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Detailed Area Plan for DMDP Area (Group-E)



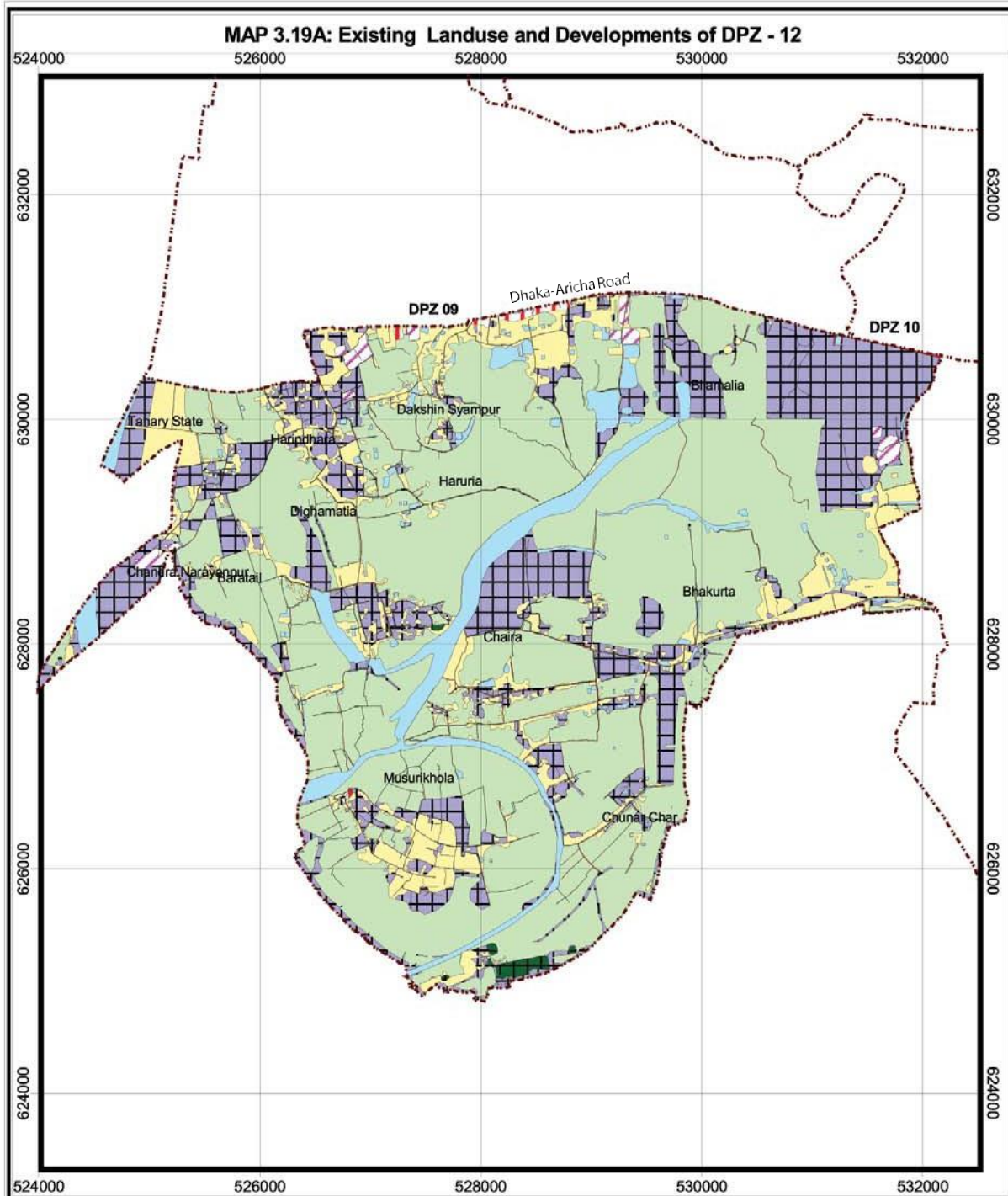
Government of the People's Republic of Bangladesh
 Ministry of Housing and Public Works
 Rajdhaní Unnayan Kartripakkha (RAJUK)

