

DHAKA METROPOLITAN
DEVELOPMENT PLAN (DMDP)
1995-2015

DETAILED AREA PLAN (DAP)

PART - VIII

JUNE 2010



RAJDHANI UNNAYAN KARTRIPAKKHA (RAJUK)
DHAKA

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Dhaka Metropolitan Development Plan (DMDP) 1995-2015: Detailed Area Plan (DAP)

Index

Related Areas

- Part-I (Group – A)** : Tongi, Gazipur, Kaliganj Paurashava and surrounding rural settlement and flood plain areas of Balu, Sitalakkha and Brahmaputra river
- Part-II (Group – B)** : Narayanganj, Kadamrasul Paurashava and its surrounding areas including Dhaka-Narayanganj-Demra (DND) flood protected areas
- Part-III (Group – C)** : Areas under Dhaka City Corporation (DCC) jurisdiction and surrounded by the river Buriganga, Sitalakkhya, Balu, Turag and Tongi Khal
- Part-IV (Group – E)** : Entire Savar Paurashava and Part of Gazipur
- Part-V (Group-A Extension : Part-D)** : Keraniganj (Part)
- Part-VI (Group-B Extension : Part-D)** : Keraniganj (Part)
- Part-VII (Group-C Extension : Part-D)** : Keraniganj (Part)
- Part-VIII (Group-E Extension : Part-D)** : Keraniganj (Part)
- Part-IX (Location-1)** : Mirpur North to Uttara
- Part-X (Location-2)** : Kamrangir Char Area
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- Part-XII (Location-4)** : Begunbari Khal and its influenced area
- Part-XIII (Location-5)** : DND North
- Part-XIV (Location-6)** : Airport-Demra bypass adjacent area
- Part-XV : (Location-9)** : Eastern Fringe (Part)
- Part-XVI (Location-10)** : Purbachal connecting road to Begunbari Khal
- Part-XVII (Location-11)** : Eastern Fringe (Part)
- Part-XVIII (Location-15)** : Savar EPZ, Byrail, Ashulia
- Part-XIX (Location-16)** : Eastern Fringe (Part)

বাংলাদেশ



গেজেট

প্রজ্ঞাপন

তারিখ, ০৮ আষাঢ় ১৪১৭ বঙ্গাব্দ/২২ জুন ২০১০ খ্রিস্টাব্দ

এস, আর, ও নং ২৩২-আইন/২০১০।—যেহেতু Town Improvement Act, 1953 (E.B.Act XIII of 1953), অতঃপর উক্ত Act বলিয়া উল্লেখিত, এর section 73 এ প্রদত্ত ক্ষমতাবলে সরকার, রাজধানী উন্নয়ন কর্তৃপক্ষ এর এখতিয়ারাধীন ১৫২৮ বর্গকিলোমিটার (৫৯০ বর্গমাইল) এলাকায় Master Plan এর আওতাভুক্ত Detailed Area Plan (DAP) for Dhaka Metropolitan Development Plan অত্র মন্ত্রণালয়ের প্রজ্ঞাপন নং গৃপূম/পরি-৩/১(২৩)/২০০৬/১৭০, তারিখ ২৪ সেপ্টেম্বর, ২০০৮ এর মাধ্যমে প্রকাশ করিয়া উহার উপর সর্বসাধারণ কর্তৃক আপত্তি বা সুপারিশ উক্ত section এ নির্ধারিত সময়সীমার মধ্যে

যেহেতু উক্ত সময়সীমার মধ্যে প্রাপ্ত আপত্তি বা সুপারিশ বিবেচনা করিয়া সরকার উক্ত Section এ নির্ধারিত সময়সীমার মধ্যে কতিপয় সংশোধনীসহ উক্ত Plan টি অনুমোদন করিয়াছে;

TW• Act Nâ section 74 +ñ sub-section (I) N9 fâW M Master Plan (Detailed .Area Plan for Dhaka Metropolitan Development Plan) NO

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বাংলাদেশ ফরম ও প্রকাশনা অফিস

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ABBREVIATIONS AND ACRONYMS

ADB	Asian Development Bank
BUET	Bangladesh University of Engineering and Technology
BIP	Bangladesh Institute of Planner
BIWTA	Bangladesh Inland Water Transport Authority
BSCIC	Bangladesh Small & Cottage Industries Corporation
BNBC	Bangladesh National Building Code
BBS	Bangladesh Bureau of Statistics
CTP	Chief Town Planner
CNG	Compressed Natural Gas
CETP	Common Effluent Treatment Plant
CBO	Community Based Organization
DMDP	Dhaka Metropolitan Development Plan
DMAIUDP	Dhaka Metropolitan Area Integrated Urban Development Project
DND	Dhaka Narayanganj Demra
DEPZ	Dhaka Export Processing Zone
DCC	Dhaka City Corporation
DPHE	Department of Public Health and Engineering
DPZ	Detailed Planning Zone
DoE	Department of Environment
DAP	Detailed Area Plan
DITS	Dhaka Integrated Transport Study
EPZ	Export Processing Zone
ERI	Earthquake Risk Index
FAR	Floor Area Ratio
FAP	Flood Action Plan
GLD	Guided Land Development
GOB	Government of Bangladesh
IAB	Institute of Architect Bangladesh
ILDI	Infrastructure Led Development Initiatives
LPP	Landuse Permit Planner
LPC	Landuse Permit Committee
LGED	Local Government and Engineering Department
MISP	Multi Sectoral Investment Plan
NUC	Nagar Unnayan Committee
NGO	Non Government Organization
PDB	Power Development Board
PPA	Population Per Acre
RC	Review Committee
RS	Revised Survey
PWD	Public Works Department
RAJUK	Rajdhani Unnayan Kartripakkha
RHD	Roads and Highway Department
REB	Rural Electrification Board
RMG	Readymade Garments
SPZ	Spatial Planning Zone
STP	Strategic Transport Plan
TLCC	Town level Coordination Committee
TIA	Town Improvement Act
TWG	Technical Working Group
UAP	Urban Area Plan
UNDP	United Nations Development Program
URP	Urban and Regional Planning
UGIIP	Urban Governance and Infrastructure Improvement Project

