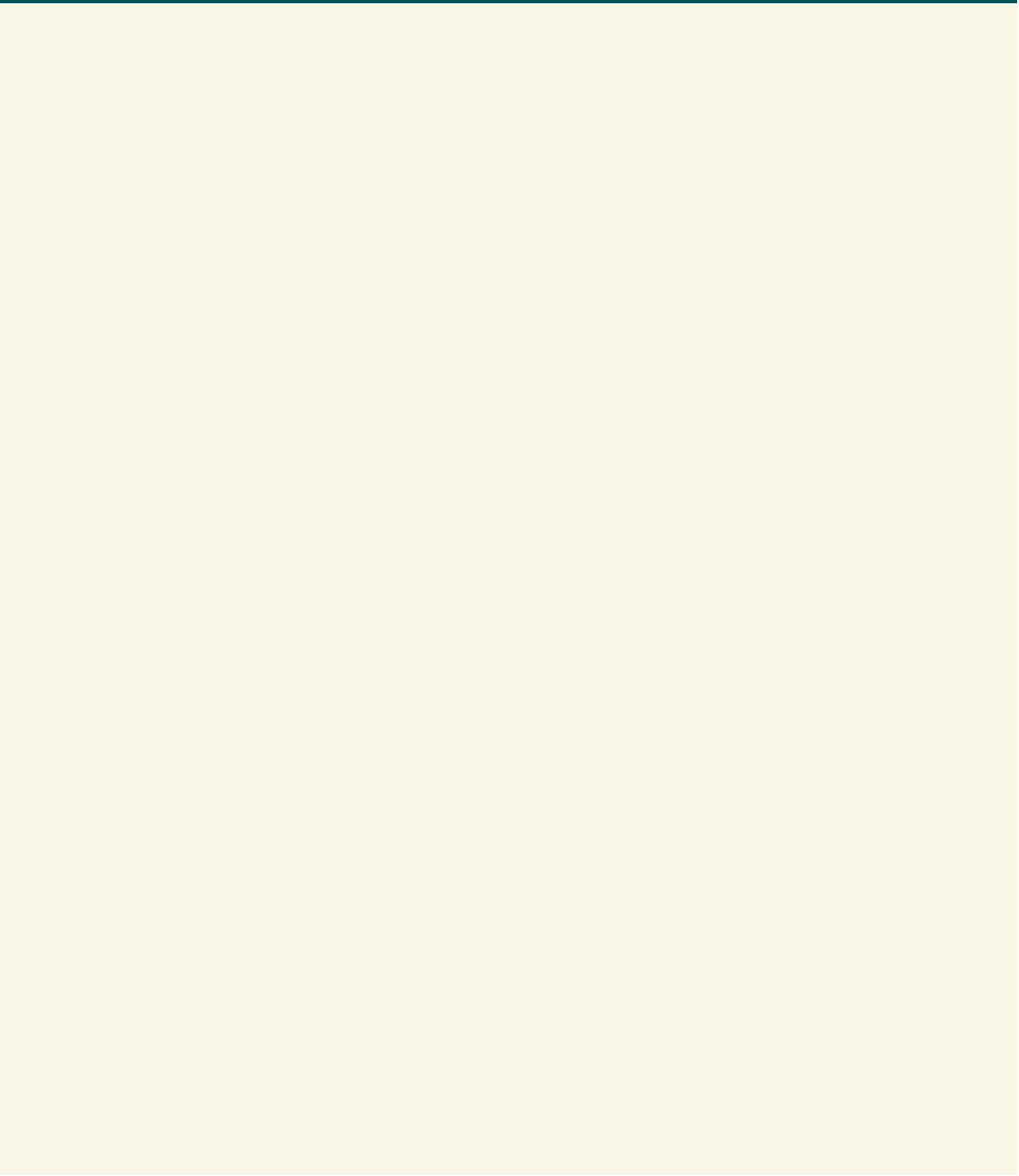
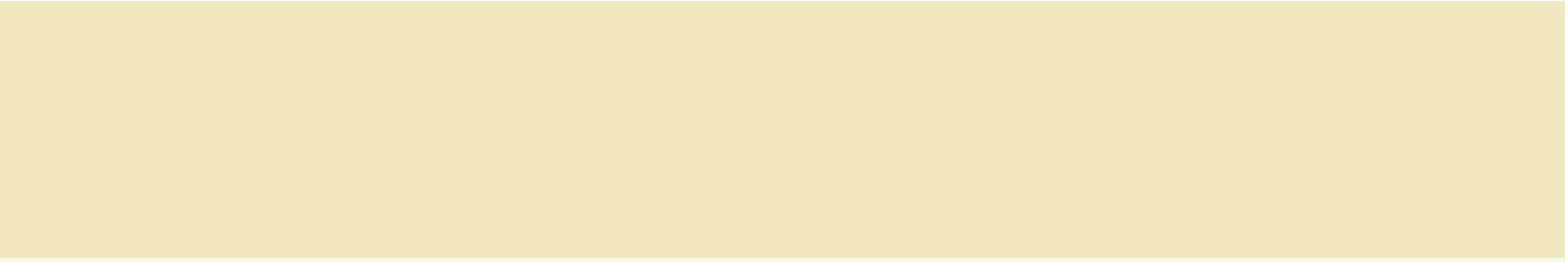


DPZ *03*

SADARGHAT - CHAWK BAZAAR



4.3 DPZ-03: SADARGHAT - CHAWK BAZAAR

4.3.1 EXISTING SITUATION

a) Location and Administrative Boundary: This Zone is where Chittagong city evolved. It starts from the north bank of the Karnaphuli River port and extends northward to cover the traditional city, up to Chawkbazaar. It covers areas built during the Sultanate, Mughal and British rule. It is bounded by the Nawab Sirajuddowla road and its north and southward connections to the east, Sadarghat road on the south, the Sk. Mujib and CDA Avenue on the west and OR Nizam road on the north. Double Mooring and Kotwali Thanas are situated in this Zone. The 14 wards are: 15, 16,20,21,22,23,28,29,30,31,32,33,34 and part of 35.

b) Population: The population of this Zone was 440,654 in 2001 (BBS). According to the trend projection CMMP, this is estimated to grow to 592226 in 2011 recording a rise of 151,572 persons over a 10-year period. This Plan estimates the population to rise to 720,739 in 2015. Planned redevelopment and renewal of the area in phases and efficient use of spaces can cater to this increase. The population density of the Zone is 132 persons per acre in 2001.

c) Land Ownership: Major land owners in the formal sector are: PWD, Chittagong Port, Military and Bangladesh Railway.

d) Socio Economic Condition: According to the socio economic survey it is found that 73 - 77% HH consist of 4 to 6 members. Literacy rate is the highest in the area, which is some 92.4%. Most HH depend on trade and commerce for their livelihood. Major income of HH comes from middle scale business and salary from private job. HH's spend approximately 40% of total monthly income on food and about 30% for house rent. Literacy rate of the area is 65.66 %.

4.3.2 EXISTING LAND USE AND DEVELOPMENT STATUS

The riverside and adjoining area is the business and trading hub of the city. Like all traditionally grown area it is mixed use in character. Streets are lined with shops, small manufacturing workshops and

offices while residences are in the upper floors or at the rear plots which are often accessed by very narrow lanes and by-lanes. Most cultural and heritage sites are located here.

There are a number of small hillocks for which Chittagong is so unique. The northern part is more formally developed with predominant residential use. Major community facilities developed by the government and the private sector are in this Zone.

The area is currently undergoing major transformation by the replacement of existing low height buildings including vacant and open spaces into high-rise multistoried apartments, shopping malls, commercial buildings, medical clinics etc, without any consideration to the movement, drainage and open space system, and other urban facilities.

a) Residential: Planned high-income areas (Panchlaish R/A, Nasirabad Housing Society, and Hill View), are undergoing transformation. These sites have good access to individual plots but have inadequate provision of open spaces and urban facilities. None have footpaths. Overbuilding is destroying the fabric of these areas.

The older parts of the city have grown incrementally over the years and have a mix of residential types with other uses. There are numerous slums and squatters in this Zone. Also present are government staff quarters. These areas are also under pressure for redevelopment, which is occurring piecemeal, benefiting a few.

