

# Gabtoli South Development Project



Project for Development of Policy and Guidelines for  
Transit Oriented Development along Mass Transit Corridors

4<sup>th</sup> TOD Seminar

23<sup>rd</sup> November, 2025

Discussed with:



Cooperated by:



## 1.

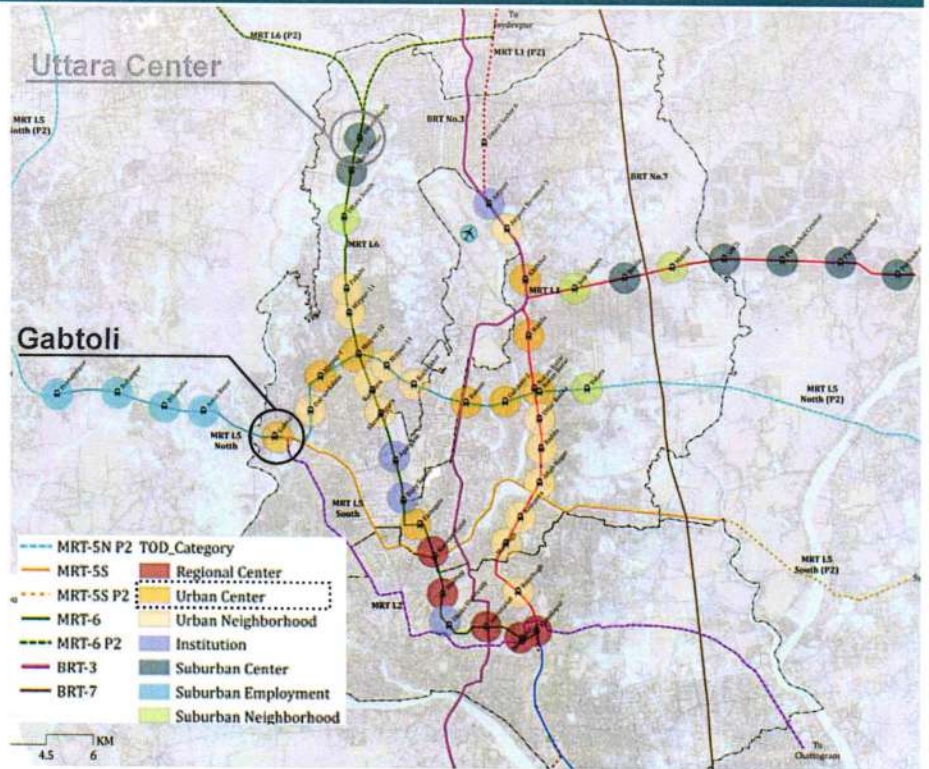
### Current Condition

### 1) TOD Category

After discussions in relevant meetings, the following stations was selected for pilot station for making TOD concept plan for station area.

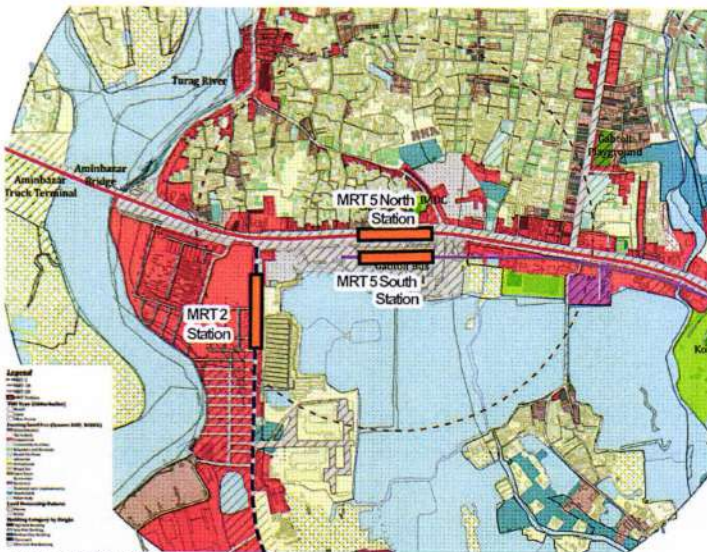
#### <Gabtoli>

- Existing **Bus Terminal** will be **Relocated** in future
- There is **Vacant Land** around the station.



