

**DHAKA METROPOLITAN  
DEVELOPMENT PLAN (DMDP)  
1995-2015**

**DETAILED AREA PLAN (DAP)**

**PART-XIII**

**JUNE 2010**



**RAJDHANI UNNAYAN KARTRIPAKKHA (RAJUK)  
DHAKA**

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

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<b>Part-II (Group – B)</b>	: Narayanganj Paurashava, Kadam Rasul Paurashava and its surrounding areas, Dhaka-Narayanganj-Demra (DND) Triangle flood protected areas including Siddhirganj Paurashava.
<b>Part-III (Group – C)</b>	: Areas under Dhaka City Corporation (DCC) jurisdiction and surrounded by the river Buriganga, Sitalakhya, Balu, Turag and Tongi Khal
<b>Part-IV (Group – E)</b>	: Entire Savar Paurashava and Part of Gazipur
<b>Part-V (Group-A Extension : Part-D)</b>	: Keraniganj (Part)
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**DHAKA METROPOLITAN DEVELOPMENT PLAN (DMDP) 1995-2015:  
DETAILED AREA PLAN (DAP)**

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- 2. DMDP: Integrated Detail Area Plan 2010-2015  
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**ABBREVIATION AND ACRONYMS**

BBS	Bangladesh Bureau of Statistics
BIP	Bangladesh Institute of Planners
BNBC	Bangladesh National Building Code
BRTC	Bangladesh Road Transport Corporation
BUET	Bangladesh University of Engineering & Technology
DAP	Detailed Area Plan
DCC	Dhaka City Corporation
DESA	Dhaka Electric Supply Authority
DND	Dhaka- Narayanganj & Demra
DMDP	Dhaka Metropolitan Development Plan
DPZ	Detailed Planning Zones
FAP	Flood Action Plan
GPS	Global Positioning System
GLD	Guided Land Development
GOB	Government of Bangladesh
JICA	Japan International Co-operation Agency
LPC	Land use Permit Committee
LPP	Land use Permit Planner
MLSS	Member of Lower Subordinate Services
NGO	Non Government Organization
NUC	Nagar Unnayan Committee
ROW	Right of Way
SP	Structure Plan
SPT	Standard Penetration Test
SPZ	Strategic Planning Zone
TBM	Temporary Bench Mark
TOR	Terms of Reference
UAP	Urban Area Plan
UNDP	United Nations Development Program
UNCHS	United Nations Center for Housing & Settlement
URP	Urban and Regional Planning
WASA	Water Supply & Sewerage Authority

## 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, Sitalakkyha 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 Dhaleswari flood plain. Group E (North-West Part) covers Savar Paurashava, Export Processing Zone (EPZ), Turag flood plain. Location 9,11,16 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 mouza 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, 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, 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](http://www.rajukdhaka.gov.bd)).

**Eng. Md. Nurul Huda**  
**Chairman, RAJUK.**

## **EXECUTIVE SUMMARY**

The Detailed Area Plan which is the outcome of the last several years of extensive activities related to the preparation of physical plan of Dhaka, marks the completion of the process undertaken by the Rajdhani Unnayan Kartripakkha with the assistance of UNDP and UNCHS to prepare Dhaka Metropolitan Development Plan (DMDP) under the project 'Preparation of Structure Plan (SP), Urban Area Plan (UAP) and Detailed Area Plan (DAP)- Metropolitan Development Plan Preparation and Management in Dhaka' (UNDP No. BGD/88/052 and TAPP No. TA/BGD/88-052). DMDP is a three tier plan package of which 1st two tiers, viz. Structure Plan and Urban Area Plan were prepared during 1992-1995 period by the joint team of Consultants from home and abroad and counterpart experts employed by RAJUK.

DND North (Location-5) is one of the growing urban fringe part of Dhaka Metropolitan Development Plan (DMDP) area situated in the junction of 3 (three) strategic planning zones of Structure Plan namely Eastern Suburb (SPZ: 7), Eastern Fringe (SPZ: 12) and DND North (SPZ: 11.2).