The total number of structures is around 33,530. Out of that 24,289 are used for residential purpose of which 41%, 40%, 5% and 14% are pucca, semi pucca, tin shade and katcha respectively.

b) Industrial: As per the land use survey data, approximately 268 manufacturing and processing industries are present here. A significant number is located along the Chaktai khal system. These consist of salt processing, wood and furniture making.

c) Commercial: About 5027 commercial structures have been identified in different areas of DPZ 03.

The area has some specific trade in specific areas such as the largest medicine centre is in Anderkilla ward (Hazari goli). Bicycle and related business is in the Alkaran area, tiles shop along Jubilee road, wholesale cloth in Teri Bazaar, furniture shop along S.S. Khaled road. Besides, fabrics, jewelry and musical instruments are in the old areas of DPZ 03. The New Market is a major formal retail shopping development. Surrounding it is the Reazuddin bazaar, which is the largest concentration of retail shopping and kitchen market in the city. Agrabad C/A is a predominating commercial district.

d) Topography and Drainage: Topographically this zone can be divided into at least six morphological units. These are: i) Hills, ii) valleys iii) alluvial plains iv) tidal plains v) swampy land and vi) khals and river. Hills occupy a major part of this zone. Some important hill ranges are CRB hill, Court hill, DC hill, civil surgeon hill, Joy Pahar, Chatteswari hill and Goal Pahar. These hills are about 595 acres and the southernmost extents of these hills are up to the Dhaka-Chittagong rail tracks leading to the railway station. There is an

extensive development of piedmont land in between these hill ranges and also bordering their edges. It is hard to isolate the valley areas because many of these areas have been leveled for human settlements. However, some valleys still remain within the hill ranges. In the south of the rail-tracts and in the eastern part of the area alluvial plain lands have been developed, with gentle slopes towards the south. A narrow strip of tidal plain land along the riverbank is relatively low-lying area and very poorly drained. The area along the Chaktai course is the swampy depressed land, with very poor drainage condition and creates severe water logging even after a short torrential rainfall.

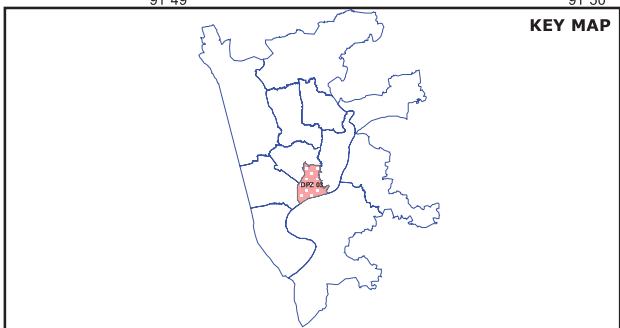
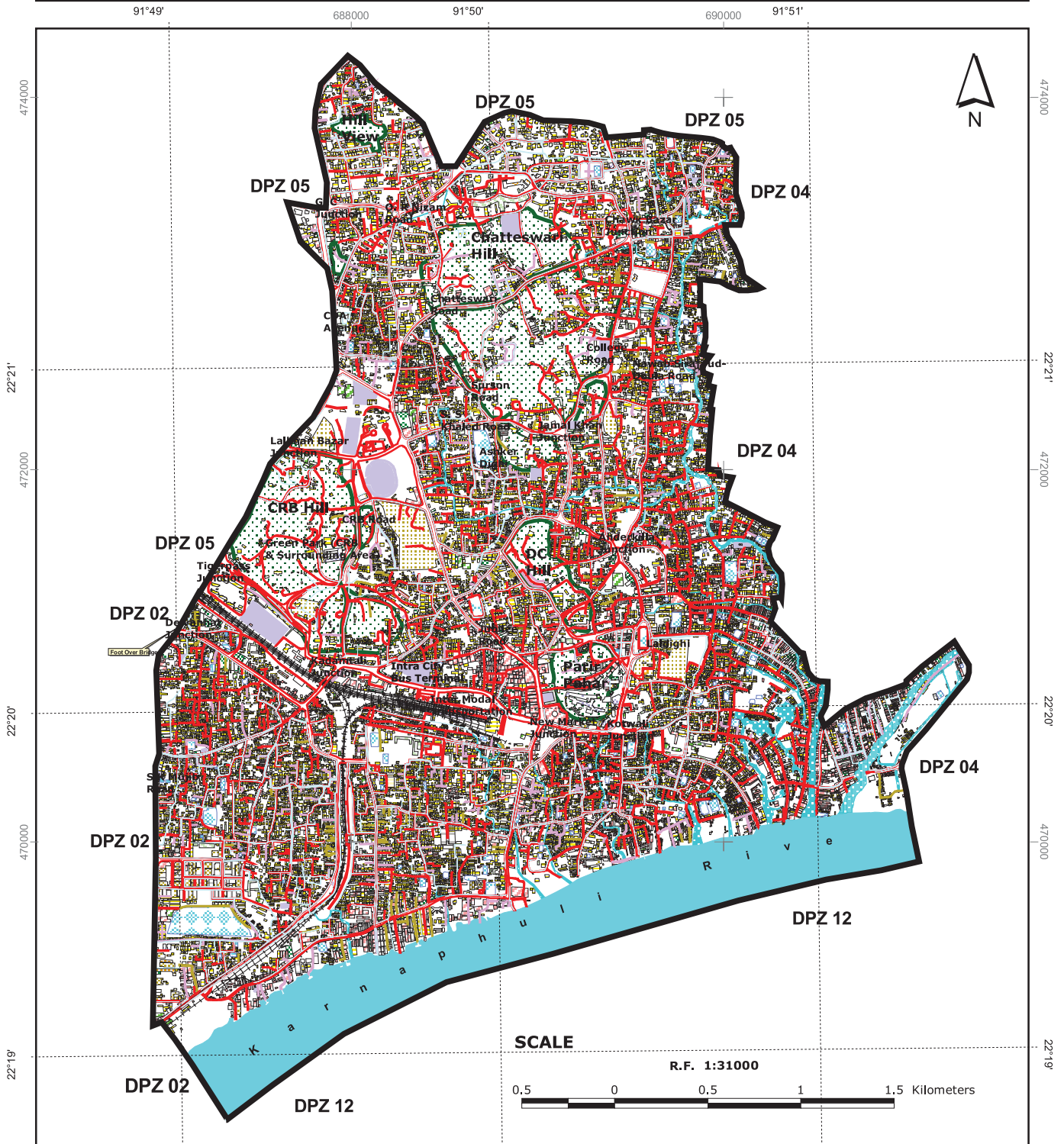
The planning area is drained by number of khals, which are mostly originated from the hilly uplands in the north and discharge into the Karnaphuli. Some of the major khals are Chaktai, Sadarghat, Jamal khan, Badarpatti, Mirza, Hizra, and Chatteswari khal. Chaktai khal is the main drainage artery. However, many of these khals have been encroached and made narrow, which is one of the main causes of poor drainage and water logging in this planning area

Table 4.3: Existing land use features of DPZ-03

Sl. No.	Type of use	Area (in acre)	Percentage
1	Agriculture	2	0.06%
2	Commercial	336.605	10.12%
3	Education & Research	46.707	1.40%
4	Manufacturing & Processing	31.243	0.93%
5	Mixed Use	251.783	7.57%
6	Office Use	13.161	0.39%
7	Open/Community Space	41.418	1.24%
8	Residential	838.244	25.20%
9	Service Facilities	50.205	1.50%
10	Transportation	356.075	10.70%
11	Vacant Land	66.849	2%
12	Water Body	629.608	18.92%
13	Miscellaneous	25.238	0.75%
14	Restricted area	41.851	1.27%
15	Hilly area	595.013	17.95%
Total		3326	100%

Source: Land use survey, 2006-2007

FIGURE 4.5: EXISTING LAND USE MAP OF DPZ- 03 (Sadarghat-Chawk Bazaar)



LEGEND

<p>Existing Structure</p> <ul style="list-style-type: none"> Residential Commercial Activity Community Service Education & Research Governmental Services Manufacturing and Processing Activity Miscellaneous Mixed Use Non Government Services Service Activity Transport & Communication Agriculture 	<p>Other Use</p> <ul style="list-style-type: none"> Other Poly Restricted Area Hilly Area <p>Existing Road & Rail Line</p> <ul style="list-style-type: none"> Pucca Road Semi-pucca Road Katcha Road Rail Line <p>Existing Waterbodies</p> <ul style="list-style-type: none"> Marshland Ditch Pond Khal River Drain
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e) Transport:

i) Road Network: There are a number of roads in this zone. Important north - south roads are CDA Avenue, Jubilee road, Nawab Sirajuddowla road, College road, S.K Mujib road and D.T road. Others are Sadarghat road, Kabi Nazrul Islam road, Iqbal road and Ashraf Ali road. Major east west roads are Station road and Strand road. Others are S.S. Khaled road, Chatteswari road and O. R Nizam road.

ii) River Network: A large number of economic activities take place along the Karnaphuli River using the numerous ghats situated along the river. These ghats play an important role in fish supply to the local and national market, provide riverine communication through trawlers and small ships between Chittagong city and its surrounding districts as well as other parts of the country.



