

DHAKA METROPOLITAN
DEVELOPMENT PLAN (DMDP)
1995-2015

DETAILED AREA PLAN (DAP)

PART - X

JUNE 2010



RAJDHANI UNNAYAN KARTRIPAKKHA (RAJUK)
DHAKA

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Dhaka Metropolitan Development Plan (DMDP) 1995-2015: Detailed Area Plan (DAP)

Index

Related Areas

- Part-I (Group – A)** : Tongi, Gazipur, Kaliganj Paurashava and surrounding rural settlement and flood plain areas of Balu, Sitalakkhya and Brahmaputra river
- Part-II (Group – B)** : Narayanganj, Kadamrasul Paurashava and its surrounding areas including Dhaka-Narayanganj-Demra (DND) flood protected areas
- Part-III (Group – C)** : Areas under Dhaka City Corporation (DCC) jurisdiction and surrounded by the river Buriganga, Sitalakkhya, Balu, Turag and Tongi Khal
- Part-IV (Group – E)** : Almost entire Savar Upazila and Part of Gazipur
- Part-V (Group-A Extension : Part-D)** : Keraniganj (Part)
- Part-VI (Group-B Extension : Part-D)** : Keraniganj (Part)
- Part-VII (Group-C Extension : Part-D)** : Keraniganj (Part)
- Part-VIII (Group-E Extension : Part-D)** : Keraniganj (Part)
- Part-IX (Location-1)** : Mirpur North to Uttara
- Part-X (Location-2)** : Kamrangir Char Area
- Part-XI (Location-3)** : Keraniganj (Part)
- Part-XII (Location-4)** : Begunbari Khal and its influenced area
- Part-XIII (Location-5)** : DND North
- Part-XIV (Location-6)** : Airport-Demra bypass adjacent area
- Part-XV : (Location-9)** : Eastern Fringe (Part)
- Part-XVI (Location-10)** : Purbachal connecting road to Begunbari Khal
- Part-XVII (Location-11)** : Eastern Fringe (Part)
- Part-XVIII (Location-15)** : Savar EPZ, Bypail, Ashulia
- Part-XIX (Location-16)** : Eastern Fringe (Part)

বাংলাদেশ



গেজেট

পরিকল্পনা শাখা-৩

প্রজ্ঞাপন

তারিখ, ০৮ আষাঢ় ১৪১৭ বঙ্গাব্দ/২২ জুন ২০১০ খ্রিস্টাব্দ

এস, আর, ও নং ২৩২-আইন/২০১০।—যেহেতু Town Improvement Act, 1953 (E.B.Act XIII of 1953), অতঃপর উক্ত Act বলিয়া উল্লেখিত, এর section 73 এ প্রদত্ত ক্ষমতাবলে সরকার, রাজধানী উন্নয়ন কর্তৃপক্ষ এর এখতিয়ারাধীন ১৫২৮ বর্গকিলোমিটার (৫৯০ বর্গমাইল) এলাকায় Master Plan এর আওতাভুক্ত Detailed Area Plan (DAP) for Dhaka Metropolitan Development Plan অত্র মন্ত্রণালয়ের প্রজ্ঞাপন নং গৃপূম/পরি-৩/১(২৩)/২০০৬/১৭০, তারিখ ২৪ সেপ্টেম্বর, ২০০৮ এর মাধ্যমে প্রকাশ করিয়া উহার উপর সর্বসাধারণ কর্তৃক আপত্তি বা সুপারিশ উক্ত section এ নির্ধারিত সময়সীমার মধ্যে দাখিল করিবার জন্য আহবান করিয়াছে; এবং

যেহেতু উক্ত সময়সীমার মধ্যে প্রাপ্ত আপত্তি বা সুপারিশ বিবেচনা করিয়া সরকার উক্ত Section এ নির্ধারিত সময়সীমার মধ্যে কতিপয় সংশোধনীসহ উক্ত Plan টি অনুমোদন করিয়াছে;

TW Act +ñ section 74 Nñ sub-section (1) NT RTU TW• Master
Plan (Detailed .Area Plan for Dhaka Metropolitan Development Plan)

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TABLE OF CONTENTS

	Page
TABLE OF CONTENTS	i
PREFACE	viii
EXECUTIVE SUMMARY	x
CHAPTER-1: BACKGROUND	
1.1 Introduction	1
1.2 Background	1
1.3 Purpose of Detailed Area Plane (DAP)	2
1.4 Objectives of the Project	2
1.4.1 General Objectives	2
1.4.2 Specific Project Objectives	2
1.5 Custodian of Detailed Area Plan	2
1.6 Duration of Detailed Area Plan (DAP) And Amendment	2
1.7 Format of Detailed Area Plan	3
a. Explanatory Report	3
b. Integrated Planning Map	3
1.8 Description of the Planning Area	4
1.8.1 Administrative And Cadastral Boundaries	4
1.8.2 Geo-physical Profile	6
a. Geology and Soil	6
b. Topography	6
1.9 Review of Previous Plans and Proposals	6
1.9.1 Master Plan of Dhaka, 1995	6
a. Preparation and Selection of Strategic Options by DMAIUDP	6
b. Preparation and Analysis of DMAIUDP Options in the Context of the Study Area	7
1.9.2 DMDP Structure Plan and Urban Area Plan (1995-2015)	7
a. Relevant Recommendations	7
1.10 Public Consultation	7
1.10.1 Consultation with Local Government Authorities	7
1.10.2 Consultation with Different Communities & Professionals	8
1.10.3 Public Hearing on the Plan	8
1.10.4 Consultation with Public Representatives	8
1.11 Draft DAP Review by Review Committee	9
1.12 Draft DAP Review by DAP PORJALOCHANA Committee	11
CHAPTER-2: CRITICAL PLANNING ISSUES	
2.0 Introduction	12
2.1 Existing Development Pattern	12
2.1.1 General	12
2.1.2 Socio-economic Profile	12
a. Family Size	12
b. Age and Sex Structure	12
c. Educational Status	12
d. Occupation Pattern	14
e. Income and Expenditure Levels	14
f. Migration	14
2.1.3 Land Use	14
2.1.4 Infrastructure	15
a. Road Network	15

2.2	Expected Development	15
2.2.1	Population	15
2.2.2	Economic Activities	16
2.3	Development Problems	16
2.3.1	Hydrology (Drainage and Flooding)	17
2.3.2	Geological Fault	17
2.3.3	Spontaneous Development	17
2.3.4	Transportation	17
	a. Road	17
	b. Transportation Problem versus Urban Land Use	17
2.3.5	Utility Service	18
	a. Electricity	18
	b. Water Supply	18
	c. Gas Supply	18
	d. Sanitation	18
	e. Drainage	18
	f. Solid Waste Disposal	18
2.3.6	Amenities and Services	18
	a. Active and Passive Recreation	18
	b. Educational Facilities	19
	c. Market Facilities	19
	d. Community Facilities	19
2.3.7	Environmental Concern	19
	a. Flood Flow and Water bodies	19
	b. Pollutions	19
	c. Loss of Bio-diversity	19
	d. Potential Hazards	19
	f. Controlling Instruments	20
2.3.7	Shelter and Settlement	20
2.3.8	Lack of Co-ordination among Agencies	20
	a. Duplication of Effort	20
	b. Disregard of Abiding Plans by Line Agencies/Authorities	20
2.4	Current Public Sector Investment Program	20
 CHAPTER-3: DEVELOPMENT PLAN PROPOSALS		
3.0	Introduction	21
3.1	Abiding by the Policy Frameworks of Higher Level Plans	21
3.2	Planning Principles and Standards	22
3.2.1	Guiding Principle	22
3.2.2	Design Principles and Standards	23
3.3	Preferred Development Strategies	26
3.3.1	Drainage	26
3.3.2	Residential Development	26
3.3.3	Industrial Development	26
3.3.4	Mixed Use Development	26
3.3.5	Transport and Connectivity	26
3.3.6	Flood Flow Zones	27
3.3.7	Non-urban Areas	27
3.3.8	Water Body and Open Spaces	27
3.3.9	Amenities and Community Facilities	27
3.3.10	Water Supply	27
3.3.11	Electricity	28
3.3.12	Gas Supply	28
3.3.13	Conservation of Monument and Heritage	28
3.3.14	Environmental Management	28

