



Government of the People's Republic of Bangladesh

Ministry of Housing and Public Works

Urban Development Directorate

82 Segunbagicha, Dhaka-1000

PREPARATION OF DEVELOPMENT PLAN FOR MEHERPUR ZILLA

REPORT ON ASSIGNMENT-8

Preparation of Planning Analysis Report
according to the Survey Sectors and elaborate
the Scope of Planning Analysis

September 2025

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Urban Planner

Summary of Assignment-8

One of the major purposes of land use zoning is to restrict an area for a particular use meant for the zone. This is intended to maintain a disciplined land use distribution and development. But there are many uses other than the use meant for the zone that are considered permitted in the zone. Sometimes such applications are accommodated to support or assist the area, with conditions imposed in giving land use permit, sometimes strict restrictions are maintained by refusal of applications.

Development Permit is the most important function of Pourashava. Master plan will have no bearing unless development can be channelized to its desirable direction through effective permit procedure. Master plan has developed its plan using GIS database and other advanced computer software of world standard. The necessary planner to handle this database is sufficiently available in the country. This combination provides Pourashava 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 pronounced by the present govt.

(Sanjib Saha)

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Landuse Proposal

The landuse proposal has been made based on current landuse survey. Meherpur and Gangni Pourashava is surrounded by valuable fertile agricultural land. Any urban expansion will cost net deduction of agricultural land that will consequently affect local food and cash crop production. A conservative and rational standard of land use and their proper application in planning, designing and development are, therefore, followed in the landuse proposals. However, because of the congested built-up environment and sprawl development, standards cannot be achieved for all landuses.

Designation of Future Landuse

Designation of future landuse (Landuse Zoning) is required to fulfil the requirements. This calls for information on Sectoral Projects, Means of implementation and Responsible authority. This corresponds to the decisions of the standing committee (Pourashava Act, 2009) on urban management and service responsibilities which are stated in Table 4.1.

Table 1: Decisions of the Standing Committee on Urban Management and Service

Sector	Functions/ Services	Agency responsible for implementation	Source (as per Pourashava Act 2009)
Planning and Development Control	Strategic Structure Planning Area and Local Planning Multi-Sectoral Investment Planning/ Master Plan, etc.	Pourashava	Sec. 53-54 Sec. 32 Do
Water, Sanitation and Drainage	Water Supply Drainage Flood Control	Pourashava Do WDB/ Pourashava	Sec. 53, Sub sec. (2) & Sec. 10 Do (3) & Sec. 12 Do, Sec. 2 & Sec. 47
Other Utilities	Electricity Gas Telecom	DESCO, PDB, REB BTCL	
Roads & Transport	Main Road Other Road Street Lighting	Pourashava/ RHD Pourashava/ LGED Pourashava	Sec. 38, 53 (2) Do, Sec. 39 Schedule 2 Sec. 41

Sector	Functions/ Services	Agency responsible for implementation	Source (as per Pourashava Act 2009)
	Traffic Management Traffic Control Bus terminal, Rail	Pourashava/ Police Police BRTC/ Railway Authority/ IWTA/ Civil aviation, private/ Other	Sec. 40-44 Sec. 43 Sec. 53 (2)
Municipal Services	Solid Waste Street Sweeping Market Slaughter House Parks & Green	Pourashava	Sec. 53 (1) Do Sec. 21, Sch. 2 Do Sec. 53, Sch. 2
Protective Services	Police Fire	Police/ Pourashava Civil Defense	Sec. 53 (1) Sec. 45
Housing and Land Development Plan	Government Building High Income land development/ Housing Low income housing and Land Development Area Development and Upgrading Industrial Estate Commercial Estate Land Acquisitions	PWD Private Pourashava/ NGO/ Other – Pourashava/ Private BSCIC/ BEPZA Pourashava/ Private/ Other ADCLA; CLAC	Sec. 2, Sec. 32, Sec. 34 Do-Sec. 33, Sch. (2), Sec. 62 Sch. (2) Sec. 64
Social Service, Education and Culture	Education- Primary, Secondary, Technical Culture Library Primary Health Care Hospital Social Welfare Public Health/ Sanitation Health Center	Dept. of Education Pourashava Dept. of Technical Education Pourashava DPHE/ Pourashava DSW/ Pourashava Pourashava Pourashava	Sch. (2), Sec. 56-61 Sch. (2), Sec. 59 Sch. (2), Sec. 60 Sch. (2), Sec. 9, 56-57 Sch. (2), Sec. 8 Sch. (2), Sec. 61-63 Sch. (2), Sec. 1-9 Do

Table 2: Existing Landuse based on Standered for Meherpur Pourashava

Landuse Components		Standards for Meherpur Pourashava	Remarks/ Present Status	Existing Land (acre)
General Landuse	Administrative	Upazila Complex 5-10 acres	At present about 3 acres	3.00
		Pourashava Office 1.5-3 acres	At present about 1 acre	1.00
		Jail/ Sub Jail 10 acres	At present about 5 acres	-
	Residential	General Residential 70-120 person/ acre	In 2046, the projected population density will be about 66	899.56
		Real State 100-150 person/ acre	-	-
Education	Primary/ Kindergarten School	Elementary/ Nursery/Kindergarten School 1 Acre /5,000 population	-	42.58
		1 Primary school/5,000 population, Area 2 Acre	At present 12 schools, serving almost 4000 population per school	
	High School/ Intermediate College	High School/Intermediate College 1 school/10,000 population, Area 2-3 Acre	At present 6 high schools	
	College/University	College/University 5 acre/20,000 population	At present 5 Colleges	
		1 Vocational Training Center, Area 5 acre	At present 1 Vocational Training School	
Open Space and Recreation	Park/Open Space	Playfield/ Playground: 0.15 acre/1000 population	-	-
		Community/ Neighborhood Park: 1 acre/ 10,000 population	-	-
		1 Central Park, Area 5 acre	Dr. Shasujjoha Central Park & Gor Pukur	5.50
		Stadium 5-10 acre	1 Stadium	3.50
		Cinema Hall 0.5 acre/20000 population	1 Cinema Hall	0.50
Community Services	Community Center	1 for each ward, Area 0.15 Acre	1 Community Center	0.20
	Graveyard	1 acre/20000 population	1 Central Graveard	11.00
	Eidgah	1 acre/20000 population	2 Poura Eidgah	2.50
	Religious facilities	0.5 acre/10000 population	-	14.76
Health Care	Health Facilities	Maternity/ Child Care: 1-1.5 acre/10,000 population	-	-
		General Hospital 5-10 Acre	1 Upazilla Hospital	8.00
		1 Specialized Hospital Area 1.5-2 acre	-	-