The area is bounded by Janadpath road passes by the west side, Sayedabad-Jatra bari and Old Demra road runs eastwards by the south side and Mungda-Manda road runs eastwards by the north side. The eastern boundary of the project area is Damnpara Mauza. The total area of the Project is 2154 acres.

According to physical development, the project area can be broadly divided into two parts. The western part covers roughly one-fourth portion of the total project area characterized by high land where a dense urban growth has taken place during the last decade. The eastern part covers roughly three-fourth portion of the total project area which is low-lying beels and depressions and still prevails rural scenario.

For the preparation of Detailed Area Plan all the possible information of existing physical features, land uses and socio-economic conditions were collected.

In the physical feature survey the position of topographical details like existing buildings, structures, services, roads, foot paths, boundary walls, khals, culverts, ditches etc. were plotted through Total station and DGPS survey. Real world coordinates of Ground Control Points were gathered using Global Positioning System (GPS) and thereby determined the accurate geographical location of physical features of the project. Ground truthing was done from permanent structures. For contour survey as many as 23 TBM was installed with relation to Benchmark of Survey of Bangladesh. Ground elevation was measured by leveling instruments using grid method. The digitization and plotting work were done using GIS ArcInfo format and ArcView 3.2.

The project area consists of yellowish brown to highly oxidized reddish brown silty clay. The main sediments are poorly compacted, highly plastic, collapsible thick peat and organic clay layers which is considered to be a weaker foundation layer. Any civil construction in this area needs very careful attention and special foundation treatment as well as design.

The ground elevation of the project area with respect to mean sea level ranges from 2 to 6.5 metres. External flood are caused in the low-lying areas by overflow of surrounding rivers and khals, while internal floods are caused by storm water due to rainfall and insufficient drainage facilities. The ground water is met at depth ranging from 5-9 metres below the surface.

The internal roads and private approaches of the project area are unplanned and narrow which are incapable to accommodate the growing traffic demand. Their surface condition is also not good. There are six numbers of khals in the project area. The depth of the khals decreased due to sedimentation. Nearby khals are good place for disposing household garbage for the local people. In few cases encroachment and land filling are not uncommon. Nearly half of the built-up part of the project area is covered by sewerage system for waste disposal. There exists a waste disposal ground

in the project area for the Dhaka City Corporation. More than two-third households of the built-up part of project area are facilitated by piped water system, gas supply system and electricity supply.

The spatial structure of the landuse pattern of project area has been mostly the result of natural growth. Most of the constructions here are haphazard, incompatible and therefore, insufficient and unhealthy. The project area (eastern part) is still predominantly agricultural in character. The land under agricultural use is mostly single cropped area which are low-lying depressions and remain under water during the monsoon flood.

Urban growth is found in mainly the flood free land of western part. The limit of the urban growth is roughly upto Kazia khal towards the east side and along the Old Demra road. The residential landuse covers the major part of the built-up area. More than half of the buildings are pucca. Remainings are semi-pucca and kutcha. The highest dense area is Kazirbag while Damripara is the lowest. The slums are predominantly occupies Brahmanchiron mouza. The industrial use is very limited and located beside Old Demra road at Kazle and Konapara area. Educational use is also very negligible and Recreational facilities are very poor.

Since, planning is to be based on existing situation, so different demographic and socio-economic informations were collected from the project area regarding the people and their environment.

The purpose of the Detailed Area Plan is mainly to stop the urban sprawl and to control the development. Besides, the purpose is also to provide a basis of public sector investment program, and in general to offer clarity and security with respect to future developments to inhabitants and investors.

The 1959 Master Plan of Dhaka City recommended a northward extension of boundary from Demra along both sides of Lakhya river to reduce the external flood which caused by overflow of surrounding rivers and khals. The FAP (Flood Action Plan) No. 8A recommended a number of flood control proposals to enable future urban growth in that area. So, if it is possible to control flood and develop the low-lands then the project area will be an attractive place for new urban development.

