

MASTER PLAN
for
SYLHET DIVISIONAL TOWN
(2010-2030)

STRUCTURE PLAN, URBAN AREA PLAN
and
DETAILED AREA PLAN

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URBAN DEVELOPMENT DIRECTORATE (UDD)
Ministry of Housing and Public Works
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বাংলাদেশ



গেজেট

অতিরিক্ত সংখ্যা
কর্তৃপক্ষ কর্তৃক প্রকাশিত

বৃহস্পতিবার, নভেম্বর ১৭, ২০১১

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার
গৃহায়ন ও গণপূর্ত মন্ত্রণালয়
পরিকল্পনা শাখা-৩
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নং গৃগম/পরি-২/০৮/২০০৪(অংশ-২)/২২০—গণপ্রজাতন্ত্রী বাংলাদেশ সরকারের Organizational Set up, Phase-II, (Departments/Directorates and Other Organizations under them), Volume XV (Ministry of Works), Chapter VI (Urban Development Directorate, June, 1983 এর Allocation of Functions এর ক্ষমতাবলে সরকার সিলেট এবং বরিশাল বিভাগীয় শহরের জন্য নতুন Master Plan এলাকা নির্ধারণ এবং অত্র এলাকাধীন প্রণীত Master Plan (Structure Plan, Urban Area Plan ও Detailed Area Plan) যথাযথ প্রক্রিয়া অনুসরণ করিয়া অনুমোদন করিয়াছে।

অতএব, সরকার অত্র প্রজ্ঞাপনের দ্বারা নতুন Master Plan (Structure Plan, Urban Area Plan ও Detailed Area Plan) এর অনুমোদনের বিষয়টি, অনুমোদিত Master Plan সহ সংশ্লিষ্ট সকলের অবগতির জন্য প্রকাশ করিল।

বিশেষ দ্রষ্টব্য : অনুমোদিত মাস্টার প্ল্যান ও প্রতিবেদন এর কপি নগর উন্নয়ন অধিদপ্তর, ৮২ সেগুন বাগিচা, ঢাকা-১০০০ এবং জেলা প্রশাসক, সিলেট ও জেলা প্রশাসক, বরিশাল এবং সিলেট সিটি কর্পোরেশন ও বরিশাল সিটি কর্পোরেশন এর কার্যালয়ে জনসাধারণের পরিদর্শনের সুবিধার্থে সংরক্ষিত থাকিবে।

রাষ্ট্রপতির আদেশক্রমে

মোঃ গোলাম মোছাদ্দেক
সিনিয়র সহকারী প্রধান।

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Chapter- 8

PLAN IMPLEMENTATION

8.1 Introduction

This chapter of the plan report highlights the various measures needed to be taken in order to execute the plan proposals. Effective implementation of a plan is the most important part of the total planning process. The process of execution needs to be carried out with care and efficiency in order to produce the best results.

8.2 Plan Custodian

As the plan encompass almost all aspects of urban development, physical and social. It is necessary that all the stakeholders should be involved in carrying out the implementation of the plan proposals. However, execution of substantial part of the plan proposals will rest on SCC as it is the custodian of the plan. Planning proposals are essentially much time bound, therefore, execution of the proposals should move ahead once the government formally approves the plan.

SCC will be the custodian of the total plan package. Therefore, it will also be in overall charge of monitoring the execution process. For effective implementation of the plan proposal, Planning Commission at national level must ensure that within the Structure Plan/Master Plan jurisdiction, no project contrary to the provisions of the approved master plan is approved or fund allocated.

8.3 Plan Amendment

Any amendment in the Structure Plan/Urban Area Plan or Detailed Area Plan can be made with the approval of Works Ministry. But changes should not be peace meal.