### 2) Current Land Use

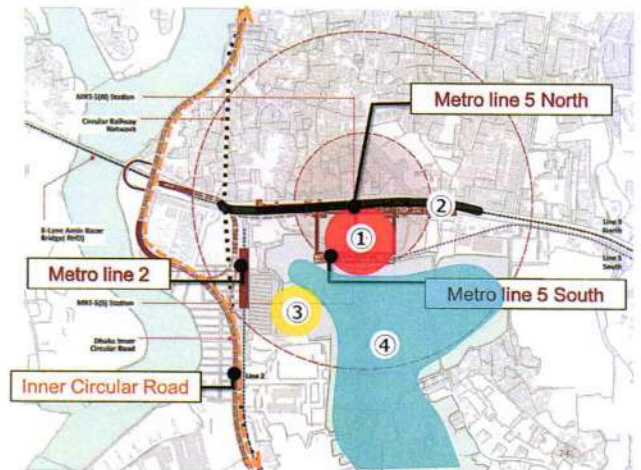
- Gabtoli south is mainly waterbody in rainy season.
- 3 MRT station is planned to develop in the future.



Source: DAP, RAJUK

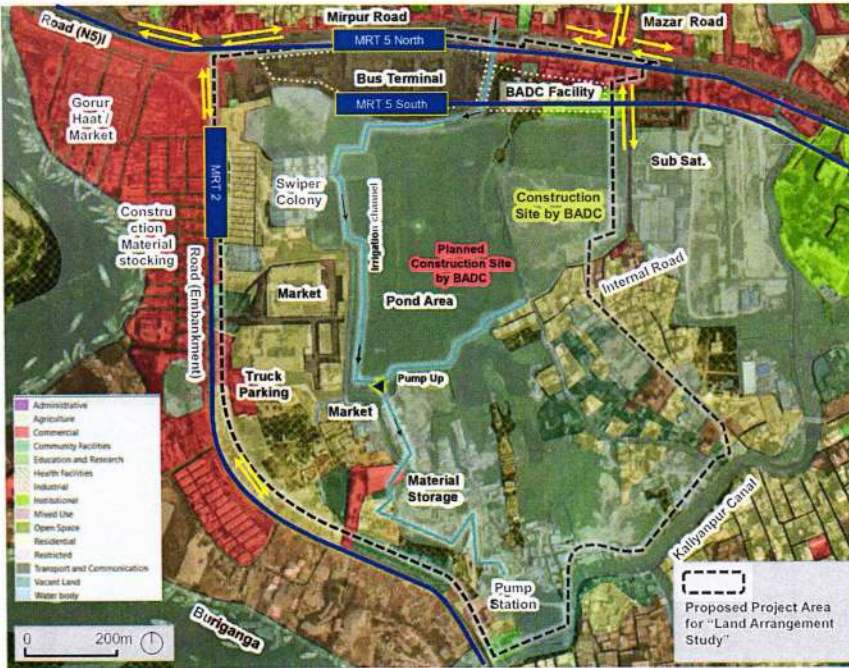
### 3) Current Planned Development Project (\*Tentative Location)

- ① Bus terminal re-development ●
- ② Road re-alignment in front of bus terminal ●
- ③ Proposed sweeper housing ●
- ④ Proposed 'eco park development' ●



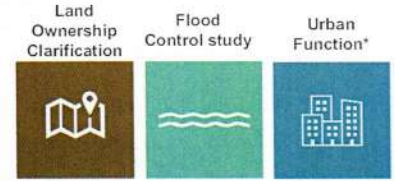
#### 4) Existing Facility

- : Future Metro Stations (Tentative)
- : Future Metro Line Alignment (Tentative)