Preface

Detailed Area Plan (DAP) is the third and final tier of DMDP (Dhaka Metropolitan Development Plan) 1995-2015. DMDP is a three tier plan package, viz. the Structure Plan, the Urban Area Plan and the Detailed Area Plan. The first two tiers of DMDP i.e. the Structure Plan (1995-2015) and the Urban Area Plan (1995-2009) were prepared in 1995 under the Project 'Preparation of Structure Plan (SP), Master Plan and Detailed Area Plan (DAP) - Metropolitan Development Plan Preparation and Management in Dhaka' under UNDP project No. BGD/88/052 and TAPP No. TA/BGD/ 88 /052 with the technical assistance of UNCHS. The third tier of DMDP i.e. the Detailed Area Plan was prepared by RAJUK under a separate project named "Preparation of Detailed Area Plan (DAP) for Dhaka Metropolitan Development Plan" following the strategies and guidelines mentioned in the Structure Plan and the Urban Area Plan. This is almost a six and a half year project launched in August, 2004 and completed in December, 2010. The total project cost is BDT 2494.66 lac. The project was financed by RAJUK's own source.

The project was managed by a Inter-Ministerial Steering committee, a Technical Management Committee and a Technical Management Sub-Committee. One project director, four project managers, five assistant town planners, one GIS expert, one survey expert and other supporting staffs were the project personnel.

The DAP is prepared for RAJUK jurisdiction or DMDP area of 590 sq.mile (1528 sq. km.). In order to complete the task efficiently, RAJUK divided its control area into five groups and eleven locations and awarded five local consulting firms with the work. The contract was awarded to DDC Ltd. for Group A, Group A Ext. (Part D), Location 3,4 and 15; EPC Ltd. for Group B and Group B Ext. (Part-D); Gani Bangla Ltd. for Group C, Group C Ext. (Part-D), Location 9,11,16; Sheltech (Pvt.) Ltd. for Group E, Group E Ext. (Part-D), Location 1,2,10; BETS Ltd. for Location 5,6. For ease of work, the task of Group D was awarded to DDC Ltd., EPC Ltd., Gani Bangla Ltd. and Sheltech (Pvt.) Ltd.

Group A (North-East Part) covers three paurashavas including Tongi, Gazipur and Kaliganj together with surrounding rural settlement and flood Plain areas of Balu, Sitalakkhya and Brahmaputra river. Group B (South-East Part) covers Narayanganj, Kadam Rasul Paurashava and its surrounding areas including Dhaka- Narayanganj- Demra (DND) flood protected areas. Group C (Central Part) is surrounded by the river Buriganga, Sitalakkhya, Balu, Turag and Tongi Khal. Dhaka City Corporation (DCC) jurisdiction area is within Group C. Group C covers important establishments of capital Dhaka like Bangladesh Secretariat, Motijheel, Kawran Bazar commercial areas, International Airport, Old Dhaka etc. Group D (South-West Part) covers Keraniganj and Zinjira. Rest of the area of this Group is mainly Dhaleshwari flood plain. Group E (North-West Part) covers Savar Paurashava, Export Processing Zone (EPZ), Turag flood plain. Location 9, 110, 16 covers the eastern fringe areas of Dhaka. Other locations are in the different parts of Dhaka.

DAP projects population for the year 2015 as 18.43 Million on the basis of data generated from the population census 2001, which was 10.24 Million. The overall Annual Growth Rate is considered as 4.29%. The stages of DAP preparation included geo-referencing of mauza maps, different types of surveys, consultation with stakeholders, draft plan preparation, public hearing and final plan preparation. Socio-economic survey, physical feature survey, topographic survey and land use survey were done during the period of 2005-2006. The high tech digital GIS (Geographic Information System) data base was prepared for the very first time for Dhaka under the project. Quality checking of survey activities was done by Survey of Bangladesh (SOB). A series of consultation meeting was held with local government authorities (Wards & Paurashavas), Honorable Members of the Parliament of the RAJUK jurisdiction, concerned development agencies (RHD, LGED, WASA, WDB etc.), academics, professionals, socially concerned groups, study groups, business groups, etc.

Following this, draft final plan was prepared. As per section 74 of Town Improvement (TI) Act 1953, RAJUK carried out a two month long Public Hearing on the draft plan from October 3, 2008 to December 4, 2008. The Public Hearing was carried out through media coverage, press conference, web based publication and displaying of maps in RAJUK auditorium, PD (DAP) office and three other zonal offices of RAJUK. The comments given by general people and different organizations were documented in the prescribed format and these were addressed. A national seminar was held with academics, different professionals, BAPA, BELA and REHAB. Round Table Conferences were held in three daily newspaper offices.

A Review Committee to review the Draft Final Plan submitted by the Consultants was formed by the Ministry of Housing & Public Works (MoHPW) with Prof. Dr. Jamilur Reza Chowdhury, Vice Chancellor and BRAC University as convener. In order to assist the Review Committee in the task, a 16 member Technical Working Group (TWG) was formed with members from Urban and Regional Planning Department of BUET, Urban and Regional Planning Department of JU, Bangladesh Institute of Planners (BIP), Institute of Architects, Bangladesh (IAB), Urban Study Group and RAJUK.

A series of consultation meetings was held with the Honorable Members of the Parliament of RAJUK jurisdiction area to apprise them of the draft final DAP and obtain their valuable suggestions and recommendations. Almost whole of August and half of September, 2009 were spent on this consultation.