3.3.15	Supporting the Surrounding Hinterland	29
3.4	Major Infrastructure Proposals	29
3.4.1	Transport	29
3.4.2	Utility Service	29
3.5	Amenity and Urban Facility Proposals	29
3.6	Description of the Plan	30
	a. Urban Residential Zone	30
	b. Open Space/Recreational Area	30
	c. Water Body	30
	d. Road and Transportation Facilities	30
	e. Flood Flow Zone	30
	f. Overlay Zone	30
3.7	Integrated Planning Map	31
CHAPTER-4: PLAN IMPLEMENTATION		
4.0	Introduction	35
4.1	Implementation Strategy	35
4.2	Land Management	35
4.2.1	Land Management Techniques	35
4.2.2	Area Specific Appropriate Land Management Techniques	35
4.3	Area of Action Area Plan	35
4.4	Public Sector Action Program	35
4.5	Area Development Priorities and Phasing	35
4.5.1	Phasing	36
4.5.2	Fixation of Priorities	36
4.6	Development Control	36
4.6.1	Landuse Zoning	36
4.6.2	Landuse Classification	37
	a. Urban Residential Zone	38
	b. Commercial Zone (Business)	39
	c. Commercial Zone (Office)	41
	d. General Industrial Zone	43
	e. Heavy Industrial Zone	46
	f. Mixed Use Zone (Commercial- General Industrial)	48
	g. Mixed Use Zone (Residential-General Commercial)	50
	h. Mixed Use Zone (Residential-Commercial Industrial)	53
	i. Mixed Use Zone (Residential-General Industrial)	55
	j. Institutional Zone	57
	k. Administrative Zone	59
	l. Agricultural Zone	60
	m. Flood Flow Zone	61
	n. Open Space	62
	o. Overlay Zone	63
	p. Rural Settlement Zone	65
	q. Water Retention Area	68
	r. Water Body	69
4.6.3	Special Function Options	69
4.6.4	Development Permit	71
	a. Computerization of the Permit procedure	71
	b. Landuse Permit	72
	c. Field Level Vigilance	75
	d. Interaction with People	77
CHAPTER-5: PROJECT PLAN		
5.1	Introduction	78

5.2	Description of the Project	78
CHAPTER-6: FOLLOW UP ACTIONS		
6.1	Introduction	81
6.2	Follow up Actions	81
6.2.1	Awareness Building	81
6.2.2	Willingness of the Authorities to implement the Plan	81
6.2.3	Revision of existing and formulation of new Legal Provisions Relevant to DAP	81
6.2.4	Identification and Preparation of Policies for Non Conforming Uses	81
6.2.5	Preparation of Action Plan for Participatory Development	81
6.2.6	Resolving Duality of Power in Granting Planning Permit	82
6.2.7	Decentralization of RAJUK Function	82
6.2.8	Bringing Project Areas under City Corporation Area	82
6.2.9	Strengthening Planning Department of RAJUK	82
6.2.10	Co-ordination among Related Authorities/Agencies	82
6.2.11	Enforcement of Law for Restoring Plan	82
6.2.12	Provision of Penalty for Plan Violation	82
6.2.13	Plan Review	82
CHAPTER-7: CONCLUSION		
7.1	Conclusion	83

LIST OF TABLE

Table-1.1	Required Maps with Corresponding Scale	3
Table-1.2	Administrative Units of the Project Area	4
Table-1.3	Mauza wise Area and Population of the Project Area	4
Table-1.4	Summary of Responses Received on Public Hearing and Actions Taken	8
Table-2.1	Distribution of Household Size	12
Table-2.2	Existing Landuse Distribution of Location-2	15
Table-2.3	Changes in Demographic Variables in Location-2 from 1991 to 2001	16
Table-2.4	Project Area Growth (Projected)	16
Table-3.1	Standards for Provisions of Community Services	23
Table-3.2	Facility Standard at Neighborhood Level	24
Table-3.3	Proposed Road Standard for DAP Area	25
Table-3.4	Proposed Land Use Statistics of the Study Area	30
Table-4.1	Structure Plan Phasing	36
Table-4.2	Landuse Permitted for Urban Residential Zone	38
Table-4.3	Landuse Conditionally Permitted for Urban Residential Zone	39
Table-4.4	Landuse Permitted for Commercial Zone (Business)	40
Table-4.5	Landuse Conditionally Permitted for Commercial Zone (Business)	41
Table-4.6	Landuse Permitted for Commercial Zone (Office)	42
Table-4.7	Landuse Conditionally Permitted for Commercial Zone (Office)	43
Table-4.8	Landuse Permitted for General Industrial Zone	44
Table-4.9	Landuse Conditionally Permitted for General Industrial Zone	45
Table-4.10	Landuse Permitted for Heavy Industrial Zone	47
Table-4.11	Landuse Conditionally Permitted for Heavy Industrial Zone	48
Table-4.12	Landuse Permitted for Mixed Use Zone (Commercial-General Industrial)	49
Table-4.13	Landuse Conditionally Permitted for Mixed Use Zone (Commercial-General Industrial)	50
Table-4.14	Landuse Permitted for Mixed Use Zone (Residential-Commercial)	52
Table-4.15	Landuse Conditionally Permitted for Mixed Use Zone (Residential-Commercial)	53
Table-4.16	Landuse Permitted for Mixed Use Zone (Residential-Commercial- General Industrial)	54
Table-4.17	Landuse Conditionally Permitted for Mixed Use Zone (Commercial-General Industrial)	55
Table-4.18	Landuse Permitted for Mixed Use Zone (Residential-General Industrial)	56
Table-4.19	Landuse Conditionally Permitted for Mixed Use Zone (Residential-General Industrial)	57
Table-4.20	Landuse Permitted for Institutional Zone	58
Table-4.21	Landuse Conditionally Permitted for Institutional Zone	58
Table-4.22	Landuse Permitted for Administrative Zone	59
Table-4.23	Landuse Conditionally Permitted for Administrative Zone	60
Table-4.24	Landuse Permitted for Agricultural Zone	61
Table-4.25	Landuse Conditionally Permitted for Agricultural Zone	61
Table-4.26	Landuse Permitted for Flood Flow Zone	62
Table-4.27	Landuse Conditionally Permitted for Flood Flow Zone	62
Table-4.28	Landuse Permitted for Open Space	63
Table-4.29	Landuse Conditionally Permitted for Open Space	63
Table-4.30	Landuse Permitted for Rural Homestead Zone	65
Table-4.31	Landuse Conditionally Permitted for Rural Homestead Zone	66
Table-4.32	Landuse Permitted for Growth Center	66
Table-4.33	Landuse Conditionally Permitted for Growth Center	68
Table-4.34	Landuse Permitted for Water Retention Area	68
Table-4.35	Landuse Conditionally Permitted for Water Retention Area	69
Table-4.36	Landuse Permitted for Water Body	69
Table-4.37	Landuse Conditionally Permitted for Water Body	69

