Chapter- 2
Critical Planning Issues

2.0 Introduction

The current chapter is about analyzing the existing development pattern in the project area. It includes such issues as residential, commercial and industrial development patterns, services facilities, and description about non-urbanized areas, infrastructure facilities and land value. It also includes population growth, critical problems and investment programs based on the proposal of DAP for Group-E Extension Area.

2.1 Existing Development Pattern

2.1.1 General

Spatial growth pattern shows rural type settlement pattern in Group-E Extension area. Settlements have grown along roads or centering in bazaar areas as growth centers. Development pattern of the project area shows a slow process of growth in this mainly rural and agriculture dominated area.
The main characteristics of spatial growth in the project area are:

I. The spatial growth usually follows roads.
II. Development takes place in all the villages and bazaar areas.
III. Development takes place mainly in flood free land.
IV. Development takes place in an unplanned way.
V. Buildings do not have approval from RAJUK, the controlling authority of the area.

The structure type of the project area gives evidence of rural dominance. Most of the buildings are katcha (78%), followed by semi pucca structures. Agriculture is the dominant land use in the planning area. Map- 2.1 shows the pattern of spatial growth in the area.

2.1.2 Socio-economic Profile

The current section of the report delineates the socio-economic profile of the planning area.

a. Family Size

The household size in the area reveals that more than 51% households are with 5 to 6 family members. About 37% households have 3 to 4 family members, while 10% households have 7 and more family members. The national average household size is 5.5.

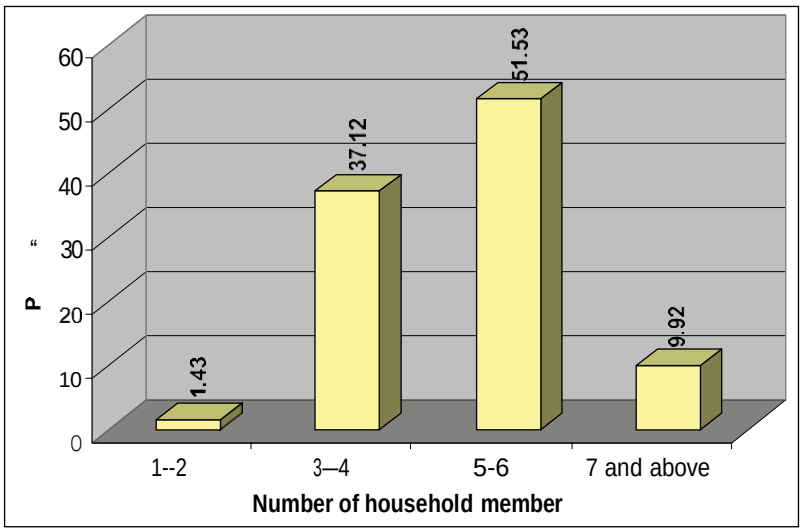


Figure-2.1: Percentage distribution of the study area population by household size

Table-2.1: Distribution of union wise Households by Household Size

Number of Members	Hazratpur		Kalatia		Taranagar		Total	
	N+	•/»	No	%	No	°/»	No	%
1--2	6	2.38	8	2.26	0	0.00	14	1.43
3--4	88	34.92	160	45.20	115	30.91	363	37.12
5--6	108	42.86	139	39.27	257	69.09	504	51.53
7 and above	50	19.84	47	13.28	0	0.00	97	9.92
Total	252	100.00	354	100.00	372	100.00	978	100.00

Source: *Household socio-economic survey, DAP for DMDP, Part of Group-D, 2006*

Table-2.1 shows the union wise distribution of household size in the planning area. The survey data represents the full of Hazratpur union, while part of Kalatia and Taranagar unions. It has been observed that more than 69% households of Taranagar Union, about 43% of Hazratpur Union and more than 39% of Kalatia Union have a household size of 5 to 6 family members. Smaller percentages of households have been found with family members 7 and above (about 20% in Hazratpur and more than 13% in Kalatia Union).

b. Age and Sex Structure

The distribution of household population in the designated area by age group and gender has been shown in Table-2.2. In most of the age groups, distribution of males/females is almost similar and close to equal. But variations are found in the age groups of 10-14, 20-24 and 25-29. In age groups 10-14 years and 20-24 years, male population are more than double than the females, while in age group 25-29 years, female population are more or even double than male population (Figure-2.2).

Table-2.2: Distribution of the Study area Population by Age and Gender

Age in Years	Male		Female		Total	
	No	°/e	No	%	No	°/»
)0-4	149	5.49	113	5.27	262	5.39
5-9	182	6.71	139	6.48	321	6.61
10-14	375	13.82	122	5.69	497	10.23
15-19	303	11.17	352	16.42	655	13.49
)20-24	330	12.16	87	4.06	417	8.59
25-29	213	7.85	412	19.22	625	12.87
)30-34	233	8.59	189	8.82	422	8.69
)35-39	131	4.83	135	6.30	266	5.48
)40-44	125	4.61	181	8.44	306	6.30
)45-49	202	7.45	115	5.36	317	6.53
)50-54	192	7.08	130	6.06	322	6.63
)55-59	107	3.94	52	2.43	159	3.27
)60-64	109	4.02	34	1.59	143	2.94
)65+	62	2.29	83	3.87	145	2.99
Total	2713	100.00	2144	100.00	4857	100.00