Fig. 4-16 Ghat located along the Karnaphuli River.

iii) Rail Way: Chittagong railway station is located in this Zone. Due to cheaper fares this transport mode, is widely used by the low and middle class population. Approximately 4 km. rail track lies in this Zone.

f) Institutional: The Chittagong central jail is located here. Plans to relocate it to Hathazari and free the space for urban amenity use as suggested by the past plan of 1961 were not considered feasible. The Office of the Metropolitan Police is situated here.

g) Restricted Area: There are some restricted areas in the city centre are, such as, Naval residential area and MES field station

h) Community Facilities: The city like any other city in Bangladesh is poorly served by community facilities and urban amenities. This zone has the major community facilities serving the city and its hinterland.

i) Health: The Chittagong Medical College Hospital (CMCH), the General Hospital (100 bed) and the Railway hospital is located here. Numerous private hospitals/clinics have developed in the vicinity of the CMCH (in Panchlaish, OR Nizam Road, Mehedibagh). More are under construction (with or without permits). Generally speaking these have violated legal open space requirements, causing huge disruption to the through traffic.

ii) Education: The land area under education in this Zone is approximately 47 acres. Major colleges are: Chittagong College, Mohsin college, City college, Chittagong Commerce College, Enayetbazaar Women's' college. Amongst the private universities - Premier University by CCC has its own buildings, some of which are built on road and drain reserve. Others are in rented buildings. Significant government schools are: the Collegiate School, Kastagir girl's school, Muslim High School. Important private schools are: St. Scholista, St Placids and St Marys', Aparna Charan School, BAWA school. The CCC runs some schools. There are a number of private English Medium schools. Private and CCC schools suffer from lack of open spaces and play grounds. New schools are not being able to provide open spaces due to high land prices and inability of private owners to assemble land. There is no institutional support.

i) Utility Services

i) Water supply: CWASA is the responsible authority to supply water. Trunk mains and a network of smaller mains serve the study area. Supply water is not available and sometimes it comes with filthy.

ii) Electricity: A network of transmission line supply electricity in the area covered by Detailed Plan. There are various types of transmission lines in the study area. As for example, Industries and residential areas are supplied by the 11 kv and 6 kv lines. Capacities of transmission lines vary according to the demand of different parts of the

Detailed Area Plan.

iii) Gas: Bakhrabad Gas System Ltd. is responsible authority to supply gas in the area. Main distribution lines and a network of smaller mains serve the study area.

iv) Sewerage system: There is no sewerage system in the study area as well as other parts of Chittagong city. Sewage is disposed through septic tanks, drains, khal and to the ground directly.

v) Telecommunication: The study finds that the telecommunication network of T&T serves the DPZ-03.

vi) Solid waste collection and disposal: The Conservancy Department of Chittagong City Corporation (CCC) has responsibility to collect waste from dustbin and transport them to the final disposal sites. The study finds that waste management system of CCC does not attain satisfactory level.

j) Leisure, Recreation, Parks and Open Spaces:

Sports: Major sporting facilities consist of the MA Aziz stadium, the outer stadium and gym. Major playgrounds are the Polo ground, parade ground, Mohsin college ground. The MA Aziz stadium is being upgraded. The outer stadium and other playgrounds are in a state of neglect and



Pic. 4-17 MA Aziz stadium is an international sports venue.

dereliction.

Parks: The Laldighi Park with tank has been renovated by CCC and will be made open to the public for angling and swimming.



Pic. 4-18 Laldighi park- This place has historical importance.

Amusement park: The Chittagong Shishu Park (by CCC) is an amusement park. Built in the forecourt of the former historic circuit house, this amusement park greatly diminishes the historic appeal of the landmark building, which is also an icon of Chittagong. The park has no set back to cater to the traffic circulation and parking generated by the facility.

Cinema: Due lack of viewer interest and poor economic return, some eight cinema halls have closed in this zone and changed to shopping centres. The Lions cinema is a historical site, the Almas Cinema hall (operated by the Muktiyoddha Kallyan Trust) once the pride of Chittagong, is poor condition. Both need major renovation.

Theatre and Public Halls: The Muslim Hall (500 capacity) is the most significant public hall. The area may be considered as the cultural precinct of the traditional city, with along the Shaheed Minar, Theatre Institute, Studio Theatre, the Public Library and the Society of Arts and Literature. The latter three are located in an open space once known as the Hands Park (developed during the British Rule). Parks have been routinely abused. Proposals to construct high-rise commercial buildings by the police and the society in this former park area will generate huge volumes of traffic in an already congested area and will greatly diminish the image of the traditional cultural area. The JM Sen Hall is an important hall and open space in need of urban upgrading.

Other Significant social clubs and community facilities are: The Chittagong Club, the Waziullah

Institute, the Ladies club, the Institution of Engineers Bangladesh (IEB), Chittagong Centre. The IEB is contemplating provision of underground parking facility and upgrading the open grounds into an open urban plaza. These should be implemented.



Pic. 4-19 Theatre Institute



Pic. 4-20 Shahid Minar

Museum: The Zia Smriti museum, the naval museum, and the single storied Ethnological Museum (at Agrabad C/A), all suffer from poor facilities, and there is thus lack of visitor interest.

Religious: Major religious facilities of all four faiths are located here. Most significant mosques are the Jamat-ul-Falah mosque, the Anderkilla Jamme Mashjid and Kadam Mubarak. The latter two are historically important. Amanat Shah Mazar is significant. These suffer from poor environmental conditions.

k) Culture and Heritage: The zone has a number of sites, buildings and areas that need protection for historical, cultural, and architectural interest.

These are in neglect and misuse. A preliminary list of such buildings and sites are listed in Annex 4.

4.3.3 EXISTING ENVIRONMENTAL ISSUES

The generalized Land use pattern of this zone is the low density residential uses of hilly areas; planned commercial area at Agrabad; unplanned commercial zones at Khatunganj- Reazuddin bazaar-Sadarghat area; planned residential areas at Agrabad, Panchlaish, Hill view and Katalganj; unplanned high density residential areas at Jamal khan, Chawkbazaar, Anderkilla, Enayetbazaar, Dewanbazaar and Madarbari areas; and inland port related activities and haphazardly placed warehouses along the river bank. However, some environmental issues in this planning zone are:

i) Water Logging: Water logging in many of areas is a severe environmental concern. The worst affected areas are Katalganj, Chawkbazaar, and Dewanbazaar. These areas are badly affected, even after a brief rainfall period. The main causes of water logging are siltation due to hill erosion, encroachment of the khals and artificial obstacles.

ii) Ponds and Water bodies: Some water bodies of socio-cultural significance are Agrabad Deba, Ranir Dighi, Ashker Dighi and Laldighi. Other such dighis, - Komol daha, and Raja Pukur have been filled. Ponds and water bodies are part of urban micro-climate and urban hydrology. Permanent loss is a threat to the city environment.

iii) Open space and Play Ground: The number of open space and playing grounds are grossly inadequate. Important open space / play grounds are Polo ground, Laldighi Maidan, City college field, Mohsin college field, Parade ground, St. Placid's School field, and Jamiatul Falah Maidan and Stadium compound.

iv) Slum Population: The traditional part of the city is characterized by sporadic growth of slum dwellings. The physical condition and social environment of these slums is very poor. These include poor dwelling units, poor drainage, sanitation and lack of urban utilities. A highest number of about 242,000 people live in 73 slum clusters in ward No-7. Slums in CRB area do not lie in harmony with the natural beauty of this

landscape.

v) Karnaphuli Encroachment and pollution:

The Karnaphuli River banks, between the port and Shah Amanat bridge has been encroached by individuals and groups for residential and industrial use. Pollution is caused by dumping of solid waste by adjacent land users and also through oil spills from country boats. A large number of mechanized boats operate in the Sadarghat area. They operate and anchor on the river channel in a disorganized way. These actions reduce the river flow and lead to accelerate siltation of the riverbed.



