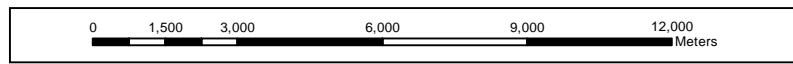
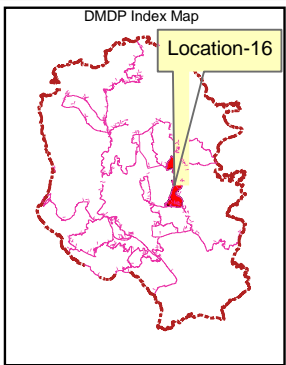


Preparation of Detailed Area Plan (DAP) for DMDP Area (Location-9, 11 & 16)



Legend

Group boundary	General Industrial Zone	Overlay Zone
Mauza boundary	Heavy Industrial Zone	Proposed Road Network
Sheet boundary	Institutional Zone	Rural Settlement Zone
Proposed Landuse categories	Mixed Use Zone (Commercial-General Industrial)	Transportation & Communication
Administrative Zone	Mixed Use Zone (Residential-Commercial)	Urban Residential Zone
Agricultural Zone	Mixed Use Zone (Residential-Commercial-General Ind	Water Retention Area
Commercial Zone (Business)	Mixed Use Zone (Residential-General Industrial)	Waterbody
Commercial Zone (Office)	Non-Conforming Use	
Flood Flow Zone	Open Space	

Chapter- 4

PLAN IMPLEMENTATION

4.1 Implementation Strategy

Traditionally owing to complexities government do not include people in the formulation and planning process of any project and attempts to implement it with own fund through land acquisition. Such policy has some built-in insurmountable problems that strongly resist its implementation. People rightly feel that they have the right to know about the plan which has direct bearing on their living and property. The plan regardless of its quality uproots many people from their home and community they belong. Thus a strong and desperate group of affected people together with their friends and allies resist with their united strength the implementation process. In our country, people records land at considerably low price than actual. This reality makes people financially looser. Compensation all over the world is a complicated process. Brokers prop up to bridge the gap between innocent people and the government machinery. Money sticks to broker's hands. Another sufferer group emerges to resist plan implementation process. Plan Implementation through Active Community Participation Technique is the answer to offset these insurmountable obstacles on the way to plan implementation.

4.2 Land Management

The residential, commercial and industrial lands created in the urban expansion process will provide the needed space to accommodate economic growth. In the urban expansion sub-sector, there is a need to fulfill the needs of people involved in land management, housing development, commercial development and industrial development. Services required span a broad spectrum of tasks involving land acquisition, community and site planning, infrastructure engineering, traffic, environmental planning, approval process management, site development, building design and construction management. Through these services, we can take an owner through the entire process from initial market analysis to a completed community, commercial project or industrial facility.

While the need for new urban land is driven fundamentally by population growth (internal and immigration); is also a process that is open to public input and debate. Navigating that process is the fundamental challenge faced by the real estate companies engaged in urban expansion. It is not unusual for the process to take many years, particularly if land is taken from a rural to urban designation, to involve many agencies and to be subjected to input and challenges from individuals and "public interest" groups throughout the process.

Mankind uses land in many ways, as a place to build homes on, to grow crops and to pasture animals for food, as a source of raw materials and mineral wealth, and of course, for numerous leisure activities, to name a few. The way land is used is driven by the interplay of economic, social and environmental factors. Land management is about finding the right balance of these, often competing factors that allow sustainable land use. Whenever land is put to use, it is subject to stress that can be quite high, as in the case of intensive agriculture. These stresses may not affect the biodiversity of the land. These land use development objectives are:

Achievement of a balanced land use allocation

A balanced allocation of space to the various land use categories, which meets the social, physical, and economic needs of the regional population, while protecting water resources.

Protection and efficient use of natural resources

A geographic distribution of the various land uses which results in the protection and efficient use of the natural resources of the watersheds involved, including its soils, inland lakes and streams, including floodwater storage areas, groundwater, wetlands, woodlands, wildlife habitat, natural areas and critical species habitat.

Land use compatible with economical provision of public services

A geographic distribution of the various land uses which is properly related to the supporting transportation, utility, and public facility systems, including stormwater management and sewerage, in order to provide these systems as economical, as practical.

Preservation of land for agriculture, habitat, and orderly development

The preservation of land areas to provide land for agriculture, to enable a reserve or holding area for future urban and rural needs, and to ensure the preservation of those rural areas, which provide wildlife, habitat and which are essential to orderly urban development. Therefore, the various methods of the land management techniques are following.

- In site and services schemes, the most important issue is matching the plot size distribution to the income distribution of the expected/targeted future inhabitants.
- Community based development of (hard core poor) low-income housing facilities in the existing urban area and the urban fringe area through consulting with facilitator and users. Land pooling/land readjustment and Guided land development both aim at improving accessibility and at providing better services without the (compulsory) land acquisition by government agencies. With this types of plan, the development authority can play a vital role in plan and development in co-operation with land owners and other service providing agencies
- Success depends to a high degree on limiting the amount of land that is needed for these purposes. Therefore, improvement of accessibility should aim at widening and improving capacity of existing roads (and providing some missing links) rather than the construction of completely new roads.
- Similarly, the provision of services should not go beyond strict minimum standards. New neighbourhood centres (in which most services should be concentrated) in newly developing areas can be located just outside existing urban areas, so that they serve both the new development and existing area. For good accessibility, these centres should be situated near the major junctions of the road network. Minimum standards for some urban services are given in the Urban Area Plan. For other services minimum standards has to be prepared.
- In land readjustment and guided land development schemes some space will be available for new development, but improving the existing situation deserves more attention. Here one of the most important issues is giving support to occupants to improve the quality of their own shelter (security of tenure, access to small-scale loans, cheap building materials, etc).

Site and Service Detailed Area Plan

Private developers, including cross subsidization as part of the conditions, would offer site and service schemes. Such schemes will fulfill the conditions in order to obtain a development license for a larger area. Here too, institutional provisions will be needed to make this spatial land management technique to work effectively.

In the Site and Services schemes, the most important issue is matching the plot size distribution to the income of the expected/targeted beneficiary.

Community based development of (hard-core poor) low-income housing including facilities in the existing urban area and the urban fringe area through consulting with facilitator and users.

Land Readjustment/Guided Land Development

Land readjustment and guided land development both aim at improving accessibility and at providing better services without the (compulsory) land acquisition by government agencies. In this type of plan, the development authority can play a vital role in planning and development in co-operation with landowners and others service giving agencies. Success depends to a high degree on limiting the amount of land that is needed for these purposes. Therefore, improvement of accessibility should aim at widening and improving capacity of existing roads (and providing some missing links) rather than the construction of completely new roads.

Similarly, the provision of services should not go beyond strict minimum standards. New neighbourhood centers (in which most services should be concentrated) in newly developing areas can be located just outside existing urban areas, so that they serve both the new development and existing area. For good accessibility, these centers should be situated near the major junctions of the road network. Minimum standards for some urban services are given in the Urban Area Plan. For other services minimum standards has to be prepared.

In land readjustment and guided land development schemes some space will be available for new development, but improving the existing situation deserves more attention. Here one of the most important issues is giving support to occupants to improve the quality of their own shelter (security of tenure, access to small-scale loans, cheap building materials), including sanitation, water supply and garbage disposal.

4.3 Areas for Action Plan

Specific land use proposal has been made in terms of urban residential zone, education zone, road network, drainage, agriculture, water retention area, utility facilities etc. Park with walkways around the Water Retention Area in different mouzas of Bara Baraid, Chotto Baraid, Dumni, Gajaria, Mastul, Nigur Apaid, Nondipara, Paschim Haradia, Purbo Haradia; Retention ponds; Swarage Treatment Plant in Gajaria, Water Treatment Plant and University in Dumni should be considered in action plan. Besides this, it is also very essential to take under action plan in the whole planning area to protect the unplanned development, illegal land filling and encroachment of proposed retention area.

4.4 Public Sector Action Program

In this step, the ideal phasing is set against available public sector budgets and overall sectoral priorities. In most cases, this will require adjustments to the initial phasing, leading to a public sector action program.

Additional consultations with public sector agencies in charge of various parts of the program will be necessary to finalize the action program. Coordinated public sector action program is required as a part of multi-sector investment planning. Multi-sector investment planning is an extremely difficult task and cannot be accomplished by any single organization (like, RAJUK) in isolation. To work out any such program will require top-level government decisions as it involves many ministries and departments. To make the decisions of Multi-sector investment planning is binding on every ministry and its affiliated agencies it may even require legal provisions, which is beyond the capacity of the consultant. Consultant does not hold any executive authority to make any official discussion with any government agency suggesting changes in their development project prioritization or budget. This responsibility lies with the client. Consultant can best set phased out sector wise projects against thumb rule budgets. But such projects it would have very little significance to ministries other than the Ministry of Housing and Public Works.

At this level of the project, where only the areas of development and only major projects have been identified in the Final Report, it is not possible to earmark all details of micro-level sectoral projects for public sector action program. This task has been accomplished in the draft plan, but before that RAJUK will have to move the issue of Multi Sector Investment Plan and convince other relevant ministries to undertake coordinated development projects for mega city of Dhaka including coordination of development budget allocations (Table 4-1 and Table 4-2).

Table 4-1: List of Proposed Roads with Implementing Agency

Road ID	Road Name (From-To)	Road With	Implementing Agency
DAP-18	Eastern by-pass to Embankment	60'-0"	DCC
DAP-23	Purbachal Road	300'-0"	RAJUK
DAP-24	Damirkandi Road to Eastern Embankment	100'-0"	RHD/RAJUK
DAP-28	Gajaria Plot 593 to Plot 659	50'-0"	DCC
STP-36	Eastern By-Pass	200'-0"	
STP-37	Eastern By-Pass	200'-0"	
DAP-44	Khilgaon Nasirabad Bridge to Eastern Embankment	60'-0"	DCC
STP-46	Eastern By-Pass	200'-0"	RHD/RAJUK
DAP-47	Gajaria Plot 50 to Nondipara Plot 61	60'-0"	DCC
DAP-60	Baro Baraid Plot 1706 to Plot 6196	60'-0"	DCC
DAP-61	Eastern Embankment	300'-0"	WDB
DAP-70	Pragati Sharani to Balu River (Madani Avenue)	100'-0"	RAJUK

DAP-71	Nondipara Plot 90 to Plot 1032	40'-0"	DCC
STP-72	Nondipara Plot 25 to plot 1091	50'-0"	DCC
DAP-75	Gajaria Plot 1 to Plot 38	64'-0"	DCC
SP-86	Demra Road to Purbachal Road	130'-0"	RAJUK
STP-87	Khilkhet to Eastern By-pass	120'-0"	RAJUK
STP-91	Khilkhet to Eastern By-pass	120'-0"	RAJUK

Source: Proposed by Consultants

Table 4-2: List of Projects with Implementing Agency

Serial No.	List of Projects	Mouza Name	Area (Sq. m.)	Area (Acre)	Implementing Agency
1	Park with walkways around the Water Retention Area	Bara Baraid	17701.14	4.375	DCC
		Chotto Baraid	19.75	0.005	DCC
		Dumni	6136.92	1.517	DCC
		Gajaria	700840.10	173.208	DCC
		Mastul	41.37	0.010	DCC
		Nigur Apaid	1068.45	0.264	DCC
		Nondipara	54924.54	13.574	DCC
		Paschim Haradia	54422.12	13.450	DCC
2	Retention Pond-1A	Purbo Haradia	885.32	0.219	DCC
		Bara Baraid	1319.59	0.326	WDB
3	Retention Pond-1B	Gajaria	2328303.08	575.424	WDB
		Nigur Apaid	172558.86	42.647	WDB
		Nondipara	10619.79	2.625	WDB
		Paschim Haradia	339967.56	84.021	WDB
		Purbo Haradia	261837.93	64.711	WDB
4	Retention Pond-2A	Bara Baraid	554093.51	136.940	WDB
		Chotto Baraid	180133.64	44.519	WDB
5	Retention Pond-2B	Bara Baraid	1141838.72	282.197	WDB
		Dumni	420129.53	103.832	WDB
		Mastul	18271.62	4.516	WDB
		Patira	271155.71	67.014	WDB
6	Retention Pond-3A	Delna	44958.61	11.111	WDB
		Dumni	235336.92	58.162	WDB
		Mastul	36684.01	9.066	WDB
7	Swarage Treatment Plant	Gajaria	407180.75	100.632	DWASA
8	Water Treatment Plant	Dumni	298575.96	73.791	DWASA
9	University	Dumni	91885.06	22.709	Public Sector

Source: Proposed by Consultants

4.5 Area Development Priorities and Phasing

Location 16 is growing towards east, north and south directions. Balu River, to some extent, protects development of the city towards east. The proposed east-west roads connecting north-south corridors will play a vital role to reduce the traffic problem. The development of new roads proposed in the Structure Plan on priority basis will give an opening to traffic facing traffic jam on the existing roads.

In this step, a difference has to be made between improving the existing urban situation and accommodating new development. For the existing situation, priorities depend on the urgency of problems (e.g. flooding, lack of safe drinking water and sanitation, garbage disposal, industrial waste management, traffic congestion).

For new development, priorities depend on an estimate of areas that will show the faster growth. Special attention has to be given to situations in which infrastructure and utilities, serving new development (and paid for by this new development) can serve existing urban areas with serious deficiencies at the same time. Assessment of development priorities according to urgency of problems and dynamics of development is essential.

