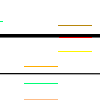


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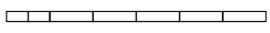
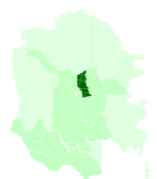
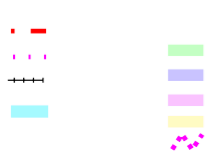
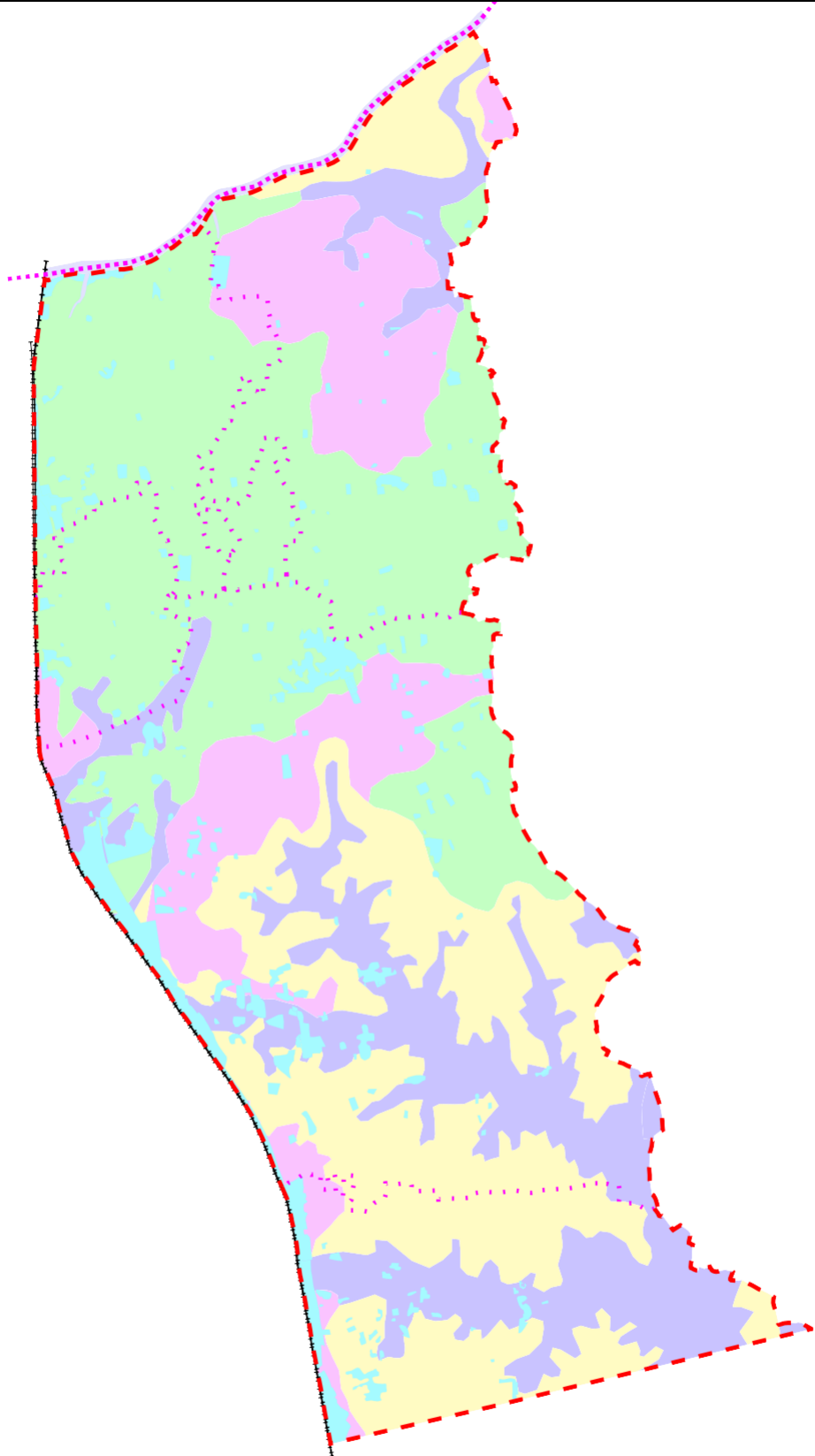
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The consultants adopted the DMDP report on Planning and Control Area Boundaries which took into consideration & bear succinct observation on geological features of the project area. The report summarizes that the geological observations and features 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 Sitalakhya on the east. The Structure Plan Area is in the Dhaka Terrace.