Source: Household socio-economic survey, DAP for DUDP, Part of Group-D, 2006

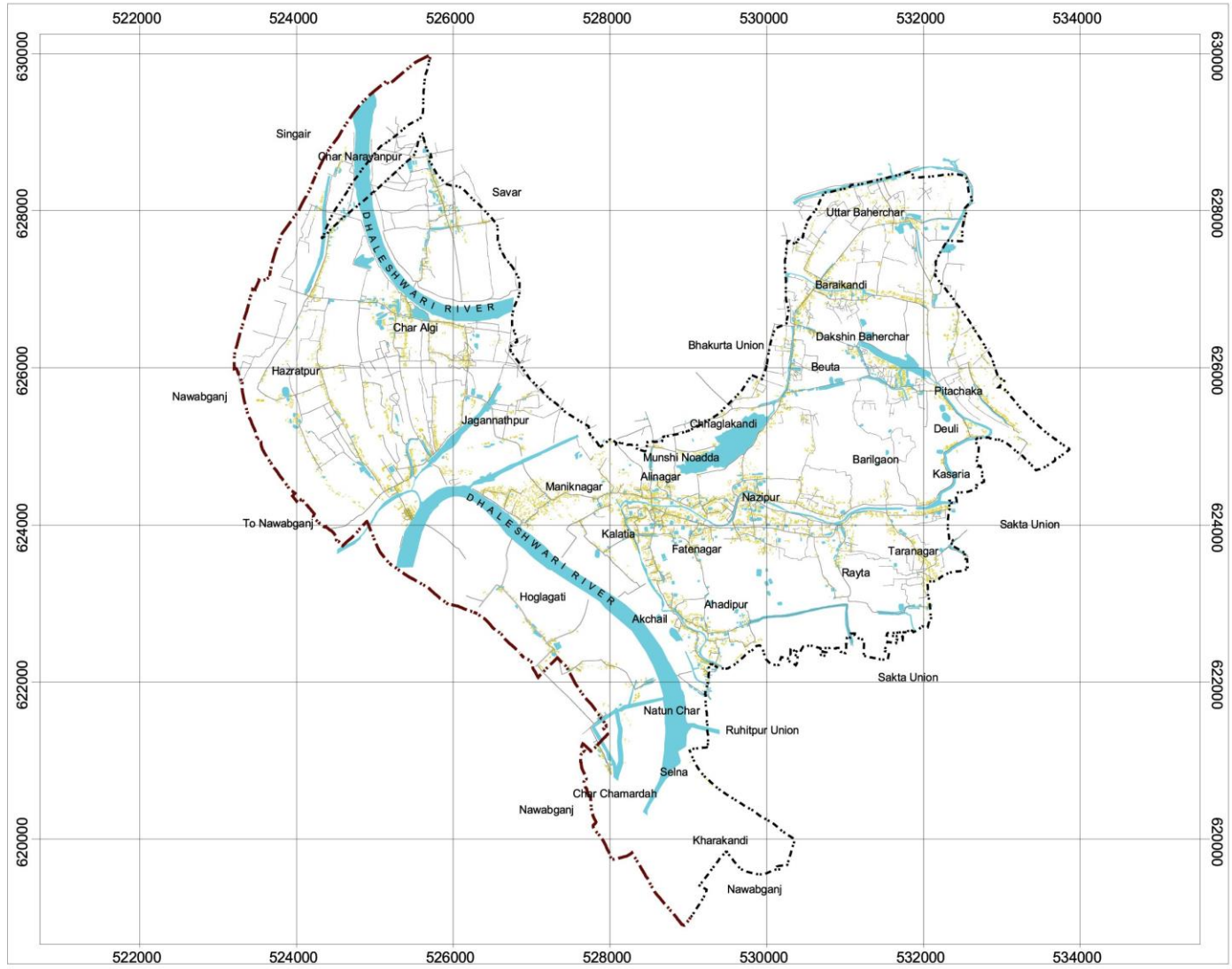
c. Religious Groups

Religious composition of the population in an area has various implications for spatial planning and overall welfare of the population. Data collected through the socio-economic survey regarding religious status has been given in the

MAP - 2.1

EXISTING SETTLEMENT PATTERN OF GROUP-E EXTENSION AREA

1:75000



W E

SCALE

0.6 0 0.6 1.2 1.8 Kilometers

LEGEND

- DMDP Boundary
- Extension Area Boundary
- Road Network
- Settlement
- Water Body

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

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Sheltech Tower
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(West Panthapath)
Dhaka-1205, Bangladesh

Table-2.3. More than 91 percent households of the planning area belong to the Muslim community and rests (6.70%) are Hindu. No other religious household like Christian and Buddhist could be found. The survey result shows, 100 percent households of Hazratpur Union as Muslims.

Table-2.3: Union wise Distribution of Households by Religion

Religion	Hazra		Kal		Taranagar		Total	
	=							
Muslim	252	100.00	327	92.37	312	83.87	891	91.10
Hindu	0	0.00	27	7.63	60	16.13	87	8.90
Total	252	100.00	354	100.00	372	100.00	978	100.00

Source: Household socio-economic survey, DAP for DMDP, Part of Group-D, 2006

d. Educational Status

Overall 21% of the total population aged 6 years or above never attended schools, and the remaining 79% have some sort of education. About 38% have completed or attended primary school, 30% have attained some secondary level of education, only 6% have completed SSC and the remaining 5% have HSC or other level of education **(Figure-2.3).**

e. **Occupation / Employment** Pattern

Occupational pattern of population of the project area reflect the rural character. About 27% are either underage or students and about 33% are involved in household works. Only 30% are engaged in some sort of income earning activities and 10% are unemployed. About 2% work in government/private/autonomous organizations, 8% involved in business, 2% are day labours and 6% are land owner farmers. The remaining 12% are involved in other activities like, industrial labours, skilled/unskilled workers etc. (Figure-2.4).