The Structure Plan made a phasing sequence based on a five-year plan period commensurate with the national five-year plan starting from 1995. It grouped the projects to be implemented in three terms as follows:

- a. Short Term : 1995-2000
- b. Medium Term : 2000-2005
- c. Long Term : 2005-2015

No attempt was, however made by RAJUK for preparation of detailed area plans right after completion of the DMDP in 1995. The DAP project started in the middle of 2004 with a stipulated timeframe of 2 years. The project was supposed to be over by June 2006 that is within Structure Plan determined short and medium term period. However, DAP preparation is yet to be completed. No new Five Year Plan has been formulated after the Fifth Five Year Plan. Poverty Reduction Strategic Plan (PRSP) has replaced the five-year plan. Considering the time period left for expiry of the Structure Plan and the level of preparation of DAP the consultant refixes the phasing of the DAP as follows:

- a. Short Term : 2010-2015
- b. Medium Term : Beyond 2015

All projects under the DAP will be executed during these two periods. The projects will be sequenced as short term and medium term based on priority of execution. Determinants of prioritization of projects are:

- potentiality of urban development in the area concern;
- urgency of problems;
- the projects that can serve existing as well as new areas.

The projects that will not be possible to be executed during the above two phases will be carried over to next phases to be worked out later in the next report.

Phasing

The development proposals under Detailed Area Plan for Location-16 should have been implemented by 2015. But there are proposals which may not be possible to be implemented within this period nor does it require so. But in order to secure right of way many proposals (especially for a number of new primary and secondary roads and also water retention area) have been included in the plan which are not meant for implementation within the plan period. Thus the consultants propose following three phases for implementation of various proposals made in the plan.

- Phase-I 2010-2012
- Phase-II 2012-2015
- Phase-III Beyond the plan period

Priorities

Priority list projects have been prepared on the basis of stakeholders' consultation at different stages of project activities. Priority list is provided according to landuse zones as described below.

Road Network Priority

A number of new North-South and East-West primary roads have been proposed by the consultants. In the Table No. 4-3 they have listed according to priority:

Table 4-3: Road Network Development Priority and Phasing

SI. No.	Road ID	Road Name (From-To)	Priority			Phasing		
			1	2	3	1	2	3
1	DAP-18	Eastern by-pass to Embankment	√			√		
2	DAP-23	Purbachal Road	√			√		
3	DAP-24	Damirkandi Road to Eastern Embankment		√			√	
4	DAP-28	Gajaria Plot 593 to Plot 659		√			√	

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5	STP-36	Eastern By-Pass		√			√	
6	STP-37	Eastern By-Pass		√			√	
7	DAP-44	Khilgaon Nasirabad Bridge to Eastern Embankment		√			√	
8	STP-46	Eastern By-Pass		√			√	
9	DAP-47	Gajaria Plot 50 to Nondipara Plot 61		√			√	
10	DAP-60	Baro Baraid Plot 1706 to Plot 6196		√			√	
11	DAP-61	Eastern Embankment	√				√	
12	DAP-70	Pragati Sharani to Balu River (Madani Avenue)	√				√	
13	DAP-71	Nondipara Plot 90 to Plot 1032		√			√	
14	STP-72	Nondipara Plot 25 to plot 1091		√			√	
15	DAP-75	Gajaria Plot 1 to Plot 38		√			√	
16	SP-86	Demra Road to Purbachal Road		√			√	
17	STP-87	Khilkhet to Eastern By-pass	√				√	
18	STP-91	Khilkhet to Eastern By-pass	√				√	

Sources: Proposed by Consultants

Flood Control & Drainage, Utility Services, Institutions and Recreational Facilities Priority

A number of new flood control and drainage, utility services, institutions and recreational facilities projects have been proposed by the consultants. In the Table No. 4-4 they have listed according to priority:

Table 4-4: Flood Control & Drainage, Utility Services, Institutions and Recreational Facilities Development Priority and Phasing

Serial No	Projects Name	Projects Type	Priorities			Phasing		
			1	2	3	1	2	3
1	Park with walkways around the Water Retention Area	Recreational Facilities		√			√	
2	Retention Pond-1B	Flood Control and Drainage		√			√	
3	Retention Pond-1B			√			√	
4	Retention Pond-2A			√			√	
5	Retention Pond-2B			√			√	
6	Retention Pond-3A			√			√	
7	Sewerage Treatment Plant	Utility Services	√			√		
8	Water Treatment Plant		√			√		
9	University	Institutions		√			√	

Sources: Proposed by Consultants

4.6 Development Control

Development control function consists of four distinct complementary streams of activities: Landuse Zoning, Development Permit, Field level Vigilance and Interaction with people. Following paragraphs embody the plan proposals under these activity heads.

4.6.1 Landuse Zoning

Landuse Zoning is a form of legal power which is delegated to development authorities/municipalities through enabling legislation to ensure the welfare of the community by regulating the most appropriate use of the land. Zoning is a classification of land uses that limits what activities can or cannot take place on a land parcel by establishing a range of development options.

Zoning has been defined as an action through legislation provided to a development authority/municipality to control

- a) The heights to which buildings may be erected
- b) The area of lots that must be left un-built upon, and

- c) The uses to which buildings and lots may be put.

▪ **Area Zoning**

Area zoning is to specify which types of landuse are considered appropriate for different areas or 'zones' and it therefore indicates the planning control objectives of the authority or municipality for its administrative area. This is therefore the primary objective of the DAP.

▪ **Density Zoning**

The aim of the density zoning is to provide an acceptable population density which is related to the designed facilities and amenities especially in the residential areas. This ensures a healthy community and enjoyable community life. Presently within DMDP jurisdiction there is no effective rule to control population density of different areas according to their physical and socioeconomic characteristics or trend. Floor Area Ratio (FAR) adopted in the Building Construction Rules 2008 is the only tool to control population density. It too did not consider the above factors and in many instances proved to be impractical to serve the desired end. FAR should vary from place to place due to variation of the governing factors, specially, income level of the residents. Apart from FAR, there are several standards to achieve desired population density such as number of dwelling units per acre, maximum room occupancy etc. each with their comparative effectiveness. Determining the most appropriate unit and value of standard needs fair knowledge about the likely structures, number and size of land-parcels (not the mauza-plot number since one mouza plot may contain several smaller land-parcels) in addition to socio economic condition of the residents. Determining density at this stage therefore cannot be done. Consultants recommend that FAR should be carefully determined during the preparation of Action Plans since the needful information to do so would be available and adopted in the Building Construction Rules.

▪ **Height Zoning**

This zoning provides height limits for structures and objects of natural growth and standards for use of an area which encourage and promote the proper and sound development of areas. It is also applicable to height restrictions for flight safety around airports or other similar purposes.

For effective development control, in addition to landuse zoning individual facility and the structures therein is to comply with certain regulations imposed to ensure desirable end. Relation between ground cover of buildings and the land parcel that house it, minimum setback of building from the adjoining plot boundaries and the maximum floor area that can be constructed in relation to the plot size and the connecting road, among many other details, are controlled by RAJUK's Building Construction Rules. Besides, Bangladesh National Building Code focuses on the appropriate materials, construction method, building safety and associated issues.

4.6.2 Landuse Classification

Detailed Area Plan as its Area Zoning responsibility classified the Landuse of DMDP area into following zones:

- a. Urban Residential Zone
- b. Commercial Zone (Business)
- c. Commercial Zone (Office)
- d. General Industrial Zone
- e. Heavy Industrial Zone
- f. Mixed Use Zone (Commercial-General Industrial)
- g. Mixed Use Zone (Residential-Commercial)
- h. Mixed Use Zone (Residential-Commercial-General Industrial)
- i. Mixed Use Zone (Residential-General Industrial)
- j. Institutional Zone
- k. Administrative Zone
- l. Agricultural Zone
- m. Flood Flow Zone
- n. Open Space
- o. Overlay Zone
- p. Rural Settlement Zone
- q. Water Retention Area
- r. Water Body

The following section deals with the general definition of the use and description of associated permitted and conditionally permitted uses under each Landuse zone one by one. The uses not listed here in any of the category shall be treated as **Restricted Use** for the corresponding landuse category and shall not be permitted only except unanimously decided otherwise by the Nagar Unnayan Committee. In such situations the use shall get permission in the category of **New Use**.

4.6.3 Landuse Permitted

a. Urban Residential Zone

Urban Residential Zone is intended primarily for housing development but may also include a range of other uses particularly those that have the potential to foster the development of new residential communities such as schools, small shops, doctors’ chambers, open space like playing fields and so on. Limited Commercial facilities within this zone shall be planned and developed as an integral retail or business unit which, comply with the planned mixed-use concept of the Urban Area Plan.

Purpose

The prime objective of this zone is to provide the space for living as well as to meet the daily needs of the residents. The main purposes of the zone are:

- To provide for residential development, associated services and to protect and improve residential amenities.
- To improve the quality of existing residential areas and strengthen the provision of local community services and amenities.
- To control unscheduled development on individual lots or tracts, promote economical and efficient landuse.
- To provide for a variety of housing types and densities to meet current and future residential needs.
- To provide an appropriate mix of house sizes, types and tenures in order to meet household needs; to promote balanced communities; and to promote higher densities in the development centre to facilitate day and evening activity and ensure a ‘living’ centre.

The urban areas that are already densely and haphazardly built are termed here as Spontaneous Residential Zone. These zones primarily support living with some civic facilities. The main purpose of this landuse zone is to provide enough space for residence. There will have some supporting uses, too, for the residents.

The areas that have some scope to develop as a planned area are declared as Planned Residential Zone. In Planned Residential Zone, there will have a variety of supporting uses such as small retail, parking, post box etc with primarily residential use. Planned residential area in the neighbourhood form should be followed for new urban development.

The neighbourhood is a walkable community in human scale, with a frequently interconnected street network which weave a mix of housing types, and small local scale retail and service uses that serve the local population. The services designed here are in walking distances considering the day to day needs. Service standards for neighbourhood level have been mentioned in the previous chapter. For purposes of administering the DAP Permitted Landuses in the neighborhood, the design specification, standards and guidelines about the area and number must be maintained.

Landuse Permitted

The following uses in the Tables are proposed to be applicable for the zone.

Table 4-5: Landuse Permitted in Urban Residential Zone

All Types of Residential House	Grocery Store
Apartment Housing	High School
Artisan's Shop	Housing Projects
Assisted Living or Elderly Home	Household Appliance and Furniture Repair Service (No Outside Storage)
ATM Booth	Landscape and Horticultural Services
Barber Shop	Memorial Structure (Ancillary)
Bill Payment Booth	Monument (Neighborhood Scale)
Boarding and Rooming House	Mosque, Place of Worship

Book Stall	Newspaper Stand
CBO Office	Nursery School
Child Daycare/Pre-school	Orphanage
Children’s Park (Must Have Parking)	Photocopying and Duplicating Services (No Outside Storage)
Cleaning/Laundry Shop	Pipelines and Utility Lines
Communication Service Facilities	Playing Field
Communication Tower Within Permitted Height	Primary School
Community Center	Private Garages (Ancillary Use)
Condominium or Apartment	Project Identification Signs
Confectionary Shop	Property Management Signs
Cottage	Public Transport Facility
Cultural Exhibits and Libraries	Retail Shops/Facilities
Cyber Cafe	Satellite Dish Antenna
Daycare Center (Commercial or Nonprofit)	Shelter (Passers By)
Departmental Stores	Shoe Repair or Shoeshine Shop (Small)
Doctor/Dentist Chamber	Special Dwelling
Dormitory	Specialized School: Dance, Art, Music, Physically Challenged & Others
Drug Store or Pharmacy	Stationery Store
Dwelling	Temporary Pandle for Permitted Function
Eidgah	Temporary Tent
Employee Housing (Guards/Drivers)/Ancillary Use	Transmission Lines
Fast Food Establishment /Food Kiosk	Urban-Nature Reserve
Fitness Centre	Uses in Neighborhood Center* (Where Neighborhood Center exists)
Flowers, Nursery Stock and Florist Supplies	Water Pump/Reservoir
Gaming Clubs	Woodlot
General Store	
*Permit of Neighborhood Center Facilities in absence of formal neighborhood should be subject to Landuse Permit Committee	

Landuse Conditionally Permitted

The following uses may be permitted or disallowed in the zone after review and approval by the authority/committee following appropriate procedure while the application meets the criteria mentioned in the requirement.

Table 4-6: Landuse Conditionally Permitted in Urban Residential Zone

Addiction Treatment Center	Graveyard/Cemetery
Amusement and Recreation (Indoors)	Guest House
Art Gallery, Art Studio/Workshop	Market (Katcha Bazaar) Place
Automobile Driving Academy	Neighborhood Co-Operative Office
Beauty and Body Service	Optical Goods Sales
Billiard Parlor/Pool Hall	Outdoor Cafe
Building Maintenance/Cleaning Services, No Outside Storage	Overhead Water Storage Tanks
Bus Passenger Shelter	Paints and Varnishes Store
Coffee Shop/Tea Stall	Parking Lot
Community Hall	Patio Homes

Correctional Institution	Photofinishing Laboratory
Courier Service	Plantation (Except Narcotic Plant)
Crematorium	Police Station
Electrical Sub Station	Post Office
Emergency Shelter	Postal Facilities
Energy Installation	Row House
Fire Brigade Station	Slaughter House
Flood Management Structure	Sports and Recreation Club
Fruit Markets	Static Transformer Stations
Funeral Services	Telephone Sub Station
Furniture & Variety Stores	Temporary Rescue Shed
Garages	Tennis Club
Garden Center or Retail Nursery	Tourist Home or Resort

Restricted Uses

All uses except permitted and conditionally permitted uses.

b. Commercial Zone (Business)

Commercial areas generally contain one or more of a wide variety of uses that includes business uses, offices, hotel, public houses, and limited forms of retailing. Uses that are particularly appropriate to these areas include wholesale, business service uses, the sale of motor vehicles and limited forms of retailing that involve the sale of bulky goods unsuitable to be carried away by pedestrians. This would allow uses that are compatible with, or reinforce, the commercial function of the area. As a whole, Commercial Zone is intended to provide all the facilities & services with the commercial landuse that are designed for basically trade and business.

Commercial zones are classified into two types: office and business predominated zones. Commercial Business Zone is a business predominated commercial zone that mainly supports business. This zone is intended to support large commercial developments as retail distribution, retail warehouse, retail storage and retail logistics facilities.

The Commercial Business Zone is intended to provide areas for logistical and retail warehousing activities, including storage, distribution and packaging of goods and products as well as activities which require a large site and space.

