



অতিরিক্ত সংখ্যা  
কর্তৃপক্ষ কর্তৃক প্রকাশিত

রবিবার, জানুয়ারী ২৫, ২০০৯

( একই নম্বর ও তারিখের স্থলাভিষিক্ত প্রজ্ঞাপন )

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার  
গৃহায়ন ও গণপূর্ত মন্ত্রণালয়  
পরিকল্পনা শাখা - ৩

প্রজ্ঞাপন

তারিখ : ২১ ডিসেম্বর, ২০০৮

নং-গুওপূম/পরি-৩/২(৮)/২০০২(অংশ-১)/২২৯ - চট্টগ্রাম উন্নয়ন কর্তৃপক্ষ কর্তৃক Chittagong Development Authority Ordinance 1959 (E.P.Ord. No. LI of 1969) এর Section 22 এর sub section (2) এর আওতায় ১৯৯২ সালে 'Structure Plan, Master Plan এবং Detailed Area Plan' শীর্ষক প্রকল্প গ্রহণ করা হয়। পরবর্তীতে ১৯৯৫ সালে Structure Plan ও Master Plan এর কাজ সম্পন্ন করে এস. আর. ও নং - ৩৮-আইন/৯৯ তারিখ: ১লা মার্চ, ১৯৯৯ মূলে সরকার কর্তৃক গেজেট আকারে অনুমোদিত হয়।

উক্ত প্রকল্পের আওতায় Detailed Area Plan প্রণীত না হওয়ায় চট্টগ্রাম উন্নয়ন কর্তৃপক্ষ অতঃপর চউক বলিয়া উলিখিত এর এখতিয়ারাধীন এলাকার জন্য 'Preparation of Detailed Area Plan (DAP) for Chittagong Metropolitan Master Plan' প্রকল্পের আওতায় এলাকাভিত্তিক ডিটেইলড এরিয়া প্যান প্রস্তুত করা প্রয়োজন ও সমীচীন মনে করিয়াছে।

(৫১৫)

মূল্য : টাকা ২.০০

এবং যেহেতু Chittagong Development Authority Ordinance 1959 (E.P.Ord. No. LI of 1969) এর Section 22 এর sub section (2) এর শর্তাবলী পূরণ করিয়া চউক উক্ত এলাকার ডিটেইলড এরিয়া প্যানের Draft Final Plan প্রস্তুত করিয়া সরকারের নিকট দাখিল করে, অতঃপর উহার বা উহার কোন অংশ বিশেষের উপর কোন ক্ষতিগ্রস্ত বা অন্য কোন ব্যক্তির আপত্তি বা সুপারিশ উক্ত Section 22 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 সংশোধনসহ Final Plan Report টি অনুমোদন করিয়াছে ;

অতএব, সেহেতু সরকার উক্ত Section 22 এর sub section (3) তে প্রদত্ত ক্ষমতাবলে Detailed Area Plan For Chittagong Metropolitan Master Plan এতদ্বারা প্রকাশ করিল যাহা চউক এর বর্তমান Master Plan এর ধারাবাহিকতায় কার্যকর হইবে।

রাষ্ট্রপতির আদেশক্রমে

মোঃ গোলাম মোছাদ্দেক  
সহকারী প্রধান।

**বিশেষ দৃষ্টব্য :** অনুমোদিত Final Plan এর একাধিক কপি প্যানিং উইং, পরিকল্পনা বিভাগ, চট্টগ্রাম উন্নয়ন কর্তৃপক্ষ, চউক ভবন এর ৪র্থ তলায় জনসাধারণের পরিদর্শনের জন্য সংরক্ষিত আছে।