LIST OF FIGURES

Figure-2.1	Percentage of Family with different Sizes Member	14
Figure-4.1	Structure of Landuse Permit Authority Showing Linkages	73

Figure-4.2	Flow Diagram Showing Activity Linkage of Plan Permit Procedure	76
Figure-5.1	Proposed Water Based Recreational Project of Location-2 Area	80

LIST OF MAPS

Map-1.1	Location Map of Location-2 Area	5
Map-1.2	Structure Plan Designated Landuse Policy for Location-2 Area	10
Map-2.1	Spatial Development Pattern	13
Map-3.1	Proposed Road Network of Location-2 Area	32
Map-3.2	Proposed Drainage Network of Location-2 Area	33
Map-3.3	Proposed Landuse Zoning of Location-2 Area	34

LIST OF MAPS – INSIDE FOLDER

Part - X	Integrated Planning Map of Location-2 Area 1 : 7,500 Dhaka Metropolitan Development Planning (DMDP) Area: Integrated Detailed Area Plan 2010-2015 1 : 80,000
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ABBREVIATIONS AND ACRONYMS

ADB	Asian Development Bank
BUET	Bangladesh University of Engineering and Technology
BIP	Bangladesh Institute of Planners
BIWTA	Bangladesh Inland Water Transport Authority
BSCIC	Bangladesh Small & Cottage Industries Corporation
BNBC	Bangladesh National Building Code
BBS	Bangladesh Bureau of Statistics
CTP	Chief Town Planner
CNG	Compressed Natural Gas
CETP	Common Effluent Treatment Plant
CBO	Community Based Organization
DMDP	Dhaka Metropolitan Development Plan
DMAIUDP	Dhaka Metropolitan Area Integrated Urban Development Project
DND	Dhaka Narayanganj Demra
DEPZ	Dhaka Export Processing Zone
DCC	Dhaka City Corporation
DPHE	Department of Public Health and Engineering
DPZ	Detailed Planning Zone
DoE	Department of Environment
DAP	Detailed Area Plan
DITS	Dhaka Integrated Transport Study
EPZ	Export Processing Zone
ERI	Earthquake Risk Index
FAR	Floor Area Ratio
FAP	Flood Action Plan
GLD	Guided Land Development
GOB	Government of Bangladesh
IAB	Institute of Architects Bangladesh
ILDI	Infrastructure Led Development Initiatives
LPP	Landuse Permit Planner
LPC	Landuse Permit Committee
LGED	Local Government and Engineering Department
MSIP	Multi Sectoral Investment Project
NUC	Nagar Unnayan Committee
NGO	Non Government Organization
PDB	Power Development Board
PPA	Population Per Acre
RC	Review Committee
RS	Revisional Survey/Revisional Settlement
PWD	Public Works Department
RAJUK	Rajdhani Unnayan Kartripakkha
RHD	Roads and Highways Department
REB	Rural Electrification Board
RMG	Readymade Garments
SPZ	Spatial Planning Zone
STP	Strategic Transport Plan
TLCC	Town level Coordination Committee
TIA	Town Improvement Act
TWG	Technical Working Group
UAP	Urban Area Plan
UNDP	United Nations Development Program
URP	Urban and Regional Planning
UGIIP	Urban Governance and Infrastructure Improvement Project

PREFACE

Detailed Area Plan (DAP) is the third and final tier of DMDP (Dhaka Metropolitan Development Plan) 1995-2015. DMDP is a three tier plan package, viz. the Structure Plan, the Urban Area Plan and the Detailed Area Plan. The first two tiers of DMDP i.e. the Structure Plan (1995-2015) and the Urban Area Plan (1995-2009) were prepared in 1995 under the Project 'Preparation of Structure Plan (SP), Master Plan and Detailed Area Plan (DAP) - Metropolitan Development Plan Preparation and Management in Dhaka' under UNDP project No. BGD/88/052 and TAPP No. TA/BGD/ 88 /052 with the technical assistance of UNCHS. The third tier of DMDP i.e. the Detailed Area Plan was prepared by RAJUK under a separate project named "Preparation of Detailed Area Plan (DAP) for Dhaka Metropolitan Development Plan" following the strategies and guidelines mentioned in the Structure Plan and the Urban Area Plan. This is almost a six and a half year project launched in August, 2004 and completed in December, 2010. The total project cost is BDT 2494.66 lac. The project was financed by RAJUK's own source.

The project was managed by a Inter-Ministerial Steering committee, a Technical Management Committee and a Technical Management Sub-Committee. One project director, four project managers, five assistant town planners, one GIS expert, one survey expert and other supporting staffs were the project personnel.

The DAP is prepared for RAJUK jurisdiction or DMDP area of 590 sq.mile (1528 sq. km.). In order to complete the task efficiently, RAJUK divided its control area into five groups and eleven locations and awarded five local consulting firms with the work. The contract was awarded to DDC Ltd. for Group A, Group A Ext. (Part D), Location 3,4 and 15; EPC Ltd. for Group B and Group B Ext. (Part-D); Gani Bangla Ltd. for Group C, Group C Ext. (Part-D), Location 9,11,16; Sheltech (Pvt.) Ltd. for Group E, Group E Ext. (Part-D), Location 1,2,10; BETS Ltd. for Location 5,6. For ease of work, the task of Group D was awarded to DDC Ltd., EPC Ltd., Gani Bangla Ltd. and Sheltech (Pvt.) Ltd.

Group A (North-East Part) covers three paurashavas including Tongi, Gazipur and Kaliganj together with surrounding rural settlement and flood Plain areas of Balu, Sitalakkhya and Brahmaputra river. Group B (South-East Part) covers Narayanganj, Kadam Rasul Paurashava and its surrounding areas including Dhaka- Narayanganj- Demra (DND) flood protected areas. Group C (Central Part) is surrounded by the river Buriganga, Sitalakkhya, Balu, Turag and Tongi Khal. Dhaka City Corporation (DCC) jurisdiction area is within Group C. Group C covers important establishments of capital Dhaka like Bangladesh Secretariat, Motijheel, Kawran Bazar commercial areas, International Airport, Old Dhaka etc. Group D (South-West Part) covers Keraniganj and Zinjira. Rest of the area of this Group is mainly Dhaleshwari flood plain. Group E (North-West Part) covers Savar Paurashava, Export Processing Zone (EPZ), Turag flood plain. Location 9, 110, 16 covers the eastern fringe areas of Dhaka. Other locations are in the different parts of Dhaka.

