

DHAKA METROPOLITAN
DEVELOPMENT PLAN (DMDP)
1995-2015

DETAILED AREA PLAN (DAP)

PART - XVI

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)
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- Part-IX (Location-1)** : Mirpur North to Uttara
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- 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 আহ্বান 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)

মোঃ মজিবুর রহমান (যুগ্ম-সচিব), উপ-পরিচালক, বাংলাদেশ ফরম ও প্রকাশনা অফিস,
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ABBREVIATIONS AND ACRONYMS

ADB	Asian Development Bank
BUET	Bangladesh University of Engineering and Technology
BIP	Bangladesh Institute of Planner
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 Architect Bangladesh
ILDI	Infrastructure Led Development Initiatives
LPP	Landuse Permit Planner
LPC	Landuse Permit Committee
LGED	Local Government and Engineering Department
MISP	Multi Sectoral Investment Plan
NUC	Nagar Unnayan Committee
NGO	Non Government Organization
PDB	Power Development Board
PPA	Population Per Acre
RC	Review Committee
RS	Revised Survey
PWD	Public Works Department
RAJUK	Rajdhani Unnayan Kartripakkha
RHD	Roads and Highway 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-10 area is situated in the central-eastern fringe of Dhaka city, comprising parts of Bhatara, Badda, Sutibhoila mauzas and Bara Kathaldia mauza and small parts of DCC ward No. 17, 18 and 21. In 2001 the population of the area stood at 2, 54,189 and in 2015 the projected population will be 14, 48,629. The area accommodates two large private housing projects- Bashundhara in the extreme north and Aftabnagar Housing in the extreme south. The area is characterized by fairly high density habitations close to the Pragati Sarani that gradually diminishes outward. The land level also gradually goes down towards the east. The eastern part of the area is low that turns into a large waterbody during monsoon.

DMDP suggested implementing FAP 8A flood control proposals to make the area flood free and enable urbanization. It also proposed to prepare detailed area plan for the entire eastern fringe that is SPZ-12 of Structure Plan to enable urbanization of the area in a systematic manner. The major land uses proposed for the area include, Urban Residential 5392.30 acres (71.257%), Road Network (including proposed and existing road network) 905.96 acres (11.98%), Water Retention Area 705.60 acres (9.33%), and Mixed Use 140.26 acres (1.85%). The detailed area plan proposes 47.14 km seven new primary and secondary roads moving east-west and north-south directions. Besides, the existing Badda-Beraid road has been proposed to be widened to 64 ft. as a secondary road. The road network will link the area with the main city from different directions and the proposed bypass road. The roads will also open new undeveloped areas. The total open space proposed stands at 162.62 acres which gives 0.162 acre per 1000 population. The plan proposes six playgrounds and three parks as open space. Besides, land has also been reserved for a civic centre with an area of 15.61 acres of land in Badda mauza where urban service and community facilities may be provided.

Housing area should be developed through participatory approach using such techniques as, Guided Land Development and Land Readjustment. Drainage system is proposed to be developed by management and development of existing khals and opening up of new connecting khals. The existing khals are proposed to be widened and a network of khals to be created connecting them with the retention ponds. DAP development proposals will be implemented by various public sector agencies including RAJUK. The areas proposed for especially new road network development will have to be earmarked and preserved by giving no permission for development. To make RAJUK an effective organization for urban management, planning, development and development control the TI Act 1953 will have to be replaced by an up-to-date law as well as its capacity will have to be strengthened. The DAP should be circulated widely to create awareness about plan provisions. Regular monitoring and reporting is necessary about plan and BC Rules violations. There is also need to monitor regular execution of DAP proposals and take action to rectify handicaps.

Chapter-1

Background

1.1 Introduction

This is the Final Plan Report of Location-10 area of DAP under DMDP. The first report was the Inception Report that primarily concerned the approach and methodology of the work with some highlights on the preliminary idea about the present scenario of the project area. The second report was Study Area Report (called Report-1), which was about the collection and authentication of mauza maps, fixation of project area boundary and geo-referencing. The third report was Survey Report (Report-2) that contained the survey findings and the base maps prepared on the basis of physical survey and also the findings of sample household survey of the project area. Interim Report (Report-3) was the fourth report that contained description about previous higher level plans, of stakeholder consultations, the broad land use plan and policies and the integrated plan. Draft Plan Report, (Report-5) illustrated the detailed area plan proposals, the critical issues, priority and phasing of project implementation and other details of institutional issues. The current report is the Final Plan Report, prepared considering comments received from two month long consultation and the remarks received from the Technical Working Group (TWG) engaged by RAJUK to review the DAP.