Ministry of Housing and Public Works constituted a DAP Review Committee with Prof. Dr. Jamilur Reza Chowdhury, former Vice Chancellor, BRAC University as convener to verify the compliance status of the recommendations made by the previous Review Committee. The committee reviewed the status of the Draft DAP in view of the recommendations of the previous Review Committee in four separate meetings held on 16-03-2010, 25-03-2010, 01-04-2010 and 11-04-2010 in RAJUK Board Room. The committee ultimately made 36 point recommendations to be followed by the consultants. Following the recommendations, consultants prepared final plans (maps and reports) and submitted to RAJUK. After approval in the Technical Management Sub-Committee, Technical Management Committee, Steering Committee of DAP and RAJUK'S board, the final plan was submitted to Ministry of Housing and Public Works for final approval. Ministry of Housing and Public Works sent the final plan to Ministry of Law for vetting and placed it in the Cabinet. The cabinet approved final DAP. Finally, Ministry of Housing and Public Works notified gazette of DAP under the SRO No. 232-law/2010 on 22 June 2010. The Reports and the Maps of DAP has been published on the website of RAJUK (www.rajukdhaka.gov.bd).

Eng. Md. Nurul Huda
Chairman, RAJUK.

Executive Summary

Group-E Extension Area is a part of Group-D area allocated to Group-E for the preparation of DAP. The area is located on the south-western periphery of RAJUK area, comprising 26 mauzas under three unions of Keraniganj Upazila of Dhaka Zila. The total area of this part of the planning area stands at 9,350 acres (3785.43 ha).

According to the population census of 2001 the population of the area was 60,018 with a density of 7 persons per acre. The area was shown as a flood zone in DMDP Structure plan. The area is low lying flood plain with typical rural character. Structure Plan recommended not proposing any development for the area as it might affect the flood flow character of the area.

DAP, however, in order to connect the area to the main city and outside areas, proposed a bypass and a number of secondary roads in the area. Besides, a few open spaces have been proposed in the settlement areas. About 72% of the area is proposed as flood flow zone and agricultural zone, 15% as rural settlement and about 7% as waterbody. A major thoroughfare will run south from Dhaka-Aricha Road to south through Taranagar and meet Dhaka-Mawa Road. This 3.80 km road will serve as western bypass of Dhaka. Two 60 ft, wide secondary roads of 19.31 km have been proposed. The flood mitigation in the area will be achieved through non-structural measures of flood plain management.

Chapter-1

Background

1.1 Introduction

This Report is the 6th of the series of the reports submitted under the tasks of Detailed Area Plan (DAP) assigned to Group-E Extension area. The current chapter of the report describes background, purpose, objectives and format of Detailed Area Plan.

1.2 Background

RAJUK initiated the Dhaka Metropolitan Development Plan (DMDP) project in early '90s. The project was originally designed to prepare a set of three hierarchical plans- Structure Plan, Master Plan/Urban Area Plan and Detailed Area Plan. Due to paucity of funds the project had to be shut down in 1995 without preparing the Detailed Area Plan component.

DMDP Structure Plan sets a 20 year (1995-2015) long term development strategy for metro-Dhaka sub-region of 1528 sq. km. of RAJUK area. The report identifies the order of magnitude and the direction of anticipated urban growth and sets forth a series of policy guidelines for achieving the overall plan objectives.

DMDP Urban Area Plan (UAP) provides an interim mid-term strategy for 10 years (1995-2005) for the development of urban area within the RAJUK boundary. Detailed Area Plan (DAP), the lowest tier in the three level planning exercises, is basically a local level plan, which provides the proposed land use zoning, infrastructure and utility services development plan.

Detailed Area Plan is a vital part of the DMDP as far as spatial development and development control are concerned. Absence of Detailed Area Plan not only hampered undertaking development projects by RAJUK, but also led to uncontrolled and unwanted spatial development in the private sector. Absence of land use zoning provisions also posed another problem that restricted approval of building plans, particularly in the newly urbanizing areas of RAJUK. With a view to ameliorate all the above problems, RAJUK decided to complete the Detailed Area Plan component of the DMDP package and undertook the present project. On approval of the project by GOB, RAJUK invited proposals from competent consulting firms. Firms submitted proposals for assignments were divided into five groups (Group A, B, C, D and E). As no firm qualified for Group-D, the work was divided between Group-A, B, C and E. Sheltech (Pvt.) Ltd. in Association with Data Experts (Pvt.) Ltd. was awarded Group-E Extension area (Part of Group-D) covering SPZ-18 falling within the RAJUK jurisdiction.

1.3 Purpose of Detailed Area Plan (DAP)

The provision of DAP is inherent in the Structure Plan with some specific purposes. These are:

- a. Provide basic infrastructure and services in the study area through systematic planning
- b. Create congenial environment to promote economic activities
- c. Improve drainage system and protect flood flow zones from encroachment
- d. Create service centres to enable urban growth

1.4 Objectives of the Project

The main objectives of the Detailed Area Plan (DAP) are as follows:

- a. To provide a quality urban design having aesthetic, functional and flexibility characteristics
- b. To develop a programmer for public sector action aiming at the implementation of the plan
- c. To prepare database and disseminate it in professional manner
- d. To provide and guide to private sector development
- e. To provide clarity and security to future inhabitants and investors
- f. To prepare guidelines for future infrastructure development

1.4.1 General Objectives

The general objectives of the consultancy services for the preparation of Detailed Area Plan for DMDP Structure Plan area envisages:

- Implement Structure Plan and Urban Area Plan policies
- Guide and control urban development in an orderly manner in preferred areas of urban expansion
- Create an urban environment enabling citizens enjoy the services that suit urban living.