Pic. 4-21 Encroachment of Karnaphuli River Bank.

vi) Earthquake Risk: The City is highly vulnerable to earthquake, not only due to its location close to the tectonic fault line, but also due to a high number of old and dilapidated buildings in this Zone. Along the river front line there is the risk of liquefaction after an earthquake. High-rise buildings along the river should only be permitted with detailed study.

vii) Urban Congestion and Microclimate: There are very little open spaces between and around buildings, particularly in Jamal khan, Anderkilla, Enayetbazaar, Dewanbazaar and Alkaran. Due to congestion, the microclimate of the zone is badly affected, making it humid and uncomfortable, both in summer and winter seasons.

viii) Fire Hazard: The risk of fire hazard is extremely high due to overcrowding, poor ventilation and lack of emergency access. The Reazuddin bazaar area is particularly vulnerable.

Buildings are so closely packed leaving no space in between the buildings to conduct rescue operations during a fire. A University campus on top of a gas filling station near WASA is one of the most vulnerable buildings in terms of fire hazard.

ix) Hill cutting / Landslides: Compared to other hilly areas, the hill topography of this zone is relatively less disturbed. However, there are some incidents of hill cuttings in Chatteswari and Lalkhan bazaar area. The potential locations of landslides are: Tiger pass, Cheragi Pahar.

4.3.4 HIGHER LEVEL PLANNING

a) Structure Plan – CMMP 1995: Major Structure Plan policies relate to urban redevelopment and renewal to cater to business and shelter and socio cultural needs of the residents and enhance the city environment. These are discussed in each relevant sector. The major thrust is to increase the economic potentials and to enhance the image of Chittagong.

b) Urban Development Plan CMMP 1995: In line with the Structure Plan policies the major actions recommended are as follows:

- Implementation of slum improvement programme.
- Implementation of the first phase Drainage improvement Plan and the Transport Plan.
- Identification and implementation of urban upgrading schemes.
- Identification of a mechanism for redevelopment of Chaktai, Sadarghat and Agrabad Commercial area.
- Identification and introduction of measures to improve major commercial streets.
- Improvement of facilities for river transport.

c) Storm water and Drainage Master Plan - CMMP 1995: The DPZ 03 covers entire area of Drainage Area No. 1, Drainage Area No.2, Drainage Area No. 3 and part of Drainage Area No. 5a of the Drainage Master Plan. Major proposals for the area are khal rehabilitation, new secondary khal, flood storage pond, regulator and navigation

gate.

d) Long Term Traffic and Transportation Master Plan CMMP 1995: Major long term and immediate proposals are to build embankment along the Karnaphuli River. This Master plan recommends embankment cum road from Chaktai area to Strand Road.

4.3.5 DETAILED AREA DEVELOPMENT PROPOSALS

Major recommendations consist of area renewal, upgrading, and enhancement, by encouraging provision of community and urban amenity spaces such as open spaces, play grounds, schools, kitchen markets, in the residential and mixed use areas. The aim would also be to develop underused and poorly developed urban land. In all cases however, the policy will be to protect the interests of the existing landowners, and protecting and enhancing the urban environment while advancing the economic base of the city. Thus instead of undertaking projects through acquisition powers of the government, the approach will be to develop through government and private sector participation with representation by the landowners.

The following development proposals have been shown in *Figure no 4.6*

a) Residential (Housing): The Authority shall prepare a phased programme for improvement and enhancement of sub areas, by declaring Neighborhood Renewal and Improvement areas. Land Management techniques will be applied as relevant. Recommendations are:

R-03-01/ R-03-02 / R-03-03/ R-03-04: Low density High Income housing may be permitted in the three hills of Sarson road, Chatteswari road, S.S. Khaled Road and ICI Hill. In this Strategic Open Space, plot coverage and building height will be permitted based on the decision of Nagar Unnayan Committee. Jogging tracks and pedestrian paths (3'-4') traversing the undulating edges along the main roads may be constructed. This would ensure safe pedestrian movement.

Implementing Agency: CDA/Private land and housing developers / land owners

For development in the hills of the Strategic Open Spaces, a NOC from the proposed, 'Nagar Unnayan Committee Chittagong' has to be obtained.

R-03-05/ R-03-06/ R-03-07/ R-03-08: The Authority will guide the redevelopment of the planned residential area at Amirabagh, Hill View, Panchlaish, and Katalganj, R/A and its immediate adjoining areas. Major aim is to increase open space and green zones. NH grocery and provision stores, tailors, hairdressers, may be permitted at designated locations.

Policies: H1, H1.1, H1.2, H1.3, H1.4, RO 3.1, RO 3.5, RO 3.8, CH 2.3 and Guidance Notes : sections of 05 and 06 as relevant.

Implementing Agency: CDA/ PWD / Private land and housing developers / land owners

For revitalizing of the Government Staff Quarters the following policies will apply as relevant: all sections of H 04.

R-03-09: The railway Polo ground site consisting of flats and playground shall be improved and its visual quality enhanced by tree planting and landscaping. Buildings may be upgraded in phases.

R-03-10: Upgrading and revitalizing government quarters at Badsha Mia Road.

R-03-11: Sweepers colonies at Madarbari, and Bandel Road

Implementing Agency: CDA/Relevant Department / with or without the private sector

For Improving the existing Spontaneous Settlements and renewal of areas the following policies will apply: all sections of H1 and H3, RO 3, RO 3, RO 3.8, and Guidance Notes: all sections of 02, 05 and 06.

Religious, education and heritage sites within or adjacent to these sites will be protected and sufficient buffer areas for aesthetic and visual appeal and ease of access to these sites.

R-03-12: Through guided land development techniques the areas in and around Deb Pahar, will be upgraded and the environmental condition improved. The hill topography will be protected and enhanced. Plot coverage and building height

will be determined by Nagor Unnayan Committee.

R-03-13: For the Joy Nagar area same conditions as above will apply.

R-03-14 to R-03-19: A number of areas at such as, Mehedibagh, Kazir Dewry, Jamal Khan, Anderkilla and surroundings of Nawab Sirajuddowla road are densely built with houses very closely packed. Many are poorly constructed. Efforts will have to be made to identify buildings in distress, with close participation of the landowners a phased programme of identifying buildings and sites for upgrading and enhancing of the environment may be initiated. Provision of green spaces and other urban amenities should be a collective responsibility.

Efforts will also be made to provide a road network through these sites. For example some existing lanes from Mehedibagh road may be linked to the CDA Avenue or the MM Ali road. Even pedestrian connection will enable residents of the area to use mass public transport on the CDA Avenue and reach their destinations through the pedestrian paths. This will reduce congestion of the main Mehedibagh road. Similar networks are recommended in other areas.

R-03-20: As part of the phased programme of upgrading slums an area north of Strand road may be undertaken through land sharing techniques

b) Industrial: No Industrial development is recommended in this zone. Small scale processing is designated under commercial use.

c) Commercial: As per the Structure Plan the whole of Sadarghat / Chaktai Special Commercial Area (SCA) and part of the Agrabad SCA falls within this zone. For the development of these H3, H3.2, H4A and H4B, H5, H6a, all sections of ECN 9, 11 and 12 and 13, all policies of CH will apply. Guidance Notes: 03, 04, 05, 10 and 11 will apply. Selected open spaces play grounds, and water bodies are earmarked for conservation and development. Others will be created during the planning and implementation process.

Commercial development along specific roads will only be permitted subject to making allowance for road widening as mentioned. Subject to the level

of development, wide paved areas (Guidance Note 11, Annex 2) must be reserved for pedestrian movement along the roads, which will be open for public access at all times. Adequate Dropping and parking for all types of vehicles will be ensured at the ground level at convenient locations.

In principal high-rise buildings will be permitted in all commercial areas subject to traffic generation and movement study, waste generation and disposal, and environmental considerations. A maximum of 50% will be permitted at ground level.

