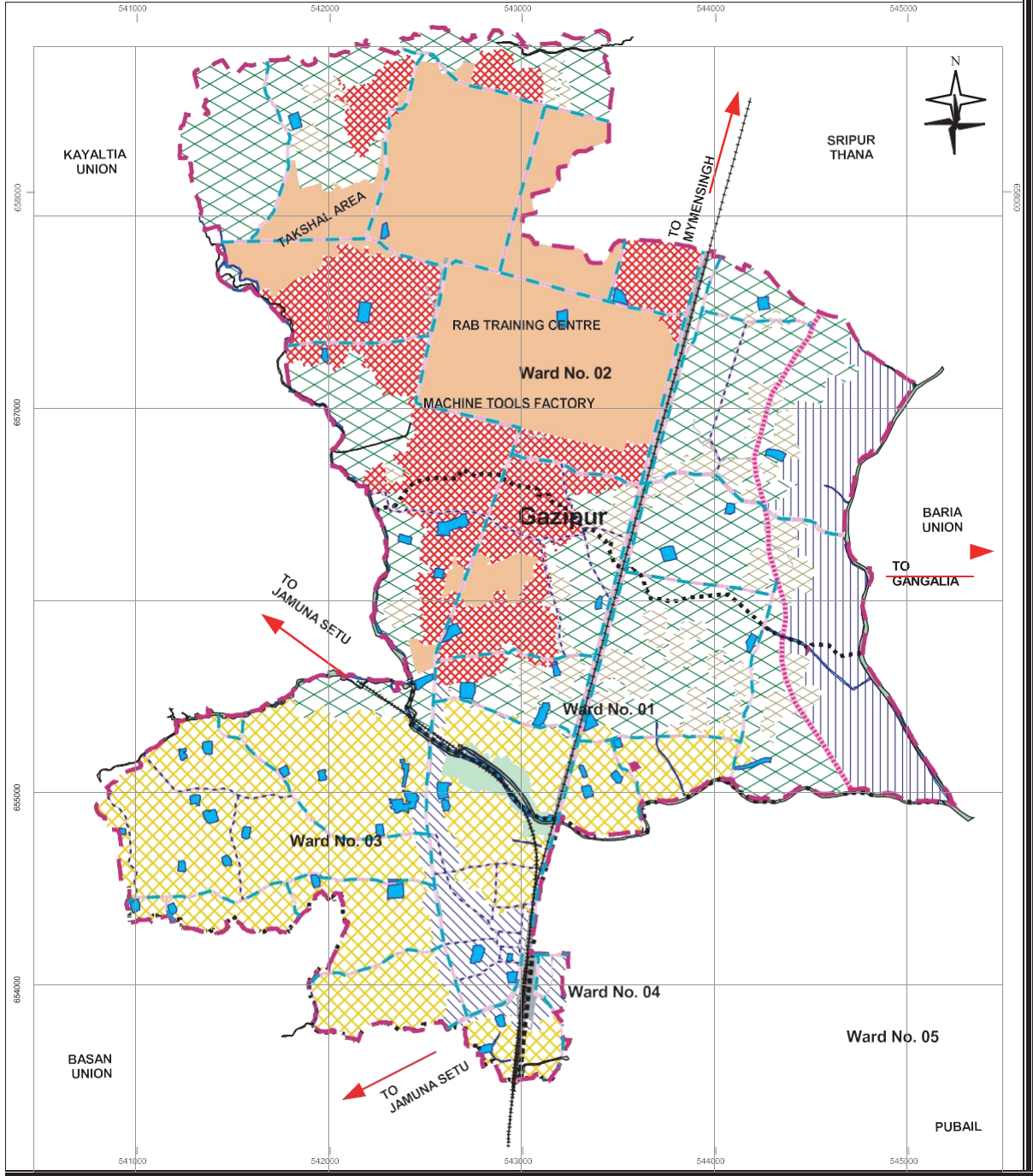


MAP 3.4: PROPOSED LANDUSE PLAN OF DPZ 01



CONSULTANT
 Development Design Consultants Ltd
 27 Mahabulatah Road, Dhaka-1212, Bangladesh
 Divine Associates Limited
 House No. 2, Road No. 14, Near, Diamond
 Chowk, D-6, Barisal, Bangladesh

