

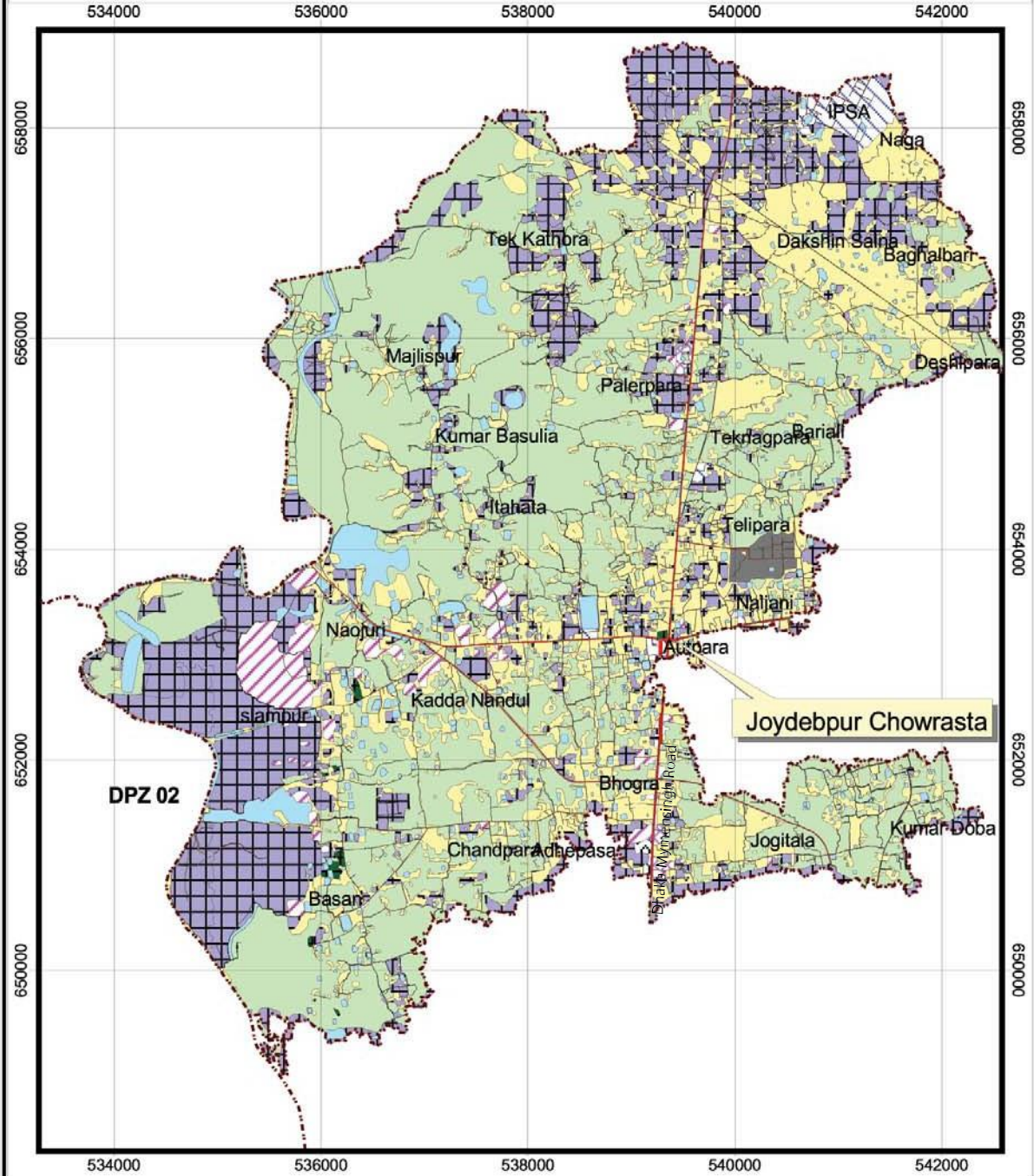
3.0 DPZ Wise Description of Land Use and Development Proposals

The consultant regrouped the entire planning area in to 12 Detailed Planning Zones (DPZ). The zone based on development trend, population density and physical boundary as lines of demarcation between DPZs. The list of Mauzas under DPZs is presented in **Annex-3.3**. In the following sections short description has been carried out about each DPZ – its existing conditions and the recommended land use and development proposals.

DPZ-1: South-western End of Gazipur Paurashava and Adjoining Areas

List of Mauzas	Existing Conditions	Proposed Land Uses and Development
Autpara, Adhepasa, Baghalbari, Naljani, Bhogra, Telipara, Bariali, Deshipara, Naga, Tek Kathora, Majlishpur, Kumar Basulia, Dakshin Salna, Palerpara, Itahata, Jogitala, Teknagpara, Kumar Doba, Basan, Bhogra, Chandpara, Naojuri, Kadda Nandul, Islampur	Dhaka-Mymensingh Road passes through the central-eastern part of the zone. Dhaka-Tangail Railway line runs on the north-eastern part. In the central-southern part Dhaka-Tangail Road crosses Dhaka-Mymensingh Road and forms Joydebpur Chowrasta. Fast growth is observed in this DPZ along major roads. Large number of factories are found on the Dhaka-Gazipur Road. However, substantial part in the peripheral areas remains rural-agricultural land uses with some flood flow areas on the western periphery. (Please see Map-3.8A)	Agricultural land use will remain one of the dominant land uses (4725.78 acrs) in this DPZ. In observation of the trend of development, mixed land use have been suggested along the major roads. Urban residential zone proposed in this zone will be about 645.17 acres. Areas with existing residential use and potential for residential development have been put under residential use. Rural settlement will also be second most land use (2254.57 acres). Kumar Doba, Naljani, Itahata, Kadda Nandul and Naojuri are the Mauzas where most residential zones have been proposed. Vast rural agricultural areas will remain as they are, while the western part of the DPZ has been proposed as flood zone, because of the present flood flowing character of the area, which is about 1995.84 acres of total area of DPZ 01. (Please see Map-3.8B)

MAP 3.8A: Existing Landuse and Developments of DPZ - 01



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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 Kartipakkha (RAUK)

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		