1.4.2 Specific Project Objectives

- Implementation of Dhaka Metropolitan Development Plan 1995-2015
- Data Management and Dissemination
- Preparation of Multi-sector Investment Plan
- Ensuring Clarity and Security of Investment
- Providing Guideline for Development
- Ensuring Sustainable Environment

1.5 Custodian of the Detailed Area Plan

The present detailed area plan is a part of the DMDP plan package prepared under the banner 'Master Plan' as envisaged in Section 73(1) of the Town Improvement Act 1953. Rajdhani Unnayan Kartripakkha (RAJUK) is the custodian of the 'Master Plan' and as such it will be the custodian of the detailed area plan as well and responsible for execution of the development control and development proposals prepared under the plan. The development proposals can be implemented either by RAJUK itself or through any other development agency, public or private. Execution of many of the development proposals will rest on other public development agencies, but it will be the responsibility of RAJUK to take initiatives to get the work done by those agencies through the Ministry of Housing and Public Works. RAJUK will take action against whoever violates the provisions of the approved DAP proposals and development control provisions.

1.6 Duration of Detailed Area Plan (DAP) and Amendment

The current Detailed Area Plan (DAP) shall remain valid till the validity of the Structure Plan that is 2015. DAP proposals, including land use zoning made in this report, should be periodically reviewed to fit the plan with the need of the time. The purpose of the review will be to take an overview of the level of implementation of the DAP, review changing physical growth pattern, development of infrastructure, trend of public and private sector developments. Necessary changes should be made in DAP proposals in the light of the findings of the review.

As a part of the master plan, amendment of the detailed area plan will be done under the legal provision of Section 74(2) of the Town Improvement Act 1953. All the amendments shall have to be notified in the Official Gazette for public information. As the relevant provision of the act says, "(2) The [Kartripakkha] may, from time to time, with the approval of the [Government] and the [Government] may at any time, amend or alter any specific provision of the Master Plan. Any such amendment or alteration shall be published in the Official Gazette." So RAJUK can carry out amendment of the DAP any time with the approval of its Board and the Ministry and publish the same in the Official Gazette. But the best way will be to carry out the amendments at regular interval instead of time to time peace meal basis.

1.7 Format of Detailed Area Plan

The format of Detailed Area Plan consists of

- a) Explanatory Report
- b) Integrated Planning Map

a. Explanatory Report

The current explanatory report of the plan describes the plan proposals and other necessary information to explain the plan. The report is divided into six chapters. Chapter one contains background elements that include, among other things, project background, project objectives, planning area, plan duration and review of previous plans.

Chapter two highlights the critical development issues and problems prevailing in the planning area, the planning area profile and the future population. In Chapter three development proposals have been placed in details including the integrated planning map. The development proposals include, infrastructure and services, public sector land development in new housing areas, ecological conservation, flood protection and drainage development. Chapter four describes the procedures and measures needed for plan implementation, comprising such issues as, fixation of priorities, public sector action program, zoning and development control. Chapter five delineates about the selected projects that would be implemented on priority basis. Chapter six is about follow up actions to be taken including necessary legal and procedural measures to execute the plan and development control.

b. Integrated Planning Map

The Integrated Planning Map shows different layers of map information like the cadastral base, administrative boundaries, geo-physical features (contour line, water bodies), infrastructure and existing/proposed land use.

Following are the various components of Maps with different prescribed scale as per ToR, which have been submitted at the final stage of the Detailed Area Plan (Table-1.1).

Table -1.1: Required Maps with Corresponding Scale

Sl. No	Description	Scale
1	Base Map	1:1980
2	Physical Feature Survey Map (Road+ Structure Floor)	1:1980
3	Physical Feature Survey Map (Road+ Structure Type)	1:1980
4	Physical Feature Survey Map (Road+ Structure Use)	1:1980
5	Land Use Survey Map	1:1980
6	Topographic Survey Map	1:1980
7	Utility Services Map	
	a. River/ Khal/Drainage b. Gas/Electricity/ Water Supply	1:1980 1:1980
8	Comprehensive Detailed Area Plan Map	1:3960
9	Comprehensive Detailed Area Plan Map	1:1980
10	Identified Projects in separate Layers	1:1000

Source: Terms of Reference (ToR)

1.8 Description of the Planning Area

The Detailed Area Plan (DAP) project area of Group-E Extension is located in the south-western part of DMDP area (Map-1.1). The planning area consists of 26 mauzas of three unions.

Table-1.2: Mauza wise Area, Population and Household in the Study Area

Union	Mouza	Area in Acre		Population		Household	
		GIS	BBS '91	1991	2001	1991	2001
Hazratpur	Char Alji	1246	1190	6210	6480	1141	1321
	Char Narayanpur	386	203	1312	1349	242	267
	Hazratpur	1898	1582	11475	11729	2103	2495
	Hoglagati	670	494	1455	1742	276	346
	Jagannathpur	420	377	1280	1094	255	233
	Maniknagar	377	314	3669	4142	710	892
Kalatia	Ahadipur	812	834	3339	3339	623	823
	Akchail	515	501	2219	2219	446	493
	Alinagar	102	77	441	441	96	111
	Char Chamardah	178	49	1636	1636	303	206
	Fatenagar	124	126	1224	1224	232	206
	Kalatia	259	242	2909	2909	631	675
	Munshi Noadda	118	119	1131	1230	232	269
	Nazirpur	114	98	1236	1253	259	257
	Natun Char	144	225	589	408	105	85
Taranaga	Baraikandi	490	374	4280	4017	725	783
	Barilgaon	584	530	452	530	73	84
	Beuta	453	374	2258	2104	373	450
	Chaglakandi	183	137	3259	2680	594	573
	Dakshin Baherchar	158	158	188	392	34	81
	Deuli	204	97	1125	459	192	232
	Kasaria	84	212	299	357	48	71

	Pitachaka	367	352	2043	2170	388	419
	Rayta	87	86	333	279	45	60
	Taranagar	319	321	2756	3049	499	614
	Uttar Baherechar	510	278	2055	1879	354	384
Total	Project Area	10,802	9,350	59,173	60,018	10,979	12,430

Source : BBS, 1991, BBS 2001

Total population of the project area was 60,018 according to BBS 2001. Mauza wise area, population and household in the project area are given in Table-1.2. The project area has 59,173 population having density of 6 persons/acre and total household was 10,979 according to 1991 population census. According to 2001 population census the population and households were 60,018 and 12,430 respectively and the density was about 7 persons per acre.