#### 5) Approach for Development Plan

3 main topics to achieve integrated development



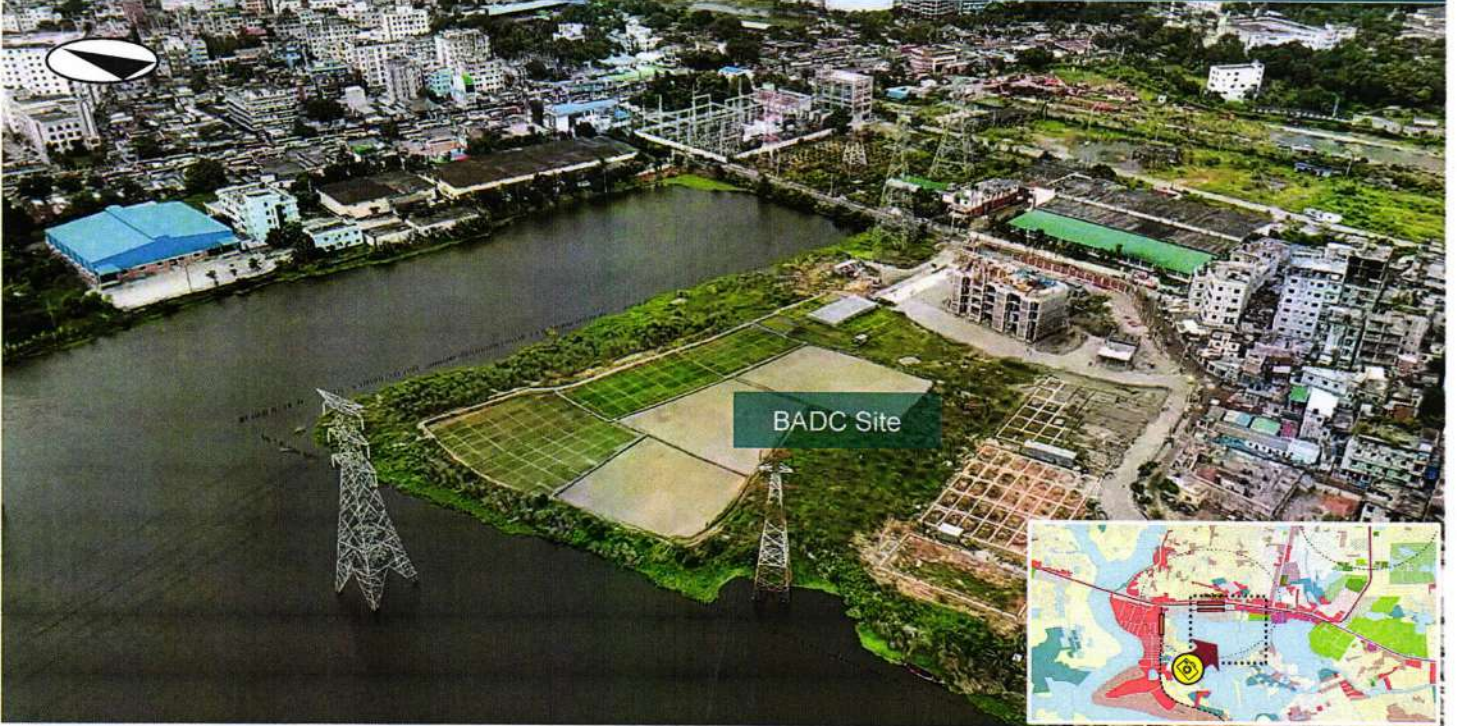
\* Transportation Accessibility, Agriculture function, Residential and Commercial development..etc)



#### Target Area

- I. TOD study area : around Station (R=500m)
- II. Proposed Project Area for **Land Arrangement** : 213.3 acre(86.3 ha)







## 6) Goal, Approach and Working Group (WG) in Gabtoli South

### Goal

Smooth Implementation of the Gabtoli South Area Plan

- Target 1: Create a plan that is agreed upon by all stakeholders
- Target 2: Reach an agreement on adjusted land ownership distribution
- Target 3: Reach an agreement on the implementation mechanism

### WG Organization



### Approach

Discussion and make agreement through Gabtoli South Working Group

- 1st WG: Mutual understanding of each other's plans, identification of common issues, and agreement on the direction of solutions.
- 2nd WG: Review and general agreement on the draft land use plan.
- 3rd WG: Review the land arrangement and project implementation system.
- 4th WG: General agreement on the land arrangement and project implementation system.

