

DHAKA METROPOLITAN
DEVELOPMENT PLAN (DMDP)
1995-2015

DETAILED AREA PLAN (DAP)

PART - IX

JUNE 2010



RAJDHANI UNNAYAN KARTRIPAKKHA (RAJUK)
DHAKA

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

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Related Areas

- Part-I (Group – A)** : Tongi, Gazipur, Kaliganj Paurashava and surrounding rural settlement and flood plain areas of Balu, Sitalakkhya 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)** : Almost entire Savar Upazila and Part of Gazipur
- Part-V (Group-A Extension : Part-D)** : Keraniganj (Part)
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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;

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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 Planners
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 Architects Bangladesh
ILDI	Infrastructure Led Development Initiatives
LPP	Landuse Permit Planner
LPC	Landuse Permit Committee
LGED	Local Government and Engineering Department
MSIP	Multi Sectoral Investment Project
NUC	Nagar Unnayan Committee
NGO	Non Government Organization
PDB	Power Development Board
PPA	Population Per Acre
RC	Review Committee
RS	Revisional Survey/Revisional Resettlement
PWD	Public Works Department
RAJUK	Rajdhani Unnayan Kartripakkha
RHD	Roads and Highways 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 an 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

The project area of Location-1 belongs to the north-western fringe of Dhaka City. The general development strategies recommended for the project area are, accommodation of overspill population of Dhaka city in the city outskirts, shifting of new employment centre from core Dhaka to the suburban areas, taking opportunity of the undeveloped land to provide adequate urban services in order to free the new areas from urban deprivation, protection of flood flow areas to allow free flow of flood water, open up inaccessible areas and create alternative routes by way of creating new road network. Location-1 is a flood prone area. As a result flood protection measures would be necessary for the area. The plan endorsed the FAP 8B FCD measures.

The DMDP Structure Plan policy proposals in transport sector are derived largely from DITS. The main objective of the strategy is to establish a long term primary road network for the metropolitan area, which will effectively serve the needs of the growing urban concentrations by providing improved access to the main urban area itself and linkage to areas have not growth potential.

About 47.33% of the land is proposed for residential use, while about 8.41% of land has been earmarked as water retention area, about 17.11% of land has been shown as overlay zone in the planning area. For residential area development in the existing built up area, there is still scope for organized development in vacant lands. Participatory based housing projects can be undertaken in spontaneously growing new areas, like, Dhaur, Kamarpara, Baunia and Nalbhog.

Beyond the urban area the plan recommended to encourage establishing picnic spots at accessible rural locations. Two playgrounds have been proposed-one in Rajabari and the other in east of Baunia. Large spaces have been marked as recreation space, where private parties have already developed the recreation facilities.

It has been observed from past experience that the plans prepared for planned development areas, development control have been subject to negligence. As such, it is essential that some sort of awareness to be built among the people to follow the plan. On the other hand the respective authorities should become sincere and dedicated to implement the plan. In order to accomplish the goal set forward in the plan, some follow up actions have been suggested.

A completely new act is required to replace the age old Town Improvement Act 1953. Changes are needed in respect of organization of RAJUK as an urban development organization, its functions, manpower, and legal power to increase its capacity including establishing good governance in the organization.

Urban planning was never seriously practiced in Bangladesh at a wider scale. As a result there is general ignorance about urban planning not only among the common people but also among the enlightened classes including government officials. There is need to disseminate the detailed area plan proposals among the people to create a sense of awareness about planning. This will also create RAJUK's accountability and transparency to citizens regarding planning. So the plan document and all the plan maps should be made easily accessible to the people.

Chapter-1

BACKGROUND

1.1 Introduction

This is the Final Plan Report submitted under the tasks of DAP assigned for Location-1 area. The current report is preceded by the Draft Plan Report that contained the draft plan proposals. The draft report was made for the public to make comments and suggestions. The final report has been prepared incorporating the acceptable comments and suggestions received during public hearing. The introductory chapter of the report describes the background, objectives, format of the plan, review of previous plans, duration and custodian of the plan and actions on public hearing results.

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, Urban Area Plan and Detailed Area Plan. Due to technical reasons the project had to be closed down in 1995 without preparing the Detailed Area Plan component.

The 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 DMDP Structure Plan 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.

The 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 administrative 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.

Detailed Area Plan is a vital part of the DMDP as far as spatial development and development control is concerned. Absence of Detailed Area Plans has 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 to be prepared under the Detailed Area Plan 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 that RAJUK decided to complete the Detailed Area Plan component of the DMDP package and undertook the present project in 1999.