In the Detailed Area Plan all previous plan proposals are considered. It can be assumed that the future development will take place in 3 phases. So, in all the phases probable land uses are recommended in the light of DMDP Urban Area Plan.

Following the previous plans a Mass Transport (Rail) also considered and a detailed feasibility study has been recommended. A 100 feet wide primary road also recommended following the previous plans. The internal roads are proposed to 30 feet, 40 feet and 60 feet wide considering the necessity of the locality. At the same time widening of existing narrow roads are also proposed for already built-up part. The northern and southern peripheral roads are also recommended for widening.

As per projected future land requirements, lands are earmarked for internal roads, primary road, utilities and community facilities & services which will be helpful for different government departments/agencies and private investors to choose land for development.

It can be expected that if the existing yearly growth rate (3.36%) continues, then the population of the project area will be about 258610 in next 06 years period (2015). At that time the gross density will be 350 person per acre.

If RAJUK properly implement the Detailed Area Plan by controlling its development then there is some possibility that DND north can be equipped with a unique habitable township probably within the year 2015.

Lastly, the comments made by the review committee of Ministry of Housing & Public Works headed by Prof. Dr. Jamilur Reza Chowdhury have been properly incorporated.

# Chapter- 1

## BACKGROUND

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### 1.1 Introduction

The Detailed Area Plan which is the outcome of the last several years of extensive activities related to the preparation of physical plan of Dhaka, marks the completion of the process undertaken by the Rajdhani Unnayan Kartripakkha with the assistance of UNDP and UNCHS to prepare Dhaka Metropolitan Development Plan (DMDP) under the project 'Preparation of Structure Plan (SP), Urban Area Plan (UAP) and Detailed Area Plan (DAP)- Metropolitan Development Plan Preparation and Management in Dhaka' (UNDP No. BGD/88/052 and TAPP No. TA/BGD/88-052). DMDP is a three tier plan package of which 1st two tiers, viz. Structure Plan and Urban Area Plan were prepared during 1992-1995 period by the joint team of Consultants from home and abroad and counterpart experts employed by RAJUK. After a long gap, RAJUK initiated the task of preparation of Detailed Area Plan for the entire RAJUK area.

In order to complete the task efficiently, RAJUK divided its control area into five groups and several locations and awarded five local consultancy firms with the work. Due to the problems of mauza map collection and time consuming physical feature survey process based on Global Positioning and Geographical Information System, time over run was unavoidable. This is the final output of the process of preparation of the Detailed Area Plan to guide Dhaka's development in a planned manner befitting standard urban living of 21<sup>st</sup> century.

### 1.2 Background

The major factor behind rapid urbanization in Bangladesh is rural-urban migration. This phenomenon was little known prior to the partition in 1947. The pace of urbanization slowly picked up speed and reached an unimaginable peak after the Liberation War. This unprecedented growth coupled with the unplanned growth of settlements made preparation of new urban plan an imperative for fast growing towns. Dhaka Master Plan was prepared in 1957. However, this plan though proved useful initially for the purpose of guided development of the cities was soon overtaken by events that could not be foreseen by anybody at the time of their preparation in the fifties of the last century. Dhaka became many times the size visualized earlier and consequently the plans became obsolete and useless as instruments of development control. Necessity of preparation of an up-to-date urban plan became obvious even to the ordinary citizens. However, the bureaucratic red-tapism and a general lack of comprehension regarding plan preparation and implementation caused valuable time to go waste. Finally in early 1990s a new plan was prepared by RAJUK with the assistance of UNDP/UNCHS. Dhaka Metropolitan Development Plan (DMDP) was finally prepared during 1992-95.

The DMDP is a plan based on modern concepts which differed fundamentally from earlier practice of preparing end-state plans which becomes out-dated in a dynamic growth situation. The DMDP is a three tier plan package namely Structure Plan providing longer time guidance for growth of the cities followed by the Urban Area Plan with shorter time frame providing direction for implementation of the existing urban areas and their immediate surroundings exhibiting some development pressure. The Detailed Area Plan is based on actual survey and studies and covers individual parts of town where immediate intervention is needed.