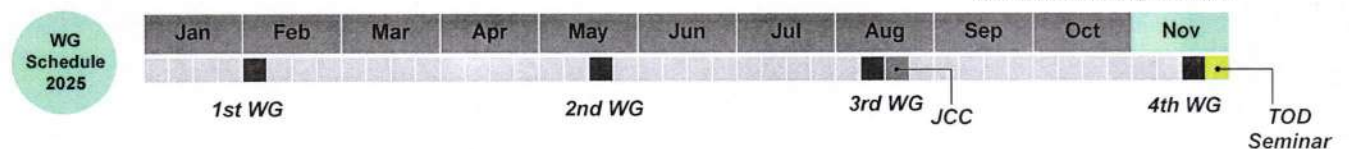
### e.g.) 3rd Working Group



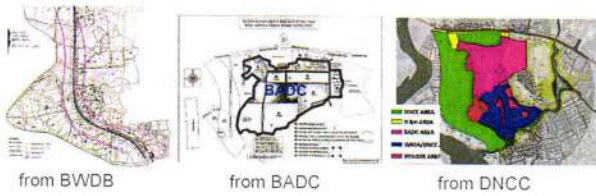
Meeting with each organization

**WG Organization : RAJUK, DMTCL, BADC, DNCC, DWASA, RHD (BRTC), BWDB, BIWTA**

JCC: Joint Coordinating Committee



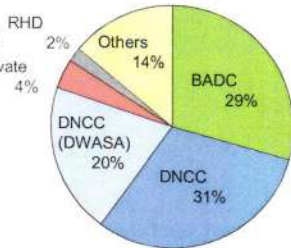
### 7) Different understanding on "land ownership"



⇒ Land ownership boundary is complicated in Gabtoli South  
 ⇒ Necessary to coordinate landownership for integrated development plan

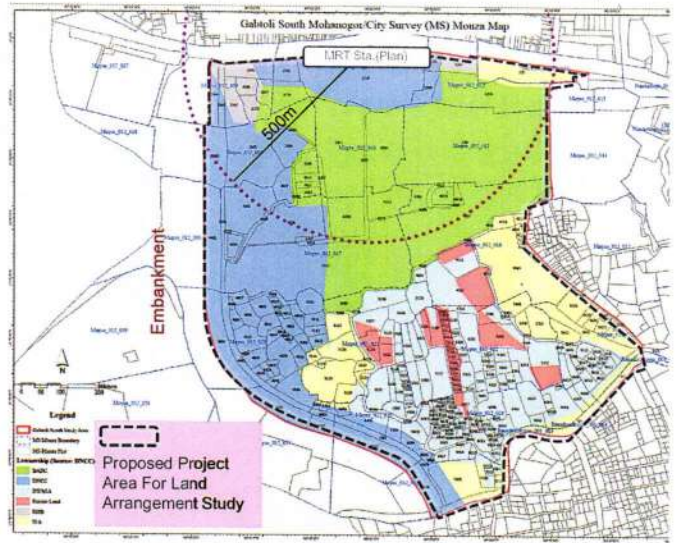
#### Land Ownership for consideration Land Arrangement

- BADC 62.4 acre (25.3 ha)
- DNCC 65.6 acre (26.5 ha)
- DWASA 42.9 acre (17.4 ha)
- Private 8.4 acre (3.4 ha)
- RHD 4.1 acre (1.7 ha)
- Others 12.1 acre (12.0 ha)



Source: DNCC

### Land Ownership for Land Arrangement Study



Source: DNCC Kallyanpur Conceptual Plan

### 8) Different "land use plan"



Urban Function

DAP (Proposed Land Use Plan by RAJUK)	BADC (Land Use Plan)	DNCC (Conceptual Plan and Land Use Plan)
<ul style="list-style-type: none"> <li>•Residential 14.7 ha (36 acre, 19%)</li> <li>•Commercial 4.5 ha (11 acre, 5%)</li> <li>•Water 52.7 ha (130 acre, 67%)</li> <li>•Road 7.0 ha (17 acre, 9%)</li> </ul>	<ul style="list-style-type: none"> <li>•Institutional</li> <li>•Cultivation (Waterbody)</li> </ul>	<ul style="list-style-type: none"> <li>•Commercial</li> <li>•Waterbody</li> </ul>

⇒ Land Use Plan is not coordinated in Gabtoli south.  
 ⇒ Necessary to be coordinated for integrated development

2.