DAP projects population for the year 2015 as 18.43 Million on the basis of data generated from the population census 2001, which was 10.24 Million. The overall Annual Growth Rate is considered as 4.29%. The stages of DAP preparation included geo-referencing of mauza maps, different types of surveys, consultation with stakeholders, draft plan preparation, public hearing and final plan preparation. Socio-economic survey, physical feature survey, topographic survey and land use survey were done during the period of 2005-2006. The high tech digital GIS (Geographic Information System) data base was prepared for the very first time for Dhaka under the project. Quality checking of survey activities was done by Survey of Bangladesh (SOB). A series of consultation meeting was held with local government authorities (Wards & Paurashavas), Honorable Members of the Parliament of the RAJUK jurisdiction, concerned development agencies (RHD, LGED, WASA, WDB etc.), academics, professionals, socially concerned groups, study groups, business groups, etc.

Following this, draft final plan was prepared. As per section 74 of Town Improvement (TI) Act 1953, RAJUK carried out a two month long Public Hearing on the draft plan from October 3, 2008 to December 4, 2008. The Public Hearing was carried out through media coverage, press conference, web based publication and displaying of maps in RAJUK auditorium, PD (DAP) office and three other zonal offices of RAJUK. The comments given by general people and different organizations were documented in the prescribed format and these were addressed. A national seminar was held with academics, different professionals, BAPA, BELA and REHAB. Round Table Conferences were held in three daily newspaper offices.

A Review Committee to review the Draft Final Plan submitted by the Consultants was formed by the Ministry of Housing & Public Works (MoHPW) with Prof. Dr. Jamilur Reza Chowdhury, Vice Chancellor and BRAC University as convener. In order to assist the Review Committee in the task, a 16 member Technical Working Group (TWG) was formed with members from Urban and Regional Planning Department of BUET, Urban and Regional Planning Department of JU, Bangladesh Institute of Planners (BIP), Institute of Architects, Bangladesh (IAB), Urban Study Group and RAJUK.

A series of consultation meetings was held with the Honorable Members of the Parliament of RAJUK jurisdiction area to apprise them of the draft final DAP and obtain their valuable suggestions and recommendations. Almost whole of August and half of September, 2009 were spent on this consultation.

Ministry of Housing and Public Works constituted a DAP Review Committee with Prof. Dr. Jamilur Reza Chowdhury, former Vice Chancellor, BRAC University as convener to verify the compliance status of the recommendations made by the previous Review Committee. The committee reviewed the status of the Draft DAP in view of the recommendations of the previous Review Committee in four separate meetings held on 16-03-2010, 25-03-2010, 01-04-2010 and 11-04-2010 in RAJUK Board Room. The committee ultimately made 36 point recommendations to be followed by the consultants. Following the recommendations, consultants prepared final plans (maps and reports) and submitted to RAJUK. After approval in the Technical Management Sub-Committee, Technical Management Committee, Steering Committee of DAP and RAJUK'S board, the final plan was submitted to Ministry of Housing and Public Works for final approval. Ministry of Housing and Public Works sent the final plan to Ministry of Law for vetting and placed it in the Cabinet. The cabinet approved final DAP. Finally, Ministry of Housing and Public Works notified gazette of DAP under the SRO No. 232-law/2010 on 22 June 2010. The Reports and the Maps of DAP has been published on the website of RAJUK (www.rajukdhaka.gov.bd).

Eng. Md. Nurul Huda
Chairman, RAJUK.

EXECUTIVE SUMMARY

Location-2 area is situated on the western fringe of Dhaka City in habited by low income groups. It comprises such areas as, Rayer Bazar, Hazari bagh, Kamrangir Char. DMDP suggested to regulate development of Kamrangir Char steered to planned developments and provide protection against external floods. Kamrangir Char provides substantial land area close to exiting urban core for development. Location-2 is very fast growing area and proper regulations has been suggested to guide the development in planned manner. This has to be done through community based development and government participation. Current population of 2010 in the planning area is 263061 and the projected population of 2015 would be 368784.

The plan considers Strategic Transport Plan (STP) Project recommendations and makes evaluation of the existing conditions about infrastructure and services in the project area. About 914.07 acres of land, which is 62.76% of the total area, have been delineated as residential use. Total land under transport and communication is 185.46 acres, which is about 12.73 % of the project area. The plan proposes 47.20 acre (3.24%) area as open space recreational area covering parks, play fields and the existing open space areas.

Water body includes pond, khal, river and other water bodies. The consultant has delineated 138.40 acres of land as water body, which constitute about 9.50% of the project area. About 86.20 acres of land has been shown as overlay zone which is 5.92% of the planning area. Areas about 72.74 acres of land have been designated as flood flow zone, which is about 4.99% of the total project area.

It has been observed from past experience that the plans prepared for planned development and development control have been subject to negligence. As such, it is essential that some sort of awareness to be built among the people to follow the plan. On the other hand the respective authorities should become sincere and dedicated to implement the plan. In order to accomplish the goal set forward in the plan, some follow up actions have been suggested.

A completely new act is required to replace the age old Town Improvement Act 1953. Changes are needed in respect of organization of RAJUK as an urban development organization, its functions, manpower, and legal power to increase its capacity as a service giving agency including establishing good governance in the organization.

There is general ignorance about urban planning not only among the common people but also among the enlightened classes including government officials. There is need to disseminate the detailed area plan proposals among the people to create a sense of awareness about planning. This will also create RAJUK's accountability and transparency to citizens regarding planning. So the plan document and all the plan maps should be made easily accessible to the people.

Chapter-1

Background

1.1 Introduction

This is the Detailed Area Plan (DAP) final report submitted under the tasks of DAP assigned for Location-2 area. The current report is preceded by the Draft Plan Report that contained the draft development plan proposals. The draft report was made for comments and suggestions. The final report has been prepared incorporating the acceptable comments and suggestions received during two month long public hearing. The introductory chapter of the report describes the background, objectives, format of the plan, review of previous plans, duration and custodian of the plan and actions on public hearing results.

1.2 Background

RAJUK initiated the Dhaka Metropolitan Development Plan (DMDP) project in early '90s. The project was originally designed to prepare a set of three hierarchical plans- Structure Plan, Master Plan/Urban Area Plan and Detailed Area Plans. Due to paucity of fund and technical complexity the project had to be closed down in 1995 without preparing the Detailed Area Plan component.

The DMDP Structure Plan sets a 20 year (1995-2015) long term development strategy for metro-Dhaka sub-region of 1528 sq.km of RAJUK area. The DMDP Structure Plan report identifies the order of magnitude and the direction of anticipated urban growth and sets forth a series of policy guidelines for achieving the overall plan objectives.

The DMDP Urban Area Plan (UAP) provides an interim mid-term strategy for 10 years (1995-2005) for the development of urban area within the RAJUK administrative boundary. Detailed Area Plan (DAP), the lowest tier in the three level planning exercises, is basically a local level plan which provides the proposed land use zoning, infrastructure and utility services.

Detailed Area Plan is a vital part of the DMDP as far as spatial development and development control are concerned. Absence of Detailed Area Plan not only hampers undertaking development projects by RAJUK, but also leads to uncontrolled and unwanted spatial development in the private sector. Absence of land use zoning provisions to be prepared under the Detailed Area Plan also posed another problem that restricted approval of building plans, particularly in the newly urbanizing areas of RAJUK. With a view to ameliorate all the above problems that RAJUK decided to complete the Detailed Area Plan component of the DMDP package and undertook the present project.