The DMDP Consultants prepared the 1st two items in considerable details but did not prepare any DAP. However, though late, RAJUK took up the preparation of Detailed Area Plan in one go, although initially the idea was to precede selectively taking the high pressure zones first and then gradually taking up lesser priority zones. This strategy was adapted as Structure Plan accepts and recognizes the uncertainty of future and leaving 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 low priority, flood flow zones and retention pond reserves. Naturally it has become 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 the long run.

### **1.3 Purpose of the Detailed Area Plan (DAP)**

Detailed Area Plan provides guidance for development where action is expected in short term and covers individual parts of a city within a variable time frame. It is concerned with whole range of planning matters for part of the area covered by a Structure Plan setting out in detail the changes the authority intend should take place and giving guidance on the form of new development. It shows location of roads, infrastructure, community facilities and acceptable land use zones. Therefore it can serve as an effective tool for development control.

The specific purposes of Detailed Area Plan are:

- Set out the planning policies of the selected area.
- Amplify the long-term planning intentions of the Structure Plan in the local context.
- Provide a detailed analysis of the area and an urban design of good quality.
- To serve as a reference document of for land clearance and building permission.
- To serve as a document for land use and development control.
- To provide guidelines for public and private investment priorities.
- To offer clarity and accuracy with regard to future development to inhabitants and investors.
- To make recommendations on land development techniques.
- Describe and make map specific proposals.

### **1.4 Objective of the Project**

#### **1.4.1 General Objectives**

The general objectives of the consultancy services for the preparation of Detailed Area Plans for RAJUK Structure Plan area envisages:

- Implement Structure Plan and Urban Area Plan policies
- Guide and control urban development in an orderly manner in preferred areas of urban expansion
- Create an urban environment enabling citizens enjoy the services that suits urban living.

#### **1.4.2 Specific Project Objectives**

- Implementation of Dhaka Metropolitan Development Plan 1995-20 15
- 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**

Section 73 (1) of the Town Improvement Act 1953 empowers RAJUK to 'Prepare a Master Plan for the Area within its jurisdiction indicating the manner in which it proposes that land should be used and (whether by carrying out thereon of development or otherwise) and the stages by which any such development should be carried out. At present three tier development plan in the form of Structure Plan, Urban Area Plan and Detailed Area Plans are prepared. DMDP has been published in the Official Gazette on August 4, 1997 (SRO N. I 834-law/97) and has become legal document for the

guidance of Dhaka's development. Rajdhani Unnayan Kartripakkha is the custodian of DMDP, as such RAJUK is the custodian of the Detailed Area Plan prepared under it as well. As the custodian of all the three tier of plans including the Detailed Area Plan prepared under the present project, RAJUK has the responsibility of development control of its jurisdiction area either by itself or with the cooperation of other agencies of the government responsible carrying out development activities within RAJUK's jurisdiction.

## **1.6 Duration of the Detailed Area Plan (DAP) and Amendment Options**

Usually a plan is prepared for a period of 20 to 25 years. DMDP has been prepared for 20 years carrying 1995-2015 period. As such the Detailed Area Plan prepared under this project extends to 2015. However every plan requires periodic review and updating which is usually done every five years. The consultants propose that the plan should be reviewed at the end of 2015. At the same time initiative should be taken for review and updating of the plan accordingly at the end of 2015, so that it can be extended for a further period of 10 years, i.e. 2025. Section 74 (2) of the Town Improvement Act empowers RAJUK to amend its plan from time to time. If development trend during this period 2015 to 2025 calls for the preparation of a fresh three tier development plan, RAJUK by dint of the authority conferred to it by Section 73 (1) of Town Improvement Act shall take initiative to prepare a new plan for its jurisdiction.

## **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 Explanatory Report provides an account of the design process, demographic and socio-economic data, sector wise and thematic maps, information on higher level planning context and a description of the Integrated Planning Map. The report contains maps on a scale that is appropriate to the information they carry and convenient for inclusion in a report (A4 and A3 size).