The Dhaka Structure Plan delineated 26 Strategic Planning Zones (SPZ) which were also included in the preparation of the Urban Area Plan. The Structure Plan recommended the gradual preparation of the Detailed Area Plans for its 26 SPZs. It should be noted here that according to Structure Plan, a DAP may be prepared for the whole of an SPZ or a part of it or for an area comprising parts of more than one SPZ. Immediate need for preparation of DAP will depend upon the location of sub-areas from the city center and pressure felt for its development. In view of the above considerations the DMDP identified six sub-areas for immediate intervention through DAP for planned and guided growth. These are:

- Mirpur North up to Uttara (Location-1)
- Kamrangir Char Area (Location-2)
- Kerniganj (Location- 3)
- Begunbari Khal and its Influenced Area (Location- 4)
- Airport – Demra Bypass Road and its Surrounding (Location -5)
- DND North (Location- 6)

Some of these sub-areas are located in the fringe areas of Dhaka that have been growing in an unplanned way. No effective instrument could be applied to control and guide growth in these areas. Therefore, it became necessary to prepare DAP for these areas. Through a process of bidding Sheltech (Pvt.) Ltd. and Dial Consultants Ltd. received the task for preparing DAPS of Location-1 back in 1999.

1.3 Purpose of Detailed Area Plan (DAP)

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
- e. Serve as a reference document for land clearance and building permission
- f. Provide guidelines for public and private investment priorities
- g. Provide relevant planning policies for sustainable development
- h. Serve as a document for land use and development control

1.4 Objective of the Project

The main objective of the Detailed Area Plan (DAP) project is as follows:

- a. To provide a quality urban design having aesthetic, functional and flexibility characteristics
- b. To develop a programme 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 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 Detailed Area Plan for DMDP area envisages:

- To Implement Structure Plan and Urban Area Plan policies
- To Guide and control urban development in an orderly manner in preferred areas of urban expansion
- To 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 would be carried out by other public development agencies, but it will be the responsibility of RAJUK to take initiatives to get 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 Options

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 2 [Kartripakkha] may, from time to time, with the approval of the 3 [Government] and the 3 [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 amendments.

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 seven 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 planning issues and problems prevailing in the planning area, the planning area profile and the future population. In Chapter three the development plan 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, conservation of monuments and heritage and 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, and zoning and development control. Chapter five gives idea 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 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 for the Detailed Area Plan (Table-1.1).

Table -1.1: Required Maps with Corresponding Scale

S. L 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	1:1980
6	Topographic Survey Map	1:1980
7	Utility Services	
	a. River/ Khal/Drainage	1:1980
	b. Gas/Electricity/ Water Supply	1:1980
8	Comprehensive Detailed Area Plan	1:3960
9	Comprehensive Detailed Area Plan	1:1980
10	Identified Projects in separate layers	1:1000

Source: Terms of Reference (ToR) of DAP

1.8 Description of the Planning Area

1.8.1 Administrative and Cadastral Boundaries

The areas designated as Location-1 do not encompass the whole of Mirpur or Uttara areas, but parts of the both. It comprises part of west Uttara and the entire Mirpur north. The areas under Location-1 are covered by SPZ-5. The area demarcated by RAJUK as Location-1 constitute 9483.06 acres of area (see **Map 1.1**) and consists of 19 Mauzas as presented in **Table -1.2**.