Landuse Components		Standards for Meherpur Pourashava	Remarks/ Present Status	Existing Land (acre)
Commercial & Industrial	Market	Wholesale market 3-5 acre	1 Wholesale Market	4.50
		Cattle Market/Hat 1-1.5 acre	1 Cattle Market	2.00
		Katcha Bazar/ Neighborhood Market 0.15 acre/ 5,000 population	-	2.50
		Shopping Complex 0.5acre/20000 population	-	-
	Industry	Small Scale/Cottage/Agro based industry 2-5 acre/10,000 pop	-	5.63
Govt. Services & Utility	Post Office	0.5 acre/20000 pop	-	0.50
	Fire Station	1 acre/20000 pop	1 Fire Station	1.15
	Police Out Post	Police Station 3-5 acre	1 Police Station	3.50
		Police Box 0.5 acre/box	-	-
	Solid Waste	1 Waste Disposal Ground 2-3 acre	-	-
Transport & Communication	Transport Facilities	1 Bus Terminal 1 acre/20000 population	1 Bus Terminal	6.00
		1 Truck Terminal, Area 5 acre	-	-
		Leguna/Rickshaw/Van Stand 0.25 acre/ stand	-	-
		Railway Station 4 acre	-	-

Table 3: Existing Landuse based on Standard for Gangni Pourashava

Landuse Components		Standards for Meherpur Pourashava	Remarks/ Present Status	Existing Land (acre)
General Landuse	Administrative	Upazila Complex 5-10 acres	At present about 3 acres	20.00
		Pourashava Office 1.5-3 acres	At present about 1 acre	1.00
		Jail/ Sub Jail 10 acres	At present about 5 acres	-
	Residential	General Residential 70-120 person/ acre	In 2046, the projected population density will be about 66	810.54
		Real State 100-150 person/ acre	-	-
Education	Primary/ Kindergarten School	Elementary/ Nursery/Kindergarten School 1 Acre /5,000 population	-	24.17
		1 Primary school/5,000 population, Area 2 Acre	At present 12 schools, serving almost 4000 population per school	

Landuse Components		Standards for Meherpur Pourashava	Remarks/ Present Status	Existing Land (acre)
	High School/ Intermediate College	High School/Intermediate College 1 school/10,000 population, Area 2-3 Acre	At present 6 high schools	
	College/University	College/University 5 acre/20,000 population	At present 5 Colleges	
		1 Vocational Training Center, Area 5 acre	At present 1 Vocational Training School	
Open Space and Recreation	Park/Open Space	Playfield/ Playground: 0.15 acre/1000 population	-	-
		Community/ Neighborhood Park: 1 acre/ 10,000 population	-	-
		1 Central Park, Area 5 acre	-	
		Stadium 5-10 acre	-	
		Cinema Hall 0.5 acre/20000 population	-	
Community Services	Community Center	1 for each ward, Area 0.15 Acre	-	-
	Graveyard	1 acre/20000 population	1 Central Graveard	1.50
	Eidgah	1 acre/20000 population	2 Eidgah	2.50
	Religious facilities	0.5 acre/10000 population	-	7.04
Health Care	Health Facilities	Maternity/ Child Care: 1-1.5 acre/10,000 population	-	-
		General Hospital 5-10 Acre	1 Upazilla Hospital	5.50
		1 Specialized Hospital Area 1.5-2 acre	-	-
Commercial & Industrial	Market	Wholesale market 3-5 acre	-	-
		Cattle Market/Hat 1-1.5 acre	-	-
		Katcha Bazar/ Neighborhood Market 0.15 acre/ 5,000 population	-	2.00
		Shopping Complex 0.5acre/20000 population	-	-
	Industry	Small Scale/Cottage/Agro based industry 2-5 acre/10,000 pop	-	47.80
Govt. Services & Utilities	Post Office	0.5 acre/20000 pop	-	0.30
	Fire Station	1 acre/20000 pop	-	-

Landuse Components		Standards for Meherpur Pourashava	Remarks/ Present Status	Existing Land (acre)
Transport & Communication	Police Out Post	Police Station 3-5 acre	1 Police Station	1.50
		Police Box 0.5 acre/box	-	-
	Solid Waste	1 Waste Disposal Ground 2-3 acre	-	-
	Transport Facilities	1 Bus Terminal 1 acre/20000 population	-	-
		1 Truck Terminal, Area 5 acre	-	-
		Leguna/Rickshaw/Van Stand 0.25 acre/ stand	-	-
		Railway Station 4 acre	-	-

Landuse Zoning Proposal

The main objectives of landuse zoning are to maintain the environmental quality of particular areas which eventually raises the value of property and maintains quality of life in residential areas. Zoning can be of three types: area zoning, density zoning and height zoning.

Area Zoning

By area zoning, an area is divided into zones suitable for that particular area. The main objectives of such zoning are prepared mainly from an environmental point of view that accrues other social benefits.

Density Zoning

The aim of density zoning is to limit the size of population in any particular area by means of density control. The size of population has to bear the capacity of designated utility facilities and amenities and traffic volume and crowding, especially in residential areas. Such zoning is done to ensure a healthy and enjoyable community living.

Height Zoning

Height zoning restricts the height of building structures in any particular area. This zoning is aimed in achieving proper and sound development of areas.