Purpose

- The intent of this zone is to provide commercial nodes in convenient and strategic locations of the area to meet urban needs and to encourage clustering commercial development as opposed to strip commercial development and commercial sprawl.
- The main objective for designating this zone is to promote trade and commerce compactly associated with all other facilities.
- Commercial business zone is mainly intended for supporting the business and associated works. There are several functions that are permitted in this zone.

Landuse Permitted

Commercial Zone (Business) is mainly intended for supporting the Business related activities. There are several functions that are permitted in the zone as mentioned in the following Table 4-7.

Table 4-7: Landuse Permitted in Commercial Zone (Business)

Accounting, Auditing or Bookkeeping Services	Grocery Store
Agri-Business	Guest House
Agricultural Sales and Services	Hotel or Motel
Ambulance Service	Inter-City Bus Terminal

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Antique Store	Jewelry and Silverware Sales
Appliance Store	Market (Bazar) Place
ATM Booth	Mosque, Place of Worship
Auction Market	Motorcycle Sales Outlet
Auditorium, Meeting Halls, and Conference Facilities, Convention Hall	Multi-Storey Car Park
Auto Leasing or Rental Office	Newspaper Stand
Auto Paint Shop	Outdoor Recreation, Commercial Outdoor Recreation
Auto Parts and Accessory Sales (Indoors)	Parking Lot (Commercial)
Auto Repair Shop (With Garage)	Pet Store
Automobile Sales	Photocopying and Duplicating Services
Automobile Wash	Photofinishing Laboratory & Studio
Bank & Financial Institution	Pipelines and Utility Lines
Barber Shop	Post Office
Beauty and Body Service	Preserved Fruits and Vegetables Facility/Cold Storage
Bicycle Shop	Printing, Publishing and Distributing House
Billboards, Advertisements & Advertising Structure	Professional Office
Billiard Parlor/Pool Hall	Project Identification Signs
Book or Stationery Store	Property Management Signs
Building Material Sales or Storage (Indoors)	Public Transport Facility
Bulk Mail and Packaging	Refrigerator or Large Appliance Repair
Bus Passenger Shelter	Resort
Cinema Hall	Restaurant
Commercial Office	Retail Shops/Facilities
Communication Service Facilities	Satellite Dish Antenna
Communication Tower Within Permitted Height	Shelter (Passers By)
Computer Maintenance and Repair Shop	Shopping Mall/ Plaza
Computer Sales & Service Shops	Slaughter House
Confectionery Shop	Social Forestry
Conference Center	Software Development Firm
Construction Company Offices	Sporting Goods and Toys Sales Centers
Courier Service	Super Store
Cyber Cafe	Taxi Stand
Day-care Center (Commercial or Nonprofit)	Telephone Exchanges
Department Stores, Furniture & Variety Stores	Television, Radio or Electronics Repair (No Outside Storage)
Doctor/Dentist Chamber	Theater (Indoor)
Drug Store or Pharmacy	Transmission Lines
Electrical and Electronic Equipment & Instrument Sales	Utility Lines
Fast Food Establishment/Food Kiosk	Vehicle Sales & Service, Leasing or Rental
Freight Handling, Storage & Distribution	Veterinarian Clinics, Animal Hospitals
Freight Transport Facility	Warehousing
Freight Yard	Water Pump/Reservoir
Fruit and Vegetable Markets	Wood Products
General Store	Woodlot

Landuse Conditionally Permitted

Some functions are permitted with some condition in this zone.

Table 4-8: Landuse Conditionally Permitted in Commercial Zone (Business)

Amusement and Recreation (Indoors)	Fire/Rescue Station
Bicycle Assembly, Parts and Accessories	Grain & Feed Mills
Broadcast Studio/Recording Studio (No Audience)	Household Appliance and Furniture Repair Service
Coffee Shop/Tea Stall	Incineration Facility
Concert Hall, Stage Shows	Indoor Amusement Centers, Game Arcades
Construction, Survey, Soil Testing Firms	Indoor Theatre
Container Yard	Junk/Salvage Yard
Trade Shows	Lithographic or Print Shop
Craft Workshop	Motor Vehicle Fuelling Station/Gas Station
Plantation (Except Narcotic Plant)	Musical Instrument Sales or Repair Shop
Energy Installation	Optical Goods Sales
Re-fuelling Station	Painting and Wallpaper Sales
Firm Equipment Sales & Service	Paints and Varnishes Store
Agricultural Chemicals, Pesticides or Fertilizers Shop	Parking Lot
Fitness Centre	Patio Homes
Flowers, Nursery Stock and Florist Supplies	Private Garages
Forest Products Sales	Retail Shops Ancillary To Studio/Workshop
Fuel Dealers	Stone/Cut Stone Products Sales
Garages	Salvage Processing Activities
Garden Center or Retail Nursery	Truck/Covered Van Stand
Police Box/Barrack	

Restricted Uses

All uses except permitted and conditionally permitted uses.

c. Commercial Zone (Office)

The Commercial Zone (Office) is intended to provide all the facilities and services with the commercial landuse. Commercial Office Zone is an office pre-dominated commercial zone that mainly supports the official works. It supports other types of commercial activities, too. Proposals for these areas involve large-scale buildings and require a high degree of accessibility and parking space for car users and delivery vehicles.

Landuse Permitted

The following uses in the Tables 4-9 and 4-10 proposed to be applicable for this zone only.

Table 4-9: Landuse Permitted in Commercial Zone (Office)

Accounting, Auditing or Bookkeeping Services	Freight Handling, Storage & Distribution
Ambulance Service	Freight Transport Facility
Antique Store	General Store
Art Gallery, Art Studio/Workshop	Government Office
ATM Booth	Health Office
Auditorium, Meeting Halls, and Conference Facilities, Convention Center	Hotel
Auto Leasing or Rental Office	Indoor Amusement Centers, Game Arcades

Automobile Driving Academy	Mosque, Place of Worship
Automobile Wash	Multi-Storey Car Park
Bank & Financial Institution	Newspaper Stand
Billboards, Advertisements & Advertising Structure	Parking Lot (Commercial)
Boarding and Rooming House	Pathological Lab
Book Stall	Photocopying and Duplicating Services
Bulk Mail and Packaging	Photofinishing Laboratory & Studio
Bus Passenger Shelter	Post Office
Catering Service	Professional Office
Chinese Restaurant	Project Identification Signs
Cinema Hall	Project Office
Clinic	Property Management Signs
Coffee Shop/Tea Stall	Public Transport Facility
Commercial Office	Real Estate Office
Communication Service Facilities	Restaurant
Communication Tower Within Permitted Height	Retail Shops/Facilities
Computer Maintenance and Repair	Sales Office of Industries
Computer Sales & Services	Satellite Dish Antenna
Confectionery Shop	Software Development Firm
Conference Center	Stationery Store
Construction Company	Taxi Stand
Construction, Survey, Soil Testing Firms	Telephone Exchanges
Courier Service	Toys and Hobby Goods Processing and Supplies
Cyber Cafe	Training Centre
Day-care Center (Commercial or Nonprofit)	Utility Lines
Dental Laboratory	Vehicle Sales & Service, Leasing or Rental
Department Stores, Furniture & Variety Stores	Veterinarian Hospitals
Diagnostic Center	Water Pump/Reservoir
Doctor/Dentist Chamber	Woodlot
Food Court	

Landuse Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee following appropriate procedure.

Table 4-10: Landuse Conditionally Permitted in Commercial Zone (Office)

Amusement and Recreation (Indoors)	Optical Goods Sales
Beauty and Body Service	Outdoor Cafe
Broadcast Studio/Recording Studio (No Audience)	Painting & Wallpaper Sales
Civic Administration	Paints and Varnishes Store
Concert Hall, Stage Shows	Parking Lot (Commercial)
Counseling Services	Patio Homes
Dental Clinic/Lab	Plantation (Except Narcotic Plant)
Diagnostic Center/Pathological Lab	Police Box/Barrack
Drug Store or Pharmacy	Printing, Publishing and Distributing

Fast Food Establishment/Food Kiosk	Psychiatric Hospital
Fire/Rescue Station	Radio/Television or T&T Station With Transmitter Tower
First Aid & Ambulance Service	Retail Shops Ancillary to Studio/Workshop
Fitness Centre	Super Store
Flowers, Nursery Stock and Florist Supplies	Theater (Indoor)
Fuelling Station	Transmission Lines
Garage	Vulcanizing Services
Lithographic or Print Shop	Workers' Dormitory

Restricted Uses

All uses except permitted and conditionally permitted uses.

d. General Industrial Zone

Promoting the development of industrial areas as the primary locations for uses including manufacturing, repairs, warehousing, distribution, open-storage, waste materials treatment and recovery, and transport operating centers, industrial zone has been earmarked. The development of inappropriate mixes of uses, such as office based industry and retailing will not normally be encouraged here.

It is an objective to ensure that, normally, new buildings in primarily industrial areas are single storey with high ceilings to provide versatility and adaptability to accommodate a broad range of types of plant, machinery and delivery vehicles throughout their design life.

It is an objective to ensure that the likely demand for car parking and delivery vehicle facilities are fully met within the site, to apply the highest standards of design, hard and soft landscaping and to ensure that pedestrian access is provided and that provision is made for public transport.

Purpose

The intent of this zone is to accommodate certain industrial uses which, based on their operational characteristics, is incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such zones shall be restricted to areas geographically buffered from such environs, and the operations of such uses monitored by performance standards to ensure environmental compatibility.

- The purpose and intent of industrial zone is to provide areas in appropriate locations where various light and heavy industrial operations can be conducted without creating hazards to surrounding landuses. Industrial zones are cohesive, planned tracts, with all elements sharing the same or compatible architectural and landscaping themes within a parcel.
- Areas intended to accommodate a variety of industrial establishments which: 1) employ high environmental quality standards; 2) may function as an integral part of an overall development area; and, 3) have minimal impacts on adjacent uses.
- The purpose and intent of General industrial zone is to provide areas in appropriate locations for certain types of light manufacturing, processing or fabrication, warehousing establishments of non-objectionable products or adjacent uses because they are characterized by a minimum of material, processes or machinery likely to cause undesirable effects upon nearby or adjacent residential or commercial property.

General Industrial Zone is to accommodate Green, Orange A, Orange B types of industries of Department of Environment (DOE) prepared categories and Urban Area Plan designated light industries and general industries along with some other new types. Here the industries will not be noxious and heavy. DoE List of industries according to categories is attached as **Annexure-III**.

Landuse Permitted

The following uses in the table are proposed to be applicable for the zone.

Table 4-11: Landuse Permitted in General Industrial Zone

Aluminium products	Musical instruments
Artificial Fibre Production	Motor vehicles repairing works
Assembling and manufacturing of clocks and watches	Newspaper Stand
Assembling and manufacturing of electrical and Electronic home products etc.	Packaging Industries
Assembling of motor vehicles	Perfumes, cosmetics
Assembling of telephones	Pharmaceutical Industry
ATM Booth	Photocopying and Duplicating Services
Automatic rice mill.	Photographic Film Factory
Bakery	Pipelines and Utility Lines
Bank & Financial Institution	Plantation (Except Narcotic Plant)
Bamboo and cane goods	Police Box/Barrack
Book-binding	Power Loom
Bicycle Assembly, Parts and Accessories	Printing and writing ink manufacturing Industry
Blacksmith	Printing Press
Bus Passenger Shelter	Printing, Publishing and Distributing
Carpet and mat production	Processing : fish, meat and food
Cinema Hall	Processing and bottling of drinking water and carbonated drinks
Clinic and Pathological lab	Production of artificial leather goods
Chocolate and lozenge Factory	Production of Comb, hair band, hair clip etc.
Cinema Hall	Production of gold ornaments.
Clinic and Pathological lab	Production of Pin, board pin, U Pin etc.
Cold Storage	Production of powder milk/condensed milk/dairy.
Communication Tower Within Permitted Height	Production of shoes and leather goods
Confectionery Shop	Production of spectacles frames.
Dry-cleaning	Production of utensils and souvenirs of brass and bronze.
Edible Oil	Public Transport Facility
Electric cable	Repairing of refrigerators
Engineering Works	Restaurant
Fabric Washing Plant	Retail Shops/Facilities
Factory for production of chocolate and lozenge.	Rope and coir mat production
Fast Food Establishment/Food Kiosk	Salt Industry
Fire/Rescue Station	Salt production
Flour (large) Mill	Salvage Processing
Freight Transport Facility	Salvage Yards
Furniture Manufacture of wood/iron, aluminium, etc.	Satellite Dish Antenna
Galvanizing	Sawmill, Chipping and Pallet Mill
Garments and sweater Factory	Shelter (Passers By)
Glass factory	Shoes and leather goods production
Glue (excluding animal glue)	Soap
Gold ornaments Production	Social Forestry
Grinding/husking wheat, rice, turmeric, chilly, pulses - machine above 0 Horse Power	Sodium silicate Factory

Grocery Store	Spinning mill
Hotel, multi-storied commercial building.	Sports goods Production
Household Appliance and Furniture Repair Service	Starch and glucose factory
Ice-cream	Stone grinding, cutting and polishing
Jute mill	Tea processing
Lime	Television, Radio or Electronics Repair (No Outside Storage)
Lithographic or Print Shop	Tyre re-treading
Manufacturing of Artificial flower	Transmission Lines
Machine Sheds	Truck Stop & Washing or Freight Terminal
Manufacture of Agricultural tools, equipments and small machinery.	Utensils made of clay and china clay/sanitary wares (ceramics)
Manufacture of Industrial tools, equipment and machinery.	Utility Lines
Manufacturing of wooden vessel	Water Pump/Reservoir
Match Factory	Water Purification Plant
Medical and surgical instrument production	Weaving and handloom.
Meat and Poultry (Packing & Processing)	Wood Products
Metal utensils/spoons etc	Wood treatment
Mosque, Place of Worship	Wood/iron/aluminium Furniture production
Motorcycle Sales Outlet	Woodlot

Landuse Conditionally Permitted

The following uses may be permitted or denied in this zone after review and approval by the authority/committee following appropriate procedure.