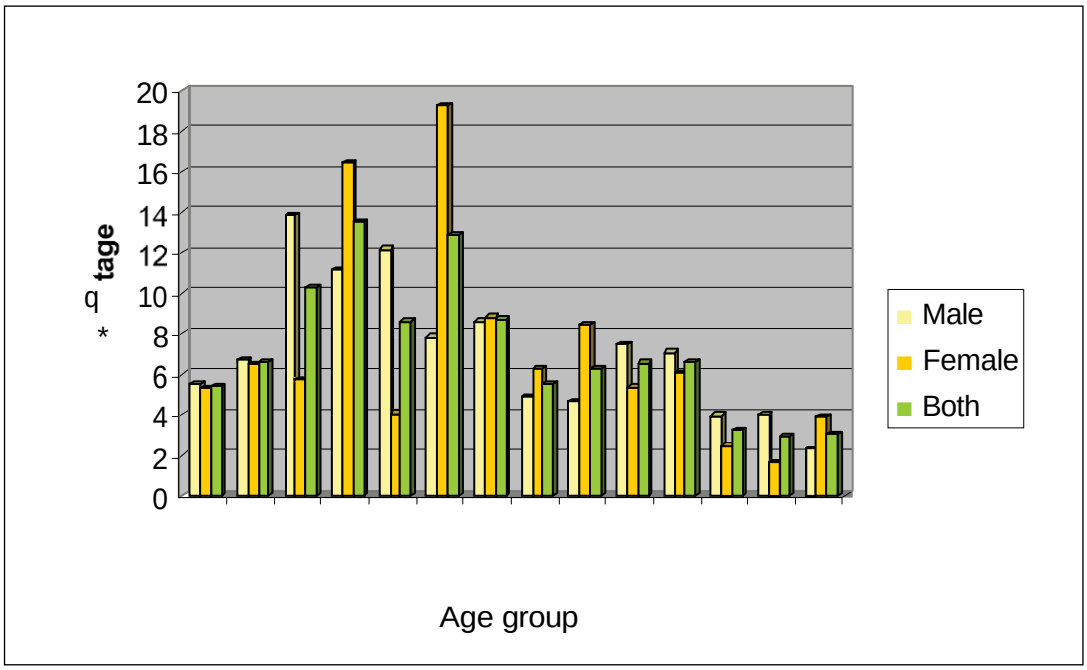


Figure-2.2: Percentage **distribution of the study area population by** age **and gender**

About 36% of the population belongs up to 19 years of age, 28% belongs to age group 20-34 years, 21% to 35-49 years. About 8% are in age group 50-59 years and nearly 7% are of 60+ years. The age distribution of male and female population is almost identical. However, the male population in the older age groups appears to be slightly higher compared to female.

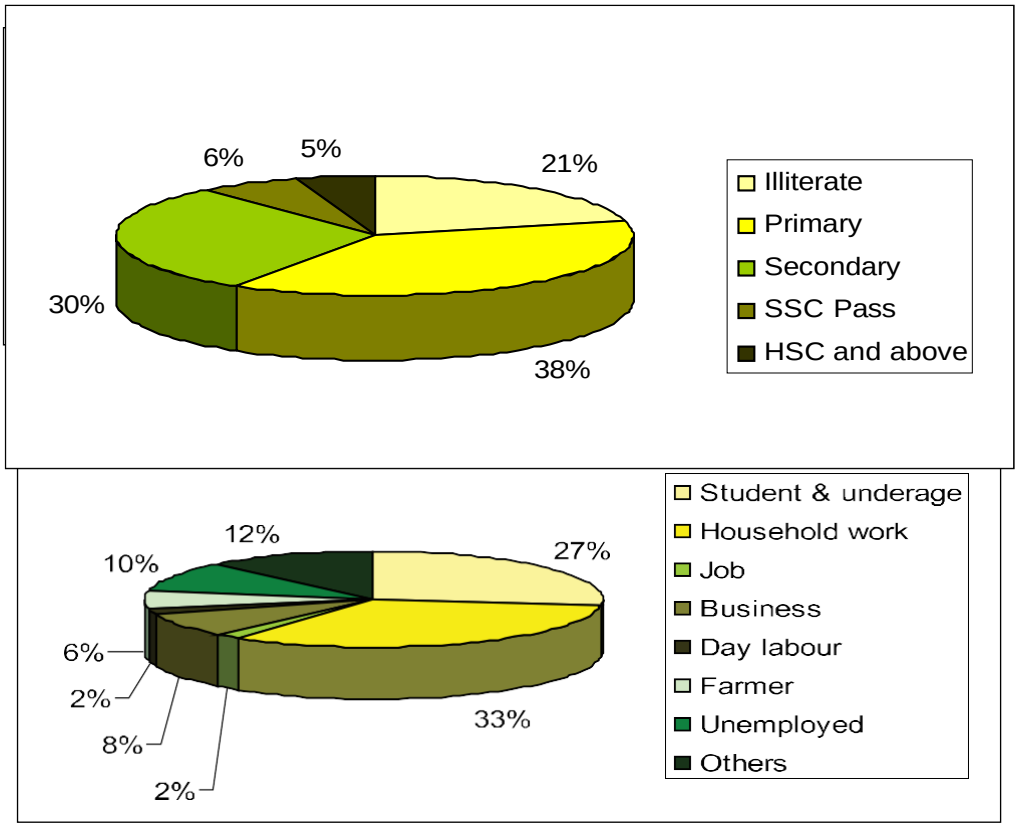


Figure-2.4: Percentage distribution of the study area population by occupation

f. Income and Expenditure Levels

Monthly household income and expenditure indicate socio-economic status of families. These also allow examining the household saving rate. Here, income means income of a household for a month from all sources such as, production, property, salary and business, and expenditure means amount of money that a household spends for all types of consumption. **Figure-2.5** shows that the households with monthly income more than Tk. 6000 spend less amount than income and these households are able to save some money. But the situation is opposite among the low income group households. More than 22% households have monthly income within Tk. 4500; 47.14% households have monthly income between Tk. 4501 and Tk. 10,000; and 30.68% have monthly income more than Tk. 10,000. The proportion of higher income households are greater, because a considerable portion of their income comes from remittance. As regards monthly expenditure, about 38% household expends Tk. 4500 or less, about 55% are able to spend Tk. 4501 to 10,000, and rest 7% spend more than Tk. 10,000 for a month.

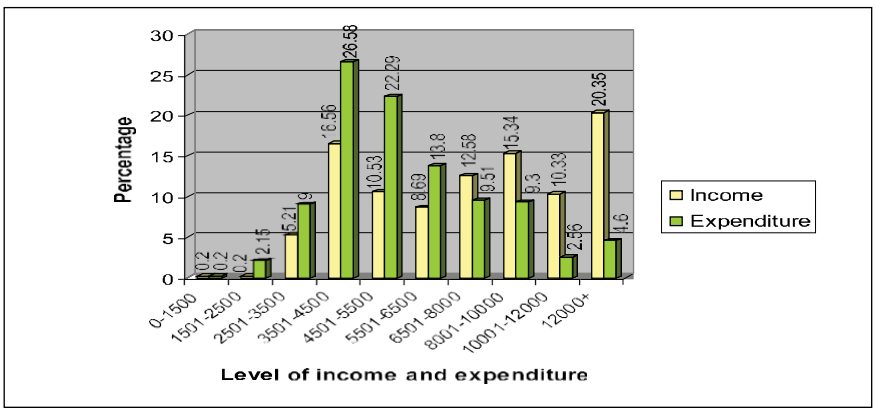


Figure-2.5: Percentage of the study area household by income and expenditure

g. Source of Income

Table-2.4 shows union wise households by sources of income. From the survey, it in revealed that almost all households receive income from more than one source. In the planning area, business accounts for more than 23% of all household incomes, followed by agriculture (17.67%), foreign remittance (17.47%), daily wage (14.38%), salary (14.04%), and others (8.01%), some households also derive income from handicrafts and livestock. Income from house rent is negligible in the planning area.