1.1 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 was completed in the year 1981. This strategic policy level plan never became a development control tool as it was not given the status of a legal document through necessary enactment.

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 buildable 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 is applicable for Airport-Demra Bypass Area (Location-6).

iii. Relevant Structure Plan and Urban Area Plan Information

Structure Plan Policies:

The Structure Plan covers the period from 1995 to 2015 and lays down long term strategy for there 20 years for the Metro Dhaka Sub-region (590 square miter of area administered by RAJUK). The plan identifies the order of magnitude and direction of anticipated urban growth and defines a broad set of policies considered necessary to achieve the overall plan objectives. Eight long-term strategic options were considered by the Structure Plan. The preferred strategy recommended in the Structure Plan incorporates elements from three of these options. The preferred strategies are as follows:

Consolidation in existing urban area

The objective here is to concentrate on upgrading the services in line with the densification in the existing urban areas. The strategy calls for the consolidation of the established urban area in the short to medium term to optimize existing land resources, with priority accorded to planned and serviced low-density districts and those with reserves of vacant and under-utilized land.

Acceleration in existing urban fringe

Under this strategy targeted areas would be the existing urban fringe, that is areas mainly at the periphery of the more established urbanized area, where conversion from rural land occurred during the 1980's. This strategy involves adoption of policies which aim at accelerating the provision of services in these areas and making the development process in these areas more cost-effective.

Promotion in new urban land in outlying areas

Under this strategy targeted areas would be the more outlying areas that are going to be urbanized spontaneously or in a planned way. These areas tend to grow very slow thus making the provision of infrastructure facilities and services very costly. The promoting development strategy for this urban sub-area is to adopt policies which will accelerate development at specific locations. The purpose of these policies is to optimize the utilization of these extensive but scattered and under-utilized lands, at the same time promoting further outward, planned urban growth.

Development of Primary Roads

Under the DMDP Structure Plans long-term road development strategy parts of two important primary roads pass through the present study area. One of these is the Primary Road (MU) from western embankment near Ashulia to eastern by-pass near Noykhol via Abdullahpur and Mainnar Tek. The other one is the First Primary Road (M6c) from Namapara to Mainnar Tek via Dobadia.

The Structure Plan recommends a number of policies and strategies to guide the development in the preferred direction. Its functions, therefore, does not include development management. This function in the interim period has been given to the Urban Area Plan (UAP), until it is superseded by the Detailed Area Plan (DAP). The Interim Development Management Report of the Urban Area Plan describes the development management tools of the plan in relation to planning control functions of the Detailed Area Plan, the building code and fire prevention regulations. The urban area map of the plan visualizes the urban area plan and delineates existing and proposed land uses.

As per provision of the Urban Area Plan, most of the area of location-6 can be categorized into Mixed Use Planned Zone and Mixed Use Spontaneous Zone.

1.2 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 made with the Stakeholders of Project Area with regards to their preferences on infrastructural development, provision of amenities, requirements of urban utilities and essential services.

i. Number of Complaints/ Comments

There was no complain received from the inhabitants of Project Area. But the stakeholders suggested for improving transportation network and urban facilities. The consultant met all those problems.

ii. Types of Stakeholders

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

iii. Follow up Action

After the submission of Draft Final Plan report, it was ready at RAJUK office and RAJUK zonal Office at Uttara open for the collection of comments/ suggestions from the stakeholders.

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 and improvement of road networks, institutional facilities. All possible desires of the local communities were tried to fulfill.

1.3 Draft DAP Review by Review Committee

Review Committee only objected Transport Network of Airport – Demra bypass area. Whereas the road network can not serve the future transportation demand of the people, hence it should be widen and well connected with other national and regional road.

1.4 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
Former VC, BRAC University | : Convener |
| b. Prof. Nazrul Islam
University Grants Commission | : Member |
| c. Prof. Sarwar Jahan
Bangladesh Institute of Planners | : Member |
| d. Mrs. Rezwana Hasan
Director, BELA | : Member |
| e. Architect Iqbal Habib
BAPA | : Member |
| f. Project Director,
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 PORJALOCHANA Committee the Draft DAP may be accepted by the ministry.