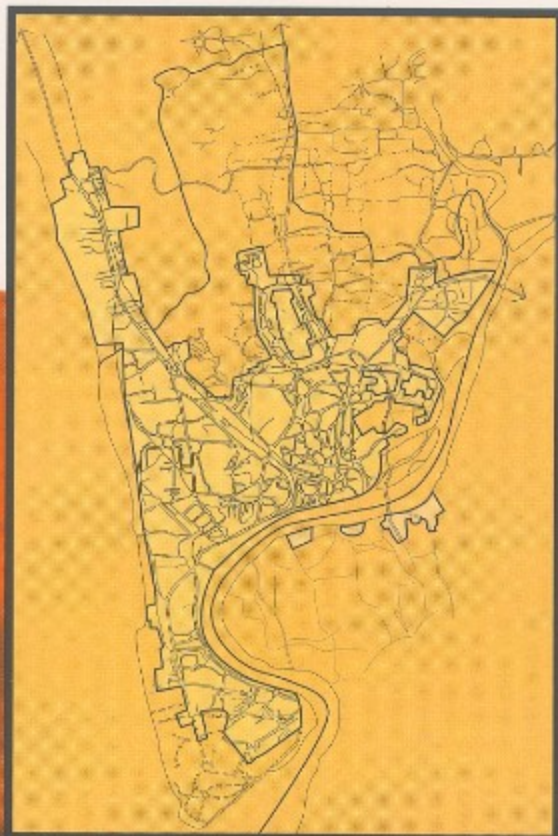


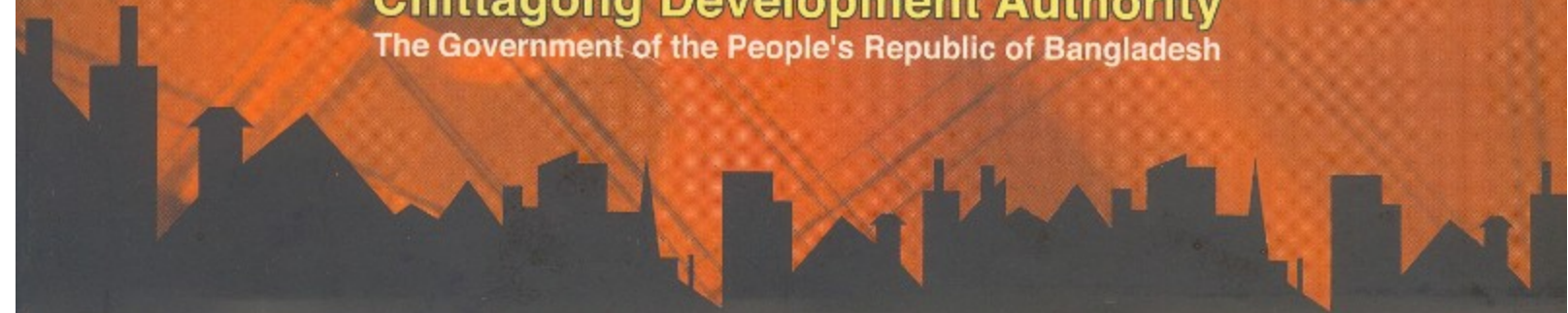


URBAN DEVELOPMENT PLAN



Chittagong Development Authority

The Government of the People's Republic of Bangladesh



CHITTAGONG METROPOLITAN MASTER PLAN

URBAN DEVELOPMENT AND RURAL DEVELOPMENT PLAN

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বাংলাদেশ



গেজেট

অতিরিক্ত সংখ্যা
কর্তৃপক্ষ কর্তৃক প্রকাশিত

বুধবার, ডিসেম্বর ৯, ১৯৯৯

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

গৃহায়ন ও গণপূর্ত মন্ত্রণালয়

শাখা-৮

প্রজ্ঞাপন

তারিখ, ১৭ই ফাল্গুন, ১৪০৫/১লা মার্চ ১৯৯৯ ইং

এস. আর. ও নং ৩৮-আইন/৯৯-যেহেতু Chittagong Development Authority Ordinance, 1959 (E.P. Ord. No. L1 of 1959) অতঃপর উক্ত Ordinance বলিয়া উল্লিখিত, এর section 22-এর sub-section (3)-তে প্রদত্ত ক্ষমতাবলে সরকার চট্টগ্রাম উন্নয়ন কর্তৃপক্ষ, অতঃপর চট্টক বলিয়া উল্লিখিত, এর এখতিয়ারাধীন এলাকার বিদ্যমান Master Plan বাতিলক্রমে একটি নূতন Master Plan অত্র মন্ত্রণালয়ের প্রজ্ঞাপন নং-এস. আর. ও ২৮২-আইন/৯৮, তারিখ ৮-১২-৯৮ ইং, এর মাধ্যমে প্রকাশ করিয়া উহার বা উহার কোন অংশবিশেষের উপর কোন ক্ষতিগ্রস্ত বা অন্য কোন ব্যক্তির আপত্তি বা সুপারিশ উক্ত section-এর sub-section (4) এ নির্ধারিত সময়সীমার মধ্যে দাখিল করার জন্য আহ্বান করিয়াছে।

এবং যেহেতু উক্ত সময়সীমার মধ্যে প্রাপ্ত আপত্তি বা সুপারিশ বিবেচনা করিয়া সরকার উক্ত section-এর sub-section এ নির্ধারিত সময়সীমার মধ্যে কতিপয় সংশোধনসহ নূতন Master Plan টি অনুমোদন করিয়াছে;

