

3.1.1 Proposed Road Network

In the project area road network is the only mode of transport. There were as many as 6(six) numbers of east-west road which existed and serves as major roads in the project area. Those narrow major roads with proposed extension are listed as follows (Map-3.4).

- Fayedabad –Beriband Road (80 feet)
- Shah Kabir Road (80 feet)
- Shah Latif Road (80 feet)
- Askona Road (80 feet)
- Kawla Bazar Road (40 feet)
- Khiilkhet-Namapara Road (40 feet)
-

So, widening proposal of above mentioned East–West roads are given. At the same time 3(three) new East-West roads have been proposed which are as follows:

- 300 feet embankment road
- 40 feet new proposed road
- 60 feet Banarupa road

The project area possesses the shortage of north-south roads. The north-south roads which are existed to serve the local areas are well connected with Fayedabad-Bariband Road to Shah Latif Road and also linked with Askona Rod. But considering their inadequacy we proposed 2 (two) North-South roads which are as follows:

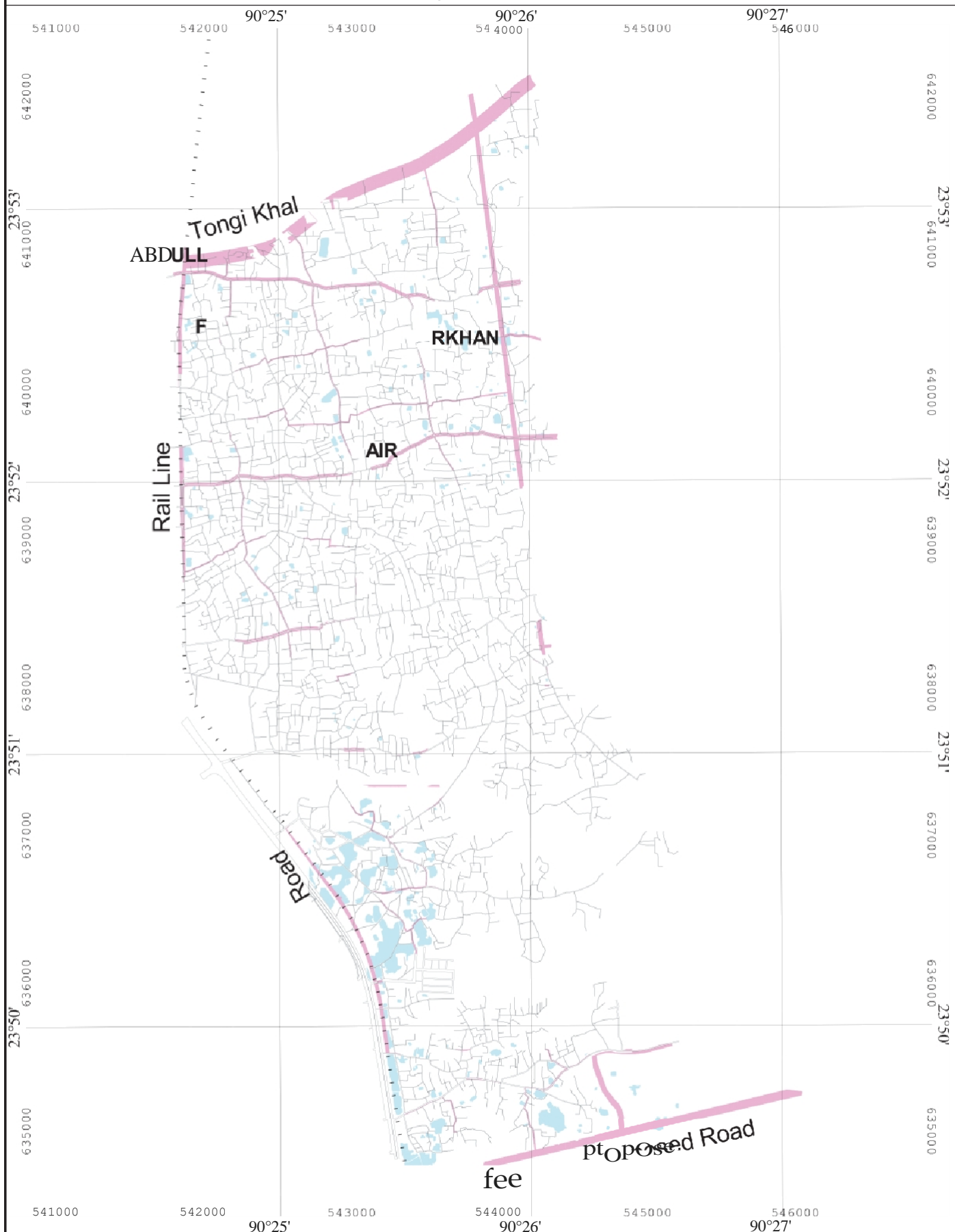
- 80 feet wide Airport parallel road
- 100 feet wide Structure plan road