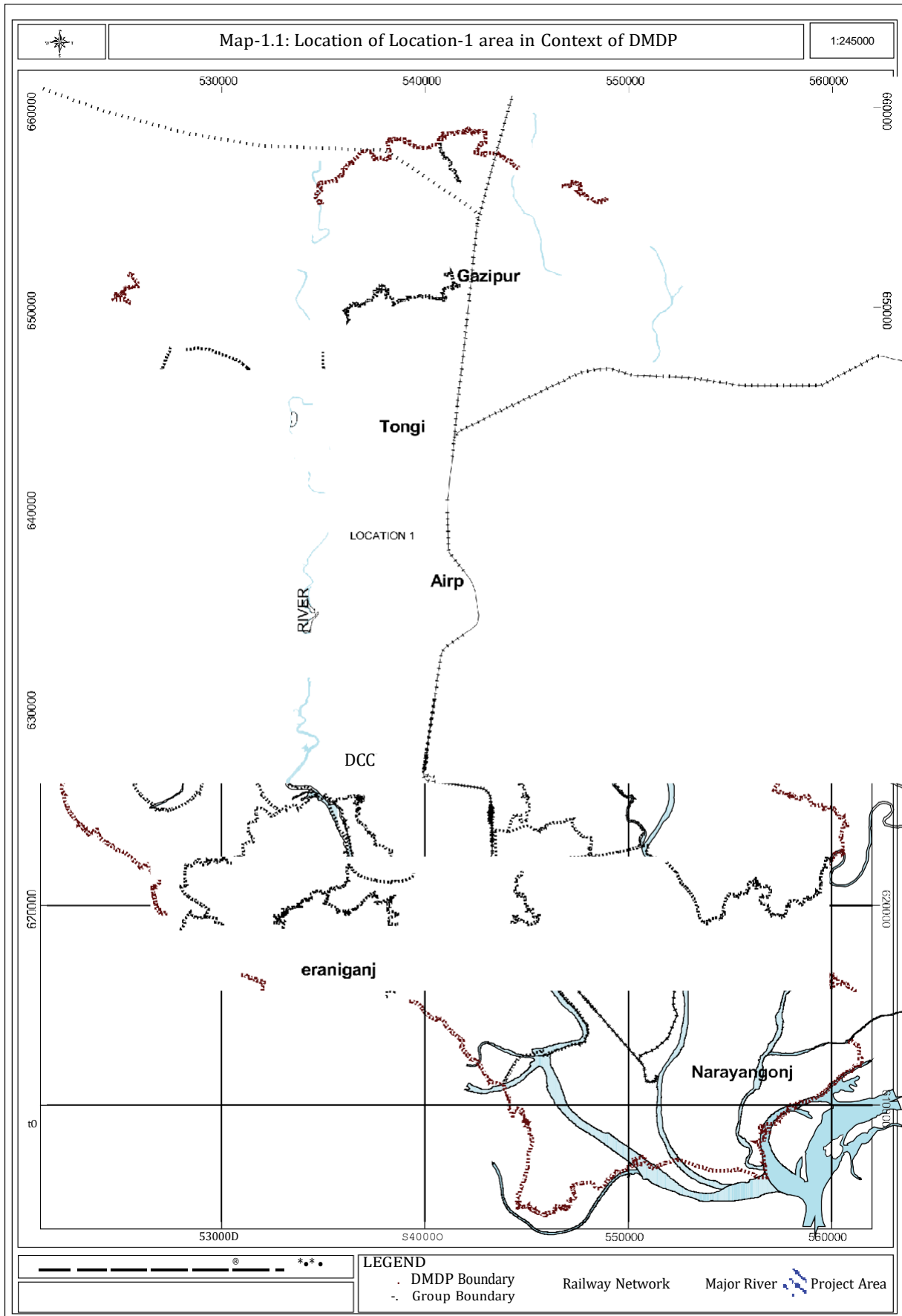
Table- 1.2: Mauza Covergae and the Area of Location-1

Name of Mauza	Area of Mauza (in acres)
Baunia	3781.57
Digun	1153.36
Garan Chatbari	750.59
Diabari	484.45
Nalbhog	452.03
Dhaur	438.00
Baijuri	376.62
Faidabad	350.45
Ranabhola	305.66
Gram Bhatulia	291.09
Bailjuri	277.99
Kamarpara	145.35
Chandalbhog	144.18
Sholpur	143.88
Ashutia	141.14
Bhatulia	137.70
Rajabari	49.26
Agunda	32.59
Rasadia	27.17
Total	9483.06

Source: From Survey by the Consultant, 1999

With the development of Uttara Model Town and growth of Mirpur the demand for land is pressing in the planning area, which is still of very low density and undeveloped. Without proper planning and development of infrastructure the area is likely turn into spontaneous growth area without having standard infrastructure and community facilities.

Mirpur, on the south of the current planning area is a planned area developed to cater to needs for low-income and middle-income families. Originally, Mirpur was developed to accommodate repatriated Muslims from India immediately after partition of India in 1947. The important establishments edging the planning area in Mirpur part are, the Mirpur Zoo and Botanical Garden, Dental College, Mirpur Shrine and Graveyard for the Martyred Intellectuals, Mirpur Ceramic Industry. Uttara on the east consist of planned areas of Uttara Model Town, low-lying undeveloped areas in the west of the Hazrat Shahjalal (R) International Airport. Uttara Model Town is gradually being extended towards west into the underdeveloped low lands of the current planning area.