অতএব, যেহেতু উক্ত Ordinance-এর section 23-এর sub-section (1) এর বিধান মোতাবেক সরকার অত্র প্রজ্ঞাপনের দ্বারা নূতন Master Plan-এর অনুমোদনের বিষয়টি অনুমোদিত Master Plan সহ সংশ্লিষ্ট সকলের অবগতির জন্য প্রকাশ করিল।

বিশেষ দ্রষ্টব্য : প্রস্তাবিত Master Plan (মাস্টার প্ল্যান)-এর একাধিক কপি স্থ্যানিং উইং, চট্টগ্রাম উন্নয়ন কর্তৃপক্ষ, চট্টক ভবন-এর ৪র্থ তলায় জনসাধারণের পরিদর্শনের জন্য সংরক্ষিত আছে।

রাষ্ট্রপতির আদেশক্রমে-

দেবদত্ত বীসা

উপ-সচিব (মনিটরিং সেল)।

মোঃ আবদুল করিম সরকার (উপ-সচিব), উপ-নিয়ন্ত্রক, বাংলাদেশ সরকারী মুদ্রণালয়
ঢাকা কর্তৃক মুদ্রিত।

মোঃ আমিন জুবেরী আলম, উপ-নিয়ন্ত্রক, বাংলাদেশ ফরমস্ ও প্রকাশনী অফিস,
তেজগাঁও, ঢাকা কর্তৃক প্রকাশিত।

বাংলাদেশ



গেজেট

অতিরিক্ত সংখ্যা
কর্তৃপক্ষ কর্তৃক প্রকাশিত

মঙ্গলবার, এপ্রিল ২০, ১৯৯৯

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

গৃহায়ন ও গণপূর্ত মন্ত্রণালয়

শাখা-৮

সংশোধনী

তারিখ, ২১ শে মার্চ ১৯৯৯

নং-শা-৮/চউক-৭/৯৭/২৩-গত ৩রা ফেব্রুয়ারী ১৯৯৯ তারিখে বাংলাদেশ গেজেটের অতিরিক্ত সংখ্যায় প্রকাশিত এস. আর. ও নং-৩৮/আইন/৯৯-এর গেজেট বিজ্ঞপ্তির ১ম পৃষ্ঠায় প্রকাশনার তারিখ ভুলবশতঃ "বুধবার, মার্চ ৩, ১৯৯৯"-এর স্থলে "বুধবার, ফেব্রুয়ারী ৩, ১৯৯৯" ছাপা হইয়াছে।

এক্ষণে, উক্ত গেজেট বিজ্ঞপ্তির ১ম পৃষ্ঠায় "বুধবার ফেব্রুয়ারী ৩, ১৯৯৯"-এর স্থলে "বুধবার, মার্চ ৩, ১৯৯৯" পড়িতে হইবে।