At present the roads in the area are very narrow. Even the major roads are less than 30 ft wide. The plan proposes a road network characterized by 5 major roads (300ft,100ft, 80ft, 60ft and 40ft). The proposed road and widening of existing major network is shown in Table 3.5 and Map 3.4. It does not show proposals for all the access roads since the implementation of the plan will not be accomplished through wholesale acquisition of land. Alignment for access roads would be determined mostly at the community level.

Table 3.5: Distribution of Proposed New Roads and Widening of Existing major Road in Location 6

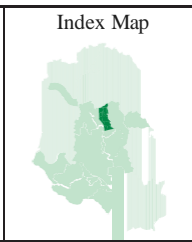
SL No.	Road Name	Length in Km	Area In Acre
a	Embankment Road – Proposed 300' (2709.44 m)	2.7	59.88
b	Structure Plan Road – Proposed 100' (7032.00 m)	7.0	52.69
c	Airport Parallel Road – Proposed 80' (6728.33 m)	6.7	40.46
d	New Road Proposed 40' (2832.19 m)	2.8	8.27
e	Banorupa Road – Proposed 60' (1558.56 m)	1.5	7.0
f	Shah Latif Road-Widening of Existing Road 80' (2429.67m)	2.2	12.80
g	Khilkhet-Namapara Road– Widening of Existing 40' (2111.44m)	2.6	15.36
h	Fayedabad - Beribadh Road – Widening of Existing Road 80' (2418.54 m)	2.4	14.47
i	Shah Kabir Road Road – Widening of Existing Road 80' (2633.05 m)	2.3	13.95
j	Asokana Road - Widening of Existing Road 80' (2345.96 m)	1.9	4.9
k	Kawla Bazar Road - Widening of Existing Road 40' (1938.41 m)	2.1	6.11

Map 3.4: Map Showing Proposed Road Network



Legend:

- Project Boundary
- - - Mauza
- Road Network
- Railway
- Water Bodies
- Proposed Road



Data source
 Topographic, physical features and land use survey conducted by BETS Consulting Services Ltd.

Reference Bench Mark (BM)
 Horizontal SSB (ICA) 303, SSB (ICA) 347 and SSB (ICA) 349 for Latitude/Longitude & Longitude/Easting Vertical SSB 326-94 and SSB 609 for Reduce Level (RL) adjustment

Projection Parameters

Projection System	: Bangladesh Transverse Mercator (BTM)
Spheroid	: Everest 1850
Scale Factor	: 0.9996
Central Meridian	: 90 degree East
Fake Sighting	: 500000 Meters
False Northing	: 200000 Meter
Latitude of Origin	: 0 degree (Equator)
Scale in meters for User Defined Datum	: 283.20, 755.04, 261.145, 0.0, 0.0, 0.0, 1.1

N

200 0 200 400 600 800 1000 Meters

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3.1.2 Open Space

A number of spaces have been proposed for Amenities and Urban Facilities in the DAP of Airport- Demra by pass area (Location-6). The land area will have to be earmarked as per planning standard / depending on local circumstances. The area also lacks adequate community facilities like parks, play grounds, community space etc. 11 parks and 10 play grounds have also been proposed. Play grounds attached to the primary and higher secondary schools would also be available for the children of the community. 66 spaces have been reserved for as “space reserved for community facilities” in the proposed plan. Proposed community facilities are shown in **Table 3.6**.

Type of Service Facilities	Number	Area (Hectares)
Open Space (Community Park)	11	10.54
Institutional (Multipurpose Community Center)	7	2.83
Open Space (Play Field)	10	1.51
Open Space (Space Reserve for Community Facilities)	73	12.88
Total	136	36.85

The area would also need local shopping facilities including kutchha bazars, health facilities, post office etc. 7 multipurpose community centres have been proposed for the area which will accommodate these facilities. An example of such a centre is the Mohammadpur Community Centre. The area would also need other community facilities like fire station, police box, T&T exchange, Gas sub-station, Electric sub-station, etc.