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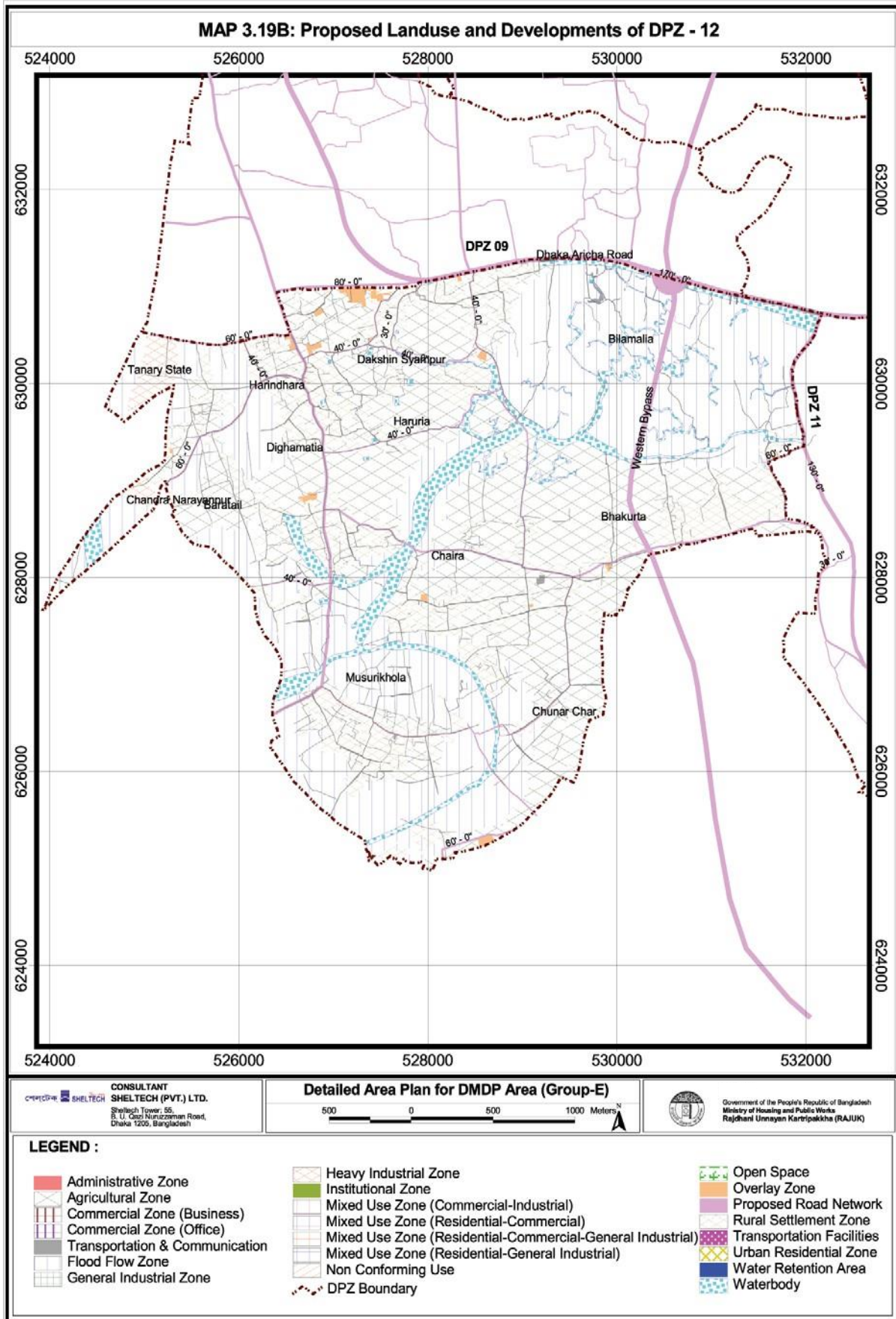
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|---|--|--|
| <ul style="list-style-type: none"> Administrative Zone Agricultural Zone Commercial Zone (Business) Commercial Zone (Office) Transportation & Communication Flood Flow Zone General Industrial Zone | <ul style="list-style-type: none"> Heavy Industrial Zone Institutional Zone Mixed Use Zone (Commercial-Industrial) Mixed Use Zone (Residential-Commercial) Mixed Use Zone (Residential-Commercial-General Industrial) Mixed Use Zone (Residential-General Industrial) Non Conforming Use DPZ Boundary | <ul style="list-style-type: none"> Open Space Overlay Zone Proposed Road Network Rural Settlement Zone Transportation Facilities Urban Residential Zone Water Retention Area Waterbody |
|---|--|--|