Table-2.4: Distribution of union wise Households by Sources of Household Income

Source of income	Hazratpur		**Kalatia**		Taranagar		**Total**	
	No	°/+	No	°/+	No	%	No	%
)Salary	21	6.31	63	15.33	121	16.90	205	14.04
)Property	3	0.90	2	0.49	0	0.00	5	0.34
)Houserent	5	1.50	4	0.97	0	0.00	9	0.62
Business	57	17.12	96	23.36	184	25.70	337	23.08
Dailywage	21	6.31	30	7.30	159	22.21	210	14.38
Agriculture	102	30.63	54	13.14	102	14.25	258	17.67
)Livestock	1	0.30	1	0.24	29	4.05	31	2.12
)Fisheries	1	0.30	1	0.24	0	0.00	2	0.14
)Handicrafts	0	0.00	2	0.49	29	4.05	31	2.12
Remittance	112	33.63	143	34.79	0	0.00	255	17.47
)Others	10	3.00	15	3.65	92	12.85	117	8.01
Total	333	100.00	411	100.00	716	100.00	1460	100.00

Source: *Household socio-economic* sv/vey, *DAP for DMDP, Part of Group-D, 2006*

h. Migration

Following graph **(Figure-2.6)** shows the status of migration. The household socio-economic survey reveals that more than 98% of the population are local residents and about only 2% are migrated from the surrounding areas. No household found migrated from other regions of the country.

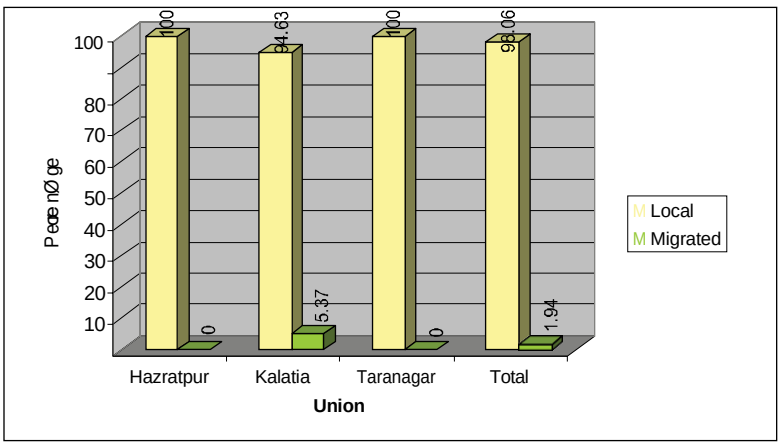


Figure-2.6: Union wise percentage of migration status

2.1.3 Land Uses

This section of the report describes the existing land use pattern of the planning area as ascertained from the field survey. The area exhibits mainly land uses of rural character. Broadly, the area can be divided into agriculture land and homestead with water courses and water channels and small areas of settlements as villages. The villages are undeveloped and not served by adequate road network and other services. The Table-2.5 shows the existing land use features. For details please see Map-2.2

a. Rural Homestead

The entire planning area is of rural character where rural homesteads are found. Particularly in 26 villages scattered under three unions. Hazratpur village of Hazratpur Union is the most populated with about 12 thousand population. Other populated villages are, Char Algi, Maniknagar of Hazratpur, Baraikandi and Taranagar of Taranagar Union, Ahadipur of Kalatia. The total area under rural homestead is 979.84 acres, which constitute only 8.9% of the entire planning area.

Table- 2.5: Existing Land use Statement by Broad Categories

Land use Category	Area in Acre	
	Area	Percentage (%) of Total
Agricultural	7506.55	68.41
Rural Homestead	979.84	8.9
Commercial	55.06	0.5
Institutional	21.155	0.23
Industrial	106.79	0.97
Road	128.43	1.17
Vacant	1121.07	10.22
Reserve Open Space	5.14	0.05
Forest	99.09	0.90
Water body	945.98	8.62
Total	**10969.12**	**100**

Source: *Land use Survey by the Consultant, 2007*

b. Industrial and Commercial Land Uses

Small processing units like, rice husking plants are found in growth centers of the planning area and also commercial land uses of retail and wholesale shops in bazaars and growth centers, while commercial land uses develop along roads taking a linear shape to take economic advantages. Industrial and commercial area together constitutes only about 1.02% of the area (**Table-2.5**).

c. Services

As the area is rural in character, no urban basic service facilities like, water supply, drainage or waste management is available. Household based individual tube well is the main source of water supply. Pond and river water is used by many people for washing purpose.

d. Non Urbanized Area

Within the planning area major land coverage is non-urbanized. The areas are mostly either low lying vacant land or belong to agriculture, and or water body. Vacant lands are mostly fallow lands where no agriculture works are done due to indiscriminate land filling and for want of irrigation water after the monsoon. The DMDP Structure Plan has discouraged urban development here and suggested to retain this planning zone as flood flow and agricultural area.

2.1.4 Infrastructure

a. Circulation Network

Only about 1.17% of the study area is devoted to roads, which indicates that the vast area is under farmland and without settlements. As most of the rural roads are katcha and unpaved, road network has not been developed in the area properly.

No national or regional highway passes through the planning area. Two major roads have been found, which provides access to Dhaka city. Both roads have started from the friendship bridge (2nd Buriganga Bridge) at Jinzira and connected the area through Kalatia. The Hazratpur-Keraniganj road has connected the area with Keraniganj Thana headquarters is connected via Ramerkanda and while Kalatia-Jinzira road has connected the area through Taranagar. Within the planning area there are R-1 and R-2 roads connecting the vast rural areas with village to

Taranagar. Within the planning area there are R-1 and R-2 roads connecting the vast rural areas with village to village and house to house.

All category of Upazila and Union roads are being accounted as local and other roads. It has been observed from the physical infrastructure survey that the area is served by 218.78 km of roads. These include bituminous, HBB and earthen roads. About 69% roads of the area have been found katcha or unpaved, which represents the rural character of the area **(Figure-2.7).** Bituminous and HBB roads cover 22% and 9% respectively.