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 Plan. Due to paucity of funds 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 hampered development projects by RAJUK but also led to uncontrolled and unwanted spatial development in the private sector. Absence of land use zoning provisions 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, RAJUK decided to complete the Detailed Area Plan component of the DMDP package. On approval of the project by GOB, RAJUK invited proposals from competent consulting firms. The proposals were studied and analyzed and works were awarded to five successful applicants. Sheltech (Pvt.) Ltd. in Association with Dial Consultants Ltd. was awarded Location-10 area covering two SPZs partially falling within the RAJUK jurisdiction. Structure Plan, a component of DMDP, marked 26 Spatial Planning Zones (SPZ), covering the entire RAJUK area for preparation of Detailed Area Plan (DAP).

Structure Plan as an upper level framework has been termed as a flexible document. In **Section 3.7.1 Plan Flexibility** of the Structure Plan it has been said to ensure flexibility of plan documents. In describing nature of flexibility the Structure Plan says, "Monitoring, ordering and reviewing priorities and sequencing of development are all the aspects of plan flexibility." The flexible nature of the DMDP has been clearly described in page. 47 of the Structure Plan report, where it says, "the DMDP Structure Plan is designed to be a living plan; hence its flexibility. It is designed to be monitored, reviewed and when deemed necessary updated, its priorities and sequencing adjusted to fit with prevailing circumstances. The DMDP Structure Plan, if treated as an inflexible engineering blueprint, will have failed to achieve its purpose." The consultant considering this statement, tried to modify certain concepts and area delineations as suggested in DMDP, in consideration of the changed circumstances. DAP project was launched in 2004, nine years after the preparation of DMDP, which was supposed to be prepared in 1995.

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. To Provide basic infrastructure and services in the study area through systematic planning
- b. To Create congenial environment to promote economic activities
- c. To improve drainage system and protect flood flow zones from encroachment
- d. To Create service centers 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 policies for sustainable development
- h. To serve as a document for land use and development control

1.4 Objective 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 the consultancy services for the preparation of Detailed Area Plan for RAJUK Structure Plan 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 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 would be carried out by other public development agencies, but it will be the responsibility of RAJUK to take initiatives to get 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 including its 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 up to 2015. DAP proposals, including land use zoning, 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, trend of public and private sector developments. Necessary changes should be made on regular basis 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 the [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 intervals 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 six chapters. Chapter one contains background elements that include, among other things, project background, project objectives, planning area, plan duration and review of previous plans. Chapter two highlights the critical development 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, 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, zoning and development control. Chapter five delineates 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), infrastructures 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

S I. 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 Map	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

The Detailed Area Plan (DAP) project area of Location-10 is situated the north-eastern fringe of Dhaka City (Map-1.1). However, only a small part is included within Dhaka City Corporation (DCC). It comprises small parts of Ward No. 17, 18 and 21 of DCC along with part of Bhatara, Badda, Satarkul, and Beraid Union. The total area of the project is 2,906.35 ha or 7,178.8 acres. Table-1.2 shows union wise details of projected population, while Table-1.3 gives the details of the planning area population with respect to SPZ.

Table- 1.2: Union wise Number of Mauza, Area, Population and Households

Ward/Union	Name of the Mauza	Area in acre (GIS estimation)	Population 2001	Household 2001
Bhatara (part)	Bhatara	1371.79	73,032	16,628
Badda (part)	Sutibhola (part),			
	Badda (part)	1036.27	71,811	16,138
Satarkul (part)	Satarkul	1619.61	7504	1,484
	Sutibhola	316.55	17,049	3,638
	Bara Kathaldia	1283	1121	202
Ward no. 21 (part)	Badda (part)	331.7	44,273 (Total ward pop 70,708)	10,018 (total ward HH 15,999)
Ward no. 17 (part)	Joar Sahara	1211.58	36,777 (total ward pop 87,355)	8,019 (total ward HH 19,047)
Ward no. 18 (part)	Badda (part)	27.94	2,622 (total ward pop 36572)	583 (total ward HH 8133)
Total		7178.8	2,36,682	52,959

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

The area comprises of two SPZs in part, namely, **SPZ-12: Eastern Fringe** and **SPZ-13(1): Cantonment**. According to the structure plan the project area falls in Urban Fringe (Acceleration) and New Urban Area with a portion of retention pond. The total area including the retention pond stands at 7178.8 acre.