Table 4-12: Landuse Conditionally Permitted in General Industrial Zone

Amusement and Recreation (Indoors)	Musical instruments
Appliance Store	Outdoor Fruit and Vegetable Markets
Carpet and mat production	Outside Bulk Storage
Cinema Hall	Overhead Water Storage Tanks
Clinic and Pathological lab	Painting and Wallpaper Sales
Cork items Production	Paints and Varnishes
Cyber Cafe	Parking Lot
Daycare Center (Commercial or Nonprofit)	Parking Lot (Commercial)
Doctor/Dentist Chamber	Pen and ball-pen Factory
Electrical and Electronic Equipment and Instruments Sales	Photographic Lab (except ultra violet and infra red)
Employee Housing	Plantation (Except Narcotic Plant)
Energy Installation	Plastic & rubber goods (excluding PVC)
Fast Food Establishment/Food Kiosk	Private Garages
Garages	Production of artificial leather goods
Galvanizing	Re-packing of milk powder (excluding production)
Glass factory	Retail Shops Ancillary to Studio/Workshop
Glue (excluding animal glue)	Rope and coir mat production
Grinding/husking wheat, rice, turmeric, chilly, pulses - machine above 0 Horse Power	Salt Industry
Gold ornaments Production	Salvage Processing
Grain & Feed Mills	Satellite Dish Antenna

Incineration Facility	Sawmill, Chipping and Pallet Mill
Laundry	Sodium silicate Factory
Lithographic or Print Shop	Sports goods (excluding plastic made items)
Manufacturing of Artificial flower	Super Store
Match Factory	Tea packing (excluding processing)
Medical and surgical instrument production	Tire re-treading
Motor Vehicle Fuelling Station/Gas Station	Washing Plant
Motorcycle Sales Outlet	

Restricted Uses

All uses except permitted and conditionally permitted uses.

e. Heavy Industrial Zone

The purpose and intent of Heavy Industrial Zone is to provide areas in appropriate locations where various heavy industrial operations can be conducted without creating hazards to surrounding landuses.

Areas are intended to accommodate manufacturing and fabricating establishments that are generally characterized as producing noise, vibration, heavy freight traffic, fumes, and other forms of pollution which may be objectionable to adjacent uses is characterized as Heavy Industrial Zone.

Heavy industries are those industries listed as red industries in the DoE Industry Type list and industries listed in the Urban Area Plan as noxious industries including mining/quarrying.

Purpose

- To confine heavy, noisy and vibrating industries as they harm human living in the surrounding areas.
- To ensure that industrial development achieves high environmental standards of cleaner production, waste disposal, noise and air quality.
- To encourage the design and construction of energy efficient, functional and flexible industrial and commercial facilities.
- To restrict heavy and noxious industrial developments along major approach routes and major roads.

Landuse Permitted

The following uses in the Table 4-13 and 4-14 are proposed to be applicable for this zone only.

Table 4-13: Landuse Permitted in Heavy Industrial Zone

Acids and their salts (organic or inorganic) Industry	Murat of Potash Manufacturing
Animal Glue	Newspaper Stand
Artificial Rubber Industry	Non-iron Basic Metals Industry
Asbestos Factory	Ordnance Factory
ATM Booth	Other Chemicals Industry
Bank & Financial Institution	Outside Bulk Storage
Basic Industrial Chemicals Industry	Paper and Pulp Mill
Battery Industry	Pesticides, Fungicides and Herbicides Industry
Bicycle Assembly, Parts and Accessories	Phosphorus and its Compounds/Derivatives Industry
Bitumen Industry	Photo Films,
Board Mills	Photo papers and Photo Chemicals Industry
Bus Passenger Shelter	Pipelines and Utility Lines
Carbon rod Industry	Plastic Raw Materials (PVC, PP/Iron, Polyesterin etc.) Factory

Cement Industry	Police Box/Barrack
Chemical dyes, Polish, Varnish, Enamel Paint Factory	Power plant
Chemical Industry	Public Transport Facility
Chlorine, Fluorine, Bromine, Iodine and their Compounds/Derivatives Industry	Raw materials of Medicines and Basic Drugs Industry
Communication Tower Within Permitted Height	Refractory
Detergent Factory	Refrigerator/Air-conditioner/Air-cooler manufacturing
Distillery	Re-rolling Mills
Effluent Treatment Plant	Rodenticide Industry
Electroplating	Satellite Dish Antenna
Explosive Industry	Saw Mills
Fabric Dyeing and Chemical Processing Industry	Scrap industry
Fibre-glass Factory	Sewage Treatment Plant
Fire/Rescue Station	Shelter (Passers By)
Flood Control Structures	Ship Manufacturing
Formaldehyde Industry	Social Forestry
Fuel Oil Refinery	Sodium Silicate Factory
Grocery Store	Sugar Mill
Heavy Engineering Workshop	Tannery
Heavy Repairing of Motor Vehicles	Tire and Tubes
Hospital	Tobacco Processing, Cigarette/Bidi Factory
Incineration Facility	Transmission Lines
Industrial Estate	Truck Stop & Washing
Industrial Gas (Oxygen, Nitrogen & Carbon-dioxide) Industry	TSP Fertilizer Factory
Iron and Steel Mill	Urea Fertilizer Factory
Jute Mill	Various Products made from Petroleum and Coal Industry
Life Saving Drugs Industry	Waste Incinerator
Lumber and building supply	Water Pump/Reservoir
Match Factory	Water Treatment Plant
Metallic Boat Manufacturing	Wooden Boat Manufacturing
Mosque, Place of Worship	Woodlot

Landuse Conditionally Permitted

The following uses may be permitted or denied in the zone after review and approval by the authority/committee following appropriate procedure.

Table 4-14: Landuse Conditionally Permitted in Heavy Industrial Zone

Amusement and Recreation (Indoors)	Machine Sheds
Cyber Cafe	Motor Vehicle Fuelling Station/Gas Station
Daycare Center (Commercial or Nonprofit)	Nitrogen Compounds (Cyanide, Cyanamid etc.) Industry
Doctor/Dentist Chamber	Parking Lot (General)
Employee Housing	Parking Lot (Commercial)
Energy Installation	Plantation (Except Narcotic Plant)
Freight Transport Facility	Private Garages
Garages	Retail Shops Ancillary To Studio/Workshop

Restricted Uses

All uses except permitted and conditionally permitted uses.

f. Mixed Use Zone (Commercial-General Industrial)

There are areas where the mixture of uses is such that they can't be segregated, the areas are declared as mixed use zone. An appropriate mix of landuses will be maintained in these types of zones. Four types of mixed use zones have been proposed here. Each of them has unique characteristics.

In Industrial cum Commercial area exclusive residential landuse will not be permitted except in the form of quarters for the employees within the Industrial complex.

Purpose

The purpose of the Commercial-Industrial zone is to provide areas in the city primarily for medium to high density mixed-use developments, with commercial, office and industrial uses that are sensitive to the adjacent residential areas; to support an urban growth centre where there will be a bulk of trade and commerce. The Commercial-Industrial zone is intended to achieve cohabitation of uses, while ensuring that negative impacts on residents are minimized. The spaces created in the Commercial-Industrial zone are intended to encourage a diminished need for motorized travel and shall possess characteristics of the both area of commercial and industrial. The Mixed Use Zone allows a wide variety of uses including, warehouse, shop, office and accommodation with condition. The specific purposes are:

- To preserve and promote viable industries that can coexist with more commercially oriented uses,
- To meet the need for a mix of lower rent bulky goods retailing, specialized industrial, commercial and service activities alongside general industry.

Landuse Permitted

The following uses in the Table 4-15 and 4-16 are proposed to be applicable for the zone.

Table 4-15: Landuse Permitted in Mixed Use Zone (Commercial-General Industrial)

Accounting, Auditing or Bookkeeping Services	General Store
Agricultural Chemicals, Pesticides or Fertilizers Shop	Grocery Store
Agricultural Sales and Services	Home Furnishings
Agro-Based Industry (Rice Mill, Saw Mill, Cold Storage)	Mosque, Place of Worship
Antique Store	Motorcycle Sales Outlet
Appliance Store	Multi-Storey Car Park
Art Gallery, Art Studio/Workshop	Musical Instrument Sales or Repair
Artisan's Shop	Newspaper Stand
ATM Booth	Photocopying and Duplicating Services
Auto Leasing or Rental Office	Pipelines and Utility Lines
Auto Paint Shop	Preserved Fruits and Vegetables Facility/Cold Storage
Auto Parts and Accessory Sales (Indoors)	Project Identification Signs
Auto Repair Shop (With Garage)	Property Management Signs
Automobile Sales	Public Transport Facility
Automobile Wash	Public Utility Stations & Substations
Bakery or Confectionery Retail	Real Estate Office
Barber Shop	Refrigerator or Large Appliance Repair
Bicycle Shop	Research organization (Agriculture/Fisheries)
Billboards, Advertisements & Advertising Structure	Restaurant
Billiard Parlor/Pool Hall	Retail Shops/Facilities

Blacksmith	Rickshaw/Auto Rickshaw Stand
Boarding and Rooming House	Satellite Dish Antenna
Book or Stationery Store or Newsstand	Shelter (Passers By)
Broadcast Studio/Recording Studio (No Audience)	Social Forestry
Building Material Sales or Storage (Indoors)	Sporting Goods and Toys Sales
Bulk Fuel Sales Depot	Stone/Cut Stone Products Sales
Bulk Mail and Packaging	Storage & Warehousing
Bus Passenger Shelter	Television, Radio or Electronics Repair (No Outside Storage)
Cinema Hall	Toys and Hobby Goods Processing and Supplies
Commercial Recreational Buildings	Training Centre
Communication Service Facilities	Transmission Lines
Communication Tower Within Permitted Height	Truck Stop & Washing or Freight Terminal
Confectionery Shop	Utility Lines
Construction, Survey, Soil Testing Firms	Vehicle Sales & Service, Leasing or Rental
Courier Service	Warehousing
Doctor/Dentist Chamber	Water Pump/Reservoir
Firm Equipment Sales & Service	Wood Products
Fuel and Ice Dealers	Woodlot
Funeral Services	

Landuse Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee.

Table 4-16: Landuse Conditionally Permitted in Mixed Use Zone (Commercial-General Industrial)

Assembling and manufacturing of clocks and watches	Freight Handling, Storage & Distribution
Assembling and manufacturing of electrical and Electronic home products etc.	Freight Transport Facility
Assembling and manufacturing of electrical and Electronic home products etc.	Freight Transport Facility
Assembling and manufacturing of toys (except plastic items)	Gallery/Museum
Assembling of telephones	Garages
Auction Market	Government Office
Bank & Financial Institution	Grain & Feed Mills
Beauty and Body Service	Grocery Store
Bicycle Assembly, Parts and Accessories	Hotel or Motel
Blacksmith	Household Appliance and Furniture Repair Service
Bus Passenger Shelter	Household Appliance and Furniture Repair Service
Coffee Shop/Tea Stall	Machine Sheds
Communication Tower Within Permitted Height	Meat and Poultry (Packing & Processing)
Computer Maintenance and Repair	Meat and Poultry (Packing & Processing)
Computer Sales & Services	Optical Goods Sales
Concert Hall, Stage Shows	Outdoor Fruit and Vegetable Markets

Confectionery Shop	Outside Bulk Storage
Conference Center	Painting and Wallpaper Sales
Construction Company	Paints and Varnishes
Cottage	Plantation (Except Narcotic Plant)
Counseling Services	Police Box/Barrack
Craft Workshop	Printing, Publishing and Distributing
Cyber Cafe	Project Office
Department Stores, Furniture & Variety Stores	Retail Shops Ancillary to Studio/Workshop
Drug Store or Pharmacy	Telephone Exchanges
Energy Installation	Television, Radio or Electronics Repair (No Outside Storage)
Fabric Store	Theater (Indoor)
Fast Food Establishment/Food Kiosk	Trade Shows
Fire Rescue Station	Transmission Lines
Forest Products Sales	Truck Stop & Washing or Freight Terminal

Restricted Uses

All uses except permitted and conditionally permitted uses.

g. Mixed use zone (Residential–Commercial)

Mixed-use development shall mean a development consisting of one or more lots developed as a cohesive project and designed with a blend of various compatible uses such as commercial and residential. These landuse areas will contain residential and limited commercial activities only such as small retail, general store, food kiosk etc.

Purpose

Commercial uses within the Mixed Use zone should be restricted to those uses that have a minimal amenity impact on adjoining uses and surrounding residential use. The main purposes of this type of landuse classification are:

- To provide for a mixed use development centre in conjunction with the development plan for the overall development, and to provide for high-density residential development, and to identify, reinforce, strengthen and promote urban design concepts and linkages with the existing town centre activity areas so that the pressure on vacant land are minimized.
- The aim is to develop a zone scale retail development in a mixed use centre by densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, community, educational, civic, cultural, leisure, residential uses, urban streets and urban open spaces, while delivering a quality urban environment which will enhance the quality of life of resident, visitor and workers alike.
- Provide for a range of commercial and service activities at a scale that will protect the planned hierarchy of commercial centres and the city’s preferred locations for office development.

Landuse Permitted

The following uses in the Table 4-17 and 4-18 are proposed to be applicable for this zone only.