1.8.1 Administrative and Cadastral Boundaries

The project area Group-E Extension area consists of part of Keraniganj thana of Dhaka district. The area is divided into 3 unions. **Table.1.3** shows the administrative units of the Group-E extension area. Cadastral base of the project area are C.S and R.S mauzas. There are total 39 C.S and 41 R.S sheets in the project area under 26 mauzas.

Table-1.3: Administrative Units of Group-E Extension Area

Name	Description
District	Dhaka
Thana / Upazila	Keraniganj
Union	Hazratpur (Part), Taranagar (Part), Kalatia (Part)

Source: Compiled from BBS Publications

1.8.2 Geo-Physical Profile

a. Topography

The substantial part of the study area is characterized by low and undulated land surface, criss crossed by flood plains and khals. Almost the entire study area falls in this category. The level of land surface exhibits greater than gentle slope. The lowest spot height is – 2.70 mPWD and the highest spot height + 8.10 mPWD are found in the study area. Average land height of the project area is + 3.322 mPWD. About 39.64% spot has been found below average height of the land surface, while 60.36% above the average height.

Table-1.4: Unit wise Spot Height in the Study Area

Spot unit	Value
Total Spot Number	2437
Mean	3.322 m (PWD)
Maximum Height	8.10 m (PWD)
Minimum Height	-2.70 m (PWD)
Variance	3.504
Standard Deviation	1.872

Source: Topographic Survey, 2006

b. Geological Faults

There is no geological fault within the planning area.

1.9 Review of Previous Plans and Proposals

1.9.1 Master Plan of Dhaka, 1959

The Dacca Master Plan 1959 was the first ever master plan prepared for Dhaka. It was prepared in 1959 and approved in 1960 and covered an area of about 829 sq. km (320 sq. m.) encompassing the erstwhile Dhaka Municipality, Tongi Municipality and Narayanganj Municipality. The current planning area was outside the jurisdiction of the 1959 Master Plan.

1.9.2 Dhaka Metropolitan Area Integrated Urban Development Project (DMAIUDP), 1981

DMAIUDP was undertaken in 1980-81 with a view to prepare a long term strategy for the future development of Dhaka City. The project proposed some alternative growth strategies for future Dhaka, evaluated them and finally selected the most suitable strategies for future development of Dhaka.

a. Preparation and Selection of Strategic Options by DMAIUDP

Dacca Metropolitan Area Integrated Urban Development Project (DMAIUDP) 1981 was undertaken to work out the future mode and pattern of Dhaka city development in consideration of the physical and social constraints and opportunities existing within and possible areas of future expansion. It was the first ever attempt to prepare a strategic plan in Bangladesh. The project was jointly funded by the Government of Bangladesh (GOB), the Asian Development Bank (ADB), and the United Nations Development Programme (UNDP). The Planning Commission of GOB was entrusted with the responsibility to implementing the project with Asian Development Bank as the executing agency.

A British consulting firm in association with a number of local firms initiated the project in 1980 and completed in 1981. The experts drew up nine strategic options for future development of Dhaka city. They reviewed the options for selection of the most suitable one. The options were,

- Option-1: continuation of the current trend—sustained peripheral growth of the city with limited northward expansion.
- Option-2: peri-urban development—low density resettlement with intensive agricultural production, over an extensive area surrounding the city.
- Option-3: comprehensive flood control—flood protection of the existing city and the northern, eastern and western development areas by enclosing embankment.
- Option-4: comprehensive flood control around the south and southeastern periphery of greater Dhaka.
- Option-5: northern expansion- development by concentration of employment, infrastructure and services.
- Option-6: northern expansion- as for 5 with addition of an improved transportation facility linking urban centers in the north up to that in the south-east.
- Option-7: development of new satellite city – concentration of new development at one new location in the city region away from the existing city.
- Option-8: sub-regional dispersal –decentralization of urbanization and urban development in the existing urban centers of the city region.
- Option-9: minimization of urban growth-limitation of urban population growth by reducing the level of investment in the city in favour of rural development.

A two stage evaluation of the option was carried out. But the consultants finally found none of the options satisfactory. In the first stage the experts rearranged the options into following three strategies.

- A. Extensive development of land immediately adjoining the city by comprehensive flood protection.
- B. Continuing peripheral expansion of the city without flood protection.
- C. Expansion of the city to the north and west which does not require comprehensive flood protection.

