



Chapter

6

SPECIAL PROJECT PLAN

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6.1 DEBARPAR LAKE FRONT DEVELOPMENT

6.1.1 Location of the Project

The project site is located at the East of Sheikh Mujib Road and at the south of Agrabad Commercial Area and west of Chittagong Commerce College



Fig. 6-1 Proposed Layout Plan of Debarpar Lake

6.1.2 Project Area

The proposed project has an area of 59.62 acres and the water body within it has an area of 13.91 acres.

6.1.3 Project Goals

The basic objective of the project is to develop a comprehensive recreational master plan at the south of Agrabad Commercial Area and on the eastern side of the Sheikh Mujib Road. This may be achieved by undertaking the followings:

- a) Develop recreation resources along the lake front to provide opportunities to experience and enjoy the lake front in many different ways.
- b) Provide a set of amenities and commercial system for the sustainability of the project and its different recreational activities. The greater the amenities provided by the project and the heavier

the potential use, the greater the potential economic benefits are likely to be derived.

- c) The development will contain something for everyone- the young and the old, the health-conscious and the food connoisseur, the nature lover and the culture star.

- d) Preserve and strengthen the sustainability of this kind of sites through proper planning and beautification.

6.1.4 Environmental Quality Impact

Besides providing numerous ecological functions for the area it incorporates diverse plant and animal habitats and also acts as a natural filter, trapping sediment and cleansing surface water and provides an opportunity for recharge of groundwater systems. Protection of these natural functions, particularly in an urban area like Agrabad

Commercial Area, has become a critical environmental quality issue of increased importance.

6.1.5 Social impact

It has a potential to possibly tend towards reducing crime rates in the juvenile groups and increase social interaction amongst people.

6.1.6 Target Beneficiaries

It is anticipated that the Recreation Centre will attract the following categories:

- a. Children and the youths
- b. Men and Women
- c. Families
- d. Tourists

6.1.7 Concept

The proposed project includes provision for:

- i) New architectural structures
- ii) Preservation and relocation of certain existing structures
- iii) Detailed landscape around the water body

6.1.8 New Architectural Structures

A. Commercial Complex at the West

This consists of a twenty-storied monumental tower block located on the northwest corner of the site and adjacent to the Sheikh Mujib Road. This monumental tower building will create a grand entrance to the site as well as providing commercial activity.

The ground floors of the four blocks will remain open and thus provide an uninterrupted view of the lakeside development for all the passers by from the Sheikh Mujib Road.

There would be provision for underground parking facilities for users as well as visitors.

These edifices will include elements as:

- Small/ Large shops
- Super marts
- Show rooms
- Cineplex
- Auditorium/ Seminar rooms
- Restaurants/ Coffee shops
- Children's in-door games facilities etc.

B. Grand Plaza

The open ground floors of the commercial blocks meet an open plaza grand enough in scale and environment to act as a buffer space between the



Fig. 6-2 Water recreational facilities.

busy city life and the calmness of the lakefront. This can also hold the bulk of people in rush hours without creating chaos.

C. Railway Museum

A Railway Museum is proposed near the entrance of the site.

Besides these complete structures the entire site has been defined with many recreational activities. It will contain following amenities:

- a) Coffee shops
- b) Sitting Arrangements for river viewers.
- c) Garden
- d) Toilet facilities
- e) Shrub Garden
- f) Group of sample gardens
- g) Paved walking path
- h) Children Sports Facilities
- i) Sliders or any other preferred sporting equipment selected by the community/authority

Some elements are described below

D. Amphitheatre Shaped structures

An open-air theatre has been proposed along the southern side of the lake for providing shaded sitting spaces for visitors and onlookers. This will facilitate the different small-scale cultural activities of the society. It has been proposed in a unique and beautiful setting to create magical theatrical experiences. Designed as an open air events space, the theatre consists of a simple circular shape made of simple materials. The edge of embankment will provide the sitting arrangements of the spectators.

E. Ghats (Lake View Gallery)

These are modules proposed at some intervals, which consist of raised seats, planter boxes, shades and series of steps for the lake onlookers to enjoy the lake view in natural environment.

F. Coffee shops

This would have coffee and snacks facilities for the visitors as well as some sitting arrangements for them. It would have toilet facilities for them too.

G. Boat Houses

Two Boat Houses are provided at two opposite

ends which would provide facilities for lake cruising with means of pedal operated pleasure boats.