Considering the existing level of development and its prospects, the consultant recommends area zoning only. A prospective developer in a Pourashava has to comply with other rules and regulations, like, Building Construction Rules, 1996 under East Bengal Building Construction Act 1952, Bangladesh National Building Code 1993 and other conditions of construction method, building safety and associated issues. Landuse proposal designates the city area into various types of landuse zones according to use character.

The volume of agricultural land within the jurisdiction of the Pourashava implies that Agricultural Zone of Meherpur and Gangni Pourashava will be the largest landuse zone. Following is a short description of recommended landuse zones.

Urban Residential Zone

Urban residential zone refers to all categories of urban residential areas, including existing ones and the residential landuse proposed under the present master plan. This includes single or multi-family housing. Residential use zoning will permit some services in a high-density landuse. According to the standards, there is no need for additional land for future residential development. But in reality, the rate of overall urbanization will influence the area for future rapid urbanization. Considering this, some area for future residential use and a compact residential area development has been proposed. A total of 849.67 acres of land has been proposed for residential development for Meherpur Pourashava and 791.47 acre has been proposed for residential development for Gangni Pourashava . These proposals ensure housing for all sections of people that will lead towards sustainability and social justice.

Table 3: Proposed Landuse Distribution of Meherpur Pourashava

Proposed Landuse	Area	%
Administrative	107.11	2.37
Agriculture	2874.34	63.74
Circulation Network	131.83	2.92
Commercial	16.78	0.37
Community Facilities	21.90	0.49
Education & Institution	65.76	1.46
Health	8.49	0.19
Industry	31.53	0.70
Mixed Use	115.98	2.57
Open Space & Recreation	18.60	0.41
Residential	849.60	18.84
Transportation	6.00	0.13
Urban Green Space	196.52	4.36
Utility Services	15.49	0.34
Waterbody	47.11	1.04
Total	4509.81	100.00

Source: Prepared by Consultant, 2025

Table 4: Proposed Landuse Distribution of Gangni Pourashava

Proposed Landuse	Area	%
Administrative	14.88	0.35
Agriculture	2963.04	69.24
Circulation Network	98.35	2.30
Commercial	7.15	0.17
Community Facilities	10.41	0.24
Education & Institution	24.82	0.58
Health	4.18	0.10
Industry	47.81	1.12
Mixed Use	54.01	1.26
Open Space & Recreation	9.38	0.22
Residential	791.47	18.50
Urban Green Space	118.09	2.76
Utility Services	0.21	0.00
Waterbody	135.40	3.16
Total	4279.20	100.00

Source: Prepared by Consultant, 2025

Commercial Zone

Commercial activities include market or bazaar, different services relevant with daily needs and shops including General store, Grocery, Stationary, Confectionary, Medicine Shop, Sweet Meat Shop, Fruit Shop, Fresh Corner forVegetable, fish, meat, egg, chicken and so on. Total proposed commercial landuse is 16.78 acres for Meherpur Pourashava and 7.15 acre for Gangni Pourashava.

Mixed Use Zone

Based on trend analysis, In a small town like Meherpur, an exclusive commercial landuse is unlikely to function. The mixture of landuses will allow flexibility to development, instead of restricting development to any particular use. One of the important philosophies of this plan is provisioning compact township development.

Industrial Zone

General industries are Green and Orange A categories of industriesas per “The Environment Conservation Rules, 1997”. The general industrial zone is located where general industrial establishments can function without creating hazards to surrounding landuses. For the year 2046, a total of 31.53 acres for Meherpur and 47.81 acres for Gangni of land should be provisioned according to the standard for industrial development.

Education & Research Zone

Mostly educational institutions such as primary school/kindergarten, secondary school, college and vocational training institute are included in this group. Existing land under this use is 42.58 acres for Meherpur and 24.17 acres for Gangni. For the year 2046, about 65.76 acres for Meherpur and 24.82 acres for Gangni of land will be needed if standards are considered.

Circulation Network

4.02 kilometres of 60 feet new road construction has also been proposed. Total proposed circulation landuse will be 299.37 acres which is in present 131.86 acres.