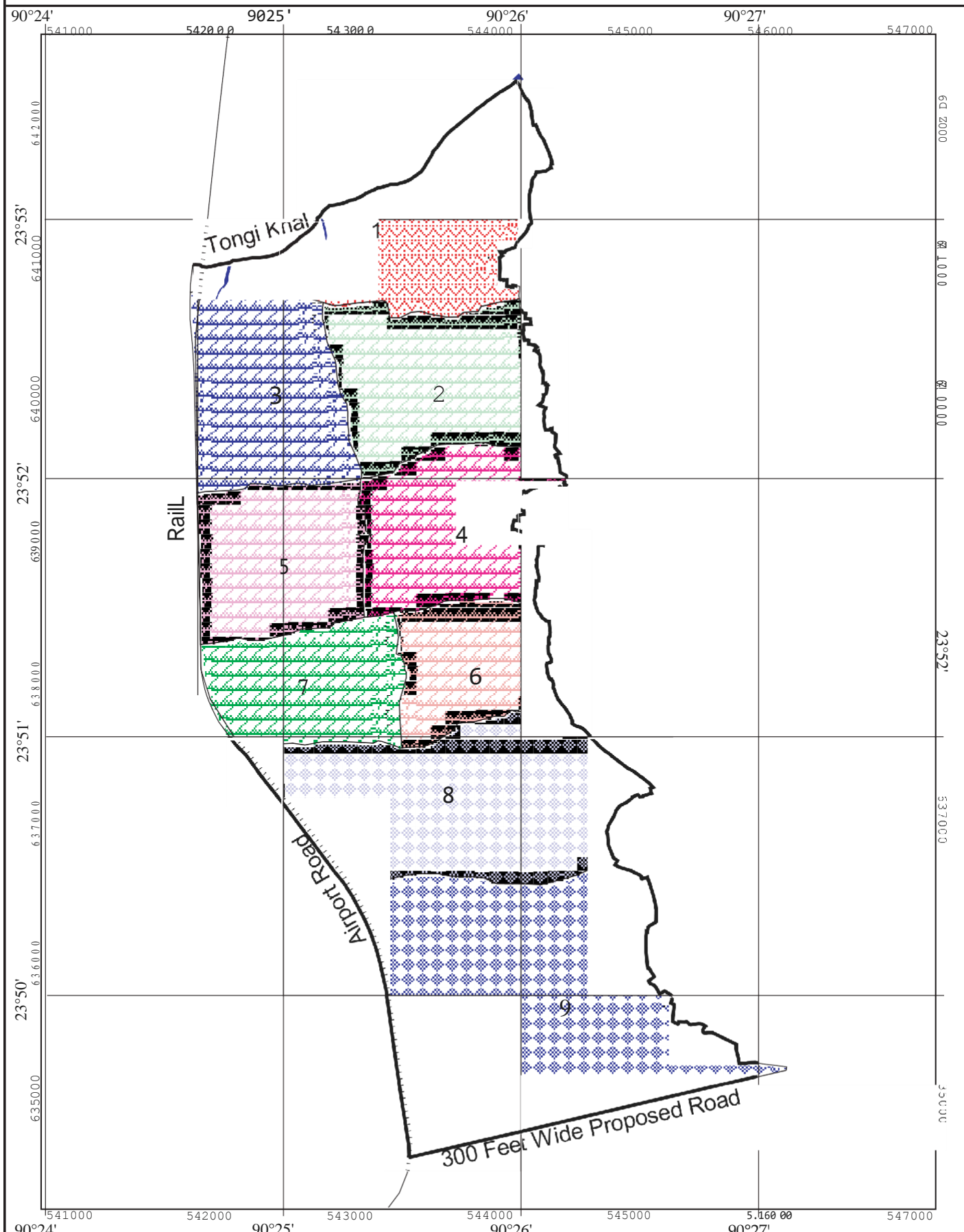
Any constructions other than proposed use on those land areas are discouraging. Those proposed land areas will be helpful for the concerned developers to identify land.