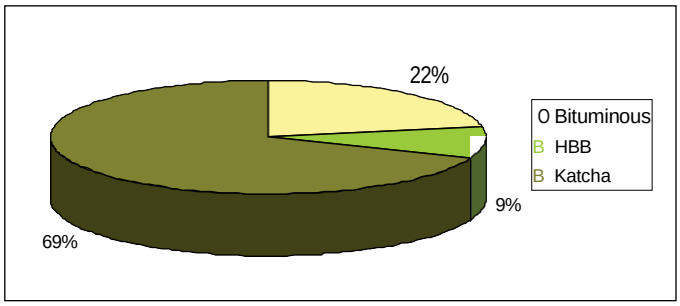


Figure-2.7: Percentage of road length by type of construction

Table-2.6: Union wise Percentage of Road Length **by Type of Construction**

Name of the union	**Bituminous**		HBB		**Katcha**		**Total**	
	Km	**%**	Km	**%**	Km	**%**	Km	**%**
Hazratpur	17.11	36.00	7.63	37.57	7B.04	51.70	102.78	46.98
Kalatia (Part)	11.92	25.08	5.76	28.36	41.48	27.48	59.16	27.04
Taranagar (Part)	18.5	38.92	6.92	34.07	31.42	20.82	56.84	25.98
Total	47.53	100.00	20.31	100.00	150.94	100.00	218.78	100.00

Source: Physical feature survey, 2006

The highest length of road (102.78 km) has been found in Hazratpur Union **(Table-2.6).** This is such because the planning area cover full of this union. Again the highest length of bituminous road (36%) has been found in Taranagar Union.

b. **Utility Services**

* **Electricity**

Rural Electrification Board (REB) is the supplier of electricity to the local subscribers. Maximum electric cables are running along side the road. Electricity covers almost all parts of the area. Six high voltage electric towers with transformers and 3 National Power Grid Poles have been found from the survey. No electric substation has been found.

* Gas Supply

Gas supply exists in a very small part of the area. Regional office of Titas Gas located in Jinzira is responsible to supply gas in this area.

" Telephone

Very small part of the area is served by land telephone but no telephone exchange has been found. The entire planning area is cover by all mobile company networks.

2.1.5 Land **Ownership** and **Value**

About 91% families have their own lands. Only 1.23% received their land through the means of gift, while 4.84% became owner of land by means of purchase. Table-2.7 gives the details about the source of homestead ownership.

Table-2.7: Union wise Households by Sources of Ownership of the Homestead

Source of ownership	Hazratpur		**Kalatia**		Taranagar		Total	
	No	%	No	%	No	°/»	No	°/+
Inheritance	229	90.87	290	83.33	372	100.00	891	91.67
Purchase	23	9.13	24	6.90	0	0.00	47	4.84
Gilt	0	0.00	12	3.45	0	0.00	12	1.23
Lease	0	0.00	1	0.29	0	0.00	1	0.10
Others	0	0.00	3	0.86	0	0.00	3	0.31
Noresponse	0	0.00	18	5.17	0	0.00	18	1.85
Total	252	100.00	348	100.00	372	100.00	972	100.00

Source: Household socio-economic survey, DAP for DMDP, Part of Group-D, 2006

2.2 Expected Development

2.2.1 Population

It is evident from consecutive population census reports that population of Group-E Extension area has been slowly increasing over the years with lesser rate of urbanization. During 10 years between 1991 to 2001 population of Group-E Extension increased by about 835 persons, which means every year less than hundred people were added to the area. From 1991 to 2001 the population of Group-E Extension area increased at a rate of 1.3%. With the increase in population the density of population has also ascended from 1,353 persons per sq. km in 1991 to 1,372 persons per sq. km in 2001. The literacy rate among 7+years of population increased from about 37.7% (average) in 1991 that reached to over 43.3% (average) in 2001. Table-2.8 shows changes in different demographic variables that took place in Group-E Extension area over 1991-2001. Demographic changes from '90s to '01s clearly indicate slow growth rate in the planning area. Trend indicates relatively higher density clusters in particular locations like, Hazartpur where development is centered to the growth centre. It is observed that all the said areas are developing linearly along roads. Urbanization without proper management has potential dangers of environmental disaster, like, drainage congestion, land conversion from rural to urban and loss of livability caused by haphazard development. There was no attempt in the past to prepare and execute a land use plan to streamline systematic development of land uses in the area.

Table-2.8: **Changes in Demographic Variables in Project Area from 1991 to** 2001

Variable	**Year**	
	1991	**2001**
Density of Population	1353 persons per sq. km	1372 persons per sq. km.
Literacy Rate (7 years+)	37.7 %	43.3%
Urban Population	100%	100 %