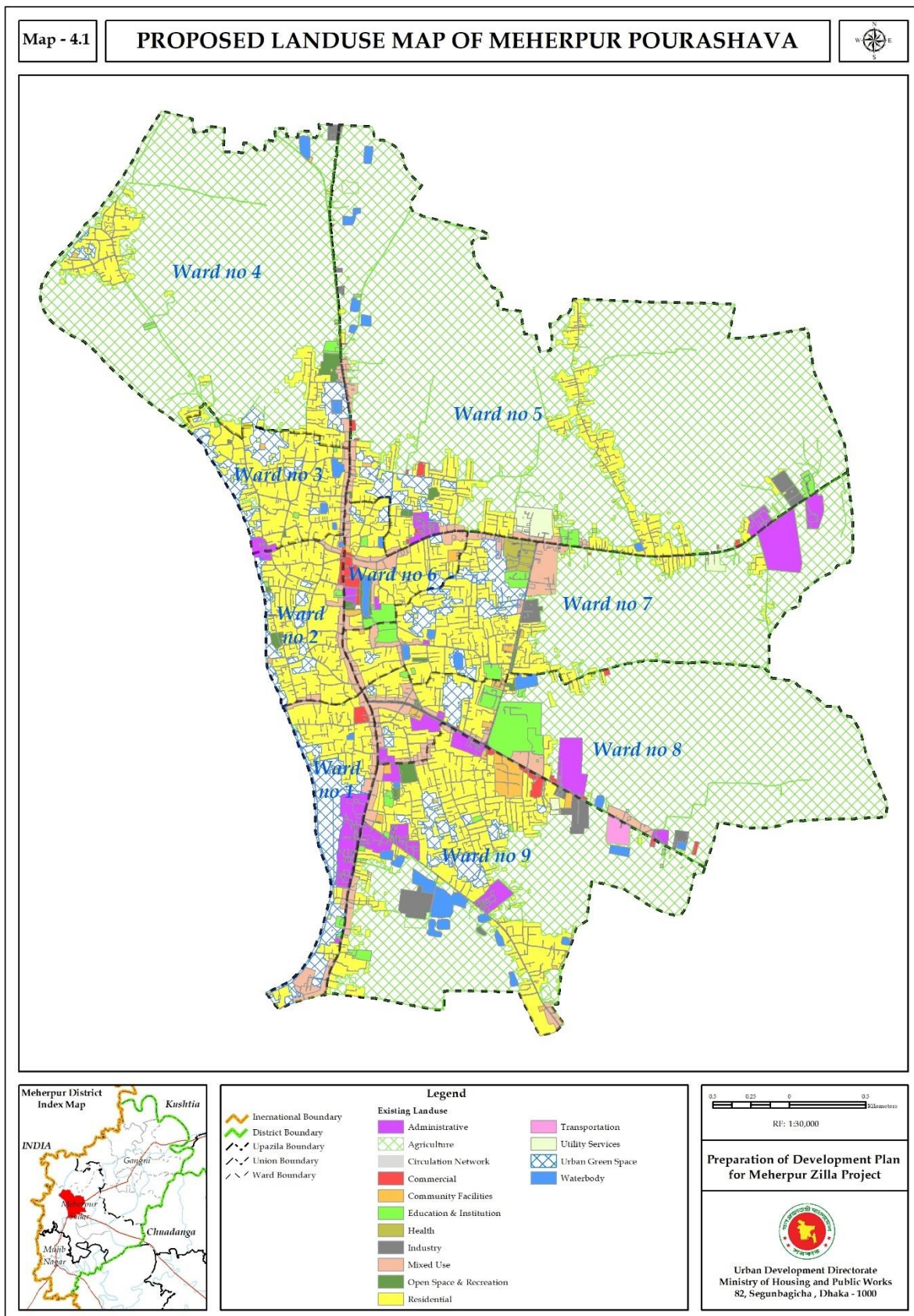
Transportation Facilities

Under transportation facilities, both transport and communication services are considered. This category includes, bus terminal, filling station, garage, passenger shed, ticket counter, transport office, etc. Considering the present scenario, a truck terminal with loading and unloading facility has proposed on Dhaka-Meherpur highway in existing bus terminal with separate position in ward no. 09.

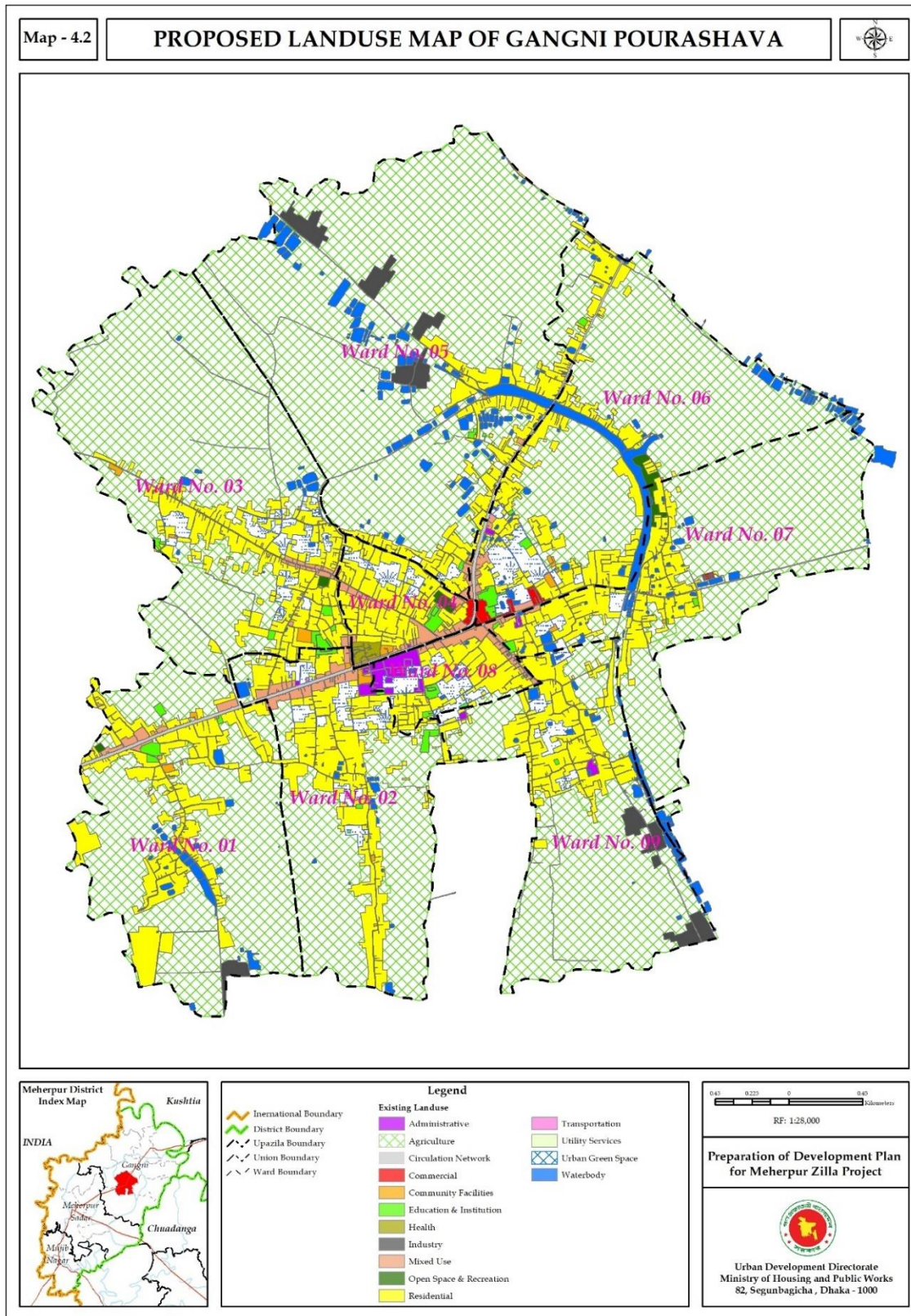
Utility Services

A number of utility establishments are required in a town to serve the people. Utility services include overhead tank, power office / control room, public toilet, sewerage office, sanitary landfill, water pump house, water reservoir, water treatment plant, waste transfer station etc. Several public toilets in different

Map 4.1: Proposed Landuse Map of Meherpur Pourashava



Map 4.2: Proposed Landuse Map of Gangni Pourashava



wards have been proposed. As the present waste management system of this Pourashava is not well facilitated according to the standards, a well-organized waste management system has been proposed comprising of a sanitary landfill of 4.75 acres. Total proposed land under this category is 15.49 acres for Meherpur and 0.21 acres for Gangni.

