

Open Space

Table-3.8 shows the open space provided in the new urban areas of Location-10. About 162.62 acres in total have been provided for parks and playground as open space in the planning area. The plan reserves space for 6 playgrounds with an area of 45.56 acres. Three parks, one water based park and one metropolitan level park have been provided with total area of 117.10 acres.

Table- 3.8: Proposal for Open Space in Location-10 Area

Type	Location	Area (acre)
Playground	Badda	3.99
Playground	Bhatara	6.78
Playground	Badda	2.04
Park and Playground	Bara Kathadia	25.36
Playground	Badda	3.68
Playground	Badda	3.67
Water Based Park	Bhatara	32.87
Metro Park	Satarkul	52.65
Park	Satarkul	23.78
Park	Badda	3.62
Park	Bhatara	4.18
Total :		162.62 (65.81 ha)

Source : Proposed by DAP Consultants

Civic Centre

As a potential urban area there will be need for many community services. These facilities should be provided in a systematic manner to serve the future citizens. Areas of about 15.61 acres of land have been reserved as a civic center in Badda mouza where space can be allotted for local community services. The services that may be provided will include, space for bazaar, fire station, post office and bank, community centre, police outpost, water pump house, etc.

3.0 Description of the Plan

The Structure Plan suggested promotion of urbanization in the entire eastern fringe between Progoti Sarani–Airport Road and the Balu River. This is the only land lying unused (except flood water retention area) that can accommodate future Dhaka’s spatial growth. The western part of the planning area is under fast urbanization as it has good access to the city centre through arterial road like Progoti Sarani and Airport Road. But the opportunities for development are blocked in the eastern part for lack of infrastructure. In view of the present scenario the consultant feels that a pragmatic land use proposal should be framed to augment urbanization in this part of the city Periphery. The principles adopted for land use zoning are,

- the areas adjacent to the Pragoti Sarani and Airport Road should get priority for development and the rest left out for future development ;
- a strip of land next to arterial road should be marked as mixed use zone.
- all areas inside should be determined as residential use with patches of open space in proposed new urban areas.

Table- 3.9 and **Map-3.4** shows the proposed land use zoning of Location-10 area.

Table- 3.9: Proposed Land Use Zoning of Location Area

S. L No.	Landuse Category	Area in Acres	Area in Hectres	%
1	Urban Residential Zone	5392.30	2182.20	71.25
2	Water Retention Area	706.04	285.73	9.33
3	Proposed Road Network	652.60	264.10	8.62
4	Transport & Communication	253.36	102.53	3.35
5	Open Space	178.28	72.15	2.36
6	Overlay Zone	175.81	71.15	2.32
7	Mixed Use Zone (Residential-Commercial)	140.26	56.76	1.85
8	Institutional Zone	40.80	16.51	0.54
9	Waterbody	21.69	8.78	0.29
10	Commercial Zone (Business)	6.95	2.81	0.09
11	Total	7568.10	3062.71	100.00

Source: Proposed by the Consultants

Urban Residential Zone

The DMDP Structure Plan has designated Location-10 area as new urban expansion. A proper strategy is required for a planned urban development, which is already discussed in this chapter. Areas of about 5392.30 acres of land have been earmarked as residential area which is about 71.25% of the total planning area (**Table-3.9**). This includes existing urban residential areas as well as potential residential areas to accommodate future urban population of the area.

Water Retention Area

HalCrow studied khal network and other depression point areas have been considered as water retention area to ease the drainage network. About 706.04 acres of land has been designated for water retention area which is about 9.33% of the total project area.

Open Space

About 162.62 acres have been provided as open space, which is 2.36% in the planning area. About 0.162 acres of land per 1000 populations has been designated as open space in the planning area. The plan reserves space for 6 playgrounds with an area of 45.56 acres. Three parks have been provided in a total area of 31.59 acres, one metropolitan park of 52.65 acres of land has been reserved in Satarkul mauza and an area of 32.87 acres of land has been earmarked for water based recreational project in Bhatara mauza.