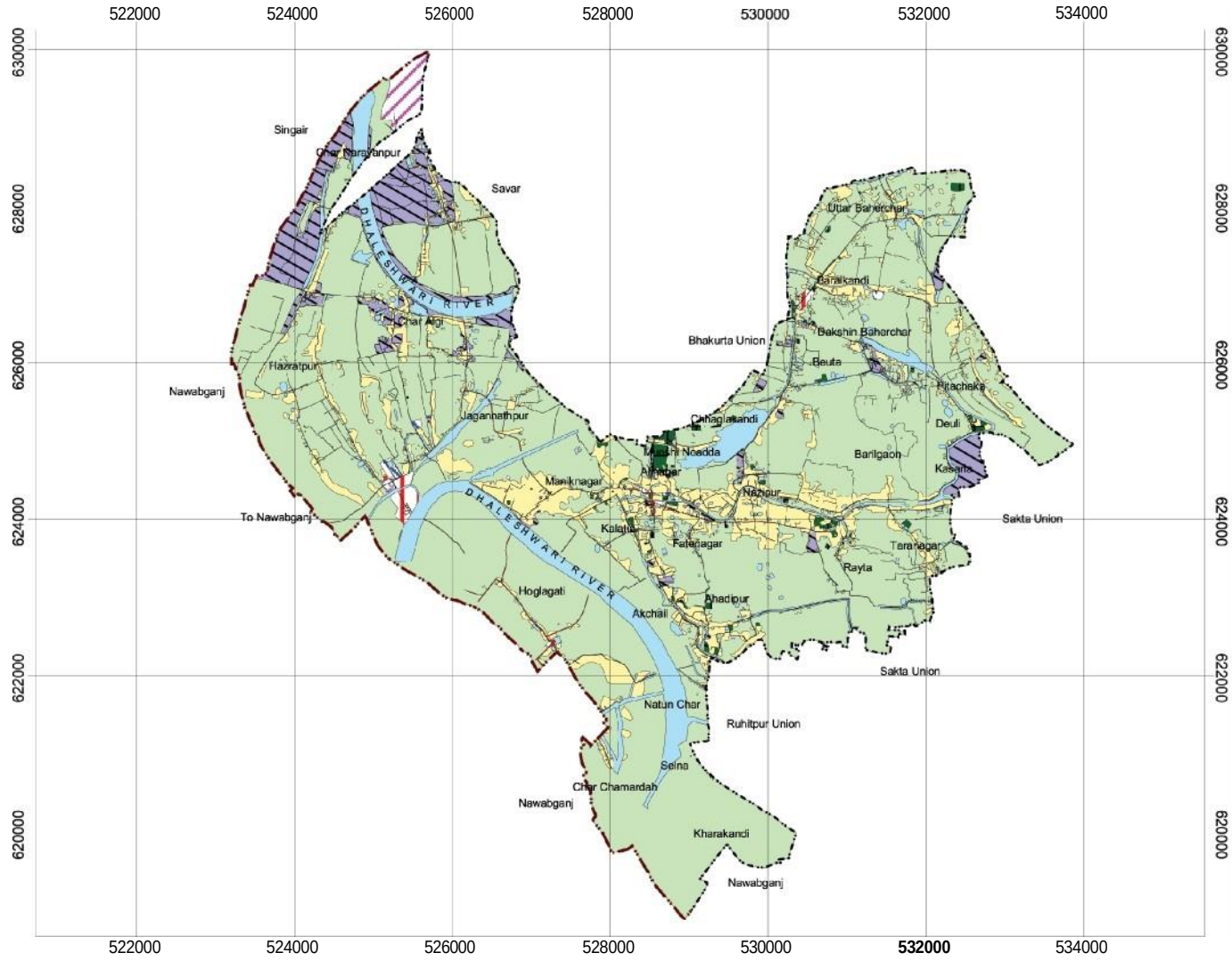
Source: Community Series, Zila. Dhaka 885. *1991, 2001*

Growth rate is very low in the area throughout last two decades. Rural characteristics and low land elevation acted behind this. Population forecast has been done assuming population groMh rate of 2.45% as suggested by DMDP. Please see Table-2.9.

MAP - 2.2

EXISTING LANDUSE PATTERN OF GROUP-E EXTENSION AREA

1:75000



N
W E
S

SCALE

0.6 0 0.6 1.2 1.8 Kilometers

LEGEND

- DMDP Boundary
- Extension Area Boundary
- Agriculture
- Circulation Network
- Commercial Activity
- Education & Research
- Manufacturing
- Mixed Use
- Recreational Facilities
- Residential
- Transport & Communication
- Vacant Land
- Water Bedy
- Governmental Services
- Community Service

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

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

Table- 2.9: Population Projection for Group-E (Extension) Area

Mouza	Union	BBS Population		Projected Population (r = 0.2453%)	
		1991	2001	2010	2015
Char Algi	Hazratpur	6210	6480	6624	6706
Char Narayanpur		1312	1349	1379	1396
Hazratpur Union		11475	11729	11991	12138
Hoglagati		1455	1742	1781	1803
Jagannathpur		1280	1094	1118	1132
Maniknagar		3669	4142	4234	4287
Ahadipur	Kalatia	3339	3893	3980	4029
Akchail		2219	2270	2321	2349
Alinagar		441	563	576	583
Char Chamardah		1636	1853	1894	1918
Kalatia		2909	2995	3062	3100
Munsi Noadda		1131	1230	1257	1273
Nazirpur		1236	1253	1281	1297
Nutan Char		589	408	417	422
Fatehnagar		1224	1101	1126	1139
Baraikandi	Taranagar	4280	4017	4107	4157
Barilgaon		462	462	472	478
Beuta		2258	2104	2151	2177
Chaglakandi		3259	2680	2740	2774
Dakshin Baherchar		188	392	401	406
Deuli		1125	1160	1186	1200
Kasaria		299	357	365	369
Pitachaka		2043	2170	2218	2246
Royta		333	279	285	289
Taranagar		2756	3049	3117	3155
Uttar Baherchar		2055	1879	1921	1945
Grand Total		**59183**	**60651**	**62003**	62768

With the current trend of population growth the Group-E Extension area is expected to have a population of 62768 by the year 2015. The highest growth is expected in Hazratpur Union, which is the oldest and the most densely populated area. The main source of growth is natural growth here. As there is hardly any growth generating activity in the area there will be very little migration from outside.

2.2.2 Economic Activities

Agriculture is the main economic activity of the area. Despite nearness to Dhaka mega city lack of good accessibility has left the area as a backward hinterland of the city. Crops and vegetables grown in the area are marketed in Dhaka. But due to poor road communication the farmers receive lower than their expected price. Farming is the main source of employment here.

2.3 Development Problems

Substantial part of the project area is devoid of infrastructure required to serve this suburb of mega Dhaka. The area is particularly deficient in physical infrastructure, like, standard road network. Following is a brief description of available social and physical facilities available in the area.

2.3.1 Hydrology (Drainage and Flooding)

The drainage system in the study area is based on natural drainage that has emerged as a natural process following the natural slope of the ground. River, drainage canals and ponds together constitute about 945.98 acres or 8.62% of the study area. Canals are mostly used for supply of irrigation water during dry season and also for navigation of vessels carrying farm products.

Flooding is a regular phenomenon as major portion is low lying and situated in main flood flow zone. Following figure shows the flooding situation in the area during the flood of 1998, 2001 and 2004. Besides, most of the area is subject to regular inundation during monsoon.