Health Services

Health services zone is located where health facilities like upazila health complex and other clinics can be set up and function. Existing land under this use is 5.22 acres for Meherpur and 4.18 acres for Gangni. For the year 2046, 8.49 acres for Meherpur and 4.18 acres for Gangni land will be needed if the standard is considered for this purpose. A hospital of 8 acres of land stands in ward no. 09 in Meherpur Pourashava and 4 acres of land stands in ward no. 04 in Gangni Pourashava .

Community Facilities

All facilities, including funeral places (i.e. graveyards) and other religious uses denote as community facilities. At present, 14.76 acres for Meherpur and 11.04 acres of land for Gangni under this category. The planning team has proposed a 21.90 acres and 10.41 acres of land for Meherpur and Gangni respectively.

Recreational Facilities and Open Space

Recreational facility and open space cover 4.30 acres and 6.42 acres of land respectively for Meherpur and Gangni. The standard for recreational facility includes cinema theatre, stadium and sports complex. Up to the year 2046, about 18.60 acres and 9.38 acres of land respectively is needed for this category. Stadium and park are also included in open space zone.

Urban Green Spaces

Urban green space, also known as urban green infrastructure, refers to all open-space areas within or near a city that are covered by vegetation or natural environments. The primary purpose of urban green space is to create more livable, healthy, and sustainable urban environments. It moves beyond simple aesthetics to provide essential ecosystem services. The planning team has proposed almost 196.52 acres and 118.09 acres of land for Meherpur and Gangni respectively under this category.

The following table (Table 4.4) shows a brief scenario of the existing and proposed landuse types in the Pourashava.

Table 4: Existing and Proposed Landuse Type of Meherpur Pourashava

Landuse Type	Existing Landuse		Proposed Landuse		(%) Change in Landuse
	Area	Percentage (%)	Area	Percentage (%)	
Administrative	71.27	1.58	107.11	2.37	0.79
Agriculture	3191.52	70.77	2874.34	63.74	-7.03
Circulation Network	131.86	2.92	131.83	2.92	0.00
Commercial	14.52	0.32	16.78	0.37	0.05
Community Facilities	14.76	0.33	21.90	0.49	0.16
Education & Institution	42.58	0.94	65.76	1.46	0.52
Health	5.22	0.12	8.49	0.19	0.07
Industry	5.64	0.12	31.53	0.70	0.58
Mixed Use	79.25	1.76	115.98	2.57	0.81
Open Space & Recreation	4.31	0.10	18.60	0.41	0.31
Residential	899.27	19.94	849.60	18.84	-1.10
Transportation	6.00	0.13	6.00	0.13	0.00
Utility Services	11.01	0.24	15.49	0.34	4.36
Waterbody	32.61	0.72	47.11	1.04	0.10
Urban Green Space	-	-	196.52	4.36	0.32
Total	4509.81	100.00	4509.81	100.00	-

Source: Prepared by Consultant, 2025

Table 5: Existing and Proposed Landuse Type of Gangni Pourashava

Landuse Type	Existing Landuse		Proposed Landuse		(%) Change in Landuse
	Area	Percentage (%)	Area	Percentage (%)	
Administrative	15.46	0.36	14.88	0.35	0.00
Agriculture	3082.46	72.03	2963.04	69.24	-2.79
Circulation Network	98.32	2.30	98.35	2.30	0.00
Commercial	23.39	0.55	7.15	0.17	-0.38
Community Facilities	11.04	0.26	10.41	0.24	-0.02
Education & Institution	24.17	0.56	24.82	0.58	0.02
Health	4.18	0.10	4.18	0.10	0.00
Industry	47.81	1.12	47.81	1.12	0.00
Mixed Use	34.37	0.80	54.01	1.26	0.46
Open Space & Recreation	6.42	0.15	9.38	0.22	0.07
Residential	810.54	18.94	791.47	18.50	-0.44

Landuse Type	Existing Landuse		Proposed Landuse		(%) Change in Landuse
	Area	Percentage (%)	Area	Percentage (%)	
Utility Services	0.21	0.00	0.21	0.00	0.00
Waterbody	120.83	2.82	135.40	3.16	0.34
Urban Green Space	-	-	118.09	2.76	
Total	4279.20	100.00	4279.20	100.00	-

Source: Prepared by Consultant, 2025

In the new landuse plan, major positive change has ought to be done in circulation network, transportation facilities, utility services, recreational facilities and open space and education and research landuses. It is hoped that transportation network and facilities will contribute to economic development and faster urbanization of the Pourashava. As circulation network is a prerequisite for the development of a town from economic and industrial aspect, a major positive change has been done in this landuse. There is 4.78% increase which will certainly bring about revolution in circulation network of the town. Transportation facilities will also be provided in near future to accelerate the development of the Pourashava. With the increase in population, pressure on present recreational, community facilities and educational institutions will increase. Positive changes in these landuses have been done to cope with this increased pressure. Some mango trees in the urban area have been proposed as “Urban Green Space” in this area. Open space and recreational facilities have been increased. Mixed-use landuse will be increased to encourage compact development.

Land Use Permission

One of the major purposes of land use zoning is to restrict an area for a particular use meant for the zone. This is intended to maintain a disciplined land use distribution and development. But there are many uses other than the use meant for the zone that are considered permitted in the zone. Sometimes such applications are accommodated to support or assist the area, with conditions imposed in giving land use permit, sometimes strict restrictions are maintained by refusal of applications.

