

CONSULTANT
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 Sheltech Tower, 55,
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Detailed Area Plan for DMDP Area (Group-E)

500 0 500 1000 Meters

Government of the People's Republic of Bangladesh
 Ministry of Housing and Public Works
 Rajshahi Unnayan Kartripakkha (RAJUK)

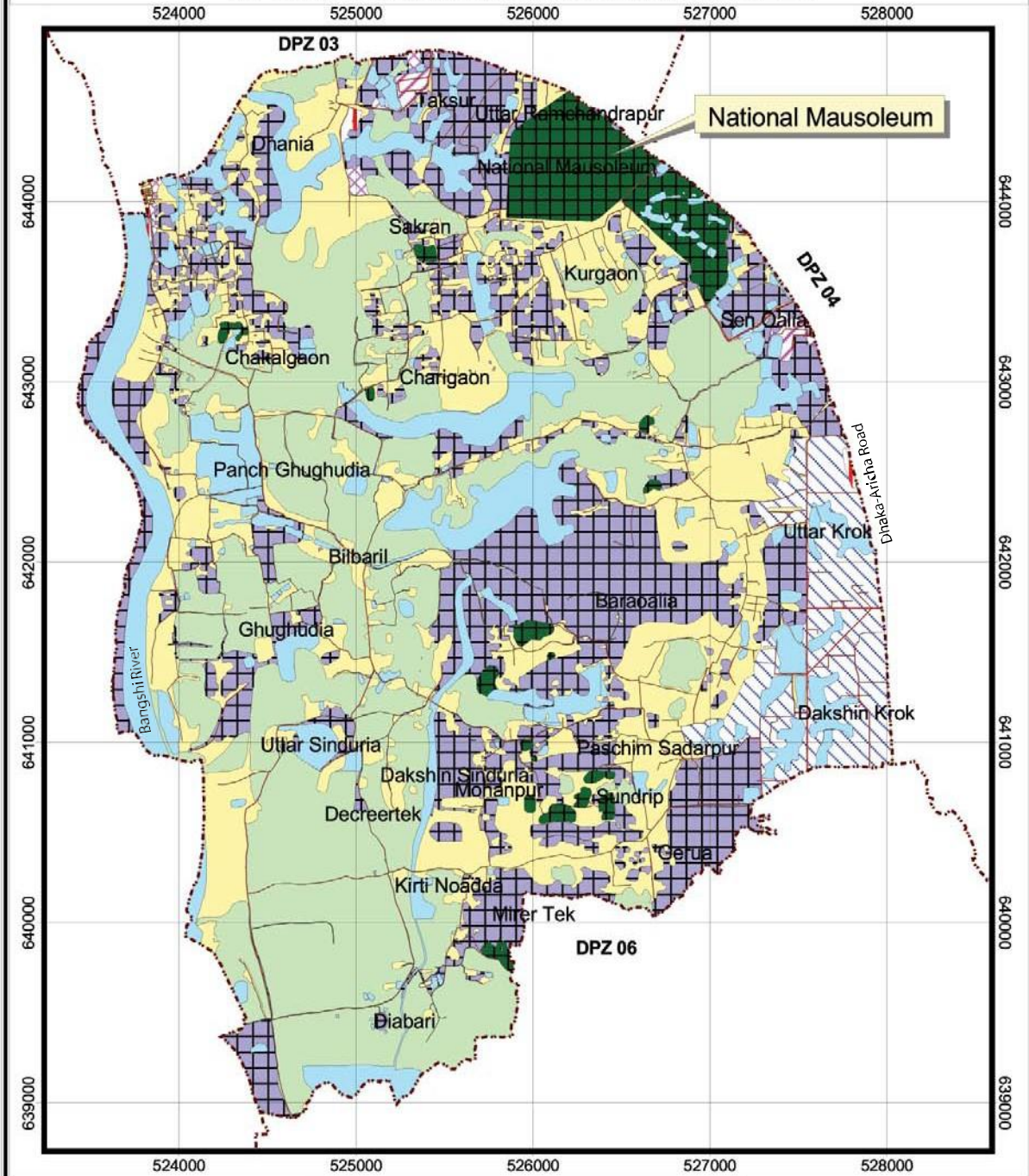
LEGEND :

Administrative Zone	Heavy Industrial Zone	Open Space
Agricultural Zone	Institutional Zone	Overlay Zone
Commercial Zone (Business)	Mixed Use Zone (Commercial-Industrial)	Proposed Road Network
Commercial Zone (Office)	Mixed Use Zone (Residential-Commercial)	Rural Settlement Zone
Transportation & Communication	Mixed Use Zone (Residential-Commercial-General Industrial)	Transportation Facilities
Flood Flow Zone	Mixed Use Zone (Residential-General Industrial)	Urban Residential Zone
General Industrial Zone	Non Conforming Use	Water Retention Area
	DPZ Boundary	Waterbody

DPZ-5: North-West Savar with Nayarhat, National Mausoleum and Jahangirnagar University

List of Mauzas	Existing Conditions	Proposed Land Uses and Development
<p>Agla, Bagdhania, Baraoalia, Bilbaril, Chakalgaon, Charigaon, Dakshin Krok, Dakshin Sinduria, Decreertek, Dhania, Diabari, Gerua, Ghughudia, Kirti Noadda, Kurgaon, Mallikertek, Mirer Tek, Mohanpur, Panch Ghughudia,</p> <p>Paschim Sadarpur, Pathalia, Sakran, Sen Oalia, Sundrip, Taksur, Tattibari, Uttar Krok, Uttar Ramchandrapur, Uttar Sinduria,</p>	<p>This DPZ is located on the south-west of Dhaka-Aricha Road from Nayarhat upto Jahangirnagar University. On the west the zone is bounded by the Bangshi river and on the east by Dhaka-Aricha Road. Except Jahangirnagar University, the national mausoleum and golf course, almost entire area is under agriculture–rural settlement use. The eastern part of the DPZ is inaccessible by any standard road. Small pockets of urban residential areas are found connected by narrow and undeveloped roads. Please see Map-3.12A</p>	<p>The Structure Plan indicated main flood flow zone along the Bangshi river which has been retained as flood flow zone, except in the north-west corner of the DPZ, where Nayarhat Bazar and adjoining settlements are located. The bazaar and the expected future settlement extension area have been marked as residential zone.</p> <p>Areas on the east of flood flow zone has been classified as flood water flow channel, agriculture area, residential area and mixed use area. In the north along Dhaka-Aricha Road near Nayarhat, a strip of road side land has been marked as mixed use area where already mixed developments have taken place. In the interior, large segment of high land has been marked as residential use. The existing military golf course south of national mausoleum has been shown. The existing flood flowing channels have been retained for smooth flow of flood water. The central part of the DPZ has been earmarked for agriculture.</p> <p>The national mausoleum area has been marked as overlay zone in the proposed plan. 100 m Settlement Restriction Zone around National Mausoleum which will be treated as open space with an area of 47.21 acres of land.</p> <p>On the southern part of the DPZ, the Structure Plan designated peripheral urban development zone has been shown as residential and institutional zone. Please see Map-3.12 B</p>

MAP 3.12A: Existing Landuse and Developments of DPZ - 05



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LEGEND:

- | | | |
|----------------------|------------------------------|-----------------------|
| Agriculture | Manufacturing and Processing | Vacant Land |
| Circulation Network | Recreational Facilities | Water Body |
| Commercial Activity | Residential | Governmental Services |
| Education & Research | Service Activity | Restricted Area |
| Mixed Use | Transport & Communication | Community Service |
| DPZ Boundary | | |