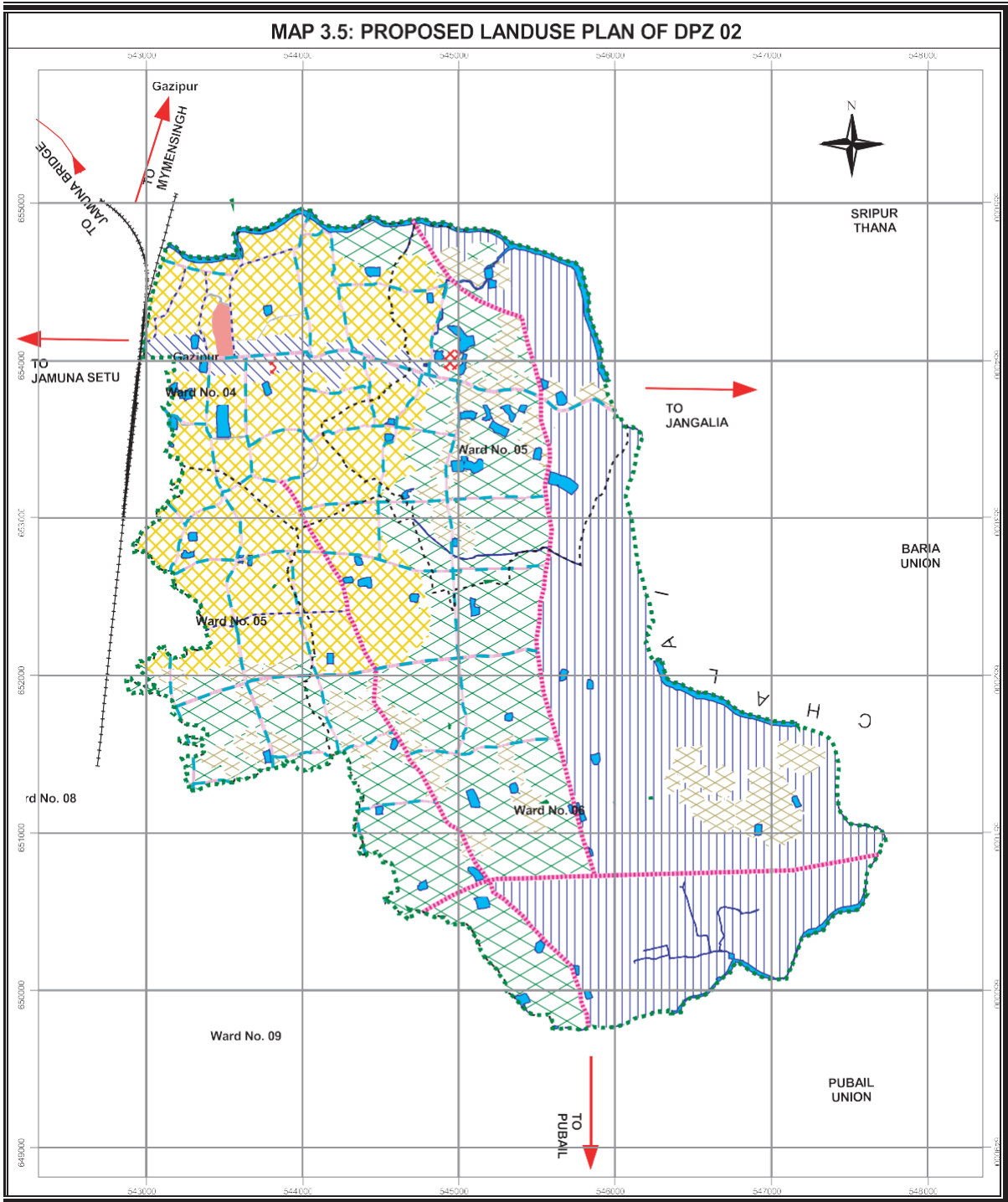


MAP 3.5: PROPOSED LANDUSE PLAN OF DPZ 02



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INDEX MAP
 DMDP AREA

Study area

Detailed Area Plan for DMDP Area ,Group-A

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

LEGEND

<ul style="list-style-type: none"> DPZ 02 Boundary Ward Boundary Proposed Road (Feet) <ul style="list-style-type: none"> 24 30 40 60 90 100 120 130 160 170 272 	<ul style="list-style-type: none"> Proposed Landuse <ul style="list-style-type: none"> Administrative Zone Agricultural Zone Commercial Zone (Business) Commercial Zone (Office) Transportation & Communication Flood Flow Zone General Industrial Zone Heavy Industrial Zone Institutional Zone Non-Conforming Use Open Space 	<ul style="list-style-type: none"> Overlay Zone Proposed Road Network Rural Settlement Zone Transportation Facilities Urban Residential Zone Water Retention Area Waterbody Mixed Use Zone (Commercial-General Industrial) Mixed Use Zone (Residential-Commercial) Mixed Use Zone (Residential-Commercial-General Industrial) Mixed Use Zone (Residential-General Industrial)
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DPZ-03 GAZIPUR POURASHAVA WARD 07, WARD 08, WARD 09 AND PART OF BASAN UNION

This DPZ consists of Ward 7, 8, 9 of Gazipur Pourashava and some part of Basan Union. Two unions named Pubail and Gachha and Ward 1 and Ward 2 surrounds DPZ-03. Total area covered by this zone is 4667 acres. High density of population is found in ward 7 of this DPZ. The population is projected to be 69707 in 2015.