Development Permit is the most important function of Pourashava. Master plan will have no bearing unless development can be channelized to its desirable direction through effective permit procedure. Master plan has developed its plan using GIS database and other advanced computer software of world standard. The necessary planner to handle this database is sufficiently available in the country. This combination provides Pourashava 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 pronounced by the present govt.

Computerization of the Permit procedure

Maintaining information of all the development activities within the Pourashava 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. The system would prove worthwhile by saving in the form of time, cost, ease of management, ease of upgrading information, control of corruption and so forth.

Land use Permit

Pourashava has the legal responsibility to develop plan for the wellbeing of the citizens within its jurisdiction and implement the same by channelizing all developments through appropriate control mechanisms. Issue 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 Pourashava.

Structure of Land use Permit Authority

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

- At the entry level Land use Permit Planner [LPP]
- At the mid-level Land use Permit Committee [LPC] to control LPPs, clarify legal provisions regarding land use permit decisions on a case-to-case basis, and
- At the top level Pourashava Esthayee (permanent) Committee (Town Planning) comprised of representatives from planning departments, professional institutions, imminent scholars and citizens of the town.

Land use Permit Planner

Land use Permit will be issued with the signature of Land use Permit Planner [LPP] appointed by the Mayor, Pourashava from among the Planners not below the rank of Assistant Town Planner. Land use Permit issued by the LPP/s shall be considered null and void, even if signed, unless the use sought for, is in conformity with the land use options of the respective zone that contains the plot.

To cover the Pourashava area, Pourashava Planners [PP] working in the Pourashava may be delegated with the power to act as LPP and issue Plan Permit and control development within the provision of Master plan on behalf of Pourashava. 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 Land use Permit Committee at Pourashava.

Land use Permit Committee

At the mid-level Land use Permit Committee [LPC] shall function for effective control of LPPs [both main stream and Pourashava] and to clarify legal provisions regarding land use permit decisions on a case-to-case basis. 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 Pourashava Esthayee Committee 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.

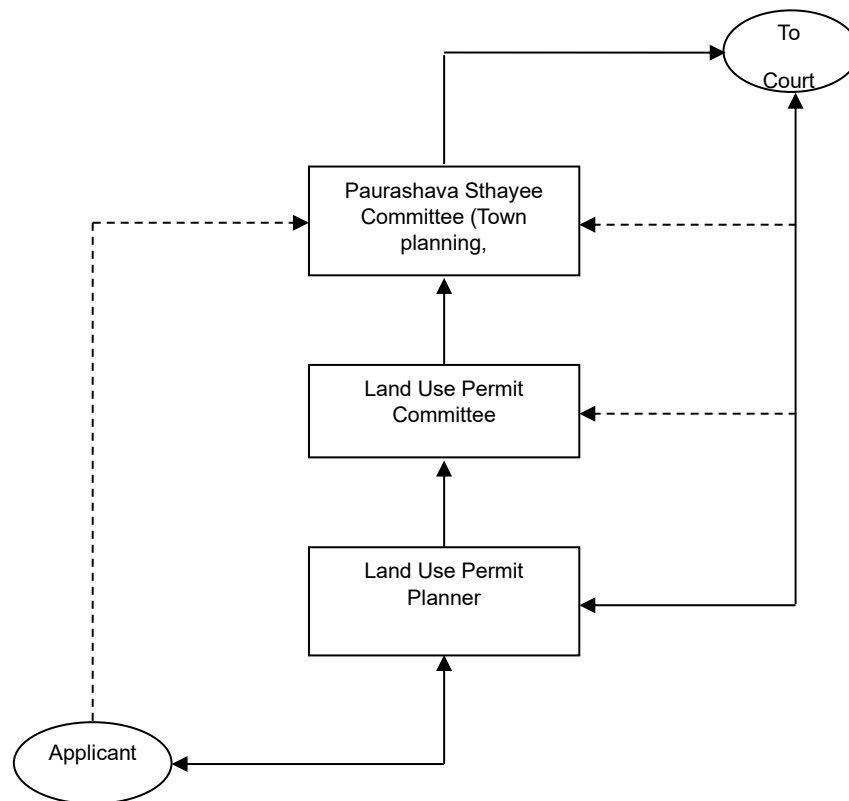


Figure 1: Structure of Land use Permit Authority Showing Linkages Pourashava Sthayee Committee (Town Planning, Public services and development)

According to the Local Government (Pourashava) Act 2009, section 64 Pourashava Esthayee Committee (Town Planning, Public services and development) shall be the supreme authority regarding Land Use Permit within Pourashava jurisdiction. This Committee will have five Members. The committee will form according to the section 55 of Local Government (Pourashava) Act 2009.

The Committee 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.

The Committee 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, the Committee shall decide strict conditions to nonconforming uses and the action against its violation if it so happens.

Land use Permit Option:

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

- Land use permitted
- Land use conditionally permitted, or
- Land use restricted

Land use Permitted

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

Land use Permitted with Condition

Land use that generally is not incompatible or harmful for the community but whose number, location or specific use nature may pose threat to community's lifestyle, privacy, safety or security etc. then the land use 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 land use 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 pre-condition to exclude the dyeing unit in order to get land use permit. Now, following the formal agreement by the applicant to comply with the condition the permit is issued against the plot. A list of such conditional uses is maintained in this category.

Land Use Restricted

Land use that is harmful for the community are restricted by law. Such harmful land use 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.