3.2 Classification of Detailed Planning Zones (DPZ)

3.2.1 Description of the Proposed Planning Zones

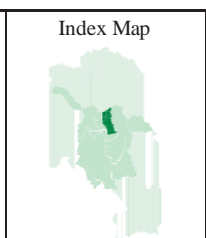
The Project Area has been divided into 9 (nine) DPZs which are shown in Map 3.5. Proposed roads, educational facilities and other types of community facilities in these zones are presented separately subsequent to the description of each DPZ. The space standard will be provided as per **Table 3.4**.

Map 3.5 Proposed detailed planning zones of the project area



Legend:

	Project Boundary		DPZ - 4
	Rail Line		DPZ - 5
	River		DPZ - 6
	DPZ - 1		DPZ - 7
	DPZ - 2		DPZ - 8
	DPZ - 3		DPZ - 9



Data Source
 Topographic, physical features and land use survey conducted by BETS Consulting Services Ltd.

Reference Bench Mark (BM)
 Horizontal: SCB (ICA)-525, SCB (ICA)-367 and SCB (ICA)-368 for Latitude/ Northing & Longitude/Easting Vertical: SCB-342 and SCB 689 for Reduced Level (RL) adjustment

Projection Parameters

Projection System	: Bangladesh Transverse Mercator (BTM)
Spheroid	: Everest 1830
Scale Factor	: 0.9996
Central Meridian	: 90 degree East
False Easting	: 500000 Meter
False Northing	: -2000000 Meter
Latitude of Origin	: 0 degree (Equator)
Seven parameters for UTM Derived Datum	: 253.726, 738.342, 261.143, 0.0, 0.0, 0.0, 1.0

Scale: 200 0 200 400 600 800 1000 Meters

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We have already mentioned that the area (Location-6) has been divided into nine (9) DPZ for the preparation of the Detailed Area Plan. Based on the projected patterns of development in the area, existing situation as observed from the socio-economic, physical features and land use surveys, DMDP Structure Plan proposals, and the proposals of the Urban Area Plan, the following recommendations have been made with respect to the land uses of the DPZs.

The Urban Area Plan, however, suggests that the areas under DPZs 2, 3, 4, 5, 6, 8 and 9 should be developed as urban residential zone. But the areas have already developed as spontaneous zone with a little mixed use in nature; it is potential to be developed as urban residential zone in the future. There is, however, scope to develop DPZ 7 as urban residential zone with partly Mixed Use in character.

Detailed Planning Zones (DPZ)-I

The present population of the zone is low. The reason is part of this area is low land and affected by flood hazard. For this reason the area has been proposed to be an industrial zone. It is expected that the industrial workers would come from other zones. At full development nearly 42 percent of the area would come under industrial use (Table 3.7). About 8.94 kms of road have also been proposed for the area. Other proposals include two primary schools, 2 High schools, 1 community park and one multipurpose community centre. Besides, 7 spaces reserved for future community facility (Table 3.8).

Table 3.7: Distribution of Proposed Land Use in DPZ- 1

Proposed Land Use	Area in Hectares	%
Commercial Zone (Business)	3.70	2.12
General Industrial Zone	73.05	41.84
Institutional Area	12.38	7.09
Proposed Road Network	28.90	16.55
Open Space (Recreational Area)	4.63	2.65
Urban Residential Zone	50.38	28.85
Water body	1.56	0.89
Total	174.60	100.00

Table 3.8: Distribution of Proposed Service Facilities in DPZ- 1

Type of Service Facilities	Number	Area (Hectares)	Area (%)
Open Space (Community Park)	1	1.44	32.03
High School	2	1.08	24.18
Institutional (Multipurpose Community Center)	1	0.43	9.55
Primary School	2	0.18	4.02
Open Space (Space Reserve for Community Facilities)	7	1.36	30.23
Total	13	4.48	100.00

DPZ-2

At full development 92.60 percent of the total area is expected to be developed as the area under urban residential zone (Table 3.9). 7.83 kms of new roads have been proposed for the area. Proposals have also been made for 1 primary school, 2 higher secondary schools, 1 community park, 1 play field and 6 spaces reserved for future community facility (Table 3.10).