1.8.2 Geo-Physical Profile

a. Geology and Soil

Dhaka City and its surrounding areas are covered with Pleistocene Madhupur Clay and Holocene sediments belonging to the Ganges-Brahmaputra flood plain. The western part of the area lies in the Madhupur Tract having highly oxidized Pleistocene sediments. To the east, the area is covered with recent flood plain deposits.

b. Topography

The planning area is characterized by gently undulated land surface. The comparatively developed area is located on the northern part of the planning area, while the western part is low and goes under water during monsoon; Uttara 3rd Phase is located on the southern part of the planning area. The lowest spot height is + 1.5 mPWD and the highest spot height + 7.5 mPWD. Average land height of the project area is + 4.6321 mPWD. About 47.23% of spot heights range below average height of the land surface, while 53.77% of spots have been found ranging above the average height of the land surface.

c. Geological Fault

Geological fault lines across and the Airport makes high-rise construction vulnerable to sudden subsidence in case of earthquakes and tremor. The presence of the airport restricts high rise construction in this area. Some of the eastern and western parts are also unsuitable for vertical expansion. In view of this, development is likely to remain slow and less dense in the area compared to other parts of Dhaka. Location-1 area is 1 to 2 km away from turag fault and tongi fault.

1.9 Review of Previous Plans and Proposals

The following sections present a review of the proposals made for the planning area by previous plans.

1.9.1 Master Plan for Dhaka, 1959

The Dacca Master Plan 1959, prepared in 1959 and approved in 1960, covered an area of about 829 sq. km (320 sq. m.) encompassing Dhaka Municipality, Tongi Municipality and Narayanganj Municipality. The present planning area of Location-1 was shown as a flood zone in the plan as it is traditionally a low lying area.

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 keeping 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.

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 south eastern 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 options 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 criteria.

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 future Dhaka.

b. DMAIUDP Options and the Aftermath in the Context of the Study Area

DMAIUDP report was not given official recognition as a strategy for urban development by the government and no urban development agency ever showed any response to the recommendations of the report. However, assessment of the report was substantially correct and the private land development that took after preparation of the report was mainly along the flood free land and the expansion was northward. However, some flood control structures built during the great floods in 1988 encouraged developments in the low lands within the embankment area of the current planning area.

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

Dhaka Metropolitan Development Plan (DMDP) or Dhaka Master Plan 1995 was rather a follow up of the DMAIUDP. DMDP was a three stage 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 Location-1 area into following Land Use zones (Map-1.2).

- Established Urban Area up to 1989
- New Urban Land Development
- Proposed Public Facility Area
- Flood Retention Pond

i. Major Roads/Public Transportation: DMDP and STP Recommendations

The DMDP Structure Plan policy proposal relating to transport sector derived largely from the Greater Dhaka Metropolitan Area Integrated Transport Study (DITS). The main objective of the strategy is to establish a long term primary road network for the metropolitan area, which will effectively serve the needs of the growing urban concentrations by providing improved access to the main urban area itself and linkage to areas have not growth potential.

As a mega city the DMDP anticipated very high population growth in Dhaka City, which vis a vis would increase its transport demand. DMDP /DITS recommended east-west and north-south roads to provide access to the future development areas.

In the Structure Plan one major road have been proposed that falls within Location-1 as shown below in the **Table-1.3:**

Table-1.3: Structure Plan Proposed Road

Structure Plan Proposed Road	Length
M/8 Construction of Major Road from Mirpur 12 near Digun to Jamalidia via Salana	6.4 km

ii. Strategic Transport Plan (STP) Proposals for Location-1 Area

Strategic Transport Plan (STP), devised for greater Dhaka transport development and approved by the government in 2008 had two major road development proposals in Location-1 area. These are as follows:

1. Pallabi (Mirpur) to Uttara 3rd Phase upto Tongi-Ashulia Road

This is a 6.50 km 2 lane road with an estimated cost of Tk. 3600 lakh(US \$ 6.00 million). The road was proposed to be developed in Phase 3B.

This road is a two lane highway up to the west of Uttara from Pallabi. It will complete the basic road infrastructure of Uttara and open up vast undeveloped land in this area. STP forecast shows a traffic flow of 1500 pcus/hr by the year 2024. This road was originally proposed by RAJUK while taking up comprehensive Uttara development project.

