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Table No. 3.5: Major Road Network Proposal

SI No.	Direction	Description of Road
		Widening of existing road including proposed extension:
1	NS-1	30' Wide Damripara road (widening of existing road)
2	EW-2	60' Wide East-West Middle road (partly widening of existing & partly new proposal):
3	EW-3	60' Wide Extension of Golapbag Stadium Road (partly widening of existing & partly new proposal):
4	EW-4	60' Wide Mugda-Manda road (partly widening of existing & partly new proposal):
		Widening of existing road:
5	EW-5	80' Wide Old Demra road (widening of existing road)
		Proposed New road:
6	NS-6	60' Wide West Kazla road (proposed new)
7	NS-7	60' Wide East Kazla road (proposed new)
8	NS-8	60' Wide Middle Connecting road (proposed new)
9	EW-9	60' Wide A.M.Avenue (proposed new)
10	NS-10	100' Wide Structure Plan road (proposed new)

3.4.1 General Industrial Zone

Steel re-rolling, Textile, Steel Industries, Paint Industries, Food processing, Tube Mill, Agro-Engineering, Metal Industries and Garment Industries have been set up along the Old Demra road and concentrated in the south-east corner of project area. Industries are polluting water bodies by discharging untreated effluent. The consultants suggesting the necessity of proper discharging facilities of effluent water and a boundary wall of a small Industrial Zone. There are as many as sixteen industries have been identified in DND North (Location-05). We tried to differentiate those industries as per instruction of Review Committee. Those industries are suggested to relocate in the proposed industrial zone in Konapara as per RAJUK instruction (Annexure-01).

Besides, there is an existing ongoing project located at Sayadabad in the Brahmanchiron mauza of the project area. Due to its larger covered area (22.93 hectares) it came under discussion. This treatment plant planned to get its water from the Lakhya river by way of an irrigation channel. The urbanization around the irrigation channel will mean increasing pollution of the channel's raw water. Environmental protection measures will be taken to prevent pollution of the Lakhya river and its tributary, the river, in order to ensure that it remains a viable, long-term source of potable water for the project area as well as Dhaka city

3.4.2 Open space

The existing community facilities, utilities and urban services are not sufficient in the project area. An unplanned and haphazard system has been developed.

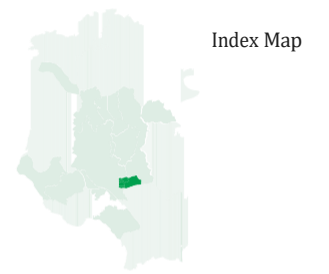
Recreational Facilities and open space accessible to general public provide an integral and necessary part of urban living. Under the heading passive recreation, there is only one small children part at Jatrabari and which is insufficient in all considerations. Due to high land value the urban dwellers cannot effort to keep open space in their residence. There is no good arrangement in the community concern. Therefore, in the DAP as many as 6 neighborhood parks have been recommended each for 25000 people. All those parks are distributed both in built up and non- built up areas (Map 3.4).

Map 3.3: Map showing proposed road network of the project area



Legend:

- Administrative Boundary
- Proposed Road Network
- Location 5
- Ward
- Upazila/Thana
- Union
- Mauza
- Road Network
- Pucca
- Katcha
- Water Bodies

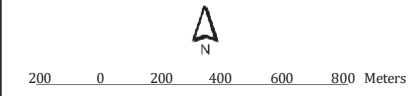


Data Source
 Topographic, physical feature and landuse survey conducted by BETS Consulting Services Ltd.

Horizontal: SOB (JICA) 303, SOB (JICA) 3407 and SOU (JICA) 3469 for Easting / Northing. For Landuse / Physical Features: DSM, SRTM and 4.

Projection Parameters

Projection System	:	Bangladesh Transverse Mercator (BTM)
Spheroid	:	Everest 1830
Scale Factor	:	0.9996
Central Meridian	:	90 degree East
False Easting	:	500,000 Meter
False Northing	:	2,000,000 Meter
Latitude of Origin	:	0 degree (Equator)
Seven-parameters for User Defined Datum	:	283,729, 735,942, 261,143, 0.0, 0.0, 0.0, 1.0



Ministry of Housing and Public Works
 Rajdhani Unnayan Karbhivi Department (RAJUK)

CONSULTAS

BETS Consulting Services Ltd

To serve the requirements of total people project area including adjacent urban areas a central park have been recommended in the north side of waste disposal ground covering an area of about 27.487 acre. The proposed central park will be well connected 60 feet and 100 feet wide road. At present the selection of site might call criticism due to its proximity to waste disposal ground. But in future the waste disposal ground will shift to elsewhere.

In order to safe guard the designated central park area, the land area to be preserve. Delineation of area on the ground by suitable marker and regulatory control will be suitable marker and regulatory control will be needed. No construction, excavation or filling can be entertained in the proposed central park area. The full development of the central park can be expected during the period of 3 rd phase.

The development will take place phase-wise but their locations should be earmarked on land in advance. An appropriate land use control will be necessary to safeguard the earmarked reserve land.

3.4.1 Institutional Zone

To facilitates educational, religious, academic functions-private and government, the consultants proposed a separate zone in the north-east corner of water treatment plant covering an area of 35.61acres. The location of the institutional zone is in between built up part and non-built up part and well connected with road network.

3.4.2 Commercial Zone (Business)

At present the commercial use is very insignificant (0.53%) of the total project area which have been developed due to necessity of the locality. The commercial activities has been developed mostly along the Jatrabari road Mugda-Manda road and Manik nagar road. Dhalpur bazar and road passes through Uttar Sayedabad and Jatrabari mohallas are also seat of many shops and commercial activities. There is no modern shopping centre or planned market in the project area. In the DAP as many as 5 commercial zones have been recommended in built up and non- built up areas. The proposed commercial zones will be mainly located in the junction of roads. The use of those zones will be privately owned and its land use to be controlled. If necessary, the preservation of land are to be completed in advance. No building permission will be sanctioned if the use is other than commercial (Map 3.5).

