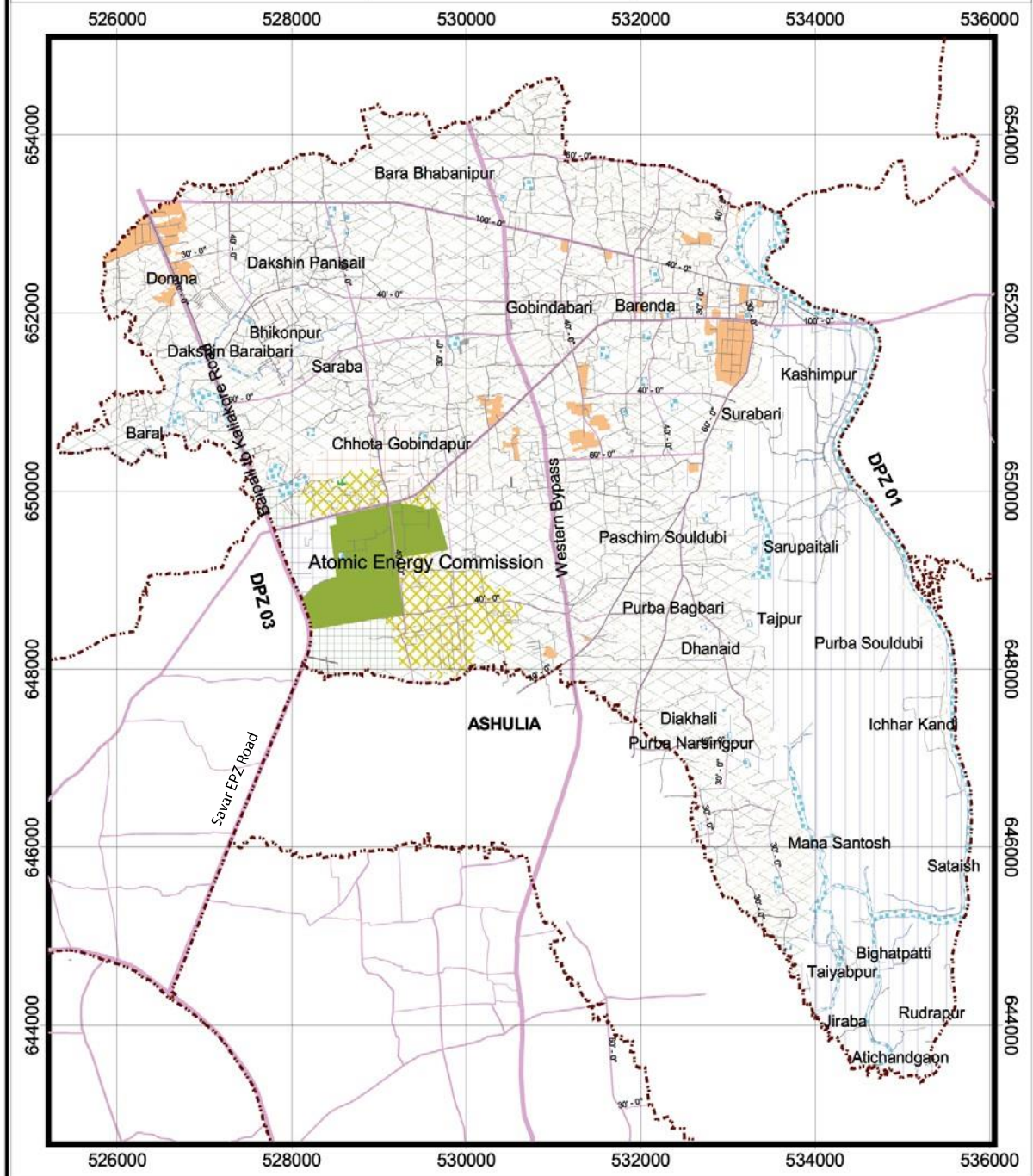


MAP 3.9B: Proposed Landuse and Developments of DPZ - 02



CONSULTANT  
**SHELTECH (PVT.) LTD.**  
 Sheltech Tower, 55,  
 B. U. Caste Nuruzzaman Road,  
 Dhaka 1205, Bangladesh

