	Tinolop 056 00	601399.66	148.61
Kakail Stais 031 02	2494309.11	616.36	Tiori 031 00	844183.58	208.60
Kakonibag 051 00	106644.00	26.35	Tiria 015 00	377782.13	93.35
Kalameswar 016 00	1801760.36	445.22	Tirmara 060 00	613603.37	151.62
Kalni 012 00	1575273.43	389.26	Tongi 048 00	1038529.31	256.63
Kalni 059 00	601066.77	148.53	Tumlia 068 00	841253.38	207.88
Kaltapara 017 00	1063519.14	262.80	Udur 105 00	995021.89	245.87
Kamalkati 039 00	699659.18	172.89	Ulaba 117 00	181920.90	44.95
Kamargaon 099 00	498236.42	123.12	Ulua 029 00	442692.42	109.39
Kamaria 025 00	1132259.12	279.79	Ulukoala 068 00	688931.17	170.24
Kamarjuri 003 00	1579170.82	390.22	Uttar Bhadarti 069 00	789385.56	195.06
Kamta 086 01	2128254.31	525.90	Uttar Daulia 011 00	308035.12	76.12
Kamta 086 02	731286.34	180.70	Uttar Rupsi 191 00	1749984.30	432.43
Kamta 086 03	2071658.19	511.92	Uzirpur 103 00	320348.06	79.16
Kamta 086 04	1053196.57	260.25	Vargaon 008 01	1902479.27	470.11
Kanaia 067 00	2013947.20	497.66	Vargaon 008 02	1748029.06	431.95
Karamtola 097 00	483348.46	119.44	Yousufgonj 082 00	304961.71	75.36

**Total No. of Mouza Sheet =462**

**Total Area=110144 acre**

**Total Area = 445738580.1 square meter**

## Annexure 02

### The Consultant's Planning Team

SI. No	Designation	Name
1.	Team Leader	Mahbubur Rahman
2.	GIS Specialist	Syed Shaheed Kamal
3.	Transport Planning Expert	Dr. Mohammad Rahmatullah
4.	Environment Expert	Md. Golam Mustafa
5.	Water Management	Dr. Azizur Rahman
6.	Statistical Analyst	Dr. A.K.M. Ghulam Rabbani
7.	Municipal/Utility Engineer	Dr. Gholam Mostafa
8.	Town Planner	Chowdhury Fazle Bari
<b>Support Professional</b>		
1.	Senior Urban Planner	Dr. Mohsin Uddin Ahmed
2.	GIS Expert	Md Nasim Haider