দেবদত্ত খীসা
উপ-সচিব (মনিটরিং সেল)।

মোঃ আবদুল করিম সরকার (উপ-সচিব), উপ-নিয়ন্ত্রক, বাংলাদেশ সরকারী মুদ্রণালয়
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তেজগাঁও, ঢাকা কর্তৃক প্রকাশিত

(১৮৮৩)

CHITTAGONG METROPOLITAN MASTER PLAN OUTLINE URBAN DEVELOPMENT PLAN

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URBAN DEVELOPMENT PLAN MAP

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1. SCOPE OF THE REPORT

1.1 TERMS OF REFERENCE

The Terms of Reference (TOR) specify (Pg 21.02-34) that Technical Report 3 should cover the following issues :

- Draft Metropolitan Plans;
- Multi-Sectoral Investment Programme;
- Priority Action Project Feasibility Studies;
- Community Participation Programmes; and
- Organisation and Management Systems.

Since the issues to be covered by the report are diverse, Technical Report 3 is being presented in more than one volume.

This volume, Technical Report 3b, presents the second element of the draft Metropolitan Plan, the Urban Development Plan. This is presented in outline form. Other volumes deal with the other issues as appropriate.

1.2 REPORT STRUCTURE

The report has been divided into three main parts. These are preceded by two introductory chapters which explain the scope of the report and provide background to the Urban Development Plan including its relationship with the Structure Plan.

As with the draft Structure Plan, the report assumes that a planning and development authority exists. It is referred to throughout as the Authority.

Part I of the report covers the Authority's development promotion function. Chapter 3 identifies the Authority's responsibilities under this heading. It also indicates priority areas of the City where action is required and priority projects that will assist in implementation of the Metropolitan Master Plan. This part of the report is supported by a series of guidance notes which indicate the actions required of the Authority under its development promotion role.

The second part, Part II, covers the need for development co-ordination and the need for the establishment of an Urban Development Co-ordination Council. It provides a tentative five-year development programme to indicate the order of magnitude of necessary government spending.

Part III of the report indicates the actions that could be taken by the Authority in pursuing its development control function. This part consists of five chapters. Chapter 4 gives an introduction to the development control system. Chapters 5 to 8 provide control guidance covering the following issues :

- general urban development;
- industrial development;
- maintenance of reserves; and
- special control zones.

Finally, in the Appendix, a list of identified on-going and planned projects is provided.

2. BACKGROUND TO THE URBAN DEVELOPMENT PLAN

2.1 PLANS FOR METROPOLITAN CHITTAGONG

The Technical Assistance Project requires one of its outputs to be a comprehensive set of plans for Metropolitan Chittagong.

The proposed set of plans consists of two main elements— a Metropolitan Master Plan and a series of Local Area of Detailed Plans. The Chittagong Metropolitan Master Plan itself is proposed to comprise two elements— a Structure Plan and an Urban Development Plan. The relationship between the types of plan is illustrated in Figure 2.1 and elaborated below.

The Structure Plan sets out a long term strategy—covering the twenty years from 1995 to 2015—for urban development and the use of land in the metropolitan area of Chittagong as a whole. It extends to the entire study area examined by the project team. The document sets out a series of policies to be pursued, if the broad objectives set for development of the metropolitan area are to be achieved.

The Urban Development Plan elaborates the policies of the Structure Plan as far as they affect the area where development activity will be concentrated in the medium term. The plan, therefore, is limited to the existing urban area and its immediate surroundings. It is for a period of ten years, covering the period 1995 to 2005. In providing more detailed guidance than is available in the Structure Plan, it gives greater precision to the spatial dimension of the Structure Plan policies.

The Local Area or Detailed Plans provide guidance for areas where major change or action is expected in the short term. For the individual parts of the metropolitan area covered, these plans further the policies and proposals of both Structure Plan and the Urban Development Plan and provide more detailed guidance for the control, promotion and co-ordination of development.

METROPOLITAN MASTER PLAN

STRUCTURE PLAN

Geographical Coverage :
Metropolitan Chittagong

Time Frame :
Twenty years from 1995-2015

Purpose :
Overall Strategy for Urban
Development in Metropolitan
Chittagong.