# Draft Gabtoli South Development Plan

## 1) Concept

### Concept and Strategy, Expected Functions

**Concept**

**Integrated Urban Gateway**  
A Waterfront Hub for Mobility and Urban Community

In formulating the development plan, the adoption of the core elements of all stakeholders' intentions shall be a guiding principle, as detailed below:

**Strategy**

- Development of a Multimodal Transportation Hub**
- Revitalization of Public Spaces and Urban Infrastructure along the Waterfront**
- Enhancement of Functions as a Space for Cultural and Community Exchange**

Function	Specific Expectations
Transportation	Development of a multi-functional <b>multimodal transportation hub (MMTH)</b> integrating multiple public transportation modes (rail, bus, water transportation)
Business	Development of <b>large-scale office buildings and hotels</b> , improved convenience for business users and tourists, economic revitalization
Public Facilities	Development of <b>advanced public facilities</b> such as universities, cultural facilities, and medical centers, promotion of public transportation use
Cultural and Recreational Facilities	Strengthening of regional identity through the development of <b>advanced cultural facilities</b> , development of <b>waterfront spaces and parks</b> with good access to public transportation
Commercial	Revitalization of the local economy through the concentration of <b>large-scale commercial facilities</b> , improvement of access to commercial facilities by public transportation
Residential	<b>High-density residential</b> development around the station, residential development considering access to public transportation, supply of affordable housing
Public Spaces	Promotion of community interaction through the development of <b>large-scale public spaces</b> , development of <b>plazas, green spaces, and pedestrian walkways</b> to promote the use of public transportation

## 2) Layout

### ① Proposed Zoning Layout



#### Multimodal Transportation Hub

Development of Multiple Stations, Connect Transportation Network with Comfortable & Accessible Public Spaces



#### Cultural & Community Exchange

Agricultural Research & Development Center



#### Flood Control in Rainy Season

Securing Rainy Season Flood (5yr-RP)