2. Uttara Sector-10 to Western Embankment Road

This is a 2 lane road with an estimated cost of Tk. 1200 lakh, proposed to be implemented in Phase 2. This road will move through the heart of the Location-1 connecting Uttara-10 with Embankment Road west. This will be a dual lane road having a length of 3.00 km. The expected traffic flow will be 2000 pcus/hr. by the year 2024 and would be a good east west connection. This road was also originally proposed by RAJUK.

1.10 Public Consultation

1.10.1 Consultation with Local Government Authorities

Consultation with local governments was carried out through:

- Dhaka City Corporation, and
- Concerned Ward

1.10.2 Consultation with Different Communities & Professional groups

1. Academics like Department of Urban and Regional Planning of BUET, JU and Department of Urban and rural Planning of KU;
2. Professional body like, Bangladesh Institute of Planners, Institute of Architects Bangladesh;
3. Study groups 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 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.

Table-1.4: Summary of Reponses Received on Public Consultation and Actions Taken

Total No. of Reponses Received	No. of Application Expressing Appreciation about the Plan	Action about Complaints/Suggestions		
		No. of Applications Having Complaints/ Suggestions	No. of Applications Addressed	No. of Applications Unable to Address
313 (100.00)	2 (0.74%)	311 (99.26%)	311 (100.00%)	00 (00.00%)

In Location-1 area about 313 responses were received during period of public hearing. These responses were checked and analyzed by the consultant. Out of total responses, 2 expressed appreciation about the whole plan or its different aspects. But most responses were requests to declare their areas a land use as per their desire or free their lands from any development proposal or development restriction. The consultant carefully studied all these petitions and tried its best to accommodate only the requests that were found feasible. **The Table-1.4** gives a summary statistics about the responses received and actions taken about them. Out of 313 petitions containing complaints/suggestions, 0.74% expressed their satisfaction about the whole plan or any particular development proposal in the plan. Out of the total number of 311 complaints/suggestion receive all were addressed or accommodated that were found reasonable.

1.10.4 Consultation with Public Representatives

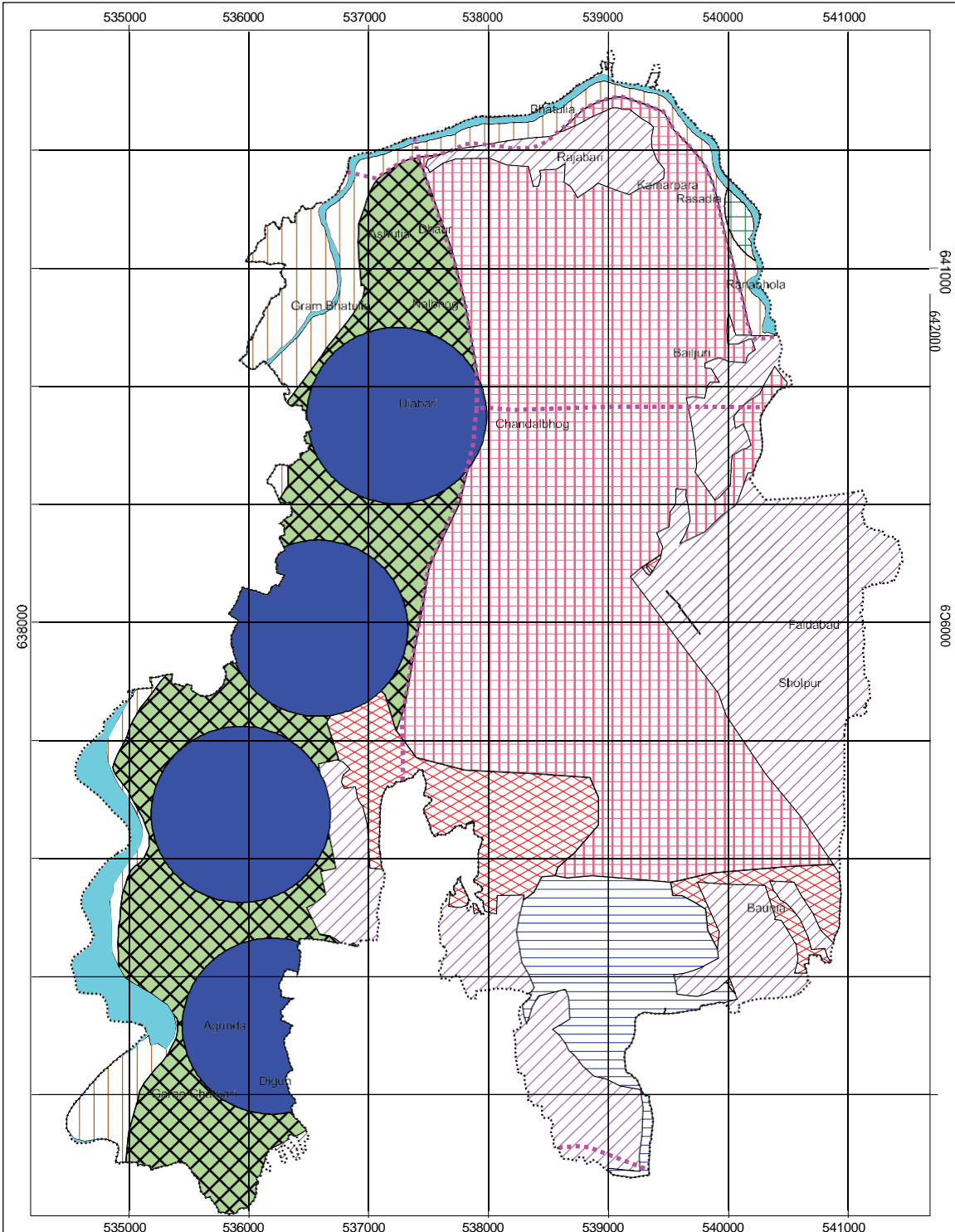
A series of consultation meetings were held with the Honorable Members of the Parliament of the RAJUK jurisdiction to appraise them of the draft final DAP and obtain their valuable suggestions and recommendations. Almost whole August and half of September 2009 was spent on this consultations. The outcome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