Component for the Water Recreational Facilities

- a. Booking Facilities office.
- b. Landing for Pedal Boats and other types of instruments.
- c. Dressing / Toilet facilities
- d. Sitting Arrangements
- e. Facilities for Sailing, Paddle Sports, Wind surfing, power boating etc.

H. Observatory

This is a monumental structure that would include the following functions besides working as an observatory:

- Office facilities
- Show rooms
- Small Auditorium/ Seminar Room
- Small Restaurants etc.

A long patch of rehabilitation area is also provided at the east of the site.

6.1.9 Preservation and Relocation of Certain Existing Structures

The existing two mosques will remain in their own places but the existing school is proposed to be relocated to provide space for creating a grand entrance to the site.

Possibilities of Private Entrepreneurship

It is considered desirable to allow the technical and maintenance requirements for the recreational area and services to be developed and managed by the private organizations. It would be necessary to select a suitable entrepreneur to run the lake front including the selection, purchasing and maintaining the different items of it. Same or different party may be awarded to construct and maintenance of individual zone.

6.1.10 Detailed Landscape

An extensive landscape is proposed with considering the visitors convenience. It is given due aesthetic considerations too. Different scales of trees and plants as well as materials are considered for creating a nice boulevard.

Proposed Materials

Elements	Materials
Walkways	Concord pavers or any other item equivalent
Raised seats	Combination of concrete, granite and tiles
Umbrella shaped roofs	Combination of concrete, Mirpur clay roof tiles or equivalent
Embankments or Ghats	Concord pavers or any other item equivalent
Raised Planter Boxes	Combination of concrete, granite and tiles and stainless steel pipes
Illumination	Swash garden lighting fixture or equivalent



Pic 6-3 Sample of Concrete sitting tool

The different elements of the site will be made of the proposed materials

Internal trails

A 3.0m wide trail has been proposed along the bank of the lake. The trail is designed at a certain distance to prevent any kind of accidents caused from being near the lake water. This trail will increase the mobility of the visitors within the park and also work as a continuous loop for the walkers. This would be linked with nearer roads at a few points.

Landscaped Garden

A module of a landscaped garden has been proposed at particular intervals. This is an area with raised seats with granite top as well as designed wrought iron concrete seats. The idea is to provide the visitors places for having the lake view in the midst of designed garden areas.

Illumination

The whole project areas have been proposed to be tastefully and creatively illuminated so that after sun set the spot will become another dreamland.

6.2 KARNAPHULI RIVER FRONT DEVELOPMENT PROJECT

6.2.1 Project Background

Preparation of Detailed Area Plan for Chittagong Metropolitan Master Plan is a planning project aimed with major objectives for improving and guiding the future development of Chittagong Metropolitan City with functional, flexible and aesthetic quality approaches. Detailed Area Plan is the third level (after Structure Plan and Master Plan) and the last stage of the composite planning process, which is an area specific micro-level development plan meant for execution in the form of project. Duration of a Detailed Area Plan will be from 3 to 5 years, that is, the plans will be executed during this period.

6.2.2 Karnaphuli River Front Development Project and Detailed Area Plan

The River Karnaphuli is the pride of Chittagong. Virtually the whole Chittagong is laced and criss-crossed by the river Karnaphuli. Communities large and small along the Karnaphuli River have started discovering their river heritage, turning back to their riverfront and recognizing them as tremendous community and economic assets. People with more close to their home recreation facilities, including

riverfront trails, boating and nature viewing are included here. In view of mass demand Chittagong Development Authority (CDA) has decided to develop a project on uplifting of the bank of the Karnaphuli by involving the communities and all other stakeholders involved in the process. As a result this proposal has been prepared to develop the whole stretch of the bank of the Karnaphuli River that run along heart of the Chittagong Metropolitan City into a place which should become a place for recreation, relaxation and economic activities.

The Karnaphuli River Front Development project has been prepared under the Detailed Area Plan as part of the DPZ-4 indicating the proposed area as Recreational Zones in Chittagong Metropolitan Master Plan according to the need and resource availability.

6.2.3 Scope of the Project

Introduction

The river Karnaphuli is no of the important Trans boundary river systems in the South Asia. Originating from the Lushai hill in Mizoram, India, it flows through Chittagong Hill Tracts and Chittagong into the Bay of Bengal. The mouth of the river hosts Chittagong seaport, the main port of Bangladesh. The Chittagong city has been developed on the west bank of the Karnaphuli River that still exists as the older part of the city and acting as an economical and commercial centre.

Project Area

The project area is the western bank of the Karnaphuli River stretching from Kalurghat Bridge to Shah Amanat Bridge.