Table-3.16: Population projection and density of the DPZ-3

Ward / union	Area in acre	Population				Population Density (per acre)			
		2001	2005	2010	2015	2001	2005	2010	2015
Ward-7	794.6	15393	18119	22207	26807	19	23	28	34
Ward-8	947	7371	8323	10200	12313	8	9	11	13
Ward-9	1943	10020	13220	16202	19559	5	7	8	10
Sub Total	4217.2	37762	45043	54098	64193	9	11	13	15
Basan Union	532.7	4978	5381	5490	5514	9	10	10	10
Gross Total	4749.9	42740	50424	59588	69707	9	11	13	15

Source: BBS, 2001.

Existing Landuse

The DPZ-3 comprises primarily of agriculture land. The dominant landuse found in this area is agriculture (45%) followed by residential use (31%) and education & research (16%) respectively. Other landuses found in this area are not significant. The following table describes the detailed landuse of this DPZ.

Table-3.17: Existing landuse of the DPZ-3

Landuse Type	Area in Acres	(%)
Agriculture	1686.94	44.92
Residential	1463.07	31.35
Education & Research	749.06	16.05
Water body	186.4	3.99
Transport & Communication	126.97	2.72
Commercial Activity	44.11	0.95
Community Service	0.75	0.02
Recreational Facilities	0.33	0.01
Service Activity	0.3	0.01
Open Space	0.04	0.00
Mixed Use	0.02	0.00
Total	4256.0	100.00

Source: Landuse Survey 2006.

Detailed Area Development Proposals

About 271 acres of land is proposed (including existing 125.93 acres) for road and 70 acres have been proposed for mixed-use areas related with commercial activities including bank, office and residential hotel. Such areas are mostly designed on both sides of the existing and proposed primary and secondary roads. About 1318 acres of land are being proposed for residential development.

Existing community facilities include one kitchen market, three graveyards and a playground. From the field survey, lack of health facilities has been observed in DPZ-03. A hospital is proposed in that area for ensuring health facilities.

Parks and playgrounds are very important in a community for sound mental and physical growth of children.

Considering this issue, two community parks and one playground along with the primary school has been proposed.

Community Center is proposed in the area for performing community's social and cultural activities in a sound environment. Petrol Pump, Truck Terminal and two additional Kitchen Markets have been proposed in DPZ-03.

Table-3.18: Proposed Landuse of DPZ-3

Landuse Type	Area in Acres	(%)
Agricultural Zone	1836.0	43.1
Urban Residential Zone	1033.1	24.3
Institutional Zone	795.0	18.7
Proposed Road Network	228.3	5.4
Overlay Zone	154.8	3.6
Waterbody	104.2	2.4
Mixed Use Zone (Residential+Commercial)	43.9	1.0
Transportation & Communication	41.7	1.0
Non-Conforming Use	18.9	0.4
Rural Settlement Zone	0.0	0.0
Total	4256.0	100.0

Water Reservoirs

Large tanks and ponds, Dighis, lakes serve as immediate retention areas for storm water. Those areas are man-made and also natural; privately owned or government owned or khas land. Those areas may be preserved for drainage relief and source of water for emergency use, fisheries, duckeries, irrigation, environment and use for natural purposes. Those water bodies, whose size is of more than 0.3 acre, should not be disturbed by physical interventions through landfills or other means and they should be properly maintained and preserved.