**ACKNOWLEDGEMENT**

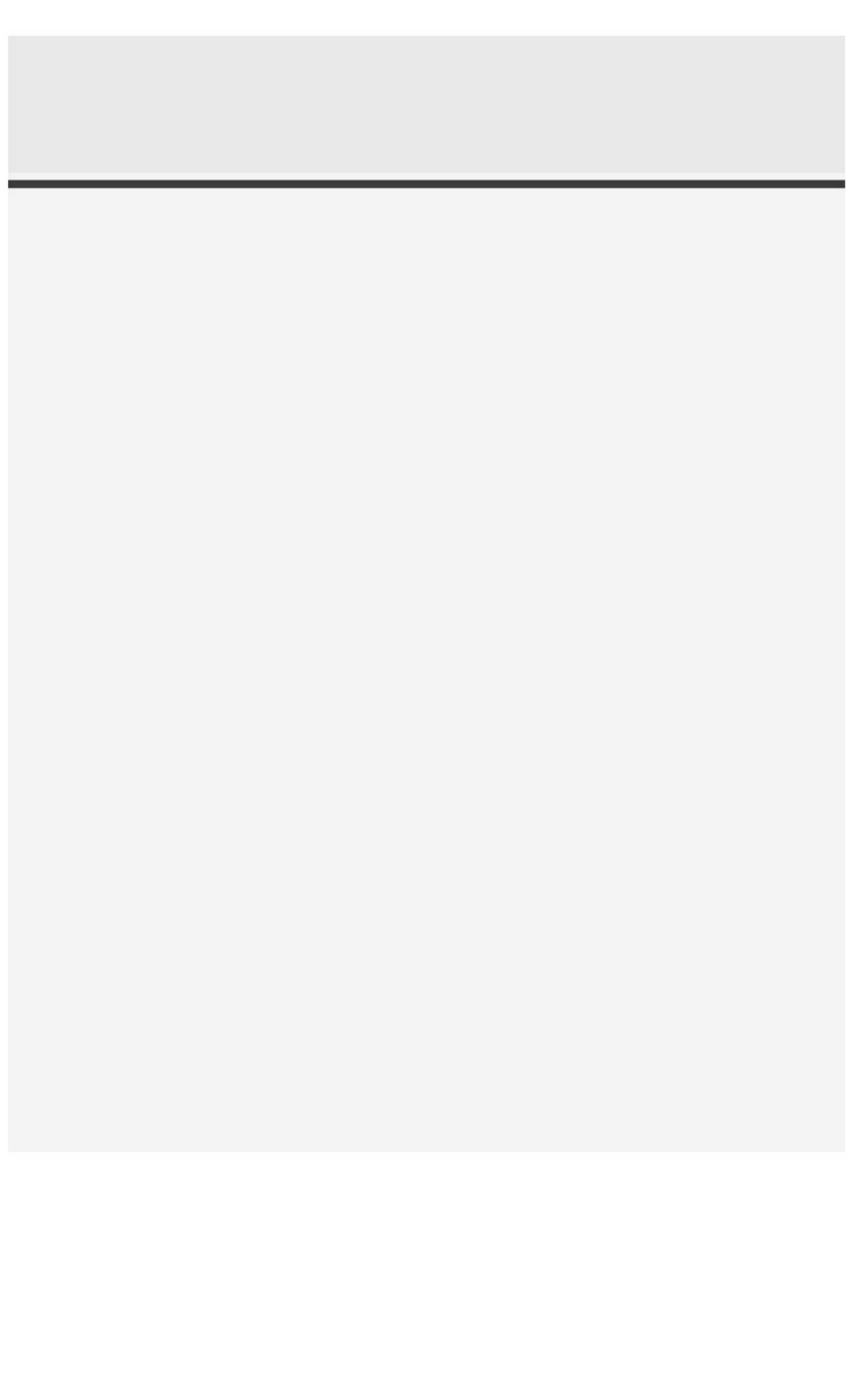
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## ACKNOWLEDGEMENT

It is our great pleasure to introduce the Final Report and Plans prepared under the project named “Preparation of Detailed Area Plan (DAP) for Chittagong Metropolitan Master Plan (CMMP)” considering all Higher Level Plans prepared in 1992-95 by Chittagong Development Authority (CDA) with technical assistance and financial support from UNDP/UNCHS and GOB.

The Final Report and Plans are prepared on the basis of field survey and study findings presented in the Draft Final Plan and subsequent review and appraisal of the findings. Additions were accommodated with the study findings and opinions expressed by individuals and the stakeholders in various meetings. The Draft Report and Plans were revised based on comments attained through a series of Review Meetings in the Technical Management Committee (TMC) as well as the Public Hearing to ensure people’s participation. Again, a series of Power Point Presentation were made in the Inter Ministerial Steering Committee (IMSC) at the Ministry of Housing and Public Works in Dhaka. The reviews and comments from the Inter Ministerial Steering Committee have duly been incorporated in the Final Report and Plans.

While preparing the Report and plans, Chittagong Development Authority and Consultants received generous help and assistance from various organizations, institutions, NGO’s, individual experts, Chittagong City Corporation (CCC), Chittagong Port Authority, Bangladesh Railway, Roads and Highway, Department of Environment, IEB, IAB, BIP, Chittagong Chamber and Commerce Industries and all service giving agencies, members of the Technical Management Committee and members of the Inter Ministerial Steering Committee. We acknowledge the co-operation and contribution of all of them with deep gratitude. We cordially acknowledge the support of different individuals who provided us with data and photographs for the plans and reports. We highly appreciate the role played by the print and electronic media for creating interest among the people about the Detailed Area Plan. We express our special gratitude towards the people of Chittagong for their active cooperation in the process of Detail Area Plan Preparation.