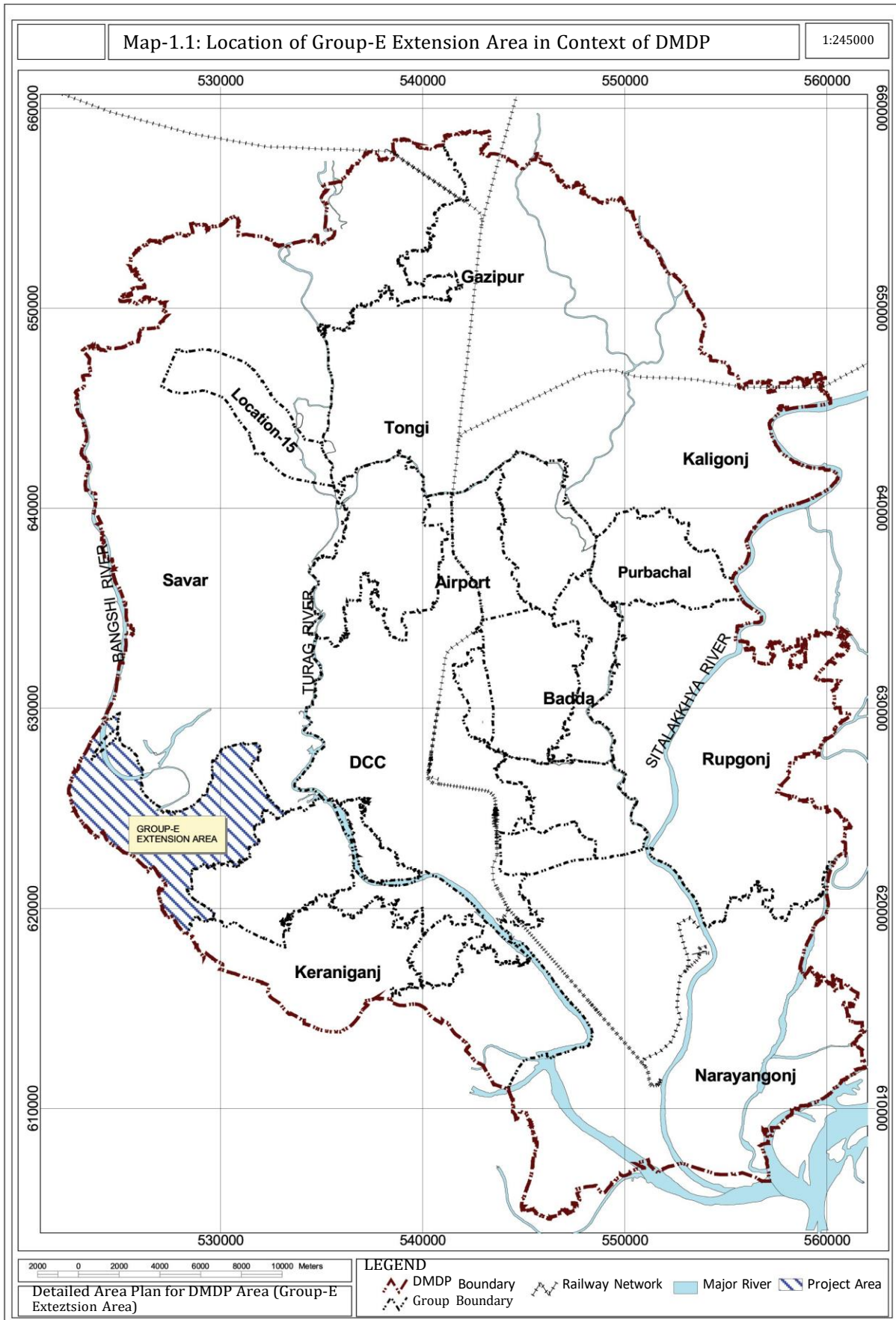
A second stage evaluation of the three alternatives was carried out based on the criteria of,

- cost
- benefit
- implementation possibilities and
- flexibility.

After evaluating the three alternatives the experts came to the conclusion that alternative B and C were the best choices as they have “*the balance of advantages*”. And these advantages “*could be achieved at a lower level of urban development expenditure, with fewer implementation problems, and at lower risk than in the flood protection strategy*” Therefore, the combined peripheral growth /northern expansion strategy was adopted as the recommended urban development strategy for development of future Dhaka.

1.9.3 DMDP Structure Plan and Urban Area Plan (1995-2015)

Prepared in 1995 Dhaka Metropolitan Development Plan (DMDP) or Dhaka Master Plan 1995 was rather a follow up of the DMAIUDP. DMDP was a three stages hierarchical plan- Structure Plan, Urban Area Plan and Detailed Area Plan. However, the project could go only through first two stages- Structure Plan and Urban Area Plan.



a. Relevant Recommendations

Structure Plan Land Use Development and Control Policies divide the Group-E Extension area into following Land Use zones (**Map-1.2**).

- Main Flood Flow Zone
- Sub-flood Flow Zone
- Special Area

1.10 Public Consultation**1.10.1 Consultation with Local Government Authorities****a. Consultation with Taranagar Union Parishad Office****Key Issues discussed:**

Key issues discussed are given below:

- Different problems of the locality
- Causes of the problem
- Suggestions and activities to be done

Findings of discussion/ Expectations of Stakeholders:

- The new development requirements requested by stakeholders are, road, surface water drainage and sewerage system, water supply and sanitation.

Recommendations for integration of consultation findings in the DAPs

- Create some infrastructure and facilities for undeveloped areas in order to facilitate existing settlement inhabitants to lead a comfortable life.
- Drainage development to free from flooding.

b. Consultation with Local Authority and Inhabitants of Hazratpur Union :**Key issues discussed are given below:**

- Infrastructure and drainage problems of the locality
- Causes of the problem.
- Suggestions and activities to be done

Findings of discussion

- Development of Tannery Estate

Expectations from DAP

- The proposed programs of DAP will help environmental improvement in the area.
- Provision of service facilities and utilities will bring a positive change in the study area.
- The project will help to preserve the natural drainage channels from encroachment.

Recommendations for integration of consultation findings in the DAPs

- Proposed Central Effluent Treatment Plant (CETP) for Tannery Estate must be maintained properly.
- Preserve the right of way of natural drainage channels (River, Khal) with policy guidelines to protect from encroachment.
- Prepare a strong database and map that will help others to enforce the environmental policies.

c. Consultation with Kalatia Union Parishad Office

Key Issues discussed:

- Various infrastructure problems of the locality
- Causes of the problem
- Suggestions and activities to be done

Findings of Discussions:

From the discussions it was understood that the local leaders are well aware of the problems in their respective areas. For preparation of a sustainable plan and its implementation opinion and participation of the stakeholders is of great importance.