A high level of architectural design will be accepted in all buildings along all major roads in this Zone.

The Authority shall prepare a phased programme for improvement and enhancement of sub areas, by declaring Neighborhood Renewal and Improvement areas. Land Management techniques will be applied as relevant. CDA, CCC and other organizations will be incorporated in the effort (refer Chapter 5).

Recommendations for sub areas are:

Com-03-01: Sadarghat is the principal river port. Along with the Chaktai area this has been identified in the CMMP as a, 'Special Commercial Area' (SCA). Authority will take immediate decision to prepare redevelopment plan of this area. This includes CPA land as well as private land particularly those in the influence of the proposed New road. The procedures are noted in DP - 02 of the Outline Urban Development Plan of CMMP. The physical survey of the area has been completed. Coordination between CDA, CPA and CCC is essential while undertaking a phased programme for revitalization the following considerations have to be made in respect to the river front:

- Bank line fixation, embankment and a new road considered as the outer ring road. It is understood that CPA is considering proposals.
- There should be two distinct road functions. That of through traffic bypassing the city. The other will be for local traffic and will cater for bus service, private vehicles and pedestrian.

- As per the environmental guideline the riverside protection should follow spring tide between port jetty one and the Kalurghat Bridge. Final alignment will be through technical study to retain the navigational channel.
- The berthing facilities currently isolated and used for different purposes should be grouped together and connected to landing and loading platforms. These platforms will have adequate parking and loading unloading i.e., freight handling areas. The haphazardly located warehouses have to be removed and re-arranged in a planned manner with adequate access and pedestrian and vehicle movement areas

Other considerations for the area are:

- Protecting buildings and sites of architectural, historical and cultural interests. Protecting existing open spaces, play grounds and educational institutions and reserving additional spaces for such uses. A riverside park may be reconsidered (RO-03-01).
- Mixed use (commercial and residential) will be permitted.
- Wide public plazas with commercial and public buildings of national significance.
- To ease traffic movement, three semicircular roads are recommended. (see transportation). These should have wide footpaths (minimum 10'). The semicircular roads should be linked to each other through radiating roads.

Implementing Agency: CDA/ CPA / CCC/ PWD / BIWTA /BWDB / Other government agencies / Private Developer companies/ landowners

Com-03-02: The part of the Agrabad SCA west of Sk. Mujib Road is presented in Zone 2. The part in this Zone consists of the area bounded by the Sk. Mujib road to the west, the DT road on the north and west and the Sadarghat road on the south. Some recommendations are as follows:

a) 'Deba Taranga' - Development of the Agrabad Deba: About 14 acres water body and surroundings should be developed into a high class commercial cum leisure and recreational centre by making the water body visible to the city dwellers,

relocating the squatters, building commercial buildings and landscaping the area for promoting tourism and revitalizing the area in general. Further details in Chapter-6 (Special Project Plan)

b) High Rise Apartments: A certain portion of land on south of the Agrabad Deba may be redeveloped into a high class high rise residential development

Policies H 6b H3.1, H3.2, H4.4 (Chapter-2), GN 05 and 06 (Annex-2) will apply.

Implementing Agency: CDA/Private land and housing developers / land owners

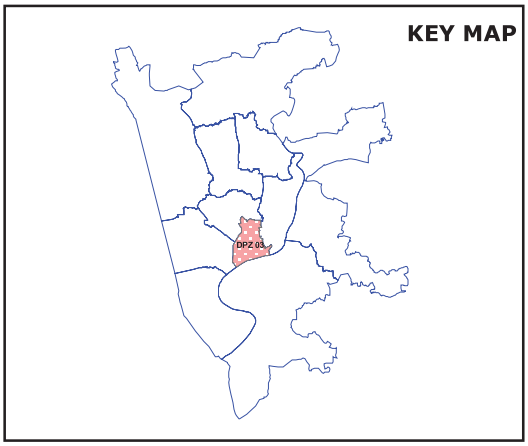
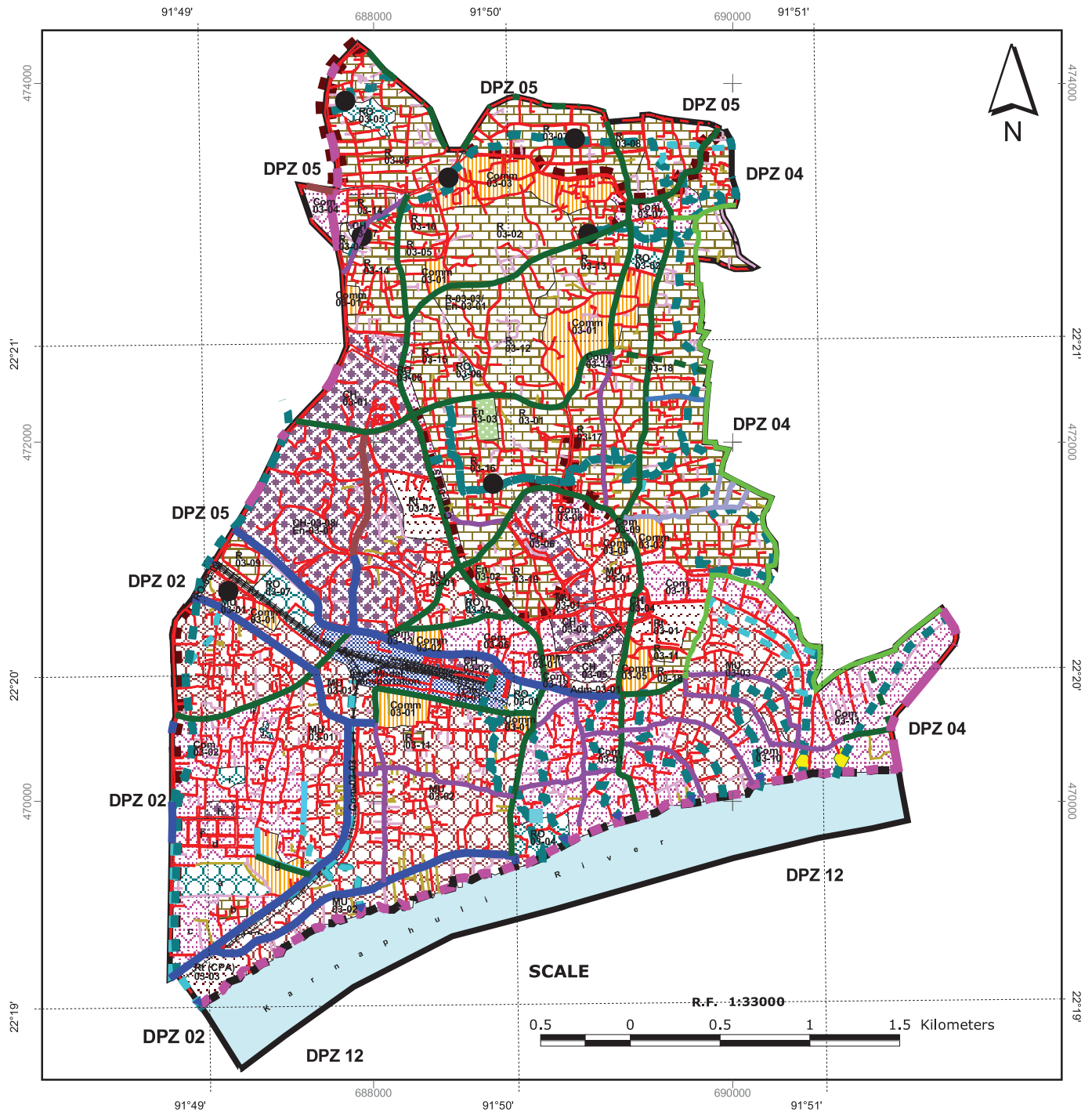
c) New Commercial Development: High-rise commercial office building shall be developed in the triangular area adjoining Barik building. Sustainable building practices will be encouraged.

d) Improvement to Planned C/A: The existing Agrabad C/A is ripe for transformation into high-rise development. The Authority should liaison with the PWD for preparing a redevelopment plan. Considerations may be made to consolidate 2 to 4 or more plots to obtain a larger plot for high-rise development. Unlimited FAR, with 40% plot coverage of the ground and first floor and 65% coverage in other floors may be permitted. Sustainable building practice will be encouraged.