Table 4-17: Landuse Permitted in Mixed Use Zone (Residential-Commercial)

Accounting, Auditing or Bookkeeping Services	Employee Housing
Addiction Treatment Center	Fabric Store
Agricultural Sales and Services	Fast Food Establishment/Food Kiosk
Antique Store	Funeral Services
Apartments	General Store

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Appliance Store	Grocery Store
Art Gallery, Art Studio/Workshop	Guest House
Artisan’s Shop	Hospital
Assisted Living or Elderly Home	Housing Projects
ATM Booth	Individual Housing
Auditorium, Meeting Halls, and Conference Facilities, Convention	Jewelry and Silverware Sales
Auto Leasing or Rental Office	Landscape and Horticultural Services
Automobile Driving Academy	Mosque, Place of Worship
Automobile Wash	Newspaper Stand
Bakery or Confectionery Retail	Nursery School
Bank & Financial Institution	Photocopying and Duplicating Services
Barber Shop	Pipelines and Utility Lines
Bicycle Shop	Primary School
Billboards, Advertisements & Advertising Structure	Project Identification Signs
Billiard Parlor/Pool Hall	Property Management Signs
Blacksmith	Public Transport Facility
Boarding and Rooming House	Resort
Book or Stationery Store or News Stand	Rickshaw/Auto Rickshaw Stand
Bus Passenger Shelter	Satellite Dish Antenna
Child Daycare/Pre-school	Shelter (Passers By)
Children’s Park	Shoe Repair or Shoeshine Shop (Small)
Cleaning/Laundry Shop	Slaughter House
Commercial Recreational Buildings	Social Forestry
Communication Service Facilities	Social organization
Communication Tower Within Permitted Height	Software Development
Community Center	Special Dwelling
Condominium or Apartment	Toys and Hobby Goods Processing and Supplies
Confectionery Shop	Training Centre
Correctional Institution	Transmission Lines
Courier Service	Utility Lines
Cyber Cafe	Vehicle Sales & Service, Leasing or Rental
Daycare Center (Commercial or Nonprofit)	Warehousing
Doctor/Dentist Chamber	Water Pump/Reservoir
Dormitory	Woodlot

Landuse Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee.

Table 4-18: Landuse Conditionally Permitted in Mixed Use Zone (Residential-Commercial)

Agricultural Chemicals, Pesticides or Fertilizers Shop	Graveyard/Cemetery
Amusement and Recreation (Indoors)	Health Office, Dental Laboratory, Clinic or Lab
Beauty and Body Service	Hotel or Motel
Broadcast Studio/Recording Studio (No Audience)	Household Appliance and Furniture Repair Service
Building Maintenance/Cleaning Services, No Outside Storage	Indoor Amusement Centers, Game Arcades

Building Material Sales or Storage (Indoors)	Indoor Theatre
Coffee Shop/Tea Stall	Lithographic or Print Shop
Commercial Office	Market (Bazaar)
Computer Maintenance and Repair	Musical Instrument Sales or Repair
Computer Sales & Services	Optical Goods Sales
Concert Hall, Stage Shows	Outdoor Café
Conference Center	Outdoor Fruit and Vegetable Markets
Construction Company	Painting and Wallpaper Sales
Construction, Survey, Soil Testing Firms	Paints and Varnishes
Cottage	Patio Homes
Counseling Services	Photofinishing Laboratory & Studio
Craft Workshop	Plantation
Crematorium	Poultry
Cultural Exhibits and Libraries	Printing, Publishing and Distributing
Department Stores, Furniture & Variety Stores	Project Office
Drug Store or Pharmacy	Psychiatric Hospital
Energy Installation	Radio/Television or T&T Station With Transmitter Tower
Fitness Centre	Refrigerator or Large Appliance Repair
Flowers, Nursery Stock and Florist Supplies	Restaurant
Freight Handling, Storage & Distribution	Retail Shops/Facilities
Freight Transport Facility	Retail Shops Ancillary To Studio/Workshop
Gaming Clubs	Sporting Goods and Toys Sales
Garages	Sports and Recreation Club, Firing Range: Indoor
Garden Center or Retail Nursery	Telephone Exchanges
Government Office	Television, Radio or Electronics Repair (No Outside Storage)

Restricted Uses

All uses except permitted and conditionally permitted uses.

h. Mixed Use Zone (Residential-Commercial-General Industrial)

The Residential- Commercial- General Industrial zone is intended to achieve cohabitation of uses, while ensuring that negative impacts on residents are minimized. The spaces created in this zone are intended to encourage a diminished need for motorized travel and shall possess characteristics of all of the three- Residential, Commercial and Industrial.

Purpose

The main purpose of this zone is to support the diversification and expansion of the area’s industrial base and employment growth as well as to facilitate investment in a wide range of industrial and related activities, with efficient land utilization and provision of infrastructure. To make provision for small-scale services that support surrounding industrial activities, or which meet the needs of the local workforce is a primary aim of this type of landuse. Provide convenient access for the area and regional residents to industrial goods, services and employment opportunities, too, is an important purpose of this zone.

Landuse Permitted

The following uses in the Table 4-19 and 4-20 are proposed to be applicable for the zone.

Table 4-19: Landuse Permitted in Mixed Use Zone (Residential-Commercial-General Industrial)

Accounting, Auditing or Bookkeeping Services	Fire/Rescue Station
Antique Store	General Store
Appliance Store	Grocery Store
ATM Booth	Guest House
Auditorium, Meeting Halls, and Conference Facilities, Convention	Hospital
Auto Leasing or Rental Office	Landscape and Horticultural Services
Auto Paint Shop	Mosque, Place of Worship
Auto Parts and Accessory Sales (Indoors)	Newspaper Stand
Auto Repair Shop (With Garage)	Nursery School
Automobile Driving Academy	Photocopying and Duplicating Services
Automobile Sales	Pipelines and Utility Lines
Automobile Wash	Police Box/Barrack
Bakery or Confectionery Retail	Primary School
Bank & Financial Institution	Project Identification Signs
Barber Shop	Property Management Signs
Bicycle Assembly, Parts and Accessories	Public Transport Facility
Bicycle Shop	Rickshaw/Auto Rickshaw Stand
Billboards, Advertisements & Advertising Structure	Satellite Dish Antenna
Billiard Parlor/Pool Hall	Service Garage
Blacksmith	Service Stations, Full Service (With Minor Repair)
Boarding and Rooming House	Sewage Treatment Plant
Book or Stationery Store or News Stand	Shelter (Passers By)
Bulk Mail and Packaging	Shoe Repair or Shoeshine Shop (Small)
Bus Passenger Shelter	Social Forestry
Children's Park	Social organization
Cleaning/Laundry Shop	Solid Waste Recycling Plant
Commercial Recreational Buildings	Special Dwelling
Communication Service Facilities	Transmission Lines
Communication Tower Within Permitted Height	Utility Lines
Confectionery Shop	Water Pump/Reservoir
Construction, Survey, Soil Testing Firms	Woodlot
Courier Service	

Landuse Conditionally Permitted

The following uses may be permitted or denied in this zone after review and approval by the authority/committee.

Table 4-20: Landuse Conditionally Permitted in Mixed Use Zone (Residential-Commercial-General Industrial)

Agricultural Chemicals, Pesticides or Fertilizers Shop	Gaming Clubs
Amusement and Recreation (Indoors)	Garages
Auction Market	Garden Center or Retail Nursery
Beauty and Body Service	Government Office
Building Maintenance/Cleaning Services, No Outside Storage	Grain & Feed Mills
Building Material Sales or Storage (Indoors)	Health Office, Dental Laboratory, Clinic or Lab

Bulk Fuel Sales Depot	Hotel or Motel
Coffee Shop/Tea Stall	Household Appliance and Furniture Repair Service
Computer Maintenance and Repair	Incineration Facility
Computer Sales & Services	Indoor Theatre
Concert Hall, Stage Shows	Jewellery and Silverware Sales
Condominium or Apartment	Lithographic or Print Shop
Conference Center	Market (Bazaar)
Construction Company	Musical Instrument Sales or Repair
Correctional Institution	Outdoor Fruit and Vegetable Markets
Counseling Services	Painting and Wallpaper Sales
Craft Workshop	Paints and Varnishes
Cyber Cafe	Pet Store
Daycare Center (Commercial or Nonprofit)	Photofinishing Laboratory & Studio
Department Stores, Furniture & Variety Stores	Plantation
Drug Store or Pharmacy	Project Office
Employee Housing	Psychiatric Hospital
Energy Installation	Refrigerator or Large Appliance Repair
Fabric Store	Restaurant
Fast Food Establishment/Food Kiosk	Retail Shops/Facilities
Firm Equipment Sales & Service	Retail Shops Ancillary To Studio/Workshop
Fitness Centre	Sporting Goods and Toys Sales
Flowers, Nursery Stock and Florist Supplies	Sports and Recreation Club, Firing Range: Indoor
Forest Products Sales	Telephone Exchanges
Freight Transport Facility	Television, Radio or Electronics Repair (No Outside Storage)

Restricted Uses

All uses except permitted and conditionally permitted uses.

i. Mixed Use Zone (Residential-General Industrial)

The areas with the mix of residence and industry will make up the Residential-General Industrial zone that will create an industrial urban environment to strengthen the industrial base of the area as well as the entire country.

Purpose

The main purpose of the zone is to provide an industrial area supported by employees' housing, additional civic amenities, utilities and services. This zone will be composed of some light industries that are declared as green categories of industries by the Department of Environment (DoE) with some additional facilities like appliance store; bakery or confectionery shop; bank & financial institution; barber shop; book or stationery store or newspaper stand; caretaker dwelling; child day-care or pre-school; cleaning or laundry shop; communication service facilities, cyber cafe; addiction treatment centre etc.

Landuse Permitted

The following uses in the Table 4-21 and 4-22 are proposed to be applicable for the zone.

Table 4-21: Landuse Permitted in Mixed Use Zone (Residential-General Industrial)

Addiction Treatment Center	Fire/Rescue Station
Appliance Store	General Store
Art Gallery, Art Studio/Workshop	Grocery Store
Assisted Living or Elderly Home	Newspaper Stand

ATM Booth	Nursery School
Auditorium, Meeting Halls, and Conference Facilities, Convention	Photocopying and Duplicating Services
Auto Leasing or Rental Office	Pipelines and Utility Lines
Bank & Financial Institution	Police Box/Barrack
Barber Shop	Project Identification Signs
Bicycle Assembly, Parts and Accessories	Property Management Signs
Bicycle Shop	Public Transport Facility
Billiard Parlor/Pool Hall	Rickshaw/Auto Rickshaw Stand
Blacksmith	Satellite Dish Antenna
Book or Stationery Store or News Stand	Service Garage
Broadcast Studio/Recording Studio (No Audience)	Service Stations, Full Service (With Minor Repair)
Bulk Fuel Sales Depot	Shelter (Passers By)
Bus Passenger Shelter	Shoe Repair or Shoeshine Shop (Small)
Child Daycare/Preschool	Social Forestry
Children's Park	Social organization
Cleaning/Laundry Shop	Special Dwelling
Commercial Recreational Buildings	Training Centre
Communication Service Facilities	Transmission Lines
Communication Tower Within Permitted Height	Utility Lines
Condominium or Apartment	Water Pump/Reservoir
Confectionery Shop	Woodlot
Cyber Cafe	

Landuse Conditionally Permitted

The following uses may be permitted or denied in the zone after review and approval by the authority/committee.

Table 4-22: Landuse Conditionally Permitted in Mixed Use Zone (Residential-General Industrial)

Amusement and Recreation (Indoors)	Hotel or Motel
Beauty and Body Service	Household Appliance and Furniture Repair Service
Building Maintenance/Cleaning Services, No Outside Storage	Incineration Facility
Building Material Sales or Storage (Indoors)	Lithographic or Print Shop
Coffee Shop/Tea Stall	Market (Bazar)
Computer Maintenance and Repair	Musical Instrument Sales or Repair
Computer Sales & Services	Outdoor Fruit and Vegetable Markets
Concert Hall, Stage Shows	Overhead Water Storage Tanks
Conference Center	Painting and Wallpaper Sales
Daycare Center (Commercial or Nonprofit)	Plantation
Department Stores, Furniture & Variety Stores	Psychiatric Hospital
Drug Store or Pharmacy	Refrigerator or Large Appliance Repair
Employee Housing	Restaurant
Energy Installation	Retail Shops/Facilities
Fast Food Establishment/Food Kiosk	Retail Shops Ancillary To Studio/Workshop
Farm Equipment Sales & Service	Sporting Goods and Toys Sales
Flowers, Nursery Stock and Florist Supplies	Sports and Recreation Club, Firing Range: Indoor

Forest Products Sales	Telephone Exchanges
Freight Transport Facility	Television, Radio or Electronics Repair (No Outside Storage)
Garages	

Restricted Uses

All uses except permitted and conditionally permitted uses.

j. Institutional Zone

Institutional Zones are designed to provide some institutional boundaries. This will help improving the socio-economic condition of the area by enhancing educational status.

Purpose

The purpose of the zone is mainly to provide locations for institutional uses such as libraries, public and private schools of special needs, colleges or universities, research centres, cultural academies etc. Housing facilities for the students, teachers, employees and their families within the compound are also allowed in the zone.

Landuse Permitted

The following uses in the Table 4-23 and Table 4-24 are proposed to be applicable for this zone only.

Table 4-23: Landuse Permitted in Institutional Zone

Addiction Treatment Center	Newspaper Stand
Art Gallery, Art Studio/Workshop	Nursery School
ATM Booth	Outdoor Religious Events
Automobile Driving Academy	Photocopying and Duplicating Services
Billboards, Advertisements & Advertising Structure	Post Office
Bus Passenger Shelter	Primary School
Child Daycare/Preschool	Professional Office
College, University, Technical Institute	Project Identification Signs
Communication Service Facilities	Property Management Signs
Communication Tower Within Permitted Height	Public Transport Facility
Confectionery Shop	Residential use ancillary to Institutions
Conference Center	School (Retarded)
Correctional Institution	Scientific Research Establishment
Cultural Exhibits and Libraries	Shelter (Passers by)
Cyber Cafe	Social Forestry
Dormitory	Specialized School: Dance, Art, Music & Others
Freight Transport Facility	Training Centre
General Store	Transmission Lines
Grocery Store	Utility Lines
High School	Veterinary School/College and Hospital
Hospital	Vocational, Business, Secretarial School
Lithographic or Print Shop	Water Pump/Reservoir
Mosque, Place of Worship	Woodlot
Multi-Storey Car Park	

Landuse Conditionally Permitted

The following uses may be permitted or denied in this zone after review and approval by the authority/committee.