**Detailed Area Plan for DMDP Area (Group-E)**



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

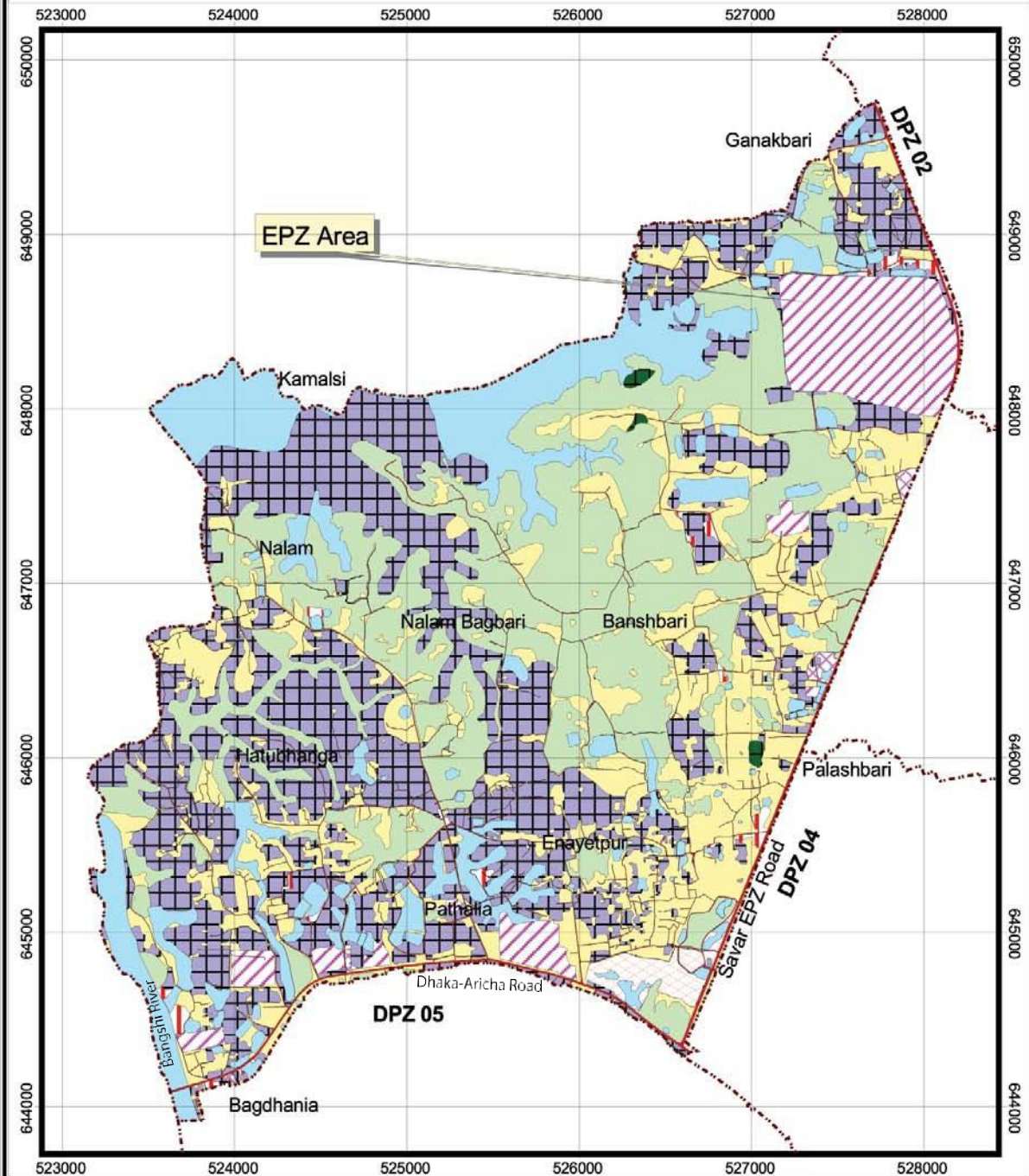
**LEGEND :**

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

## DPZ-3: North-East Savar

List of Mauzas	Existing Conditions	Proposed Land Use and Development
Bagdhania, Baipail, Banshbari, Dhania, Enayetpur, Ganakbari, Hatubhanga, Kamalsi, Nalam, Nalam Bagbari, Palashbari, Pathalia, Taksur, Tattibari, Uttar Ramchandrapur	<p>Areas along the major road are developing fast in this DPZ-3. This DPZ comprises Dhaka EPZ, part of Cantonment area, establishments of Gono Shsthaaya Kendra, Kohinoor Spinning Mills, and areas on the north of Dhaka-Aricha Road upto the Nayarhat Bridge. Major road side part is substantially built up, while interior areas have agriculture with rural settlement and waterbody. Small areas near the Nabinagar-Chandra Road are under urban residential use. Please see <b>Map-3.10A</b></p>	<p>Urban Residential Zone is the most dominating land use (1636.75 acres) in this DPZ.</p> <p>North-western part of the DPZ has been substantially retained as agricultural use with an area of 586.75 acres of land.</p> <p>Three small clusters in this area have been delineated as water retaining areas and another small area as institutional use, proposed for an educational institution.</p> <p>Substantial areas on the north have been delineated as agriculture with existing water channels and flood water flowing paths. Mixed use zone has been marked on the north and south of Dhaka EPZ of this zone. DAP proposes an open space in the middle part of this DPZ and an institutional area in the southern part and residential use on the south-eastern part in Mauzas like, Polashbari and Banshbari. An educational zone has been marked in Polashbari and Banshbari area as well.</p> <p>A park of 16.56 acres and a playground of 5.80 acres have been proposed in Banshibari mauza of Dhamsona union of this planning zone. Please see <b>Map-3.10B</b></p>

**MAP 3.10A: Existing Landuse and Developments of DPZ - 03**



CONSULTANT  
SHELTECH (PVT.) LTD.  
Sheltech Tower, 25,  
B. U. Ghosh Nazimuddin Road,  
Dhaka 1205, Bangladesh

Detailed Area Plan for DMDP Area (Group-E)



Government of the People's Republic of Bangladesh  
Ministry of Housing and Public Works  
Rajshahi Umman Kartipakcha (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         |                              |                       |