The DMDP Structure Plan identified 26 Strategic Planning Zones (SPZ) and recommended gradual preparation of the Detailed Area Plans for the SPZs. According to Structure Plan, a DAP may be prepared for the whole of an SPZ or part of it or for an area combining parts of more than one SPZ. DMDP noted immediate need for preparation of DAP for some sub-areas located close to the city and pressure is felt in the area for development. In view of the above considerations the DMDP identified six sub-areas for immediate intervention through DAP for planned and guided growth.

These are:

- Mirpur North up to Uttara (Location 1)
- Kamrangir Char Area (Location 2)
- Kerniganj (Location 3)
- Begunbari Khal and its Influenced Area (Location 4)
- Airport – Demra Bypass Road and its Surrounding (Location 5)
- DND North (Location 6)

Some of these sub-areas are located in the fringe areas of Dhaka and are growing in an unplanned way. No effective instrument could be applied to control and guide growth in these areas. Therefore, it became necessary to prepare DAP for these areas immediately. Through a process of bidding as a consortium Sheltech (Pvt.) Ltd and Dial Consultants Ltd. received the task of preparing DAPs for Location 2 back in 1999.

1.3 Purpose of Detailed Area Plan (DAP)

The provision of DAP is inherent in the Structure Plan with some specific purposes. These are:

- a. Provide basic infrastructure and services in the planning area through systematic planning.
- b. Create congenial environment to promote economic activities.
- c. Improve drainage system and protect flood flow zones from encroachment.
- d. Create service centres to enable urban growth.
- e. To Serve as a reference document for land clearance and building permission
- f. To Provide guidelines for public and private investment priorities
- g. To provide relevant planning polices for sustainable development
- h. To serve as a document for land use and development control

1.4 Objectives of the Project

The main objectives of the Detailed Area Plan (DAP) are as follows:

- a. To provide a quality urban design having aesthetic, functional and flexibility characteristics
- b. To develop a programme for public sector action aiming at the implementation of the plan
- c. To prepare database and disseminate it in professional manner
- d. To provide and guide private sector development
- e. To provide clarity and security to future inhabitants and investors
- f. To prepare guidelines for future infrastructure development

1.4.1 General Objectives

The general objectives of Detailed Area Plan for DMDP area envisages:

- To implement Structure Plan and Urban Area Plan policies
- To guide and control urban development in an orderly manner in preferred areas of urban expansion
- To create an urban environment enabling citizens enjoy the services that suit urban living

1.4.2 Specific Project Objectives

- Implementation of Dhaka Metropolitan Development Plan (DMDP) 1995-2015
- Data management and dissemination
- Preparation of multi-sector investment plan
- Ensuring clarity and security of investment
- Providing guideline for development
- Ensuring sustainable environment

1.5 Custodian of the Detailed Area Plan

The present detailed area plan is a part of the DMDP plan package prepared under the banner 'Master Plan' as envisaged in Section 73(1) of the Town Improvement Act 1953. Rajdhani Unnayan Kartripakkha (RAJUK) is the custodian of the 'Master Plan' and as such it will be the custodian of the detailed area plan as well and responsible for execution of the development control and development proposals prepared under the plan. The development proposals can be implemented either by RAJUK itself or through any other development agency, public or private. Execution of many of the development proposals will rest on other public sector development agencies, but it will be the responsibility of RAJUK to take initiatives to get the work done by those agencies through the Ministry of Housing and Public Works. RAJUK will take action against whoever violates the provisions of the approved DAP proposals and development control provisions.

1.6 Duration of Detailed Area Plan (DAP) and Amendment

The current Detailed Area Plan (DAP) shall remain valid till the validity of the Structure Plan that is 2015. DAP proposals, including land use zoning made in this report, should be periodically reviewed to fit the plan with the need of the time. The purpose of the review will be to take an overview of the level of implementation of the DAP, review changing physical growth pattern, development of infrastructure and trend of public and private sector developments. Necessary changes should be made in DAP proposals in the light of the findings of the review.

As a part of the master plan, amendment of the detailed area plan will be done under the legal provision of Section 74(2) of the Town Improvement Act 1953. All the amendments shall have to be notified in the Official Gazette for public information. As the relevant provision of the act says, “(2) The [Kartripakkha] may, from time to time, with the approval of the [Government] and the3 [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.” So RAJUK can carry out amendment of the DAP any time with the approval of its Board and the Ministry and publish the same in the Official Gazette. But the best way will be to carry out the amendments at regular interval instead of time to time peace meal amendments.

1.7 Format of Detailed Area Plan

The format of Detailed Area Plan consists of,

- a) Explanatory Report
- b) Integrated Planning Map

a. Explanatory Report

The current explanatory report of the plan describes the plan proposals and other necessary information to explain the plan. The report is divided into seven chapters. Chapter one contains background elements that includes, among other things, project background, project objectives, planning area, plan duration and review of previous plans. Chapter two highlights the critical planning issues and problems prevailing in the planning area, the planning area profile and the future population. In Chapter three the development proposals have been placed in details including the integrated planning map. The development proposals include, infrastructure and services, public sector land development in new housing areas, ecological conservation, conservation of monuments and heritage and flood protection and drainage development. Chapter four describes the procedures and measures needed for plan implementation, comprising such issues as, fixation of priorities, public sector action program, and zoning and development control. Chapter five describes the selected projects that would be implemented on priority basis. Chapter six is about follow up actions to be taken including necessary legal and procedural measures to execute the plan and development control.

b. Integrated Planning Map

The Integrated Planning Map shows different layers of information like the cadastral base, administrative boundaries, geo-physical features (contour line, water bodies), infrastructure and existing/proposed land use.

Following are the various components of Maps with different prescribed scale as per ToR which have been submitted at the final stage for the Detailed Area Plan:

Table -1.1: Required Maps with Corresponding Scale

Sl. No	Description	Scale
1	Base Map	1:1980
2	Physical Feature Survey Map(Road+ structure floor)	1:1980
3	Physical Feature Survey Map(Road+ structure type)	1:1980
4	Physical Feature Survey Map(Road+ structure use)	1:1980
5	Land Use Survey	1:1980
6	Topographic Survey Map	1:1980
7	Utility Services Map	
	a. River/ Khal/Drainage	1:1980
	b. Gas/Electricity/ Water Supply	1:1980
8	Comprehensive Detailed Area Plan	1:3960
9	Comprehensive Detailed Area Plan	1:1980
10	Identified Projects in separate layers	1:1000

Source: Terms of Reference (ToR) of DAP

1.8 Description of the Planning Area

1.8.1 Administrative and Cadastral Boundaries

The Detailed Area Plan (DAP) project area of Location-2 is situated in the south-western part of DMDP SPZ 04 (**Map-1.1**). The total area of the project is 589.46 ha or 1456.57 acres. It is situated in ward 03 of Dhaka City Corporation. Location-2 planning zone is comprised of 9 RS Mauza's. **Table-1.2** gives the details administrative unit of the project area, while **Table-1.3** shows the mauza wise area and population of the Planning area.