### **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), infrastructures and existing/proposed land use.

## **1.8 Description of the Planning Area**

RAJUK jurisdiction extends over approximately 590 sq miles comprising 26 Strategic Planning Zones of Structure Plan. For the purpose of preparation of Detailed Area Plan (DAP), the whole RAJUK's territorial jurisdiction has been initially divided into six areas (locations). DND North (location-5) is one of the areas out of aforesaid six (Map 1.1).

### **1.8.1 Administrative and Cadastral Boundaries**

As per Administrative and Cadastral boundaries the project area covers full mauza of Kazirbagh and part mauza of Rajarbagh, Uttar Brahmanchiron, Brahmanchiron, Uttar Jatrabari, Manda, Matuail, Damripara and Paradigar (Map 1.2). The project area covered by Manda and Matuail Unions under Mothijheel and Demra Thanas. Moreover, part of the project area is under City Corporation Ward no.29, 30, 31, 84 and 85.

Table-1.1: Area of DND north by Administrative Units

District	Thana	Union/Ward	Mauza	Area in Acre
Dhaka	Motijheel	Ward No.29	1. Rajarbagh(part) 2. North Brahmanchiron(part)	2154
		Ward No.30	1. North-rahmanchiron(part) 2. Brahmanchiron(part)	
		Ward No.31	1. Kamlapur (part)	
	Demra	Ward No.84	1. Brahmanchiron(part) 2. Kazirbagh(part) 3. Jatrabari(part)	
		Ward No.85	1. Brahmanchiron(part) 2. Kazirbagh(part) 3. Jatrabari(part)	
		Manda Union	1. Manda(part)	
		Matuail Union	1. Matuail 2. Dhamripara(part) 3. Paradagar(part)	

Source: Field Survey conducted by BETS, 2007

## 1.8.2 Geo-Physical Profile

### a. Geology

In geological consideration the project area is covered mainly by the pleistocene-Madhupur clay and Holocene sediments. The Madhupur clay consists of yellowish brown to the highly oxidized reddish brown silty clay. The project area falls under Engineering Geology Unit 111. IV & V of the Engineering geological map of Dhaka City presented in the "Atlas of Urban Geology, Volume-II". The soil consists of active natural levee, flood plain, sand bar, point bar sediments composed of naturally low to medium compacted sandy silt, sandy clay, organic clay layer, loose sand, depression and abandoned channel sediments.

Standard Penetration Test (SPT) value in this area is between 1 to 4. The project area is lying between the Pagla Fault and Balu Fault as per Atlas of Urban Geology, Volume 11, ESCAP, UN, New York, 1999.

From the geo-technical investigation carried out in the project area it is observed that subsoil formation is mainly composed of brownish grey silt with some clay or light brownish grey medium dense sand with some silt. The soil formation is more or less irregular. The SPT value in the project area varies from 1 to 15 upto 15m depth. The allowable bearing capacity of soil ranges between 1.43 t/m<sup>2</sup> to 19.5 t/m<sup>2</sup>. Special soil treatment is required for heavy civil construction. With the presence of organic layers and sediments with low compaction, the area is considered to be a weaker foundation layer. Any civil construction in this area needs very careful attention and special foundation treatment as well as design.

### b. Topography

Geomorphologically Dhaka City lies in the extreme southern part of the Madhupur Tract, which is situated in the central-eastern part of Bangladesh. The land slopes gradually towards the east where it merges into the Ganges-Meghna floodplain. According to the Geological Survey of Bangladesh the project area is characterized by the following types of geomorphic units based on surface morphology and elevation:

- Mixed high and low lands (AM)
- Low land (AL)
- Depression

**c. Climate**

As described earlier, the project area is the part of Dhaka Metropolitan City. Dhaka experiences a hot, wet and humid tropical climate. The city is within the monsoon climate zone, with an annual average temperature of 25 °C (77 °F) and monthly means varying between 18 °C (64 °F) in January and 29 °C (84 °F) in August. Nearly 80% of the annual average rainfall of 1,854 millimeters (73 in) occurs between May and September. Increasing air and water pollution emanating from traffic congestion and industrial waste are serious problems affecting public health and the quality of life in the city. Water bodies and wetlands around Dhaka are facing extinction as these are being filled up to construct multi-storied buildings and other real estate developments. Coupled with pollution, such erosion of natural habitats threatens to destroy much of the regional biodiversity.