Table 4-24: Landuse Conditionally Permitted in Institutional Zone

Auditorium, Meeting Halls, and Conference Facilities, Convention	Gallery/Museum
Bank & Financial Institution	Garages
Barber Shop	Indoor Theatre
Boarding and Rooming House	orphanage
Coffee Shop/Tea Stall	Outdoor Cafe
Counseling Services	Parking Lot
Courier Service	Pipelines and Utility Lines
Daycare Center (Commercial or Nonprofit)	Plantation
Doctor/Dentist Chamber	Postal Facilities
Drug Store or Pharmacy	Psychiatric Hospital
Fast Food Establishment/Food Kiosk	Stationery Store or Newsstand
Flowers, Nursery Stock and Florist Supplies	

Restricted Uses

All uses except permitted and conditionally permitted uses.

k. Administrative Zone

Administrative zone will allow agglomeration of administrative structures to make a convenient communication among them. The zone houses important government machinery such as the National Assembly Complex, Nagar Bhaban, Secretariat, High Court Complex, offices of the various Public Sector Agencies etc.

Purpose

The main purpose of this zone is to agglomerate the administrative structures within a certain boundary for convenience of people.

Landuse Permitted

The following uses in the Table 4-25 and 4-26 are proposed to be applicable for this zone only.

Table 4-25: Landuse Permitted in Administrative Zone

Accounting, Auditing or Bookkeeping Services	Newspaper Stand
ATM Booth	Outdoor Religious Events
Bus Passenger Shelter	Photocopying and Duplicating Services
Civil Administration	Post Office
Communication Service Facilities	Professional Office
Communication Tower within Permitted Height	Project Office
Confectionery Shop	Public Transport Facility
Construction, Survey, Soil Testing Firms	Satellite Dish Antenna
Cultural Exhibits and Libraries	Scientific Research Establishment
Cyber Cafe	Shelter (Passers By)
Emergency Shelter	Social Forestry
Freight Transport Facility	Training Centre
General Store	Transmission Lines
Government Office, Guest House	Utility Lines, Water Pump/Reservoir
Grocery Store	Woodlot
Multi-Storey Car Park	

Landuse Conditionally Permitted

The following uses may be permitted or denied in this zone after review and approval by the authority/committee.

Table 4-26: Landuse Conditionally Permitted in Administrative Zone

Amusement and Recreation (Indoors)	Flowers, Nursery Stock and Florist Supplies
Auditorium, Meeting Halls, and Conference Facilities, Convention	Freight Handling, Storage & Distribution
Bank & Financial Institution	Freight Yard
Boarding and Rooming House	Gallery/Museum
Book or Stationery Store or Newsstand	Garages
Coffee Shop/Tea Stall	Lithographic or Print Shop
Conference Center	Mosque, Place of Worship
Courier Service	Outdoor Café
Daycare Center (Commercial or Nonprofit)	Parking Lot
Detention Facilities	Parking Lot (Commercial)
Doctor/Dentist Chamber	Pipelines and Utility Lines
Energy Installation	Plantation (Except Narcotic Plant)
Fast Food Establishment/Food Kiosk	Police Box/Barrack
Fire/Rescue Station	Postal Facilities

Restricted Uses

All uses except permitted and conditionally permitted uses.

I. Agricultural Zone

Agricultural Zone is the zone of ‘food production’ where predominantly agricultural production will be encouraged. All types of agricultural activity such as crop production; aquaculture etc. will be dominant and will be permitted to ensure food security. The Agricultural zone is intended to prevent scattered indiscriminate conversion of crop land into settlements.

Purpose

- To safeguard food security by protecting agricultural land from indiscriminate conversion in the name of development.
- To promote farming activity and farming operation in the land especially suitable for the purpose.
- To conserve agricultural lands within urban areas and encourage the long term viability of agricultural operations and the supporting agricultural industry.

Landuse Permitted

The following uses in the Table 4-27 and 4-28 are proposed to be applicable for this zone only.

Table 4-27: Landuse Permitted in Agricultural Zone

Animal Shelter	Irrigation Facilities (Irrigation Canal, Culvert, Flood Wall etc)
Aquaculture	Shallow Tube Well
Aquatic Recreation Facility (Without Structure)	Social Forestry
Arboriculture	Static Transformer Stations
Cash Crop Cultivation	Temporary Structure (Agricultural)
Dairy Farming	Transmission Lines
Deep Tube Well	Tree Plantation (Except Narcotic Plant)
Duckery	Utility Lines
Food Grain Cultivation	Vegetable Cultivation
Horticulture	Woodlot

Landuse Conditionally Permitted

The following uses may be permitted or disallowed in the zone after review and approval by the authority/committee following appropriate procedure subject to compliance of the condition mentioned in the requirement by the applicant.

Table 4-28: Landuse Conditionally Permitted in Agricultural Zone

Communication Tower Within Permitted Height	Graveyard/Cemetery
Crematorium	

Restricted Uses

All uses except permitted and conditionally permitted uses.

m. Flood Flow Zone

The area over which the flow of floodwater during monsoon passes through is termed here as flood flow zone.

Purpose

The intent of the Flood Flow Zone is to protect adverse hydrological impact, human life and health, minimize property damage, encourage appropriate construction practices, and minimize public and private losses due to overflow of water.

Additionally, the zone is intended to maintain the sound use and development of flood-prone areas and to restrict potential homestead land buyers by notifying that property is in a flood area. The provisions of the zone is intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, street and bridges located in the floodplain, and to minimize expenditures of public money for costly flood control projects and rescue and relief efforts associated with flooding.

Landuse Permitted

In the zone, uses permitted by the Authority are given in Table 4-29 and 4-30.

Table 4-29: Landuse Permitted in Flood Flow Zone

Aquatic Recreation Facility (Without Structure)	Plantation (Except Narcotic Plant)
Dry Season Play Field	Static Transformer Stations
Marina/Boating Facility	Transmission Lines
Pipelines and Utility Lines	Utility Lines

Landuse Conditionally Permitted

The following uses may be permitted or disallowed in the zone after review and approval by the authority/committee.

Table 4-30: Landuse Conditionally Permitted in Flood Flow Zone

Communication Tower Within Permitted Height	Poultry
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Restricted Uses

All uses except permitted and conditionally permitted uses.

n. Open Space

The primary uses in the zone include playgrounds, parks, and other areas for outdoor activities, sports centers, sports pitches, outdoor recreation and landscaped areas. High standards of accessibility are essential in the zone. Accessibility standard is related to the use of that particular open space. For example, local amenity areas and playgrounds may require emphasis on access for pedestrians and cyclists. Sports Centers serving a wider catchments area will require accessibility by public transport and car users.

Purpose

To provide for the active and passive recreational needs of the city and the protection of its bountiful natural resources as well as to protect the natural and aesthetic qualities of the area for the general welfare of the community. The purpose of the zone is:

- To provide for, protect and improve the provision, attractiveness, accessibility and amenity value of public open space and amenity areas.
- To provide for, protect and improve the provision, attractiveness and accessibility of public open space intended for use of recreational or amenity purposes. Only development that is incidental to, or contributes to the enjoyment of open space, amenity or recreational facilities will be permitted within this zone.
- To preserve and provide for open space and recreational amenities. The zoning objective seeks to provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority.

Landuse Permitted

The following uses in the Table 4-31 and 4-32 are proposed to be applicable for the zone.

Table 4-31: Landuse Permitted in Open Space

Botanical Garden & Arborium	Playing Field
Bus Passenger Shelter	Social Forestry
Carnivals and Fairs	Special Function Tent
Circus	Tennis Club/Basket Ball Court
Landscape and Horticultural Services	Transmission Lines
Memorial Structure	Urban-Nature Reserve
Open Theater	Utility Lines
Park and Recreation Facilities (General)	Woodlot
Pipelines and Utility Lines	Zoo
Plantation (Except Narcotic Plant)	

Landuse Conditionally Permitted

The following uses may be permitted or denied in the zone after review and approval by the authority/committee.

Table 4-32: Landuse Conditionally Permitted in Open Space

Communication Tower Within Permitted Height	Motorized Recreation
Fitness Centre	Trade Shows
Flowers, Nursery Stock and Florist Supplies	

Restricted Uses

All uses except permitted and conditionally permitted uses.

o. Overlay Zone

The uses that are not compatible to the surrounding landuse but to honour the aspiration of the people or for any other unavoidable reason shall continue to maintain its present status are called overlay sites and the sites compose the Overlay Zone.

Purpose

There are some very important purposes of overlay zones. These are not zones; actually, these are sites only. The locally, regionally or nationally important things or uses that don't conform to surrounding landuses will remain unchanged that are called Overlay Zone. No other use except the use of overlay site is permitted in the zone.

There is no scope for permitting or conditionally permitting the functions or uses as the zone itself is an overlay. The present and proposed use of the zone will continue until the next zoning regulation is imposed on those specific parcels of land.

There are a variety of overlay zones within the area. Some of the important types of overlay and their purpose are listed below:

- **Historic Preservation Overlay Site**

The places that are historically important as fort or historic building will not be demolished and these will remain as Historic Preservation Overlay Site. Recognizing the area's unique character and promoting the conservation and preservation of the area's historic resources and properties, to maintain, preserve, protect and enhance the architectural excellence, cultural significance, economic vitality, visual quality and historic importance of the area overlay zone is delineated.

Purpose

The purpose of the zone is to provide for protection against destruction or encroachment upon historic areas, buildings, monuments or other features or buildings and structures of recognized architectural significance which contribute or will contribute to the cultural, social, economic, political, artistic or architectural heritage. The main purposes of the zone are: To protect the area's valuable cultural and historic resources from degradation or destruction and promote the adoptive re-use of older buildings and structures, and enhance residents' experience of the area's environmental resources through the protection of scenic landscapes and roads, to maintain non-residential uses in historic structures in the Historic Preservation Overlay Zone.

The Zone is designed to protect designated landmarks and other historic or architectural features and their surroundings within a reasonable distance from destruction, damage, defacement and obviously incongruous development or uses of land. It is also designed to ensure that buildings, structures or signs shall be erected, reconstructed, altered or restored so as to be architecturally compatible with the historic landmark buildings or structures within the Zone.

It is the intent and purpose of the Historic Preservation Overlay Site is to encourage and promote the educational and cultural welfare of the citizens by preserving and protecting historic structures, sites, monuments, streets, areas etc. which serve as visible reminders of the history and cultural heritage of the community. Furthermore, the purpose is, by stabilizing and improving property values in historic areas, and to encourage construction and development that will be harmonious with existing historic structures and areas.

- **Environmental Protection Overlay Site**

To preserve, protect and manage the area's natural resources including streams and other water bodies, wetlands, woodlands, and wildlife habitats, development in some areas will be precluded. This will be treated as Environmental Protection Overlay Site.

Purpose

The purpose of the zone is to protect from misuse and to ensure, for future generations the areas of environmentally sensitive, wetlands, marshes, rivers, creeks, and other natural resources critical to the ecosystems they support, and however, the above is not intended to discourage quality development.

Due to the fragile nature of these resources, development standards for the zone generally are more rigid than elsewhere in the area, requiring closer attention to the environment, and mitigation of land disturbing activity which would negatively impact such resources.

To promote the use of flexible and creative planning, open space management, land stewardship, and engineering practices to facilitate protection and enhancement of the natural, cultural agricultural, scenic, historic and recreational resources of the area.

To encourage an attractive community that represents the natural environment provides for landuses located in proper relationship to each other, and to land, energy, water and air resources, and to further development at an orderly pace.

- **Graveyard Overlay Site**

The existing graveyards have been treated as Graveyard Overlay Site where there will have restrictions to build it other way.

▪ **Sports and Recreation Overlay Site**

Some open spaces, water bodies etc. are demarcated as Sports and Recreation Overlay Site to safeguard the future need of the people. Here no use will be permitted except sports and recreation.

▪ **Special Use Overlay Site**

There are some areas that will be used for special use. These are termed as Special Use Overlay Site. Special temporary events like Fairs, Hats etc. will be permitted in the zone.

p. Rural Settlement Zone

Rural Settlement Zones are the island like isolated clusters of rural homesteads that preserve country's traditional agrarian community beside agricultural zones within DMDP jurisdiction from indiscriminate and insane conversion into urban use so as to safeguard food security; preserve appropriate opening in between mounds that are essential to allow uninterrupted flow of annual flood water and safeguard the complex hydrological system.

The intent of this classification is to preserve, sustain, and protect rural areas and resources, particularly forest and agricultural land from suburban encroachment and maintain a balanced rural-urban environment.

The retention of open lands, woodlands, plantations and farmlands, which make up a large part of the area, are essential for clean air, water, wildlife, many natural cycles, and a balanced environment, among other things. Even more essential from an economic perspective are the agricultural lands and farming operations in the area.

Purpose

The purpose of the zone is to protect the natural environment; promote appropriate compact development and to promote creative developments that provide a range of housing styles and prices that suit the needs of local people.

- Protect the natural environment,
- Making development economically viable by concentrating the activities,
- To provide for development in an orderly manner that preserves the rural character of the area by guiding higher density residential and commercial development according to compatible and supportive landuses, available infrastructure, and ancillary facilities and services.

▪ **Rural Homestead**

Rural homestead zone is the zone that contains the traditional rural character of the area. In this zone housing that are compatible to this character, mainly farmhouse, single or multifamily housing are the focus of the area. The buildings should be maximum two-storeyed so as to maintain the rural nature.

Purpose

As stated earlier, Isolated Rural Homestead will preserve the rural and traditional character of the area. Isolated Rural Homestead zone will be composed of dwelling, small shops, some special uses and pure landscaping elements. Cluster uses that are compatible with and complementary to existing facilities, particularly with regard to food processing and warehousing and the markets, including some small scale food retailing are permitted here.

Landuse Permitted

The following uses in the Table 4-33 and 4-34 are proposed to be applicable for this zone only.