Table- 1.2: Administrative Units of the Project Area

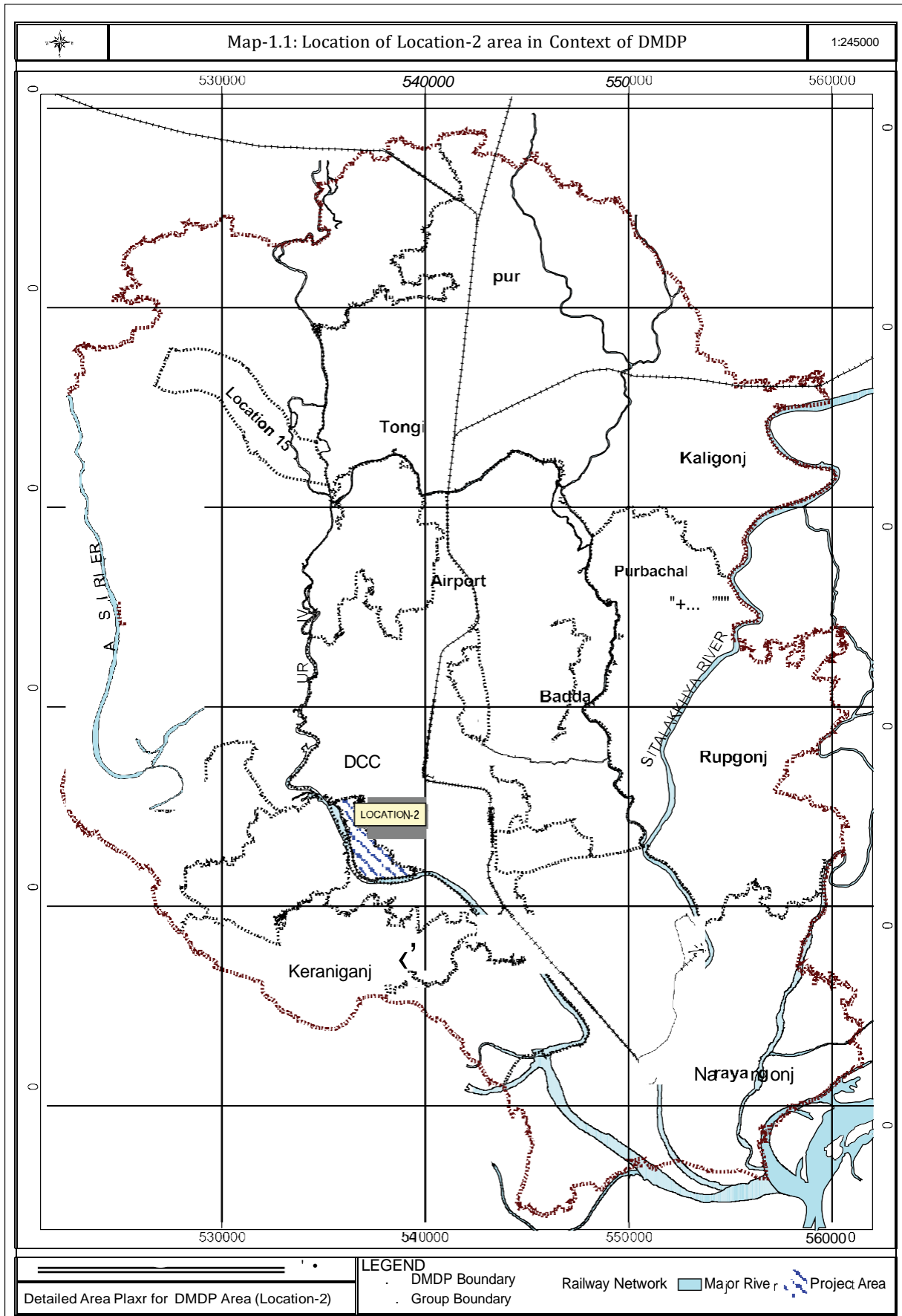
Name	Description
District	Dhaka,
Thana / Upazila	Kamrangir Char Thana
City Corporation	DCC
Ward	Ward 03
Police Station	Kamrangir Char

Table- 1.3: Mauza wise Area and Population of the Project Area

Name of the Mauza	Area in Acres	Census Population	
		1991	2001
Bag Chand Khan	145.20	5894	12936
Char Kamrangir	579.69	45128	87664
Dakshin Sona Tengor	86.84	1648	2128
Uttar Sona Tengor	127.32	7412	12580
Kalunagar	156.67	7571	9750
Enayetganj	13.86	0	381
Nawab Char	223.23	5183	17769
Rajmusuri	79.64	0	-
Baroikhali	68.46	0	-
Total	1480.91	72836	143208

Source: BBS 1991, 2001 (Community Series: Zila- Dhaka)

Most of the area under Location-2 falls under Strategic Planning Zone – 04: Western Suburb of the DMDP Structure and Urban Area Plans. However Char Raghunathpur in Old Dhaka is a part of Strategic Planning Zone 8 and small parts of Shahar Dhaka area are under Strategic Planning Zone 3.



1.8.2 Geo-physical Profile

Following are the brief description of geographical features of the planning area.

a. Geology and Soil

Dhaka City and its surrounding areas are covered with Pleistocene Madhupur Clay and Holocene sediments belonging to the Ganges-Brahmaputra flood plain. The western part of the investigated area lies in the Madhupur Tract having highly oxidized Pleistocene sediments. To the east, the area is covered with recent flood plain deposits.

b. Topography

The project area is characterized by high and low undulated land surface. The comparatively developed area, that is, the western part of the area has the higher land surface, while the eastern part is low land and falls in the retention pond designated in DMDP Structure Plan. But most of these low lands have been filled up for residential development. The area is generally low. Most parts are inundated by normal flood every year. During serious flooding, even the highest road goes under 2/3 feet of water. The area falls just outside the Dhaka flood embankment and floodwall and is therefore, exposed to regular flooding, discouraging people to settle there. The 10 feet high Dhaka City (Flood) Protection Embankment runs by the north of the planning area.

1.9 Review of Previous Plans and Proposals

The following sections present a review of the previous plans undertaken in the planning area.

1.9.1 Master Plan of Dhaka, 1959

The Dacca Master Plan 1959, prepared in 1959 and approved in 1960, covered an area of about 829 sq. km (320 sq. m.) encompassing the then Dhaka Municipality, Tongi Municipality and Narayanganj Municipality. The present planning area of Location-2 was only a small isolated village outside the main city and was shown outside the planning area.

1.9.2 Dhaka Metropolitan Area Integrated Urban Development Project (DMAIUDP), 1981

DMAIUDP was undertaken in 1980-81 with a view to prepare a long term strategy for the future development of Dhaka City. The project proposed some alternative growth strategies for future Dhaka, evaluated them and finally selected the most suitable strategies for future development of Dhaka.

a. Preparation and Selection of Strategic Options by DMAIUDP

Dacca Metropolitan Area Integrated Urban Development Project (DMAIUDP) 1981 was undertaken to work out the future mode and pattern of Dhaka city development keeping in consideration of the physical and social constraints and opportunities existing within and possible areas of future expansion. It was the first ever attempt to prepare a strategic plan in Bangladesh. The project was jointly funded by the Government of Bangladesh (GOB), the Asian Development Bank (ADB), and the United Nations Development Programme (UNDP). The Planning Commission of GOB was entrusted with the responsibility to implementing the project with Asian Development Bank as the executing agency.

A British consulting firm in association with a number of local firms initiated the project in 1980 and completed in 1981. The experts drew up nine strategic options for future development of Dhaka city. They reviewed the options for selection of the most suitable one. The options were,

- Option-1: continuation of the current trend –sustained peripheral growth of the city with limited northward expansion.
- Option-2: peri-urban development– low density resettlement with intensive agricultural production, over an extensive area surrounding the city.
- Option-3: comprehensive flood control-flood protection of the existing city and the northern, eastern and western development areas by enclosing embankment.
- Option-4: comprehensive flood control around the south and south eastern periphery of greater Dhaka.
- Option-5: northern expansion- development by concentration of employment, infrastructure and services.
- Option-6: northern expansion- as for 5 with addition of an improved transportation facility linking urban centers in the north up to that in the south-east.