Project Area

Detailed Area Plan for DMDP Area ,Group-A

LEGEND

DPZ boundary	Proposed Landuse
Ward boundary	Administrative Zone
Existing rail line	Agricultural Zone
Proposed road (Feet)	Commercial Zone (Business)
24	Commercial Zone (Office)
30	Transportation & Communication
40	Flood Flow Zone
60	General Industrial Zone
80	Heavy Industrial Zone
100	Institutional Zone
120	Non-Conforming Use
130	Open Space
160	
170	
272	

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

Overlay Zone	Proposed Road Network
Rural Settlement Zone	Transportation Facilities
Urban Residential Zone	Water Retention Area
Waterbody	Mixed Use Zone (Commercial-General Industrial)
Mixed Use Zone (Residential-Commercial)	Mixed Use Zone (Residential-Commercial-General Industrial)
Mixed Use Zone (Residential-General Industrial)	

DPZ-02 GAZIPUR POURASHAVA WARD 04, WARD 05 AND WARD 06

Three unions named Baria, Pubail and Gacha surrounds DPZ-02. This DPZ consist of three Wards namely Ward no. 04, Ward no. 05 and Ward no. 06 of Gazipur Pourashava. A reputed cremation ground with magnificent historical tombs is located in DPZ-02. Both Rajbari (palace) and cemetery is tourist attraction center.

Population of the DPZ-02 as recorded in the 2001 was 37397. However, population growth of the 3 Wards increased from 37397 in 1991 to 39611 in 2005, an average annual growth rate (compounded) is over 0.41. This population is projected to be 58604 in 2015.

Table-3.12: Population projection and density (Ward-wise) of the DPZ – 2

Ward Name	Area in acre		Population				Density / acre			
	Small Area Atrs. Bang.	2005	2001	2005	2010	2015	2001	2005	2010	2015
Ward-4	588.25	596.023	21311	23980	29390	35478	36	40	49	60
Ward-5	911	1004.55	9436	7449	9129	11020	9	7	9	11
Ward-6	1844	1872.58	6650	8182	10028	12105	4	4	5	6
Total	3343.25	3473.153	37397	39611	48547	58604	11	11	14	17

Source: B.B.S., 2001.

Existing Landuse

The study area exhibits a mixture of various landuses both urban and rural in character. Broadly, the areas are served by good road facilities, have experienced spatial growth of urban character comprising of housing, commerce, industries, institutions, restricted areas and services. The inaccessible remote areas away from major roads remain with their original rural character comprising homestead, farmland, fellow land and water bodies. Table-3.13 shows the existing landuse features of the study area. Agriculture land covers 58.2%, while 33.3% land is residential and 4.5% under water bodies (Rivers, Khals and Ponds).

Residential

Residential growth has widely taken place at Rajbari to Koler Bazar Road, Sonali Bank to Hafizullah Road, Joydevpur Rail Crossing to Shahapara Road, Gazipur Post Office to Pourashava Road, Joydevpur, Harinal and Nawgaon areas. In those areas, unplanned, spontaneous and dense development occurred along the roadsides in a series of ribbon or linear shape patterns which surrounds a complex network of narrow and congested road with small lanes. Some private planned residential areas also exist there. Despite the high density and new development, many opportunities exist for infill development as well. Due to rapid urbanization, high-value agricultural land may be converted into residential use. Spontaneous development has taken place over the last years in this area without providing for proper accessibility.

Industry and Commerce

The zone is not developed as industrial zone. Small number of manufacturing industries has been developed without planning. Total area covered by commercial establishments is 10.09 acres. There are some light and medium industries in this zone of which include huge number of Poultry Farms, Agro-based Industries, Workshops and Retail Shops. These economic activities have established this area as an important regional business center.