Table 4-33: Landuse Permitted in Rural Settlement Zone

Agricultural Dwellings	NGO/CBO Facilities
Animal Husbandry	Nursery School
Animal Shelter	Orphanage
Child Daycare/Preschool	Outdoor Religious Events (Eidgah)
Communication Tower Within Permitted Height	Plantation (Except Narcotic Plant)
Cottage	Playing Field
Crematorium	Primary School
Dairy Farming	Satellite Dish Antenna

General Store	Social Forestry
Graveyard/Cemetery	Special Dwelling (e.g. Dorm For Physically Challenged etc.)
Grocery Store	Specialized School: Dance, Art, Music, Physically Challenged & Others
Handloom (Cottage Industry)	Static Electrical Sub Stations
Housing For Seasonal Farm Labor	Temporary Shed/Tent
Memorial Structure	Transmission Lines
Mosque, Place of Worship	Utility Lines
Newspaper Stand	Woodlot

Landuse Conditionally Permitted

The following uses may be permitted or disallowed in the zone after review and approval by the authority/committee following appropriate procedure while the application meets the criteria mentioned in the requirement.

Table 4-34: Landuse Conditionally Permitted in Rural Settlement Zone

Artisan's workshop (Potter, Blacksmith, Goldsmith Etc.)	Garden Center or Retail Nursery
Emergency Shelter	Research organization (Agriculture/Fisheries)
Energy Installation	Sports and Recreation Club, Firing Range: Indoor
Fish Hatchery	

Restricted Uses

All uses except permitted and conditionally permitted uses.

▪ Growth Center

According to the location theorists, "Such settlements which are nuclei or central to their influence area are called growth centres". In the context Bangladesh, Growth Centres are rural market places that have been identified by the Planning Commission on the basis of socio-economic and administrative criteria for making development investment. There are about 8,000 rural market places throughout Bangladesh that are popularly known as 'hat' or 'bazaar'. Realizing their importance in the rural sector, government felt the need to upgrade them with some infrastructure facilities in order to enhance their efficiency. However, due to fund constraint it was not possible to include all the 'hats' or 'bazaars' for development investment. Thus, initially 1,400 of them were selected in 1984 and later in 1993; another 700 'hats' or 'bazaars' were added to this list to take the final number to 2,100. In the area, there are some growth centres that contain substantially the following characteristics:

- It incorporates a mix of uses that typically include or have the potential to include the following: retail, office, services, and other commercial, civic, recreational, industrial, and residential uses, within a densely developed, compact area;
- It incorporates existing or planned public spaces that promote social interaction, such as public parks, civic buildings (e.g., post office, municipal offices), community gardens, and other formal and informal places to gather.
- It is organized around one or more central places or focal points, such as prominent buildings of civic, cultural, or spiritual significance or a square.
- It results in compact concentrated areas of land development that are served by existing or planned infrastructure and are separated by rural country side or working landscape.

Rural commercial centre in the "Growth Centre" form is one important feature for rural economic sustainability. In growth centre, people can find their necessary service activity in an easy accessible distance apart from the urban area. In this sense the permitted uses in the growth centre are given in Table 4-35 and 4-36.

Table 4-35: Landuse Permitted in Growth Center

Accounting, Auditing or Bookkeeping Services	Garages
Addiction Treatment Center	Garden Center or Retail Nursery
Agricultural Chemicals, Pesticides or Fertilizers Shop	General Store
Agricultural Dwellings	Grain & Feed Mills
Agricultural Product Sales	Grocery Store
Agro-Based Industry (Rice Mill, Cold Storage)	High School
Agro-Based Industry (Feed mill)	Motel
Ambulance Service	Household Appliance and Furniture Repair Service
Amusement and Recreation (Indoors)	Housing For Seasonal Firm Labor
Ancillary Dwelling	Indoor Amusement Centers
Animal Husbandry	Indoor Theatre
Antique Store	Jewelry and Silverware Sales
Appliance Store	Katcha Bazar
Auction Market	Loom (Cottage Industry)
Auto Repair Shop (With Garage)	Mosque, Place of Worship
Bank & Financial Office	Newspaper Stand
Barber Shop	NGO/CBO Office
Billboards, Advertisements & Advertising Structure	Nursery School
Blacksmith	Open Theater
Boarding and Rooming House	Optical Goods Sales
Book or Stationery Store or Newsstand	Orphanage
Bus Passenger Shelter	Outdoor Fruit and Vegetable Markets
Cinema Hall	Outdoor Religious Facility (Eidgah)
Cleaning/Laundry Shop	Paints and Varnishes Shop
Coffee Shop/Tea Stall	Photo Studio
Cold Storage	Photocopying and Duplicating Services
College/Technical Training School/Centers/Agro Based Trading	Postal Facilities
Communication Service Facilities	Primary School
Communication Tower Within Permitted Height	Public Utility Stations & Substations
Community Center	Research organization (Agriculture/Fisheries)
Computer Maintenance and Repair	Restaurant
Computer Sales & Services	Retail Shops/Facilities
Confectionery	Rickshaw/Auto Rickshaw Stand
Courier Service	Satellite Dish Antenna
Craft Workshop	Sawmill
Cyber Cafe	Shoe Repair or Shoeshine Shop (Small)
Dairy Farming	Signboard/Billboard
Daycare Center (Commercial or Nonprofit)	Slaughter House
Department Stores	Small Workshop
Doctor/Dentist Chamber	Social Forestry
Dormitory	Specialized School: Dance, Art, Music & Others
Drug Store or Pharmacy	Specialized School: Dance, Art, Music, Physically Challenged & Others
Electrical and Electronic Equipment and Instruments Sales	Static Transformer Stations
Emergency Shelter	Storage & Warehousing
Energy Installation	Taxi Stand

Fabric Store	Television, Radio or Electronics Repair
Family Welfare Center	Theater (Indoor)
Fast Food Establishment/Food Kiosk	Transmission Lines
Farm Equipment Sales & Service	Truck Stand & Freight Terminal
Fish Hatchery	Utility Lines
Fitness Centre	Variety Stores
Flowers, Nursery Stock	Vehicle, Leasing or Rental Service
Freight Transport Facility	Veterinary Centre
Fuel and Ice Dealers	Veterinary Clinic/Center
Funeral Services	Wood Products
Furniture Stores	Woodlot

Landuse Conditionally Permitted

The following uses may be permitted or disallowed in the zone after review and approval by the authority/committee following appropriate procedure while the application meets the criteria mentioned in the requirement.

Table 4-36: Landuse Conditionally Permitted in Growth Center

Artisan’s Shop	Library
Auto Leasing or Rental Office	Motor Vehicle Fuelling Station/Gas Station
Beauty Parlor	Musical Instrument Sales or Repair
Building Maintenance/Cleaning Services (No Outside Storage)	Pet Store
Building Material Sales or Storage (Indoors)	Plantation (Except Narcotic Plant)
Carnivals and Fairs	Police Station
Circus	Poultry
Correctional Institution	Preserved Fruits and Vegetables Facility/Cold Storage
Fire Brigade Station	Sports and Recreation Club
Freight Handling, Storage & Distribution	Stage Shows
Freight Yard	Temporary Rescue Shed
Guest House	Trade Shows

**All of the Commercial Activities shall be located at Growth Centres*

Restricted Uses

All uses except permitted and conditionally permitted uses.

q. Water Retention Area

Retaining water is the main purpose of this type of Landuse.

Landuse Permitted

The following uses in the Table 4-37 and 4-38 are proposed to be applicable for the zone.

Table 4-37: Landuse Permitted in Water Retention Area

Aquatic Recreation Facility (Without Structure)	Utility Lines
Fishing Club (non-structural)	Water Parks

Landuse Conditionally Permitted

The following uses may be permitted or denied in the zone after review and approval by the authority/committee.

Table 4-38: Landuse Conditionally Permitted in Water Retention Area

Marina/Boating Facility	Water based Recreation
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r. Waterbody

Water body serves the natural flow of water along their alignment.

Purpose

The zone intends to preserve flow and level of water across all seasons along their natural alignment. DMDP area is covered by a network of natural water body including river, canal and pond. To promote and provide environmentally safe and sound living for the people of the area and for the future generation, water body has an immense importance. Water body should be preserved not only for environmental concern but also for active and passive recreation purposes.

Landuse Permitted

The following uses in the Table 4-39 and 4-40 are proposed to be applicable for the zone.

Table 4-39: Landuse Permitted for Waterbody

Aquatic Recreation Facility (Without Structure)	Utility Lines
Fishing Club (Non-structural)	Water Parks

Landuse Conditionally Permitted

The following uses may be permitted or denied in the zone after review and approval by the authority/committee.

Table 4-40: Landuse Conditionally Permitted for Waterbody

Marina/Boating Facility	Water based Recreation
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Restricted Uses

All uses except permitted and conditionally permitted uses.

A. Special Functional Options

Besides above categories of landuse, some situations are not so infrequent in nature. Successful control of development needs specific regulations for handling such functional options too.

New Use

Suppose a new electric substation needs to be installed in a residential neighborhood to cover the additional load. The plot in which it is to be installed is of course, earmarked as urban residential landuse. But since this facility is not permitted within the urban residential zone, this electric substation cannot be legally installed in the zone unless the landuse of the plot is altered to allow it. This process of changing the permitted use of a particular plot or land parcel to allow uses not presently permitted in the corresponding landuse zone is termed as New Use. Conversion of the permitted use to accommodate a new function shall require formal permission of the Nagar Unnayan Committee (NUC).

Nonconforming Use

Some functions, structures or facilities may have been in the area prior to landuse zone declaration and the facility does not conform to the new landuse zone. Considering the degree of incompatibility or the adverse impact on the surrounding landuse, such functions, structures or facilities have been termed as non-conforming to the permitted facilities of the zone. Nonconforming use/function, structure or facility may either be legal or illegal depending on the plan permit status but in either case they have to be discontinued in the corresponding zone and may be relocated in the prescribed zone in due course.

Basic Nonconforming Elements

Any nonconforming facility is comprised of one or a combination of two or three of basic nonconforming elements in varying combinations, namely, use/function, structure and development over the site. In case of relocation of many nonconforming use/functions, especially foot loose industries such as RMGs and RKGs, packaging industries, small engineering works etc., structure need not to be demolished since it can house zone permitted functions and continue. Few industries and plants such as chemical industries, rerolling mills, brick fields etc., may require demolition of structures or plants that are meant specifically for that facility. Besides these, some nonconforming developments, such as landfill in flood flow, water retention area and agricultural zones requires clearing of landfill materials to restore uninterrupted flow of

annual flood water, to maintain design capacity for water retention and to safeguard food security respectively.

General Regulatory Provisions

The continued existence of nonconformities is inconsistent with the purposes for which the “zoning” of the area has been worked out and thus, the gradual elimination of such nonconformities is generally desirable.

The following provisions shall apply to all uses/functions, structures and/or developments set forth as nonconforming to the respective zone as per this Zoning Regulation.

- There must be a time frame of up to 5 years within which the non-conforming uses have to be relocated to places where those specific uses are permitted according to this regulation. This time frame for relocating a particular non-conforming use will be determined by RAJUK subject to approval by the Nagar Unnayan Committee (NUC). However, the time frame may vary depending on that particular use but shall not exceed five years unless decided otherwise by the Nagar Unnayan Committee.
- RAJUK shall formulate strict conditions for nonconforming facilities restricting enlargement, alteration, expansion, restoration of those uses within interim period till its relocation to permitted zone.
- RAJUK shall closely monitor non-conforming facilities to guard against non-compliance of the abiding conditions and also to ensure relocation to permitted zone. In case of noncompliance in terms of conditions or of relocation to permitted location within set time frame, action to ensure immediate discontinuation or to restrict the facility or to relocate it in the permitted zone shall be initiated by RAJUK.
- To expedite relocation of nonconforming facilities to permitted zones, imposing higher tax for continuation in the present location as opposed to incentives in the form of subsidy, tax holiday etc. if relocated to the prescribed zone may be actively considered by the government.

Identification and Registration of Non-conforming Uses and Structures

All uses and structures existing at the effective date of this Regulation which do not conform to the requirements set forth in this Regulation, or any amendments thereto, should be identified and registered by RAJUK. Failure or negligence of the authority to identify or register uses or structures which are non-conforming as defined in this Regulation or subsequent amendments does not exempt such use or structures from the applications of this Regulation.

Continuation of Non-conforming Uses and Structures

Any non-conforming use or structure may be continued up to their time frame, provided such use or structure:

- (1) Shall not be moved to another location where such use or structure would be non-conforming.
- (2) Shall not be changed to another non-conforming use or structure without approval of NUC and then only to a use or structure which, in the opinion of the NUC is of the same or of a more restricted nature in accordance with the restrictions above.
- (3) Shall not be re-established if such use or structure has been discontinued for any reason for a period of twelve (12) months or more, or has been changed to, or replaced by, a conforming use or structure. Intent to resume a non-conforming use shall not confer the right to do so.
- (4) Shall not be restored for other than a conforming use after damage from any cause, unless the non-conforming use or structure is reinstated within twelve (12) months of such damage; if the restoration of such structure is not completed within the said twelve (12) month period, the non-conforming use of such structure shall be deemed to have been discontinued, unless such non-conforming use is carried on without interruption in the undamaged portion of such structure.

Maintenance

Maintenance of a building or other structure containing or used for a non-conforming use will be permitted when it includes necessary non-structural repairs and incidental alterations which do not extend or intensify the non-conforming building or use.

Reconstruction

A non-conforming use which has been damaged by fire, explosion, or an act of God, to the extent of sixty (60%) percent

of its reproduction value at the time of damage shall be restored in conformity with the current regulations of the zone in which it is located. When damaged by less than sixty (60%) percent of its reproduction value a non-conforming use may be repaired or reconstructed and used as before the time of damage, provided such repairs or reconstruction are started within one (1) year from the date of such damage.

Discontinuance or Abandonment

A non-conforming structure occupied by a non-conforming use may be re-occupied by a conforming use following relocation of the nonconforming use. If a non-conforming use is abandoned for a period of two (2) years, any future use of the premises shall be in conformity with the provisions of this Regulation and shall not again be used except in conformity with the current regulations of the zone in which it is located.

Unsafe Structure

Any non-conforming structure or portion thereof containing a non-conforming use is allowed to undergo routine and ordinary maintenance, repairs or replacement of non-load bearing walls, fixtures, wiring, or plumbing, provided that the floor area and floor height shall not be increased. However, only in case the structure/s or a portion thereof declared to be unsafe by any official in charge of protecting public safety, strengthening or restoring of any building or part thereof to make it safe upon order of such official shall be allowed. But in such cases it will require approval of the Nagar Unnayan Committee.