- Option-7: development of new satellite city– concentration of new development at one new location in the city region away from the existing city.
- Option-8: sub-regional dispersal –decentralization of urbanization and urban development in the existing urban centers of the city region.
- Option-9: minimization of urban growth-limitation of urban population growth by reducing the level of investment in the city in favour of rural development.

A two stage evaluation of the option was carried out. But the consultants finally found none of the options satisfactory. In the first stage the experts rearranged the options into following three strategies. The three alternative strategies were:

- a. Extensive development of land immediately adjoining the city by comprehensive flood protection.
- b. Continuing peripheral expansion of the city without flood protection.
- c. Expansion of the city to the north and west which does not require comprehensive flood protection.

A second stage evaluation of the three alternatives was carried out based on the criteria of,

- a. cost
- b. benefit
- c. implementation possibilities and
- d. flexibility criteria.

After evaluating the three alternatives the experts came to the conclusion that alternative B and C were the best choices as they have “*the balance of advantages*”. And these advantages “*could be achieved at a lower level of urban development expenditure, with fewer implementation problems, and at lower risk than in the flood protection strategy*” Therefore, the combined peripheral growth /northern expansion strategy was adopted as the recommended urban development strategy for future Dhaka.

b. Review and Analysis of DMAIUDP Options in the Context of the Study Area

Though the strategy was never officially adopted but the spontaneous trend of development was towards the same direction as anticipated by the DMAIUDP consultants. The planning area under consideration was not covered by any of the DMAIUDP options.

Nothing was specifically said in the DMAIUDP about the present planning area. The entire area, except the village of Kamrangir Char was subject inundation at that time. As the area was only a village and was isolated from the main city it was virtually ignored in the strategy.

1.9.3 DMDP Structure Plan and Urban Area Plan (1995-2015)

Prepared in 1995 Dhaka Metropolitan Development Plan (DMDP) or Dhaka Master Plan 1995 was rather a follow up of the DMAIUDP. DMDP was a three stage hierarchical plan- Structure Plan, Urban Area Plan and Detailed Area Plan. However, the project could go only through first two stages-Structure Plan and Urban Area Plan.

a. Relevant Recommendations

Structure Plan Land Use Development and Control Policies divide the Location-2 area into following Land Use zones (Map-1.2).

- Established Urban Area up to 1989
- Urban Fringe Area
- Flood Retention Pond

1.10 Public Consultation

1.10.1 Consultation with Local Government Authorities

Consultation with following local governments was carried out through:

- Dhaka City Corporation, and
- Concerned Ward

1.10.2 Consultation with Different Communities & Professionals

1. Academics like Department of Urban and Regional Planning of BUET, and Jahangirnagar University.
2. Professional body like, Bangladesh Institute of Planners, Institute of Architects Bangladesh.
3. Study groups like, Center for Urban Studies.
4. Business group like, FBCCI, DCCI, REHAB, BLDA, Dhaka Mohanagar Somitee.
5. Media like, The Daily Inqilab, The Daily Naya Diganta, and The Daily Sambad.

1.10.3 Public Hearing on the Plan

As per Section 74 of Town Improvement (TI) Act 1953, RAJUK carried out a two month long Public Hearing on the Detailed Area Plan from October 3, 2008 to December 4, 2008. The Public Hearing was carried out through:

- Media Coverage
 - Print
 - Electronic
- Press Conference
- Web based Publication
- Display of Maps (Hard Copy)
 - RAJUK Auditorium
 - DAP, PD Office
 - RAJUK Zonal Office at Dhanmandi
 - RAJUK Zonal Office at Mohakhali
 - RAJUK Zonal Office at Uttara
- Explain different aspects of the Plan to the stakeholders by experts
- Digital Display upto individual Mauza Plot level in GIS Platform
- Collection of Complaints in prescribed format and preparation of checklist
- Collection of Complaints in the form of letter to Chairman/P.D.

Table-1.4: Summary of Responses Received on Public Hearing and Actions Taken

Total No. of Responses Received	No. of Application Expressing Appreciation about the Plan	Action about Complaints/Suggestions		
		No. of Application Having Complaints/ Suggestions	No. of Application Addressed	No. of Application Unable to Address
9 (100.00)	0.00 (0.00%)	9 (100.00%)	9 (100.00.00%)	00.00 (00.00%)

In Location-2 area 9 responses were received during public hearing. These responses were checked and analyzed by the consultant. But most responses were requests to declare their areas a land use as per their desire or free their lands from any development proposal or development restriction. The consultant carefully studied all these petitions and tried its best to accommodate only the requests that were found feasible. The **Table-1.4** gives a summary statistics about the responses received and actions taken about them. Out of the total number of complaints/suggestion receive all were addressed as they were found reasonable.

1.10.4 Consultation with Public Representatives

A series of consultation meetings were held with the Honorable Members of the Parliament in the RAJUK jurisdiction to appraise them of the draft final DAP and obtain their valuable suggestions and recommendations. Almost whole August and half of September, 2009 was spent on this consultation. The outcome of the consultations may be summarized as follows:

Honorable members appreciated the endeavor and expressed that in order to develop Dhaka in planned way all necessary measures including implementation of the draft DAP should immediately be undertaken.

Some members made specific suggestions for widening of certain roads, making suggestion for new connectivity.

Some members wanted changes in the Land use proposals. The consultants tried to accommodate their suggestion where higher level plan allowed. Suggestions that did not conform to the higher level plan could not be entertained

1.11 Draft DAP Review by Review Committee

To give top priority to environmental considerations and also to ensure civil society participation in plan making process, RAJUK organized a 13 member Technical Working Group (TWG) committee representing professional groups, environmental activists. The TWG examined the various aspects of the plan proposals including the environmental issues. In the meantime a two month long public hearing was arranged by RAJUK on the plan to seek public opinion on the plan. A series of tripartite meetings were held with representatives from RAJUK, consultants and the TWG. The major observation of the TWG covered the following issues:

- (i) Population projection
- (ii) Conformity of the proposed land use of DAP with DMDP and from planning principles and norms
- (iii) Standards for amenities
- (iv) Issues of transportation
- (v) Development management tools/strategies
- (vi) Issues of data discrepancy

On the recommendation of TWG the Review committee (RC) finalized their report on March 30, 2009. But the consultants were of different opinion about it and were decided to resolve the issue through discussion among the RC, RAJUK and the Consultants. Accordingly a series of tripartite meetings were arranged and finally the matter was resolved through consensus reached by all the three parties. According to consensus following decision were made.

- **Population**

- Population for 2015 shall be projected on the basis of:
 - Population of 2001 and shall be considered as 10.24 Million.
 - Population for 2015 and shall be accepted as 18.43 Million.
 - Overall Annual Growth Rate shall be considered as 4.29 %.

- **Rural Settlement Zone**

- A new zone named Rural Settlement Zone shall be created to accommodate and confine traditional rural settlements.

- **Flood Flow Zones**

- Since all the structures have been contained within newly created Rural Homestead Zone, the remaining parts of Main Flood Flow and Sub Flood Flow zone become one and therefore merged into one zone namely Flood Flow Zone.