Road and Transportation Facilities

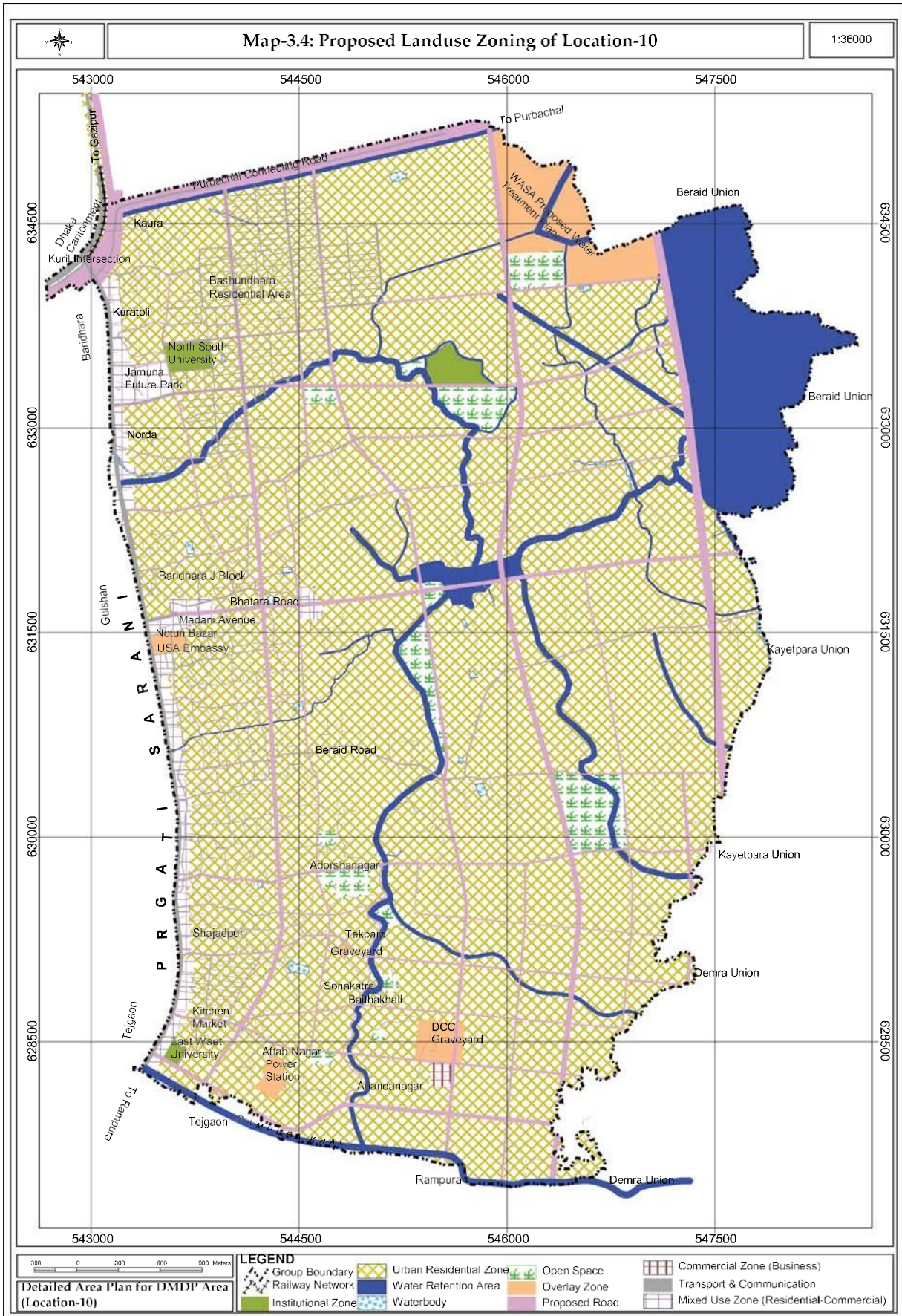
Estimates show about 905.96 acres under the existing and proposed road and relevant infrastructure facilities. This constitutes about 11.97% of the planning area. About 652.60 acres of additional land have been proposed for road development. Details in presented in the **Table-3.9**.

Overlay Zone

Overlay zone refers to the small areas of services and facilities and special establishment within the dominant land use to support that particular land use. Overlay Zone includes Special Use Areas, Community/Utility Service, and power substation, Forest Area, Service Activity, Historic and Heritage site and Graveyard etc. WASA proposed 133.02 acres of land for waste water treatment plant that has been shown as overlay zone in the plan. The total land earmarked as overlay zone stands at 175.81 acres which is about 0.79% of the study area.

Commercial Zone (Business)

Existing commercial areas and areas potential for future commercial development have been placed under commercial use. Mainly bazar, shopping agglomerations and areas suitable for commercial development have been placed under this category. Total area earmarked for future commercial use stands at 30.72 acres or 2.32% of the planning area. Commercial areas have been delineated on major roads.



Mixed Use Area

The proposed mixed use areas have been classified into one category of Residential plus Commercial. The total land proposed combining this category of mixed use zones account for about 140.26 acres of land which is about 1.85% of the planning area.

Institutional Zone

Under the broad category of institutional zone uses such as, administration, education and research, health, etc. have been included. Land belonging to educational use includes all categories of educational institutions, training institutions, and embassy. The category also includes the proposed educational institutions. Total land under this land use is 40.80 acres which is about 0.54 % of the study area that include existing and proposed education and health areas.

Housing Area Development

For housing area development in the existing built up area there is still scope for organized development in vacant lands. In already developed areas, development must be carefully controlled. Proposals are made for new areas that are yet to be developed. Following policies area proposed for housing development in the new areas:

- For housing development **RAJUK** should adopt a policy of facilitator and not a provider. It should not go for acquisition of any land in the project area for the purpose of providing housing serviced plots, except for the low income.
- It should adopt a policy of **ILD** based housing area development, where **RAJUK** shall provide physical infrastructure, like, road, play field, space for education and community facilities, bazaar and the land owners shall develop their own housing taking opportunity of the infrastructure.
- It should develop necessary mechanism to realize cost of infrastructure development from the beneficiaries.
- It can also promote private real estate developers by providing road facilities and the cost of such development can be realized from them.
- **RAJUK** can go for participatory housing area development, such as land Readjustment, Guided land Development involving land owners. Execution of such project would, however, require additional set up with appropriate manpower. Such kind of projects would ensure organized housing area development with no cost involvement of **RAJUK**.
- Public sector housing development should be exclusively for low and middle income groups.

However, before adopting as a policy for land development based on above techniques, **RAJUK** should go for a few pilot projects.

3.1 Integrated Planning Map

Integrated Planning Map, all the development proposals have been shown in the integrated planning map. This planning map gives a picture of the integrated plan with various development proposals of the project area. The proposals include urban residential areas, mixed use and industrial zone, water retention area and various social services. Integrated planning map has been presented in **Part-XVI** which have attached in Folder.