URBAN DEVELOPMENT PLAN

Geographical Coverage :
Existing Urban Area fo Chittagong
and its Immediate Surroundings

Time Frame :
Ten years from 1995-2005

Purpose :
Guidance for Area where
Urban Development Activity
will be Concentrated

LOCAL AREA OR DETAILED PLANS

Geographical Coverage :
Individual Parts of the Metropolitan Area
Where Priority Action is Required

Time Frame :
Variable

Purpose :
Guidance for Development where
Substantial Change or Action is
Expected in the Short Term.

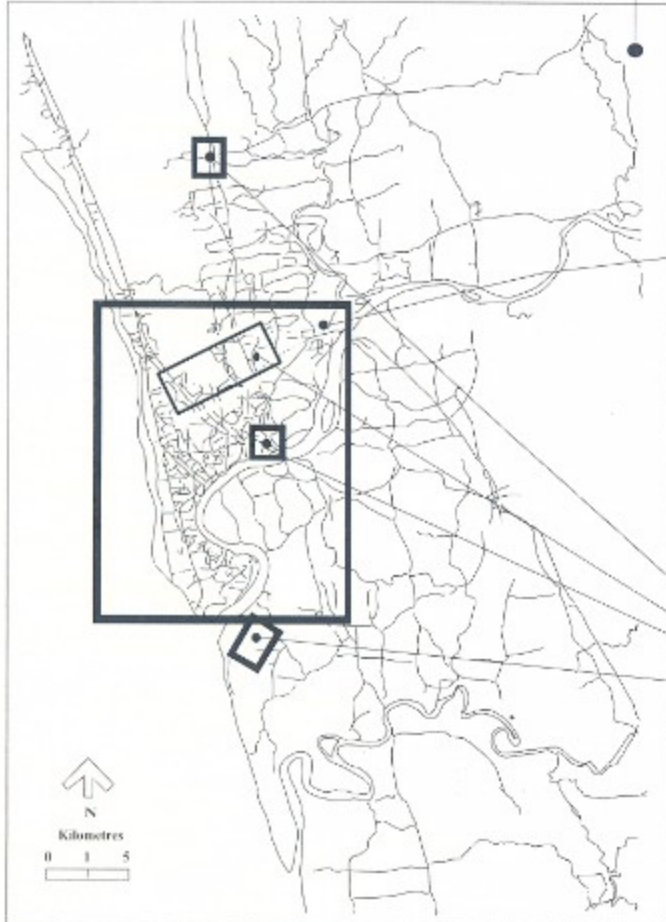


Figure 2.1 RELATIONSHIP BETWEEN PLANS

2.2 THE STRUCTURE PLAN

A draft Structure Plan for Chittagong was produced in July 1994 and revised in March 1995 following consultation with Government and representatives of the local community. It consists of a report and a map (see Figure 2.2). The report sets out a number of policies across a wide-range of sectors of activity. These policies need to be pursued if the objectives of the plan are to be met.

2.3 THE URBAN DEVELOPMENT PLAN

The Urban Development Plan is the second element of the Chittagong Metropolitan Master Plan. It covers the existing urban area of Chittagong and its immediate surroundings (see Figure 2.3) and has a ten-year time-frame from 1995 to 2005. It also comprises a report and a map.

Whereas the Structure Plan sets out the overall plan objectives and policies, the Urban Development Plan is concerned only with the area where the greatest change is expected in the medium term (10 years). For this area, it indicates how the Structure Plan policies might be pursued whilst also giving greater precision to the spatial dimension of the policies. It does this by reference to three basic roles of the Authority, namely :

- a) to promote development;
- b) to co-ordinate development; and
- c) to control development.

Upto the present time, the existing development authority (the Chittagong Development Authority-CDA) has only had the remit to undertake two of these three roles (promotion and control). Of these, it has been more successful with promotion—through the implementation of various land development schemes; road construction projects; the provision of new markets and bus terminals; etc.—than it has with control.

The Urban Development Plan assumes that the two existing roles of CDA will be expanded considerably once the new Authority is established and that the third role, development co-ordination, will become key.

2.4 THE OUTLINE NATURE OF THE REPORT

This outline version of the Urban Development Plan gives guidance to the Authority as to how it can develop the three roles. Within the resources available to the Technical Assistance sub-contract, the document goes as far as it can in identifying the actions and programmes to be undertaken and the areas where such actions and programmes may be applicable. Given additional resources, the work could be taken much further. However, in its present form, the document goes some way towards translating the, of necessity, generally worded policies of the Structure Plan into actions and programmes.