Expectation from the DAP

- The local leaders with the help of GO and NGOs could improve infrastructure facilities and areas with long time deprivation.
- Grass root level involvement and participation can open up new channel for the changing behavior and environment.

1.10.2 Consultation with Different Communities

1. Academics like Department of Urban and Regional Planning of BUET and Jahangirnagar University.
2. Professional body like, Bangladesh Institute of Planners, Institute of Architects Bangladesh.
3. Study group like, Center for Urban Studies.
4. Business group like, FBCCI, DCCI, REHAB, BLDA, Dhaka Mohanagar Somitee.
5. Media like, The Daily Inqilab, The Daily Naya Diganta, and The Daily Sambad.

1.10.3 Public Hearing

As per Section 74 of Town Improvement (TI) Act 1953, RAJUK carried out a two month long public hearing on the Detailed Area Plan from October 3, 2008 to December 4, 2008. The public hearing was carried out through:

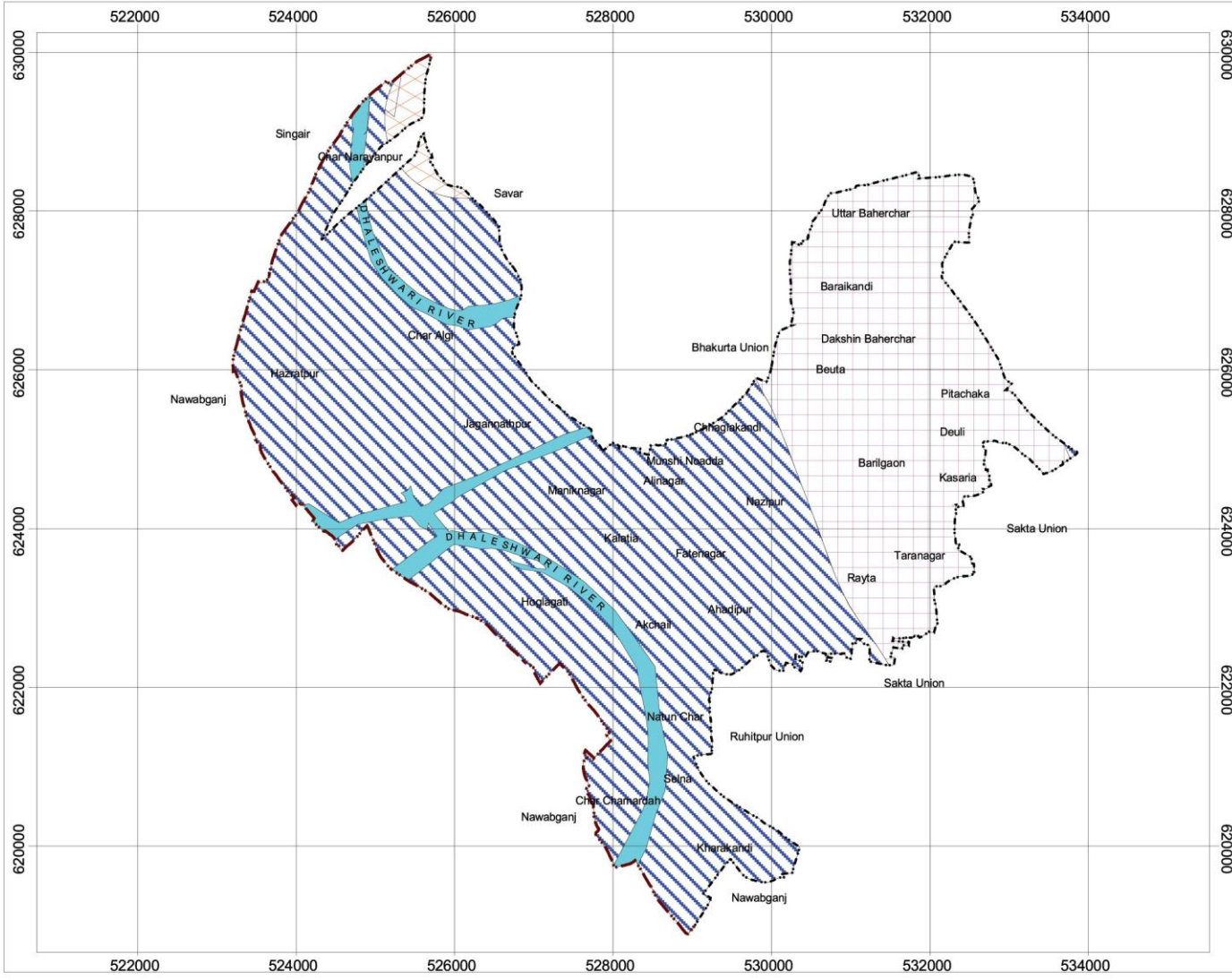
- Media Coverage
 - Print
 - Electronic
- Press Conference
- Web based Publication
- Display of Maps (Hard Copy)
 - RAJUK Auditorium
 - DAP, PD Office
 - RAJUK Zonal Office at Dhanmandi
 - RAJUK Zonal Office at Mohakhali
 - RAJUK Zonal Office at Uttara
- Explain in different aspects of the Plan to the stakeholders by experts
- Digital Display upto individual Mauza Plot level in GIS Platform
- Collection of Complaints in prescribed format and preparation of checklist
- Collection of Complaints in the form of letter to Chairman/P.D.

In Group-E Extension Area 17 responses were received during invitation of public hearing. These responses were checked and analyzed by the consultant.