Table-1.3: Project Area Population with respect to SPZ

SPZ	Area in (Acre)	Population (2015)
1. SPZ-12: Eastern Fringe	6,847.1	3,55,755
2. SPZ-13(1): Cantonment	331.7	45,362
Total:	7,178.8	4,01,117

Source: DMDP Structure Plan

1.8.1 Administrative and Cadastral Boundaries

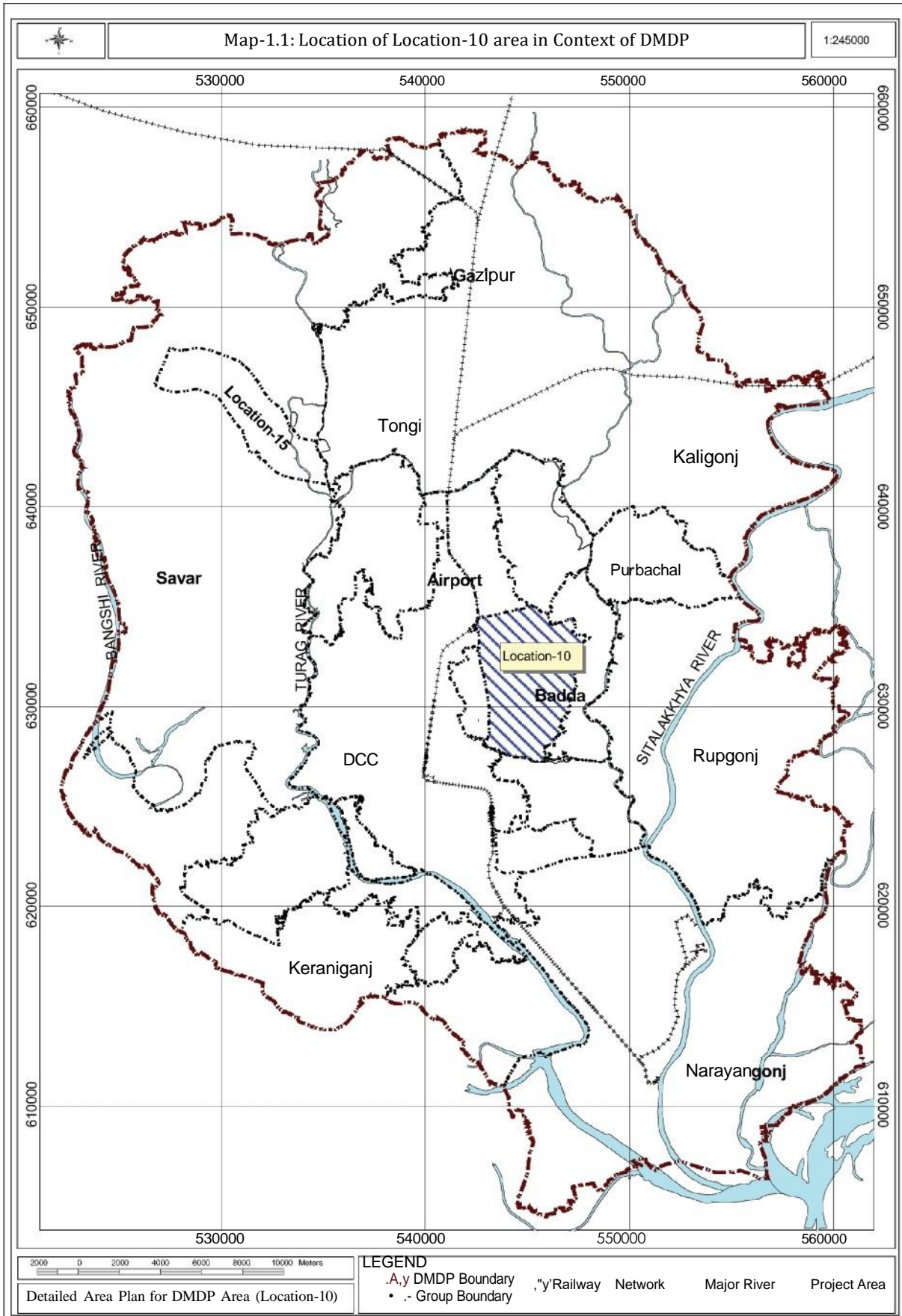
It comprises small parts of Ward No. 17, 18 and 21 of Dhaka City Corporation along with part of Bhatara, Badda, Beraid, and Satarkul Union. Cadastral base of the project area are C.S and R.S mauzas. There are in total 28 C.S and 27 R.S mauza sheets in the project area.