Table-3.13: Existing landuse of the DPZ – 2

Type of Landuse	Area in Acres	Percentage (%)
Agriculture	2028.1	58.2
Residential	1155.0	33.3
Water body	156.6	4.5
Transport & Communication	59.6	1.7
Governmental Services	58.1	1.7
Commercial Activity	10.1	0.3
Education & Research	6.3	0.2
Service Activity	1.6	0.0
Mixed Use	0.5	0.0
Community Service	0.1	0.0
Open Space	0.0	0.0
Total	3476.0	100.0

Source: Landuse survey, 2006.

Agriculture

The most dominant category of landuse of this zone is agriculture. Total area covered by agriculture is 2009.07 acres (58.12%). Ward-06 covers the most area of agriculture land among the three Wards of DPZ-02. Agriculture (low land rice and upland vegetable, high value cash crops, fisheries, dairy, etc.) is practiced in this area. A trend of urbanization is observed in this zone. Due to rapid urbanization, a large quantum of agriculture land is prone to be changed into residential development.

Open Spaces

There is no recognized open space in DPZ-02. Some open space for playground exists but quite insufficient in relation to the requirement. The area covered by the recreational facilities is 0.02 acres and this indicate a dearth of open spaces for inhabitants.

Detailed Area Development Proposals

Agriculture land of this zone is the major concern. Improving environmental condition, controlling haphazard development and ensuring amenity facilities will be a major aim.

Urban Residential *(Implementing Agency: Pourashava/private sector/local residents/NGOs)*

Urban residential areas have been proposed in Ward 04, 05 and 06 and it is suggested to prepare a guided land development program in proposed residential area of ward 05 & 06. The respective authority has to ensure adherence to building setback rules, provision of footpaths, mandatory open spaces at collective levels and provision of adequate urban facilities to support the residential population.

Urban Facilities

In total, 4 numbers of parks are proposed to facilitate the recreational purpose of the inhabitants, which covers an area of 52.38 acres. In total 5 numbers of playgrounds are also proposed in DPZ-02 for recreational purposes of the inhabitants, with a coverage of 14.97 acres.

Road Network Proposals

In order to promote development in a planned manner in less developed areas and to improve circulation in the built-up and semi built-up areas, a network of Primary and Secondary roads, as shown in Map-3.7, have been proposed. Within the framework of these major roads, a network of tertiary and access roads have also been proposed, which is presented in detailed map of the DPZ-02.

Water body

Waterbodies of more than 0.3 acres in size within this region is recommended to be preserved. It may be khal, pond, marshland etc.

Table-3.14: Proposed landuse of DPZ - 2

Proposed Land use Type	Area (acre)	%
Flood Flow Zone	1036.07	29.81
Agricultural Zone	916.44	26.36
Urban Residential Zone	827.01	23.79
Rural Settlement Zone	272.63	7.84
Proposed Road Network	234.53	6.75
Waterbody	102.50	2.95
Mixed Use Zone (Residential+Commercial)	69.63	2.00
Administrative Zone	8.80	0.25
Transportation & Communication	4.41	0.13
Non-Conforming Use	3.90	0.11
Water Retention Area	0.19	0.01
Total	3476.09	100.00

Urban facilities

Various facilities have been proposed for DPZ-02 depending on size of population projected upto year 2015. Existing facilities and their area coverage etc. have been properly evaluated before making the proposal. Various facilities like police box, post office, clinic, bank, cinema hall, community center, secondary school, market, corner shop, park and playground for recreational purposes and a stadium have been proposed in DPZ-02. Table-3.15 represents the comparative scenario between existing and proposed facilities of the DPZ-02.

Table-3.15: Existing and proposed urban facilities of DPZ- 2

Type	Existing Unit/No	Proposed Unit/No.	Proposed (Area in acre)
College	3	1	0.899
Community Center	2	2	0.434
Graveyard	3	1	17.007
Park	0	2	36.834
Police Outpost	0	2	0.267
Secondary School	6	1	2.662
Treatment Plant	0	1	17.713
Total	14	10	79.03