Table 3.9: Distribution of Proposed Land Use in DPZ -2

Proposed Land Use	Area in Hectares	%
Commercial Zone (Business)	1.56	1.05
Proposed Road Network	6.66	4.48
Urban Residential Zone	137.58	92.60
Water body	2.78	1.87
Total	148.58	100.00

DPZ -3**Table 3.10: Distribution of Proposed Service Facilities in DPZ- 2**

Type of Service Facilities	Number	Area (Hectares)	Area (%)
Open Space (Community Park)	1	2.83	52.07
High School	2	0.47	8.59
Open Space (Play Field)	1	0.48	8.81
Primary School	1	0.30	5.49
Open Space (Space Reserve for Community Facilities)	6	1.36	25.03
Total	11	5.43	100.00

At full development nearly 90.41% of the area would come under urban residential zone (**Table 3.11**). For the development of the area 8.69 kms of roads have been proposed. Other proposals include 1 primary school, 1 higher secondary school, 1 park, 1 multipurpose community center and 8 spaces reserved for future Community facilities (**Table 3.12**).

Table 3.11: Distribution of Proposed Land Use in DPZ -3

Land Use	Area in Hectares	%
Commercial Zone (Business)	2.07	1.45
Proposed Road Network	9.46	6.63
Urban Residential Zone	128.92	90.41
Water body	2.15	1.51
Total	142.59	100.00

Table 3.12: Distribution of Proposed Service Facilities in DPZ -3

Type of Service Facilities	Number	Area (Hectares)	Area (%)
Open Space (Community Park)	1	0.52	18.23
High School	1	0.41	14.41
Institutional (Multipurpose Community Center)	1	0.49	17.00
Primary School	1	0.20	7.15
Open Space (Space Reserve for Community Facilities)	8	1.23	43.22
Total	12	2.85	100.00

DPZ -4

Compared to Zone-3, existing density of population in this Zone is higher. It is expected that nearly 92.47% of area of the **DPZ -4** would be developed as urban residential zone at full development (**Table 3.13**). For the development of the block proposals have been made for 7.03 km. of road. 2 primary schools, 1 higher secondary school, 1 multipurpose community

centre, 1 community park and 10 spaces reserved for future community facility also have been proposed (**Table 3.14**).

Table 3.13: Distribution of Proposed Land Use in DPZ -4

Proposed Land Use	Area in Hectares	%
Commercial Zone (Business)	2.81	2.08
Proposed Road Network	5.64	4.18
Urban Residential Zone	124.74	92.47
Water body	1.71	1.27
Total	134.89	100.00

Table 3.14: Distribution of Proposed Service Facilities in DPZ -4

Type of Service Facilities	Number	Area (Hectares)	Area (%)
Open Space (Community Park)	1	0.58	13.02
High School	1	0.40	9.08
Institutional (Multipurpose Community Center)	1	0.25	5.65
Primary School	2	0.38	8.66
Open Space (Space Reserve for Community Facilities)	10	2.81	63.59
Total	15	4.43	100.00

DPZ -5

It is also a low-density Zone. It is expected that about 93.74% of the area under urban residential zone at full development (**Table 3.15**). 6.96 kms of new roads have been proposed for the development of the area. 4 primary schools, 2 higher secondary schools, 1 multipurpose community centre, 1 community park, 1 play field and 3 spaces reserved for future community facilities (**Table 3.16**).

Table 3.15: Distribution of Proposed Land Use in DPZ -5

Proposed Land Use	Area in Hectares	%
Proposed Road Network	6.81	5.48
Urban Residential Zone	116.48	93.74
Water body	0.96	0.77
Total	124.25	100.00

Table 3.16: Distribution of Proposed Service Facilities in DPZ –5

Type of Service Facilities	Number	Area (Hectares)	Area (%)
Open Space (Community Park)	1	0.32	13.62
High School	2	0.49	20.92
Institutional (Multipurpose Community Center)	1	0.37	15.76
Open Space (Play Field)	1	0.18	7.52
Primary School	4	0.19	8.20
Open Space (Space Reserve for Community Facilities)	4	0.79	33.98
Total	13	2.33	100.00

DPZ -6

At full development about 90.92% of the Zone area would come under urban residential zone (**Table 3.17**). Proposals for the development of the area includes 4.00 kms of road , 2 primary schools, 2 high schools, 1 community park, 1 play field, 1 multipurpose community center and 4 space reserve for community facility (**Table-3.18**).