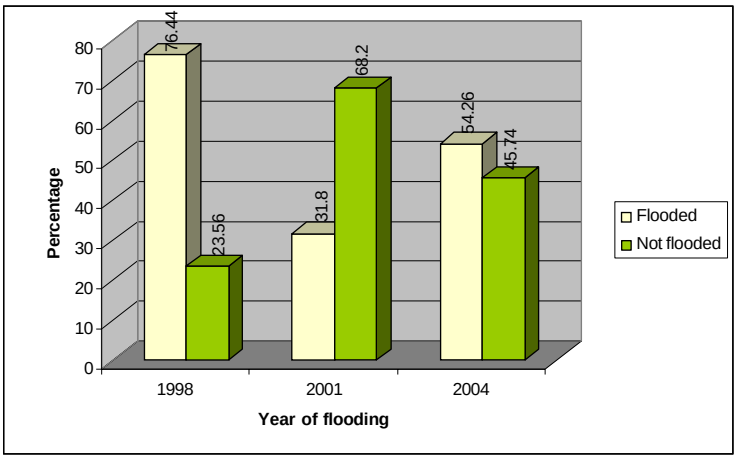


Figure-2.8: Comparison of Households Affected by Flood between 1998, 2001 and 2004

2.3.2 Scarcity of Flood Free Land

A vast part of the area goes under water from the Dhaleswari River during monsoon. Only the villages are on the higher elevation that accommodates settlements. The Structure Plan suggests that areas marked as flood zone will have to be retained as it is. So there is very little scope of urban expansion in the area in near future.

2.3.3 Spontaneous Development

Urban-Rural Demographic Split

BBS in 1991, declared the entire Group-E Extension area as urban. This happened because BBS declared the entire Group-E Extension area as a part of Dhaka Statistical Metropolitan Area, later Dhaka Mega City. But still farm activities and rural settlements dominate the area.

2.3.4 Industrial Development

A Tannery Estate is coming up in the Group E Extension area. So, land use in the area is heading towards a major change. Establishment of Tannery Estate will create strong economic base and bring some major changes in land use of the area.

2.3.5 Encroachment to Flood Plain

Some investors from outside are buying low priced land in the flood flow areas anticipating to get a higher return in future through sale as the stock of land is being gradually declining in the city. RAJUK has hardly any control over these activities. The new land owners are changing the flood flow nature of the low lands by filling and development of structures that might increase flood vulnerability of the high lands in the area and its surroundings.

2.3.6 Blockage to Storm Water Drainage

Water logging is a common problem in the planning area. Indiscriminate land filling is rapidly aggravating the situation. Dhaka Structure Plan's "Rural and Spatial Area (RS) Policy" RS/5- Flood Retention Ponds suggested that Flood retention ponds need to be designed to reduce the intensity of local flooding within the protected areas and to reduce pumping requirements, and as such, are an integral part of the proposed flood protection schemes.

2.3.7 Transportation

a. Road

Major deficits in road infrastructure include,
- Absence of road, bridge and culvert,

The entire area lacks systematic and planned road network. Substantial part of the area is devoid of good road infrastructure. The area is virtually disconnected from the Dhaka city just because there is no good road communication. No road network plan was ever drawn up for this area. As a result sub-standard and ill designed roads are being developed spontaneously on mainly community efforts. If this trend continues then in near future unplanned settlements will emerge in the area. Many existing roads have been found which are not properly served by standard bridges and culverts that poise impediments in smooth movement of vehicular traffic. If there is proper connection to the core Dhaka the farmers of the area could easily marketed their agro-products and got a handsome profit.

2.3.8 Utility Services

a. Electricity

There are deficiencies of power supply in the project area.

b. Water Supply

Tube well water is the only source of safe drinking water in the area. More than 61% households have their own hand tube wells, 33.95% share tube well with others, and 3.07% use community tube well. Community supply of water provided by NGO has been found only in Kalatia Union.

c. Gas Supply

Gas supply is available in the area.

d. Drainage

The planning area has a number of natural canals connected to the adjacent rivers. So gravity flow of storm water drainage system can be applied for this area. But they must be properly maintained and prevented from possible encroachment by land grabbers.

e. Solid Waste Disposal

Waste disposal is very much concerned with the activities of municipal authority. As the area is not urbanized specific waste disposal/dumping place are found in the area. The peoples of the study area are discard waste in the vicinity of the household, nearby ditches, vacant land etc. as usual and traditional practice.

f. Sanitation

Most households use pit latrines, many households have hygienic toilets in the project area.

2.3.9 Amenities and Urban Facilities

a. Recreation Facilities

Active recreational facilities furnish opportunities for the physical growth of body by actively engaging muscles in various games. Thus, playground, stadium and playing fields offer active type of recreation. The demand for playgrounds in recent time has greatly increased due to the rapid development of organized athletic games.

Passive recreational facilities are provided to meet with needs of fresh air and enjoyment of the unspoiled nature. In congestion city areas, it is not possible for the inhabitants to secure this type of recreation and therefore, the parks

should invariably be provided for the benefit of such people. Thus the open spaces in the form of parks furnish the passive type of recreation. Specific problems of active recreational facilities are summarized below:

i. Absence of City level open space;
ii. There exist no park;
iii. Play fields are rare.
iv. No central auditorium with modern facilities
v. No city level community center;
vi. There is only one Cinema hall;

b. Educational Facilities

- No public or private university exist
- No medical college
- No national level school / college

c. Market Facilities

i. The entire planning area lacks in kitchen market.
ii. There are no wholesale markets.
iii. Hats and rural market places lacks in amenities.

d. Community and Urban Facilities

The quality of life in any place depends upon the availability of and accessibility to quality social infrastructure. Community facilities, which are indicated at the layout plan level in various use zones. Together, these include social infrastructure facilities pertaining to health, education, sports facilities, socio-cultural activities, communications, security and safety, and other community facilities pertaining to recreation, religious activities, social congregations and community events, cremation/ burial grounds etc. These are generally planned in terms of population norms with stipulated permissibility conditions and development controls. Problems of community facilities are summarized below:

i. Graveyards and cremation grounds are inadequate
ii. At places religious facilities do not cater to the growing needs of the community
iii. General shortage of Community Centre.
iv. There is no Post Office
v. Hospital facility in both public and private sector is inadequate.