**d. Geological Fault**

The consultants adopted the DMDP report on Planning and Control Area Boundaries which took into consideration & bear succinct observation on geological features of the project area. The report summarizes that the geological observations and features are present in the Dhaka Terrace-the southern area of the Madhupur Tract. The area defined as the Dhaka Terrace includes Mirpur, Kurmitola (old Dhaka Airport), Dhaka and Demra, between the Buriganga on the west and the Sitalakkhya on the east. The Structure Plan Area is in the Dhaka Terrace. Detailed information is given in the subsequent chapter-2.3.2.

**1.9 Review of the Previous Plans**

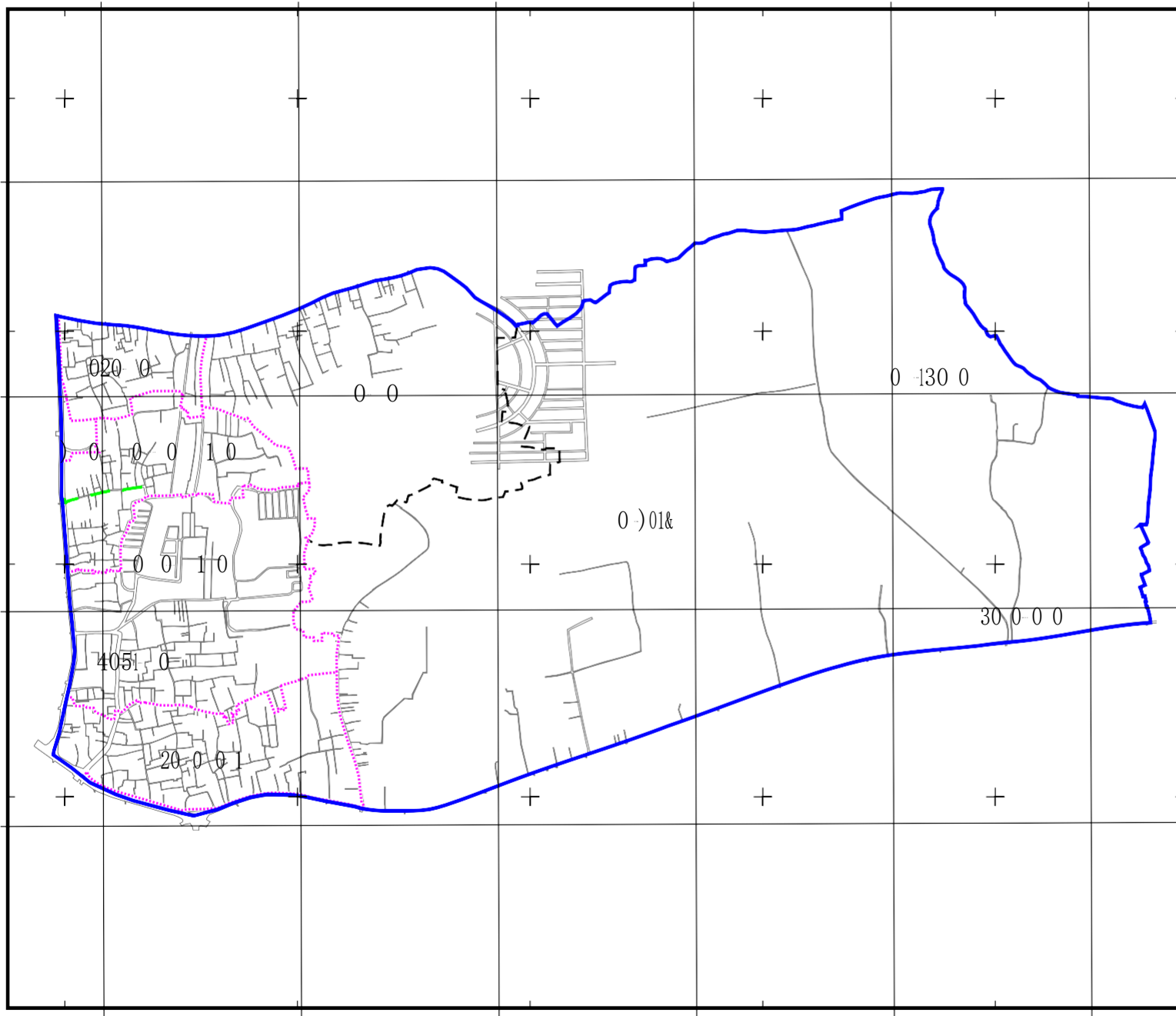
Prior to undertaking of Detailed Area Plan Preparation Project, several planning intervention took place in Dhaka and the following plans were prepared for the planned development of Dhaka. The first one was prepared for Dhaka as a provincial capital city, followed by larger plan taking into consideration the growth of the city and its transformation as a national capital of Bangladesh. Chronologically the plans were:

- Dhaka Master Plan 1959
- Dhaka Metropolitan Area Integrated Urban Development Project: 1981
- Dhaka Metropolitan Development Plan: Structure plan (1995-2015), Urban Area Plan (1995-2009), Detailed Area Plan (the present plan)

The Dhaka Master Plan Project covered an area of 320 sq. miles for a projected population of 1.5 million. But events following creation of Bangladesh in 1971 after a bloody war of liberation surpassed all projections and Dhaka became considerably larger than the coverage of 1959 plan. The metamorphosis from a provincial capital to national capital with all its physical, social, environmental attributes made the existing plan obsolete and useless as a tool of development control. Preparation of a new plan to guide and control development of Dhaka became an imperative for the guidance of development and expansion to accommodate the fast expanding population of the city.

In order to bring the ever expanding boundary of Dhaka city under planning coverage an attempt was made to formulate an urban development strategy for Dhaka city in the eighties of the last century. As a result a strategic plan in the form of Dhaka Metropolitan Area Integrated Urban Development Project (DMAIUDP) was completed in the year 1981.





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The necessity of preparation of a fresh urban plan became obvious even to the ordinary citizens. However, lack of concern at various administrative levels due to lack of comprehension and bureaucratic red-tapism did not allow the preparation of a fresh plan until the 1990s. Finally, Dhaka Metropolitan Development Plan (DMDP) was prepared by RAJUK with the assistance of UNDP/UNCHS during 1992-1995 periods.

#### **i. Master Plan for Dhaka, 1959**

Initiative was taken in the year 1957 to prepare a Master Plan for the development and development control of the city of Dhaka, a provincial capital, under Technical Assistance provided by the Colombo Plan Programme. The consulting firm Minoprio and Spencely and P.W. Macfarlane submitted the draft plan in the late 1958 which was adapted in 1959.

According to Master Plan for Dhaka City in 1959 the DND north area is restricted by wide tracts of low-lying land that inundates annually. The Master Plan recommends a north ward extension of the boundary from Demra, along both sides of Lakhya River, so that any development upstream of the proposed water intake at Demra can be controlled. Reclamation of selected areas of low-lying land nearer to Dhaka also indicated with which to augment the limited supply of built able land. As an alternative to reclamation by raising the level of land for development above the flood level, consideration also given of bounding the area against flooding and pumping out surface water, rather along the lines of Dutch practice.