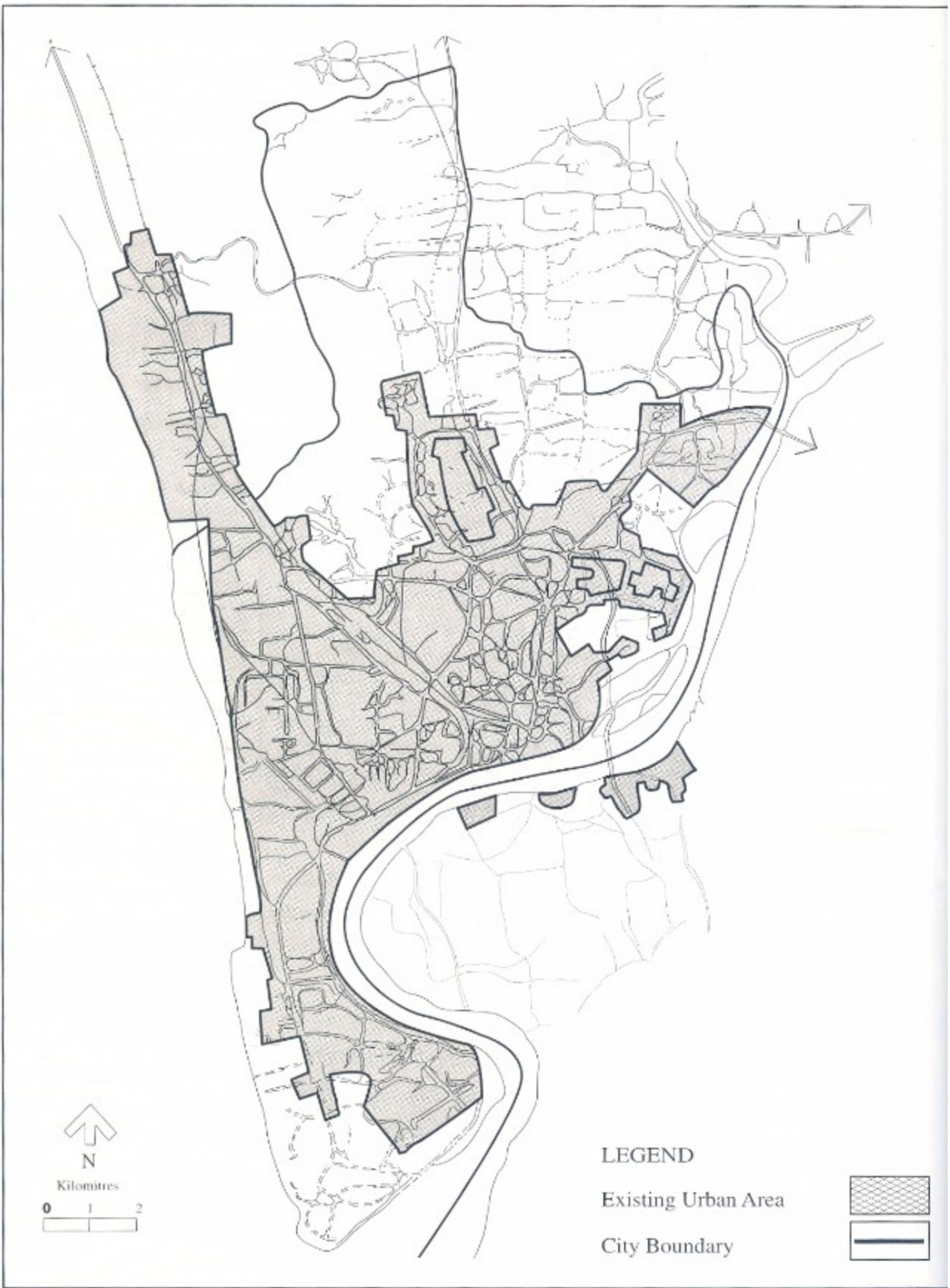


Figure 2.3 THE URBAN AREA