Land use Permit Procedures

Land use 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 Mayor of Pourashava. The applicant must submit along with other information and documents a mouza map showing his plot including plot no, mouza name etc. The concerned official designated as Land use Permit Planner (LPP), will then check the compliance of the land use desired by the applicant with the land use 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 use is not listed under any of the categories and may be permitted as New Use

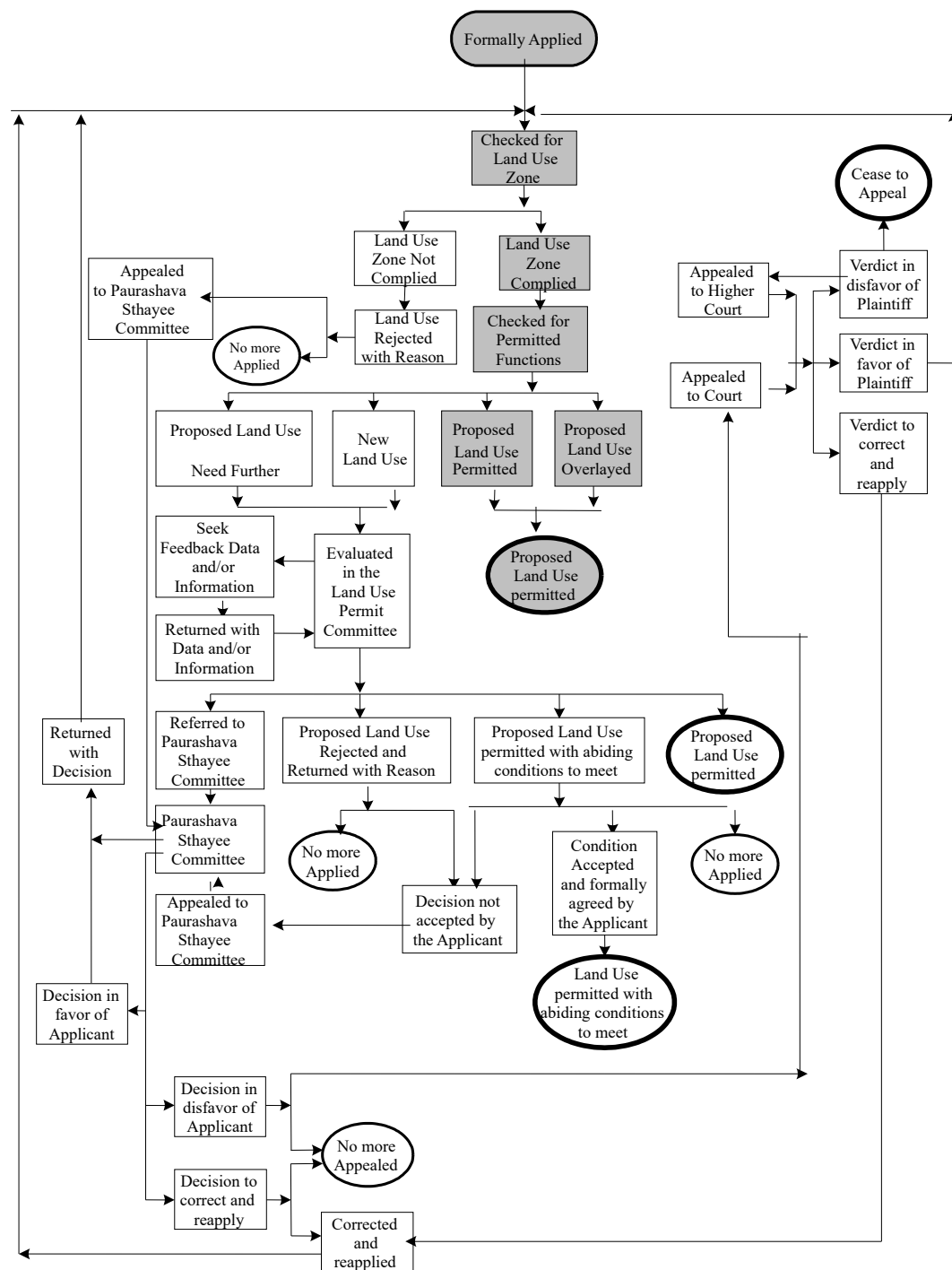


Figure 2: Flow Diagram Showing Activity Linkage of Plan Permit Procedure

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 land use 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 Pourashava Esthayee Committee. If the decision of the Committee goes in favor of the applicant, LPP shall then issue the permit. The Committee 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 Committee, 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 favor. The LPC if convinced by the reasoning will send the case to the Committee with recommendation to permit desired land use in the New Use category. Following necessary study and investigation if the Committee 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 land use in the New Use category.

Plan Implementation Strategies

This section deals with the issues of implementation of land use plan. Discussion is made on development regulation and recommendation on implementation, monitoring and evaluation of urban land use plan.

Land Development Regulations to implement the Land Use Plan

Urban planning regulations are necessary for the smooth functioning of land use plan. The land use regulations impact on planned development and result in social benefits and costs depending on their nature and the specific contexts in which they are applied. Careful reforms of these regulations can result in a lower cost for urban development and for housing. An additional benefit could be in terms of a more functional spatial organization of the town. Regulations and processes that facilitate land availability and uses for planned development at affordable costs need to be continued. Regulatory and process reforms can lead to.

- More compact towns, containment of urban sprawl, more efficient urban forms,
- Less costly urban infrastructure,
- More market-friendly development of urban land;

- More intensely used central areas, better efficiency of public transportation systems and decrease in trip length and transportation costs;
- Less violations in zoning, sub-division and building regulations, and reduction in non-conforming and non-compatible uses and slums;
- Reduction in difference between what is allowed under regulations and what is financially feasible due to land use reforms leading to reduced opportunities for corruption;
- Generally lower land prices in city/town but higher prices in some prime commercial and business districts driven by market forces;
- Average urban population densities likely to stay constant as more efficient land use consumption.

