

CONSULTANT

PART A

PART B

SHELTECH (PVT.) LTD

THE DECODE LTD.

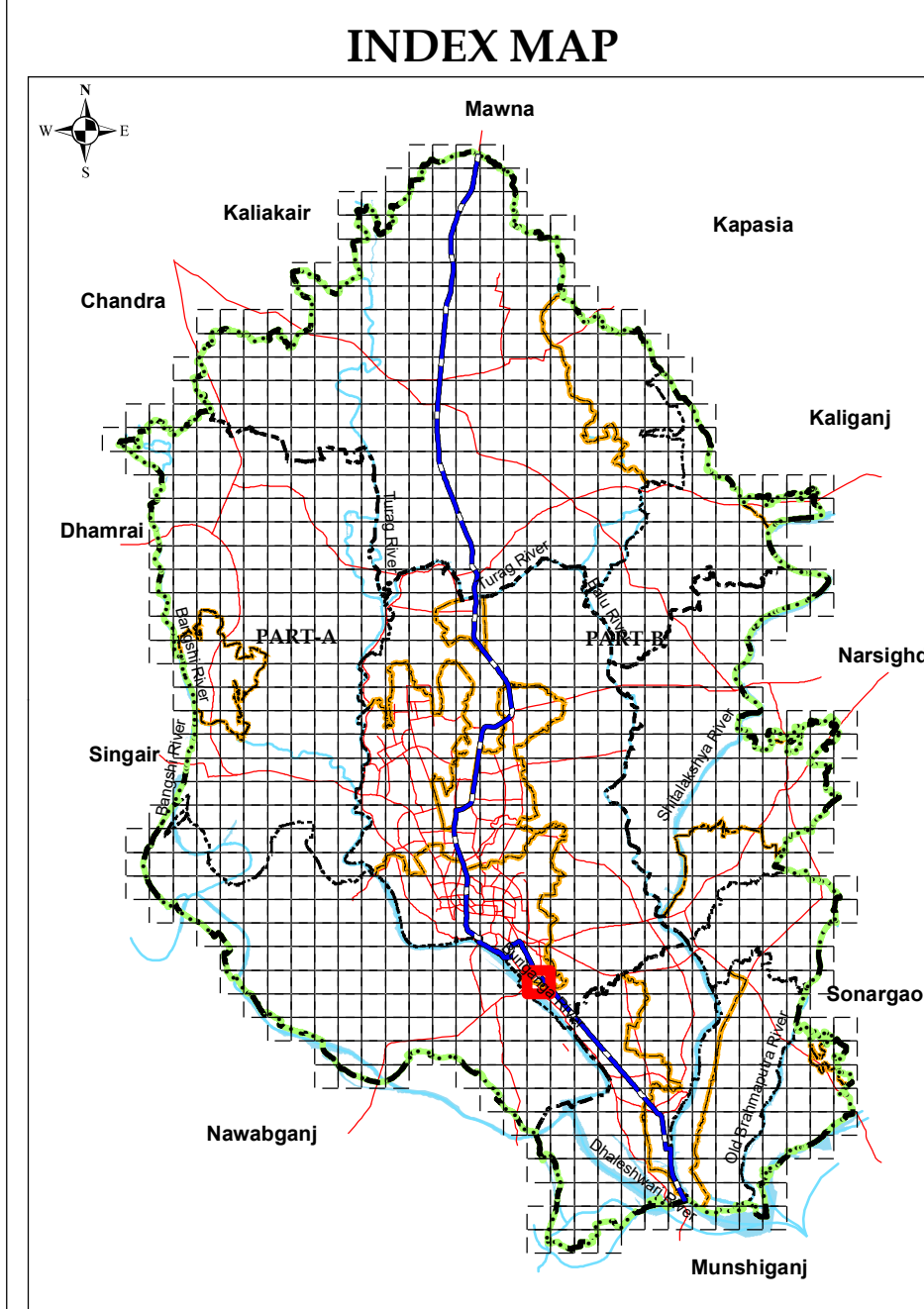
DDC LTD.

Detailed Area Plan (2022-2035) for RAJUK Area



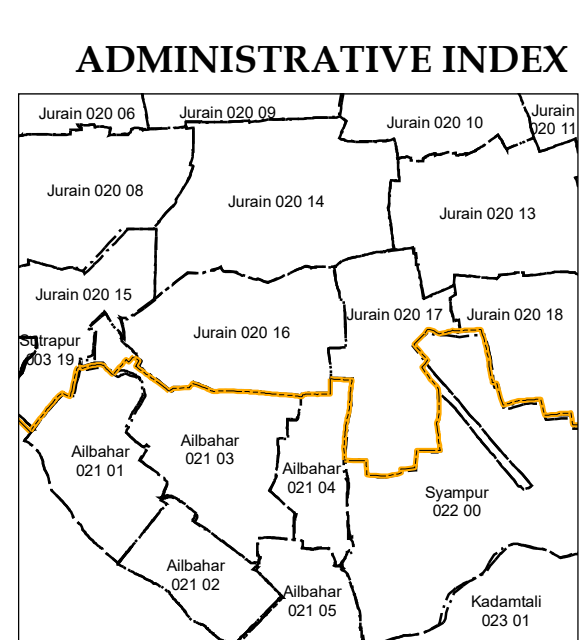
Government of the People's Republic of Bangladesh  
 Ministry of Housing and Public Works  
**Rajdhani Unnayan Karttripakkha (RAJUK)**  
 SRO No 282-Ain (Law)/2022, Date: Tuesday, 23 August 2022