- **Agricultural Zone**

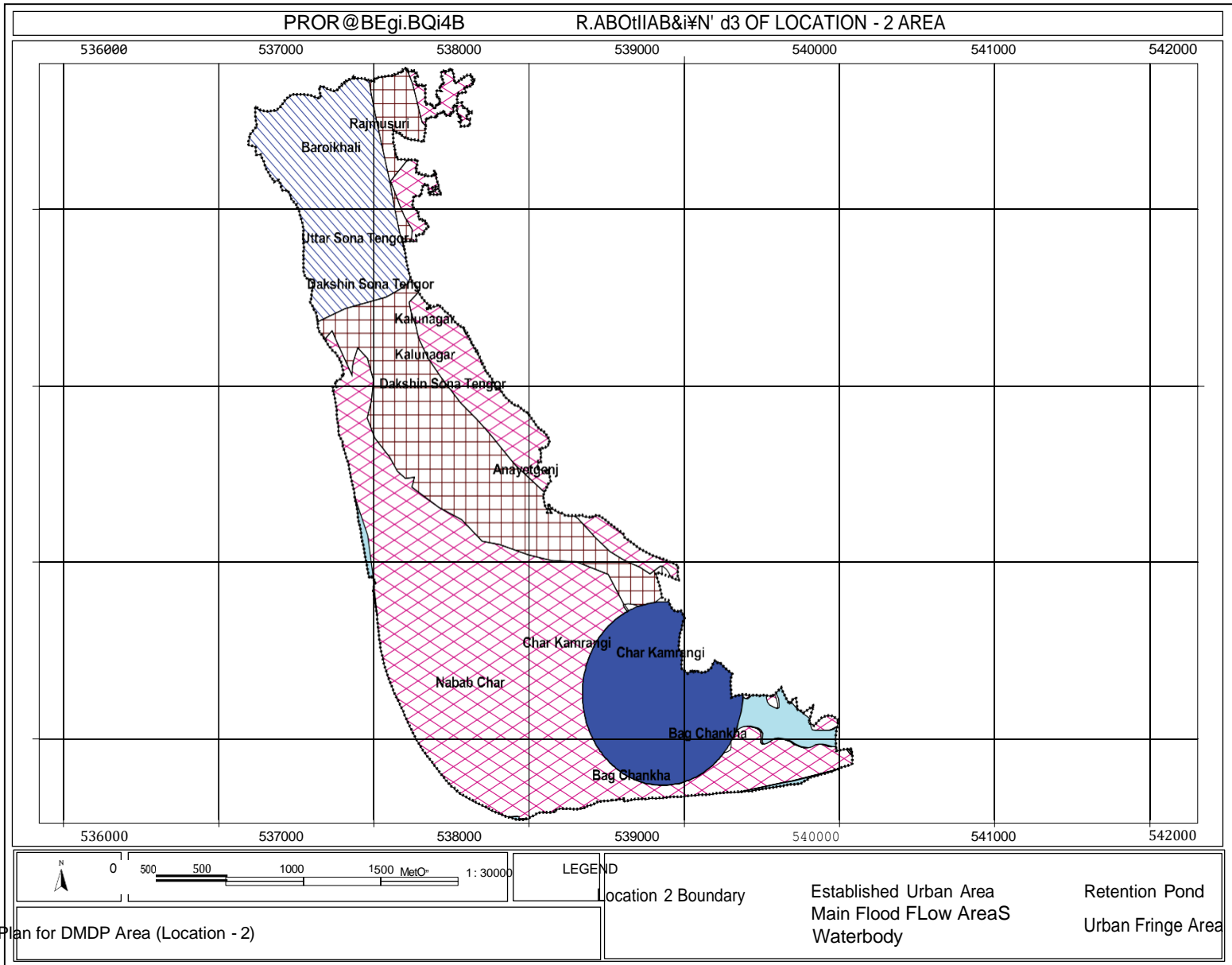
- High value Agricultural Zone and Agricultural Zone shall be merged into one zone namely Agricultural Zone due to their uniform and similar landuse control requirement.
- Any further use that does not conform to the Agricultural Zones shall be strictly prohibited.

- **Retention Ponds & Canals**

- Retention Pond as provided by the consultants in the form of canals at DND and the Eastern Fringe may be maintained as they comply with the Structure Plan & Urban Area Plan.
- Retention Pond as provided by the consultants at the outskirts of the Eastern Fringe alongside the embankment to ease pumping out of water may be maintained.
- Canal Network at the Eastern Fringe may be improved by creating links among them.
- Canals for drainage of Eastern Fringe as per Halcrow Study will work but FAP 8A proposed Retention Area may be kept as further caution.

- **Road Network**

Grid Iron pattern for main roads (Down to secondary roads) as proposed by the Consultants may be provided.



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Detailed Area Plan for DMDP Area (Location - 2)

DMDP : Detailed Area Plan

Part : X

- Crossing the canals by main roads (Down to secondary roads) as proposed by the Consultants may be provided.
- Regional Road over Retention Pond on viaduct may be provided.
- **Urban Deferred**
 - Since DAP projected population for 2015 is more than the estimated population of the Structure Plan, no part of the area designated as urban in the Structure Plan is required to be shown as urban deferred.
- **Standards**
 - Amenity Standards as set by the DAP Consultants are acceptable.
 - Standard of Regional Parks and Open Spaces within DMDP will be 0.28 acres /1000 people.
 - Spaces for the Universities to be earmarked in suitable locations within DMDP jurisdiction.
- **Existing Non Complied Uses**
 - The use / function that do not comply with the designated landuse category shall be either of the following types:
 - **Overlay Zone:** Non-complied use/function that DAP allows to continue in its present use.
 - **Non-conforming Use/Site:** Non-complied use/function that DAP does not allow to continue in its present use and fixes time frame for its discontinuation based on the nature and extent of its potential adverse effect on the underlying land use.

1.12 Draft DAP Review by DAP PORJALLOCHANA Committee

Ministry of Housing and Public Works vide a notice no. Gri o pu ma/Pari-3/1(5)/2001(Part-3)43 dated 7-3-2010 constituted a DAP PORJALLOCHANA Committee with the following members to verify the compliance status of the recommendations made by the previous Review Committee according to a ToR.

- | | | |
|----|---|--------------------|
| a. | Prof. Dr. Jamilur Reza Chowdhury
Former VC, BRAC University | : Convener |
| b. | Prof. Nazrul Islam, Chairman
University Grants Commission | : Member |
| c. | Prof. Dr. Sarwar Jahan, President
Bangladesh Institute of Planners | : Member |
| d. | Ms. Rezwana Hasan
Chief Executive Director, BELA | : Member |
| e. | Architect Iqbal Habib
Jt.Secretary, BAPA | : Member |
| f. | Project Director, Detailed Area Plan
RAJUK, Dhaka. | : Member Secretary |

The committee reviewed the status of the Draft DAP in view of the recommendations of the previous Review Committee in four separate meetings held on 16-03-2010, 25-03-2010, 01-04-2010 and 11-04-2010 in RAJUK Board Room. The committee ultimately made 36 point recommendations to be followed by the consultants. The committee also recommended that on compliance of these recommendations made by the PORJALLOCHANA Committee, the Draft DAP may be accepted by the ministry.