e) Mixed Use Development: Improvement and guided redevelopment of the sporadic growing areas need to be addressed by the Authority immediately. These will include residential, shops, offices, civic buildings, specialized markets, religious facilities, parking towers and off street parking sites. Residential accommodation may be in designated places and in the upper floors. Residential facilities will be for all income groups. Creation of public plazas will be encouraged. Plot coverage will be as per Building Construction Rules. High rise buildings will be encouraged subject to creation of open spaces, road network, pedestrian and cycle paths and comprehensive development of the area.

f) Parking Towers: To cater the parking needs of private vehicles two plots are recommended. As incentive the plot owners will get additional benefit regarding allowable development rights to

FIGURE 4.6: PROPOSED LAND USE PLAN OF DPZ- 03 (Sadarghat-Chawk Bazaar)



LEGEND

Proposed Landuse

- Residential
- Commercial
- Mixed Use
- Community Facility
- Environmental Protection/Enhancement
- Recreation, Leisure & Open Space
- Culture and Heritage
- Transport Related Use
- Restricted

Proposed Drainage and Embankment

- Flood Storage Pond
- Retention Pond
- River
- Tidal Regulator
- Silt Trap
- Navigation Gate
- Embankment
- Primary Khal Rehabilitation
- Secondary Khal Rehabilitation
- Proposed Secondary Khal

Proposed Road

- Road 120'
- Road 60'

Widening Road

- Road-120'
- Road-100'
- Road-80'
- Road-60'
- Road-40'
- Road-30'
- Road-24'
- Road-20'

Existing Road

- Pucca
- Semi-pucca
- Katcha

Other Features:

- Road Side Shopping
- Railway Line

be decided by the Authority.

g) Commerce College: The college grounds and residential facilities need enhancement. Further development will be permitted.

h) Museum: The Ethnological Museum with its open space should be revitalized. The open space should be protected from any non-conformity development and should be made into a tree filled landscaped public plaza to be used as outdoor



Fig. 4-22 The Ethnological Museum needs to revitalize with landscaped public plaza.

exhibitions, and sit-outs. Mobile vans may be permitted to deliver snacks for public in outdoor areas.

i) Green spaces/ playgrounds will be reserved. Three areas may be reserved for green and open space. This will be in addition to those created in the overall area redevelopment scheme created through land readjustment.

j) Access and Road: The area may be opened up by a gridiron pattern of roads and lanes. A possible network is shown in the Figure 4.6. Efforts will also be made to incorporate a 10'-12' pathway for cycles and NMT vehicles some 100' - 200' east for the Sk. Mujib road. Reservation must be made to make 3 to 4 connections from this NM lane to the Sk. Mujib road.

Com-03-03: The strip of land west of the DT lane may be reserved as a hawkers Market and other commercial use will also be allowed in this strip of land.

Com-03-04: This site is triangular shape located to the south-east of GEC moore. This site is suggested

to develop as a commercial area with proper parking facilities and access road.

Com-03-05: Johur hawker market is situated in this site which has to be renovated for commercial use. CDA, CCC and others may take initiative to renovate this market.

Com-03-06: An urban renewal programme has to be initiated for the Reazuddin Market area. In phases some buildings have to be replaced while others are retained to create more openness with public plazas and adequate movement and parking system. Adequate arrangements have to be provided for service requirements such as garbage collection and disposal. Reservations have to be made for hawkers by widening walkways and providing open courts. High-rise building will be permitted.

Com-03-07/Com-03-08/Com-03-09: The Chawkbazaar and Anderkilla area should be retained as traditional commercial area. The Authority may enhance the urban setting to include traditional structure.

Com-03-10/Com-03-11: Urban renewal programme has to be undertaken to reorganize the area such that warehousing and wholesale trade will continue in a planned manner. Access has to be improved and networked. Parking, waiting, for freight vehicles has to be reserved and loading unloading facilities incorporated. A 5% green area has to be reserved in renewal programme. Where this kind of renewal is not possible due to use constraint, mixed use may be permitted subject to the assessment to be done by the Planning Committee of the authority.

Com-03-12: New market (Biponi bitan) is set up at this site that will be retained as pure commercial establishment.

Com-03-13: The site adjoining BRTC and Kadamtoli moore is recommended for commercial use with provision of required parking facilities.

Com-03-014: The filling stations at Jamal Khan junction and goods hill foothill should be retained and the environmental quality enhanced, these may be considered as conservation sites.

Com-03-015: On the both sides of Jubilee road

will be permitted as predominantly commercial use. In addition, a small scale mixed use may be permitted.

d) Mixed Use: Mixed use development along roads will only be permitted subject to making allowance for road widening as mentioned and providing wide paved areas (Guidance Note 11) for pedestrian movement along the roads, which will be open for public access at all times. Adequate dropping and parking for all types of vehicles will be ensured at the ground level at convenient locations.

In principal high-rise buildings will be permitted subject to traffic generation and movement study, waste generation and disposal, and environmental considerations.

MU-03-01: Mixed uses may be permitted in all areas marked as MU-03-1. Special attention however has to be made by the Authority to reserve the residential character in the inner areas. High-rise transformation may be permitted when reserves for play grounds, open spaces and urban amenities are provided as collective effort of the community and the city authority and the Planning Authority. Conservation and enhancement of cultural and historic sites should get special attention.

Implementing Agency: CDA / CCC / private sector/ private landowners

MU-03-02/MU-03-03: The area between Sadarghat road and DT lane as well as environs of Ashraf Ali road will be mixed use character. Water bodies and open spaces and pedestrian, cycle routes will be created. Small markets should be created as places on interest.

Implementing Agency: CDA / CCC / private sector/ private landowners

e) Drainage: Following Chittagong Storm Water Drainage and Flood Control Master Plan, 1995, it is evident that Detailed Planning Zone -3 (DPZ-03) covers Drainage Area No. 1 Firingee Bazaar, Drainage Area No. 2 Sadarghat and Drainage Area No. 3 Agrabad C/A. Part of Drainage Area No. 4a, Drainage Area No. 5a and Drainage Area No. 5b also fall within DPZ -03. Whole area of DPZ 03 is

covered by Drainage Master Plan Proposals. DAP study has also identified some additional drainage works to be done for DPZ 3.

Drainage Master Plan Proposals for the area include:

1. Rehabilitation of Sadarghat khal, Jamal khan khal, Chatteswari khal, Hizra khal, Nasir khal, Namuna Bazaar khal and Chaktai khal.
2. Two secondary new khals near Commerce College in Agrabad.
3. 7 silt traps in appropriate locations along different khals.
4. 9 regulators and 1 navigation gate on khals flowing into the Karnaphuli River.
5. 1 flood storage pond near Sadarghat khal.
6. Flood defense is proposed on the right bank of the River Karnaphuli.

All the above proposals are identified in the DPZ – 03, land use plan.

DAP proposals:

1. Rehabilitation of 4 small khals in Patharghata and Firingee bazaar areas with a total length of about 3 km.
2. Retaining and preservation of 18 ponds of 0.5 acres and above as well as 3 big dighis namely Deba Dighi, Ashker Dighi and Lal Dighi. The accumulated size of these existing ponds and dighis proposed to be preserved equal to approximately 39 acres.
3. Instead of regulator proposed in the Chittagong Storm Water Drainage and Flood Control Master Plan, 1995, a navigation gate is proposed on Rajakhali khal flowing into the Karnaphuli River.
4. Following drainage-guiding principles/guidelines C at page from 3-3 to 3-4 remaining drainage networks is proposed and identified in the proposed land use plan of Figure 4.6.
5. Where not shown specifically in the land use map, Drainage Guiding Principles/Guidelines will apply.

f) Transportation

1.0 Embankment-cum-Road along Karnaphuli River:

In order to provide protection to the riverbank and to enhance traffic circulation in the southern part of this zone, a 200 ft wide embankment (of which 120ft would be a road) is proposed between Strand Road and intersection of the Karnaphuli Approach Road at Shah Amanat Bridge.