Table-3.19: Existing and Proposed Community Facilities of the DPZ-3

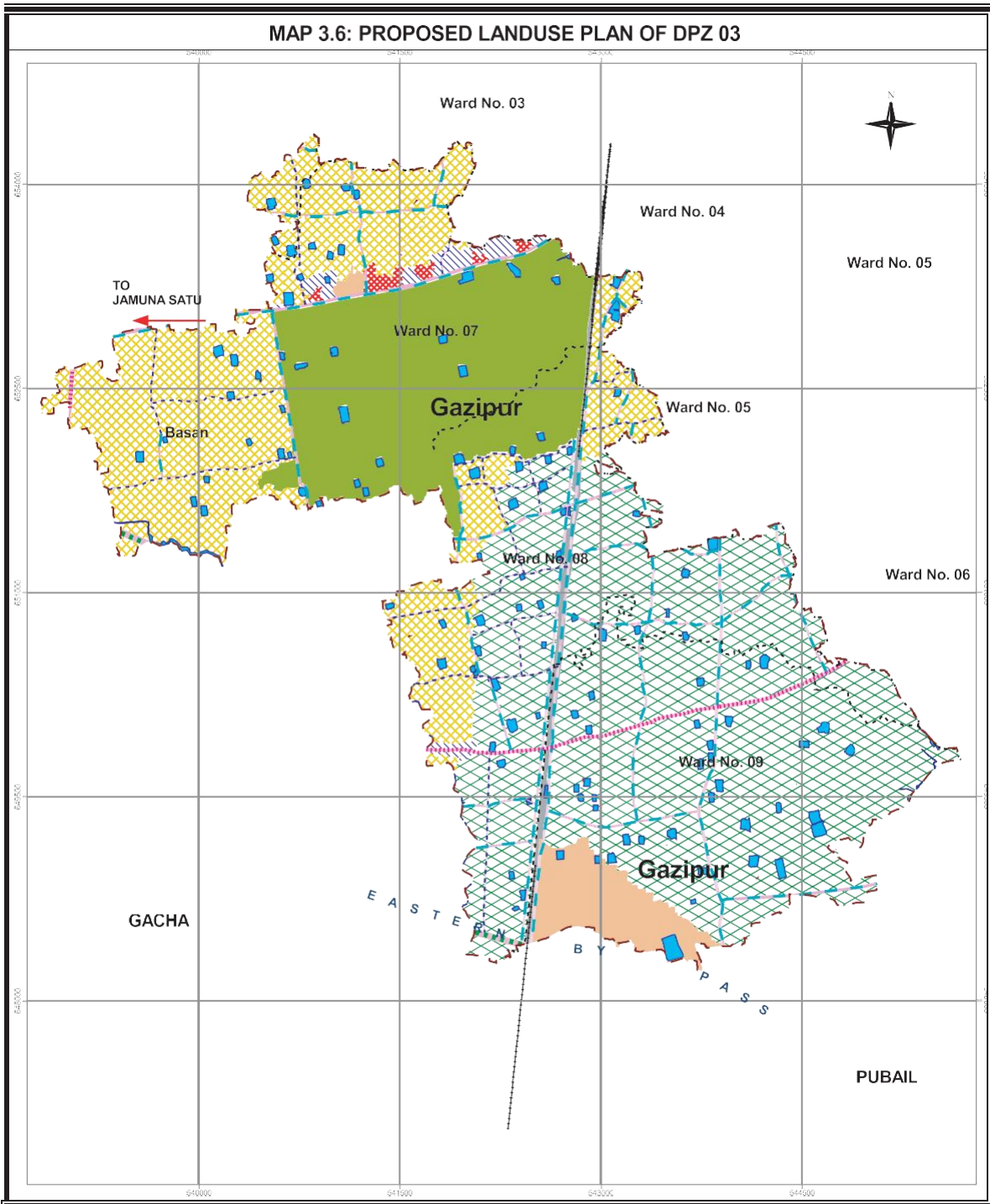
Type	Existing(Unit/No)	Proposed(Unit/No)	Proposed Area in Acres
College	0	1	1.15
Community Center	0	2	0.70
Graveyard	3	3	9.92
Hospital	0	1	1.10
Kitchen Market	1	1	1.62
Park	0	2	12.36
Stadium	0	1	8.86
Total	5	14	38.00

Source: Landuse survey 2006.

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 have been proposed. Within the framework of these major roads, a network of tertiary and access roads have also been proposed, which can be seen in detailed map of DPZ-03.

MAP 3.6: PROPOSED LANDUSE PLAN OF DPZ 03



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Detailed Area Plan for DMDP Area, Group-A



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

INDEX MAP
 DMDP AREA



LEGEND

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|--|---|---|
| <ul style="list-style-type: none"> DPZ Boundary Ward Boundary Existing Rail Line Proposed Road (Feet) 24 30 40 60 80 100 120 130 160 170 272 | <ul style="list-style-type: none"> Proposed Landuse Administrative Zone Agricultural Zone Commercial Zone (Business) Commercial Zone (Office) Transportation & Communication Flood Flow Zone General Industrial Zone Heavy Industrial Zone Institutional Zone Non-Conforming Use Open Space | <ul style="list-style-type: none"> Overlay zone Proposed Road Network Rural Settlement Zone Transportation Facilities Urban Residential Zone Water Retention Area Waterbody Mixed Use Zone (Commercial-General Industrial) Mixed Use Zone (Residential-Commercial) Mixed Use Zone (Residential-Commercial-General Industrial) Mixed Use Zone (Residential-General Industrial) |
|--|---|---|