**Data Source**  
 Stereo satellite image based field survey (2015-17) under DAP (2022-2035) Project of RAJUK  
 WGS\_1984\_UTM\_Zone\_46N  
 WKID: 32646 Authority: EPSG  
 Projection: Transverse Mercator  
 False Easting: 500000.0; False Northing: 0.0  
 Central Meridian: 93.0; Scale Factor: 0.9996  
 Latitude of Origin: 0.0; Linear Unit: Meter (1.0)  
 Geographic Coordinate System: GCS\_WGS\_1984  
 Angular Unit: Degree (0.0174532925199433)  
 Prime Meridian: Greenwich (0.0)  
 Datum: D\_WGS\_1984  
 Spheroid: WGS\_1984  
 Grid values are shown in Meter



**SHEET INDEX**

|       |       |       |
|-------|-------|-------|
| J08-3 | J08-4 | J08-5 |
| J08-2 | J08-1 | J08-2 |
| J07-3 | J07-4 | J07-5 |



**LEGEND**

|   |   |   |  |
|---|---|---|--|
| <p><b>Administrative Boundary</b></p> <ul style="list-style-type: none"> <li>DMR Boundary</li> <li>District Boundary</li> <li>City Corporation Boundary</li> <li>Paureshava Boundary</li> <li>Union Boundary</li> <li>Ward Boundary</li> <li>Density Block Boundary</li> <li>Mauza Sheet Boundary</li> <li>RS Mouza Plot Boundary</li> <li>Grid Line</li> <li>Existing Railway</li> </ul> <p><b>Existing Key Features</b></p> <ul style="list-style-type: none"> <li>DC Office</li> <li>Upazila Headquarter</li> <li>Union Parishad Office</li> <li>City Corporation Office</li> <li>Paureshava Office</li> <li>Airport</li> <li>Railway Station</li> <li>Truck Terminal</li> <li>Bus Terminal</li> </ul> | <p><b>Proposed Networks</b></p> <ul style="list-style-type: none"> <li>Distributor Road (Existing)</li> <li>Distributor Road (Proposed)</li> <li>Inter Regional Connector Road (Existing)</li> <li>Inter Regional Connector Road (Proposed)</li> <li>Intra Regional Connector Road (Existing)</li> <li>Intra Regional Connector Road (Proposed)</li> <li>Waterway (Blue Network)</li> <li>Proposed Dhaka-Mawa Railway Network</li> <li>Elevated Expressway</li> <li>BRT Route</li> <li>MRT Route</li> </ul> | <p><b>Proposed Key Facilities</b></p> <ul style="list-style-type: none"> <li>Playground</li> <li>Park</li> <li>Landfill Site</li> <li>Water Based Park</li> <li>Eco Park</li> <li>Regional Park</li> <li>Boat/Launch Terminal</li> <li>Bus Terminal</li> <li>Bus Depot</li> <li>Truck Terminal</li> <li>Heritage Site</li> <li>Key Point Installation (KPI)</li> <li>Sewage Treatment Plant</li> <li>Water Treatment Plant</li> <li>Low Income Housing Area</li> <li>BRT/MRT Station</li> </ul> <p><b>Landuse Management Zone Landuse Zone</b></p> <ul style="list-style-type: none"> <li>Agricultural Zone</li> <li>Commercial Zone</li> <li>Forest Area</li> <li>Heavy Industrial Zone</li> </ul> | <p><b>Proposed Landuse Zones</b></p> <ul style="list-style-type: none"> <li>Institutional Zone</li> <li>Mixed Use Zone (Predominantly Commercial)</li> <li>Mixed Use Zone (Predominantly Industrial)</li> <li>Mixed Use Zone (Predominantly Residential)</li> <li>Mixed Use Zone (Residential-Commercial)</li> <li>Open Space</li> <li>Residential Zone</li> <li>Transport Communication (Existing)</li> <li>Transport Communication (Proposed)</li> <li>Waterbody</li> </ul> <p><b>Overlay Zone</b></p> <ul style="list-style-type: none"> <li>TOD Zone</li> <li>Heritage Site (250m Buffer)</li> <li>KPI Area</li> <li>General Flood Plain Area</li> <li>Main Flood Plain Area</li> <li>General Flood Plain Area</li> <li>Hazaribag Regeneration Site</li> <li>Habitat Special Area</li> </ul> |
|---|---|---|--|

**Annotation Example**

|                |                          |
|----------------|--------------------------|
| 10             | Proposed Road Width (ft) |
| 10             | Mauza Plot (Dag) Number  |
| Shikhar Aushan | Important Location Name  |
| Jurain 020 01  | Mauza, J.L. No, Sheet No |

| CONSULTANT  |   | RAJUK   |  |
|---|---|---|--|
|   |   |   |  |
| Town Planner (Landuse)<br>DAP (2022-2035), Part-A | Town Planner (Landuse)<br>DAP (2022-2035), Part-B | Project Director<br>DAP (2022-2035) Project, RAJUK          |  |
|   |   |   |  |
| Deputy Team Leader<br>DAP (2022-2035), Part-A     | Deputy Team Leader<br>DAP (2022-2035), Part-B     | Member (Planning)<br>Rajdhani Unnayan Karttripakkha (RAJUK) |  |
|   |   |   |  |
| Team Leader<br>DAP (2022-2035), Part-A            | Team Leader<br>DAP (2022-2035), Part-B            | Chairman<br>Rajdhani Unnayan Karttripakkha (RAJUK)          |  |