



Chapter

8

CONCLUSION

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The Final Plan Report speaks about the arrangements of the detailed development proposals and land use proposals of the Detailed Area Plan (DAP) for Chittagong Metropolitan Master Plan (CMMP). This report proceeds with laying down the policy framework for preparation of the integrated plan and proposals for the most critical issues of the DAP area. Policy and proposals are mainly based on Structure Plan (1995-2015) policies and recommendations integrated with public and private sector commitments and opinions of the stakeholders. In some cases where the *recommendations came in conflict with the changed situation or have been found unsuitable necessary modifications were carried out.* The proposals have been prepared in detailed form at local level showing them in specific way through land use plans and development proposals.

The road proposals show the primary, secondary and other roads that are arterial and collector roads. Existing and new urban area DPZs boundaries have been pointed out in this report. Some readjustments have been made during re-defining the Urban Development Plan (1995-2005) delineated Zone for Detailed Planning Zones (DPZs). Modifications have been made in consideration of the actual development taken place in the DAP area. For participatory housing area development possible areas have been identified in the Plan including the procedures and steps to develop participatory housing areas.

Effective implementation of the DAP 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. As the plans encompass almost all aspects of Urban development, physical aspects to social aspects, it is necessary that all the stakeholders should be involved in carrying out the implementation of the plan proposal. Implementation of large number of development projects under the DAP would require strong and capable management body.

CDA is the custodian of the DAP for CMMP package. Therefore, execution of substantial part of the DAP proposals will depend on CDA and it will also be in

overall charge of controlling and monitoring the execution progress. So, the planning department of CDA has to be appropriately staffed. Some 15 professional staff supported by technical staff has been recommended in the CMMP and this Report supports the estimate. For effective implementation of the DAP proposal, Planning Commission at national level must ensure that within the DAP area no project contrary to the provisions of the approved DAP is approved or fund allocated without clearance of CDA.