1.8.2 Geo-physical Profile

Following are the brief geographical features of the planning area.

a. Geology and Soil

The project area is covered with Pleistocene Madhupur Clay and Holocene sediments belonging to the Ganges-Brahmaputra flood plain. The area is covered with recent flood plain deposits. On the basis of geomorphologic expression and sediment characteristics, the area has been divided into nine geological units having deposits of the following:



1. Sand bar/ point bar
2. Active natural levee
3. Flood plain
4. Depression
5. Abandoned channel
6. Gully fill
7. High flood plain
8. Old natural levee
9. Madhupur Clay.

b. Topography

The planning area is characterized by gently undulated land surface. The comparatively developed area is located on the western part of the planning area, while the eastern part is low and goes under water during monsoon. But most of these low lands are being filled up for residential purpose in many areas. The lowest spot height is – 0.964 mPWD and the highest spot height + 9.808 mPWD. Average land height of the project area is + 4.211 mPWD. About 61.69% of spots heights stand below average height of the land surface, while 39.31% of spots have been found above the average height of the land surface.

Table-1.4: Spot Height in the Project Area

Spot Unit	Value
Total Spot Number	3,96,685
Mean	4.211 mPWD
Maximum Height	9.808 mPWD
Minimum Height	- 0.964 mPWD
Standard Deviation	1.895

Source: Topographic Survey, 2006

c. Geological Fault

Geo-physical conditions are not favorable for vertical expansion. Rampura Fault on Begunbari-Jirani Khal make the planning are vulnerable to unpredictable settlement incase of earthquake.

The nearest faults and lineaments of the planning area are as follows:

Baunia Lineament is a small feature in the Baunia depression, west of Hazrat Shahjalal (R) International Airport; this lineament is characterized by sigmoid fractures.

Bansi Fault is one of the major structural features in the area. It has developed in the western part of the Madhupur Tract, along which zone the Bansi River flows. The fault is approximately 70 miles long. The western block is the down thrown block and the eastern block is the up thrown block. The Bansi Fault is also characterized by sharp fault scarps, hanging valleys, abnormal ground level and springs.

Turag Lineament is approximately 10 miles long. The feature is characterized by abnormal ground level. The northern block of the Turag Lineament moved west and the southern block east. The Turag River (Tongi Khal) flows along the Lineament the northern boundary of the FAP 8A and FAP 8B proposed project area embankments.

1.9 Review of Previous Plans and Proposals

1.9.1 Master Plan for Dhaka, 1959

The Dacca Master Plan 1959 was the first ever master plan prepared for Dhaka. It was prepared in 1959 and approved in 1960 and covered an area of about 829 sq. km (320 sq. m.) encompassing Dhaka Municipality, Tongi Municipality and Narayanganj Municipality.

A small part of the present planning area of Location-10 was designated as residential and the vast area was put under flood zone.

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.

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 carried out the project for Dhaka City 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.

- 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,

- cost
- benefit
- implementation possibilities and
- 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 DAP

DMAIUDP report was never officially accepted as strategy for urban development by the government and no urban development agency ever showed any response to the recommendations of the report. In fact the report was rather ignored. However, the report suggested for phase wise urban expansion with comprehensive flood protection on the eastern fringe area. DMAIUDP also recommended for continuing peripheral expansion of the city without flood protection in Badda area, a part of the current project area.

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-10 area into following land use zones (Map-1.2).