Honorable members appreciated the endeavor and expressed that in order to develop Dhaka in a planned way all necessary measures including implementation of the DAP should immediately be undertaken.

Some members made specific suggestions for widening of certain roads, also making suggestion for new connectivity.

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

MAP-1.2: STRUCTURE PLAN LAND USE POLICY MAP OF LOCATION - 1 AREA



2000 0 2000 4000 Meters

1:4,000

Detailed Area Plan for DMDP Area
(Location - 1)

LEGEND

Location Boundary	Waterbody	Annual Flow
Established Urban Area	Special Areas	Urban Fringe Area
New Urban Land Development	Cantonment	
Proposed Public Facility Area	Security Zone	
Retention Pond	Proposed Road	

1.11 Draft DAP Review 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) representing professional groups and environmental activists. The TWG examined the various aspects of the plan proposals including the environmental issues. In the meantime a two month long public hearing was arranged by RAJUK on the plan to seek public opinion on the plan. 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:

- (i) Population projection
- (ii) Conformity of the proposed land use of DAP with DMDP and from planning principles and norms
- (iii) Standards for amenities
- (iv) Issues of transportation
- (v) Development management tools/strategies
- (vi) Issues of data discrepancy

On the recommendation of TWG the Review Committee (RC) finalized their report on March 30, 2009. But the consultants were of different opinion about it and it was decided to resolve the issue through discussion among the RC, RAJUK and the Consultants. Accordingly a series of tripartite meetings were arranged and finally the matter was resolved through consensus reached by all the three parties. According to consensus following decisions were made.

- **Population**

- City 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 Zone 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.
 - Space 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.

1.12 Draft DAP Review by DAP PORJALOCHANA Committee

Ministry of Housing and Public Works vide a notice no. Gri o pu ma/Pari-3/1(5)/2001(Part-3)43 dated 7-3-2010 constituted a DAP PORJALOCHANA Committee with the following members to verify the compliance status of the recommendations made by the previous Review Committee according to a ToR.

- | | | |
|----|---|--------------------|
| a. | Prof. Dr. Jamilur Reza Chowdhury
Former VC, BRAC University | : Convener |
| b. | Prof. Nazrul Islam, Chairman
University Grants Commission | : Member |
| c. | Prof. Dr. Sarwar Jahan, President
Bangladesh Institute of Planners | : Member |
| d. | Ms. Rezwana Hasan
Chief Executive Director, BELA | : Member |
| e. | Architect Iqbal Habib
Jt.Secretary, BAPA | : Member |
| f. | Project Director, Detailed Area Plan
RAJUK, Dhaka. | : Member Secretary |

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. The committee also recommended that on compliance of these recommendations made by the PORJALOCHANA Committee, the Draft DAP may be accepted by the ministry.