MAP - 1.2

STRUCTURE PLAN LANDUSE POLICY MAP OF GROUP-E EXTENSION AREA

1:75000



SCALE



LEGEND

- DMDP Boundary
- Extension Area Boundary
- Main Flood Flow Areas
- Special Areas
- Sub Flood Flow Areas
- Waterbody

Detailed Area Plan for DMDP Area,
Extension Work of Group-E
(Part of Group-D)

শেলটেক  **SHELTECH** Since 1988
Sheltech Tower
55, Bir Uttam Oazi Nuruzzaman Road
(West Panthapath)
Dhaka-1205, Bangladesh

Table-1.5: Summary of Responses Received on Public Consultation and Actions Taken

Total Responses Received	No. of	No. of Application Expressing Appreciation About the Plan	Action About Complaints/Suggestions		
			No. of Application Having Complaints/ Suggestions	No. of Application Addressed	No. of Application Unable to Address
17 (100.00)		3 (17.65%)	14 (82.35%)	10 (58.82%)	4 (41.18%)

Out of 17 responses received 14 were for changing the plan. The consultant carefully studied all these petitions and tried its best to accommodate only the requests that were found feasible. The **Table-1.5** gives a summary statistics about the responses received and actions taken. Out of 17 responses 3 expressed their satisfaction about the plan. 14 applicants were requests to declare their areas as per their desire or free their land from any development proposal or development restriction. Out of them 58.82% were addressed, and 41.18% could not be addressed for various reasons including restriction of the Structure Plan and other environmental and planning grounds.

1.10.4 Consultation with Public Representatives

A series of consultation meetings were held with the Honorable Members of the Parliament of the RAJUK jurisdiction to appraise them of the draft final DAP and obtain their valuable suggestions and recommendations. Almost whole August and half of September, 2009 was spent on this consultations. The outcome of the consultations may be summarized as follows:

Honorable Parliament members appreciated the endeavor and expressed that in order to develop Dhaka in planned way all necessary measures including implementation of the draft DAP should immediately be under taken. Some members made specific suggestions for widening of certain roads, making suggestion for new connectivity.

Some members wanted changes in the landuse proposals. The consultant accommodated their suggestion only where higher level plan allowed. Suggestions that did not conform to the higher level plan could not be adhered to.

1.11 Review of Draft DAP by Review Committee

To give top priority to environmental considerations and also to ensure civil society participation in plan making process, RAJUK organized a 13 member Technical Working Group (TWG) committee representing professional groups, environmental activists. The TWG examined the various aspects of the plan proposals including the environmental issues. A series of tripartite meetings were held with representatives from RAJUK, consultants and the TWG. The major observation of the TWG covered the following issues:

- a) Population projection.
- b) Conformity of the proposed land use of DAP with DMDP and from planning principles and norms.
- c) Standards for amenities.
- d) Issues of transportation.
- e) Development management tools/strategies.
- f) Issues of data discrepancy.

On the recommendation of TWG, a Review Committee (RC) was set up and was assigned to finalize its review report based on discussion by March 30, 2009. But the consultants differed on the RC report and it was decided to resolve the issues through discussion among the RC, RAJUK and the Consultants. Accordingly a series of tripartite meetings were held and finally, the matter was resolved through consensus reached by all the three parties. According to consensus following decisions were taken.

- Population
 - Population for 2015 shall be projected on the basis of:
 - Population of 2001 and shall be considered as 10.24 Million.
 - Population for 2015 and shall be accepted as 18.43 Million.
 - Overall Annual Growth Rate shall be considered as 4.29 %.

- Rural Settlement Zone
 - A new zone named Rural Settlement Zone shall be created to accommodate and confine traditional rural settlements.
- Flood Flow Zones
 - Since all the structures have been contained within newly created Rural Homestead Zone, the remaining parts of Main Flood Flow and Sub Flood Flow zone become one and therefore merged into one zone namely Flood Flow Zone.
- Agricultural Zone
 - High value Agricultural Zone and Agricultural Zone shall be merged into one zone namely Agricultural Zone due to their uniform and similar landuse control requirement.
 - Any further use that does not conform to the Agricultural Zones shall be strictly prohibited.
- Retention Ponds & Canals
 - Retention Pond as provided by the consultants in the form of canals at DND and the Eastern Fringe may be maintained as they comply with the Structure Plan & Urban Area Plan.
 - Retention Pond as provided by the consultants at the outskirts of the Eastern Fringe alongside the embankment to ease pumping out of water may be maintained.
 - Canal Network at the Eastern Fringe may be improved by creating links among them.
 - Canals for drainage of Eastern Fringe as per Halcrow Study will work but FAP 8A proposed Retention Area may be kept as further caution.
- Road Network
 - Grid Iron pattern for main roads (Down to secondary roads) as proposed by the Consultants may be provided.
 - Crossing the canals by main roads (Down to secondary roads) as proposed by the Consultants may be provided.
 - Regional Road over Retention Pond on viaduct may be provided.
- Urban Deferred
 - Since DAP projected population for 2015 is more than the estimated population of the Structure Plan, no part of the area designated as urban in the Structure Plan is required to be shown as urban deferred.
- Standards
 - Amenity Standards as set by the DAP Consultants are acceptable.
 - Standard of Regional Parks and Open Spaces within DMDP will be 0.28 acres /1000 people.
 - Spaces for the Universities to be earmarked in suitable locations within DMDP jurisdiction.
- Existing Non Complied Uses
 - The use / function that do not comply with the designated landuse category shall be either of the following types:
 - Overlay Zone: Non-complied use/function that DAP allows to continue in its present use.
 - Non-conforming Use/Site: Non-complied use/function that DAP does not allow to continue in its present use and fixes time frame for its discontinuation based on the nature and extent of its potential adverse effect on the underlying land use.