Shah Mohammad Akhteruddin

**Chairman**

Chittagong Development Authority

Chittagong



## EXECUTIVE SUMMARY

This is a submission of the Final Plan Report of DAP for CMMP on the basis of the comments given by the TMC member, IMSC member, other organizations and public opinion. One of the required outputs of the Project is a comprehensive set of detailed plans for the development of Chittagong City. Careful consideration has been given to the types of plan appropriate to the situation faces in Chittagong. The resultant recommendation is that Detailed Area Plans of different Detailed Planning Zones (DPZ).

It is proposed that the Detailed Area Plan (DAP) for CMMP comprises twelve (12) DPZs of which 6 DPZs located within Chittagong City Corporation (CCC) Area and 6 DPZs located outside CCC Area. These DPZs are demarcated on the basis of geo-physical character, existing land use and administrative boundaries. It has been prepared following consultation with CDA officials, representatives of the local community, govt. and private agencies and NGOs during the preparation of Draft Final Plan and Report.

The Report sets out in Chapter-1 the board objectives of the DAP area for CMMP. These are to:

- Encourage the growth of DAP area for CMMP,
- Ensure that DAP area can accommodate the growth of population and economic activity expected in the future,
- Guide the spatial distribution of Urban development in the DAP area,
- Providing Land use Maps, plans and information at local level in the Geo-graphical Information System (GIS) based data bank,
- Providing controls for Private Sector Development in the DAP area,
- Providing guideline for future development of government, private and non-government initiatives,
- Providing planned development to ensure sustainable environment.

This chapter also describes the scope of detailed area plan, success and failure of CDA Master Plan-1961, demarcation of study area (surveyed area) and planning area, demography and socio-economic projections and an overview of the economic activities.

Chapter-2 provides an overview of the critical planning issues, existing land use pattern and policy guidelines for residential, commercial, industrial uses, community facilities, culture and heritage. An overview of the existing land use and development patterns by sectors is provided in this chapter. Development issues are raised; objectives, policies and guidelines applicable at the city level are presented.

Chapter-3 describes the infrastructure, utilities and environmental issues such as drainage infrastructure, transportation network, utility services and guiding principles for environmental protection and enhancement as well as general policy. Drainage infrastructure provides drainage hierarchy, development in flood flow and sub flood flow zones, issues and policies for flooding and drainage and guiding principles / guide lines for drainage. Transportation network deals with existing road transport, road policies, road classification etc, rail transportation, water transportation and Air transportation.

Chapter-4 deals with the detailed development plan proposals of 12 DPZs. The existing issues and proposals are arranged in the sections: Existing situation, existing land use and development status, existing environment issues, higher level of planning, detailed area development proposals, environmental planning. Recommendations relating to these issues are included in this chapter. The land use provisions of the DPZ areas have also been illustrated in this chapter.

Chapter-5 describes different aspects of institutional arrangements for implementation of the plan package. Currently no single authority has a local planning role. The city authorities (CDA and CCC) have little control on the pace of uncontrollable growth. The role of CDA and CCC has been described in this chapter. This chapter also

deals with the legislative provision on land development techniques, control on land development and land subdivision, coordination on lease of land, building rules, culture and heritage, leisure recreation and open space.

Chapter-6 describes different aspects of special project plan of Debarpar Lake Front Development and Karnaphuli River Front Development Projects. Chapter-7 deals with the Fixation of priorities of the structure Plan (1995-2015), DAP implementation phases and public sector action program. To achieve targets of structure plan objectives, both sequencing and phasing of projects are important. Coordinated public sector action program is required as a part of Multi-Sectoral Investment Planning (MSIP).

As per TOR, the consultants were offered an area of 1,80,000 acres (728.44 sq. km) as study (survey) area and out of which 1,30,000 acres (526.09 sq. km) as Planning area for DAP. But in reality, due to accommodation of the fast growing areas and potential growth centres located outside Chittagong City Corporation area, the surveyed area and DAP area are extended up to 1,90,233 acres (770 sq. km) and 1,70,702 acres (691 sq. km.) respectively. The policy should represent the recommendations made in the Structure Plan (1995-2015) as policies and Urban Development Plan (1995-2005) as guidelines for the preparation of DAP.