- Established Urban Area up to 1989
- New Urban Land Development
- Urban Fringe Area
- Flood Retention Pond

Major Roads/Public Transportation Network Road Development

In the Structure Plan four roads have been proposed that fall within Location-10. These are listed below:

Table-1.5: Structure Plan Proposed Road

Structure Plan Proposed Road	Length
M/3 From Pragati Sharani near Rampura bridge to Eastern Bypass near Baburjayaga	5.8 km
M/5 From Intersection of Madani Avenue and Pragati Sharani to Bara Beraid via Merul	5.7 km
M/6B First Primary Road from Trimohini to Namapara via Satarkul	7.8 km
M/7 From Airport Road near Khilkhet to First Balu Bridge near Tek Noadda	6.5 km

1.10 Public Consultation

1.10.1 Consultation with Local Government Authorities

Consultation with Badda Union Parishad

The consultants of Location-10 arranged a public consultation meeting in Badda Union Parishad on February 17, 2008. Union Parishad Chairman Mr. Ali Hossain presided over the meeting, Nilufar Kibria Dalim, member of Badda UP, Project Director and Project Manager from RAJUK was also present in the meeting. Project Director of DAP made a briefing about the aims and objectives of the Detailed Area Plan to the audience. Urban Planner from the consulting firm described the Detailed Area Plan preparation process to the audience by multi media presentation. Various problems, issues, opportunities and required actions to the area were discussed in the consultation meeting.

Consultation with Satarkul Union Parishad

The consultants of Location-10 arranged a public consultation meeting in Satarkul Union Parishad on February 17, 2008. Union Parishad Chairman Mr. Tajul Islam presided over the meeting, UP Members, Project Director and Project Manager from RAJUK were also present in the meeting. Project Director of DAP made a briefing about the aims and objectives of the Detailed Area Plan to the audience. Urban Planner from the consulting firm described the Detailed Area Plan preparation process to the audience by multi media presentation. Various problems, issues, opportunities and required actions to the area were discussed in the consultation meeting.

Consultation with Bhatara Union Parishad

The consultants of Location-10 arranged a public consultation meeting in Bhatara Union Parishad on February 15, 2008. Union Parishad Chairman Mr. Mozammel Haque presided over the meeting, UP Members, Project Director and

Project Manager from RAJUK were also present in the meeting. Project Director of DAP described the aims and objectives of the Detailed Area Plan to the audience. Urban Planner from consulting firm described the Detailed Area Plan preparation process. Various problems, issues, opportunities and required actions to the area were discussed in the meeting.

1.10.2 Consultation with Following Professional Groups and Bodies

- a. Academics like Department of Urban and Regional Planning of BUET and Jahangirnagar University
- b. Professional bodies like, Bangladesh Institute of Planners, Institute of Architects Bangladesh;
- c. Study group like, Center for Urban Studies;
- d. Business groups like, FBCCI, DCCI, REHAB, BLDA, Dhaka Mohanagar Somitee;
- e. Media like, The Daily Inqilab, The Daily Naya Diganta, and The Daily Sambad;

1.10.3 Public Hearing

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-1.6: Summary of Reponses Received on Public Hearing and Actions Taken

Total No. of Reponses 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 Applications Unaddressed
36 (100.00)	00.00 (00.00%)	36 (100.00%)	30 (83.33%)	6 (16.67%)

All the 36 responses received were about requests to declare their areas a land use as per their desire or free their land from any development proposal or development restriction. The consultant carefully studied all these applications and tried its best to accommodate only the requests that were found feasible. The **Table-1.6** gives a summary statistics about the responses received and actions taken about them. Out of 36 application having complaints or requests or suggestions 83.33% were addressed, and 16.67% could not be addressed for various reasons including restriction of the Structure Plan and on environmental and planning grounds.

1.10.4 Consultation with Public Representatives

A series of consultation meetings were held with the honorable members of the Parliament of the RAJUK jurisdiction area 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 consultations. 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 undertaken.

Some members made specific suggestions for widening of certain roads and roads for new connectivity.

Some members wanted changes in the landuse proposals. The consultants accommodated 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) representing professional groups and 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 going on the plan to seek public opinion. 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
- iv. Issues of Data discrepancy

On the recommendation of TWG the Review committee (RC) was finalized their report on March 30, 2009. But the consultants were of different opinion about it and it was 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.
- 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 for 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 continuing 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.