2.3.10 Environmental Concern

a. Flood Flow and Waterbodies

The DMDP Structure Plan has designated huge patch of lands under flood flow and sub flood flow zone, in Group-E Extension area. It is necessary to earmark the flood flow areas in land use plan for the purpose of development control in areas. But virtually all flood and sub-flood flow areas are used for agriculture. There are plenty of water bodies like pond, ditch, marshy land and khal in planning area. With urbanization, many ponds and ditches will be lost for land filling by the owners for increasing land value due to human pressure, settlement and development.

b. Pollutions

Liquid effluent discharged by growing industries in the north-west part of the planning area is a major environmental concern, because very soon new industries will come up around Tannery Estate. The liquid toxic waste will be indiscriminately drained into the drainage channels and farm land, rivers and low lying areas. This will not only affect the living environment and ecology in general but also the local agriculture and fishery in particular. Mitigation to this problem lies in setting up effluent treatment plant in industrial area, so that liquid waste is treated before discharging into the water system. Common Effluent Treatment Plant (CETP) can solve the problem of liquid waste management at low cost per unit of enterprise.

c. Loss of Bio-diversity

Road infrastructure development, housing, commercial places, industrialization, etc. will replace the existing green natural environment to man made environment. Trees will be lost, water bodies will be filled up and polluted; birds and fishes will lose their habitats, as a result a big loss of biodiversity will happen for urbanization process in the project area.

d. Potential Hazard

Groundwater is replenished or recharged through surface water seeping from streams or lakes into the ground or through precipitation percolating into the ground. For the groundwater table to stay at the same level, the amount of recharge must equal the amount of discharge. It is reprehensible that vested quarters or groups all over the study area make offence by diminishing the arable lands, grabbing lands by filling low lying areas, encroaching rivers, lakes, khals etc. Indiscriminate exploitation of ground water by textile dyeing industries is resulting in the lowering of ground water table which will have negative impact on environment It is not worth mentioning that urbanization poses a threat to our groundwater supply. But indiscriminate urban development increases the amount of impervious (nonporous) surface in a watershed. Impervious surface inhibits groundwater recharge because precipitation cannot penetrate the surface. As a result, groundwater is depleted. There is another concern, if soil is contaminated or surface runoff is polluted, the quality of the groundwater will also be affected. Polluted groundwater and/or a diminished supply of groundwater are of particular concern where groundwater is the major source for drinking and irrigation.

e. Controlling Instrument for Unplanned Development

There are several laws and regulations by which the respective authorities could play vital role in controlling the unplanned development in the planning area. They are as follow:

i. Town Improvement Act, 1953
ii. Dhaka Master Plan, 1959
iii. Dhaka Metropolitan Development Plan, 1995-2015
iv. Bangladesh National Building Code, 2006
v. Dhaka Mahanagar Imarat Nirman Bidhimala, 2008
vi. Besarkari Abashik Prokolper Bhumi Unnayan Bidhimala, 2004
vii. Jaladhar Sangrakkhan Ain, 2000

But due to absence of application, these acts and rules have become ineffective and plan violation has become a common practice.

2.3.11 Shelter and Settlement

Owing to ineffective development control measure, indiscriminate and unplanned growth of settlements has become a common phenomenon. It has been found that new areas are brought under settlements without adequate provision of infrastructure and services. On the other hand, it has become very difficult to provide secured shelter to the urban poor at their affordable prices. The majority of the people of the area are grouped in the middle and low income range and they are unable to buy land in the established urban areas. As a result, they are finding shelters in remote areas. This is resulting in conversion of remote agricultural land into settlement where living environment provides little or no basic services resulting in deprivation.

2.3.12 Lack of Co-ordination among Agencies

There is lack of coordination among different public sector agencies about development management and service provision in following areas.

a. Duplication of Effort

Some agencies are performing same tasks without any intervention by the government. For building plan approval Dhaka Metropolitan Building Construction Rules, 2008 empowers RAJUK. But in many areas both, pourashava and RAJUK both approve building plans. These creates serious problems as pourashavas in most cases take a liberal attitude towards following building construction rules while giving construction approvals. Sometimes Water Development Board and LGED both undertake drainage and flood control schemes, without any coordination among them.

b. Disregard to Plans by Public Sector Line Agencies/Authorities

According to Building Construction Rules any construction by anyone must be preceded by approval from the authority before going for construction. But most public sector agencies do not seek permission either from RAJUK or from local paurashava. This is sheer violation of law by public sector agencies. Besides, most individual and real estate developers violate their approved plans during construction to add additional space to their structures.

c. Lack of Consultation and Coordination

Development coordination and consultation in public sector agencies is poor in Bangladesh. Many agencies undertake development activities without consultation with stakeholders. This leads to wastage of valuable resources. LGED developed many roads in the planning area, but without consultation with other development agencies. No appropriate network plan was prepared prior development of these roads. As a result they can not support efficiently the movement in the planning area and serve important activity areas.

2.4 Current Investment Program

Tannery Estate at Harindhara

Bangladesh Small & Cottage Industries Corporation (BSCIC) under the Ministry of Industries is developing a Tannery Estate in Harindhara area of north-west Keranigonj to rehabilitate the tanneries agglomerated at Hazaribagh of core Dhaka. The project is nearing completion.

2.5 Stakeholders Wish List

As per ToR the consultant carried out a series of consultations with the local stakeholders on various issues relating to planning and development. The stakeholders included local public sector agencies, local community, private developers and NGOs. Analyzing the discussions and findings a whish list of the stakeholders has been worked out as given below.

Table-2.10: Problems and Wish List of the Stakeholders

Stakeholder	Identified Problem	Wish List
1. Taranagar Union Parishad	- Insufficient local road - Narrow road - Lack of utility services and community facilities (Park, playground etc.) - Insufficient drainage and irrigation channel	- Development of road network; - Creation of park and play ground for children; - Provision of Drainage network; - Provision for improved community facilities; - One Agro market is required - Connecting road from Taranagar to char is required.
2. Kalatia Union Parishad	- Narrow roads - Kacha and insufficient road - Poor drainage system - Insufficient playground, school - A bridge is required in Akchail - No water supply system - Lack of utility services	- Connecting road from Akchail to Ahadipur is required. - Connecting road from Kalatia to Rohitpur I required. - Creation of park and play ground for children;
3. Hazratpur Union Parishad	- Narrow roads - Kacha and insufficient road - Poor drainage system - Insufficient playground, school - No water supply system - Lack of utility services	- Development of road network; - Creation of park and play ground for children; - Provision of Drainage network; - Provision for improved community facilities;