## 2) Layout

### ② Proposed Zoning Layout (Dry Season)



#### Dry Season

##### Cultivation & Event



##### Recreational Park



##### Walkable Space



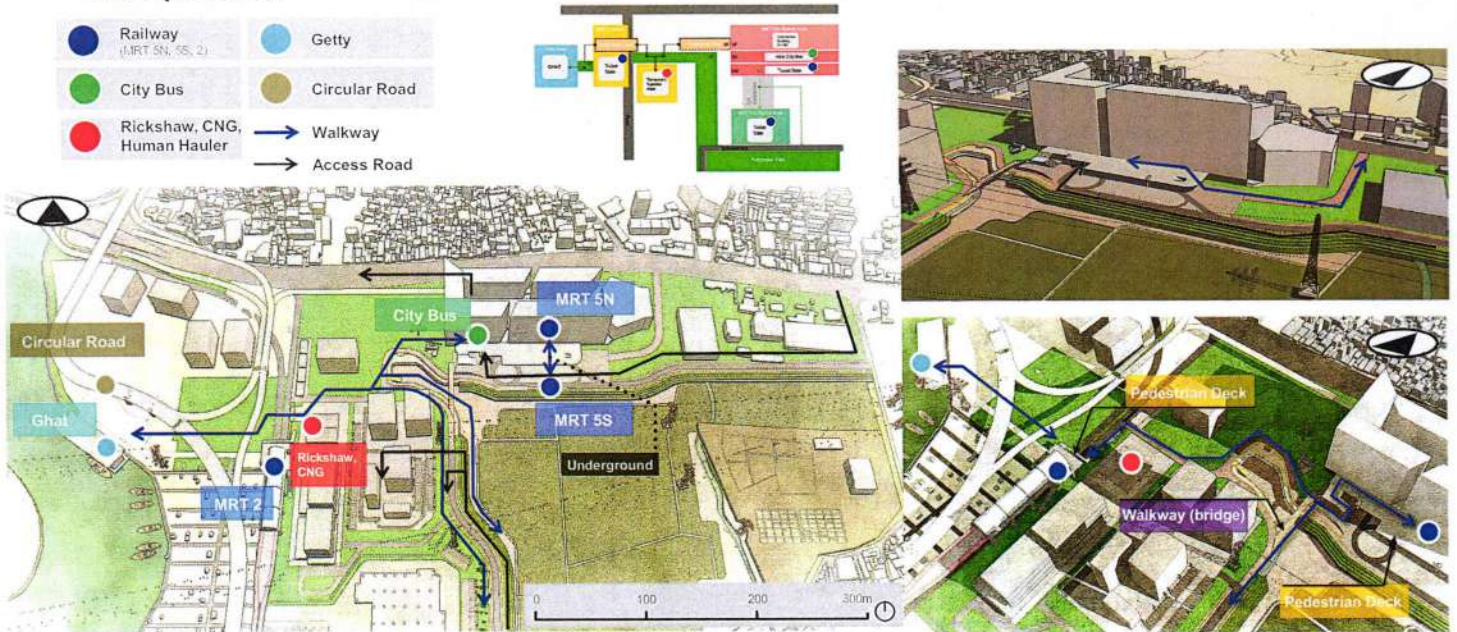
##### Temporary Structure



## 2) Layout

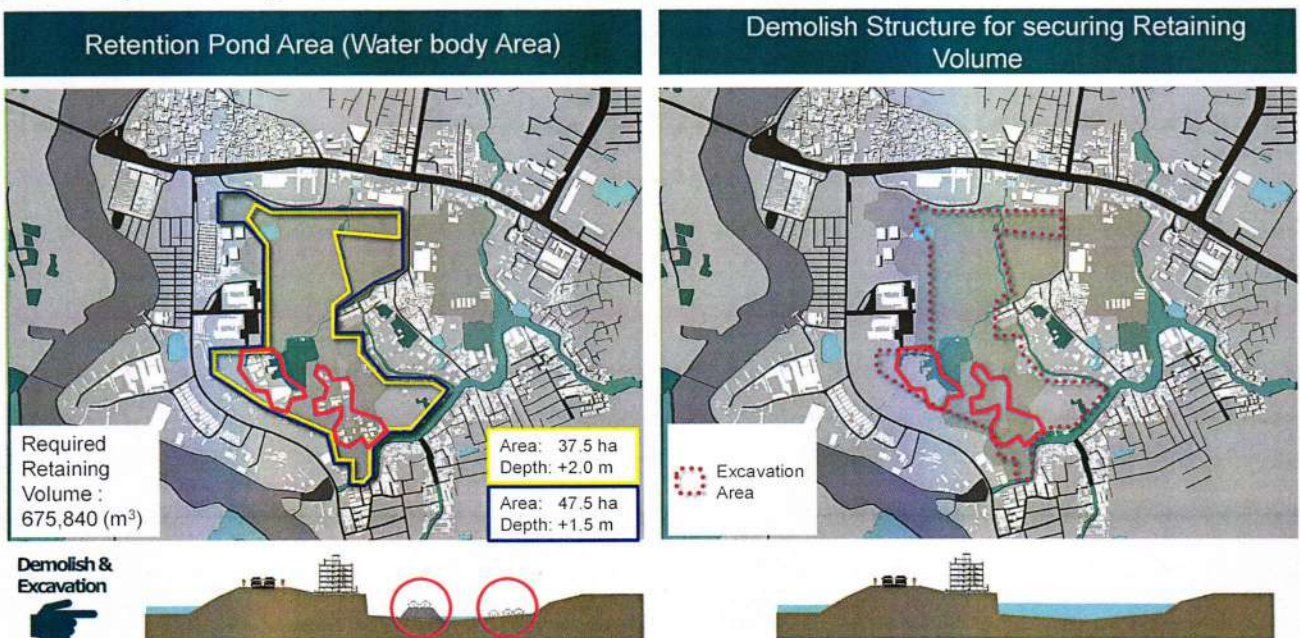
### ③ Conceptual Image for Transportation

Planning and design measures are needed to ensure smooth transfers between public transport modes in the future and to alleviate traffic congestion around the bus terminal.