2.0 Major Road Widening Proposals:

To improve traffic circulation and to allow faster/smooth movement along the major network both in east-west and north-south directions, many of the roads in this zone would need widening to 60 ft and 40 ft ROW. Taking into account the existing development type, high-rise building as well as some religious establishments located along the roadsides, K.B. Abdur Sattar Road needs to be widened minimum 40 ft. from near to Anderkilla Junction to Goni Bakery Moore and also Mehedibagh Moore as well 40 ft. For details of the various roads, please see Figure 4.6

3.0 Construction of a fly-over covering both GEC Moore and Gate No.2:

Based on a traffic congestion case study, it was recommended that CDA could consider building a fly-over across GEC Moore and gate No. 2, to facilitate smooth movement. To this end, it is necessary to undertake a detailed feasibility study, before final decision is taken. CDA should take necessary steps in this regard.

4.0 Improvement of Road Intersection:

In this zone, there are number of road intersections, where traffic congestion has become a regular feature. These intersections are GEC Moore, Gate No.2, and Dewanhat. Although building a fly-over is proposed, to cover the first two intersections, but the flyover will take quite sometime to be actually built. Meanwhile it is proposed that all these above-mentioned intersections be properly designed to improve traffic flow across these points.

5.0 Traffic Management and Enforcement:

In the absence of effective traffic management in this zone, which is the core area of Chittagong City, the limited road spaces available are being

misused. Effective traffic management could maximize the use of existing road spaces, through strict enforcement of traffic operations. This could result in smooth and efficient movement of traffic. It is, therefore, proposed that traffic management in the city be strengthened, for which priority consideration could be given to revive the 'Traffic Control Committee" which was established in August 2004, to address traffic congestion in the city.

6.0 Improvement of River Ghats and IWT Container Terminal:

Considering that inland water transport along Karnaphuli River will continue to play an important role in the future, it is proposed that all the river ghats and areas surrounding these should be improved and modernized to better serve the traffic which use them. In addition, there is a need to develop IWT container terminal in the port area to facilitate container movement between Chittagong and Dhaka where an IWT container terminal is being built.

7.0 City Bus Terminal (Trn-03-01):-

A city bus terminal could be developed in the southern portion of Chittagong Railway Station. It will contain facilities for taxi services and other modes of transport, shops, restaurants, toilets, and offices of car rentals, tourist companies and other facilities

g) Restricted Areas:

Rt-03-01: Chittagong Central Jail and police headquarter are situated in this site that will be retained as its present use.

Rt-03-02: Marine Academic Officers Residential Area is located here that will be retained as its present use.

Rt(CPA)-03-03: This site of CPA will be used more efficiently as per authority's requirement.

h) Community Facilities: Adequate facilities will be provided with the SCA development and the redevelopment and renewal of areas. Some required actions are:

Comm-03-01: The Collegiate school main building and the water body will be conserved. The school grounds will be covered with tree plantation.

Measures will be taken to designate dropping area for vehicles and wide footpaths for at least 10' on both sides of the entry gate up to 15' Footpaths will be provided on all roads. The gate entrance will be indented for student safety and convenience. These measures will also be taken in respect to the Municipal Model School, Muslim Model School. St. Placid's School, St. Scholastica, Kazem Ali School, Chittagong College, Mohsin College, Government City College, Government Arts College, BAWA School and other educational institutions.

Implementing Agency: CDA / CCC

Comm-03-02: The environmental and visual aspect of the graveyard (Baish Mohallah) needs to be improved. A tree plantation programme should be initiated. The structures must conform to high aesthetic quality.

Comm-03-03: Two major health facilities are the Chittagong Medical College Hospital (CMCH) and General Hospital at Anderkilla. The CMCH has ample opportunities to expand and enhance its environment. Formal play grounds and other public amenities may be incorporated. Making a connection for the KB Fazlul Quader Road to Chatteswari particularly for NMY and small vehicles will greatly reduce traffic congestion at the Chawkbazaar junction.

Comm-03-04: Shahi Jam-e-mosque, MES School and Law College exist at this site. Its present use will be retained.

Comm-03-05: Kotwali Police Station and educational institute are situated at this place.

i) Administration (Adm-03-01): GPO, CDA, Bangladesh bank & Zilla Parishad are located at this site. The present functions of these places have to be retained

j) Leisure, Recreation, Parks and Open Spaces

All sections of Policy RO and CH will apply. All existing parks and open spaces will be retained.

RO-03-01: Station Square - The wooded site on the east of the Railway terminal building may be turned into a public square. A single tall commercial cum hotel building covering a maximum of 10% of the site may be permitted as

a City Landmark. The square will be landscaped with hard and soft surfaces and water elements. There will be provision for public toilets in appropriate locations within the building.

Implementing Agency: CDA/Railway/ with or without the private sector.

RO-03-02 / RO-03-03/ RO-03-04 / RO-03-05: Other parks / Open spaces are recommended for recreational use at the hilly sites at Hill View R/A, Riverside Park at Sadarghat, Enayat Bazar, Parade Ground and Riverside Park at Boxirhat at the mouth of the Chaktai khal, and both sides of Chaittanaya goli, next of Chaktai khal at Bou bazaar.

Implementing Agency: CCC / CDA / BR / with or without the private sector.

RO-03-06: The Almas Cinema hall has to be



Pic. 4-23 Establishment of world class cinema hall may part of passive recreation.

retained and upgraded. The surrounding housing site may be used for this category of facility with limited residential apartments in 25% space.

RO-03-07: The polo ground should be conserved as an open space and playground. Visual connection of the ground from surrounding roads should be established. Portions of the school building boundary walls may be made porous for visual connectivity. No commercial or shopping development should be permitted.

Implementing Agency: BR

RO-03-08: An area north of the SS Khaled road may be turned into a playground. This area on the

foothill of Sarson road on the south had a large pond that has been filled. For environmental protection the area needs to be retained as open area. The Authority will liaison with the CCC for making such provision.

Implementing Agency: CCC/CDA

RO-03-09: The site east of the Dewanhat Bridge may be developed as recreational area. There must be a minimum offset of some 100' from the edge of the bridge. Open spaces between buildings have to be tree lined. All vacant portions should be protected from development and kept green

k) Utility Services

Ut-03-01: The present DAP study recommends that the responsible agencies for the provision of utility services, will prepare their own detailed plan in respective fields.

l) Culture and Heritage:

Policies CH 01, CH 1.3, CH 2.1, CH 2.3 and CH 2.4, RO 1, RO3.1, RO 3.2, ECN 9.3, ECN 13 (Chapter 2) and guidance note 6a, 6b and 11 (Annex-2) will apply.

All the hills within the city will fall under a Special Control Zone and will remain as Strategic Open Space ' and will be subject to control of the Structure and Urban Development Plan 1995. This will be cultural and environmental conservation area. Any land lease / land use / should be subject to special NOC from 'Nagor Unnayan Committee'.

CH-03-01: Chittagong Civic Square: The area bounded by the CDA avenue and the CRB road on the west, the Bagmonirum road on the north, the Nur Ahmed road on the east and the naval avenue and CRB on the south is a unique urban area of the



Pic. 4-24 Chittagong Circuit House with landscape feature.

city. This consists of the historic and the new circuit house, the MA Aziz Stadium, Gymnasium and outer stadium, the Zamatul Falah Mosque etc.

The following recommendations are made to develop this as a prestige civic area of the city:

- a) Locating the 'Nagar Bhaban', of Chittagong in the northeast. A tall building marking the skyline would be appropriate. It would house public and local government functions. The design of building and site would be of high aesthetic standards with a parking tower (which should also serve the needs of the stadium), open courts, plazas and landscaped areas. Present functions have to be relocated to other restricted areas.
- b) The Chittagong Shishu Park should be relocated and the grounds turned into a public plaza for state functions, fairs, and leisure.
- c) The edges of the outer stadium should be lined with seats, tress, and lights.
- d) The platform may be used as a base for open snack stalls. No permanent structure will be permitted.
- e) No further horizontal extension of the Jamat ul Falah mosque complex should be permitted and no residential facilities should be permitted. Vertical extension of the existing structure only may be permitted.
- f) The open grounds on the east, south and north of the mosque should be developed as a formal (Mughal style) landscaped garden, which would cater to the garden being used for Eid congregations twice a year. No commercial or residential use or development shall be permitted.
- g) The historic circuit house (Zia Museum) is listed for conservation. The landscape features should be enhanced.
- h) The university above the CNG station is an incompatible Land use. Either one of the two use has to be discontinued.