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## LIST OF ABBREVIATIONS AND ACRONYMS

AUW	: Asian University for Women
BBS	: Bangladesh Bureau of Statistics
BDR	: Bangladesh Rifles
BIWTA	: Bangladesh Inland Water Transport Authority
BR	: Bangladesh Railway
BS	: Bangladesh Survey
BSCIC	: Bangladesh Small and Cottage Industries Corporation
BWDB	: Bangladesh Water Development Board
C/A	: Commercial Area
CBD	: Central Business District
CBO	: Community Based Organization
CCC	: Chittagong City Corporation
CDA	: Chittagong Development Authority
CPAR	: Chittagong Port Access Road
CDAP	: Chittagong Detailed Area Plan
CEPZ	: Chittagong Export Processing Zone
CH	: Culture and Heritage
CMCH	: Chittagong Medical College Hospital
CMMP	: Chittagong Metropolitan Master Plan
CMP	: Chittagong Master Plan
CNFEA	: Census of Non Farm Economic Activities
CNG (3-15)	: Conversion Natural Gas
COM	: Commercial
COMM	: Community Facility
CPA	: Chittagong Port Authority
CRB	: Central Railway Building
CUET	: Chittagong University of Engineering Technology
CUFL	: Chittagong Urea-Fertilizer Ltd.
CWASA	: Chittagong Water Supply and Sewerage Authority
DAP	: Detailed Area Plan
DC	: Deputy Commissioner
DP	: Development Promotion
DPZ	: Detailed Planning Zone
DT	: Dhaka Trunk
ECN	: Economy
ECNEC	: Executive Committee of National Economic Council
EIA	: Environmental Impact Assessment
EN	: Environmental Protection/Enhancement
ENV	: Environmental Quality
EPZ	: Export Processing Zone
EW	: East-West

FAR	: Floor Area Ratio
FCD	: Flood Control and Drainage
Ft.	: Feet
GDP	: Gross Domestic Product
GEM	: General Electric Manufacturing
GIS	: Geographical Information System
GN	: Guidance Note
GoB	: Government of Bangladesh
Govt.	: Government
GP	: General Policy
H	: Hill
Ha	: Hectare
HH	: Household
HI	: High Income
HIG	: High Income Group
HOU	: Housing
HS	: Housing Society
I/A	: Industrial Area
INF	: Infrastructure Services
IT	: Information Technology
IWT	: Inland Water Transport
JBIC	: Japan Bank for International Cooperation
KAFCO	: Karnaphuli Fertilizer Company
KEPZ	: Karnaphuli Export Processing Zone
KEPZ	: Korean Export Processing Zone
Km.	: Kilometer
KV	: Kilo Volt
LGRD	: Local Government and Rural Development
LI	: Low Income
LIG	: Low Income Group
LR	: Land Readjustment
MI	: Middle Income
MIG	: Middle Income Group
MRT	: Mass Rapid Transit
MSIP	: Multi-Sectoral Investment Programme
MU	: Mixed Use
NGO	: Non Government Organization
NH	: National Housing
NHA	: National Housing Authority
NMCT	: New Mooring Container Terminal
NMT	: Non Motorized Transport
No.	: Number
NOC	: No Objection Certificate
NS	: North-South
PC	: Port Connecting

PDB	: Power Development Board
Pic.	: Picture
Pop.	: Population
PRS	: Prestige Projects
PRSP	: Poverty Reduction Strategy Plan
PWD	: Public works Department
R/A	: Residential Area
REHAB	: Real Estate Housing Association of Bangladesh
RLD	: Rural Land Development
RO	: Recreation, Leisure and Open Space
ROW	: Right of Way
RS	: Revenue Survey
SAL	: Society of Arts and Literature
SCA	: Special Commercial Area
SDS	: Special Development Strategy
Sq. Ft.	: Square Feet
Sq. Km.	: Square Kilometer
Sq. m.	: Square Meter
Sq. Mile	: Square Mile
SMA	: Statistical Metropolitan Area
SP	: Structure Plan
SSC	: Secondary School Certificate
Stn.	: Transport
T & T	: Telephone and Telegram
TI	: Technical Institute
Tk.	: Taka
TOR	: Terms of Reference
UDD	: Urban Development Directorate
UDP	: Urban Development Plan
ULD	: Urban Land Development
UNCHS	: United Nations Centre for Human Settlements
UNDP	: United Nations Development Programme
WASA	: Water Supply and Sewerage Authority
WTP	: Water Treatment Plant