8.4 Periodic Review and Updating

It is necessary that the entire plan document (including all planning and land use proposals) should be reviewed every 4th year of the plan period and the new plan should be brought into execution from the 5th year. The aim of the review will be to analyze the status of implementation of plan provisions, the changing physical growth pattern, infrastructure development, and the trend of public and private physical development including growth direction. During the Structure Plan period two reviews will take place as follows:

1 st Review and Updating	: 2014
2 nd Review and Updating	: 2019

8.5 Master Plan Implementation

In this section the terminology 'Master Plan' has been used (to satisfy local government ordinance) to refer to the entire plan package combining Structure Plan, Urban Area Plan and the Detailed Area Plan. Recommendations have been made about the criteria for programming development proposals.

8.5.1 Recommendation for Programming

Programming for execution of development proposals can be drawn up based on two criteria- fixation of priority considering criticality of the problem and selection of location considering potentiality of urbanization. Some developments will be at town level that can not be broken down into wards. But some problems in critical shape at very local level (like ward) should be taken care of at the programme level. Drainage is a critical problem that should be taken care of with a holistic approach. This has no peace meal solution and should be considered in totality. In the same way phasing of implementation should also be worked out considering criticality of the problems and priority of need. To ensure good governance, proposed development proposals should be discussed in the City

8.7 Capacity Building of Sylhet City Corporation

The present plan package imposes a large number of development projects on Sylhet City Corporation (SCC) for implementation. SCC will be not only the custodian of the plan, it will also directly implement much of the development projects. Besides, it will also be responsible for monitoring and implementation of the development projects by other urban development and service giving agencies. This situation calls for strengthening of the existing capability of SCC. The existing manpower position of the Engineering, Planning, Development control and Accounts should be substantially raised to handle future volume of work. To raise working capability, training programmes should be arranged and modern office and working equipment should be installed.

It is recommended that a Planning Cell to be established directly under the Mayor with required manpower. However, a full fledged Planning Department should be set up later on under the Mayor. The new planning set up should have a position of a Chief Town Planner equivalent to the status of Chief Engineer. The total number of planners (Deputy Chief Planner) at mid level should be at least two and at junior level (Assistant Planner) the minimum number should be four.

There is need to improve efficiency in planning and development control process and the working procedure in the proposed planning department of SCC. Automation in mapping, planning and database creation using computer technology like GIS can enable quick retrieval, updating and presentation of updated maps and numerical data. To ensure better accuracy, digital measurement equipment and GPS should be used. Aerial photograph and satellite image can serve as a cost saving approach in monitoring growth and development. Use of modern technology will increase efficiency in planning and record keeping, finally expedite decision making process.

8.8 UDD Support Services

The current planning task will need a long span time for implementation. It is unlikely that all the plan proposals will be implemented as approved. There will be modifications and amendments as and when needed. To accomplish such changes would require professional expertise support.

It requires providing technical services for effective implementation of the plan and its management. UDD should shoulder these tasks for City Corporation. And as such a planning unit of UDD should deploy in Sylhet for providing advisory services for interpretation, implementation and management of the plan. Delivery of these support services can be worked out through mutual understanding between the two organizations.

8.9 Legal Issues

8.9.1 Rules for Realization of Betterment Fee

Conventionally, infrastructures are developed by public sector agencies for public benefit. But in case of some developments it is observed that major benefits of infrastructure development are reaped by a particular section of the community close to the development. This is particularly true for road construction. When a new road is constructed in an undeveloped area, the property owners adjacent to the road reap the most benefits from the road. Immediately after construction of road the area becomes more accessible and the land value springs up. The road side land owners make a windfall gain due to unprecedented rise in land price. Such advantage 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.

So, when, as a consequence of any development scheme having been executed by the SCC in any area, the value of land in that area increases or likely to increase, the SCC has right to levy upon the owner of the land or any person having any interest therein, a betterment fee in respect of the increase in the value of the land. In levying betterment fee on any land SCC should take into consideration the extent and nature of benefit accruing to the land from the development scheme and such other factors as may be prescribed.