Implementing Agency: CCC/ CDA /other relevant organizations

CH-03-02: The old terminal building of the Chittagong Railway Station has been renovated. The following further actions may be taken.

- Making some provision in the building for tourist / visitor interest (such as display/sales/visual presentations of photographs, publications, souvenirs of the Assam Bengal Railway, and small snack shop/book store.
- Designated bus parking lots for tour operators.
- Plantation of trees and plants in the barren plaza.
- Open space / hotel / planned warehousing north west of station building.

Implementing Agency: BR / CDA/CCC/ /with or without the private sector

CH-03-03: The Shaheed Minar, the theatre institute and the triangular area consisting of the Society of Arts and Literature (SAL), the Muslim hall and the public library should be conserved as a cultural precinct of the traditional city. The triangular area was formerly a park known as the Hands Park. No commercial development should be permitted. The existing theatre and library facilities may be upgraded. The domed structure of the SAL, the Bose Brothers should be listed for conservation and the whole site should be appropriately landscaped and wide footpaths and pedestrian comfort ensured. .

Implementing Agency: CCC / CDA /with relevant Authority

CH-03-04: This site is well known Laldighi that has historical importance. This place is to be preserved with proper maintenance.

CH-03-05: Parir Pahar Conservation and

Enhancement: The Parir Pahar is identified as one of the group of three hillocks in the traditional city centre. The Court Building is perched on the highest peak on the south. Further northeast is the hillock, which has the civil surgeon's residence (now in ruins). The third has a water tank operated by WASA but in a state of dereliction. The area comprising of the three hillocks and its surroundings should be given heritage status and considered as a cultural precinct and developed with tourist interest. The forecourts and public plazas and gardens should be landscaped to a high standard of design.

- A cycle and pedestrian route may be incorporated.
- All informal restaurants, typing and printing services shall be removed from its present haphazard locations and these facilities provided within the planned formal buildings. No such informal activities should be permitted.
- The hawkers market will be reorganized and redeveloped to a high standard of design incorporating public plazas, public toilet and parking facilities.
- A viewing tower should be built in the WASA hillock.
- All the three hillocks should be interconnected by means of pedestrian walkways/ bridge-ways from existing building such as the New Market etc.

Implementing Agency: PWD / CCC /CDA/ with relevant Authority



Fig. 4-25 Court Building



Fig. 4-26 Conservation and enhancement of DC Hill is required with landscaped features.

CH-03-06: Conservation and Enhancement of the DC Hill / Forest Hill / T& T: The public plaza will be retained and enhanced with appropriate planting, landscaped features and other public facilities such as public toilets in appropriate locations.

- A walkway, trees, fencing and streetlights will define the eastern limit.
- a) The vacant foothill of DC Park may be reserved for a primary and preschool / day care for local school district. No vehicular traffic will be permitted. There will be indoor swimming and sports facilities for girls.
- Low-density low-rise forest accommodation will be retained.
- Surroundings of CDA, other government buildings, and new market will be enhanced and integrated with the overall scheme.

Implementing Agency: PWD / CCC /CDA / Other Government agencies.

CH-03- 07: This site has to be retained as culture and heritage.

CH-03- 08: Conservation and Enhancement of Batali – CRB: The CRB building and surrounding site should be listed for conservation.

- The building and site should cater to tourism and some sections of the building should open to public with the imposition of an entry fee.
- The site may be developed with trails and walkways for tourism.
- All assorted structures on the outer boundary, which destroys the settings of the building



Pic. 4-27 CRB area exhibits cultural and architectural significance.

creating visual obstruction from the road, should be removed.

- All surrounding open spaces should be protected and conserved and at places landscaped.
- The hospital area may be developed with sensitivity to replace existing dilapidated houses with more intensive development.
- No commercial use or apartment building should be permitted.
- All slums and squatters within its area should be removed. They may be relocated in two designated sites in a planned manner.
- Civic building/institute/tourism related building might be permitted. Some bungalows / grounds



Pic. 4-28 Development of Birds Park with the existing undulating landscape can bring a great beauty.

may be made open for public recreational use promoting tourism as for example birds' park, museum, butterfly etc.

Implementing Agency: BR/CDA / Other Relevant Government Agencies

CH-03-09: The open space with water body and low structure (Pashu Shala) will be listed as a conservation site. Innovative ways for generating income will be devised and tourism potential explored. No high-rise commercial, residential or health facility building will be permitted.

Implementing Agency: CDA/Landowner / with assistance from Government Agencies

CH-03-10: Conservation and Enhancement of General Hospital site as Anderkilla

- The building in the front should be listed for conservation.
- The outer limit of the hill has to be defined with trees and walkway/ lighting
- The haphazard hill top structures should be removed. The main building renovated/replaced.
- Limited low-rise residential facilities may be added for hospital use.
- A parking site needs to be provided.
- The roof of the Jame Mashjid shopping arcade (across the road) may be greened with adequate measures for planting.

Implementing Agency: CCC /CDA/ Relevant Government agencies

CH-03-11: The Barik Buildings (two buildings) with particular emphasis to the architectural details of the balconies should be conserved. The single storied building of the Padma Oil company site with its water body should be conserved. The mazar, mosque and pond at Pathantooli need conservation.

Implementing Agency: Private landowner / with assistance from Government Agencies.

CH-03-12: It includes a number of mosques, mazars, mandirs, churches, garudas, (Muslims, Hindus, Buddhists, Christian, Sikh, other). These should be considered as conservation sites. The Authority should liaison with the CCC to assist in providing guidance and protection to retain them as quality urban spaces. Burning should be stopped at Gol Pahar Mandir.

Implementing Agency: CCC /CDA/with relevant Authority

4.3.6 ENVIRONMENTAL PROTECTION AND ENHANCEMENT

Massive water logging, industrial pollution (water), lack of green belt, loss of water bodies, and open spaces are the major considerations in redevelopment of this Zone. It is necessary to redevelop the area with greater consideration and sensitivity to environmental concerns. Some guiding principles are as follows:

En-03-01: The Special hill landscape should be

preserved as per the guideline of Structure Plan. No hill cutting or tree removing should be allowed. Part of the CRB forest area can be declared as controlled park for public uses.

En-03-02/En-03-03: The Rani Dighi and Ashker Dighi are historic pond. This should be developed into a leisure centre. An appropriate access to the Ranir Dighi of at least 20' from the Enayet bazaar road should be provided. The Authority will take required action in this regard. The Ashker Dighi should be turned as a place for leisure. A swimming training school for students of both sexes may be operated in the Ashker Dighi. In a city of about 3.5 million, there is no such training facility of this lifesaving skill.

En-03-04: All major khal should be rehabilitated, and bank lines marked and fixed. Along the bank line there should be a buffer zone of green belt as per Guidance Note 12 in Annex 2. However, for Chaktai khal the bank lines for entire course should be fixed, but the green belt can be limited to the length from Chaktai mouth up to the confluence with Jamal khan khal.

En-03-05: To enhance the environment and make it livable, it is necessary to build some new Urban Green Areas in this Zone. Some recommendations are: a) area around the Ranir Dighi, b) central railway station area. It is recommended to relocate the Shishu Park from its present position and turn this area into green belt with public plaza, keeping it in harmony with the Circuit house as a backdrop. This green park cum plaza should be kept open for public visit and leisure.

En-03-06: It is the prime needs to protect the riverbank line from port Jetty No-1 to Shah Amanat Bridge. However, the area between the protected bank line and proposed access road has to be developed in an environment friendly way, with some area reserved as Green Park with public access. Some small patches of mangrove belt can be generated along the riverfront – up to the bank protection line and also at the mouth of the creeks, and khals. It will provide a green welcome to the city.

En-03-07: In CRB areas slums are located in the valleys and adjacent to many of the staff quarters,

either planned or unplanned. These slums are not in harmony with the beauty of the landscape at CRB area. It is recommended to remove slums from the Tiger Pass area. In other areas these have to be removed and some may be relocated and upgraded in a planned way.

En-03-08: To ensure discipline and systematic anchoring of country boats in the Karnaphuli river, it is recommended to build an anchoring ground, preferably on the left bank of the river, opposite of Sadarghat area. To ensure ease river flow and avoid collision between boats, no boats should be allowed to anchor on the river area.