6.2.4 Project Goal

The prime goal of the project is to develop a comprehensive master plan on the western bank of the Karnaphuli River. The project objectives are as follows:

- a) Project, enhance and bring attention to the prime natural resource- The Karnaphuli River and its ecological system.
- b) To stop illegal encroachments, unplanned construction of different installations, random disposal of harmful wastes and garbage to the both sides of the River Karnaphuli.
- c) Develop recreation, economic, industrial, academic resources along the bank of the river to provide

opportunities to experience and enjoy the riverbank in many different ways.

- d) To develop an environmentally sustainable network of recreational trail and riverside drive system with opportunities for loop routes of varying lengths connecting to different recreational activities.
- e) The development will contain something for everyone- the young and the old, the health-conscious and the food connoisseur, the nature lover and the culture star.
- f) To develop recreational resources along the riverbank in many different ways.
- g) The Karnaphuli River Front will be developing with sense belongingness amongst the 3 masses of Chittagong as well as bring in force legal safeguards to save the vital river and it's banks.

6.2.5 Project Justification

- 1) Limited road network within Chittagong Metropolitan City.
- 2) Limited natural recreational facilities in Chittagong.
- 3) Existing Karnaphuli River bank is providing inadequate facilities & is badly maintained.
- 4) Existing Karnaphuli River has lost its fascination & charm due to poor planning & maintenance and illegal encroachment.
- 5) A proper planned river side drive / trail and recreational facilities along the Karnaphuli River will create a recreational resources unmatched in the region by preserving region's major natural resources.

6.2.6 Expected End of Project Situation

A. Economic Benefit

1. Improved Link within City
2. Creation of jobs
3. Increase the quality of life styles
4. Enhance property values
5. Expand local business
6. Increase local tax revenues
7. Attract or relocating businesses
8. Promote local community

B. Environmental Quality Impact

Ecological functions of the Karnaphuli River will be maintained / improved.

C. Social Impact

1. The Development will increase social interaction amongst people.
2. It will encourage people to visit the riverbank.
3. Participatory planning process will encourage community ownership of the project.

D. Target Beneficiaries

1. People of Chittagong; and
2. Tourists

6.2.7 Preliminary Planning Concept

1. The bank will be developed with a sense of belonging of Chittagong people;
2. River-side drive will be a pleasant experience to all visitors which will be connected to City Road Network as well as trails and different activities;
3. Basic concept of beautification is to bring the river back to the front of the city's landscape;
4. Cyclone/ Tidal flow will be considered in the planning process;
5. Beautification will be with manicured gardens and tasteful illuminations;
6. There will be something for each age group and community;
7. Ample car parking facilities;
8. The entire stretch will be dotted with several floating restaurants;
9. Open-air theatre will be developed in natural environment;
10. Water based recreational facilities will be developed in the project;

6.2.8 Design Concept Zoning

The project area along the Karnaphuli Riverbank will be divided into five zones along the proposed 300 ft wide Embankment cum Road.

Zone 1: Linear Park/Green Network

Zone 2: Reserve Land Park /Water Sports Facilities

Boating – Boat Club, Landing Facilities, Toilet, dressing & Sitting Arrangements etc.

Recreational facilities – Booking office, landing for Pedal boats, power boating, Wind surfing, Dressing, Sitting

Zone 3: Residential/ Linear Park/ Green Network

Zone 4: Extension of CDA Residential Area and Recreation

Theme Park

A Theme Park has been proposed in the bank of the Karnaphuli River. The history of and glory of Chittagong will be focused in this park with natural environment. The CDA / CCC or Government may choose any other theme for this Zone.

Zone 5: Commercial cum Mixed Used

6.2.9 Natural Garden

1. Some natural gardens will be proposed along the Karnaphuli River. These will be comparatively in plain areas. It is hoped that Lots of visitors will choose these areas as resting places in evening. These will be developed to a natural park with sitting arrangement.
2. In some portions of the Karnaphuli river are offering some wonderful places to enjoy the beauty of the Karnaphuli River. Some areas will be developed with sitting arrangement to relax with the river in natural environment

6.2.10 Karnaphuli River Cruise service

A Cruise Service may be proposed to provide a romantic escape to enjoy the beauty of the Karnaphuli.

6.2.11 Karnaphuli Floating Restaurants

Some Floating restaurants may be proposed at different places of the river.

6.2.12 Karnaphuli Char Exploration Cable Car

A Cable car Service has been proposed to explore the beauty of Karnaphuli River and Char Area around north of Bakulia.