The following measures of Land Development Regulations should strictly be followed for the proper implementation of the Land use Plan.

a. Restriction on Use of Land Contrary to the Master Plan

No person shall use any land for any purpose other than that laid down in the land use zoning of the Master Plan approved by the Government. All future developments and constructions, both public and private within the area of Structure Plan shall be in conformity with the Master Plan approved by the Government. No compensation shall be payable to any person owing to demolition of any construction developed in violation of the Master Plan provisions.

b. Building Permission and Construction Approval

Development control mechanism will be one of the major plan implementation instruments to be carried out through the Building Construction Rules under Section 17 of the EBBC Act 1952 and the land use provisions of the Master Plan.

c. Building Permission in Proposed Development Areas

The Master Plan proposes a number of development projects. Many of the lands under these development projects have private ownership. No development in these lands by their owners will be allowed. They will remain in the present form till they are taken over by the respective authority for development or the development project is abandoned.

d. Parking in Commercial and Mixed-Use Areas

For parking, BC Rules, 1996 has specific provisions for housing and commercial areas. But no provision has been suggested for mixed use areas. According to the rules for commercial area, 23 sq.m area, has to

be reserved for every 200 sq.m of commercial space. The consultant suggests that for mixed areas, BC Rules, 1996 meant for commercial area should also be applied to the mixed areas under the current plan.

e. Rules for Realization of Betterment Fee

The Ordinance enables Pourashava to charge betterment fees on land owners or any other person having interest in it for an increase in land value due to execution of any development scheme by the Authority. The Authority should develop appropriate procedures in this regard and get them approved to start charging betterment fee. Due to failure of execution of the powers of charging betterment fee, all benefits of land value enhancement due to Pourashava development projects goes to the land owner at the cost of the community. So, it is not irrational for the road developer to demand a share of the benefit accruing to the land owner following road development.

f. Planning Rules for Real Estate Companies

With the increase in population, there will be further rise of land based real estate activities. But there is no provision in the Pourashava Ordinance to control the activities of real estate companies. It is needed that infrastructure and services provided in the housing plans of the real estate projects be standardized to secure interest of the buyers. Strict vigilance is needed against any fraudulent practices that might affect public interest.

However, any control imposed on the housing companies must be imbued with a positive approach, so that it does not affect the housing promotion activities of the private sector. The intention would be to allow them function under certain control that would secure public interest and at the same time will not discourage private investment in housing. The infrastructure, services and facilities provided in a housing project must be standardized. Road width and the land allocated for community facilities must be adequate to meet requirements of the future inhabitants. The infrastructure provided therein must follow minimum standard as someday these housing estates would become parts of the future town and the infrastructure provided therein would be used by a wide range of population of the town.

To control apartment development, the national rules under EBBC Act 1952 will be applied. The rules for land based real estate projects exist for Dhaka only. In anticipation of expansion of real estate projects, there is an urgent need to prepare a set of rules for small towns. The real estate companies seeking approval for their housing project layout plan must fulfill certain conditions as set in the rules. The set of rules is clearly described in the Private Residential Land Development Rule-2004.

g. Minimum Road Width

Building Construction Rules, 1996, should be amended in the following way by incorporating the minimum road width standard.

To ease future traffic movement, it is necessary to keep provision for wider roads in the present plan. It is an uphill task to widen roads after development has taken place along the road. So, it is wiser to reserve wider right of way for new roads now. Building Construction Rules, 1996 has determined the minimum road width as 12 ft. or 3.65 meter for roads in general and approximately 10 ft. for private roads. The consultants feel that this standard is not enough in view of future increase in population density and traffic. For safeguarding and easing future traffic movement the consultants have set the minimum width for any road for common use as 20 ft. or 6 meter and 16 ft. or 4.77 meter for private roads. However, in the built-up areas, where development has already blocked the scope for developing such wide roads, the consultant recommends the minimum road width provisions of BC Rules, 1996. The new road width provision will be applicable in new areas. In the areas, where there already exist roads of less than 20 ft., the land owners on either side of the road will equally share the space needed to increase the road width to 20 ft. The land owners must leave the space vacant for taking it over by the Pourashava for widening of the road at some later date. No proposal for construction should be permitted on the vacant space reserved for road widening though the land will remain under its current ownership till it is taken over by the authority. In the light of the above recommendations, necessary amendment will have to be brought in the BC Rules, 1996 applicable to the secondary and small towns only.

h. Low Land, Pond and Drainage Path

No low land that retains water for certain period of the year can be filled up and no obstruction to natural or manmade drainage system shall be allowed. Prior permission of Pourashava will be required for filling up of any low lands. The Pourashava shall accord such permission based on prevailing laws. All ponds should not be allowed to be filled up as they are a good source of urban water supply as well as serve as open space. As per the Playfield, Open space, Park and Natural Water Reservoir Conservation Act-2000, the use of these water bodies cannot be changed without prior permission of the authority.

i. Security Areas - Cantonment, BDR, Police Stations

BDR, Police, etc. areas have to be safe guarded from any possible incompatible development.

j. Water Treatment and Pump Station and Power Station Sites

The key point installations including radio, television, water treatment and pump station and power station sites will have to be safeguarded from any possible undesirable development around these areas that can

endanger their security. No building except vegetation should be allowed within 183 meters around the transmission towers.

4.1.4.2 Implementation, Monitoring and Evaluation of the Land Use Plan

Monitoring and evaluation are a very important part of plan implementation. Monitoring helps check if the plan is being implemented properly. It also measures the level of implementation of the plan. If the plan implementation is not on track, corrective measures can be taken to put the execution on track. After expiry of any plan, evaluation is made about the errors and omissions. Such evaluation helps take corrective measures in the next plan. Such monitoring and evaluation must be carried out from within the Pourashava. But Pourashava is not equipped with sufficient manpower to make such evaluation. Monitoring and evaluation of a plan is essentially, the responsibility of qualified and experienced planners. As there is no planner in the Pourashava, its monitoring of plan implementation will be seriously affected. However, plan evaluation can be accomplished by means of out sourcing.

Updating of Plans

The plan package needs to be updated regularly to make it respond to the spatial changes over time. But such updating would require relevant technical professional and fund that are highly lacking in Pourashava. There is no planner or planning section in the Pourashava. Updating would require service of senior level planners that Pourashava would not be able to provide. This service will have to be procured by out sourcing and the Pourashava is not even capable to accomplish this financially either. This will create problem when the plans or its components gets obsolete or need to be changed. Another problem would arise when the duration of plans ends. A new set of plans would have to be prepared replacing the old ones. This problem, however, can be overcome by undertaking another planning project by UDD. So, for regular updating and changes and plan implementation monitoring, the Pourashava should immediately move for setting up a planning section with planner(s) and other staff. The section will not only look after planning, but will also be responsible for development control, estate management and project preparation. Since the planners would be qualified and skilled in computer operation, they can also help achieving automation of the Pourashava functions.