## 2) Layout

### ④ Conceptual Image of Flood Control

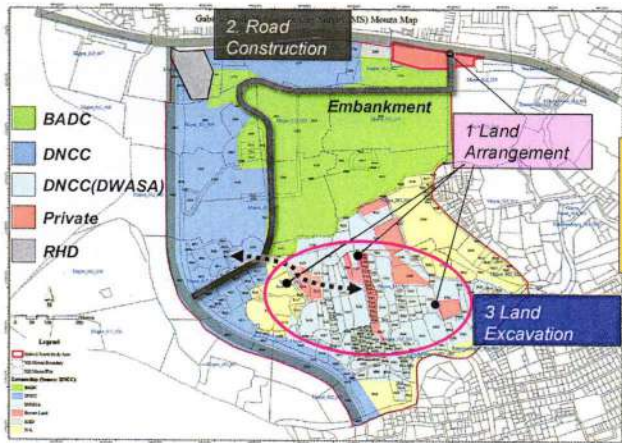


## 2) Layout

### ⑤ Conceptual Image of Land Arrangement

#### Land Arrangement (Land Swap / Land Readjustment)

• Preparation



• Land Swap & Land Readjustment

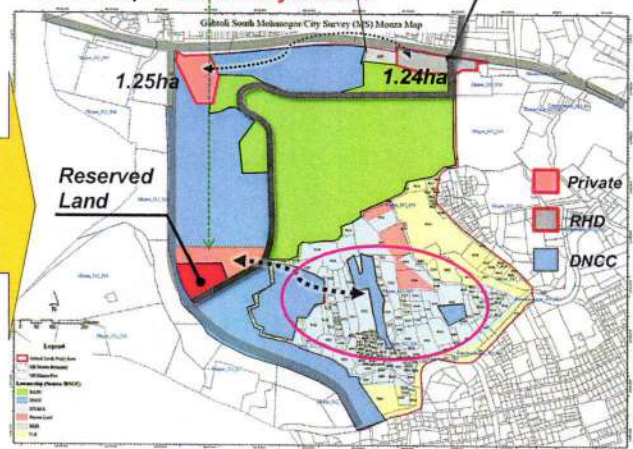


Image of Reserved Land Area

Image of Reserved Land

# 1) Strategic Overview

## Integrated implementation approach



# 2) Public-Led Implementation Schedule

## Draft Key milestones from 2026 to 2037



2026 – 2028	2027 – 2030 (Land Arrangement)	2028 – 2034 (Infrastructure)	2030 – 2037 (Vertical Development)
<b>STEP</b> 1 : Basic Plan & Engineering 2 : DPP Formulation & Hearings 3 : Inter-Agency Coordination 4 : DPP Approval	<b>STEP</b> 1 : Stakeholder Consultations 2 : Housing Construction Start 3 : Land Arrangement Legal Agreement 4 : Relocation Complete	<b>STEP</b> 1 : Detailed Design 2 : Contractor Selected 3 : Mobilization 4 : Infra Works Complete	<b>STEP</b> 1 : PPP Partner Selection 2 : Detailed Arch. Design 3 : Building Construction 4 : Building Works Complete