DPZ-12: South-West Savar

List of Mauzas	Existing Conditions	Proposed Land Uses and Development
<p>Baliarpur, Baratail, Bhakurta, Bilamalia, Chaira, Chandra Narayanpur, Chandulia, Chunar Char, Dakshin Syampur, Dighamatia, Harindhara, Haruria, Jamur Muchipara, Kandi Bailerpur, Kandi Baliarpur, Musurikhola, Panchali, Turag, Uttar Kaundia.</p>	<p>This DPZ lies on the south-western part of Savar, south of Dhaka-Aricha Road. Except high areas on the major roads and the rural settlement on the south the entire areas is flooded during monsoon. There are also a few khals in the area that carry water into the local river system. Please see Map-3.19A</p>	<p>Flood Flow and Agricultural zones are the prime land uses of this planning area that go under water during rainy season. The existing settlements have been retained as rural settlement zone. There are some designated flood flow areas of DMDP Structure Plan which have been shown as agricultural zone. Because the areas are geographically high and the RL is above 4 meters as such annual flooding is absent there. Several educational institutions here have been shown as overlay zone. Please see Map-3.19B</p>



<p>CONSULTANT SHELTECH (PVT.) LTD. Sheltech Tower, 55, B. U. Gupt, Nuruzganj Road, Dhaka 1205, Bangladesh</p>	<p>Detailed Area Plan for DMDP Area (Group-E)</p> <p>500 0 500 1000 Meters</p>	<p> Government of the People's Republic of Bangladesh Ministry of Housing and Public Works Rajshahi Unnayan Kartipakkha (RAJUK)</p>			
<p>LEGEND:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> <ul style="list-style-type: none"> Agriculture Circulation Network Commercial Activity Education & Research Mixed Use DPZ Boundary </td> <td style="width: 33%; vertical-align: top;"> <ul style="list-style-type: none"> Manufacturing and Processing Recreational Facilities Residential Service Activity Transport & Communication </td> <td style="width: 33%; vertical-align: top;"> <ul style="list-style-type: none"> Vacant Land Water Body Governmental Services Restricted Area Community Service </td> </tr> </table>			<ul style="list-style-type: none"> Agriculture Circulation Network Commercial Activity Education & Research Mixed Use DPZ Boundary 	<ul style="list-style-type: none"> Manufacturing and Processing Recreational Facilities Residential Service Activity Transport & Communication 	<ul style="list-style-type: none"> Vacant Land Water Body Governmental Services Restricted Area Community Service
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Addressing Pertinent Issues

There are some pertinent issues that are extremely vital for future urban development in the planning area. Some of these issues have been discussed in brief earlier, others have not been addressed at all. In the following sections some previously stated issues have been re-stated to clarify the measures taken to address them, including some unaddressed issues.

Environmental Management

Environmental problems of the study area will be addressed in two different ways as follows.

a. Establishment of Common Effluent Treatment Plant

Liquid effluent discharged by growing industries in planning area is a major environmental concern. The liquid toxic waste is indiscriminately drained into the drainage channels that penetrate into farm lands, rivers and low lying areas. This not only affects the living environment and ecology in general but also the local agriculture in particular. Mitigation to this problem lies in setting up effluent treatment plants in common or individually, so that liquid waste is treated before discharging into the water system. Common effluent treatment plant can solve the problem of liquid waste management at low cost per unit of enterprise using the facility. The Tannery Estate being set up in south-western corner of the study area contains provision of such a common treatment plant. It is suggested to set up such plants at DEPZs and other suitable places of industrial agglomerations. A heavy/noxious industry zone has been suggested in the Kashimpur area. A waste water treatment plant must be set up there that may be shared by all the industries generating toxic waste water. The ministry of Industries may take the initiative for this purpose. Cost of development and operation may be realized from the beneficiary establishments in the zone.

b. Sewage and Waste Water Treatment Plant

It is expected that sometime in future the local government will have to introduce network based sewerage system. This will require a treatment plant before discharging the treated waste water into the river. The consultant has earmarked an area of about 19.68 acres in Amarpur mauza in Savar Paurashava, close to the river Bangshi for a treatment plant. The plant will also be used for treatment of waste water discharged by bathrooms and kitchens.