#### **ii. Dhaka Metropolitan Area Integrated Urban Development Project**

Dhaka Metropolitan Area Integrated Urban Development (DMAIUD) Project was undertaken to develop a long term urban development strategy to guide and regulate the future growth of the Dhaka Metropolitan area. It aimed to set out appropriate policies designated to implement the proposed strategies and to prepare prototype proposals for low-income housing projects. The project also tried to offer advice on the establishment of effective planning and development organizations and to develop skills and experience of local staff. The major thrust of the strategy was for northern expansion of metro Dhaka and advised creation of a buffer in the form of green belt. There was not any important indication in that project that are applicable for DND north (location-5) area.

#### **iii. Relevant Structure Plan and Urban Area Plan Information**

The Dhaka Metropolitan Development Plan in the form of Structure Plan and Urban Area Plan was prepared during the period 1992-1995 to provide policy guidelines for the development of Metro Dhaka for 1995-2015 periods. The policies and strategies adopted in the plan was to provide a rough development control guideline for the Metro Dhaka until the preparation of Detailed Area Plan, the third of the three tier new urban development plan document. Structure Plan and Urban Area Plan framework relevant to Location-5 area is presented below -

Structure Plan Land Use Development and Control Policies stated the following use for the project area:

The Structure Plan is a framework of urban development for twenty years period (1995-2015). In the Structure Plan a primary road M/6A has been proposed through the middle of the project area in north-south directions from Fatullah to Uttarkhan / Faydabad. From the eastern portion of the project area a Mass Transport (Rail) has been proposed in north-south direction with a branch linked with Kamalapur railway station in east-west direction.

The land towards the east of proposed Mass Transit (Rail) has been shown as New Land Development Area (Promotion) and between Mass Transit and Primary road the use has been shown as "Flood Protection Pond".

The proposed land use zoning in the Urban Area Plan has been derived from the policy guidelines of the Structure Plan. The land use proposals in the Urban Area Plan includes following zones.

- Existing Mixed Use Planned Zone
- Existing Mixed Use Spontaneous Zone
- Proposed Mixed Use Spontaneous Zone
- Proposed Mixed Use Planned Zone
- Restricted Flood Retention Reserves

### **1.10 Public Consultation**

Public consultation is an essential element of modern planning. Public consultation helps to get the pulse about the aspirations of the stakeholders regarding spatial development. In order to prepare the plan in line with the desire of the people several formal and informal meetings were arranged with the stakeholders. In the initial stage stakeholders were apprise about the techniques of the plan preparation process and in the later stage the discussions were made with the draft plan.

After the submission of Draft Final Report, necessary consultation was done with the Stakeholders of Project Area regarding their preference on infrastructural development, provision of amenities, requirements of urban utilities and essential services.

#### **i. Number of Complaints/Comments**

There was no complaint received from the inhabitants of Project Area. But the stakeholders suggested for changing the Retention pond from their land. The consultant met that problem along with other minor problems.

#### **ii. Types of Stakeholders**

All classes of people who reside there and who possess land over there.

#### **iii. Follow up Action**

After submission of Draft Final Plan, all Maps were presented at RAJUK head office and other zonal offices and open for the stakeholders for giving comments/ suggestions.

#### **iv. Outcome of the Group Discussion**

A number of comments received as the outcome of discussion with respect to all urban amenities like parks, play ground and other indoor and outdoor recreational facilities, improvement of road networks, institutional facilities. All possible desires of the local communities were tried to fulfill.

### **1.11 Draft DAP Review by Review Committee**

Review Committee only objected Drainage Network of DND north area. Whereas the drains will serve the function of retention pond, it should be wide enough and well linked with the retention ponds located beside Balu River.

### **1.12 Draft DAP Review by PORJALOCHANA Committee**

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

- a. Prof. Dr. Jamilur Reza Chowdhury : Convener  
Former VC, BRAC University

- b. Prof. Nazrul Islam : Member  
University Grants Commission
- c. Prof. Sarwar Jahan : Member  
Bangladesh Institute of Planners
- d. Mrs. Rezwana Hasan : Member  
Director, BELA
- e. Architect Iqbal Habib : Member  
BAPA
- f. Project Director, : Member Secretary  
RAJUK, Dhaka.

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.