Table 3.17: Distribution of Proposed Land Use in DPZ -6

Proposed Land Use	Area in Hectares	%
Commercial Zone (Business)	2.23	2.42
Proposed Road Network	5.28	5.74
Urban Residential Zone	83.63	90.92
Water body	0.84	0.91
Total	91.97	100.00

Table 3.18: Distribution of Proposed Service Facilities in DPZ -6

Type of Service Facilities	Number	Area (Hectares)	Area (%)
Open Space (Community Park)	1	0.80	22.26
High School	2	0.66	18.39
Institutional (Multipurpose Community Center)	1	0.52	14.45
Open Space (Play Field)	1	0.35	9.67
Primary School	2	0.29	8.14
Open Space (Space Reserve for Community Facilities)	4	0.98	27.09
Total	11	3.60	100.00

DPZ -7

This Zone is slowly developed area. At full development about 40.57 percent of the Zone area would be under mixed use (**Table 3.19**). Proposals have been made for 6.12 kms of road. 3 primary schools, 2 higher secondary schools, 2 community park, 1 play field and 4 spaces reserved for future community facilities (**Table 3.20**).

Table 3.19: Distribution of Proposed Land Use in DPZ -7

Proposed Land Use	Area in Hectares	%
Mixed Use (Residential & Commercial)	40.57	36.42
Proposed Road Network	5.75	5.16
Urban Residential Zone	63.49	57.00
Water body	1.59	1.43
Total	111.40	100.00

Table 3.20: Distribution of Proposed Service Facilities in DPZ -7

Type of Service Facilities	Number	Area (Hectares)	Area (%)
Open Space (Community Park)	2	1.46	41.60
High School	2	0.33	9.29
Open Space (Play Field)	1	0.25	7.12
Primary School	3	0.37	10.48
Open Space (Space Reserve for Community Facilities)	4	1.11	31.51
Total	12	3.51	100.00

DPZ -8

This is a large Zone (245.34 hectares) with a small population. 81.15% of the area is expected to be developed as the area under urban residential zone at full development (**Table 3.21**). Proposals for the development of the area include 14.30 kms of road. 4 primary schools, 3 higher secondary schools, 1 community park, 1 play field, 1 multipurpose community center and 9 spaces reserved for future of community facilities (**Table 3.22**).

Table 3.21: Distribution of Proposed Land Use in DPZ -8

Proposed Land Use	Area in Hectares	%
Commercial Zone (Business)	14.93	6.09
Proposed Road Network	14.75	6.01
Open Space (Recreational Area)	0.00	0.00
Urban Residential Zone	199.08	81.15
Water body	16.57	6.75
Total	245.34	100.00

Table 3.22: Distribution of Proposed Service Facilities in DPZ -8

Type of Service Facilities	Number	Area (Hectares)	Area (%)
Open Space (Community Park)	1	1.28	24.58
High School	3	1.18	22.77
Institutional (Multipurpose Community Center)	1	0.31	5.91
Open Space (Play Field)	1	0.12	2.39
Primary School	4	0.46	8.93
Open Space (Space Reserve for Community Facilities)	9	1.84	35.42
Total	19	5.20	100.00

DPZ -9

It is the largest **DPZ** in the area with about 394.30 hectares of land. At full development 76.54% of the area of the block is expected to be developed as area under urban residential zone. For the development of the area, proposals have been made for about 22.00 kms of road. 7 primary schools, 4 higher secondary schools, 1 multipurpose community centre, 1 play field, 2 community parks, 1 water retention area and 8 spaces for future community facility (**Table 3.23, Table 3.24**).

Table 3.23: Distribution of Proposed Land Use in DPZ -9

Proposed Land Use	Area in Hectares	%
Commercial Zone (Business)	4.59	1.16
Proposed Road Network	33.67	8.54
Open Space(Recreational Area)	11.75	2.98
Urban Residential Zone	301.81	76.54
Water Body	12.11	3.07
Water Retention Area	30.37	7.70
Total	394.30	100.00

Table 3.24: Distribution of Proposed Service Facilities in DPZ -9

Type of Service Facilities	Number	Area (Hectares)	Area (%)
Open Space (Community Park)	2	1.33	26.40
High School	4	0.98	19.51
Institutional (Multipurpose Community Center)	1	0.48	9.44
Open Space (Play Field)	1	0.13	2.58
Primary School	7	0.71	14.10
Open Space (Space Reserve for Community Facilities)	8	1.41	27.97
Total	23	5.03	100.00

3.6 Description of the Plan

In a brief attempt was made to prepare the DAP of Airport-Demra by pass area in such a way so that this urban area can be improved its character by providing required facilities of Roads, Utilities, Recreational & Religious Facilities and creation of job facility by improving Trade, Commerce and Industries.