Termination and Removal of Non-Conforming uses, Structures or Developments

Uses, structures or developments of land listed as non-conforming shall be brought into compliance with the Zoning Regulation or be completely removed from the premises on or before the expiry within maximum five year period.

B. Principal Use and Accessory Use

Use of any facility may be categorized under two broad heads: Principal Use and Accessory Use. Any use may be principal in one zone while accessory in another or vice versa. Also, same use may simultaneously be principal and accessory in the same zone based on the nature of facility that house it. Principal Use indicates functions which the facility is primarily intended for. The Academic Building in a school is definitely its principal use. But an entire primary school would fall under accessory use category when it is located in the university complex to facilitate children of the teachers and officials working there. Ancillary functions of any facility are grouped as accessory use. A garage of a residence is an accessory use. But multi storied commercial parking in motijheel is definitely its primary function.

4.6.4 Development Permit

Development Permit is the most important function of RAJUK and for that matter of any City Development Authority. DAP will have no bearing unless development can be channelized to its desired direction through effective permit procedure.

DAP has developed its plan using GIS database and other advanced computer software of world standard. Urban Planners to make use of the database is now available in the country. This combination provides RAJUK the unique opportunity to make its plan permit procedure fast, well managed and transparent. This is also in line with the idea of digital Bangladesh.

a. Computerization of the Permit procedure

Maintaining information of all the development activities within the DMDP jurisdiction is a mammoth task and maintain them in the present manual method is neither possible nor necessary. Consultant recommends development of customize software for the purpose. Necessary software experts are available locally. The system would prove worthwhile by saving in the form of time, cost, ease of management, ease of upgrading of information, control of corruption and so forth.

b. Landuse Permit

RAJUK has the legal responsibility to develop plan for the well-being of the citizens within its jurisdiction and implement the same by channelizing all developments through appropriate control mechanisms. Issuance of Plan Permit to private plot owner/s or developers working with the consent of the owner/s that comply the set regulations constitute the most part of development control activity conducted by RAJUK. In the following paragraphs the structures of the proposed Landuse Control Authority has been elaborated considering that RAJUK shall be strengthened adequately and in that situation Planners' ranks would be as under [in light of the Sthapatya Adhidaptar]:

- Chief Town Planner
- Additional Chief Town Planner
- Deputy Chief Town Planner
- Assistant Chief Town Planner
- Assistant Town Planner

Structure of Landuse Permit Authority

The Landuse Permit Authority shall be comprised of three vertically linked tiers:

- At the entry level Landuse Permit Planner [LPP]
- At the mid-level Landuse Permit Committee [LPC] to control LPPs, clarify legal provisions regarding landuse permit decisions on a case to case basis, and
- At the top level Nagar Unnayan Committee comprised of representatives from planning departments, professional institutions, eminent scholars and citizens of the city.

Figure 4-1 shows the tiers along with their inter links.

Landuse Permit Planner

Landuse Permit will be issued with the sign of Landuse Permit Planner [LPP] appointed by the Chairman, RAJUK from among the Planners not below the rank of Assistant Town Planner. Landuse Permit issued by the LPP/s shall be null and void, even it signed, unless the use sought for is permitted in the landuse options of the respective zone that contains the plot.

To cover the vast DMDP area under RAJUK jurisdiction, Paurashava Planners [PP] working in the Paurashavas within the DMDP area, in addition to RAJUK's main stream LPPs, may be delegated with the power to act as LPP and issue Plan Permit and control development within the provision of DAP on RAJUK's behalf. He/she must have needful Inspectors and GIS facility with logistics and knowledgeable personnel to operate so as to accomplish such responsible job. For all plan permit activities PPs shall be accountable to, controlled by and act in close communication with Landuse Permit Committee at RAJUK.

Landuse Permit Committee

At the mid level Landuse Permit Committee [LPC] shall function for effective control of LPPs [both main stream and Paurashava] and to clarify legal provisions regarding landuse permit decisions on a case to case basis. LPC shall be a maximum seven member committee headed by RAJUK's Chief Town Planner [CTP]. LPC Members shall be not below the rank of Assistant Chief Town Planner while Deputy Chief Town Planner, Development Control shall act as the Member Secretary of this Committee. The activities of LPC will include:

- Clarify the legal provisions for the LPPs as per their request.
- Make recommendations in case of New Use or Conditional Use and send it to the Nagar Unnayan Committee [NUC] for decision.
- Earmark plot numbers under non-conforming uses and notify the owners about the time span to relocate the facility, procedure and conditions that must be strictly maintained to avoid immediate eviction.

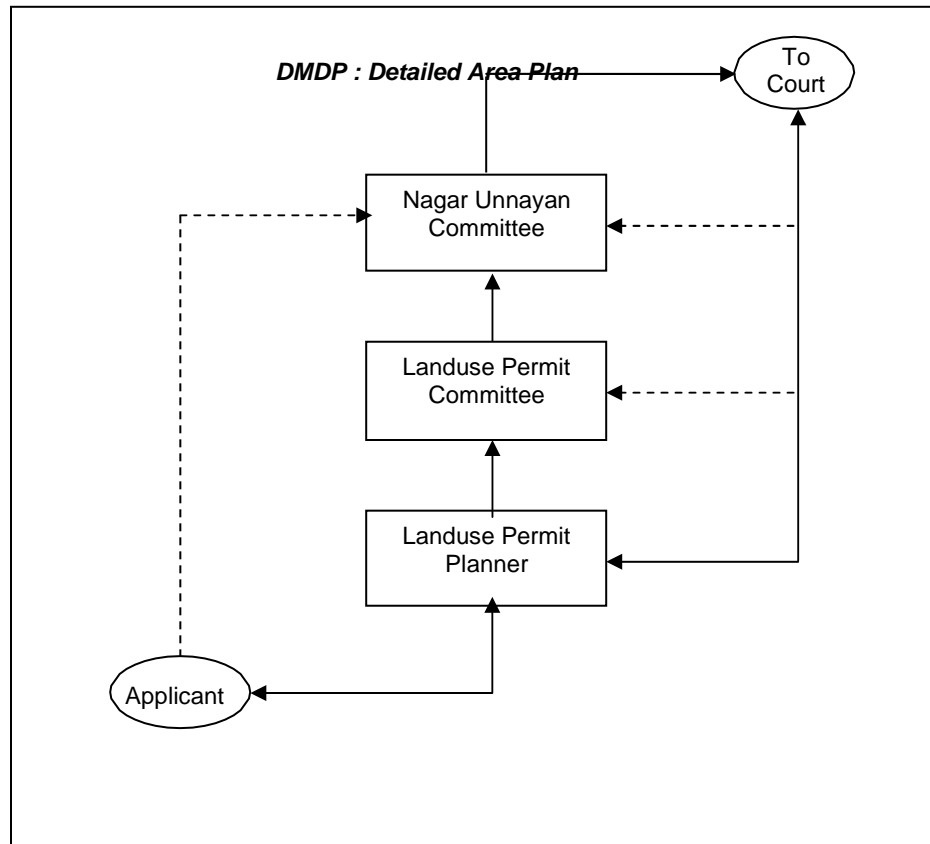


Figure 4-1: Structure of Landuse Permit Authority Showing Linkages

Nagar Unnayan Committee

Nagar Unnayan Committee [NUC] shall be the supreme authority regarding Landuse Permit within RAJUK jurisdiction. The Members of the Nagar Unnayan Committee are (not as per the protocol):

- Head : Secretary, Ministry of Housing and Public Works, GoB
- Members : Chairman, RAJUK
: Head, Department of URP, BUET
: President, BIP
: President, IAB
: Chief Town Planner, Dhaka City Corporation
: Mayors, Paurashavas [within RAJUK jurisdiction]
: Chief of Concerned Line Agencies
: Three Eminent citizens of Dhaka
- Member Secretary : Chief Town Planner, RAJUK

NUC shall be well supported by a secretariat and shall be empowered both authoritatively and financially to carry out study and/or survey, arrange public hearing, round table conference, seminar, or if necessary, engage experts.

NUC shall decide whether the proposed New Uses should be permitted or denied; in case of Conditional Permit impose the conditions to comply; accept variances for specific cases and so forth. Besides, NUC shall decide strict conditions to nonconforming uses and the action against its violation if so happens.

Landuse Permit Option

For a plot seeking landuse permit there can be three possible options:

- Landuse permitted
- Landuse conditionally permitted, or
- Landuse restricted

Landuse Permitted

Landuse that unconditionally permitted in the zone are listed in this category. When permission is sought for a residential landuse on a plot earmarked as urban residential zone then it falls under this category.

Landuse Permitted with Condition

Landuse that generally not incompatible or harmful for the community but whose number, location or specific use nature may pose threat to community's life style, privacy, safety or security etc. then the landuse is permitted but with a condition to fulfill so that the potential threat is avoided. For example, in a Residential-General Industrial Mixed use zone a request is made seeking landuse permit for a composite textile mill with a dyeing unit. Since the use is compatible in the zone except for the release of noxious effluent to the surrounding, the permit may be issued with a condition to exclude the dyeing unit in order to get landuse permit. Now, following the formal agreement by the applicant to comply the condition the permit is issued against the plot. A list of such conditional uses is maintained in this category.

Landuse Restricted

Landuse that is harmful for the community are restricted by law. Such harmful landuse is listed in this category. A cinema hall in a neighborhood may be cited as an example under this category. But for convenience, any use not listed in the permitted and conditionally permitted use category is considered as restricted for the zone.

Landuse Permit Procedures

Landuse permit procedure is a product of a number of interlinking activities. The whole process has been shown in a flow diagram for clearer understanding in Figure 4-2.

The procedure is commenced with the submission of formal application by the applicant to the Chairman of RAJUK. The applicant must submit along with other information and documents a mauza map showing his plot including plot no, mauza name etc. The concerned official designated as Landuse Permit Planner (LPP), will then check the compliance of the landuse desired by the applicant with the landuse zone containing his plot and the uses permitted therein.

Four situations may be possible:

- Desired Use is listed as Permitted in the zone
- Desired Use overlaid
- Desired Use is listed as Conditionally Permitted in the zone, and
- Desired is not listed under any of the categories and may be permitted as New Use

If the desired use is listed as Permitted or Overlaid then it will be permitted without any question. If the desired use is listed as Conditionally Permitted the LPP would refer it to the LPC for further action.

In case of desired use not found in the permitted or conditionally permitted lists of the zone, the LPP shall reject the desired landuse as it is not allowed in the zone. At this stage if the rejection decision taken by the LPP is not satisfactory to the applicant, he/she can appeal to the NUC. If the decision of the NUC goes in favor of the applicant, LPP shall then issue the permit. NUC may also ask the applicant to make some modifications to make his/her claim appropriate for approval. The applicant may comply accordingly and apply afresh.

If the applicant is not satisfied with the decision of the NUC he/she may go to the court for decision.

If the LPP is convinced that the desired use should be allowed for the greater interest of the people and therefore deserves to be considered under New Use category, he may recommend it to the LPC furnishing reasons in favour. The LPC if convinced by the reasoning will send the case to the NUC with recommendation to permit desired landuse in the New Use category. Following necessary study and investigation if the NUC is also convinced about permitting the use as recommended by the LPC, they may decide so and authorize the LPP to issue permit for the desired landuse in the New Use category.

c. Field Level Vigilance

Development cannot be channelized as per the plan unless an effective control at the field level is achieved. Due to unhealthy concentration of political, administrative, financial and even judicial power in the capital city, almost entire in-migrant population from all over the country rush to Dhaka to try their luck. This is the root cause of all the problems Dhaka has been and will be facing. Land value and rent of space within the city soaring sky high exerting tremendous development pressure that tempts opportunists to fill out low lying areas completely disregarding its legality provisions set by the plan. Land classified in the plan as agriculture, flood flow or retention pond is indiscriminately filled out for making plots every day. Such environmentally catastrophic activities must be guarded to save the city through effective Field level vigilance. And as a custodian of DAP the responsibility falls on to RAJUK's shoulder.

Another kind of damage to plan takes place at the implementation level in the form of illegal structures, unauthorized structures, deviation from the approved plan and so forth. These too need close vigilance from RAJUK's end.

Vigilance is very vital for identification of overlay and non-conforming structures and to ensure their compliance to the plan permitted use.

Consultants recommend a large, strong, committed and effective department with appropriate personnel and logistics to guard against all such evil activities.

4.6.5 Interaction with People

Plans and Reports furnish various information that has direct bearing on the people since they need to follow the guidelines provided in these documents while developing their parcel of land/s. Presently RAJUK makes it difficult for the common people to collect information that are necessary for various development ventures on their land parcel/s. This hiding attitude makes way for unplanned developments and people feel reluctant to come to RAJUK for plan permit. But in reality availability of information has a vital role to play towards effective plan implementation.

Planning Department of RAJUK should have close interaction with the citizen of Dhaka in order to make people aware of the benefits of a good plan which in turn steer people's social responsibility to promote plan implementation and resist contraventions. A specific Interactive Cell is recommended to be put to operation in this respect with following objectives:

- Listen to people informing about contraventions, deviations to approved plans, damage to planned developments, obstruction to flow of water or filling out of retention areas for personal or group benefits and inform them about the remedial measures taken and thereby encouraging inclusion of people in guarding the implementation of the plan.
- Apprise the citizens about the planning and landuse management related legislation and zoning regulations.
- Investigate and report to the higher authority about complaints made by the citizens about plan violation, violation of landuse of a zone and miscellaneous complaints.
- Provide pre-application advice to residents, consultants and developers about landuse management issues and application procedures for the submission of development applications.
- Interact with communities, especially spontaneously developed ones, lacking specific needs and provide them with proper planning guidance to overcome them through collective efforts.

Such interactive windows may be opened at convenient locations. Thus, making the services available at the door steps of the citizens. Answers to frequently asked questions may be provided in the internet. Besides, these may be publicized in the print and electronic media time to time.

RAJUK should immediately open up in all possible ways to reach people and earn their confidence.