### Key points

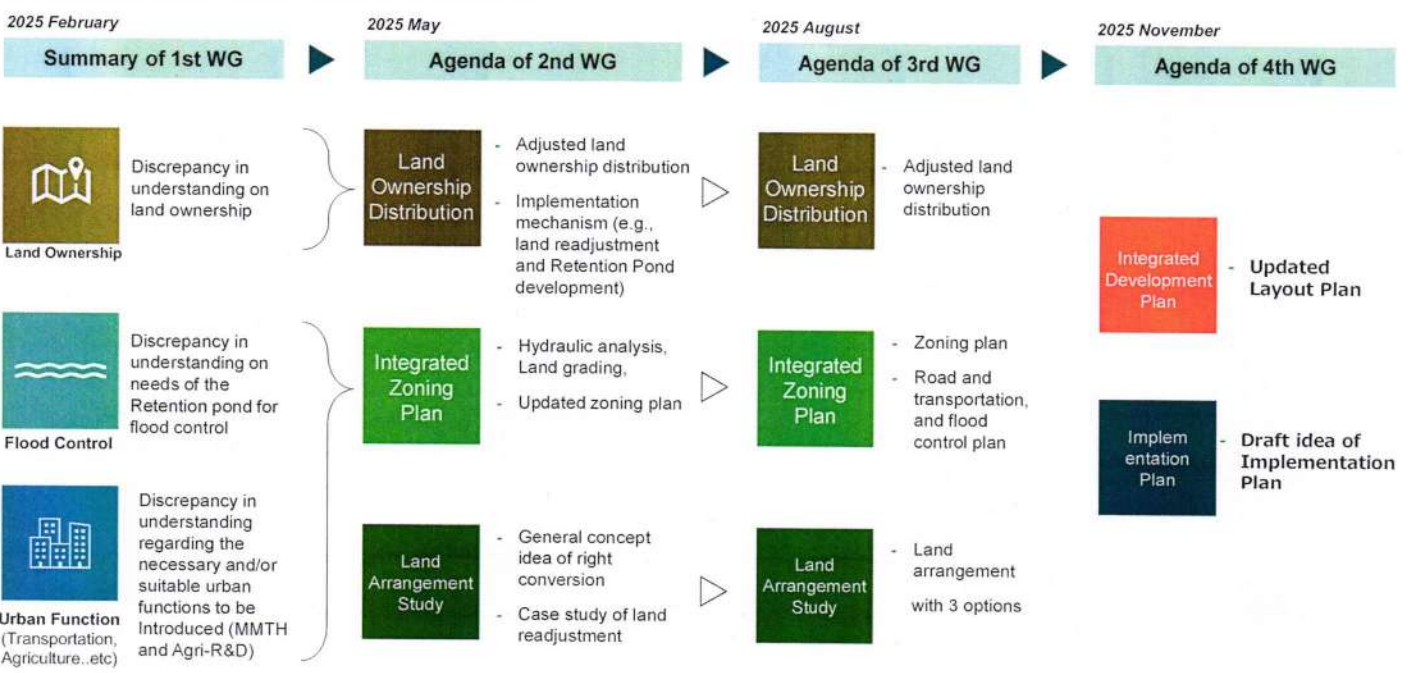


- ✓ Parallel Implementation: Maximizing overlapped activities to compress timeline.
- ✓ DPP Preparation: Single DPP covering for 3 phases or DPP for each phase > Discussion point.

# 4.

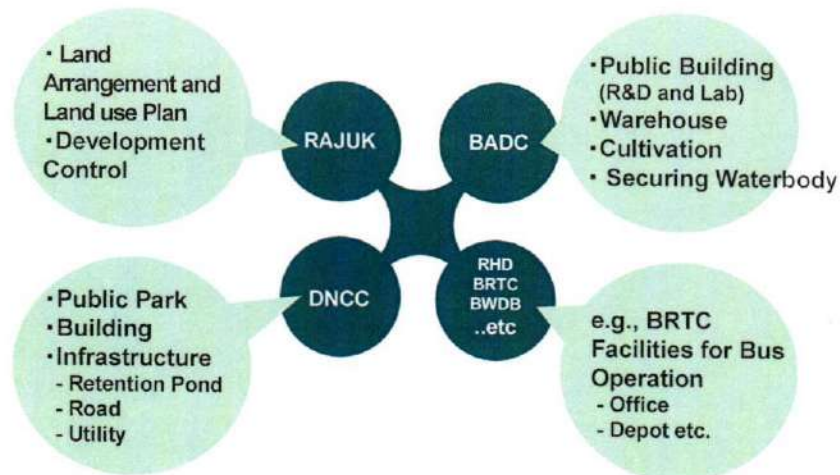
## Progress of the project

### 1) Activities of Each Working Group



## 2) Required Actions for Each Organization

- Coordination and Integration of each Organization' Plan and Activity



Necessary to integrate each organization's land use plan & facility plan.

## 3) Summary for result of the 6th JCC (August 26<sup>th</sup>, 2025)

JCC: Joint Coordinating Committee

### • Discussion

- 1) Land Arrangement (including Right Conversion method) should be applied through the "consensus of relevant government agencies" and "several discussions among stakeholders".
  - RAJUK showed **their intention for coordinating and taking the lead in supporting the implementation of TOD** in Dhaka.
- 2) As TOD will be based on the public transport system, it is essential to select the **implementing agency** and investor.
  - Interministerial meeting
- 3) Each organization have own plan. Necessary to collaborate and coordinate each other.

### • Decision

1. BADC will be added as a member of Joint Coordination Committee (Chair : Secretary of Ministry of Housing and Public Works)
2. An Interministerial meeting will be arranged regarding the decisions on the coordination of Gabtoli area developments.