Conservation of Monument and Heritage

The planning area has quite a number of tourist attractions of different kinds. These can be grouped as, historical and heritage and recreational. Savar region is famous for its historical sites of ancient origin. Its glorious past has imbued the area with relics of historical importance that can attract tourists if they are properly conserved. Recently explored **Palace of Raja Harish Chandra at Rajashan** and many tanks, a number of mounds which frequently yielded gold coins of the post-Gupta of Bodhisattava, mark the place out as one of the considerable antiquity and importance. **Kashimpur Jaminderbari** is another historical site in Kashimpur area. So far the consultant identified 27 relics in Group-E area (see Interim Report), that included palace, mandir, akhra and pond.

Table- 3.9: Heritage Sites of Group-E Area to be Conserved

Sl. No.	Name	Location	Year of Establishment
1.	Sree Sree Kanailal Ziu Bigraha Mandir (Kanailal Akhra)	Katlapara	1292 BS
2.	Chhoto Bangla Mandir	Dakkinpara	1250 BS
3.	Shorovuz Mohaprovu Bigraha Mandir	Palpara	1000 BS
4.	Boro Mandir	Kabirajpara	1201 BS
5.	Gopaler Akhra	Ghoshpara	1295 BS
6.	Palace of Raja Harishchandra	Rajashan	7 th and 8 th Century AD
7.	Kashimpur Jaminderbari	Kashimpur	19 th Century AD
8.	National Mausoleum	Nabinagar	1972

Source : Savar, History and Cultural Heritage by SM Mizanur Rahman

Considering that it would be difficult to conserve all these establishments, the consultant has cut short the list to seven only (**Table: 3.9** has the details). Except two, all the relics that originated before Bangla 1300 have been placed in the list. The two exceptions are the Kashimpur Zamindarbari and the National Mausoleum at Nabinagar. These sites of historical importance and heritage should be conserved with due dignity as they constitute the foundation of the civilization of this region and the pride of the nation. The heritages of the country that bring to the light the past political, social and economic life style of the ancestors of this land. They are not only valuable assets and pride possessions of the nation, but also attractions for tourists who visit this country in quest off exploration its history and life. These places of heritages and monuments have been marked in the map (**Map-3.20**) for preservation by the Department of Archaeology, Tourist Corporation and RAJUK for national interest.

Retaining High Value Agricultural Land

As stated in the Structure Plan report, approximately one fifth of the DMDP Structure Plan area belong to good to very good agricultural land. It is envisaged in the plan that with the doubling of Dhaka metropolitan population by the plan period (2015) there would be rise in demand for agricultural products, particularly, for fresh vegetables and fruits. For reasons of cost efficiency they can be grown in these areas and can be marketed in Dhaka with ease. Considering the importance of these high value agricultural lands, the plan, in its policies recommended that these lands should be protected. In Group-E area high value agricultural lands refer to high red soil lands that are free from flooding. While there would be rise of demand for agricultural products leading to rise in farm land, there will also be rise in demand for land to accommodate increasing number of industrial and commercial development including housing and services. So, theoretically, there will be two opposite demands competing for the same land. The land termed as high value agricultural land is lucrative for non-farm development due to its flood freeness. Again, in Savar area these lands are not attractive to the landowners as they do not retain water necessary for paddy cultivation, which is the prime crop of the country. This is why these lands traditionally fetched lesser prices than the low lying agricultural lands. It must be remembered that the so called high value agricultural lands belong to the numerous private owners. In an open market economy, a land owner will always like to transfer his land to a buyer who offers him higher price. And obviously, the non-farm users will always be at the upper hand to offer higher price for the high value agricultural lands. Again, restriction has already been imposed against development on large areas of flood flow zone in the planning area. This will reduce supply of land to accommodate new urbanization in the area. In fact, as found from previous RAJUK experience, mere legal restrictions using land use zoning can hardly prevent an unwanted land use developments. So, it would be extremely difficult to prevent high value agricultural land from being transferred to non-farm uses in the face of acute demand for flood free land. However, one way to preserve high value agricultural land from non-farm use is through expropriation of the land by the government. But this will involve prohibitive compensation package and therefore not achievable. A large part of the high value agricultural land has already been converted into settlement and industry. In the land use proposal utmost endeavor has been made to preserve as much as possible high value agricultural land keeping there under agriculture category. To retain these lands for agricultural use strong and effective enforcement of development control measures will have to be exercised.

Integrated Planning Map

All development proposals have been presented 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, flood flow zone, agricultural zone, mixed use and industrial zone and various social services and conservation of local heritage sites. Integrated Planning Maps have been shown in **Part-IV** of Folder.

